

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, August 27, 2015 for:

It was moved by Councillor Young, seconded by Councillor Coleman, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, AUGUST 27, 2015, at 7 p.m.:**

2. Rezoning Application No. 00381 for 1002-1008, 1012 Pandora Avenue

Councillor Isitt said that he cannot support sending this application to Public Hearing as he feels the application is not ready with a potential high risk of it being turned down. There are still impacts on Vancouver Street, Mason Street and Pandora Avenue that he feels still need to be addressed.

Councillor Alto said that she will support sending this application to Public Hearing as it is customary to send them forward when the applicant says they are ready to move forward. The applicant is aware of the risk of moving forward.

Councillor Loveday said that he does have concerns about the application, but he feels it is time to find out what the public feel about the application.

Councillor Madoff said throughout the process she has been consistent in not moving the application forward as it does not meet the basic principles of urban planning that are important.

Carried

For:

Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe and Young

Against:

Councillors Isitt and Madoff

BYLAWS

1. FIRST READING

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaws be given first reading:

Heritage Designation (1713 Government Street) Bylaw

The purpose of this bylaw is to designate the exterior and original interior elements of the building located at 1713 Government Street as protected heritage property.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1045)

The purpose of this bylaw is to rezone a portion of the land know as 62 Cambridge Street to permit subdivision and construction of a new small lot house. Carried Unanimously

2. SECOND READING

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaws be given second reading:

Heritage Designation (1713 Government Street) Bylaw

Zoning Regulation Bylaw, Amendment Bylaw (No. 1045)

Carried Unanimously

3. RESCIND THIRD READING

It was moved by Councillor Isitt, seconded by Councillor Coleman, that **third reading be rescinded** for the following bylaw:

Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw

The purpose of this bylaw is to authorize a housing agreement for rental housing at 1002-1008, 1012 Pandora Avenue.

Councillor Isitt said that he is happy to rescind third reading as he believes the project is not ready and can benefit from further refinements.

Carried Unanimously

Amend the Bylaw

It was moved by Councillor Coleman, seconded by Councillor Lucas, that the following bylaw be amended by replacing Schedule A in the bylaw with a new Schedule A appended to the report.

Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw

Councillor Alto asked if the intent of the bylaw is to confirm that the units would be rental in perpetuity.

Mayor Helps responded that is correct as well as 5% of the development will be affordable rental in perpetuity.

Councillor Isitt said that there are no restrictions on rentals for ten years. What is the term of rental?

Mayor Helps said that this is the first example of voluntary inclusionary zoning where 5% of the development is proposed as affordable rental, the remaining 95% is proposed as rental.

Alison Meyer (Assistant Director, Sustainable Planning and Community Development): The ten year restriction is the standard clause and is for those units that don't fall into the 5%. This will prohibit the owners from enacting any bylaws that would prevent rental.

Councillor Isitt asked how long the 95% must remain as rental units. He feels that we may be able to do more in locking rental units for longer.

Alison Meyer: Ten years for entire building and in perpetuity for the affordable units

Councillor Isitt asked where the ten years comes from.

Alison Meyer: It was offered by the applicant.

Councillor Isitt asked if it is Council's discretion whether we accept that or ask for longer.

Alison Meyer: There is no policy; it is up to Council's discretion.

Councillor Isitt said that he cannot support as it enables a development that is not ready and is too divisive in the community. He feels that Council should be driving a harder bargain if this is going to be a true rental building.

Councillor Alto asked if there were second thoughts about the Housing Agreement, could the Agreement be revisited at the public hearing?

Alison Meyer: Yes. Council has moved the application to a public hearing date. In Council's discussions there were a number of issues related to access to the development and Mason Street improvements. The Engineering Department is working with the applicant to provide greater clarity. This information will be brought forward when the application goes forward to public hearing.

Councillor Alto asked if there were second thoughts about the Housing Agreement. Could the Agreement be revisited at the public hearing?

Alison Meyer: Yes the Agreement could be reviewed again. The public hearing could be held and final adoption of the Housing Agreement and Rezoning could be postponed.

Councillor Thornton-Joe said that she is happy to support this and move to public hearing. The applicant is offering eleven non-market rental housing units which are consistent with the Housing Affordability and Housing Diversity Policies within the Official Community Plan.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe and Young

Against: Councillors Isitt and Madoff

Third Reading as Amended

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the following bylaw be given **third reading as amended:**

Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe and Young

Against: Councillors Isitt and Madoff

4. ADOPTION

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following bylaws be **adopted:**

Waterworks Bylaw, Amendment Bylaw (No. 9)

The purpose of this bylaw is to authorize a fee for water meter activation and deactivation, and to provide a mechanism to refund overbilled accounts.

Reserve Fund Bylaw

The purpose of this bylaw is to restructure the City's Reserve Funds.

Recreation Fees Bylaw, Amendment Bylaw (No. 9)

The purpose of this bylaw is to revise the fees for the use of recreation facilities.

Carried Unanimously

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – June 25, 2015

6. Rezoning Application No. 00381 and Development Permit Application No. 0003851 for 1002, 1008-1012 Pandora Avenue (St. Andrew's School)

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council:

1. Rescind third reading of Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-69.
2. That Council amend the Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069 by replacing the amended Schedule A that secures 11 non-market rental units.
3. That Council give third reading of Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069 with an amended Schedule A that secures 11 non-market rental units.
4. That Council refer the Rezoning Application No. 00381 for consideration at a Public Hearing.
5. Following consideration of Rezoning Application No. 00381, that Council approve a Development Permit for 1002, 1008-1012 Pandora Avenue, in accordance with:
 - a. Plans for Rezoning Application No. 00381 and Development Permit Application No. 000351, stamped June 8, 2015;
 - b. Development meeting all Zoning Regulation Bylaw requirements;
 - c. The Development Permit lapsing two years from the date of this resolution.
6. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line. Carried

For:

Mayor Helps, Councillors Coleman, Loveday and Lucas

Against:

Councillor Madoff

4.2 Rezoning Application No. 00381 and Development Permit Application No. 0003851 for 1002, 1008-1012 Pandora Avenue (St. Andrew's School)

Committee received a report dated June 12, 2015 regarding new information that has been presented since Council's motion of September 11, 2014, which cancelled the Public Hearing at the applicant's request for Rezoning Application No.0038. for 1002, 1008-1012 Pandora Avenue.

Committee discussed:

- The reduced impact of shadowing on the Mason Street Farm with the buildings' lower height on Mason Street.
- Concerns that the only access to the building being off of Mason Street and the traffic volume it will create. As per the *Highway Access Bylaw*, Mason Street is the only option for access.
- Strong preference for the access to be off of Pandora Street as it currently is; however, as per the *Highway Access Bylaw* this is not permitted.
- Reducing the size of the traffic calming "bump outs" for more parking on Mason Street.
- Ensuring the proposed Community Room is included as this is a great amenity space.
- Accessibility of the units, in terms of disabled access and affordability.

Action:

It was moved by Councillor Lucas, seconded by Councillor Coleman, that Committee recommends that Council:

1. Rescind third reading of Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-69.
2. Amend the Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069 by replacing the amended Schedule A that secures 11 non-market rental units.
3. Give third reading of Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069 with an amended Schedule A that secures 11 non-market rental units.
4. Refer the Rezoning Application No. 00381 for consideration at a Public Hearing.
5. Following consideration of Rezoning Application No. 00381, that Council approve a Development Permit for 1002, 1008-1012 Pandora Avenue, in accordance with:
 - a. Plans for Rezoning Application No. 00381 and Development Permit Application No. 000351, stamped June 8, 2015;
 - b. Development meeting all Zoning Regulation Bylaw requirements;
 - c. The Development Permit lapsing two years from the date of this resolution.
6. Authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.

Committee discussed:

- Appreciation for the applicant's initiative in addressing the public's concerns.
- The supportability of the height reduction on Mason Street as well as the inclusion of 5% of the total units as affordable housing units offered in perpetuity.
- Giving the public opportunity to decide if the refinements to the proposal are adequate for approval.
- Directing traffic to the smaller street seems counter intuitive; preference to preclude access off Mason Street and have access off of Pandora.
- The extraordinary potential of the site and how the current proposal may be better suited in a different location.
- The proposal's strong street interfaces.
- Concerns of including a large retail space in this location.
- Regulating the left turn from Cook Street north bound onto Mason Street.
- The ten-year rental agreement and what will happen to the renters once the building is no longer required to provide rental units.
- Designing the intersection at Vancouver Street and Mason Street to fit with the landscape of the proposal and discourage the use of Mason Street as access from Cook Street.

CARRIED 15/PLUC/144

For: Mayor Helps; Councillors Coleman, Loveday, Lucas, and Thornton-Joe
Against: Councillor Madoff

In accordance with Section 905 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use or the density of the land from that permitted under the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information that has been presented since Council's motion of September 11, 2014, which cancelled the Public Hearing for the *Zoning Regulation Bylaw* Amendment that would authorize Rezoning Application No.00381 for the property located at 1002, 1008-1012 Pandora Avenue. For background, staff have attached relevant staff reports along with the meeting minutes. Since Council's motion of September 11, 2014, the applicant has completed further consultation with the North Park Neighbourhood Association and the broader community through meetings and open houses.

As a result of this consultation, the applicant proposes the following amendments to the Application:

- the provision of 11 non-market rental units tied to the Housing Income Limits set for Victoria, for the life of the proposed building
- the provision of six additional bicycle parking stalls at grade (total of 24)
- the provision of raised planter beds for garden plots
- bicycle repair and wash station within the proposed building
- additional frontage improvements, including a curb bump out and planting on the north side of Mason Street immediately opposite the underground parking access point
- additional bump outs on Mason Street for traffic calming.

The recommendation provided above contains the appropriate language to advance the Rezoning Application for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

On September 11, 2014, Council endorsed a motion to cancel the Public Hearing for the property located at 1002, 1008-1012 Pandora Avenue. Since this time, the applicant has conducted further consultation with the North Park Neighbourhood Association and the broader community. The following section provides details regarding the changes that are being advanced and the previous reports and minutes are also attached.

ANALYSIS

Proposed Non-Market Rental Housing

The proponent is volunteering to provide 11 non-market rental housing units which are consistent with the Housing Affordability and Housing Diversity policies within the *Official Community Plan*. As such, staff have prepared a revised Housing Agreement Bylaw for Council's consideration. The proposal is to secure five bachelor suites, four one-bedroom suites and two two-bedroom suites.

The proposed Bylaw secures the units within the building in-perpetuity and assigns rent maximums by unit type in accordance with the Housing Income Limits (HILs) for Victoria. Based on 2015 HILs rates, the following maximum rents would apply:

Unit Type	Housing Income Limits (2015)	Maximum Rent
Bachelor	\$29,500	\$737.50
1-Bedroom	\$34,500	\$862.50
2-Bedroom	\$43,000	\$1,075.00

Plan Amendments

The applicant has also made additional plan amendments based on feedback from the community. These include additional bicycle parking stalls, raised planter beds for garden plots and additional frontage improvements to Mason Street. The applicant has already committed to constructing a driveway crossing at the corner of Mason Street and Cook Street and now proposes additional frontage improvements, including a planted bump out on the north side of Mason Street immediately opposite the parking access point. The intent of the improvements is to establish screening of the adjacent homes to provide improved privacy for residents on the north side of the street. The applicant also proposes to construct bump outs to calm traffic on Mason Street.

Encroachment Agreement

The applicant proposes to excavate to the property line in order to construct an underground parking structure. Staff recommend for Council's consideration that Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction. This is to accommodate shoring for construction of the underground parking structure at the property line.

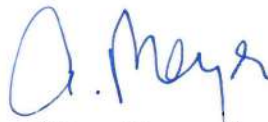
CONCLUSIONS

Since the Public Hearing which was set for September 11, 2014, was cancelled, the applicant has completed additional consultation with the community. The applicant has proposed that 11 units in the development be secured for non-market rental housing. The applicant has also committed to additional frontage improvements, bicycle racks and garden areas. Staff recommend for Council's consideration that Council consider forwarding the Application for consideration at Public Hearing in accordance with the recommendation provided.

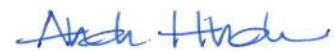
Respectfully submitted,



Mike Wilson
Senior Planner – Urban Design
Development Services Division



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



Andrea Hudson
Acting Director
Sustainable Planning
and Community
Development
Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

June 15, 2015

MW:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00381\REZ PLUC REPORT2.DOC

List of Attachments

- Letter from Blue Sky Properties dated June 10, 2015
- Plans date stamped June 9, 2015
- Council Minute dated September 11, 2014
- Letter from Blue Sky Properties dated September 10, 2014.

June 10, 2015

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



Attn: Mayor and Members of Council

Re: 1002-1008 and 1012 Pandora Avenue

Dear Mayor and Council,

The purpose of this letter is to provide an update on our application for 1002-1008 and 1012 Pandora Avenue.

Since requesting to delay to our public hearing last September, we have spent time revising our proposal and conducting additional public consultation. This consultation includes:

- Meeting with the North Park Neighbourhood Association (NPNA) Land Use Committee;
- Presentation to broader NPNA group at their regular monthly meeting;
- Two Neighbourhood Information Meetings;
- Phone call to update the owners of the Mason Street City Farm on the project;
- Various Meetings with smaller groups of stakeholders in the neighbourhood.

During these meetings we provided a history of the project and an update on our new proposal. These meetings were interactive in nature as we were seeking feedback on some of the new ideas that we are proposing.

These new ideas include the addition of resident garden plots and an urban agricultural education program; confirmation of pet-friendly building amenities; confirmation of cycling amenities; and the introduction of additional landscaping and traffic calming measures along Mason Street.

In addition, we introduced the idea of two additional options for consideration by the community:

Option 1 included the addition of new on-site public amenities in the form of a commitment to provide 5% of the residential rental units as affordable units and the provision of a new community meeting room to be available for use at no charge to the NPNA and other community groups.

As an alternative, Option 2 was developed to respond to some neighbours' continued concern about building massing and height along Mason Street. This option proposed the reduction of density and height, to lower the building facing Mason Street and Franklin Green Park from 4-storeys to 3-storeys. This option reduced the overall density from 2.35 FSR to 2.21, representing a loss of 11,790 sq.ft or 15 rental units.

These updates were presented to the NPNA at their May 2015 meeting.

In addition to this, BlueSky held 2 Neighbourhood Information Meetings on May 26th. Invitations were mailed to approximately 3,700 residential and business addresses in the surrounding area and notices were printed in the Victoria Times Colonist on May 19, 21 and 22. The purpose of the meetings was to present the updated project plans and to seek feedback on the two specific options being considered to see if there was a preference between Option 1 (on-site affordable housing and community meeting room) and Option 2 (reduced building height and density). Approximately 100 people attended the two sessions. On the specific question of whether there was a preference for either of the options, we received greater support for Option 1.

We were encouraged by the broad support for inclusion of affordable housing within the project. While some liked the idea of further reduced density, others felt that at 4-storeys the building was already appropriately scaled within the urban neighbourhood context and that the contribution of affordable housing would provide a greater public benefit.

Based on the feedback we received during the Neighbourhood Information Meetings and other stakeholder sessions, along with our interest in supporting greater housing affordability in Victoria, we have now elected to implement Option 1. Our plans have been revised to reflect the inclusion of the Community Meeting Room and we have documented our commitment to the provision of affordable housing in an updated Housing Agreement with the City. The Housing Agreement includes the requirement to provide 5% of the units (11 units) as affordable units with their rents linked to BC Housing's Housing Income Limits (HILs) rates, as suggested by City staff. These units will remain as affordable units in perpetuity, representing a significant and continuing public amenity contribution to the City.

To ensure that the affordable units are available to a wide variety of household configurations, including families, we are proposing a mix of unit sizes including five (5) Bachelor suites, four (4) 1 bedroom suites, and two (2) 2 bedroom suites.

To expand on the other changes to the proposal:

Urban Agriculture:

We have included 30 garden plots for use by residents of the building (this number could be expanded based on demand). In addition to providing the plots, we will be engaging with a local group to help facilitate the residents to learn how to plant and grow food in an urban setting. We believe this to be important from a sustainability perspective, but also community building within the project and have successfully implemented similar programs at our projects in Vancouver.

Pet Friendly Building:

We have heard from multiple people that it is difficult for pet owners to find rental apartments in Victoria as many landlords restrict pets. To confirm, we will be allowing pets in our building and will be taking additional steps to improve livability. These will include a Dog Wash station in the parkade and pet dropping clean-up stations.

Cycling Amenities:

This site is strategically located at the convergence of two major bike routes, Pandora Ave. and Vancouver St. This project will improve the frontage on both of the streets to match the planned cycling infrastructure. Recognizing that this is an important junction, we will be installing an outdoor bike service station and pump that will be available for use by the public. Also, to encourage more cycling trips to the

site, we have doubled the number of surface bike parking spaces at grade over the bylaw requirement. Our hope is that these extra spaces will encourage retail customers and visitors to the building to arrive by bike, thereby reducing the amount of vehicle traffic.

Mason Street:

We understand there have been recent changes to the Highway Access Bylaw. We have discussed these with the Staff and are told that even with these changes, we are still required to access our site off of Mason St. In addition to the traffic minimizing measures that we put into place last year to lessen the impact on the Mason St. residents, we have implemented new additional measures. These include a slight re-alignment of the street to allow for planting in front of the houses on the north side of Mason, immediately across from the entrance. We have also proposed traffic calming "bump outs" that will force traffic to slow down. A similar measure was taken on Leighton Road to much success and we are excited about contributing to implementing these design and traffic calming measures along the full length of Mason St. as an additional community amenity contribution. The idea of designing Mason St. following the "woonerf" or Dutch "living street" concept was first identified during our discussions with the NPNA and we look forward to working with City staff and the community through the detailed design and planting of these streetscape amenities.

While we have not secured any specific tenants for the commercial portion of the project, we have been open in sharing with the community the interest we have received from potential grocers. That said, the plans maintain flexibility to accommodate a mix of retailers to serve the local neighbourhood and the growing downtown population. It is important to us, and to the viability of downtown retail locations, to offer a balanced retail program, with the potential for larger tenants to support a diversity of smaller shops that together can create a vibrant and successful neighbourhood-serving venue. As the long-term owners and managers of the building, we are committed to ensuring the success of the project, which is directly linked to the success of the ground-floor retail space. We will be working to select tenants for the project that can meet local needs and contribute to the positive growth of the neighbourhood.

Our efforts over the last number of months have informed these further design refinements, resulting in a better plan with additional public amenity contributions that offer direct benefits to the local neighbourhood and to the broader city as a whole.

We respectfully ask that Council consider the application and allow our proposal to proceed to a Public Hearing. We are committed to investing in the positive growth of Victoria's downtown neighbourhoods and look forward to achieving a successful outcome for all stakeholders.

Regards,



Mark Kopinya
Development Manager

RESIDENTIAL/COMMERCIAL DEVELOPMENT

1008 - 1012 PANDORA AVENUE,
VICTORIA, BC, V8V 3P5

DP REZONING SUBMISSION
(Base Design Submission)

June 5th, 2015



CHRIS DIKEAKOS ARCHITECTS INC.

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Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

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STANTEC

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SURVEYOR
BRAD CUNNING LAND SURVEYING INC.

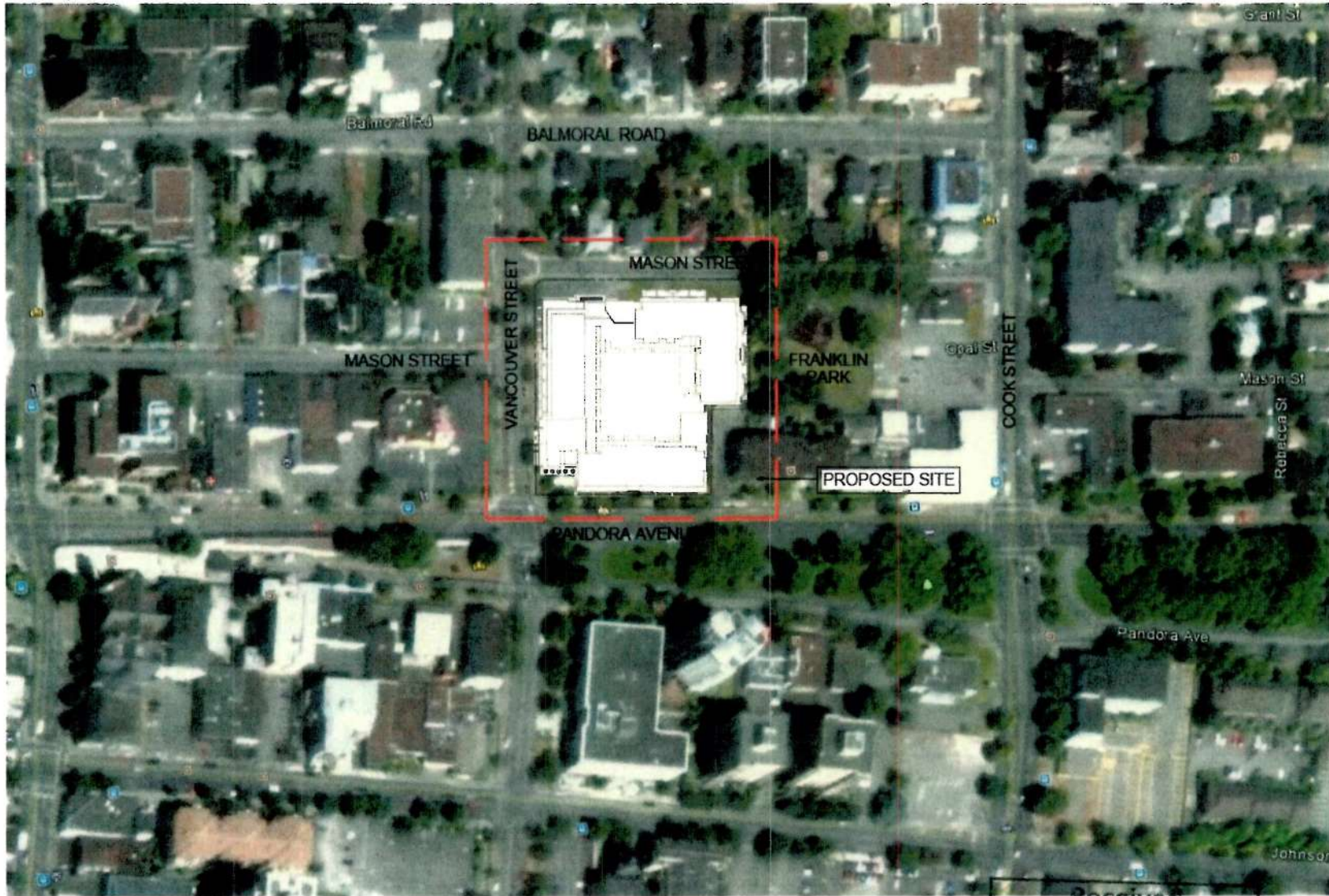
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BUILDING CODE CONSULTANT
LMDG BUILDING CODE CONSULTANTS

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TRAFFIC CONSULTANT
BUNT & ASSOCIATES ENGINEERING

CONTACT: IVYNE SIBSON
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FAX: 250 383-8718



KEY PLAN	
SCALE: N/A	
NOTES	
NO. REVISED	DATE
REVISIONS:	
ISSUED FOR:	
DATE OF PROPOSAL SUBMISSION	SECTION
PROPOSAL DESIGN PANEL RESPONSE	SECTION
ARCHITECT PRESENTATION	SECTION
DEVELOPMENT PERMIT	SECTION
SCULPTURE SUBMISSION	SECTION
PUBLIC MEETING	SECTION
DEVELOPMENT PERMIT	SECTION
REDESIGN SUBMISSION	SECTION



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PROJECT:
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-112 PANDORA AVENUE,
VICTORIA, BC



CONSULTANT:

DRAWN BY: *Autur* SEAL:
CHECKED BY: *Chantal*
SCALE: 1/8" = 1'-0"
PROJECT: *PA02*
DATE: *JUNE 04, 2015*

SHEET TITLE:
SITE - CONTEXT

DRAWING NO.:	REV.
A002	

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City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division



(A) PANDORA LOOKING WEST



(B) SITE LOOKING NORTH



(C) CORNER PANDORA & VANCOUVER



(D) PANDORA LOOKING EAST



(E) VANCOUVER ST LOOKING SOUTH



(F) SITE LOOKING SOUTH



(G) MASON ST CORNER



KEY PLAN

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City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division

KEY PLAN
SCALE: N/A

NOTES



NO. REVISION	DATE
ISSUED FOR:	
DATE OF RECORDING SUBMISSION	REVISION
ADVISORY DESIGN PANEL RESPONSE	1/27/2014
ADVISORY DESIGN PANEL	2/20/2014
DEVELOPMENT PERMIT	1/27/2014
NOTICE OF COMMENCEMENT	1/27/2014
PLAC. MEETING	1/27/2014
DEVELOPMENT PERMIT	2/20/2014
NOTICE OF COMMENCEMENT	2/20/2014



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PROJECT:
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1038-1212 PANDORA AVENUE,
VICTORIA, BC



Blue Sky
PROPERTIES

OWNER:
CONSULTANT:

DESIGNED BY: <i>Julian</i>	SCALE:
CHECKED BY: <i>Chase</i>	DATE: <i>2/18/2015</i>

SHEET TITLE:
SITE PHOTOS

DRAWING NO.:	REV.
A003	



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 JUN - 8 2015

 Planning & Development Department
 Development Services Division

KEY PLAN

SCALE: N/A

NOTES

NO. REVISED	DATE
REVISIONS:	
ISSUED FOR:	
OF RECORD SUBMISSION	08/02/14
ADVISORY COMMITTEE RESPONSE	14/02/14
ADVISORY COMMITTEE RESPONSE	20/02/14
DEVELOPMENT PERMIT	14/02/14
RECEIVED BY MUNICIPALITY	08/02/14
PUBLIC MEETING	08/02/14
DEVELOPMENT PERMIT	08/02/14
RECEIVED BY MUNICIPALITY	08/02/14



**CHRIS DIKEAKOS
ARCHITECTS INC.**

7 250 260 3300 | 10-3000 HURONTARIO ST. | VANCOUVER, BC V6Z 2G4
 7 254 284 3300 | 10-3000 AVENUE 6 | VICTORIA, BC V8P 2E6

DISCLAIMER: CONSULTANTS AND PROFESSIONALS ARE NOT LIABLE FOR THE PROJECT OR THE QUALITY OF THE WORK. THE CONSULTANT'S WORK IS LIMITED TO THE SERVICES SPECIFICALLY LISTED IN THE CONTRACT DOCUMENTS. CONSULTANTS ARE NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

PROJECT:
 RESIDENTIAL - COMMERCIAL
 DEVELOPMENT
 1000-1012 PANDORA AVENUE,
 VICTORIA, BC



CONSULTANT:

DRAWN BY: A. Baker	SCALE:
CHECKED BY: C. Baker	
SCALE:	
PROJ. NO.: 1044	
DATE: June 06, 2014	

SHEET TITLE:
 PERSPECTIVE -
 CORNER OF PANDORA
 AVE. & VANCOUVER
 ST.

DRAWING NO.:	REV.:
A004	



KEY PLAN

SCALE: NTS

NOTES

NO. REVISED	DATE
REVISIONS:	
ISSUED FOR:	
BY REGIONAL SUPERVISOR	08/09/10
PROJECT DESIGN PANEL RESPONSE	12/02/10
ADVISORY DESIGN PANEL	2/28/12
DEVELOPMENT PERMIT	4/05/12
REVISIONS IN RESPONSE	08/02/12
PUBLIC MEETING	08/02/12
DEVELOPMENT PERMIT	08/02/12
REVISIONS IN RESPONSE	08/02/12



CHRIS DIKEAKOS ARCHITECTS INC.

7 884 261 2600 | 22-288 HERRING ST | VANCOUVER, BC V6V 2K6
7 250 281 2800 | 1000 WYNDHAM ST. WEST | VANCOUVER, BC V6L 2Y4

DISCLAIMER: THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHRIS DIKEAKOS ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHRIS DIKEAKOS ARCHITECTS INC.

PROJECT:
RESIDENTIAL - COMMERCIAL DEVELOPMENT,
CORNER 1512 PANDORA AVENUE, VICTORIA, BC.



CONTRACT:

DESIGNED BY:	DATE:
CHECKED BY:	SCALE:
PROJECT NO.:	DATE:
DATE: JUN 26, 2015	

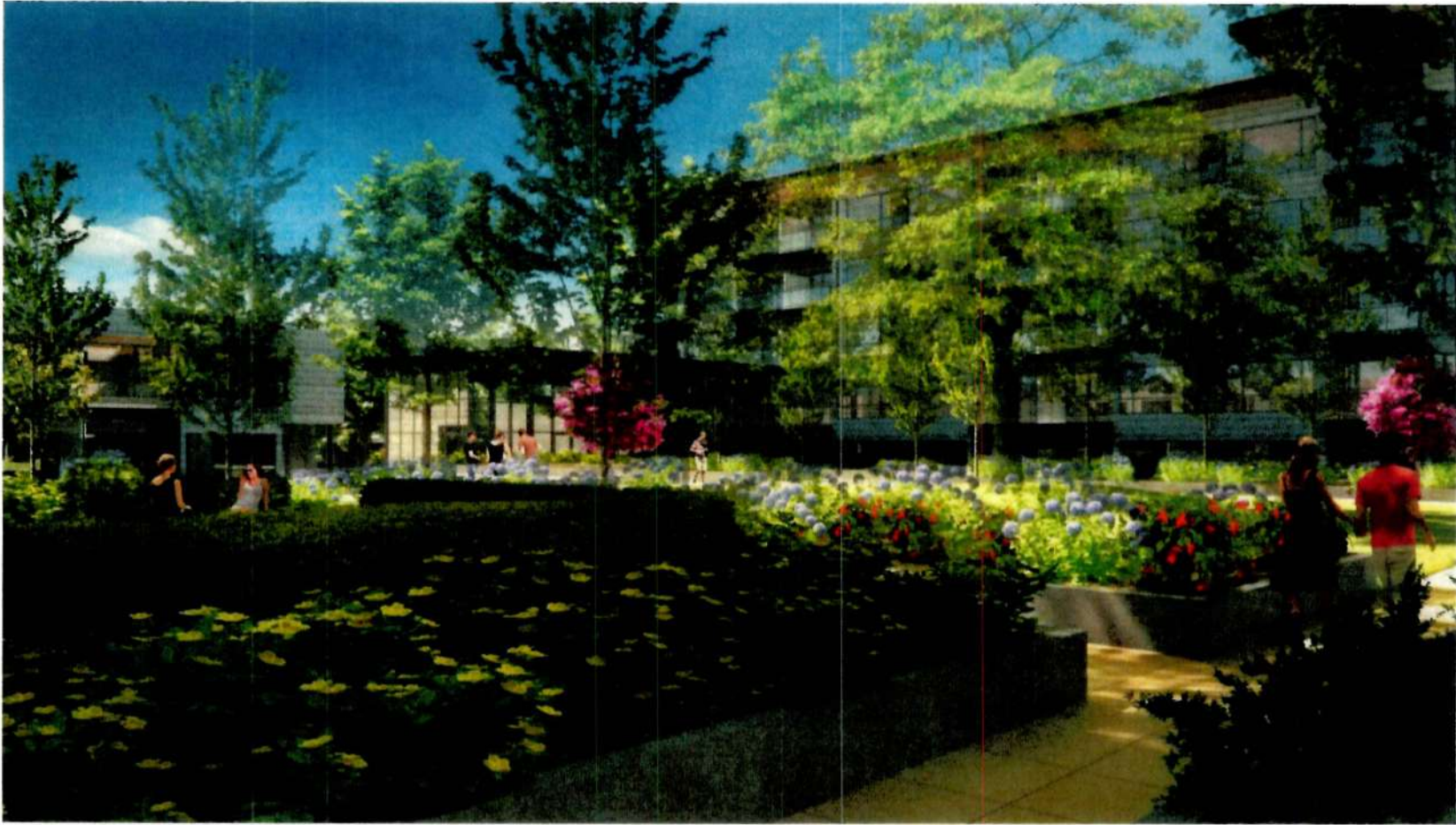
SHEET TITLE:
PERSPECTIVE - CORNER OF MASON ST. & FRANKLIN AVE.

DRAWING NO.:	REV.:
A005	

Received
 City of Victoria

JUN - 8 2015

 Planning & Development Department
 Development Services Division



Received
 City of Victoria

JUN - 8 2015
 Planning & Development Department
 Development Services Division

KEY PLAN

SCALE: N.T.S.

NOTES

NO. REVISED	DATE
ISSUED FOR:	
BY RECEIVING SUBMISSION	REVISION
ADVISORY DESIGN PANEL RESPONSE	DATE
ADVISORY DESIGN PANEL	DATE
DEVELOPMENT PERMIT	DATE
DEVELOPMENT PERMIT	DATE
DEVELOPMENT PERMIT	DATE
DEVELOPMENT PERMIT	DATE



7 888 341 3887 | 250 388 4646 | 1000 BAYVIEW AVE. SUITE 200 VICTORIA, BC V8W 2E1

PROJECT:
RESIDENTIAL - COMMERCIAL DEVELOPMENT,
1230-1012 PANDORA AVENUE,
VICTORIA, BC.



CONSULTANT:

DESIGNED BY: Chad	DATE:
CHECKED BY: Chad	
SCALE:	
FILE NO: 10A	
DATE: APR 29, 2015	

SHEET TITLE:
PERSPECTIVE - LEVEL
2 COURTYARD

DRAWING NO.: A006	REV.
-----------------------------	------



KEY PLAN

SCALE: NTS

NOTES



NO. REVISION

REVISIONS:

ISSUED FOR:

OF REVISIONS IS REMOVED

INDUSTRY DESIGN PANEL RESPONSE

INDUSTRY DESIGN PANEL

DEVELOPMENT PERMIT

RECEIVED INSURANCE

PLANNING MEETING

DEVELOPMENT PERMIT

RECEIVED INSURANCE



CHRIS DIKEAKOS
ARCHITECTS INC.

7 250 250 2500 | 115 BURNHAMTHORPE RD. UNIT 101, MISSISSAUGA, ONT. L4W 5M1

CLIENT: [REDACTED]
PROJECT: [REDACTED]



DATE: [REDACTED]

DESIGNED BY: [REDACTED]

CHECKED BY: [REDACTED]

SCALE: [REDACTED]

PROJECT: [REDACTED]

DATE: JUN 04, 2014

SHEET TITLE:

PERSPECTIVE -
CORNER OF
VANCOUVER STREET
& MASON STREET

DRAWING NO.:

A007

REV.:

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT 1 AND LOT 2, SUBURBAN LOT 15, VICTORIA CITY, PLAN 22437,
EXCEPT PORTION OF LOT 2 IN PARCEL A IDO C70855, PLAN 29435)

SCALE = 1 : 400



1. EXPLANATION OF SYMBOLS

LEGEND

Dimensions are graduated based on the City of Victoria
Integrated Survey Network 18-664 (Elev. = 11,522ft)

Shade area and lines of the actual surveyed
guide stakes of a curb line are in yellow.

Tree bases and locations representative to scale
where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.

- SP --- denotes Utility Pole
- SP F --- denotes Utility Pole with Transformer
- SP L --- denotes Utility Pole with Light
- SB --- denotes Catch Basin
- NO --- denotes Manhole (Sanitary)
- NO S --- denotes Manhole (Storm)
- NO L --- denotes Manhole (City Lights)
- W --- denotes Water Valve
- W F --- denotes Water Valve
- W L --- denotes Light Pole
- W T --- denotes Traffic Sign
- W P --- denotes Sign Pole
- W H --- denotes Fire Hydrant

TOTAL SITE AREA
7913.6 sf
85181.3 s.f.

MUNICIPALITY

Victoria

ZONING

CA-1 (Lot 1)
R-2 (Lot 2)

PID No.

003-241-025 (Lot 1)
003-240-487 (Lot 2)

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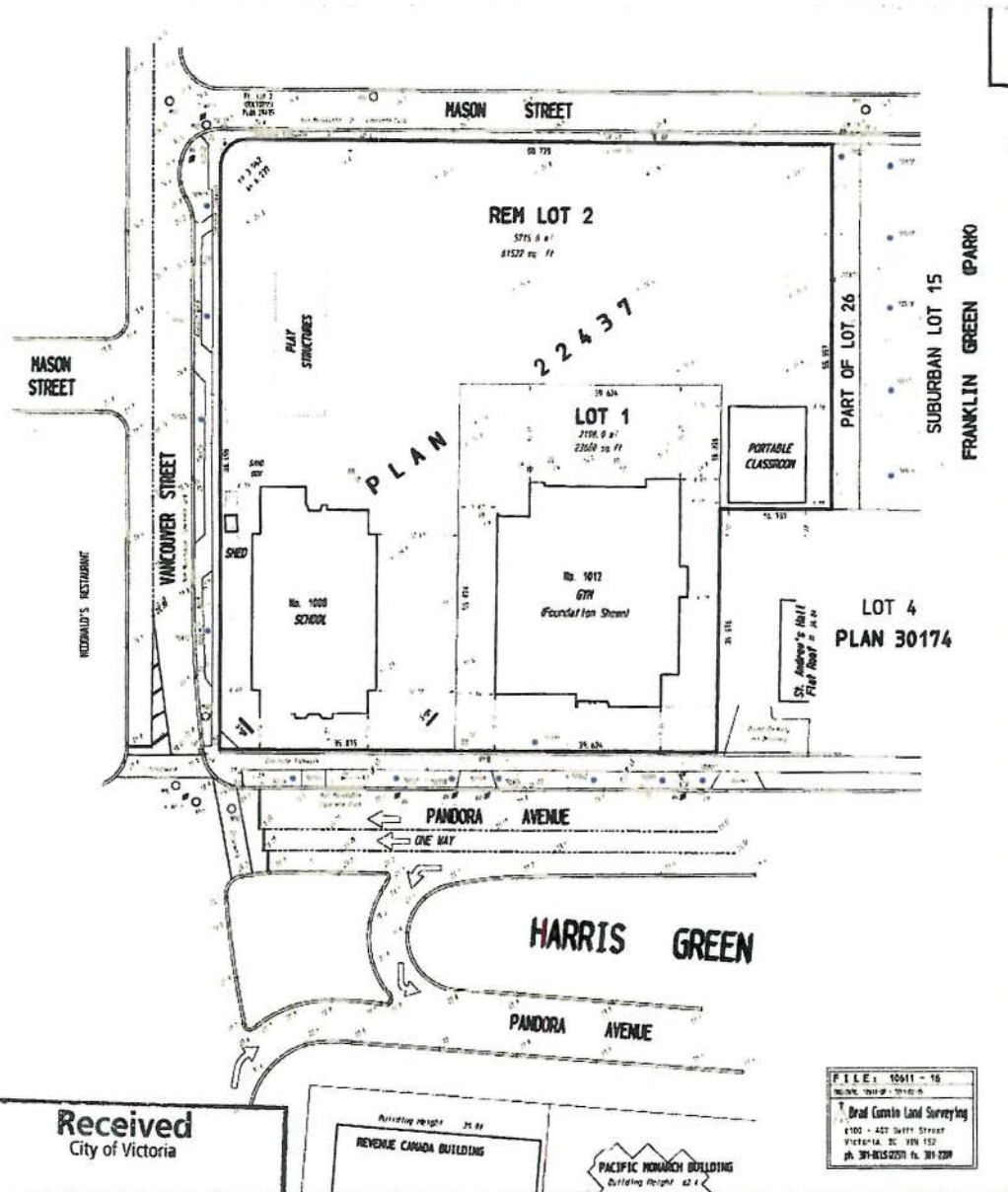
This document is intended for use as a planning plan. It is not intended to be used as a legal document. The user of this document is advised to consult with a qualified professional for legal advice.

TREE SCHEDULE:

TREE No.	SPECIES	Diameter (in)	Height (ft)
T0001	JEC	2.28	6.00
T0002	JEC	2.21	6.00
T0003	JEC	2.21	6.00
T0004	JEC	2.45	6.00
T0005	JEC	2.42	6.00
T0006	JEC	2.59	6.00
T0007	JEC	2.75	6.50
T0008	JEC	2.79	7.00
T0009	JEC	2.58	6.00
T0010	JEC	2.59	7.00
T0011	JEC	2.78	6.00
T0012	JEC	2.75	6.00
T0013	JEC	2.75	6.00
T0014	JEC	2.75	6.00

CERTIFIED CORRECT

By: [Signature]
Date: [Date]



Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

FILE: 15011-15
DATE: 2015-06-08
D. Brad Curran Land Surveying
1100 - 427 SUFFY STREET
VICTORIA, BC V8W 1S2
PH: 250-463-2251 FL: 301-239

KEY PLAN
SCALE: N/A
NOTES

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUED FOR:

NO.	DESCRIPTION	DATE

CON
CHRIS DIRLAKOS
ARCHITECTS INC.

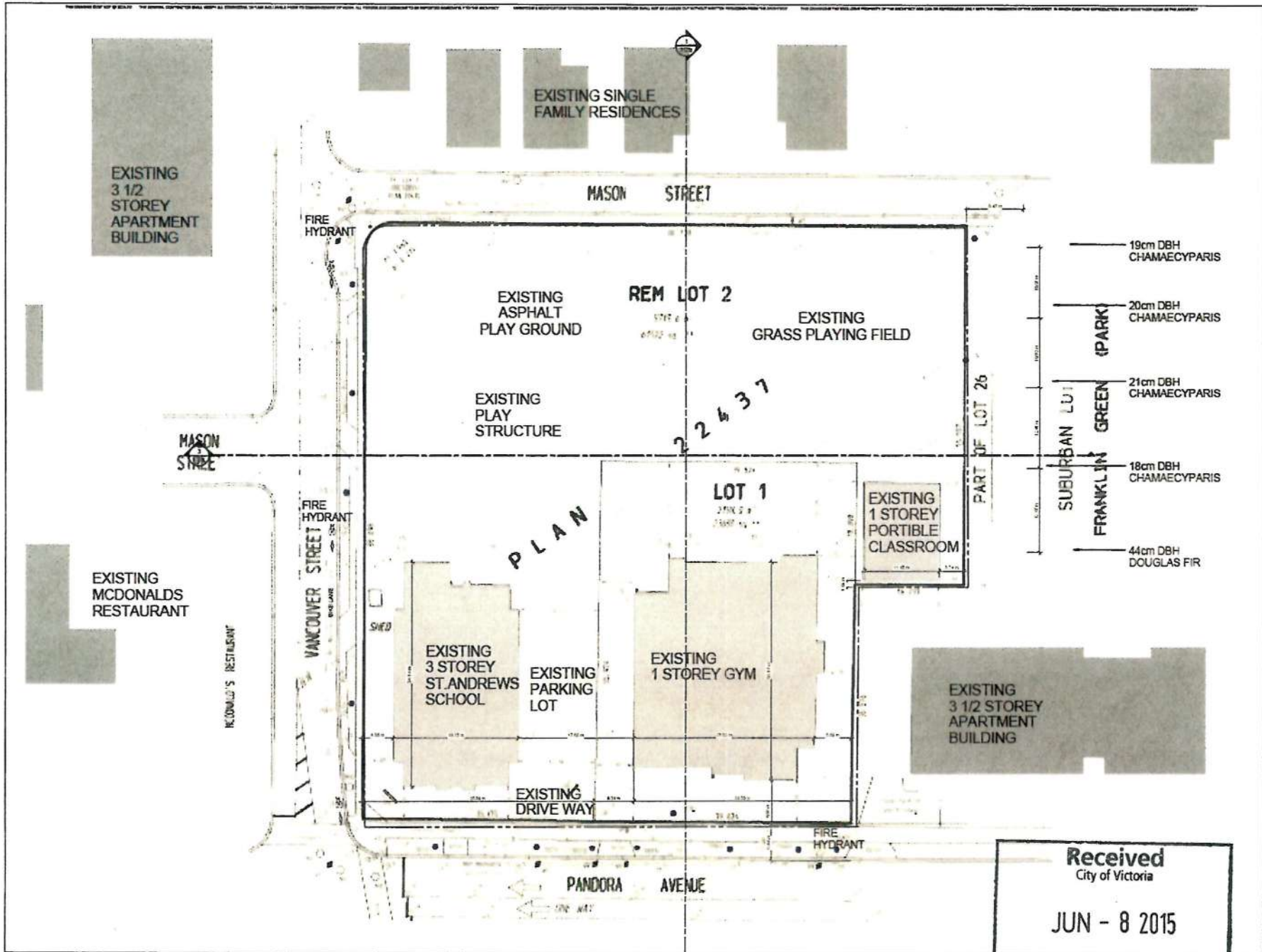
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1008-1012 PANDORA AVENUE
VICTORIA, BC

BlueSky
PROPERTIES

DESIGNED BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
DATE: [Date]

SHEET TITLE:
SURVEY

DRAWING NO.: A101



KEY PLAN
SCALE: 1:5
MAY 08



NO. OF REVISIONS:	
ISSUED FOR:	
OF RECORDS SUBMISSION	
CONCEPT DESIGN PANEL RESPONSE	
CONCEPT PERMIT	
DEVELOPMENT PERMIT	
PLANNING MEETING	
DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT	



CHRIS DIKEAKOS ARCHITECTS INC.
7 BURNHAMTHORPE BLVD UNIT 101 MISSISSAUGA ON L4X 1L3

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT 1000-1012 PANDORA AVENUE, VICTORIA, BC



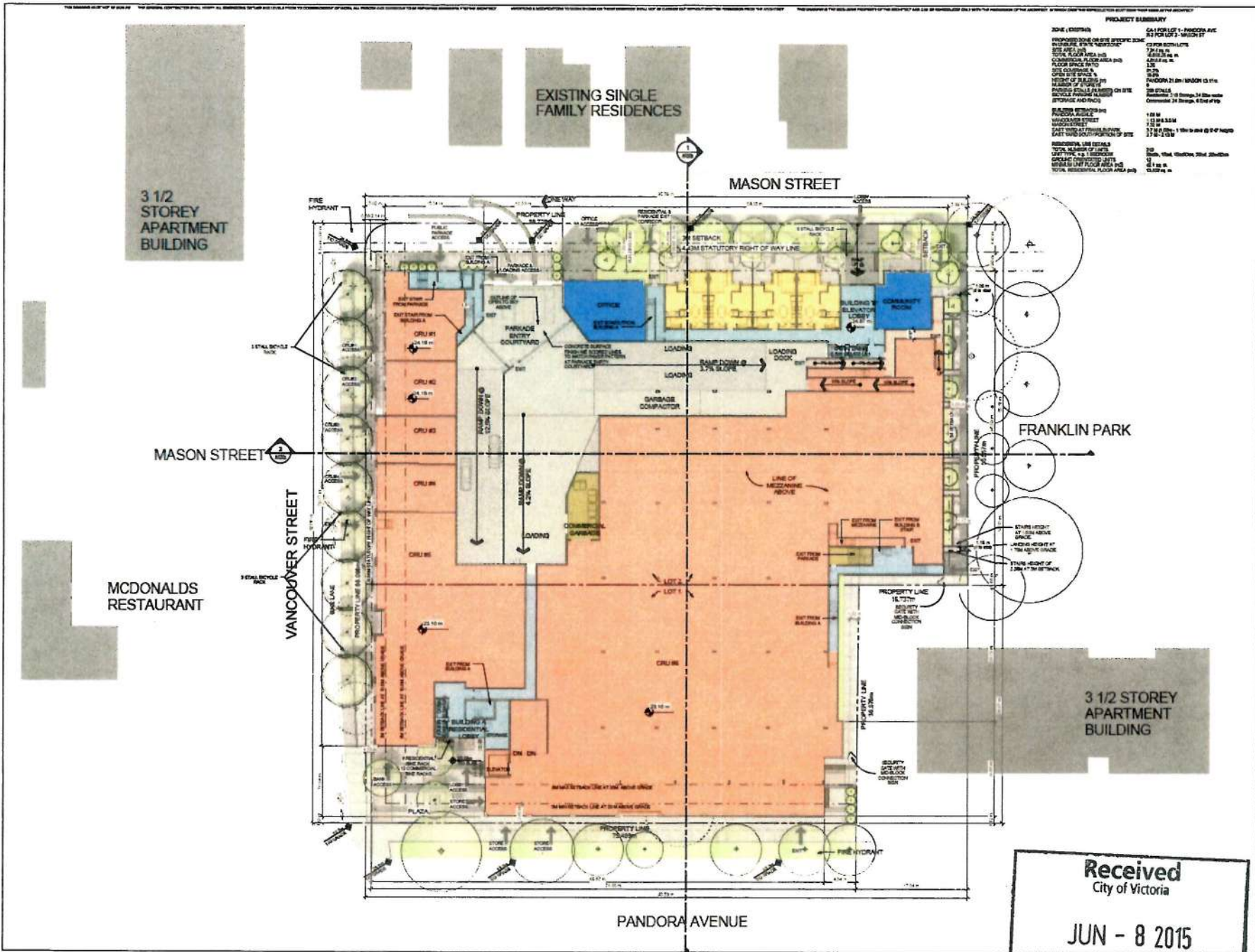
CONSULTANT:

DRAWN BY: Adu	CHECKED BY: Chae
SCALE: 1:200	DATE: APR 20, 2015

SHEET TITLE:
SITE PLAN OF EXISTING SCHOOL

DRAWING NO.: A102	REV.
-------------------	------

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



PROJECT SUMMARY

ZONE / DISTRICT	CA 1 FOR LOT 1 - PANDORA AVE
PROPOSED ZONE OR DISTRICT SPECIFIC ZONE	CA 1 FOR LOT 2 - MASON ST
REVISIONS: 0% TO 1% REDUCED	CA 1 FOR LOT 3 - MASON ST
SITE AREA	7,741 sq. m
TOTAL FLOOR AREA	4,832 sq. m
COMMERCIAL FLOOR AREA	4,832 sq. m
FLOOR SPACE BY USE	132
OFFICE	5,200
RESIDENTIAL	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 10 TO 15% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 16 TO 20% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 21 TO 25% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 26 TO 30% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 31 TO 35% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 36 TO 40% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 41 TO 45% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 46 TO 50% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 51 TO 55% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 56 TO 60% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 61 TO 65% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 66 TO 70% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 71 TO 75% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 76 TO 80% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 81 TO 85% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 86 TO 90% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 91 TO 95% REDUCED	1,000,000 sq. ft. (30,000 sq. m)
REVISIONS: 96 TO 100% REDUCED	1,000,000 sq. ft. (30,000 sq. m)

KEY PLAN
SCALE: NTS
NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2015-06-08	ISSUED FOR PERMIT
2	2015-06-08	ISSUED FOR PERMIT
3	2015-06-08	ISSUED FOR PERMIT
4	2015-06-08	ISSUED FOR PERMIT
5	2015-06-08	ISSUED FOR PERMIT
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98	2015-06-08	ISSUED FOR PERMIT
99	2015-06-08	ISSUED FOR PERMIT
100	2015-06-08	ISSUED FOR PERMIT

BlueSky
PROPERTIES

BlueSky
PROPERTIES

BlueSky
PROPERTIES

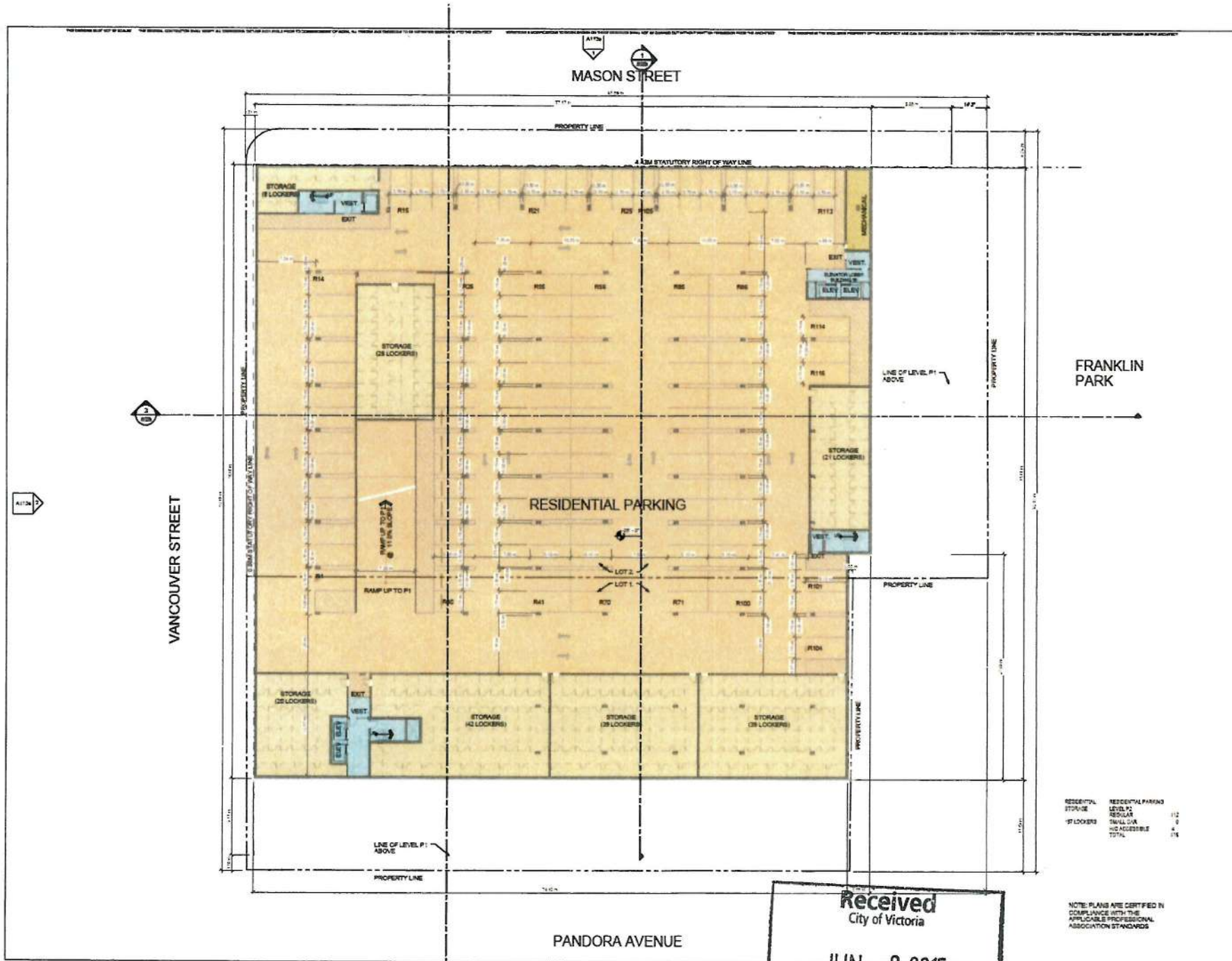
BlueSky
PROPERTIES

BlueSky
PROPERTIES

BlueSky
PROPERTIES

BlueSky
PROPERTIES

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



KEY PLAN
SCALE: NTS
NOTES



NO. REVISED	DATE
REVISIONS:	
ISSUED FOR:	
DATE OF RECORD SUBMISSION	08/27/15
DATE OF DESIGN/PERMIT RESPONSE	08/27/15
DATE OF DESIGN/PERMIT	08/27/15
DATE OF RECORD SUBMISSION	08/27/15
DATE OF DESIGN/PERMIT	08/27/15
DATE OF RECORD SUBMISSION	08/27/15

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.
700 BAY ST. SUITE 2000 VICTORIA BC V8W 2E1
TEL: 250.383.1234 FAX: 250.383.1235 WWW.CDNARCHITECTS.COM

PROJECT:
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000-1010 PANDORA AVENUE
VICTORIA, BC

OWNER:
BlueSky
PROPERTIES

CONSULTANT:

DESIGNED BY: <i>Author</i>	SCALE:
CHECKED BY: <i>Owner</i>	
SCALE: 1:200	
PLN. NO. PAV	
DATE: JAN 29, 2015	

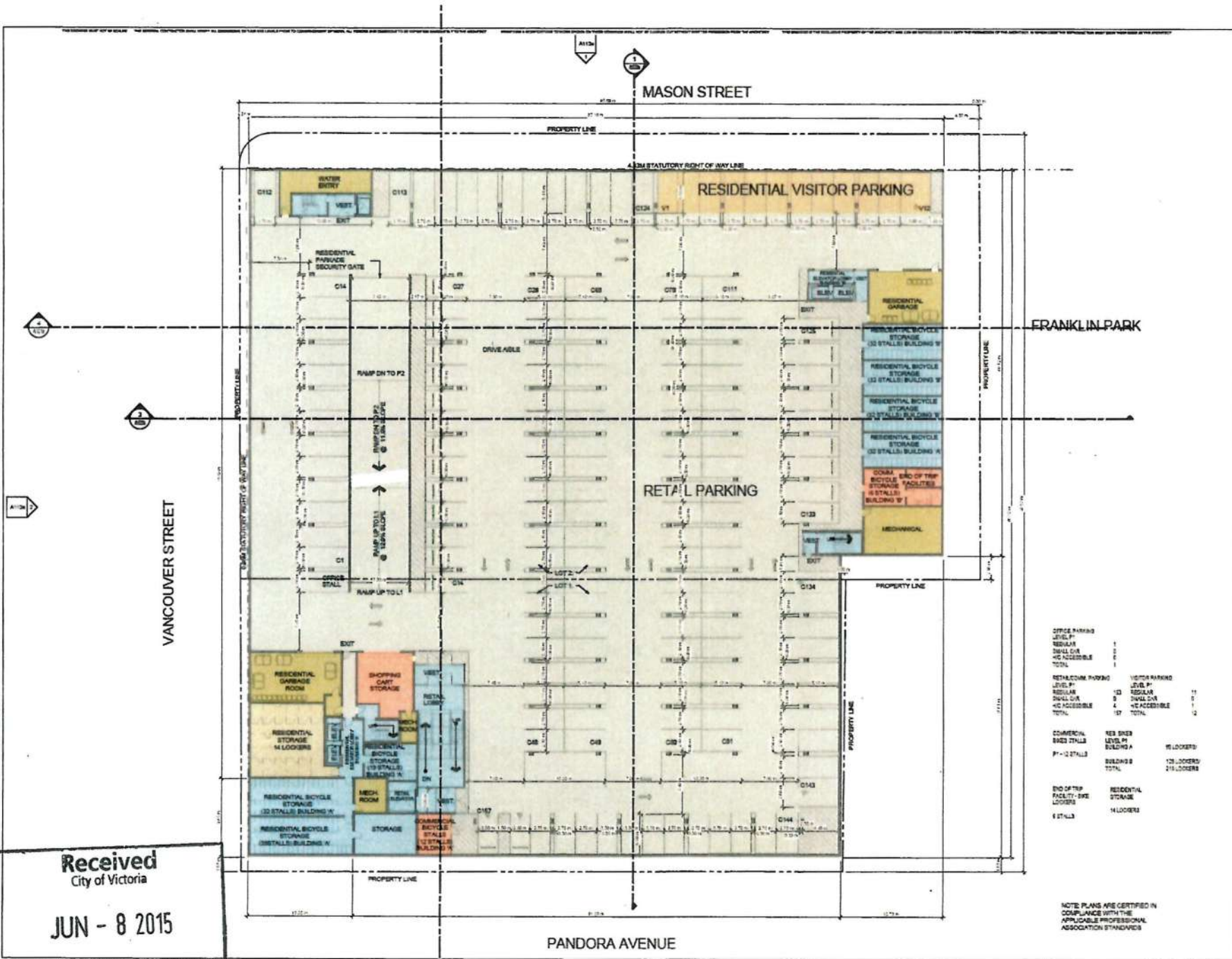
SHEET TITLE:
LEVEL P2

DRAWING NO.:	REV.
A104	

RESIDENTIAL STORAGE	RESIDENTIAL PARKING LEVEL P2	112
ST LOCKERS	REGULAR	8
	NO ACCESSIBLE	4
	TOTAL	124

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



KEY PLAN
SCALE 1:500
N 10/10



NO. REVISIONS:	
ISSUED FOR:	
OF RECORDS SUBMISSION	08/20/15
CONCEPT DESIGN/RESPONSE	08/20/15
CONCEPT DESIGN/PHASE 1	08/20/15
CONCEPT DESIGN/PHASE 2	08/20/15
CONCEPT DESIGN/PHASE 3	08/20/15
CONCEPT DESIGN/PHASE 4	08/20/15
CONCEPT DESIGN/PHASE 5	08/20/15
CONCEPT DESIGN/PHASE 6	08/20/15
CONCEPT DESIGN/PHASE 7	08/20/15
CONCEPT DESIGN/PHASE 8	08/20/15
CONCEPT DESIGN/PHASE 9	08/20/15
CONCEPT DESIGN/PHASE 10	08/20/15



100-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT:
RESIDENTIAL - COMMERCIAL
CONCEPT DESIGN
100-1012 PANDORA AVENUE,
VICTORIA, BC



OFFICE PARKING			
LEVEL P1			
REGULAR	1		
SMALL CAR	1		
HC ACCESSIBLE	1		
TOTAL	3		
RETAIL/COMM. PARKING		VISITOR PARKING	
LEVEL P1		LEVEL P1	
REGULAR	10	REGULAR	11
SMALL CAR	2	SMALL CAR	1
HC ACCESSIBLE	4	HC ACCESSIBLE	1
TOTAL	16	TOTAL	13
COMMERCIAL	100 BIKES	LEVEL P1	
BUILDING A		BUILDING B	10 LOCKERS
P1-12 STALLS		TOTAL	10 LOCKERS
			21 LOCKERS

DRAWN BY: Author	REV.
CHECKED BY: Checker	
SCALE: 1:500	
PLotted: P101	
DATE: APR 26, 2015	

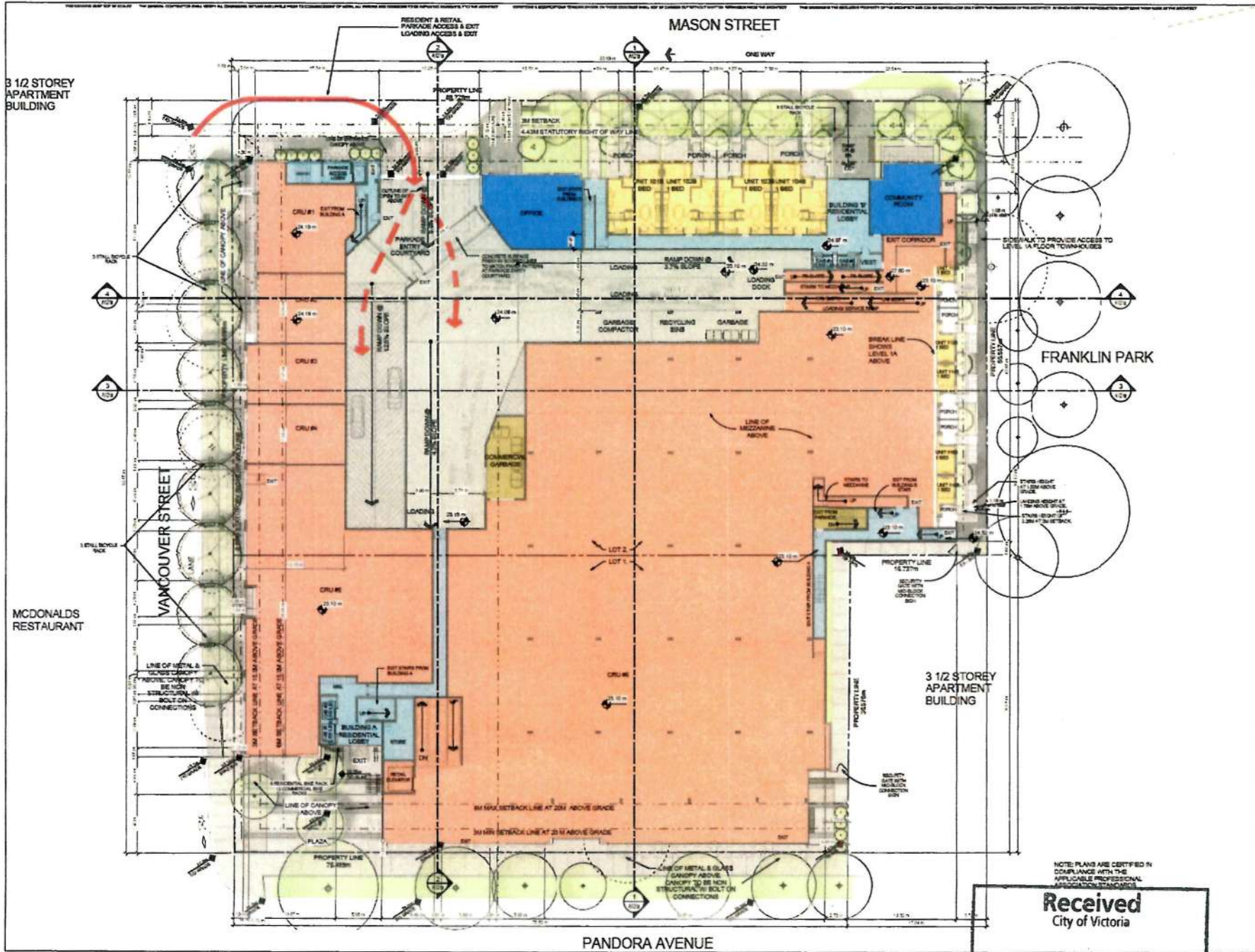
NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

CONSULTANT:	
PROJECT:	
DATE:	

SHEET TITLE:
LEVEL P1

DRAWING NO.:	REV.
A105	

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



3 1/2 STOREY APARTMENT BUILDING

MASON STREET

FRANKLIN PARK

PANDORA AVENUE

MCDONALDS RESTAURANT

3 1/2 STOREY APARTMENT BUILDING

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

KEY PLAN	
SCALE: N/A	
NOTES	
NO. REVISIONS:	DATE
ISSUED FOR:	
BY: ARCHITECT:	DATE:
DESIGN: DESIGN TEAM:	RESPONSE:
CONSTRUCTION: PERMIT:	REVISION:
PLANNING: PERMIT:	REVISION:
CONSTRUCTION: PERMIT:	REVISION:



CHHIS DIKAKOS ARCHITECTS INC.

7001 PANDORA AVENUE, SUITE 101
VICTORIA, BC V8N 1A5

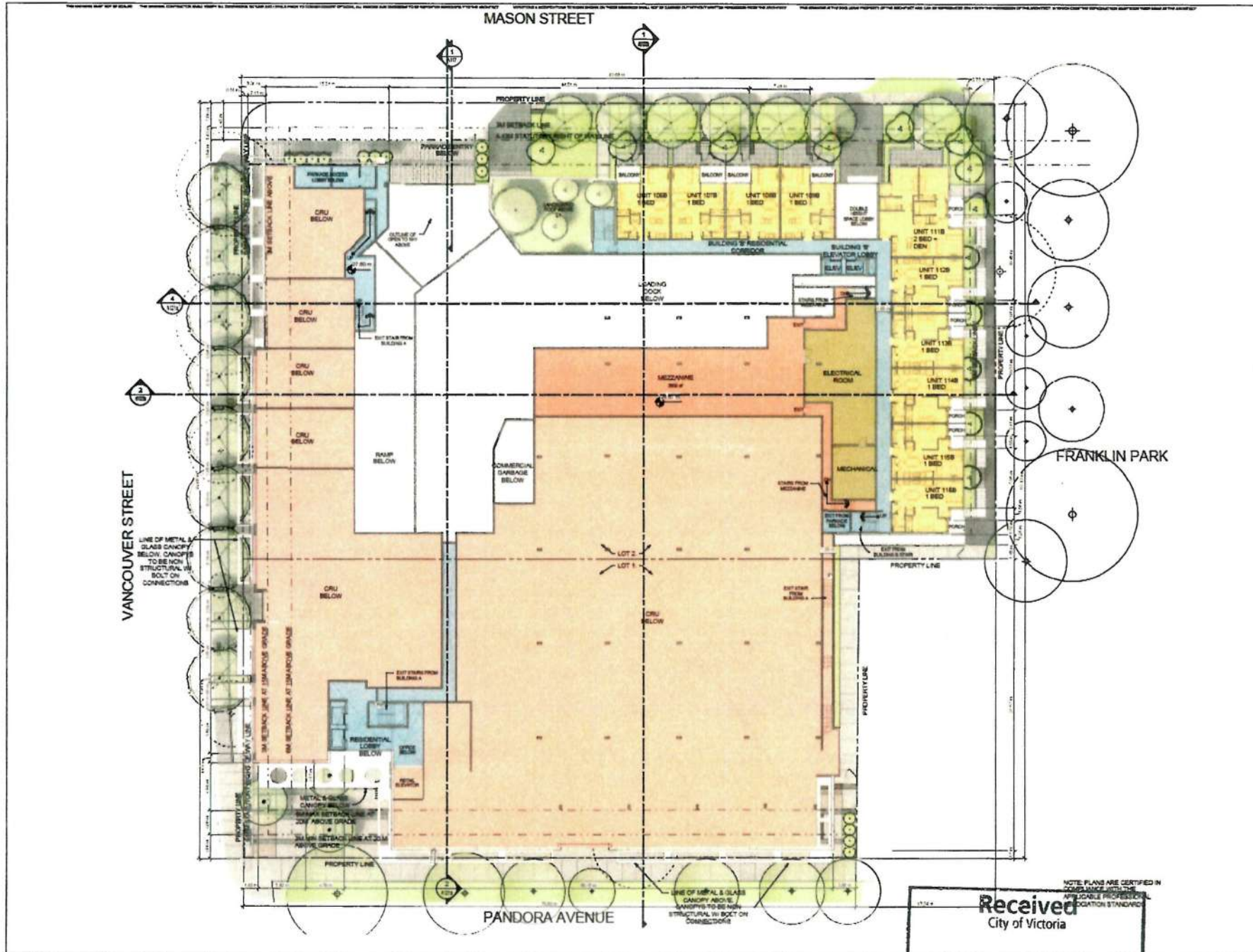
PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT
100-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: **Blue Sky** PROPERTIES

DATE: JAN 29, 2015

SHEET TITLE: LEVEL 1

DRAWING NO.:	REV.
A106	



KEY PLAN
SCALE: N/A
NOTES



NO.	REVISIONS:	DATE
1	ISSUED FOR:	
2	BY DESIGN & SUBMISSION	2015-06-08
3	ARCHITECT DESIGN PANEL RESPONSE	2015-07-04
4	DESIGN PANEL PANEL	2015-07-14
5	DEVELOPMENT PERMIT	2015-07-14
6	REVISION SUBMISSION	2015-07-14
7	PLANNING MEETING	2015-07-14
8	DEVELOPMENT PERMIT	2015-07-14
9	REVISION SUBMISSION	2015-07-14



CHRIS DIKARAKOS ARCHITECTS INC.
1100-1212 PANDORA AVENUE VICTORIA, BC
T: 250.381.1001 | F: 250.381.1002 | WWW.CDARCHITECTS.COM

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT
1100-1212 PANDORA AVENUE VICTORIA, BC



OWNER: BlueSky Properties
CONSULTANT:
DESIGNED BY: Chris Dikarakos
SCALE: 1/32
FILE NO: P14
DATE: JAN 29, 2015

SHEET TITLE: LEVEL 1A

DRAWING NO.: A107	REV.
-------------------	------

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



FIRE COMPARTMENT AREAS

LEVEL	SOUTH / WEST	NORTH / WEST	SOUTH / EAST	BUILDING TOTAL
L3	969.0 SF	570.0 SF		
L4	11047.85 SF	8229.6 SF	5522.6 SF	
L4	11047.85 SF	8365.2 SF	5522.6 SF	
L3	11047.85 SF	8394.2 SF	4843.1 SF	47000 SF
L2	11047.85 SF	8395.2 SF	7362.5 SF	47365.3 SF
L1A				9227.5 SF
L1				9227.5 SF
TOTAL	42802.6 SF	24915.2 SF	22986.9 SF	42979.3 SF

KEY PLAN
SCALE: N.T.S.
NOTES



REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	2015-06-08
2	FOR RECORD SUBMISSION	2015-06-08
3	FOR RECORD SUBMISSION	2015-06-08
4	FOR RECORD SUBMISSION	2015-06-08
5	FOR RECORD SUBMISSION	2015-06-08
6	FOR RECORD SUBMISSION	2015-06-08
7	FOR RECORD SUBMISSION	2015-06-08
8	FOR RECORD SUBMISSION	2015-06-08
9	FOR RECORD SUBMISSION	2015-06-08
10	FOR RECORD SUBMISSION	2015-06-08



CHRIS DIKEAKOS ARCHITECTS INC.

1000-1012 PANDORA AVENUE, VICTORIA, BC

RESIDENTIAL - COMMERCIAL DEVELOPMENT
1008-1012 PANDORA AVENUE, VICTORIA, BC



CONSULTANT

DRAWN BY: lsh	SEALED BY:
CHECKED BY: lsh	
SCALE: 1:50	
PLIND: lsh	
DATE: JUN 10, 2015	

SHEET TITLE:
LEVEL 2

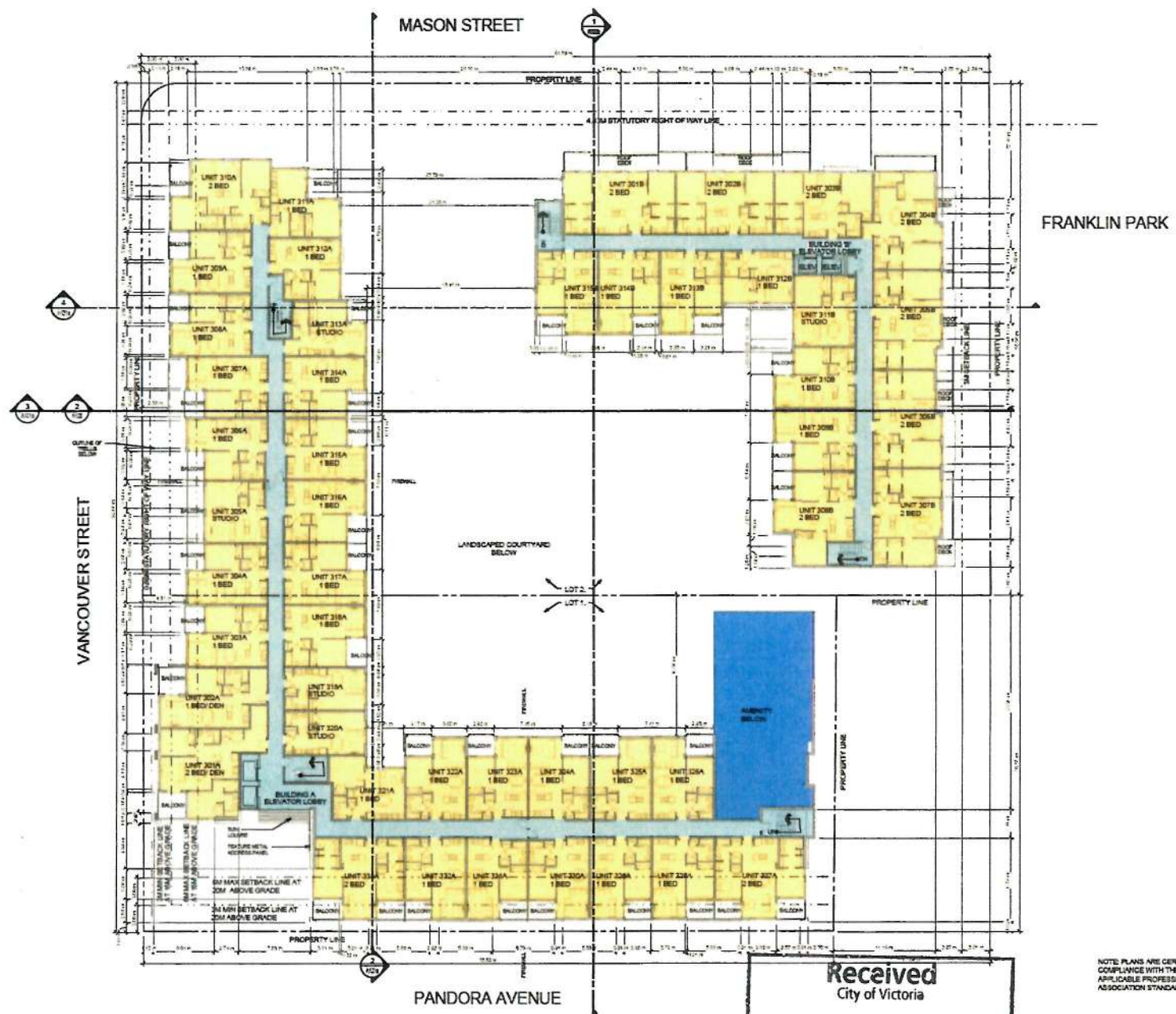
DRAWING NO.:	REV.
A108	

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS



KEY PLAN
SCALE: N/A
NOTED



REVISIONS:

NO.	REVISIONS	DATE
1	ISSUED FOR:	
2	FOR RECORD & SUBMIT	2015-05-15
3	CONCEPT DESIGN PANEL RESPONSE	2015-07-17
4	LANDMARK DESIGN PANEL	2015-07-17
5	DEVELOPMENT PERMIT RESPONSE SUBMISSION	2015-07-17
6	PLANNING MEETING	2015-07-17
7	DEVELOPMENT PERMIT RESPONSE SUBMISSION	2015-07-17



1000-1012 PANDORA AVENUE, VICTORIA, BC

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000-1012 PANDORA AVENUE,
VICTORIA, BC



CONSULTANT:

DRAWN BY: Autur	SEALED BY:
CHECKED BY: Chris	
SCALE: 1:50	
PLNG. DIV.	
DATE: 2015.06.20	

SHEET TITLE:
LEVEL 3

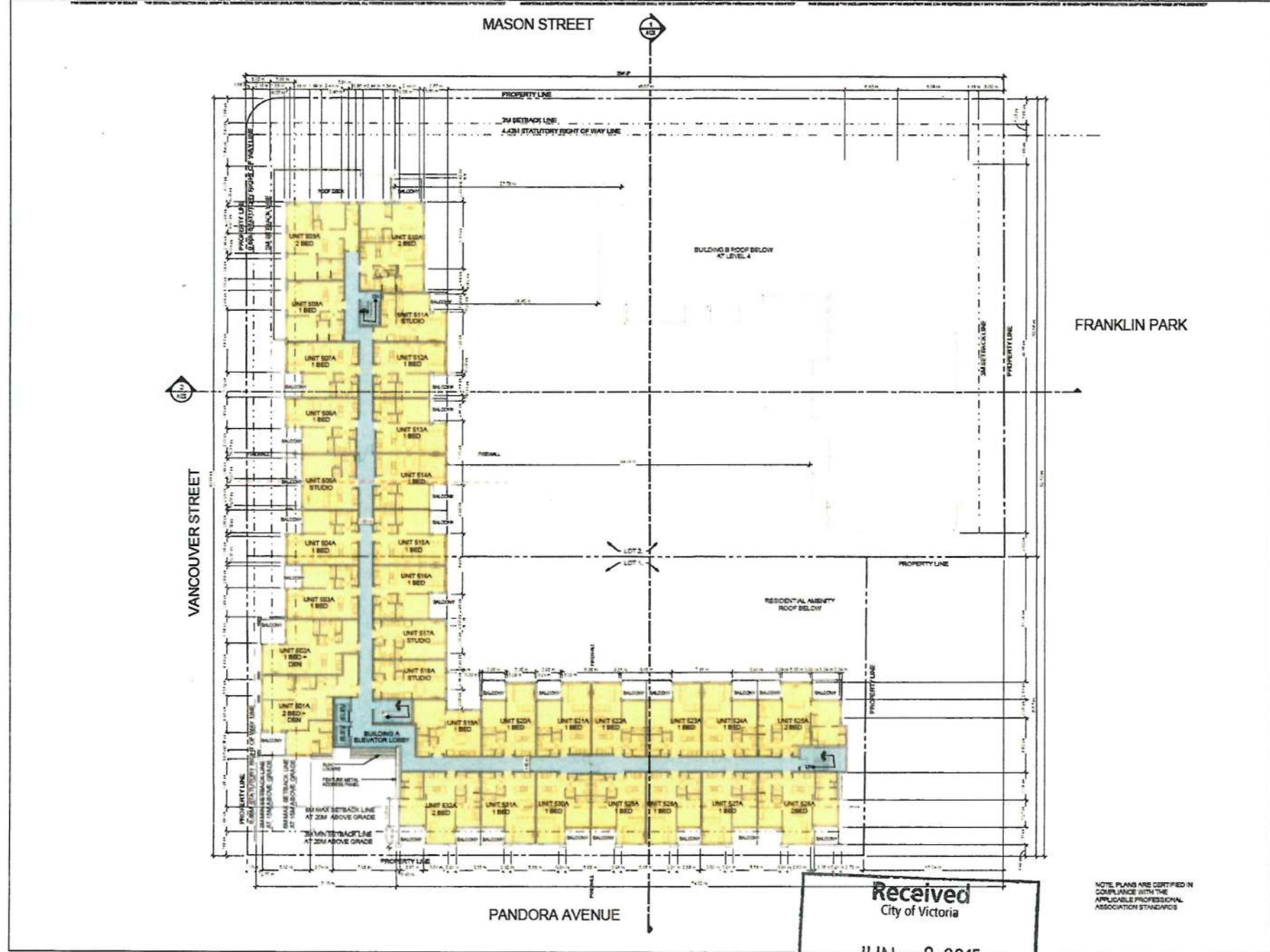
NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

DRAWING NO.: A109	REV.:
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KEY PLAN
SCALE: 1:500
NOTES



NO.	REVISIONS:	DATE

ISSUED FOR:

OF RECORD SUBMISSION	05/20/15
SECURITY DESIGN PANEL RESPONSE	05/20/15
SECURITY DESIGN PANEL	05/20/15
DEVELOPMENT PERMIT	05/20/15
SECURITY SUBMISSION	05/20/15
PLAT MEETING	05/20/15
DEVELOPMENT PERMIT	05/20/15
SECURITY SUBMISSION	05/20/15



CHRIS DINKAKOS
ARCHITECTS INC.

100-123 PANDORA AVENUE, VICTORIA, BC V8W 2E8

PROJECT NO. 15-0001
PROJECT NAME: 100-123 PANDORA AVENUE
PROJECT ADDRESS: 100-123 PANDORA AVENUE, VICTORIA, BC
PROJECT DATE: 05/20/15

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-123 PANDORA AVENUE,
VICTORIA, BC



CONSULTANT

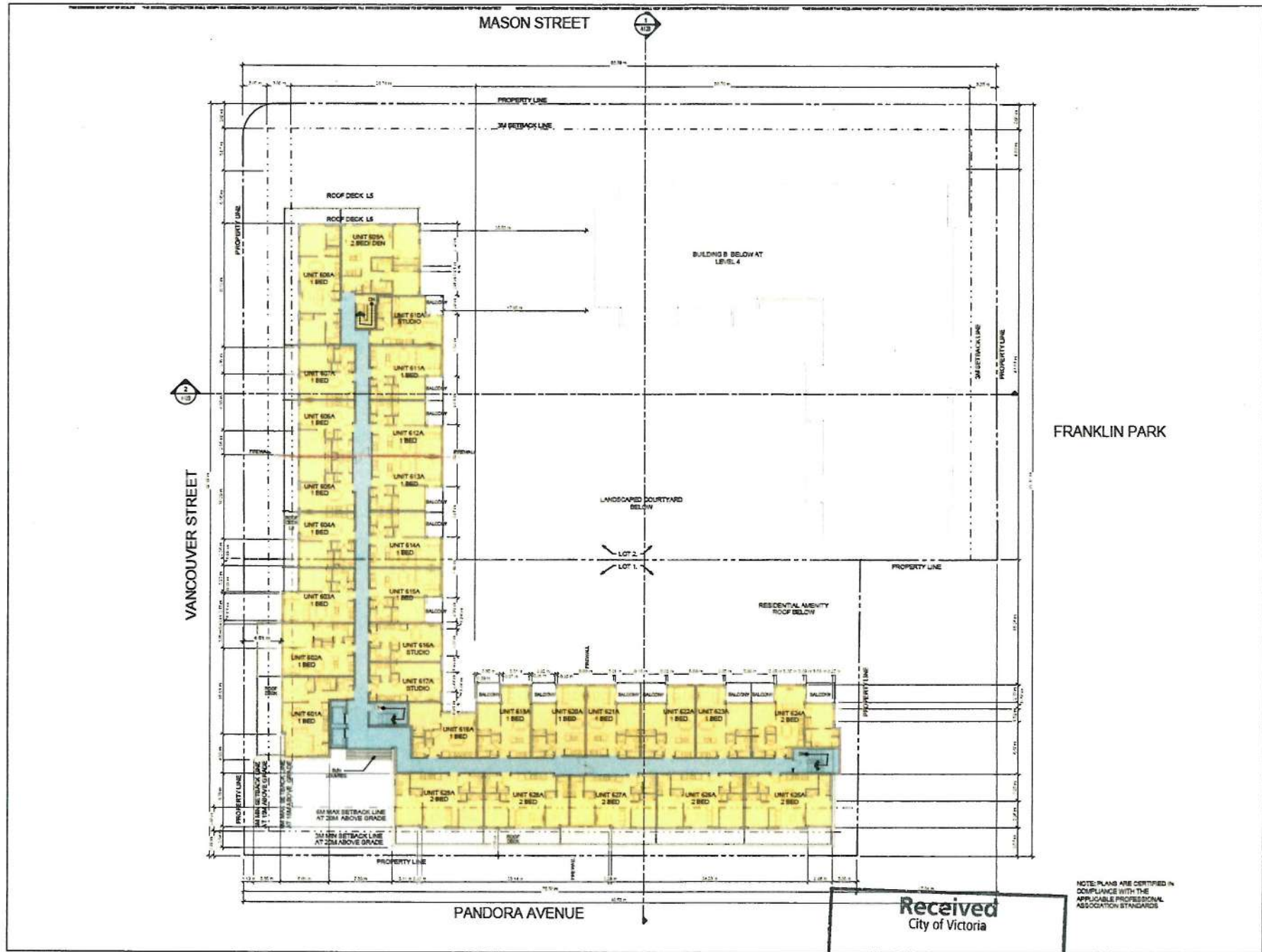
DRAWN BY: A111	SCALE: 1:50	DATE: JAN 29, 2015
CHECKED BY: CHUCK	DATE: JAN 29, 2015	

SHEET TITLE:
LEVEL 5

DRAWING NO.: A111	REV.
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Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division

NOTE: PLANS ARE CERTIFIED IN
COMPLIANCE WITH THE
APPLICABLE PROFESSIONAL
ASSOCIATION STANDARDS



KEY PLAN
SCALE: N/A
NOTES



NO.	REVISIONS	DATE

ISSUED FOR:

OF RECORD SUBMISSION	ISSUED FOR
CITY OF VICTORIA RESPONSE	DATE
CONCEPT DESIGN PANEL	ISSUED FOR
DEVELOPMENT PERMIT	DATE
RECORDING SUBMISSION	ISSUED FOR
PLANNING MEETING	DATE
DEVELOPMENT PERMIT	ISSUED FOR
RECORDING SUBMISSION	DATE



CHRIS DIKEAKOS ARCHITECTS INC.
1000-1012 PANDORA AVENUE, VICTORIA, BC V8M 4K6
TEL: 250-383-1234 FAX: 250-383-1235 WWW: CHRISDIKEAKOS.COM

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT
1000-1012 PANDORA AVENUE, VICTORIA, BC



DESIGNER: Blue Sky Properties

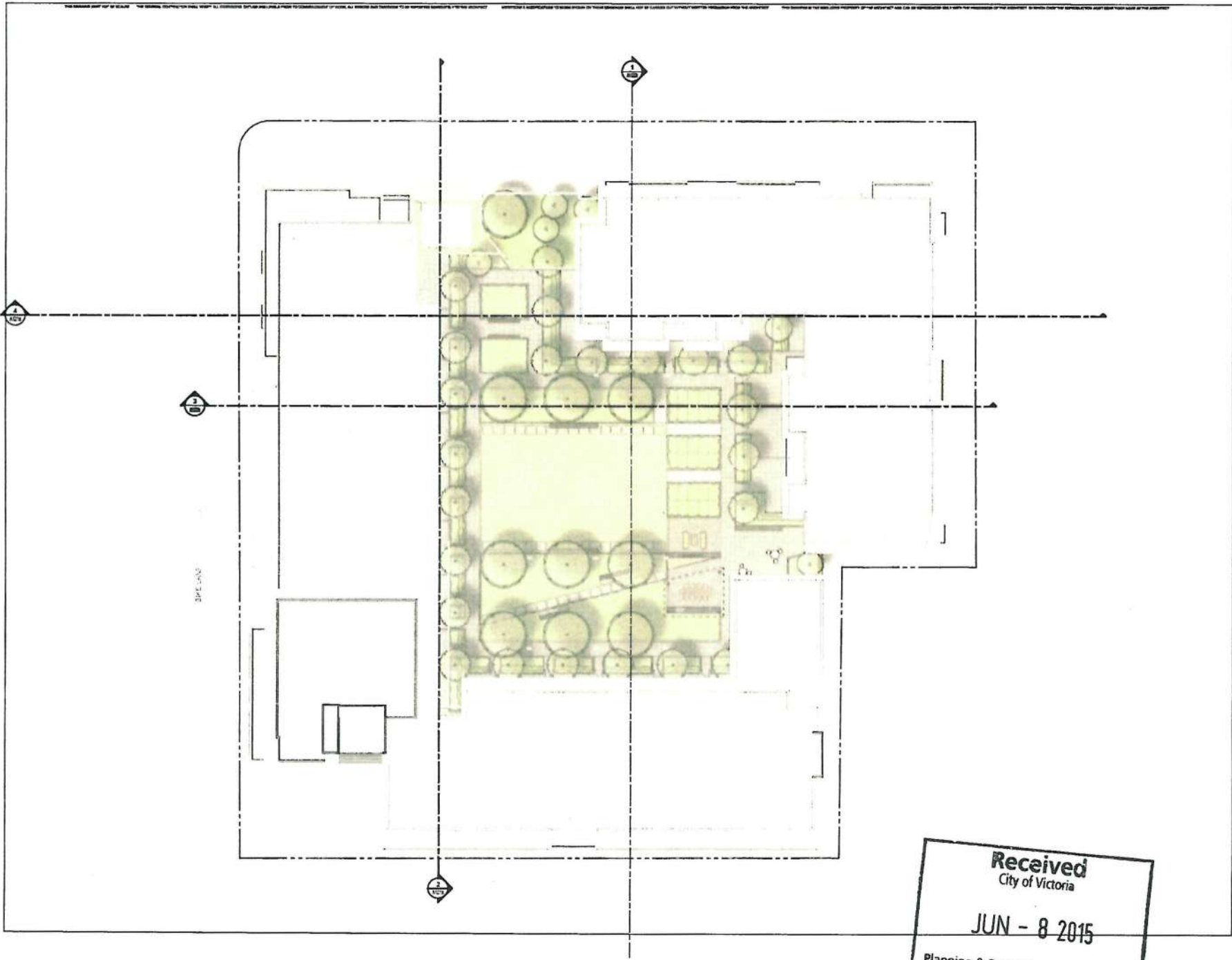
DRAWN BY: Alex	SCALE:
CHECKED BY: Owen	SCALE: 1:200
DATE: JUN 16, 2015	SCALE: 1:200

SHEET TITLE:
LEVEL 6

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division

DRAWING NO.:	REV.
A112	



KEY PLAN

SCALE: N/A

NOTES:



NO.	REVISIONS:	DATE
	ISSUED FOR:	
	FOR RECORD SUBMISSION	
	ADVISORY DESIGN PANEL RESPONSE	
	ADVISORY DESIGN PANEL	
	DEVELOPMENT PERMIT	
	RECORDING SUBMISSION	
	PLAC. METERS	
	DEVELOPMENT PERMIT	
	RECORDING SUBMISSION	



CHRIS DIKAKOS ARCHITECTS INC.

7540 150th Street, Surrey, BC V4N 4G8 | WWW.CDARCHITECTS.COM

FOR YOUR RECORD:
 ARCHITECTS DESIGN OFFICE & ARCHITECTS INC. 100-1100
 PROJECT ONLY FOR USE WITH APPROVED PERMITS
 ANY OTHER USE WITHOUT ARCHITECTS INC. PERMISSION
 IS PROHIBITED AND WILL BE AT YOUR OWN RISK.

PROJECT:



COMMISSION:

DESIGNED BY: Chase	SCALE: 1/32"
CHECKED BY: Chase	DATE: JUNE 26, 2015

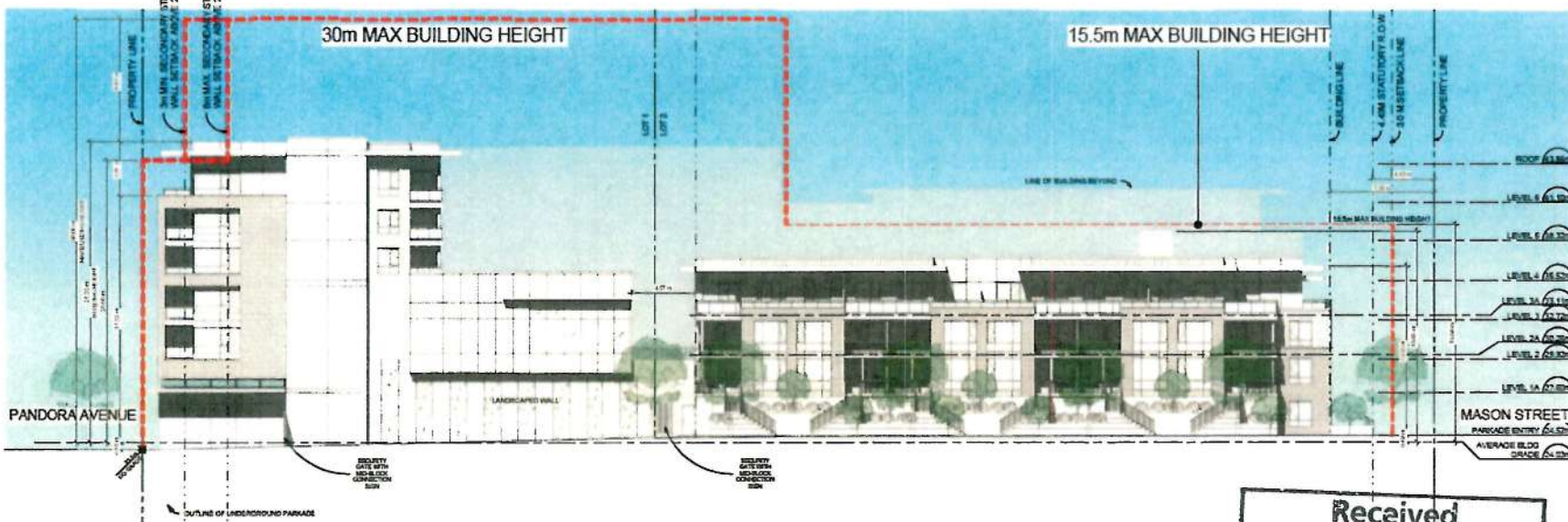
SHEET TITLE:
ROOF PLAN

DRAWING NO.:	REV.
A112a	

Received
 City of Victoria
JUN - 8 2015
 Planning & Development Department
 Development Services Division



1 NORTH ELEVATION - MASON STREET
1:150



2 EAST ELEVATION - FRANKLIN PARK
1:150

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK
- 3 GLAZING
- 4 VINYL WINDOW FRAME
- 5 CLEAR GLASS
- 6 SPRINKLE GLASS
- 7 METAL PANEL
- 8 METAL WINDOW FRAME
- 9 ALUMINUM & GLASS CURTAIN WALL
- 10 ALUMINUM
- 11 GLASS ENCLAVITY
- 12 CORRUGATED METAL
- 13 CORRUGATED METAL

ELEVATION

- 10 PAIRIE PANEL
- 11 GLASS ENCLAVITY
- 12 CORRUGATED METAL
- 13 CORRUGATED METAL

NO.	REVISIONS	DATE

ISSUED FOR:
ADVISORY DESIGN PANEL RESPONSE - HISTORIC



7 8th FLOOR 1000 PANDORA AVENUE VICTORIA BC V8W 2E8
780.888.8888
www.chrisdilekakis.com

PROJECT:
RESIDENTIAL - COMMERCIAL DEVELOPMENT
1000-1012 PANDORA AVENUE, VICTORIA, BC



CONTRACT:

DRAWN BY: <i>Julio</i>	SCALE:
CHECKED BY: <i>Chase</i>	SCALE: 1/8"
DATE: <i>JUN 09, 2015</i>	DATE: <i>JUN 09, 2015</i>

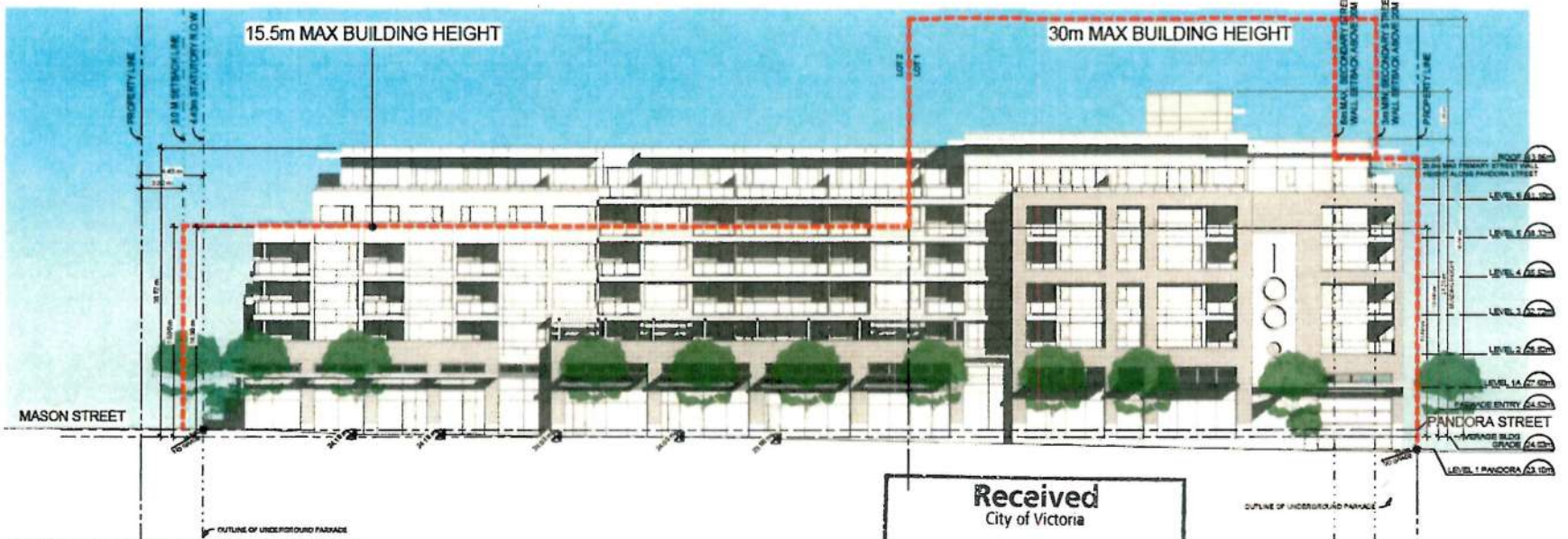
SHEET TITLE:
NORTH - EAST ELEVATIONS

DRAWING NO.: A113	REV:
----------------------	------

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



1 SOUTH ELEVATION - PANDORA STREET



2 WEST ELEVATION - VANCOUVER STREET

Received
 City of Victoria

JUN - 8 2015
 Planning & Development Department
 Development Services Division

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK
- 3 GLAZING
- 4 VINYL WINDOW FRAME
- 5 CLEAR GLASS
- 6 SPANGLER GLASS
- 7 METAL PANEL
- 8 METAL WINDOW FRAME
- 9 RAILING
- 10 ALUMINUM & GLASS GUARDRAIL
- 11 METAL GUARDRAIL
- 12 CORRUGATED METAL
- 13 CORRUGATED METAL CANOPY METAL PANEL

NO.	REVISION	DATE

ISSUED FOR:
ADVISORY DESIGN PANEL RESPONSE 14072014

CHRIS DIKEAKOS ARCHITECTS INC.
 7 844 30 2881 | 250-585-8766 | 1111 BURNHAMTHORPE AVE. W. #100
 VANCOUVER, BC V6L 4A6

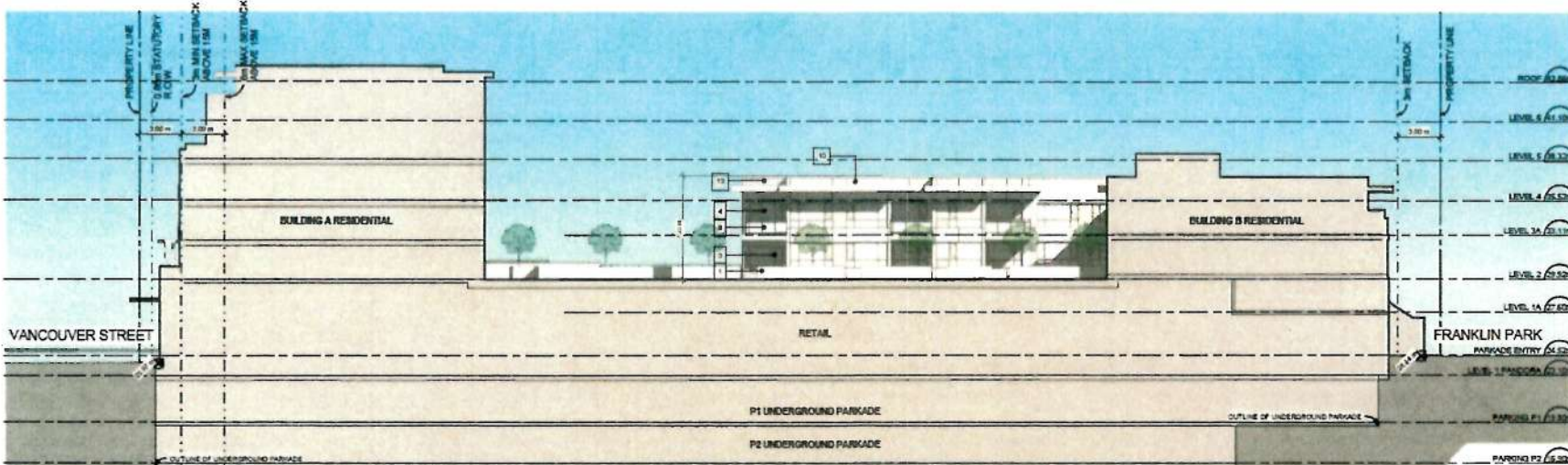
PROJECT:
 RESIDENTIAL - COMMERCIAL
 DEVELOPMENT
 1008-1012 PANDORA AVENUE,
 VICTORIA, BC

BlueSky PROPERTIES

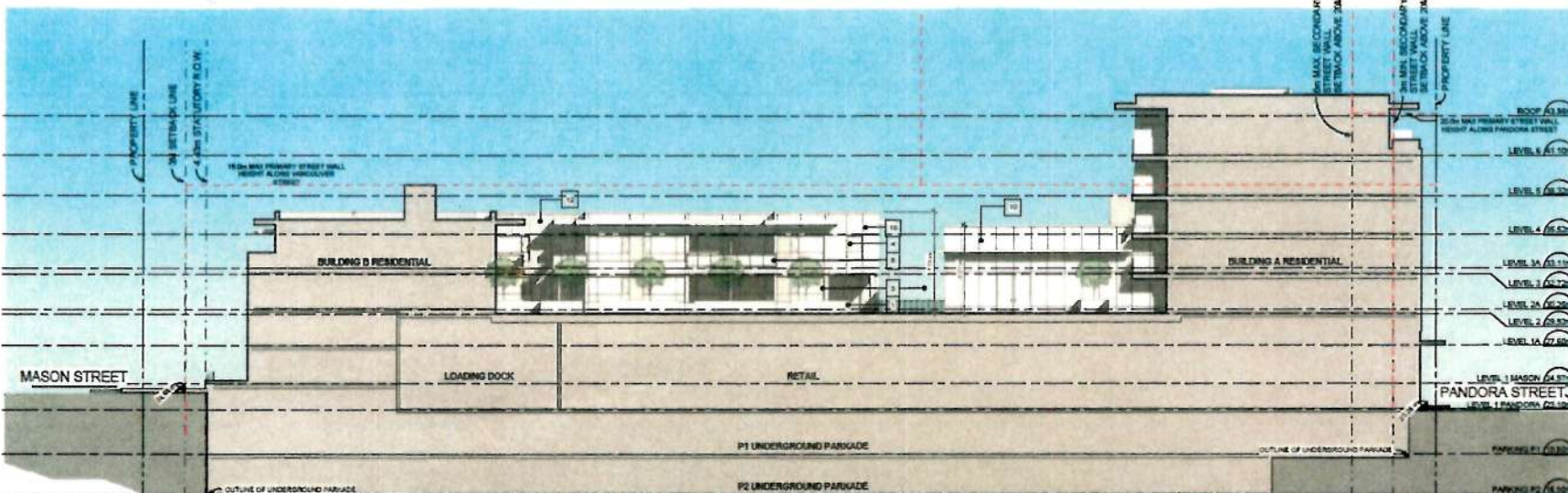
CONSULTANT:
 DRAWN BY: REV.
 CHECKED BY:
 SCALE: 1/8" = 1'-0"
 PLOT NO.: 754
 DATE: JUNE 26, 2014

SHEET TITLE:
SOUTH/WEST ELEVATIONS

DRAWING NO.:	REV.
A114	



1 INTERIOR COURTYARD ELEVATION (LOOKING NORTH)
1:100



2 INTERIOR COURTYARD ELEVATION (LOOKING EAST)
1:100

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK
- CLAZING
- 3 VINYL WINDOW FRAME
- 4 CLEAR GLASS
- 5 DRAPERIES GLASS
- 6 METAL PANEL
- 7 METAL WINDOW FRAME
- 8 METAL WINDOW FRAME
- 9 ALUMINUM & GLASS CURTAIN WALL
- 10 METAL CURTAIN WALL
- 11 HARDIE PANEL
- 12 CORRUGATED METAL
- 13 GRASSY METAL PANEL

REV.	DATE	DESCRIPTION

ISSUED FOR:
ADVISORY DESIGN/PHASE RESPONSE



CHRIS DIKEAKOS ARCHITECTS INC.

100-1100 28th Street, Suite 200, Victoria, BC V8T 4G6 | 250.363.4444 | www.chrisdikeakos.com

DESIGNER: CHRIS DIKEAKOS ARCHITECTS INC.
PROJECT NO. 1115
DATE: 06/08/2015

PROJECT:	
OWNER:	BlueSky Properties
CONSULTANT:	

BlueSky PROPERTIES

DRAWN BY:		REV:	
CHECKED BY:	Owner		
SCALE:	1:100		
PROJECT:	PH		
DATE:	JUNE 08, 2015		

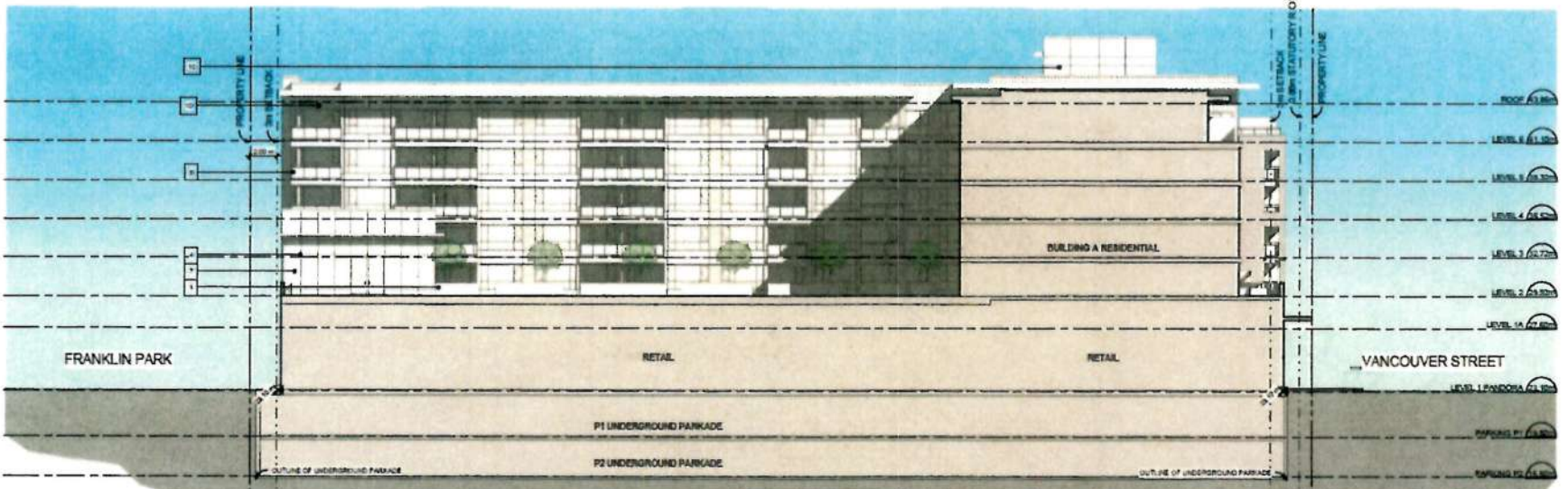
SHEET TITLE:
INTERIOR COURTYARD ELEVATIONS

DRAWING NO.:	A115	REV:	
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Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



1 INTERIOR COURTYARD ELEVATION (LOOKING WEST)
1:100



2 INTERIOR COURTYARD ELEVATION (LOOKING SOUTH)
1:100

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK

GLAZING

- 3 VINYL WINDOW FRAME
- 4 CLEAR GLASS
- 5 SPANDREL GLASS
- 6 METAL PANEL
- 7 METAL WINDOW FRAME

RAILINGS

- 8 ALUMINUM & GLASS GUARDRAIL
- 9 METAL GUARDRAIL

ELEVATION

- 10 HARDIE PANEL
- 11 GLASS ENVELOPE
- 12 CORRUGATED METAL
- 13 CANOPY METAL PANEL

NO. REVISED:	DATE
ISSUED FOR:	
ADVISORY DESIGN PANEL RESPONSE	14/07/14

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

700-881-2881 | 4388-46A RD | VICTORIA BC V8N 4L6
700-881-2881 | 4388-46A RD | VICTORIA BC V8N 4L6

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BlueSky
PROPERTIES

CONSULTANT

DESIGN BY: ALBIO	SEAL:
CHECKED BY: CHRIS	
SCALE: 1:100	
FILE NO: PM	
DATE: APR 29, 2015	

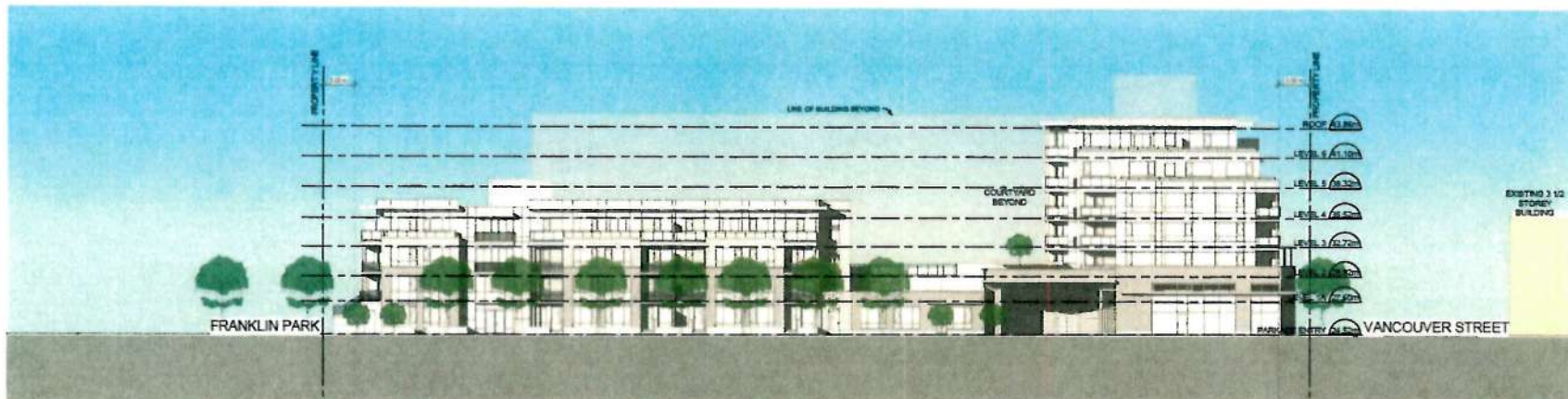
SHEET TITLE:
INTERIOR COURTYARD ELEVATIONS

DRAWING NO.:	REV.
A116	

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division



1 NORTH MASON STREET STREETSCAPE
1:200



2 SOUTH PANDORA AVENUE STREETSCAPE
1:200

KEY PLAN

SCALE: N/A

NOTES

NO. REVISIONS:

ISSUED FOR:

OF RECORD SUBMISSION

CONCEPT DESIGN RESPONSE

CONCEPT DESIGN REVIEW

DEVELOPMENT PERMIT

RECORD SUBMISSION

PUBLIC MEETING

DEVELOPMENT PERMIT

RECORD SUBMISSION



CHRIS DIKEAKOS
ARCHITECTS INC.

7 St. St. (W) | Lower Level of | 250-604-4444

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1008-1012 PANDORA AVENUE,
VICTORIA, BC



CONSULTANT

DRAWN BY: AUB	REV.
CHECKED BY: GREG	
SCALE: 1:200	
PLIND: PH	
DATE: APR 29, 2015	

SHEET TITLE:
STREETSCAPE

DRAWING NO.:	REV.
A118	

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



2 WEST VANCOUVER STREET STREETScape
1:200



1 WEST VANCOUVER STREET STREETScape CONTEXT
1:200

Received
 City of Victoria

JUN - 8 2015

 Planning & Development Department
 Development Services Division

KEY PLAN
SCALE: 8:12.5

REVISED

NO.	REVISIONS	DATE

ISSUED FOR:

BY	DATE	DESCRIPTION

CON
CHRIS DIKEAKOS ARCHITECTS INC.

7 84 8 2881 1-888-888-8888 (TOLL FREE) www.con.ca

CONSENTED PROJECT:
 1000 WEST VANCOUVER STREET, VANCOUVER, BC
 PROJECT NO. 1000-1000-1000-1000
 PROJECT TITLE: WEST VANCOUVER STREET STREETScape
 DATE: 2015-06-08

PROJECT:

OWNER:
BlueSky
 PROPERTIES

CONSULTANT:

DESIGNED BY: Author	REV.
DRAWN BY: Checker	
SCALE: As Shown	
PROJ. NO.	
DATE: JUN 08, 2015	

SHEET TITLE:
 STREETScape

DRAWING NO.:	REV.
A119	



1 Shadow Study June 22 4pm
A113 1:1000



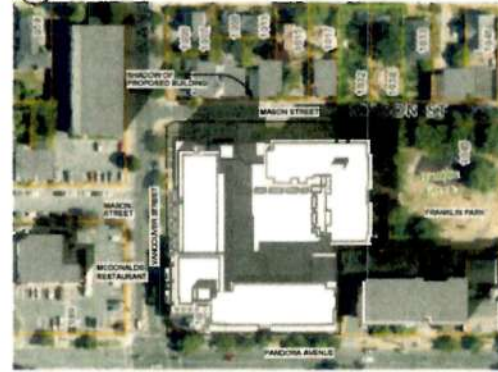
2 Shadow Study June 22 2pm
A113 1:1000



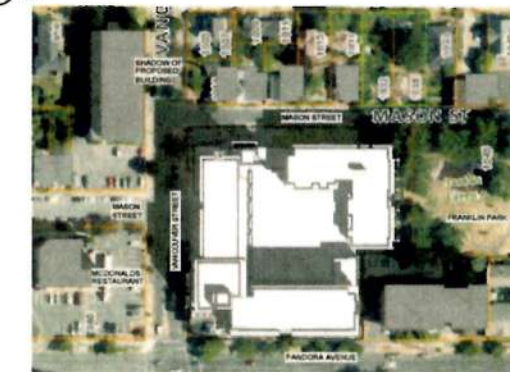
3 Shadow Study June 22 10am
A113 1:1000



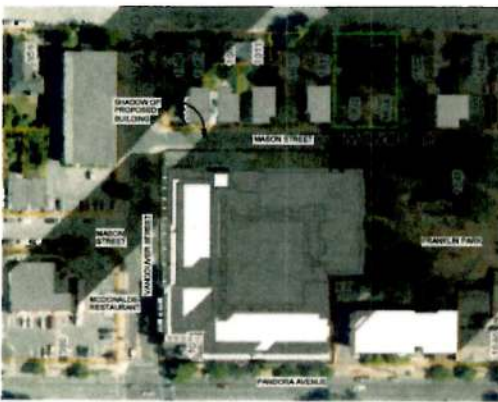
4 Shadow Study Sept 22 4pm
A113 1:1000



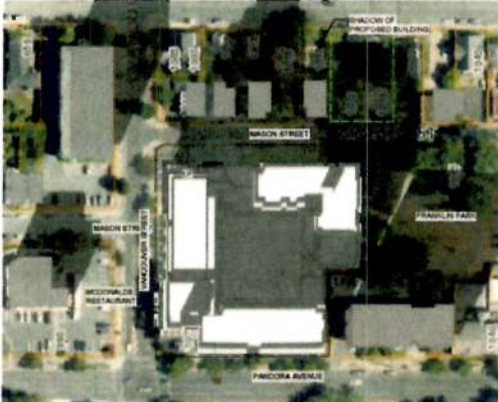
5 Shadow Study Sept 22 2pm
A113 1:1000



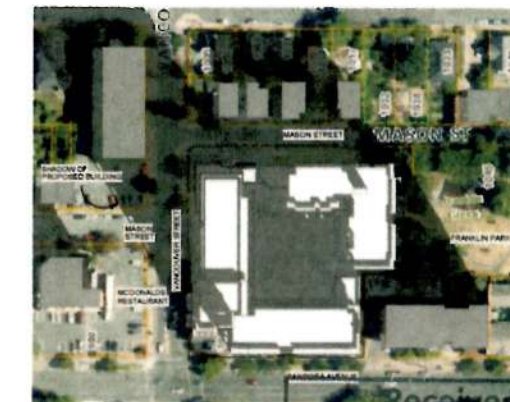
6 Shadow Study Sept 22 10am
A113 1:1000



7 Shadow Study Dec 22 4pm
A113 1:1000



8 Shadow Study Dec 22 2pm
A113 1:1000



9 Shadow Study Dec 22 10am
A113 1:1000

KEY PLAN
SCALE: 1:1000
NOTES



NO. OF REVISIONS:	DATE
ISSUED FOR:	
OF PROPOSAL & REVISION:	DATE
ADVISORY DESIGN PANEL RESPONSE:	DATE
ADVISORY DESIGN PANEL:	DATE
DEVELOPMENT PERMIT:	DATE
PUBLIC MEETING:	DATE
DEVELOPMENT PERMIT:	DATE
REVISIONS & COMMENTS:	DATE



CHRIS DIKEAKOS ARCHITECTS INC.
1040 12TH STREET, SUITE 100, VICTORIA, BC V8W 2E8
TEL: 250-383-1234 FAX: 250-383-1235 WWW.CHRISDIKEAKOS.COM

PROJECT:
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000-1012 PANDORA AVENUE
VICTORIA, BC



CLIENT:

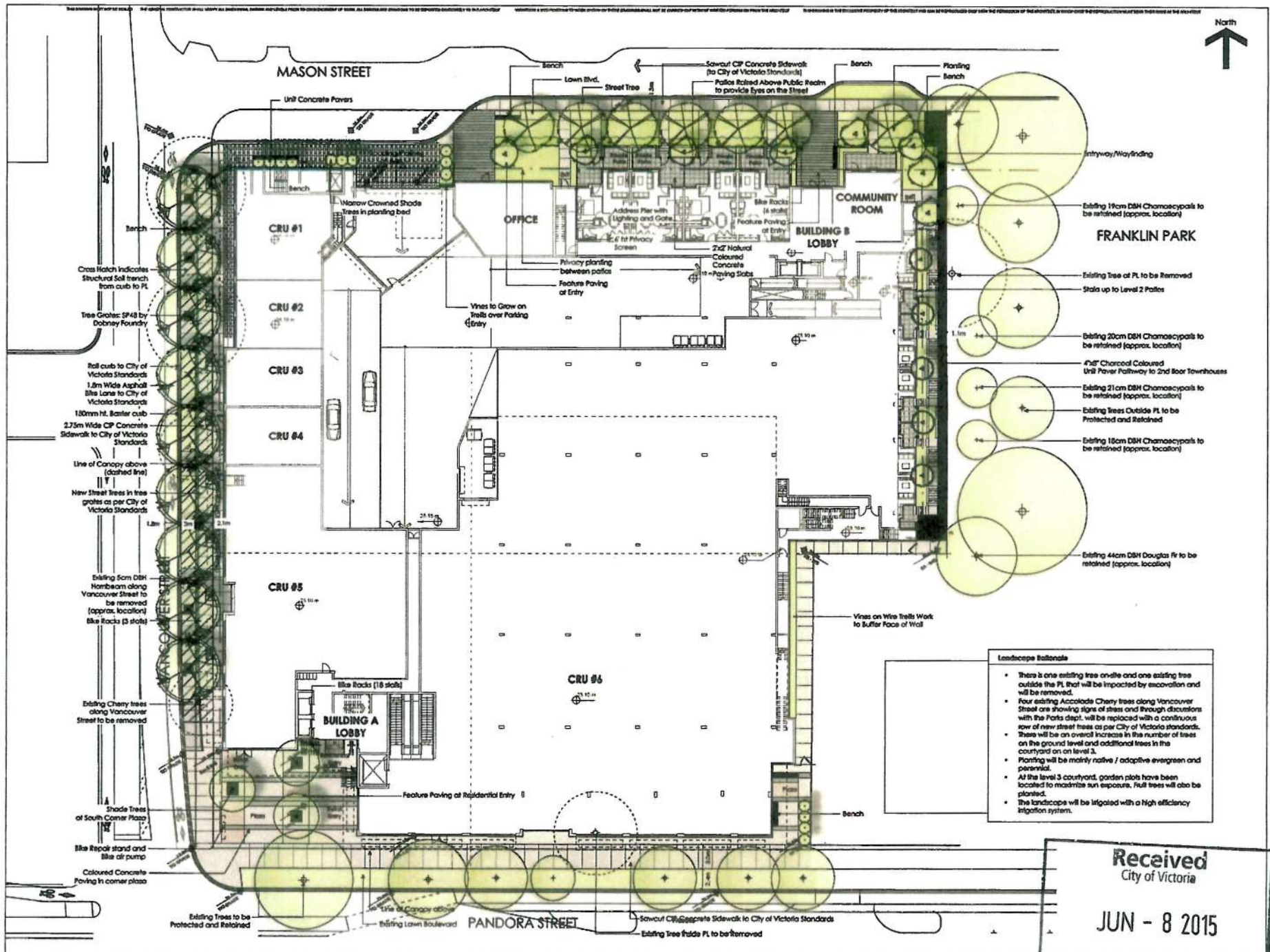
DRAWN BY: A113	REV.
CHECKED BY: Owner	
SCALE: 1:1000	
FILE NO: P10	
DATE: JAN 29, 2015	

SHEET TITLE:
SHADOW STUDIES

DRAWING NO.: A122	REV.
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Received
City of Victoria
JUN - 8 2015

Planning & Development Department
Development Services Division



KEY PLAN
SCALE: 1:12.5
NOTES:

1	Issue to Planning/Development/Finance	Jan 20, 2015
2	Issue to Planning/Development/Finance	Feb 10, 2015
3	Issue to Planning/Development/Finance	Feb 10, 2015
4	Issue to Planning/Development/Finance	Feb 10, 2015
5	Issue to Planning	Feb 10, 2015
6	Issue to Planning	Feb 10, 2015
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8	Issue to Planning	Feb 10, 2015
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46	Issue to Planning	Feb 10, 2015
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49	Issue to Planning	Feb 10, 2015
50	Issue to Planning	Feb 10, 2015

REVISIONS:

NO.	DESCRIPTION	DATE
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ISSUED FOR:



1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1A5
TEL: 604.681.4511
WWW.CDI.CO.CA

PROJECT:

FRANKLIN PARK
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1A5



CONSULTANT:

Chris Dikeakos Architects Inc.
1000 West 10th Ave.
Vancouver BC V6H 1A5
1. 604.681.4511
1. 604.681.0577
www.cdi.co.ca

DESIGN BY:	JES	SCALE:
CHECKED BY:	JES	SCALE:
SCALE:	1:250	SCALE:
PROJECT:	6000	SCALE:
DATE:	May 15, 2015	SCALE:

SHEET TITLE:

Ground Floor Landscape Concept Plan

DRAWING NO.:	L 01	REV.:	1
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Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division

Landscape Rationale

- There is one existing tree on-site and one existing tree outside the PI that will be impacted by excavation and will be removed.
- Four existing Accolade Cherry trees along Vancouver Street are showing signs of stress and through discussions with the Parks Dept. will be replaced with a continuous row of new street trees as per City of Victoria standards.
- There will be an overall increase in the number of trees on the ground level and additional trees in the courtyard on level 3.
- Planting will be mainly native / adaptive evergreen and perennial.
- All the level 3 courtyard, garden plots have been located to maximize sun exposure. Full trees will also be planted.
- The landscape will be irrigated with a high efficiency irrigation system.



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, SEPTEMBER 11, 2014, AT 7:00 P.M.

<u>PLACE OF MEETING:</u>	Council Chambers, City Hall
<u>PRESENT:</u>	Mayor Fortin in the Chair, Councillors Alto, Coleman, Gudgeon, Helps, Isitt, Thornton-Joe, and Young
<u>ABSENT FOR A PORTION OF THE MEETING:</u>	Councillor Madoff
<u>STAFF PRESENT:</u>	J. Johnson, City Manager; P. Bruce, Fire Chief; D. Day, Director, Sustainable Planning and Community Development; K. Hamilton, Director of Citizen Engagement and Strategic Planning; J. Hawkins, Council Secretary; J. Jenkyns, General Manager, Victoria Conference Centre; D. Kalynchuk, Director, Engineering and Public Works; J. MacDougall, Acting Director of Parks, Recreation and Culture; K. Oberg, Manager of Culture, Sport & Neighbourhoods; C. Paine, Manager of Revenue; S. Thompson, Director of Finance; M. Wilson, Senior Planner; R. Woodland, Corporate Administrator; T. Zworski, City Solicitor

POETRY READING

Janet Rogers, Poet Laureate, read the poem "Surprise Me" from her latest book, Peace and Rest.

APPROVAL OF AGENDA

The Corporate Administrator outlined changes to the agenda.

Councillor Alto requested that Jeff Hopkins from Learningstorm Education Society, re: Permissive Tax Exemption be added to the Request to Address section of the agenda.

Mayor Fortin requested that the agenda be amended to include cancellation of the public hearing for Rezoning Application No. 00381 for 1005-1008, 1012 Pandora Avenue, as requested by the applicant.

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that the agenda be approved as amended.

Councillor Isitt said there was a motion at the previous meeting to postpone consideration of the public hearing which was defeated. He said he was in favour of opening the hearing tonight but not closing it.

Councillor Helps said she supports postponing the hearing as density in neighbourhoods is important and a postponement of this application will provide an opportunity to find a solution that works.

Councillor Gudgeon said there have been mistakes made in the process but the applicant has been willing to work with the neighbourhood and made concessions but the voice of the neighbourhood has not been heard.

Councillor Alto said that she supports postponing the hearing and she voted to postpone at the last meeting because the engagement process was still ongoing. This proposal needs more time to find a development that will work.

Councillor Young said this is the developer's request to postpone the hearing which is their right versus Council delaying the process.

Councillor Thornton-Joe said she voted against postponing at the last meeting in the hope that any changes were conveyed to the public before the hearing. But she wouldn't want to refuse the request, noting the postponement is at the applicant's cost.

Councillor Coleman said the request is unusual but the applicant has said they can make it a better project.

Mayor Fortin read the letter from the applicant and expressed approval for the developer wanting to work with the community.

Councillor Madoff entered Council Chambers at 7:28 p.m.

Councillor Gudgeon said there has been misinformation and urged the neighbourhood to listen to the developer and actually get to know the proposal better.

Carried Unanimously

September 10, 2014

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: 1002-1008 and 1012 Pandora Avenue

Dear Mayor and Council,

As Council is aware, we recently conducted a number of public information sessions to share the most recent plans with the community and to specifically communicate how the proposal has evolved with public input over the last two years. While we heard from a number of community members who support our proposal, we also know that others have ongoing concerns with respect to site access, building height and massing. As a result of these recent meetings, we have determined that given the scale and complexity of the proposal, we require more time to further consider and engage with stakeholders regarding key elements of the project.

As such, we respectfully request of Council to delay the Public Hearing so that we can complete further work with stakeholders before rescheduling the Public Hearing for a later date.

Regards,



Mark Kopinya
Development Manager