

## 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 m<sup>2</sup> of ground-floor commercial space and 15,532 m<sup>2</sup> 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.

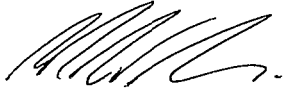
### **Recommendations**

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:

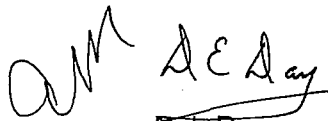
1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning Application and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin 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:

  
Gail Stephens

MW:aw

## 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 m<sup>2</sup> to 88 m<sup>2</sup>. Over half of the proposed units are one-bedroom units. The applicant proposes 4,318 m<sup>2</sup> 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 <sup>2</sup> ) – min.	7915	n/a	555
Total floor area (m <sup>2</sup> ) – 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 <sup>nd</sup> 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.

<b>DCAP Policy Potential</b>	<b>Square Meters</b>	<b>Square Feet</b>
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

<b>Current Application</b>	<b>Square Meters</b>	<b>Square Feet</b>
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 m<sup>2</sup> 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:

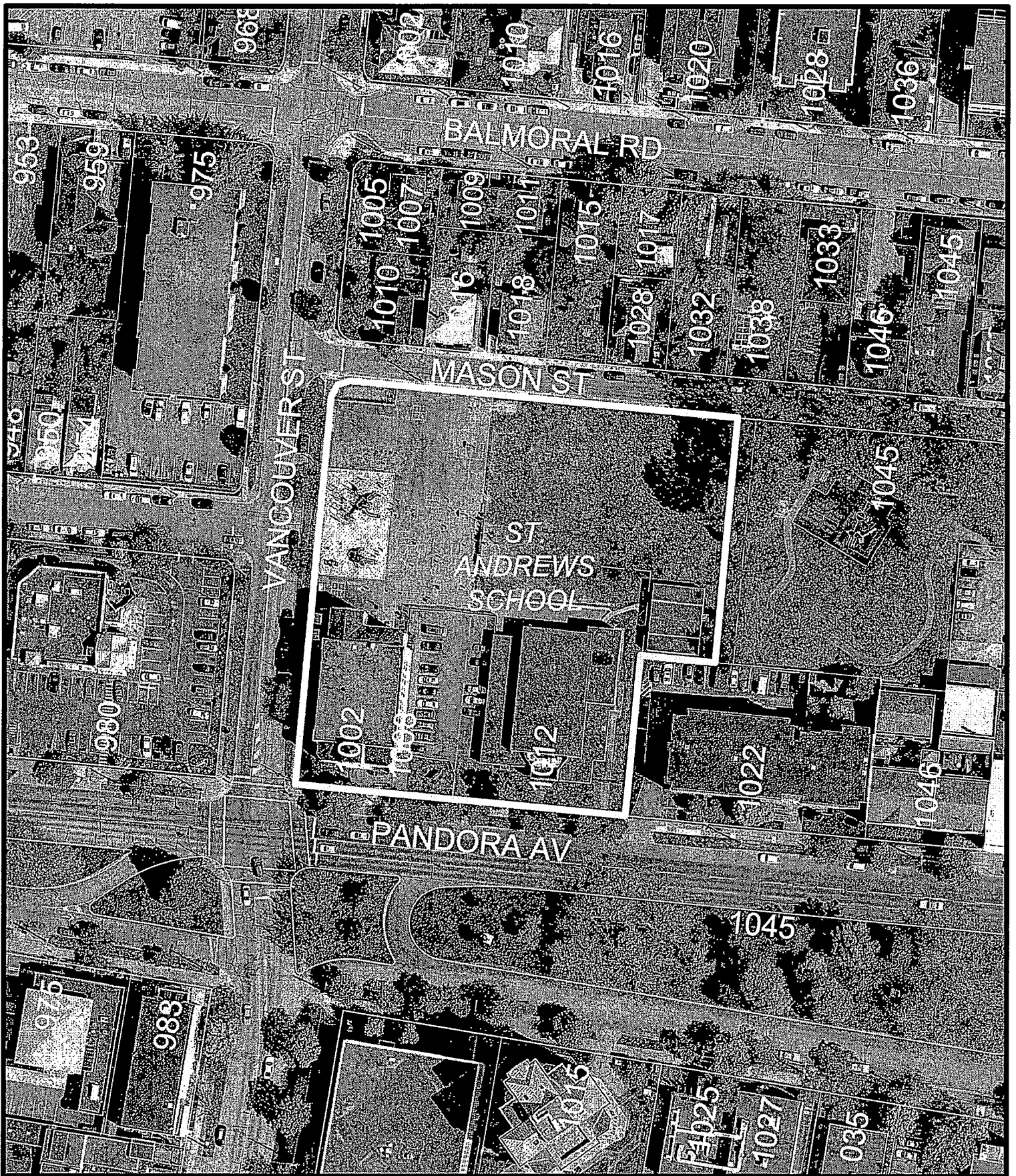
1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green 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.

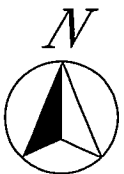


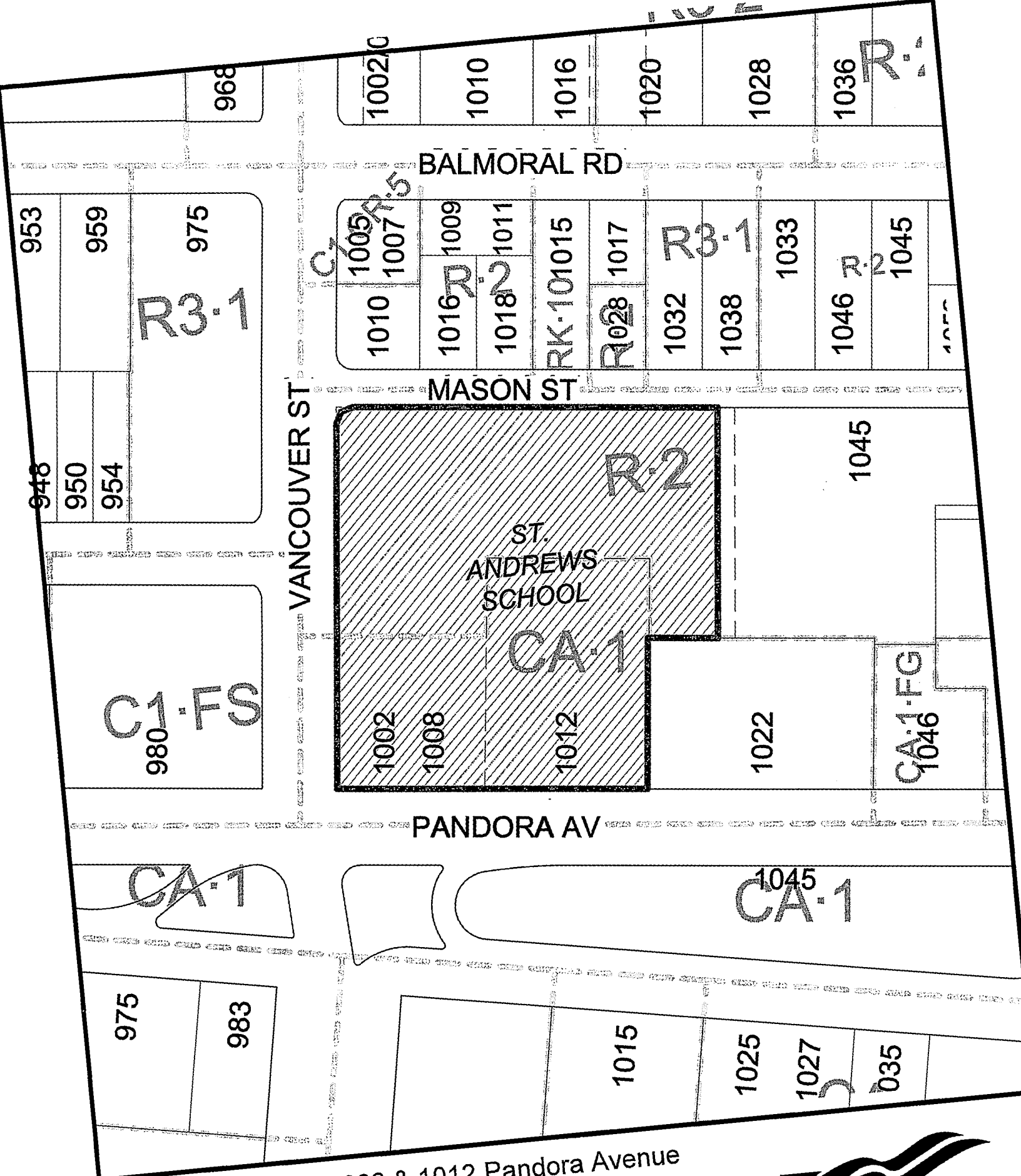


1002-1008 & 1012 Pandora Avenue

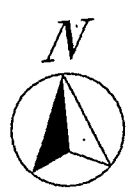
Rezoning #00381

Bylaw #





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



# RESIDENTIAL/COMMERCIAL DEVELOPMENT

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

THURSDAY APRIL 4th 2013



**REZONING APPLICATION #00381**  
**REZONING RESUBMISSION BASED ON**  
**PLAN CHECK COMMENTS FEB 5th 2013**

**BlueSky**  
PROPERTIES

**CDN** 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

**Received**  
City of Victoria  
  
APR 10 2013  
  
Planning & Development Department  
Development Services Division

**OWNER / DEVELOPER**  
**BLUESKY PROPERTIES**

CONTACT: DARRYL BOSA  
SUITE 100-4331 BURNABY  
BURNABY, BC V5G 4T8  
TEL: (604) 291-2667  
FAX:

**ARCHITECTURAL**  
**CHRIS DIKEAKOS ARCHITECTS INC.**

CONTACT: ROBERT DUDGE  
212-3989 HENNING DRIVE,  
BURNABY, BC V5C 6N5  
TEL: (604) 291-2667  
FAX: (604) 291-2667  
EMAIL:

**STRUCTURAL**  
**JOHN BRYSON & PARTNERS**

CONTACT: JOHN BRYSON  
SUITE 100-400 WEST PANTHOPE STREET  
VANCOUVER, B.C. V6B 6P4  
TEL: (604) 684-9533  
FAX: (604) 684-9544  
EMAIL:

**MECHANICAL**

**STANTEC**  
CONTACT: COLLEEN CHORWATE  
1180-115 DANGLAR STREET  
VANCOUVER, B.C. V6B 6A3  
TEL: (604) 684-8000  
FAX:  
EMAIL:

**ELECTRICAL**

**STANTEC**  
CONTACT: COLLEEN CHORWATE  
1180-115 DANGLAR STREET  
VANCOUVER, B.C. V6B 6A3  
TEL: (604) 684-8000  
FAX:

**LANDSCAPE**  
**DURANTE KREUK LTD.**

CONTACT: JOSHUA R. STAMP  
SUITE 101-443 FORT STREET  
VANCOUVER, B.C. V6J 3H8  
TEL: (604) 684-4811  
FAX:  
EMAIL:

**SURVEYOR**

**BRAD CUNNING LAND SURVEYING INC.**  
CONTACT: BRAD CUNNING  
100-442 BURNETT STREET  
VICTORIA, BC V8W 1E2  
TEL: (250) 363-2251  
FAX: (250) 363-2250

**BUILDING CODE CONSULTANT**

**LMDG BUILDING CODE CONSULTANTS**  
CONTACT: WAREEN JARROLD  
706 BAYVIEW STREET  
VANCOUVER, BC V6B 2W1  
TEL: (604) 683-7144  
FAX: (604) 683-7144

**TRAFFIC CONSULTANT**

**BUNT & ASSOCIATES ENGINEERING**  
CONTACT: THANE BUNT  
SUITE 101-443 FORT STREET  
VICTORIA, BC V8W 1E2  
TEL: (250) 363-4122  
FAX: (250) 363-4134

Development Data  
December 11th 2012

A. Project  
A1 102, 104, 107 Pandora Avenue, Victoria, BC

B. Legal Description  
S1 Lot 1 and Lot 2, District of 11, Victoria City, Plan 2902, 4-443 (Portion of Lot 2 - Portion of B0 C12M, Plan 2457)

C. Planning Framework  
C1-1 Lot 1, Planning Framework - Pandora Avenue, Residential Commercial  
C2-2 Lot 2, Planning Framework - 2 Family Dwelling  
Total 33,972 m<sup>2</sup> 3,272,814 m<sup>3</sup>  
33,972 m<sup>2</sup> 3,272,814 m<sup>3</sup>

D. Proposed Building  
D3 For S.A. Lot - Commercial Residential  
3,272,814 m<sup>3</sup>

E. Minutes on Building Wages  
Forecast Building Wages  
Forecast Union Wages  
23.5M  
11.1M  
34.6M

F. Details  
Private Avenue  
Vancouver Drive  
Mason Street  
Hwy Property Line  
2.8M  
8.9M  
1.6M  
2.8M  
15.1M  
100% Private Street  
8% Overlap of use

G. Total Proposed Development  
33,972 m<sup>2</sup> 3,272,814 m<sup>3</sup>

H. Number of Units  
Total of the Proposed Pandora Avenue  
Total of the Proposed Union Street  
38 Residential Units  
1 Residential Units  
39 Residential Units  
1 Residential Units

L. Floor Area Table with columns: Unit No., Unit Type, Floor Area, etc.

M. Area Statistics  
Lot 1 102 & 104 33,972 m<sup>2</sup> 3,272,814 m<sup>3</sup>  
Lot 2 107 3,272,814 m<sup>2</sup> 319,770 m<sup>3</sup>  
Total proposed area = 37,244.814 m<sup>2</sup> 3,592,584 m<sup>3</sup>  
Total Area divided by Total Height = Proposed F.A.  
93.10 m H.H. 37,244.814 m<sup>2</sup> 3,592,584 m<sup>3</sup>  
Total Area: 37,244.814 m<sup>2</sup> 3,592,584 m<sup>3</sup>  
Average Area Over Entire lot  
Average Area Over Entire lot

P. Parking Requirements table with columns: Unit No., Parking Type, etc.

Q. Unit Distribution table with columns: Unit No., Bedrooms, etc.

R. Parking Requirements table with columns: Unit No., Parking Type, etc.

S. Parking Requirements table with columns: Unit No., Parking Type, etc.

T. Total Parking Provided table with columns: Unit No., Parking Type, etc.

U. Details table with columns: Unit No., Details, etc.

V. Commercial Use of the Facility table with columns: Unit No., Commercial Use, etc.

W. Residential Use of the Facility table with columns: Unit No., Residential Use, etc.

Grade Points

Table with columns: SW - A B/G, SW - B B/G, SW - C B/G, SW - D B/G, SW - E B/G, NW - B/G, NE - B/G, EA - B/G, ED - B/G, SE - B/G. Includes values like 23.0M, 0.14, 23.14, 23.16, 24.0M, 0.08, 23.16, 24.6, 24.6, 24, 24, 0.14M, 23.02.

Grade Calculation

Table with columns: Grade Points, Average of Points, Divided by, Distance Between Grade Points, Totals. Rows include SW-A B/G & SW-B B/G, SW-B B/G & SW-C B/G, etc.

Average Grade

Totals 8301.306 Perimeter of Building 345.5 24.03 Average Grade

ARCHITECTURAL DRAWING LIST

- A001 PROJECT STATISTICS & AVERAGE BUILDING GRADES CALCULATIONS
A002 SITE - CONTEXT
A003 SITE PHOTOS
A004 PERSPECTIVE - CORNER OF PANDORA AVE. & VANCOUVER ST.
A005 PERSPECTIVE - CORNER OF MASON ST. & FRANKLIN AVE.
A006 PERSPECTIVE - RESIDENTIAL ENTRIES ON MASON ST.
A007 PERSPECTIVE - LEVEL 3 COURTYARD
A101 SURVEY
A102 SITE PLAN OF EXISTING SCHOOL
A103 SITE PLAN
A104 LEVEL P2
A105 LEVEL P1
A106 LEVEL 1
A107 LEVEL 2
A108 LEVEL 3
A109 LEVEL 4 / 5
A110 LEVEL 0
A111 ROOF PLAN
A112 NORTH/EAST ELEVATIONS
A113 SOUTH/WEST ELEVATIONS
A114 STREETSCAPE
A115 STREETSCAPE
A116 BUILDING SECTIONS
A117 BUILDING W/ SECTIONS
A118 SHADOW STUDIES
AO-01 LEVEL 1 AREA OVERLAY
AO-02 LEVEL 3 AREA OVERLAY
AO-03 LEVEL 4/5 AREA OVERLAY
AO-04 LEVEL 4/5 AREA OVERLAY
AO-05 LEVEL 6 AREA OVERLAY

LANDSCAPE DRAWING LIST

- L01 GROUND FLOOR LANDSCAPE CONCEPT PLAN
L02 PODIUM LEVEL 3 LANDSCAPE CONCEPT PLAN

KEY PLAN

Revisions table with columns: No., Description, Date, etc.

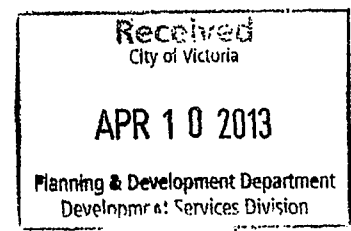


700-760-3442 | 250-3381-8468 | 1130-1012 Pandora Avenue, Victoria, BC V8M 4A6 | www.dikeakos.com

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT, 1025-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: BlueSky Properties

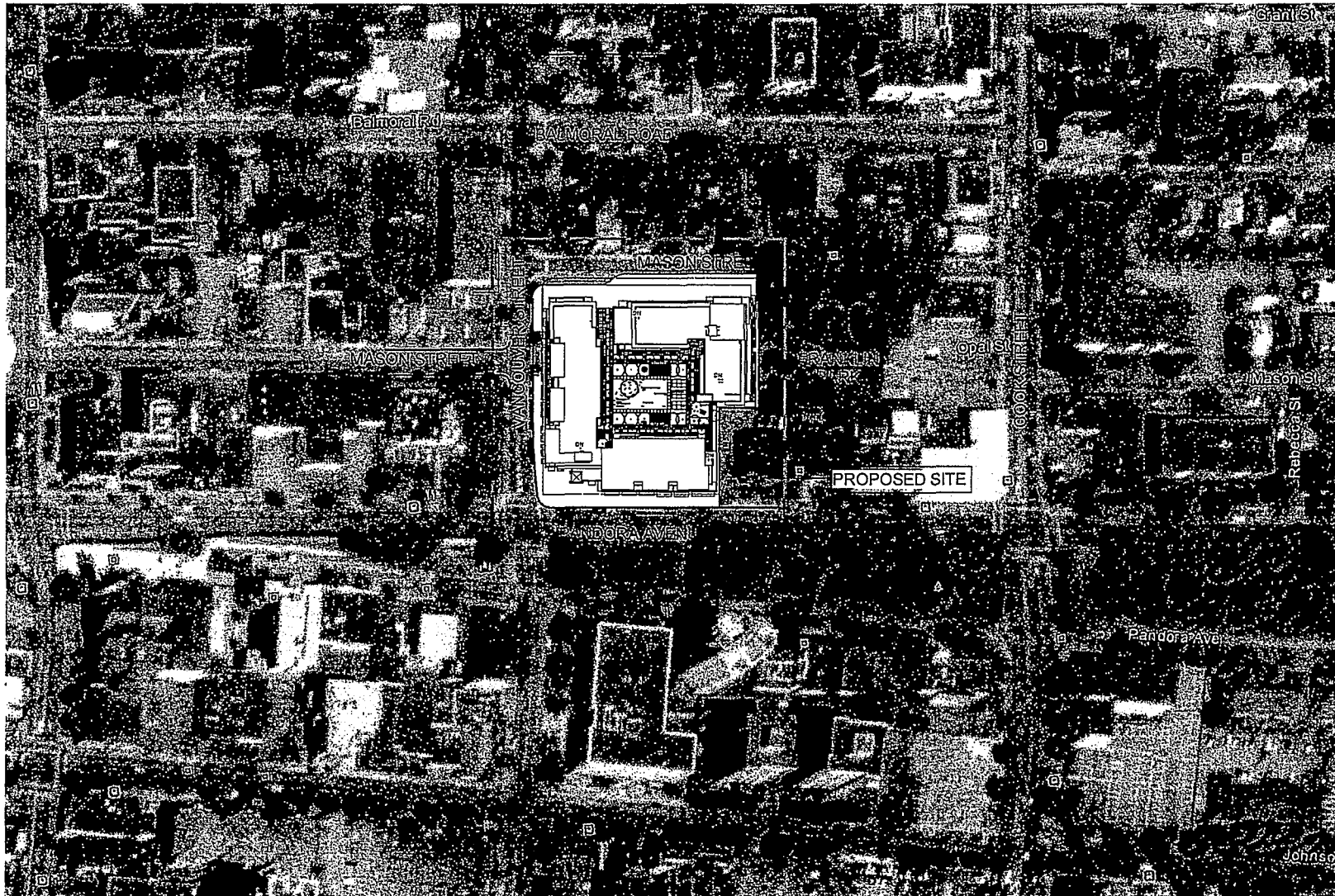
CONSULTANT: BlueSky Properties




DRAWN BY, CHECKED BY, SCALE, DATE JANUARY 23, 2013

SHEET TITLE: PROJECT STATISTICS & AVERAGE BUILDING GRADES CALCULATIONS

DRAWING NO.: A001 REV.



KEY PLAN	
SCALE N.T.S.	
NOTES	
	
NO. OF REVISIONS:	DATE
ISSUED FOR:	
REVISION DESCRIPTION	DATE

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

100-1012 PANDORA AVENUE, VICTORIA, BC

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

DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1:200  
PROJECT: PHN  
DATE: JANUARY 29, 2013

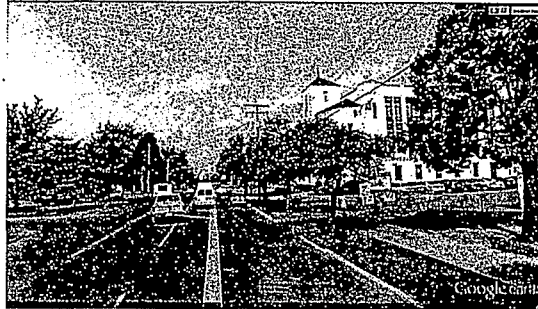
COMPLIANT:  
SHEET TITLE:  
SITE - CONTEXT

DRAWN BY: Author	SCALE:
CHECKED BY: Checker	
SCALE: 1:200	
PROJECT: PHN	
DATE: JANUARY 29, 2013	
SHEET TITLE:	
SITE - CONTEXT	
DRAWING NO.:	REV.
A002	

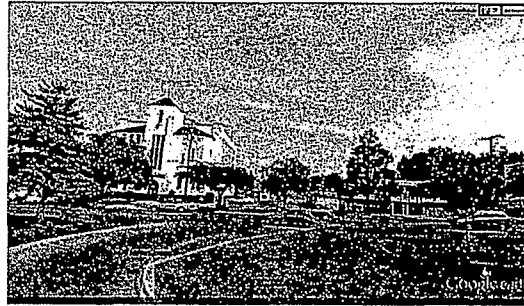
**Received**  
City of Victoria

APR 10 2013

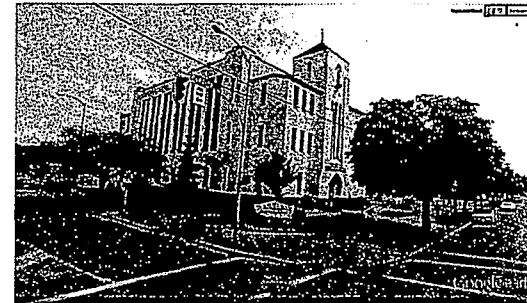
Planning & Development Department  
Development Services Division



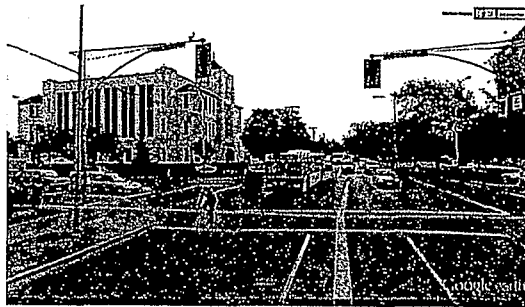
(A) PANDORA LOOKING WEST



(B) SITE LOOKING NORTH



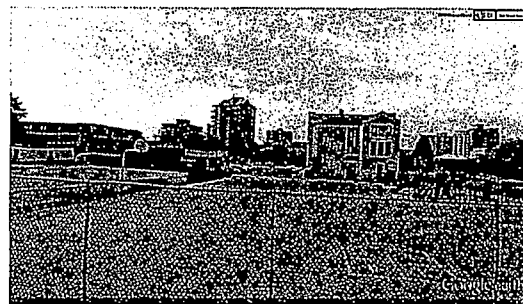
(C) CORNER PANDORA & VANCOUVER



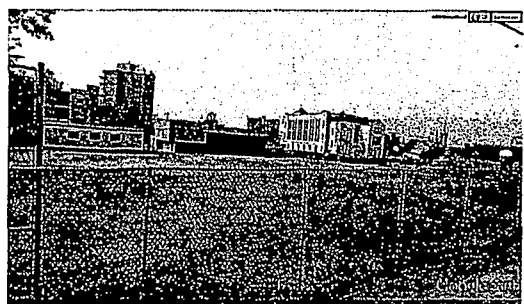
(D) PANDORA LOOKING EAST



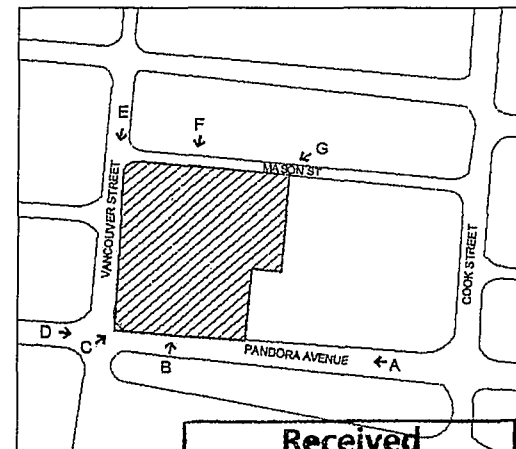
(E) VANCOUVER ST LOOKING SOUTH



(F) SITE LOOKING SOUTH



(G) MASON ST CORNER



KEY PLAN

**Received**  
 City of Victoria  
  
**APR 10 2013**  
 Planning & Development Department  
 Development Services Division

KEY PLAN	
ZONE: R1S	
NOTES:	
DATE:	DATE:
REVISIONS:	DATE:
ISSUED FOR:	
FOLLOWING SUBMISSION:	15/06/12

**CHRIS DIKEAKOS**  
**ARCHITECTS INC.**

T: 250.752.2000 | F: 250.752.2001 | 1123 BARRIE STREET, SUITE 100, VANCOUVER, BC V6Z 1K1  
 P: 250.752.2002 | B: 250.752.2003 | WWW.DIAKEAKOS.COM

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

OWNER:

CONSULTANT:  
  
 DRAWN BY: *Agnes*      SEAL:  
 CHECKED BY: *Chun*  
 SCALE:  
 PROJ. NO.: PAN  
 DATE: JANUARY 29, 2013

SHEET TITLE:  
**SITE PHOTOS**  
 DRAWING NO.:  
 A003      REV.



KEY PLAN  
SCALE: N.T.S.  
NOTES:

REVISIONS:  
ISSUED FOR:  
PROJECT SUBMISSION: 11/06/2012

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

T: 250.211.2440 | 113-3300 HASTINGS DR. (NW) COQUITLAM BC V3Q 4G9  
F: 604.291.2507 | 800-461-8822 | WWW.CHRISDIKEAKOS.COM

Copyright © 2012 CDI  
All rights reserved. No part of this drawing may 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 prior written permission of CDI.

PROJECT:  
RESIDENTIAL - COMMERCIAL DEVELOPMENT  
1004-1013 PANDORA AVENUE  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Aube  
CHECKED BY: Decker  
SCALE:  
PUNTS: RMH  
DATE: JANUARY 29, 2013

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

DRAWING NO.:	REV.
A004	

**Received**  
City of Victoria

APR 10 2013

Planning & Development Department  
Development Services Division



KEY PLAN  
SCALE: N.T.S.  
DATE:

REVISIONS:

ISSUED FOR:

CHRIS DIKEAKOS ARCHITECTS INC. 11/08/2012



CHRIS DIKEAKOS  
ARCHITECTS INC.

T: 250.721.2460 | F: 250.721.2461 | WWW.CHRISDIKEAKOS.COM  
P: 250.721.2462 | 250.721.2463 | 250.721.2464 | 250.721.2465

ALL RIGHTS RESERVED  
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 CHRIS DIKEAKOS ARCHITECTS INC.

PROJECT:

RESIDENTIAL - COMMERCIAL  
DEVELOPMENT,  
1005-1012 PANORA AVENUE,  
VICTORIA, BC

OWNER:

**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author

SCALE:

CHECKED BY: Checker

SCALE:

PROJECT: PAN

DATE: JANUARY 2013

SHEET TITLE:

PERSPECTIVE -  
CORNER OF MASON  
ST. & FRANKLIN AVE.

DRAWING NO.:

REV.

A005

**Received**  
City of Victoria

APR 10 2013

Planning & Development Department  
Development Services Division





KEY PLAN

SCALE: N.T.S.

NOTES



NO. OF SHEETS

REVISIONS:

ISSUED FOR:

PROJECT/DRAWING NO.

DATE



CHRIS DIKEAKOS ARCHITECTS INC.

1 250 781 2662 | 1133881818@CDIARCH.COM | INFO@CDIARCH.COM  
 1133 251 2411 | 888.887.8272 | WWW.CDIARCH.COM

THIS DRAWING IS THE PROPERTY OF CDI 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 CDI ARCHITECTS INC.

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

DRAWN BY:  
**BlueSky**  
 PROPERTIES

CONSULTANT:

DRAWN BY:          SEAL:           
 CHECKED BY:           
 SCALE:           
 PROJ. NO.: PAN  
 DATE: JANUARY 29, 2013

SHEET TITLE:  
 PERSPECTIVE - RESIDENTIAL ENTRIES ON MASON ST.

DRAWING NO.:	REV.
A006	

Received  
 City of Victoria  
 APR 10 2013  
 Planning & Development Department  
 Development Services Division



KEY PLAN  
SCALE: NTS  
DATE:



REVISIONS:

ISSUED FOR:

ISSUED FOR:

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

111-1188 HEDBERG DR | VANCOUVER BC V6M 2G4  
TEL: 604-275-2862 | FAX: 604-275-2863 | WWW.DIKEAKOS.COM

CONTRACT NO. 1000-0112  
PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT, 1000-0112 PANORA AVENUE, VICTORIA, BC

OWNER: BlueSky PROPERTIES

CONSULTANT:

DRAWN BY: Author

CHECKED BY: Checker

SCALE:

PROJECT: PAN

DATE: JANUARY 26, 2013

SHEET TITLE:

PERSPECTIVE - LEVEL 3 COURTYARD

DRAWING NO.:

A007

REV.

Received  
City of Victoria

APR 10 2013

Planning & Development Department  
Development Services Division

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

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

SCALE = 1 : 400



All distances are in meters (M) unless stated otherwise.

**LEGEND**

Elevations are geodetic based on the City of Victoria Integrated Survey Monument 16-44A (Elev. = 27.562m)  
Grade spot are taken at the point marked, grade sheets at a curb line are in gutter.  
Tree bases and canopies approximately to scale. Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

- UP ○ - denotes Utility Pole
- UP T ○ - denotes Utility Pole with transformer
- UP L ○ - denotes Utility Pole with Light
- CB ○ - denotes Catch Basin
- M/S ○ - denotes Manhole (Sanitary)
- M/O ○ - denotes Manhole (Storm)
- M/C ○ - denotes Manhole City Lights
- M V - denotes Water Meter
- L V - denotes Light Pole
- M V - denotes Water Valve
- L V - denotes Light Pole
- T S - denotes Traffic Sign
- g - denotes gas valve
- H V - denotes fire hydrant

**TOTAL SITE AREA**

7913.6 m<sup>2</sup>  
85187.3 s. f.

**MUNICIPALITY**

Victoria

**ZONING**

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

**PID No.**

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

All rights reserved in person or copy, reproduction or other use of this document is prohibited without the written consent of BLS Inc.

This document was prepared for the exclusive use of the client, BLS Inc.

This document is intended for use as a historical plan. It is based on land title office records, and does not represent a boundary survey. Critical lot dimensions and areas shall be confirmed by a proper cadastral survey.

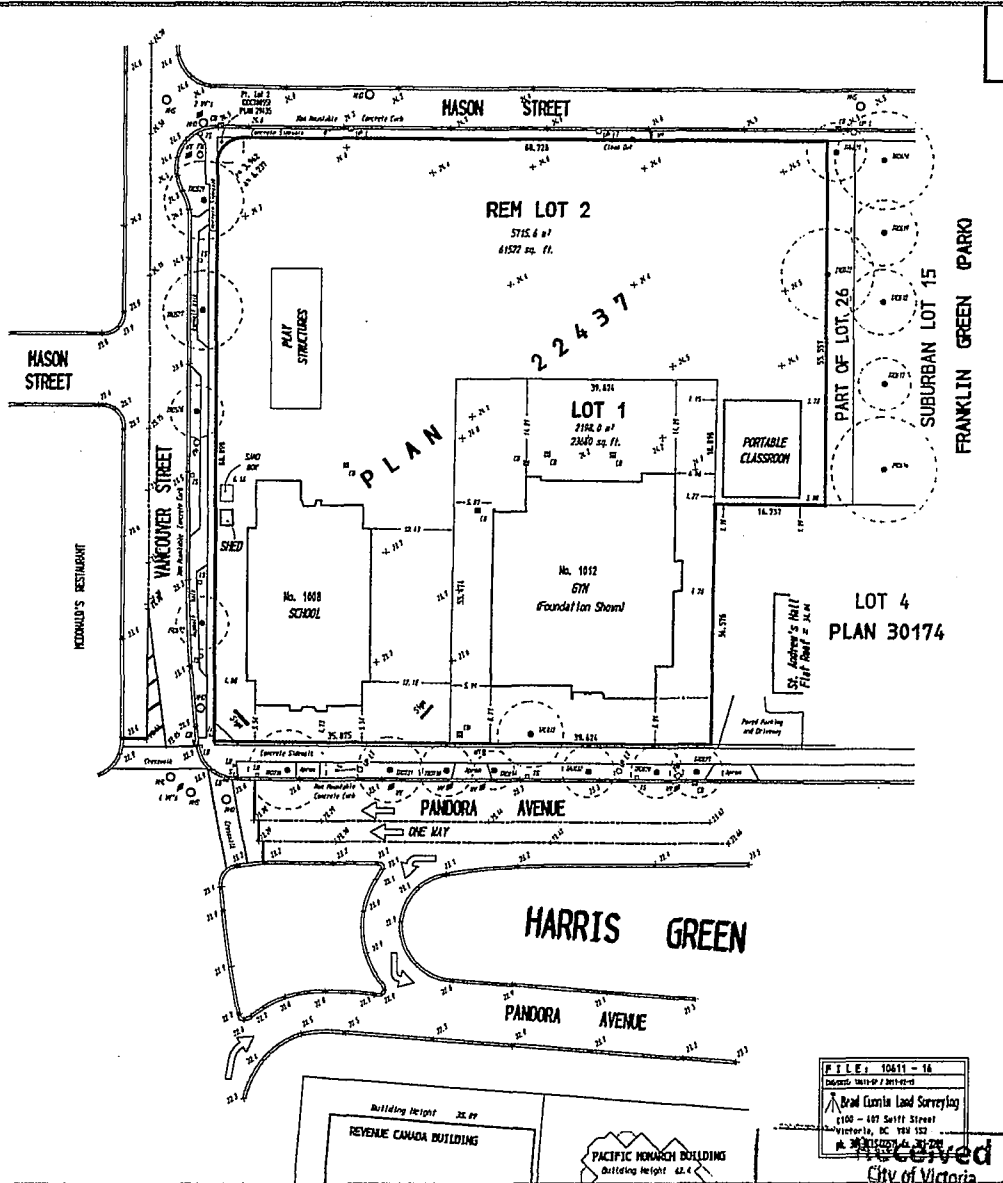
BLS, INC. accepts no responsibility for the use of this document for any purpose other than that for which it was prepared. The user assumes all responsibility for any errors, omissions or actions taken based on this document.

**TREE SCHEDULE:**

TREE No	Species	Blaze/1	Canopy	Trunk Ht
TR0216	DEC	0.27	A.M	
TR0217	DEC	0.27	A.M	
TR0219	DEC	0.27	A.M	
TR0218	DEC	0.42	A.M	
TR0417	DEC	0.18	A.M	
TR0418	DEC	0.54	S.M	
TR0419	DEC	0.75	P.S	
TR0420	DEC	0.49	Z.M	
TR0421	DEC	0.39	A.M	
TR0422	DEC	0.50	Z.M	
TR0423	DEC	0.29	A.M	
TR0730	DEC	0.25	A.M	
TR0731	DEC	0.38	S.M	
TR0734	DEC	0.59	A.M	
TR0477	DEC	0.25	A.M	
TR0478	DEC	0.44	Z.M	
TR0479	DEC	0.38	A.M	
TR0483	COMF	0.55	S.M	
TR0484	DEC	0.25	Z.M	

**CERTIFIED CORRECT**

Bradley T. Coombs, BLS  
 Field Survey - 10 February, 2012.  
 Drawn: DLS on 07 February, 2012.  
 This document is not valid unless originally signed by the BLS.  
 This document is copyrighted and may not be copied, reproduced or used in any way without the written consent of the BLS. The BLS accepts no responsibility for any errors, omissions or actions taken based on this document.



FILE: 10611-16  
 Dated: 10th of 2nd February 2012  
 Brad Coombs Land Surveying  
 1100 - 107 Seiff Street  
 Victoria, BC V8W 1S2  
 Registered Professional Land Surveyor  
 B.C. Reg. No. 10611  
 City of Victoria

APR 10 2013  
 Planning & Development Department  
 Development Services Division

KEY PLAN  
 SCALE N.T.S.  
 NOTES

NO. OF REVISIONS:	
ISSUED FOR:	
REVISION SUBMISSION:	

**CON**  
 CHRIS DIKEAKOS  
 ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL  
 DEVELOPMENT,  
 1006-1012 PANDORA AVENUE,  
 VICTORIA, BC

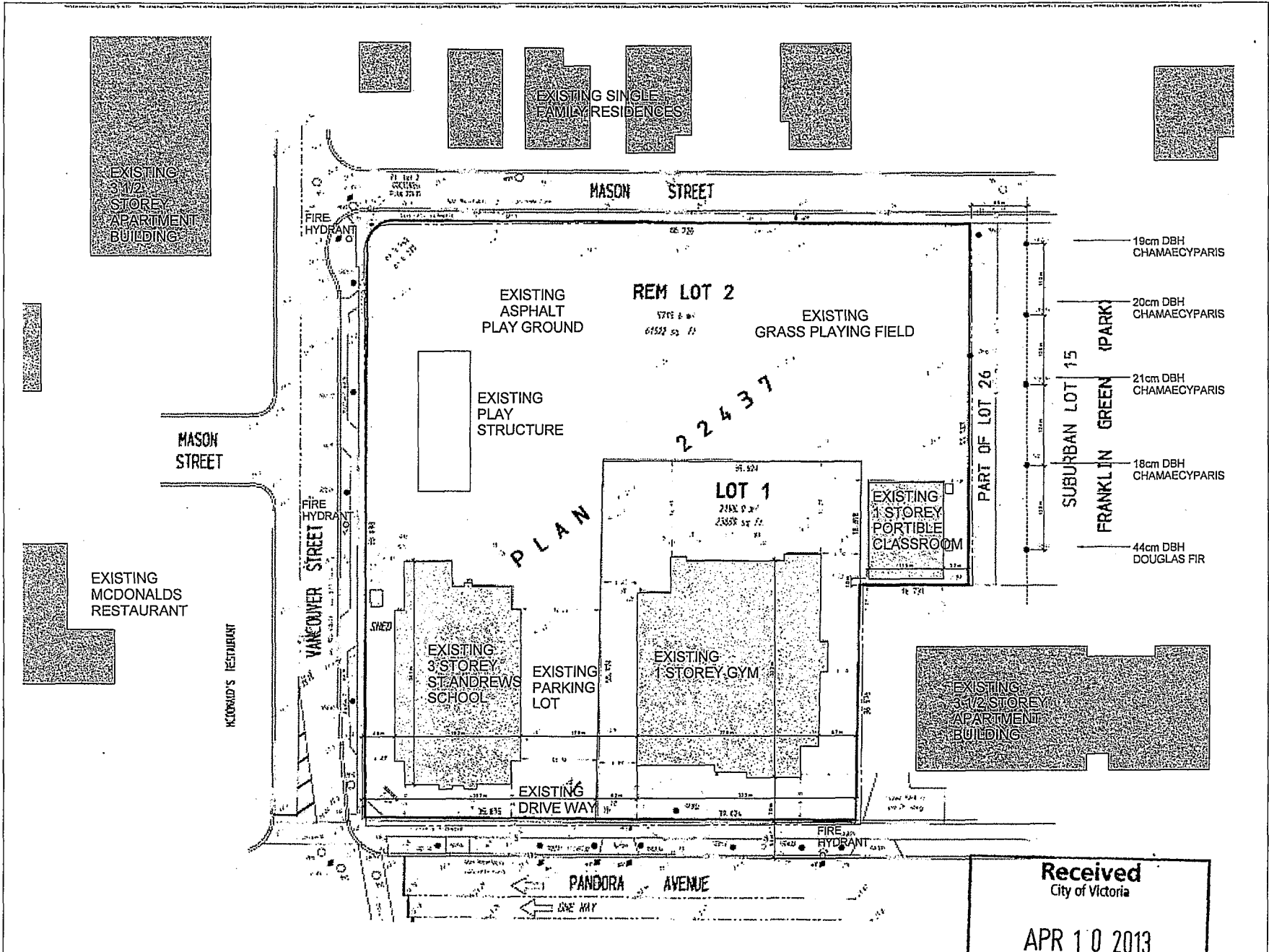
**BlueSky**  
 PROPERTIES

DRAWN BY: ALOW  
 CHECKED BY: DAWSON  
 SCALE:  
 PENDING: FIN  
 DATE: JANUARY 25, 2013

SHEET TITLE:  
 SURVEY

DRAWING NO.:  
 A101

REV.



KEY PLAN  
SCALE: N.T.S.

NOTES:

NO. OF REVISIONS:	DATE:
ISSUED FOR:	
RECORDING SUBMISSION:	11/05/2012



**CDN**  
CHRIS DIKEAKOS ARCHITECTS INC.

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

OWNER:  
**BlueSky PROPERTIES**

CONSULTANT:

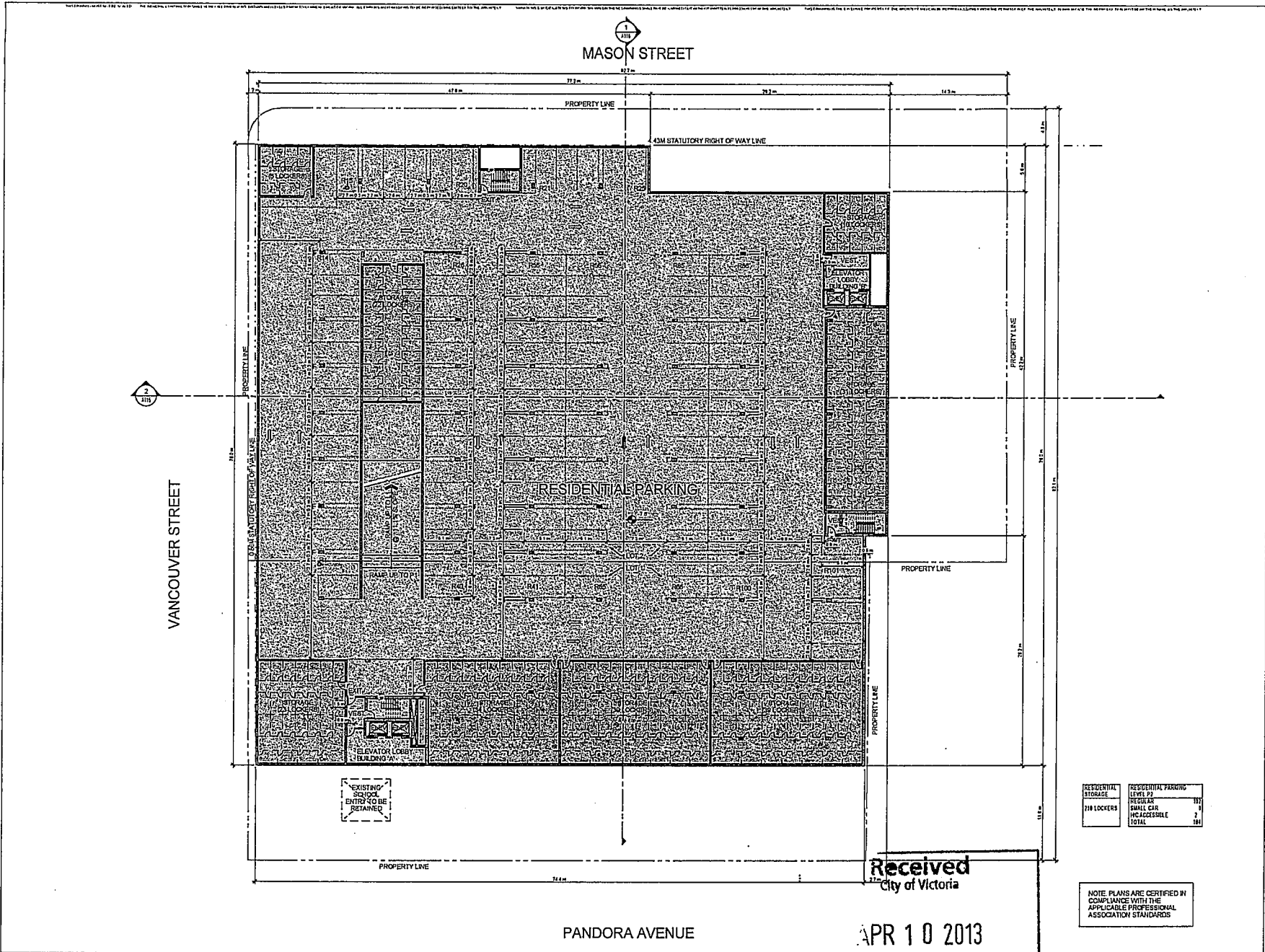
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1:250  
PROJECT: PAN  
DATE: JANUARY 28, 2013

SHEET TITLE:  
**SITE PLAN OF EXISTING SCHOOL**

DRAWING NO.:	REV.
A102	

**Received**  
City of Victoria  
**APR 10 2013**  
Planning & Development Department  
Development Services Division





MASON STREET

VANCOUVER STREET

RESIDENTIAL PARKING

PANDORA AVENUE

Received  
City of Victoria

APR 10 2013

RESIDENTIAL STORAGE	RESIDENTIAL PARKING
218 LOCKERS	LEVEL P2
	STRESSER
	SMALL CAR
	INACCESSIBLE
	TOTAL

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

KEY PLAN  
SCALE: N.T.S.  
NOTES



REVISIONS:	
ISSUED FOR:	
ISSUING JURISDICTION:	180-50012

**CDM**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

180-50012  
1115 JAMES HENRIOT COURT (1000) DEPT. 2000  
7801 2ND STREET (1000) DEPT. 1000  
VICTORIA, BC V8N 2M4

PROJECT:  
RESIDENTIAL - COMMERCIAL  
DEVELOPMENT  
1000-1015 PANDORA AVENUE  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

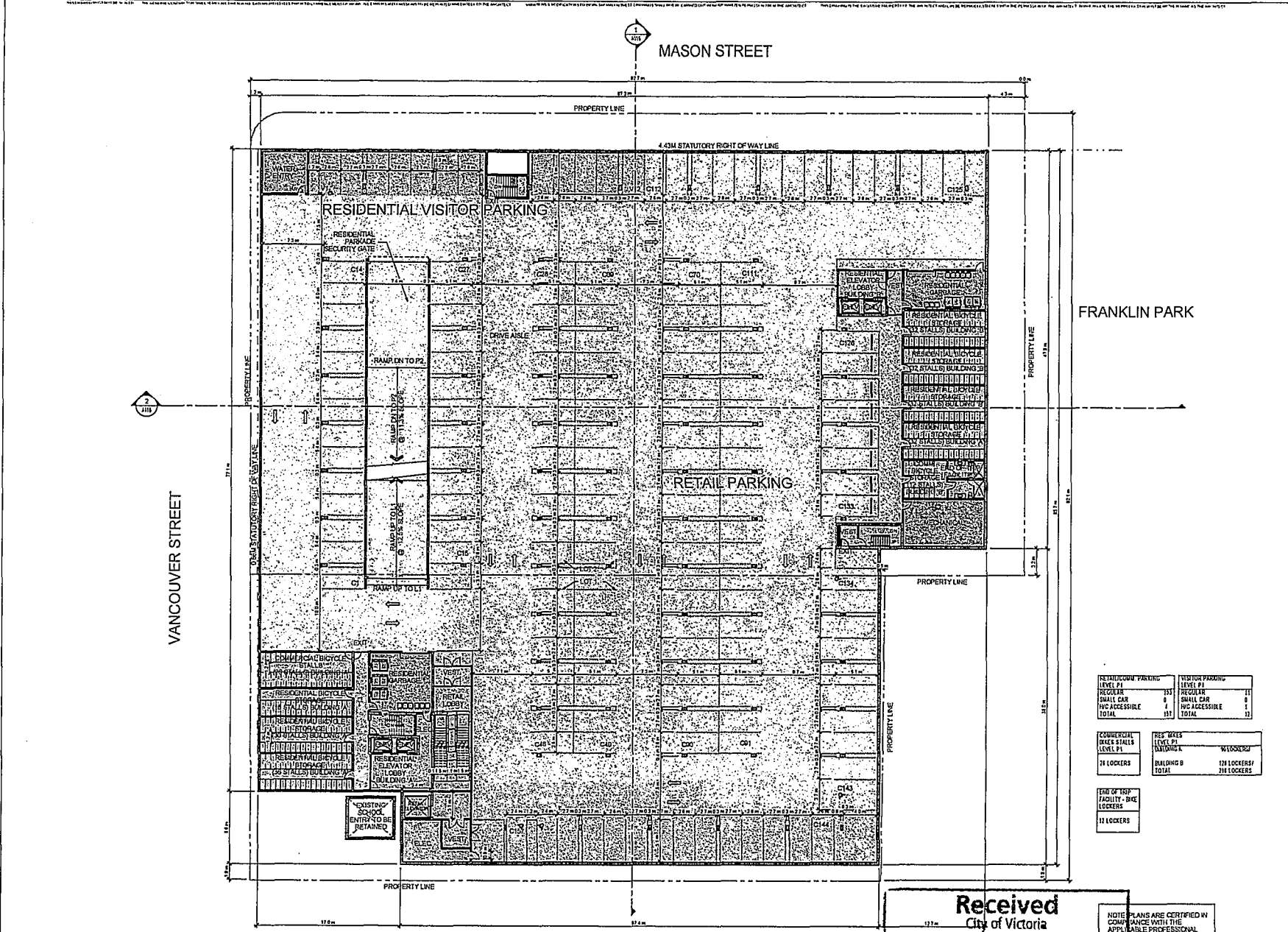
CONSULTANT:

DRAWN BY: Author	SEAL:
CHECKED BY: Checker	
SCALE: 1:200	
PRINT: PAN	
DATE: JANUARY 26, 2013	

SHEET TITLE:  
LEVEL P2

DRAWING NO.:	REV.
A104	

City of Victoria Planning & Development Department  
Development Services Division



2  
JAH



KEY PLAN  
SCALE: N/E  
NOTES:

REVISIONS:	DATE
ISSUED FOR:	
CLIENT/DESIGNATION:	1/18/2012

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

T: 250.278.2560 | F: 250.278.2561 | WWW.CDIARCHITECTS.COM  
CDI is not a contractor. It is a design firm. It is not responsible for the construction of the project. It is not responsible for the safety of the project. It is not responsible for the accuracy of the information provided. It is not responsible for the interpretation of the information provided. It is not responsible for the use of the information provided.

PROJECT:  
RESIDENTIAL - COMMERCIAL  
DEVELOPMENT,  
1006-1012 PANDORA AVENUE,  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

CONTRACT:

DRAWN BY: JAH  
CHECKED BY: DICKER  
SCALE: 1:200  
PRJ NO: PAK  
DATE: JANUARY 20, 2012

SHEET TITLE:  
LEVEL P1

DRAWING NO.:  
A105

REV.

FRANKLIN PARK

RETAIL/COMM. PARKING LEVEL P1	VISITOR PARKING LEVEL P1
REGULAR 131	REGULAR 11
SMALL CAR 6	SMALL CAR 0
PVC ACCESSIBLE 4	PVC ACCESSIBLE 1
TOTAL 141	TOTAL 12

COMMERCIAL BIKE STALLS LEVEL P1	RES. BIKE LEVEL P1 NATIONAL
11 LOCKERS	11 LOCKERS
	BUILDING B TOTAL 218 LOCKERS

END OF TRIP FACILITY - BIKE LOCKERS
11 LOCKERS

Received  
City of Victoria  
APR 10 2013  
Planning & Development Department  
Development Services Division

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

RESIDENT & RETAIL  
 PARKADE ACCESS & EXIT  
 LOADING ACCESS & EXIT

MASON STREET  
 ONEWAY

3 1/2 STOREY  
 APARTMENT  
 BUILDING

MASON STREET

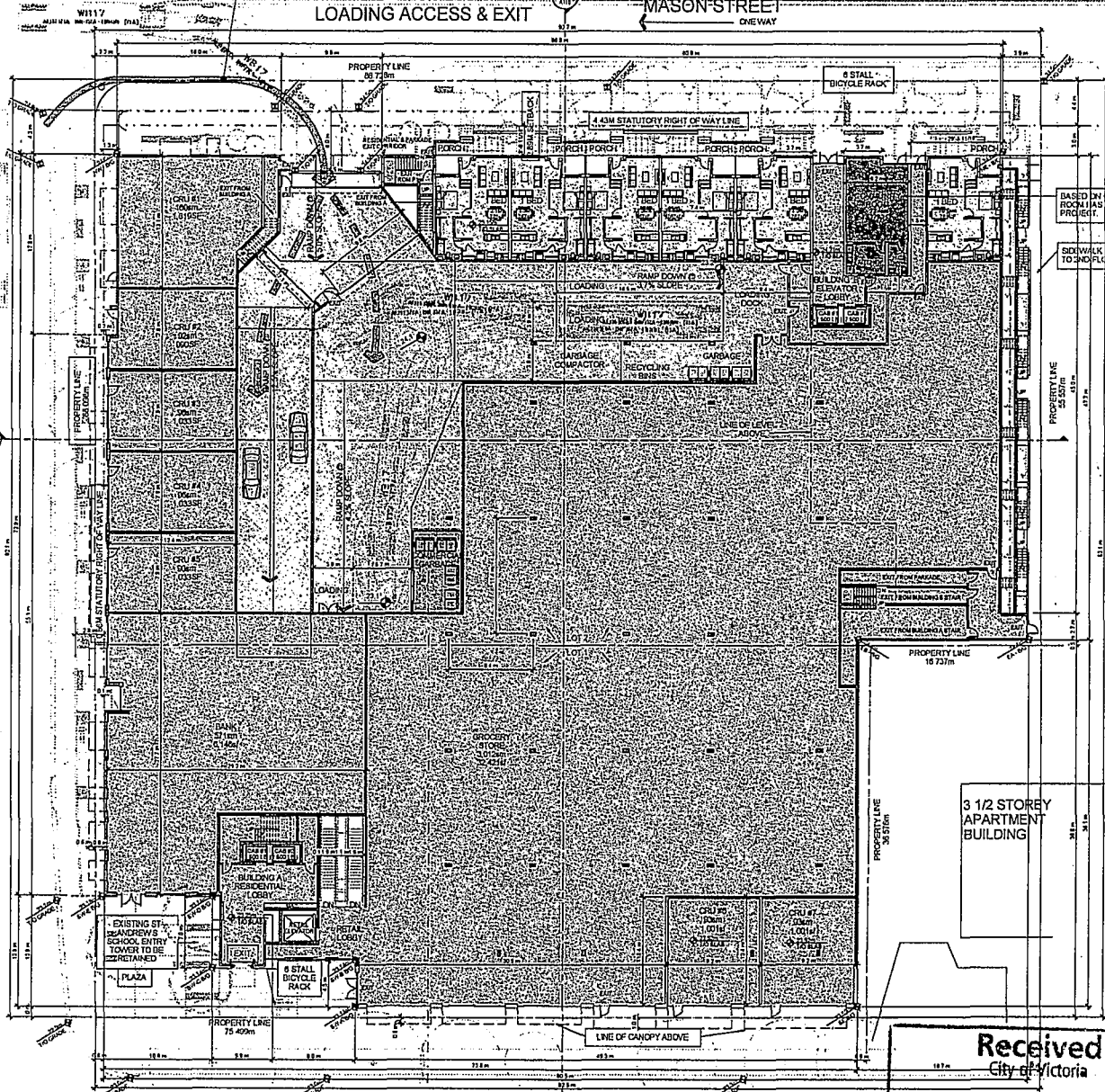
VANCOUVER STREET

MCDONALDS  
 RESTAURANT

FRANKLIN PARK

3 1/2 STOREY  
 APARTMENT  
 BUILDING

PANDORA AVENUE



BASED ON COMMUNITY INPUT A COMMUNITY  
 ROOM HAS BEEN ADDED TO THE PROPOSED  
 PROJECT.

SIDEWALK TO PROVIDE ACCESS  
 TO 2ND FLOOR TOWNHOUSES

KEY PLAN  
 SCALE: N.T.S.  
 NOTES

NO. OF SHEETS	1 OF 1
REVISIONS:	
ISSUED FOR:	
ISSUING ORGANIZATION	11/02/2012

**CDI**  
 CHRIS DIKEAKOS  
 ARCHITECTS INC.

11/02/2012  
 11/02/2012  
 11/02/2012  
 11/02/2012

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

OWNER:  
**BlueSky**  
 PROPERTIES

CONSULTANT:

DRAWN BY: Auph  
 CHECKED BY: Chene  
 SCALE: 1:200  
 PROJ. NO: P-001  
 DATE: JANUARY 28, 2013  
 SHEET TITLE:  
 LEVEL 1

DRAWING NO.:  
 A106

REV.

RESIDENTIAL LOADING  
 LEVEL 11  
 LIFT &  
 LOADING  
 BAY

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

Received  
 City of Victoria

APR 10 2013

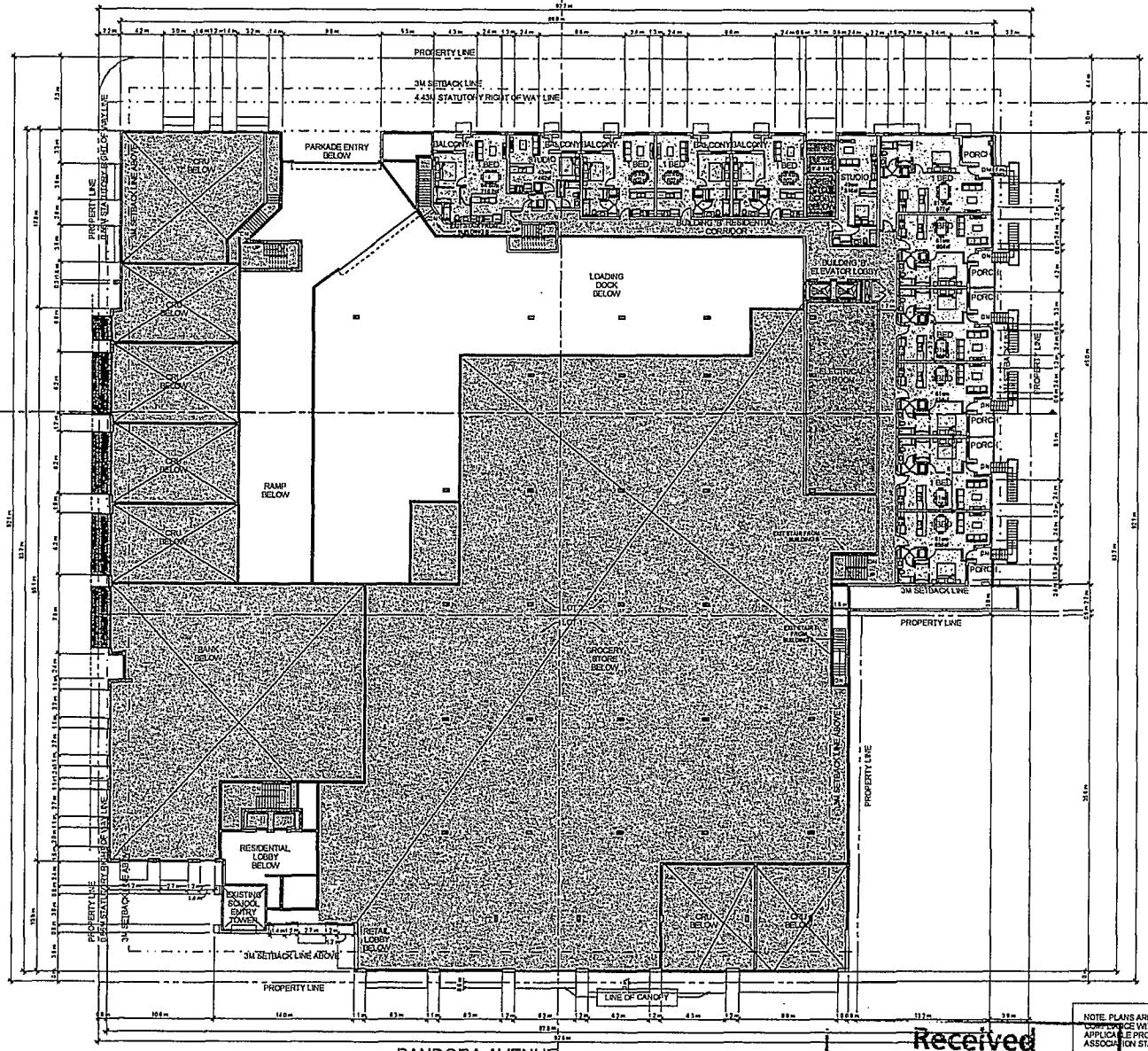
Planning & Development Department  
 Development Services Division



MASON STREET



VANCOUVER STREET



PANDORA AVENUE

Received  
City of Victoria

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

KEY PLAN  
SCALE: HT 3  
NOTES



ISSUED FOR:  
MCDONALD SUBMISSION

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

1-800-791-2962 | 250-388-1666 | 250-388-1666  
7-250-791-2962 | 250-388-1666 | 250-388-1666

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

DRAWN BY:  
**BlueSky**  
PROPERTIES

CORRECTED:

DRAWN BY: **Chadler**  
CHECKED BY: **Chadler**  
SCALE: 1/200  
PROJECT: PAN  
DATE: JANUARY 29, 2013

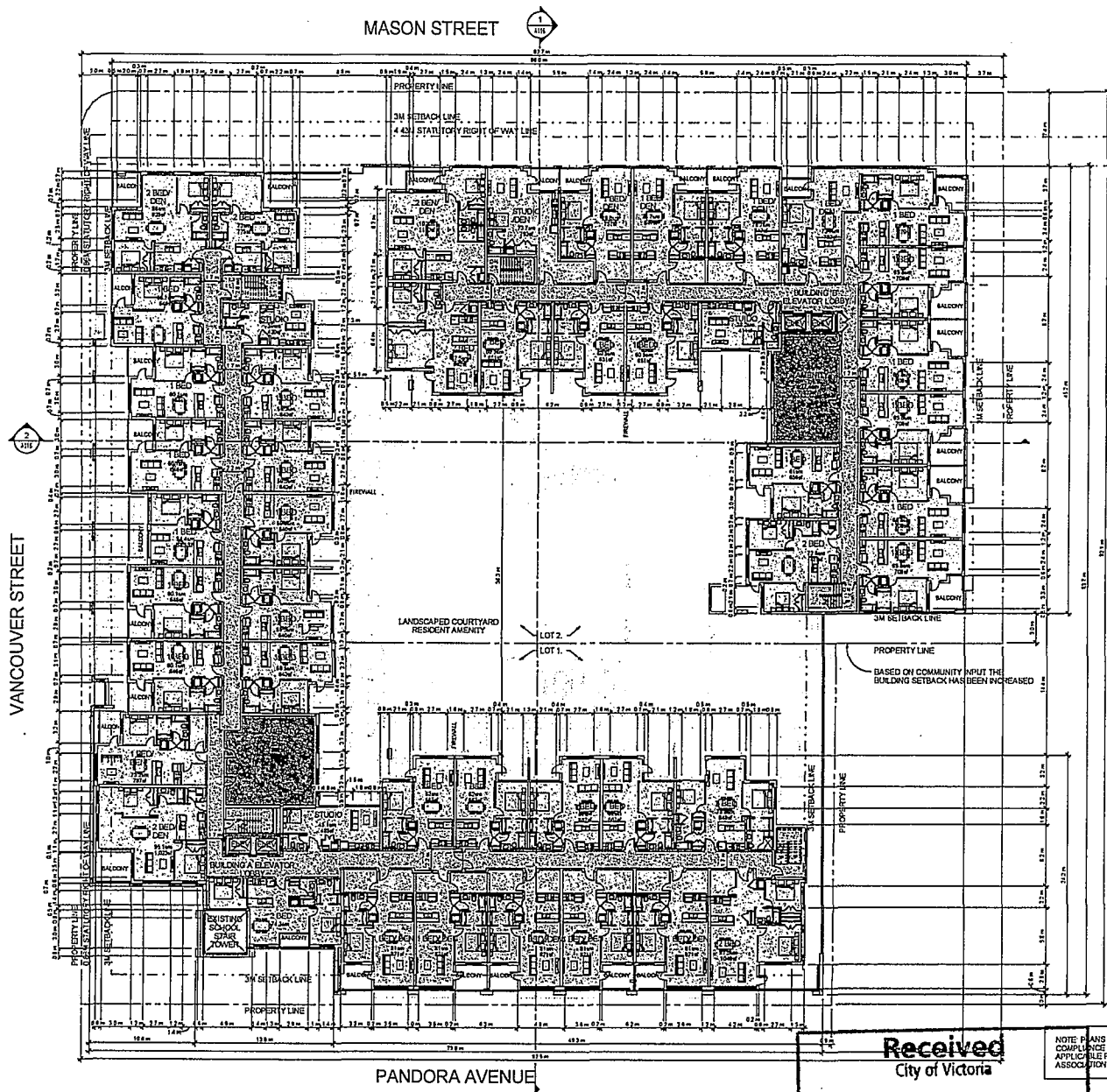
SHEET TITLE:  
LEVEL 2

DRAWING NO.:  
A107

REV.

APR 10 2013

Planning & Development Department



MASON STREET

VANCOUVER STREET

PANDORA AVENUE



LOT 2  
LOT 1

Received  
City of Victoria

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

KEY PLAN  
SCALE: NTS  
NOTES



REVISIONS:  
ISSUED FOR:  
FIELD NO. SUBMISSION: UNIVERSITY

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

T 250.781.2660 | 312.348.1666 | 1110 GLENCAIRNS ST. W.  
P. 250.781.2661 | 604.441.7635 | 1110 GLENCAIRNS ST. W.

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

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1:200  
PLOTS: P-04  
DATE: JANUARY 29, 2013

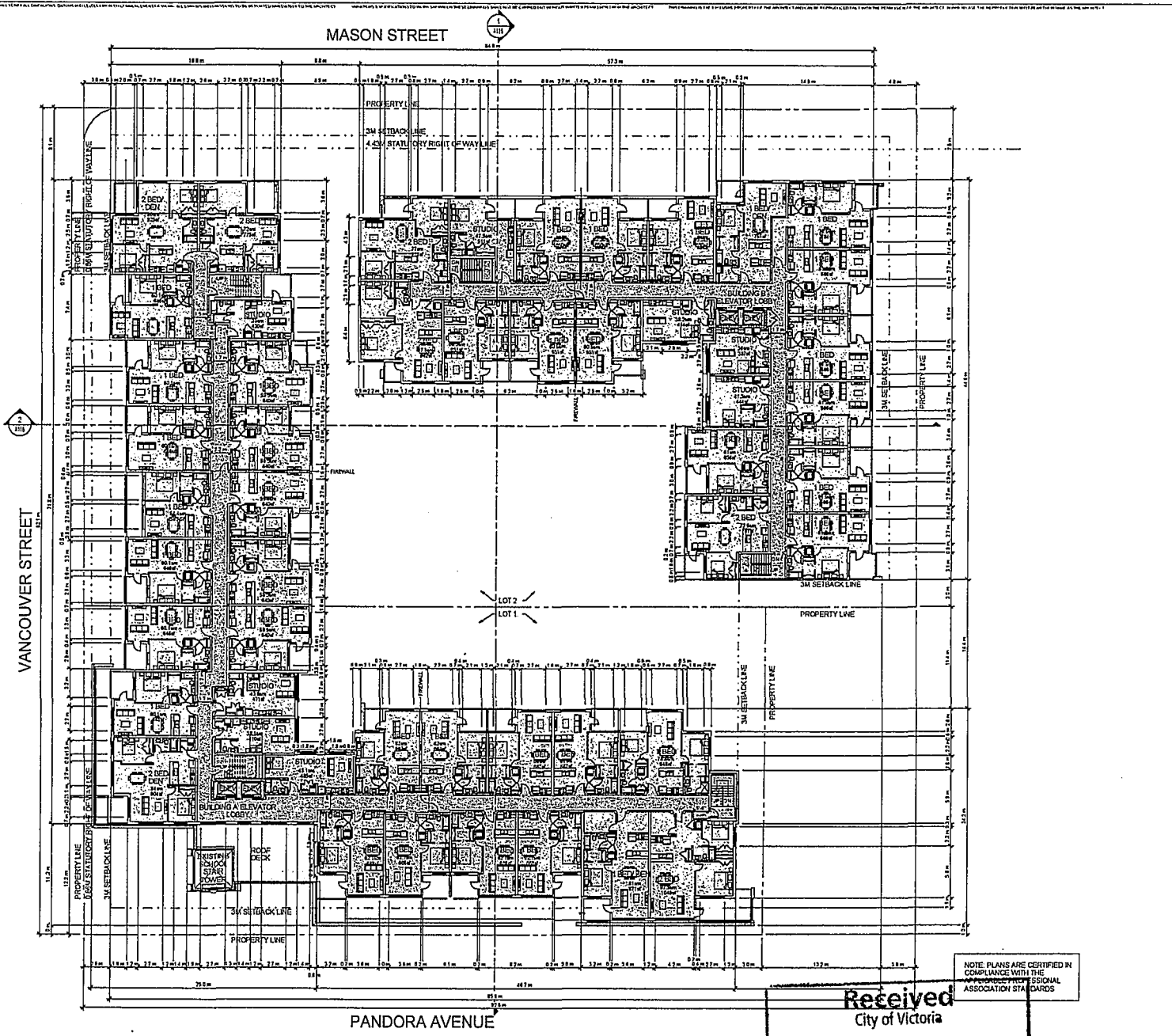
SHEET TITLE:  
LEVEL 3

DRAWING NO.:  
A108

REV.

APR 10 2013

Planning & Development Department  
Development Services Division



KEY PLAN  
 DETAILS  
 NOTES

REVISIONS:

ISSUED FOR:	
ISSUED BY:	11/20/12

**CDI**  
 CHRIS DIKEAKOS  
 ARCHITECTS INC.

T: 250.261.2442 F: 250.261.2443  
 1000-1015 PANDORA AVENUE, VICTORIA, BC  
 www.dikeakos.com

PROJECT:  
 RESIDENTIAL - COMMERCIAL  
 DEVELOPMENT,  
 1000-1015 PANDORA AVENUE,  
 VICTORIA, BC

OWNER:  
**BlueSky**  
 PROPERTIES

CONSULTANT:

DRAWN BY: Author	REAL:
CHECKED BY: Checker	
SCALE: 1:200	
PREPARED BY: PAM	
DATE: JANUARY 20, 2013	

SHEET TITLE:  
**LEVEL 4/5**

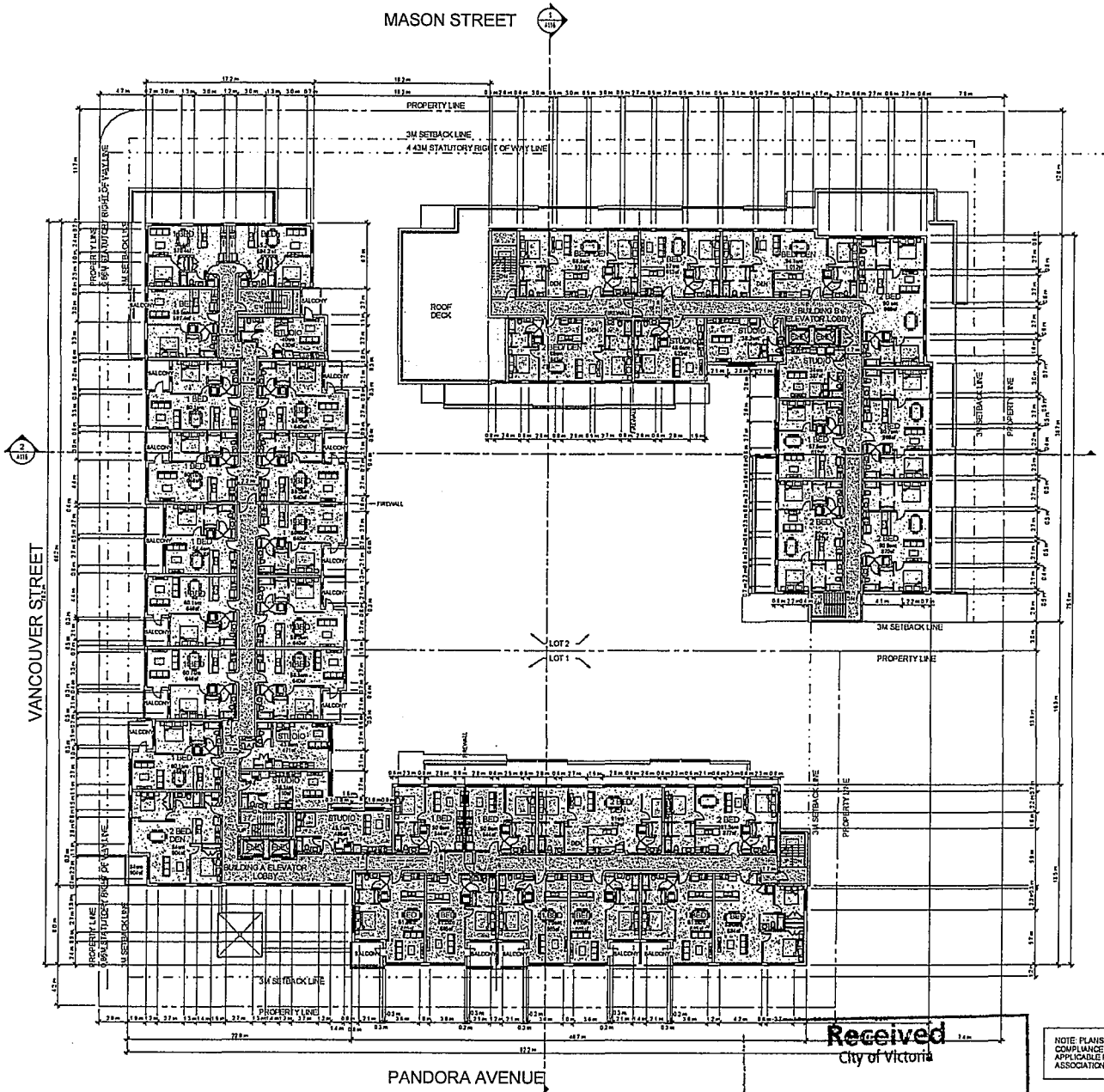
DRAWING NO.:	REV.
A109	

**Received**  
 City of Victoria

**APR 10 2013**

Planning & Development Department

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



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

Received  
City of Victoria

APR 10 2013

Planning & Development Department  
Development Services Division

KEY PLAN  
SCALE 1:100  
NOTES



REVISIONS:	
ISSUED FOR:	
ISSUING DIVISION:	11400012

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

1-800-251-2462 | 250 WATER STREET | VICTORIA, BC V8V 2E1  
402-251-2462 | 888-887-5700 | WWW.DIKEAKOS.COM

PROJECT:  
RESIDENTIAL - COMMERCIAL  
DEVELOPMENT  
1036-1072 PANDORA AVENUE  
VICTORIA, BC

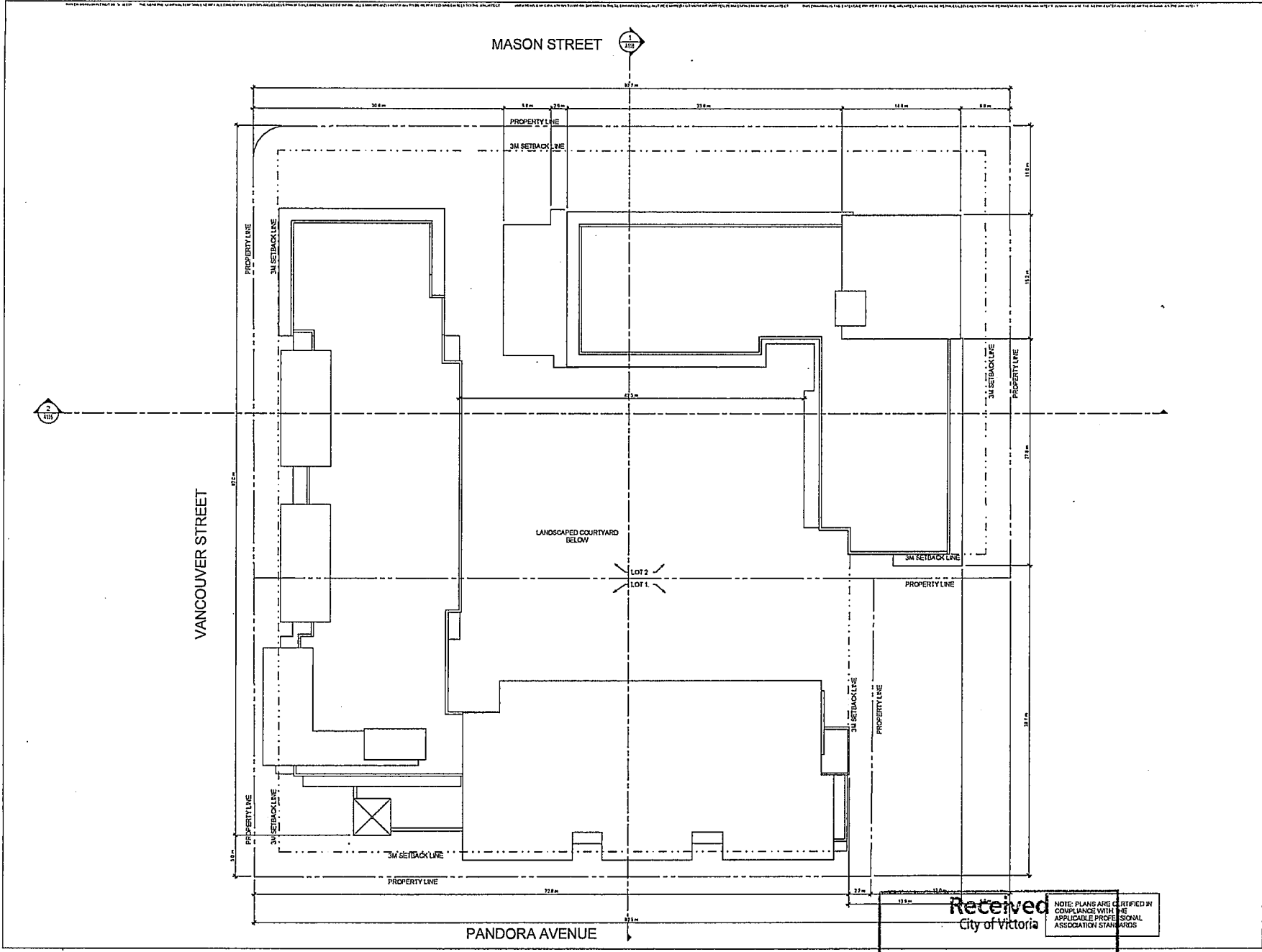
OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author	SEAL:
CHECKED BY: Checker	
SCALE: 1:200	
PROJ. NO.: P-10	
DATE: JANUARY 23, 2013	

SHEET TITLE:  
LEVEL 6

DRAWING NO.:	REV.
A110	



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

REVISED BY:	DATE:
ISSUED FOR:	
ISSUED BY:	11/06/2012



**CDN**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

7 800 261 2560 213 3881 4640 124 1400 COLLEGE CEN  
200 275 1ST ST VANCOUVER BC V6C 5K1 WWW.BLUE SKY ARCHITECTS.COM

LETTER DIMENSIONS  
A4 (210x297) A3 (297x420) A2 (420x594) A1 (594x841) A0 (841x1189)  
DIMENSIONS ARE IN MILLIMETERS AND METERS TO TWO DECIMAL PLACES  
DIMENSIONS IN METERS TO TWO DECIMAL PLACES

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

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Asher	REAL:
CHECKED BY: Chester	
SCALE: 1/200	
PRJ NO: PAN	
DATE: JANUARY 28, 2013	

SHEET TITLE:  
**ROOF PLAN**

DRAWING NO.:	REV.
A111	

Received  
City of Victoria

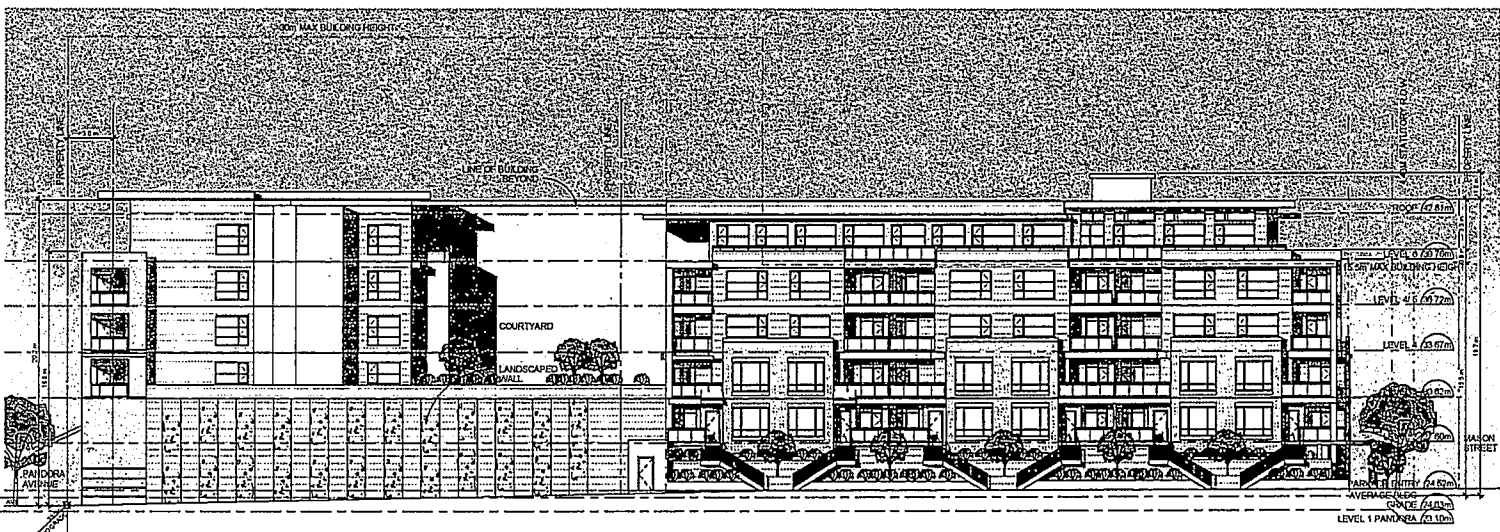
NOTE: PLANS ARE CERTIFIED BY  
COMPLIANCE WITH THE  
APPLICABLE PROFESSIONAL  
ASSOCIATION STANDARDS

APR 10 2013

Planning & Development Department  
Development Services Division



1 NORTH ELEVATION - MASON STREET  
AG-01 1:150



2 EAST ELEVATION - FRANKLIN PARK  
AG-01 1:150

KEY PLAN  
SCALE 1:15  
NOTES

REVISIONS:	
ISSUED FOR:	
ISSUED FOR:	11/02/13

**CDN**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

7 884 281 2868 111 JAMES STREET 2A VANCOUVER BC V6C 2R1  
7 884 281 2868 111 JAMES STREET 2A VANCOUVER BC V6C 2R1

PROPERTY SERVICES  
Let us help you with all aspects of the land use planning process and the development of your project. We provide a full range of services including the preparation and presentation of all the necessary documents to the relevant authorities.

PROJECT:  
RESIDENTIAL - COMMERCIAL  
DEVELOPMENT  
1006-1012 PANDORA AVENUE  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

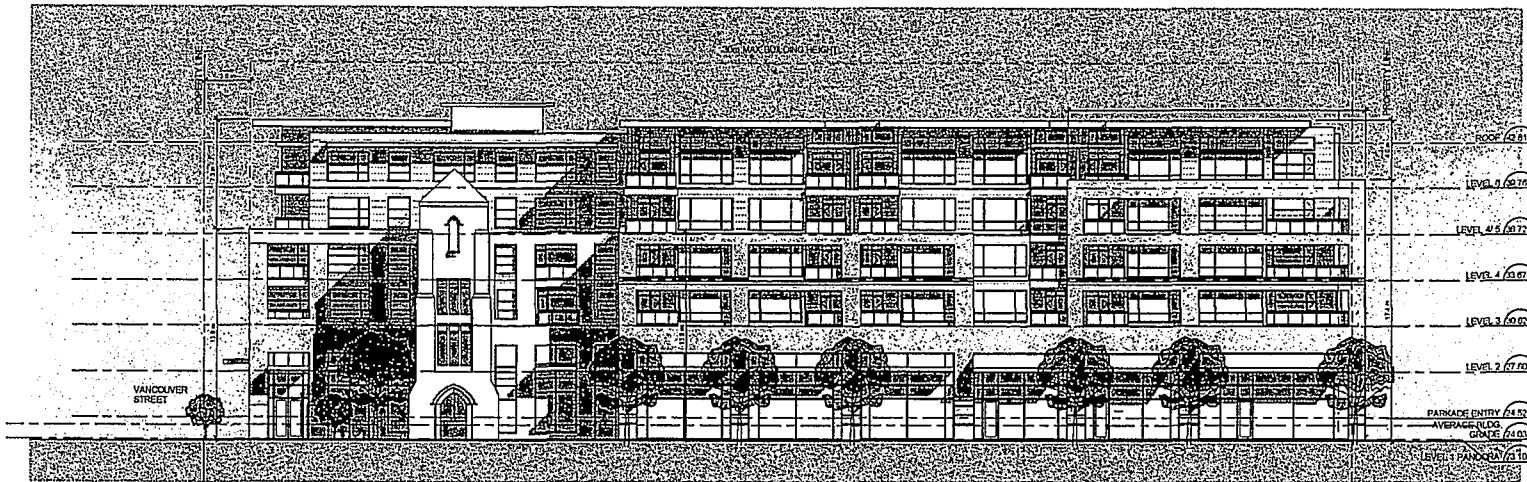
CONSULTANT:

DRAWN BY: Author	SCALE:
CHECKED BY: Checker	SCALE: 1:150
DATE: JANUARY 2013	

SHEET TITLE:  
NORTH/ EAST  
ELEVATIONS

DRAWING NO.:	REV.
A112	

Received  
City of Victoria  
APR 10 2013  
Planning & Development Department  
Development Services Division



SOUTH ELEVATION - PANDORA STREET

1  
AD-31  
1:150



WEST ELEVATION - VANCOUVER STREET

2  
AD-31  
1:150

KEY PLAN

SCALE: 1:2

NOTES



REVISIONS:

ISSUED FOR:

ISSUING DIVISION

1599/2013

**CD**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

PROFESSIONAL REGISTRATION:  
FOR THE PROVINCE OF BRITISH COLUMBIA, THE ARCHITECTURE ACT (RSBC) AND THE ARCHITECTS ACT (RSBC).  
REG. NO. 2013-0001 (BRITISH COLUMBIA) / 1599/2013 (VICTORIA, BC)

PROJECT:

RESIDENTIAL - COMMERCIAL  
DEVELOPMENT  
1500-1512 PANDORA AVENUE  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author

CHECKED BY: Checker

SCALE: 1:150

PROJECT NO.: PAN

DATE: JANUARY 28, 2013

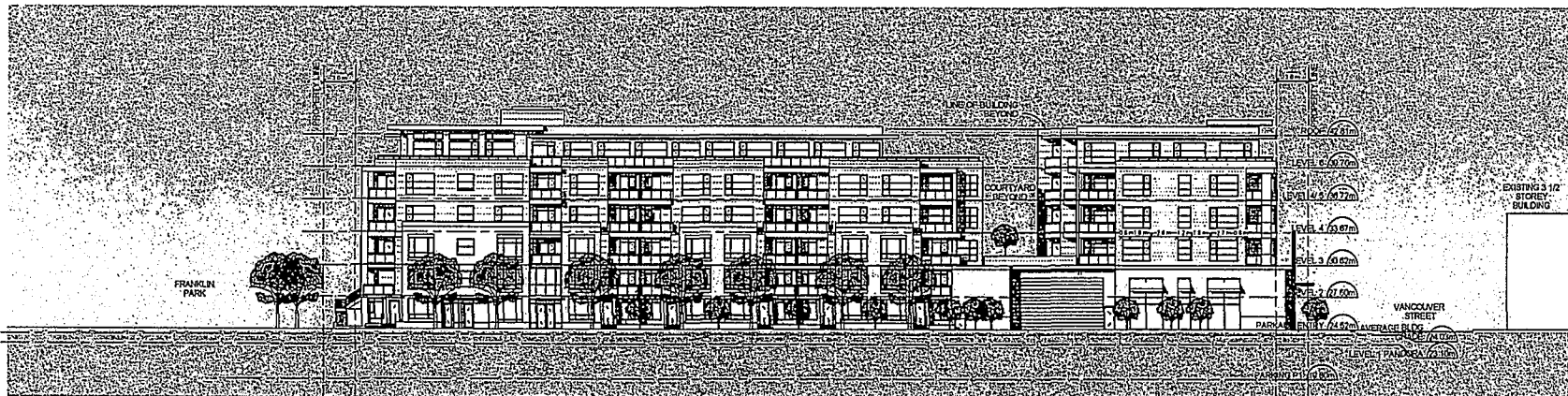
SHEET TITLE:

SOUTH/ WEST  
ELEVATIONS

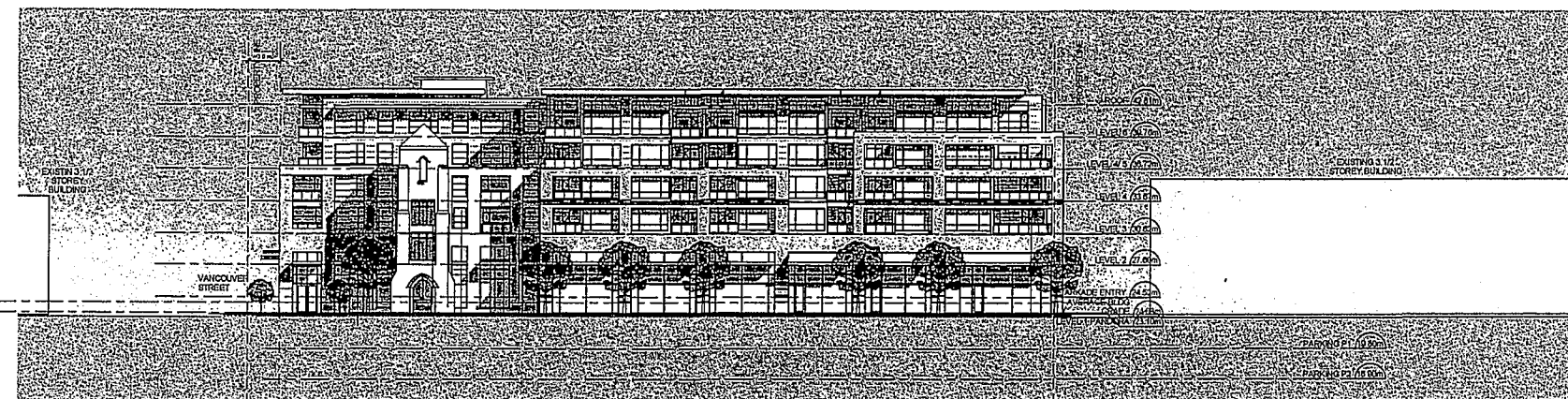
DRAWING NO.: REV.

A113

Received  
City of Victoria  
APR 10 2013  
Planning & Development Department  
Development Services Division



1  
A0-B1 1:200  
NORTH MASON STREET  
STREETSCAPE



2  
A0-B1 1:200  
SOUTH PANDORA AVENUE  
STREETSCAPE

KEY PLAN  
SCALE: SITE  
NOTES

DATE: 11/02/12

ISSUED FOR:  
REVISIONS:



**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

1 800 281 2862 | 250 388 HERSHBERG DR | VANCOUVER BC V6C 2K8  
7 604 291 2863 | 250 HASTY AVENUE | VANCOUVER BC V6C 2K8

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

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1:200  
PLOT NO: 001  
DATE: JANUARY 23, 2013

SHEET TITLE:  
STREETSCAPE

DRAWING NO.:  
A114

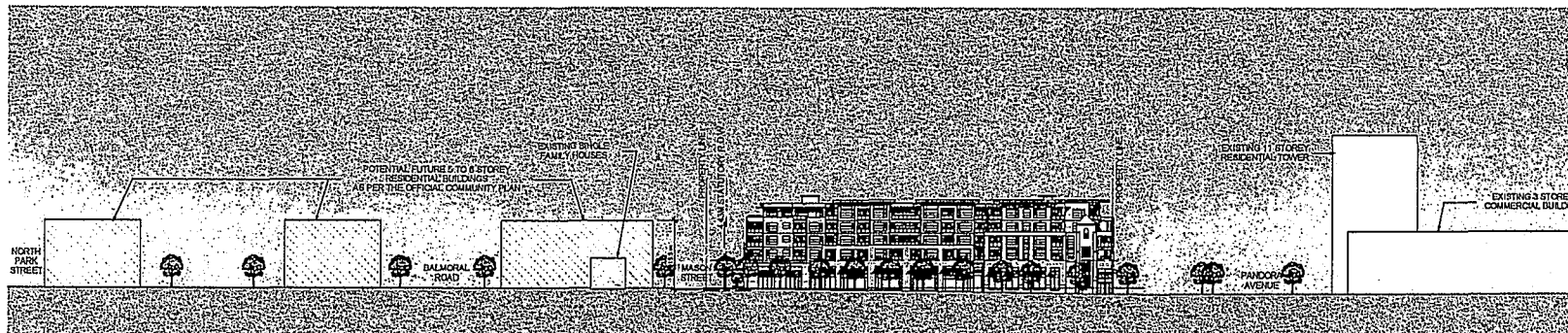
REV.

Received  
City of Victoria  
APR 10 2013  
Planning & Development Department  
Development Services Division





2 WEST VANCOUVER STREETSCAPE  
1:200



1 WEST VANCOUVER STREET  
STREETSCAPE CONTEXT  
1:500

KEY PLAN

SCALE: N/A

NOTES



REVISIONS:

ISSUED FOR:

ISSUED BY:

**CAN**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

1 800 781 2848 | 1133 MELBURN ST. VANCOUVER BC V6H 1V6 | WWW.DIKEAKOS.COM

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

PROJECT:

OWNER:

**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author

SCALE:

CHECKED BY: Checker

SCALE: As Indicated

PLotted: PAK

DATE: JANUARY 28, 2013

SHEET TITLE:

STREETSCAPE

DRAWING NO.:

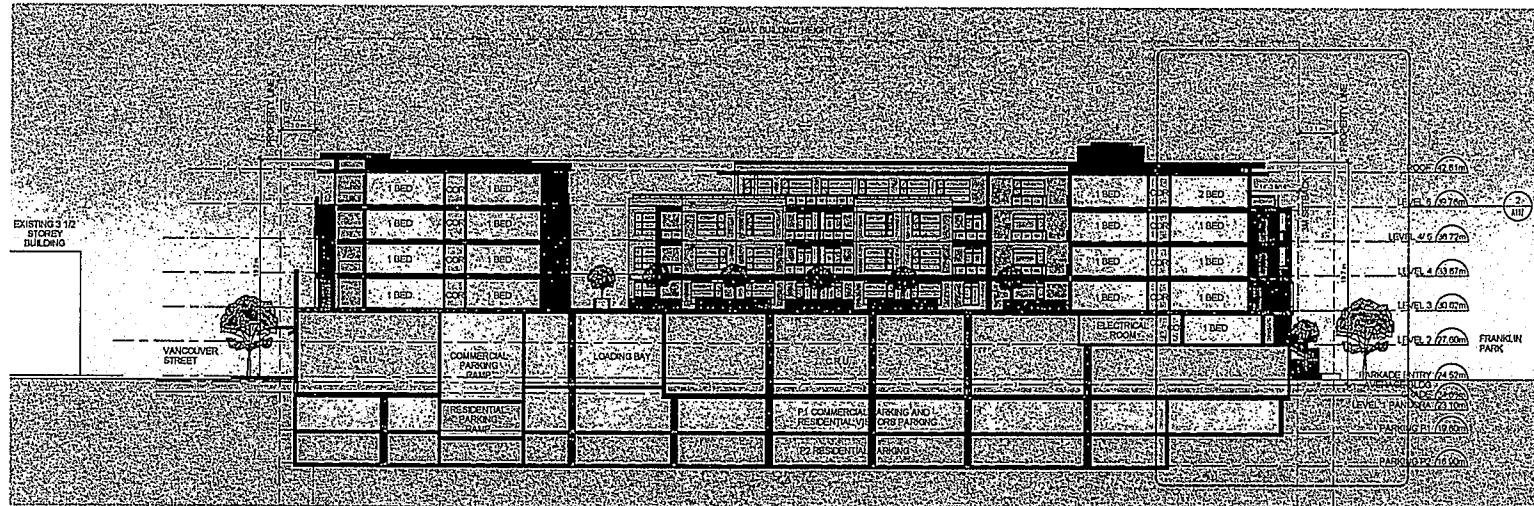
REV.

A115

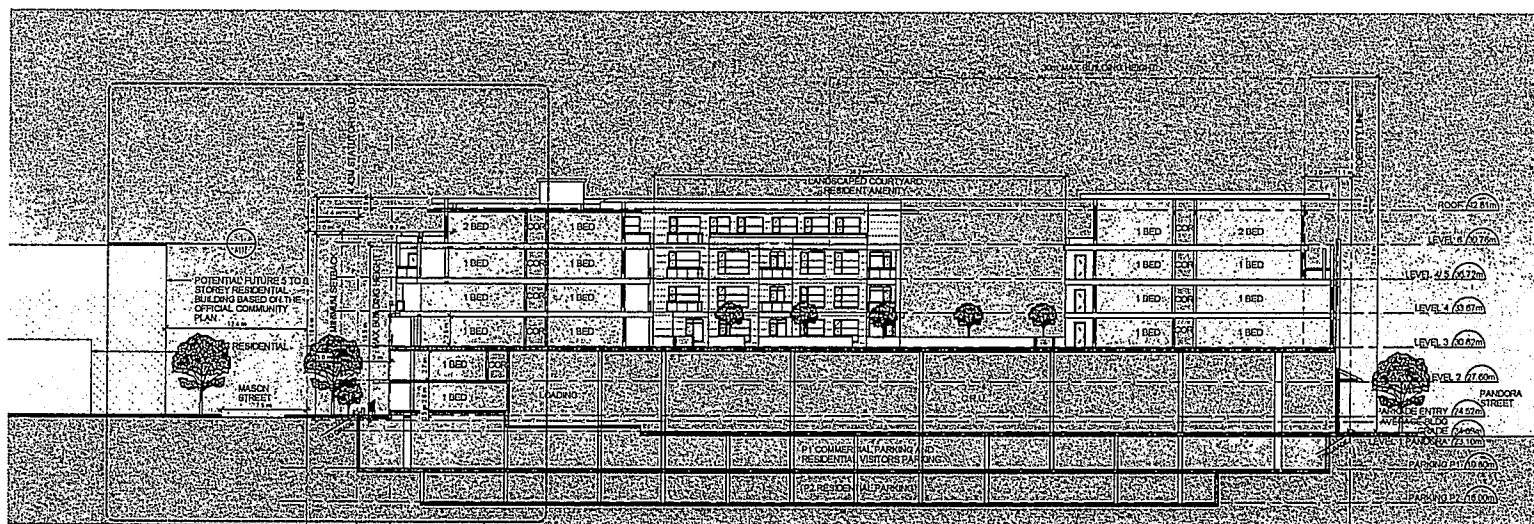
Received  
City of Victoria

APR 10 2013

Planning & Development Department  
Development Services Division



2 BUILDING SECTION 2  
A116 1:200



1 BUILDING SECTION 1  
A116 1:200

KEY PLAN  
SCALE N.T.S.  
NOTES

REVISIONS:	
ISSUED FOR:	
ISSUING JURISDICTION:	11/02/2012

**CDN**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

3. All drawings shall be prepared in accordance with the current editions of the British Columbia Building Code and the National Building Code of Canada. The architect shall be responsible for ensuring that all drawings comply with the applicable codes and standards.

PROJECT:  
RESIDENTIAL + COMMERCIAL  
DEVELOPMENT  
1008-1112 PANDORA AVENUE/E,  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

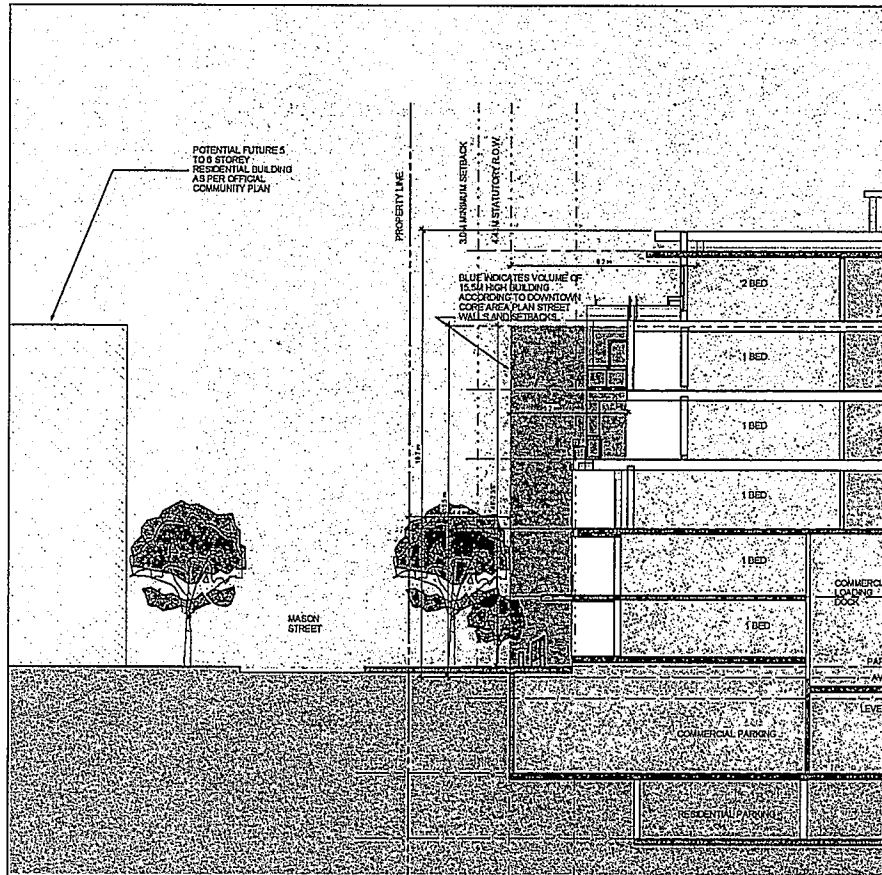
CONSULTANT:

DRAWN BY: Author	SEAL:
CHECKED BY: Checker	
SCALE: 1:200	
PROJECT: PAN	
DATE: JANUARY 28, 2013	

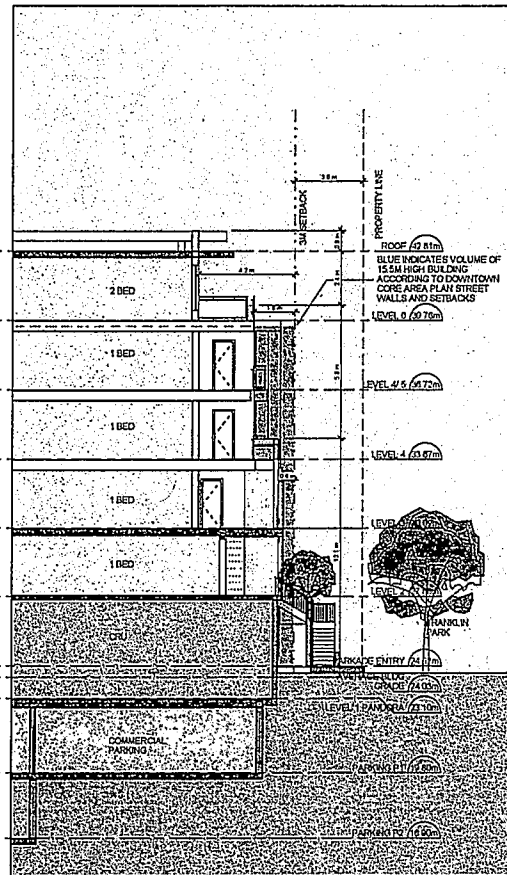
SHEET TITLE:  
BUILDING SECTIONS

DRAWING NO.:	REV.
A116	

Received  
City of Victoria  
APR 10 2013  
Planning & Development Department  
Development Services Division



1 BUILDING 'B' SECTION 1  
A116 1:100



2 BUILDING 'B' SECTION 2  
A116 1:100

**Received**  
 City of Victoria  
  
**APR 10 2013**  
  
 Planning & Development Department  
 Development Services Division

KEY PLAN  
SCALE: N1:2  
NOTES

REVISIONS:	
ISSUED FOR:	
RETURNING SUBMISSION	11/05/2012



**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

1100 7th St. Suite 1100 | 2155 West 10th Street | Vancouver, BC V6L 2M6  
 P: 604 251 2200 | F: 604 251 2201 | WWW.CDIARCHITECTS.COM

PROJECT:  
 RESIDENTIAL - COMMERCIAL  
 DEVELOPMENT  
 1006-1012 PANDORA AVENUE,  
 VICTORIA, BC

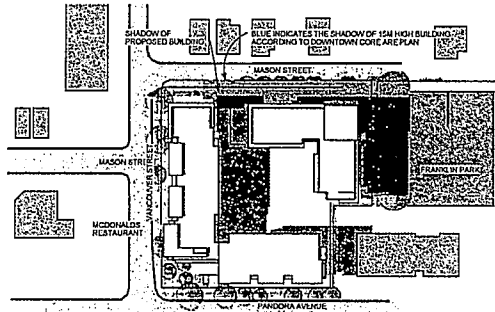
OWNER:  
**BlueSky**  
 PROPERTIES

CONSULTANT:

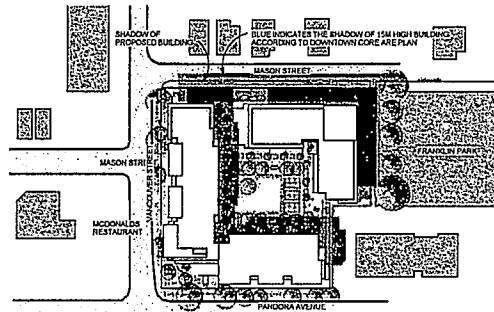
DRAWN BY: Author	SEAL:
CHECKED BY: Client	
SCALE: 1:100	
PREPNO: PAK	
DATE: JANUARY 29, 2013	

SHEET TITLE:  
 BUILDING 'B'  
 SECTIONS

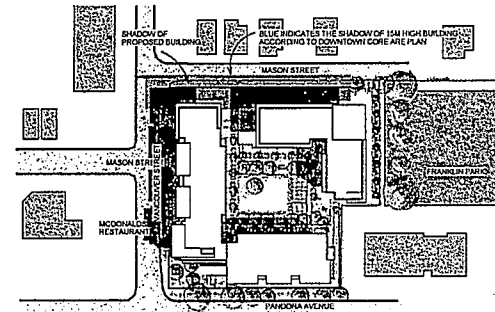
DRAWING NO.:	REV.
A117	



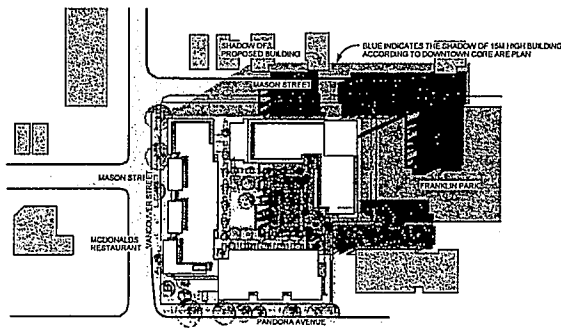
1 Shadow Study June22 4pm  
A112 1:1000



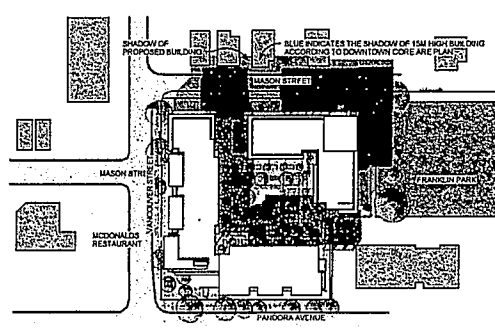
2 Shadow Study June22 2pm  
A112 1:1000



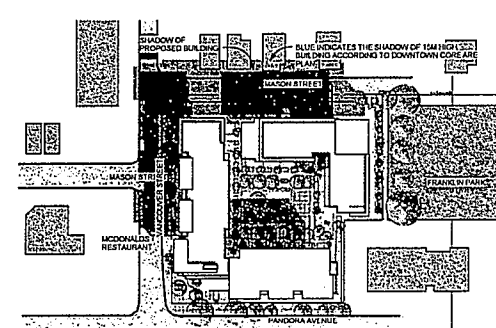
3 Shadow Study June22 10am  
A112 1:1000



4 Shadow Study Sept22 4pm  
A112 1:1000



5 Shadow Study Sept22 2pm  
A112 1:1000



6 Shadow Study Sept22 10am  
A112 1:1000

KEY PLAN  
SCALE N.T.S.  
NOTES

REVISIONS:	
ISSUED FOR:	
REVISION SUBMISSION	11/05/2012

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

T 800 261 2662 | 250 386 4646 | 250 386 4646  
F 250 386 4646 | 250 386 4646 | 250 386 4646

PROJECT:  
RESIDENTIAL + COMMERCIAL  
DEVELOPMENT  
1005-1015 PANDORA AVENUE,  
VICTORIA, BC

OWNER:  
**BlueSky**  
PROPERTIES

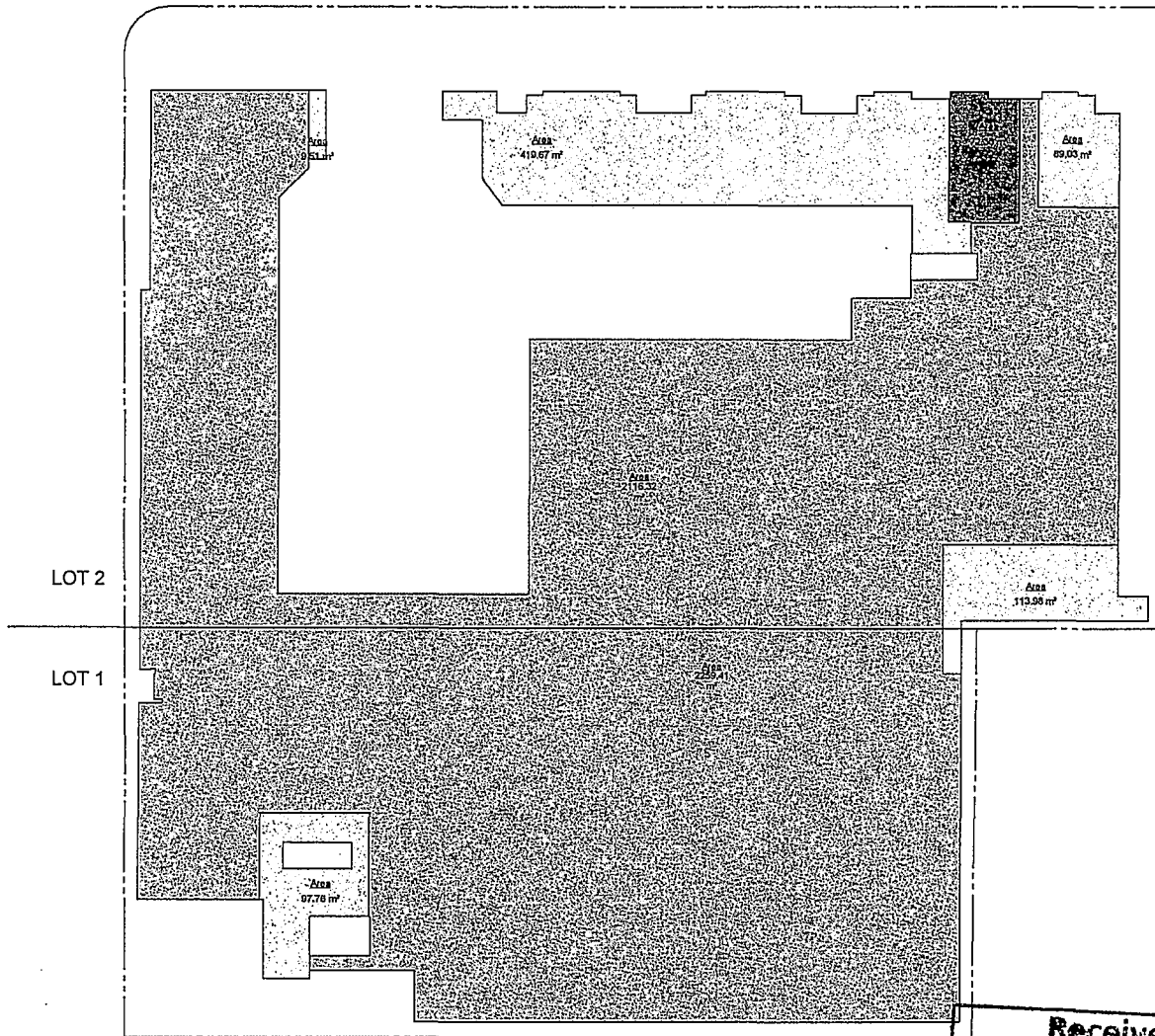
CONSULTANT:

DRAWN BY: Ameer	SCALE:
CHECKED BY: Cheuk	SCALE: 1:1000
PROJECT NO: PAN	DATE: JANUARY 29, 2013

SHEET TITLE:  
SHADOW STUDIES

DRAWING NO.:	REV.
A118	

Received  
City of Victoria  
  
APR 10 2013  
  
Planning & Development Department  
Development Services Division



1 LEVEL 1 MASON AREA OVERLAY  
A112 1/200

Level 1 Area Summary	
Area Use Type	Area
Commercial	2259.41 m <sup>2</sup>
Commercial	2110.32 m <sup>2</sup>
Commercial	4375.73 m <sup>2</sup>
Community Room	77.36 m <sup>2</sup>
Community Room	72.36 m <sup>2</sup>
Residential	410.67 m <sup>2</sup>
Residential	69.03 m <sup>2</sup>
Residential	97.76 m <sup>2</sup>
Residential	113.98 m <sup>2</sup>
Residential	8.51 m <sup>2</sup>
Residential	789.94 m <sup>2</sup>
Gross Building Area	5158.03 m <sup>2</sup>

Received  
City of Victoria  
APR 10 2013  
Planning & Development Department  
Development Services Division

KEY PLAN  
SCALE: NTS  
NOTES

REVISIONS:

ISSUED FOR:

REVISION SUBMITTER:



**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

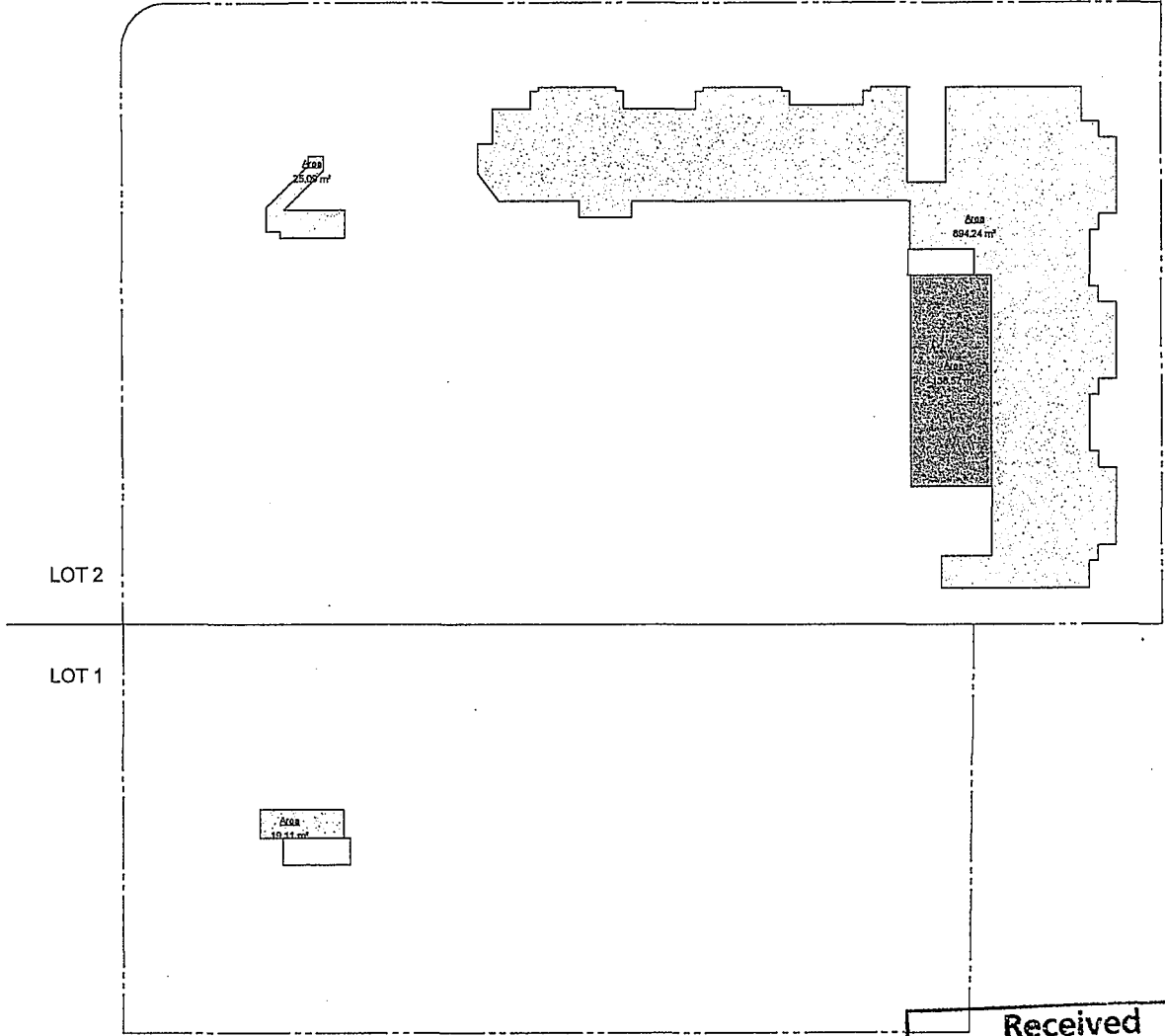
BlueSky  
PROPERTIES

CONSULTANT:

DRAWN BY: Author  
CHECKED BY: Designer  
SCALE: 1/200  
PLIND: PAH  
DATE: JANUARY 24, 2013

SHEET TITLE:  
LEVEL 1 AREA  
OVERLAY

DRAWING NO.: AO-01  
REV.



1 LEVEL 2 - AREA OVERLAY  
A113 1:200

Level 2 Area Summary	
Area Use Type	Area
Residential	894.24 m <sup>2</sup>
Residential	10.11 m <sup>2</sup>
Residential	25.09 m <sup>2</sup>
Residential	938.44 m <sup>2</sup>
Service	138.57 m <sup>2</sup>
Service	138.57 m <sup>2</sup>
Gross Building Area	1075.00 m <sup>2</sup>

Received  
City of Victoria  
  
APR 10 2013  
  
Planning & Development Department  
Development Services Division

KEY PLAN  
SCALE N.T.S.  
NOTES

NO. 100000  
REVISIONS:  
ISSUED FOR:  
ISSUING JURISDICTION: (11/09/2012)



**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

100-121-2000 | 213-388-1234 | 1111 BROADVIEW ST. | VICTORIA, BC V8M 2Y1 | WWW.DIKEAKOS.COM

PROJECT:

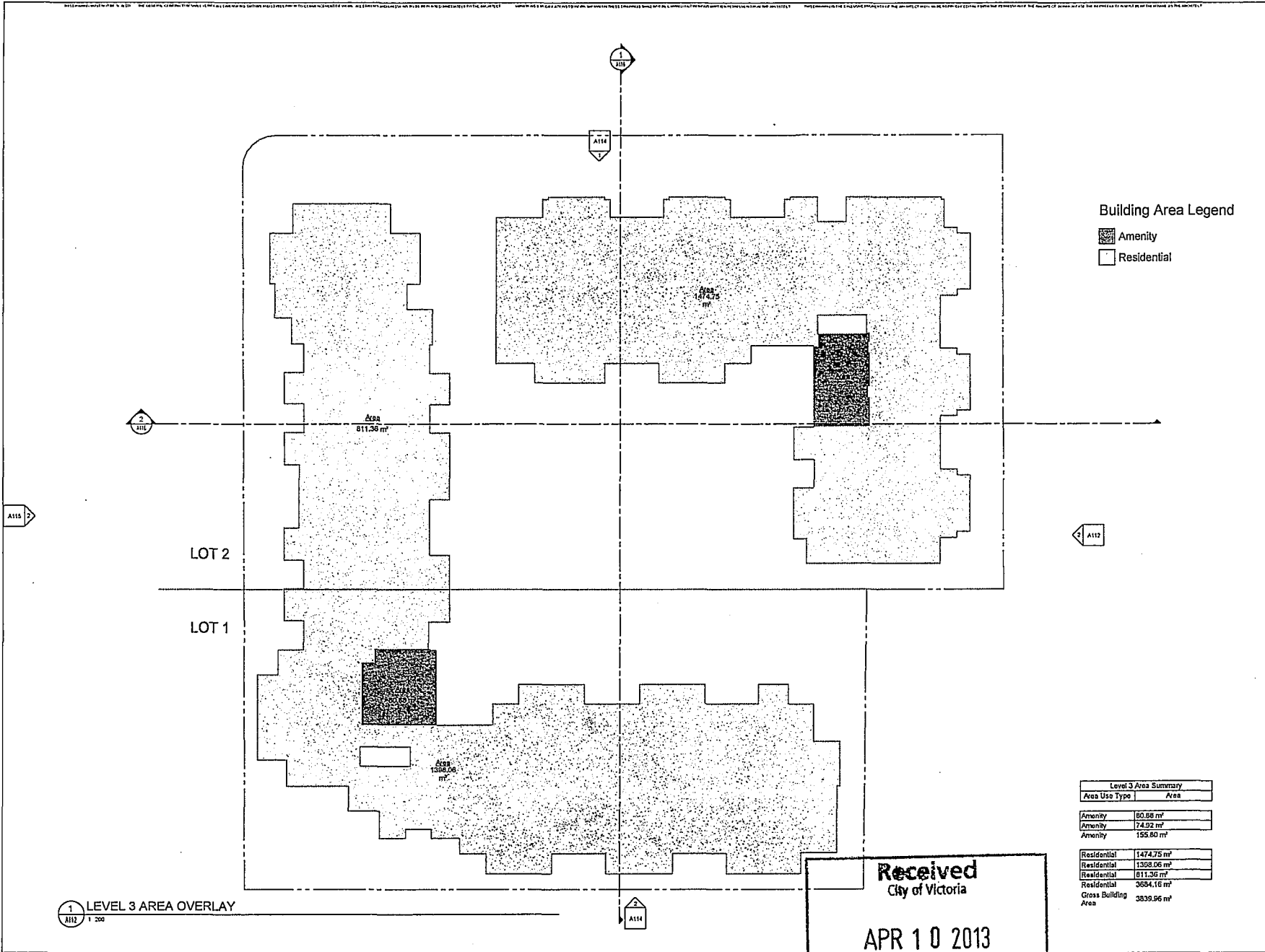
OWNER:  
**BlueSky**  
PROPERTIES

CONTRACT:

DESIGNED BY: [Blank] SEAL:  
CHECKED BY: Checker  
SCALE: 1:200  
PLNG. PAN  
DATE: JANUARY 26, 2013

SHEET TITLE:  
**LEVEL 2 AREA OVERLAY**

DRAWING NO.: AO-02 REV.



Building Area Legend

- Amenity
- Residential

Level 3 Area Summary	
Area Use Type	Area
Amenity	80.58 m <sup>2</sup>
Amenity	74.92 m <sup>2</sup>
Amenity	155.80 m <sup>2</sup>
Residential	1474.75 m <sup>2</sup>
Residential	1308.06 m <sup>2</sup>
Residential	811.36 m <sup>2</sup>
Residential	3694.16 m <sup>2</sup>
Gross Building Area	3839.96 m <sup>2</sup>

1 LEVEL 3 AREA OVERLAY  
A112 1:200

**Received**  
City of Victoria  
  
**APR 10 2013**  
  
Planning & Development Department  
Development Services Division

KEY PLAN  
SCALE: N.T.S.  
NOTES

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



CHRIS DIKEAKOS ARCHITECTS INC.  
1000 10th Street, Suite 100, Victoria, BC V8W 2E1  
Tel: 250-383-1111 Fax: 250-383-1112

PROJECT:

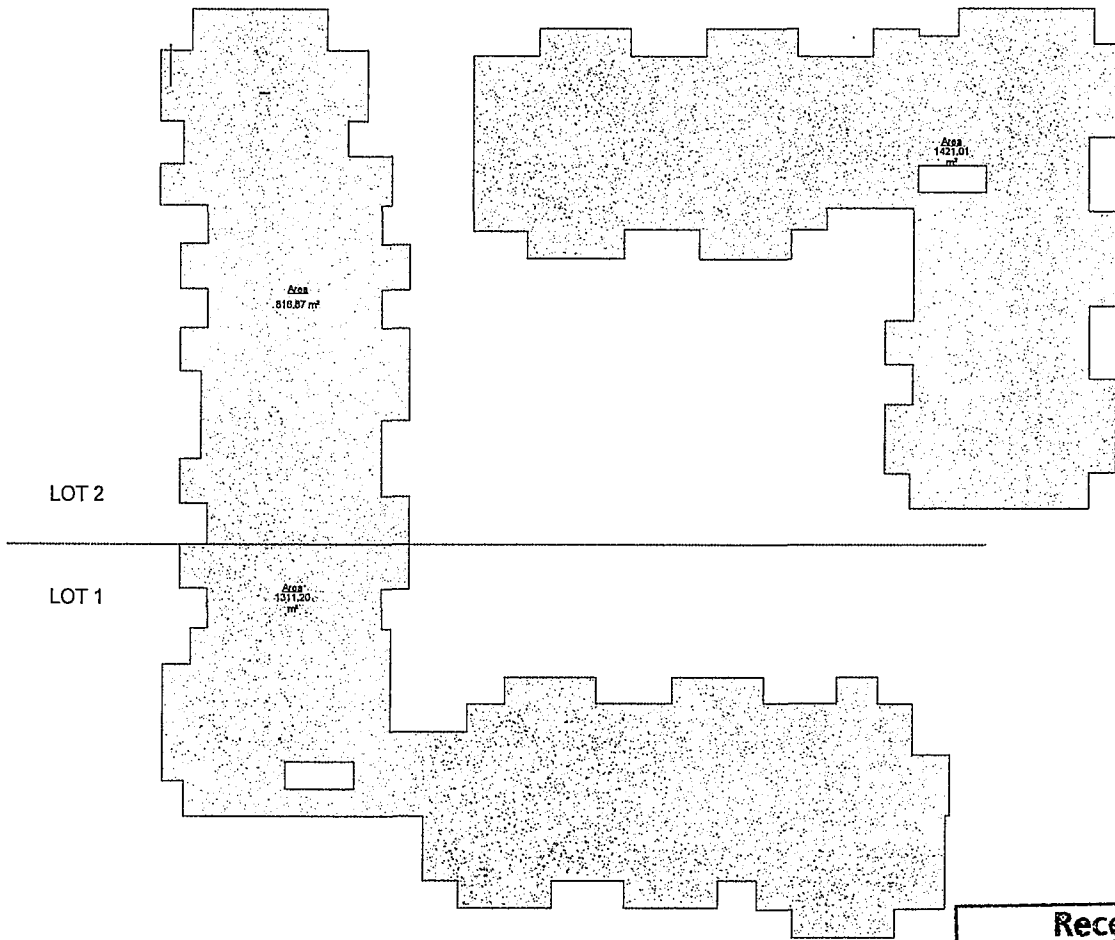
OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author	TITLE:
CHECKED BY: Checker	SCALE: 1:200
DATE: JANUARY 28, 2013	PROJECT NO.:

SHEET TITLE:  
**LEVEL 3 AREA OVERLAY**

DRAWING NO.:	REV.
AO-03	



**Building Area Legend**

Residential

KEY PLAN  
SCALE: N.T.S.  
NOTES



REVISIONS:

ISSUED FOR:

ISSUED BY:

**can**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

7 804 291 2442 | 213 AVENUE ROAD | FREDERICTON, NB  
P. 804 291 2442 | E. CHRIS@CANARCHITECTS.COM | WWW.CANARCHITECTS.COM

FOR INFORMATION ONLY:  
THIS DRAWING IS THE PROPERTY OF CAN 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 CAN ARCHITECTS INC.

PROJECT:

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

DRAWN BY: Author	SCALE:
CHECKED BY: Checker	
SCALE: 1:200	
PROJECT: PAN	
DATE: JANUARY 28, 2013	

SHEET TITLE:  
**LEVEL 4/ 5 AREA OVERLAY**

DRAWING NO.:	REV.
AO-04	

**1** LEVEL 4/ 5 AREA OVERLAY  
A112 1:200

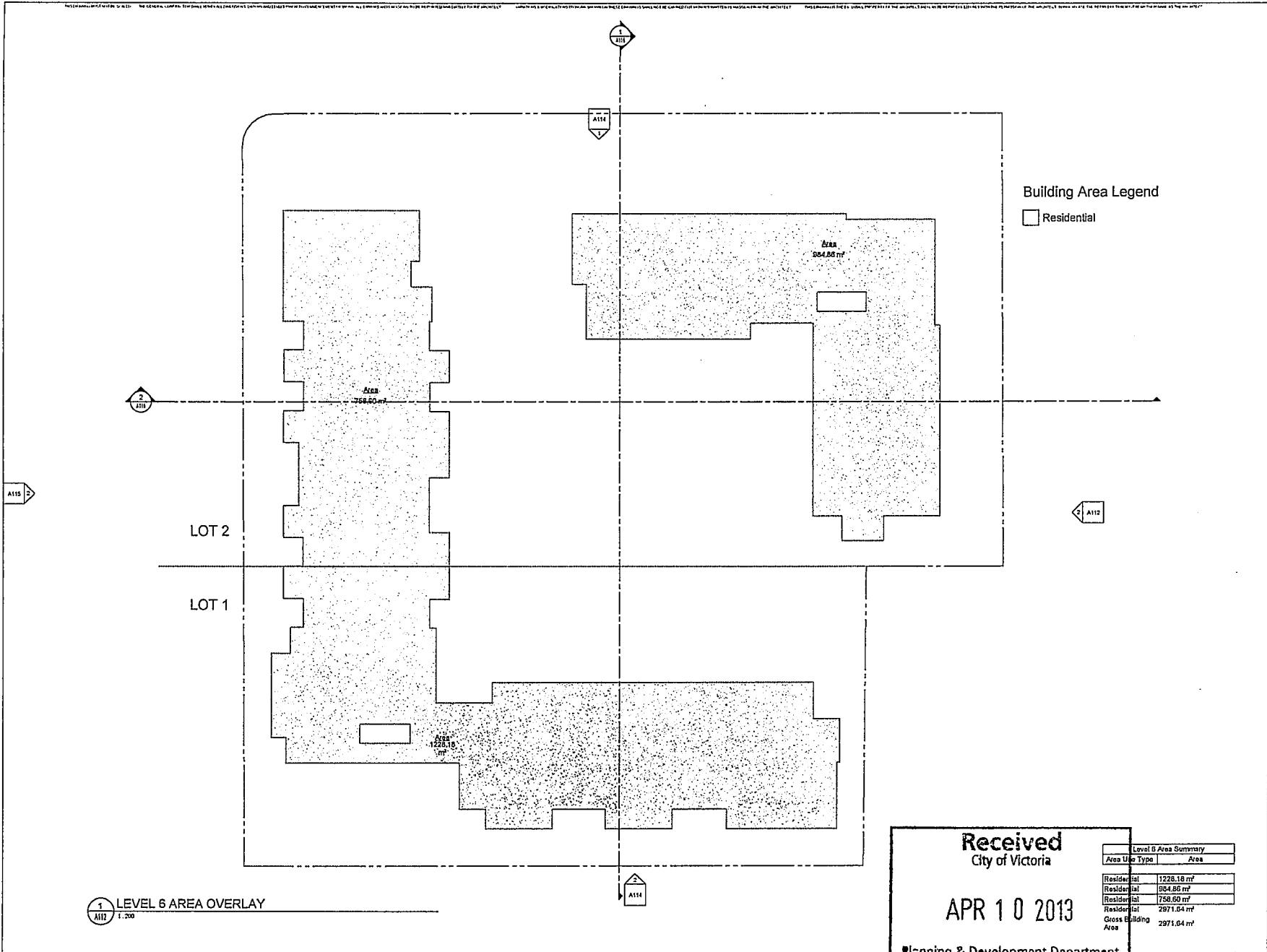
Level 4/5 Area Summary	
Area Use Typo	Area
Residential	1421.01 m <sup>2</sup>
Residential	1311.20 m <sup>2</sup>
Residential	816.87 m <sup>2</sup>
Residential	3549.08 m <sup>2</sup>
Gross Building Area	3549.08 m <sup>2</sup>

**Received**  
City of Victoria

**APR 10 2013**

Planning & Development Department  
Development Services Division





1 LEVEL 6 AREA OVERLAY  
A112 1:200

Building Area Legend

Residential



KEY PLAN  
SCALE: N.T.S.  
NOTES

REVISIONS:	
ISSUED FOR:	
ISSUED DATE:	11/05/2012

**CDI**  
CHRIS DIKEAKOS  
ARCHITECTS INC.

7-882-741-2661 | 11200 Highway 10 West, Victoria, BC V8P 2G5  
Our drawings are made to the best of our ability and are not intended to be used for any purpose other than that intended. The user assumes all liability for any errors or omissions. All drawings are subject to change without notice.

PROJECT:

OWNER:  
**BlueSky**  
PROPERTIES

CONSULTANT:

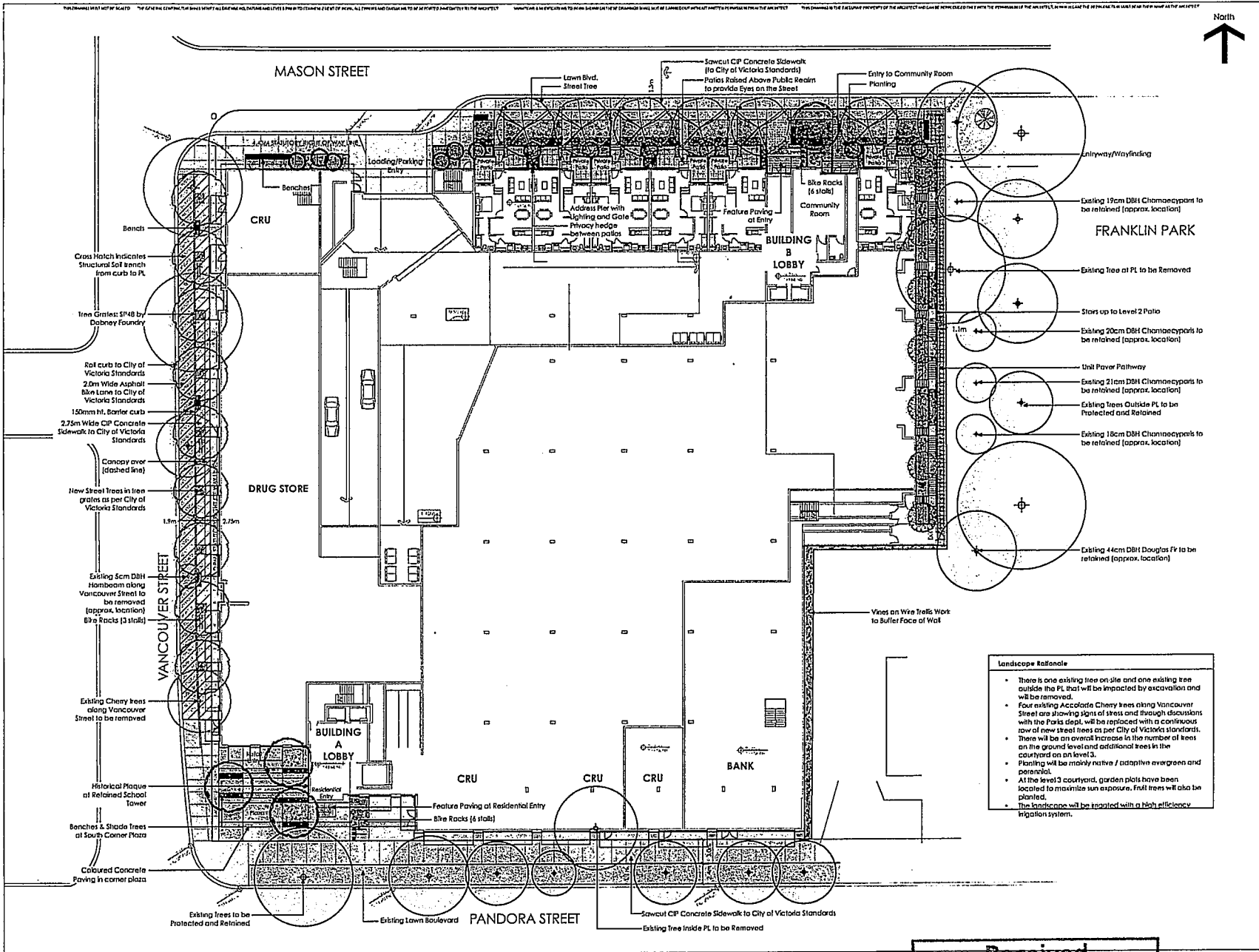
DRAWN BY: Ashw	SCALE:
CHECKED BY: Chever	SCALE: 1:200
DATE: JANUARY 29, 2013	PROJECT: PAN

SHEET TITLE:  
LEVEL 6 AREA OVERLAY

DRAWING NO.:	REV.
AO-05	

Received  
City of Victoria  
  
APR 10 2013  
  
Planning & Development Department  
Development Services Division

Level 6 Area Summary	
Area Use Type	Area
Residential	1228.18 m <sup>2</sup>
Residential	904.86 m <sup>2</sup>
Residential	758.60 m <sup>2</sup>
Residential	2971.04 m <sup>2</sup>
Gross Building Area	2971.04 m <sup>2</sup>



**KEY PLAN**  
SCALE: 1:10  
NOTES

1. Approved Planning	Rev. No. 2012
2. Approved Planning	Rev. No. 2012
3. Approved Planning	Rev. No. 2012
4. Approved Planning	Rev. No. 2012
5. Approved Planning	Rev. No. 2012
<b>REVISIONS:</b>	
ISSUED FOR:	



**CHRIS DIKEAKOS ARCHITECTS INC.**  
1001 29th Street, Suite 200, Victoria, BC V8T 2R2  
250.383.4444 | 250.383.4445  
www.chrisdikeakos.com



**BlueSky PROPERTIES**  
Dunelm Kirk & Co. Ltd.  
107 - 1537 West 5th Ave.,  
Victoria BC V8M 1Y5  
604.624.1033  
604.624.1077  
www.bskv.com

DRAWN BY: <b>ES</b>	SCALE
CHECKED BY: <b>ES</b>	SCALE: 1:20 (1:10)
PLANNED: 12/08	
DATE: December 12, 2012	

SHEET TITLE: Ground Floor Landscape Concept Plan	
DRAWING NO.: L 01	REV.: 1

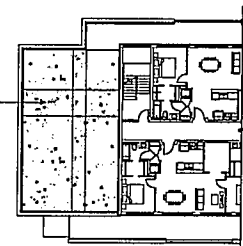
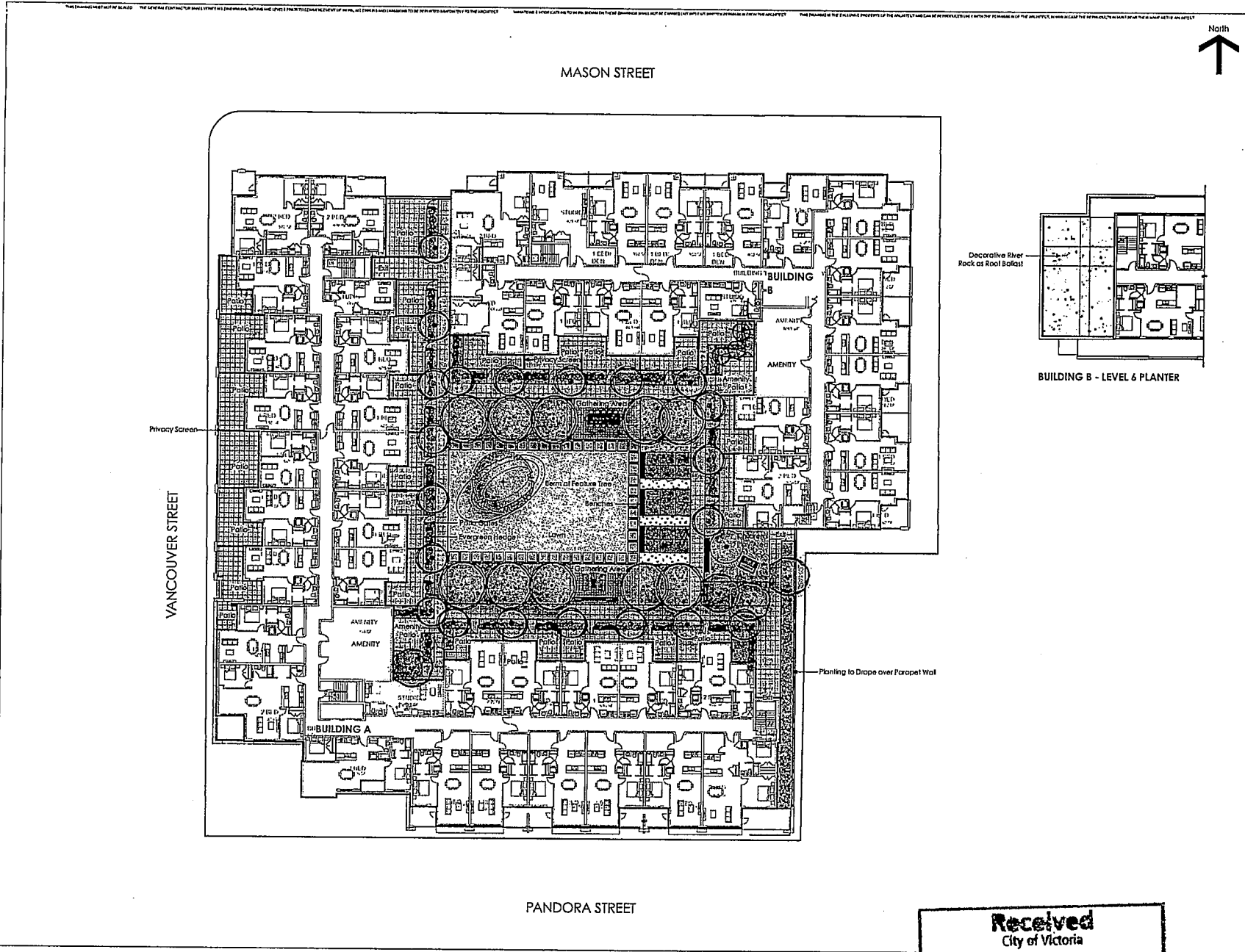
**Landscape Rationale**

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

**Received**  
City of Victoria

**APR 1 0 2013**

Planning & Development Department  
Development Services Division



BUILDING B - LEVEL 6 PLANTER

**KEY PLAN**  
SCALE: 1:1000  
NOTES

1. Revised for Planning	Rev. No. 01/12
2. Revised for Engineering	Rev. No. 02/12
3. Revised for Civil Engineering	Rev. No. 03/12
4. Revised for Electrical Engineering	Rev. No. 04/12
5. Revised for Mechanical Engineering	Rev. No. 05/12
6. Revised for Structural Engineering	Rev. No. 06/12
7. Revised for Landscape Architecture	Rev. No. 07/12

**REVISIONS:**

**ISSUED FOR:**



**CHRIS DIKEAKOS ARCHITECTS INC.**  
1111 11th Street  
11th Street  
Vancouver, BC V6Z 2Y6  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.cdai.com



**BlueSky PROPERTIES**  
100 - 1637 West 6th Ave.  
Vancouver, BC V6L 1P9  
Tel: 604.684.1611  
Fax: 604.684.1617  
www.bsip.com

DRAWN BY: JEB	SEAL
CHECKED BY: JEB	
SCALE: 1:200 (partial)	
PROJECT: 12064	
DATE: November 21, 2012	

**SHEET TITLE:**  
Podium (Level 3)  
Landscape  
Concept Plan

DRAWING NO.:	REV.
L 02	1

**Received**  
City of Victoria  
  
APR 10 2013  
Planning & Development Department  
Victoria, B.C.



CHRIS DIKEAKOS ARCHITECTS INC.



Dec 12, 2012

City of Victoria Mayor's Office  
1 Centennial Square  
Victoria, B.C. V8W 1P6

Dear Mr. Mayor and Members of Council

**Re: Rezoning Submission for 1008-1012 Pandora Avenue, Victoria, B.C.**

We are pleased to be making a 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**

- Proposed rezoning from CA-1 (Pandora Avenue Special Commercial) and R-2 (2 Family Dwelling) to C-2 (Commercial/Residential)
- C-2 Maximum Density is 3.0 for Commercial and 5.5 for Residential; proposed maximum density is 2.57 for the entire project.
- Tenure type: strata titled residential rental suites and strata titled commercial.
- 204 residential rental units, units types include
  - 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.

**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 2.57 over 6 stories.
- 5.3 Pedestrian Network  
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

T 604 291 2660  
F 604 291 2667

212 – 3989 HENNING DR  
BURNABY BC V5C 6N5

[INFO@DIKEAKOS.COM](mailto:INFO@DIKEAKOS.COM)  
[WWW.DIKEAKOS.COM](http://WWW.DIKEAKOS.COM)



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 by providing a sidewalk running along the east property line. The sidewalk terminates at the north property line of the adjacent eastern property; once the eastern property is redeveloped the through block walkway can be completed. The proposed sidewalk will be activated daily by residents accessing Franklin Park facing ground oriented units.

- 5.34 Through-block Walkway Policies and Actions -Design

All elements of CPTED have been incorporated into the overall site plan design and continue in to 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.

- 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 entry Tower of St Andrews School will be retained and incorporated into the design of the development. This entry tower will continue to terminate the Vancouver Street vista with the 6 storey residential building framing the tower behind it.

- 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, 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, the St Andrews Entry tower will act as a backdrop to the plaza, and the plaza will be located on the southwest corner of the block with full sun throughout the year.

- 6.49 Design Quality  
Coloured concrete paving will define the plaza and integrate with the city sidewalk standards.
- 6.50 An historical marker will be placed on the St Andrews entry tower in recognition of the history of the school on this site; this will work towards activating the site.
- 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 that front onto the park, and balconies face 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 3 is a landscaped courtyard designed to reduce storm water runoff rates and reduce heat island effect.
- 8.5 Support re-use of buildings is accomplished through the retention of St Andrews corner entry tower; it will be retained and incorporated into the design to be the residential entry on Pandora Avenue.
- 8.6 Passive design is incorporated into the use of building overhangs on south elevations and deeply recessed balconies on the east and west elevations. The top floor steps back to reduce shadowing to the north.
- 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 site that proposes an extra floor. This floor has been set back to minimize impact on Mason Street. The shadowing along Mason Street and Franklin Park is less than the city approved volume due to the additional setbacks of the upper floors.
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 2.69 which is within 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 17.4m high primary street wall is provided for 27% of the length of the site. The street wall steps down to 13.9m 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 varies along the length of Pandora Avenue. A secondary street wall is set back 3.0m.
2. Along Vancouver Street a 10.3m and 13.9m street wall extends for a minimum length of 60% of the street wall. A secondary street wall is setback a minimum of 3.0m.
3. Along Mason Street the street wall is set back 10m from the property line, with additional setbacks at level 4 and level 6.

Along Franklin Park the primary wall is set back 3.7m and steps back further at level 4 and 6.

### 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 a bank, drug store and pharmacy will reduce the need for residents to leave the community to access services.
- Rain gardens, green roofs and urban agriculture plots will reduce rain water runoff.

Community Amenity

- A community meeting space has been provided beside the residential entry on Mason Street. This will help to solidify the community in that there is an available venue to conduct meetings year round.

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 that extend up to level 3 and 4, with the 3 storey volume turning the corner behind the St Andrews entry tower.

#### Vancouver Street

- Commercial/retail fronts Vancouver Street with overhead canopy weather protection; the 3 storey brick massing turns the corner to Pandora Avenue and steps down 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 4 smaller volumes.
- The 3 storey brick volume that acts as a backdrop to the St Andrews entry tower is similar in height to the existing St Andrews building.

#### 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 increase 3.0m beyond the statutory right of way.
- 3 storey town house forms front onto Mason Street, above which the building steps back at level 4 and level 6.

#### 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 3.7m

### 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
- 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 Entry Tower 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 provided 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**

- 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 3 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 3 will improve storm water management and reduce heat island.
  - Level 6 steps back on the north elevations to allow more sun light to the courtyard and onto Mason Street.
  - 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 rezoning stage, the team will meet to determine what innovative opportunities are available.

##### **d) Building Retention and reuse**

- The entry tower from St Andrews school will be retained and incorporated into the project as the residential entry on Pandora Avenue.



- Once the project is approved the existing building will be inspected to see what materials can be salvaged and what materials can be recycled, the goal will be to divert as much material from the landfill as possible.
  - 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 a future tenant
  - 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.
- f) **Energy Efficiency for Part 3 Buildings**
- Refer to attached letter from Stantec, Mechanical Engineer for the project.
- g) **Renewable Energy for Part 3 Buildings**
- Refer to attached letter from Stantec, Mechanical Engineer for the project.
- h) **Water**
- Refer to attached letter from Stantec, Mechanical Engineer for the project.
- 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.

Thank-you for your time and consideration.

Per:

**Chris Dikeakos, Architect MAIBC, MRAIC, AIA**  
Managing Principal  
Chris Dikeakos Architects Inc.



**Stantec**

**Stantec Consulting Ltd.**  
400 - 655 Tyee Road  
Victoria BC V9A 6X5  
Tel: (250) 388-9161  
Fax: (250) 382-0514

October 10, 2012  
File: 1123-11197

**Attention: Robert Duke**  
Chris Dikeakos Architects Inc.  
3989 Henning Drive, Suite 212  
Burnaby, BC V5C 6N5

**Reference: Sustainability Letter – Vancouver and Pandora DP Submission Process**

Dear Mr. Duke,

We are pleased to submit this Green Building Checklist in support of the rezoning application by Blue Sky Properties for 1002, 1008 1012 Pandora Avenue Development. The Developer and design team have carefully reviewed the City of Victoria Checklist Form and are responding with the following detailed description of the sustainable building commitments that form part of the rezoning proposal:

Category	
Energy Efficiency	<p>As it is early in the ReZoning design stage of the project, it is not possible to commit to a specific level of energy performance. However, it is proposed that the several energy efficient design strategies be considered to reduce energy use, including:</p> <ul style="list-style-type: none"> <li>• Occupant sensor control for lighting at the parkade level,</li> <li>• Occupant and daylight sensors for the stairwells and residential floor levels,</li> <li>• The use of energy efficient air to water heat pumps for ventilation and air conditioning at the commercial levels,</li> <li>• Energy Star rated appliances for residential units.</li> <li>• A green roof over commercial levels and courtyard - to reduce the building's contribution to the urban heat island effect, reducing the need for cooling energy consumption.</li> </ul>
Renewable Energy	<p>The natural heat gain within the building from solar load will be considered for heat recovery using heat pump technology or energy recovery ventilators to preheat ventilation air for the common areas.</p>
Water	<p>Currently a large portion of the site surface is impervious (as either roof area or asphalt paving) and most rainwater from these surfaces on the site is discharged directly to the storm system. The project seeks to reduce the current levels of stormwater run-off from the site through the retention and enhancement of green space at the east and north faces of the building and through the introduction of green roof areas on level 3. Subject to City staff approval, curbside rain gardens will also be implemented to collect and treat rainwater run-off from Mason Street along the north side of the property. By these measures the project will actually reduce the load on the existing storm drain infrastructure and the pollution or destruction of ecosystems at the discharge locations.</p>

October 10, 2012  
Attention: Robert Duke  
Page 2 of 2

**Reference: Sustainability Letter – Vancouver and Pandora DP Submission Process**

Site Permeability	During construction stormwater run-off and erosion control measures will be implemented. In the final design, the use of rain gardens and green roof areas will mitigate rates of run-off and improve run-off quality to the City's storm drain system.
-------------------	---

We trust this letter adequately outlines the extent of sustainable design and construction initiatives that will be considered in this project. If you have any questions or require additional information, please feel free to contact our office.

Regards,

**STANTEC CONSULTING LTD.**



Collin Cronkhite, P.Eng., CP  
Senior Associate  
Mechanical and Electrical Lead  
Tel: (250) 389-2362  
Fax: (250) 382-0514  
Collin.Cronkhite@stantec.com



Ken French, ASCT  
Associate  
Tel: (250) 389-2345  
Fax: (250) 382-0514  
ken.french@stantec.com



## Talbot Mackenzie & Associates

Consulting Arborists

August 7, 2012

Durante Kruek Ltd.  
102 – 1637 W 5<sup>th</sup> Avenue  
Vancouver, BC V6J 1N5

Attention: Jennifer Stamp

Re: Tree Impact and Mitigation Recommendations

**Assignment:** Prepare a Tree Impact and Retention Report to be used during the proposed mixed-use development of the properties 1002, 1008, 1012 Pandora Street, Victoria, BC

**Methodology:** For the purpose of this report, we reviewed the building footprint and underground layout as outlined in the architect's plans. During our August 01, 2012 site visit, we examined and documented the resource of trees that are located along the municipal frontages of Vancouver Street, Pandora Avenue and within the western portion of Franklin Green Park, where they could potentially be impacted by the redevelopment of this site. The trees are identified by number on the site plan but are not identified with a tag number onsite. The information that was compiled including the tree species, size (d.b.h.), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

**Tree Resource:** Several trees that are below the size required to be protected under the Municipal Tree Protection bylaw are located within the boundaries of the subject property. One of these trees, a 49 cm d.b.h. *Chamaecyparis*, is identified on the site plan and was recorded in our tree resource spreadsheet. The non bylaw-protected trees remaining on this property are located near the Pandora Avenue, Vancouver Street corner, and are younger landscape plantings that are easily replaced in the landscape with replacement nursery stock. They include: one Red maple, one Flowering plum, one Weeping Yellow cedar and three Norway spruce.

The trees of concern that are located on the adjacent municipal frontages and park property include:

Four Accolade Flowering cherry trees	Located along the Vancouver Street municipal frontage
Four Yoshino Flowering cherry and three Horse chestnut trees	Located along the Pandora Avenue municipal frontage
One holly tree, two Black Cottonwood trees and three Robinia trees	Located within the boundaries of Franklin Green Park, where they could potentially be impacted

One Black Cottonwood tree #0622 is located on the boundary between Franklin Green Park and the subject property, and where, in our opinion, the impacts will be too great to consider retaining it. The species is noted for its large spreading and aggressive root system that frequently causes damage to concrete hardscape, underground services, and perimeter drains. In our opinion, this is an unsuitable species to retain close to this building. Given the size of this tree in comparison to the adjacent Cottonwood trees and its location, this may have been a root sucker or seedling from the adjacent trees that was permitted to grow. Prior to removing this tree, we recommend that its trunk be girdled for one year, if possible, prior to its removal. This girdling process will weaken the root system and prevent rapid vegetative regeneration from the stump and root system once the tree is removed. We also recommend removing any of the existing suckers between the girdling wound and root collar and any that regenerate from below the girdling wound until the tree has died or has been removed. We do not recommend the use of a herbicide as the stump may be connected to the root system of the adjacent Cottonwood trees.

**Potential impacts:** We anticipate that the highest onsite impacts will occur during excavation for the proposed building footprint and underground parking. The plans indicate that there will be two levels of underground parking that will require a deep excavation along the municipal frontages and that may require a cut-slope at the edges of the excavation for stability purposes or Work Safe requirements.

The trees could also be impacted by the location of scaffolding or cranes to access the outside of the building during construction, and by the location of underground service connections and any requirements to upgrade or replace any of the offsite municipal infrastructures.

**Mitigation of impacts:** We recommend the following procedures be implemented, to reduce the impacts on the trees to be retained.

**Barrier fencing:** Trees along the municipal frontages that are to be retained must be isolated from the construction impacts by erecting protective barrier fencing. The barrier fencing, to be erected, must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by boards that run between these posts (see attached barrier fencing specifications). The fencing that is located on the municipal boulevard or runs along the municipal frontage must conform to the municipal specifications that require:

- 0.6 metres between the fencing and the curb to provide for opening of car doors
- 0.3 metres of clearance between the fence and the edge of a sidewalk within a grass boulevard.

The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Perimeter construction/security fencing that will be erected around the property boundaries should be sufficient to protect the trees that are to be retained within the park boundaries.

**Excavation for the Building footprint/underground parking:** We anticipate that the entire area within the boundaries of the property will be excavated, and this excavation may encroach into the municipal frontages for any cut-slope requirements at the edge of the excavation.

In our opinion, it will be necessary to restrict the excavation to the property boundaries if the trees that are located along the municipal frontages are to be retained. The use of shoring or other methods of stabilizing the excavation cut may be required to prevent the excavation from encroaching onto the municipal street frontages and park area. With the exception of Cottonwood #0622, the remainder of the trees within Franklin Green Park are located a sufficient distance from the property boundary where there will not be adversely impacted, if the excavation does not encroach beyond the property boundary.

**Driveway crossings:** The plans show that the main driveway access will be from the Mason Street frontage where there are no trees. If additional access points are required during the construction phase, these access points should be in the location of the existing driveways.

**Blasting/rock removal:** At this time, we are not aware of any blasting requirements for this site; however, it is possible that bedrock will be encountered given the depth of excavation required. If blasting is required to level these rock areas, it should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building footprint. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

**Servicing:** Servicing information was not available or reviewed for the purpose of this report. It is our recommendation that all of the underground service corridors and connections be located where they do not encroach into the critical rooting areas of the municipal trees that are to be retained. We observed manholes for the sanitary and storm sewers and for hydro services at the Vancouver Street and Pandora Avenue corner and where connections at this point should be possible without impacting the adjacent trees. Manholes for sanitary and storm drains were also observed at the Mason Street and Vancouver Street corner. Water meters were observed within the sidewalks on both the Pandora Avenue and Mason Street frontages. It should be possible to locate all services outside the critical root zones of the retained trees, however if the services must be located within these root zones, the plans must be reviewed by the project arborist to determine the potential impacts on the bylaw-protected trees.

If any excavation is required to upgrade these services within the critical root zone of the trees to be retained, it must be performed under arborist supervision, and may involve hand digging and/or airspade excavation or the use of hydro excavation. All aboveground services should be located where they are not in conflict with the canopies of the bylaw-protected trees that are to be retained.

**Offsite work:** The plans did not show, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. The project arborist must review any changes to the municipal infrastructure or additional offsite requirements prior to their installation to determine the impacts on the bylaw-protected trees that are to be retained.

**Sidewalk, hardscape removal and replacement:** We recommend that any existing hardscape, such as sidewalk and asphalt within the critical root zones of trees, be retained, where possible, through the construction phase to protect any root structures that are located beneath these surfaces. If the surfacing material is to be replaced, it is more beneficial to the tree to replace it near the end of the project when machine activity around the trees is reduced. The removal of the hardscape surfaces surrounding the trees must be removed under the supervision of the project arborist, and the exposed area protected until a landscape treatment or new surfacing materials are installed.

**Pruning:** The canopies of most of the municipal trees are at or extend over the property line and into the subject property. It is likely that some pruning of the canopies of the retained trees will be required to attain adequate clearance from and above the area of excavation and construction. Care must be taken when planning the locations to erect scaffolding or other methods of working on the exterior of the building, to minimize the pruning requirements.

An ISA Certified arborist or Municipal arborist must conduct any pruning of the municipal trees after first obtaining permission from the Municipal Parks Department. The trees are located where there is an adequate distance between the buildings and the tree trunk to permit clearance pruning in future years without adversely impacting the health or structure of the trees.

**Arborist Role** – It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building footprint, driveway footprint, and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

.../5

Box 48153  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: treehelp@telus.net



**Review and site meeting:** Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

**Summary:** Our review of the tree resource and the plans supplied found that it will be possible to successfully mitigate the impacts on the trees along the municipal frontages and the adjacent park property if all of the required excavation is contained within the property boundaries, and if the underground and aboveground services are located where they do not conflict with the tree canopies and critical root zones. In our opinion, it will not be possible to retain, nor is it wise to attempt to retain, Cottonwood tree #0622. Care must be taken when planning the locations to erect scaffolding or other methods of working on the exterior of the building to minimize the pruning requirements.

Please do not hesitate to call us at 250-479-8733 should you have any further questions.  
Thank You.

Yours truly,  
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

Enclosures: – Tree Resource Spreadsheet, Barrier Fencing Specifications

**Disclosure Statement**

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: treehelp@telus.net

**TREE RESOURCE**  
**1002, 1008 and 1012 Pandora Street**

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
616	63	11.3	6.0	Robinia	12	Fair	Fair	Good	Located within Franklin Green Park, pruning wounds - no visible decay, deadwood, some end-weighted limbs.
617	47	8.5	5.0	Robinia	12	Fair	Fair	Good	Located within Franklin Green Park, pruning wounds - no visible decay, some end-weighted limbs.
618	52	9.4	5.0	Robinia	8	Fair	Fair/Poor	Good	Located within Franklin Green Park, <i>Ganoderma</i> fruiting body at root collar, heavily pruned historically. <b>Closer examination recommended.</b>
619	78	14.0	12.0	Poplar	16	Fair	Fair	Poor	Located within Franklin Green Park, epicormic growth, large historic pruning wounds, may have been topped historically, some end-weighted limbs.
620	93	16.7	14.0	Poplar	17	Fair	Fair	Poor	Located within Franklin Green Park, historic pruning wounds, small deadwood.
621	13, 16, 27, 27	11.0	6.0	Holly	8	Fair	Fair	Good	Located within Franklin Green Park. Four stems, near utility lines.
622	57	10.3	8.5	Poplar	14	Fair	Fair	Poor	Located within Franklin Green Park, suckering, epicormic growth.
827	29	5.2	3.5	Yoshino cherry	7	Fair	Fair	Moderate	Municipal tree, basal wound, growing beneath hydro lines, heavily pruned, large stem removed historically, some visible decay.
828	37	6.7	4.0	Horse chestnut	7	Fair	Fair/Poor	Good	Municipal tree, large stem removed historically, some visible decay-may be point of weakness, grows under utility lines. <b>Closer examination recommended.</b>
832	34	6.1	4.0	Yoshino cherry	9	Fair	Fair	Moderate	Municipal tree, grafted, growing under utility lines.
833	49	8.8	5.0	Chamaecyparis	9	Fair	Fair/Poor	Good	Located on the subject property - not of bylaw-protected size, heavily pruned, multiple tops.

**TREE RESOURCE**  
**1002, 1008 and 1012 Pandora Street**

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
834	26	4.7	3.0	Yoshino cherry	5	Fair	Fair	Moderate	Municipal tree, growing beneath utility lines, suckering, small tearout injury.
730	40	7.2	4.0	Horse chestnut	7	Fair	Fair/Poor	Good	Municipal tree, large basal cavity, visible decay, growing beneath utility lines. <b>Closer examination recommended.</b>
731	37	6.7	4.5	Yoshino cherry	10	Fair	Fair	Moderate	Municipal tree, epicormic growth, growing beneath utility lines.
734	54	9.7	5.5	Horse chestnut	12	Fair	Fair	Good	Municipal tree, growing beneath utility lines, large pruning wounds with visible decay.
692	42	7.6	5.0	Accolade cherry	13	Fair	Fair	Moderate	Municipal tree, large pruning wounds, epicormic growth.
526	23	4.1	3.0	Accolade cherry	10	Fair	Fair	Moderate	Municipal tree, lifting asphalt.
527	35	6.3	4.0	Accolade cherry	11	Fair	Fair	Moderate	Municipal tree, epicormic growth, pruning wounds.
529	38	6.8	4.5	Accolade cherry	11	Fair	Fair	Moderate	Municipal tree, large pruning wounds.
1	5	0.9	1.0	Hornbeam	1	Good	Good	Good	Recently planted
2	19	3.4	2.0	Chamaecyparis	4	Good	Good	Good	
3	20	3.6	2.0	Chamaecyparis	4	Good	Good	Good	
4	21	3.8	2.0	Chamaecyparis	4	Good	Good	Good	

**TREE RESOURCE**  
**1002, 1008 and 1012 Pandora Street**

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
5	18	3.2	2.0	Chamaecyparis	4	Good	Good	Good	
6	44	7.9	6.0	Douglas-fir	10	Good	Good	Poor	



## ST. LOUIS COLLEGE, 1002 PANDORA AVENUE



**Original Owner:** St. Louis College  
**Current Name:** St. Andrew's Elementary School  
**Architect:** Townley & Matheson  
**Builder:** Luney Brothers  
**Date of Construction:** 1930-31

### **Description of Historic Place**

Located prominently at the northeast corner of Pandora Avenue and Vancouver Street in the North Park neighbourhood of Victoria, the former St. Louis College, currently St. Andrew's Elementary School, is a three-storey school building with a central front tower and banks of windows along the side facades, recessed between vertical pilasters. Boldly expressed in cast concrete, the school reflects a modernist version of Collegiate Gothic, blended with Art Deco stylistic elements.

### **Heritage Value of Historic Place**

This historic school is valuable for its association with the development of the St. Louis College Catholic school for boys, and reflects the early establishment of the private educational system in Victoria. In 1857, Bishop Demers from Quebec established the first school for boys in Victoria. The following year Father Louis Herbomez, of the Order of the Oblates of Mary the Immaculate, took over the school. With the Bishop's blessing, Father Herbomez named the school St. Louis College after Louis IX, King of France. The first classes were held in the Bishop's Palace on Collinson Street. St. Louis

DRAFT-

Donald Luxton & Associates

College quickly established a reputation as the City's premier Catholic educational institution, due in part to its procurement of university-educated teachers. Ever-increasing school and staff populations necessitated the construction of a new school in 1864 at its present site. Further growth required the construction of a new building that opened in 1931; the cornerstone was relocated from the old college to the foundation of the new building, symbolizing the transference of its continuing traditions from old to new. The date of construction, during the depths of the Great Depression, reflects the low costs of labour and material at the time, which spurred the construction of several local institutional projects.

St. Louis College possesses historical value for its long-term association with the North Park neighbourhood in Victoria, and is also significant for its continuous use as a Catholic educational institution. Today the building is utilized as St. Andrew's Elementary, demonstrating long-term use by the Catholic community and contributing to the vitality and character of the North Park neighbourhood.

St. Louis College is also a significant design by the Vancouver firm Townley & Matheson, one of the most prolific architectural firms in Western Canada and leading proponents of the new modernist styles. They designed this building at the same time as they were working on the landmark Causeway Tower on the Inner Harbour. Townley & Matheson's best-known design, Vancouver City Hall (1935-36) displays many of the stylistic elements of this seminal earlier project. The firm had a great deal of experience in the design of educational facilities during the 1920s, including both public and private schools. The design of St. Louis College embraces traditional Collegiate Gothic elements, considered appropriate for educational purposes, but is expressed with a modernist sensibility that reflects the influence of the Art Deco style. Townley & Matheson were forerunners in the use of cast-in-place concrete as both a structural and facing material, which is one of the building's hallmark features. This progressive structure demonstrates the acceptance by the residents of Victoria of a new, modern vision of education.

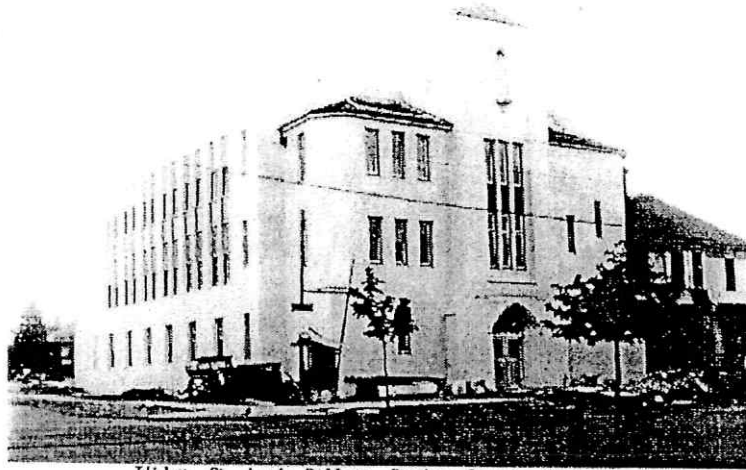
### **Character-Defining Elements**

Key elements that define the heritage character of St. Louis College include its:

- prominent location at the northeast corner of Pandora Avenue and Vancouver Street, in the North Park neighbourhood
- continuous use as an educational facility
- institutional form, scale, and massing as expressed by its: three-storey height; rectangular plan; flat roof on main block; with hipped roof over projecting front block; pyramidal hipped roof on the symmetrical square central tower; and central front entry
- monolithic board-formed, cast-in-place concrete construction
- Collegiate Gothic style elements such as: Gothic pointed-arch main entrance with archivolt; decorative lintels above third floor windows with shield and foliate design; statue niche above front entry; statue of St. Andrew with saltire cross; swag sign above entry with date '1931'; and cross atop the central tower
- Art Deco influence including: the vertical emphasis and geometric shapes; bevelled geometric corners of the front block and central tower; and symmetrical banks of windows on the side elevations, recessed between step-back vertical pilasters

ROYAL BC MUSEUM

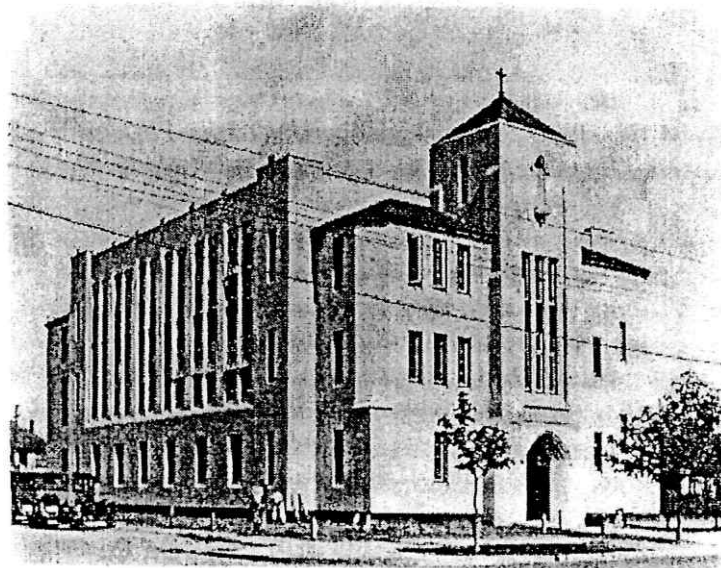
Courtesy of BC Archives collections - Call Number: F-00378  
Web: [www.bcarchives.gov.bc.ca](http://www.bcarchives.gov.bc.ca) Email: [access@www.bcarchives.gov.bc.ca](mailto:access@www.bcarchives.gov.bc.ca)  
© - Provided for Research Purposes Only - Other Use Requires Permission



Title: St. Louis College, Pandora Street, Victoria.

ROYAL BC MUSEUM

Courtesy of BC Archives collections - Call Number: F-08201  
Web: [www.bcarchives.gov.bc.ca](http://www.bcarchives.gov.bc.ca) Email: [access@www.bcarchives.gov.bc.ca](mailto:access@www.bcarchives.gov.bc.ca)  
© - Provided for Research Purposes Only - Other Use Requires Permission



Title: Victoria; St. Louis College, northeast corner of ...

DRAFT-  
Donald Luxton & Associates



1008 Pandora Avenue  
Mixed Use Development  
Final Report

Prepared for  
Chris Dikeakos Architects Inc.

Date  
December 2012

Prepared by  
Bunt & Associates

Project No.  
4211.27

## EXECUTIVE SUMMARY

### 1. Background

Bosa Properties is proposing a mixed-use residential/commercial project at 1008 Pandora Avenue in the City of Victoria, BC on the site of the existing St. Andrews School. The site currently has mixed zoning; CA-1 and R-2. The rezoning application seeks to consolidate the site to CA-1 zoning. As part of the rezoning application package requirements, the City of Victoria requested a Transportation Impact Assessment (TIA) be conducted to determine the impact of this development on the adjacent transportation network.

Bunt & Associates were engaged by Chris Dikeakos Architects Inc. on behalf of Bosa Properties to carry out a TIA for the 1008 Pandora site. This report responds to the City's rezoning requirement and summarizes Bunt's data collection, analysis and findings.

The development site is bounded by Pandora Avenue to the south, Vancouver Street to the west and Mason Street to the north. The following intersections are included in the study area:

- Quadra Street / Caledonia Avenue
- Quadra Street / Balmoral Road
- Quadra Street / Pandora Avenue
- Quadra Street / Johnson Street
- Vancouver Street / Caledonia Avenue
- Vancouver Street / Balmoral Road
- Vancouver Street / Mason Street
- Vancouver Street / Pandora Avenue
- Vancouver Street / Johnson Street
- Cook Street / Caledonia Avenue
- Cook Street / Balmoral Road
- Cook Street / Mason Street
- Cook Street / Pandora Avenue
- Cook Street / Johnson Street

The proposed project is comprised of 204 residential units, with most of these units located above the ground level commercial component. The commercial component (approximately 49,200 sq ft or 4571m<sup>2</sup> total) is anticipated to be comprised of a drug store (10,600 sq ft or 984.8 m<sup>2</sup>), grocery store (31,200 sq ft or 2898.6 m<sup>2</sup>) and a bank (5,000 sq ft or 464.5m<sup>2</sup>). There are also two smaller commercial retail units (CRUs) of 1,200 sq ft or 111.5m<sup>2</sup> each.

Parking will be provided in a two level underground structure. Parking for retail uses, bicycle parking for the commercial and residential uses and visitor parking for the residential units is proposed to be located on the upper level (P1). All resident parking is located on the lower level (P2). A loading zone will be provided for the commercial uses at ground level, capable of handling WB-17 design vehicles, which are expected to be the largest vehicles used for deliveries to the grocery store.

## 2. Site Access Options

Two site plans were developed by the project architect based on alternative access arrangements, a Mason Street Option and a Mason / Pandora Exit Option. The first option has a single full movement access to both the underground parking and commercial loading zone on Mason Street. The second option has two access points, one full movement driveway on Mason to the underground parking and commercial loading zone, supplemented with a second "right-out" exit-only driveway onto Pandora Avenue. City of Victoria staff members have confirmed that the second access option would require a bylaw amendment as it places a site driveway onto a higher-order roadway.

While an additional site plan option was developed with an access on Vancouver Street, this option was not acceptable to City of Victoria staff due to Vancouver Street's designation as a Greenway. An option with a right-in/right-out access on Pandora to both loading and underground parking was also developed, but this option was not considered feasible for ground-level loading due to major conflicts with the residential tower above. Therefore, neither of these alternative options were addressed in detail in this TIA.

In Bunt's view there are two feasible site access options for the site: the Mason Access Option and the Mason/Pandora Exit Access Option. The Vancouver Access Option is not acceptable to the City and the Pandora Access Option has significant disadvantages and only limited benefits. The Mason Access Option is the preferred design of the two feasible options, as it will not have the operational/safety problems of weaving on Pandora Avenue nor conflicts with high pedestrian volumes and will not require a Bylaw Amendment. Restricting left turns into the Mason Access, while reducing impacts on those residents located east of the site access, would increase impacts on residents located west of the site access and on the Vancouver Street Greenway; it is also physically not feasible given the space required at the driveway for WB-17 maneuvering.

## 3. Existing Traffic Conditions

The City of Victoria provided Bunt with recent PM peak hour traffic volumes (including pedestrian and bicycle) data for nine signalized intersections in the study area. Additional PM peak hour traffic counts were conducted by Bunt at the other study intersections which included the five unsignalized intersections of Mason / Vancouver, Mason / Cook, Balmoral / Vancouver, Balmoral / Cook, and Caledonia / Vancouver. The counts were recorded on Tuesday July 31, 2012. A study area peak hour of 4:00 to 5:00 PM was selected for the analysis period as the count data indicated it was the dominant peak hour for the two primary intersections in the study area: Pandora / Cook and Pandora / Quadra.

A Synchro traffic model, prepared by the City of Victoria, was extended and supplemented by Bunt's data. The Synchro model indicated that all existing intersections operate well during the weekday PM Peak Hour, with overall v/c ratios of 0.69 or less and LOS B or better.

However, in terms of operations of individual movements, several issues were identified:

- The 95<sup>th</sup> percentile queues for the northbound left turn movement at the Vancouver Street / Pandora Avenue intersection were estimated by Synchro to be approximately 28m, which exceeds the available 15m storage. By optimizing the signal splits the queues can be decreased to 26.2m, however the storage length would still need to be increased to accommodate all traffic making this movement. Such an improvement is not recommended, as the intersection operates well and all movements clear the intersection during every cycle, so the left turn bay overflow is not resulting in significant delays.
- The 95<sup>th</sup> percentile queues for the northbound left turn movement at the Cook Street / Pandora Avenue intersection were estimated by Synchro to be approximately 18.0m, slightly exceeding the available 15m storage. . Optimizing the signal splits did not shorten the queue; however, it should be noted that this movement is metered by the upstream signalized intersection at Cook Street / Johnson and all movements clear the intersection during every cycle. Consequently, no mitigation measures are recommended to address the queue issue.

#### 4. Alternate Modes

The site has good access to existing bus transit services within convenient walking distance.

The area near the site has good pedestrian accommodation, with sidewalks present on both sides of Vancouver, Mason, and Cook Street and along the north side of Pandora Avenue. The signalized intersections near the site at Pandora & Vancouver and Pandora & Cook provide pedestrian push buttons and controlled pedestrian crossings in all directions; all intersections have wheelchair let-downs for good accessibility.

There is an existing bikeway running north-south along Vancouver Street. South of Pandora/Johnson, the City's Greenway Plan indicates that this is a shared greenway. The intent of the City's Greenway Plan is that north of Pandora Avenue along the site frontage, cyclists would be integrated with slower-moving vehicle traffic.

#### 5. Site Generated Traffic

The site vehicle trip generation was forecast using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, with adjustments as noted. The on-line software replicating the ITE rates and methods for mixed use sites (OTISS) was employed by Bunt for calculations.

The OTISS software is able to take into account reductions in standard ITE rates to reflect higher than typical use of alternative modes. In the case of this site, which has excellent access to transit services and is close to higher density residential uses, it is anticipated that the retail uses will have higher than typical

mode split to walking, cycling and transit. For the residential units, Bank and Drug Store, a modest and conservative reduction of 10% was employed to account for this effect. For the Grocery Store, Bunt reviewed our previous urban grocery store trip generation studies and also conducted a new study at the Welburn Grocery Store located nearby at Cook & Pandora to establish an appropriate rate at comparable locations. These studies indicated a 35% mode split reduction from ITE Supermarket rates would be appropriate for the proposed grocery store on the site.

Applying the discounted ITE rates to the proposed land uses, the Weekday PM Peak Hour vehicle trips were estimated and then further discounted to account for internal trip making. Bunt applied the procedures of the ITE Trip Generation Handbook for mixed use sites to estimate internal trips. Overall, internal trips are expected to account for approximately 28% of all forecasted trips.

During the PM Peak Hour, 212 non-pass-by vehicle trips (or net new trips on the road network) and a total of 94 pass-by vehicle trips (diverted trips already on the road network) are forecast to be entering/exiting the site at the site driveways. The total vehicle trip generation is forecast to 306 vph, with 156 vph entering and 150 vph exiting at the site driveways. We emphasize that this vehicle trip generation estimate is considered to be quite conservative (that is, higher than anticipated), as it is likely that the actual mode split reductions for the residential units, Bank and Drug Store are higher than the relatively modest 10% assumed in the forecast.

Site generated traffic was distributed and assigned on the adjacent street network within the study area according to existing traffic patterns as derived from the traffic volumes, as well as engineering judgment related to logical routing choices. The two site access options result in a slightly different traffic assignment to the study area network.

## 6. Future Traffic Operations

City of Victoria staff indicated that background traffic, that is non-site traffic present on the study area road network, is expected to not significantly grow over the time horizon of this TIA and agreed that a 0% growth rate could be assumed. Therefore, to estimate future traffic volumes, the site generated traffic was superimposed on the Existing PM Peak Hour traffic volumes. Future Synchro traffic models were developed and run to assess the site's impact on adjacent street operations; our findings are summarized below.

### **Mason Street Option**

All existing signalized intersection operations meet the City's desired performance criteria with overall v/c ratios of 0.75 or less and LOS C or better. The v/c ratio can be improved to 0.64 at Vancouver & Johnson by optimizing the cycle length; however this change would cause some additional delay for the eastbound through movement on Johnsons Street and would reduce the LOS from B to C. It should be noted that all movements would continue to operate well within acceptable V/C and LOS values and queues do not exceed the available storage lengths except where noted below.

- The 38.2m NBL queues at the Vancouver Street / Pandora Avenue intersection will exceed the existing available 15m storage. By optimizing the signal splits the queues could be decreased to 27.9m however the left turn bay length would still need to be increased to accommodate all traffic making this movement. Again, just like existing conditions, all movements clear the signal every cycle so the operational implications of the left turn bay overflow are relatively minor.
- At the Cook Street / Pandora Avenue intersection, the 17.8m NBL queues are shown to exceed the existing available 15m storage. This movement is metered at the upstream intersection. Optimizing the signal splits is not shown to improve the queuing and therefore increasing the storage length would likely be required to accommodate all traffic making this movement. However, it should be noted that all movements are shown to clear the intersection during every cycle.
- At the Cook Street / Caledonia Avenue intersection, the 54.5m EBL queues are shown to exceed the existing available 50m storage. Optimizing the signal splits is not shown to improve the queuing and therefore increasing the storage length would likely be required to accommodate all traffic making this movement. However, it should be noted that all movements are shown to clear the intersection during every cycle.

#### **Mason Street / Pandora Avenue Option**

All signalized intersection operations meet performance criteria with overall v/c ratios of 0.75 or less and LOS C or better. The V/C ratio can be improved to 0.64 at Vancouver & Johnson by optimizing the cycle length; however this is shown to cause minor additional delay for the EBT movements on Johnson Street and would reduce the LOS from B to C. It should be noted that all movements would continue to operate well within acceptable V/C and LOS values and queues do not exceed the available storage lengths except where noted below.

- The 30.8m NBL queues at the Vancouver Street / Pandora Avenue intersection are shown to exceed the existing available 15m storage. By optimizing the signal splits the queues are shown to decrease to 30.6m however the storage length would still need to be increased to accommodate all traffic making this movement. However, it should be noted that all movements are shown to clear the intersection during every cycle.
- At the Cook Street / Pandora Avenue intersection, the 17.8m NBL queues are shown to exceed the existing available 15m storage. This movement is metered at the upstream intersection. Optimizing the signal splits is not shown to improve the queuing and therefore increasing the storage length would likely be required to accommodate all traffic making this movement. However, it should be noted that all movements are shown to clear the intersection during every cycle.
- At the Cook Street / Caledonia Avenue intersection, the 54.0m EBL queues are shown to exceed the existing available 50m storage. Optimizing the signal splits is not shown to improve the queuing and therefore increasing the storage length would likely be required to accommodate all traffic making

this movement. However, it should be noted that all movements are shown to clear the intersection during every cycle.

## 7. Access Option Traffic Operations Comparison

With respect to the difference between the Mason Street Option and the Mason Street / Pandora Avenue Options at the Vancouver Street / Johnson Street intersection, there is no difference other than an additional 2 seconds delay for the southbound movement on Vancouver Street for the Mason Street Option. Additionally, with the optimization of the cycle lengths at the Johnson Street / Vancouver Street intersection, the overall intersection LOS is B with the Mason Street / Pandora Avenue Access Option, which is higher than the overall intersection LOS C for the Mason Street Access Option. However the V/C ratio is 0.68 with both options.

The study area intersections most effected in terms of LOS and V/C ratios by the proposed development are: Quadra Street / Pandora Avenue, Vancouver Street / Johnson Street and Vancouver Street / Pandora Avenue and these are described in more detail below.

### **Quadra Street / Pandora Avenue**

The LOS decreases from A (existing) to B (post development); however the V/C ratio is shown to remain at 0.48 for both options. The queues do not exceed available storage and the traffic is shown to clear the intersection during every cycle with both options.

### **Vancouver Street / Johnson Street**

The LOS decreases from B (existing) to C (post development) for the Mason Street Option only, and the V/C ratio is shown to increase from 0.60 to 0.68 for both options. The queues do not exceed the available storage and the traffic is shown to clear the intersection during every cycle with both options.

### **Vancouver Street / Pandora Avenue**

The LOS decreases from LOS A (existing) to B (post development). The V/C ratio is shown to increase from 0.45 to 0.48 for the Mason Street / Pandora Avenue Access Option and to 0.51 for the Mason Street Access Option. The queues do not exceed the available storage and the traffic is shown to clear the intersection during every cycle with both options.

The existing NBL queues are shown to be 28.0m long (in 15m storage capacity) and 26.2m long with the signal splits optimized. Post development and with the signal splits optimized the queues are shown to be 27.9 long for the Mason Street Option and queues during existing conditions. post development, with the Mason Street Option and 30.6 long for the Mason Street / Pandora Avenue Option. It should be noted that the traffic is shown to clear the intersection during every cycle with both options.

## 8. Traffic Impact Mitigation Measures

Mitigation measures such as road widening, new or extended traffic lanes, or traffic control improvements (other than signal optimization at the City's discretion) are not required to support the site development. Bunt's analysis shows that post development, there are no significant changes to traffic operations within the study area. Although some queues exceed their available storage length at three intersections, site development traffic only slightly worsens these issues and all traffic is shown to clear all study area intersections during every cycle.

## 9. Alternative Mode Improvements

To accommodate the increase in pedestrian and cycle traffic generated by the development, and to be consistent with respect to the City's intentions to design road rights-of-way to give priority to alternate modes, the site plan indicates the following proposed improvements along Mason Street, Vancouver Street and Pandora Avenue:

### **Mason Street**

- Lawn boulevard
- Street trees
- Sawcut CIP concrete sidewalk (to City Standards)

### **Vancouver Street**

- Benches
- Roll curb with 2.0m wide asphalt bike lane (to City Standards)
- 2.75m wide CIP concrete sidewalk (to City Standards)
- New street trees in grates (to City Standards)
- Benches and shade trees at south corner plaza (at Pandora Avenue) including coloured concrete paving

### **Pandora Avenue**

- Sawcut CIP concrete sidewalk (to City Standards)



## 10. Loading

Both site access options have the on-site loading zone accessed from Mason Street. AutoTURN analysis has confirmed that WB-17 maneuvering is feasible, although upon exit these larger trucks must turn southbound on Vancouver Street. Some on-street resident only parking (approximately 12m or 2 parking spaces) will be lost on the north side of Mason Street to accommodate WB-17 exit maneuvers and the southeastern curb bulge at the Vancouver Street & Mason Street intersection must be reconstructed to accommodate WB-17 movements.

## 11. Parking

### Vehicles

The City's bylaw requires 113 spaces for the 204 residential units, which is proposed to be provided. The total gross floor area of the commercial component is 4570.83 m<sup>2</sup>, requiring provision of 122 spaces. There are 138 spaces proposed to be provided for commercial use, which is 16 additional spaces over the bylaw requirement.

### Bicycles

The residential bylaw requirement of 1 bicycle space per multiple dwelling unit and 2 '6-space racks' are proposed to be provided as there are two apartment entrances for the residential component of this development. The total gross floor area of the commercial component is 4570.83 m<sup>2</sup> and will require a total of 23 spaces. Of these spaces 30% (or 7 spaces) should be 'Class 1' spaces and the remaining 70% (or 16 spaces) should be 'Class 2' spaces. The requirements for bicycle parking are proposed to be provided as per the bylaw requirements.

## 12. Conclusions & Recommendations

### Traffic Generation & Impact

During the PM Peak Hour, 212 non-pass-by vehicle trips (or net new trips on the road network) and a total of 94 pass-by (diverted trips already on the road network) vehicle trips are forecast to be entering/exiting the site. The total vehicle trip generation is forecast to 306 vph, with 156 vph entering and 150 vph exiting at the site driveways.

The additional vehicle traffic volume anticipated as a result of the proposed development for both feasible options can be easily accommodated without any mitigation measures required. During post development conditions, all signalized intersection operations meet performance criteria with overall v/c ratios of 0.75 or less and LOS C or better. Our analysis indicates that post development; there will be no significant changes to traffic operations within the study area. Although the 95<sup>th</sup> percentile queue lengths for some left turn bays at three intersections currently exceed their available storage lengths, operational impacts of these queues are considered to be minor; all traffic movements clear all study area intersections during every signal cycle.

### Access Options

There are two feasible access options for this site, the Mason Street Access Option and the Mason Street / Pandora Avenue Option. The Vancouver Access Option is not acceptable to the City and the Pandora Access Option has significant disadvantages and only limited benefits. The Mason Access Option is the preferred and recommended access option, as it will not have the operational/safety problems of weaving on Pandora Avenue nor conflicts with high pedestrian volumes and will not require a Bylaw Amendment.

### Alternate Modes

The surrounding road network is built out to its' ultimate condition, with the exception of some potential improvements to the cycling and pedestrian infrastructure. There is good pedestrian infrastructure in place and excellent transit service and amenities. However, to accommodate the increase in pedestrian and cycle traffic and with respect to the City's intentions to design road rights-of-way to give priority to alternate modes, including generous sidewalks and/or pathways and improved bicycle facilities the proposed site plan indicates the following improvements along Mason Street, Vancouver Street and Pandora Avenue:

#### Mason Street

- Lawn boulevard
- Street trees
- Sawcut CIP concrete sidewalk (to City Standards)

#### Vancouver Street

- Benches
- Roll curb with 2.0m wide asphalt bike lane (to City Standards)
- 2.75m wide CIP concrete sidewalk (to City Standards)
- New street trees in grates (to City Standards)
- Benches and shade trees at south corner plaza (at Pandora Avenue) including coloured concrete paving

#### Pandora Avenue

- Sawcut CIP concrete sidewalk (to City Standards)

### **Loading**

The load zone design can accommodate a WB-17 tractor trailer design vehicle. In order to accommodate WB-17 tractor trailer movements, some of the existing on-street resident-only parking (2 spaces) located along the frontage of 1010 and 1016 Mason Street (approximately 12.0m), on the north side of Mason Street will have to be removed to accommodate WB-17 exit manoeuvres and the existing curb bulge in the southeast quadrant of the Vancouver & Mason intersection would have to be removed and reconstructed.

### **Parking**

The site plan meets the City's minimum requirements for vehicle and bicycle parking.