

## **UNFINISHED BUSINESS**

### **4. Rezoning Application No. 00381 for 1002-1008 and 1012 Pandora Avenue**

Council received a report dated July 22, 2014 from the Sustainable Planning and Community Development Department providing Council with updated information regarding Rezoning Application No. 00381 for 1002-1008 and 1012 Pandora Avenue.

*Councillor Isitt asked why this is coming as a late item.*

Deb Day (Director of Sustainable Planning and Community Development): Staff's intention was to provide all of the information requested by Council as it became available.

#### **Motion:**

It was moved by Councillor Helps, seconded by Councillor Young, that Council:

1. Consider giving first and second reading to the *Zoning Regulation Bylaw* amendment.
2. Consider giving first and second reading to the Housing Agreement Bylaw.

*Councillor Isitt said that he would like to postpone consideration to the next Council meeting to provide the neighbourhood time to review the new information.*

*Councillor Helps said that:*

- *She supports moving forward to public hearing as there is strong interest in this proposal;*
- *This report provides an update prior to the one month break;*
- *The applicant has done everything the City has asked the applicant to do, and;*
- *She now wants to hear from the public.*

*Mayor Fortin said that the work has been done and it is ready for the public hearing and he doesn't want to hold it up.*

*Councillor Gudgeon said that this is coming to Council as a late item and the North Park Neighbourhood has not been engaged by the proponent.*

Robert Woodland (Corporate Administrator): A public hearing date is not being proposed, just first and second reading of the bylaws. He would expect the developer will be engaging with the neighbourhood prior to a public hearing date being set.

*Councillor Isitt said that Council voted to move this forward by a 5-to-4 vote and it was to come back to Council to determine if it was ready for public hearing; he has not seen the new designs of how the massing has been shifted.*

#### **Motion to Postpone Consideration:**

It was moved by Councillor Isitt, seconded by Councillor Gudgeon, that Council postpone consideration of first and second reading of the bylaws for Rezoning Application No. 00381 for 1002-1008 and 1012 Pandora Avenue. Defeated

#### **For:**

***Councillors Gudgeon, Isitt and Madoff***

#### **Against:**

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

#### **On the main motion:**

Carried

#### **For:**

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

#### **Against:**

***Councillors Gudgeon, Isitt and Madoff***



## **Council Report**

### **For the meeting of July 24, 2014**

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**Date:** July 22, 2014                      **From:** Mike Wilson, Senior Planner - Urban Design

**Subject:** **Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue**  
Update on Council Conditions

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#### **Executive Summary**

The purpose of this report is to present Council with information regarding a Rezoning Application and Development Permit Application for the property located at 1002-1008 and 1012 Pandora Avenue. At the Council meeting of April 10, 2014 Council endorsed the following motion:

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

1. *Advisory Design Panel review of the Development Permit Application with particular attention to:*
  - a. *The comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks.*
  - b. *The appropriateness of the building finishes, including cement board siding and landscape design.*
  - c. *Improvements to building form as it relates to the mid-block walkway including Crime Prevention Through Environmental Design (CPTED) principles.*
  - d. *Signage identifying the mid-block walkway.*
2. *Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.*
3. *Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works subject to the removal of the parking on the east side of Vancouver Street and its replacement with a cycling facility and adding an exploration of cycling facilities on Pandora Avenue and Mason Street.*
4. *The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.*
5. *That staff explore the viability of a legal mechanism and the implications of restricting commercial truck traffic between the hours of 11pm to 7am and to explore the advisability of limiting the weight of vehicles to 7000 lbs on Mason Street especially fronting Franklin Green Park.*



6. *Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.*
7. *That staff explore with the applicant the possibility of including a Housing Agreement to retain the residential units as rental for a period of 10 years and to have staff identify the mechanism that would be put in place to deal with the conversion from rental to strata should that happen in the future.*
8. *That staff be directed to discuss with the applicant the addition of green building features.*
9. *That staff consult with the applicant regarding the possibility of further transitioning of massing from Mason Street to Pandora Street.*

The following sections of this report provide an update on each of the conditions outlined above.

### **Advisory Design Panel Review**

The application was presented to the Advisory Design Panel on May 28, 2014. Minutes of the meeting are attached to this report. The ADP's recommended changes to the project are provided in italics below followed by staff commentary on the applicant's revisions to the design:

- *The provision of a larger break in the expression of the Pandora Avenue elevation.*

The applicant has revised the Pandora Avenue street frontage and broken up the building face into two distinct sections, both clad in brick. This break extends vertically down to the retail frontage at grade. This change helps to break up the building massing, making it appear as two separate buildings.

- *A widening of the entry to the mid-block walkway from Pandora Avenue.*

The applicant has revised the entry to the mid-block walkway from Pandora Avenue by creating a larger entrance at grade level. Retail glazing has been extended into the walkway in order to provide a more welcoming entrance for pedestrians. The width of the walkway has also been increased.

- *Further design development of the landscape courtyard at the second level.*

ADP members expressed concern with respect to the viability of the proposed trees and landscape within the rooftop courtyard. The applicant has revised the application to include a section of each of the tree planters and a detailed planting plan. This aspect of the proposal has been reviewed and accepted by the City's Park Development Officer.

- *Reconsideration, through design development, of the proposed paving treatment and landscape on the Vancouver Street frontage as they relate to the ground floor retail expression.*

In conjunction with staff from the Department of Engineering and Public Works, the applicant has redesigned the Vancouver Street frontage. This includes the removal of on-street parking on the east side of Vancouver Street and the installation of a conventional bike lane. The sidewalk has been widened and now includes a boulevard for a portion of the frontage.

*Consider installing a green roof on the four-storey building.*

The applicant has considered the installation of a green roof on the four-storey building. The applicant's letter states that green roofs are most successful on buildings that are of concrete construction. The proposed development is to be wood frame. As a result the applicant has chosen not to provide a green roof. However, the applicant has proposed to install coloured stone on the roof in order to create a more attractive finish.

- *Consider alternative exterior finishes that are more in keeping with a building of this scale and further consider a simplification of the materials palette.*

The applicant has revised the materials pallet in response to this recommendation. Materials include: brick, painted concrete, metal panel, Hardie panel, and corrugated metal. The applicant has also simplified the application of these materials.

### **Statutory Rights-of-Way**

The applicant has agreed to register Statutory Right-of-Ways on Mason Street and Vancouver Street. These agreements are currently in the process of being registered on the property's title.

### **Street Frontages - Pandora Avenue and Vancouver Street**

The applicant has carried out revisions to both of these frontages, including the introduction of a conventional bike lane on Vancouver Street and a buffered bike lane on Pandora Avenue.

### **Class 2 Bicycle Parking**

The applicant proposed amendment to the *Zoning Regulation Bylaw* requires 18 Class 2 bicycle stalls. This is in compliance with *Schedule C* and be a requirement of at the Building Permit stage.

### **Truck Delivery Restrictions**

The applicant has agreed to enter into a legal agreement with the City to ensure the following:

- that between the hours of 11:00 pm and 7:00 am daily, no delivery trucks exceeding 10,000 lbs will be permitted to deliver to the development through the loading dock accessed off of Mason Street
- that no access to the development for delivery (all hours) will be permitted by delivery trucks exceeding 10,000 lbs using the one way section of Mason Street west of Cook Street
- that the owner will install appropriate signage at the development to express these restrictions
- that the owner will include notices in the leases of all commercial occupants of the development.

The limitation of trucks of a gross vehicle weight of 10,000 lbs is not consistent with the Council motion which expresses a desired limit of 7,000 lbs. The applicant's consulting engineer has provided a vehicle classification chart (attached) which demonstrates the maximum size of a



10,000 lbs vehicle would be a step van. These vehicles are typically used by private courier companies and Canada Post.

### **Housing Agreement**

Staff have prepared a Housing Agreement Bylaw to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners. The agreement further ensures that all of the residential units in the development will be secured for rental housing for a period of 10 years.

The applicant intends to strata title the building at the occupancy stage. However, the housing agreement would restrict the use of the building to rental housing for 10 years after which individual units could be sold. Existing tenant agreements would be subject to the *Residential Tenancy Act*.

### **Green Building Features**

The applicant has agreed to construct the building to a LEED Silver equivalent standard. The building will not be a LEED Certified building. The applicant will have a LEED consultant present a report to staff at Building Permit stage and a report after completion of the building to confirm that the development is consistent with a LEED Silver standard.

### **Massing Transition from Pandora Avenue to Mason Street**

The applicant has revised the proposal to reallocate floor area from the Mason Street frontage to the Vancouver Street frontage. As a result, the portions of the building fronting Mason Street are four storeys in height. The building is also set back approximately 7.3 m from the property line.

### **Restricting Left Hand Turns from Cook Street to Mason Street**

Both the applicant and staff have explored the option of restricting left hand turns from Cook Street onto Mason Street. The applicant's traffic engineer has provided a letter (attached) which recommends maintaining left hand turn access onto Mason Street from Cook Street. Staff concur with the rationale provided in the letter. In order to reduce vehicle speeds on the east end of Mason Street, the applicant has agreed to construct a driveway crossing. Driveway crossings have been installed in other locations and proven successful.



Figure 1: Driveway crossing in James Bay

## Conclusion

Staff have reviewed the various revisions to the proposal and recommend that Council support the application.

## Recommendations

1. That Council consider giving first and second reading to the *Zoning Regulation Bylaw* amendment.
2. That Council consider giving first and second reading to the Housing Agreement Bylaw.

Respectfully submitted,



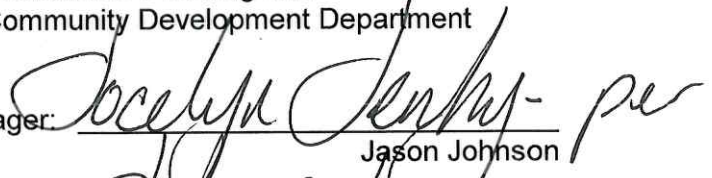
Mike Wilson  
Senior Planner - Urban Design  
Development Services Division



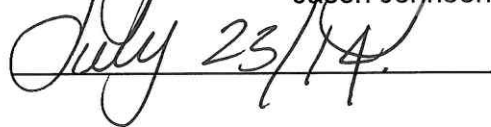
Deb Day, Director  
Sustainable Planning and  
Community Development Department



Report accepted and recommended by the City Manager:

  
Jason Johnson

Date:

  
July 23/14

MW/ljm

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\REZ\REZ00381\PLUSC PLANNING REPORT TEMPLATE REZ2.DOC

## List of Attachments

- Plans dated July 15, 2014
- Letter from Robert Duke, MAIBC dated July 14, 2014.
- Letter from Bunt and Associates dated July 8, 2014
- Vehicle Classification Schedule.

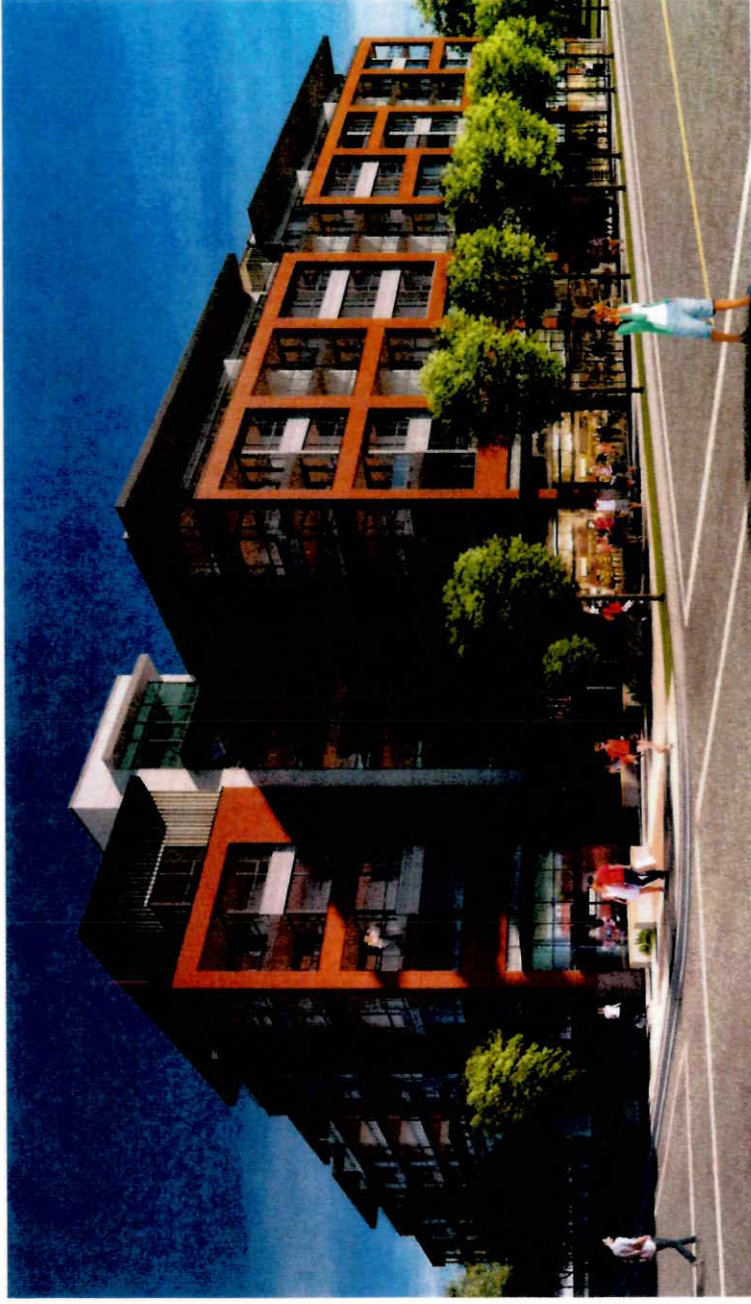


# RESIDENTIAL/COMMERCIAL DEVELOPMENT

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

ADVISORY DESIGN PANEL  
RESPONSE

July 14th, 2014



**CHRIS DIKEAKOS ARCHITECTS INC.**

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F 604 291 2667 | BURNABY BC V5C 6N5 | WWW.DIKEAKOS.COM

## OWNER / DEVELOPER BLUESKY PROPERTIES

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Grant St

Rebecca St

Pandora Ave

Johnson

Cook St

Opal St

FRANKLIN PARK

PROPOSED SITE

MASON STREET

VANCOUVER STREET

MASON STREET

BALMORAL ROAD

Balmoral Rd

KEY PLAN

SCALE: 1" = 100'

NOTES



REVISIONS:

ISSUED FOR:

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

CDN

CHRIS DIKEAKOS

ARCHITECTS INC.

RESIDENTIAL / COMMERCIAL

1000 1011 PANDORA AVENUE,

VICTORIA, BC

BlueSky PROPERTIES

CONTRACT NO.

DATE

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

APPROVED (DATE) NAME (TITLE)

DRAWING NO.

A002

REV.

SHEET TITLE

SITE - CONTEXT





(A) PANDORA LOOKING WEST



(B) SITE LOOKING NORTH



(C) CORNER PANDORA & VANCOUVER



(D) PANDORA LOOKING EAST



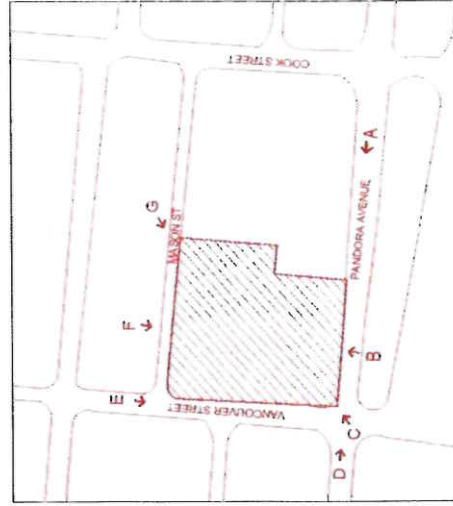
(E) VANCOUVER ST LOOKING SOUTH



(F) SITE LOOKING SOUTH



(G) MASON ST CORNER



KEY PLAN

<b>KEY PLAN</b> SCALE: 1:1 NOTES:				<b>REVISIONS</b> ISSUED FOR: PROJECT:		<b>BlueSky PROPERTIES</b>		<b>BlueSky PROPERTIES</b>	
PROJECT: RESIDENTIAL - COMMERCE 1000 107 PANDORA AVENUE, VICTORIA, BC		DRAWING NO.: A003 REV.		SHEET TITLE: SITE PHOTOS		DRAWING NO.: A003 REV.		SHEET TITLE: SITE PHOTOS	



# 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 (D C70655, PLAN 29435)

SCALE = 1:400



## LEGEND

Tree locations are indicated by the City of Victoria  
Interpretive Survey Program (Victoria City, 22, 5026)  
Grade data are taken from the City of Victoria's  
grade data at a scale of 1:400.  
Tree data and canopy are approximately to scale.  
Where tree location is critical, tree species  
and canopy should be confirmed by qualified arborist.

- UP - 1 - denotes utility pole with transformer
- UP - 2 - denotes utility pole with light
- UP - 3 - denotes utility pole with light and transformer
- UP - 4 - denotes utility pole with light and transformer and street lighting
- UP - 5 - denotes utility pole with light and transformer and street lighting and fire hydrant
- UP - 6 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter
- UP - 7 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter
- UP - 8 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone
- UP - 9 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable
- UP - 10 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant
- UP - 11 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter
- UP - 12 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter
- UP - 13 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone
- UP - 14 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable
- UP - 15 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant
- UP - 16 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter
- UP - 17 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter
- UP - 18 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone
- UP - 19 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable
- UP - 20 - denotes utility pole with light and transformer and street lighting and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant and water meter and gas meter and telephone and cable and fire hydrant

## TOTAL SITE AREA

7993.8 sq ft  
85184.3 sq ft

## MUNICIPALITY

Victoria

## ZONING

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

## PID No.

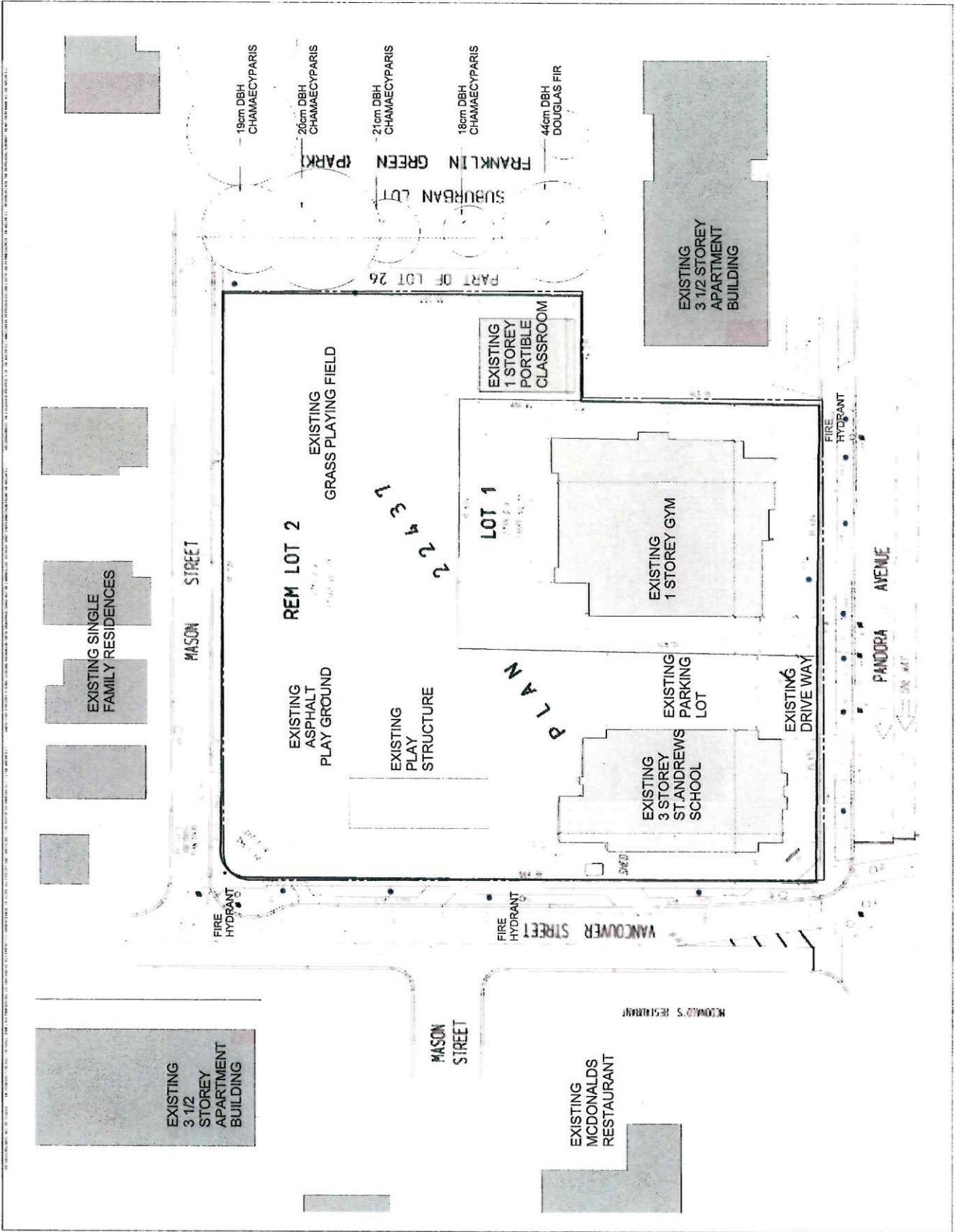
003-241-025 (Lot 1)  
003-241-027 (Lot 2)

## CERTIFIED CORRECT

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey as filed in the office of the Registrar of Titles, and that the same conforms with the requirements of the Land Survey Act, R.S.O. 1990, Chapter S.5, and the Regulations made thereunder.

Engineer's License No. 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 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1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017,

KEY PLAN SCALE 1:1 NOTES						PROJECT: RESIDENTIAL COMMERCIAL 108 102 PANDORA AVENUE, VICTORIA, BC		DRAWN BY: CHECKED BY: JAMES SCALE: 1:20 PLOT: 1/20 DATE: JULY 2014		SHEET TITLE: SITE PLAN OF EXISTING SCHOOL		DRAWING NO.: REV.	
				CHES DIKEAKOS ARCHITECTS INC.		BlueSky PROPERTIES				A102			

















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









MASON STREET



VANCOUVER STREET

PANDORA AVENUE

FRANKLIN PARK

Area Schedule (Gross Building) Level 3			
Level	Name	Area sq. m.	Area sq. ft.
LEVEL 3	UNIT 301A	86.6 m <sup>2</sup>	932.1 SF
LEVEL 3	UNIT 302A	64.6 m <sup>2</sup>	695.3 SF
LEVEL 3	UNIT 303A	52.1 m <sup>2</sup>	560.0 SF
LEVEL 3	UNIT 304A	51.8 m <sup>2</sup>	556.0 SF
LEVEL 3	UNIT 305A	43.9 m <sup>2</sup>	471.3 SF
LEVEL 3	UNIT 306A	71.2 m <sup>2</sup>	766.6 SF
LEVEL 3	UNIT 307A	56.9 m <sup>2</sup>	611.9 SF
LEVEL 3	UNIT 308A	69.6 m <sup>2</sup>	746.0 SF
LEVEL 3	UNIT 309A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 3	UNIT 310A	51.8 m <sup>2</sup>	557.2 SF
LEVEL 3	UNIT 311A	76.3 m <sup>2</sup>	827.5 SF
LEVEL 3	UNIT 312A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 3	UNIT 313A	75.1 m <sup>2</sup>	808.1 SF
LEVEL 3	UNIT 314A	71.2 m <sup>2</sup>	766.2 SF
LEVEL 3	UNIT 315A	43.9 m <sup>2</sup>	471.3 SF
LEVEL 3	UNIT 316A	51.8 m <sup>2</sup>	557.2 SF
LEVEL 3	UNIT 317A	56.5 m <sup>2</sup>	605.5 SF
LEVEL 3	UNIT 318A	46.7 m <sup>2</sup>	502.5 SF
LEVEL 3	UNIT 319A	52.0 m <sup>2</sup>	559.7 SF
LEVEL 3	UNIT 320A	43.6 m <sup>2</sup>	468.2 SF
LEVEL 3	UNIT 321A	52.1 m <sup>2</sup>	560.0 SF
LEVEL 3	UNIT 322A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 3	UNIT 323A	51.2 m <sup>2</sup>	549.4 SF
LEVEL 3	UNIT 324A	51.2 m <sup>2</sup>	549.4 SF
LEVEL 3	UNIT 325A	42.6 m <sup>2</sup>	458.1 SF
LEVEL 3	UNIT 326A	51.2 m <sup>2</sup>	549.4 SF
LEVEL 3	UNIT 327A	51.5 m <sup>2</sup>	553.4 SF
LEVEL 3	UNIT 328A	42.1 m <sup>2</sup>	451.2 SF
LEVEL 3	UNIT 329A	42.1 m <sup>2</sup>	451.2 SF
LEVEL 3	UNIT 330A	48.6 m <sup>2</sup>	522.2 SF
LEVEL 3	UNIT 331A	48.6 m <sup>2</sup>	522.2 SF
LEVEL 3	UNIT 332A	51.2 m <sup>2</sup>	549.4 SF
LEVEL 3	UNIT 333A	51.2 m <sup>2</sup>	549.4 SF
LEVEL 3	UNIT 334A	51.2 m <sup>2</sup>	549.4 SF
LEVEL 3	UNIT 335A	52.0 m <sup>2</sup>	559.7 SF
LEVEL 3	UNIT 336A	52.0 m <sup>2</sup>	559.7 SF
LEVEL 3	UNIT 337A	71.2 m <sup>2</sup>	766.2 SF
LEVEL 3	UNIT 338A	52.0 m <sup>2</sup>	559.7 SF
LEVEL 3	UNIT 339A	51.5 m <sup>2</sup>	553.4 SF
LEVEL 3	UNIT 340A	51.5 m <sup>2</sup>	553.4 SF
LEVEL 3	UNIT 341A	51.6 m <sup>2</sup>	555.0 SF
LEVEL 3	UNIT 342A	52.5 m <sup>2</sup>	566.0 SF
LEVEL 3	UNIT 343A	71.0 m <sup>2</sup>	764.3 SF

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE BC BUILDING ACT AND THE BC BUILDING REGULATIONS.

KEY PLAN



REVISIONS	DATE	BY	APP'D
1	2024-01-15	JM	JD
2	2024-02-01	JM	JD
3	2024-02-15	JM	JD
4	2024-03-01	JM	JD
5	2024-03-15	JM	JD
6	2024-03-30	JM	JD
7	2024-04-15	JM	JD
8	2024-04-30	JM	JD
9	2024-05-15	JM	JD
10	2024-05-30	JM	JD
11	2024-06-15	JM	JD
12	2024-06-30	JM	JD
13	2024-07-15	JM	JD
14	2024-07-30	JM	JD
15	2024-08-15	JM	JD
16	2024-08-30	JM	JD
17	2024-09-15	JM	JD
18	2024-09-30	JM	JD
19	2024-10-15	JM	JD
20	2024-10-30	JM	JD
21	2024-11-15	JM	JD
22	2024-11-30	JM	JD
23	2024-12-15	JM	JD
24	2024-12-30	JM	JD
25	2025-01-15	JM	JD
26	2025-01-30	JM	JD
27	2025-02-15	JM	JD
28	2025-02-28	JM	JD
29	2025-03-15	JM	JD
30	2025-03-31	JM	JD

CHAS DIKAKOS  
ARCHITECTS INC.

RESIDENTIAL COMMERCIAL  
100-107 PANDORA AVENUE  
VICTORIA, BC

BlueSky  
PROPERTIES

CHAS DIKAKOS  
ARCHITECTS INC.

CHAS DIKAKOS  
ARCHITECTS INC.

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ARCHITECTS INC.

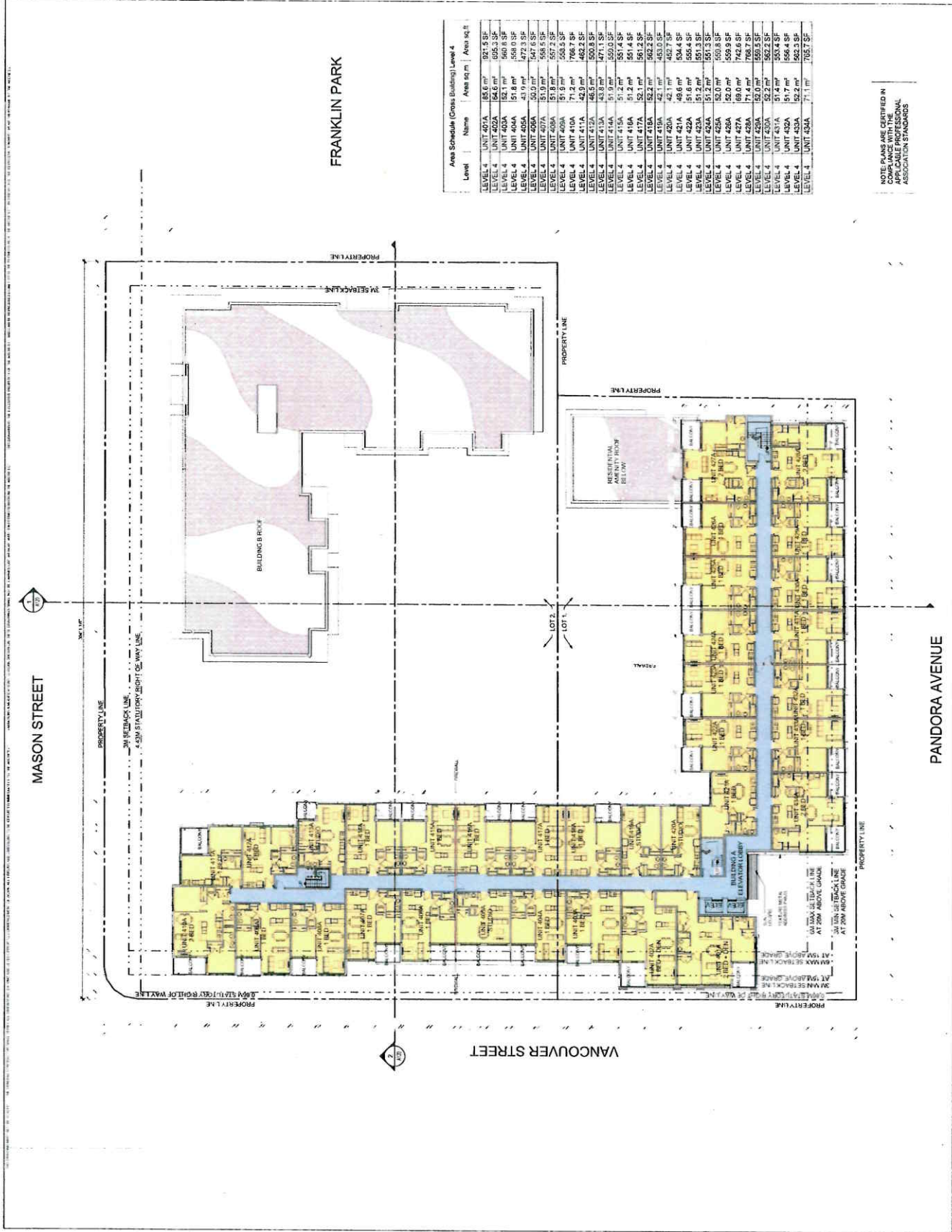
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ARCHITECTS INC.

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ARCHITECTS INC.

CHAS DIKAKOS  
ARCHITECTS INC.



# FRANKLIN PARK

Area Schedule (Gross Building) Level 4

Level	Name	Area sq.m	Area sq.ft
LEVEL 4	UNIT 401A	85.6 m <sup>2</sup>	921.5 SF
LEVEL 4	UNIT 402A	84.6 m <sup>2</sup>	905.3 SF
LEVEL 4	UNIT 403A	52.1 m <sup>2</sup>	560.8 SF
LEVEL 4	UNIT 404A	51.8 m <sup>2</sup>	558.0 SF
LEVEL 4	UNIT 405A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 4	UNIT 406A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 4	UNIT 407A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 4	UNIT 408A	51.8 m <sup>2</sup>	557.2 SF
LEVEL 4	UNIT 409A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 4	UNIT 410A	71.2 m <sup>2</sup>	766.7 SF
LEVEL 4	UNIT 411A	42.9 m <sup>2</sup>	462.2 SF
LEVEL 4	UNIT 412A	42.9 m <sup>2</sup>	462.2 SF
LEVEL 4	UNIT 413A	42.9 m <sup>2</sup>	462.2 SF
LEVEL 4	UNIT 414A	42.9 m <sup>2</sup>	462.2 SF
LEVEL 4	UNIT 415A	42.9 m <sup>2</sup>	462.2 SF
LEVEL 4	UNIT 416A	51.9 m <sup>2</sup>	558.5 SF
LEVEL 4	UNIT 417A	51.2 m <sup>2</sup>	548.4 SF
LEVEL 4	UNIT 418A	51.2 m <sup>2</sup>	548.4 SF
LEVEL 4	UNIT 419A	51.2 m <sup>2</sup>	548.4 SF
LEVEL 4	UNIT 420A	42.1 m <sup>2</sup>	452.7 SF
LEVEL 4	UNIT 421A	48.6 m <sup>2</sup>	523.4 SF
LEVEL 4	UNIT 422A	51.6 m <sup>2</sup>	554.4 SF
LEVEL 4	UNIT 423A	51.2 m <sup>2</sup>	548.4 SF
LEVEL 4	UNIT 424A	51.2 m <sup>2</sup>	548.4 SF
LEVEL 4	UNIT 425A	51.2 m <sup>2</sup>	548.4 SF
LEVEL 4	UNIT 426A	52.0 m <sup>2</sup>	559.8 SF
LEVEL 4	UNIT 427A	68.0 m <sup>2</sup>	730.6 SF
LEVEL 4	UNIT 428A	71.4 m <sup>2</sup>	767.7 SF
LEVEL 4	UNIT 429A	52.0 m <sup>2</sup>	559.8 SF
LEVEL 4	UNIT 430A	52.2 m <sup>2</sup>	562.2 SF
LEVEL 4	UNIT 431A	51.4 m <sup>2</sup>	550.4 SF
LEVEL 4	UNIT 432A	51.4 m <sup>2</sup>	550.4 SF
LEVEL 4	UNIT 433A	52.2 m <sup>2</sup>	562.2 SF
LEVEL 4	UNIT 434A	71.1 m <sup>2</sup>	765.7 SF

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

REV PLAN

DATE

BY

REVISIONS

ISSUED FOR

PROJECT

CDN

CHRIS DIKEAKOS ARCHITECTS INC.

PROJECT

FRANKLIN PARK

BlueSky

PROPERTIES

OWNER

BlueSky Properties

DATE

BY

REVISION

DATE

BY

REVISION

DATE

BY

REVISION

DATE

BY

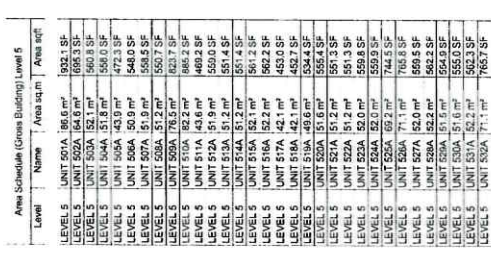
REVISION

DRAWING NO.

A110

REV





Area Schedule (Green Building) Level: 5			
Level	Name	Area	Area sqft
LEVEL 5	UNIT 501A	186.6 m <sup>2</sup>	2031.91 SF
LEVEL 5	UNIT 502A	144.6 m <sup>2</sup>	1568.33 SF
LEVEL 5	UNIT 503A	152 m <sup>2</sup>	1648.90 SF
LEVEL 5	UNIT 504A	318 m <sup>2</sup>	3432.59 SF
LEVEL 5	UNIT 505A	430 m <sup>2</sup>	4632.59 SF
LEVEL 5	UNIT 506A	430 m <sup>2</sup>	4632.59 SF
LEVEL 5	UNIT 507A	110 m <sup>2</sup>	1194.90 SF
LEVEL 5	UNIT 508A	312 m <sup>2</sup>	3365.97 SF
LEVEL 5	UNIT 509A	18.5 m <sup>2</sup>	199.47 SF
LEVEL 5	UNIT 510A	182 m <sup>2</sup>	1962.97 SF
LEVEL 5	UNIT 511A	182 m <sup>2</sup>	1962.97 SF
LEVEL 5	UNIT 512A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 513A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 514A	312 m <sup>2</sup>	3365.97 SF
LEVEL 5	UNIT 515A	312 m <sup>2</sup>	3365.97 SF
LEVEL 5	UNIT 516A	322 m <sup>2</sup>	3462.98 SF
LEVEL 5	UNIT 517A	421 m <sup>2</sup>	4530.99 SF
LEVEL 5	UNIT 518A	406 m <sup>2</sup>	4364.99 SF
LEVEL 5	UNIT 519A	406 m <sup>2</sup>	4364.99 SF
LEVEL 5	UNIT 520A	516 m <sup>2</sup>	5564.94 SF
LEVEL 5	UNIT 521A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 522A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 523A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 524A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 525A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 526A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 527A	711 m <sup>2</sup>	7618.95 SF
LEVEL 5	UNIT 528A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 529A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 530A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 531A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 532A	512 m <sup>2</sup>	5500.95 SF
LEVEL 5	UNIT 533A	512 m <sup>2</sup>	5500.95 SF

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



Area Schedule (Gross Building) Level 6				
Level	Unit	Area sq.m	Area sq.ft	Area sq.m
LEVEL 6	UNIT 601A	162.2 m <sup>2</sup>	1742.5 SF	688.5 SF
LEVEL 6	UNIT 601B	162.2 m <sup>2</sup>	1742.5 SF	688.5 SF
LEVEL 6	UNIT 602A	143.9 m <sup>2</sup>	1555.8 SF	560.4 SF
LEVEL 6	UNIT 602B	143.9 m <sup>2</sup>	1555.8 SF	560.4 SF
LEVEL 6	UNIT 603A	44.3 m <sup>2</sup>	477.3 SF	187.1 SF
LEVEL 6	UNIT 603B	44.0 m <sup>2</sup>	473.2 SF	185.3 SF
LEVEL 6	UNIT 604A	44.7 m <sup>2</sup>	481.2 SF	187.5 SF
LEVEL 6	UNIT 604B	44.7 m <sup>2</sup>	481.2 SF	187.5 SF
LEVEL 6	UNIT 605A	81.6 m <sup>2</sup>	879.2 SF	347.3 SF
LEVEL 6	UNIT 605B	81.6 m <sup>2</sup>	879.2 SF	347.3 SF
LEVEL 6	UNIT 611A	52.0 m <sup>2</sup>	559.3 SF	220.3 SF
LEVEL 6	UNIT 612A	51.2 m <sup>2</sup>	551.4 SF	216.3 SF
LEVEL 6	UNIT 613A	51.2 m <sup>2</sup>	551.4 SF	216.3 SF
LEVEL 6	UNIT 614A	51.2 m <sup>2</sup>	551.4 SF	216.3 SF
LEVEL 6	UNIT 615A	52.2 m <sup>2</sup>	564.5 SF	220.7 SF
LEVEL 6	UNIT 616A	42.1 m <sup>2</sup>	453.1 SF	177.2 SF
LEVEL 6	UNIT 617A	42.0 m <sup>2</sup>	452.5 SF	176.5 SF
LEVEL 6	UNIT 618A	49.8 m <sup>2</sup>	535.9 SF	210.3 SF
LEVEL 6	UNIT 619A	51.6 m <sup>2</sup>	555.3 SF	216.3 SF
LEVEL 6	UNIT 620A	51.2 m <sup>2</sup>	551.3 SF	216.3 SF
LEVEL 6	UNIT 622A	52.0 m <sup>2</sup>	559.8 SF	220.3 SF
LEVEL 6	UNIT 623A	69.3 m <sup>2</sup>	746.1 SF	291.5 SF
LEVEL 6	UNIT 624A	69.3 m <sup>2</sup>	746.1 SF	291.5 SF
LEVEL 6	UNIT 625A	69.3 m <sup>2</sup>	746.1 SF	291.5 SF
LEVEL 6	UNIT 626A	69.3 m <sup>2</sup>	746.1 SF	291.5 SF
LEVEL 6	UNIT 627A	67.8 m <sup>2</sup>	727.4 SF	284.3 SF
LEVEL 6	UNIT 628A	70.0 m <sup>2</sup>	751.1 SF	293.1 SF
LEVEL 6	UNIT 629A	70.3 m <sup>2</sup>	756.5 SF	293.5 SF

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

[illegible]



MATERIALS LEGEND	
1	PAINTED CONCRETE
2	BRICK
GLAZING	
3	UNITED WINDOW FRAME
4	SPANDREL GLASS
5	ALUMINUM FRAME
6	METAL WINDOW FRAME
ROOFING	
7	ALUMINUM ROOF
8	ALUMINUM ROOF
9	METAL ROOFING
ELEVATION	
10	BRICK PANEL
11	GLAZED METAL PANEL
12	GLAZED METAL PANEL
13	GLAZED METAL PANEL

**CDN**  
**CHRIS D'KEAKOS**  
**ARCHITECTS INC.**

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

**CLIENT:**  
 Bluesky  
 PROPERTIES

**DATE:**  
 2023-07-01

**REVISIONS:**

**ISSUED FOR:**  
 ARCHITECTURAL REVIEW

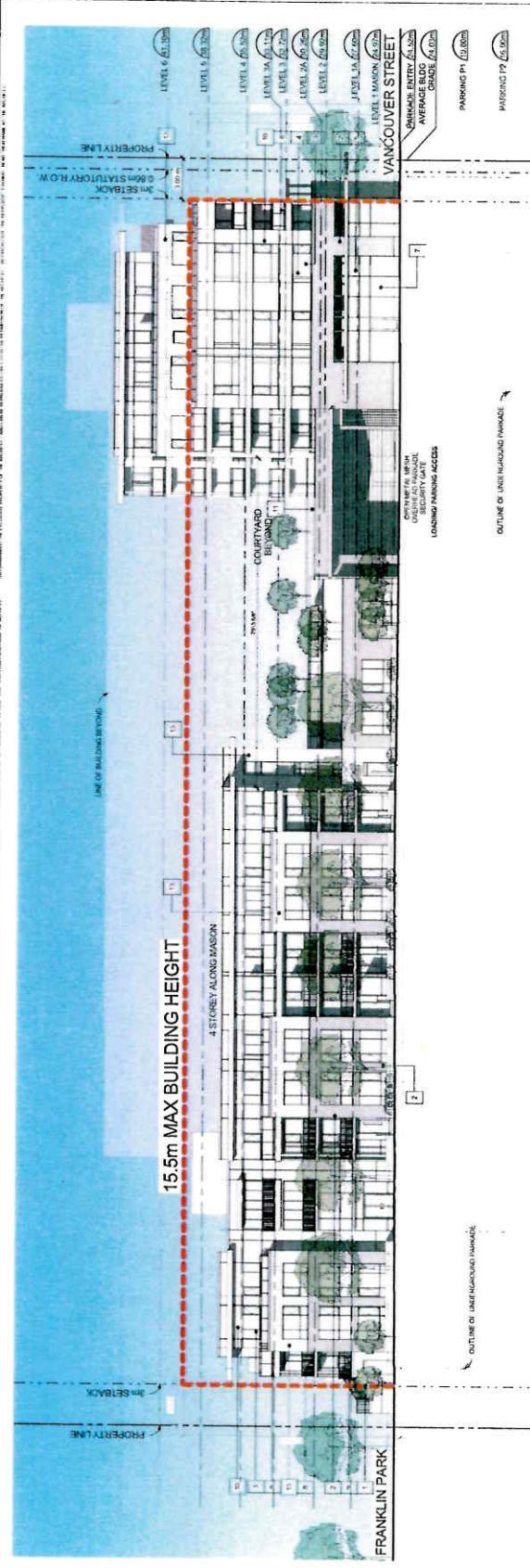
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 RESIDENTIAL - COMMERCIAL  
 DEVELOPMENT  
 1000 PANDORA AVENUE  
 VICTORIA, BC

**CLIENT:**  
 Bluesky  
 PROPERTIES

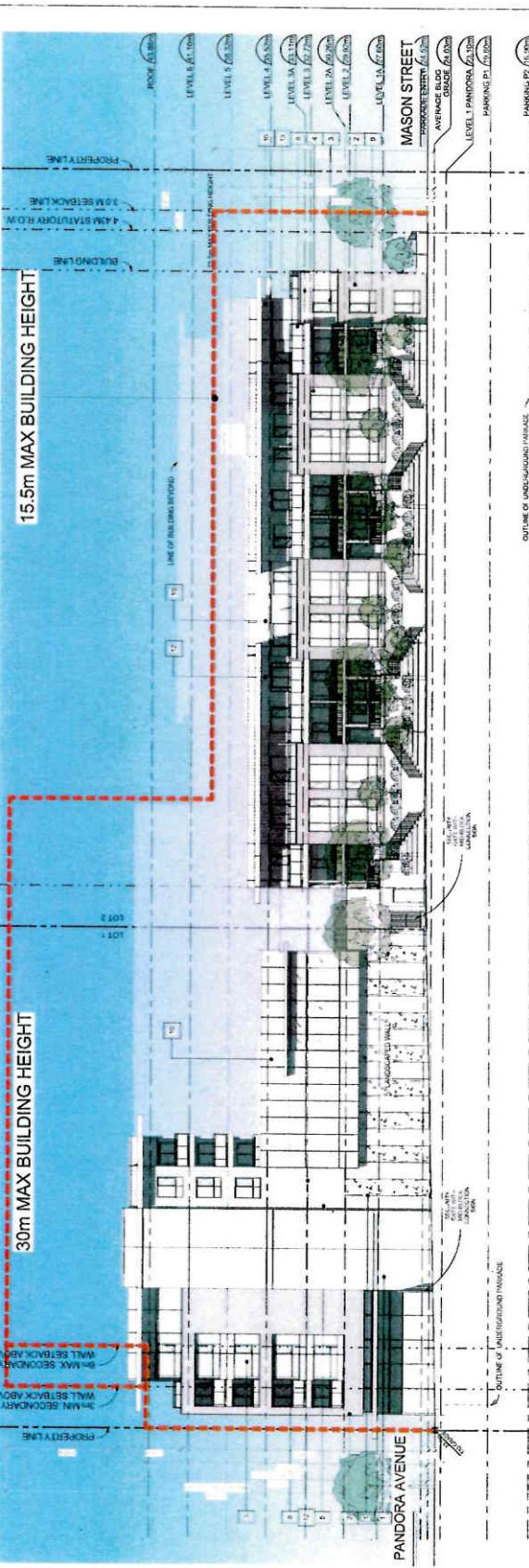
**DATE:**  
 2023-07-01

**REVISIONS:**

**ISSUED FOR:**  
 ARCHITECTURAL REVIEW



**1. NORTH ELEVATION - MASON STREET**



**2. EAST ELEVATION - FRANKLIN PARK**

**DRAWING NO.:**  
 A113

**REV.:**







MATERIALS LEGEND	
1	PAVING CONCRETE
2	BRICK
GLAZING	
3	GLASS CURTAIN WALL
4	SPANDREL GLASS
5	METAL WINDOW FRAME
6	ALUMINUM CLAD
7	ALUMINUM CLAD
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99	ALUMINUM CLAD
100	ALUMINUM CLAD


**CHRIS DIKEAKOS ARCHITECTS INC.**  
 1000 WEST 10TH AVENUE, SUITE 1000  
 VANCOUVER, BC V6H 1A1  
 TEL: 604.681.1111  
 WWW.CHRISDIKEAKOSARCHITECTS.COM

**Bluesky PROPERTIES**  
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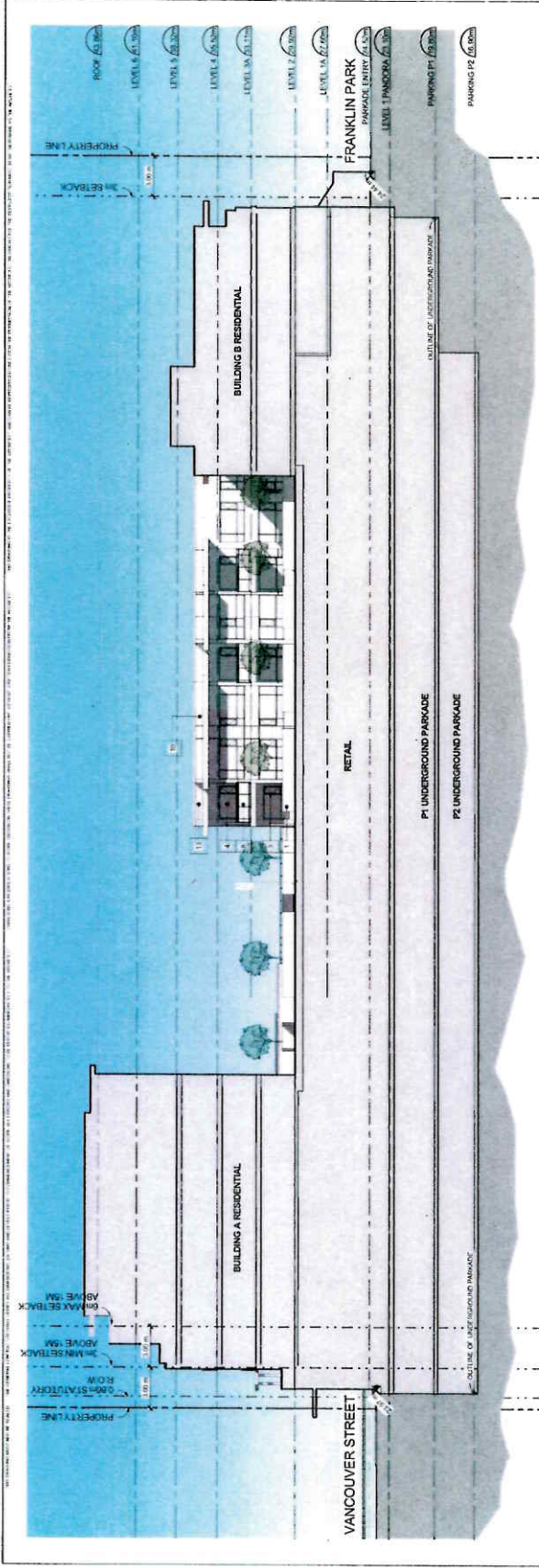
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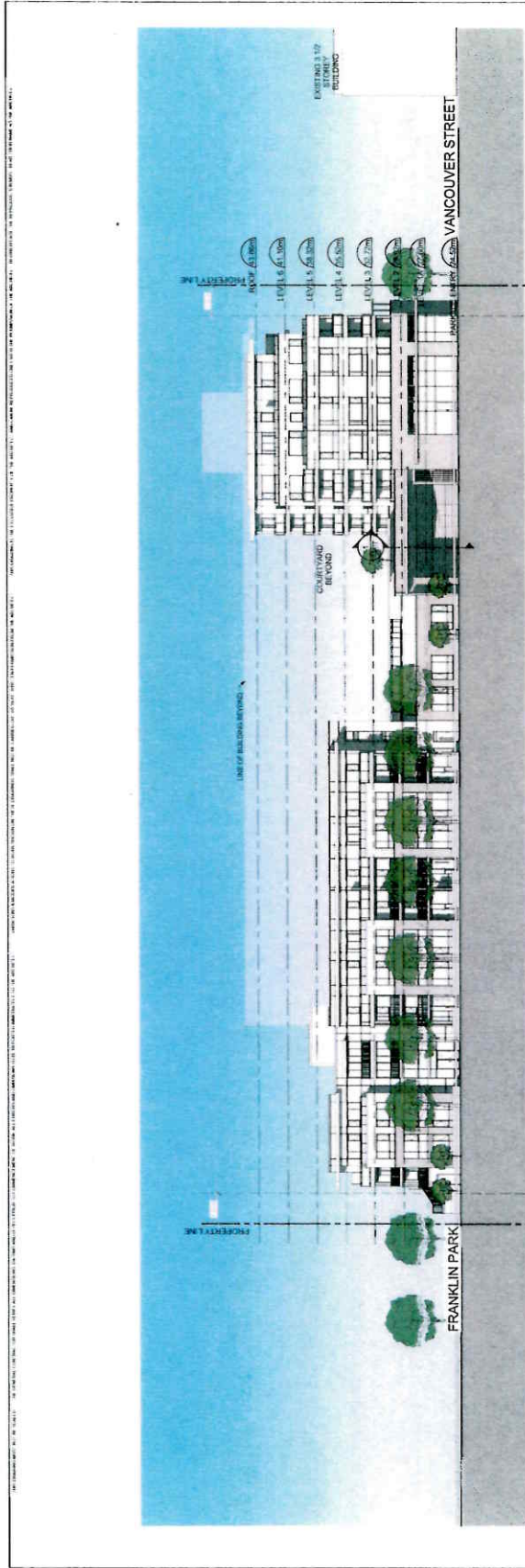
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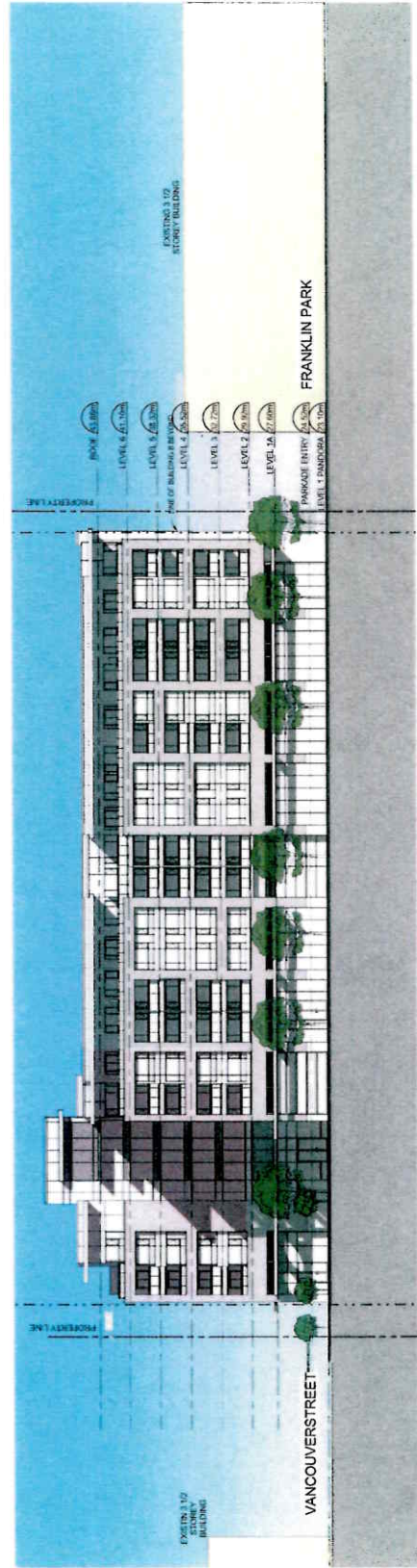








1 NORTH MASON STREET STREETScape



2 SOUTH PANDORA AVENUE STREETScape

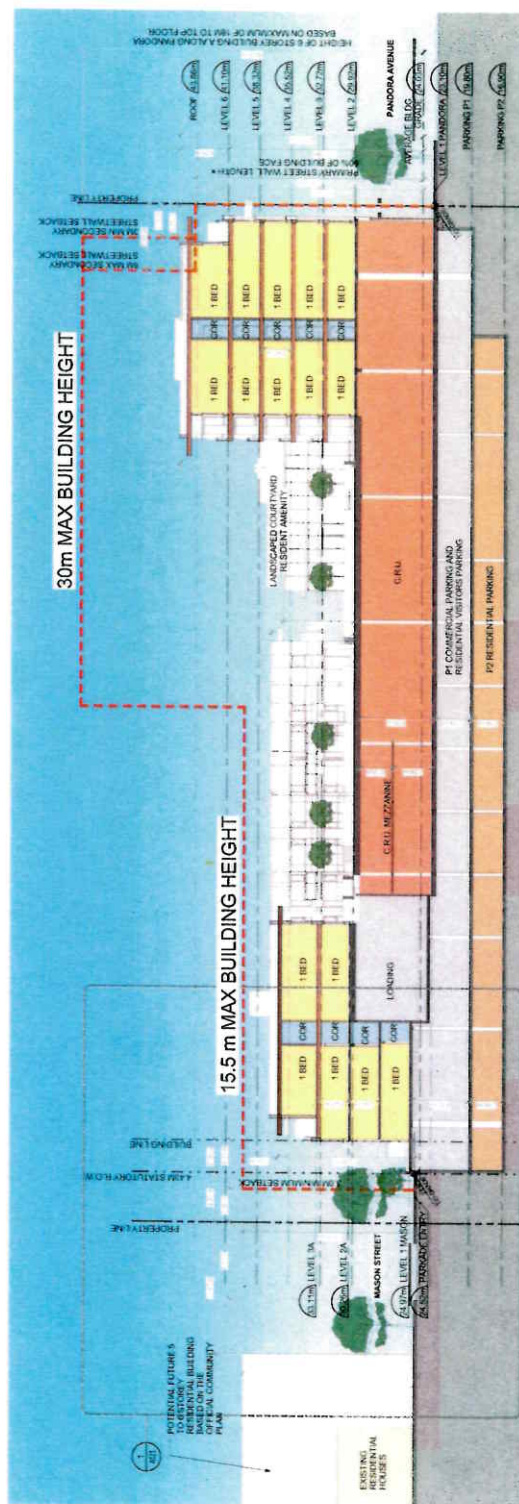
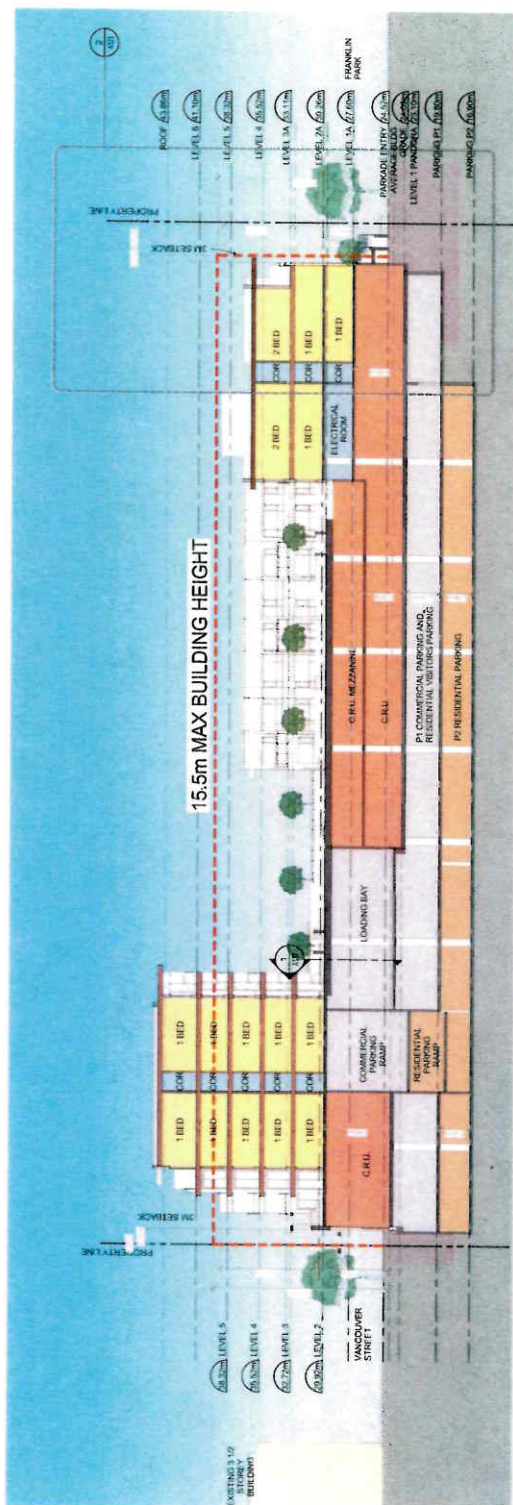
<p>KEY PLAN</p> <p>NOTES</p>	<p>REVISIONS:</p> <p>ISSUED FOR:</p> <p>PROJECT:</p> <p>RESIDENTIAL COMMERCIAL DEVELOPMENT, 1000 PANDORA AVENUE, VICTORIA, BC</p> <p>BlueSky PROPERTIES</p> <p>CONTRACT:</p> <p>SCALE:</p> <p>DATE: 10/10/2014</p> <p>SHEET TITLE:</p> <p>STREETSCAPE</p> <p>DRAWING NO:</p> <p>A118</p> <p>REV:</p>
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CHRIS DIKEAKOS ARCHITECTS INC.

1000 PANDORA AVENUE, VICTORIA, BC







KEY PLAN
CASE #15
NOTES

ISSUED FOR:

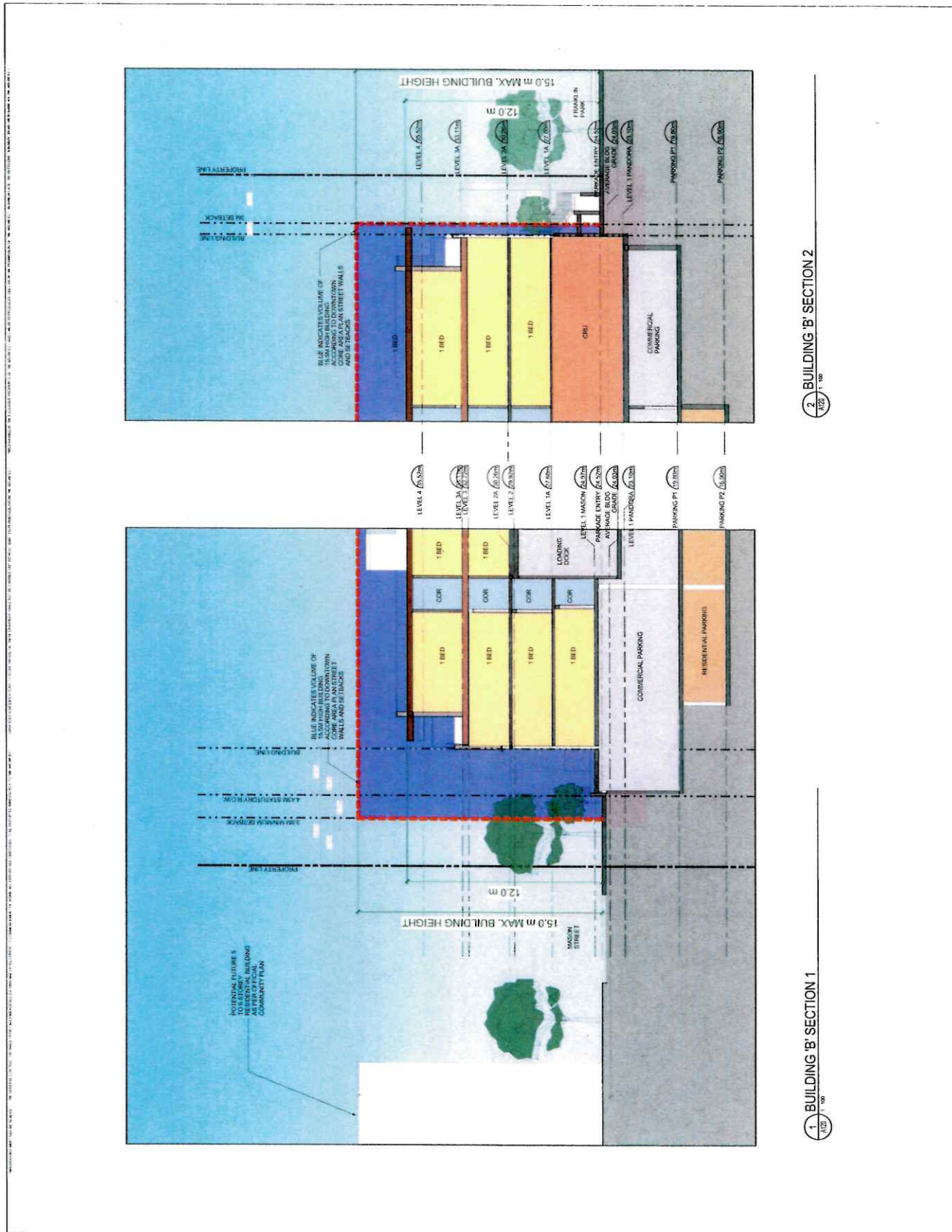
...and with a few...

OF MEETING

LCHRIARCH

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[illegible]RESIDENTDEVELOPMENT  
1005-1012  
VICTORIA



1 BUILDING 'B' SECTION 1

2 BUILDING 'B' SECTION 2

KEY PLAN

NOTES

ISSUED FOR:

PROJECT:

DESIGNER:

DATE:

CRS

CHRIS DIKEAKOS

ARCHITECTS INC

RESIDENTIAL COMMERCIAL DEVELOPMENT, 100 MASON AVENUE, VICTORIA, BC

BlueSky

PROPERTIES

CONTRACT NO.

DATE

PROJECT NO.

DATE

SHEET NO.

DATE

SHEET TITLE:

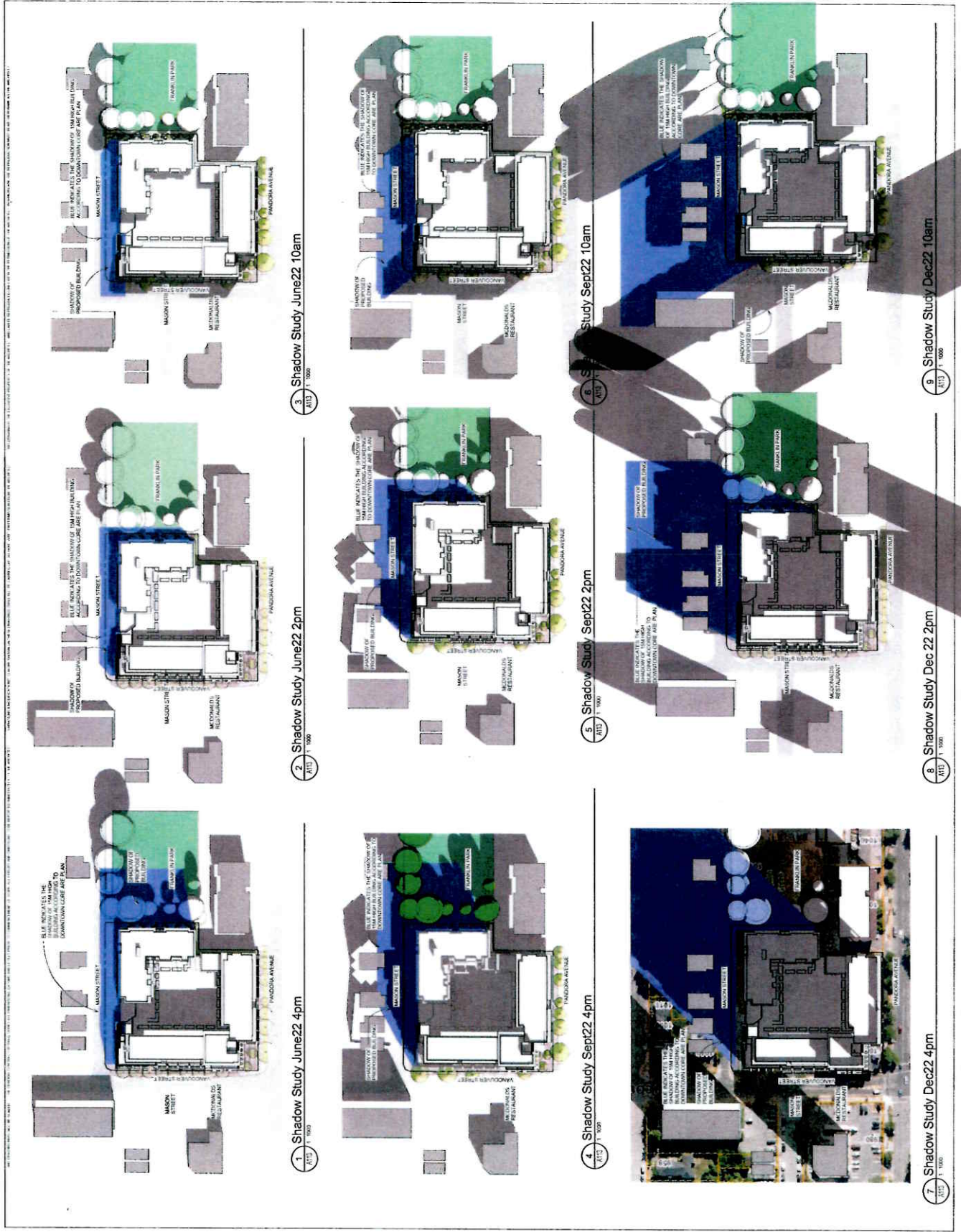
BUILDING 'B' SECTIONS

DRAWING NO:

A121

REV:





<p>KEY PLAN</p> <p>NOTES</p>		<p>REVISIONS:</p> <p>ISSUED FOR:</p> <p>PROJECT:</p> <p>RESIDENTIAL COMMERCIAL DEVELOPMENT, 1300 PANDORA AVENUE, VICTORIA, BC</p>		<p>Bluesky PROPERTIES</p>		<p>DATE: JUL 10, 2014</p> <p>SHEET TITLE: SHADOW STUDIES</p>		<p>DRAWING NO: A122</p> <p>REV:</p>	
<p>PROJECT NO: 1300 PANDORA AVENUE</p> <p>CLIENT: BLUESKY PROPERTIES</p> <p>DESIGNER: CHRIS DIKEAKOS ARCHITECTS INC.</p> <p>DATE: JUL 10, 2014</p>		<p>PROJECT NO: 1300 PANDORA AVENUE</p> <p>CLIENT: BLUESKY PROPERTIES</p> <p>DESIGNER: CHRIS DIKEAKOS ARCHITECTS INC.</p> <p>DATE: JUL 10, 2014</p>		<p>PROJECT NO: 1300 PANDORA AVENUE</p> <p>CLIENT: BLUESKY PROPERTIES</p> <p>DESIGNER: CHRIS DIKEAKOS ARCHITECTS INC.</p> <p>DATE: JUL 10, 2014</p>		<p>PROJECT NO: 1300 PANDORA AVENUE</p> <p>CLIENT: BLUESKY PROPERTIES</p> <p>DESIGNER: CHRIS DIKEAKOS ARCHITECTS INC.</p> <p>DATE: JUL 10, 2014</p>		<p>PROJECT NO: 1300 PANDORA AVENUE</p> <p>CLIENT: BLUESKY PROPERTIES</p> <p>DESIGNER: CHRIS DIKEAKOS ARCHITECTS INC.</p> <p>DATE: JUL 10, 2014</p>	





KEY PLAN  
SCALE 1:15  
DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024.01.15
2	ISSUED FOR PERMIT	2024.01.15
3	ISSUED FOR PERMIT	2024.01.15
4	ISSUED FOR PERMIT	2024.01.15
5	ISSUED FOR PERMIT	2024.01.15
6	ISSUED FOR PERMIT	2024.01.15
7	ISSUED FOR PERMIT	2024.01.15
8	ISSUED FOR PERMIT	2024.01.15
9	ISSUED FOR PERMIT	2024.01.15
10	ISSUED FOR PERMIT	2024.01.15

ISSUED FOR:



CHRIS DIKEAKOS  
ARCHITECTS INC.  
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Vancouver BC V6H 1A6  
Tel: 604 683 8811  
Fax: 604 683 8812  
www.cda.ca

PROJECT NO. 2024-001  
DATE: 2024.01.15  
DRAWN BY: [Name]  
CHECKED BY: [Name]



Bluesky  
PROPERTIES  
1000 West 10th Ave  
Vancouver BC V6H 1A6  
Tel: 604 683 8811  
Fax: 604 683 8812  
www.bluesky.ca

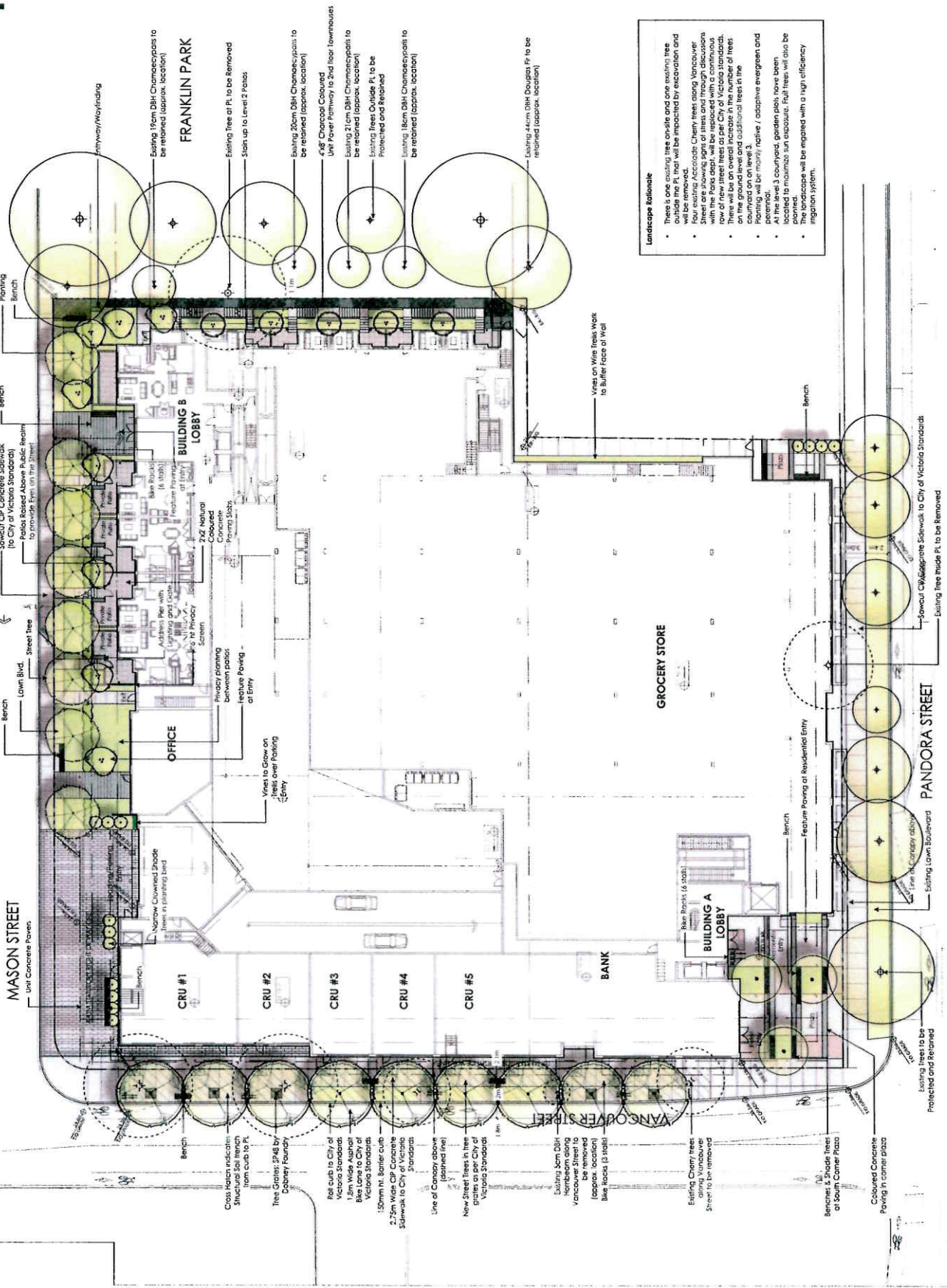
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DATE: 2024.01.15  
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PROJECT NO. 2024-001  
DATE: 2024.01.15  
DRAWN BY: [Name]  
CHECKED BY: [Name]

PROJECT NO. 2024-001  
DATE: 2024.01.15  
DRAWN BY: [Name]  
CHECKED BY: [Name]

Ground Floor  
Landscape  
Concept Plan

REV 1  
DRAWING NO. L01



**Landscape Rationale**

- There is one existing tree on-site and one existing tree outside the PI that will be impacted by excavation and foundation work.
- Four existing Accolade Cherry trees along Vancouver Street are showing signs of decay and should be replaced with new trees.
- Street trees are showing signs of decay and should be replaced with new trees.
- On the ground level and additional trees in the courtyard on level 3.
- Planting will be primarily native / adaptive evergreen and deciduous trees.
- At the level 3 courtyard, garden paths have been located to maximize sun exposure. Full trees will also be planted.
- The landscape will be irrigated with a high efficiency irrigation system.













Stantec Consulting Ltd.  
401-453 Two Road  
Vancouver, BC V6C 2H4  
Tel: 203.385.7111  
www.stantec.com

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Consultants

Legend

Notes

Revision By Date

1. DEVELOPMENT PERMIT SUBMITTAL  
Drawn By Date  
Checked By Date  
Permit Lead

Client/Project  
BLUESKY PROPERTIES

PANDORA DEVELOPMENT

Title  
VANCOUVER ST. AND PANDORA AVE.  
CONCEPTUAL ROAD & CYCLE LANNING

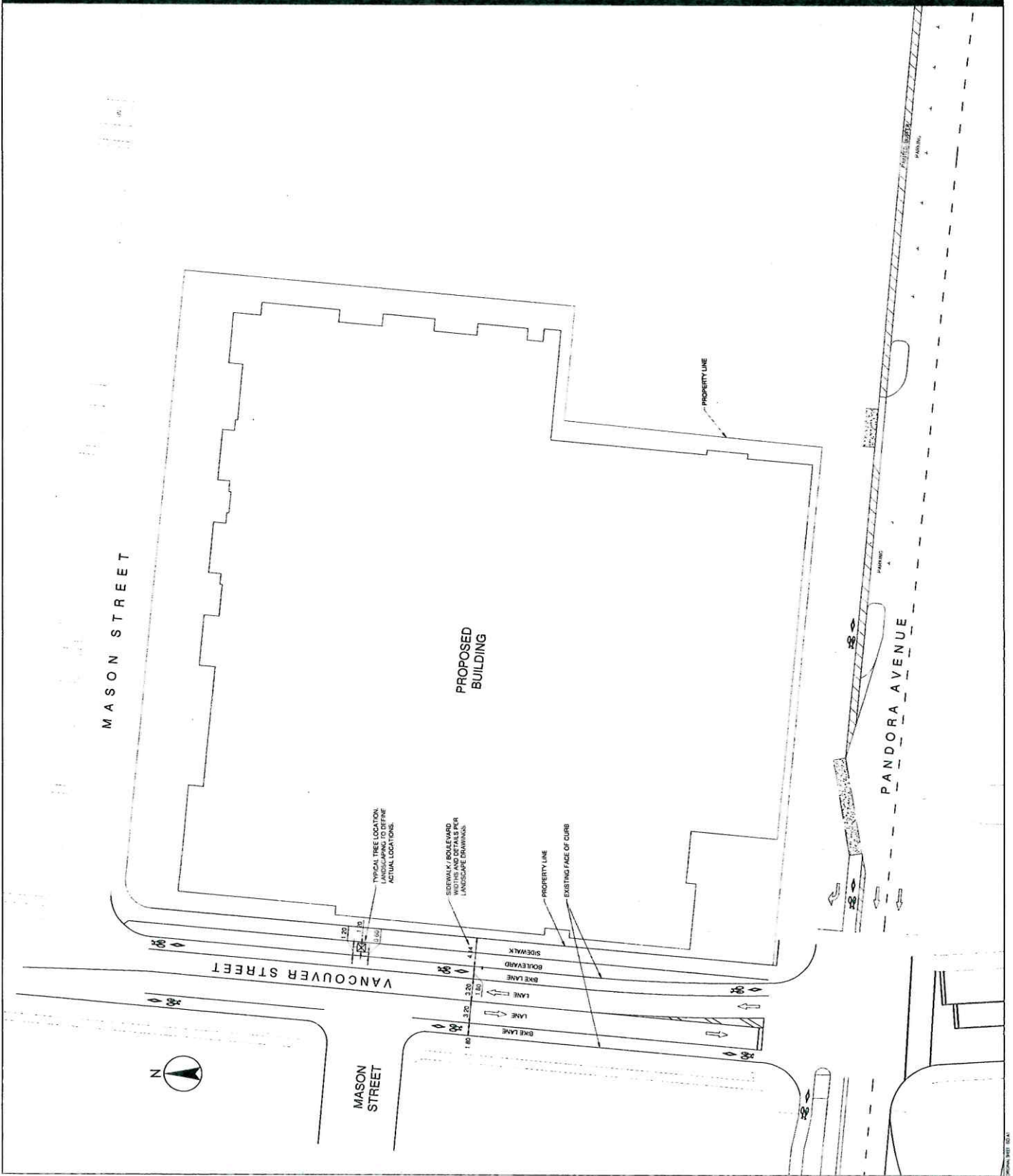
Project No. 1250 (METRIC)

Drawing No. Sheet

C1.0

1 of 1

0







CHRIS DIKEAKOS ARCHITECTS INC.



July 14, 2014

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

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

Dear Mr Mayor and Members of Council,

In response to the Advisory Design Panel Recommendations on May 28, 2014, Blue Sky Properties has made revisions to the application for a Development Permit/Rezoning for 1008-1012 Pandora Avenue. We have worked with the Planning Department, Engineering and Public Works Department and the Landscape Architect to improve the public realm along Pandora Street, Vancouver Street and Mason Street.

The following provides a summary of the project revisions:

- A break in level 1 retail frontage has been incorporated on the Pandora St elevation, this is provided by stepping the glazing back to create a larger sidewalk area in the middle of the frontage.
- The entry to the mid-block walkway along Pandora St has been widened from 2.7m to 4.85m by pulling the east facing glazing of the retail space back. The widened entry to the walkway will function as a secondary landscaped plaza for public use, the beginning of the mid-block walkway will be on the north side of the plaza. The mid-block walkway will have a gate at each end, it will be unlocked and accessible during day hours and locked in the evening. Should there be security problems with the walkway it can be closed off, but the plaza will remain open.
- The pedestrian frontage along Vancouver St will be improved by removing the parking lane on the east side of Vancouver St, the cycling lane will be relocated onto the street into the current parking lane. The new cycling lane will expand the city cycling network as well as allow for a wider sidewalk and boulevard. The extent of the grass boulevard along Vancouver St will be reduced to allow pavers from the curb to the face of the building, extent of trees and tree spacing will be maintained. The sidewalk trees will be placed in sidewalk grates to blend in with the sidewalk treatment, trees will be moved closer to the curb to create a wider sidewalk. The length of the grass boulevard will be reduced to allow for a longer stretch of wider sidewalk, overall a more organic pedestrian experience will be created for the length of the sidewalk along Vancouver St.

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F 604 291 2667

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- Mason St landscaping has been increased beside the parkade entry to be more consistent with a residential streetscape.
- The landscape architect has modified the second level courtyard design and provided a detail of tree wells to ensure the viability of healthy tree growth.
- The Advisory Design Panel suggested a green roof for the four-storey building facing Mason St. Green roofs work best with concrete construction due to load and waterproof issues, since this is a wood frame building it has been suggested that a conventional roof be applied. To enhance the appearance of the roof, coloured ballast will be used to create a pattern on the roof.
- The exterior materials palette is being simplified and refined through the addition of Metal Panel to the Hardie Panel system and the elimination of the Hardie Siding.

Durante Kreuk has provided a written description of modifications they have made to their design, please see attached.

Regards,

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

Cc: Mark Kopinya, Bosa Properties



**VICTORIA ADVISORY DESIGN PANEL  
MEETING NOTES OF May 28, 2014  
COMMITTEE ROOM #1**

**PRESENT**

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

**STAFF**

Mike Wilson, Senior Planner – Urban Design  
Rob Woodland, Legislative Services  
Don Schaffer, Legislative Services

**REGRETS**

Shaun McIntyre  
Gregory Damant

**CALL TO ORDER**

Rod Windjack (Chair): Called the meeting to order at 12.10 p.m. and welcomed meeting participants.

**MINUTES**

**MOVED / SECONDED**

That the minutes of the April 23, 2014 meeting be **APPROVED** as circulated.

**CARRIED**

**Staff Update 1: ADP Term Ending June 2014**

Mr. Wilson thanked the Panel members for their service to the City and informed them that the term of this Panel would be ending in June of 2014. Mr. Wilson further informed the Panel members of the opportunity to re-apply should they wish to continue to serve for another term.

**Staff Update 2: Conflict of Interest**

Mr. Woodland provided the Panel members an overview of the legislation and procedures regarding conflict of interest and how the legislation applies to the Panel.

## **APPLICATION**

### **1002-1008 and 1012 Pandora Avenue Development Permit Application #00351**

Development Permit Application that proposes the construction of six-storey mixed use commercial and residential building with two levels of underground parking.

Applicant Meeting attendees:

Mr. Robert Duke, Chris Dikeakos Architects Inc.  
Mr. Chris Dikeakos, Chris Dikeakos Architects Inc.  
Mr. Dale Bosa, Blue Sky Properties Inc.

Mr. Wilson provided the Panel with a brief introduction of the application and the areas of the project that Council was seeking advice on including the following:

- The comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks
- The appropriateness of the building finishes, including cement board siding and landscape design
- Improvements to building form as it relates to the mid-block walkway including Crime Prevention Through Environmental Design (CPTED) principles
- Signage identifying the mid-block walkway.

Mr. Duke then provided a detailed presentation of the proposal to the Panel.

Mr. Kierulf excused himself from the meeting at 12:47 p.m.

#### **Recommendation:**

**MOVED / SECONDED**

1. That Advisory Design Panel recommend to Council that Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue be approved with changes including:

- The provision of a larger break in the expression of the Pandora Avenue elevation.
- A widening of the entry to the mid-block walkway from Pandora Avenue.
- Further design development of the landscape courtyard at the second level.
- Reconsideration, through design development, of the proposed paving treatment and landscape on the Vancouver Street frontage as they relate to the ground floor retail expression.
- Consider installing a green roof on the four-storey building.
- Consider alternative exterior finishes that are more in keeping with a building of this scale and further consider a simplification of the materials palette.

**CARRIED Unanimously.**



## **APPLICATION**

### **1950 Blanshard Street Development Permit Application #000336**

Development Permit Application that proposes the construction of seven-storey mixed use commercial and residential building with one level of underground parking.

Applicant Meeting attendees:

Mr. Jackson Low, Low Hammond Rowe Architects

Ms. Alanna Holroyd, Greater Victoria Rental Development Society

Mr. Wilson provided the Panel with a brief introduction of the application and the areas of the project that Council was seeking advice on including the following:

- The DCAP building separation guidelines recommend a setback above the podium level of three metres. The south elevation of the proposed building is on the property line. This zero setback could affect future development of the neighbouring property to the south and it raises Building Code issues related to window openings on a zero lot line. Setting back residential portions of this elevation above the second floor should be considered. In addition, the office windows on the second floor should be reconsidered.
- While the large massing of the south elevation is visually broken up with panel cladding and the use of colour, further measures to reduce the apparent mass should be considered.
- The architectural expression of base (podium), middle and top of the building should be enhanced.
- The ground level pedestrian or vehicle driver experience of the building needs to be illustrated or rendered.

Mr. Low then provided a detailed presentation of the proposal to the Panel.

### **Recommendation:**

#### **MOVED / SECONDED**

1. That Advisory Design Panel recommend to Council that Development Permit Application #000336 for 1950 Blanshard Street be approved and that the applicant continue to work with staff to address the following issues:
  - Reconsideration of the provision of outdoor amenity space for residents via a roof top patio and individual patios for units on the second floor.
  - Reconsideration of the size and scale of operable windows for residential units.
  - Ensure the submission of a landscape plan, prepared by a registered landscape architect, is included in the plans presented to Council.
  - Review opportunities to differentiate the stair towers and/or podium from the overall building mass.
  - Reconsideration of the zero lot line configuration of the south building face to provide an increase setback for a portion of that façade.

**CARRIED**

For: Windjack, Cosgrave, Christensen, Forth  
Against: Lintott and Hillel



July 23, 2014

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

Attn: Mayor and Members of Council

Re: 1008 – 1012 Pandora Avenue

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

Separate letters have been provided by the project architect and well as our landscape architect outlining the various updates.

As well as updates to the plans, BlueSky Properties has entered into various legal agreements with the City of Victoria securing the items discussed at the Planning and Land use meeting. These include:

Green Building

BlueSky has committed to build the building to a LEED Silver equivalency standard. A LEED certified consultant will be retained to work on the project to ensure that a minimum of 50 credits are met.

Access and Loading

BlueSky has entered into an s.219 Covenant to restrict loading trucks greater than 10,000 lbs from driving down the one-way portion of Mason St. west of Cook St. All deliveries trucks greater than this weight will be required to access the site from Vancouver.

This covenant also restricts the hours that a truck greater than 10,000 lbs can deliver to the site to 7am to 11pm.

BlueSky will ensure that these restrictions will be in all tenant leases, place signage on the site, and will work with the City on any off-site signage requirements.



## Housing Agreement

BlueSky has entered into a housing agreement with the City that restricts the sale of individual suites for a period of 10 years. While it is currently not BlueSky's intention to sell the suites after 10 years, in the event that they are, BlueSky will ensure that a rental disclosure form is filled, meaning private rentals will never be restricted in the building. In addition to this, BlueSky will commit to the following:

- Provide tenants a minimum of 6 months' notice;
- Waive the last two months' rent to assist in relocation costs;
- Reduce the purchase price by the previous 12 months of rent paid by any tenant who purchases in the building;
- Provide updated information regarding vacancies in other rental building in the neighborhood.

We thank you again for your consideration of our project.

Regards,



Mark Kopinya  
Development Manager



July 8, 2014  
4211.38

Mark Kopinya  
Bosa Properties Inc.  
1100-838 West Hastings Street  
Vancouver, BC

Dear Mr. Kopinya:

**Re: Mixed use Development at 1008 Pandora Street  
Site Access Review**

As requested, Bunt has reviewed the City of Victoria's proposal to limit access to this development site, by restricting northbound left turns from Cook Street onto Mason Street. We have based our review of the forecasted site traffic generation, anticipated vehicle access patterns and our understanding of City policies, as described in our December 2012 Transportation Impact Assessment study for Bosa Properties.

It is our view that the City's proposed restriction will have a negative impact on site accessibility, green house gas emissions, residents on the western end of Mason Street, the Vancouver Street "People Priority Greenway", the Balmoral Road "People Priority Greenway" and accessibility of future redevelopment sites. These items are discussed further below.

***Impact on Site Accessibility:***

The site is expected to generate a total of about 305 vehicle trips during the Weekday PM Peak Hour (155 entering, 150 exiting). Approximately 44% of the entering traffic, or 70 vph, are expected to enter the site's single access from the eastern section of Mason Street. Of this 70 vph, about 55 vph are expected to originate from Cook Street south or Pandora east. That is, about 55 vph or 35% of all entering traffic is expected to make the northbound left turn from Cook Street onto Mason Street. Therefore, it is concluded that this manoeuvre is critical to the site accessibility.

***Increase in Green House Gas Emissions:***

If the northbound to westbound left turn from Cook Street onto Mason Street is not available, then site vehicle access will be concentrated on Vancouver Street. This will require any patrons/residents of the site coming from the south on Cook Street or from the east on Pandora to shift to Vancouver Street to enter the site via the west end of Mason Street. Restricting access from Cook Street will result in more vehicle-



km of travel and unnecessary turning movements on/off the Pandora arterial. It will also result in more stops/starts due to the need to pass through one additional signal on Pandora to access the site.

***Impact on Residents on Western End of Mason Street***

While the northbound left turn restriction on Cook Street will result in a reduction of approximately 55 vph on the eastern end of Mason Street, these vehicles will simply shift to the western end of Mason Street. The residents at the western end of Mason Street will already be experiencing the majority of the traffic impact associated with this development with about 240 vph entering and exiting the site on the west end of Mason. With the northbound left turn restriction, the traffic impact on these western Mason residents will increase by 23%, to 295 vph.

***Impact on the Vancouver Street Greenway***

When Bunt initiated the 1008 Pandora Transportation Impact Assessment study in 2012, we were advised the City of Victoria staff that it was critical to reduce traffic impacts on Vancouver Street as it was a "People Priority Greenway". Indeed, this was one of the reasons the City insisted the site access must be on Mason Street, so that traffic approaching the site had alternative routes available. Restricting the northbound left turn on Cook Street essentially removes almost every alternative route to the site, forcing almost 95% of all site traffic onto Vancouver Street. This will result in the maximum level of conflict between pedestrians and cyclists on this Greenway and is not, as far as we understand it, consistent with stated City policies.

***Impact on the Balmoral Road Greenway***

If drivers originating from points south of Pandora on Cook Street travelling northbound encounter difficulties or delays turning left northbound to westbound, then they may choose to continue northbound on Cook and use Balmoral Road to travel westbound before turning southbound onto Vancouver Street to access the site. This will increase conflicts between vehicles, cyclists and pedestrians on this Greenway which is inconsistent with City policies, and also negatively impact residents on Balmoral Road.

***Impact on Future Developments fronting Pandora and Cook Street***

If any of the sites in the block bounded by Mason, Cook, Pandora and Vancouver Street redevelop, they also may be impacted by the turn restriction on Cook Street as back access options will not be possible, or if possible will not be that beneficial and again would disproportionately affect the western end of Mason Street and Vancouver Street. It is our view that the proposed restriction will reduce the flexibility for future redevelopment of the block.

\*\*\*\*\*

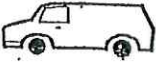
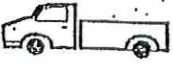
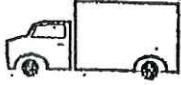
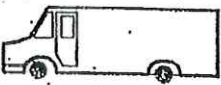
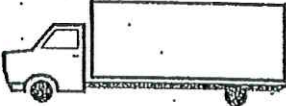
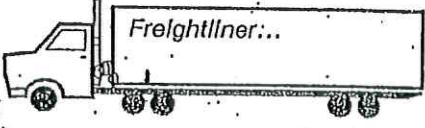
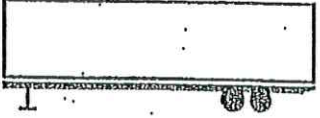
I trust this information will be useful in your ongoing discussions with City staff. We would be pleased to provide further support to your development application, if required.

Yours truly,  
**Bunt & Associates**

A handwritten signature in black ink, appearing to read 'Jane Farquharson', with a long horizontal flourish extending to the right.

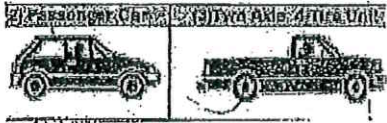
Jane Farquharson, P.Eng, POTE  
Principal



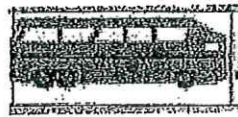
Type of Vehicle	Length in metres (feet)	Width in metres (feet)	Height in metres (feet)	Gross Vehicle Weight (kg) (lbs)	
Van	4.6 - 5.6 (15.0 - 18.5)	1.8 (6.0)	2.0 - 2.1 (6.5 - 7.0)	2,132 - 4,264 (4,700 - 9,400)	
Pick-up	4.4 - 6.11 (14.5 - 20.0)	1.8 (6.0)	1.5 - 2.0 (5.0 - 6.5)	2,495 - 4,536 (5,500 - 10,000)	
Cube Van	5.5 - 9.1 (18.0 - 25.0)	2.4 - 2.6 (8.0 - 8.5)	3.04 (10.0)	2,722 - 4,536 (6,000 - 10,000)	
Step Van	5.5 - 9.1 (18.0 - 25.0)	2.4 - 2.6 (8.0 - 8.5)	3.04 (10.0)	2,700 - 4,536 (6,000 - 10,000)	
Single Units	7.3 - 10.9 (24.0 - 36.0)	2.4 - 2.6 (8.0 - 8.5)	3.66 (12.0)	4,536 - 11,793 (10,000 - 26,000)	
Tractor-trailer	12.2 - 21.3 (40.0 - 70.0)	2.4 - 2.6 (8.0 - 8.5)	4.11 (13.5)	> 11,795 (> 26,000)	
Trailer	8.5 - 14.6 (28.0 - 48.0)	2.4 - 2.6 (8.0 - 8.5)	4.11 (13.5)		

## TYPICAL SERVICE VEHICLE CHARACTERISTICS

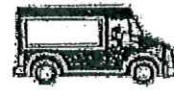
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**2 - Bus**



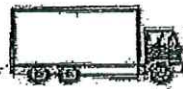
**3 - Panel Van**



**4 - 2 Axle Truck**



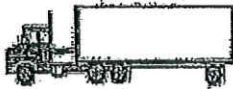
**5 - 3 Axle**



**6 - 4 Axle**



**7 - 4 Axle Trailer**



**8 - 5 Axle Trailer**



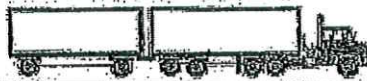
**9 - 6 Axle Trailer**



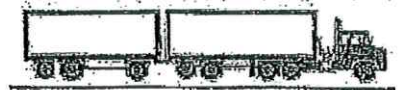
**10 - 7 Axle Trailer**



**11 - 7 Axle Multi**


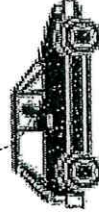
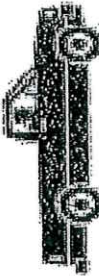
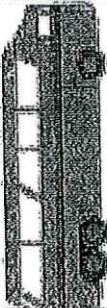

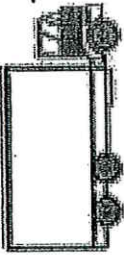
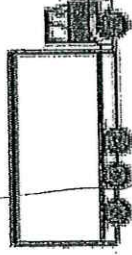
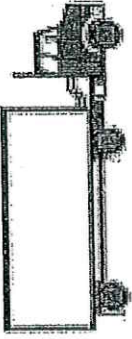
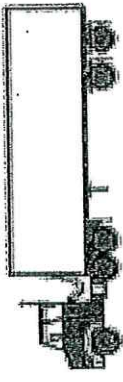
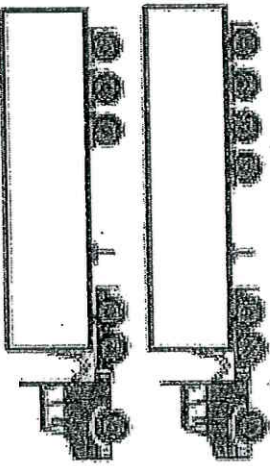
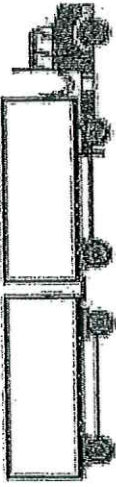
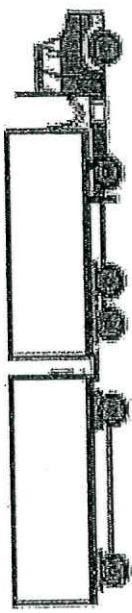


**12 - Above 7 Multi**



## VEHICLE CLASSIFICATIONS



(1) Motorcycle	(2) Passenger Car	(3) Two Axle, 4-Tire Unit	(4) Buses
			
(5) Two Axle, 6-Tire Unit	(6) Three Axle Single Unit	(7) Four or More Axles Unit	(8) Three or Four Axles Trailer
			
(9) Five Axle Single Trailer	(10) Six or More Axles Single Trailer	(11) Five or Less Axles Multi-Trailer	(12) Six Axles Multi-Trailer
			
(13) Seven or More Axles Multi-Trailer			
