



## Planning and Land Use Committee Report

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**Date:** December 12, 2013      **From:** Mike Wilson, Senior Planner – Urban Design  
**Subject:** Development Permit Application #000331 for 769 Pandora Avenue

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 769 Pandora Avenue. The application is to permit the construction of a new one-storey with mezzanine building to house a new climbing gym facility. The application is consistent with the existing CA-4 Zone, Central Area Commercial Office District.

The applicant has designed a building that relates well to the street in establishing a strong street wall presence and an easily identifiable building entrance for pedestrians. The primary entrance and building base are defined by an angular canopy and a significant amount of glazing. The applicant has revised the building design based on feedback from staff and the Advisory Design Panel (ADP). The application is generally consistent with the design guidelines as described in the *Downtown Core Area Plan*, 2011.

Staff support this application.

### Recommendation

That Council authorize the issuance of Development Permit #000331.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Mike Wilson'.

Mike Wilson  
Senior Planner – Urban Design  
Development Services

A handwritten signature in blue ink, appearing to read 'Deb Day'.

Deb Day, Director  
Sustainable Planning and Community  
Development Department

A handwritten signature in blue ink, appearing to read 'Jocelyn Jenkyns'.

Report accepted and recommended by the City Manager:

MW:aw

A large handwritten signature in blue ink, appearing to read 'Jocelyn Jenkyns'.

## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 769 Pandora Avenue.

## 2.0 Background

The existing building on site is a two-storey commercial building. According to the City's permit records, it was constructed as a three-storey building in 1895. It has been heavily modified over the years, including the removal of an upper-floor level, stucco over the original exterior brick finish and removal of the original windows. The building is neither on the City's Heritage Register nor is it Heritage-designated.

## 2.1 Description of Proposal

The applicant proposes to demolish the existing two-storey structure on the site and construct a new one-storey with mezzanine building to house a new climbing gym facility. The proposed building is 15 m in height and complies with the existing CA-4 Zone, Central Area Commercial Office District. No parking stalls are proposed; however, four on-street bicycle spaces and four on-site spaces are included in the application.

Exterior materials include:

- precast exposed concrete with reveals
- light green glazing in a black aluminum frame
- perforated metal decorative panels
- glazed brick.

## 2.2 Existing Site Development and Development Potential

The site contains a two-storey commercial building with driveway access to surface parking in the rear. The site is located in the CA-4 Zone, Central Area Commercial Office District. This Zone permits a floor space ratio of 3:1 and a building height of 15 m.

## 2.3 Data Table

The following data table compares the proposal with the existing CA-4 Zone, Central Area Commercial Office District. The application is consistent with all aspects of the CA-4 Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m <sup>2</sup> )	667.4	n/a
Floor area (m <sup>2</sup> ) (maximum)	823.4	2002.2
Floor space ratio (maximum)	1.23	3
Lot width (m) (minimum)	17.98	n/a



Height (m) (maximum)	15	15
Site coverage (%) (maximum)	94.7	n/a
Open site space (%) (minimum)	0	n/a
Setbacks (m) (minimum)		
Front	0.42 main floor 1.11 upper floor	0 - below 10 m 1 - @ 15 m in height
Rear – south	0	0
Side – east	0.25	0
Side - west	0.05	0
Parking (minimum)	0	0
Bicycle storage (minimum)	3	2
Bicycle rack (minimum)	4 – on site 4 – on street	2

## 2.4 Land Use Context

The subject property is located on the south side of the 700-block of Pandora Avenue. The adjacent property to the south is a City-owned parking structure which fronts onto Johnson Street. To the east of the site is a one-storey retail building and to the west of the site is a four-storey mixed-use building. All of these properties are in the CA-4 Zone. Across Pandora Avenue to the north is a three-storey office building in the CA-41 Zone.

## 2.5 Legal Description

Lot 151, Victoria City.

## 2.6 Relevant History

The application was presented to the Advisory Design Panel (ADP) on November 27, 2013. The ADP recommended that Council approve the Development Permit Application subject to minor revisions. The minutes of the ADP meeting are attached to this report.

## 2.7 Consistency with Design Guidelines

The property is located within Development Permit Area 2 (Heritage Conservation): Core Business as identified in the *Official Community Plan, 2012*. The objectives of this designation are:

- to revitalize a central-business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, with the greatest heights along Douglas Street, Blanshard Street and Yates Street, balanced with protection of the views from public vantage points of heritage-landmark buildings on Pandora Avenue, Blanshard Street, Broughton Street and Humboldt Street
- to conserve and enhance the heritage value, special character and significant historic buildings, features and characteristics of this area

- to enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

The Guidelines to be considered and applied to Development Permits in this location are:

- *Buildings, Signs and Awnings Advisory Design Guidelines (1981)*
- *Downtown Core Area Plan (2011).*

The applicant has designed a building with a prominent street wall presence and an easily identifiable entrance to the building for pedestrians. The primary entrance and building base are defined by an angular canopy and significant amount of glazing. Visual interest is provided through the use of angled perforated metal panels. The application is generally consistent with the design guidelines as described in the *Downtown Core Area Plan*, 2011.

## **2.9 Community Consultation**

In accordance with Council's Community Association Land Use Committee Procedures for Processing Development Applications, this Development Permit Application contains no variances and, therefore, no community consultation is required.

## **3.0 Issues**

The key issues related to this application are the revisions based on feedback from staff and the Advisory Design Panel

## **4.0 Analysis**

### **4.1 Revisions based on feedback from staff and the Advisory Design Panel**

One of the key design principles established in the *Downtown Core Area Plan (2011)* is the contextual relationship of new buildings within the existing context. The Plan recommends that applicants consider the street walls, façade rhythm, horizontal cornice lines and other building elements from prominent or character-defining buildings.

The applicant has designed a building that relates well to the street in establishing a strong street wall presence and an easily identifiable entrance to the building. The primary entrance and building base are defined by an angular canopy and significant amount of glazing. The applicant has revised the height of the main canopy such that it is consistent with the height of the retail frontage to the east. The applicant has also reconsidered the use of horizontal cedar siding adjacent to the public right-of-way. This material choice was a concern to both staff and the ADP due to its perceived lack of durability. The applicant has replaced the material with glazed brick. The use of brick masonry in this location provides for a more durable streetscape while also improving the fit of this contemporary building within the surrounding heritage context. Staff are supportive of this change. Based on feedback from staff and the ADP, the applicant has revised the cornice line of the building in order to strengthen its horizontal expression. This was recommended in order to increase the building's consistency in design with other notable heritage buildings in this Heritage Conservation Area.



In evaluating the proposal, staff noted that the applicant has proposed a heavily-glazed street frontage that is broken up with precast-concrete panels and decorative perforated-metal panels. The south side of the 700-block of Pandora Avenue includes several buildings on the Heritage Register, including the hostel at the corner of Blanshard Street and Pandora Avenue. Some of the buildings on the block feature a punched-window expression and brick-masonry finishes. Staff invited the ADP to provide feedback as to the relevancy of the proposed contemporary architectural expression within the context of this Heritage Conservation Area. The ADP did not raise any concerns with respect to the introduction of a contemporary building within this context.

## **5.0 Resource Impacts**

There are no resource impacts anticipated.

## **6.0 Options**

1. That Council authorize the issuance of Development Permit #000331.
2. That Council decline Development Permit #000331.

## **7.0 Conclusions**

The applicant has designed a building that relates well to the street in establishing a strong street-wall presence and an easily identifiable entrance to the building for pedestrians. The primary entrance and building base are defined by an angular canopy and significant amount of glazing. The applicant has revised the building based on feedback from staff and the ADP. The application is generally consistent with the design guidelines as described in the *Downtown Core Area Plan*, 2011.

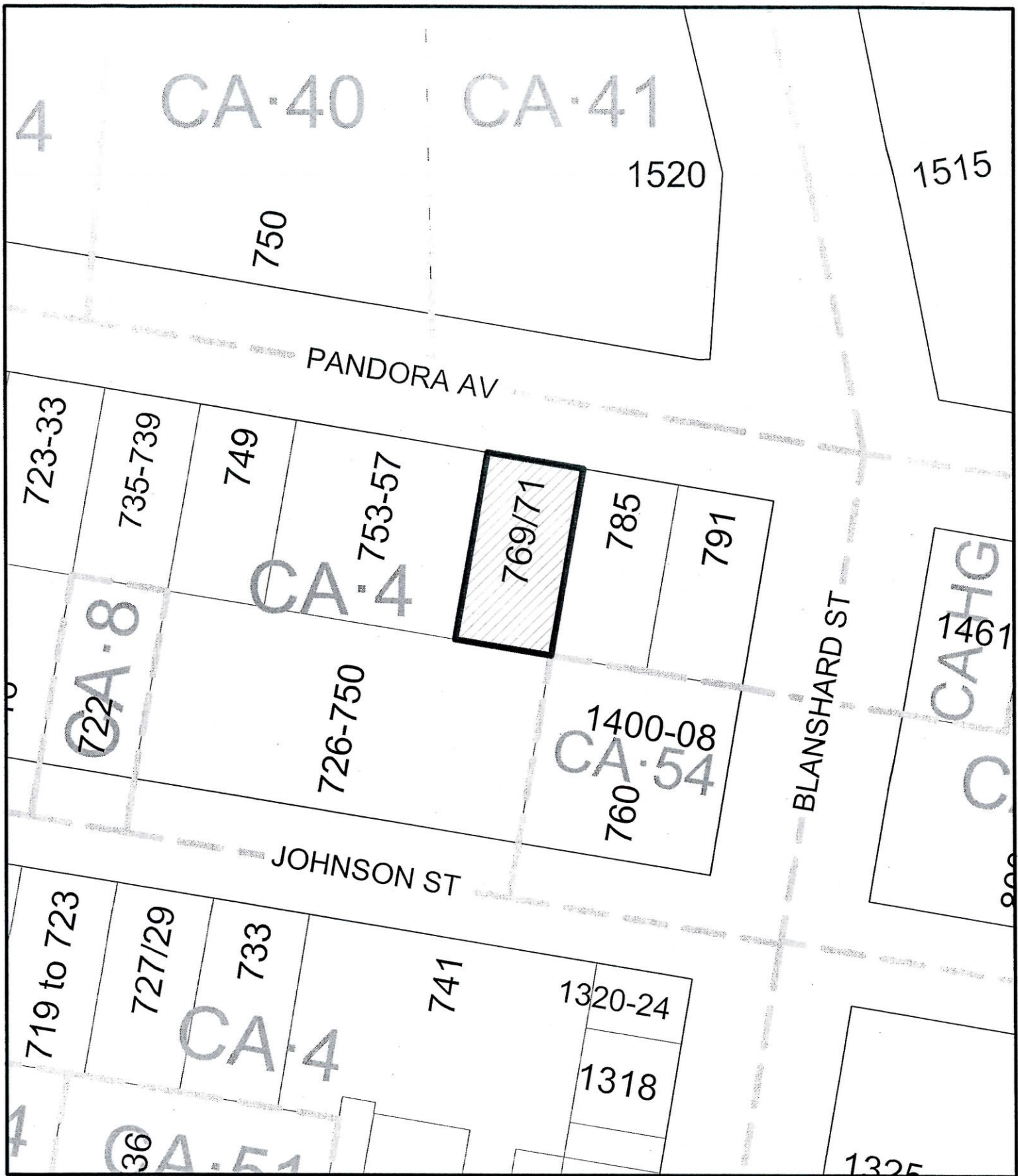
Staff support this application.

## **8.0 Recommendation**

That Council authorize the issuance of Development Permit #000331.

## **9.0 List of Attachments**

- Zoning map
- Aerial map
- Letter from applicant dated October 24, 2013, and December 10, 2013
- Plans dated December 12, 2013
- Draft Minutes of the Advisory Design Panel Meeting of November 27, 2013.



769 Pandora Avenue  
Development Permit #000331







769 Pandora Avenue  
Development Permit #000331







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Architecture Inc.

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**Curtis Brock**

**Andre Belliveau**  
DIP ARCH TECH, LEED® GREEN ASSOCIATE

**Dan Diaconu**

MARCH

**Receivd Saliken**  
City of Victoria  
ASSOCIATE

OCT 24 2013

Planning & Development Department  
Development Services Division

October 24, 2013

**Att: Mayor Dean Fortin and Council**  
**City of Victoria**  
**Planning and Development Department**  
**1 Centennial Square**  
**Victoria BC V8W 1P6**

**Re: CRAG X Climbing Gym – 769 Pandora Avenue, Victoria, BC**

**Design Rationale**

**1.0 Project Overview:**

This development permit submission proposes an urban infill development at 769 Pandora Avenue, Victoria, BC, relocating the existing CRAG X Climbing Gym, to this new location.

Located in the Central Business District outlined in the Downtown Core Area Plan, the design follows the guidelines and creates an exciting and inviting environment serving the surrounding community.

The following objectives have been addressed:

- Land use - accommodation of commercial employment uses
- Economic resiliency – locating a new service activity oriented business in the CBD
- High density development - maintaining compact building footprints
- Pedestrian-oriented environment – creating a pedestrian active commercial street-level use and well-designed public realm improvement services and amenities to support commercial
- Connectivity – enhancing the established pedestrian and cycling networks along Pandora
- Parking – increase the provision of publicly accessible bicycle parking

**2.0 Project Description:**

The property, located at 769 Pandora Avenue, faces Pandora Avenue to the north and is approx. 667.4 sq.m.

The site is surrounded on the east side by a 4 storey mixed use development, on the west side by a commercial warehouse store and on the south by a multi level parkade.

The proposed building is comprised of one commercial storey with a mezzanine integrated into the space.

The building will accommodate people of all ages that want to keep in shape and develop a healthy lifestyle, will add a number of daily workers into the area and will be a vital component in establishing a vibrant street presence and a sustainable neighborhood.

The ground floor consists of a reception area, a ~56 sq.m. separate activity space, changing rooms and washrooms, storage and spaces for mechanical and electrical rooms. The main area is occupied by the high climbing / boulder areas along the vertical walls. The mezzanine space is divided into a bouldering area, a medium wall climbing area and beginners' lesson climbing area.

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The exterior space in front of the building consists of a saw cut concrete patterned sidewalk conforming to the existing Pandora Avenue Guidelines, and acts as a social space that welcomes pedestrians and bicycle riders to the area providing entry to the gym and access to bicycle parking.

The bicycle parking is divided into two areas. One is comprised of 8 required Class2 bike stalls and is located along the building frontage by a concrete angled pony wall. The 3 Class 1 provided bike storage is accommodated in the building's storage area.

The second area provides an additional 10 Class 2 bike stalls. This bike parking area has been created in coordination with the City's engineers and consists of a curb bump out, a boulevard street tree and a light standard that will connect this site to the existing revitalized corridor.

Garbage and recycling has been provided on the premises. The pickup/collection area is located on-site, adjacent to the emergency exit, and will be serviced by a private company.

### **3.0 Architectural Character:**

The commercial presence is strongly expressed along Pandora Avenue and consists of a mix of traditional materials and modern shapes.

The front elevation façade provides an articulated base along the street level and is divided into portions of concrete wall and glass storefront. The glazing is divided by vertical mullions and is punctuated by metal screens acting as brise-soleil panels. The lower surface is penetrated by the cedar wood covered shape of the activity room that protrudes towards the street. The angled canopy above the main entrance is designed to complement the overall building design and the public realm, providing protection and safety lighting.

The green tinted glazing evokes the outdoor nature of the life style promoted by the business itself.

The extension of the roofline along Pandora incorporates a series of lighting fixtures that add a light wash over the height of the elevation. The flat roof will have a number of skylights centrally positioned to provide additional natural lighting to the space.

### **4.0 Form and Massing:**

The rectangular form of the building follows from the shape of the site and occupies ~95% of the site.

The building height is limited to 15m (50') height and the proposed FSR for the development is 1.24 and complies with the Downtown Core Area Plan guidelines.

The oblique modern lines of the front façade add a dynamic component reflecting the intrinsic of the service provided. The façade has been setback from the front property line by 1.57m to accommodate the proposed building height and the protruding concrete element and the activity room both terminate below the 10m mark as per the Downtown Core Area Plan guidelines.

### **5.0 Materials:**

The building incorporates rich and varied architectural materials including:

- high efficiency insulated precast panels exterior walls
- metal structure
- storefront glazing set in black aluminum mullions
- cedar wood siding
- exterior exposed concrete and painted concrete
- black metal canopy
- perforated metal brise-soleil panels

### **6.0 Colours:**

The building colour palette will be muted, with shades of light gray to natural wood tones and pale green to accents of black: natural exposed concrete, white painted concrete, natural cedar, black painted metal canopy, mullions and fascia, green tinted glass and silver metal brise-soleil panels.

## **7.0 Tenant Identification:**

Individual tenant signage will be displayed through a combination of internally illuminated translucent faced signs and halo lit 3D logo over the front door entrance. The scale of the signage will be in keeping with the pedestrian scale.

## **8.0 Landscaping:**

Sidewalk treatment will conform to the City's standard pattern treatment and will incorporate an additional boulevard street tree complete with a tree grate positioned 2m away from the existing fire hydrant. The tree is selected from the City of Victoria Parks List of Recommended Boulevard Street Trees and will be the native *Cornus nuttallii* - Pacific Dogwood, with a height ~ 7m.

## **Development Summary**

<b>Address:</b>	769 Pandora Avenue, Victoria, BC
<b>Legal Description:</b>	Lot 151, Victoria City, Parcel Identifier:009-365-109
<b>Site Area:</b>	667,4 square meters (7,183.8 square feet)
<b>Site Coverage:</b>	94.7 %
<b>(FSR) Floor Space Area:</b>	1.24
<b>Building Height Allowed:</b>	43m (141.08')
<b>Building Height Proposed:</b>	15m (49.20')
<b>Building Area – Ground Floor:</b>	588.71 sm (6,336.8 sf)
<b>Building Area – Mezz. Floor:</b>	234.69 sm (2,526.2 sf)
<b>Total:</b>	823.40 sm (8,863.0 sf)
<b>Bike Stalls Required:</b>	20% Class 1 + 80% Class 2 = 10.3
<b>Bike Stalls Proposed:</b>	3 Class 1 + 8 Class 2 = 11
<b>Additional Bike Stalls Provided:</b>	10 Class 1 stalls on street bump out

## **9.0 Sustainability Strategy**

Green building design principles are inherently incorporated in the project design, balancing environmental responsiveness, resource efficiency and community sensitivity.

The proposed commercial use project follows the principles of sustainable development as outlined below:

### **Economic Considerations:**

- Direct benefits in the form of employment opportunities through the design and construction of the project and post-construction employment
- Diversification and creative use of an underutilized site.
- New commercial businesses along Pandora Avenue will broaden the range of products & services available, making the retail corridor more desirable to shoppers.

### **Environmental Considerations:**

#### **Site Planning:**

- Site and building lighting is designed to reduce light pollution to neighboring sites.
- Recycling facilities are located on-site and are disposed of by a private company.



- The project is located adjacent to three transit routes (3, 27, 28), minimizing dependence on cars.
- Ample bicycle parking is provided - promoting the use of green alternatives

**Water Efficiency:**

- Dual flush toilets and low flow faucets and showerheads will be provided

**Energy and Atmosphere:**

- The majority of spaces are designed to have direct access to daylight and views and a series of skylights have been provided for additional natural light.
- No CFC refrigerants will be used in HVAC equipment.

**Materials and Resources:**

- A construction waste management plan will be implemented to divert construction and demolition debris from landfill sites.
- Reclaimed cedar siding will be incorporated into part of the exterior finish of the new development
- Locally sourced and manufactured building products and materials will be incorporated into the building (high efficiency insulated precast panels, glass, perforated metal etc).
- Use of high quality, durable & long-lasting materials.

**Indoor Environmental Quality:**

- Low emitting materials and finishes will be specified where possible.
- Exposure to indoor chemicals and pollutant sources will be minimized.
- Energy efficiency, monitored by high level of controllability for temperature, ventilation and lighting, will be incorporated into the building design.

**10.0 Crime Prevention Through Environmental Design (CPTED):**

Recognized CPTED principles have been incorporated as an integral design element in the planning of this development, and include the following:

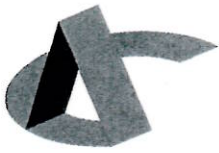
- Exterior materials will be impact resistant and come with graffiti resistant finishes (texturing and coating).
- Lighting (decorative and service) is incorporated under the canopies
- Exterior service doors will swing outward and be provided with "no-pull" hardware and astragals.
- Significant glazing in elevation will provide opportunities for visual surveillance of the surrounding area.

Very truly yours,

**CHANDLER ASSOCIATES ARCHITECTURE INC.**

**Dan Diaconu**  
MARCH  
Associate





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DIP ARCH TECH, LEED® GREEN ASSOCIATE

**Dan Diaconu**  
M ARCH

**John Saliken**  
BFA, M ARCH, ARB(UK), IA, AIBC

December 10, 2013

City of Victoria,  
Planning and Development Department  
City Hall  
1 Centennial Square  
Victoria, BC, V8W 1P6



**Attention:** **Mike Wilson, MCIP, RPP**  
Senior Planner - Urban Design  
Development Services Division  
Planning and Development Department

**Re:** **ADP Meeting Report – Nov. 27 2013 Meeting**  
**769 Pandora Avenue - Commercial Development**  
**Victoria, BC**  
**DP # 000331**

**Our File No.:** 12063

Dear Mike,

Please find herewith our response to **Nov. 27 2013 ADP Meeting** Report received Dec 3<sup>rd</sup> 2013..

We have structured our letter with the comments in plain text and our response in bold, italic text

**Excerpted from Victoria Advisory Design Panel Meeting Report of November 27, 2013 – DP #000331**

**6.0 Recommendation**

1. That the Advisory Design Panel recommend to Council that Development Permit Application #000331 for 769 Pandora Avenue be approved subject to design refinements including:

- (a) provision of a more continuous cornice band

***The horizontal expression of the cornice has been enhanced by the continuation of the painted treatment across the length of the cornice.***

- (b) consideration of the use of a more durable, weather resistant material, in place of horizontal cedar siding, immediately adjacent to sidewalk

***Glazed brick masonry replaced the use of cedar and consideration has been given to the concrete base through an 8" concrete base under the brick and a +/- 2' base under the glazing.***

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(c) reconsideration of the height of the angular canopy in order to complement the existing retail frontage to the east.

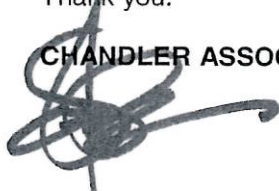
***The height of the canopy has been raised and is consistent with the Eastern side retail, providing a consistent experience along the street.***

***Additionally, cedar siding has been introduced to the underside of the canopy, enriching the character of the building.***

We thank you for your continued assistance with this project and look forward to your further support. If you have any questions, or require any further clarification, please call me directly.

Thank you.

**CHANDLER ASSOCIATES ARCHITECTURE INC.**

A handwritten signature in dark ink, appearing to be 'Chris Block', written over the company name.

**Chris Block, MAIBC**



#### DRAWING LIST

- A-0.0 COVER PAGE
- A-1.1 SURVEY & CONTEXT PLAN,  
EXISTING SITE PHOTOGRAPHS
- A-2.1 SITE PLAN / GROUND LEVEL /  
MEZZANINE LEVEL
- A-3.1 ELEVATIONS
- A-3.2 SECTIONS AND ELEVATION
- A-4.1 PERSPECTIVES

Received  
City of Victoria

DEC 12 2013

Planning & Development Department  
Development Services Division

REISSUED FOR PRIOR TO CONDITIONS DECEMBER 11, 2013

COVER PAGE

DECEMBER 11, 2013  
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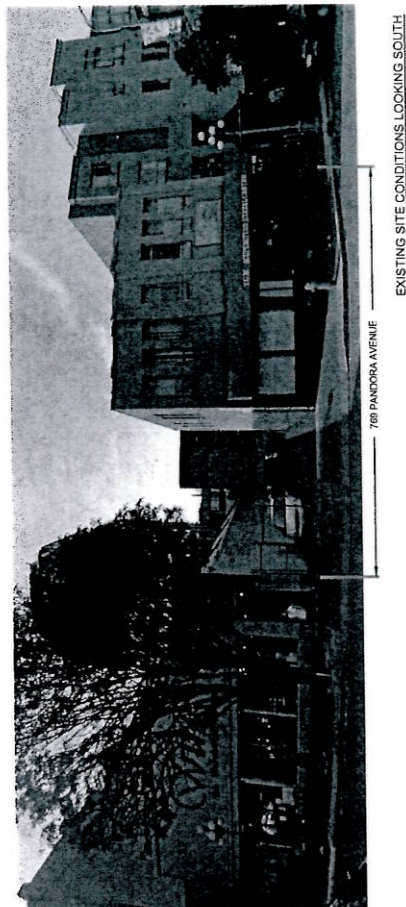
Crag X Climbing Gym

769 Pandora Avenue, Victoria, BC





CONTEXT PLAN  
SCALE 1:1000



EXISTING SITE CONDITIONS LOOKING SOUTH  
SCALE: 1" = 100'

Crag X Climbing Gym  
769 Pandora Avenue, Victoria, BC

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Received  
City of Victoria

DEC 12 2013

## SURVEY AND CONTEXT PLAN

SEPTEMBER 11, 2013

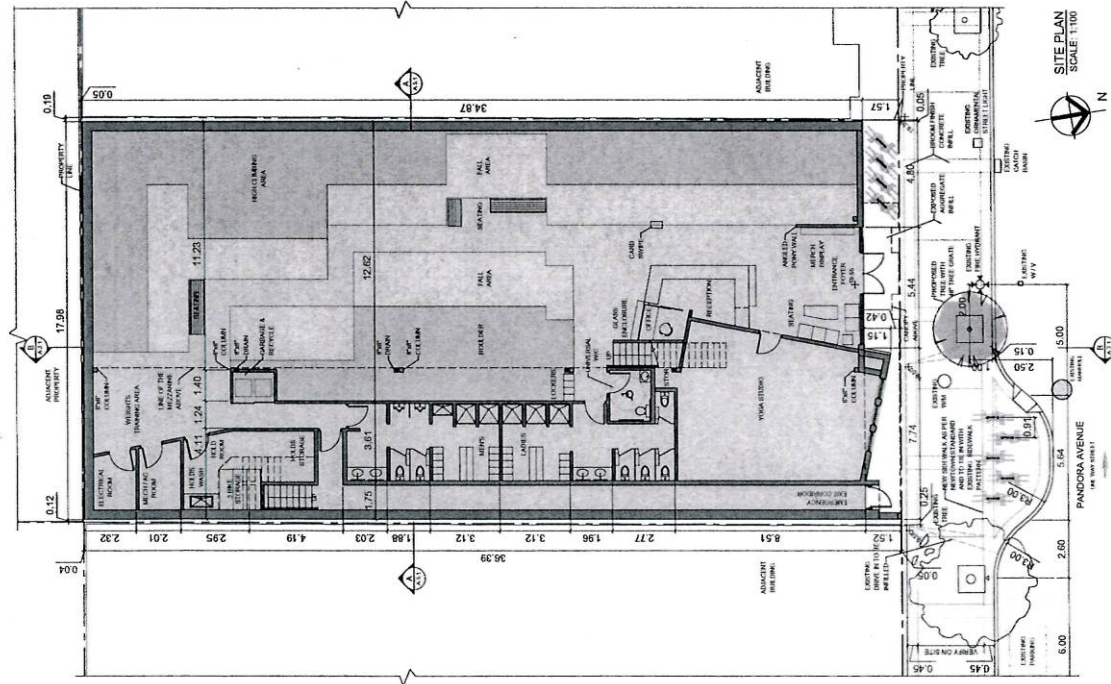
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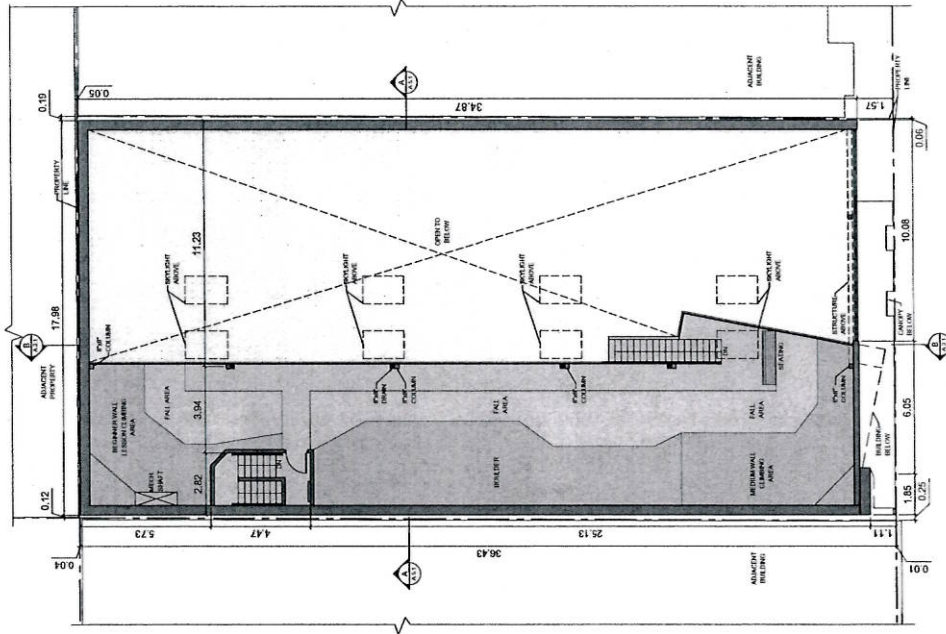
Planning & Development Department  
Development Services Division

REISSUED FOR PRIOR TO CONDITIONS DECEMBER 11, 2013

A-1.1



**SITE PLAN**  
SCALE 1:100



**MEZZANINE PLAN**  
SCALE 1:100

**ADDRESS:**  
769 PANDORA AVENUE, VICTORIA, BC

**LEGAL DESCRIPTION:**  
LOT 151, VICTORIA CITY  
PARCEL IDENTIFIER: 009-365-109

**SITE INFO:**  
ZONING: CA-4  
SITE AREA: 667.4 m<sup>2</sup> 7,183.8 ft<sup>2</sup>  
FLOOR SPACE RATIO (FSR): 1.24  
SITE COVERAGE: 94.7%

**BUILDING HEIGHT:**  
ALLOWED: 43.0 m (141.08')  
PROPOSED: 15.0 m (49.20')

**BUILDING AREA:**  
(AS PER ZONING BYLAW)  
GROUND LEVEL: 588.71 m<sup>2</sup> 6,336.8 ft<sup>2</sup>  
MEZZANINE: 234.69 m<sup>2</sup> 2,526.2 ft<sup>2</sup> (28.5%)  
TOTAL: 823.40 m<sup>2</sup> 8,863.0 ft<sup>2</sup>

**GROSS BUILDING AREA:**  
(EXTERIOR WALLS INCLUDED)  
GROUND LEVEL: 631.62 m<sup>2</sup> 6,798.7 ft<sup>2</sup>  
MEZZANINE: 256.48 m<sup>2</sup> 2,760.7 ft<sup>2</sup>  
TOTAL: 888.10 m<sup>2</sup> 9,559.4 ft<sup>2</sup>

**CAR PARKING - NOT REQUIRED**

**BICYCLE PARKING:**  
REQUIRED: 1 PER 80m<sup>2</sup> OF ASSEMBLY AREA  
CLASS 1: 20%  
CLASS 2: 80%  
TOTAL REQUIRED: 823.40m<sup>2</sup> / 80m<sup>2</sup> = 10.3 STALLS

**PROVIDED:**  
WITHIN THE PROPERTY  
CLASS 1: 3 STALLS  
CLASS 2: 8 STALLS  
TOTAL: 11 STALLS

**ADDITIONAL BICYCLE PARKING PROVIDED:**  
CLASS 2: 10 STALLS

**Crag X Climbing Gym**  
769 PANDORA AVENUE, VICTORIA, BC

**Received**  
City of Victoria  
DEC 12 2013  
Planning & Development Department  
Development Services Division

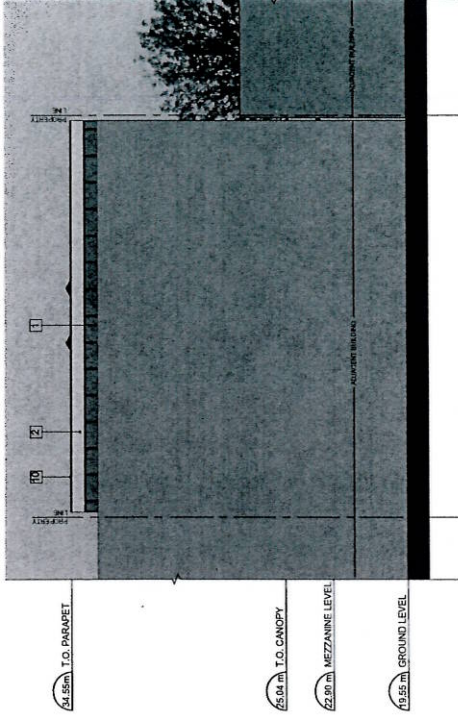
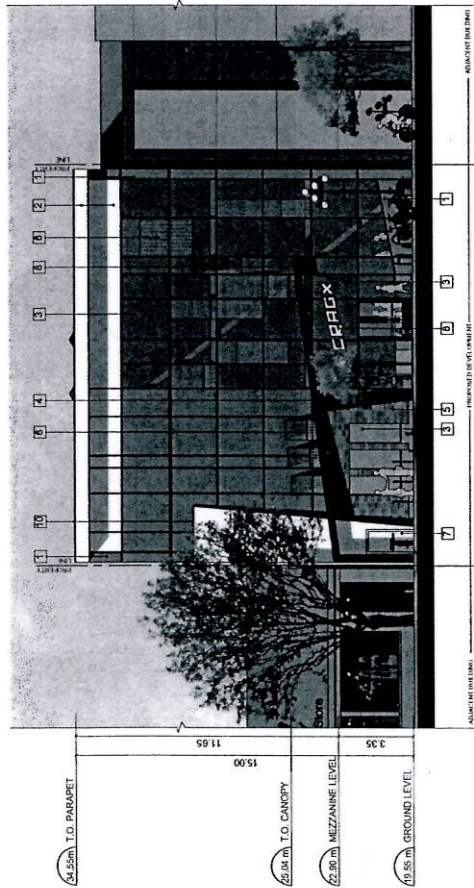
**SITE PLAN / GROUND LEVEL & MEZZANINE LEVEL**  
DECEMBER 11, 2013  
1:100  
12063

**Chandler Associates**  
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REISSUED FOR PRIOR TO CONDITIONS DECEMBER 11, 2013

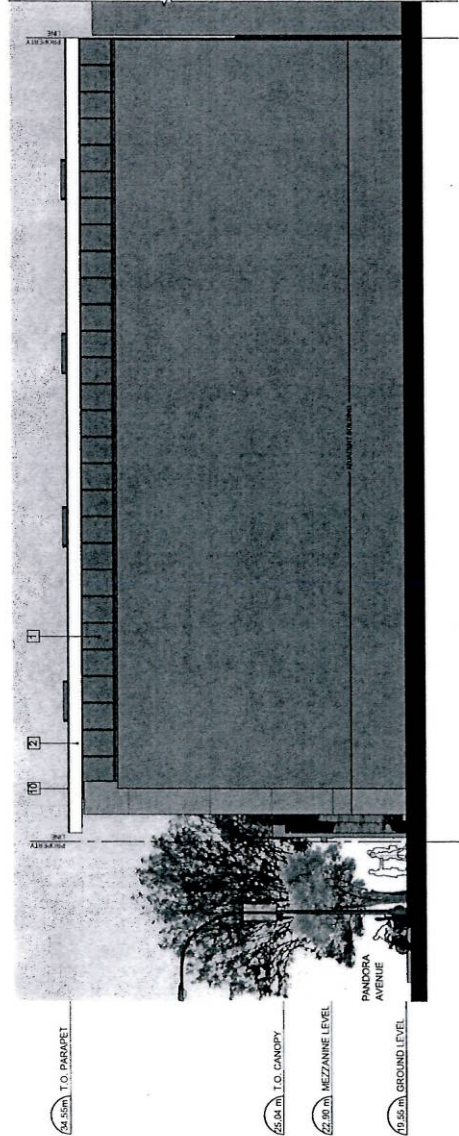
**A-2.1**





NORTH ELEVATION  
SCALE: 1/100

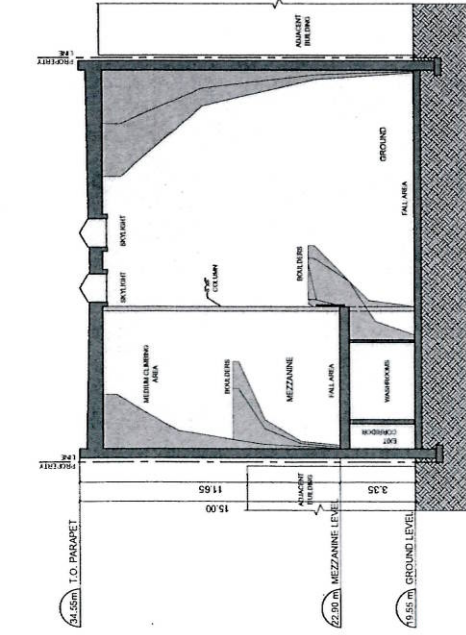
SOUTH ELEVATION  
SCALE: 1/100



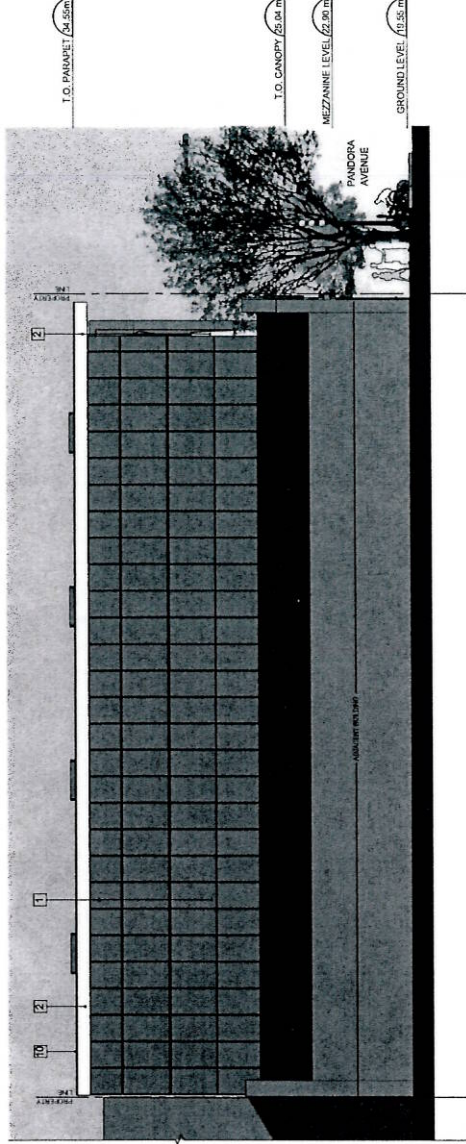
WEST ELEVATION  
SCALE: 1/100

FINISH LEGEND AND COLOUR SCHEDULE:

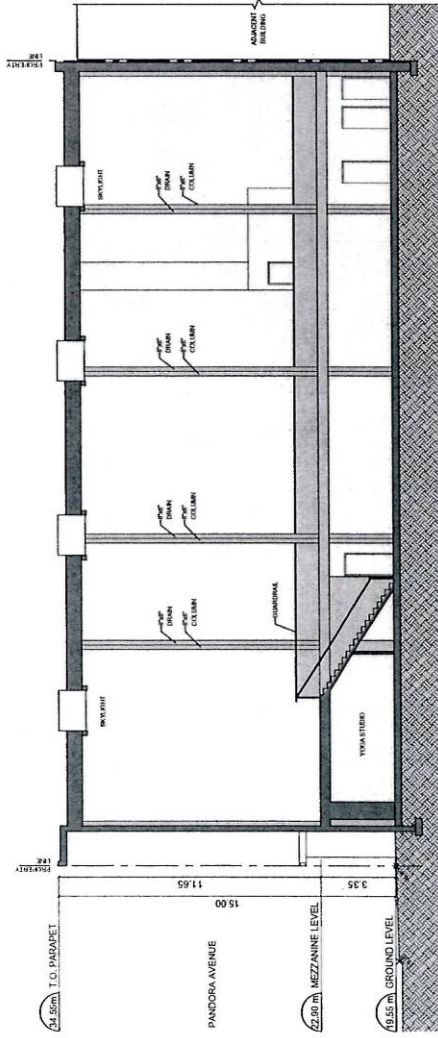
- |   |                                                                |    |                                                                     |
|---|----------------------------------------------------------------|----|---------------------------------------------------------------------|
| 1 | PRECAST EXPOSED CONCRETE WITH REVEALS                          | 6  | PERFORATED METAL DECORATIVE PANELS COLOUR TO MATCH: SILVER METALLIC |
| 2 | PRECAST PAINTED CONCRETE COLOUR TO MATCH: BM CC-10 ULTRA WHITE | 7  | METAL DOOR COLOUR TO MATCH: BM CC-10 ULTRA WHITE                    |
| 3 | STOREFRONT LIGHT GREEN TINTED GLAZING IN BLACK ALUMINUM FRAME  | 8  | TENANT SIGNAGE                                                      |
| 4 | METAL CANOPY COLOUR TO MATCH: BM 2118-10 UNIVERSAL BLACK       | 9  | SPANDREL GLAZING COLOUR TO MATCH: BM HC-129 SOUTHFIELD GREEN        |
| 5 | GLAZED BRICK                                                   | 10 | METAL FLASHING COLOUR TO MATCH: QC1820-R POLAR WHITE                |



SECTION A-A WITH APPROX. INTERIOR  
SCALE: 1:100



EAST ELEVATION  
SCALE: 1:100



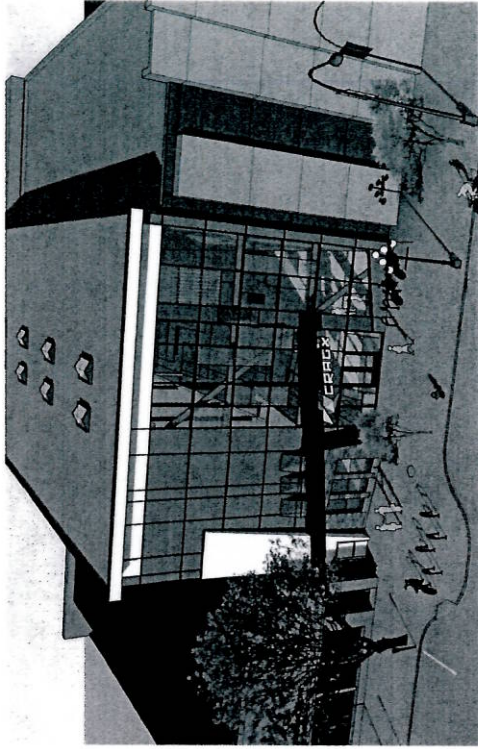
SECTION B-B WITHOUT INTERIOR  
SCALE: 1:100

- FINISH LEGEND AND COLOUR SCHEDULE:**
- |   |                                                               |    |                                                                     |
|---|---------------------------------------------------------------|----|---------------------------------------------------------------------|
| 1 | PRECAST EXPOSED CONCRETE WITH REVEALS                         | 6  | PERFORATED METAL DECORATIVE PANELS COLOUR TO MATCH: SILVER METALLIC |
| 2 | PRECAST PAINTED CONCRETE COLOUR TO MATCH BM CC-10 ULTRA WHITE | 7  | METAL DOOR COLOUR TO MATCH BM CC-10 ULTRA WHITE                     |
| 3 | STOREFRONT LIGHT GREEN TINTED GLAZING IN BLACK ALUMINUM FRAME | 8  | TENANT SIGNAGE                                                      |
| 4 | METAL CANOPY, COLOUR TO MATCH BM 2118-10 UNIVERSAL BLACK      | 9  | SPANDREL GLAZING COLOUR TO MATCH BM HC-129 SOUTHFIELD GREEN         |
| 5 | GLAZED BRICK                                                  | 10 | METAL FLASHING COLOUR TO MATCH CC1820-R POLAR WHITE                 |

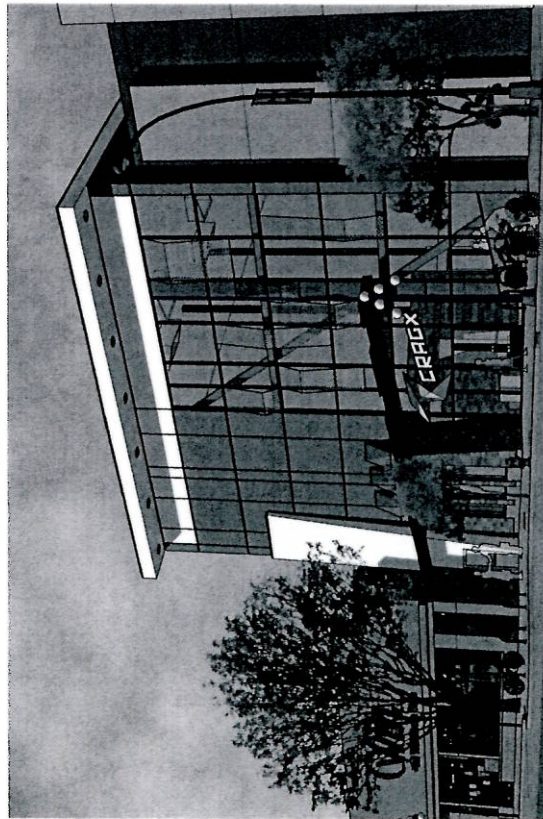




PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3

**VICTORIA ADVISORY DESIGN PANEL  
MINUTES OF November 27, 2013  
COMMITTEE ROOM #1**

**PRESENT**

Suzanne Christensen  
Barry Cosgrave  
Brad Forth  
Karen Hillel  
Charles Kierulf  
Christine Lintott  
Rod Windjack (Chair)

**STAFF**

Mike Wilson, Senior Planner – Urban Design

**REGRETS**

Gregory Damant  
Shaun McIntyre

**CALL TO ORDER**

Rod Windjack (Chair): Called the meeting to order at 12:05 p.m. and welcomed meeting participants.

**MINUTES**

**MOVED / SECONDED**

That the minutes of the September 25, 2013 meeting be **APPROVED** as circulated.

**CARRIED**

**APPLICATION**

**769 Pandora Avenue**

**Development Permit Application #000331**

To demolish the existing two-storey structure on site and construct a new one-storey and mezzanine building to house a new climbing gym facility.

Applicant Meeting attendees: Mr. Chris Block, Chandler and Associates Architecture  
Mr. Nikolai Galadza, Crag X Climbing Gym

The application was introduced by Mike Wilson, Senior Planner – Urban Design

Mr. Chris Block provided the panel with a presentation of the application including elevations and floor plans.



**Recommendation:**

**MOVED / SECONDED**

That the Advisory Design Panel recommend to Council that Development Permit Application #000331 for 769 Pandora Avenue be approved subject to design refinements including:

- (a) consideration of the use of a more durable, weather-resistant material, in place of horizontal cedar siding
- (b) reconsideration of the composition of the exposed joint lines on the exposed east façade
- (c) consideration of further expression of a dynamic tension in the cornice line.

**CARRIED UNANIMOUSLY**

**Meeting adjourned at 1:00 p.m.**

DRAFT