



Planning and Land Use Committee Report

For the Meeting of December 11, 2014

To: Planning and Land Use Committee **Date:** November 27, 2014
From: Charlotte Wain, Senior Planner - Urban Design, Development Services Division
Subject: **Development Permit with Variances Application #000387 for 595 Pandora Avenue**

RECOMMENDATION

Staff recommend that Planning and Land Use Committee forward this report to Council and that Council convene a Hearing for the proposed variances associated with Development Permit Application #000387 for 595 Pandora Avenue subject to referral to the Advisory Design Panel, with specific attention to the exterior finishes and materials for the proposed additions.

Following the Hearing, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application #000387 for 595 Pandora Avenue, in accordance with:

1. Plans date stamped November 21, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 6.18.4(1) - increase the maximum height from 15.2m to 18.2m and increase the number of storeys from 4 (maximum) to 5 storeys;
 - b. Part 6.8 Section 1(e) - relaxation to allow residential use on the first storey.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application with Variances for the property located at 595 Pandora Avenue. The proposal is to repurpose the existing building to allow commercial uses on the ground floor facing Pandora Avenue and residential uses at the rear and above. The variances are related to an increase in building height from 15.2m to 18.2m and allowing residential use on the first storey.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the *Downtown Core Area Plan* (DCAP)
- the proposal is consistent with the *Old Town Design Guidelines* (2006)
- the proposed increase in building height is considered to be appropriate since it does not exceed the height of the existing rooftop stairwell and is set back from the building's edge
- the variance to allow residential uses on the first storey is considered to be acceptable as the residential units are located behind commercial units that front Pandora Avenue.

BACKGROUND

Description of Proposal

The Proposal is to repurpose the existing building to allow commercial uses on the ground floor with residential units at the rear and on the upper storeys, as well as increasing the number of storeys and height.

Specific details include:

- A total of 51 residential units are proposed including a mixture of bachelor units as well as one and two bedroom units ranging from 49m² to 138m² in size.
- The building exterior would be altered to allow for six commercial units totalling 437m² fronting Pandora Avenue with canopies above the entryways.
- The existing open stairwell at the front entrance on Pandora Avenue, leading to the underground parkade, would be reconfigured and enclosed as part of the proposal.
- General façade improvements are proposed including new windows, doors, reconfigured brickwork, guardrails and screens.
- Projecting cantilevered balconies are proposed along the south, east and west elevations to provide private amenity space for residential units. These balconies are within the property boundaries of the subject site.
- Common amenity space would be provided on the ground floor, including a kitchen, lounge area and gym.
- The fourth floor would be expanded and reconfigured, providing new windows and doors complementary to the existing building, with access to roof decks at the front and rear of the building, and balconies at the side.
- A new fifth floor addition is proposed, separated into two distinct masses and stepped back from the fourth floor with contrasting metal siding as an exterior finish.
- Twenty-nine residential vehicle parking spaces are proposed at a ratio of 0.5 per unit (which is in excess of the requirements under Schedule C of the *Zoning Regulation Bylaw*), located underground and accessed off of a lane on Pandora Avenue.
- Three surface parking stalls are provided for commercial use (which is in excess of the requirements under Schedule C of the *Zoning Regulation Bylaw*) and are located at the rear of the building.
- Fifty-two secure bike parking stalls are proposed, one for each residential unit and one for the commercial retail units, exceeding the requirements under Schedule C of the *Zoning Regulation Bylaw*.
- Seven publicly accessible bike racks are proposed, located at the front of the building on Pandora Avenue within the property boundary of the subject site, exceeding the requirements under Schedule C of the *Zoning Regulation Bylaw*.

The proposed variances are related to a request to:

- increase the maximum building height from 15.2m to 18.2m
- increase the maximum number of storeys from four to five
- allow residential use on the first storey.

Sustainability Features

As indicated in the applicant's letter dated October 17, 2014, sustainability features that are associated with this Application include the adaptive reuse of an existing building as well as bicycle storage for all residents.

Existing Site Development and Development Potential

The site is occupied by a vacant office building.

Under the current CA-12 Zone, Central Area (Government Street), the property could be developed at a density of 2.2:1 floor space ratio (FSR) with commercial and residential uses; however, it could also be developed to accommodate office, restaurant, transient accommodation, theatre, recreation, hospital or club uses.

Data Table

The following data table compares the proposal with the existing CA-12 Zone, Central Area (Government Street). An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard CA-12
Location of residential units	Ground Level*	Not on Ground Level
Site area (m ²) - minimum	2140.11	N/A
Density (Floor Space Ratio) - maximum	2.17:1	2.20:1
Total floor area (m ²) - maximum	4654.75	4708.24
Height (m) - maximum	18.20*	15.20
Storeys - maximum	5*	4
Site coverage (%) - maximum	55.20	70.00
Setbacks (m) to balconies - minimum		
Front (Pandora Avenue)	0.50	0
Rear (South)	13.10	0
Side (East)	1.50	0
Side (West)	1.20	0
Parking stalls - minimum	32	0
Bicycle storage racks Class 1 (minimum)	52	0
Bicycle parking racks Class 2 (minimum)	7	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on September 19, 2014, and October 24, 2014, the Application was referred for a 30-day comment period to the Downtown Residents Association. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a Hearing.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies, regulations and applicable guidelines.

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA#1 (HC), Historic Core. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area through infill with high quality architecture, landscape and urban design through sensitive and innovative interventions. Design Guidelines that apply to DPA 1 (HC) are discussed in the subsequent sections.

Downtown Core Area Plan (2011)

The subject property is within the Historic Commercial District as identified in the *Downtown Core Area Plan (DCAP)*. The objectives of this district are to ensure sensitive integration of new infill development, retention of the low-scale and small-lot character of the area and support an increase in the local population base through residential uses on upper storeys. The proposal responds to the relevant guidelines as follows:

- a positive pedestrian environment would be created with the retail units on the ground floor
- the existing stairwell from Pandora Avenue to the underground parkade would be enclosed to provide a clearly defined residential entrance with direct access from Pandora Avenue, in compliance with Crime Prevention Through Environmental Design (CPTED) principles
- weather protection would be provided through small canopies above the commercial entrances
- provision of parking would be behind the retail units within the underground parkade
- the fourth and fifth floors would be terraced back from Pandora Avenue as follows:
 - the fourth floor would be set back 3m from the property line, in compliance with the street wall guidelines
 - the fifth floor would be set back 10m from the property line, which is 4m above the recommendation in the guidelines. As the applicant proposes a height variance, this additional setback is considered acceptable.

Overall, the Application is considered to be generally in compliance with the applicable Design Guidelines within the DCAP. However, as the subject site is in a prominent location within a Heritage Conservation Area, special care and attention should be given to the architectural quality and finishes of the building. The proposed brick cladding on the fourth floor addition would be complementary to the existing building and would help to reduce any perceived impact

of the additional height being requested. However, there may be opportunities to enhance the design with an improved roofline on the fourth storey, which as presented has no clearly defined termination to mark the end of this storey. The fifth storey is subject to proposed variances relating to maximum height and number of storeys, and therefore the exterior finish is of particular importance. Staff have expressed concern that the proposed painted metal cladding for the fifth storey addition does not meet the DCAP objectives for high quality architectural materials and recommend to Council that the Application would benefit from review by the Advisory Design Panel.

Old Town, Victoria, BC: New Buildings and Additions to Non-Heritage Buildings (2006)

The subject property is located within the Old Commercial District, which seeks to preserve heritage value by responding to the special characteristics of the District. The Guidelines encourage designs that are strongly contextual and visually interesting. They also encourage creative developments that will contribute and respond to the Old Commercial District characteristics to enrich the sense of place. The proposal complies with the Guidelines as follows:

- provision of shop frontages at street level
- retention of the pedestrian paths surrounding the building
- provision of appropriate architectural detail including new painted steel balconies that complement the existing red brick masonry and the adjacent Chinatown context
- building height consistent with the predominantly four to five storey context.

Advisory Design Guidelines for Buildings, Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. New construction will complement neighbouring heritage buildings in areas where they predominate. The subject site is surrounded on all sides with heritage-registered and designated buildings. In evaluating the proposal, staff conclude that overall the Application is in keeping with the Guidelines and provides an appropriate response to the immediate context.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is consistent with these Guidelines and proposes to replace the existing chain-link fence along the parkade at the rear of the building, with aluminum horizontal and vertical picket fencing. This will improve the interface between the pedestrian pathways surrounding the building and the parkade.

Proposed Variances

Three variances from the *Zoning Regulation Bylaw* are proposed as part of this Application. Under the existing zoning, residential uses are not permitted on the first storey (street-level). The intent of this regulation is to provide active uses at the street level and to create a welcoming pedestrian environment through commercial frontages in the Downtown Core. The Application proposes six commercial units at the street level along Pandora Avenue with residential uses being situated at the rear of the building. Since there would be no loss of commercial frontage along Pandora Avenue, staff recommend that Council support the proposed variance.

A variance in the proposed height is being requested that would increase the maximum height allowed under the current zoning from 15.2m to 18.2m and that would increase the maximum number of storeys from four to five. A fifth storey is being proposed to allow for the upper floor of the loft units. The existing enclosed stairs leading to the roof top mechanical area are considered a fifth storey and included in the height calculation under the *Zoning Regulation Bylaw*, but the proposed loft units are subject to a variance in height and number of storeys. The Application proposes a maximum height that is consistent with the existing roof top stair access, therefore, the issue with the Application specifically relates to whether the proposed new loft units on the fourth and fifth floors are appropriate for the context from a form and character perspective.

Any visual or shading impacts resulting from the additional 3m in building height would be mitigated by the setback from the primary building elevation: 2.5m at the fourth storey and 9.5m at the fifth storey. In addition to the setbacks, the fifth storey floor plate is substantially reduced (less than half the floor area of the fourth storey) with massing being broken up into two distinct elements. Due to the substantial setback, the fifth storey would only be visible from further along the street, at the intersections of Pandora Avenue with Government and Store Streets. Staff therefore recommend that Council support the proposed variances related to maximum height and number of storeys.

CONCLUSIONS

The Application would allow for an adaptive reuse of an existing building and would create active uses at the street level, thereby improving the pedestrian environment along Pandora Avenue. The proposed variances would have a minimal visual impact on the street and are therefore recommended for support by Council. The alterations and additions to the existing building are considered to fit into the local area, although the exterior finishes would benefit from a review by the Advisory Design Panel, especially given the prominent location of the subject site.

ALTERNATE MOTION

That Council decline Development Permit Application #000387 for 595 Pandora Avenue.

Respectfully submitted,

C. R. Wain

Charlotte Wain
Senior Planner - Urban Design
Development Services

A. Meyer

Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development Department

Report accepted and recommended by the City Manager:

[Signature]

Jason Johnson

Date:

December 5, 2014

CW:aw

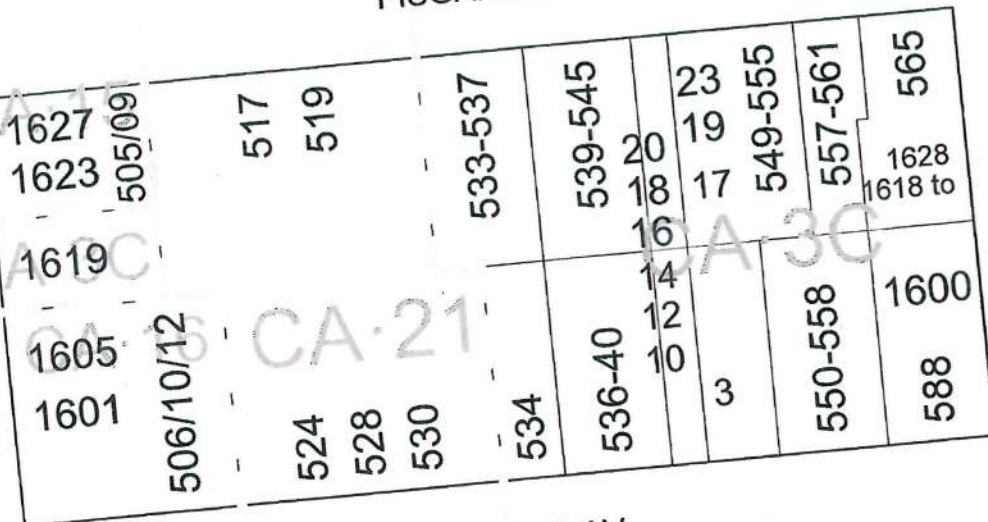
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List of Attachments

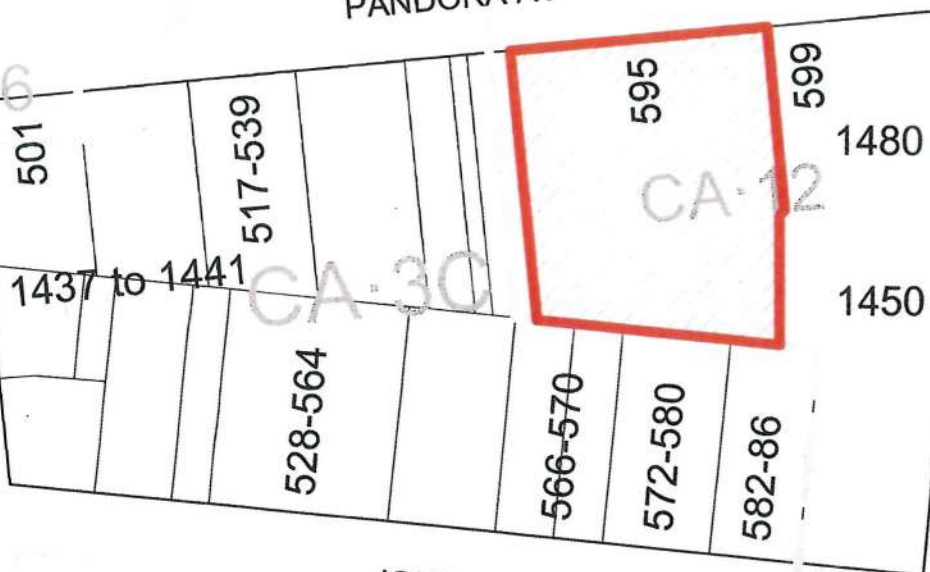
- Zoning map
- Aerial map
- Letter from applicant dated October 17, 2014
- Architectural plans dated November 21, 2014.

FISGARD ST

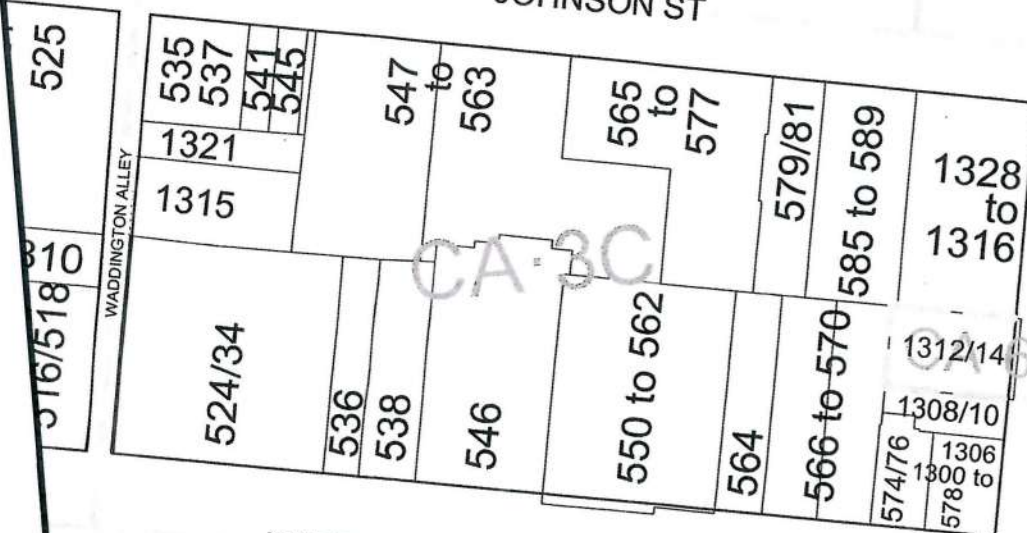
STORE ST



PANDORA AV

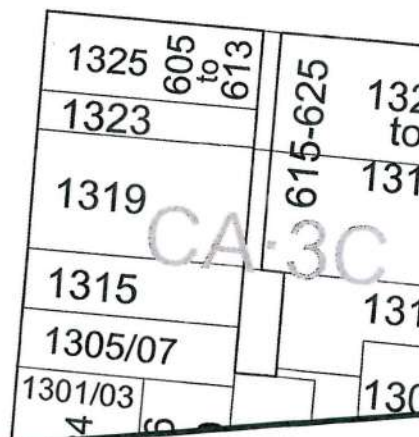
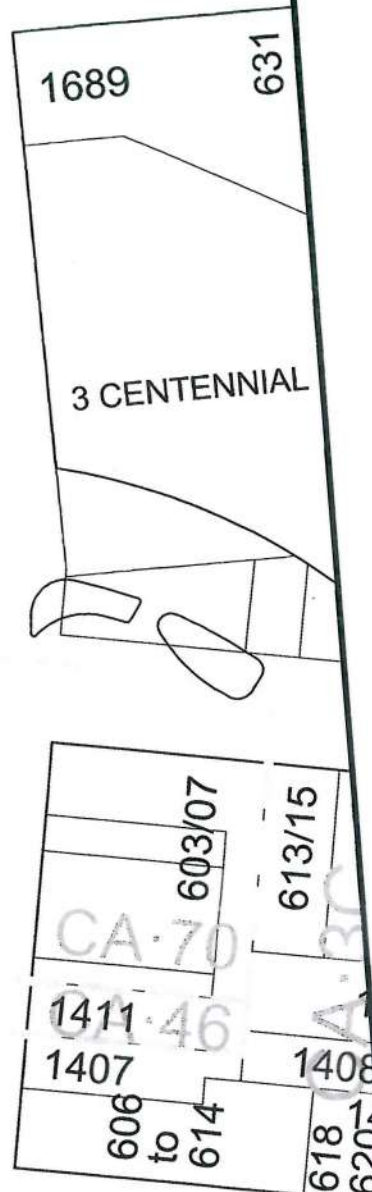


JOHNSON ST



YATES ST

GOVERNMENT ST



595 Pandora Avenue
Development Permit #000387







October 17, 2014

Mayor Dean Fortin and Members of Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Fortin and Council

Re: 595 Pandora Avenue

DP 000387

This is a proposal to convert an existing office building to a mixed-use project with retail at the street level and residential units on the upper floors. We received the Application Review Summary on September 24, 2014. On October 10, 2014, we met with the planner Ms. Charlotte Wain to review our responses to the review comments. This letter and the attached Design Rational and drawings are updated to reflect our response to the review comments.

The existing office building is located at Pandora Avenue and Government Street is five storeys high including the elevator / mechanical penthouse on top and has one level of below grade parking. The brick clad building is located in the Old Town District on the south edge of Chinatown.

Our proposal is to convert the building to include retail on the ground floor and residential units on the upper floor, this adaptive reuse of the existing building response to the changing urban fabric of live, work and play within the community.

The retail on the ground floor enhances the pedestrian experience at street level and provides continuous retail frontage as it connects with the surrounding retail uses. The residential on the upper floors will add to the urban living experience and at the same time create synergy to the surrounding businesses.

The proposed project is within the permitted density. The existing building is over the permitted height therefore height variance is required. This proposal has the same number of storeys as the existing building and is the same height as the existing elevator / mechanical penthouse. Parking and bicycle storage will be provided for the project.

I thank you for considering this proposal. As outlined in our proposal the existing building is retained and the views from the street are mostly preserved as is. As time and money are always a major factor in development projects, I request consideration be given to advance this project to Public Hearing without Advisory Design Panel. We will work with staff to address all issues for this proposal. Attached is a Design Rational for the proposed project.

Regards,

A handwritten signature in black ink, appearing to read "Steve Lygo".

Design Rational

Site and Existing Building

The site is located on the south-west corner of Pandora Ave and Government Street within the Old Town Zoning District at the south edge of Chinatown. The site slopes from east to west along Pandora Avenue with parking access at the west end of the building. Along the parking access route the site slopes to the south to an open lane / parking area and access to the underground parking.

This site is highly visible from both Pandora Avenue and Government Street both of which have significant pedestrian and vehicular traffic. Government Street is the north-south connector between Chinatown and Inner Harbour and is a major pedestrian route for tourists and shoppers. Pandora Avenue is the southerly boundary of Chinatown has retail and public uses at street level and also is the connector and access to the Johnston Street Bridge and communities to the west.

Government Street provides connection from the Inner Harbour to Chinatown and is a major pedestrian route for tourists and shoppers. Pandora is the southerly boundary of Chinatown has retail and other public uses at the ground level of many buildings. The enhancement of these uses provides animation and activities on the street.

The existing office building was constructed in 1987 and is four storeys with an elevator / mechanical penthouse on the 5th floor. The building has brick cladding with punched windows and a brick cornice detailing at the 2nd floor and the roof level. The ground floor bears the main building entry, an open stair which leads to the parking lot below and bay windows elevated off the sidewalk.

The Proposal

This proposal is to for adaptive reuse of the building by converting the existing office building to a mixed-use building which will enhance the area and provide residential in the downtown core. The proposed development will have retail use on the ground floor and residential on the upper floors. The existing fourth floor is only half a floor, but as part of this development we will increase the area for residential units with some units having loft areas above. The project will be within the maximum allowable FSR of 2.2 outlined in the current zone.

The current building has a street wall of three storeys topped by a detailed brick cornice. Our proposal is to maintain the existing three storey street wall with the fourth floor set back from Pandora Avenue to provide a subordinate addition to the main street wall. The fourth floor loft section of the building will be further setback to preserve daylight to the street level and not impact the street character of the existing building. The existing building which is 5 storeys including the mechanical / elevator penthouse is over the permitted building height prescribed in the zoning bylaw. This proposal will be the same height as the existing mechanical / elevator penthouse and therefore no change but will require a height variance.

This proposal will enhance the area by bringing more residential to the downtown core which benefits businesses and street life. The new residential provides a response to the changing urban fabric of live, work and play within the community. The conversion of the “dead zone” office at the street level to retail provide a continuity of street level retail and enhance pedestrian experience. The retail will connect Government Street to Wharf Street and provides a connection to Market Square. The sidewalk to the west of the building will be repaired and curb cuts will be installed for disabled access.

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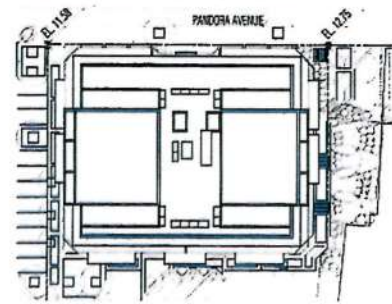
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architecture inc.



595 PANDORA AVE, VICTORIA, B.C.

ISSUED FOR DEVELOPMENT PERMIT REVISION 3
NOV 21, 2014

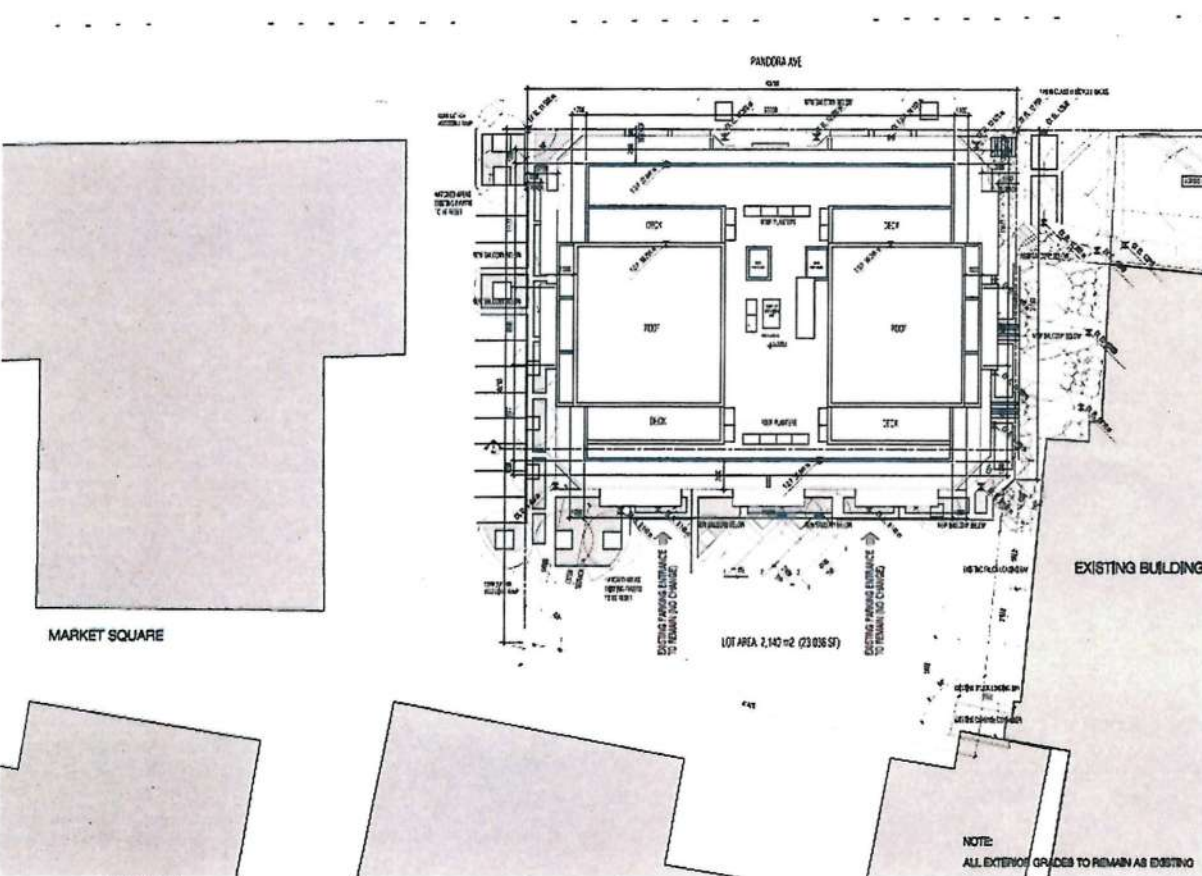
AVERAGE GRADE CALCULATION



NOTE: Average grade and building height calculations were based on average of the highest and lowest points taken at the street (Pandora Avenue).

Calculation:
(11.58 + 12.75) / 2 = 12.165m
AVERAGE GRADE: 12.165m

KEY PLAN N.T.S.



LIST OF DRAWINGS

COVER	PROJECT STATISTICS, SITE PLAN & AVERAGE GRADE	A2.1	NORTH ELEVATION - EXISTING AND PROPOSED
A0.1	SITE CONTEXT, STREET SCAPES	A2.2	SOUTH ELEVATION - EXISTING AND PROPOSED
A0.2	SHADOW ANALYSIS	A2.3	EAST ELEVATION - EXISTING AND PROPOSED
A1.0	PARKING FLOOR PLAN - EXISTING AND PROPOSED	A2.4	WEST ELEVATION - EXISTING AND PROPOSED
A1.1	GROUND FLOOR PLAN - EXISTING AND PROPOSED	A3.0	SECTION A - EXISTING AND PROPOSED
A1.2	2ND & 3RD FLOOR PLAN - EXISTING AND PROPOSED	A3.1	SECTION B - EXISTING AND PROPOSED
A1.3	4TH FLOOR PLAN - EXISTING AND PROPOSED	A4.0	SCREENING CURTAINS AND DETAILS
A1.4	4TH FLOOR LOFT - EXISTING AND PROPOSED	A4.1	DECORATIVE METAL SCREEN DETAILS
A1.5	ROOF PLAN - EXISTING AND PROPOSED	A5.0	STREET VIEWS

PROJECT STATISTICS

DESCRIPTION			
Address	595 PANDORA AVE, VICTORIA, BC		
Legal description	LOT 1 OF LOTS 531, 532 & 533, VICTORIA PLAN 7724		
Site area	2,140 m ² (23,036 SF)		
ZONING	CA-12		
SITING			
BUILDING SETBACK	REQUIRED/ALLOWED	EXISTING	PROPOSED
Front yard setback	0 metres	0.5 m	0.5 m
West Side yard setback	0 metres	2.7 m	1.2 m
East Side yard setback	0 metres	3.0 m	1.5 m
Rear yard setback	0 metres	14.5 m	13.1 m
Combined Sideyards	0 metres	5.7 m	2.7 m
Lot coverage	Max 70% = 1498 m ² (16,125 SF)	1182 m ² (12,723 SF) (55.2%)	NO CHANGE
Lot openable space	Max 30% = 642 m ² (6,911 SF)	958 m ² (10,313 SF) (44.8%)	NO CHANGE
HEIGHT (*MECHANICAL UNIT ON THE ROOF EXCLUDED FROM BUILDING HEIGHT BUT COUNTED AS A STOREY)			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	15 metres	15.20 metres	16.20 metres
NUMBER OF STOREYS	4	5*	5
FLOOR SPACE RATIO			
	ALLOWED	EXISTING	PROPOSED
FSR	Max 2.2 = 4708 m ² (50,690 SF)	4045 m ² (43,411 SF)	4654 m ² (50,055 SF) (FSR = 2.175)
FSR/LIFT TO USE			53.25 m ² (574 SF)
SUMMARY OF FLOOR AREAS (*FOR EXISTING ELEVATOR SHAFTS)			
	EXISTING (NET)	PROPOSED (GROSS)	
1ST FLOOR	1022.20 m ² (11,017 SF)	TOTAL	1136.40 m ² (12,268 SF)
		COMMERCIAL	437.40 m ² (4,686 SF)
		RESIDENTIAL	609.00 m ² (6,587 SF)
		AMENITY	80.7 m ² (868 SF)
2ND FLOOR	1123.00 m ² (12,068 SF)	1133.70 m ² (12,203 SF)	
3RD FLOOR	1123.00 m ² (12,068 SF)	1133.70 m ² (12,203 SF)	
4TH FLOOR	969.30 m ² (10,491 SF)	900.67 m ² (9,702 SF)	
4TH FLOOR LOFT	554 m ² (5,972 SF)	551.68 m ² (5,959 SF)	
TOTAL	3643.64 m ² (39,044 SF)	4614.75 m ² (49,595 SF)	
PARKING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
PARKING	NOT REQUIRED	29 CUR & 5 SURFACE	29 CUR & 5 SURFACE
LOADING	NOT REQUIRED	2 SURFACE (SHARED)	2 SURFACE (SHARED) (NO CHANGE)
BICYCLE (TOTAL)	50 CLASS 1, 7 CLASS 2	0	12 CLASS 1, 7 CLASS 2
COMMERCIAL	1 CLASS 1, 1 CLASS 2	0	1 CLASS 1, 1 CLASS 2
RESIDENTIAL	49 CLASS 1, 6 CLASS 2	0	51 CLASS 1, 6 CLASS 2
RESIDENTIAL USE DETAILS			
	BACHELOR UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS
NO. OF UNITS	18	13	20
MIN UNIT AREA	49 m ² (527 SF)		
TOTAL RESIDENTIAL AREA	4157 m ² (44,634 SF)		

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3. NEW 7/1/14 AVERAGE GRADE UNIFORM
4. NEW 18/1/14 EXISTING FOR 1/1/14
5. NEW 6/1/14 EXISTING FOR 1/1/14
7. NEW 18/1/14 EXISTING FOR 1/1/14
1. NEW 7/1/14 EXISTING FOR 1/1/14
2. NEW 18/1/14 EXISTING FOR 1/1/14

project file
595 PANDORA AVE
VICTORIA, BC

drawing title
SITE PLAN, STATISTICS & AVERAGE GRADE

project no. 14010
drawn by J.L.
checked by
date 16/01/14
drawing no.

AO.1

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 and enquiries to
 Studio One Architects Inc.

studio one
 architecture inc.



8



7



2



9



1



5



6



LOCATION PLAN
 N.T.S.

PEDESTRIAN PATH



3



4



STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED

PROPOSED PROJECT

NOTE
 ALL EXTERIOR GRADES TO REMAIN AS EXISTING



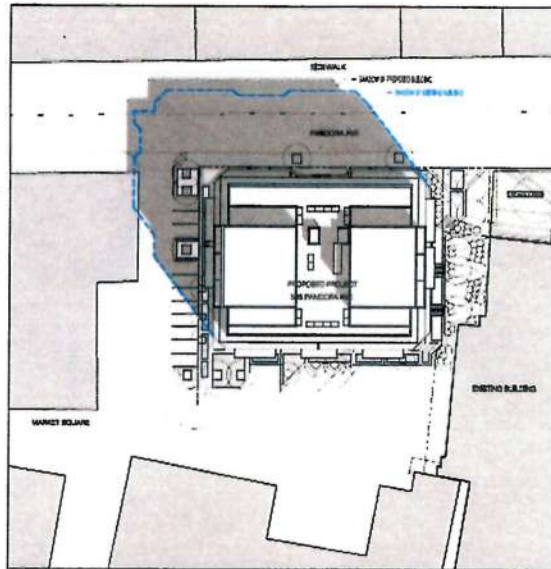
REV	DATE	DESCRIPTION
5	NOV 21 / 14	SKINNY GRADE UPDATE
4	NOV 18 / 14	ESTD FORUP REV
3	NOV 18 / 14	ESTD FORUP REV
2	OCT 16 / 14	ESTD FORUP REV
1	AUG 28 / 14	ESTD FORUP

project	595 PANDORA AVE VICTORIA, BC
drawn by	LOCATION PLAN, SITE PICTURES STREETSCAPES

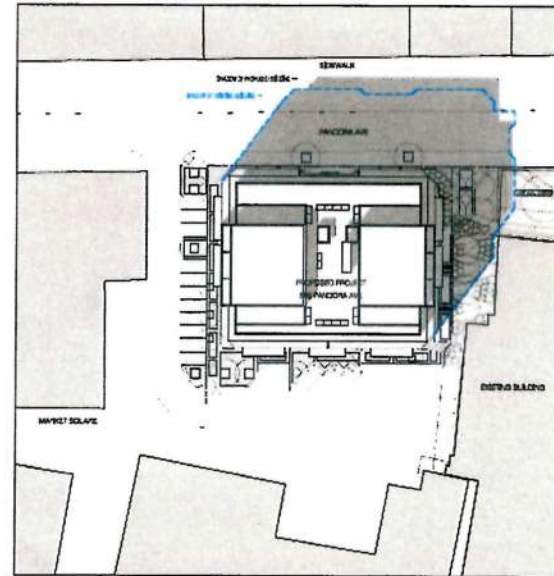
project	14014
drawn by	PHJ
checked by	
date	2014-11-21

drawn by	PHJ
checked by	
date	2014-11-21

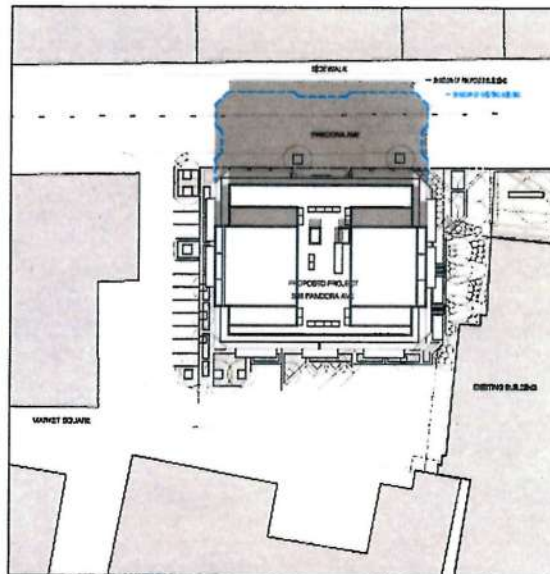
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SHADOW ANALYSIS - MARCH 21/ SEPTEMBER 21 10:00 AM
SCALE 1:400



SHADOW ANALYSIS - MARCH 21/ SEPTEMBER 21 12:00 PM
SCALE 1:400



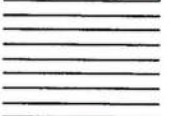
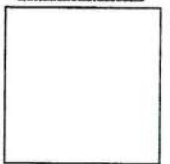
SHADOW ANALYSIS - MARCH 21/ SEPTEMBER 21 2:00 PM
SCALE 1:400

NOTE:
ALL EXTERIOR GRADES TO REMAIN AS EXISTING

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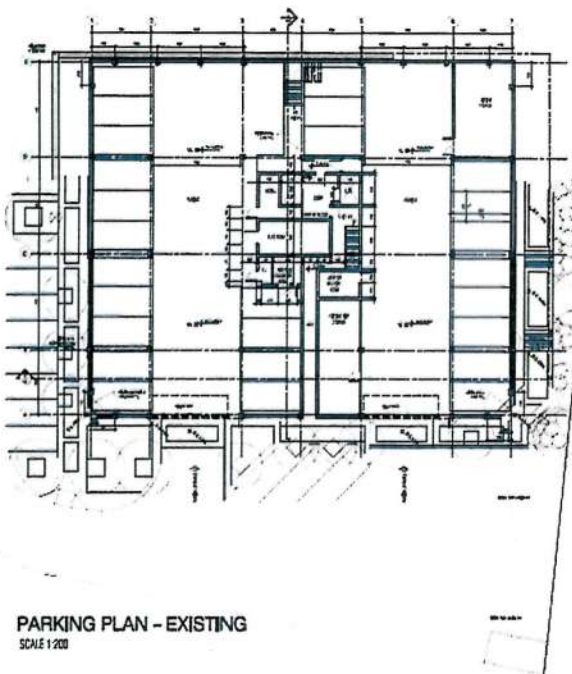


3	REV 27/14	ADJUST GRADE UPWARD
4	REV 08/14	ESTD FOR TOP REV
5	REV 08/14	ESTD FOR TOP REV
6	OCT 16/14	ESTD FOR TOP REV
7	JUL 28/14	ESTD FOR TOP REV
8	JUL 28/14	ESTD FOR TOP REV
9	JUL 28/14	ESTD FOR TOP REV

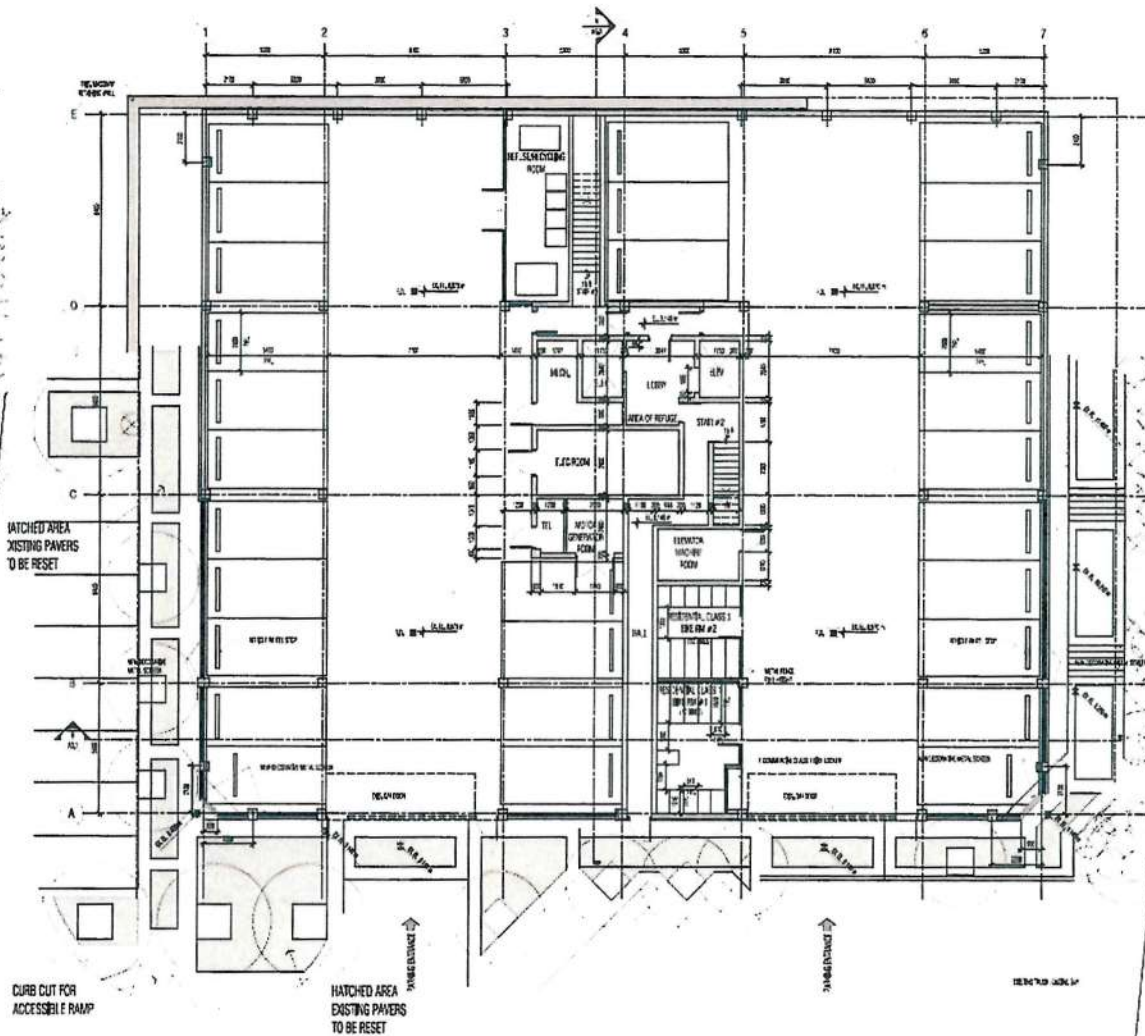
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drawing title	SHADOW ANALYSIS

project no.	14018
drawing no.	14018
date	AS NOTED
scale	AS NOTED

drawing no.
A0.3



PARKING PLAN - EXISTING
SCALE 1:200



PARKING PLAN - PROPOSED
SCALE 1:100

NOTE:
ALL EXTERIOR GRADES TO REMAIN AS EXISTING

240 340 West 4th Ave
Vancouver, B.C. V6B 3G2
Tel: 604-427-2966
Fax: 604-424-1177
and email us at: info@studioone.ca
or: studioone@studioone.ca

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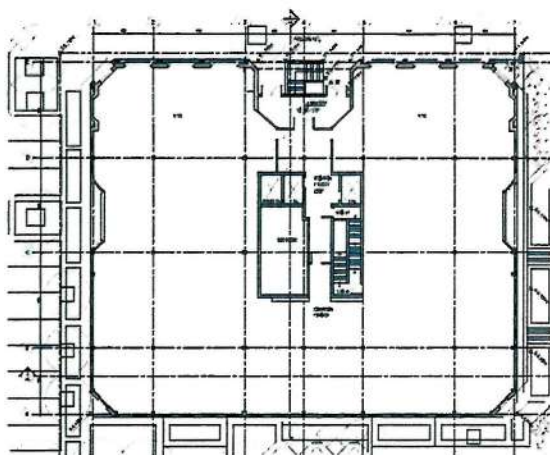
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4	NOV/28/14	REVISION #1
3	NOV/28/14	REVISION #2
2	OCT/16/14	REVISION #3
1	AUG/20/14	REVISION #4

project file
595 PANDORA AVE
VICTORIA, BC

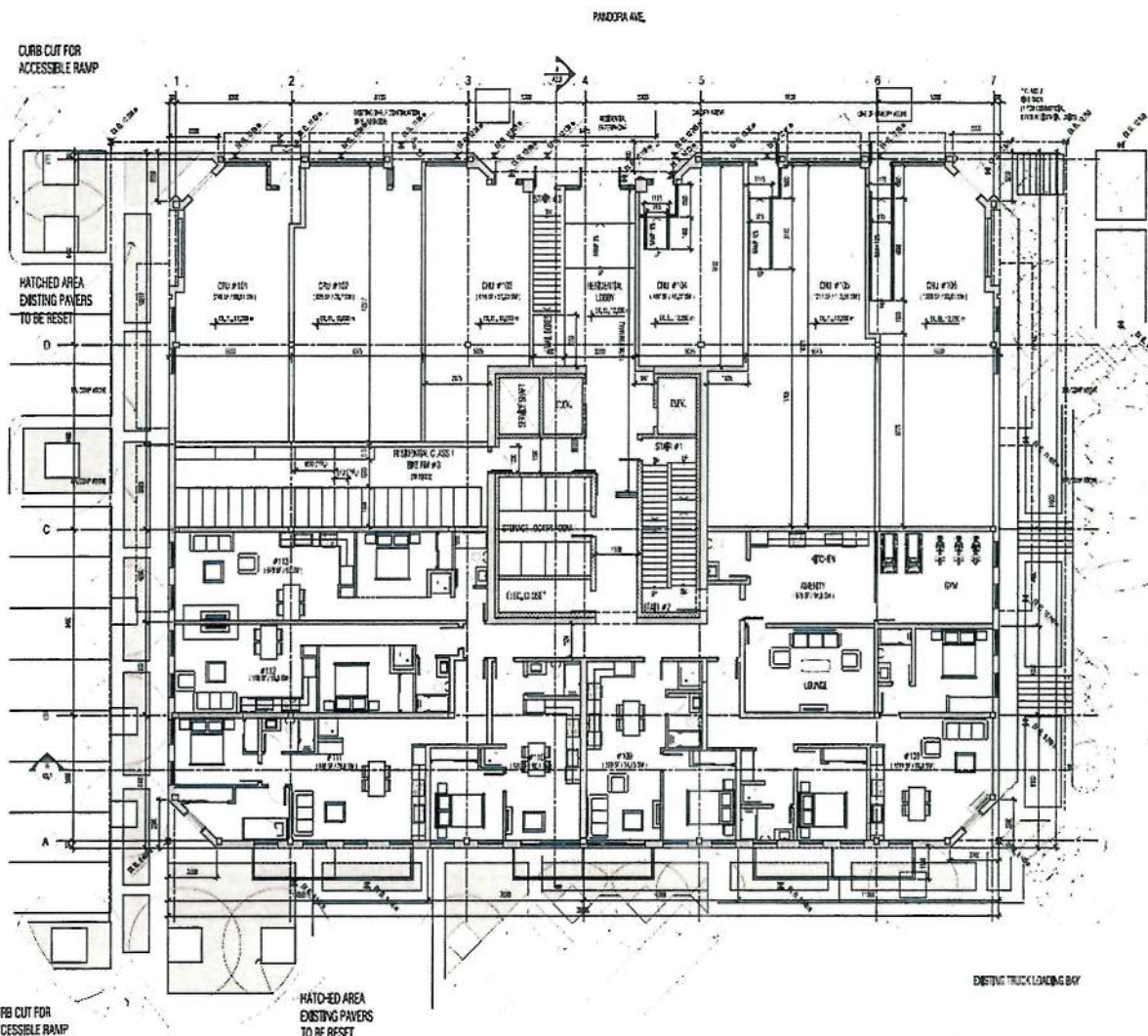
drawing title
PARKING PLAN
EXISTING & PROPOSED

project no. 14018
drawn by: L.J.
checked by:
date:
scale: AS SHOWN

drawing no.
A1.0



GROUND FLOOR PLAN - EXISTING
SCALE 1:200



GROUND FLOOR PLAN - PROPOSED (6 CRUS & 6 DWELLING UNITS PLUS AMENITY)
SCALE 1:100

NOTE
ALL EXTERIOR GRADES TO REMAIN AS EXISTING

245 - 300 West 4th Ave
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Fax: 604-123-1121
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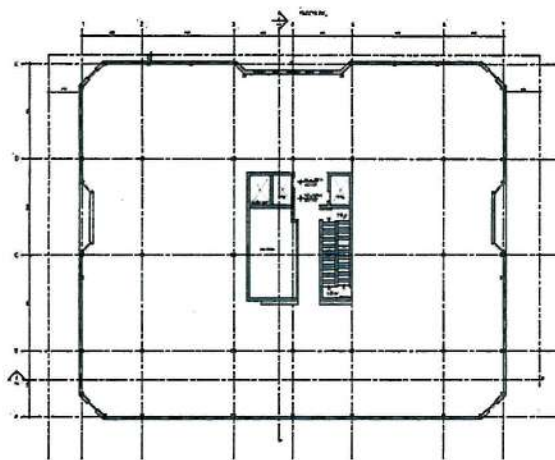
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2	OCT 16 / 14	ISSUED FOR OP REV
3	NOV 06 / 14	ISSUED FOR OP REV2
4	NOV 18 / 14	ISSUED FOR OP REV3
5	NOV 21 / 14	PERMITS GRANTED

project name
595 PANDORA AVE
VICTORIA, BC

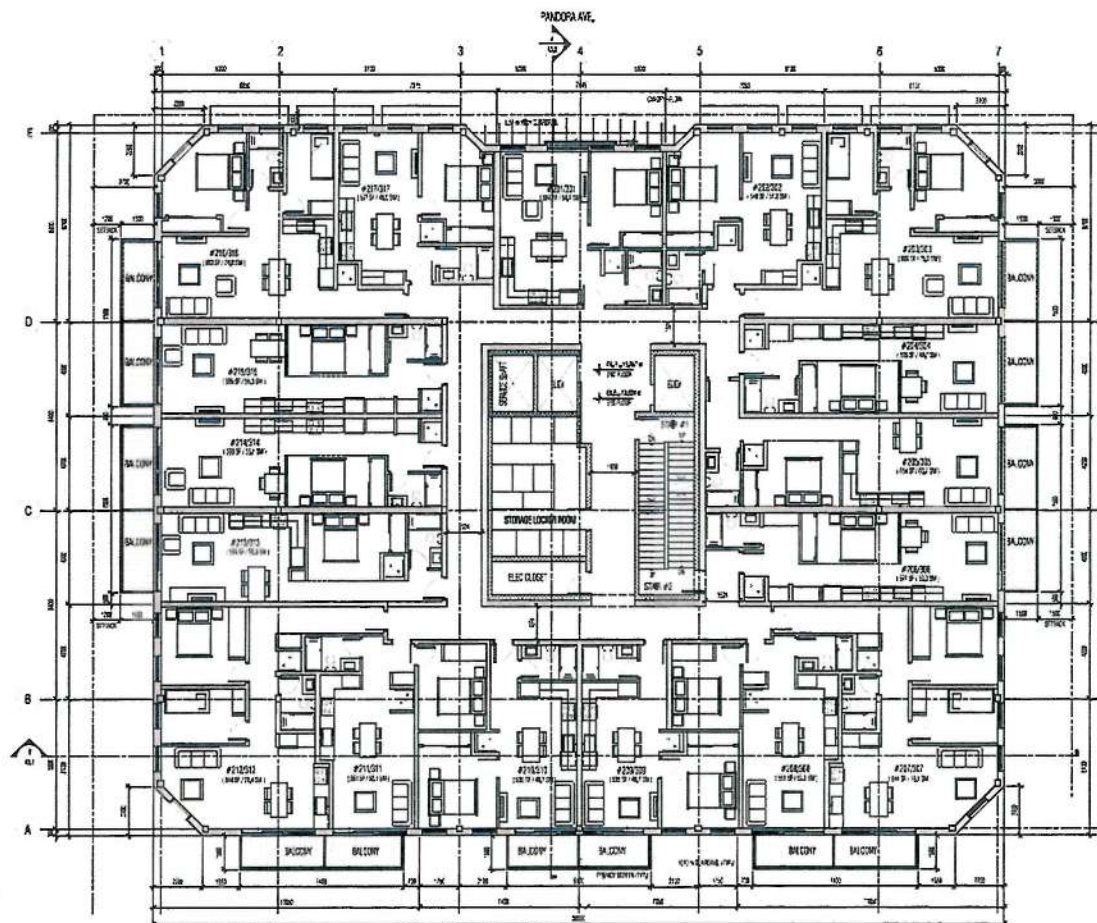
drawing title
GROUND FLOOR PLAN
EXISTING & PROPOSED

project no.	14018
drawn by	U
checked by	
date	
scale	AS SHOWN

drawing no.
A1.1



TYPICAL FLOOR PLAN - 2ND & 3RD FLOORS - EXISTING
SCALE 1:200



TYPICAL FLOOR PLAN - 2ND & 3RD FLOORS - PROPOSED (17 UNITS/FLOOR)
SCALE 1:100

245 - 388 West 8th Ave
Victoria BC V8Y 3C7
Tel: 604-721-3598
Fax: 604-721-1121
info@studiooneinc.com
Twitter: @StudioOneArch

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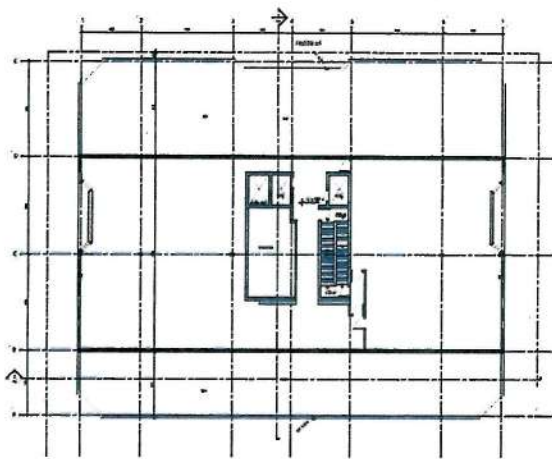
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4	NOV/18/14	ISSUED FOR O.P. REV2
3	NOV/05/14	ISSUED FOR O.P. REV2
2	OCT/16/14	ISSUED FOR O.P. REV
1	AUG/29/14	ISSUED FOR O.P.

project file
585 PANDORA AVE
VICTORIA, BC

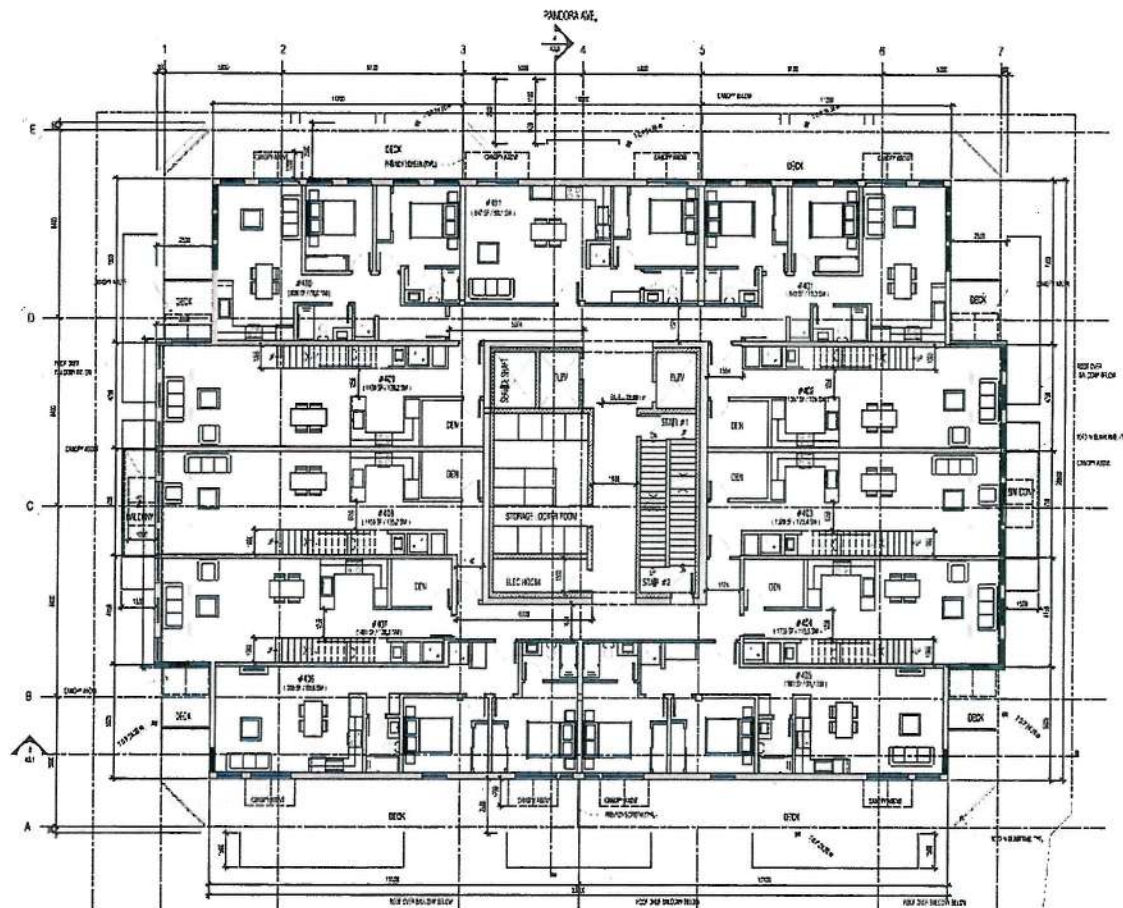
drawing title
TYPICAL FLOOR PLAN
(SECOND & THIRD FLOORS)
EXISTING & PROPOSED

project no. 14018
drawn by: U
checked by:
date:
scale: AS NOTED

drawing no.
A1.2



FOURTH FLOOR PLAN - EXISTING
SCALE 1:200



FOURTH FLOOR PLAN - (11 UNITS) - PROPOSED (AREAS INCLUDE 4TH FLOOR LOFTS)
SCALE 1:100

240 - 300 West 7th Ave
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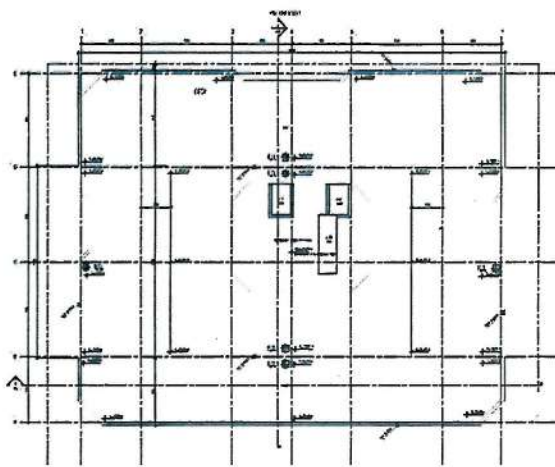


no.	date	description
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4	NOV 18 / 14	ISSUED FOR OP. REV. 2
3	NOV 06 / 14	ISSUED FOR OP. REV. 1
2	OCT 16 / 14	ISSUED FOR OP. REV. 1
1	JUN 25 / 14	ISSUED FOR OP.

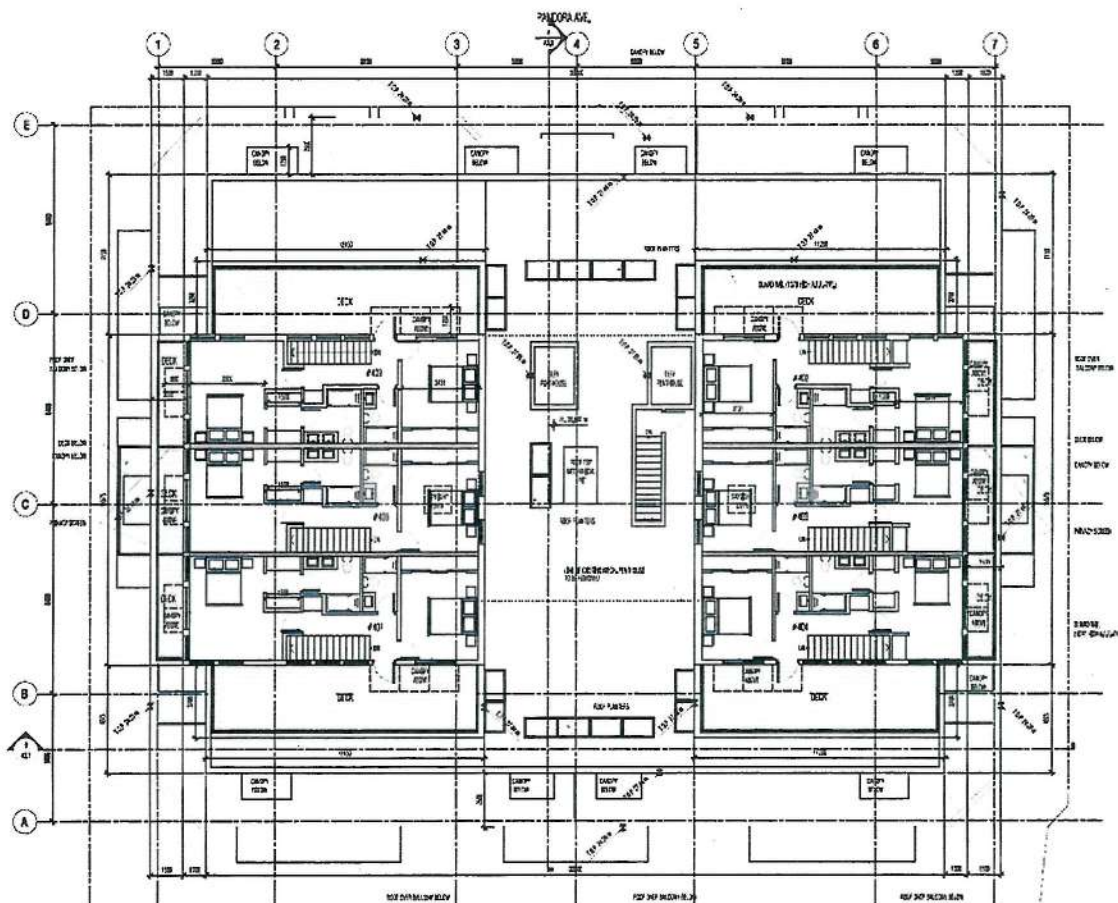
project title	595 PANDORA AVE VICTORIA, BC
drawing title	FOURTH FLOOR PLAN EXISTING & PROPOSED

project no.	140108
drawn by	LI
checked by	
date	
scale	AS NOTED

drawing no.	A1.3
-------------	------



ROOF PLAN - EXISTING
SCALE 1/200



4TH FLOOR LOFT - PROPOSED (COMBINED UNIT AREAS ON A1.3)
SCALE 1/100

240 - 222 West 11th Ave
Victoria BC V8T 1G7
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Fax: 604-731-1201
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- 5 NOV 21 / 14. AVISAGE (UNDER REVIEW)
- 4 NOV 18 / 14. ISSUED FOR OP #102
- 3 NOV 08 / 14. ISSUED FOR OP #102
- 2 OCT 18 / 14. ISSUED FOR OP #102
- 1 AUG 25 / 14. ISSUED FOR OP #102

project title

595 PANDORA AVE
VICTORIA, BC

drawing title

4TH FLOOR LOFT
EXISTING & PROPOSED

project no: 14018

drawn by: U

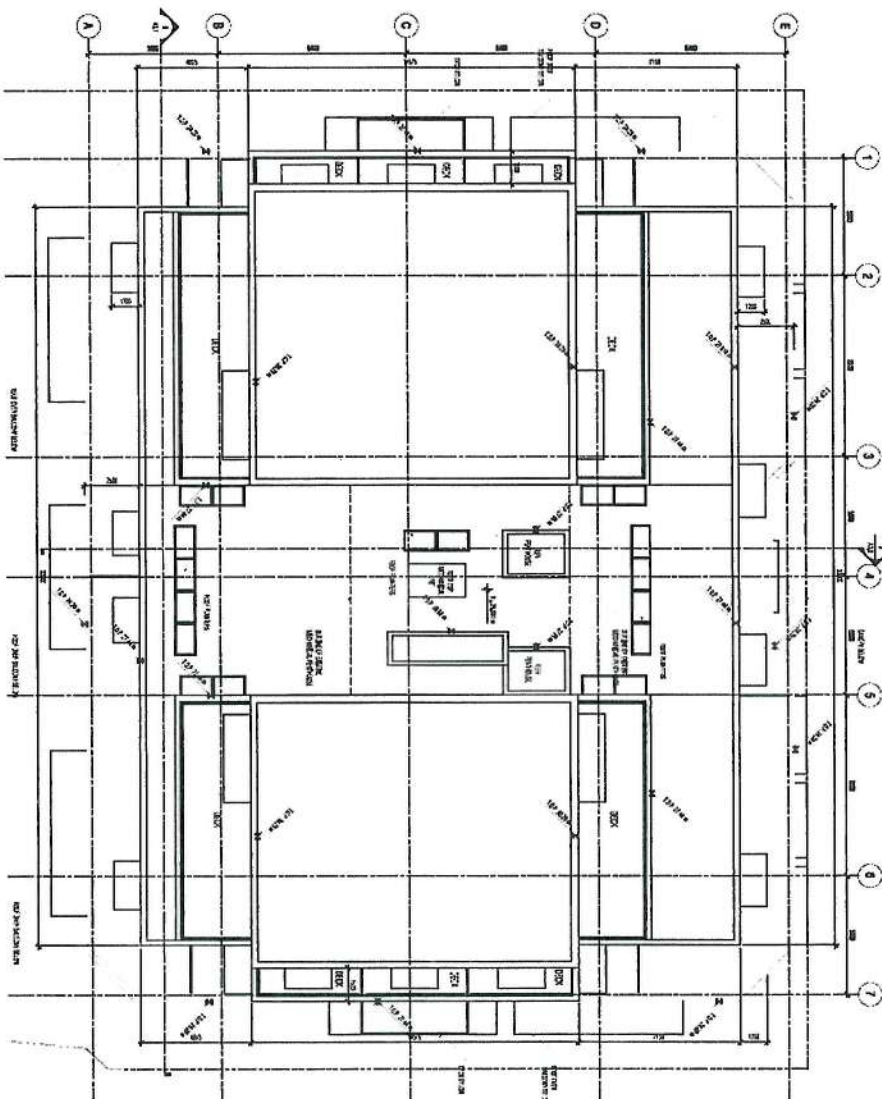
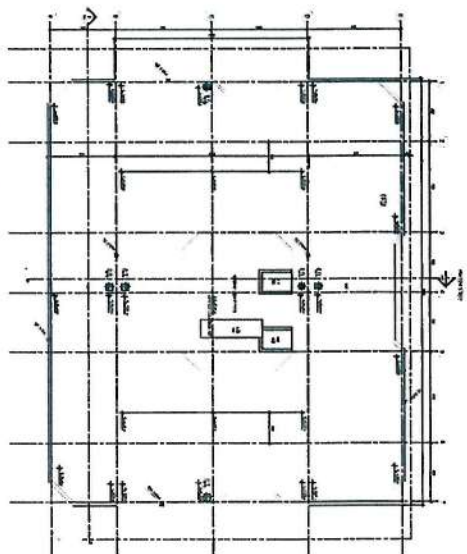
checked by:

date: 10/10/14

scale: AS NOTED

drawing in:

A1.4



ROOF PLAN - EXISTING
SCALE 1/2"=1'-0"

SCALE: 210

ROOF PLAN - PROPOSED
SCALE 1"=10'

SCALE 1:100

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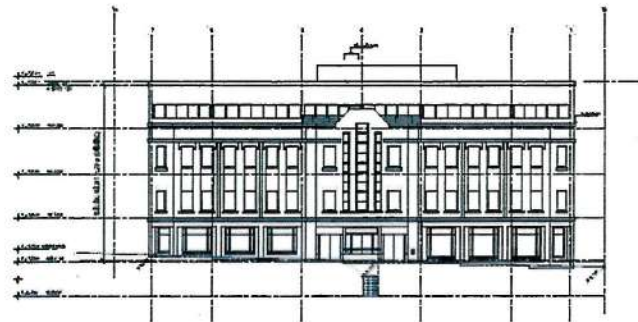
241. *See* *Wentworth, Rose*
Yachowich & Wentworth
in 404-72-2026
fig. 604-724-1-27

595 PANDORA AVE
VICTORIA, BC

PROOF PLAN
EXISTING & PROPOSED

Project no.	14018
drawn by	1
checked by	
date	
scale	AS NOTED

A1.5



EXISTING NORTH ELEVATION
SCALE 1/200

MATERIALS

- 11 NEW STOREFRONT GLAZING, BLACK FRAME
- 12 NEW WINDOWS, BLACK FRAME
- 13 PRECAST CONCRETE, COLOUR TO MATCH EXISTING
- 14 PRE-FINISHED METAL GLAZING, LIGHT GRAY
- 15 ARCHITECTURAL CONCRETE, PAINTED TO MATCH PRECAST CONCRETE
- 16 GLAZED BALCONY
- 17 PAINTED STEEL BALCONY WITH GLAZED GLAZING, PAINTED RED
- 18 PAINTED METAL FLASHING, BLACK
- 19 EXISTING BRICK VENEER, RESTORED AS REQUIRED
- 20 PAINTED STEEL CANOPY - RED
- 21 GLAZED PRIVACY SCREEN
- 22 STOREFRONT DOORS - RED
- 23 ANTI-GLARE DARK GREEN
- 24 NEW BRICK VENEER TO MATCH EXISTING
- 25 NEW WINDOWS, ANODED FRAME
- 26 NEW SIDEWALK CANYONS



PANDORA AVE RETAIL



PROPOSED NORTH ELEVATION
SCALE 1/100

140 - 388 Third St. E.
Victoria B.C. V8T 2G7
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3. NEW 21/14 FORRAGE QUICK-UPGRADE
4. NEW 21/14 ISSUED FOR OP. REV. 2
3. NEW 21/14 ISSUED FOR OP. REV. 2
2. OCT 16/14 ISSUED FOR OP. REV.
1. AUG 29/14 ISSUED FOR OP.

project title
595 PANDORA AVE
VICTORIA, BC

drawing title
NORTH ELEVATION

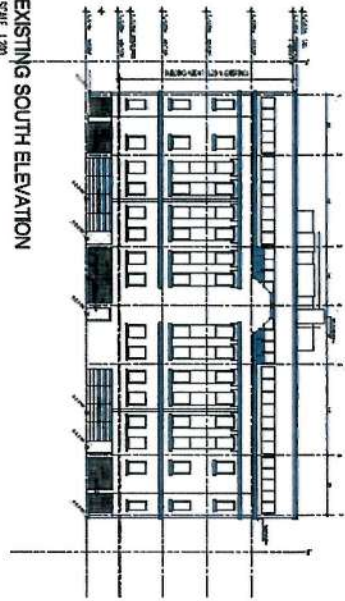
project no. 14018
drawn by: LJ
checked by:
date:
scale: AS NOTED

drawing no.

A2.1

EXISTING SOUTH ELEVATION

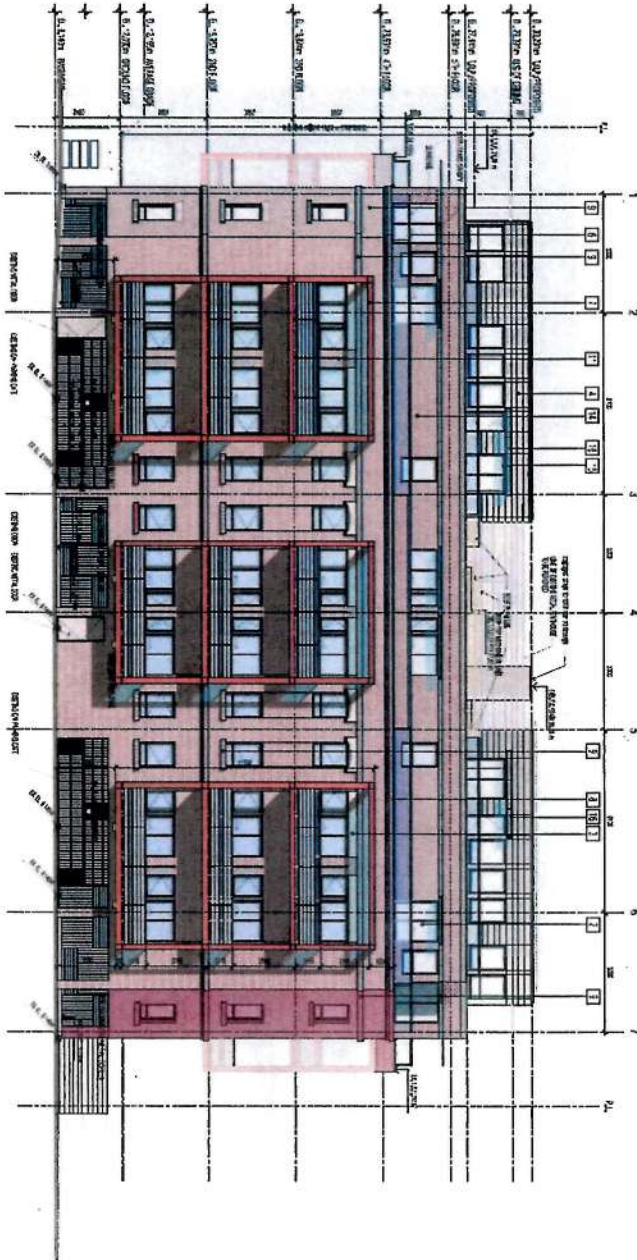
SCALE 1/200



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5	PROPOSED NEW STATION, RIGHT SIDE
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PROPOSED SOUTH ELEVATION

SCALE 1/200

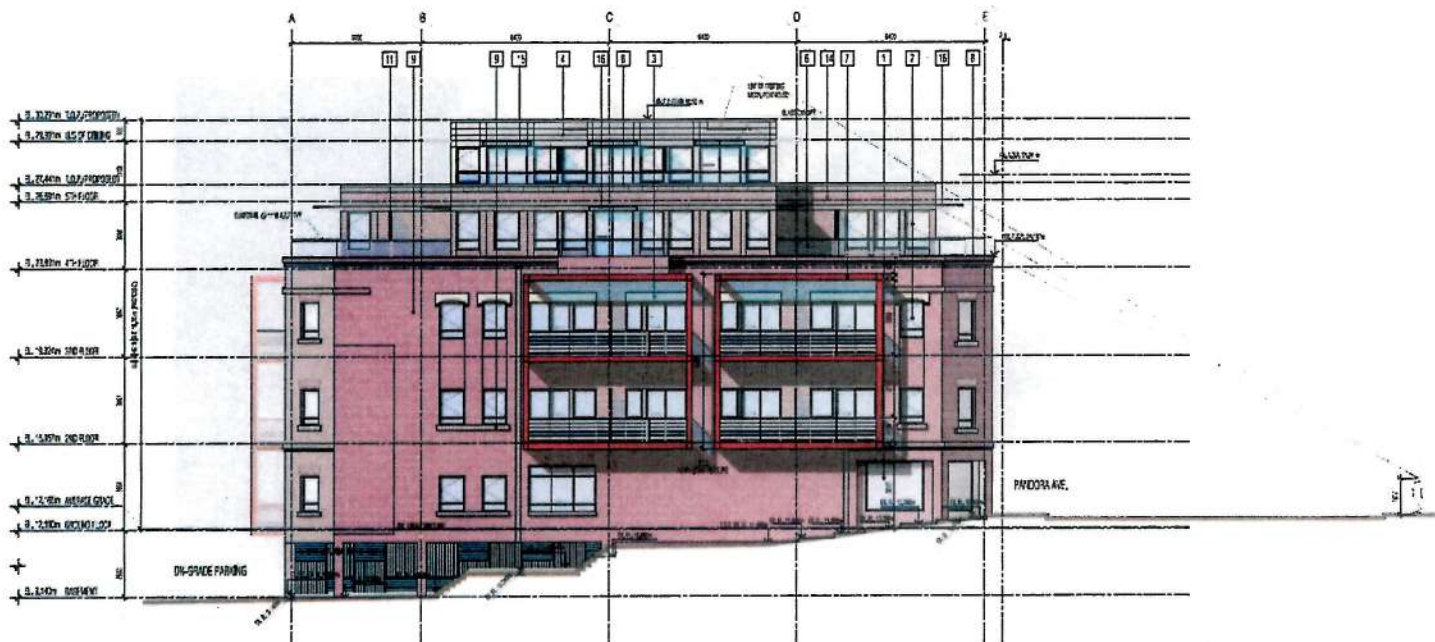




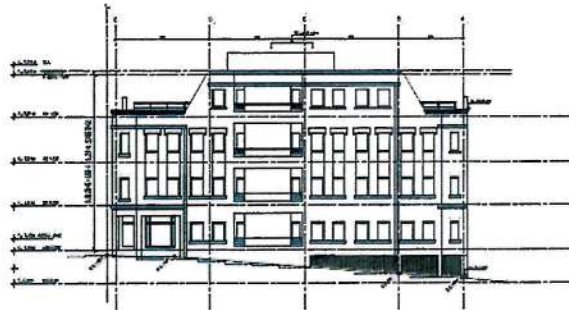
EXISTING EAST ELEVATION
SCALE 1/200



EXAMPLE OF PROPOSED STRUCTURE FOR BALCONIES



PROPOSED EAST ELEVATION
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:200

- MATERIALS**
- 1 NEW STOREFRONT GLAZING, BLACK FRAME
 - 2 NEW WINDOWS, BLACK FRAME
 - 3 PRECAST CONCRETE, FINISH TO MATCH EXISTING
 - 4 PRE-FINISHED METAL CLADDING, LIGHT GRAY
 - 5 ARCHITECTURAL CONCRETE, PAINTED TO MATCH PRECAST CONCRETE
 - 6 GLAZED ENTRANCE
 - 7 PAINTED STEEL BALCONY WITH GLAZED BALUSTRADE, PAINTED RED
 - 8 PRE-FINISHED METAL FLASHING, BLACK
 - 9 EXISTING BRICK VENEER, RESTORED AS REQUIRED
 - 10 PAINTED STEEL CANOPY - RED
 - 11 GLAZED PORCH SCREEN
 - 12 STOREFRONT DOORS - RED
 - 13 AWNINGS - DARK GREEN
 - 14 NEW BRICK VENEER TO MATCH EXISTING
 - 15 NEW WINDOWS, ANODIZED FRAME
 - 16 NEW STEEL GLASS CANOPIES



EXAMPLE OF STEEL/GLASS CANOPIES ABOVE
DOORS ON 4TH AND 5TH FLOOR



PROPOSED WEST ELEVATION
SCALE 1:100

240 - 383 West 28th Ave.
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5. NOV 21/14 AVERAGE GRADE UPDATED
4. NOV 18/14 ISSUED FOR PER REVIEW
3. NOV 05/14 ISSUED FOR PER REVIEW
2. OCT 16/14 ISSUED FOR PER REVIEW
1. AUG 29/14 ISSUED FOR PER REVIEW

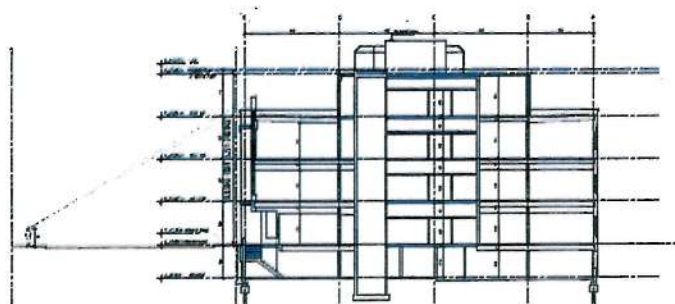
project title
595 PANDORA AVE
VICTORIA, BC
drawing title
WEST ELEVATION

project no.: 14078
drawn by: U
checked by:
date:
scale: AS NOTED

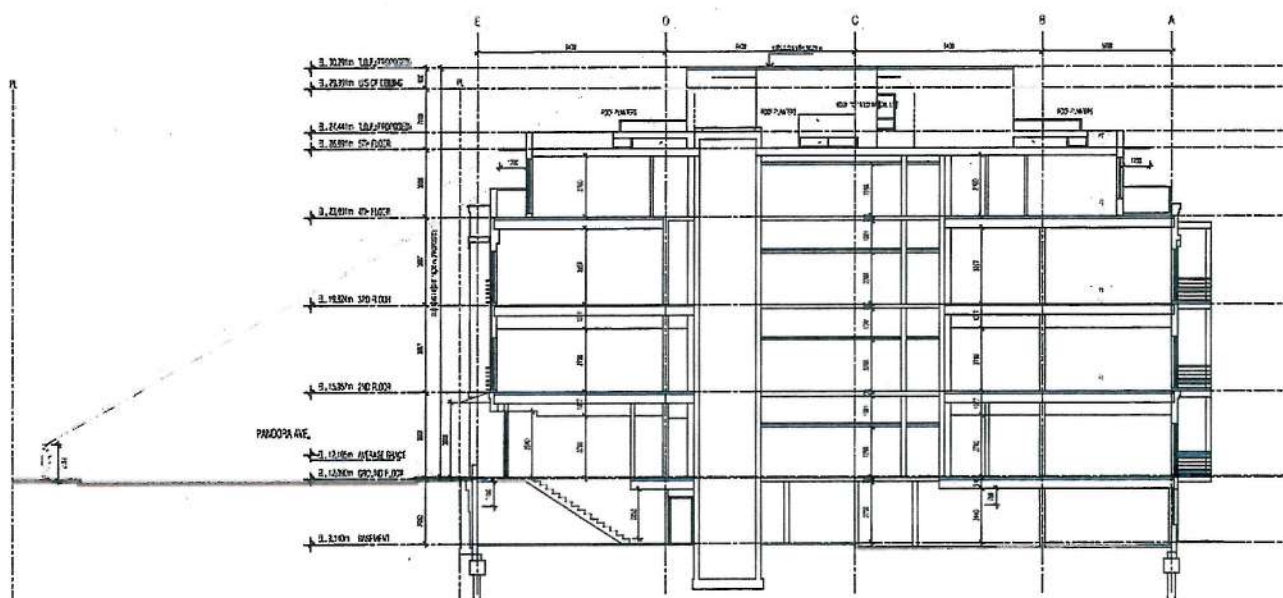
drawing no.
A2.4

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SECTION A - EXISTING
 SCALE 1/200



SECTION A - PROPOSED
 SCALE 1/100

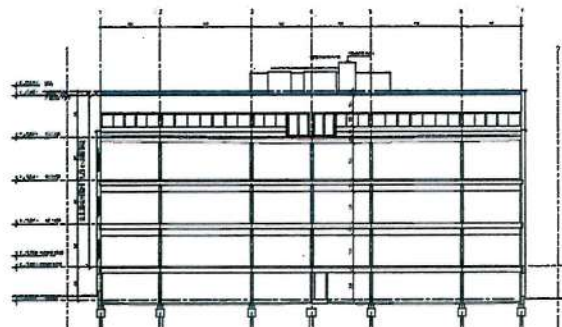
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1	AUG 28 / 14	ISSUED FOR UPD

project title
 595 PANDORA AVE
 VICTORIA, BC

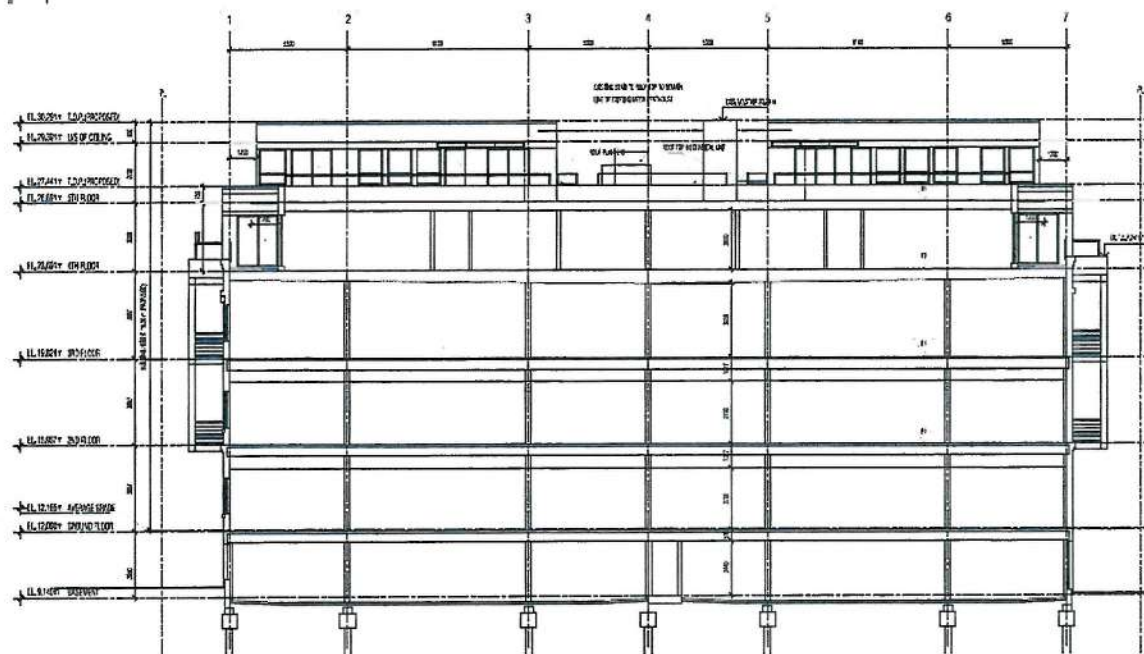
drawing title
 SECTION A
 EXISTING & PROPOSED

project no.: 14018
 drawn by: LJ
 checked by:
 date:
 scale: AS NOTED

drawing no.:
 A3.0



SECTION B - EXISTING
SCALE 1/200



SECTION B - PROPOSED
SCALE 1/100

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Fax: 250-725-1171
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www.studiooneinc.com

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Approved for Construction by the City of Victoria on 10/18/14



5 NOV/21/14. APPROVED FOR CONSTRUCTION
4 NOV/18/14. ISSUED FOR CP 2012
3 NOV/04/14. ISSUED FOR CP 2012
2 OCT/18/14. ISSUED FOR CP 2012
1 AUG/29/14. ISSUED FOR CP 2012

no. date description
revision
project file
595 PANDORA AVE
VICTORIA, BC
drawing title
SECTION B
EXISTING & PROPOSED

project no. 140-328
drawn by U
checked by
date
scale AS NOTED

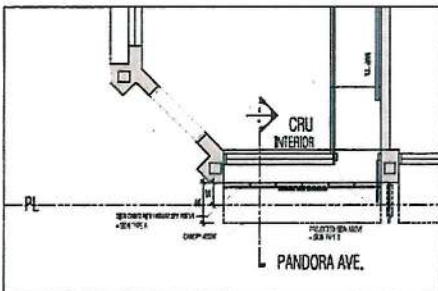
drawing no.
A3.1



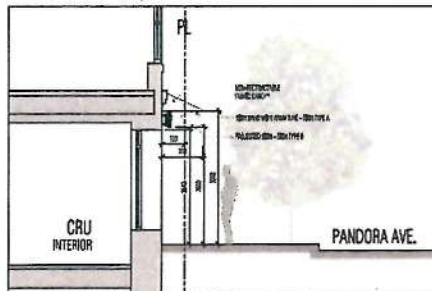
PROPOSED NORTH ELEVATION
SCALE 1:200



- SIGN BAND WITH ARMATURE
— SIGN TYPE A
- PROJECTED SIGN
— SIGN TYPE B



PROPOSED SIGNAGE DETAILS
SCALE 1:50

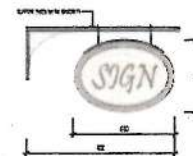


SIGN TYPE A - GROUND FLOOR TENANT PRIMARY SIGN - SIGN BAND WITH ARMATURE



EXAMPLE OF PROPOSED SIGN ARMATURE

SIGN TYPE B - GROUND FLOOR TENANT PROJECTED SIGN



EXAMPLE OF PROPOSED PROJECTED SIGN

740 - 333 West 2nd Ave
Victoria, BC V8Y 3P2
Tel: 604-12-3066
Fax: 604-740-1101
info@studioone.ca
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Revised: 2014/11/14

Revised: 2014/11/14

Revised: 2014/11/14

Revised: 2014/11/14

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Revised: 2014/11/14

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Revised: 2014/11/14

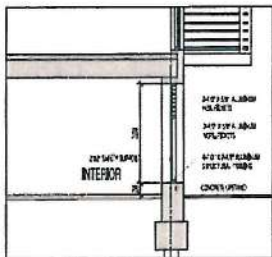
Revised: 2014/11/14

Revised: 2014/11/14

Revised: 2014/11/14

Revised: 2014/11/14

Revised: 2014/11/14



PROPOSED SCREEN DETAILS
SCALE 1-50

240 - 313 West 6th Ave
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5	NOV 21 / 14	AVERAGE GRADE UPON REU
4	NOV 18 / 14	ISSUED FOR DP REV3
3	NOV 06 / 14	ISSUED FOR DP REV2
2	OCT 28 / 14	ISSUED FOR DP REV
1	AUG 29 / 14	ISSUED FOR DP
no.	date	description

popette

595 PANDORA AVE
VICTORIA, BC

drawing title
DECORATIVE
METAL SCREEN DETAILS

project no:	14018
drawn by	YC
checked by	JW
date	
scale	AS NOTED

drawing 00

A4.1



KEY PLAN
N.T.S.



1 - VIEW FROM INTERSECTION WITH PANDORA AVENUE
AND GOVERNMENT STREET LOOKING WEST

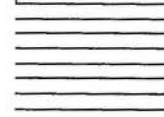


2 - VIEW FROM STORE STREET LOOKING EAST

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Architectural drawings are not to be used for construction without the approval of the architect.



no.	date	description
5	NOV 21 / 14	AVENUE GRADE UPDATED
4	NOV 18 / 14	ISSUED FOR PERMITS
3	NOV 06 / 14	ISSUED FOR PERMITS
2	OCT 16 / 14	ISSUED FOR PERMITS
1	AUG 20 / 14	ISSUED FOR PERMITS

project title
595 PANDORA AVE VICTORIA, BC
drawing title
STREET VIEWS

project no.	14018
drawn by	LI
checked by	JW
date	
scale	AS NOTED

drawing no.
A5.0