

HEARINGS – REQUEST TO ADDRESS COUNCIL

It was moved by Councillor Coleman, seconded by Councillor Helps, that the following speakers be permitted to address Council. Carried Unanimously

2. **Mark Kopinya, Blue Sky Properties, 1002-1012 Pandora Avenue:** He attended Planning and Land Use Committee last week and would like to provide a further update and clarification on the proposal. They are already looking at moving two floors from Mason Street to Vancouver Street to address massing; they would restrict hours for delivery trucks; they are working with Engineering about proposed traffic calming at Mason and Cook Streets; they are working with Engineering on bike lanes and will accept their suggestions. They have presented these to the North Park Neighbourhood Association as well as a letter to the City. Two additional items mentioned at the meeting were windows on the mid-block walkway and not enough at grade bike racks; both can be done and they will look at both. They can commit to LEED silver equivalent. It is their intention to own the property as rental housing and are prepared to secure the rental for ten years and using the precedent already set at the City of offering the strata units to tenants. They have always been clear that their target tenant will be a grocery store; the Vancouver Street stores will be boutique retail stores.

KEY PLAN
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISIONS

ISSUED FOR:
ARCHITECT:
ENGINEER:
LANDSCAPE ARCHITECT:
PLANNING:



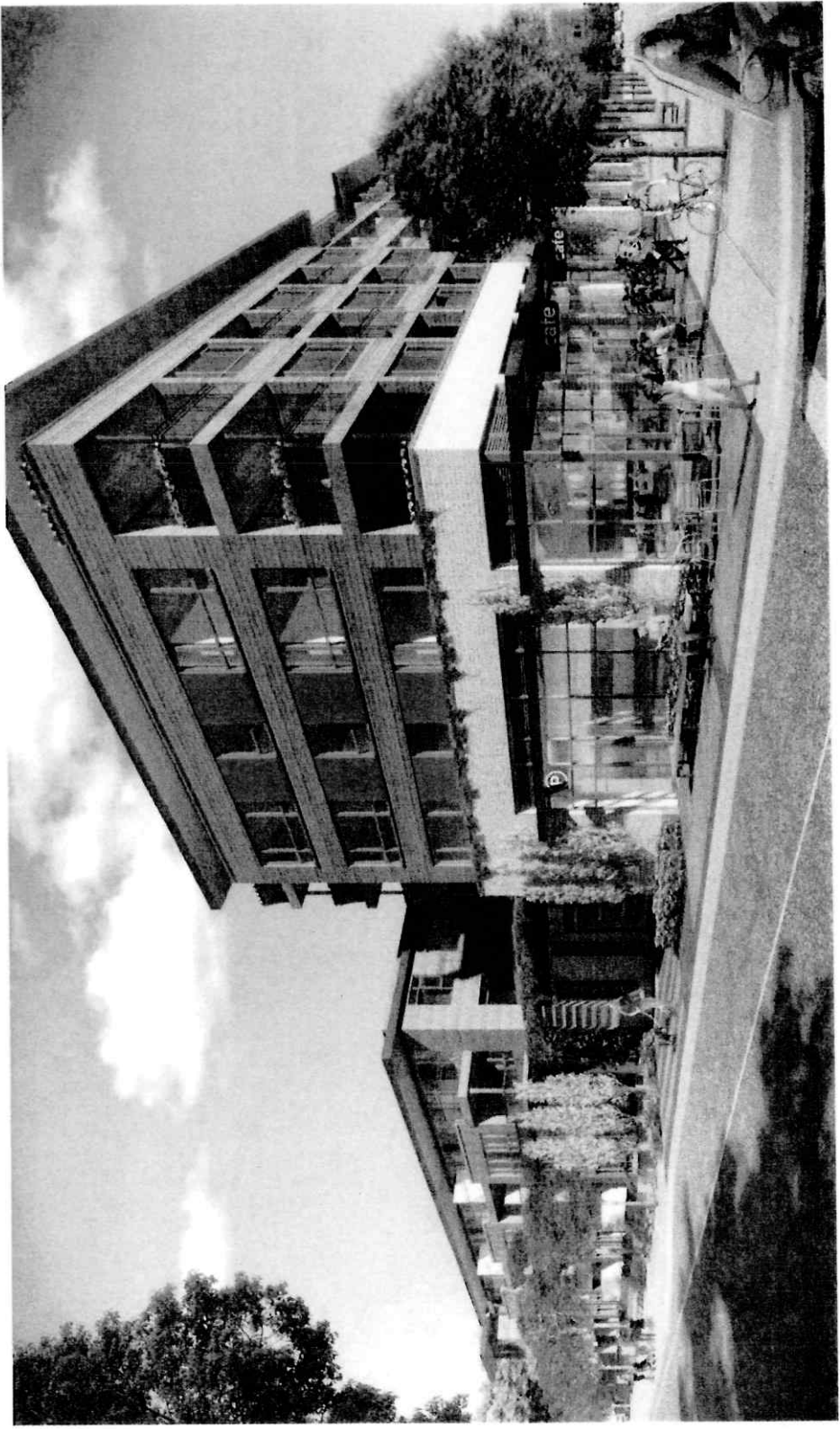
2005-2006
1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 3G9
TEL: 604-681-1111
WWW.CCMCONSULTANTS.COM



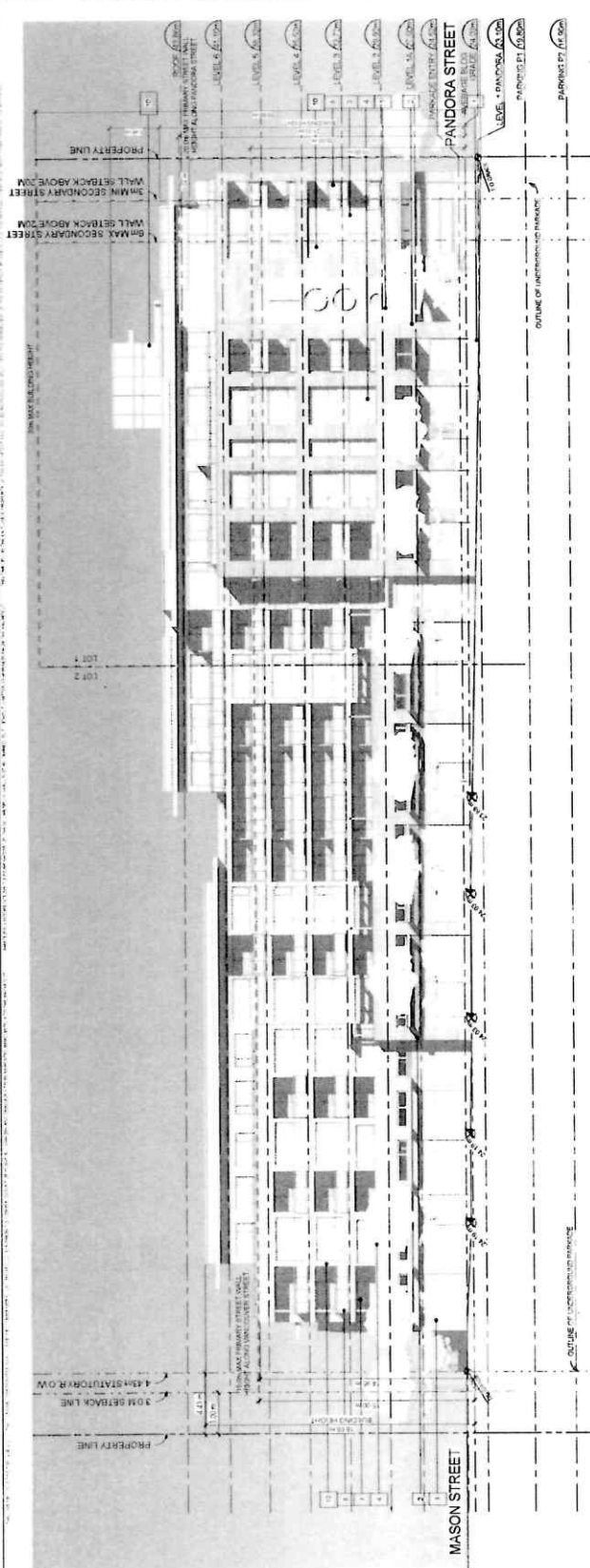
PROJECT NO.:
DATE:
SCALE:
SHEET NO. OF THIS SET:

PROJECT TITLE:
CORNER OF
VANCOUVER STREET
& MASON STREET

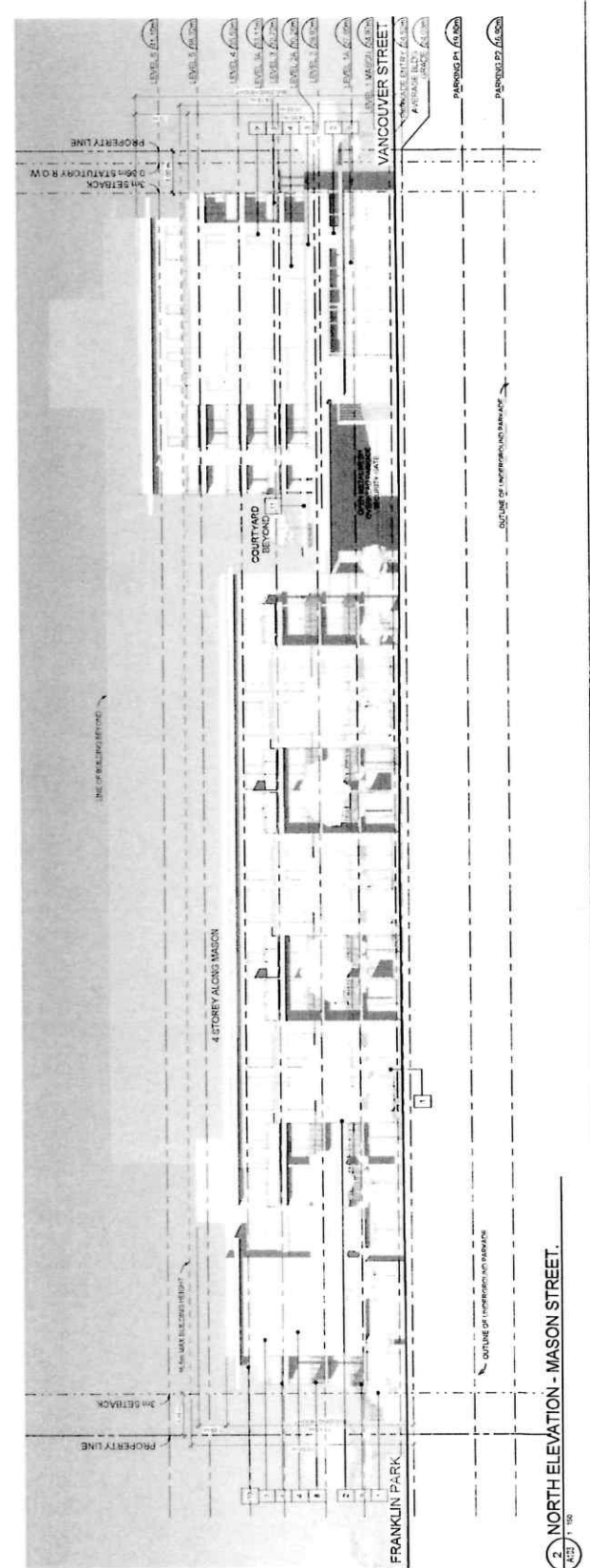
DRAWING NO.:
REV.:



DRAWING NO.:
REV.:



1 WEST ELEVATION - VANCOUVER STREET.



2 NORTH ELEVATION - MASON STREET.

<p>KEY PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>ISSUED FOR:</p> <p>PROJECT:</p> <p>CLIENT:</p> <p>DATE:</p>	<p>BlueSky</p> <p>PROPERTY</p>	<p>SHEET TITLE:</p> <p>VANCOUVER STREET ELEVATION/MASON STREET ELEVATION</p>	<p>DRAWING NO.:</p> <p>A113a</p>	<p>REV:</p>
NO.	DATE	DESCRIPTION										

NOT TO SCALE. THIS IS AN ARTIST'S CONCEPTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.



KEY PLAN
DATE: 10/15/18



REVISIONS
ISSUED FOR:
DATE: 10/15/18

CCN
CAROL CROOKER
ARCHITECTS INC.

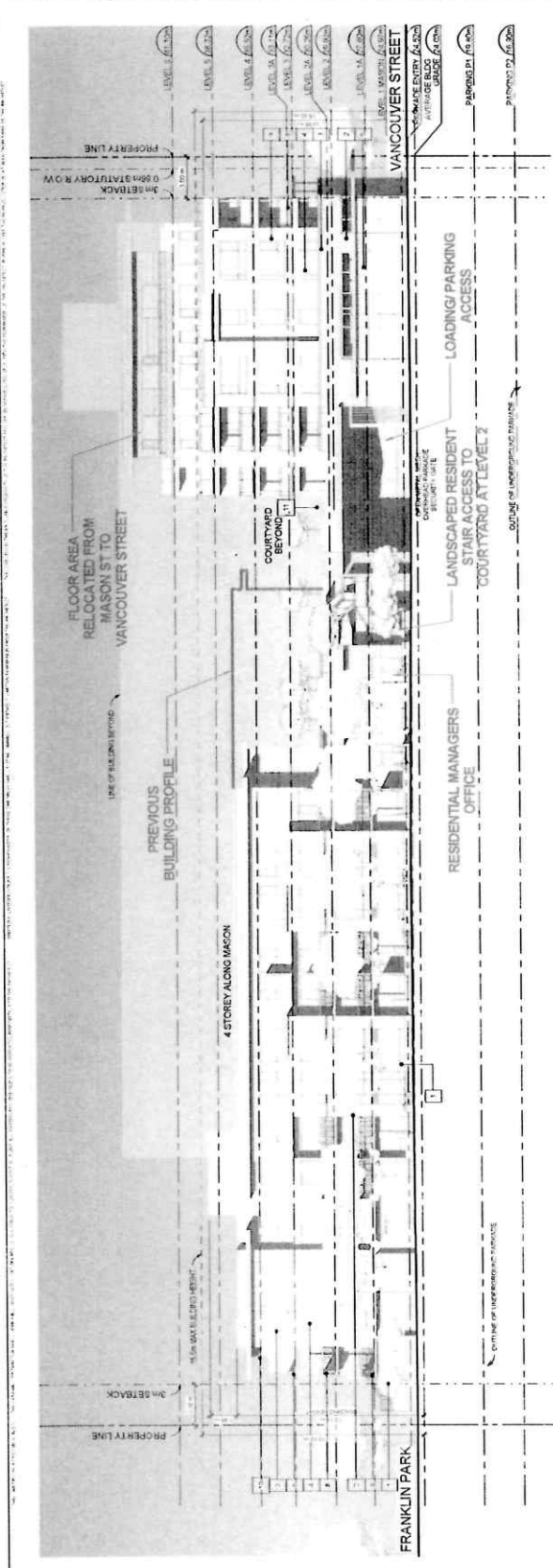
1000 WEST BROADWAY, SUITE 1000, VANCOUVER, BC V6Z 1W4
TEL: 604 681 1111
WWW.CCNARCHITECTS.COM

BlueSky
ARCHITECTURE

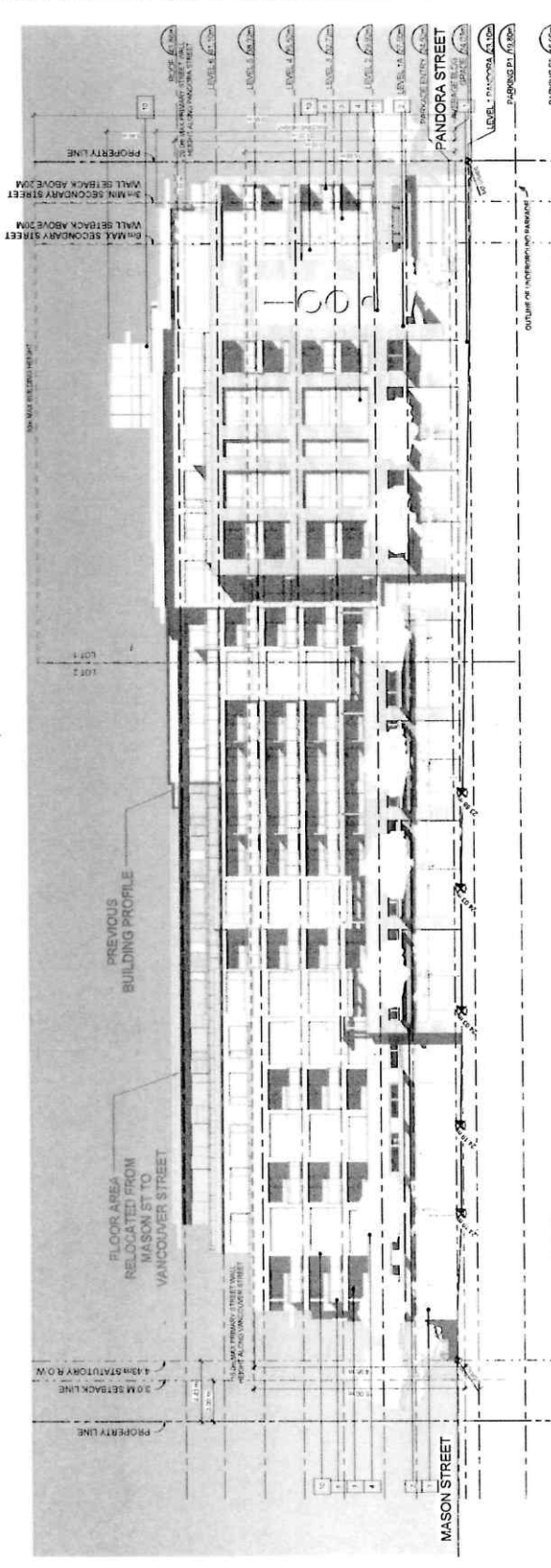
DESIGNED BY:	DATE:
DATE:	DATE:
DATE:	DATE:

SHEET TITLE:
PERSPECTIVE -
CORNER OF
VANCOUVER STREET
& MASON STREET

DRAWING NO.:
REV:
A007



1 REVISIONS TO NORTH ELEVATION - MASON STREET



2 REVISIONS TO WEST ELEVATION - VANCOUVER STREET

KEY PLAN

REVISIONS

ISSUED FOR:

DATE:

PROJECT:

CLIENT:

ARCHITECT:

SCALE:

DATE:

PROJECT NO.:

PROJECT NAME:

PROJECT ADDRESS:

PROJECT CITY:

PROJECT STATE:

PROJECT COUNTRY:



BlueSky Professional

PROJECT NO.:

PROJECT NAME:

PROJECT ADDRESS:

PROJECT CITY:

PROJECT STATE:

PROJECT COUNTRY:

DATE:

SCALE:

DATE:

PROJECT NO.:

PROJECT NAME:

PROJECT ADDRESS:

PROJECT CITY:

PROJECT STATE:

PROJECT COUNTRY:

DRAWING NO.:

A1139

REV.:

REPORTS OF THE COMMITTEE

3. Planning and Land Use Committee – April 03, 2014

4. Rezoning # #00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue

It was moved by Councillor Helps, seconded by Councillor Alto, that Council authorize that Rezoning Application # 00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
 - a. The comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks.
 - b. The appropriateness of the building finishes, including cement board siding and landscape design.
 - c. Improvements to building form as it relates to the mid-block walkway including Crime Prevention Through Environmental Design (CPTED) principles.
 - d. Signage identifying the mid-block walkway.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works subject to the removal of the parking on the east side of Vancouver Street and its replacement with a cycling facility and adding an exploration of cycling facilities on Pandora Avenue and Mason Street.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
5. That staff explore the viability of a legal mechanism and the implications of restricting commercial truck traffic between the hours of 11pm to 7am and to explore the advisability of limiting the weight of vehicles to 7000 lbs on Mason Street especially fronting Franklin Green Park.
6. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.
7. That staff explore with the applicant the possibility of including a Housing Agreement to retain the residential units as rental for a period of 10 years and to have staff identify the mechanism that would be put in place to deal with the conversion from rental to strata should that happen in the future.
8. That staff be directed to discuss with the applicant the addition of green building features.
9. That staff consult with the applicant regarding the possibility of further transitioning of massing from Mason Street to Pandora Street.

Councillor Isitt said that as Council received new information tonight and his opposition was based on four hour debate and the public has not been able to comment on this information, he feels that it would be premature to forward it to public hearing.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Madoff, that the motion be amended by adding a tenth requirement:

- 10. That the application be forwarded to Planning and Land Use Committee for final consideration prior to scheduling the Public Hearing.**

Councillor Helps said that as this will come back in completed form it would be considered fully at the public hearing. It is extraordinary to have seen this much movement in one week and it shows good faith, so let's keep it moving forward.

Mayor Fortin said that he will not support sending the application back to Committee.

Councillor Alto said that she also will not support sending it back to Committee.

Councillor Gudgeon said that she voted against sending this to public hearing based on the neighbourhood concerns. She is happy to hear the developer working on the concerns expressed. We need to receive comments from the neighbours on the proposed changes.

Councillor Thornton-Joe said there are a lot of issues than need to be resolved before it is ready to go to public hearing. She is surprised that in one week the applicant has had discussions on the nine concerns. She will support forwarding to public hearing based on what she has heard tonight.

Councillor Madoff said that she is concerned on the level of preparedness of the community when this comes forward to public hearing. Members of the public receive the agenda a couple of days in advance of the public hearing and are expected to be able to respond and she does not think that is appropriate. It is now even more difficult as we have heard some undertakings from the applicant, and we, nor does the community know, what will be in the package. She feels that it needs to go back to Committee. There are a lot of unknowns that will be dealt with at the public hearing.

Mayor Fortin said that it is his understanding that the information will come forward at first reading and Council can have the discussion at that time.

Councillor Gudgeon said that she applauds the changes, but who will be affected by the change in massing, we need shadowing studies etc. as it is a new development with the change in massing.

Councillor Helps asked when the agendas will be released on Fridays for the public.

Jason Johnson (City Manager): Does not have answer as this time, but it is an item to be reviewed in the organization assessment for Council.

Councillor Isitt drew Council's attention to the first reading of the Zoning Regulation Bylaw for 1303 Dallas Road and asked if more information would be provided for the Pandora application than is for this property.

Alison Meyer (Assistant Director, Sustainable Planning and Community Development): Staff have received direction that a follow-up report for this application be provided outlining the changes at first reading of the bylaw.

Councillor Isitt asked if this is regular practise.

Alison Meyer: In this instance as there has been a specific request, a report will be provided at first reading and it will include bubbled plans and comments from Advisory Design Panel and any additional information received.

Councillor Isitt said that he does not feel first reading is the appropriate time to received revised plans of an application.

On the amendment:

Defeated

For:

Councillors Gudgeon, Isitt and Madoff

Against:

Mayor Fortin, Councillors Alto, Coleman, Helps, Thornton-Joe and Young

On the main motion:

Carried

For:

***Mayor Fortin, Councillors Alto, Coleman,
Helps, Thornton-Joe and Young***

Against:

Councillors Gudgeon, Isitt and Madoff

REPORTS OF THE COMMITTEE

3. Planning and Land Use Committee – April 03, 2014

3. Rezoning # #00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue

It was moved by Councillor Alto, seconded by Councillor Helps, that:

1. Should this application be approved by Council, that staff be directed to investigate how best to prohibit left hand turns westbound onto Mason Street from northbound Cook Street.
2. Prior to the public hearing, that staff work with the applicant to resolve traffic and noise issues on the west end of Mason Street. Carried Unanimously

6.2 Rezoning Application # 00381 and Development Permit # 000351 for 1002-1008, 1012 Pandora Avenue

Committee received a report regarding Rezoning Application and Development Permit for 1002-1008, and 1012 Pandora Avenue, which is on the east side of Vancouver Street between Pandora Avenue and Mason Street. This application was first presented to Council on May 23, 2013. The application was tabled by the Planning and Land Use Standing Committee and Council endorsed a motion asking the applicant to reconsider certain aspects of the proposal.

In conjunction with submitting revised plans, the applicant has now applied for a concurrent Development Permit application. The applicant has undertaken significant revisions to the proposal based on feedback from Council, including:

- A reduction in the proposed floor space ration (FSR) from 2.5:1 to 2.35:1
- A reduction in the building height from six storeys to four storeys for areas of the building fronting Mason Street and Franklin Green
- The removal of the previously retained school tower
- The provision of an increased east side yard for a future through-block pathway to Franklin Green.
- The staff report states the pathway would be considered in the future but the applicant has indicated the pathway would be available immediately and they will enter into a Statutory Right-of-Way.

- Action:** It was moved by Councillor Helps, and seconded by Councillor Young, that Committee recommends that Council authorize that Rezoning Application # 00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:
1. Advisory Design Panel review of the Development Permit Application with particular attention to:
 - a. The comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks.
 - b. The appropriateness of the building finishes, including cement board siding and landscape design.
 2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
 3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
 4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
 5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

- Action:** It was moved by Councillor Helps, and seconded by Councillor Alto, that Committee amend the motion as follows:

3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works **subject to the removal of the parking on the east side of Vancouver Street and its replacement with a cycling facility.**

Committee discussed the amendment:

- If it is feasible to have access on Mason Street and how the design could be changed to support a greenway.
- If an impact assessment has been done.

Action: It was moved by Councillor Isitt, and seconded by Councillor Madoff, that Committee table discussion of this item until receipt of the transportation impact assessment.

DEFEATED 14/PLUC067

For: Councillors Isitt and Madoff
Against: Mayor Fortin, Councillors Alto, Coleman, Helps, Gudgeon, Thornton-Joe and Young.

Committee continued discussion of the amendment:

- Concerns regarding the volume of traffic on Mason Street.
- If it is achievable to put a condition on the applicant that may not be able to fulfill. The City cannot order the applicant to do anything on land they do not own.

Action: It was moved by Mayor Fortin, and seconded by Councillor Thornton-Joe, that Committee amend the amendment:

3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works subject to the removal of the parking on the east side of Vancouver and its replacement with a cycling facility **and adding an exploration of cycling facilities on Pandora and Mason Street.**
- Safety is of the utmost concern.
 - Staff advised that it would the cycling lane in that corridor would be ad hoc but it should be fine. Both streets are busy cycling areas and there should not be any issues in placing both. Removing parking would also not be an issue.
 - If staff have discussed this issue with the Cycling Coalition and if separated bike lanes have been considered.

On the amendment to the amendment:
CARRIED UNANIMOUSLY 14/PLUC068

On the amendment:
CARRIED UNANIMOUSLY 14/PLUC069

Committee discussed the amendment:

- The report stated that during the peak hour there are 29 vehicles on Vancouver Street turning onto Mason with 150 vehicles in peak hour.
- If the retail includes a grocery store and given the square footage of the retail and the staff how could Mason Street work as a viable access. If the City closed the street at Vancouver, then Pandora would be the only road. The Greenway is the cycling route that many use that connects the north and south. Council should mandate that these streets are not the main access points.
- If there is a way to pilot cycling lights. Staff advised that this could be explored.
- It is important to note the restriction of deliveries. There will be a lot of trucks coming onto Mason Street; there is concern about the safety issue.
- If there is a legal mechanism that could restrict commercial traffic.

Action: It was moved by Councillor Gudgeon, and seconded by Councillor Thornton-Joe, that:

5. Staff explore the viability of a legal mechanism and the implications of restricting commercial truck traffic between the hours of 11pm and 7am and to explore the advisability of limiting the weight of vehicles to 7000 lbs. on Mason Street especially fronting Franklin Green Park.

On the amendment:
CARRIED UNANIMOUSLY 14/PLUC070

Committee continued discussion of the main motion:

- How to make the mid-block walkway safe and if the Advisory Design Panel could review improvements to the design.

Action: It was moved by Councillor Alto, and seconded by Councillor Helps, to amend the motion as follows:

- c. Improvements to building form as it relates to the mid-block walkway including Crime Prevention Through Environmental Design (CPTED) principles.
- d. Signage identifying the mid-block walkway.

On the amendment:
CARRIED UNANIMOUSLY 14/PLUC071

Committee discussed the viability of the entire development being rental and what would happen in the future if the property owner should wish to change from rental units to strata ownership and what the legal mechanism would be.

Action: It was moved by Councillor Helps, and seconded by Councillor Gudgeon, that the motion be amended as follows:

6. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners, to the satisfaction of the City Solicitor.

On the amendment:

CARRIED 14/PLUC072

For: Mayor Fortin, Councillor Alto, Coleman, Gudgeon, Helps, Isitt, Madoff and Thornton-Joe
Against: Councillor Young

Action: It was moved by Councillor Helps, and seconded by Councillor Gudgeon, to amend the motion as follows:
7. That staff explore with the applicant the possibility of including a Housing Agreement to retain the residential units as rental for a period of 10 years and to have staff identify the mechanism that would be put in place to deal with the conversion from rental to strata should that happen in the future.

On the amendment:
CARRIED 14/PLUC073

Discussion of Main motion:

- The lack of clarity in the report of what the retail will be.
- Concern that the Committee would not see the final report before the proposal goes to public hearing.
- That there needs to be a compromise that the neighbours will support which is sensitive to the surrounding area.
- If the application has enough merit to move forward without it having to comeback to this committee.

Action: It was moved by Councillor Isitt and seconded by Councillor Madoff that Rezoning Application # 00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue return to the PLUC after review by the Advisory Design Panel.

Action: It was moved by Councillor Alto, and seconded by Councillor Gudgeon, that the following motion be tabled until all Committee Members have had an opportunity to speak to the main motion.

“That Rezoning Application # 00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue return to the Planning and Land Use Committee after review by the Advisory Design Panel.”

CARRIED 14/PLUC074

For: Mayor Fortin, Councillors Alto, Coleman, Gudgeon, Isitt, Madoff, Thornton-Joe and Young
Against: Councillor Helps

Mayor Fortin withdrew from the meeting at 11:24 am and Councillor Gudgeon assumed the Chair

Mayor Fortin returned to the meeting at 11:27 am and assumed the Chair.

Speaking to the main motion:

- It was questioned if the application meets the test in its current state? If so then committee would not see the pushback that is being seen. It would be

desirable if the structure was stepped back and density was shifted to the Pandora side. There is also a complete lack of green space.

- The buildings are very boxy, if it was stepped up and it would reflect the topography.

•

Councillor Gudgeon withdrew from the meeting at 11:36 am and returned at 11:38 am

Councillor Helps withdrew from the meeting at 11:55 am and returned at 11:58 am

Councillor Coleman withdrew from the meeting at 12:09 pm and returned at 12:10 pm

Councillor Alto withdrew from the meeting at 12:09 pm and returned at 12:13 pm

Councillor Isitt withdrew from the meeting at 12:09 pm and returned at 12:11 pm

Action: It was moved by Mayor Fortin, and seconded by Councillor Madoff, that the motion be amended as follows:

8. That staff be directed to discuss with the applicant the addition of green building features.

CARRIED UNANIMOUSLY 14/PLUC075

Action: It was moved by Councillor Isitt, and seconded by Councillor Madoff, that the motion be amended as follows:

9. That staff consult with the applicant regarding the possibility of further transitioning of massing from Mason Street to Pandora Street.
- It sounds like we are asking them to redraw the plans.
 - Council is trying to be sensitive to the neighbours.
 - There is a gap between neighbourhood plan and the OCP. The North Park neighbours are very concerned about this.

CARRIED 14/PLUC076

For: Councillors Alto, Coleman, Gudgeon, Madoff, and Thornton-Joe

Against: Mayor Fortin, Councillors Helps and Young

Councillor Isitt moved to lift the following motion from the table:

Action: That Rezoning Application # 00381 and Development Permit Application # 000351 for 1002, 1008 and 1012 Pandora Avenue return to this Committee after review by the Advisory Design Panel.

DEFEATED 14/PLUC077

For: Councillors Madoff, and Thornton-Joe and Young

Against: Mayor Fortin, Councillors Alto, Coleman, Helps, Gudgeon

- The role of the public hearing is to provide a process by which Council can hear all of the material. Council and the applicant know the risks. The applicant could be turned down at the public hearing.

Action: It was moved by Councillor Helps, and seconded by Councillor Young, that Committee recommends that Council authorize that Rezoning Application # 00381 and Development Permit Application # 000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff

prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
 - a. The comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks.
 - b. The appropriateness of the building finishes, including cement board siding and landscape design.
 - c. Improvements to building form as it relates to the mid-block walkway including Crime Prevention Through Environmental Design (CPTED) principles.
 - d. Signage identifying the mid-block walkway.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works subject to the removal of the parking on the east side of Vancouver Street and its replacement with a cycling facility and adding an exploration of cycling facilities on Pandora Avenue and Mason Street.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
5. That staff explore the viability of a legal mechanism and the implications of restricting commercial truck traffic between the hours of 11pm to 7am and to explore the advisability of limiting the weight of vehicles to 7000 lbs on Mason Street especially fronting Franklin Green Park.
6. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners, to the satisfaction of the City Solicitor.
7. That staff explore with the applicant the possibility of including a Housing Agreement to retain the residential units as rental for a period of 10 years and to have staff identify the mechanism that would be put in place to deal with the conversion from rental to strata should that happen in the future.
8. That staff be directed to discuss with the applicant the addition of green building features.
9. That staff consult with the applicant regarding the possibility of further transitioning of massing from Mason Street to Pandora Street.

On the main motion as amended:

CARRIED 14/PLUC078

For: Mayor Fortin, Councillors Alto, Coleman, Helps and Young
Against: Councillors Gudgeon, Isitt, Madoff and Thornton-Joe

Action: It was moved by Councillor Alto, and seconded by Councillor Gudgeon, should this application be approved by Council, that staff be directed to investigate how best to prohibit left hand turns westbound onto Mason Street from northbound Cook Street.

CARRIED 14/PLUC079

For: Mayor Fortin, Councillors Alto, Coleman, Gudgeon, Helps, Madoff,
Thornton-Joe and Young

Against: Councillors Young and Isitt

Action: It was moved by Councillor Alto, and seconded by Councillor Gudgeon, that prior to the public hearing, that staff work with the applicant to resolve traffic and noise issues on the west end of Mason Street.

CARRIED UNANIMOUSLY 14/PLUC080

April 3, 2014

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

Attn: Mayor and Members of Council

Re: 1008 – 1012 Pandora Avenue

We are writing to provide an additional update for information, as the Planning and Land Use Committee considers our joint Rezoning and Development Permit application for the former St. Andrew's School site at its meeting today. We are pleased that the application has received staff support following review of the revised development plans and appreciate the efforts staff have made to detail how the current plans respond to the list of considerations identified by Council last year.

The purpose of this letter is to convey new information with respect to our ongoing discussions with the North Park Neighbourhood Association. Most notably, we had the opportunity to attend the NPNA meeting last night, Wednesday, April 2, 2014.

Since last summer, we have worked to engage with a committee of the NPNA board, and attended 2 meetings in February focused on discussing the revised plans prior to submitting them to the City. We sought the opportunity to meet with the NPNA in advance of today's PLUC meeting to consult with their broader membership so that we could share the update and respond to any questions or concerns from the community. The key issues discussed with the community include:

- Traffic
- Public Realm
- Mid-Block Walkway
- Massing

With respect to traffic, we had been discussing a number of transportation-related issues with staff since submission of our updated plans and were able to share our ideas on traffic-calming and mitigation measures with the NPNA last night. This letter is intended to convey these additional details of our proposal for PLUC consideration today.

Traffic:

- To address concerns with respect to the timing of deliveries or truck movements to and from the site, we propose to restrict deliveries between the hours of 11 pm and 6 am.
- To address concerns with respect to the impact of truck traffic on Mason Street, we propose to restrict our commercial tenants from allowing truck traffic servicing their operations to utilize Mason Street (from Cook Street) to access the site.

- In response to questions about the project's contributions toward cycling infrastructure, we advised the NPNA that we just received design details from the City with respect to the planned grade-separated cycle-track on Pandora to incorporate into our drawings. With staff input, we will also be refining the Vancouver streetscape drawings to accommodate the City's future greenway. The project will be responsible for implementing these roadway improvements along the site's frontages.
- We are also open to working with staff to identify any additional landscaping or traffic-calming measures that may be appropriate for our Mason Street frontage and how they may tie into other City or community initiatives to further enhance the remainder of Mason Street between our project and Cook Street.

Public Realm:

- In response to the comments about the amount of public space at the project, we highlight that the plans already include greater setbacks to contribute to an enhanced public realm and that a new plaza area is proposed at the corner of Pandora and Vancouver.
- Additional building setbacks are provided at the corner of Vancouver and Mason to allow for more outdoor space in the public realm.

Mid-Block Walkway:

- The plans accommodate the potential to develop a mid-block walkway along the eastern property line, connecting Pandora Avenue to Mason Street and the Franklin Green Park.
- We understand design issues have been identified by staff, and echoed by the community, with respect to the potential mid-block walkway in this location and await direction from PLUC on this item.

Massing:

- In response to the comments about massing, we emphasize the changes that resulted in a reduction in building height and a shifting of 2 floors of massing from the Mason Street frontage to Pandora Avenue portion of the building.
- We also note the importance of creating a positive urban design outcome for the project and the benefits of the internalized vehicle servicing and underground parking areas, which allow for the presentation of strong streetscapes to all frontages.
- Breaking the site into separate development lots would negate the potential for the common podium level and could result in a more interrupted streetscape, and pedestrian and cyclist environment.

We have welcomed the opportunity to engage in additional dialogue with the NPNA and note that the key changes to building height and building massing were directly influenced by community input and in response to Council direction. The most recent meetings and discussion with the NPNA committee presented new ideas with respect to traffic calming measures and we are pleased to now include the additional items noted above as a commitment of the project's intent to be a good neighbour to the surrounding community. As the developers and long-term owners of the building, we strive to ensure that the project will fit within the neighbourhood and contribute positively to the growth of the city.



Much time has been spent revising the plans, which have benefited from additional community and City input. We look forward to working with staff as the applications advance and to implementing the project with Council support.

Regards,

A handwritten signature in black ink, appearing to read "Mark Kopinya". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Kopinya
Development Manager



Planning and Land Use Committee Report

Date: March 20, 2014 **From:** Mike Wilson, Senior Planner – Urban Design
Subject: **Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue** - Application to increase density and construct a four to six-storey mixed-use building

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1002-1008 and 1012 Pandora Avenue, which is on the east side of Vancouver Street between Pandora Avenue and Mason Street. This application was first presented to Council on May 23, 2013. The application was tabled by the Planning and Land Use Standing Committee and, ultimately, Council endorsed a motion asking the applicant to reconsider certain aspects of the proposal, including:

- to reduce building massing and height on Mason Street in favour of Pandora Avenue
- to consider mid-block public access through the development
- to consider the appropriateness of the comprehensive development zone
- to reconsider the retention of the school tower
- to work with staff to re-examine the location and design of the vehicle entry on Mason Street, as well as the landscape treatment on Mason Street, in order to minimize the impact of the vehicle access point on adjacent properties.

In conjunction with submitting revised plans, the applicant has now applied for a concurrent Development Permit application. The applicant has undertaken significant revisions to the proposal based on feedback from Council, including:

- a reduction in the proposed floor space ratio (FSR) from 2.5:1 to 2.35:1
- a reduction in the building height from six storeys to four storeys for areas of the building fronting Mason Street and Franklin Green
- the removal of the previously retained school tower
- the provision of an increased east side yard for a future through-block pathway to Franklin Green.

The revised proposal is to construct a mixed-use building that ranges in height from four to six storeys with 4,507 m² of ground-floor commercial space and 13,995 m² of residential floor area. This represents a 1,180 m² reduction in floor area compared to the previous proposal. The development includes two buildings set above a common commercial podium. The applicant has further reduced the building height from six storeys to four storeys fronting both Mason Street and Franklin Green.

The applicant's comprehensive development proposal of 2.35:1 FSR over the entire site is supported by several policies within the *Official Community Plan (OCP)*. Staff recommend that the Committee support a comprehensive development strategy for this site. The application is also generally consistent with the land use and density policies in the *Downtown Core Area Plan (DCAP)*.

The following factors were taken into consideration in reviewing this application:

- The proposal is consistent with the OCP policies which envisage multi-unit residential, commercial and mixed-use buildings of up to 10 storeys, at densities ranging from a base of 3:1 FSR to a maximum of 5.5:1 FSR on the south portion of the site to 2:1 FSR and five storeys on the north portion of the site in order to achieve a major residential district.
- The proposal is also consistent with the more specific DCAP policies which envisage mid-rise to high-rise residential, commercial and office developments with a maximum building height of 30 m (10 storeys).
- The architectural expression of the building and landscape treatment is generally consistent with the DCAP but should be reviewed by the Advisory Design Panel.
- A Housing Agreement Bylaw and legal agreement should be prepared to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.
- The *North Park Local Plan* identifies the subject lands, as well as the lands on the north side of Mason Street, as an area of "major change predicted".

Staff recommend that the Committee support these applications.

Recommendations

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
 - a) the comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks;
 - b) the appropriateness of the building finishes, including cement board siding and landscape design.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.

5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

Respectfully submitted,



Mike Wilson
Senior Planner – Urban Design
Development Services

JH.



Deb Day, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

MW:aw



Jason Johnson

Date: March 24, 2014

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the properties located at 1002-1008 and 1012 Pandora Avenue. A Rezoning Application is required to permit increased density on the site.

2.0 Background

2.1 Description of Proposal

The proposal is to rezone the properties from the CA-1 Zone, Pandora Avenue Special Commercial District, and the R-2 Zone, Two Family Dwelling District, to a new zone to increase the permitted density and to allow for a six-storey mixed-use building with underground parking. The proposed FSR is 2.35:1 and building height ranges from four to six storeys. The previous application was proposed at 2.5:1 FSR in the form of a six-storey building.

The applicant proposes to demolish the existing school and gymnasium. The new building includes at-grade retail and professional office uses with three to five storeys of residential units above. The applicant proposes 4,507 m² for professional offices, banks and retail uses. The apartment units are a mix of one- and two-bedroom units, as well as bachelor suites. At-grade residential uses are provided on Mason Street. Private open site space is provided through the use of balconies and a centralized common garden is constructed on top of the main floor retail level.

The applicant proposes that the residential units are to be rental. Consistent with the City's previous practice, staff have asked if the applicant were willing to enter into a Housing Agreement to secure the units as rental in perpetuity or for a period of time. The applicant has declined this request. However, the applicant has agreed to enter into a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of units to non-owners.

Consistent with the *Highway Access Bylaw* requirements and urban design objectives, vehicle and loading access is provided from Mason Street. The application includes a total of 286 parking stalls and an internalized loading area for commercial vehicles. A total of 256 Class 1 bicycle parking stalls as well as two Class 2 bicycle racks have also been provided. It is proposed that a portion of Mason Street would be widened and will become a two-way street to provide vehicle access/egress from the parking garage entrance. The remainder of Mason Street from the garage entry eastward to Cook Street is to remain as one-way westbound only.

2.2 Site History

There are two existing buildings on the property: the main school house and a gymnasium. The main school building was constructed in 1930-1931. This building is constructed of cast concrete and was home to the St. Louis College prior to becoming St. Andrew's Elementary School. Neither the gymnasium nor the existing school building are on the City's Heritage Register or are Heritage-Designated buildings. The applicant proposes to demolish both buildings.

2.3 Application History

At the Council meeting of June 13, 2013, Council passed the following motion:

It was moved by Councillor Alto, seconded by Councillor Helps, that 4 of the 5 actions recommended by PLUSC at its May 2, 2013 meeting proceed as directed by PLUSC, being:

1. *Reconsideration by the applicant of massing to reduce building height on Mason street in favour of Pandora,*
2. *Consider a mid-block public access through the development,*
3. *The appropriateness of the comprehensive development zone, and*
4. *The retention of the school tower.*
5. *That the applicant work with staff to re-examine the location and design of the vehicle entry on Mason Street, as well as the landscape treatment on Mason Street, in order to minimize the impact of the vehicle access point on adjacent properties*
6. *That the application proceed through the regular Planning and Land Use Standing Committee process.*

Further analysis on the revisions proposed by the applicant in response to this motion are provided in Section 4 of this report.

2.4 Existing Site Development and Development Potential

The properties are currently split into two zones. The existing gymnasium and school building are in the CA-1 Zone, Pandora Avenue Special Commercial District. This Zone permits office and retail uses up to 15.5 m in height and a maximum FSR of 2.0:1 and comprises approximately 50% of the site. The existing playground and playing fields are in the R-2 Zone, Two Family Dwelling District, which comprises the remaining 50% of the site. Under the current zone, a duplex dwelling could be constructed.

2.5 Data Table

The following data table compares the proposal with the existing zones.

Zoning Criteria	Proposal	Existing Zone CA-1	Existing Zone R-2
Site area (m ²) – minimum	7,915	n/a	555
Total floor area (m ²) – maximum	18,603	15,826.6	380
Density (Floor Space Ratio) - maximum	2.35:1	2:1	0.5:1
Mixed Use Building Location of Residential	Ground floor – in some areas	2 nd floor and higher	n/a
Height (m) – maximum	21.5	15.5	7.6
Site coverage (%) – maximum	82	n/a	40
Open site space (%) – minimum	18	n/a	30

Storeys – maximum	6	n/a	2
Setbacks (m) – minimum			
North - Mason	7.3	3	14.8
South - Pandora	1	3	7.5
East	2	Nil	1.68
West - Vancouver	1	3	3
Parking	286 stalls	178 stalls	2 stalls
Visitor Parking	12	12	n/a
Bicycle storage	256 stalls	221 stalls	n/a
Bicycle Rack	12	17	n/a

2.6 Land Use Context

To the south across Pandora Avenue is a three-storey office building in the CA-1 Zone, Pandora Avenue Special Commercial District. To the north across Mason Street are four single-family dwellings in the R-2 Zone, Two Family Dwelling District. Also to the north at 1032 and 1038 Mason Street, there is a vacant lot in the R3-1 Zone, Multiple Dwelling District. To the west is a one and a half storey restaurant in the C1-FS Zone, Limited Commercial Free-Standing Food Sales District, as well as a three and a half storey multi-unit residential building in the R3-1 Zone, Multiple Dwelling District. To the east is Franklin Green, a City-owned park that is in the R-2 Zone, Two Family Dwelling District, and a three and a half storey mixed-use building in the CA-1 Zone, Pandora Avenue Special Commercial District.

2.7 Legal Descriptions

Lot 1, Suburban Lot 15, Victoria City, Plan 22437

Lot 2, Suburban Lot 15, Victoria City, Plan 22437, except Parcel A (DD C70855).

2.8 Consistency with City Policy

2.8.1 Official Community Plan, 2012

The *Official Community Plan* (OCP) sets out broad objectives for the City. Policy Objective 6(a) identifies the need to accommodate 20,000 new residents with at least 50% of housing growth to occur within the Urban Core. The OCP further encourages a diverse range of housing types and tenures that meet the needs of residents in different life stages.

The OCP also sets out a vision for the North Park neighbourhood in a City-wide context. As part of these vision statements, Policy 21.19.3 states that the southern portion of the neighbourhood along Pandora Avenue is identified for higher density mixed-use development in the Downtown Core Area. The OCP also sets out strategic directions for the neighbourhood (Policy 21.20). The following strategic directions are relevant to this proposal:

21.20.2 Accommodate new population and housing growth within walking distance of the North Park Village and within portions of the neighbourhood designated Core Residential.

21.20.3 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.

The OCP identifies the subject lands within the Core Residential designation. This designation envisions up to 5.5 FSR on the southern portion of the site and from a base of 1:1 FSR up to a maximum of 2:1 FSR on the northern portion of the property.

The applicant's comprehensive development proposal of 2.35:1 FSR over the entire site is supported by several policies within the OCP. Policies 6.3 and 6.8 of the OCP state that decisions regarding use, density and scale of the building for an individual site are to be based on site-specific evaluations of proposed developments in relation to the site, block and local area context and also include consideration of relevant policies in the OCP, Local Area Plans and other City policies. Additionally, it states that site-specific amendments may be considered that are consistent with the intent of the Urban Place Designations identified in the OCP. In general, the Core Residential designation supports multi-unit residential buildings from three storeys up to 20 storeys and large floor-plate commercial buildings oriented to the street.

Generally, the proposed comprehensive site development is consistent with the OCP. The level of consistency with the OCP is further discussed in Section 4 of this report.

2.8.2 Downtown Core Area Plan, 2011

2.8.2.1 Land Use

The *Downtown Core Area Plan* (DCAP) identifies the subject lands as part of the Residential Mixed Use District. This District is identified as the area that includes the majority of the residential land base within the DCAP boundary. This designation establishes various objectives and policies that can be summarized as follows:

- encourage active commercial uses at street level along Pandora Avenue to facilitate increased pedestrian activity and improved vitality
- ensure well-designed streets and sidewalks that provide interesting public realm environments for pedestrians
- ensure that new buildings located along the edge of the Residential Mixed Use District consider scale, orientation, setbacks, mass and building height to provide sensitive transitions to the surrounding Districts
- encourage multi-unit residential development appropriate to the context and function of each neighbourhood.

To this end, the proposal is generally consistent with the DCAP. Staff have provided further analysis on the proposed massing and scale of the proposal as it relates to the transition to the North Park Neighbourhood in Section 4 of this report.

2.8.2.2 Density

The applicant proposes an overall floor space ratio of 2.35:1 across the site. The density provisions within the DCAP are split over the site. The southern portion of the site is located within the Density Bonus Area and is provided with a base FSR of 3:1 (of which up to 1:1 FSR may be commercial) with a maximum FSR of 5.5:1 (of which up to 3:1 FSR may be

commercial). For the northern portion of the site, the DCAP identifies a maximum FSR of 2:1. The maximum base density permitted floor space ratio for a comprehensive development, which spreads the density across the site within the base density, is 2.35:1 FSR. The revised proposal is consistent with the densities considered in the DCAP.

2.8.3 North Park Local Plan, 1996

The *North Park Local Plan* (NPLP) identifies the subject lands as well as the lands on the north side of Mason Street as an area where “major change (is) predicted”. With respect to building heights, the Plan envisions development on the southern portion of the site to include heights up to 10 storeys and up to five storeys on the northern portion of the site. The proposed six-storey building fronting Pandora Avenue and four-storey building fronting Mason Street are an appropriate response for a comprehensive development of the site. Further analysis on the proposed building height and massing is provided in Section 4.

The NPLP identifies the northeast corner of Vancouver Street and Pandora Avenue as a street-head site and further identifies the school building as a landmark within the neighbourhood. The previous proposal retained a portion of the school building. However, as a result of direction from Council, the applicant now proposes to demolish the school building in its entirety. The applicant has maintained a southwest-facing landscaped open space at this corner, which has been integrated into the landscape design. In the opinion of staff, this approach adequately responds to the policy direction within the NPLP.

2.9 Community Consultation

The applicant originally met with the North Park Neighbourhood Association (NPNA) on August 8, 2012. Minutes of the meeting, as provided by the applicant, are attached to the previous staff report. Additional letters from the NPNA, dated September 28, 2012, and January 18, 2013, are also attached to that report.

Upon completing revisions to the proposal, the applicant held two informal meetings with the NPNA on February 11, 2014, and February 26, 2014. At the time of writing this report the NPNA has not provided any further correspondence.

3.0 Issues

Staff have evaluated the revised proposal with respect to the following key issues raised by Council including:

- building massing and height on Mason Street
- mid-block public access through the development
- the appropriateness of the comprehensive development zone
- the retention of the school tower
- the location and design of the vehicle entry on Mason Street.

Staff have also evaluated the following additional issues:

- Development Permit Application
- Statutory Right-of-Way
- Visitor Bicycle Parking.

4.0 Analysis

4.1 Building Massing and Height on Mason Street

The applicant has reduced the building height from six storeys to four storeys for portions of the building fronting Mason Street and Franklin Green. The Mason Street frontage maintains the previously provided 7.3 m setback from the property line and the at-grade unit entrances. A primary residential lobby entrance is also provided on this frontage. This frontage includes three projecting bays clad with brick veneer. The fourth-storey is further set back from the building face by 2 m.

With respect to street wall policies in the DCAP, the Mason Street façade is generally consistent. However, the applicant has provided a larger than required setback from the property line in order to create a more sensitive transition to buildings on the north side of Mason Street. Staff recommend that the Committee support these revisions to the Mason Street frontage.

4.2 Through-block Public Access to Franklin Green

The applicant has increased the east side-yard setback to 2 m in order to provide for a future through-block connection through to Franklin Green. The plans indicate that the area is to be planted with a fence for security and gate for maintenance access. The applicant's intent is that a future through-block connection be provided when the neighbouring property to the east is redeveloped.

Staff are concerned with the design of the through-block connection. This is a direct result of the lot configuration. The jog in the walkway presents concerns with respect to public safety. Staff do not recommend that the Committee seek a through-block connection in this location as it is not envisioned in the City policy and could present a safety concern.

Should the Committee support the provision of this space for a future through-block walkway, staff recommend that the Committee require a Statutory Right-of-Way to permit public access during daylight hours.

4.3 Appropriateness of Comprehensive Development Zone

The applications continue to request a comprehensive development zone but at a lower proposed density 2.35:1 versus 2.5:1. The OCP supports the logical assembly of development sites and staff recommend that the Committee support the proposed approach to develop the site.

4.4 Retention of St. Andrew's School Tower

The current proposal includes the demolition of the main school building in its entirety. In response to planning policies for this site, the applicant has maintained a southwest facing plaza

at the corner of Pandora Avenue and Mason Street. The removal of the tower allows for a more unified design with respect to this face of the proposed development.

4.5 Location and Design of Vehicle Entry on Mason Street

Consistent with the requirements of the *Highway Access Bylaw*, vehicle access is provided from the Mason Street frontage. Mason Street is the lesser classified street in terms of vehicle traffic. In July 2013, Council directed staff to prepare amendments to the *Highway Access Bylaw* in order to provide the Director of Engineering and Public Works with the authority to consider approving a driveway crossing on another street frontage for a development in the following instances:

- a) site configuration prevents compliance with s.12 (e.g., insufficient frontage);
- b) compliance with s. 12 would result in an unsafe condition (e.g., sight lines, traffic volumes, proximity to intersections, etc.); and
- c) compliance with s. 12 would interfere with protected trees or existing infrastructure that cannot be removed/relocated.

The amendments to the bylaw were approved by Council in 2013. The current application does not meet any of these tests. As a result, the vehicle access remains on Mason Street. Staff and the applicant have explored various alternatives to the currently proposed vehicle access on Mason Street. This has involved splitting the residential and retail access point from the commercial loading access. The location of the proposed access has also been examined.

If the access points were split and one access moved further east on Mason Street, it is anticipated that there would be a greater traffic impact on Mason Street and a second large opening in the building frontage would be required which would detract from its pedestrian-oriented design. The current design, which combines vehicle access points and locates them at the end of the block, allows for fewer vehicles on Mason Street and maintains the existing width of Mason Street for the majority of the frontage.

The applicant has provided an updated 3-D rendering of the parkade entry. The applicant proposes landscaping on either side of the opening as well as above. Staff recommend that the Committee support the proposed design.

4.6 Development Permit Application

Should Council be supportive of the proposal, staff recommend that the Committee refer the Development Permit Application to the Advisory Design Panel (ADP) with the request that the ADP focus on the following:

- feedback regarding the comprehensive design approach and whether the building's mass has been adequately "broken down" through the use of setbacks and materials
- appropriateness of the building finishes, including cement board siding, and of the landscape design.

4.7 Statutory Right-of-Way

In order to meet minimum Statutory Right-of-Way widths for both Mason Street and Vancouver Street, staff recommend that the Committee require Statutory Rights-of-Way (SRW) for both of

these streets, 0.86 m for Vancouver Street and 4.43 m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.

4.8 Revisions to the Vancouver Street and Pandora Avenue frontages

The proposed frontage improvements on Vancouver Street and Pandora Avenue require revision to accommodate functional, grade-separated cycle tracks. Staff recommend that the Committee require amendments to the design of the frontage improvements to the satisfaction of the Director of Engineering and Public Works.

4.9 Visitor Bicycle Parking

The applicant currently proposes 12 visitor bicycle parking spaces in two six-space racks. Schedule "C" requires a total of 17 visitor bicycle parking spaces. Staff recommend that the Committee require the 17 stalls.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Options

Option A (Recommended)

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
 - a) the comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks;
 - b) the appropriateness of the building finishes, including cement board siding and landscape design.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

Option B (Approve as presented)

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
2. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of the Director of Engineering and Public Works.
3. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.

Option C

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue be declined.

7.0 Conclusions

The proposal is generally consistent with *Official Community Plan, 2012* policies which envisage multi-unit residential, commercial and mixed-use buildings. The proposal is also generally consistent with the more specific *Downtown Core Area Plan, 2011* policies which envisage mid-rise to high-rise residential, commercial and office development with a maximum building height of 30 m (10 storeys) for the south portion of the site and a maximum building height of 15 m (5 storeys) for the north portion of the site.

The *North Park Local Plan* identifies the subject lands as well as the lands on the north side of Mason Street as an area where “major change (is) predicted”. With respect to building heights, the Plan envisions the southern portion of the site to include heights of up to 10 storeys and up to five storeys on the northern portion of the site. In the opinion of staff, the proposed six-storey and four-storey buildings are an appropriate response for a comprehensive development of the site.

In light of consistency with planning policies, staff recommend support of the development proposal as it advances many policy objectives. The introduction of large and small format retail stores and residential units in this location provides for the increased vitality at the edge of the Downtown Core Area. The introduction of residential units with direct access to Franklin Green will provide an increased sense of security through having more “eyes on the park”. From a design perspective, the proposal also includes an interesting architectural response to the site with the provision of a southwest facing plaza at the corner of Vancouver Street and Pandora Avenue.

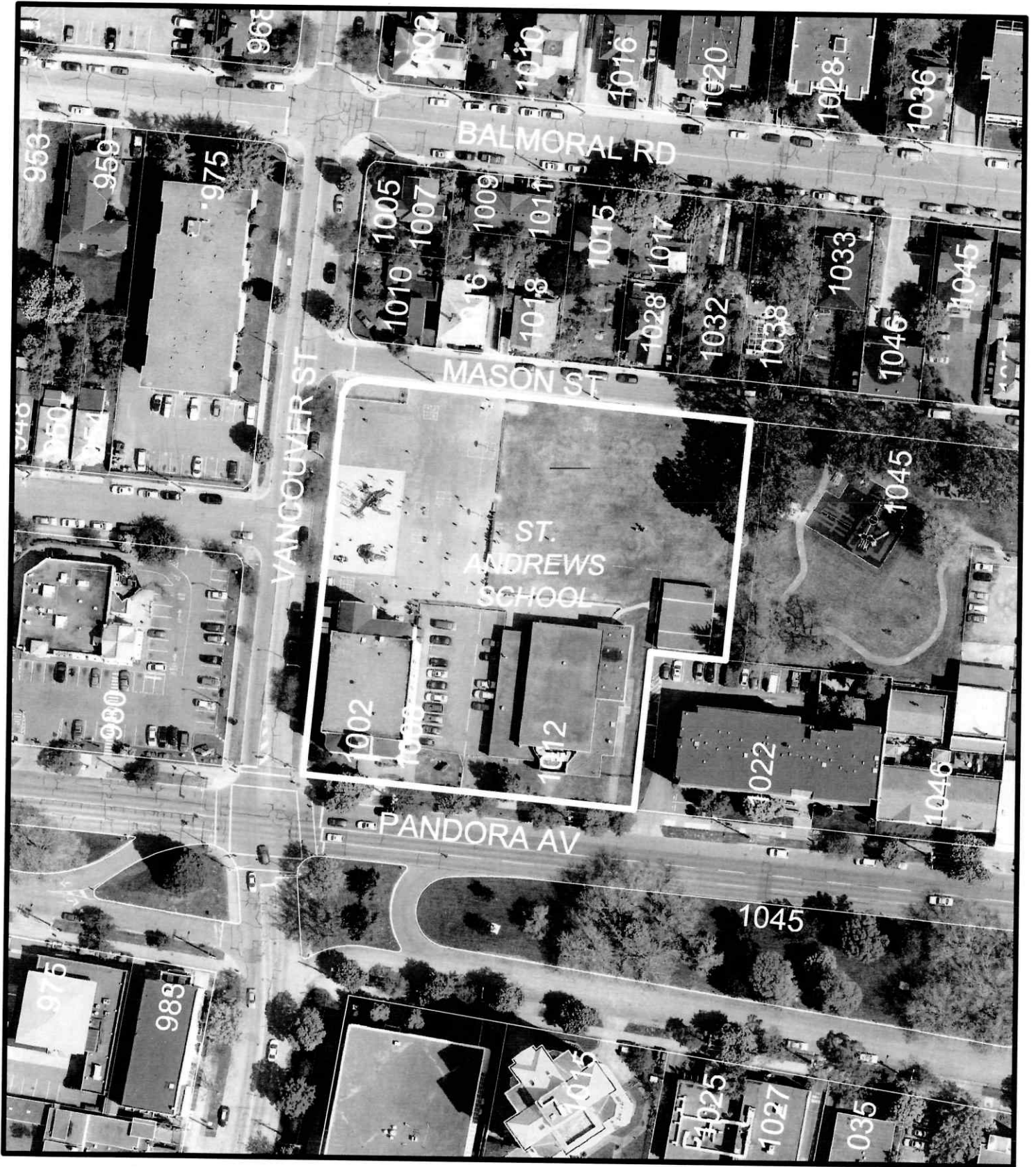
8.0 Recommendations

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
 - a) the comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks;
 - b) the appropriateness of the building finishes, including cement board siding and landscape design.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

9.0 List of Attachments

- Aerial Map
- Zoning Map
- Plans dated February 24, 2014
- Letters from applicant dated March 17 and February 26, 2014.
- Planning and Land Use Standing Committee Report dated April 23, 2013.

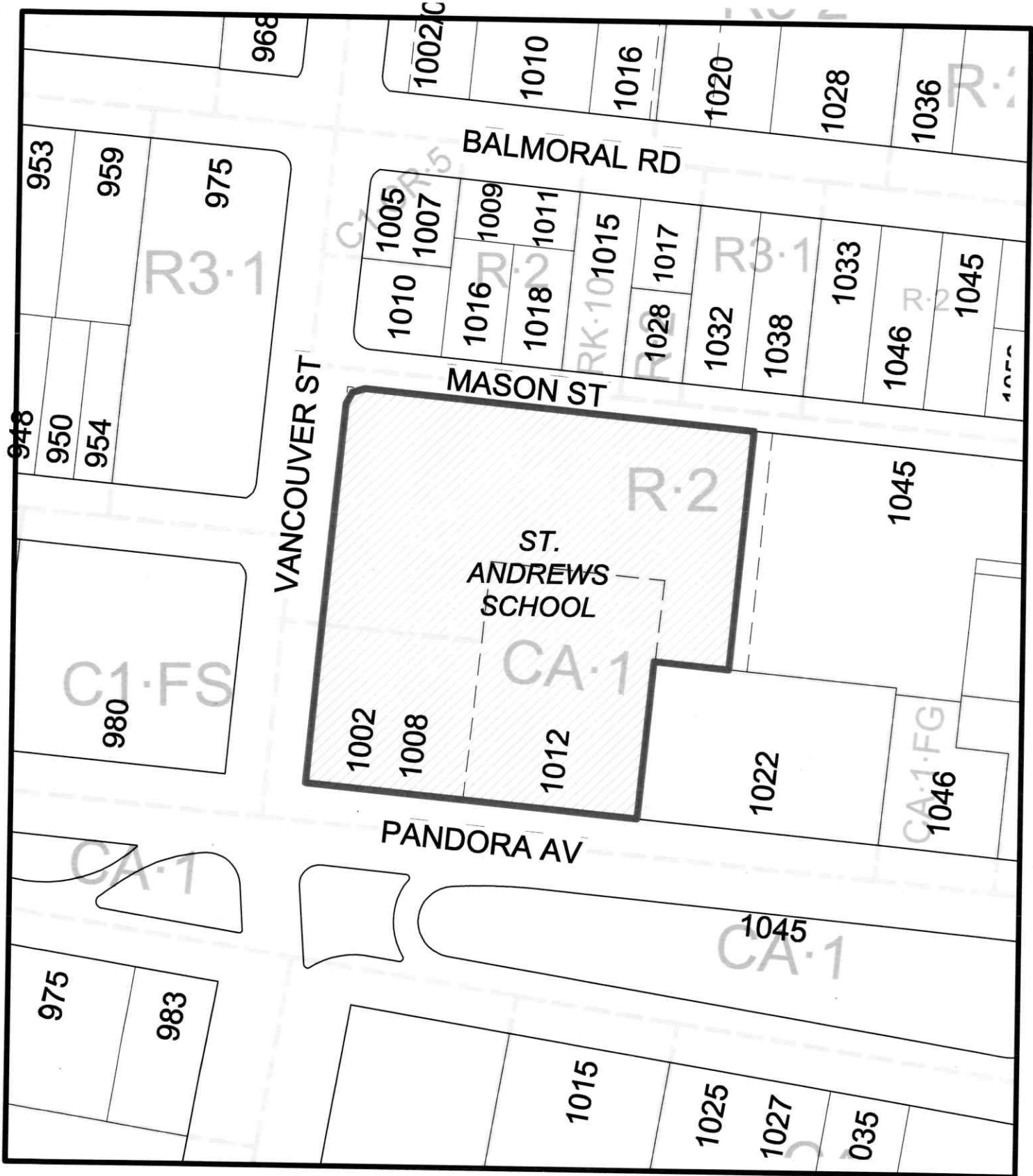


1002-1008 & 1012 Pandora Avenue

Rezoning #00381

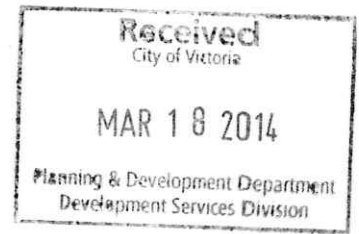
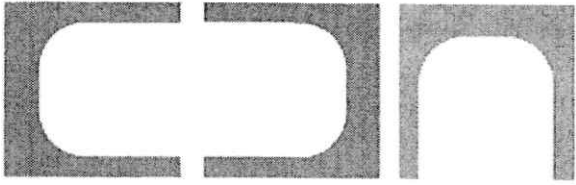
Bylaw #





1002-1008 & 1012 Pandora Avenue
 Rezoning #00381
 Bylaw #





CHRIS DIKEAKOS ARCHITECTS INC.

March 17, 2014

City of Victoria
Development Services Division
1 Centennial Square
Victoria, B.C. V8W 1P6

Attention: Planning and Land Use Committee (PLUC),

Re: Development Permit/Rezoning Submission for 1008-1012 Pandora Avenue, Victoria, B.C.

Dear Planning and Land Use Committee,

Blue Sky Properties has made an application for a Development Permit/Rezoning for 1008-1012 Pandora Avenue. We have worked with the Planning Department to make a number of modifications to the proposed development to address comments from the June 6, 2013 PLUC Meeting. The revisions have improved the scale of the project as it relates to the adjacent properties and have brought the proposed development in line with the appropriateness of the comprehensive development zone.

Blue Sky Properties has also attended additional meetings with representatives of the North Park Neighbourhood Association to present the revised plans as they evolved over the past months and to discuss outstanding community concerns. A number of the revisions as now presented were advanced to respond to neighbourhood input, including the reduction in building height along Mason St. from 6 storeys to 4 storeys, which responds to the neighbourhood context and preserves sunlight access to the north side of the street and into Franklin Green Park. The 4 storey massing is designed to emphasize the 3-storey base with the upper 4th floor further set back. The use of bricks to define individual townhouse unit entries further contributes to the pedestrian-orientation of Mason St. The project also contains a mid-block walkway to provide a public connection between Mason St. and Pandora Ave., linking to the public park at Franklin Green. Additional design details have focused on enhancing the Mason St. parkade entry.

The following provides a summary of the plan changes in response to the PLUC Motion.

PLUC Motion, June 6, 2113

The following is a summary of the PLUC motion and Architectural responses:

To reduce building massing and height on Mason Street in favour of Pandora,

- The building height along Mason St. has been reduced to 4 storeys from 6 storeys.

T 604 291 2660
F 604 291 2667

212 – 3989 HENNING DR
BURNABY BC V5C 6N5

INFO@DIKEAKOS.COM
WWW.DIKEAKOS.COM



- The 4th floor steps back on the building that is to the east of the parkade entry, emphasizing the 3 storey base through design and finish details.
- The Pandora Ave. and southern portion of the Vancouver St. frontage have been increased to 6 storeys from 5 storeys. The floor to floor heights have been adjusted to permit the building to conform to 6 storey wood construction; this has allowed density and height to be relocated from Mason St and Franklin Park frontages.

To consider mid-block public access through the development.

- The eastern building setback has been increased from 0.9m to 2.7m to allow for a mid-block connection from Pandora Ave to Franklin Green Park and Mason St. The northern setback of the east-west leg of the mid-block pathway has been increased from 0.5m to 1.65m. Safety measures such as lighting will be installed in the connection.

To consider the appropriateness of the comprehensive development zone.

- The project will comply with the maximum permitted density of 2:0 FSR for the North Lot and 3:0 FSR for the South Lot for a density of 2.35 FSR averaged over the entire site:
 - The density for the North portion is 1.9 FSR, the allowable is 2:0 FSR.
 - The density for the Southern Lot is 3.1 FSR, the allowable is 3:0 FSR.
 - At 2.35 FSR the total area proposed 18,602.3sm.
- Developing the site through a comprehensive development approach facilitates the creation of an enhanced public realm, most notably by containing all of the vehicle parking and loading areas in the internalized courtyard and underground parking spaces and utilizing only one access point. Commercial spaces on the ground floor serve to animate the streetscape and wrap around the internal vehicle courtyard.
- While sharing the underground parking and ground level podium, the massing of the project has been designed to break the buildings down into individual components that step in scale from 4 to 6 storeys, allowing the project to read as an assemblage of buildings rather than as a singular block.
- A comprehensive development approach for the site as a whole is required to appropriately plan for and accommodate the required underground parking, while achieving a high level of street-orientation along all frontages. Any dissecting of the site would compromise the efficiency of the contained parking and loading areas and would result in multiple driveway crossings over the public realm.

To reconsider the retention of the school tower.

- No element of the existing school will be retained in the proposal. Instead, an enhanced public plaza has been incorporated into the proposed development to function as a public amenity at the corner of Pandora Ave. and Vancouver St. The plaza area has increased in size from 11.9m x 11.4m to 11.78m x 18.31m.
- The proposed residential entry is located where the school tower originally was and it acts as a vertical element on the corner; the residential entry component of the building addresses Terminated Vista Policies.
- The vertical residential entry divides the building massing into 2 components along Pandora Ave. with the western component turning the corner at Vancouver St. The eastern component has been divided into 2 parts through the break in the roof expression and massing of the brick frame.
- At the plaza along the western façade, the glass and metal canopy transition into a vertical element that features the project address number 1008 cut out of the metal panel.



To work with staff to re-examine the location and design of the vehicle entry on Mason Street, as well as the landscape treatment on Mason Street, in order to minimize the impact of the vehicle access point on adjacent properties

- The building has been set back at the corner of Mason St. and Vancouver St. with additional landscaping and paving detailing provided.
- The parkade entry is located at the western end of Mason St., to the minimum distance required for vehicle movements, preserving as much of the street in its current single, one-way condition.
- The parkade entry has a metal trellis separating it from the western level 1 residential unit.
- The trellis extends over the entry, and will act as frame for climbing vines.
- The parkade gate is an open metal grille with paving between the sidewalk and gate extending into the secondary set of gates. A skylite opening in the 2nd floor slab has been provided between the 2 gates to fill this area with daylight and make it feel more like an exterior courtyard and continuation of the sidewalk.
- The retail storefront wraps around to Mason St. as well as a secondary parkade access door for pedestrians has been provided at the northwest corner facing Mason St., including a small lobby with stair and elevator access to facilitate ease of access to the Vancouver Street oriented retail units from the parkade. This enhances the pedestrian-orientation of the project as it relates to Mason St.

Additional modifications to the building

- The building setback from the property line has been increased along the entire length of the Vancouver street frontage:
 - From 2.2m to 3.0m along the northern portion of Vancouver St to allow for a wider sidewalk as the building turns onto Mason St.
 - From 0.8m to 1.13m at the southern corner.

Regards,

Robert Duke AIBC, LEED GA
Senior Associate
Chris Dikeakos Architects Inc.

Cc: Mark Kopinya, Bosa Properties



CHRIS DIKEAKOS
ARCHITECTS INC.



February 26, 2014

Dear Mr Mayor and Members of Council

Re: Development Permit/Rezoning Submission
1008-1012 Pandora Avenue, Victoria, B.C.

We are pleased to be making a combined Development Permit/Rezoning Submission for 1008-1012 Pandora Avenue. A description of project details related to the design of the project based on the Downtown Core Area Plan follows.

1. Description of Proposal

- St Andrews School will be replaced by a 6 storey, 211 unit mixed use rental building, the building will be activated along Pandora Avenue and Vancouver Street ground oriented retail units of various sizes.
- Proposed rezoning from CA-1 (Pandora Avenue Special Commercial) and R-2 (2 Family Dwelling) to C-2 (Commercial/Residential)
- Allowable Density:
 - Lot 1, Fronting Pandora is 3:1
 - Lot 2, Fronting Mason Street is 2:1
 - Average density over entire Site is 2.35:1
 - Proposed density is 2.35:1
- Proposed Building Area:
 - Site Area 7,914.12sm x 2.35 FSR = 18,602.25sm
 - 4,577.6sm Retail
 - 14,024.65sm Residential
- Tenure type: strata titled residential rental suites and strata titled commercial.
- 211 residential rental units proposed, units types provided:
 - Studio, 36.8sm to 41.4sm
 - 1 Bedroom, 58.5sm to 70.8sm
 - 1 Bedroom + Den, 76.1sm to 78.9sm
 - 2 Bedroom, 81.3sm
 - 2 Bedroom + Den 96.6sm
- The proposed development will conform to the December 31, 2009, Adaptable Housing Standards in the BC Building Code.
- Parkade access for loading, service vehicles, residents and public will be off Mason Street.

2. Government Policies

Residential Mixed-Use District – Policies and Actions

- 4.10 Density Levels
The proposed development is within Density Bonus Area C fulfilling the mandate of the area to intensify multi-residential development by proposing a density of 2.35 over 6 stories.
- 5.3 Pedestrian Network



CHRIS DIKEAKOS
ARCHITECTS INC.

The proposed development contributes to the completion of the pedestrian network along both Pandora Avenues and Vancouver Street.

- 5.10 Sidewalk And Pathway Conditions
The sidewalk condition will be improved to current city standards along Pandora Avenue, Vancouver Street and Mason Street. A walkway will be added along the eastern edge of the site at the Franklin Park interface, this will allow an active pedestrian connection to ground oriented residential units
- 5.24 Pedestrian Safety and Comfort
The streetscape condition has been designed to consider safety and comfort of pedestrians, and conform to the city standards.
- 5.32 Through-block Walkway Policies and Actions -Location
A through block walkway has been incorporated into the site planning to allow a sidewalk to run along the eastern property line between Pandora Ave and Franklin Park. The through block walkway can be incorporated once the eastern property is redeveloped.
- 5.34 Through-block Walkway Policies and Actions -Design
All elements of CPTED have been incorporated into the overall site plan design, the design of the parkade and all public spaces.
- 5.44 Cycling Network
A new cycling lane will be provided along Vancouver Street, this will extend the Vancouver Street bikeway.
- 5.50 Cycling Support
Class 1 and class 2 bicycling facilities have been provided on level 1 of the parkade, at the residential entry lobbies and adjacent to the sidewalk along Vancouver Street.
- 5.71 Development Near Transit Stops
The proposed development is on a Frequent Transit Corridor, existing bus stops are located less than 1 block on Pandora Avenue to the east and to the west.
- 5.73 All-Weather Building Design
All-weather protection is provided along Pandora Avenue and Vancouver Street through the incorporation of canopies into the design of the project, overhangs are provided at all building entries and balconies. Canopies will be bolt-on to allow potential removal where they cross the property lines.
- 5.74 Parking Requirements Near Transit
Residential parking provided meets the minimum residential requirement of 0.55 stalls per unit.
- 5.75 All parking is located below grade, with residential visitors and retail parking on level P1 and residential parking on P2.
- 5.79 Parking Regulations
Additional Class 1 bicycle parking, change room and showers have been provided for commercial employees.
- 6.19 Terminated Vistas
As seen from Vancouver Street looking north to the proposed development, the intersection of Vancouver Street and Pandora Avenue is considered a terminated vista. To activate the terminated vista the building is set back from the corner to create a public plaza. The building is split by the residential entry which rises above the general building height as a gesture to the original St Andrews School entry tower.



CHRIS DIKEAKOS
ARCHITECTS INC.

- **Public Realm Strategy – Streetscape – Objectives**
The proposed development fronts onto an Avenue – Pandora Avenue, a Commercial Street – Vancouver Street and a Local Street – Mason Street. The streetscape design will address these 3 different conditions to enhance the local identity of the site. Tree canopies will be improved, a corner plaza is created at Pandora Avenue and Vancouver Street, residential front yard conditions are established along Mason Street, all of which will contribute to the identity of the proposed development.
- **6.36 Parks, Plazas and Open Space – Objectives**
Plazas
A new plaza will be created at the corner of Pandora Avenue and Vancouver Street, this is on the southwest corner of the block with full sun throughout the year, one of the residential entries is accessed from the plaza and adjacent retail is oriented to spill out onto the plaza.
- **6.49 Design Quality**
Coloured concrete paving will define the plaza and integrate with the city sidewalk standards.
- **6.52 The plaza will be accessible with no change in grade.**
- **6.55 CPTED has been incorporated into the design of the plaza.**
- **Parks**
- Franklin Park to the east of the proposed development is an existing park on Mason Street. The proposed design has activated Franklin Park by providing ground oriented units with entries and balconies that front onto the park, all of which will improve the safety of the park.
- **6.114 Pandora Green – Policies and Actions**
The proposed development is not a part of the Pandora Green, but it will have a positive spill-over effect on Pandora Green by adding well lit high visibility commercial uses along Pandora Avenue. The new commercial and residential will generate more activity in the area which will help to generate an enhanced sense of community.
- **8.1 Energy and Environment – Land Development**
The proposed development is along a transit corridor within a block of bus stops to the east and west.
- **8.2 The site is not contaminated.**
- **8.3 Energy and water efficiencies will be explored and established through the Integrated Design Process.**
- **8.4 Setbacks have been increased to allow for more permeable surfaces, level 2 is a landscaped courtyard designed to reduce storm water runoff rates and reduce heat island effect.**
- **8.6 Passive design is incorporated into the use of building overhangs on south elevations and recessed balconies on the east and west elevations. The top floor steps back to reduce shadowing to the north and east.**
- **8.7 Sufficiently sized garbage rooms allow for cardboard, glass, paper and metal recycling bins as well as garbage bins.**
- **8.8 Three stream waste facilities are provided.**
- **Residential Mixed-Use District Objectives**
1 - The proposed multi-use residential development addresses the building height and massing along all four sides, the density and height conforms to the RMD, with the exception of the northern half of the Vancouver Street frontage that proposes an extra floor. This floor has been



CHRIS DIKEAKOS
ARCHITECTS INC.

set back to minimize impact on Vancouver Street. The shadowing along Mason Street and Franklin Park is less than the city approved volume due to the deeper setback of the building and additional setbacks of the upper floor.

2 - Pedestrian activity has been enhanced on all 4 sides of the building by providing retail units along Pandora Avenue and Vancouver Streets, and ground-oriented residential units along Mason Street and Franklin Park.

3 - Higher density commercial residential along Pandora Avenue conforms.

4 - The goal is to provide boutique type retail businesses for the commercial space.

- Density levels
Proposed density is 2.35 averaged over the site which conforms the density range of the Downtown Core Area Plan for area C.
- Street walls and Setbacks – Wide Streets, Secondary Streets and Adjacent to Parks
 - 1 - Along Pandora Avenue a 17.52m high primary street wall is provided for 72% of the length of the site. The street wall steps back at the plaza for the remaining length of the street. The immediate area is generally low density with narrower building footprints, to integrate into the contextual fabric the street wall height and building roof varies along the length of Pandora Avenue. A secondary street wall is set back 3.38m from the property line.
 - 2 - Along Vancouver Street an 17.52m high street wall is provided for 20% of the southern length of the site, in order to reinforce the building corner the street wall exceeds the 15m recommendation. A lower retail primary street wall extends beyond to Mason Street with a larger setback closer to the corner of Mason Street. A secondary street wall is setback 4.48m for the remaining length of the site.
 - 3 - Along Mason Street the street wall is set back 7.2m from the property line, with an additional set back at level 3.
 - 4 - Along Franklin Park the primary wall is set back 3.6m and steps back further at level 3.
 - 5 - Along the southern portion of the eastern property line the primary wall set back varies from 2.13m to 2.7m.

3. Project Benefits and Amenities

Economic, environmental and social benefits

- Additional commercial/retail spaces will be created which will help to develop the surrounding community into a functioning neighbourhood with its' own identity. The provision of boutique type commercial units will establish a higher quality of services further developing the area as a destination. Anticipated commercial amenities such as



CHRIS DIKEAKOS
ARCHITECTS INC.

a bank, drug store and pharmacy will reduce the need for residents to leave the community to access services.

- Rain gardens and planters will reduce rain water runoff.

Social Benefits

- Streetscape improvements around the perimeter of the site will enhance the pedestrian realm and enhance overall safety for the immediate area.
- Franklin Park will become a central green space/play area for family oriented residents.

4. Need and Demand

- The current school has a master plan that includes relocating the school to another site a new school is currently under construction, anticipating that this site will be sold. Currently most of the students who attend St Andrews are bused in from other areas, there is not a demand for a replacement school in the area at this time.
- The rezoning will increase density and change the use to bring the subject properties in line with the intended use as outlined in the Downtown Core Area Plan for this site.

5. Neighbourhood

Pandora Avenue

- Commercial/retail fronts Pandora Avenue, the brick base has been separated into smaller volumes the extends up to level 5, with the 6 storey residential entry, and a 5 storey volume turning the corner.

Vancouver Street

- Commercial/retail fronts Vancouver Street with overhead canopy weather protection, the 5 storey brick massing turns the corner to Pandora Avenue. The street wall height has been reduced to a single storey to turn the corner to Mason Street. The residential volume is set back from the brick base and is broken up into 3 smaller volumes.

Mason Street

- Ground oriented units are accessed directly off Mason Street, each of the units has a front yard, entry gate and stair rising up to an entry porch.
- The building set back has been increased 2.7m beyond the Statutory right of way.
- 3 storey town house forms front onto Mason Street, above which the building steps back.

Franklin Park

- Ground oriented residential units are access off a sidewalk that runs parallel to Franklin Park. The stairs rise up to a porch for each of the level 2 units, this stair and porch entry condition is similar to the existing single family houses along Mason Street.
- Along Franklin Park the setback has been increased from 3.0m to 3.6m

6. Impacts

- The development will improve the fabric of the area by increasing the density there will be more activity on the sidewalk which will discourage unsavory activities.
- The development will improve “eyes on Franklin Park” this will increase safety for all and allow the park to become a vital and active social/play space for the community



CHRIS DIKEAKOS
ARCHITECTS INC.

- The additional density will be a major economic contribution to current businesses in the area.
- The proximity of the site to transit, to the downtown and to other neighbouring communities will attract young families and professionals who work in the downtown area. The location of the site to downtown will encourage transit, bike and foot oriented movement rather than car oriented transportation.

7. Design and Development Permit Guidelines

- Refer to: #2 Government Policies above.

8. Safety and security

- CPTED has been considered for all public and private spaces within the building and around the building in the public realm.
 - Elimination of any dark hiding corners, nooks and alcoves.
 - Residential and commercial spaces designed to encourage eyes on the street.
 - Residential entry yards create a sense of ownership along Mason Street and Franklin Park and prevent hiding spaces
 - All frontages are activated with residential or commercial activities
 - Commercial follows the slope of the grade, residential porches engage the street
 - High levels of illumination in the public realm.
 - Seamless connection to the street for Pandora Corner Plaza and Franklin Park.
 - Within the parking levels gates separate residential parking from retail parking.
 - All interior spaces are well illuminated and all hiding spaces have been illuminated.

9. Transportation

- Residential parking is provided to meet the required minimum of 0.55 stalls/unit.
- Surplus commercial/retail parking is provided to ensure the viability of future tenants.
- Surplus commercial/retail parking will be accessible to meet parking demands of surrounding cultural venues.
- Residential bicycle parking has been provide at 1 stall /unit.
- Commercial/retail bicycle parking has been provided to meet city requirements.
- A separated bicycle lane will be constructed along Vancouver Street to integrate with existing and future bicycle lanes.
- End-of trip facilities have been provided.

10. Heritage

- This is not a heritage status building.

11. Green Building Features

a) Rating System



CHRIS DIKEAKOS
ARCHITECTS INC.

- The project will not be registered or certified in accordance with a third party rating system.
- The design team have all been involved in third party certified projects and will bring those experiences to the table during the design, design development and construction phases.

-

b) Site Selection And Design

- The site is a partial brownfield site oriented to the city grid on the north south axis,
- Passive design strategies have been incorporated into the overall design of the building where possible:
 - Large overhangs have been used on the south elevations to reduce solar gain.
 - Landscaped courtyard on level 2 includes deciduous trees for summer shading and winter solar gain.
 - A high level of thermal insulation within walls and roof will be provided
 - Operable windows for all residential suites with cross-ventilation to improve indoor air quality.
 - Green roof on level 2 will improve storm water management and reduce heat island.
 - The building height is 1 floor below the maximum height to minimize shadow impact onto Mason Street and Franklin Park.
 - Deeply recessed balconies on the east and west elevations reduce the solar gain along these exposures.
 - High quality double paned windows will be installed

c) Innovation and Design

- Integrated Design Process involves working with the design team, once the project advances beyond the Development Permit stage, the team will meet to determine what innovative opportunities are available.

d) Building Retention and reuse

- It is not feasible to retain the existing building, as the proposed project will be a rental building, the economics of rental buildings limit the construction options as the price point is very tight unlike condos where there is more opportunity to take on the added expense of reusing large portions of existing buildings.

e) Transportation

- The number of residential parking meets the minimum parking requirement of 0.55 stalls/unit.
- There is a surplus amount of parking provided for the commercial/retail use to ensure viability of future tenants.
- Bicycle parking meets the minimum requirements of schedule C.
- Surplus commercial bicycle stalls are provide on level 1 of the parkade.
- The project is located on Pandora greenway, a dedicated cycling lane will be provided on Vancouver Street.

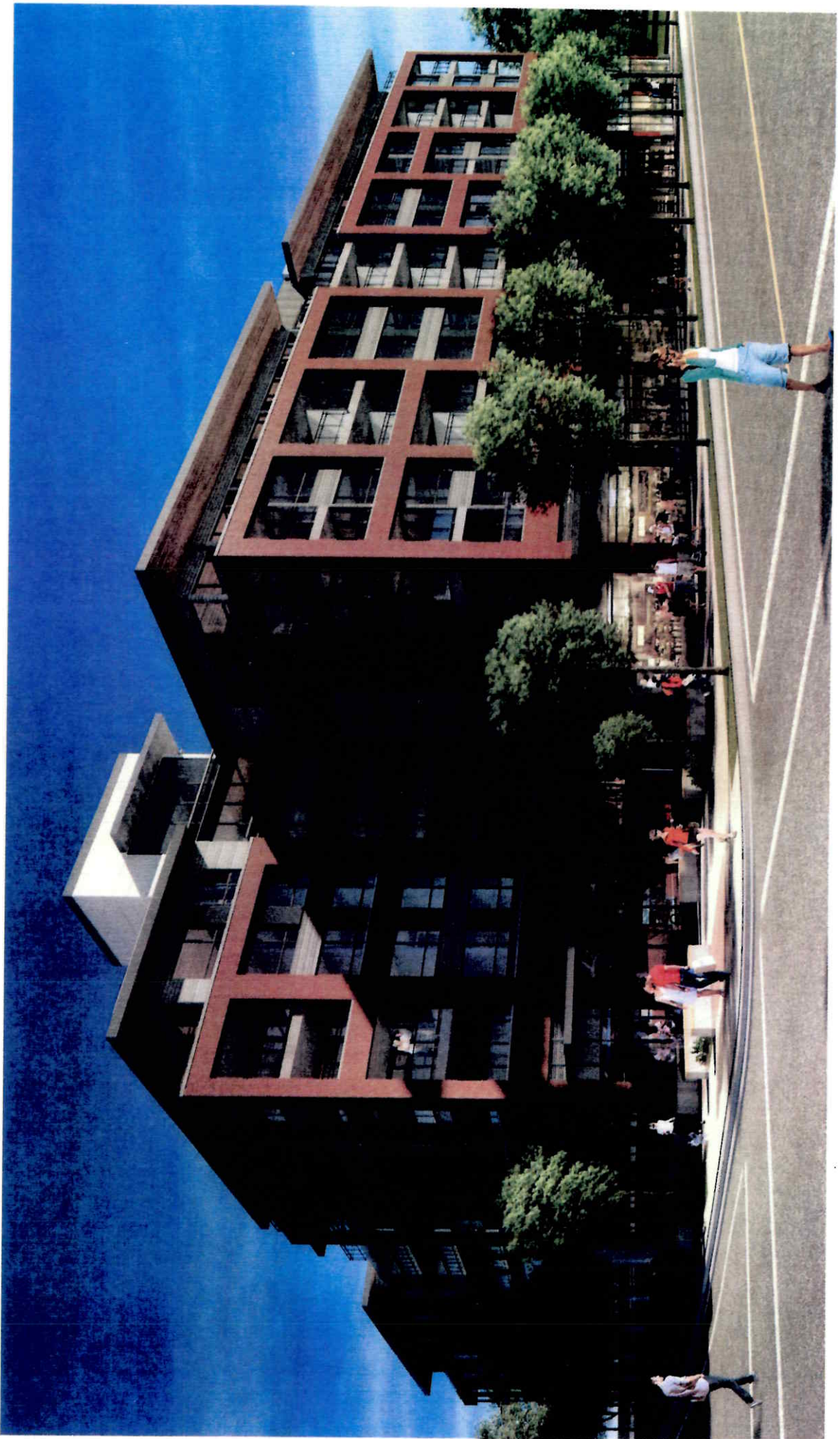


CHRIS DIKEAKOS
ARCHITECTS INC.

- f) **Energy Efficiency for Part 3 Buildings**
 - Refer to letter from Stantec, Mechanical Engineer for the project this was submitted with the previous rezoning application.
- g) **Renewable Energy for Part 3 Buildings**
 - Refer to letter from Stantec, Mechanical Engineer for the project this was submitted with the previous rezoning application.
- h) **Water**
 - Refer to letter from Stantec, Mechanical Engineer for the project this was submitted with the previous rezoning application.
- i) **Site Permeability**
 - Refer to landscape plans for notes related to permeability.
- j) **Landscaping and Urban Forest**
 - Refer to landscape plans for notes related to landscaping and urban forest.
- k) **Urban Agriculture**
 - Refer to landscape plans for notes related to urban agriculture.
- l) **Infrastructure**
 - The current public infrastructure of the site has been discussed with the engineering department, it was determined there is satisfactory services to the site, it could not be determined if upgrades to services were required.

Regards,

Robert Duke
Architect AIBC, LEED GA
Senior Associate





Planning and Land Use Standing Committee Report

Date: April 23, 2013 From: Mike Wilson, Senior Planner – Urban Design
Subject: Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue
Application to increase density and construct a six-storey mixed-use building

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the property located at 1002-1008 and 1012 Pandora Avenue. The rezoning is required to permit increased density on the site. The proposal is to construct a six-storey mixed-use building with 4,318 m² of ground-floor commercial space and 15,532 m² of residential floor area at the northeast corner of Pandora Avenue and Vancouver Street. The development includes two buildings set above a common commercial podium. A private, landscaped internal courtyard is provided above the podium. The proposed apartments are a mix of bachelor, one-bedroom, and two-bedroom units. In accordance with *Highway Access Bylaw* requirements and urban design objectives, vehicle and loading access is provided from Mason Street. The application includes a total of 273 underground-parking stalls and an internalized loading area for commercial vehicles.

The applicant proposes to retain the tower of the existing school building and has offered to provide a Heritage Designation for the structure. The tower will function as the primary residential lobby for the building.

The applicant's comprehensive development proposal of 2.5:1 Floor Space Ratio (FSR) over the entire site is supported by several policies within the *Official Community Plan (OCP)*. The OCP encourages the logical assembly of development sites to realize development potential and to accommodate and foster a greater range of housing options throughout the Downtown Core area. Staff are supportive of a comprehensive development strategy for this site. The application is also generally consistent with the land use and density policies in the *Downtown Core Area Plan (DCAP)*.

The following points were taken into consideration in reviewing this application:

- The proposal is generally consistent with OCP policies which envisage multi-unit residential, commercial and mixed-use buildings of up to 10 storeys, at densities ranging from a base of 3:1 FSR to a maximum of 5.5:1 FSR on the south portion of the site and up to 2:1 FSR and five storeys on the north portion of the site in order to achieve a major residential district and residential growth in the Downtown Core Area.
- The proposal is also generally consistent with the more specific DCAP policies which envisage mid-rise to high-rise residential, commercial and office developments with a maximum building height of 30 m (10 storeys). The DCAP states that the proposed density can be considered if a monetary contribution or amenities are provided that support and advance the policies of the Plan.

- A third-party land lift analysis should be conducted by a consultant, agreed to by the City and paid for by the applicant, to ensure the value of a monetary contribution is commensurate with 75% of the value of the land lift resulting from the proposed increase in density. Consistent with DCAP policies, this monetary contribution would be provided to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund. This approach is reflected in Option A and is the staff recommendation.
- The applicant has offered heritage designation of the school's tower and further stated that the retention of the school's tower presents a significant cost. As such, the applicant requests that Council deduct the costs associated from the heritage rehabilitation of the tower from the required monetary contribution. If the value of the land lift is greater than the cost of the heritage rehabilitation of the school tower, in accordance with the objectives of the DCAP, additional monetary contributions commensurate with the value of the remaining land lift would be appropriate. This contribution would be put towards the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund. This approach is reflected in Option B.
- The architectural expression of the building and landscape treatment is generally consistent with the DCAP but should be reviewed by the Advisory Design Panel at the Development Permit stage.
- A Housing Agreement Bylaw and legal agreement should be prepared to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.
- The North Park Local Plan identifies the subject lands, as well as the lands on the north side of Mason Street, as an area of "major change predicted". With respect to building heights, the Plan envisions development on the southern portion of the site to include heights up to ten storeys and up to five storeys on the northern portion of the site. In the opinion of staff the proposed six-storey building is an appropriate response for a comprehensive development of the site.

Staff support this application.

Recommendations

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments and Heritage Designation Bylaw, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning Application and Development Permit Application with particular attention to the proposed:
 - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
 - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
 - c) architectural expression of the roof line;
 - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.

4. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

Respectfully submitted,



Mike Wilson
Senior Planner – Urban Design
Development Services



Deb Day
Director
Planning and Development



Peter Sparanese
General Manager
Operations

Report accepted and recommended by the City Manager:

MW:aw

Gail Stephens

1. Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the properties located at 1002-1008 and 1012 Pandora Avenue. The rezoning is required to permit increased density on the site.

2. Background

2.1 Description of Proposal

The proposal is to rezone the properties from the CA-1 Zone, Pandora Avenue Special Commercial District, and the R-2 Zone, Two Family Dwelling District, to a new zone to increase the permitted density and to allow for a six-storey mixed-use building with underground parking. The proposed floor space ratio is 2.5:1 FSR and building height ranges from five to six storeys.

The applicant proposes to retain the tower of the existing school building and to provide a Heritage Designation for the structure. The tower is to function as a primary residential lobby entrance. The new building includes at-grade retail and professional office uses with four to five storeys of residential units above. The apartment units are a mix of one- and two-bedroom units, as well as bachelor suites, with floor areas ranging from 36 m² to 88 m². Over half of the proposed units are one-bedroom units. The applicant proposes 4,318 m² for professional offices, banks and retail uses. At-grade residential uses are provided on Mason Street. Private open site space is provided through the use of balconies and a centralized common garden is constructed on top of the main floor retail level.

The applicant proposes that the residential units are to be rental. Consistent with the City's previous practice, staff have asked if the applicant were willing to enter into a Housing Agreement to secure the units as rental in perpetuity or for a period of time. The applicant has declined this request. However, the applicant has agreed to enter into a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of units to non-owners.

In accordance with the *Highway Access Bylaw* requirements and urban design objectives, vehicle and loading access is provided from Mason Street. The application includes a total of 273 parking stalls and an internalized loading area for commercial vehicles. A total of 218 Class 1 bicycle parking stalls as well as two Class 2 bicycle racks and 26 visitor bicycle parking stalls are provided. It is proposed that a portion of Mason Street would be widened and become a two-way street, to provide vehicle access/egress from the parking garage entrance. The remainder of Mason Street from the garage entry eastward to Cook Street is to remain as one-way westbound only.

2.2 Site History

There are two existing buildings on the property: the main school house and a gymnasium. The main school building was constructed in 1930-1931. This building is constructed of cast concrete and was home to the St. Louis College prior to becoming St. Andrew's Elementary School. Neither the gymnasium nor the existing school building are on the City's Heritage Register or are Heritage-Designated Buildings.

2.3 Existing Site Development and Development Potential

The properties are currently split into two zones. The existing gymnasium and school building are in the CA-1 Zone, Pandora Avenue Special Commercial District. This Zone permits office and retail uses up to 15.5 m in height and a maximum floor space ratio of 2.0:1 and comprises approximately 50% of the site. The existing playground and playing fields are in the R-2 Zone, Two Family Dwelling District which comprises the remaining 50% of the site. Under the current zone, a duplex dwelling could be constructed.

2.4 Data Table

The following data table compares the proposal with the existing zones.

Zoning Criteria	Proposal	Existing Zone CA-1	Existing Zone R-2
Site area (m ²) – min.	7915	n/a	555
Total floor area (m ²) – max.	19,792.6	15,826.6	380
Density (Floor Space Ratio) - max.	2.5	2	0.5
Mixed Use Building Location of Residential	Ground floor – in some areas	2 nd floor and higher	n/a
Height (m) – max.	21.8	15.5	7.6
Site coverage (%) – max.	84	n/a	40
Open site space (%) – min.	16	n/a	30
Storeys – max.	6	n/a	2
Setbacks (m) – min.			
North - Mason	7.3	3	14.8
South - Pandora	1	3	7.5
East	0.9	Nil	1.68
West - Vancouver	0.9	3	3
Parking	273 stalls	178 stalls	2 stalls
Bicycle storage	246 stalls	221 stalls	n/a
Bicycle Rack	21	17	n/a

2.5 Land Use Context

To the south across Pandora Avenue is a three-storey office building in the CA-1 Zone, Pandora Avenue Special Commercial District. To the north across Mason Street are four single-family dwellings in the R-2 Zone, Two Family Dwelling District. Also to the north at 1032 and 1038 Mason Street, there is a vacant lot in the R3-1 Zone, Multiple Dwelling District. To the west is a one and a half storey restaurant in the C1-FS Zone, Limited Commercial Free-Standing Food Sales District, as well as a three and a half storey multi-unit residential building in the R3-1 Zone, Multiple Dwelling District. To the east is Franklin Green, a City-owned park that is in the R-2 Zone, Two Family Dwelling District, and a three and a half storey mixed-use building in the CA-1 Zone, Pandora Avenue Special Commercial District.

2.6 Legal Descriptions

Lot 1, Suburban Lot 15, Victoria City, Plan 22437
Lot 2, Suburban Lot 15, Victoria City, Plan 22437, except Parcel A (DD C70855).

2.7 Consistency with City Policy

2.7.1 Official Community Plan, 2012

At a high level, the OCP sets out broad objectives for the City. Policy Objective 6(a) identifies the need to accommodate 20,000 new residents with at least 50% of housing growth to occur within the Urban Core. The OCP further encourages a diverse range of housing types and tenures that meet the needs of residents in different life stages.

The OCP also sets out a vision for the North Park neighbourhood in a City-wide context. As part of these vision statements, Policy 21.19.3 states that the southern portion of the neighbourhood along Pandora Avenue is identified for higher density mixed-use development in the Downtown Core Area. The OCP also sets out strategic directions for the neighbourhood (Policy 21.20). The following strategic directions are relevant to this proposal:

21.20.2 Accommodate new population and housing growth within walking distance of the North Park Village and within portions of the neighbourhood designated Core Residential.

21.20.3 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.

The OCP identifies the subject lands within the Core Residential designation. This designation envisions up to 5.5 FSR on the southern portion of the site and from a base of 1:1 FSR up to a maximum of 2:1 FSR on the northern portion of the property. The applicant's comprehensive development proposal of 2.5:1 FSR over the entire site is supported by several policies within the OCP. Policies 6.3 and 6.8 of the OCP state that decisions regarding use, density and scale of building for an individual site are to be based upon site-specific evaluations of proposed developments in relation to the site, block and local area context and also include consideration of relevant policies in the OCP, Local Area Plans and other City policies. Additionally, it states that site-specific amendments may be considered that are consistent with the intent of the Urban Place Designations. In general, the Core Residential designation supports multi-unit residential buildings from three storeys up to 20 storeys and large floor-plate commercial buildings oriented to the street.

Generally, the proposed comprehensive site development is consistent with the OCP. The level of consistency with the OCP is further discussed in Section 4 of this report.

2.7.2 Downtown Core Area Plan, 2011

2.7.2.1 Land Use

The DCAP identifies the subject lands as part of the Residential Mixed Use District. This district is identified as the area that includes the majority of the residential land base within the DCAP boundary. This designation establishes various objectives and policies that can be summarized as:

- encourage active commercial uses at street level along Pandora Avenue to facilitate increased pedestrian activity and improved vitality
- ensure well-designed streets and sidewalks that provide interesting public realm environments for pedestrians
- ensure that new buildings located along the edge of the Residential Mixed Use District consider scale, orientation, setbacks, mass and building height to provide sensitive transitions to the surrounding Districts
- encourage multi-unit residential development appropriate to the context and function of each neighbourhood.

To this end, the proposal is generally consistent with the DCAP. Staff have provided further analysis on the proposed massing and scale of the proposal as it relates to the transition to the North Park neighbourhood in Section 4 of this report.

2.7.2.2 Density

The applicant proposes an overall floor space ratio of 2.5:1 across the site. The density provisions within the DCAP are split over the site. A breakdown of the floor area calculation as envisioned by policy is provided below. The southern portion of the site is located within the Density Bonus Area and is provided with a base FSR of 3:1 (of which up to 1:1 FSR may be commercial) with a maximum FSR of 5.5:1 (of which up to 3:1 FSR may be commercial). The northern portion of the site recommends a maximum FSR of 2:1.

The maximum base density permitted floor space ratio for a comprehensive development, which spreads the density across the site within the base density, is 2.35:1 FSR. The maximum permitted floor space ratio for a comprehensive development on this site, when bonus density provisions are applied, is 3.23:1. The proposed density of 2.5:1 FSR is generally consistent with the DCAP.

DCAP Policy Potential	Square Meters	Square Feet
Total Floor Area Permitted (Base)	18,688.88	201,167.10
Floor Area Available (Bonus)	6,930.00	74,594.52
Total Floor Area Permitted (Including Bonus)	25,618.88	275,761.62

Current Application	Square Meters	Square Feet
Total Floor Area Proposed	19,850.45	213,670.24
Base Floor Area Permitted	18,688.88	201,167.10
Total Floor Area for Consideration as Bonus	1,161.57	12,503.14

The applicant is seeking an additional 1,161.57 square meters of bonus density that will be allocated across the site. To achieve this additional density, density bonus policies within the DCAP are applicable. These policies require the completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.

2.7.3 North Park Local Plan, 1996

The OCP establishes the planning policy direction by bylaw and the *North Park Local Plan* (NPLP) was amended by Council in 2012 for consistency with policies with the DCAP. The NPLP identifies the subject lands as well as the lands on the north side of Mason Street as an area where "major change (is) predicted". With respect to building heights, the plan envisions development on the southern portion of the site to include heights up to ten storeys and up to five storeys on the northern portion of the site. The proposed six-storey building is an appropriate response for a comprehensive development of the site. Further analysis on the proposed building height and massing is provided in Section 4.

The Plan identifies the northeast corner of Vancouver Street and Pandora Avenue as a street-head site and further identifies the school building as a landmark within the neighbourhood. As a result, the applicant has proposed to maintain the stair tower portion of the existing school building and has offered Heritage Designation of the tower structure. The proposal also calls for a southwest-facing landscaped open space at this corner, which the applicant has integrated into the landscape design. In the opinion of staff, this approach adequately responds to the policy direction within the NPLP.

2.8 Community Consultation

The applicant met with the North Park Neighbourhood Association on August 8, 2012. Minutes of the meeting, as provided by the applicant, are attached. Letters from the North Park Neighbourhood Association, dated September 28, 2012 and January 18, 2013, are also attached.

3. Issues

The key issues related to this application are:

- interpretation of Map 15: Density Bonus Areas in the DCAP
- proposed public amenity contributions
- building massing and height
- housing agreement issues
- Development Permit Application.

4. Analysis

4.1 Interpretation of Map 15: Density Bonus Areas in the DCAP

Through the design development, the applicant has referenced the OCP and NPLP. Map 15 of the DCAP provides direction on the base density provision for Area C-2, which is the southern portion of the site. Staff's interpretation of the map and table is that the southern portion of the site is assigned a base FSR of 3:1 (of which up to 1:1 FSR may be commercial) with a maximum FSR of 5.5:1 (of which up to 3:1 FSR may be commercial).

In designing the project, the applicant's intent was to stay within the base density provision which would not require a public amenity contribution. However, the applicant interpreted the table differently than staff. The applicant's proposal assumes a base density of 4:1 is permitted under the DCAP policies for the south portion of the site. As a result of this interpretation, the proposed density across the site as a whole is approximately 0.15:1 FSR over the maximum

permitted base density. Should Council support foregoing a public amenity contribution for this project, this option is reflected in Option C; however, staff are not supportive of this approach.

The policies within the DCAP, as interpreted by staff, require the development as proposed to provide a public amenity or monetary contribution. A summary of the proposed amenities and further analysis are provided in the following section of this report. It is to be noted that the proposal is still within the maximum permitted FSR of 3.23:1, if the density for the two areas is allocated across the entire site and is consistent with the DCAP policies. The difference in interpretation relates to the base density entitlement.

Staff presented a report to Governance and Priorities Committee on April 18, 2013, that provided clarification on the Density Bonus Policy within the DCAP.

4.2 Proposed Public Amenity Contributions

4.2.1 Community Room

The applicant proposes the provision of a community room with an at-grade entrance from Mason Street. The proposed community room would be approximately 66 m² in size and would include a toilet and kitchen. Policy 21.20.6 of the OCP provides direction to examine opportunities for the introduction of a central community space that serves the neighbourhood. The intent of this policy is to provide a community space within a City-owned facility as there are no resources allocated for the City to take on additional community space at this time. As a result, staff do not support the provision of the community room as a public amenity contribution. Should there be any additional public amenity contribution required, staff would seek a monetary contribution to the Public Realm Improvement Fund and the Heritage Buildings Seismic Upgrade Fund, consistent with Council's approved DCAP policies.

4.2.2 Retention and Heritage Designation of School Tower

The applicant proposes the Heritage Designation and retention of the existing school tower. The DCAP policies recognize that the City must balance the demand for new development and heritage conservation in the Downtown Core Area. However, the designation of the school's tower is not sufficient to invoke OCP Policy 6.5 whereby urban place designations may be varied to achieve heritage conservation. In order to achieve bonus density in this area a monetary contribution to one of the desired funds is required. Therefore, staff recommend a third-party land lift analysis should be conducted by a consultant, agreed to by the City and paid for by the applicant, to ensure the value of a monetary contribution is commensurate with the value of the land lift resulting from the proposed increase in density. This monetary contribution would be provided to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund. This approach is reflected in Option A and is the staff recommendation. It is to be noted that this option forgoes the Heritage Designation of the school tower. Thus the applicant will have the ability to demolish the structure and rebuild it or remove it from the proposal altogether. Should the school tower be removed from the proposal, staff would seek an alternative design approach to respond to the City's urban design objectives for this corner as a street-head site.

Staff note that the retention of the school's tower meets some of the City's urban design objectives for this site. For instance, the NPLP identifies the corner of Vancouver Street and Pandora Avenue as a street-head site and further identifies the school building as a landmark within the neighbourhood. There is also an inflection in the street grid at this corner which provides the opportunity for a terminated vista looking north up Vancouver Street. The DCAP

supports the installation of landmark elements in these locations. The applicant's offer to heritage designate the school tower will ensure that the original tower is retained and secured as part of the project design. Recognizing there are costs associated with the school tower's retention, the applicant requests that Council deduct the costs associated from the heritage rehabilitation from the required monetary contribution for the public amenity. If the value of the land lift is greater than the cost of the heritage rehabilitation of the school tower, in accordance with the objectives of the DCAP, additional monetary contributions towards the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund may be warranted. This approach is reflected in Option B. The applicant is supportive of this approach, but it is not recommended by staff.

A Statement of Significance was prepared by Donald Luxton and Associates (attached) for the St. Andrew's School building. The Statement of Significance identifies that the tower portion of the building contains many character-defining elements. Should Council be supportive of the Heritage Designation of the tower, staff recommend that the Statement of Significance be updated to reflect the tower portion of the building only.

4.3 Building Massing and Height

4.3.1 Pandora Avenue Frontage

The DCAP identifies a maximum building height of 30 m fronting Pandora Avenue. The applicant proposes a building height of 21.3 m on this frontage. The DCAP classifies Pandora Avenue as a wide street and recommends a street wall height of a minimum of 15 m and a maximum of 25 m. The applicant proposes a primary street wall that ranges in height from 13 m to 16 m. The fourth and fifth floors on this frontage step back 3 m from the primary street wall.

This frontage is unique in that the applicant proposes the retention of the original school tower. In the opinion of staff, the surrounding street wall height should, in some way, respect and acknowledge the height and visual prominence of the school tower so the proposal for a lower street wall than that which is anticipated by the DCAP is acceptable. To this end, the applicant proposes to step down the height of the street wall to approximately 13 m. Staff are generally supportive of this approach but would recommend that the Advisory Design Panel provide their comments on the proposed context and fit of the retained school tower within the overall architectural expression of the façade.

4.3.2 Vancouver Street Frontage

The applicant proposes a varied street wall height on Vancouver Street. This street qualifies as a narrow street under the DCAP policies and calls for a minimum street wall height of 10 m and maximum of 15 m. The street wall adjacent to the school tower is proposed at 13 m in height. The street wall steps down to approximately 9.6 m in height to the north along Vancouver Street.

4.3.3 Mason Street Frontage

One of the objectives of the Residential Mixed Use District within the Downtown Core Area is to consider the scale, mass, height and setbacks of new buildings to provide sensitive transitions to surrounding Districts. To the north of the subject site, the lands on the north side of the 1000-block of Mason Street includes 12 separate properties. The zoning for these properties includes the R-2 Zone, Two Family Dwelling District; RK-10 Zone, Balmoral Studio District; and the R3-1 Zone, Multiple Dwelling District. Maximum building heights in the zoning for these properties

range from 7.6 m to approximately 18 m. The OCP sets new policy direction for this block. The OCP designates the majority of the block as "Urban Residential". This land-use designation envisions low-rise to mid-rise multi-unit residential buildings of up to approximately six storeys and floor space ratios generally up to 1.2:1, with the opportunity for increased density up to a total of 2:1 in strategic locations that advance the OCP objectives. The east end of the block is within the North Park Village which is designated as a Large Urban Village. This designation envisions residential and mixed-use buildings of up to approximately six storeys. This designation also envisions floor space ratios generally of up to 1.5:1, with the opportunity for increased density up to a total of 2.5:1 in strategic locations that advance the OCP objectives.

On the subject site on the south side of the 1000 block of Mason Street, the proposed development includes a building height of 18.8 m fronting Mason Street. The DCAP policies related to building height for this portion of the subject lands recommend a maximum building height of 15 m and a street wall height that is at least 10 m to a maximum of 15 m. The DCAP further recommends the street wall be located within 3 m of the property line.

The applicant proposes a street wall height of approximately 15.5 m. Although the building height currently proposed is greater than anticipated by the policy, the applicant has taken the following steps to minimize the building height and massing on Mason Street:

- the building is set back 7.3 m from the property line which is considerably greater than the 3 m setback recommended in the DCAP policy.
- the street wall includes a 0.5 m step back at above the third residential floor.
- the sixth residential storey steps back a further 3.8 m from the primary street wall.

Staff have worked with the applicant in order to minimize the shadow impacts on the existing buildings on the north side of Mason Street. The applicant has pulled back the upper-storey massing at the northwest corner to limit the shadow impact and visual appearance to neighbouring properties.

In the opinion of staff, the proposed massing on Mason Street is appropriate given the existing policies for the site and consideration of both the existing context and possible future context for the north side of the street, based on the OCP policies.

4.3.4 Franklin Green Frontage

The DCAP provides specific policy direction with respect to buildings adjacent to public spaces. This includes a minimum street wall height of 10 m and a maximum of 15 m with an additional 3 m setback for all portions of the building above the primary street wall.

The applicant proposes a street wall height of approximately 15.5 m and an overall building height of 18.8 m adjacent to Franklin Green, a City-owned park. Although the building height currently proposed is greater than anticipated by the policy, the applicant has taken the following steps to minimize the building height and massing on Franklin Green:

- the building is set back 3.6 m from the property line (except for parkade/building exit door at 1.2 m)
- the street wall includes a 1.2 m upper storey step back above the third floor (not including balcony structures)
- the sixth residential storeys steps back 4.2 m from the primary street wall.

In general, the proposal is in keeping with DCAP policies. It should be noted that a portion of the easterly property line fronts a neighbouring three and a half storey apartment building on Pandora Avenue. The applicant proposes a green wall system to soften this adjacency. Staff recommend that the applicant provide further details of this feature at the Development Permit stage and a covenant may be required to ensure the on-going maintenance of a green wall feature.

4.4 Comprehensive Design

In terms of the comprehensive design of the project, staff recognize that this site is larger than most typical redevelopment sites within the City. Staff acknowledge that the applicant has endeavoured to break down the building's mass through the height and articulation of each of the façades. Staff recommend that the Advisory Design Panel be asked to comment on the proposed form, massing and finish of the proposed development. Staff also recommend that the Panel provide feedback regarding the comprehensive design approach and whether the building's mass has been adequately "broken down" and whether sufficient visual interest is provided in the design.

4.5 Development Permit Application

Should Council be supportive of the proposal, staff recommend that the applicant formally submit a Development Permit Application, consistent with the staff recommendation, and that it be referred to the Advisory Design Panel (ADP) with the request that the ADP focus on the following:

- the proposed form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations
- the proposed context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade including the height of the primary street wall
- the proposed architectural expression of the roof line
- feedback regarding the comprehensive design approach and whether the building's mass has been adequately "broken down" and whether sufficient visual interest is provided in the design
- appropriateness of the building finishes and landscape.

Should Council be supportive of the proposed Heritage Designation of the school tower, staff recommend that the applicant be directed to prepare a revised Statement of Significance for the tower and detail the proposed improvements to be included in a Heritage Alteration Permit Application and that the proposed improvements be secured by means of a legal agreement. This is reflected in Option B.

5. Resource Impacts

Should Council accept the provision of the community room as a public amenity, City staff may be required to contribute time and resources to the ongoing maintenance and management of the space.

6. Options

Option A (Recommended)

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
 - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
 - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
 - c) architectural expression of the roof line;
 - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
4. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

Option B

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Submission of a Heritage Alteration Permit Application detailing the proposed rehabilitation of the school tower structure
3. Preparation of a revised statement of significance for the school tower
4. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
 - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
 - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
 - c) architectural expression of the roof line;
 - d) landscape treatments.
5. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
6. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the rehabilitation of the heritage-designated school tower is commensurate with 75%

of the value of the land lift resulting from the proposed increase in density and that any additional contribution be put toward the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund.

7. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

Option C

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
 - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
 - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
 - c) architectural expression of the roof line;
 - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
4. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

Option D

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue be declined.

7. Conclusions

The proposal is generally consistent with *Official Community Plan, 2012* policies which envisage multi-unit residential, commercial and mixed-use buildings. The proposal is also generally consistent with the more specific *Downtown Core Area Plan, 2011* policies which envisage mid-rise to high-rise residential, commercial and office development with a maximum building height of 30 m (10 storeys) for the south portion of the site and a maximum building height of 15 m (5 storeys) for the north portion of the site. The DCAP states that the proposed density can be considered if a monetary contribution or amenities are provided that support and advance the policies of the Plan.

The *North Park Local Plan* identifies the subject lands as well as the lands on the north side of Mason Street as an area where "major change (is) predicted". With respect to building heights, the Plan envisions the southern portion of the site to include heights of up to ten storeys and up to five storeys on the northern portion of the site. In the opinion of staff, the proposed six-storey building is an appropriate response for a comprehensive development of the site.

A third-party land lift analysis to be conducted by a consultant, agreed to by the City and paid for by the applicant, to ensure the value of the monetary contribution is commensurate with the value of the land lift resulting from the proposed increase in density is warranted.

In light of consistency with planning policies, staff are supportive of the development proposal as it advances many policy objectives. The introduction of large and small format retail stores and residential units in this location provides for the increased vitality at the edge of the Downtown Core Area. The introduction of residential units with direct access to Franklin Green which will provide increased animation within the park as well as an increased sense of security through having more "eyes on the park". From a design perspective, the proposal also includes an interesting architectural response to the site with the retention of the landmark school tower. The visual prominence of the tower is further acknowledged with the provision of a small plaza at its base and the modulation of the building mass that encompasses it.

8. Recommendations

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

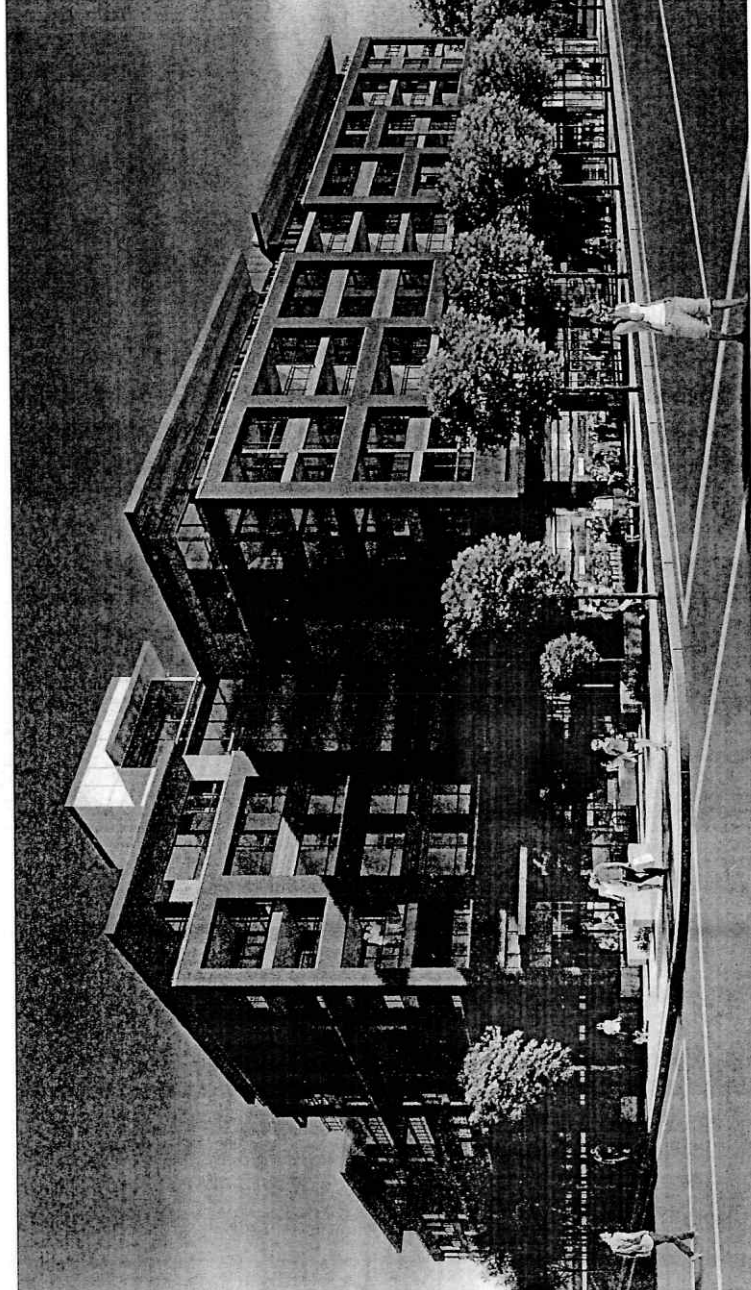
1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
 - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
 - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
 - c) architectural expression of the roof line;
 - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
4. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

8. List of Attachments

- Aerial Map
- Zoning Map
- Plans dated April 10, 2013
- Statement of Significance for St. Andrew's School Building, 2009
- Letters from Applicant dated April 10, 2013 and December 21, 2013
- Letter from Stantec Consulting dated October 10, 2012
- Tree Impact and Mitigation Report dated August 7, 2012
- Condensation of the results of the visioning project for St. Andrew's School dated December 10, 2012

- Meeting minutes from North Park Neighbourhood Association and Downtown Residents Association Open House with Developer dated December 10, 2012
- Letter from North Park Neighbourhood Association dated September 28, 2012 and January 18, 2013.
- Transportation Impact Study: Executive Summary prepared by Bunt & Associated dated December 2012.

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF THE ARCHITECT AND IS 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 THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.



**RESIDENTIAL/COMMERCIAL
DEVELOPMENT**
1008 - 1012 PANDORA AVENUE,
VICTORIA, BC, V8V 3P5
DEVELOPMENT PERMIT
REZONING SUBMISSION

FEBRUARY 26, 2014



CHRIS DIKEAKOS ARCHITECTS INC.
T 604 291 2660 | 212-3989 HENNING DR | INFO@DIKEAKOS.COM
F 604 291 2667 | BURNABY BC V5C 6N5 | WWW.DIKEAKOS.COM

OWNER / DEVELOPER
BLUESKY PROPERTIES
CONTACT: JIM BLUESKY
SUITE 1100 100 WEST HASTINGS ST.
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

ARCHITECTURAL
CHRIS DIKEAKOS ARCHITECTS INC.
CONTACT: JIM DIKEAKOS
SUITE 1100 100 WEST HASTINGS STREET
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

STRUCTURAL
JOHN BRYSON & PARTNERS
CONTACT: JIM BRYSON
SUITE 1100 100 WEST HASTINGS STREET
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

MECHANICAL
STANTEC
CONTACT: JIM STANTEC
SUITE 1100 100 WEST HASTINGS ST.
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

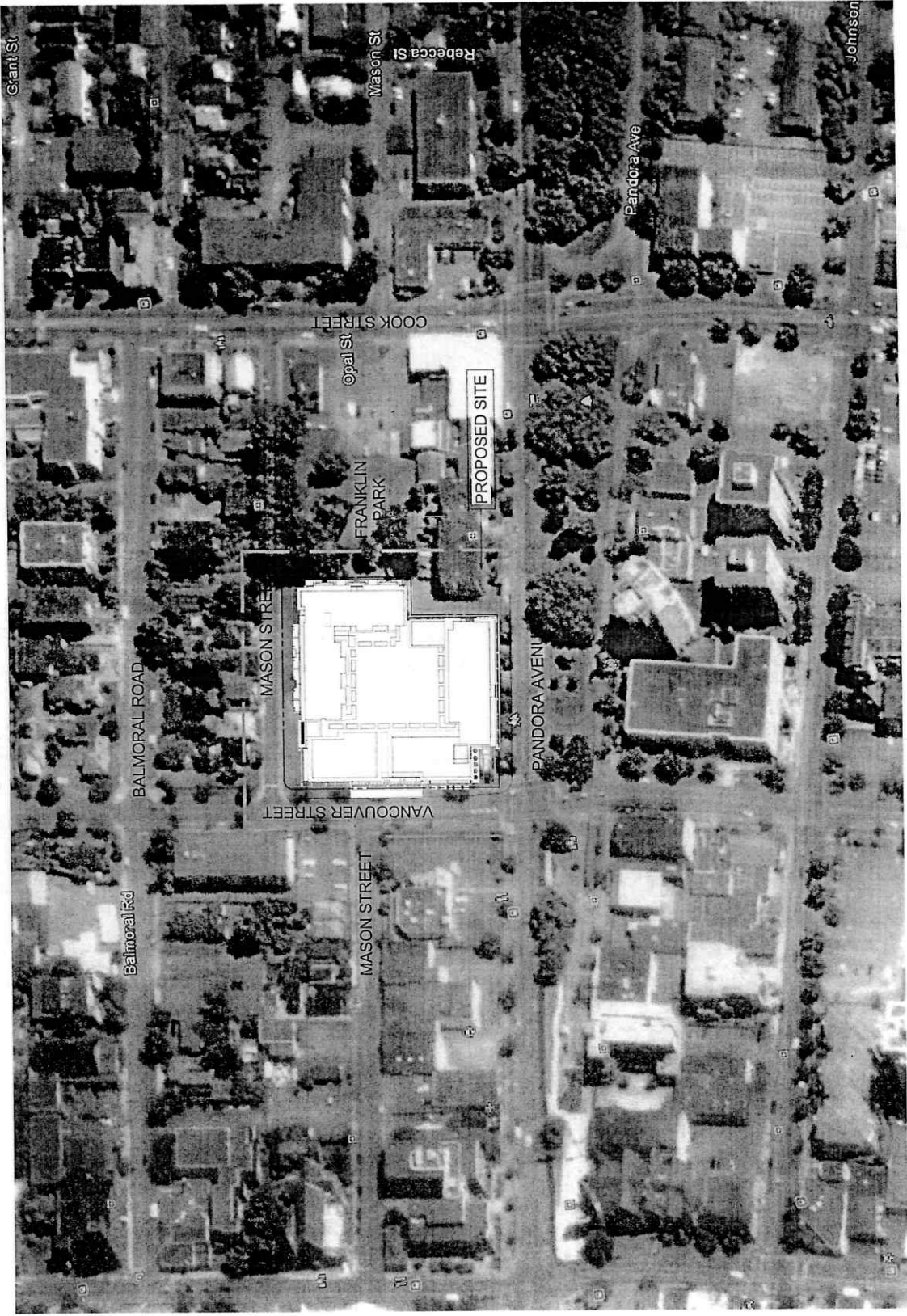
ELECTRICAL
STANTEC
CONTACT: JIM STANTEC
SUITE 1100 100 WEST HASTINGS STREET
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

LANDSCAPE
DURANTE KREUK LTD.
CONTACT: JIM DURANTE
SUITE 1100 100 WEST HASTINGS STREET
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

SURVEYOR
BRAD CUNNING LAND SURVEYING INC.
CONTACT: BRAD CUNNING
SUITE 1100 100 WEST HASTINGS ST.
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

BUILDING CODE CONSULTANT
LMDG BUILDING CODE CONSULTANTS
CONTACT: JIM LMDG
SUITE 1100 100 WEST HASTINGS STREET
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888

TRAFFIC CONSULTANT
BUNT & ASSOCIATES ENGINEERING
CONTACT: JIM BUNT
SUITE 1100 100 WEST HASTINGS STREET
VICTORIA, BC V8V 3P5
TEL: (250) 383-8888
FAX: (250) 383-8888



KEY PLAN
SCALE: N.T.S.
NOTES



REVISIONS:

NO.	DATE	DESCRIPTION

CDN
CHRIS DIKEAKO'S
ARCHITECTS INC.

200-201 STREET (PANDORA AVE) VICTORIA, BC V8N 2C4
 250-860-8888
 1000-1075 PANDORA AVENUE, VICTORIA, BC
 250-860-8888

RESIDENTIAL - COMMERCIAL
 1000-1075 PANDORA AVENUE,
 VICTORIA, BC

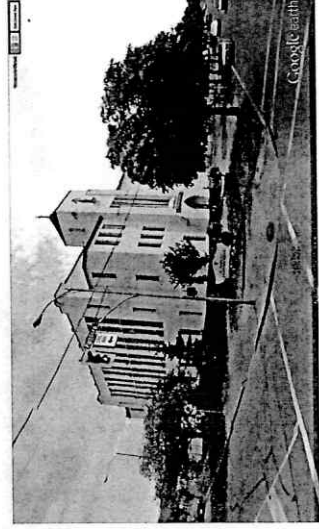
BlueSky
PROPERTIES

CONTRACT NO.:

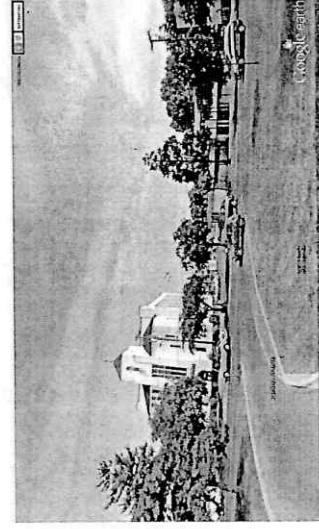
DESIGNED BY:	DATE:
CHECKED BY:	SCALE:
SCALE:	PROJECT NO.:
DATE:	PROJECT NO.:

SHEET TITLE:
SITE - CONTEXT

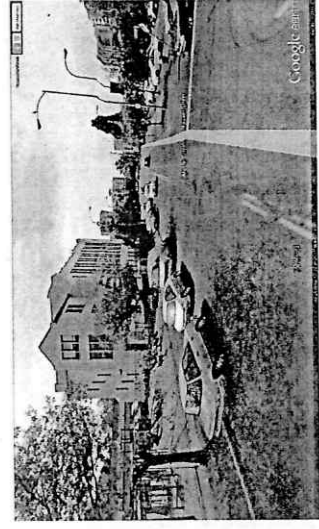
DRAWING NO.:	REV.
A002	



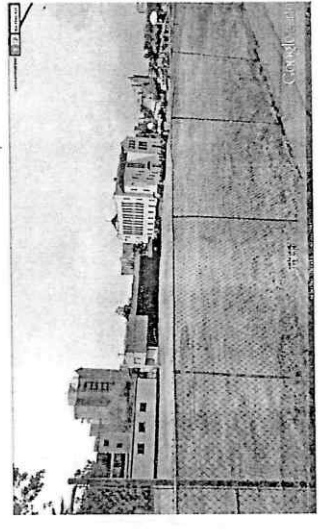
(C) CORNER PANDORA & VANCOUVER



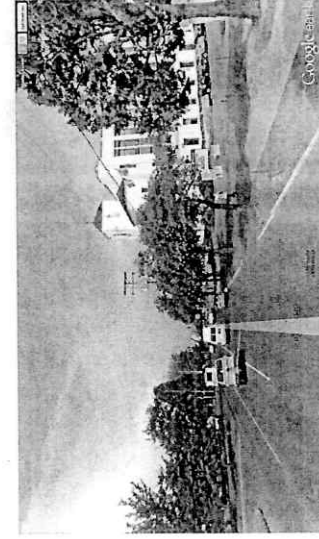
(B) SITE LOOKING NORTH



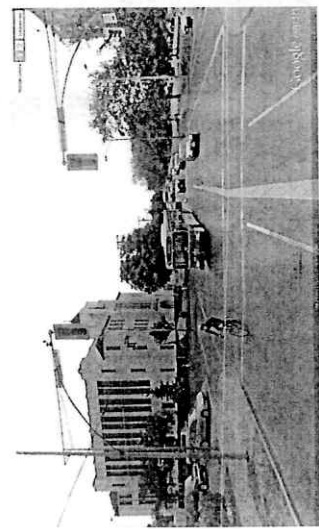
(E) VANCOUVER ST LOOKING SOUTH



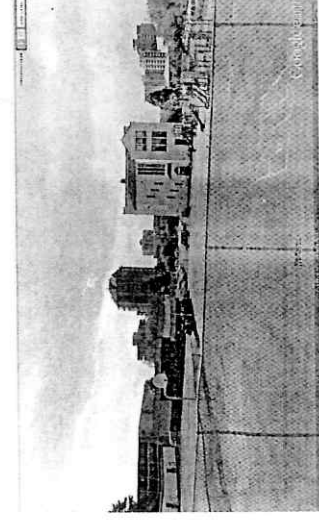
(G) MASON ST CORNER



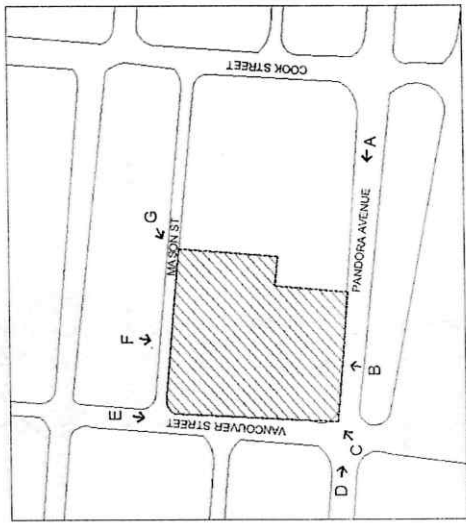
(A) PANDORA LOOKING WEST



(D) PANDORA LOOKING EAST



(F) SITE LOOKING SOUTH



KEY PLAN

KEY PLAN
SCALE 1:1.5
NOTES



NO. OF REVISIONS:	DATE:
ISSUED FOR:	DATE:
BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:

CDP
CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
1006-1017 PANDORA AVENUE
VICTORIA, BC

BlueSky
PROPERTIES

CONTRACT NO.:

DESIGNED BY:	DATE:
CHECKED BY:	DATE:
SCALE:	DATE:
PROJECT NO.:	DATE:

SHEET TITLE:
SITE PHOTOS

DRAWING NO.:
A003

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

KEY PLAN
 SHEET NO. 1
 DATE: 11/11/11

NO. OF REVISIONS	DATE
ISSUED FOR:	
BY:	
FOR:	

CDR
 CHRIS DIKEAKON
 ARCHITECTS INC.

1000 BROADVIEW AVENUE
 VICTORIA, BC V8W 2M1
 TEL: 250-383-1111
 FAX: 250-383-1112
 WWW.CDRARCHITECTS.COM

CONTRACT NO. 11-001
 PROJECT NO. 11-001
 SHEET NO. 1 OF 1

RESIDENTIAL - COMMERCIAL
 100-102 PANDORA AVENUE
 VICTORIA, BC

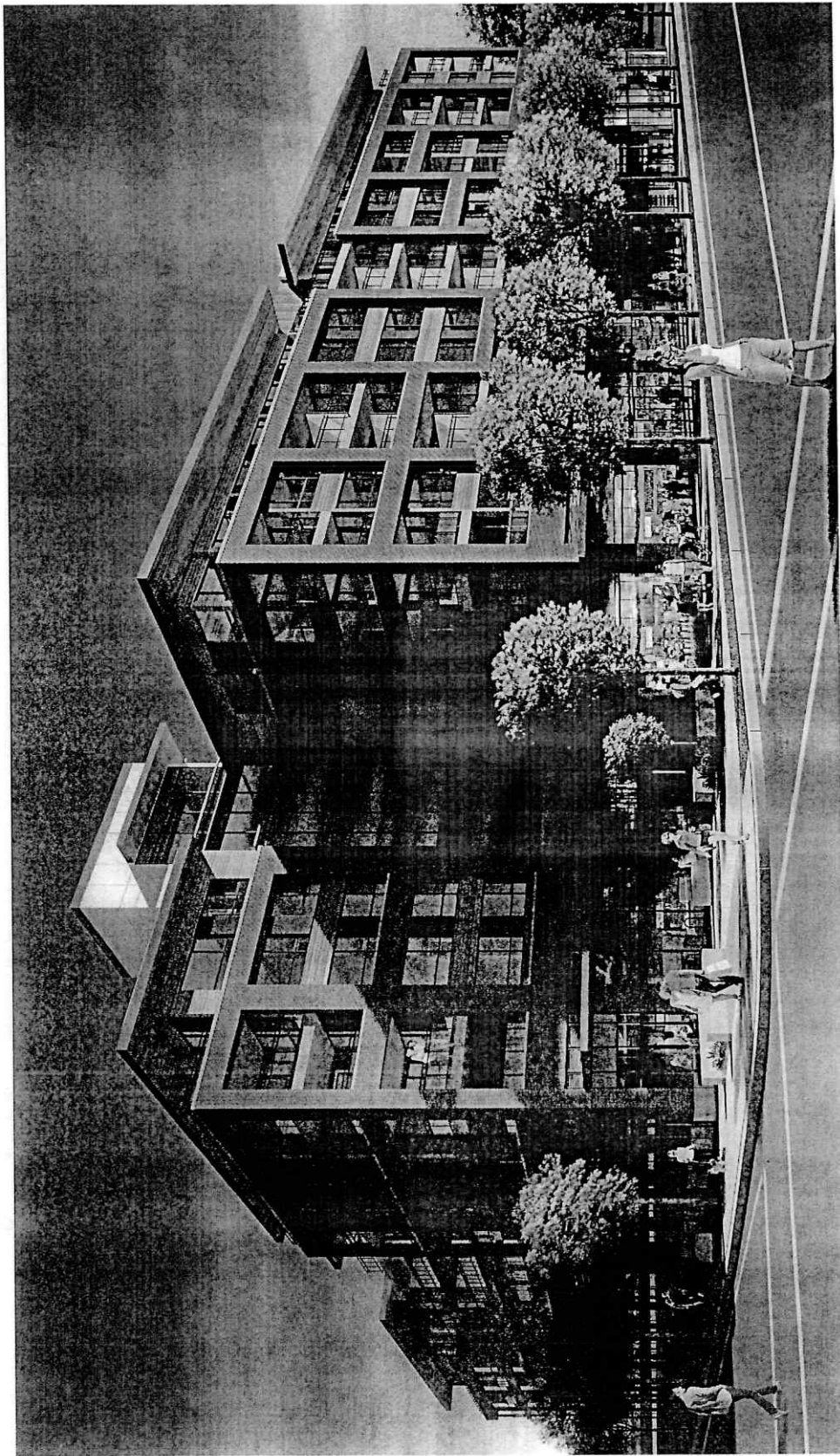
BlueSky
 PROPERTIES

OWNER:	BlueSky Properties
DESIGNED BY:	Chris Dikeakon Architects Inc.
CHECKED BY:	Chris Dikeakon
SCALE:	As Shown
PLANNED PERMITS:	None
DATE:	11/11/11

SHEET TITLE:	KEY PLAN
PROJECT NO.:	11-001
DATE:	11/11/11

PERPECTIVE -
 CORNER OF
 PANDORA AVE. &
 VANCOUVER ST.

DRAWING NO.:	A004
REV.:	



THIS DRAWING IS THE PROPERTY OF CHRIS DIKEAKON ARCHITECTS INC. AND IS 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 DIKEAKON ARCHITECTS INC. THE USER OF THIS DRAWING AGREES TO HOLD CHRIS DIKEAKON ARCHITECTS INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CHRIS DIKEAKON ARCHITECTS INC. AS A RESULT OF THE USER'S USE OF THIS DRAWING.

KEY PLAN
SCALE: 1/4" = 1'-0"
NOTES:

NO.	DATE	DESCRIPTION
1	01/15/14	ISSUED FOR PERMIT
2	01/22/14	REVISED FOR PERMIT
3	02/05/14	REVISED FOR PERMIT
4	02/12/14	REVISED FOR PERMIT
5	02/19/14	REVISED FOR PERMIT
6	02/26/14	REVISED FOR PERMIT
7	03/05/14	REVISED FOR PERMIT
8	03/12/14	REVISED FOR PERMIT
9	03/19/14	REVISED FOR PERMIT
10	03/26/14	REVISED FOR PERMIT
11	04/02/14	REVISED FOR PERMIT
12	04/09/14	REVISED FOR PERMIT
13	04/16/14	REVISED FOR PERMIT
14	04/23/14	REVISED FOR PERMIT
15	04/30/14	REVISED FOR PERMIT
16	05/07/14	REVISED FOR PERMIT
17	05/14/14	REVISED FOR PERMIT
18	05/21/14	REVISED FOR PERMIT
19	05/28/14	REVISED FOR PERMIT
20	06/04/14	REVISED FOR PERMIT
21	06/11/14	REVISED FOR PERMIT
22	06/18/14	REVISED FOR PERMIT
23	06/25/14	REVISED FOR PERMIT
24	07/02/14	REVISED FOR PERMIT
25	07/09/14	REVISED FOR PERMIT
26	07/16/14	REVISED FOR PERMIT
27	07/23/14	REVISED FOR PERMIT
28	07/30/14	REVISED FOR PERMIT
29	08/06/14	REVISED FOR PERMIT
30	08/13/14	REVISED FOR PERMIT
31	08/20/14	REVISED FOR PERMIT
32	08/27/14	REVISED FOR PERMIT
33	09/03/14	REVISED FOR PERMIT
34	09/10/14	REVISED FOR PERMIT
35	09/17/14	REVISED FOR PERMIT
36	09/24/14	REVISED FOR PERMIT
37	10/01/14	REVISED FOR PERMIT
38	10/08/14	REVISED FOR PERMIT
39	10/15/14	REVISED FOR PERMIT
40	10/22/14	REVISED FOR PERMIT
41	10/29/14	REVISED FOR PERMIT
42	11/05/14	REVISED FOR PERMIT
43	11/12/14	REVISED FOR PERMIT
44	11/19/14	REVISED FOR PERMIT
45	11/26/14	REVISED FOR PERMIT
46	12/03/14	REVISED FOR PERMIT
47	12/10/14	REVISED FOR PERMIT
48	12/17/14	REVISED FOR PERMIT
49	12/24/14	REVISED FOR PERMIT
50	12/31/14	REVISED FOR PERMIT



CHRIS DIKEAKON
ARCHITECTS INC.

1000-1012 PANDORA AVENUE
VICTORIA, BC V8M 1A1
TEL: 250-383-1111
WWW.CHRISDIKEAKONARCHITECTS.COM

RESIDENTIAL - COMMERCIAL
1000-1012 PANDORA AVENUE
VICTORIA, BC

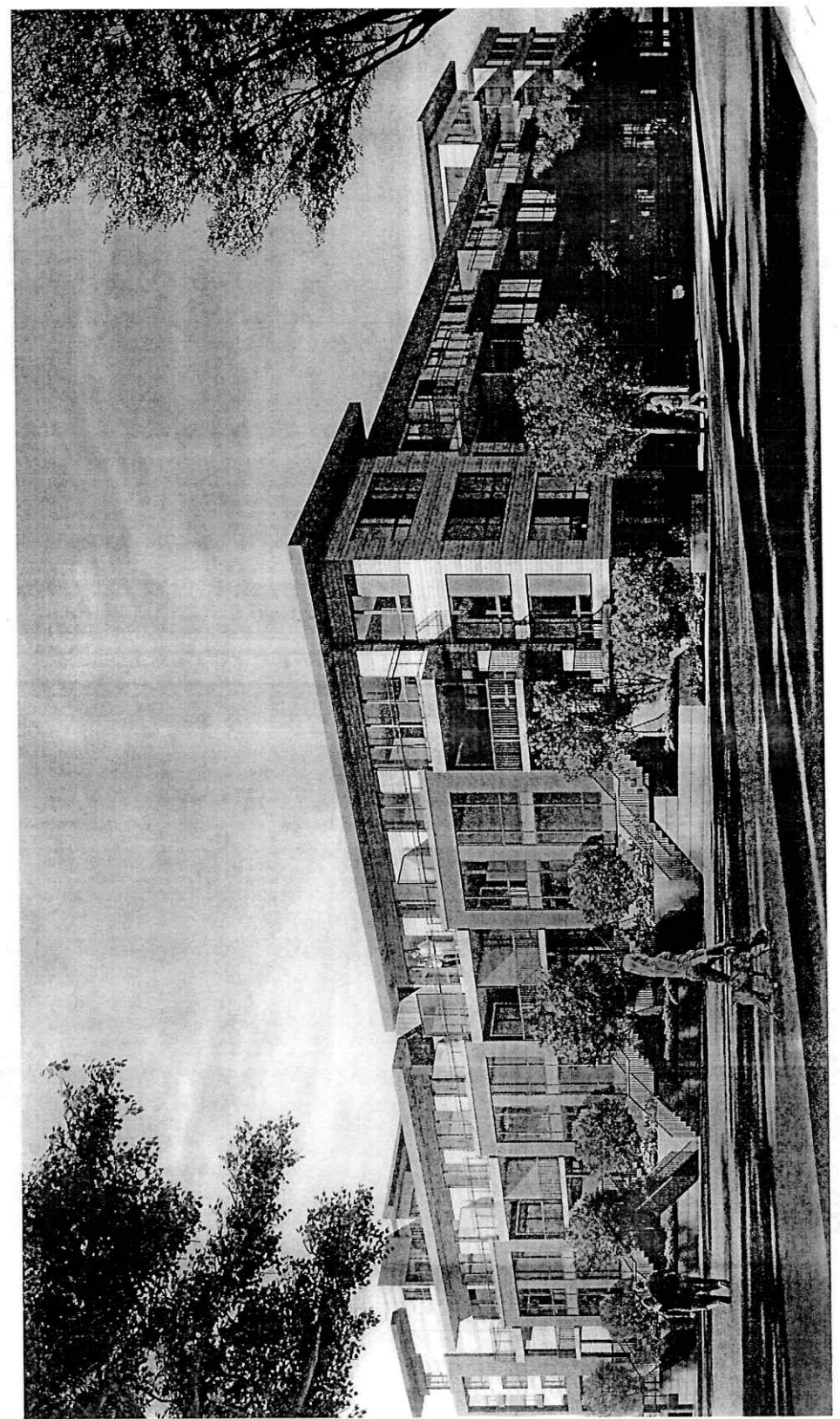


CONSULTANT

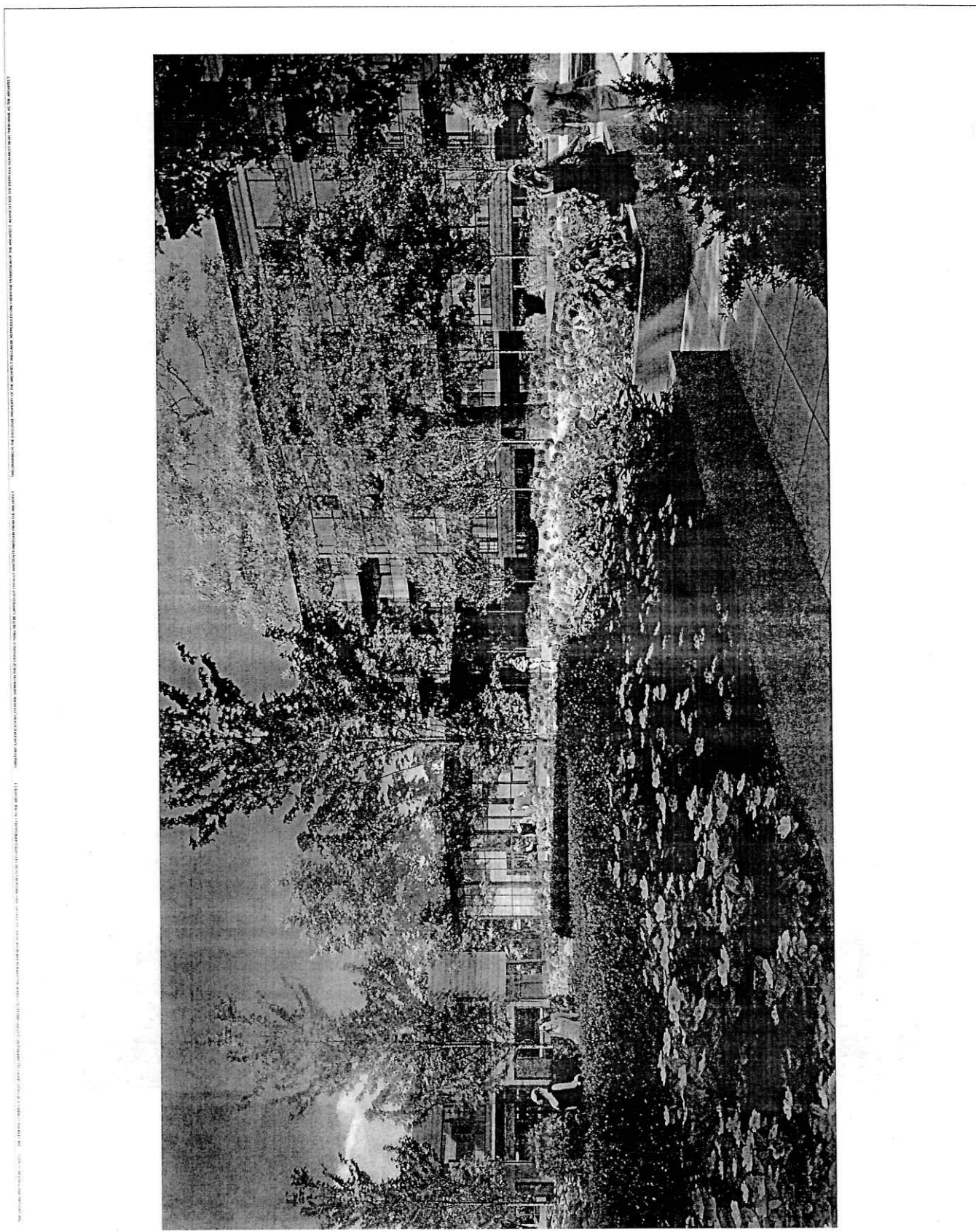
DESIGNED BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
DATE: [Date]

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

DRAWING NO.: A005
REV: [Revision]



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS 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 THE ARCHITECT.



KEY PLAN
SCALE: 1:100
NOTES

NO.	DATE	REVISIONS
1	2014.02.10	ISSUED FOR PERMIT
2	2014.02.10	REVISED FOR PERMIT
3	2014.02.10	REVISED FOR PERMIT
4	2014.02.10	REVISED FOR PERMIT
5	2014.02.10	REVISED FOR PERMIT
6	2014.02.10	REVISED FOR PERMIT
7	2014.02.10	REVISED FOR PERMIT
8	2014.02.10	REVISED FOR PERMIT
9	2014.02.10	REVISED FOR PERMIT
10	2014.02.10	REVISED FOR PERMIT

CDN
CHRIS DIKEAKO'S
ARCHITECTS INC.

100-1017 PANDORA AVENUE, SUITE 101
VICTORIA, BC V8P 1A1
TEL: 250-383-1111
FAX: 250-383-1112
WWW.CDNARCHITECTS.COM

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-1017 PANDORA AVENUE,
VICTORIA, BC

BlueSky
PROPERTIES

CONTRACT NO.

DESIGNED BY: ADAM	DATE: 2014.02.10
CHECKED BY: CHERRY	
SCALE: 1:100	
PROJECT: PAV	
DATE: FEBRUARY 10, 2014	

SHEET TITLE:
PERSPECTIVE -
LEVEL 3 COURTYARD

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

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. (DD C70855, PLAN 29435)

SCALE = 1:400



LEGEND

Site plan was prepared based on the City of Victoria Integrated Survey Network (ISN) (Elev. = 72.50m) using data as of the date shown.

Some street names at the point marked X.

Some streets are shown as dashed lines.

Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

- SP - Shows Utility Pole
- SP-1 - Shows Utility Pole with Transformer
- SP-2 - Shows Utility Pole with Light
- SP-3 - Shows Utility Pole with Light
- SP-4 - Shows Utility Pole
- SP-5 - Shows Utility Pole
- SP-6 - Shows Utility Pole
- SP-7 - Shows Utility Pole
- SP-8 - Shows Utility Pole
- SP-9 - Shows Utility Pole
- SP-10 - Shows Utility Pole
- SP-11 - Shows Utility Pole
- SP-12 - Shows Utility Pole
- SP-13 - Shows Utility Pole
- SP-14 - Shows Utility Pole
- SP-15 - Shows Utility Pole
- SP-16 - Shows Utility Pole
- SP-17 - Shows Utility Pole
- SP-18 - Shows Utility Pole
- SP-19 - Shows Utility Pole
- SP-20 - Shows Utility Pole
- SP-21 - Shows Utility Pole
- SP-22 - Shows Utility Pole
- SP-23 - Shows Utility Pole
- SP-24 - Shows Utility Pole
- SP-25 - Shows Utility Pole
- SP-26 - Shows Utility Pole
- SP-27 - Shows Utility Pole
- SP-28 - Shows Utility Pole
- SP-29 - Shows Utility Pole
- SP-30 - Shows Utility Pole
- SP-31 - Shows Utility Pole
- SP-32 - Shows Utility Pole
- SP-33 - Shows Utility Pole
- SP-34 - Shows Utility Pole
- SP-35 - Shows Utility Pole
- SP-36 - Shows Utility Pole
- SP-37 - Shows Utility Pole
- SP-38 - Shows Utility Pole
- SP-39 - Shows Utility Pole
- SP-40 - Shows Utility Pole
- SP-41 - Shows Utility Pole
- SP-42 - Shows Utility Pole
- SP-43 - Shows Utility Pole
- SP-44 - Shows Utility Pole
- SP-45 - Shows Utility Pole
- SP-46 - Shows Utility Pole
- SP-47 - Shows Utility Pole
- SP-48 - Shows Utility Pole
- SP-49 - Shows Utility Pole
- SP-50 - Shows Utility Pole

TOTAL SITE AREA
7954.0 m²

MUNICIPALITY
VICTORIA

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

PID No.
003-241-025 (Lot 1)
003-240-487 (Lot 2)

CERTIFIED CORRECT

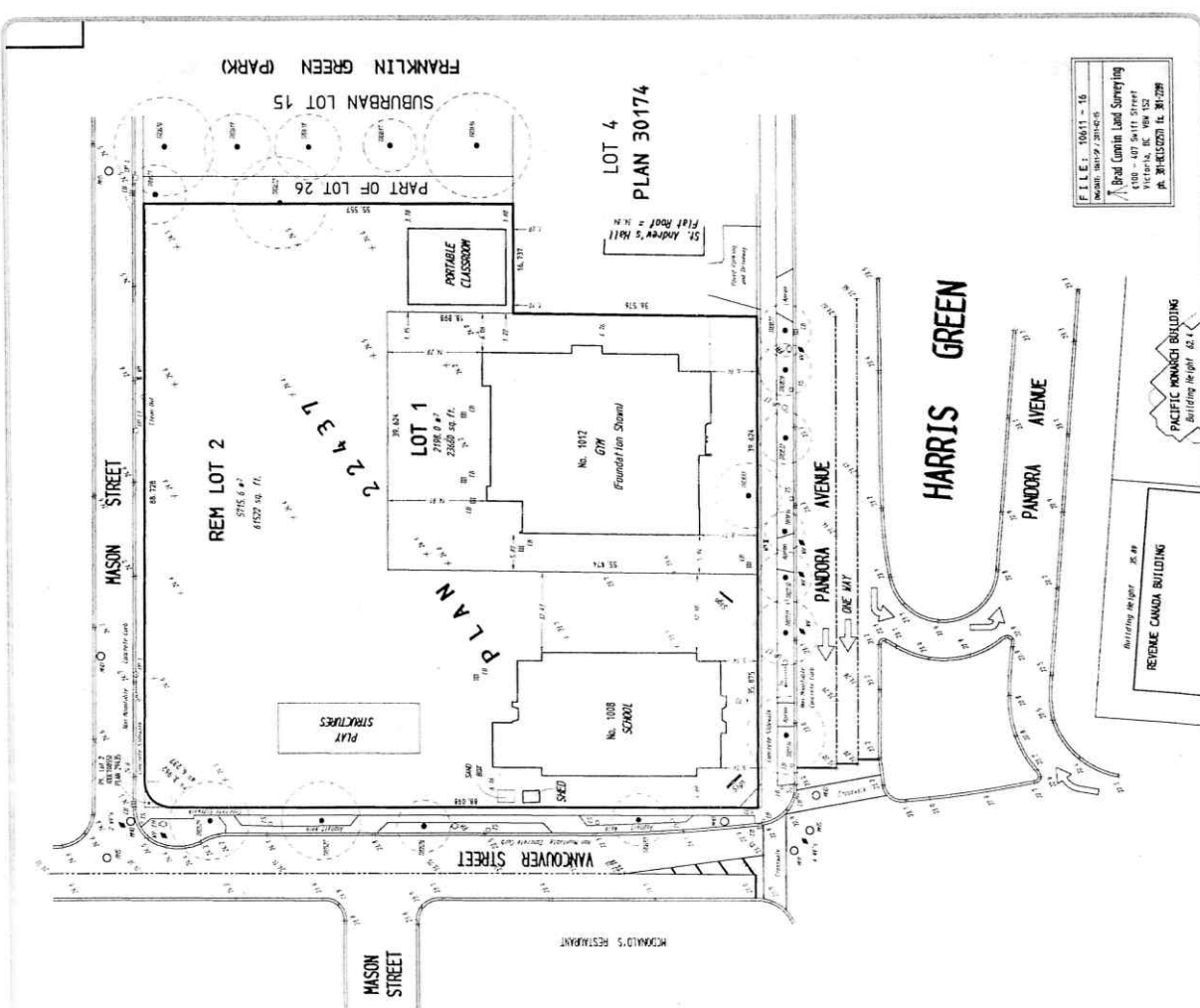
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original plan as filed with me, and that the same is in accordance with the provisions of the Act and the Regulations thereunder.

DATE: 15/05/2024

FILE NO.: 2024-0011

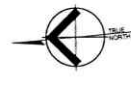
TREE SCHEDULE

TREE No.	Species	Height (m)	DBH (cm)	Notes
10001	SP-1	2.1	7.6	4.00
10002	SP-2	2.1	7.6	4.00
10003	SP-3	2.1	7.6	4.00
10004	SP-4	2.1	7.6	4.00
10005	SP-5	2.1	7.6	4.00
10006	SP-6	2.1	7.6	4.00
10007	SP-7	2.1	7.6	4.00
10008	SP-8	2.1	7.6	4.00
10009	SP-9	2.1	7.6	4.00
10010	SP-10	2.1	7.6	4.00
10011	SP-11	2.1	7.6	4.00
10012	SP-12	2.1	7.6	4.00
10013	SP-13	2.1	7.6	4.00
10014	SP-14	2.1	7.6	4.00
10015	SP-15	2.1	7.6	4.00
10016	SP-16	2.1	7.6	4.00
10017	SP-17	2.1	7.6	4.00
10018	SP-18	2.1	7.6	4.00
10019	SP-19	2.1	7.6	4.00
10020	SP-20	2.1	7.6	4.00
10021	SP-21	2.1	7.6	4.00
10022	SP-22	2.1	7.6	4.00
10023	SP-23	2.1	7.6	4.00
10024	SP-24	2.1	7.6	4.00
10025	SP-25	2.1	7.6	4.00
10026	SP-26	2.1	7.6	4.00
10027	SP-27	2.1	7.6	4.00
10028	SP-28	2.1	7.6	4.00
10029	SP-29	2.1	7.6	4.00
10030	SP-30	2.1	7.6	4.00
10031	SP-31	2.1	7.6	4.00
10032	SP-32	2.1	7.6	4.00
10033	SP-33	2.1	7.6	4.00
10034	SP-34	2.1	7.6	4.00
10035	SP-35	2.1	7.6	4.00
10036	SP-36	2.1	7.6	4.00
10037	SP-37	2.1	7.6	4.00
10038	SP-38	2.1	7.6	4.00
10039	SP-39	2.1	7.6	4.00
10040	SP-40	2.1	7.6	4.00
10041	SP-41	2.1	7.6	4.00
10042	SP-42	2.1	7.6	4.00
10043	SP-43	2.1	7.6	4.00
10044	SP-44	2.1	7.6	4.00
10045	SP-45	2.1	7.6	4.00
10046	SP-46	2.1	7.6	4.00
10047	SP-47	2.1	7.6	4.00
10048	SP-48	2.1	7.6	4.00
10049	SP-49	2.1	7.6	4.00
10050	SP-50	2.1	7.6	4.00



FILE: 10411 - 15
 Brad Gault
 Brad Gault Land Surveying
 4100 - 407 54-111 Street
 Victoria, BC V8K 1G5
 P. 250.620.0111 T. 250.299.2999

NET PLAN
 1:100
 1:100



ISSUED FOR:
 1:100
 1:100

CHRIS DIKEAKOS
 ARCHITECTS INC
 100-103 PANDORA AVENUE
 VICTORIA, BC

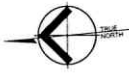
RESIDENTIAL - COMMERCIAL
 100-103 PANDORA AVENUE
 VICTORIA, BC

Bluesky
 PROPERTIES

DATE: FEBRUARY 20, 2024
 SHEET TITLE:
 SURVEY

DRAWING NO:
 A101
 REV:

KEY PLAN
DATE: 11.15.18
SCALE: 1:500



REVISIONS
ISSUED FOR:
DATE: 11.15.18



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
1005 1025 PANDORA AVENUE
VICTORIA, BC

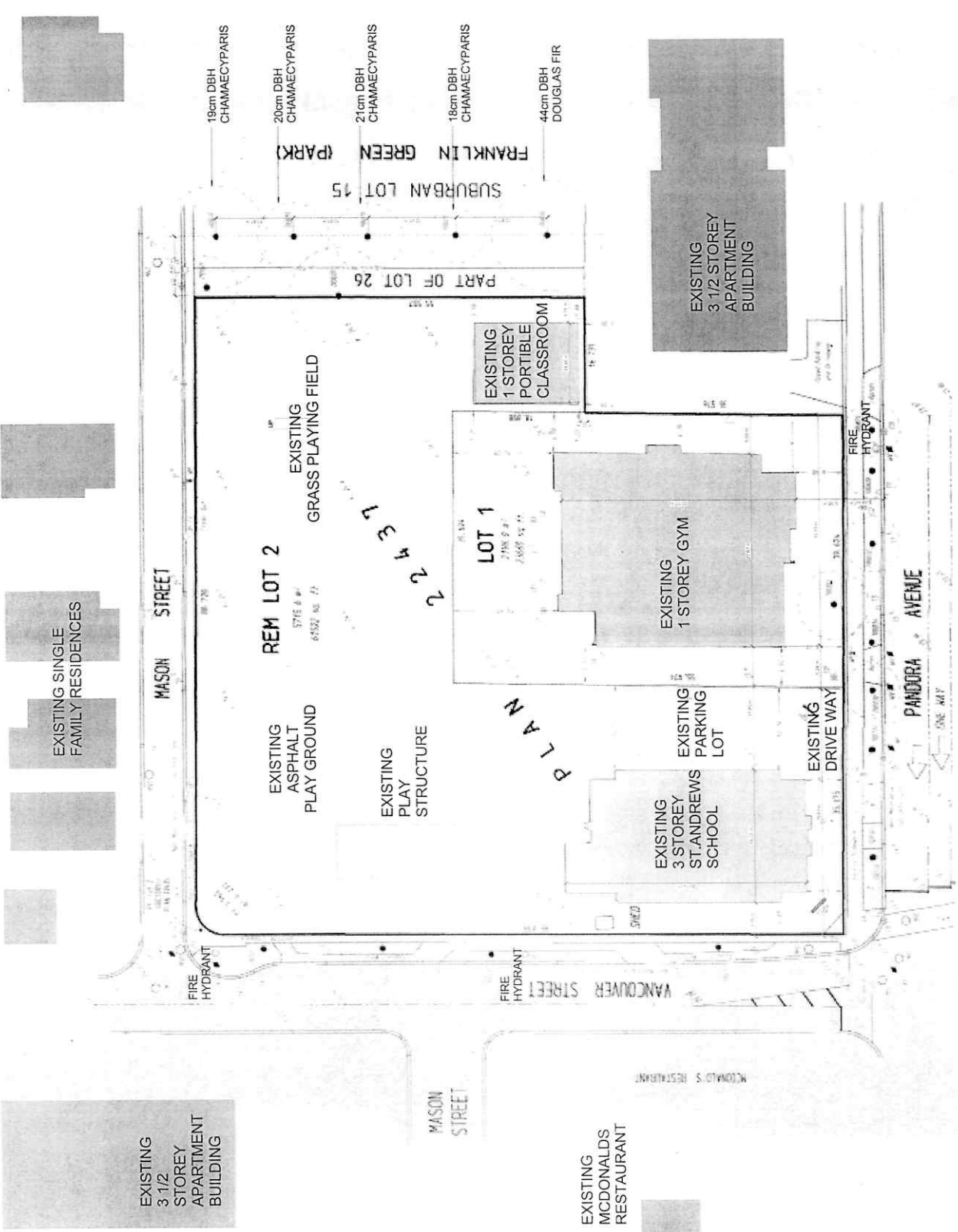


BlueSky
PROPERTIES

DATE: 11.15.18
SCALE: 1:500
PROJECT: PAK
SHEET TITLE:

SITE PLAN OF
EXISTING SCHOOL

DRAWING NO.:
A102
REV



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR SPECIFICATIONS ARE 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 THE ARCHITECT.

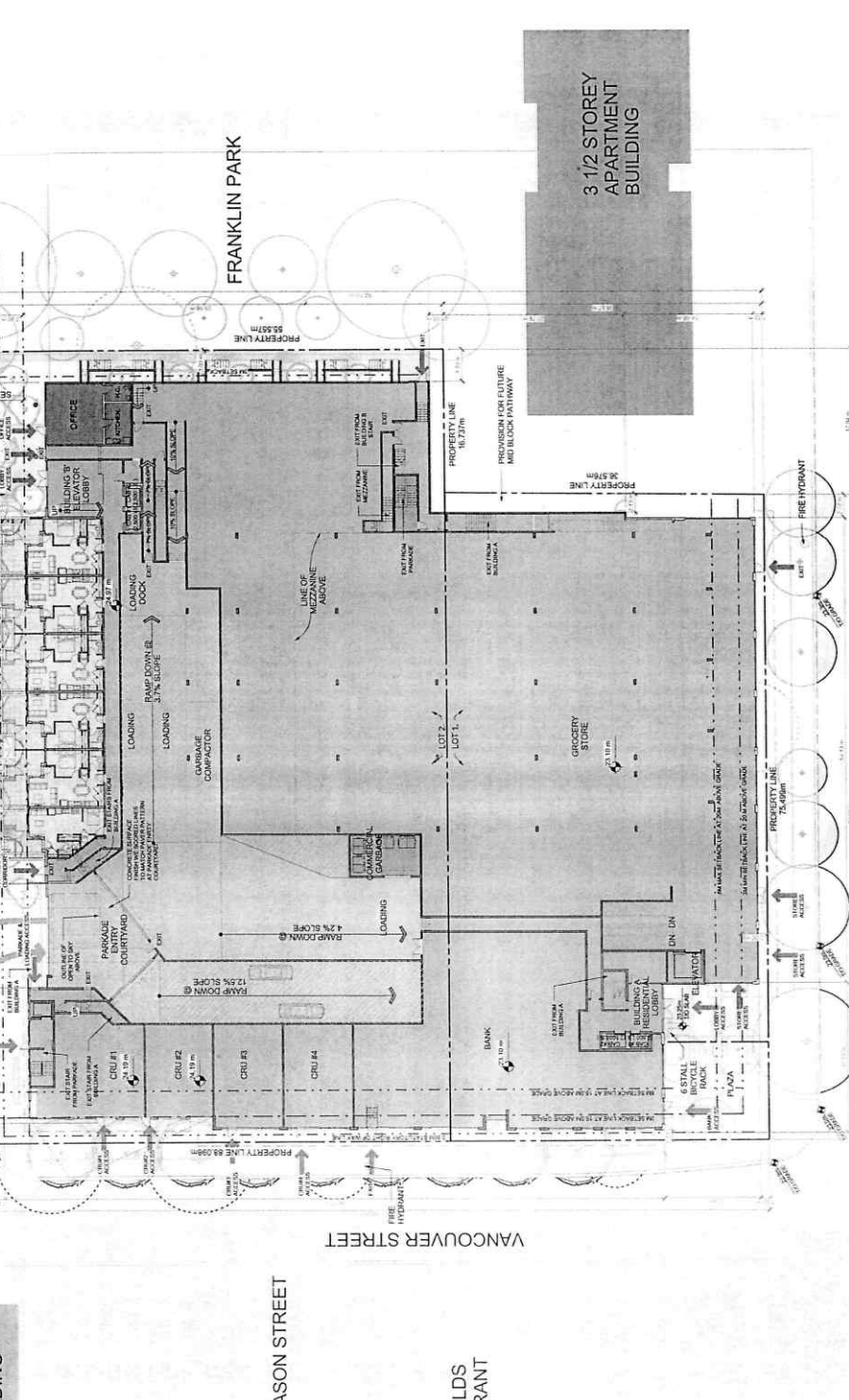
PROJECT SUMMARY	
OWNER:	BlueSky Properties
DESIGNER:	Chris Dikeakos Architects Inc.
DATE:	February 26, 2014
SCALE:	1:200
PROJECT NO.:	1000-012
DATE:	FEBRUARY 26, 2014
SHEET TITLE: SITE PLAN	

3 1/2 STOREY APARTMENT BUILDING

EXISTING SINGLE FAMILY RESIDENCES

FRANKLIN PARK

3 1/2 STOREY APARTMENT BUILDING



REVISIONS		
NO.	DATE	DESCRIPTION
1	02/26/14	ISSUED FOR PERMIT
2	02/26/14	ISSUED FOR PERMIT

OWNER: BlueSky PROPERTIES

RESIDENTIAL COMMERCIAL DEVELOPMENT
1000-012 PANDORA AVENUE
VIC. VANCOUVER, BC

NO.	DATE	DESCRIPTION
1	02/26/14	ISSUED FOR PERMIT
2	02/26/14	ISSUED FOR PERMIT

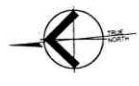
PROJECT TITLE: SITE PLAN

DRAWING NO.: A103

REV.



KEY PLAN
SCALE: 1/8" = 1'-0"
NOTES



REVISIONS:
ISSUED FOR:
DATE:

CDN
CHRIS DIKEAKON
ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
1005-1075 PANDORA AVENUE
VICTORIA, BC

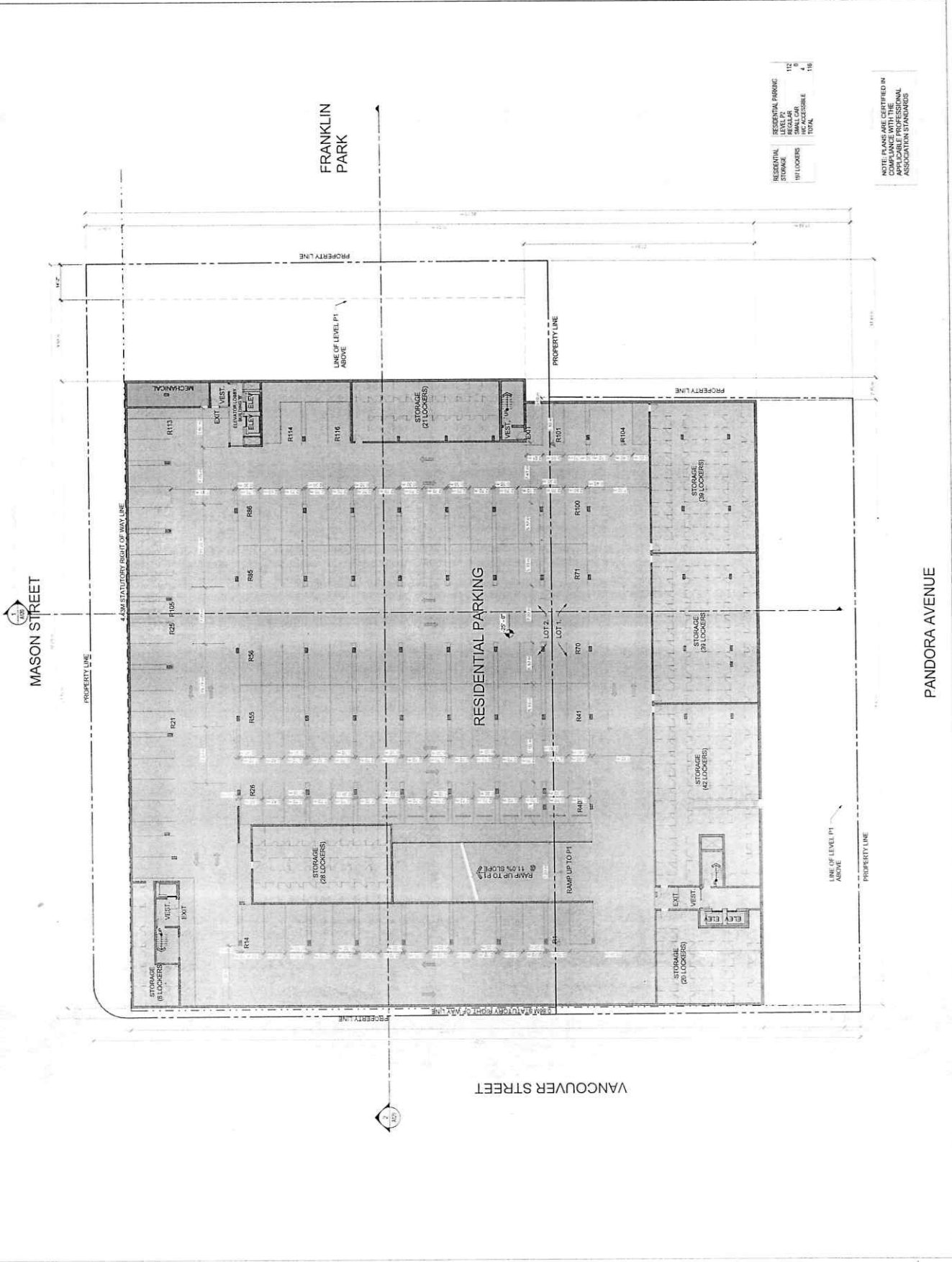
BlueSky
PROPERTIES

DESIGNED BY: ARCHITECT
CHECKED BY: CIVIL ENGINEER
SCALE: 1/8" = 1'-0"
PROJECT: PANDORA
DATE: FEBRUARY 20, 2024

SHEET TITLE:
LEVEL P2

DRAWING NO:
A104

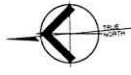
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE ARCHITECT'S WRITTEN PERMISSION IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



REVISION	DATE	BY	DESCRIPTION
1	02/20/24	CD	ISSUED FOR PERMIT

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

KEY PLAN
1:1
NOTES



REVISIONS
ISSUED FOR
DATE

CCP
CHRIS DIKEAKOS
ARCHITECTS INC.

100-102 PANDORA AVENUE
VICTORIA, BC
V8P 1A1

RESIDENTIAL - COMMERCIAL
100-102 PANDORA AVENUE
VICTORIA, BC

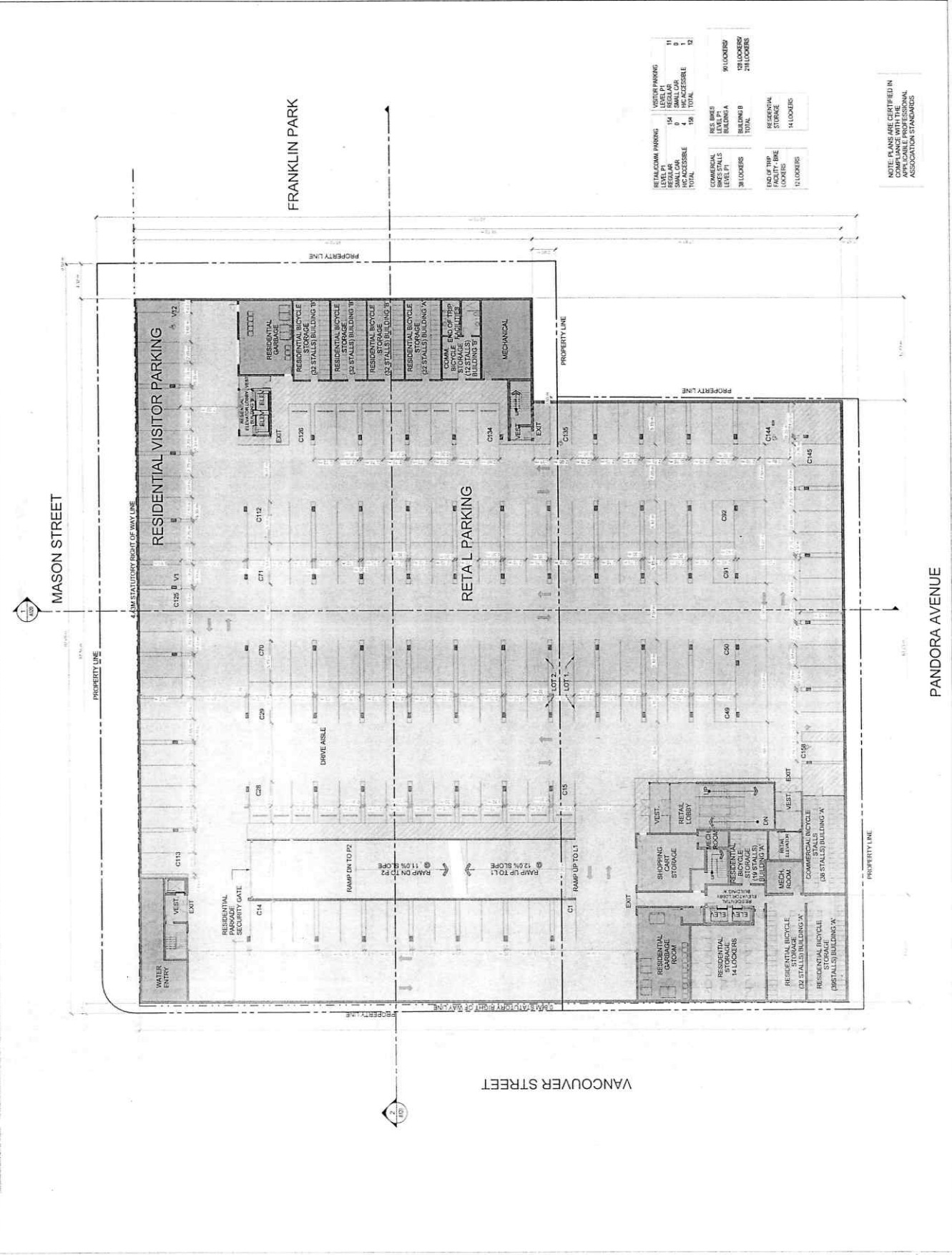
BlueSky
PROPERTIES

CONTRACT NO.

DATE: 11/05/2024
SCALE: 1:200
PROJECT NO.
SHEET TITLE:
LEVEL P1

DRAWING NO.:
A105
REV.

THIS DOCUMENT IS THE PROPERTY OF BLUE SKY PROPERTIES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BLUE SKY PROPERTIES IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BLUE SKY PROPERTIES IS STRICTLY PROHIBITED.



RETAIL/COMM. PARKING		VISITOR PARKING	
SMALL CAR	154	REGULAR	11
MOTORCYCLE	0	IMP. ACCESSIBLE	0
TOTAL	154	TOTAL	11

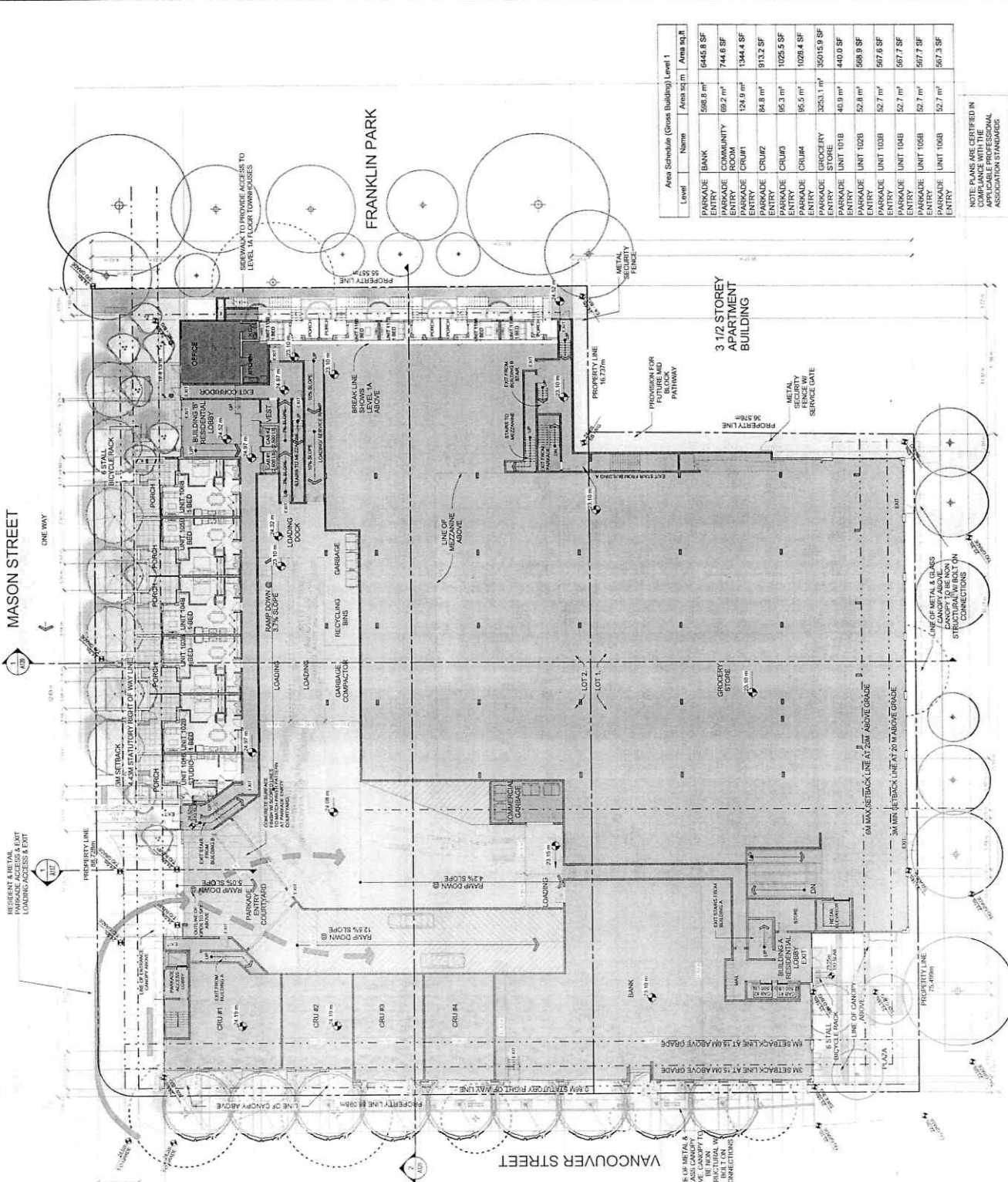
RES. BIKES		RESIDENTIAL STORAGE	
BUILDING A	90 LOCKERS	BUILDING B	28 LOCKERS
BUILDING B	28 LOCKERS	TOTAL	118 LOCKERS

END OF TRIP		RESIDENTIAL STORAGE	
BUILDING A	14 LOCKERS	BUILDING B	14 LOCKERS
TOTAL	14 LOCKERS	TOTAL	28 LOCKERS

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE BRITISH COLUMBIA ASSOCIATION STANDARDS

3 1/2 STOREY APARTMENT BUILDING

MCDONALDS RESTAURANT



Area Schedule (Gross Building) Level 1	Level	Name	Area sq.m.	Area sq.ft.
PARKADE	BANK		598.8 m ²	6465.8 SF
PARKADE	COMMUNITY ROOM		69.2 m ²	744.6 SF
PARKADE	CRU#1		124.9 m ²	1344.4 SF
PARKADE	CRU#2		84.8 m ²	913.2 SF
PARKADE	CRU#3		15.3 m ²	165.5 SF
PARKADE	CRU#4		15.5 m ²	167.3 SF
PARKADE	GROCERY STORE		3203.1 m ²	34515.9 SF
PARKADE	UNIT 101B		40.9 m ²	440.0 SF
PARKADE	UNIT 102B		52.8 m ²	568.9 SF
PARKADE	UNIT 103B		52.7 m ²	567.8 SF
PARKADE	UNIT 104B		52.7 m ²	567.7 SF
PARKADE	UNIT 105B		52.7 m ²	567.7 SF
PARKADE	UNIT 106B		52.7 m ²	567.3 SF

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

NEW PLAN
SCALE 1:1.5
NOTES



ISSUED FOR REVISIONS:
NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10

CDP
CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
104-105 PANDORA AVENUE
VICTORIA, BC.

Bluesky
PROPERTIES

DATE: FEBRUARY 20, 2014
SHEET TITLE: LEVEL 1
DRAWN BY: ADAM
CHECKED BY: CHADWICK
SCALE: 1:300
PANEL: P-04

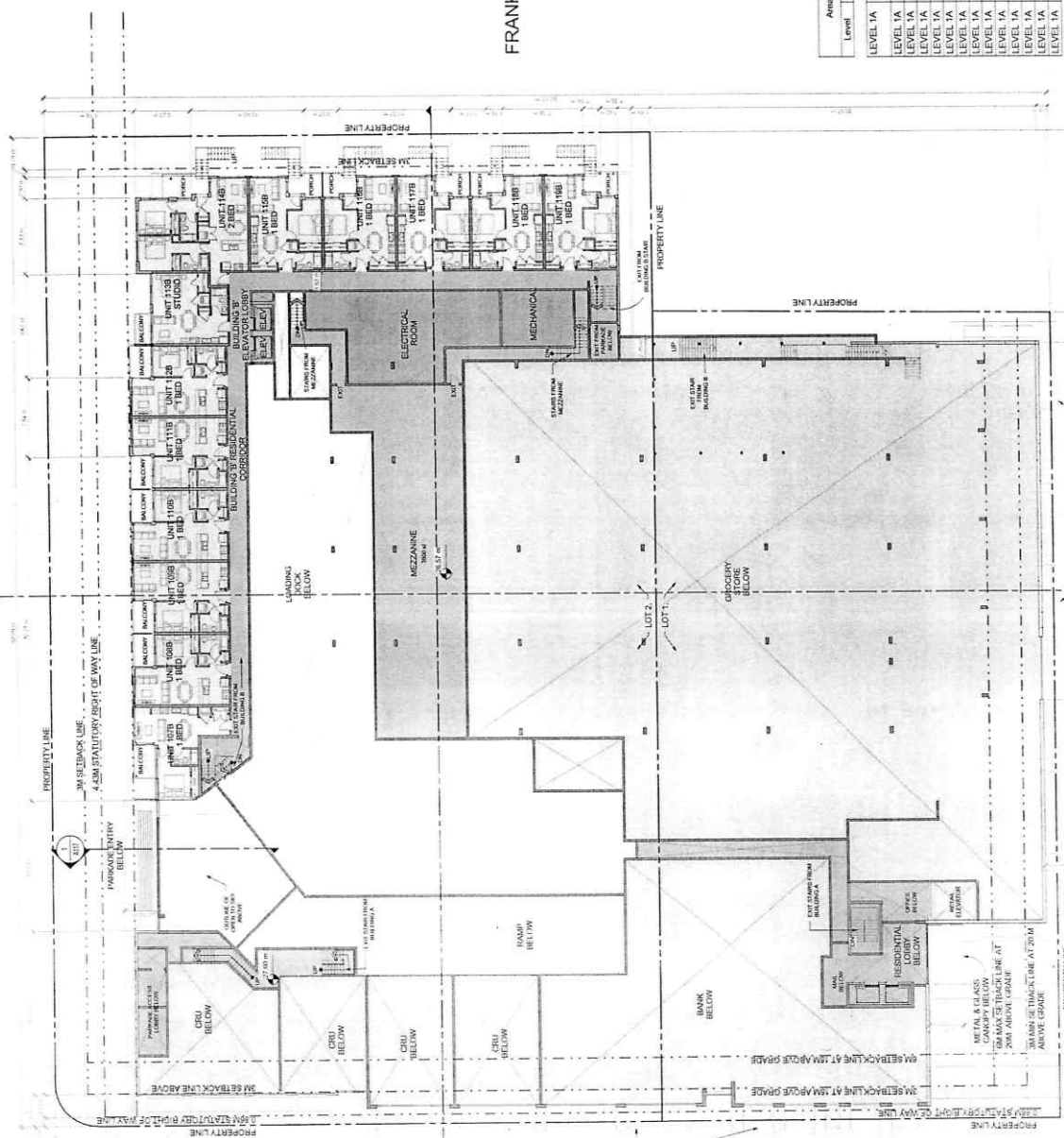
DRAWING NO.: A106
REV.

MASON STREET

VANCOUVER STREET

PANDORA AVENUE

FRANKLIN PARK



Level	Name	Area sq.m	Area sq.ft
LEVEL 1A	RETAIL	325.2 m ²	3500.3 SF
LEVEL 1A	MEZZANINE	48.6 m ²	523.1 SF
LEVEL 1A	UNIT 1008	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1009	51.9 m ²	558.9 SF
LEVEL 1A	UNIT 1010	51.9 m ²	558.9 SF
LEVEL 1A	UNIT 1109	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1110	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1111	44.7 m ²	480.9 SF
LEVEL 1A	UNIT 1112	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1113	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1114	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1115	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1116	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1117	52.0 m ²	559.9 SF
LEVEL 1A	UNIT 1118	52.5 m ²	564.8 SF
LEVEL 1A	UNIT 1188	51.7 m ²	556.1 SF

UNITS IN SHAD ARE IDENTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS.

KEY PLAN
SCALE: 1:15



REVISIONS:
ISSUED FOR:
DATE:



CHRIS DIKEAKON
ARCHITECTS INC.
100-1072 PANDORA AVENUE
VICTORIA, BC

RESIDENTIAL - COMMERCIAL
100-1072 PANDORA AVENUE
VICTORIA, BC



Bluesky
PROPERTIES

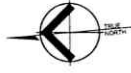
DESIGNED BY: [Name]
CHECKED BY: [Name]
SCALE: 1:200
DATE: FEBRUARY 26, 2014

SHEET TITLE:
LEVEL 1A

DRAWING NO.:
A107

REV.

KEY PLAN
DATE: 11.15.23
REVISED:



REVISIONS:
ISSUED FOR:
DATE: 11.15.23



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
100-103 PANDORA AVENUE,
VICTORIA, BC



BlueSky
PROPERTIES

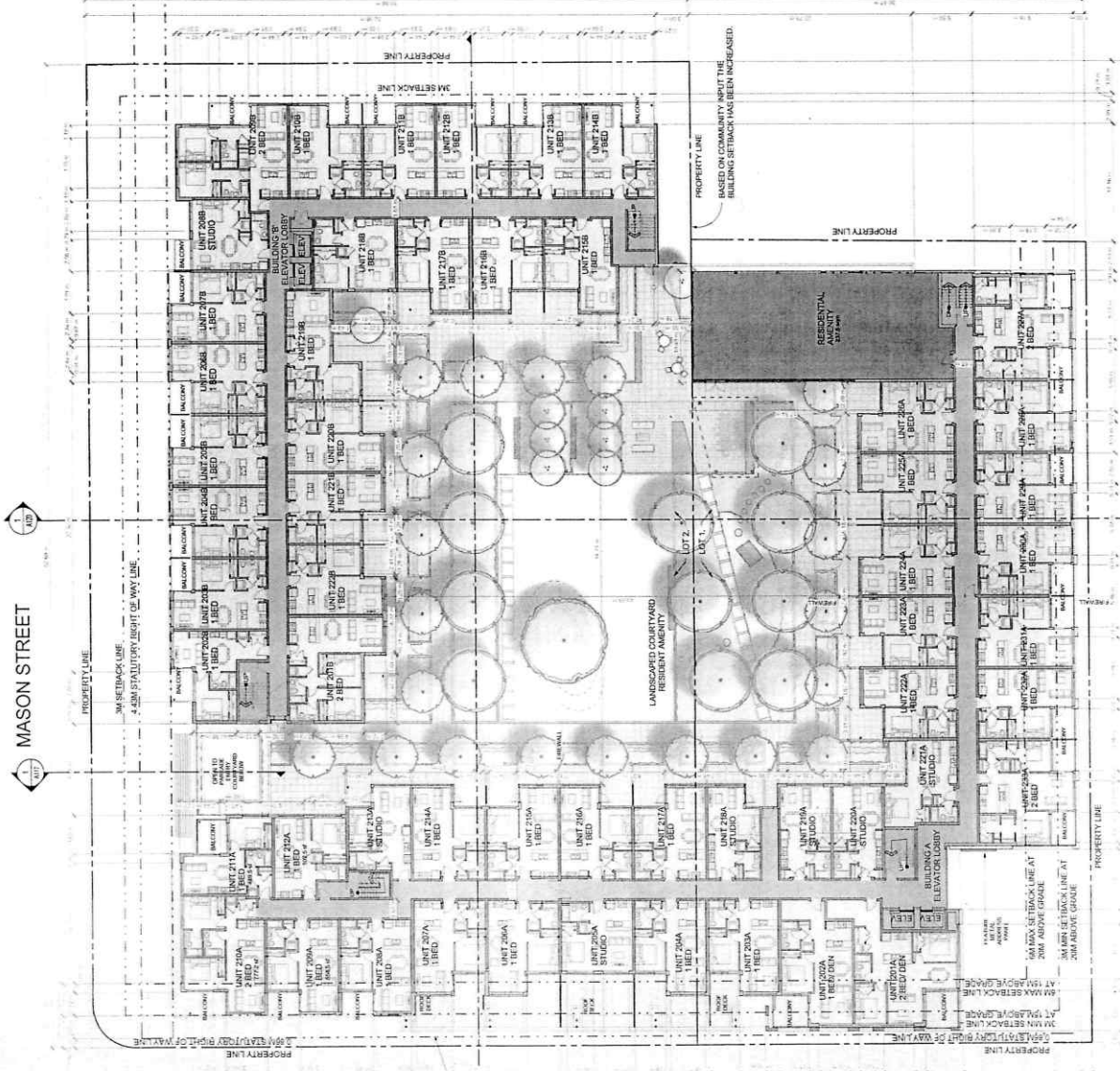
DATE: 11.15.23
SHEET TITLE:
LEVEL 2

DRAWING NO.:
A108

FRANKLIN PARK

Level	Name	Area sq.m	Area sq.ft
LEVEL 2	UNIT 201A	84.8 m ²	913.3 SF
LEVEL 2	UNIT 201B	72.0 m ²	784.7 SF
LEVEL 2	UNIT 202A	65.6 m ²	705.6 SF
LEVEL 2	UNIT 202B	48.3 m ²	520.3 SF
LEVEL 2	UNIT 203A	52.1 m ²	560.9 SF
LEVEL 2	UNIT 204A	51.8 m ²	558.0 SF
LEVEL 2	UNIT 204B	51.9 m ²	559.0 SF
LEVEL 2	UNIT 205A	43.9 m ²	472.3 SF
LEVEL 2	UNIT 205B	51.9 m ²	559.1 SF
LEVEL 2	UNIT 206A	50.0 m ²	538.0 SF
LEVEL 2	UNIT 206B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 207B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 208A	51.8 m ²	558.0 SF
LEVEL 2	UNIT 208B	45.2 m ²	486.7 SF
LEVEL 2	UNIT 209A	51.9 m ²	559.1 SF
LEVEL 2	UNIT 209B	77.4 m ²	839.0 SF
LEVEL 2	UNIT 210A	72.2 m ²	777.2 SF
LEVEL 2	UNIT 211B	45.5 m ²	489.5 SF
LEVEL 2	UNIT 211B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 212A	46.7 m ²	502.5 SF
LEVEL 2	UNIT 212B	51.9 m ²	559.1 SF
LEVEL 2	UNIT 213A	43.6 m ²	466.3 SF
LEVEL 2	UNIT 213B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 214B	51.7 m ²	556.4 SF
LEVEL 2	UNIT 215A	51.2 m ²	548.4 SF
LEVEL 2	UNIT 215B	48.7 m ²	524.5 SF
LEVEL 2	UNIT 216A	51.2 m ²	548.4 SF
LEVEL 2	UNIT 216B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 217A	52.1 m ²	560.9 SF
LEVEL 2	UNIT 218A	43.6 m ²	466.3 SF
LEVEL 2	UNIT 218B	51.7 m ²	556.4 SF
LEVEL 2	UNIT 219A	42.1 m ²	451.0 SF
LEVEL 2	UNIT 219B	50.7 m ²	546.0 SF
LEVEL 2	UNIT 220A	42.1 m ²	451.0 SF
LEVEL 2	UNIT 220B	51.9 m ²	559.0 SF
LEVEL 2	UNIT 221A	52.0 m ²	559.7 SF
LEVEL 2	UNIT 221B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 222A	51.5 m ²	553.5 SF
LEVEL 2	UNIT 222B	52.0 m ²	559.7 SF
LEVEL 2	UNIT 223A	51.2 m ²	548.4 SF
LEVEL 2	UNIT 224A	51.2 m ²	548.4 SF
LEVEL 2	UNIT 225A	52.0 m ²	559.7 SF
LEVEL 2	UNIT 225A	52.0 m ²	559.7 SF
LEVEL 2	UNIT 226A	52.0 m ²	559.7 SF
LEVEL 2	UNIT 226A	52.0 m ²	559.7 SF
LEVEL 2	UNIT 230A	52.2 m ²	562.2 SF
LEVEL 2	UNIT 230A	51.5 m ²	553.5 SF
LEVEL 2	UNIT 231A	51.6 m ²	555.0 SF
LEVEL 2	UNIT 232A	52.2 m ²	562.2 SF
LEVEL 2	UNIT 233A	71.1 m ²	765.7 SF

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



LEVEL	SOUTH		NORTH		BUILDING SF
	FRONT	REAR	FRONT	REAR	
L1	4862.0 SF	5310.0 SF	5552.6 SF	5552.6 SF	
L2	11047.56 SF	6292.6 SF	6366.2 SF	6366.2 SF	
L3	11047.56 SF	6292.6 SF	6366.2 SF	6366.2 SF	
L4	11047.56 SF	6292.6 SF	6366.2 SF	6366.2 SF	
L5	11047.56 SF	6292.6 SF	6366.2 SF	6366.2 SF	
L6	11047.56 SF	6292.6 SF	6366.2 SF	6366.2 SF	
L7A					4300.0 SF
L7B					4300.0 SF
L7C					4300.0 SF
L7D					4300.0 SF
L7E					4300.0 SF
L7F					4300.0 SF
L7G					4300.0 SF
L7H					4300.0 SF
L7I					4300.0 SF
L7J					4300.0 SF
L7K					4300.0 SF
L7L					4300.0 SF
L7M					4300.0 SF
L7N					4300.0 SF
L7O					4300.0 SF
L7P					4300.0 SF
L7Q					4300.0 SF
L7R					4300.0 SF
L7S					4300.0 SF
L7T					4300.0 SF
L7U					4300.0 SF
L7V					4300.0 SF
L7W					4300.0 SF
L7X					4300.0 SF
L7Y					4300.0 SF
L7Z					4300.0 SF
TOTAL	27815.2 SF	27815.2 SF	27815.2 SF	27815.2 SF	43711.3 SF

VANCOUVER STREET

PANDORA AVENUE

MASON STREET

KEY PLAN
SCALE: 1:15
DATE: 11/15/2018



REVISIONS:

No.	Description	Date
1	ISSUED FOR PERMIT	11/15/2018

CCP
CHRIS DIKRAKOS
ARCHITECTS INC.
1000 WEST 10TH AVENUE, SUITE 200
VICTORIA, BC V8M 2K7
TEL: 250-383-1111 FAX: 250-383-1112
WWW.CCPARCHITECTS.COM

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000 WEST 10TH AVENUE
VICTORIA, BC

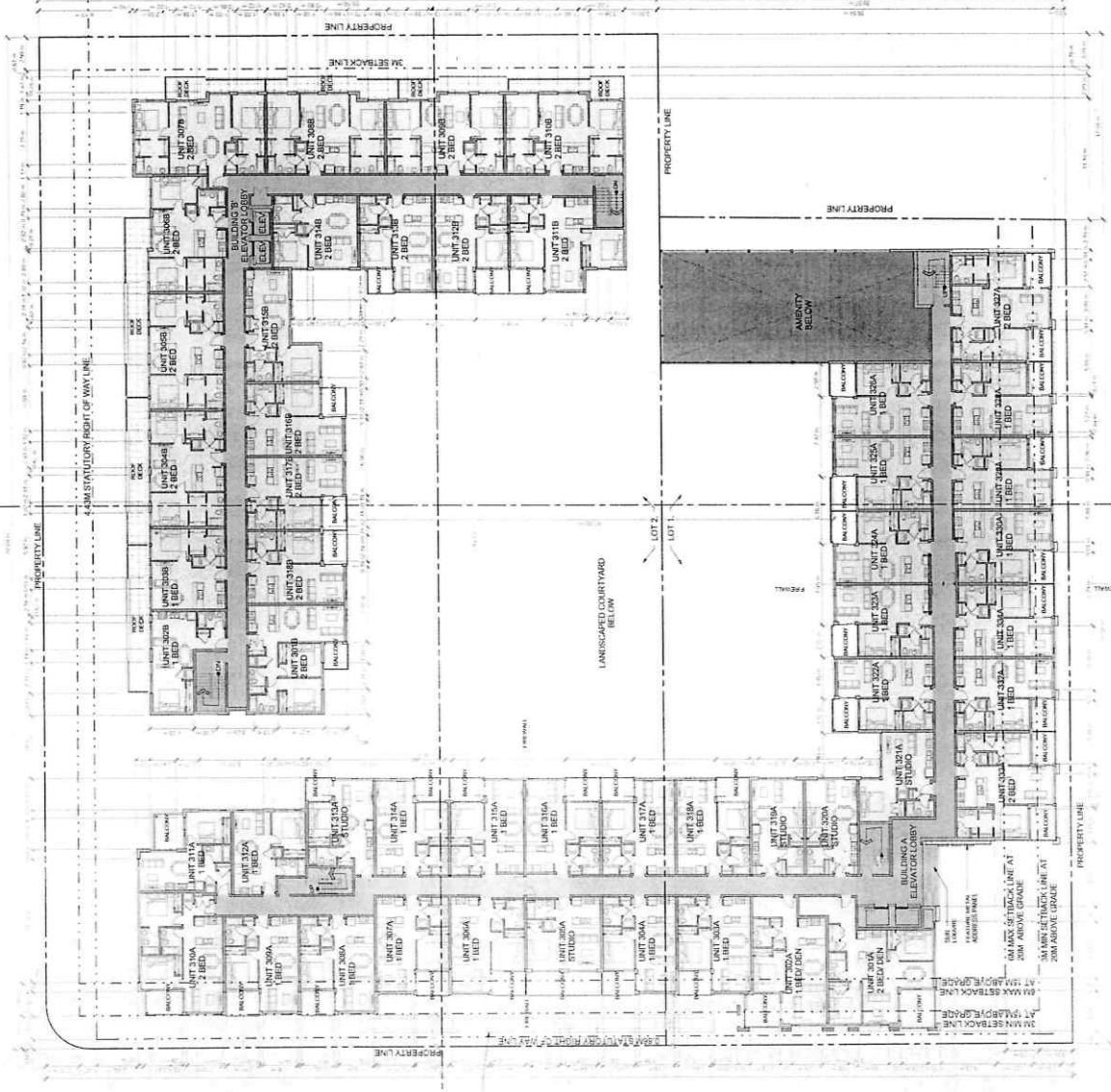
BlueSky
PROPERTIES

OWNER: BlueSky Properties
CHECKED BY: [Name]
SCALE: 1:300
DATE: 11/15/2018

SHEET TITLE:
LEVEL 3

DRAWING NO.:
A109

MASON STREET

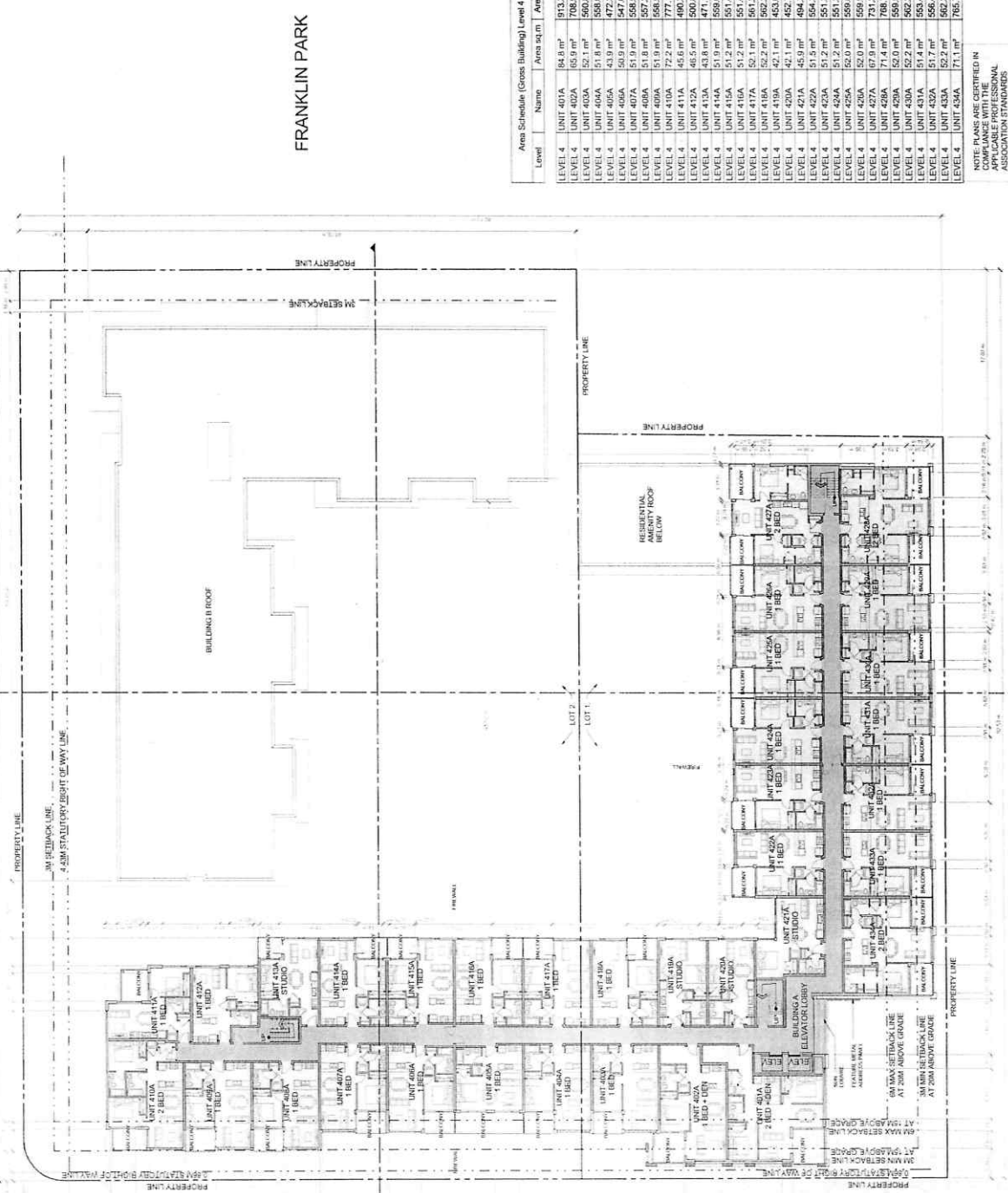


FRANKLIN PARK

Area Schedule (Gross Building) Level 3

Level	Name	Area (sq m)	Area (sq ft)
LEVEL 3	UNIT 3001A	84.81 m ²	913.3 SF
LEVEL 3	UNIT 3001B	73.11 m ²	786.6 SF
LEVEL 3	UNIT 3002A	65.9 m ²	708.9 SF
LEVEL 3	UNIT 3002B	46.1 m ²	494.4 SF
LEVEL 3	UNIT 3003A	52.1 m ²	560.8 SF
LEVEL 3	UNIT 3003B	50.8 m ²	546.7 SF
LEVEL 3	UNIT 3004A	51.8 m ²	556.9 SF
LEVEL 3	UNIT 3004B	43.9 m ²	472.3 SF
LEVEL 3	UNIT 3005A	71.2 m ²	766.6 SF
LEVEL 3	UNIT 3005B	50.9 m ²	547.8 SF
LEVEL 3	UNIT 3006A	69.6 m ²	748.0 SF
LEVEL 3	UNIT 3007A	51.9 m ²	558.5 SF
LEVEL 3	UNIT 3007B	84.5 m ²	909.4 SF
LEVEL 3	UNIT 3008A	51.8 m ²	556.9 SF
LEVEL 3	UNIT 3008B	51.9 m ²	558.5 SF
LEVEL 3	UNIT 3009A	51.9 m ²	558.5 SF
LEVEL 3	UNIT 3009B	75.1 m ²	808.1 SF
LEVEL 3	UNIT 310A	72.2 m ²	777.1 SF
LEVEL 3	UNIT 310B	75.1 m ²	808.2 SF
LEVEL 3	UNIT 311A	45.6 m ²	490.4 SF
LEVEL 3	UNIT 311B	45.5 m ²	489.7 SF
LEVEL 3	UNIT 312A	46.5 m ²	500.2 SF
LEVEL 3	UNIT 312B	52.0 m ²	559.7 SF
LEVEL 3	UNIT 313A	43.6 m ²	466.2 SF
LEVEL 3	UNIT 313B	52.1 m ²	560.4 SF
LEVEL 3	UNIT 314A	51.9 m ²	558.5 SF
LEVEL 3	UNIT 314B	51.7 m ²	555.4 SF
LEVEL 3	UNIT 315A	50.7 m ²	544.0 SF
LEVEL 3	UNIT 315B	50.7 m ²	544.0 SF
LEVEL 3	UNIT 316A	51.2 m ²	548.4 SF
LEVEL 3	UNIT 316B	51.9 m ²	558.0 SF
LEVEL 3	UNIT 317A	52.1 m ²	560.4 SF
LEVEL 3	UNIT 317B	52.0 m ²	559.7 SF
LEVEL 3	UNIT 318A	52.2 m ²	561.2 SF
LEVEL 3	UNIT 318B	42.1 m ²	452.7 SF
LEVEL 3	UNIT 320A	45.9 m ²	494.4 SF
LEVEL 3	UNIT 320A	45.9 m ²	494.4 SF
LEVEL 3	UNIT 320A	51.2 m ²	547.3 SF
LEVEL 3	UNIT 320A	51.2 m ²	547.3 SF
LEVEL 3	UNIT 320A	52.0 m ²	559.7 SF
LEVEL 3	UNIT 320A	52.0 m ²	559.7 SF
LEVEL 3	UNIT 320A	71.2 m ²	766.3 SF
LEVEL 3	UNIT 320A	52.0 m ²	559.7 SF
LEVEL 3	UNIT 320A	52.2 m ²	561.2 SF
LEVEL 3	UNIT 320A	51.5 m ²	554.9 SF
LEVEL 3	UNIT 320A	51.6 m ²	556.0 SF
LEVEL 3	UNIT 320A	52.5 m ²	565.0 SF
LEVEL 3	UNIT 320A	17.0 m ²	184.3 SF

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



FRANKLIN PARK

Level	Name	Area sq.m	Area sq.ft
LEVEL 4	UNIT 401A	94.8 m ²	913.3 SF
LEVEL 4	UNIT 402A	52.1 m ²	558.0 SF
LEVEL 4	UNIT 403A	51.8 m ²	556.0 SF
LEVEL 4	UNIT 404A	43.9 m ²	472.3 SF
LEVEL 4	UNIT 405A	50.9 m ²	547.6 SF
LEVEL 4	UNIT 406A	51.9 m ²	558.5 SF
LEVEL 4	UNIT 407A	51.8 m ²	557.2 SF
LEVEL 4	UNIT 408A	72.2 m ²	777.1 SF
LEVEL 4	UNIT 409A	45.6 m ²	490.3 SF
LEVEL 4	UNIT 410A	46.5 m ²	500.8 SF
LEVEL 4	UNIT 411A	43.8 m ²	471.1 SF
LEVEL 4	UNIT 412A	51.9 m ²	558.0 SF
LEVEL 4	UNIT 413A	51.2 m ²	547.4 SF
LEVEL 4	UNIT 414A	50.1 m ²	538.2 SF
LEVEL 4	UNIT 415A	52.2 m ²	562.2 SF
LEVEL 4	UNIT 416A	42.1 m ²	450.0 SF
LEVEL 4	UNIT 417A	42.1 m ²	450.0 SF
LEVEL 4	UNIT 418A	45.9 m ²	494.3 SF
LEVEL 4	UNIT 419A	51.9 m ²	558.0 SF
LEVEL 4	UNIT 420A	51.2 m ²	547.4 SF
LEVEL 4	UNIT 421A	51.2 m ²	547.4 SF
LEVEL 4	UNIT 422A	51.2 m ²	547.4 SF
LEVEL 4	UNIT 423A	51.2 m ²	547.4 SF
LEVEL 4	UNIT 424A	52.0 m ²	558.8 SF
LEVEL 4	UNIT 425A	52.0 m ²	558.8 SF
LEVEL 4	UNIT 426A	67.9 m ²	731.3 SF
LEVEL 4	UNIT 427A	71.4 m ²	768.7 SF
LEVEL 4	UNIT 428A	52.0 m ²	558.8 SF
LEVEL 4	UNIT 429A	52.2 m ²	562.2 SF
LEVEL 4	UNIT 430A	51.7 m ²	556.4 SF
LEVEL 4	UNIT 431A	52.2 m ²	562.2 SF
LEVEL 4	UNIT 432A	71.1 m ²	767.7 SF

NOTE: DIMS ARE CENTERED IN COMPLIANCE WITH THE ASSOCIATION STANDARDS

KEY PLAN
SCALE: 1:100
DATE: 11/11/2024

REVISIONS:
ISSUED FOR:
DATE: 11/11/2024

DATE: 11/11/2024

CDP
CHRIS DIKEAKO
ARCHITECTS INC.
1 460 291 2981 (toll-free) 250 250 2500 (local) 250 250 2500 (toll-free)
1 460 291 2981 (toll-free) 250 250 2500 (local) 250 250 2500 (toll-free)

BlueSky
PROPERTIES

PROJECT:
OWNER:
CONTRACT NO.:

DATE: 11/11/2024

SCALE: 1:100

SHEET TITLE:
LEVEL 4

DRAWING NO.:
A110

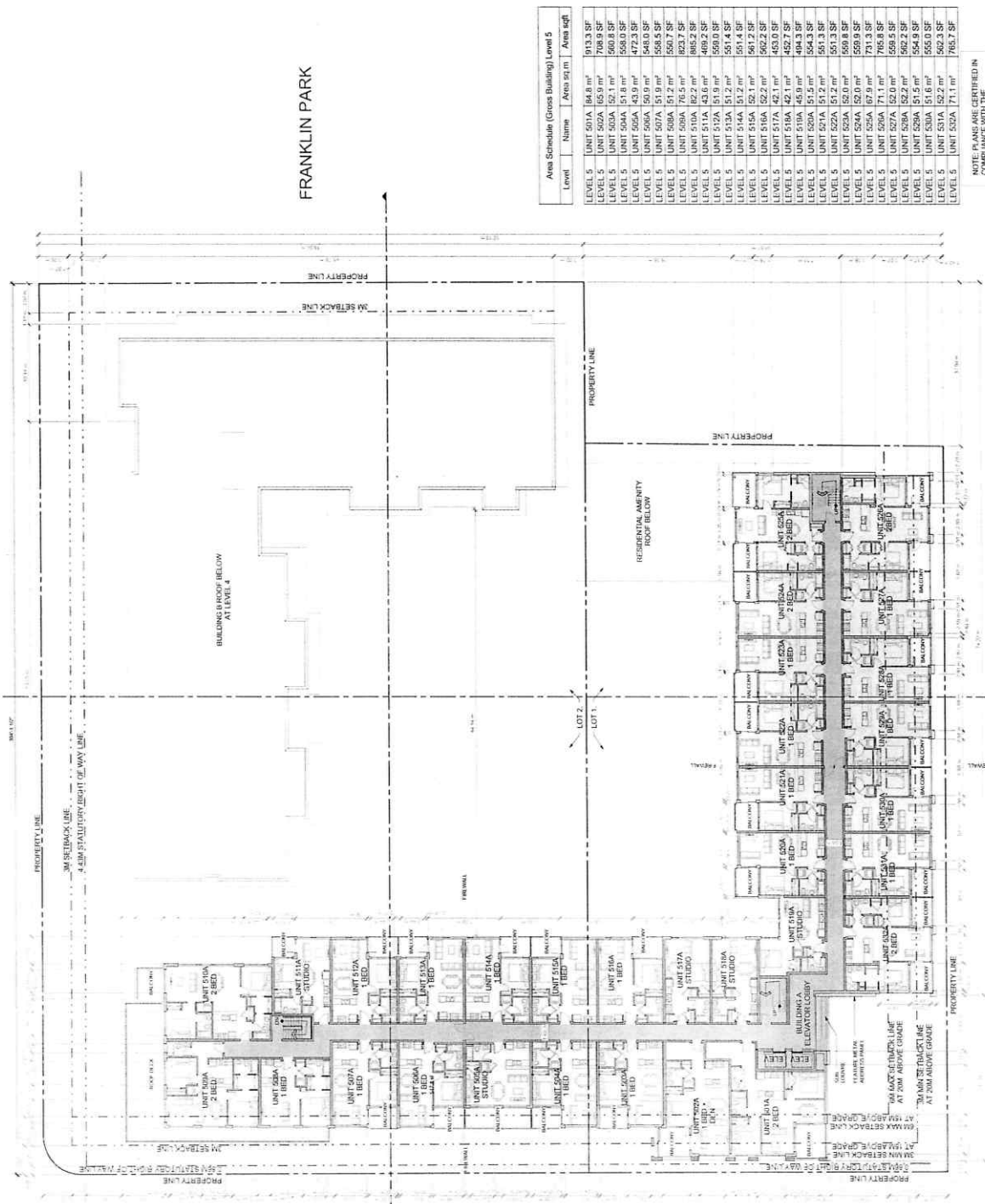
REV.

MASON STREET

VANCOUVER STREET

PANDORA AVENUE

FRANKLIN PARK



Level	Name	Area sq.m	Area sqft
LEVEL 5	UNIT 507A	184.9 m ²	1993.3 SF
LEVEL 5	UNIT 502A	165.9 m ²	1798.9 SF
LEVEL 5	UNIT 503A	152.1 m ²	1648.8 SF
LEVEL 5	UNIT 504A	151.6 m ²	1638.0 SF
LEVEL 5	UNIT 505A	143.9 m ²	1558.0 SF
LEVEL 5	UNIT 506A	150.9 m ²	1628.5 SF
LEVEL 5	UNIT 507A	151.9 m ²	1647.2 SF
LEVEL 5	UNIT 508A	176.5 m ²	1902.7 SF
LEVEL 5	UNIT 510A	162.2 m ²	1748.2 SF
LEVEL 5	UNIT 511A	143.6 m ²	1559.0 SF
LEVEL 5	UNIT 512A	151.9 m ²	1647.2 SF
LEVEL 5	UNIT 513A	151.2 m ²	1634.5 SF
LEVEL 5	UNIT 514A	151.2 m ²	1634.5 SF
LEVEL 5	UNIT 515A	162.2 m ²	1748.2 SF
LEVEL 5	UNIT 517A	142.1 m ²	1535.0 SF
LEVEL 5	UNIT 518A	142.1 m ²	1535.0 SF
LEVEL 5	UNIT 519A	145.9 m ²	1578.2 SF
LEVEL 5	UNIT 520A	151.5 m ²	1632.5 SF
LEVEL 5	UNIT 521A	151.2 m ²	1634.5 SF
LEVEL 5	UNIT 522A	152.0 m ²	1645.8 SF
LEVEL 5	UNIT 524A	152.0 m ²	1645.8 SF
LEVEL 5	UNIT 525A	167.9 m ²	1818.5 SF
LEVEL 5	UNIT 526A	171.1 m ²	1841.8 SF
LEVEL 5	UNIT 527A	152.0 m ²	1645.8 SF
LEVEL 5	UNIT 528A	152.2 m ²	1649.5 SF
LEVEL 5	UNIT 529A	151.5 m ²	1632.5 SF
LEVEL 5	UNIT 531A	152.2 m ²	1649.5 SF
LEVEL 5	UNIT 532A	152.2 m ²	1649.5 SF
LEVEL 5	UNIT 533A	171.1 m ²	1841.8 SF
LEVEL 5	UNIT 534A	171.1 m ²	1841.8 SF

NOTE: PLANS ARE CERTIFIED IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ARCHITECTS STANDARDS

KEY PLAN
SCALE 1:125



REVISIONS:
ISSUED FOR PERMIT
DATE: 2024-03-15

CDP
CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
1005-1012 PANDORA AVENUE
VICTORIA, BC

BlueSky
PROPERTIES

DATE: 2024-03-15
SCALE: 1:200
SHEET TITLE: LEVEL 5

DRAWING NO.: A111
REV.

KEY PLAN
SCALE: N.T.S.
NOTES



REVISIONS:
ISSUED FOR:
DATE:
BY:



CHRIS DIKEAKO'S
ARCHITECTS INC.

100-1017 PANDORA AVENUE, VICTORIA, B.C.
V8M 4K6
TEL: 250-363-1111
WWW.CHRISDIKEAKO.COM

PROJECT:
RESIDENTIAL COMMERCIAL DEVELOPMENT
1000-1017 PANDORA AVENUE, VICTORIA, B.C.

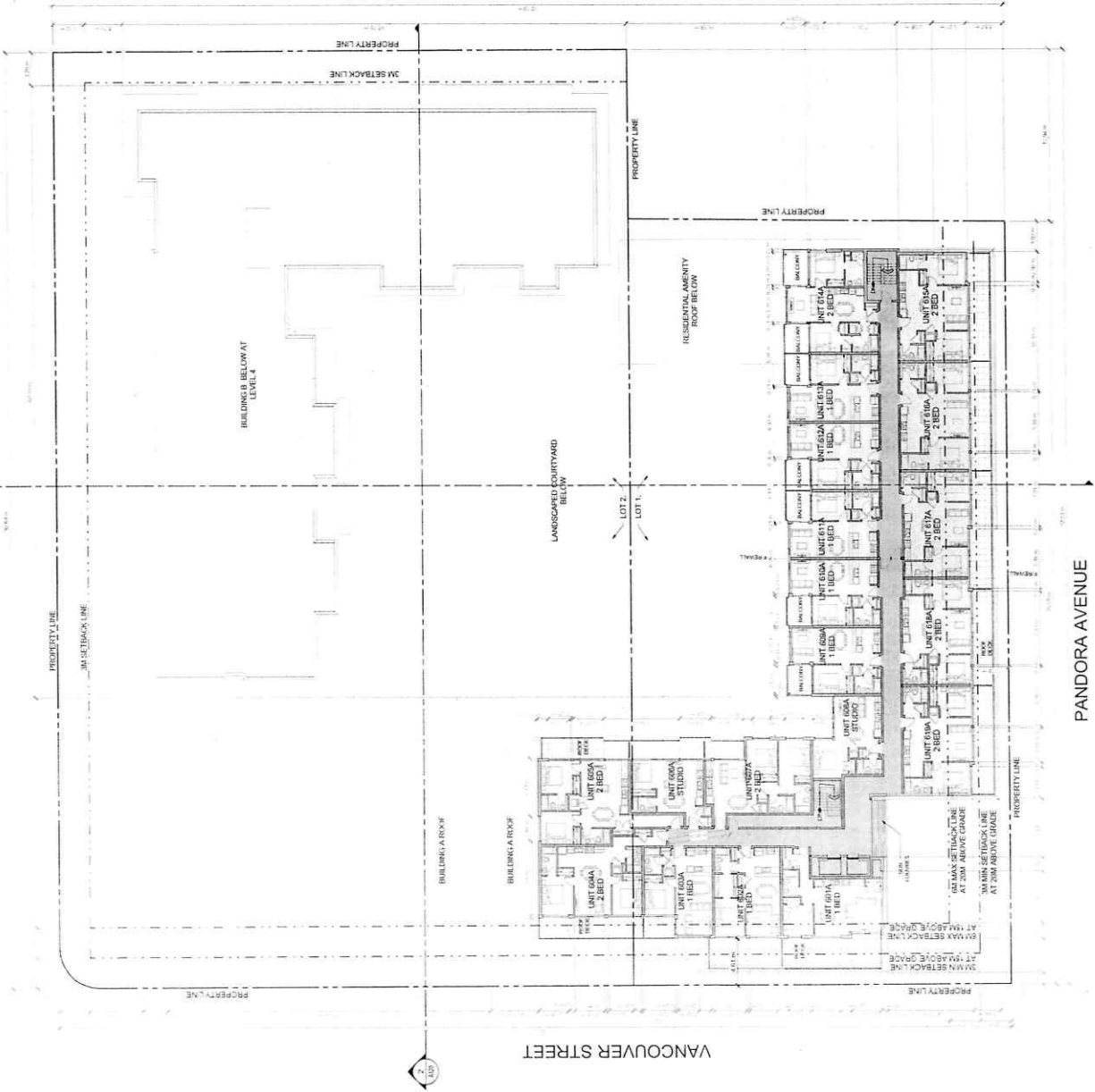


Bluesky
PROPERTIES

DATE: 2024-08-20
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
PROJECT: [Name]
SHEET TITLE: LEVEL 6

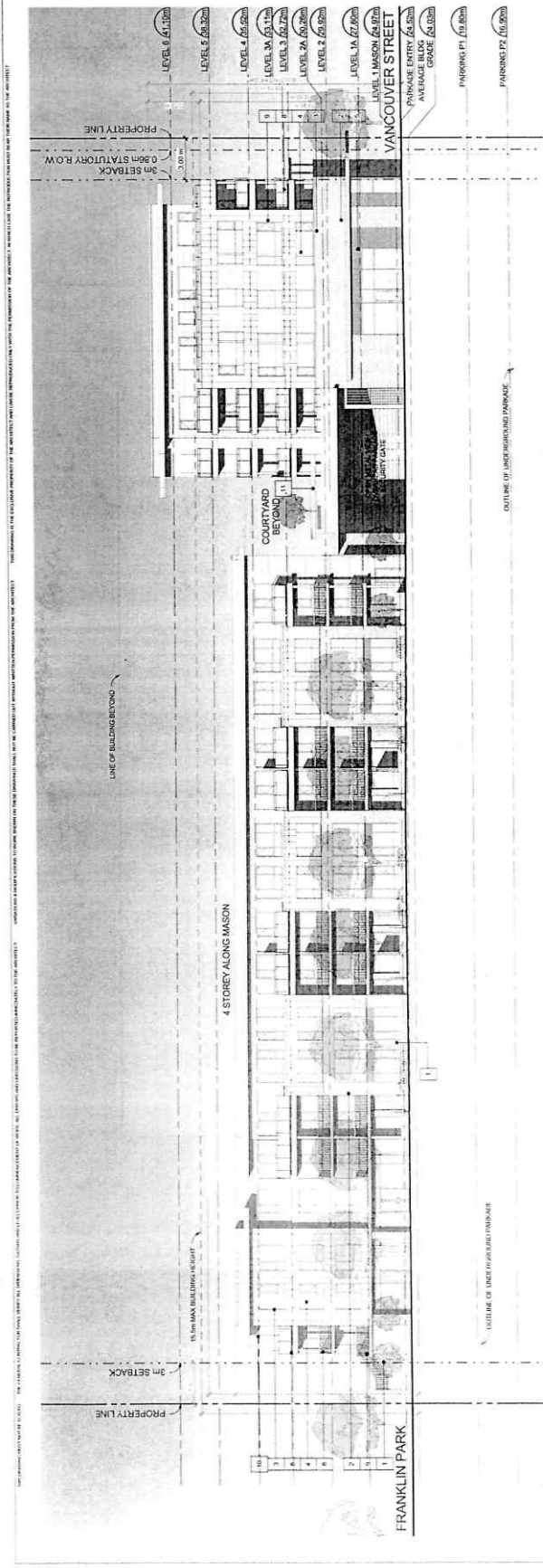
DRAWING NO.: A112
REV.

FRANKLIN PARK

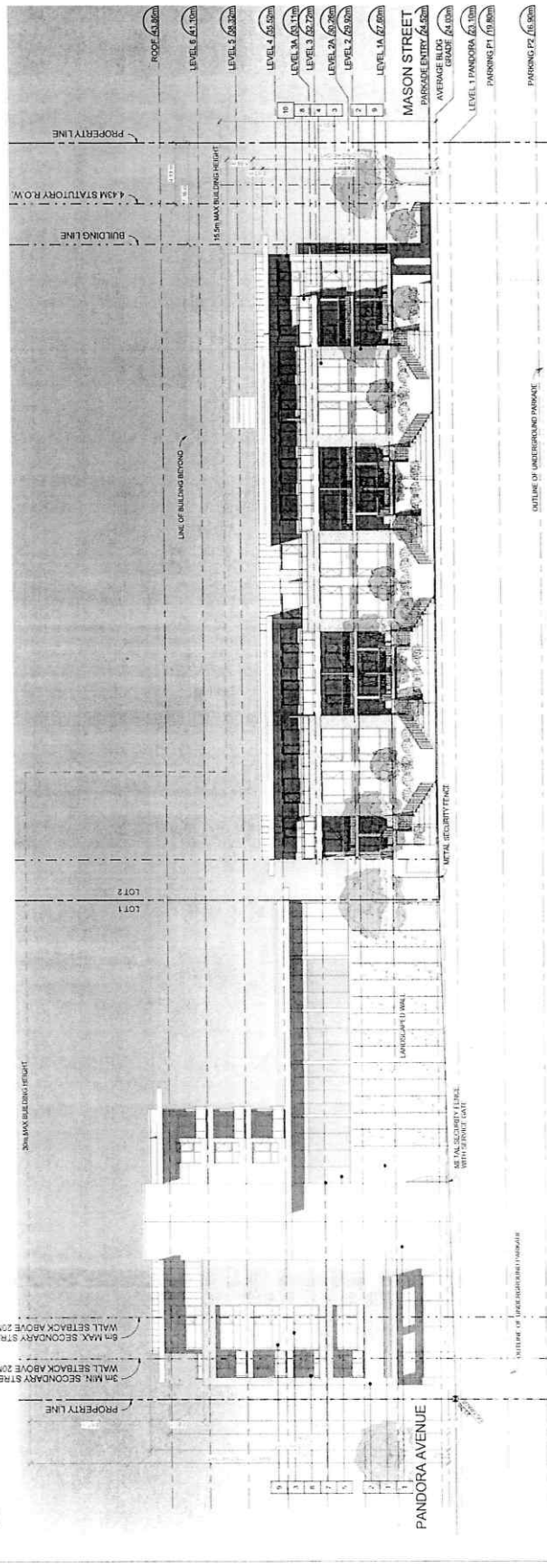


Level	Name	Area sq. m	Area sq. ft.
LEVEL 6	UNIT 601A	62.2 m ²	669.9 SF
LEVEL 6	UNIT 602A	58.1 m ²	624.0 SF
LEVEL 6	UNIT 603A	52.1 m ²	560.8 SF
LEVEL 6	UNIT 604A	75.0 m ²	807.3 SF
LEVEL 6	UNIT 605A	42.9 m ²	460.3 SF
LEVEL 6	UNIT 607A	69.2 m ²	744.5 SF
LEVEL 6	UNIT 608A	46.0 m ²	495.6 SF
LEVEL 6	UNIT 609A	51.5 m ²	554.3 SF
LEVEL 6	UNIT 610A	51.2 m ²	549.3 SF
LEVEL 6	UNIT 611A	52.0 m ²	559.9 SF
LEVEL 6	UNIT 612A	52.0 m ²	559.9 SF
LEVEL 6	UNIT 613A	67.5 m ²	726.5 SF
LEVEL 6	UNIT 614A	70.0 m ²	753.6 SF
LEVEL 6	UNIT 615A	71.3 m ²	767.9 SF
LEVEL 6	UNIT 616A	67.6 m ²	727.4 SF
LEVEL 6	UNIT 617A	70.0 m ²	753.1 SF
LEVEL 6	UNIT 618A	70.3 m ²	756.5 SF

THIS PLAN IS TO BE USED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS



1 NORTH ELEVATION - MASON STREET
1/100



2 EAST ELEVATION - FRANKLIN PARK
1/100

MATERIALS LEGEND

- PAINTED CONCRETE
- BRICK

GLAZING

- UPVL WINDOW FRAME
- UPVL WINDOW GLASS
- SPANDREL GLAZER
- UPVL WINDOW FRAME
- UPVL WINDOW GLASS

PAVING

- ALUMINUM & GLASS GUARDRAIL
- METAL GUARDRAIL

ELEVATION

- FABRIC PANEL
- GLASS ENTRY

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT SUBMISSION	14/01/2024

CONTRACTOR:
RESIDENTIAL - COMMERCIAL
100-1107 PANDORA AVENUE,
VICTORIA, BC

CLIENT:
Bluesky
PROPERTIES

DESIGNED BY: CHRIS DIKEAKOS
ARCHITECTS INC.

ISSUED FOR:
LEVEL 1 PERMIT SUBMISSION

DATE: 14/01/2024

PROJECT:
RESIDENTIAL - COMMERCIAL
100-1107 PANDORA AVENUE,
VICTORIA, BC

OWNER:
Bluesky
PROPERTIES

CONSULTANT:

DESIGNED BY:	CHRIS DIKEAKOS
CHECKED BY:	CHRIS DIKEAKOS
SCALE:	1/100
PLOTTED BY:	CHRIS DIKEAKOS
DATE:	14/01/2024

SHEET TITLE:
NORTH/EAST
ELEVATIONS

DRAWING NO.:	A113
REV.	

- MATERIALS LEGEND**
- 1 PAVED CONCRETE
 - 2 BRICK
 - 3 GLAZING
 - 4 VINYL WINDOW FRAME
 - 5 SPANDREL GLASS
 - 6 METAL WINDOW FRAME
 - 7 PAINTING
 - 8 ALUMINUM & GLASS CLADDING
 - 9 METAL CLADDING
 - 10 SHADE PANEL
 - 11 GLASS SIGHTIGHT

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT SUBMISSION	18 FEB 2014

OWNER:
RESIDENTIAL - COMMERCIAL DEVELOPMENT - GORRA AVENUE, VICTORIA, BC.

DESIGNED BY:
CHRIS DIKEAKOS ARCHITECTS INC.

DATE:
18 FEB 2014

PROJECT:
RESIDENTIAL - COMMERCIAL DEVELOPMENT - GORRA AVENUE, VICTORIA, BC.

CONTRACT NO.:

BlueSky
PROPERTIES

CLIENT: Alpha

ENGINEER: CHAMBERLAIN

SCALE: 1/100

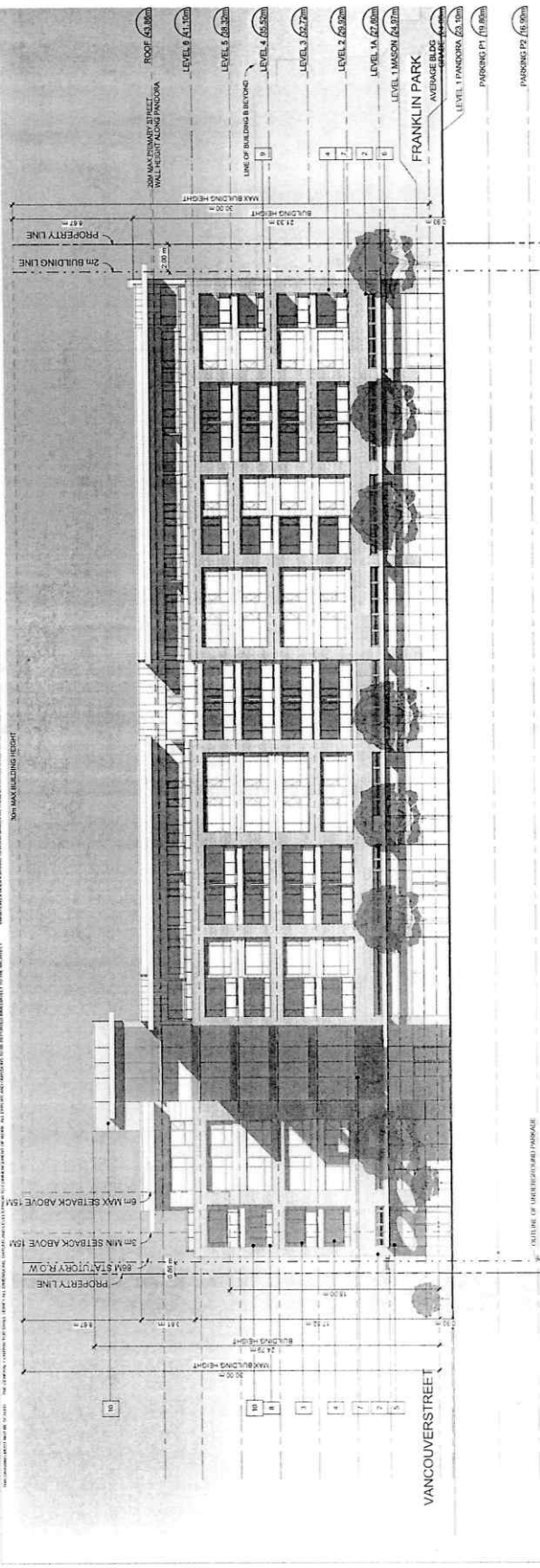
PROJECT: P-100

DATE: FEBRUARY 20, 2014

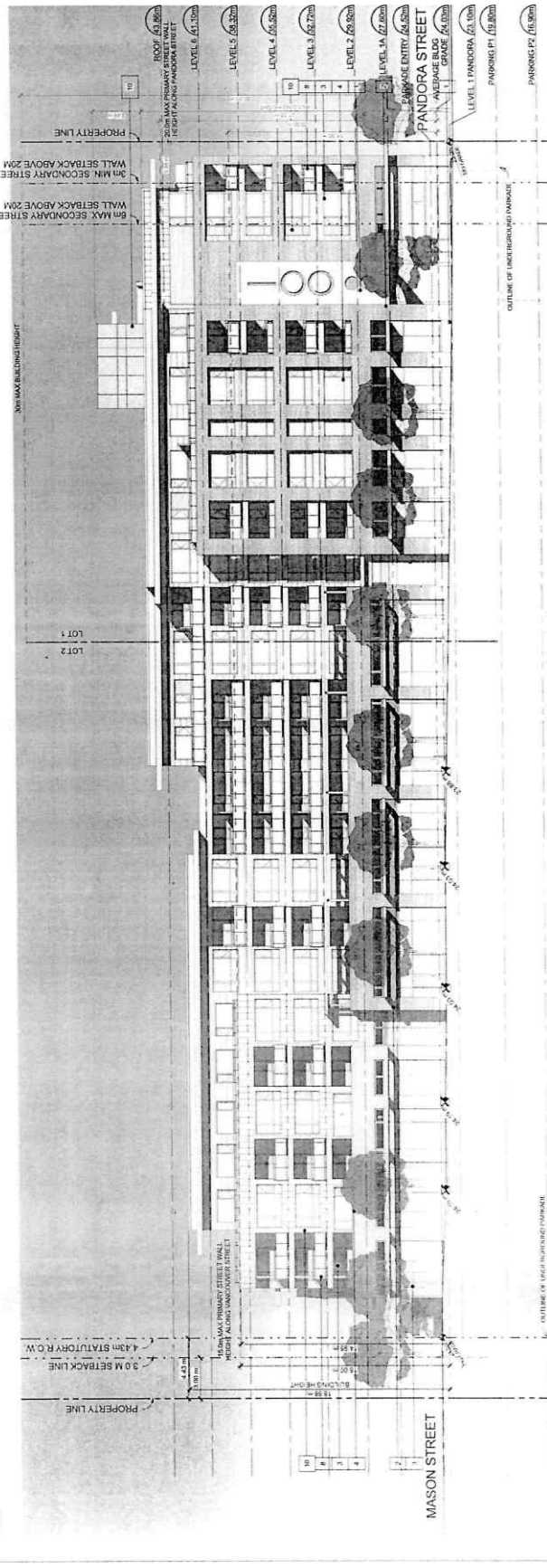
SHEET TITLE:
SOUTH WEST ELEVATIONS

DRAWING NO.: A114

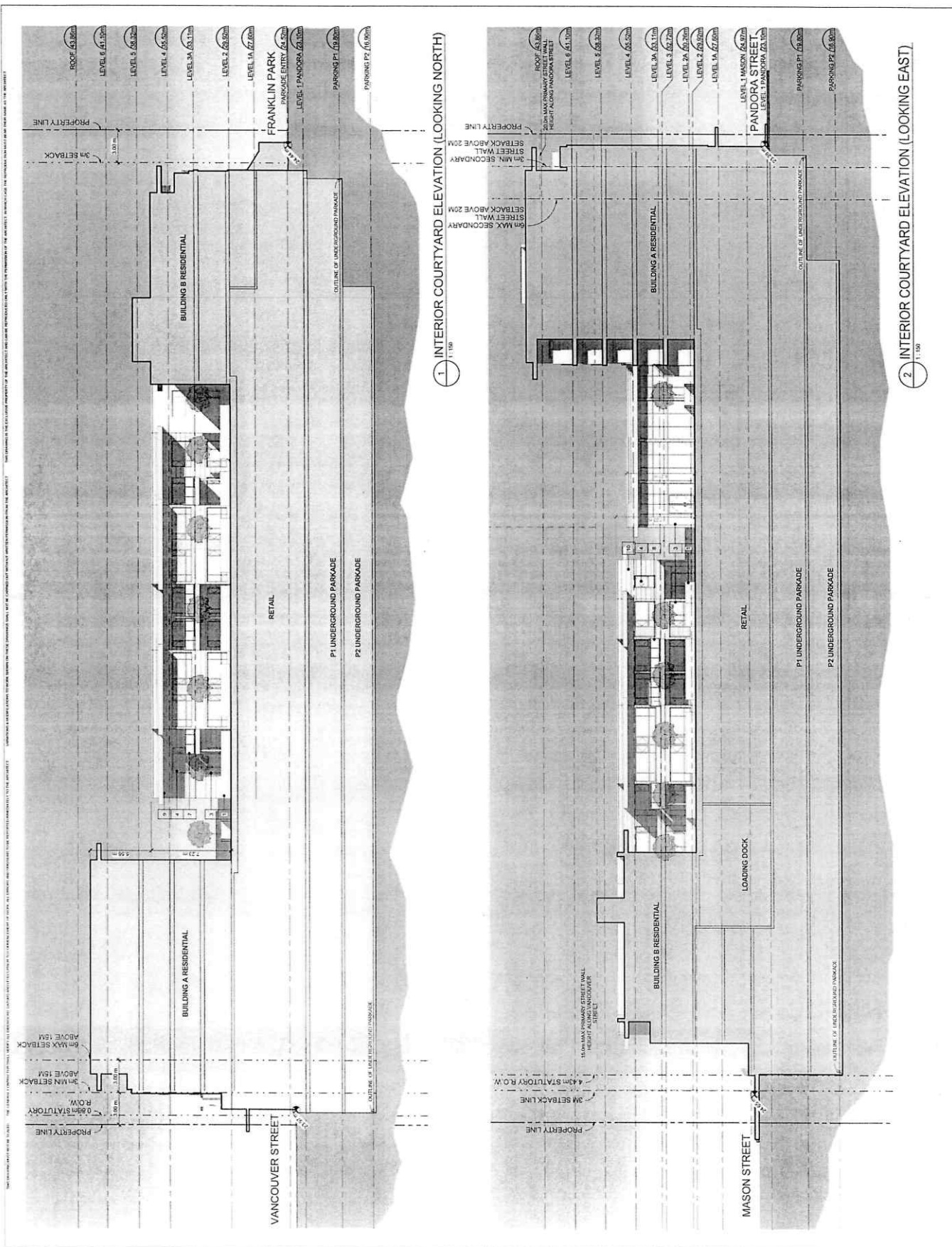
REV.



1 SOUTH ELEVATION - PANDORA STREET
1/100



2 WEST ELEVATION - VANCOUVER STREET
1/100



- MATERIALS LEGEND**
- 1 PAINTED CONCRETE
 - 2 BRICK
 - 3 VINYL WINDOW FRAME
 - 4 SPANDREL GLASS
 - 5 METAL WINDOW FRAME
 - 6 METAL WINDOW FRAME
 - 7 ALUMINUM & GLASS CURTAIN WALL
 - 8 METAL CURTAIN WALL
 - 9 ELEVATION
 - 10 HARDIE PANEL
 - 11 GLASS SKYLIGHT

REVISIONS:

NO.	REVISION	DATE
1	ISSUED FOR:	14/01/2014
2	DEVELOPMENT PERMIT SUBMISSION	14/01/2014

CRN
CHRIS DIKEAKOS
ARCHITECTS INC.

1000 2ND FLOOR 1250 BROADVIEW AVE. TORONTO ONT. M4M 3B7
 416-463-2200 (TOLL FREE 1-877-463-2200) FAX 416-463-2201
 www.cdnarchitects.com
 1000 2ND FLOOR 1250 BROADVIEW AVE. TORONTO ONT. M4M 3B7
 416-463-2200 (TOLL FREE 1-877-463-2200) FAX 416-463-2201
 www.cdnarchitects.com

Bluesky
PROPERTIES

OWNER:
 CONSULTANT:

DESIGNED BY:	DATE:
PROJECT NO.:	DATE:
SCALE:	DATE:
PROJECT NAME:	DATE:
PROJECT ADDRESS:	DATE:

SHEET TITLE:
INTERIOR COURTYARD ELEVATIONS

DRAWING NO.:
A115

REV.:

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK
- 3 GLAZING
- 4 VINYL WINDOW FRAME
- 5 SPANDREL GLASS
- 6 METAL WINDOW FRAME
- 7 METAL WINDOW FRAME
- 8 ALUMINUM GLASS GUARDRAIL
- 9 METAL GUARDRAIL
- 10 HARBOR PANEL
- 11 GLASS ENTRY LIGHT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2018	ISSUED FOR PERMIT SUBMISSION

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

2008 2ND FLOOR RENOVATION (RESIDENTIAL) AND 3RD FLOOR RENOVATION (RESIDENTIAL) (PROJECT NO. 18-0001)
 1000 PANDORA STREET, VANCOUVER, BC V6E 2M4
 PROJECT: INTERIOR COURTYARD ELEVATIONS

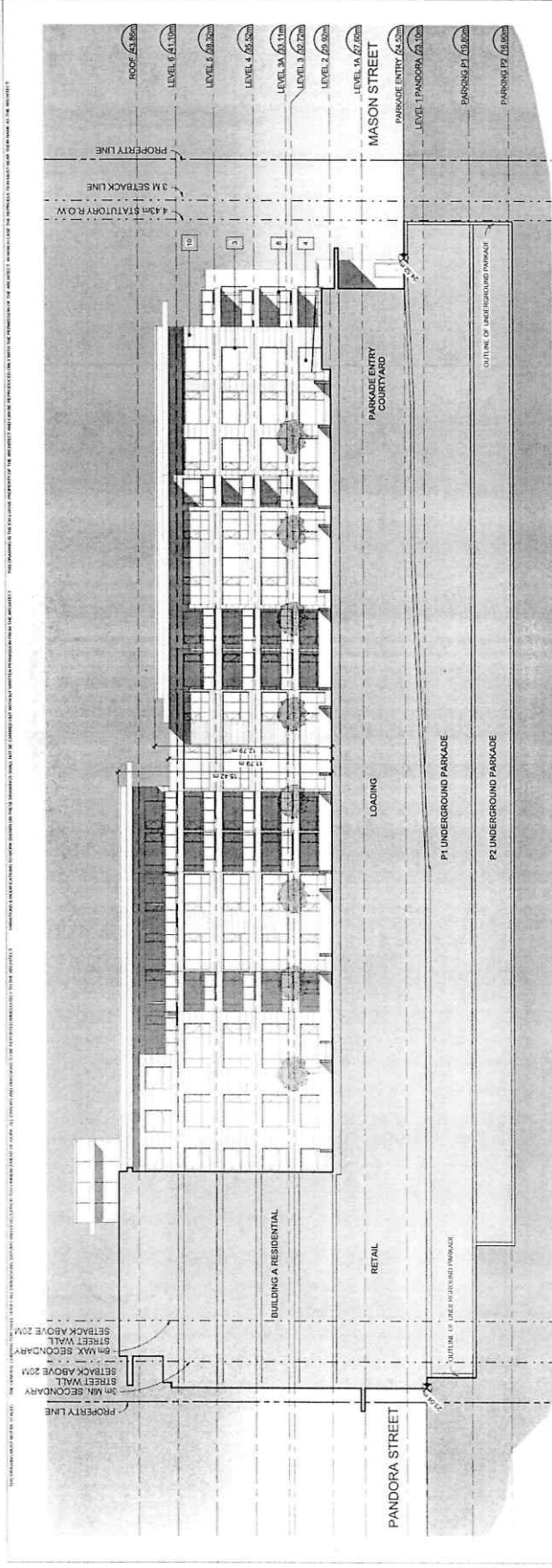
Bluesky
 PROPERTIES

REVISIONS

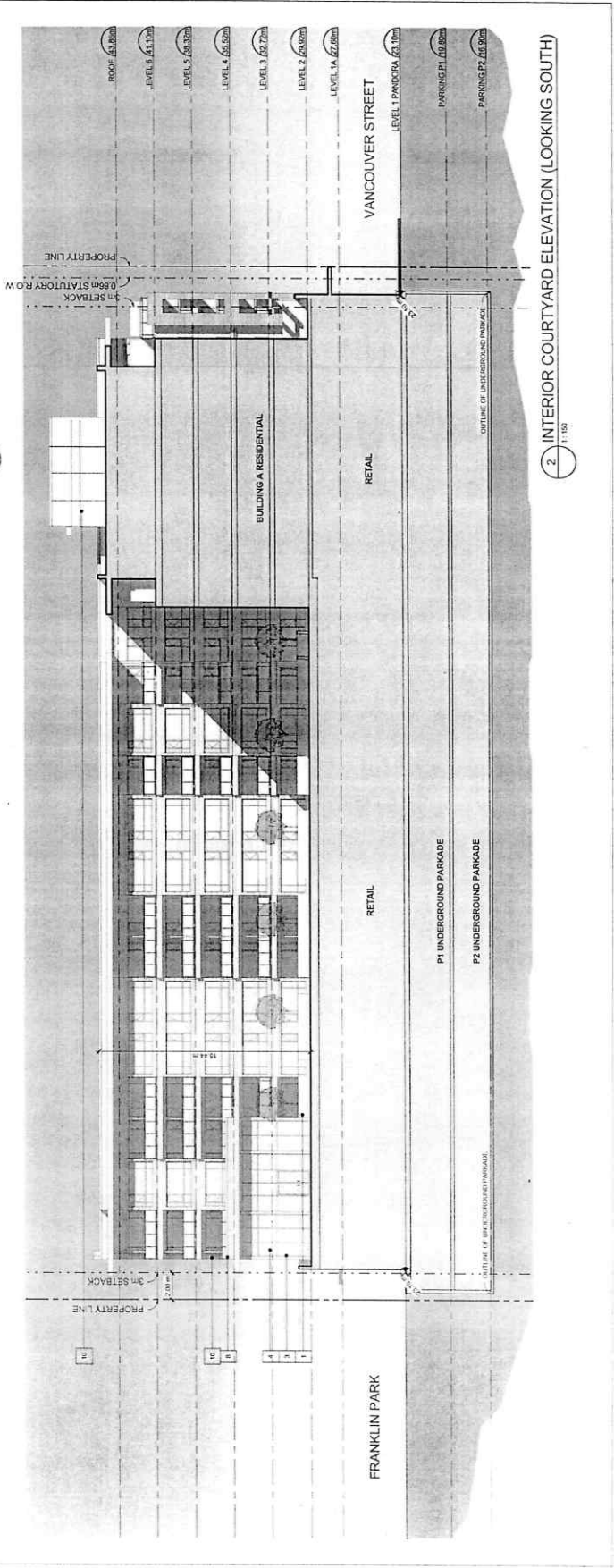
NO.	DATE	DESCRIPTION
1	11/15/2018	ISSUED FOR PERMIT SUBMISSION

SHEET TITLE:
INTERIOR COURTYARD ELEVATIONS

DRAWING NO.:
A116



1. INTERIOR COURTYARD ELEVATION (LOOKING WEST)
 1:150



2. INTERIOR COURTYARD ELEVATION (LOOKING SOUTH)
 1:150

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CHRIS DIKEAKOS ARCHITECTS INC. AND IS 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. THE USER OF THIS DRAWING AGREES TO HOLD CHRIS DIKEAKOS ARCHITECTS INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

THIS DOCUMENT IS THE PROPERTY OF BLUE SKY ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 BLUE SKY ARCHITECTS. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS DOCUMENT.

KEY PLAN
SCALE: 1/8" = 1'-0"

NOTES

REVISIONS
ISSUED FOR
DATE



CHRIS DIKEAKO'S
ARCHITECTS INC.

1000 2ND STREET, SUITE 200, SAN FRANCISCO, CA 94107
415.774.8888
WWW.CHRISDIKEAKO.COM

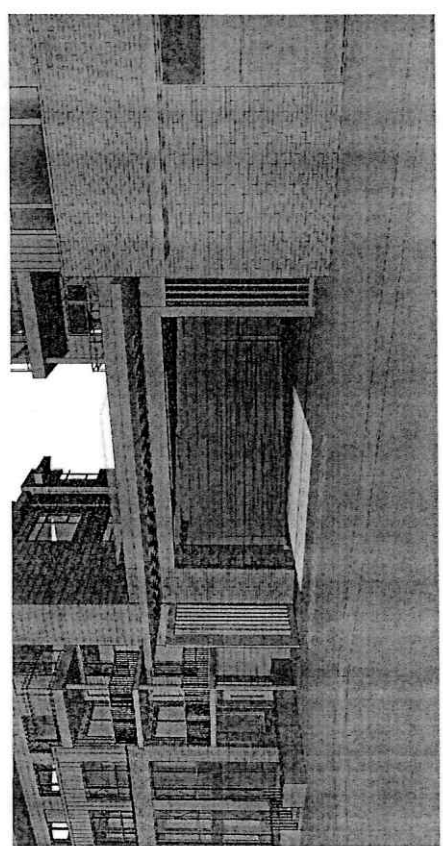


BlueSky
PROPERTIES

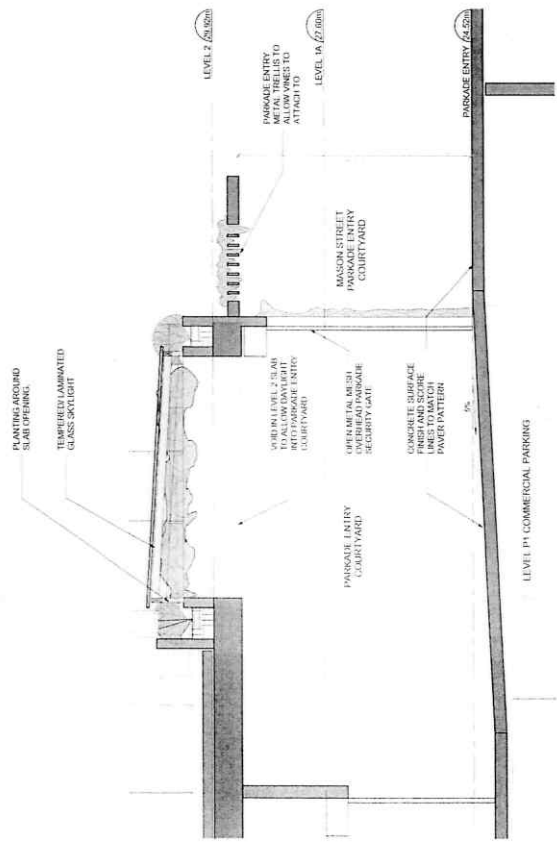
DATE	DESCRIPTION
10/11/2018	ISSUED FOR PERMIT

SHEET TITLE:
PARKADE ENTRANCE

DRAWING NO.:
A117



2 3D VIEW



1 PARKADE ENTRY SECTION
1/8" = 1'-0"

KEY PLAN
SCALE 1:15
DATE: 2014

REVISIONS
ISSUED FOR:
DATE: 2014

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

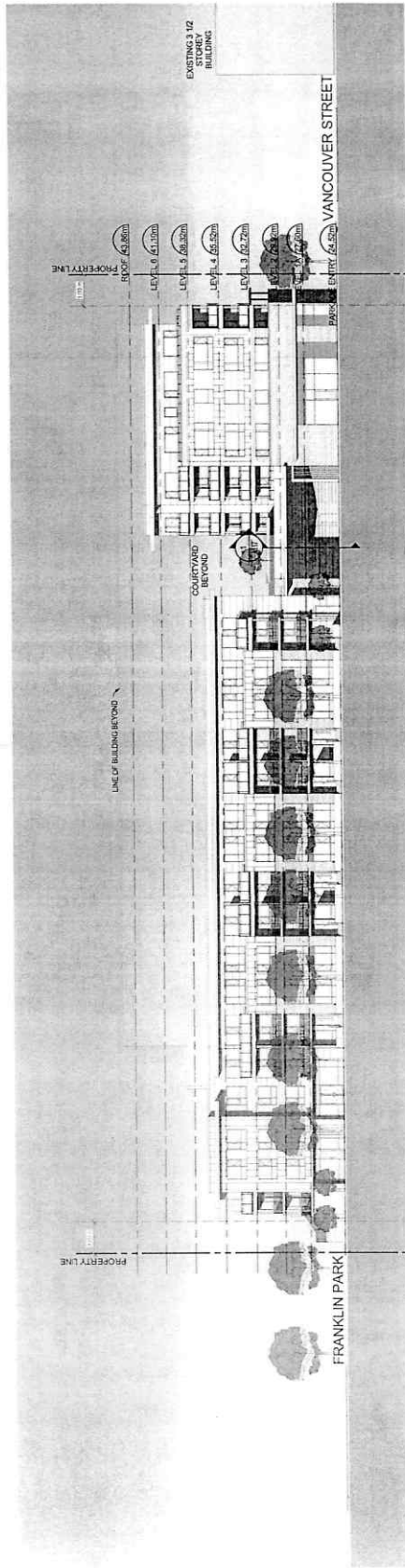
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000 PANDORA AVENUE
VICTORIA, BC

BlueSky
PROPERTIES

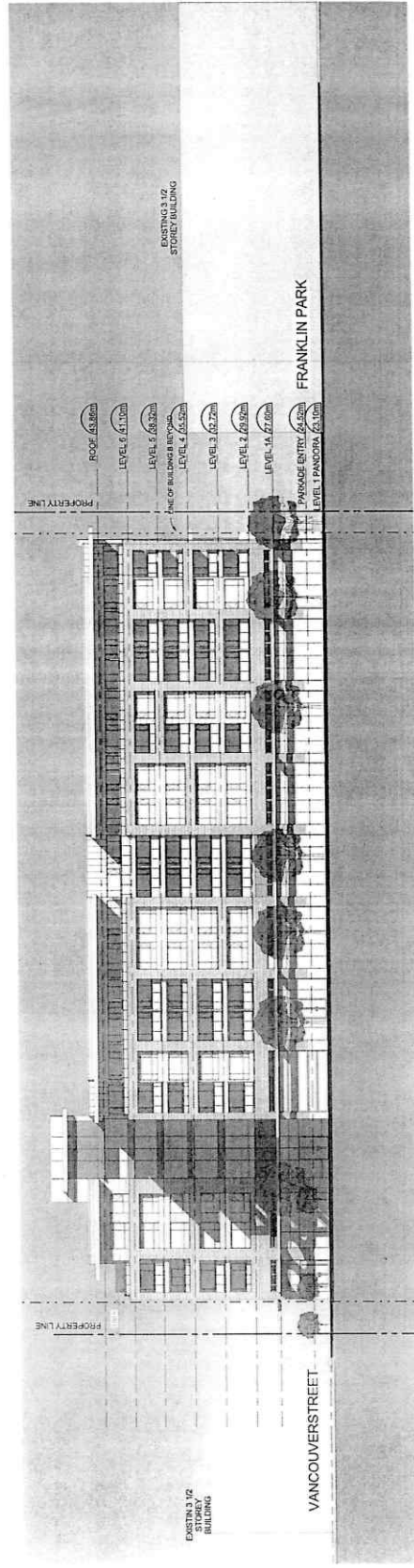
DESIGNED BY: ADRIAN
CHECKED BY: CHANG
SCALE: 1:200
DATE: FEBRUARY 26, 2014

SHEET TITLE:
STREETSCAPE

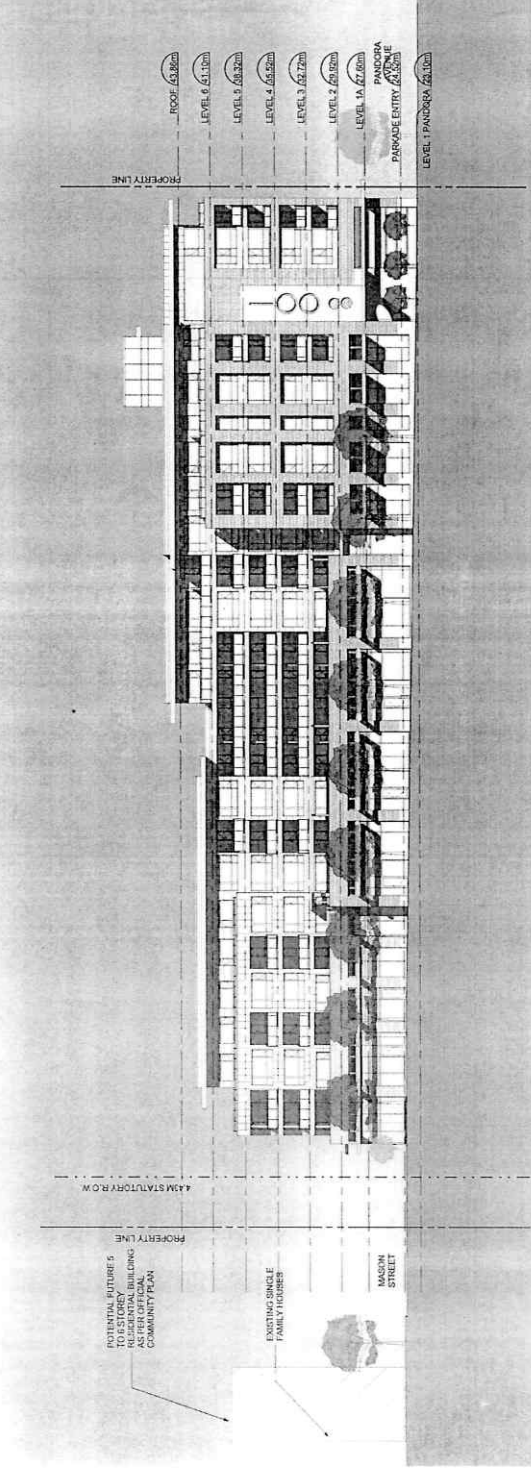
DRAWING NO.:
A118
REV.



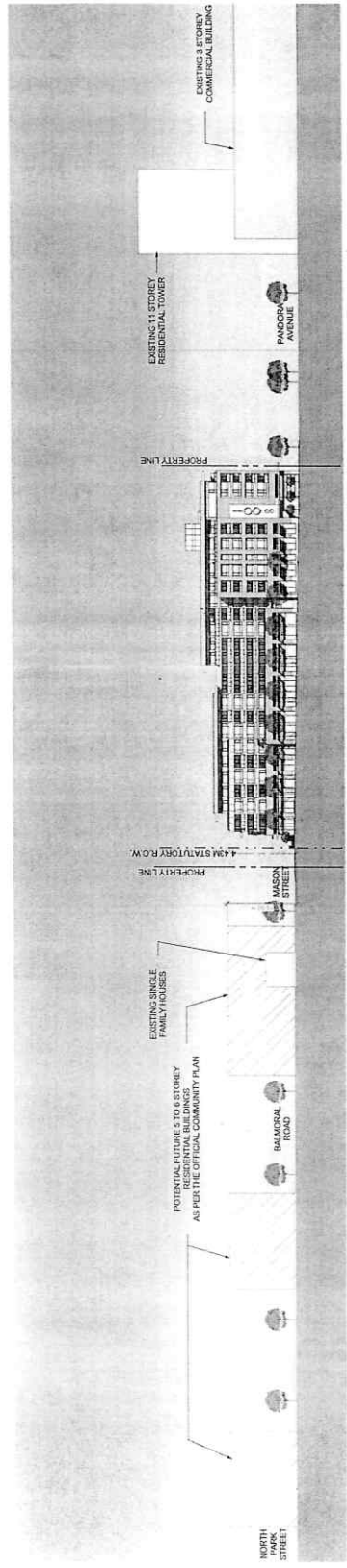
1 NORTH MASON STREET STREETSCAPE
1:200



2 SOUTH PANDORA AVENUE STREETSCAPE
1:200



2 WEST VANCOUVER STREET STREETSCAPE



1 WEST VANCOUVER STREET STREETSCAPE CONTEXT

KEY PLAN
SCALE: 1/125
NOTES

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	2014.02.04	CHS
2	FOR INFORMATION	2014.02.04	CHS

can
CHRIS DIKEAKOS
ARCHITECTS INC.

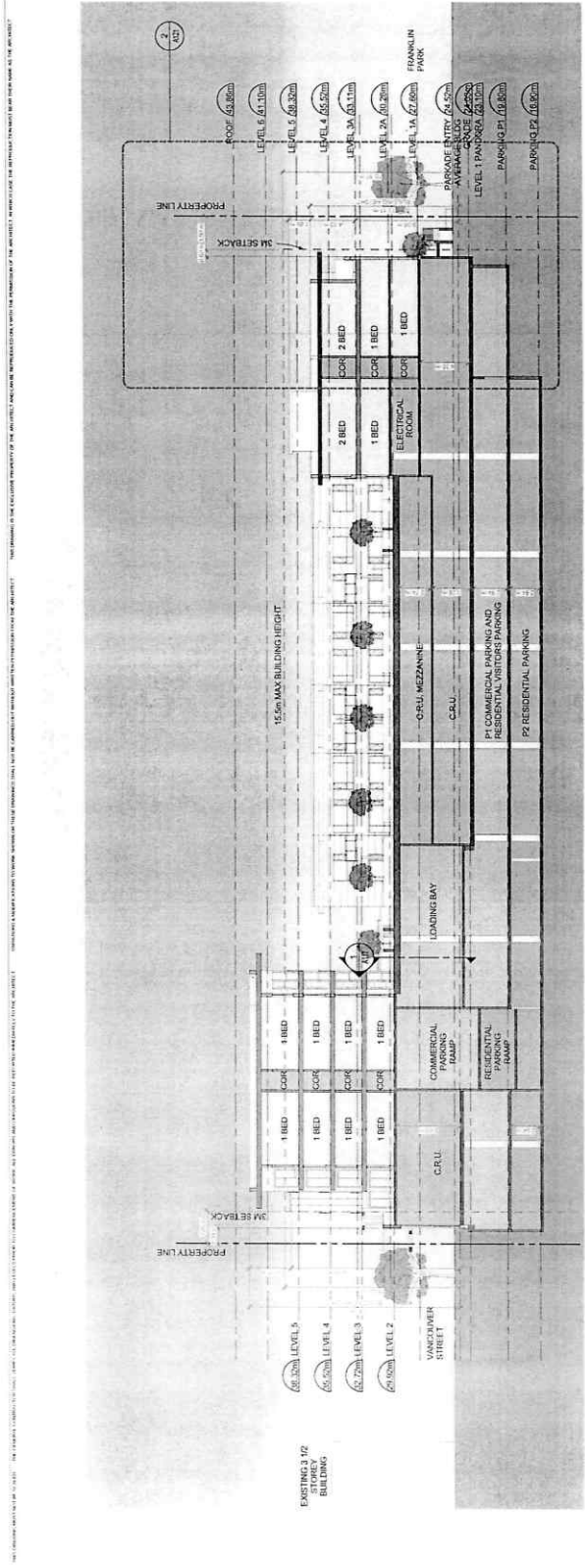
THIS DOCUMENT IS THE PROPERTY OF CHRIS DIKEAKOS ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHRIS DIKEAKOS ARCHITECTS INC.

Bluesky
PROPERTIES

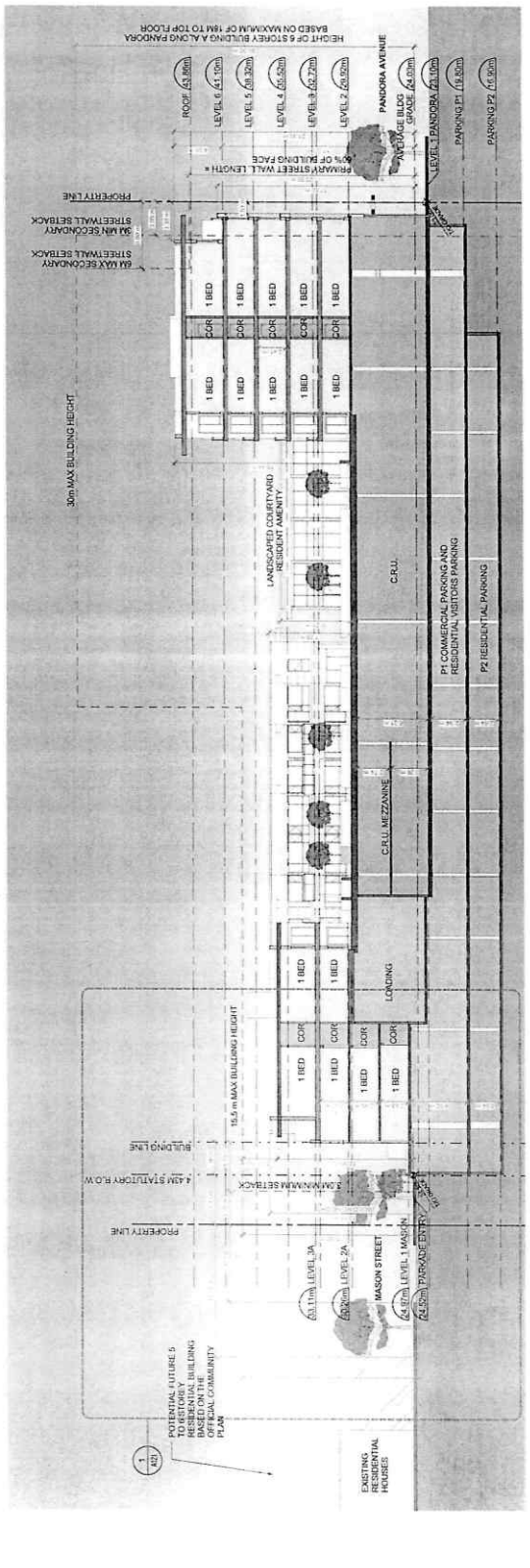
DESIGNED BY	ARCHITECT
DESIGNED BY	CHRIS DIKEAKOS
SCALE	AS SHOWN
PROJECT	PMW
DATE	FEBRUARY 26, 2014

SHEET TITLE:
STREETSCAPE

DRAWING NO.:	REV.
A119	



2. BUILDING SECTION 2
 1:200



1. BUILDING SECTION 1
 1:200

KEY PLAN
 1:100
 DATE: 15/05/2024

REVISIONS:
 ISSUED FOR
 15/05/2024

OWNER:
 BlueSky PROPERTIES

PROJECT:
 RESIDENTIAL - COMMERCIAL
 100-102 PANDORA AVENUE
 VICTORIA, BC.

DESIGNED BY: JAMES
 CHECKED BY: CHLOE
 SCALE: 1:200
 PLOT NO.:
 DATE: 15/05/2024

SHEET TITLE:
 BUILDING SECTIONS

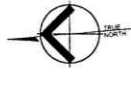
DRAWING NO.:
 REV.
 A120

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CHRIS DIKEAKOS ARCHITECTS INC. ANY REPRODUCTION OR DISTRIBUTION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF CHRIS DIKEAKOS ARCHITECTS INC. IS STRICTLY PROHIBITED.

CHRIS DIKEAKOS ARCHITECTS INC.
 100-102 PANDORA AVENUE
 VICTORIA, BC V8W 2E2
 TEL: 250-383-1111
 WWW.CHRISDIKEAKOSARCHITECTS.COM

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CHRIS DIKEAKOS ARCHITECTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF CHRIS DIKEAKOS ARCHITECTS INC. IS STRICTLY PROHIBITED.

KEY PLAN
SCALE: 1:100
NOTES



NO.	DATE	DESCRIPTION
1	2014.01.15	ISSUED FOR PERMIT
2	2014.01.15	PERMITTED SUBMISSION

CDI
CHRIS DIKEAKOS
ARCHITECTS INC.

1000-1102 PANDORA AVENUE
VICTORIA, B.C.
V8W 2E7 (SURREY) TEL: 250.725.1100 FAX: 250.725.1101
WWW.CDIARCHITECTS.COM

PROJECT: RESIDENTIAL COMMERCIAL DEVELOPMENT
1008-1102 PANDORA AVENUE
VICTORIA, B.C.

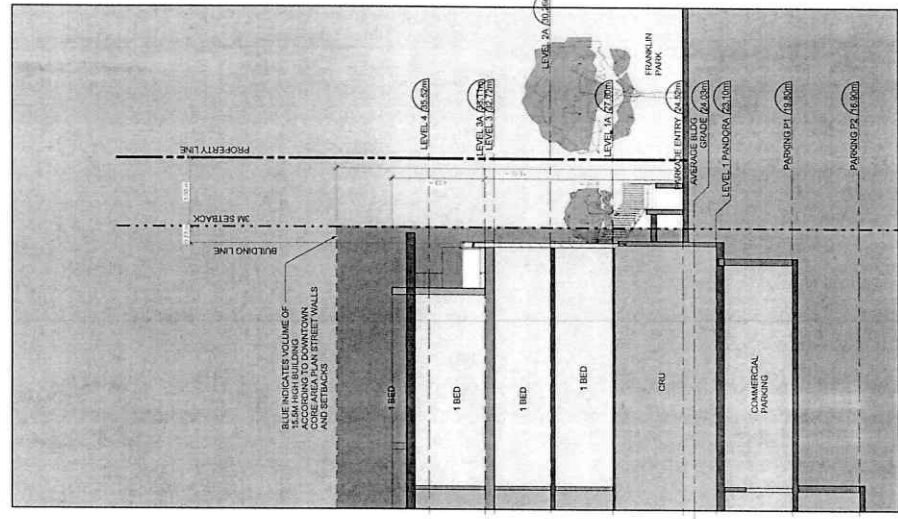
Bluesky
PROPERTIES

CONTRACT NO.

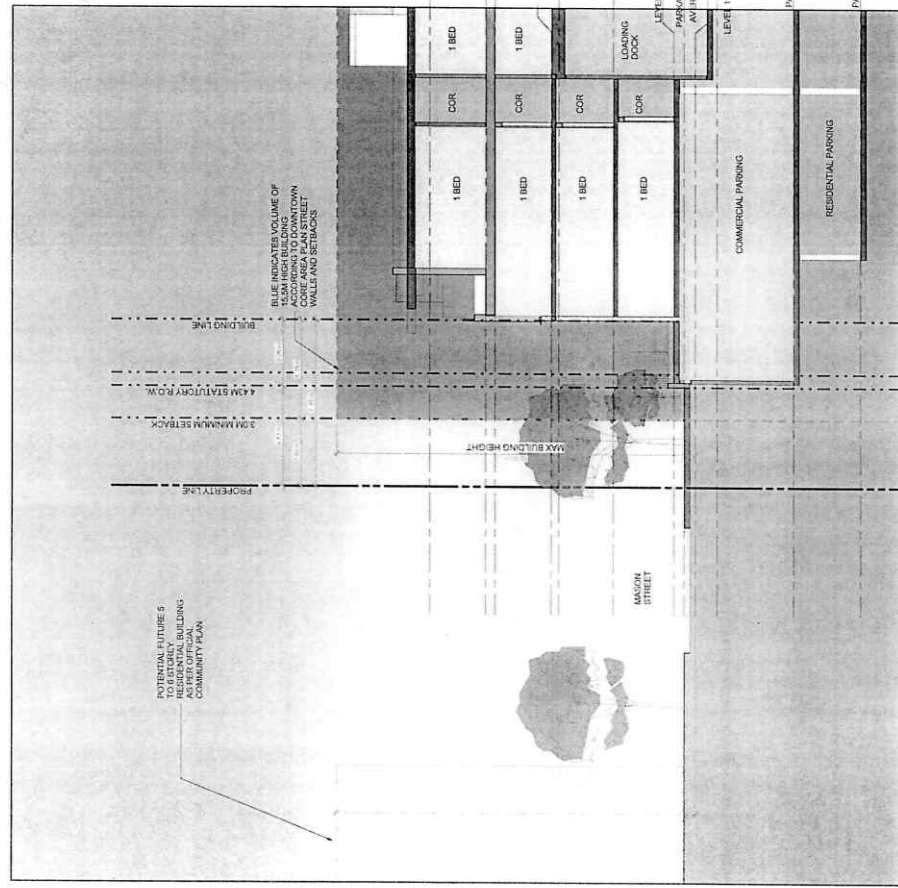
DESIGNED BY:	Author
CHECKED BY:	Chen
SCALE:	1:100
PROJECT NO.:	1008-1102 PANDORA AVENUE
DATE:	2014.01.15

SHEET TITLE:
BUILDING 'B' SECTIONS

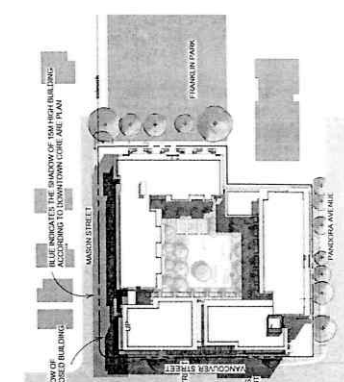
DRAWING NO.:
A121
REV.



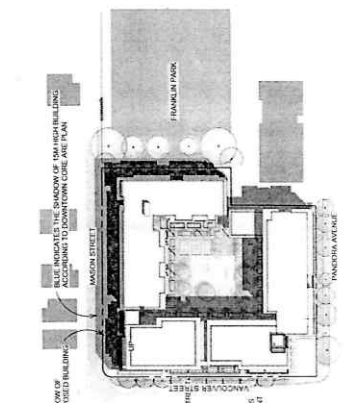
2 BUILDING 'B' SECTION 2
1:100



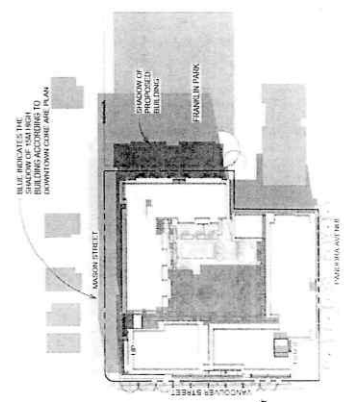
1 BUILDING 'B' SECTION 1
1:100



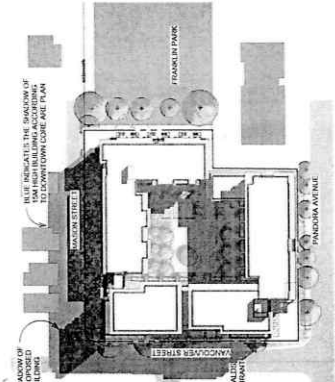
3 Shadow Study June 22 10am
A12 1:1000



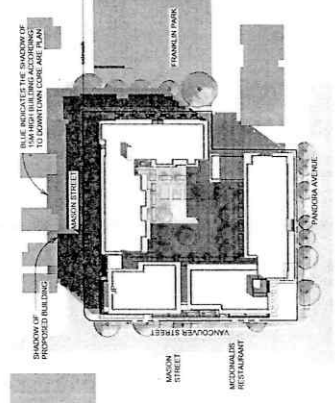
2 Shadow Study June 22 2pm
A12 1:1000



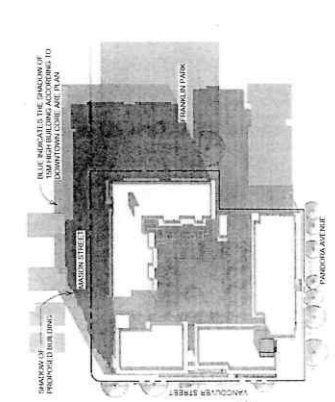
1 Shadow Study June 22 4pm
A12 1:1000



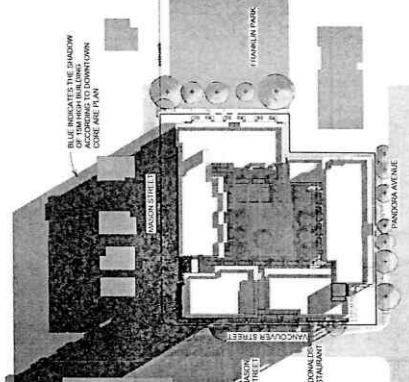
6 Shadow Study Sept 22 10am
A12 1:1000



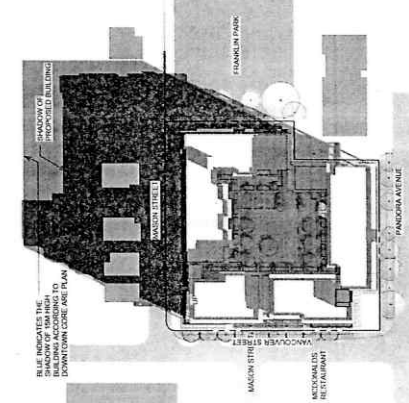
5 Shadow Study Sept 22 2pm
A12 1:1000



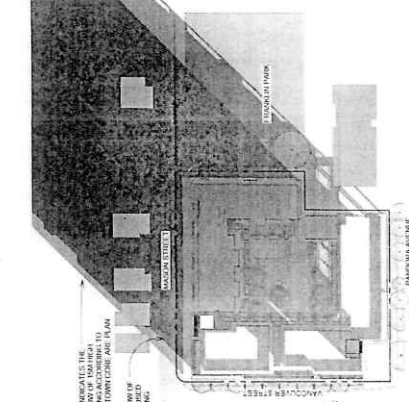
4 Shadow Study Sept 22 4pm
A12 1:1000



9 Shadow Study Dec 22 10am
A12 1:1000



8 Shadow Study Dec 22 2pm
A12 1:1000



7 Shadow Study Dec 22 4pm
A12 1:1000

KEY PLAN
SCALE 1:1



REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2017.04.14
2	FOR COMMENTS	2017.04.14

CDP
CHRIS DIKEAKOS
ARCHITECTS INC

RESIDENTIAL - COMMERCIAL
100-107 PANDORA AVENUE,
VICTORIA, BC

BlueSky
PROPERTIES

DATE: FEBRUARY 20, 2014
SHEET TITLE:
SHADOW STUDIES

DRAWING NO.:
A122

THIS DRAWING IS THE PROPERTY OF BLUE SKY PROPERTIES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. NO PART OF THIS DRAWING IS 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 BLUE SKY PROPERTIES.