



September 14, 2022

Mayor and Council
Victoria City Hall
1 Centennial Square
V8W 1P6

RE: 1333 Pandora Avenue, Development Permit Application

On behalf of Wild Coast Construction Ltd., we are pleased to submit for your consideration our application for Development Permit for the renovation of, and addition to the property at 1333 Pandora Avenue.

Our proposal seeks to undertake a significant seismic and envelope upgrade to an existing three-story rental building while adding eleven more rental units, with amenity space, through two interventions to the existing building. The first intervention encloses the level 1 underbuilding parking to eliminate the seismically weak soft first story condition while adding three ground-oriented suites. The second adds two floor levels to the building providing eight additional residential units and a roof top amenity space for residents. The existing building will receive a full building envelope replacement and seismic upgrade along with upgraded finishes and improved suite layouts. The proposed density of 1.2:1 meets the allowable zoning density of 1.2:1. The project will add eleven residential, rental suites to the neighbourhood's housing mix, including three accessible units and six ground-oriented units.

The intention of the proposal is to re-use existing building stock, reducing the impact on the environment and reducing waste. Our approach was to maintain as much of the existing building as possible. New cladding, windows, doors and mechanical systems are proposed to improve the building envelope and employ more efficient systems for heating and cooling. While windows and doors are being replaced we have maintained the existing sizes and locations to maintain the exterior framing. Inside the building we have worked to maintain much of the existing layout to minimize demolition and refuse created.

As noted above, the proposal will reduce heating requirements for the building through a fully upgraded building envelope, including new windows and doors. Building systems such as hot water tanks and mechanical systems will be upgraded to be more efficient. The proposed exterior, open air stair reduces required heated space and provides daylight to the corridors through the glazed entry doors at each level. The existing and proposed east stair has a fully glazed wall with glazed doors between the corridor and stair to provide daylight as well. The proposed ground level landscaping and community rooftop amenity space provide several opportunities for resident plantings. These upgrades will reduce the buildings impact and add to the residents' experience.

The proposed additions will provide more rental units within a similar footprint to the existing building. The residents will benefit from several new amenities including, the addition of an elevator, laundry rooms on each floor plus in suite laundry where possible, ample bike parking with a bike maintenance station, and a community roof deck with planting opportunities, a fire pit and BBQ area. The upgraded landscaping throughout the site can be enjoyed visually by the community as a whole. On the north face of the building the three ground-oriented suites have individual entrances, patios and planting areas adding to the vibrancy of Pandora Avenue. The three ground-oriented suites on the south face have large yard spaces associated with each suite.

The renovated building has been designed to complement the size and scale of the buildings surrounding it. The fifth-floor addition is a partial floor which is sited to the SE corner of the building where higher buildings in the neighbourhood already exist. The largest mass was also sited on this corner to take advantage of the new, robust footings rather than demolishing and repouring existing footings. The rooftop amenity and open, existing parking are situated to the west where the site is adjacent to a single-

family home. The intention of the new design is to reflect the existing aesthetic while modernizing it. We have maintained the overall rhythm of the building and balconies by retaining the fin wall locations. The balcony spaces are made more contemporary with the additional windows proposed and the replacement of the solid half-wall with a frosted, glazed balcony rail. The “fishbowl” window on the existing east face of the building is a defining feature which is often referenced when describing the building. We have proposed six new “fishbowl” windows to acknowledge this notable feature and carry it forward into the next phase of the building’s life.

The OCP was carefully considered during the design of the project. The proposal addresses specific OCP Plan Goals including Land Management and Development, Transportation and Mobility, Inclusivity & Accessibility, Life Cycle Planning, Community Building, and Downtown Vibrancy. Specifically, the building is located within the Urban Core where the majority of the population growth is expected. It is within walking distance to several amenities including the downtown core, Fernwood Village and Oak Bay Junction. The site is surrounded by many transportation options supporting the opportunity to live and work in close proximity. The proposed development supports inclusivity and accessibility through a variety of suite layouts and the addition of accessible units to meet the needs of different demographics. The layouts are planned to be as open and flexible as possible to allow for changing with the needs of the residents over time. Through the individual level 1 entrances and the community rooftop amenity we aim to create vibrancy and a sense of community within the building and the broader community

The elimination of existing underbuilding parking and addition of ground-oriented units on the south face as part of the seismic upgrade reduced available parking. In order to mitigate this, we have working with Watt -traffic consultants to manage traffic demand and provide valuable alternatives to the residents. These include a EV ready modo car parking stall on site, modo accounts for each unit, three shared EV bikes maintained by the building owner, electrified parking for at least 50% of the bike stalls, 3 oversized bike parking stalls and a bike maintenance station. To support visitors to the site, since surrounding street parking is limited, we have provided two visitor stalls, one of which is a van sized stall.

In summary the rejuvenation of this building will provide more housing with a mix of unit types and style in the critical urban core, while maintaining a similar site footprint. The overall design is in keeping with the form and character of the original building and the neighbourhood through the celebration of original character features. The resident experience will be improved through upgraded systems, improved accessibility throughout the building, additional resident amenities and enhanced landscaping with many resident participation areas. To support the City’s goal of increasing alternative transportation use the building will provide several resident and community amenities through the adopted TDM measures which include an EV ready parking stall and a new community MODO car.

Please consider our application in the context of the information provided above, in addition to our complete submission and accompanying documentation.

Sincerely,



Christine Lintott, Architect AIBC, OAA, FRAIC
Christine Lintott Architects Inc.