



## 1002-1008, 1012 PANDORA AVE

PUBLIC HEARING August 27, 2015



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SUMMARY



# PROJECT OVERVIEW



## PROJECT OVERVIEW

### WHO WE ARE

- BC-based, family business for over 40 years
- Our Victoria Projects:
  - Promontory & Encore at Bayview Place
- Bosa Foundation has invested \$1.65M across the Province in the last 2.5 years.
- With approval of this project, that would be \$520K directly into Victoria.



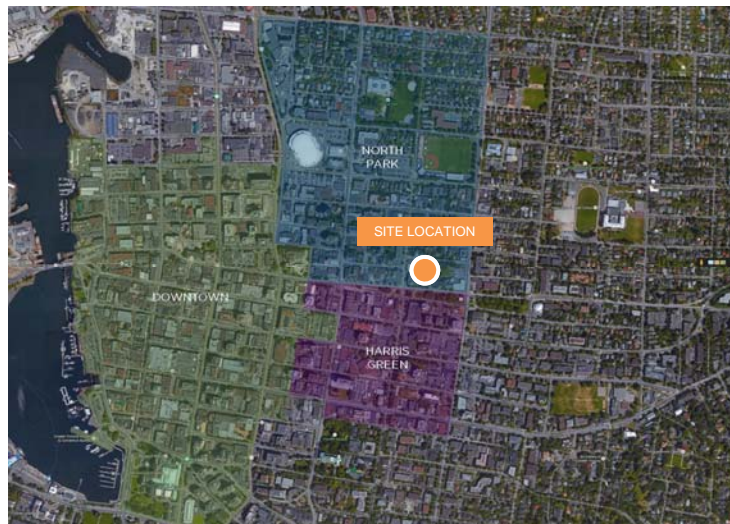
PROJECT OVERVIEW

## EXISTING SITE CONDITIONS



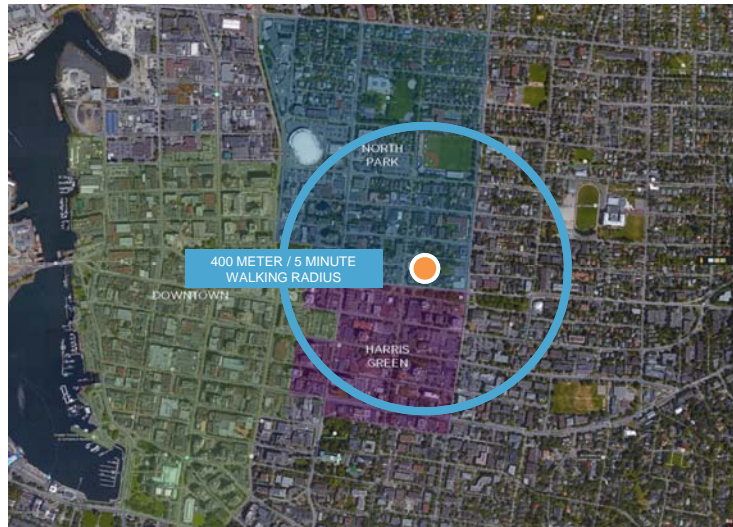
PROJECT OVERVIEW

## SITE LOCATION



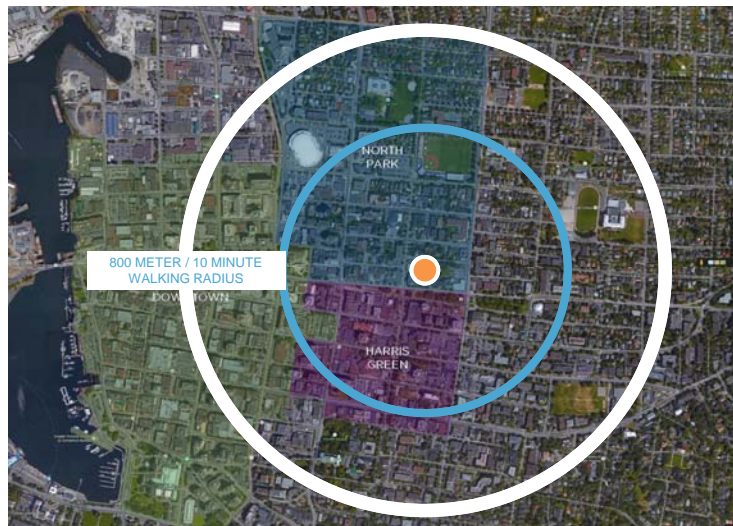
PROJECT OVERVIEW

# SITE LOCATION



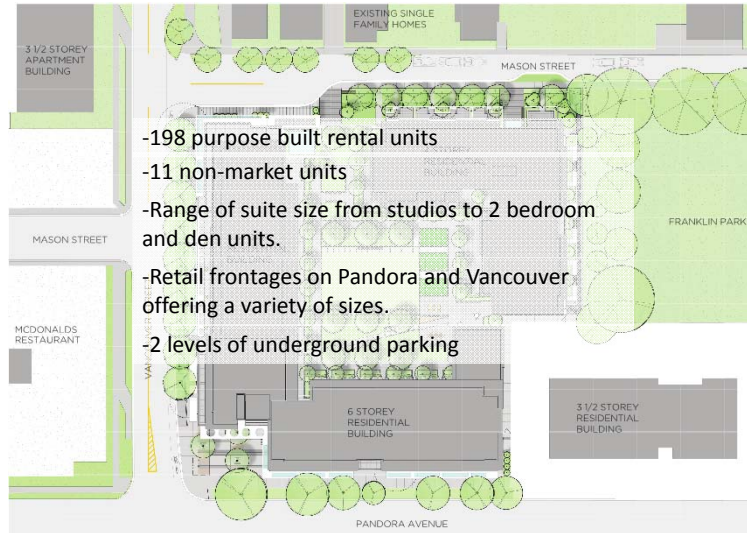
PROJECT OVERVIEW

# SITE LOCATION



PROJECT OVERVIEW

## KEY DESIGN FEATURES



- 198 purpose built rental units
- 11 non-market units
- Range of suite size from studios to 2 bedroom and den units.
- Retail frontages on Pandora and Vancouver offering a variety of sizes.
- 2 levels of underground parking



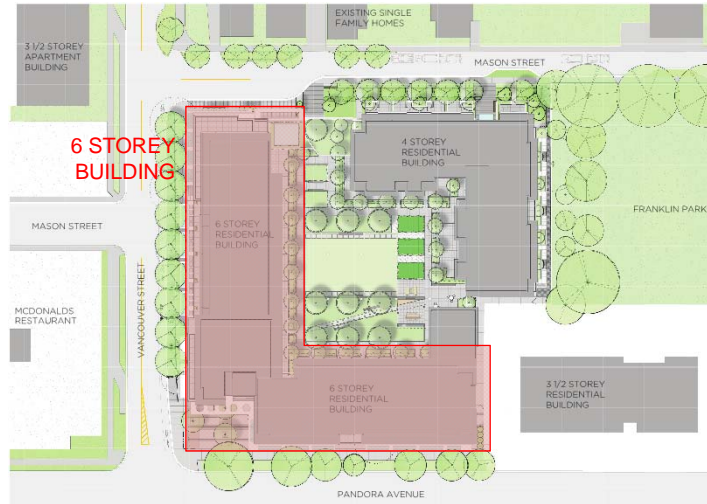
PROJECT OVERVIEW

## BUILDING DESIGN



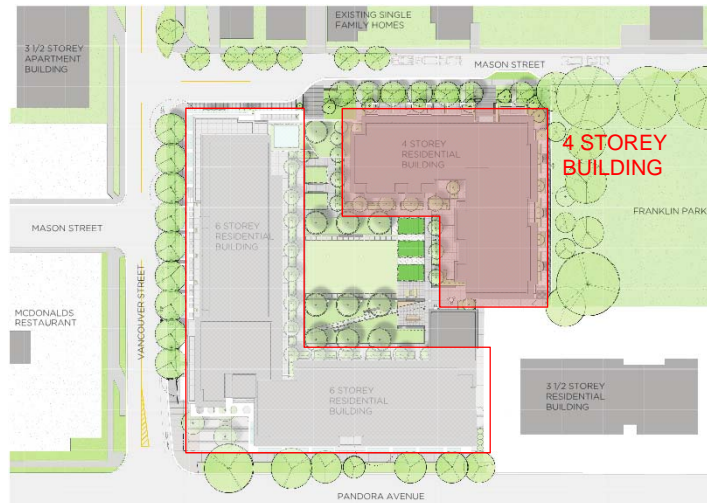
PROJECT OVERVIEW

# BUILDING DESIGN



PROJECT OVERVIEW

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PROJECT OVERVIEW

# BUILDING DESIGN



PROJECT OVERVIEW

### KEY DESIGN FEATURES



PROJECT OVERVIEW

### BUILDING PLAN FEATURES





**PROJECT OVERVIEW**

## BUILDING PLAN FEATURES

The diagram is a site plan for a residential development. It features several buildings: a 3 1/2 storey apartment building, a 6 storey residential building, and a 3 1/2 storey residential building. A red hatched area labeled 'NEIGHBOURHOOD RETAIL' is situated between the apartment and 6-storey buildings. A 'MCDONALD'S RESTAURANT' is located near the intersection of Mason Street and Vancouver Street. 'FRANKLIN PARK' is shown to the east. Two circular inset images show a man and woman in a retail store and a woman at a counter. The 'BlueSky' logo is in the bottom right.

3 1/2 STOREY APARTMENT BUILDING

NEIGHBOURHOOD RETAIL

MASON STREET

MCDONALD'S RESTAURANT

VANCOUVER STREET

6 STOREY RESIDENTIAL BUILDING

FRANKLIN PARK

3 1/2 STOREY RESIDENTIAL BUILDING

BlueSky

**PROJECT OVERVIEW**

## BUILDING PLAN FEATURES

This diagram is a site plan similar to the one above, but with a purple hatched area labeled 'TOWNHOME STREETSCAPE' located between the 6-storey and 4-storey residential buildings. The 4-storey residential building is also labeled. 'FRANKLIN PARK' is to the east, and 'PANDORA AVE' is at the bottom. Two circular inset images show architectural renderings of the townhome streetscape and a modern multi-story building facade. The 'BlueSky' logo is in the bottom right.

3 1/2 STOREY APARTMENT BUILDING

EXISTING SINGLE FAMILY HOMES

TOWNHOME STREETSCAPE

4 STOREY RESIDENTIAL BUILDING

FRANKLIN PARK

6 STOREY RESIDENTIAL BUILDING

PANDORA AVE

BlueSky

PROJECT OVERVIEW

### BUILDING PLAN FEATURES



PROJECT OVERVIEW

### BUILDING PLAN FEATURES



**PROJECT OVERVIEW**

## BUILDING PLAN FEATURES

The diagram is a site plan for a residential development. It features several buildings: a 3 1/2 storey apartment building on the left, a 6 storey residential building on the left side, a 4 storey residential building in the center, and another 6 storey residential building at the bottom center. A 3 1/2 storey residential building is located on the right side. A central courtyard area is highlighted in green. A 'MIDBLOCK WALKWAY' is shown as a green path connecting the buildings. The site is bounded by Mason Street to the west, Pandora Avenue to the south, and Vancouver Street to the east. A McDonald's restaurant is located on the corner of Mason Street. Existing single family homes are shown at the top of the site. Franklin Park is located to the east of the site. The BlueSky logo is in the bottom right corner.

3 1/2 STOREY APARTMENT BUILDING  
MASON STREET  
MCDONALD'S RESTAURANT  
VANCOUVER STREET  
EXISTING SINGLE FAMILY HOMES  
6 STOREY RESIDENTIAL BUILDING  
4 STOREY RESIDENTIAL BUILDING  
FRANKLIN PARK  
MIDBLOCK WALKWAY  
3 1/2 STOREY RESIDENTIAL BUILDING  
PANDORA AVENUE

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**PROJECT OVERVIEW**

## BUILDING PLAN FEATURES

This diagram is identical to the one above, but it includes two circular callout images. One callout on the left shows a man and a young girl playing with a red frisbee on a green lawn. Another callout on the right shows two women sitting on a bench, looking at a laptop. A blue callout box with white text points to the central courtyard area of the site plan, stating: 'CENTRAL COURTYARD, GARDEN PLOTS, ETC.' The BlueSky logo is in the bottom right corner.

3 1/2 STOREY APARTMENT BUILDING  
MASON STREET  
MCDONALD'S RESTAURANT  
VANCOUVER STREET  
EXISTING SINGLE FAMILY HOMES  
6 STOREY RESIDENTIAL BUILDING  
4 STOREY RESIDENTIAL BUILDING  
FRANKLIN PARK  
MIDBLOCK WALKWAY  
3 1/2 STOREY RESIDENTIAL BUILDING  
PANDORA AVENUE

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CENTRAL COURTYARD, GARDEN PLOTS, ETC.



PROJECT OVERVIEW

## ROOFTOP GARDENS

BUILDING AMENITIES



PROJECT OVERVIEW

## BIKE-FRIENDLY BUILDING

BUILDING AMENITIES



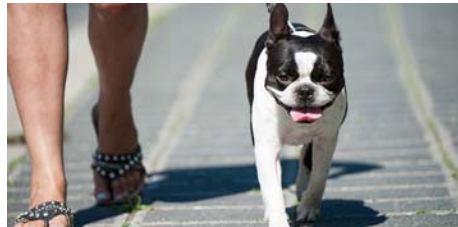
- Construction of Pandora Cycle Track and Bike Lane on Vancouver
- Public Bike Service Station and Pump
- 2X the bylaw required Retail Bike Parking
- 218 Secure Bike Stalls for Residents
- Bike Wash and Service Room for Residents



PROJECT OVERVIEW

# PET-FRIENDLY BUILDING

## BUILDING AMENITIES



# LAND USE + PLANNING



## RELEVANT PLANNING POLICIES

The City of Victoria's community plans, recently updated and developed through significant community consultation, envision future redevelopment of the site for "higher density, mixed-use development."

### NORTH PARK LOCAL PLAN (NPLP), 1996.

The NPLP was updated in 2012 to be consistent with the new DCAP. The NPLP identifies the site as well as the lands on the north side of Mason Street as an area where "major change (is) predicted". With respect to building heights, the plan envisions development on the southern portion of the site to include heights up to 10 storeys and up to 5 storeys on the northern portion of the site.

*The proposal is consistent with these directions and includes 6 storeys on the southern portion of the site and 4 storeys on the northern portion of the site.*

## RELEVANT PLANNING POLICIES

The City of Victoria's community plans, recently updated and developed through significant community consultation, envision future redevelopment of the site for "higher density, mixed-use development."

### DOWNTOWN CORE AREA PLAN (DCAP), 2011.

The DCAP identifies the site as part of the Residential Mixed Use District, and provides the following directions:

- 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 for the context and function of each neighbourhood.

*The proposal is consistent with these policy directions.*

LAND USE + PLANNING

## RELEVANT PLANNING POLICIES

The City of Victoria's community plans, recently updated and developed through significant community consultation, envision future redevelopment of the site for "higher density, mixed-use development."

**CITY OF VICTORIA OFFICIAL COMMUNITY PLANNING (OCP), 2012.**

The OCP identifies the site within the Core Residential land use designation, which envisions up to 5.5 Floor Space Ratio (FSR) on the southern portion of the site and up to 2:1 FSR on the northern portion of the site.

*The proposal is consistent with the OCP with an FSR of 3.06 on the Southern portion of the site and 1.95 on the Northern portion*

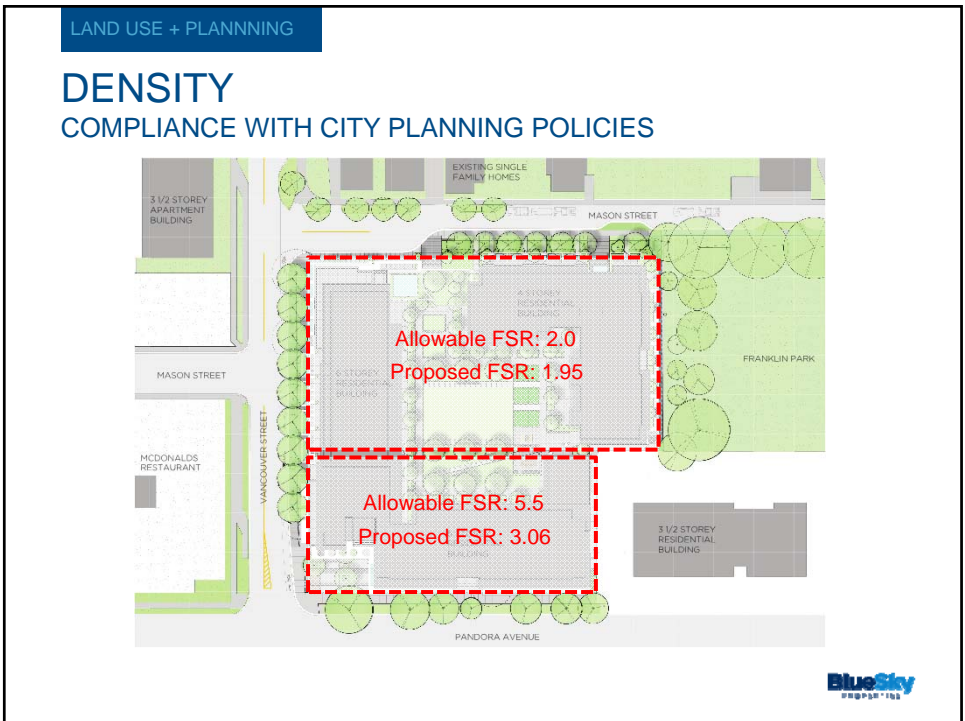
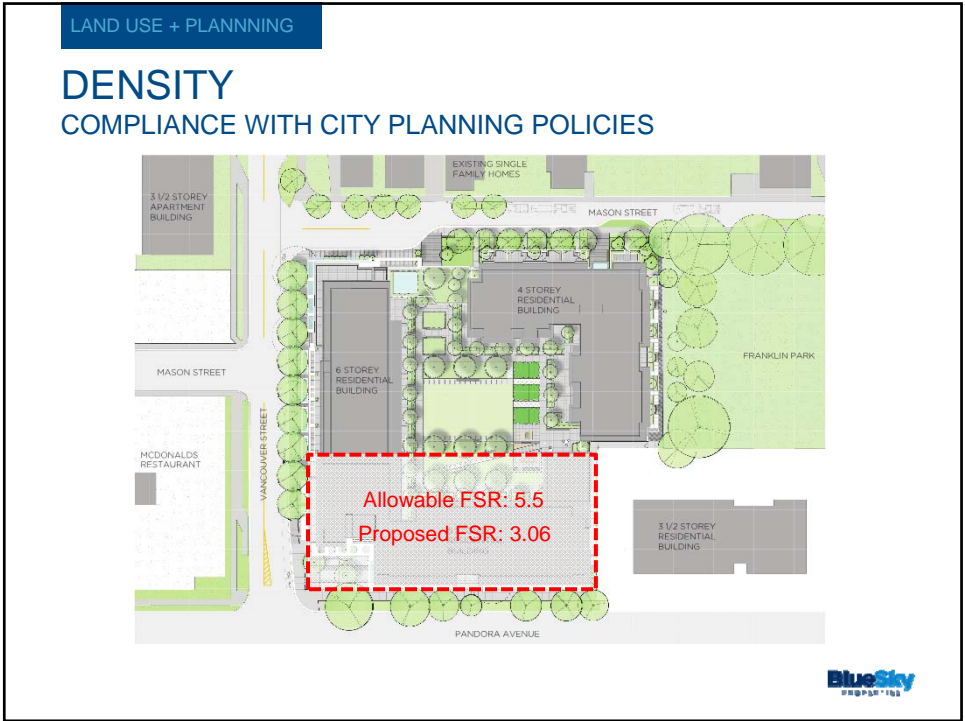


LAND USE + PLANNING

## DENSITY COMPLIANCE WITH CITY PLANNING POLICIES





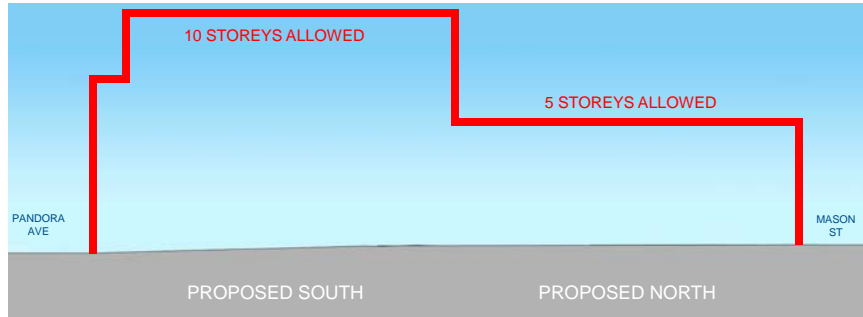


LAND USE + PLANNING

# HEIGHT

## COMPLIANCE WITH CITY PLANNING POLICIES

The North Park Local Plan envisions development up to 10 storeys in height in the South and up to 5 storeys in the North.

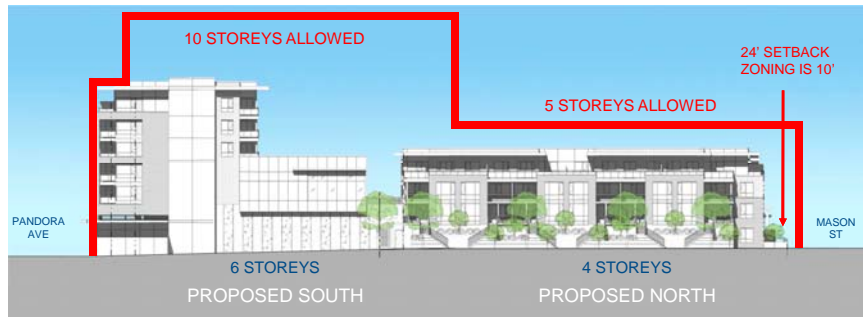


LAND USE + PLANNING

# HEIGHT

## COMPLIANCE WITH CITY PLANNING POLICIES

The North Park Local Plan envisions development up to 10 storeys in height in the South and up to 5 storeys in the North.



**LAND USE + PLANNING**

## SCALE FOR THE NEIGHBOURHOOD COMPLIANCE WITH CITY PLANNING POLICIES

The North Park Local Plan identifies the site as well as the lands on the north side of Mason Street as an area where "major change (is) predicted". The plan envisions development up to 6 storeys on the North side of Mason Street.

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**LAND USE + PLANNING**

## COMPLIANCE WITH KEY OCP DIRECTIONS

<p><b>LAND MANAGEMENT + DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>Accommodating population growth in the Core</li> <li>Supporting vibrancy of North Park Urban Village</li> </ul>	<p><b>HOUSING + HOMELESSNESS</b></p> <ul style="list-style-type: none"> <li>Providing 5% of the units as Affordable Rental Units, for the life of the building</li> <li>Contributing to the rental housing stock</li> <li>Supporting a vibrant neighbourhood where social service providers, residents and businesses can coexist</li> </ul>
<p><b>TRANSPORTATION + MOBILITY</b></p> <ul style="list-style-type: none"> <li>Building bike lanes on Pandora Ave and Vancouver St</li> <li>Enhancing walkability and access to goods/services</li> </ul>	<p><b>ECONOMY</b></p> <ul style="list-style-type: none"> <li>Providing local shopping and business opportunities</li> <li>Increasing property tax base for the City</li> <li>Creating local jobs during construction</li> </ul>
<p><b>PLACEMAKING</b></p> <ul style="list-style-type: none"> <li>Creating public plaza gathering spaces</li> <li>Designing active streetscapes with continuous building frontages and public realm plantings and furnishings</li> <li>Reflecting unique Mason Street character with additional landscaping</li> </ul>	<p><b>COMMUNITY WELL-BEING</b></p> <ul style="list-style-type: none"> <li>Providing new places for people to live and work in a dynamic neighbourhood setting</li> <li>Creating more affordable, market and non-market housing options</li> <li>Enhancing use of Franklin Green Park</li> </ul>
<p><b>PARKS + RECREATION</b></p> <ul style="list-style-type: none"> <li>Providing new mid-block public walkway</li> <li>Enhancing use of Franklin Green Park with 'eyes on the park' and new public access</li> </ul>	<p><b>ARTS + CULTURE</b></p> <ul style="list-style-type: none"> <li>Providing new housing in close proximity to key arts and culture facilities in the city</li> </ul>
<p><b>ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li>Capturing stormwater in rooftop courtyard and plantings</li> <li>LEED Certification</li> <li>Courtyard gardens</li> </ul>	<p><b>FOOD SYSTEMS</b></p> <ul style="list-style-type: none"> <li>Supporting city farming and responding to shadowing concerns by reducing building height</li> <li>Providing opportunities for residents to access urban gardening on rooftop courtyard</li> </ul>
<p><b>INFRASTRUCTURE</b></p> <ul style="list-style-type: none"> <li>Using existing infrastructure more efficiently through redevelopment</li> </ul>	<p><b>EMERGENCY MANAGEMENT</b></p> <ul style="list-style-type: none"> <li>Responding to the Diocese' concern with respect to seismic risks of former school building and supporting their investment in seismically sound educational facilities elsewhere</li> </ul>
<p><b>CLIMATE CHANGE + ENERGY</b></p> <ul style="list-style-type: none"> <li>Developing sustainably by committing to LEED Silver Building equivalent</li> <li>Support cycling</li> <li>Building capacity to support electric vehicle charging</li> </ul>	

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**LAND USE + PLANNING**

## COMPLIANCE WITH KEY OCP DIRECTIONS

**LAND MANAGEMENT + DEVELOPMENT**

- Accommodating population growth in the Core

**HOUSING + HOMELESSNESS**

- Providing 5% of the units as Affordable Rental Units, for the life of the building

### TRANSPORTATION + MOBILITY

- Building bike lanes on Pandora Ave and Vancouver St
- Enhancing walkability and access to goods/services

**ENVIRONMENT**

- Capturing stormwater in rooftop courtyard and plantings
- LEED Certification
- Courtyard gardens

**INFRASTRUCTURE**

- Using existing infrastructure more efficiently through redevelopment

**CLIMATE CHANGE + ENERGY**

- Developing sustainably by committing to LEED Silver Building equivalent
- Support cycling
- Building capacity to support electric vehicle charging

**ARTS + CULTURE**

- Enhancing use of Franklin Green Park
- Providing new housing in close proximity to key arts and culture facilities in the city

**FOOD SYSTEMS**

- Supporting city farming and responding to shadowing concerns by reducing building height
- Providing opportunities for residents to access urban gardening on rooftop courtyard

**EMERGENCY MANAGEMENT**

- Responding to the Diocese' concern with respect to seismic risks of former school building and supporting their investment in seismically sound educational facilities elsewhere

**LAND USE + PLANNING**

## COMPLIANCE WITH KEY OCP DIRECTIONS

**LAND MANAGEMENT + DEVELOPMENT**

- Accommodating population growth in the Core
- Supporting vibrancy of North Park Urban Village

**TRANSPORTATION + MOBILITY**

- Building bike lanes on Pandora Ave and Vancouver St
- Enhancing walkability and access to goods/services

**PLACEMAKING**

- Creating public plaza gathering spaces
- Designing active streetscapes with continuous building frontages and public realm

**HOUSING + HOMELESSNESS**

- Providing 5% of the units as Affordable Rental Units, for the life of the building
- Contributing to the rental housing stock
- Supporting a vibrant neighbourhood where social service providers, residents and businesses can coexist

**ECONOMY**

- Providing local shopping and business opportunities
- Increasing property tax base for the City
- Creating local jobs during construction

### ENVIRONMENT

- Capturing stormwater in rooftop courtyard and plantings
- LEED Certification
- Courtyard gardens

**INFRASTRUCTURE**

- Using existing infrastructure more efficiently through redevelopment

**CLIMATE CHANGE + ENERGY**

- Developing sustainably by committing to LEED Silver Building equivalent
- Support cycling
- Building capacity to support electric vehicle charging

**EMERGENCY MANAGEMENT**

- Responding to the Diocese' concern with respect to seismic risks of former school building and supporting their investment in seismically sound educational facilities elsewhere

LAND USE + PLANNING

## COMPLIANCE WITH KEY OCP DIRECTIONS



### HOUSING + HOMELESSNESS

- Providing 5% of the units as Affordable Rental Units, for the life of the building
- Contributing to the rental housing stock
- Supporting a vibrant neighbourhood where social service providers, residents and businesses can coexist

Team pairings and turnstings

- Reflecting unique Mason Street character with additional landscaping



#### PARKS + RECREATION

- Providing new mid-block public walkway
- Enhancing use of Franklin Green Park with 'eyes on the park' and new public access



#### ENVIRONMENT

- Capturing stormwater in rooftop courtyard and plantings
- LEED Certification
- Courtyard gardens



#### INFRASTRUCTURE

- Using existing infrastructure more efficiently through redevelopment



#### CLIMATE CHANGE + ENERGY

- Developing sustainably by committing to LEED Silver Building equivalent
- Support cycling
- Building capacity to support electric vehicle charging



#### COMMUNITY WELL-BEING

- Providing new places for people to live and work in a dynamic neighbourhood setting
- Creating more affordable, market and non-market housing options
- Enhancing use of Franklin Green Park



#### ARTS + CULTURE

- Providing new housing in close proximity to key arts and culture facilities in the city



#### FOOD SYSTEMS

- Supporting city farming and responding to shadowing concerns by reducing building height
- Providing opportunities for residents to access urban gardening on rooftop courtyard



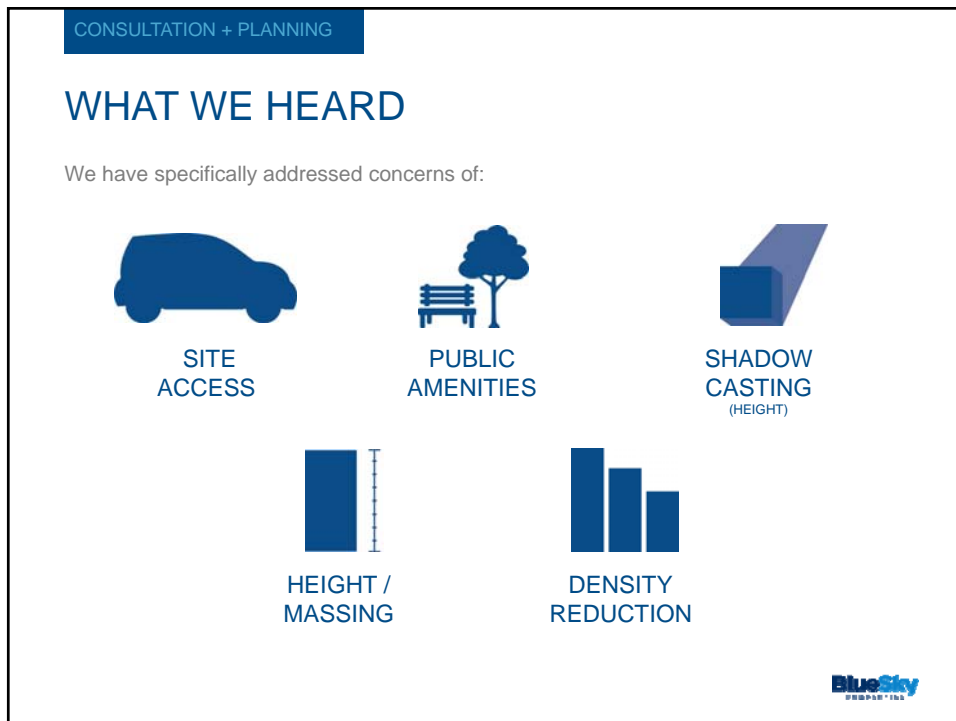
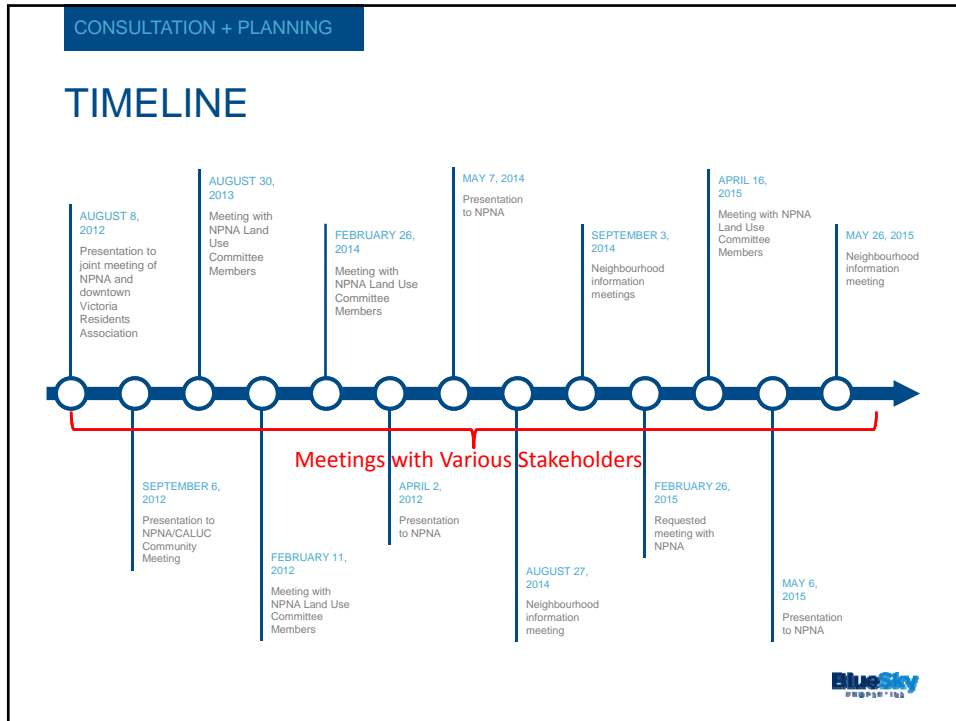
#### EMERGENCY MANAGEMENT

- Responding to the Diocese' concern with respect to seismic risks of former school building and supporting their investment in seismically sound educational facilities elsewhere



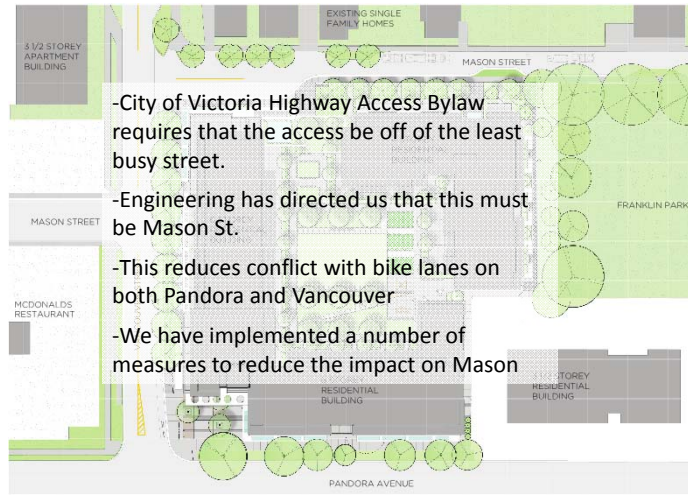
## CONSULTATION + OUTCOMES





CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- City of Victoria Highway Access Bylaw requires that the access be off of the least busy street.
- Engineering has directed us that this must be Mason St.
- This reduces conflict with bike lanes on both Pandora and Vancouver
- We have implemented a number of measures to reduce the impact on Mason

CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Road dedication to allow for 2-way traffic at entrance to site



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



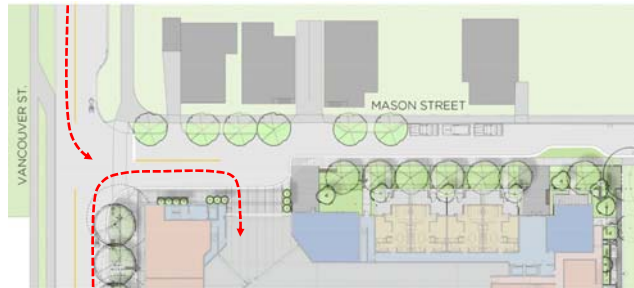
- Road dedication to allow for 2-way traffic at entrance to site





CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET

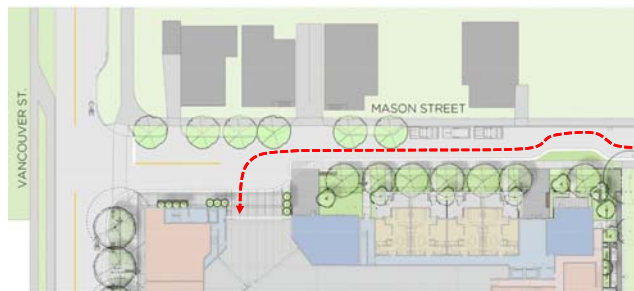


- Road dedication to allow for 2-way traffic at entrance to site
- Cars can enter the site by driving North or South on Vancouver Street



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Road dedication to allow for 2-way traffic at Western portion of Mason St.
- Cars can enter the site by driving North or South on Vancouver Street
- Cars can enter the site by turning left off of Mason Street



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Road dedication to allow for 2-way traffic at entrance to site
- Cars can enter the site by driving North or South on Vancouver Street
- Cars can enter the site by turning left off of Mason Street
- Traffic exiting the site must turn left onto Mason and exit by Vancouver Street



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street
- Landscape "bump-outs" which further cause vehicles to slow down



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street
- Landscape "bump-outs" which further cause vehicles to slow down



CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET

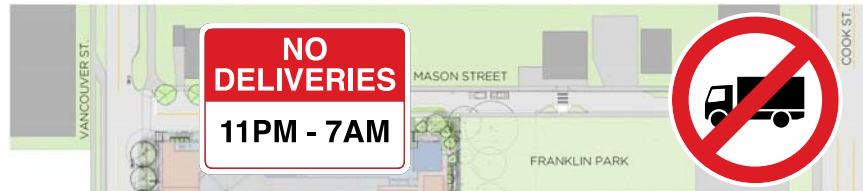


- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street
- Landscape "bump-outs" which further cause vehicles to slow down
- No deliveries on Mason Street from Cook Street



## CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street
- Landscape "bump-outs" which further cause vehicles to slow down
- No deliveries on Mason Street from Cook Street
- No deliveries to the site from any direction between the hours of 11 PM and 7 AM

## CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street
- Landscape "bump-outs" which further cause vehicles to slow down
- No deliveries on Mason Street from Cook Street
- No deliveries to the site from any direction between the hours of 11 PM and 7 AM
- All loading and back of house internalized; no garbage bins, no idling trucks

## CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- Driveway crossing at Cook Street which slows cars down as they transition to Mason Street
- Landscape "bump-outs" which further cause vehicles to slow down
- No deliveries on Mason Street from Cook Street
- No deliveries to the site from any direction between the hours of 11 PM and 7 AM
- All loading and back of house internalized; no garbage bins, no idling trucks
- Additional planting has been added to minimize impact on neighbouring houses

## CONSULTATION + PLANNING

## SITE ACCESS AND TRAFFIC CALMING ON MASON STREET



- 306 vehicles is "peak" hour and includes in and out. Only 69 cars per hour will drive down Mason St. from Cook which is around 1 car per minute.
- A more typical daytime hour is around 210 per hour. This would mean only 46 cars driving down Mason St.
- When the school was running, it is estimated that the school generated approximately 275 trips in the morning and around 190 to 250 after school trips

CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING

ORIGINAL



REVISED



CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING



Equinox - MARCH 22/SEPTEMBER 22



CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING

**March 22<sup>nd</sup> to September 22<sup>nd</sup>**  
**=**  
**No Shadow Impact**



CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING



NOVEMBER 22





CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING



NOVEMBER 22

BlueSky  
DESIGN + ARCHITECTURE

CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING

# Nov. 22<sup>nd</sup>

out of 8 hrs of sunlight, 70% of  
the farm is in full sunlight for 5.5 hrs

BlueSky  
DESIGN + ARCHITECTURE

CONSULTATION + PLANNING

## SHADOW STUDY



FEBRUARY 22



CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING



FEBRUARY 22



CONSULTATION + PLANNING

## SHADOW STUDIES + MASSING

**Feb. 1st**

**out of 9 hrs of sunlight, 80% of  
the farm is in full sunlight for 6 hrs**



CONSULTATION + PLANNING

## NON-MARKET HOUSING

- Voluntary contribution of 5% of the units (11 units) as Non-Market housing
- Rents set to 30% of BC Housing Income Limits Rats (HIL's)
- Mix of bachelors, 1 bedrooms, and 2 bedrooms ensuring that these suites will work well for all in need – including families.
- Partnership with SMVIZ Veterans Housing Society to make suite available to veterans in need
- Innovative approach to providing non-market housing in a market rental building – first of its kind in Victoria
- Closely aligns with recommendation of the Housing Affordability Task Force recommendations



# SUMMARY



## SUMMARY

### ECONOMIC BENEFITS

- 200+ construction jobs while the project is under construction, plus office staff, administration, suppliers
- Annual property tax bill to the City of approximately \$800,000.
- Annual operating budget of approximately \$600,000 (maintenance, service, etc.)
- Numerous new jobs created from retail space
- Increased density downtown with more people to shop, eat in restaurants, etc.



SUMMARY

## SUMMARY

- Purpose built rental building providing new rental homes to Victoria which has one of the lowest rental vacancies in the Country
- Voluntary Contribution of 11 non-market units for the life of the building
- Project conforms to the OCP, DCAP and the North Park Local Area Plan
- After Extensive Consultation the project has reduced area, massing, height, improved shadow impact, and minimize traffic impact on Mason St.

