

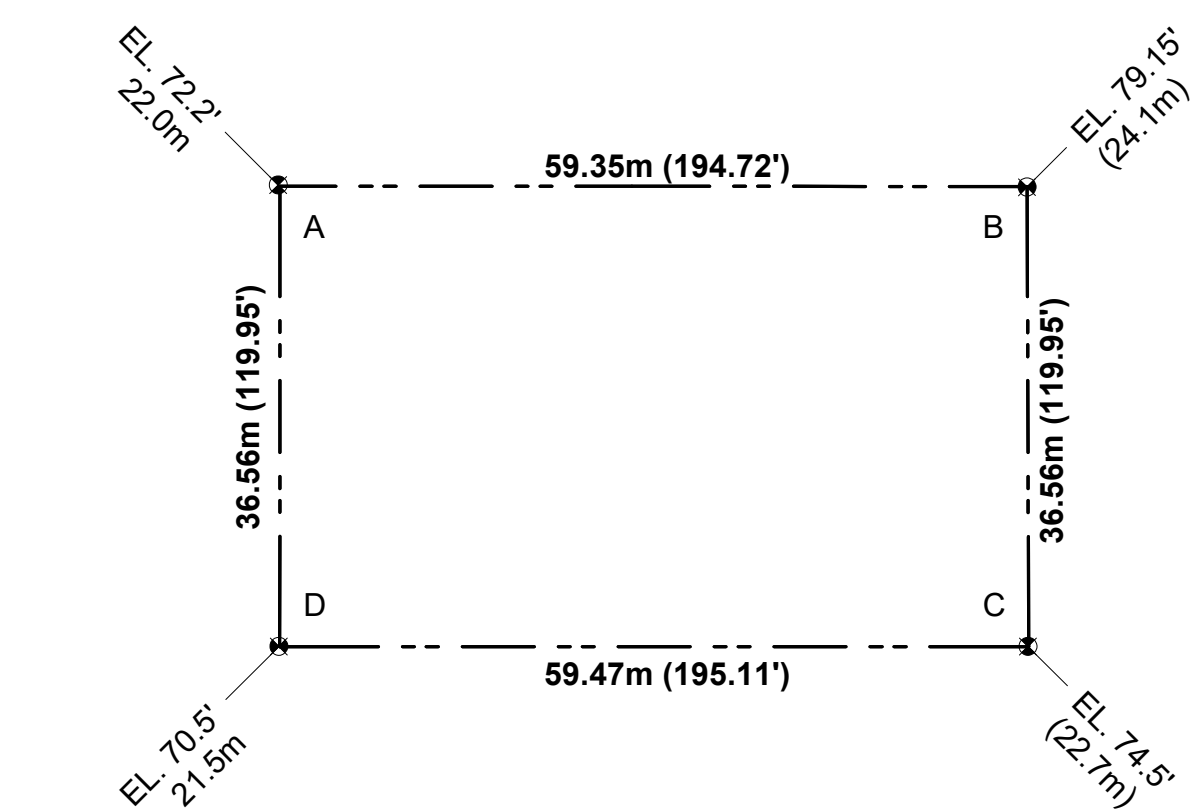
854-880 PANDORA AVENUE
ISSUED FOR REZONING AND DEVELOPMENT PERMIT

CAR PARKING REQUIREMENTS

RESIDENTIAL					
APARTMENT	0.50 SPACES/UNIT (< 45m²)	0.60 SPACES/UNIT (45m²-70m²)	1.00 SPACES/UNIT (> 70m²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	28	44	8	14	94
PROVIDED		~0.51 SPACES/UNIT = 71		8	79

COMMERCIAL					
	RESTAURANT 1 SPACE / 40m²	RETAIL 1 SPACE / 80m²	RESTAURANT 1 SPACE / 40m²	GROCERY MIN. 3 SPACES/ 1,000 SF	DAYCARE 1 SPACE / 100m²
REQUIRED	17	-	-	-	-
PROVIDED	17	-	-	-	-

RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL	
REQUIRED	111
PROVIDED	96



AVERAGE GRADE PLAN

BIKE PARKING REQUIREMENTS

RESIDENTIAL				(SHORTTERM)	
APARTMENT (LONGTERM)	1 SPACE/UNIT (< 45m²)	1.25 SPACES/UNIT (< 45m²)	TOTAL	0.1 SPACES / DWELLING UNIT	TOTAL
REQUIRED	55	103	158	14	14
PROVIDED		~1.2 SPACES/UNIT	158	14	14

COMMERCIAL					
(LONGTERM)	OFFICE 1 SPACE / 150m²	RETAIL 1 SPACE / 200m²	RESTAURANT 1 SPACE / 400m²	GROCERY 1 SPACE / 200m²	DAYCARE 1 SPACE / 700m²
REQUIRED	-	-	2	-	-
PROVIDED	-	-	2	-	-
(SHORTTERM)	OFFICE 1 SPACE / 400m²	RETAIL 1 SPACE / 200m²	RESTAURANT 1 SPACE / 100m²	GROCERY 1 SPACE / 200m²	DAYCARE 1 SPACE / 200m²
REQUIRED	-	7	-	-	-
PROVIDED	-	-	7	-	-

RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL (LONGTERM)	
REQUIRED	160
PROVIDED	160

RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL (SHORTTERM)	
REQUIRED	21
PROVIDED	22

AVERAGE GRADE CALCULATION

A-B =	[(22.0m + 24.1m)/2] x 59.35m =	1368.02
B-C =	[(24.1m + 22.7m)/2] x 36.56m =	855.50
C-D =	[(22.7m + 21.5m)/2] x 59.47m =	1314.29
D-A =	[(21.5m + 22.0m)/2] x 36.56m =	795.18
AVG GRADE =	4,332.99 / 191.94m =	22.57m

SITE STATISTICS

ZONING (EXISTING)	CA-1
SITE AREA	2,172.70 m2
TOTAL FLOOR AREA (FSR)	9,777.24 m2
COMMERCIAL FLOOR AREA (FSR)	686.40 m2
FLOOR SPACE RATIO	4.50
SITE COVERAGE	90.8% %
OPEN SITE SPACE	7.6% %
HEIGHT OF BUILDING	44.82 m
NUMBER OF STOREYS	14
PARKING STALLS ON SITE	96
BICYCLE PARKING (STORAGE + RACK)	182
BUILDING SETBACKS	
FRONT YARD (SOUTH)	0.00 m
SIDE YARD (EAST)	0.61 m
REAR YARD (NORTH)	2.23 m
SIDE YARD (WEST)	0.33 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	137
UNIT TYPE	
STUDIO	29
1 BEDROOM	38
1 BEDROOM + DEN	24
2 BEDROOM	44
3 BEDROOM	2
GROUND ORIENTED UNIT	6
MINIMUM UNIT FLOOR AREA	37.80 m2
TOTAL RESIDENTIAL FLOOR AREA	7,406.30 m2

FLOOR SPACE AREAS + FSR

RESIDENTIAL	AREA (m²)
LEVEL 1 - RESIDENTIAL LOBBY/SERVICES/EXITS	557.86
LEVEL 1 - UPPER TOWNHOUSE	313.56
LEVEL 2	1,050.09
LEVEL 3	1,050.09
LEVEL 4	584.61
LEVEL 5	584.61
LEVEL 6	584.61
LEVEL 7	584.61
LEVEL 8	584.61
LEVEL 9	584.61
LEVEL 10	584.61
LEVEL 11	584.61
LEVEL 12	584.61
LEVEL 13	584.61
LEVEL 14 - ROOF AMENITY DECK	273.13
TOTAL	9,090.85

COMMERCIAL	AREA (m²)
LEVEL 1 CRU SPACE	614.1
LEVEL 1 CRU GARBAGE / RECYCLING	26.8
Level 1 CRU COMMUNICATION ROOM	16.8
Level 1 CRU SERVICE CORRIDOR	28.7
TOTAL	686.4

SITE AREA	2,172.7 (m²)
COMMERCIAL	0.32 FSR
RESIDENTIAL	4.18 FSR
TOTAL FSR	4.50 FSR

UNIT COUNT / AREA

L1	Unit	Type	Interior Area	Balcony
	TH-1	2 BED	767.6 SQ.FT.	71.3 SQ. M.
	TH-2	2 BED	783.1 SQ.FT.	72.8 SQ. M.
	TH-3	2 BED	783.1 SQ.FT.	72.8 SQ. M.
	TH-4	2 BED	783.1 SQ.FT.	72.8 SQ. M.
	TH-5	2 BED	783.1 SQ.FT.	72.8 SQ. M.
	TH-6	2 BED	764.6 SQ.FT.	71.0 SQ. M.
	TOTAL		4664.6 SQ.FT.	433.4 SQ. M.

L2	Unit	Type	Interior Area	Balcony
	201	1 BED + DEN	593.9 SQ.FT.	55.2 SQ. M.
	202	2 BED	687.0 SQ.FT.	63.8 SQ. M.
	203	2 BED	687.0 SQ.FT.	63.8 SQ. M.
	204	2 BED	720.2 SQ.FT.	66.9 SQ. M.
	205	STUDIO	518.3 SQ.FT.	48.2 SQ. M.
	206	STUDIO	529.6 SQ.FT.	49.2 SQ. M.
	207	STUDIO	529.6 SQ.FT.	49.2 SQ. M.
	208	STUDIO	529.6 SQ.FT.	49.2 SQ. M.
	209	3 BED	941.7 SQ.FT.	87.5 SQ. M.
	210	1 BED	563.2 SQ.FT.	52.3 SQ. M.
	211	1 BED	510.7 SQ.FT.	47.4 SQ. M.
	212	2 BED	643.8 SQ.FT.	59.8 SQ. M.
	213	1 BED	432.9 SQ.FT.	40.2 SQ. M.
	214	1 BED	438.5 SQ.FT.	40.7 SQ. M.
	TOTAL		8,326.0 SQ.FT.	773.5 SQ. M.

L3	Unit	Type	Interior Area	Balcony
	301	1 BED + DEN	593.9 SQ.FT.	55.2 SQ. M.
	302	2 BED	687.0 SQ.FT.	63.8 SQ. M.
	303	2 BED	687.0 SQ.FT.	63.8 SQ. M.
	304	2 BED	687.0 SQ.FT.	63.8 SQ. M.
	305	STUDIO	518.3 SQ.FT.	48.2 SQ. M.
	306	STUDIO	529.6 SQ.FT.	49.2 SQ. M.
	307	STUDIO	529.6 SQ.FT.	49.2 SQ. M.
	308	STUDIO	529.6 SQ.FT.	49.2 SQ. M.
	309	3 BED	941.7 SQ.FT.	87.5 SQ. M.
	310	1 BED	563.2 SQ.FT.	52.3 SQ. M.
	311	1 BED	510.7 SQ.FT.	47.4 SQ. M.
	312	2 BED	643.8 SQ.FT.	59.8 SQ. M.
	313	1 BED	432.9 SQ.FT.	40.2 SQ. M.
	314	1 BED	433.6 SQ.FT.	40.3 SQ. M.
	315	1 BED	540.8 SQ.FT.	50.2 SQ. M.
	316	1 BED	475.0 SQ.FT.	44.1 SQ. M.
	317	STUDIO	419.8 SQ.FT.	39.0 SQ. M.
	TOTAL		9,723.5 SQ.FT.	903.3 SQ. M.

L4-L13 (10 LEVELS)	Unit	Type	Interior Area	Balcony
	401-1301	1 BED B	466.0 SQ.FT.	43.3 SQ. M.
	402-1302	STUDIO A	397.6 SQ.FT.	36.9 SQ. M.
	403-1303	2 BED A	673.1 SQ.FT.	62.5 SQ. M.
	404-1304	1 BED A	437.1 SQ.FT.	40.6 SQ. M.
	405-1305	1 BED + DEN B	593.8 SQ.FT.	55.2 SQ. M.
	406-1306	STUDIO A	397.6 SQ.FT.	36.9 SQ. M.
	407-1307	1 BED + DEN A	580.0 SQ.FT.	53.9 SQ. M.
	408-1308	2 BED C	686.2 SQ.FT.	63.8 SQ. M.
	409-1309	1 BED A	437.1 SQ.FT.	40.6 SQ. M.
	410-1310	2 BED B	704.3 SQ.FT.	65.4 SQ. M.
	TOTAL		53728 SQ.FT.	4991.5 SQ. M.

137 TOTAL UNITS

UNIT BREAKDOWN

	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL
LEVEL 1	0	0	0	6	0	6
LEVEL 2	4	3	2	4	1	14
LEVEL 3	5	5	2	4	1	17
LEVEL 4	2	3	2	3	0	10
LEVEL 5	2	3	2	3	0	10
LEVEL 6	2	3	2	3	0	10
LEVEL 7	2	3	2	3	0	10
LEVEL 8	2	3	2	3	0	10
LEVEL 9	2	3	2	3	0	10
LEVEL 10	2	3	2	3	0	10
LEVEL 11	2	3	2	3	0	10
LEVEL 12	2	3	2	3	0	10
LEVEL 13	2	3	2	3	0	10
TOTAL	29	38	24	44	2	137

UNIT MIX	
STUDIO	21.2%
1 BED	27.7%
1 BED + DEN	17.5%
2 BED	32.1%
3 BED	1.5%
Total	100.0%



DRAWING LIST

A-000	COVER SHEET
A-101	SITE PLAN EXISTING
A-102	SITE PLAN PROPOSED
A-201	LEVEL P2 PLAN
A-202	LEVEL P1 PLAN
A-203	LEVEL 1 FLOOR PLAN
A-204	LEVEL 1 UPPER
A-205	LEVEL 2 FLOOR PLAN
A-206	LEVEL 3 FLOOR PLAN
A-207	TYPICAL TOWER LEVEL PLAN
A-208	ROOF DECK PLAN
A-209	ROOF PLAN / ELEVATOR OVERRUN
A-301	SOUTH ELEVATION
A-302	EAST ELEVATION
A-303	NORTH ELEVATION
A-304	WEST ELEVATION
A-311	BUILDING SECTION
A-312	BUILDING SECTION
A-313	BUILDING SECTION
A-314	BUILDING SECTION
A-315	BUILDING SECTION
A-401	STREETSCAPE ELEVATIONS
A-402	STREETSCAPE ELEVATIONS
A-403	SHADOW STUDY
A-404	RENDERINGS
A-405	RENDERINGS
TOTAL SHEETS: 28	

Seal

854-880
Pandora Avenue854-880 Pandora Ave
Victoria, BC

Project

COVER SHEET

Drawing

Scale 1 : 600

Project 0001

Sheet A-000



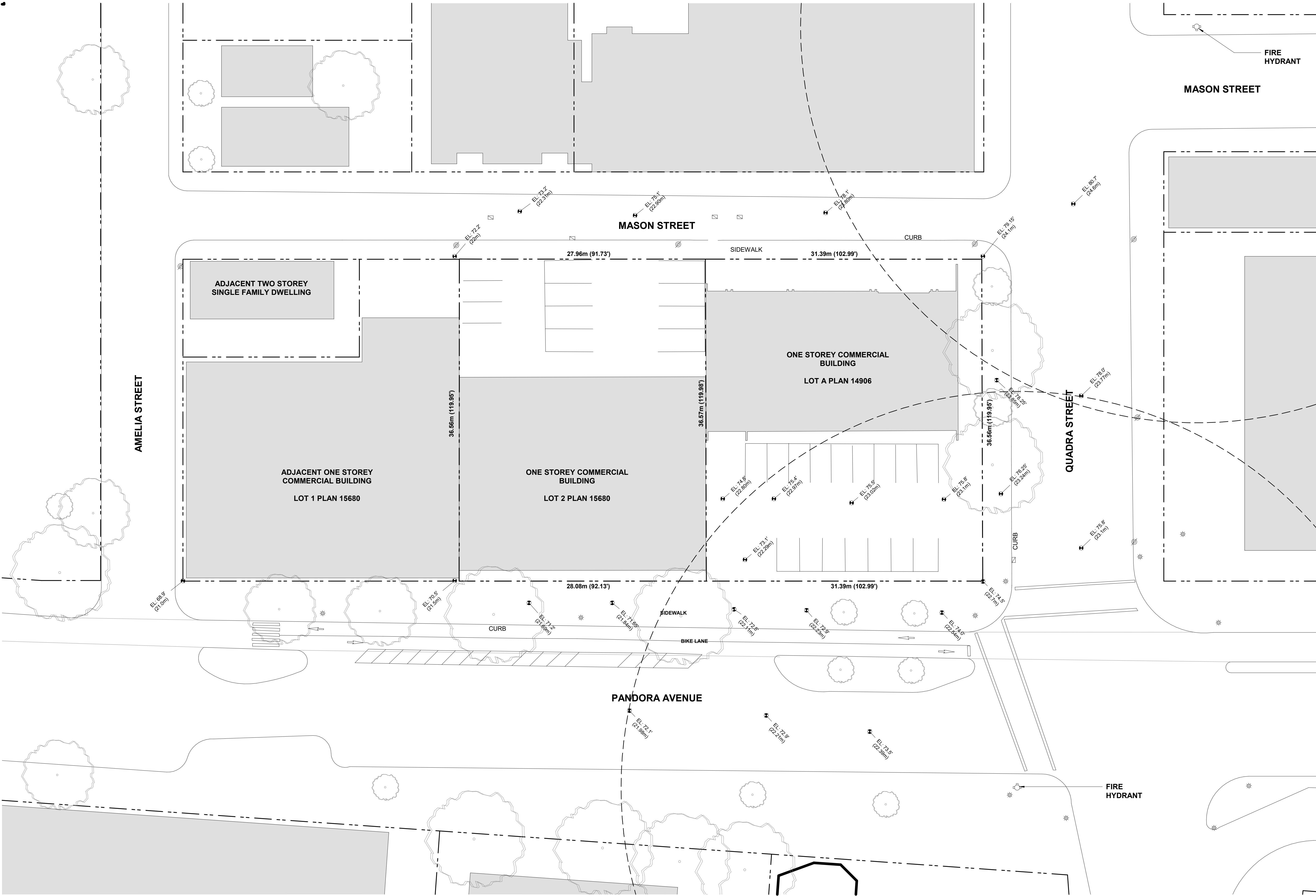
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Seal
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Project
SITE PLAN EXISTING

Drawing
Scale 1 : 200
Project 0001
Sheet
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1
A-301
SCALE: 1 : 200
SITE PLAN EXISTING



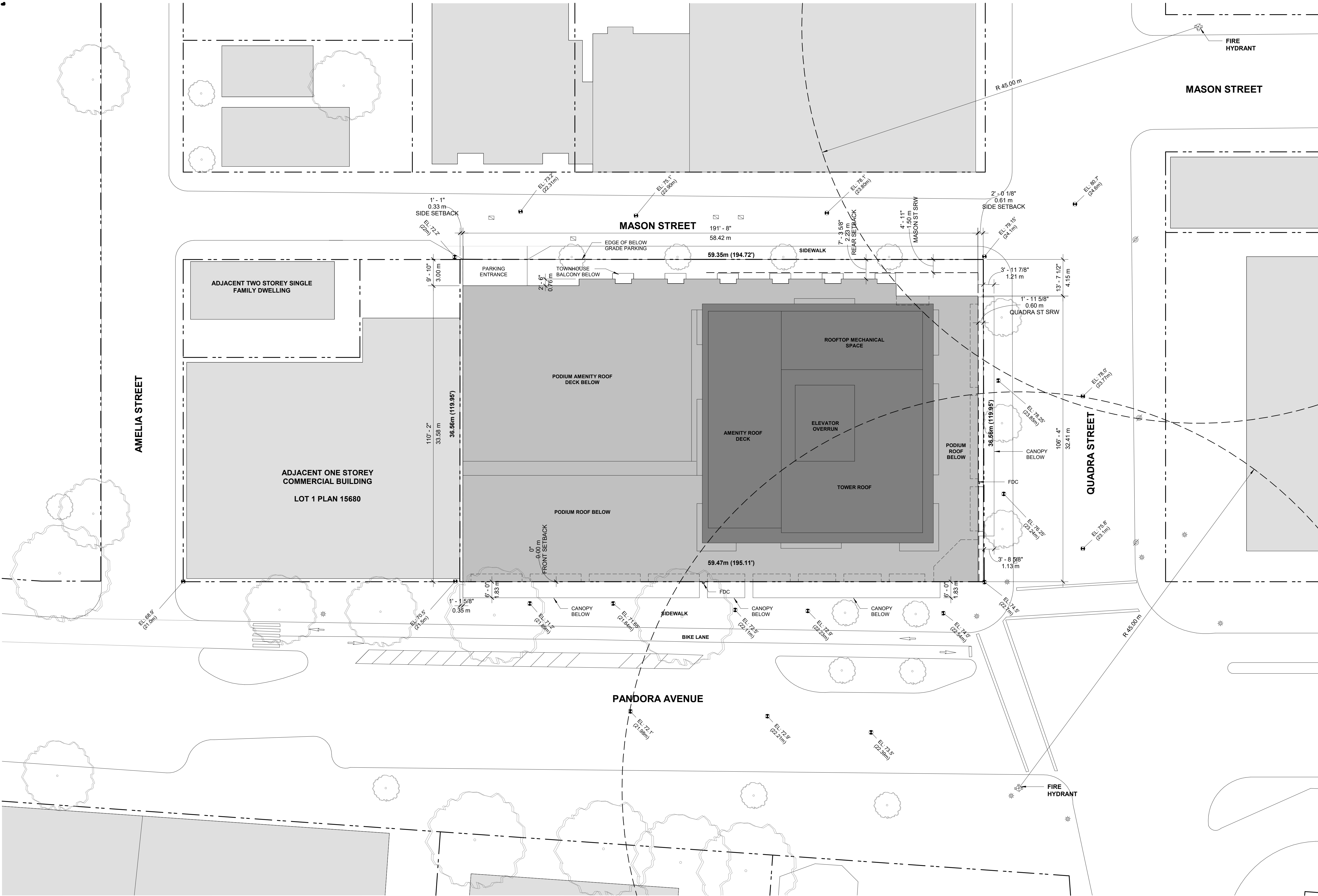
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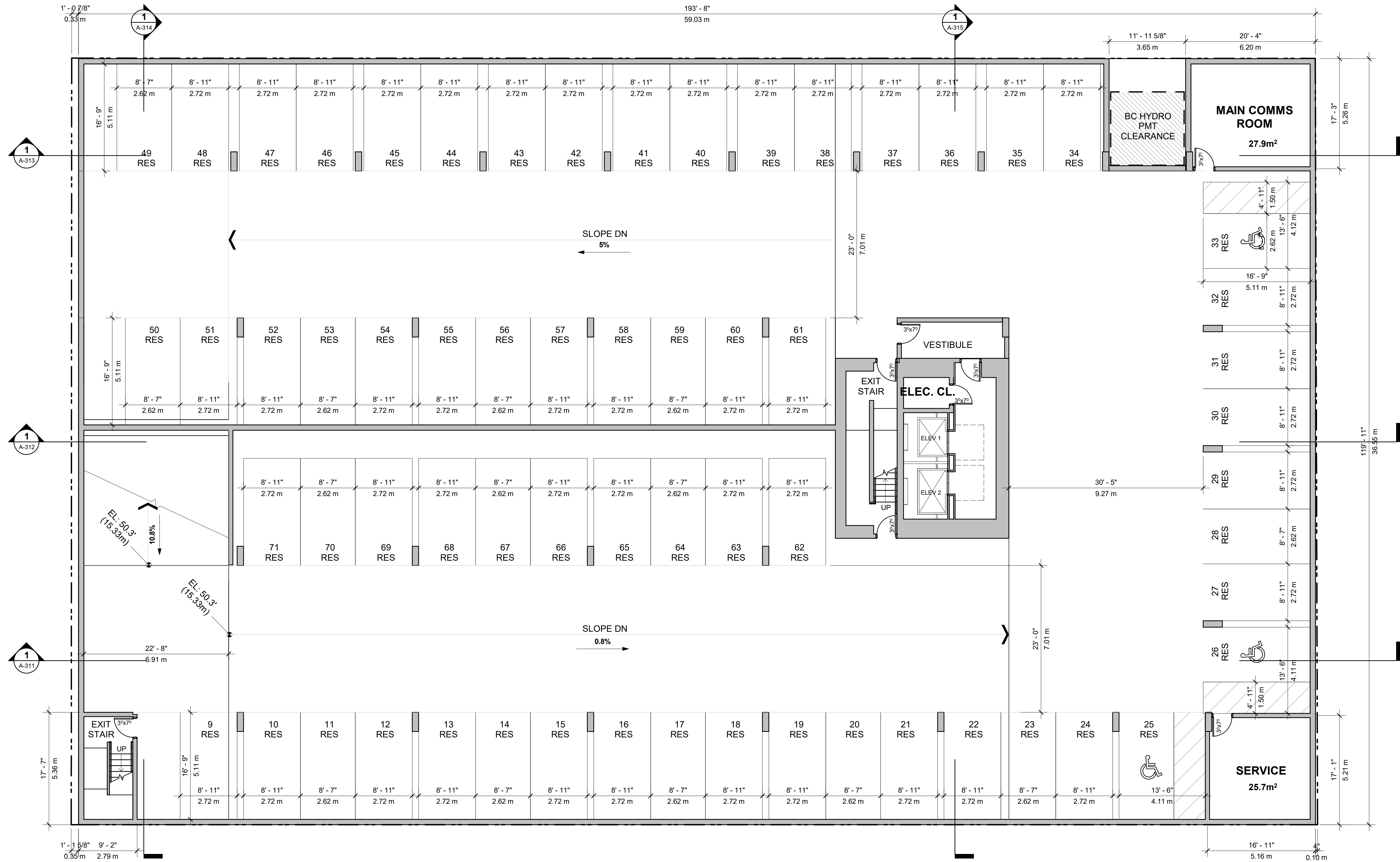
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Victoria, BC
Project
SITE PLAN
PROPOSED

Drawing
Scale 1 : 200
Project 0001
Sheet
A-102

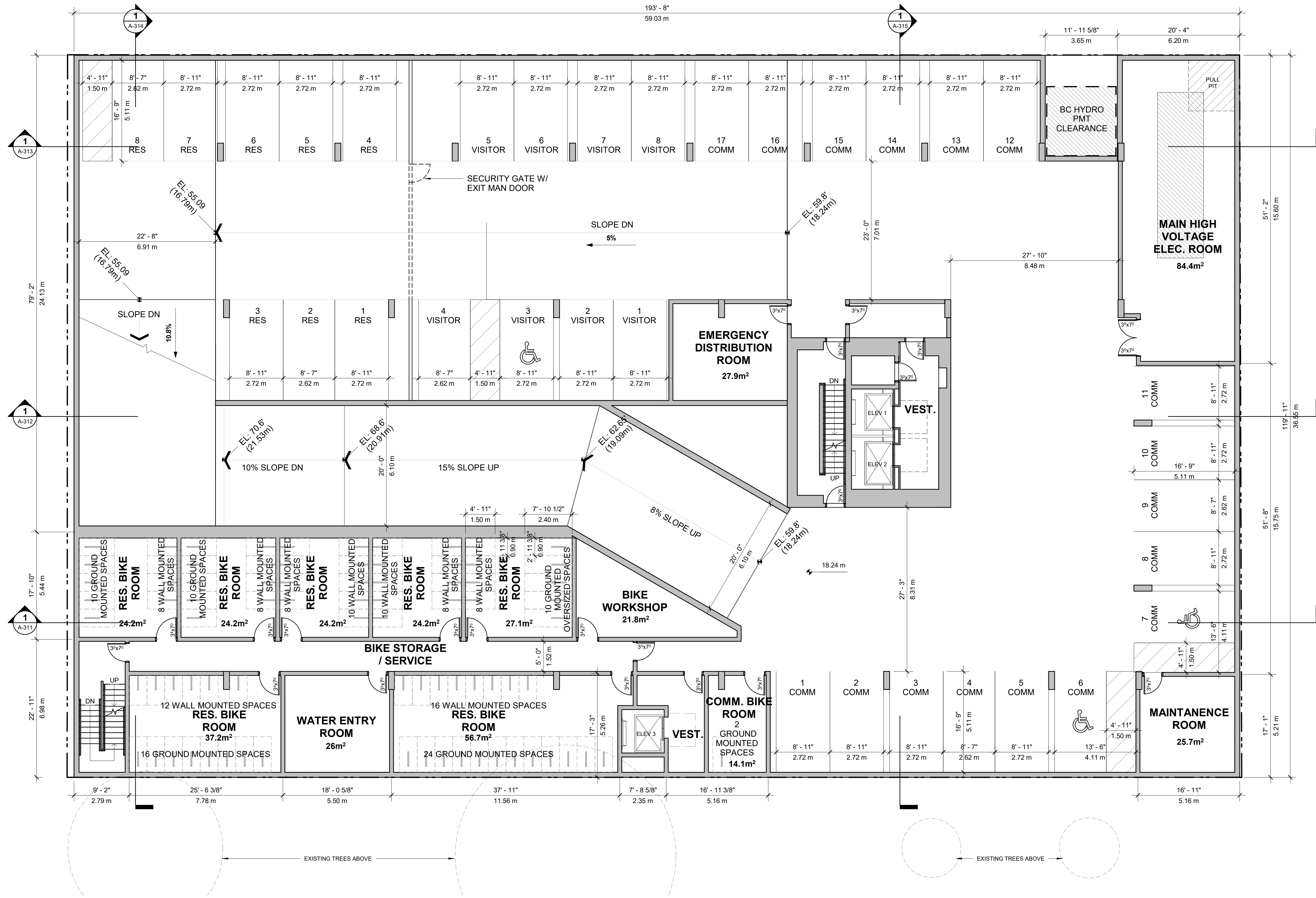


1 SITE PLAN PROPOSED
A-301
SCALE: 1 : 200
REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & FURNISHING DETAILS
REFER TO CIVIL DRAWINGS FOR SITE SERVISING DETAILS

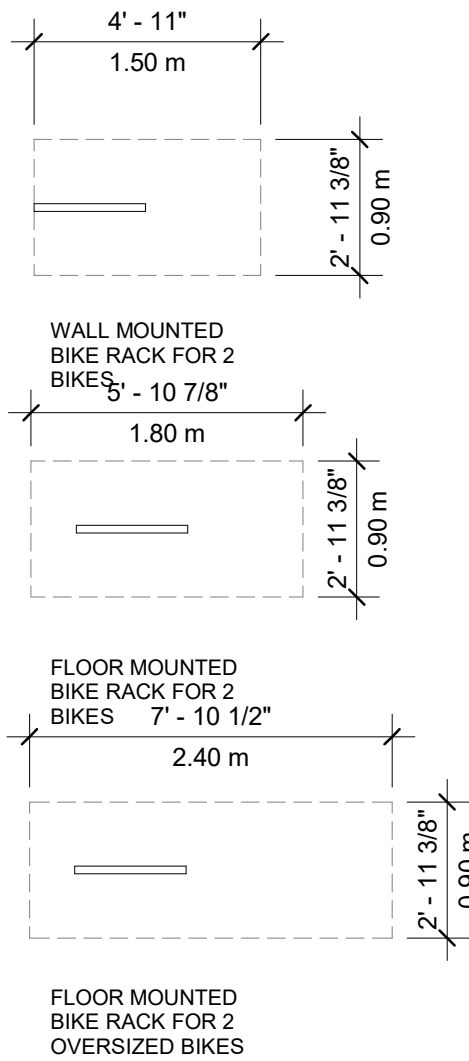


LEVEL P2
TOTAL PARKING SPACES
63

1 LEVEL P2 PLAN
SCALE: 1 : 100



LEVEL P1
TOTAL PARKING SPACES
33
COMMERCIAL SPACES
17
VISITOR SPACES
8
RESIDENTIAL SPACES
8
TOTAL LONG TERM BICYCLE SPACES
160
RESIDENTIAL SPACES
158
(60 GROUND MOUNTED)
(10 GROUND MOUNTED OVERSIZED)
(88 WALL MOUNTED)
COMMERCIAL SPACES
2 GROUND MOUNTED



TYP. BIKE RACKS
SCALE: 1:50

LEVEL P1 PLAN
SCALE: 1:100



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LEVEL P1 PLAN



MASON STREET

SIDEWALK

PANDORA AVENUE

LEVEL 1

TOTAL FLOOR AREA
13,392.8 SQ.FT. / 1,244.2m²RESIDENTIAL AREA
6,004.8 SQ.FT. / 557.9m²COMMERCIAL AREA
7,388 SQ.FT. / 686.3m²TOTAL RESIDENTIAL UNITS
6 UNITS6 TWO BEDROOM
TOWNHOUSE

RESIDENTIAL AREA

COMMERCIAL AREA

LEVEL 1 FLOOR PLAN

SCALE: 1:100



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Project
LEVEL 1 UPPER

Drawing

Scale As indicated

Project 0001

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A-204

LEVEL 1 UPPER

TOTAL FLOOR AREA

3,375.1 SQ.FT. / 313.5m²

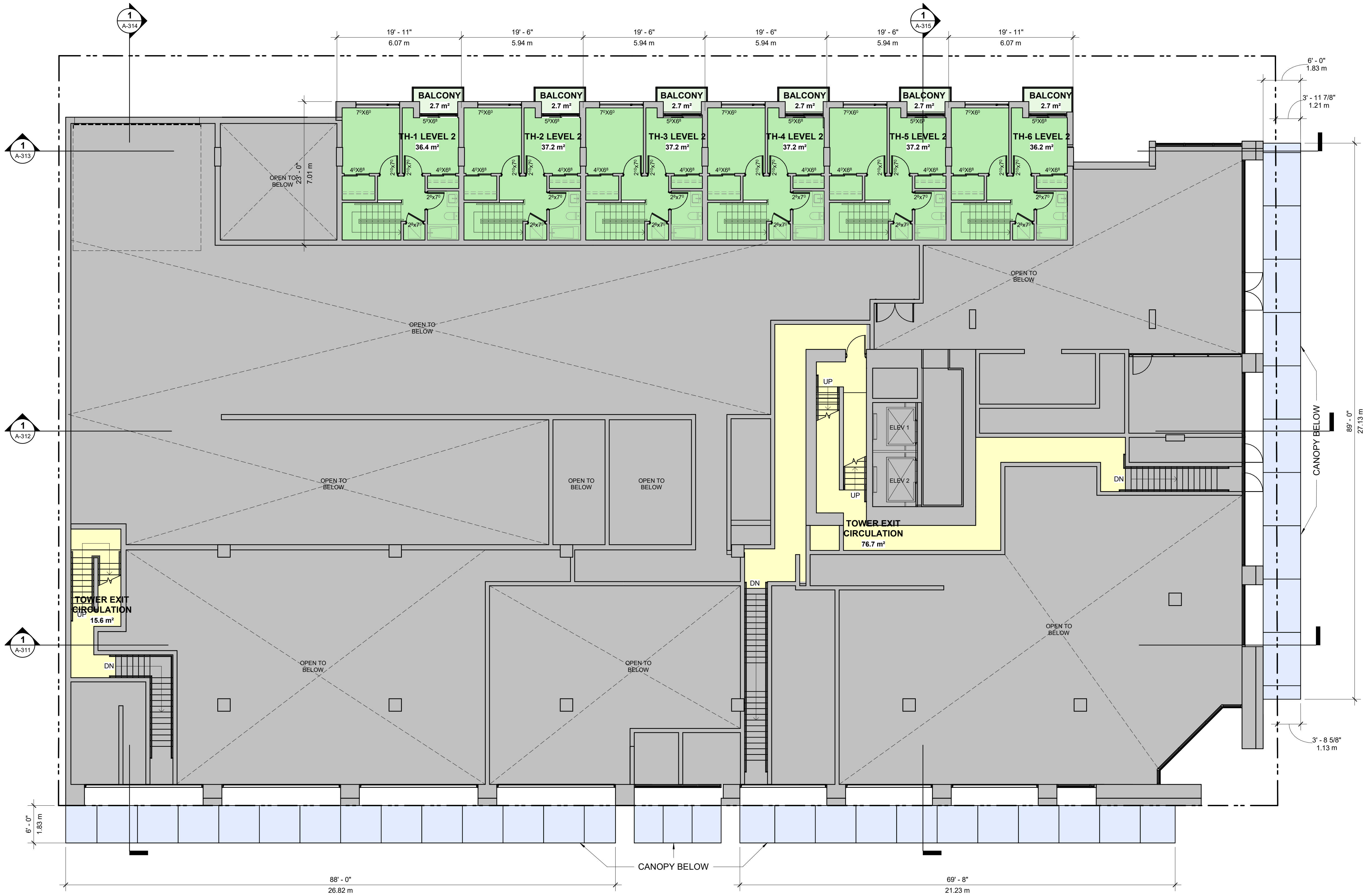
TOWNHOUSE AREA

2,382SQ.FT. / 221.3m²

CIRCULATION AREA

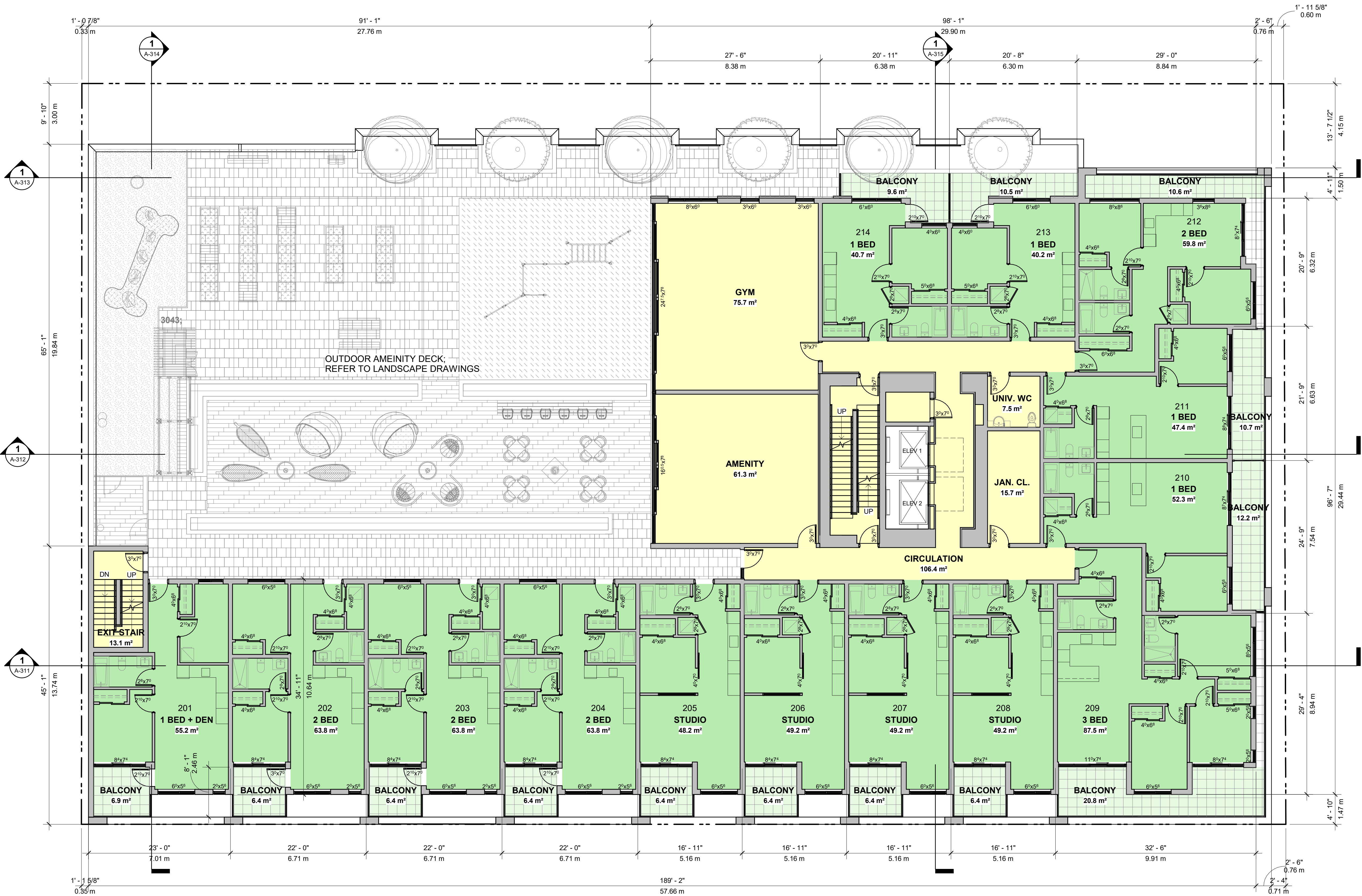
993.1 SQ.FT. / 92.2m²

- RESIDENTIAL SUITE
- RESIDENTIAL COMMON
AREA / CIRCULATION
- EXTERIOR BALCONY



LEVEL 1 UPPER FLOOR PLAN

SCALE: 1:100



LEVEL 2	
TOTAL FLOOR AREA	
11,303.1 SQ.FT. / 1,050.1m ²	
SUITE AREA	
8,292.9 SQ.FT. / 770.4m ²	
AMENITY AREA	
1,473.8 SQ.FT. / 136.9m ²	
COMMON / CIRCULATION AREA	
1,536.4 SQ.FT. / 142.8m ²	
TOTAL UNITS	
14 UNITS	
1	THREE BEDROOM
4	TWO BEDROOM
1	ONE BEDROOM + DEN
4	ONE BEDROOM
4	STUDIO

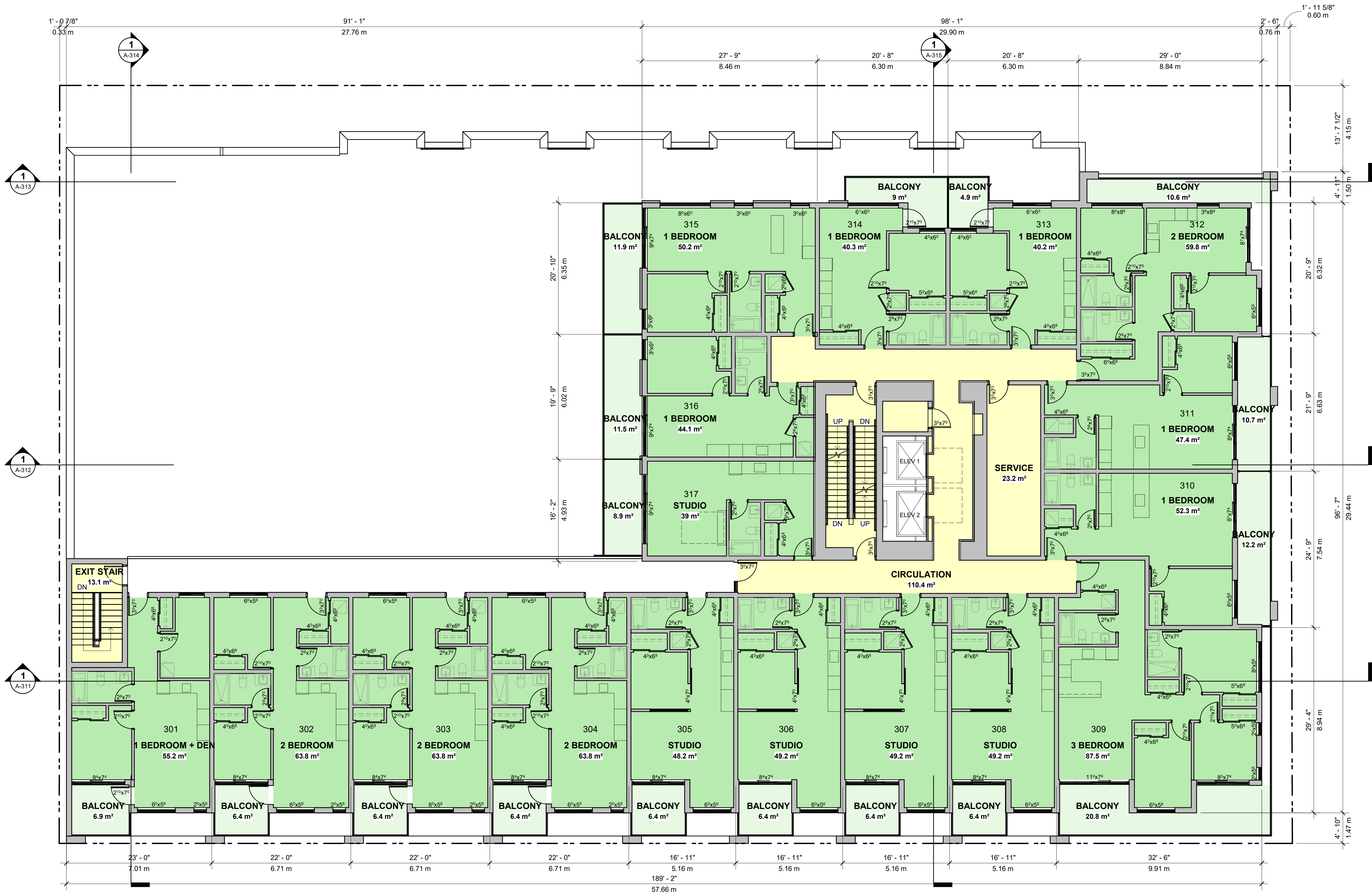
- RESIDENTIAL SUITE
- RESIDENTIAL COMMON AREA / CIRCULATION
- EXTERIOR BALCONY

1 LEVEL 2 FLOOR PLAN
A-301 SCALE: 1 : 100



LEVEL 3	
TOTAL FLOOR AREA	
11,303.1 SQ.FT. / 1,050.1m ²	
SUITE AREA	
9,722.9 SQ.FT. / 903.3m ²	
COMMON / CIRCULATION AREA	
1,580.2 SQ.FT. / 146.8m ²	
TOTAL UNITS	
17 UNITS	
1	THREE BEDROOM
4	TWO BEDROOM
1	ONE BEDROOM + DEN
6	ONE BEDROOM
5	STUDIO

- RESIDENTIAL SUITE
- RESIDENTIAL COMMON AREA / CIRCULATION
- EXTERIOR BALCONY



1 LEVEL 3 FLOOR PLAN
SCALE: 1:100



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Project
TYPICAL TOWER
LEVEL PLAN

Drawing
Scale As indicated
Project 0001
Sheet
A-207

LEVEL 4 - 13

TOTAL FLOOR AREA
6,292.7 SQ.FT. / 584.6m²

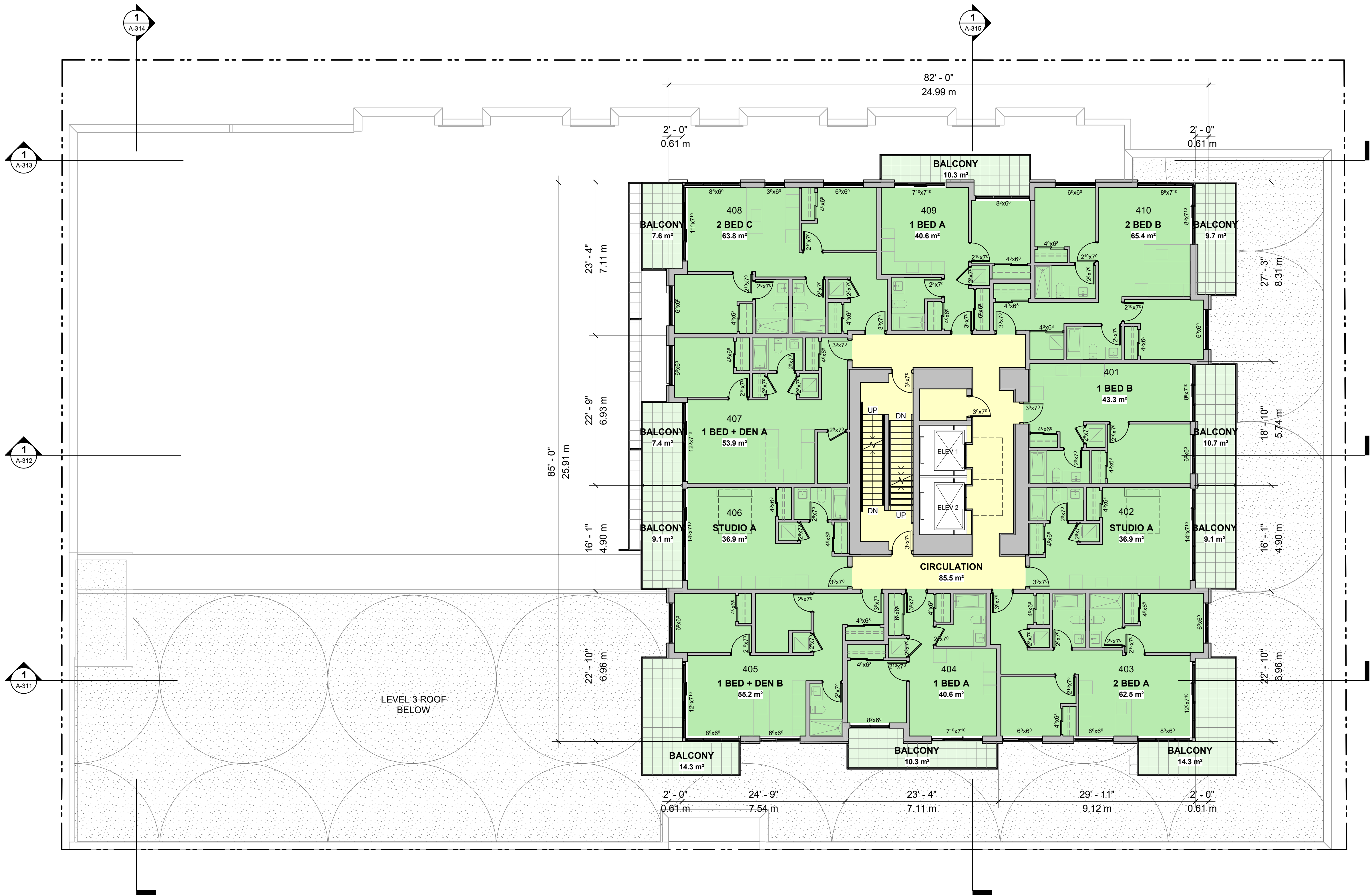
SUITE AREA
5,372.7 SQ.FT. / 499.1m²

CIRCULATION AREA
920 SQ.FT. / 85.5m²

TOTAL UNITS
10 UNITS

- 3 TWO BEDROOM
- 2 ONE BEDROOM + DEN
- 3 ONE BEDROOM
- 2 STUDIO

- RESIDENTIAL SUITE
- RESIDENTIAL COMMON
AREA / CIRCULATION
- EXTERIOR BALCONY



1 TYPICAL TOWER FLOOR PLAN (4-13)

SCALE: 1 : 100



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Project
ROOF DECK PLAN

Drawing
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Project 0001
Sheet
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LEVEL 14 (ROOF DECK)

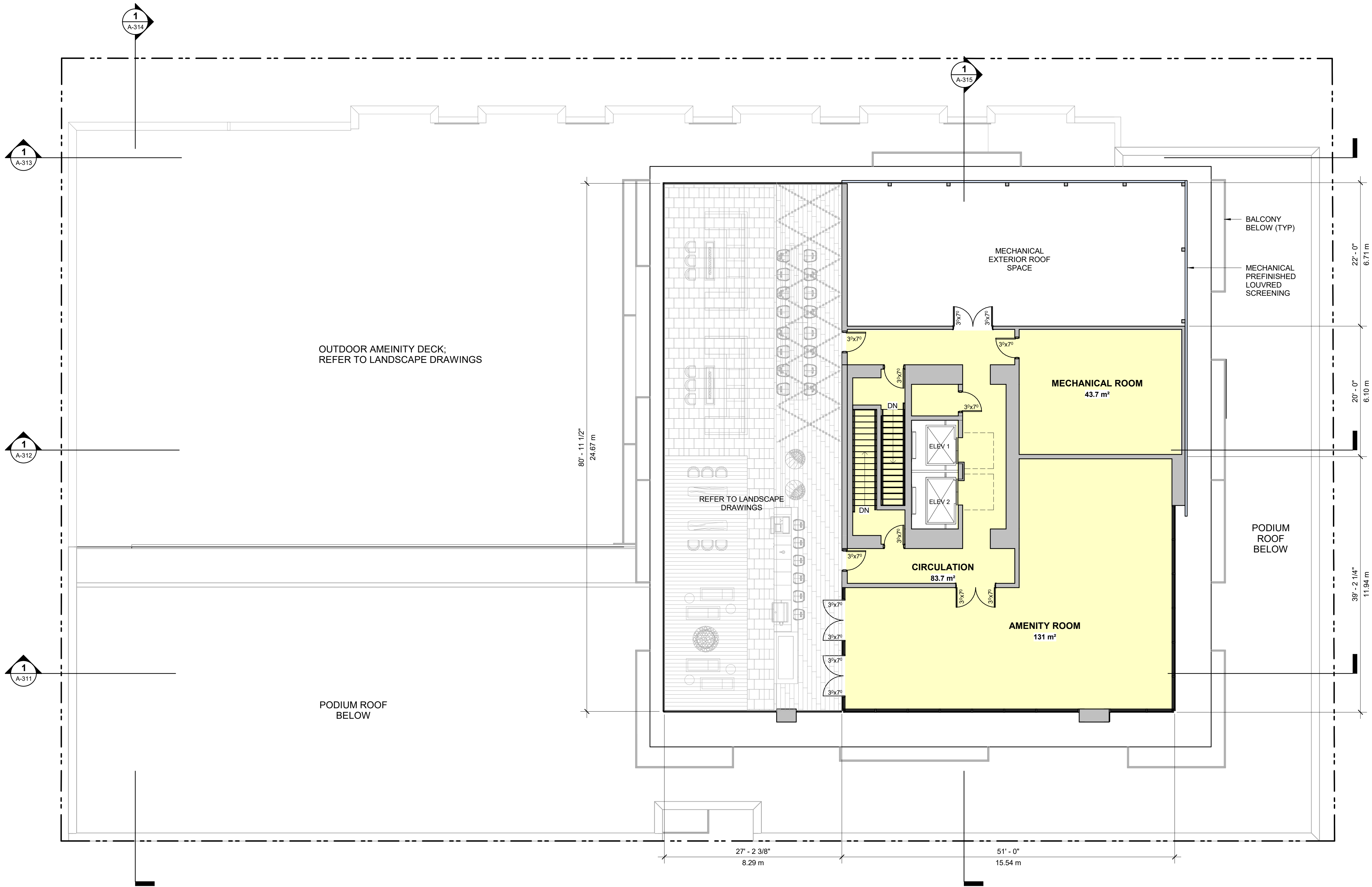
TOTAL FLOOR AREA
2,781.3 SQ.FT. / 258.4m²

AMENITY AREA
1,409.9 SQ.FT. / 131m²

CIRCULATION AREA
901.2 SQ.FT. / 83.7m²

MECHANICAL ROOM
470.2 SQ.FT. / 43.7m²

RESIDENTIAL COMMON
AREA / CIRCULATION



1
A-301 LEVEL 14 AMENITY ROOF PLAN

SCALE: 1 : 100



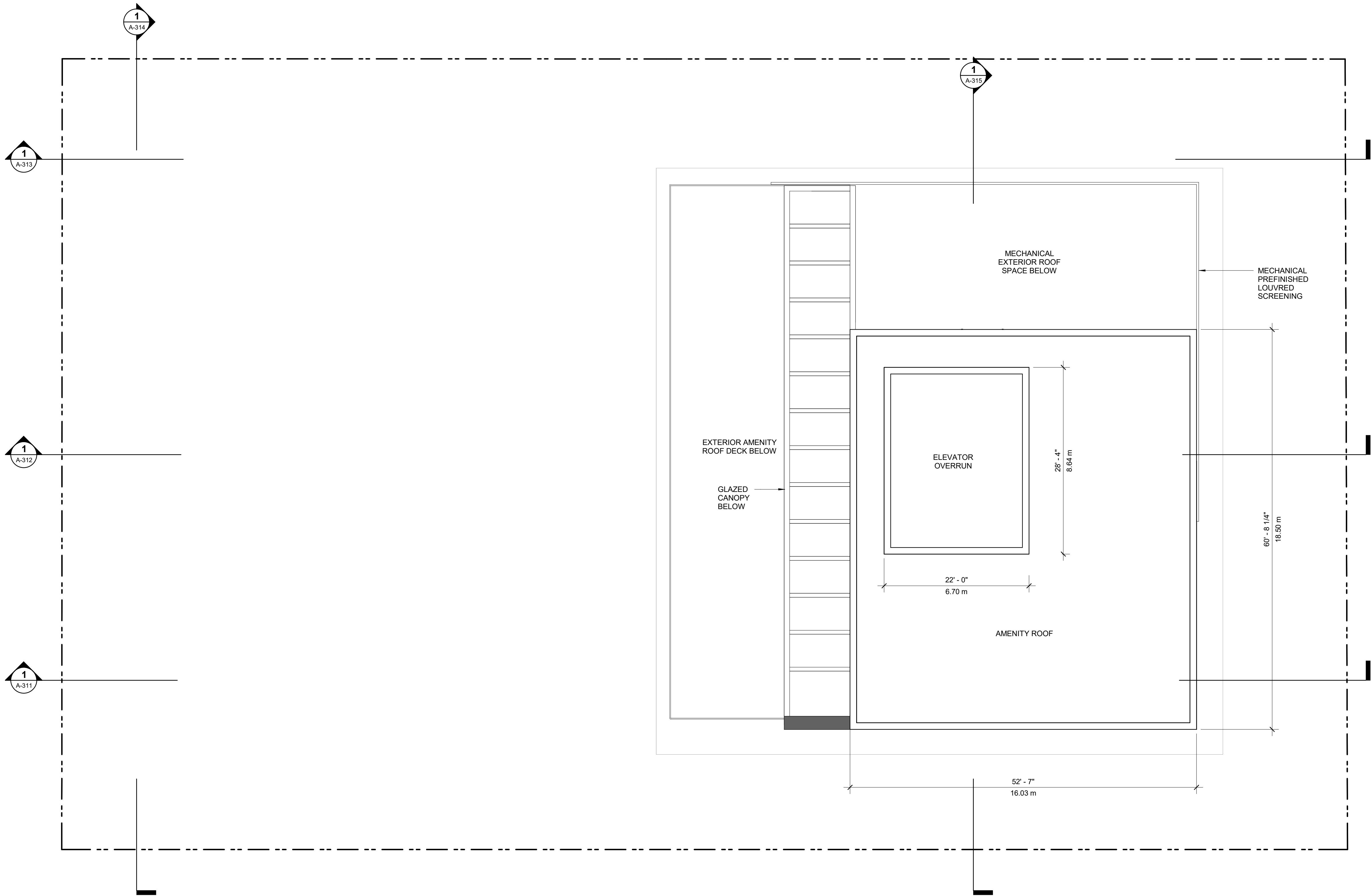
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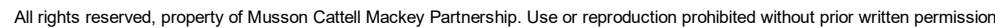
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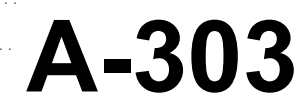
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Project
ROOF PLAN /
ELEVATOR OVERRUN

Drawing
Scale 1 : 100
Project 0001
Sheet
A-209



1 ROOF PLAN / ELEVATOR OVERRUN PLAN
A-301 SCALE: 1 : 100

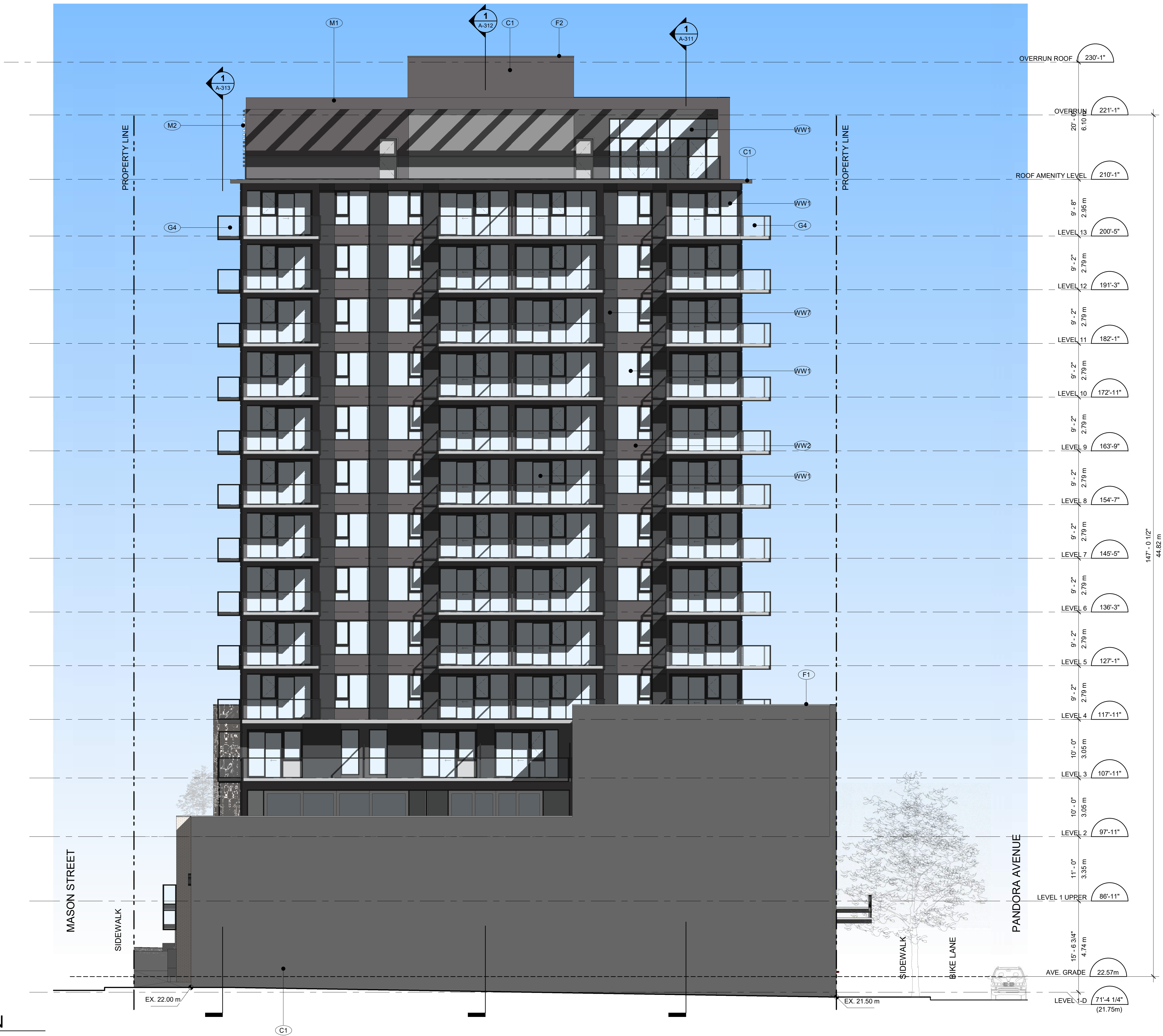


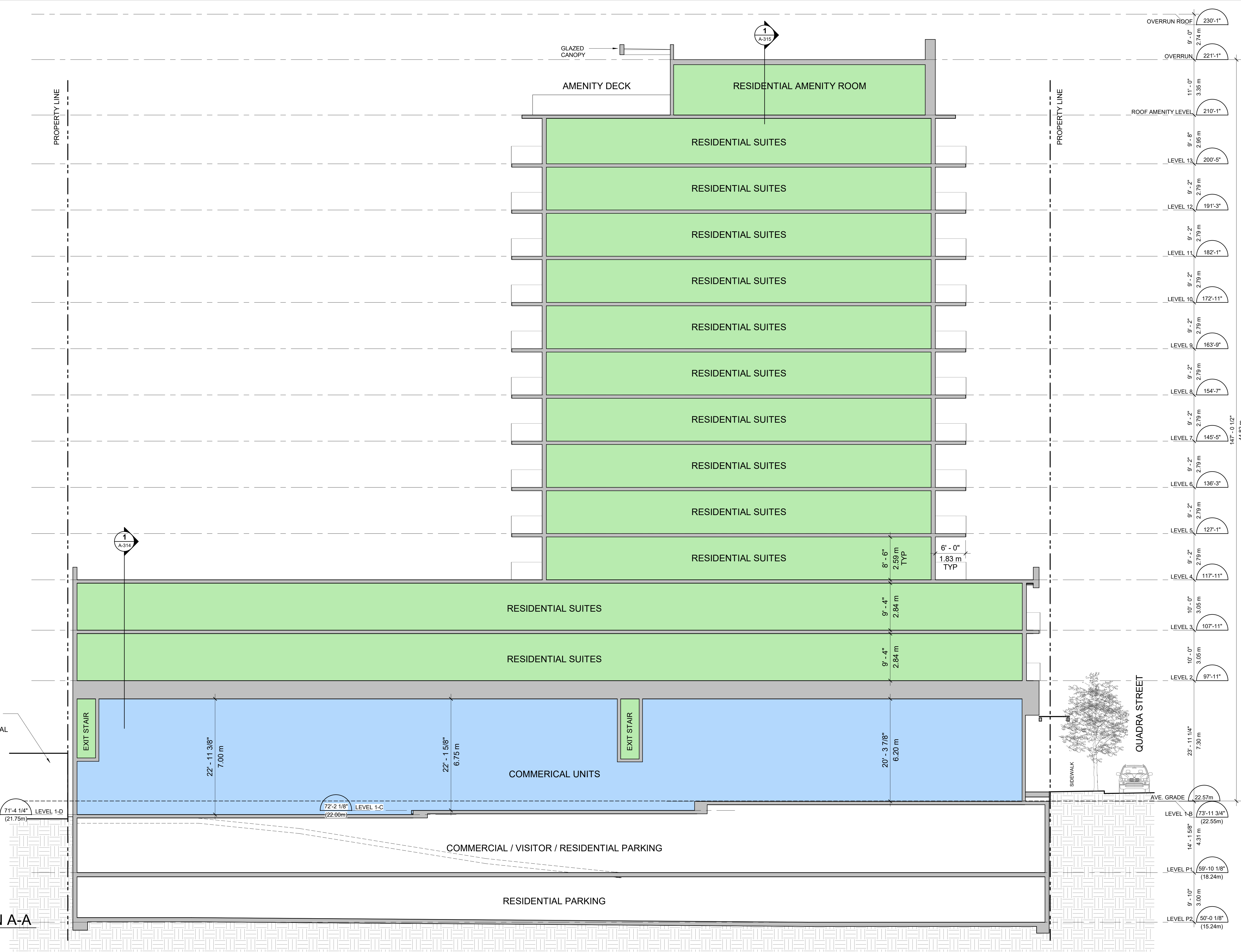


MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
B2	BRICK REVEAL; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	CONCRETE FACED INSULATED PANEL
F1	PREFINISHED METAL FLASHING; COLOUR: GREY
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR
G2	LOUVRE; COLOUR: CHARCOAL
G3	PUNCHED WINDOW; CLEAR
G4	GUARDRAIL GLASS; CLEAR/LAMINATED
G5	LAMINATED PRIVACY SCREEN; FROSTED
M1	STEEL CANOPY W/ LAMINATED GLAZING; COLOUR: DARK
M2	ROOF MECHANICAL LOUVER; COLOUR: LIGHT GREY
M3	PREFINISHED METAL PICKET GUARDRAIL; COLOUR: WHITE
WW1	DOUBLE GLAZED WINDOW WALL; DARK FRAME; CLEAR
WW2	SPANDREL PANEL; COLOUR: DARK GREY
WW3	METAL PANEL WINDOW WALL; COLOUR: RED
WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW6	METAL PANEL WINDOW WALL; COLOUR: WHITE
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY

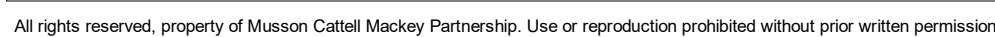
WEST ELEVATION

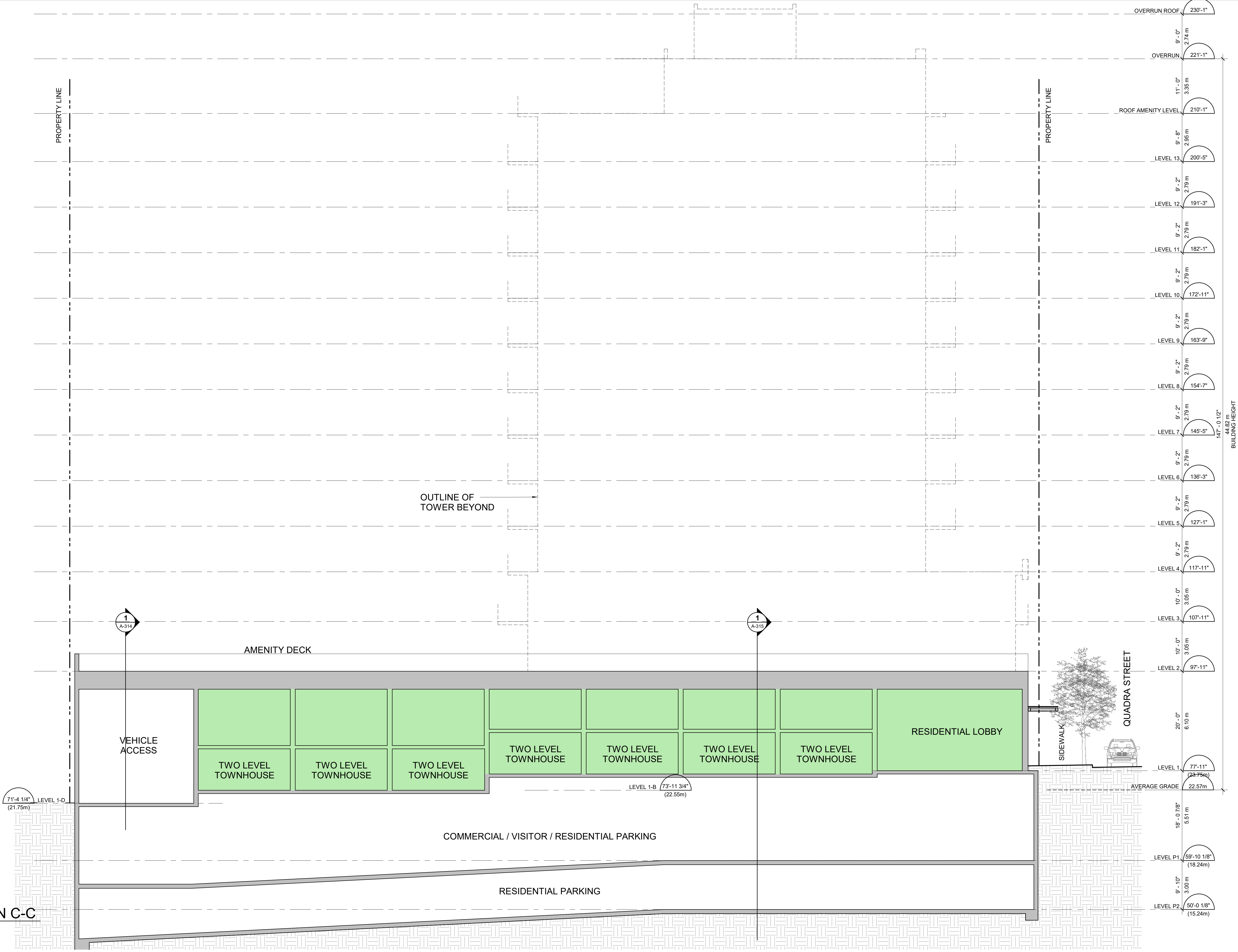
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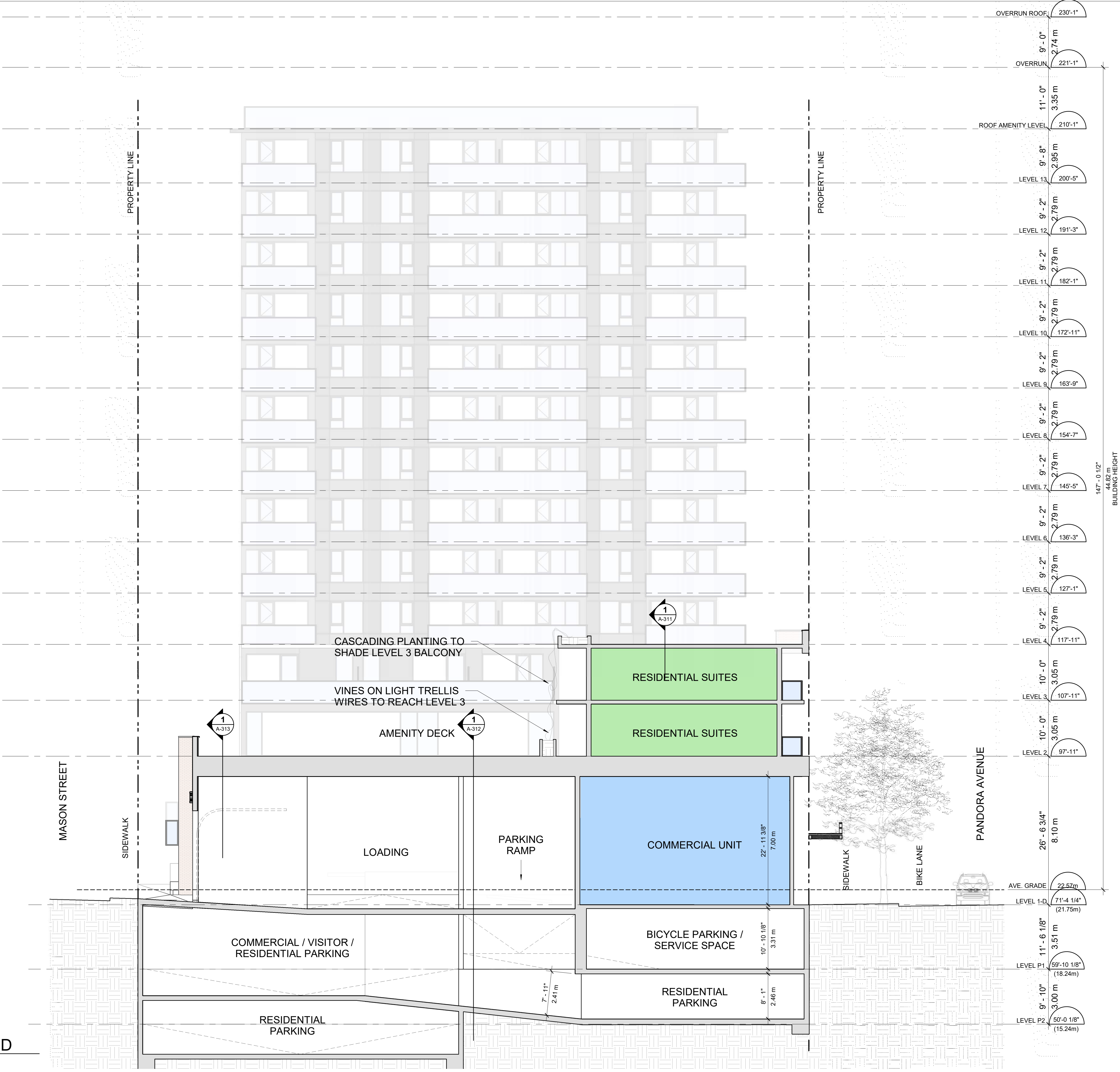


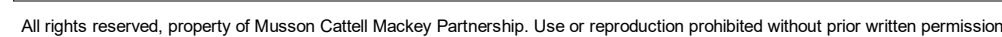


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A-201
SECTION A-A
SCALE: 1 : 100





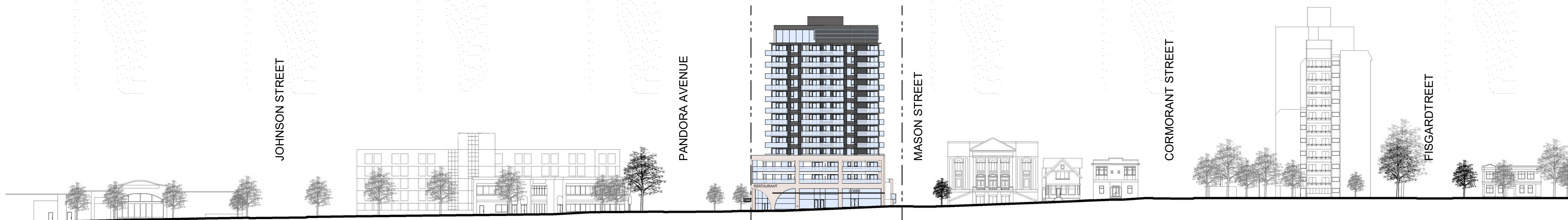




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STREETSCAPE - PANDORA AVE



STREETSCAPE - QUADRA ST



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Project
STREETSCAPE
ELEVATIONS

Drawing
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Project 0001
Sheet
A-401

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Seal
854-880
Pandora Avenue

854-880 Pandora Ave
Victoria, BC

Project
STREETSCAPE
ELEVATIONS

Drawing

Scale 1 : 500

Project 0001

Sheet
A-402



STREETSCAPE - MASON ST

DECEMBER 21

10AM



12PM



2PM



4PM

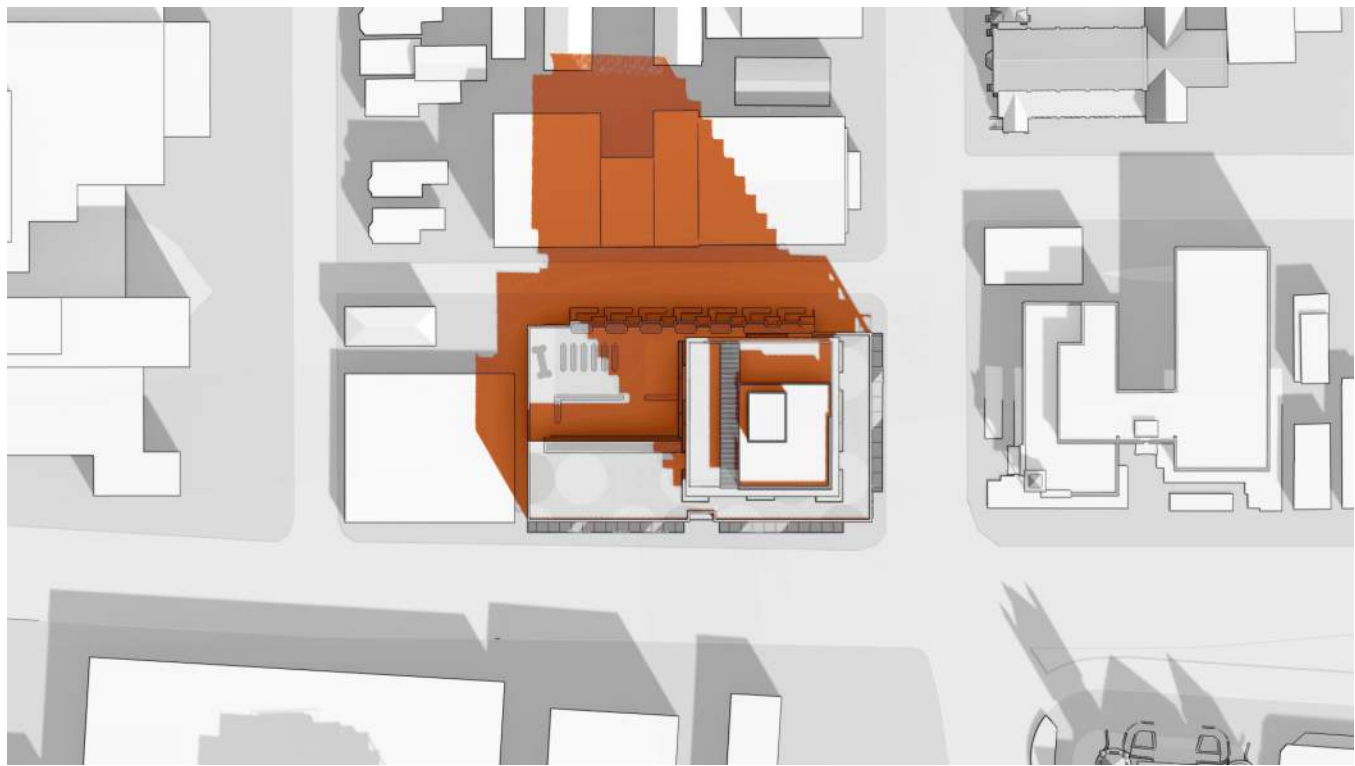


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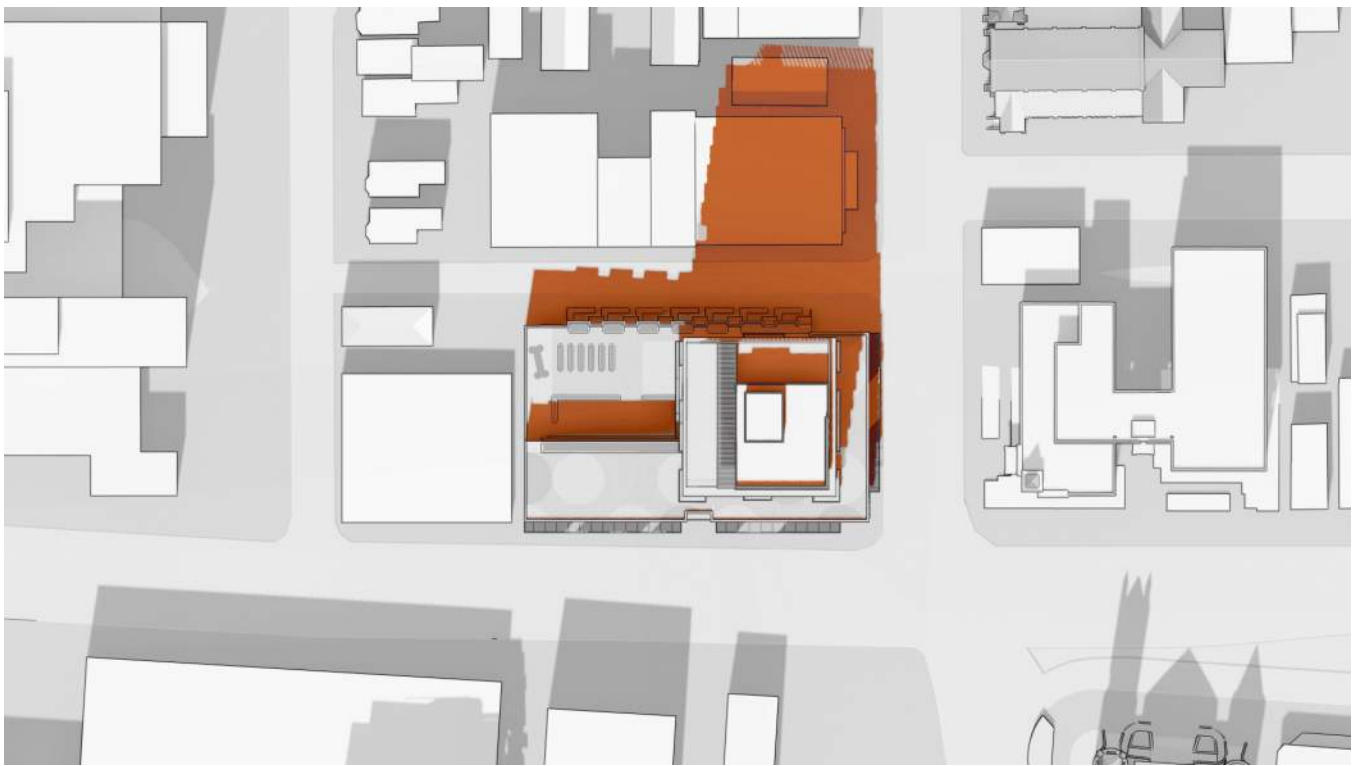
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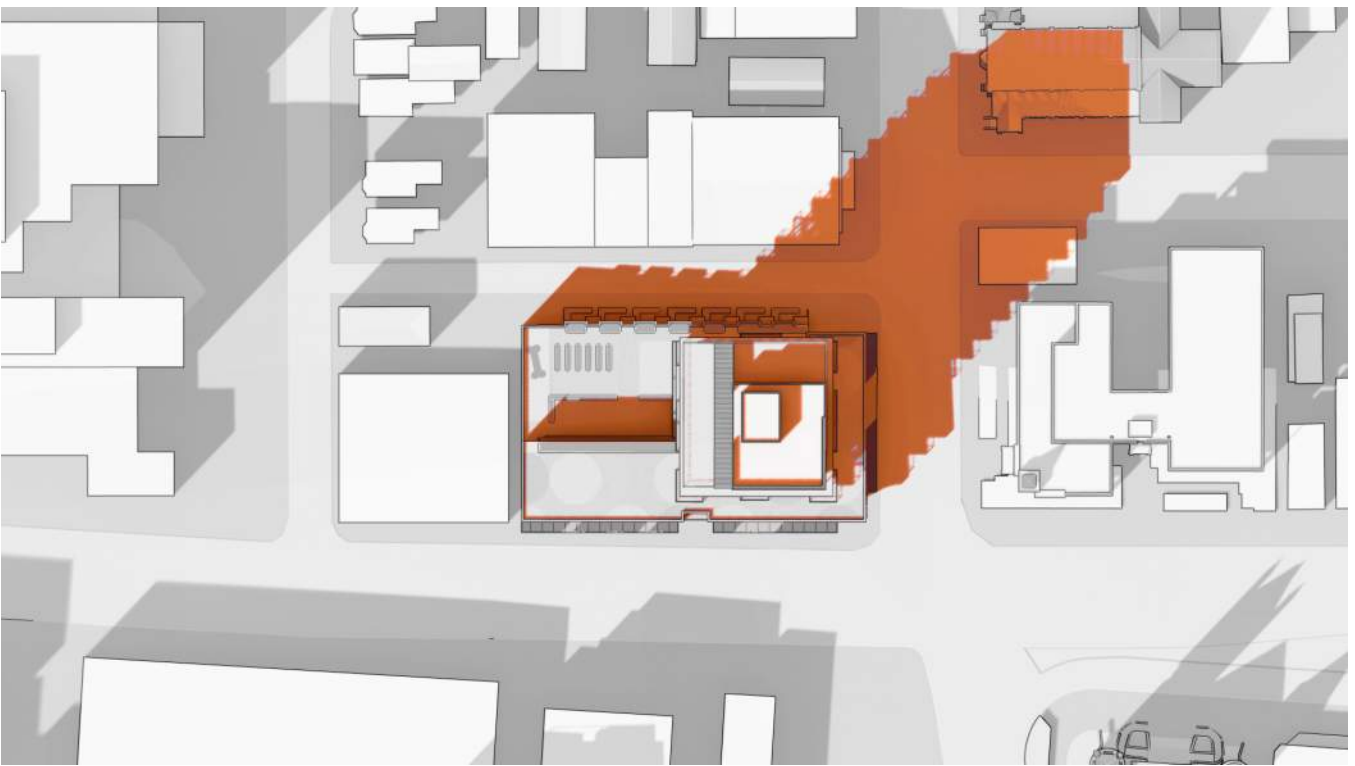
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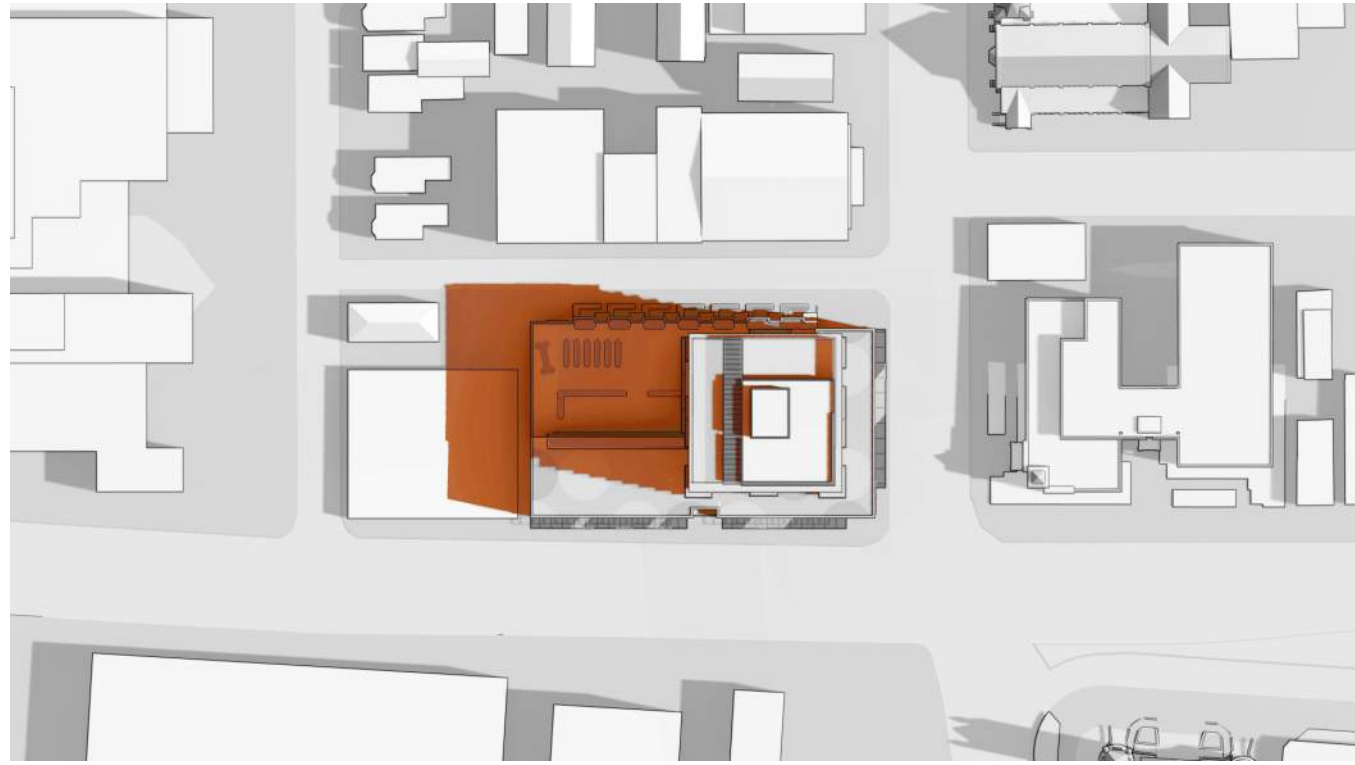


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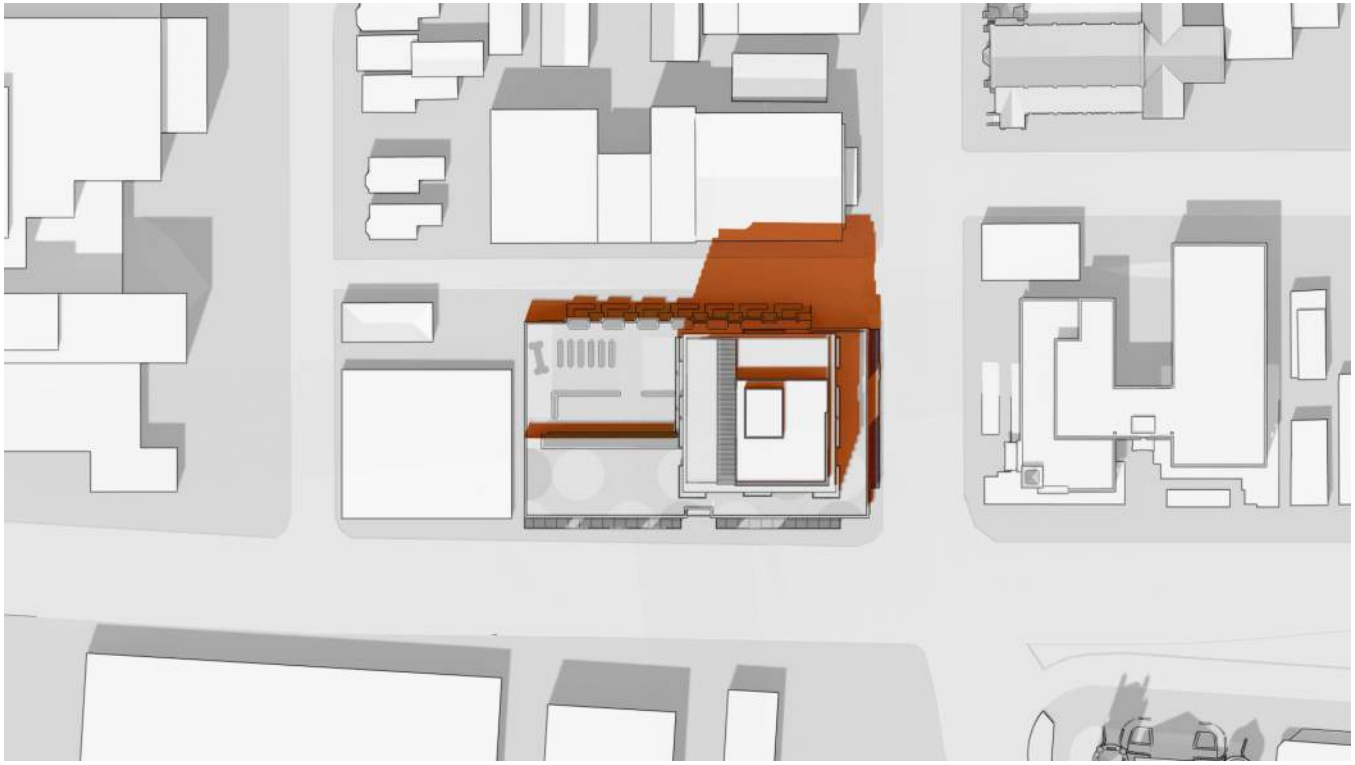
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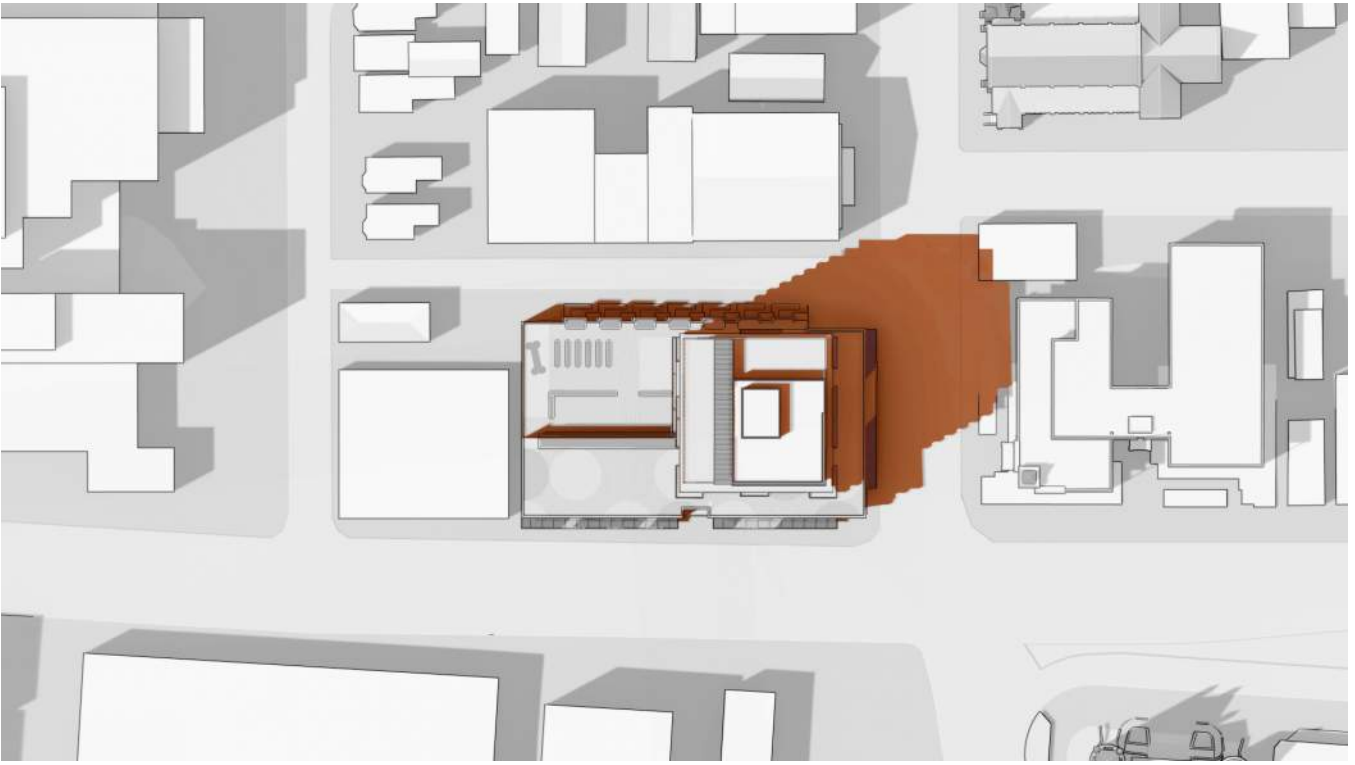
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2PM



4PM



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TOWNLINE

Revisions	YYYY-MM-DD
1 ISSUED FOR RZ/DP	2023-03-24



Seal
854-880
Pandora Avenue

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Victoria, BC
Project
SHADOW STUDY

Drawing
Scale
Project 0001
Sheet

A-403



PANDORA AVENUE STREETSCAPE



QUADRA STREET STREETSCAPE



MASON ST & QUADRA ST CORNER



MASON STREET STREETSCAPE



Seal
854-880
Pandora Avenue

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RENDERINGS

Drawing
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Project 0001
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A-404



SOUTHEAST BIRDSEYE



VIEW LOOKING SOUTH DOWN QUADRA ST



VIEW LOOKING NORTH DOWN QUADRA ST



PANDORA AVE AND QUADRA ARCHED CORNER

854-880

PANDORA

Victoria, BC

OWNER

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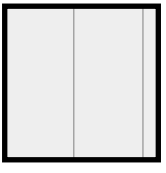
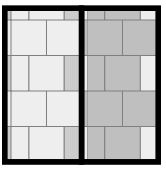
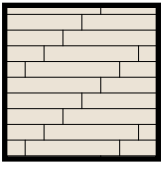
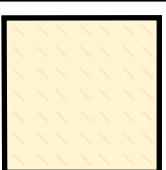
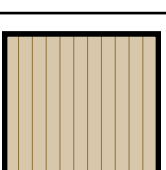
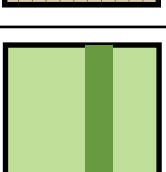
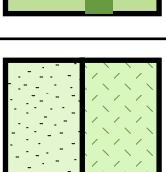
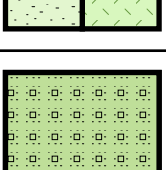
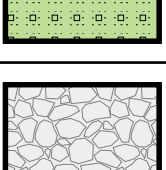
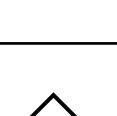
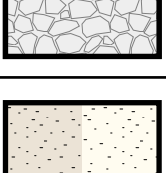
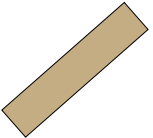
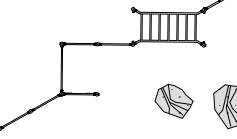
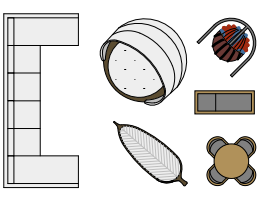
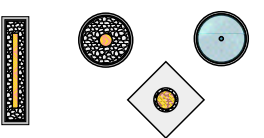
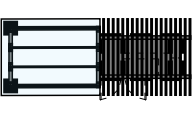
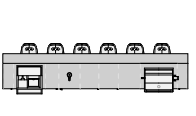
TOWNLINE | VANCOUVER HEAD OFFICE

#1212 - 450 SW MARINE DRIVE

VANCOUVER, BC, V5X 0C3

T+ (604) 327 8760

LEGENDS

HARDSCAPE LEGEND		
KEY	GRAPHIC	DESCRIPTION
		SW CIP Concrete Paving Colour: Integral coloured Finish: Light Broom Pattern: Saw-cut
		Concrete Unit Pavers Size: 60x60x50cm & 30x60x50cm Colour: Natural & Charcoal
		Plank Porcelain Paver Size: 30 x 120 x 2cm Colours: Noon - Daylight
		Pour-In-Place Virgin Rubber Play Surfacing w/ Galvanized Metal Edge Colours: Flint
		'AZEK' Composite Wood Deck Assembly Colour: Tigerwood
		Planting (61cm depth typ., Avg #2 pots) w/ Hedge Screening (1.2m ht.)
		Sodded Lawn (Offsite) Artificial Turf "SynFescue343"
		Urban Agriculture Plots (46cm depth typ.)
		Decorative River Rocks (at Building Faces) Size: 10-20 cm Colour: Ebony Black
		Roof Ballast Colours: Varies
FURNISHING LEGEND		
GRAPHIC		DESCRIPTION
		Bike Racks Model: 'Bay City Bike Rack' (OR Pre-Approved Equal)
		Commercial Planters Size: Cylinders (36"dia, 18", 12")
		Custom Canillevered Ipe Wood Bench
		Kompan "Street Workout Combi 3" and Synthetic Play Boulders
		Illustrative Furnishing ONLY (At Podium & Roof Amenity, Supplied By Owners)
		Fire Stands & Water Feature
		Custom Trellis and Toolshed w/ Seed Library
		Modular Custom Outdoor Kitchens Appliances: TBD

LISTS

DRAWING LIST				
L-0.0	Legends & Notes		N.T.S.	
L-1.1	Ground Level		1:100	
L-1.2	Podium Level		1:100	
L-1.3	Roof Levels		1:100	
L-2.1	Planting Level 1		1:100	
L-2.2	Planting Level 2		1:100	
L-2.3	Planting Level 4		1:100	
L-3.1	Illustrative Sections		1:100	

PRELIMINARY PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Size
Street Trees				
AR	4	Acer rubrum 'Armstrong Gold'	Armstrong God Maple	7cm cal, B&B
QP	3	Acer mayabei 'State Street'	Morton Miyabe Maple	7cm cal, B&B
On-Site Trees				
HM	1	Hamamelis x intermedia 'Arnolds'	Witch Hazel 'Arnolds'	2.5m ht., B&B, Multi-stem
PCn	5	Prunus cerasifera 'Nigra'	Black Cherry Plum	2.5m ht, B&B, Multi-stem
PP	3	Picea pungens 'Edith'	Colorado Spruce Edith	3.0m ht., B&B
Shrubs				
+	60	Taxus x media 'Hicksii' (MALE ONLY)	Yew Hedge (MALE)	4' ht., B&B, RB-to-RB
x	248	Buxus mic. 'Green Beauty'	Japanese Boxwood	#1 pot, 12" o.c.
Eu	18	Euphorbia characias subsp. wulfenii	Mediterranean Spurge	#1 pot 18" o.c.
Hy	10	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	#3 pot, 48" o.c.
Ma	60	Matteucia struthiopteris	Ostrich Fern	#2 pot, 36" o.c.
Plr	13	Prunus laurocerasus 'Reynvaanii'	Russian Laurel	#3 pot, 36" o.c.
Pm	25	Pinus mugo 'Carstens'	Dwarf Mountain Pine	#2 pot, 30" o.c.
RB	8	Rosa 'Ballerina'	Ballerina Rose	#2 pot, 36" o.c.
Sc	26	Sarcococca hookeriana var 'Humilis'	Sweet Box	#1 pot, 30" o.c.
Perennials, Grasses & Groundcovers				
A	37	Allium giganteum	Ornamental Onion	Bulbs
An	19	Anemone x hybrida 'Andrea Atkinson'	Andrea's Windflower	#1 pot 18" o.c.
As	48	Astilbe japonica 'Deutschland'	Hybrid Japonica	#2 pot, 18" o.c.
C	195	Carex marowii 'Ice Dance'	Ice Dance Sedge	#1 pot, 12" o.c.
De	10	Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	#1 pot, 24" o.c.
Ec	15	Echinacea purpurea 'Magnus'	Coneflower Magnus	#2 pot, 36" o.c.
Ha	69	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot, 24" o.c.
He	13	Heuchera 'Plum Royale'	Coral Bells	#1 pot, 12" o.c.
Ho	48	Hosta 'Victory'	Plantain Lily	#2 pot, 24" o.c.
La	17	Lavendula angustifolia	English Lavender	#2 pot, 24" o.c.
Mi	39	Miscanthus sinensis	Chinese Silver Grass	#2 pot, 48" o.c.
Pa	101	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	4" pot, 12" o.c.
Pq	19	Parthenocissus quinquefolia	Virginia Creeper	#3 pot, 3 leads min.
Ru	38	Rudbeckia hirta	Black Eyed Susan	#1 pot, 24" o.c.

Urban Agriculture Mix				
	Allium tuberosum	Dwarf Chives	4" pot; 10" O.C.	
	Achillea millefolium	White yarrow	4" pot; 10" O.C.	
	Liatris spicata	Gayfeather	4" pot; 10" O.C.	
	Origanum vulgare	Oregano	4" pot; 10" O.C.	
	Origanum vulgare	Golden Oregano	4" pot; 10" O.C.	
	Salvia officinalis	Sage	4" pot; 10" O.C.	
	Salvia purpurascens	Purple Sage	4" pot; 10" O.C.	
	Rosmarinus officinalis	Rosemary	4" pot; 10" O.C.	
	Thymus vulgaris	Wooly Thyme	4" pot; 10" O.C.	

NOTES

General Notes - Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted. - Refer to electrical drawings for all final landscape lighting layout and specifications. - Refer to architectural and mechanical drawings for all drain locations and rim elevations.
Irrigation Notes - All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IIABC Standards., complete with Rain and Wind Sensor. - The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines. - System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost. - System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas. - Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval. - Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at contractors cost. - Lawns shall be irrigated on separate zones from planted areas. - Controller shall be located in mechanical room. - PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleancing and lubrication schedules, overhaul/adjustment schedule. - Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system. - Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing. - All piping shall be class 200. - Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints. - Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required. - Solenoid valves shall be first quality, compatible with the controller selected. - Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.
Planting Notes - All plants / planting to be per Canadian Landscape Standards (C.L.S.) latest edition. - Plant selection subject to availability at the time of planting. - Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered. - All trees to be staked in accordance with C.L.S. - All plants to be sourced from nurseries certified free of P. ramorum. - Plant sizes and related container classes are specified according to the C.L.S. current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the C.L.S. - All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.
Soil Preparation and Placement Notes - All growing medium placed on project to meet or exceed Canadian Landscape Standards (C.L.S.) latest edition. - Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. minimum 1 litre physical sample. - Submittals shall be made at least seven (7) days before - Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions. - Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details. - Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
Product and Material Notes - All materials to be as specified or pre-approved equivalent. - All material and products to be installed per manufacturer's specifications.

02 Mar 24-23 RZ/DP Submission

01 Feb 28-23 CALUC Presentation

No.: | Date: | Submission:

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Project:

854-880 PANDORA

854-880 Pandora Avenue,

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Drawn by: JBT

Checked by: PK

Date Modified: Mar 23, 2023

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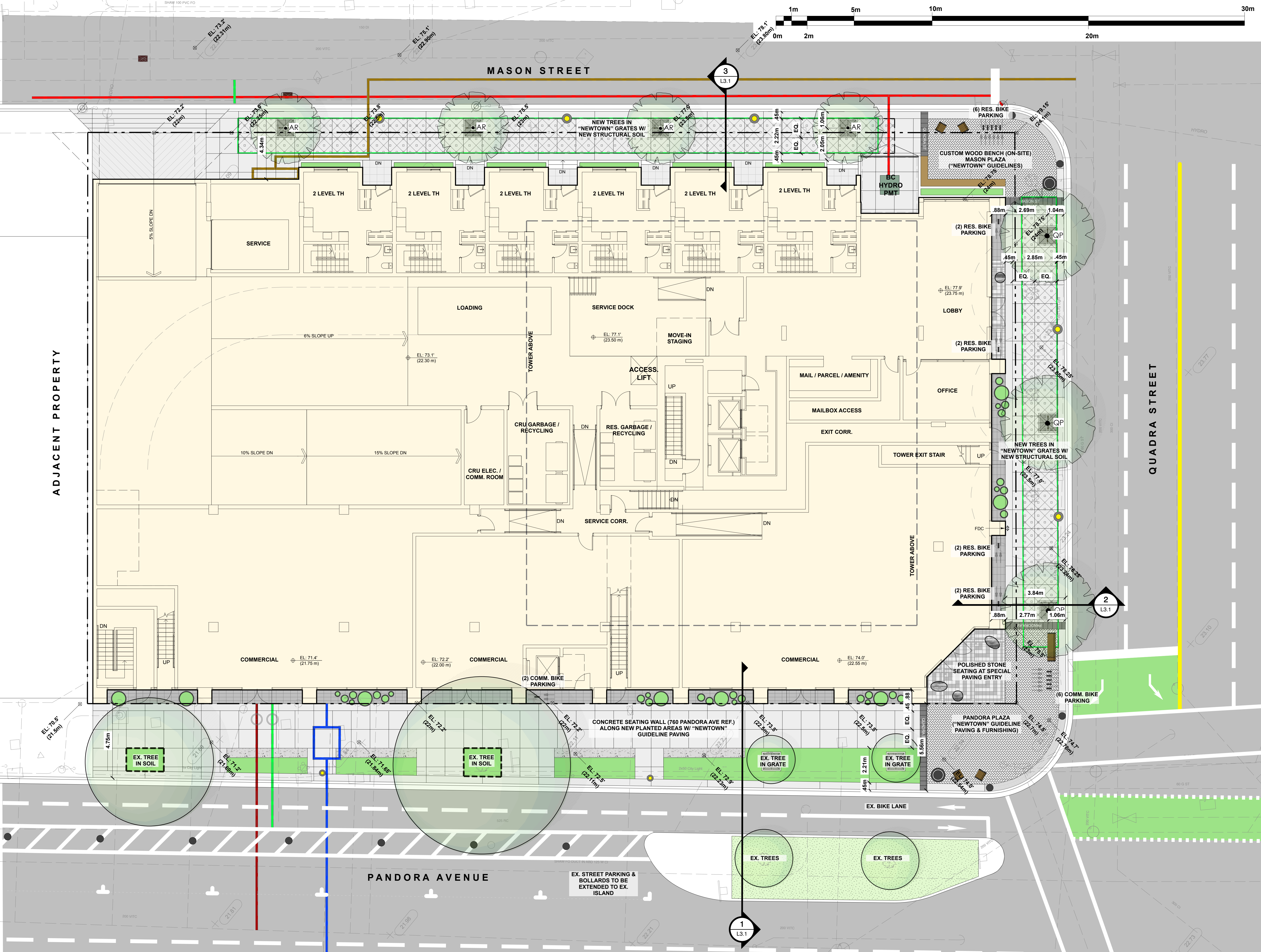
Landscape

Notes & Legends

DK Project No.: MCMP Project No.:

22081 222011

Sheet No.:



02	Mar 24-23	RZ/DP Submission
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Project:
854-880 PANDORA

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Checked by: PK
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Scale: 1:100

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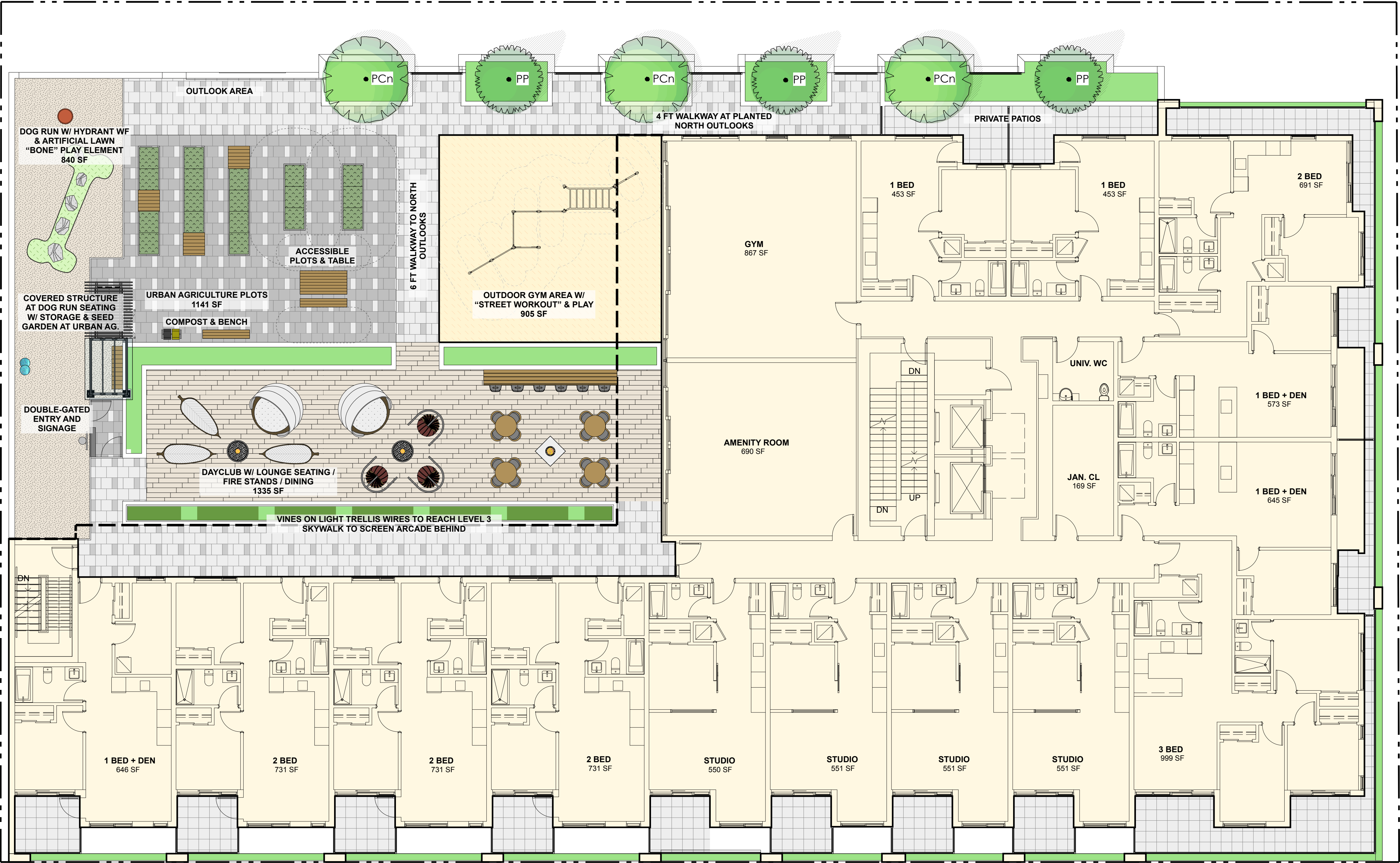
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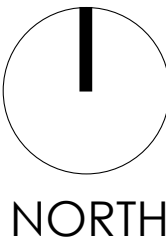


MASON STREET

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PANDORA AVENUE



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Drawing Title:

**Landscape Plan -
Podium Level (Lv 2)**

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MCMP Project No.:

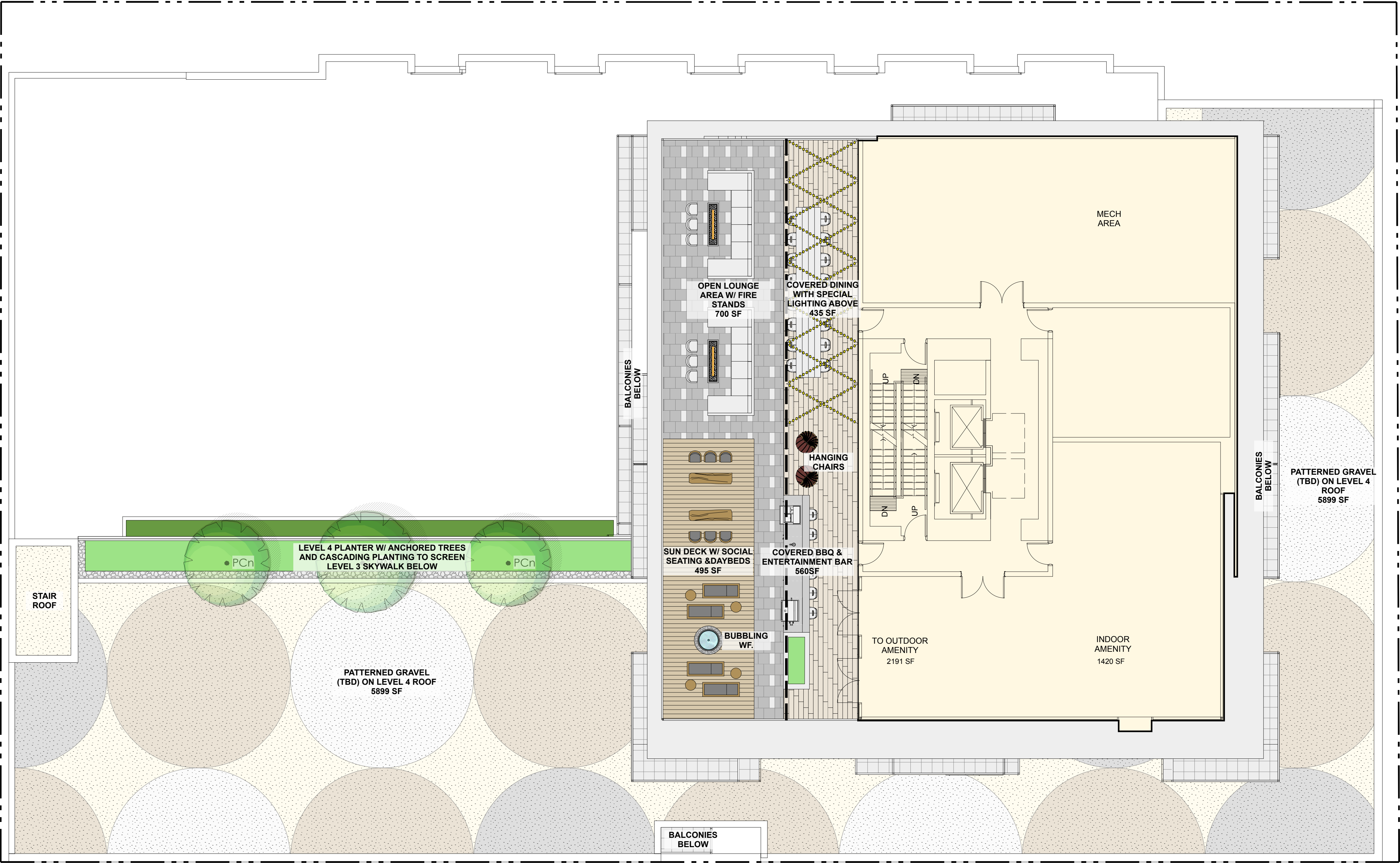
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MASON STREET

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PANDORA AVENUE



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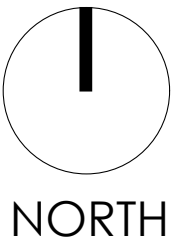
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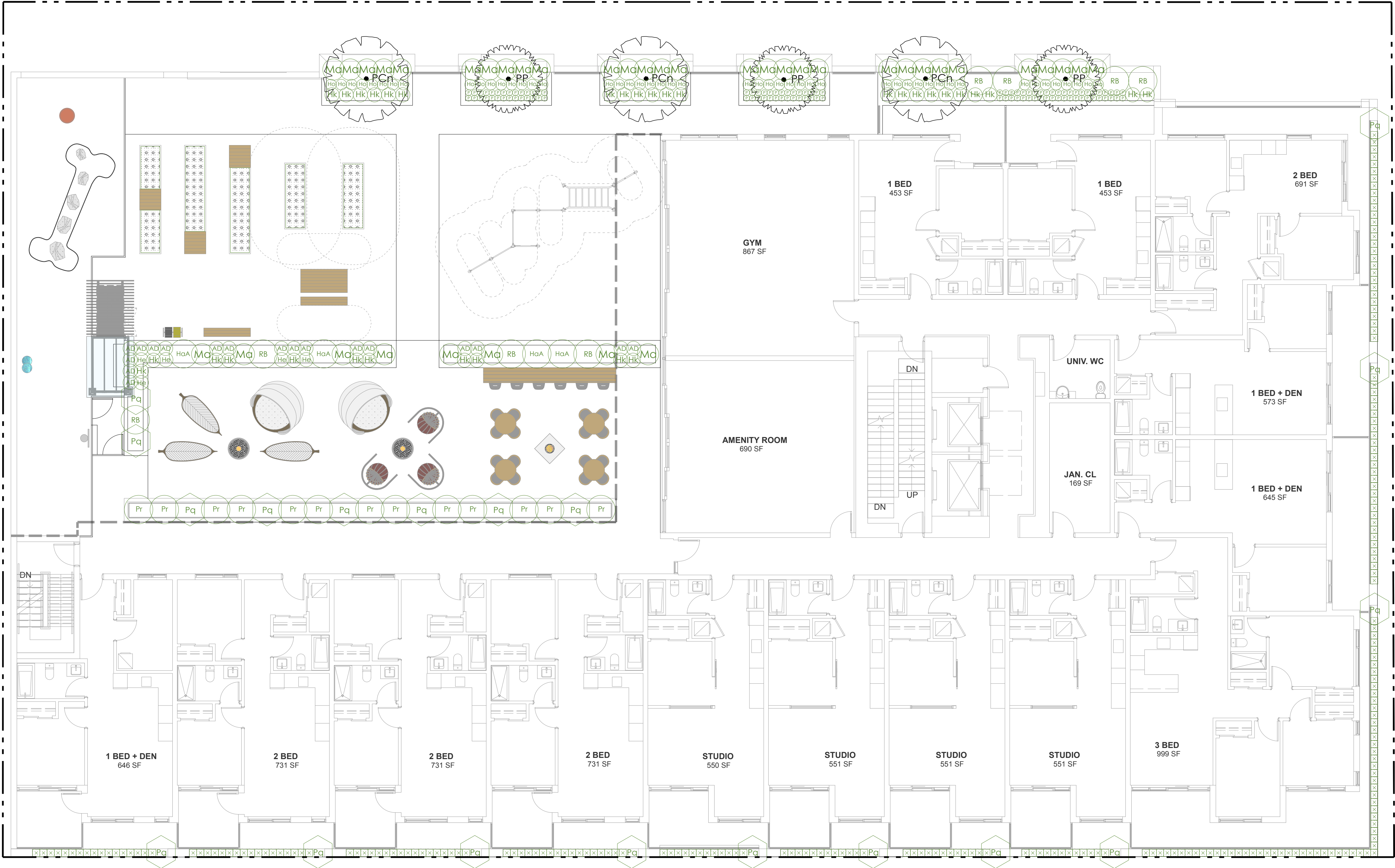
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22081	222011
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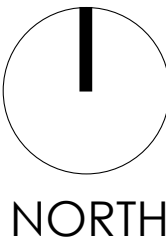


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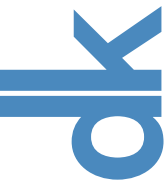
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PANDORA AVENUE



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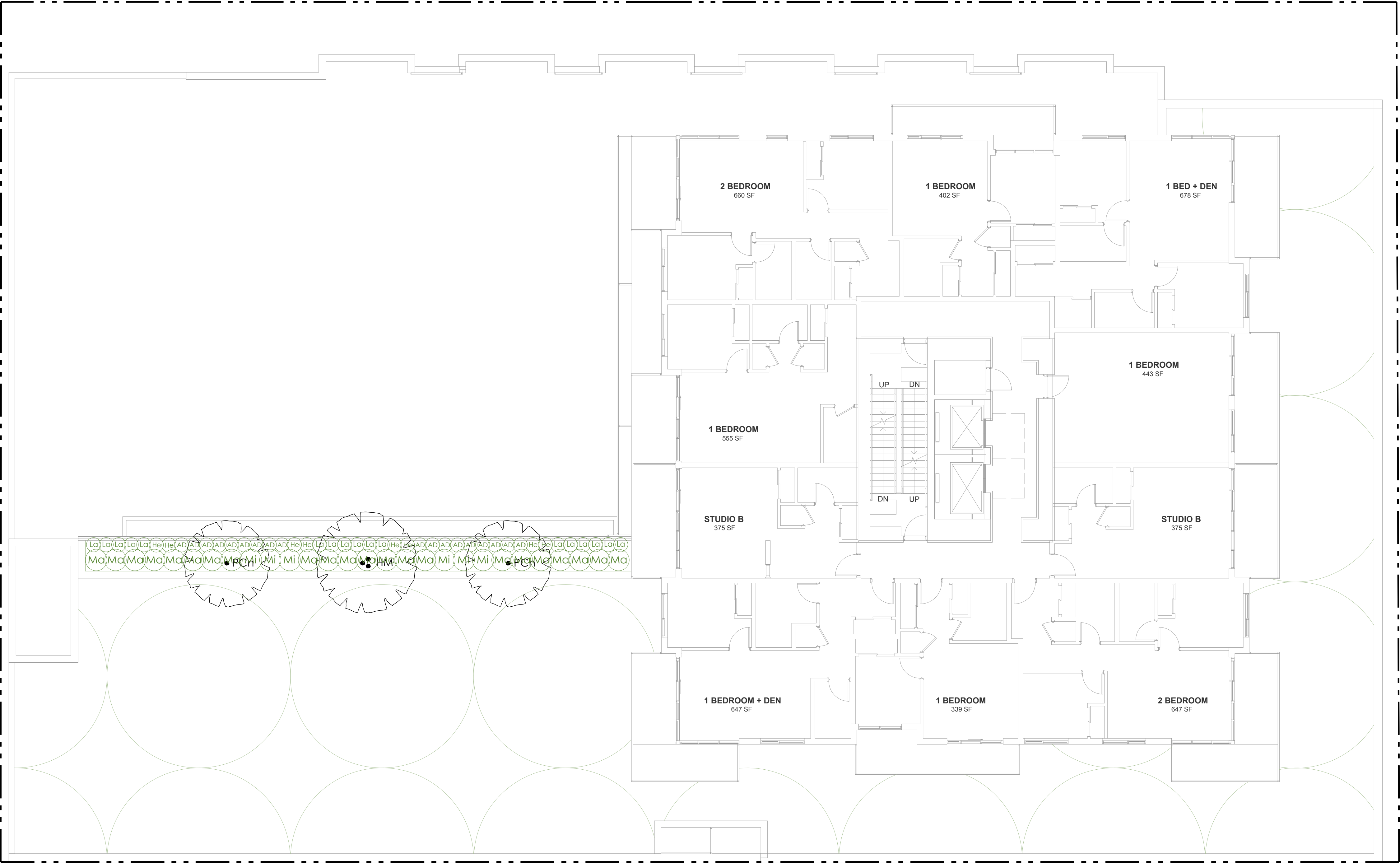
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Level 2**

DK Project No.:	MCMP Project No.:
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Sheet No.:	

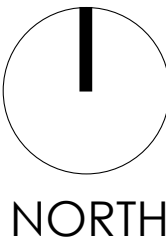


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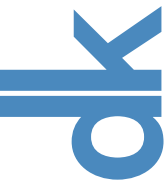
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QUADRA STREET



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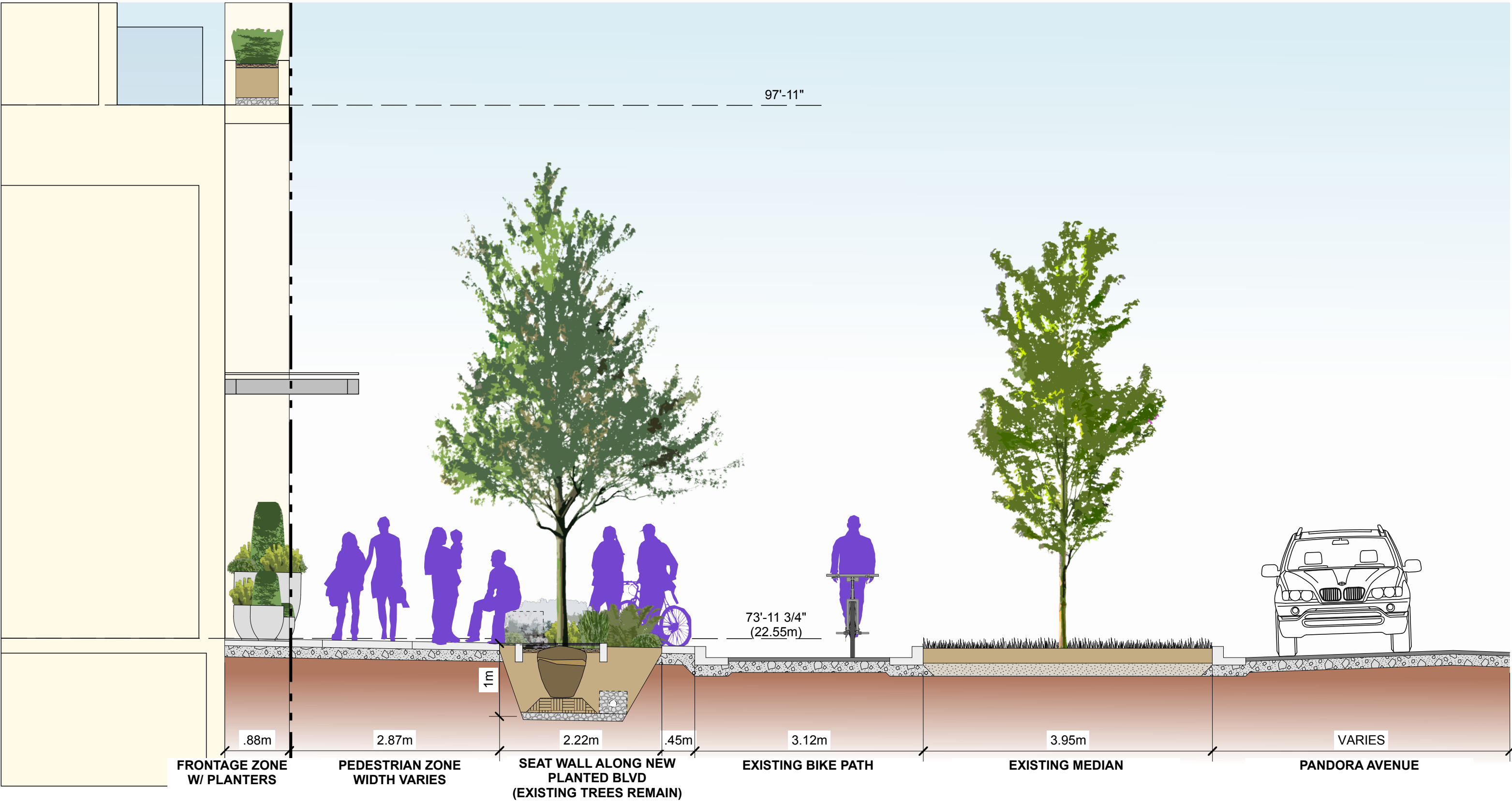
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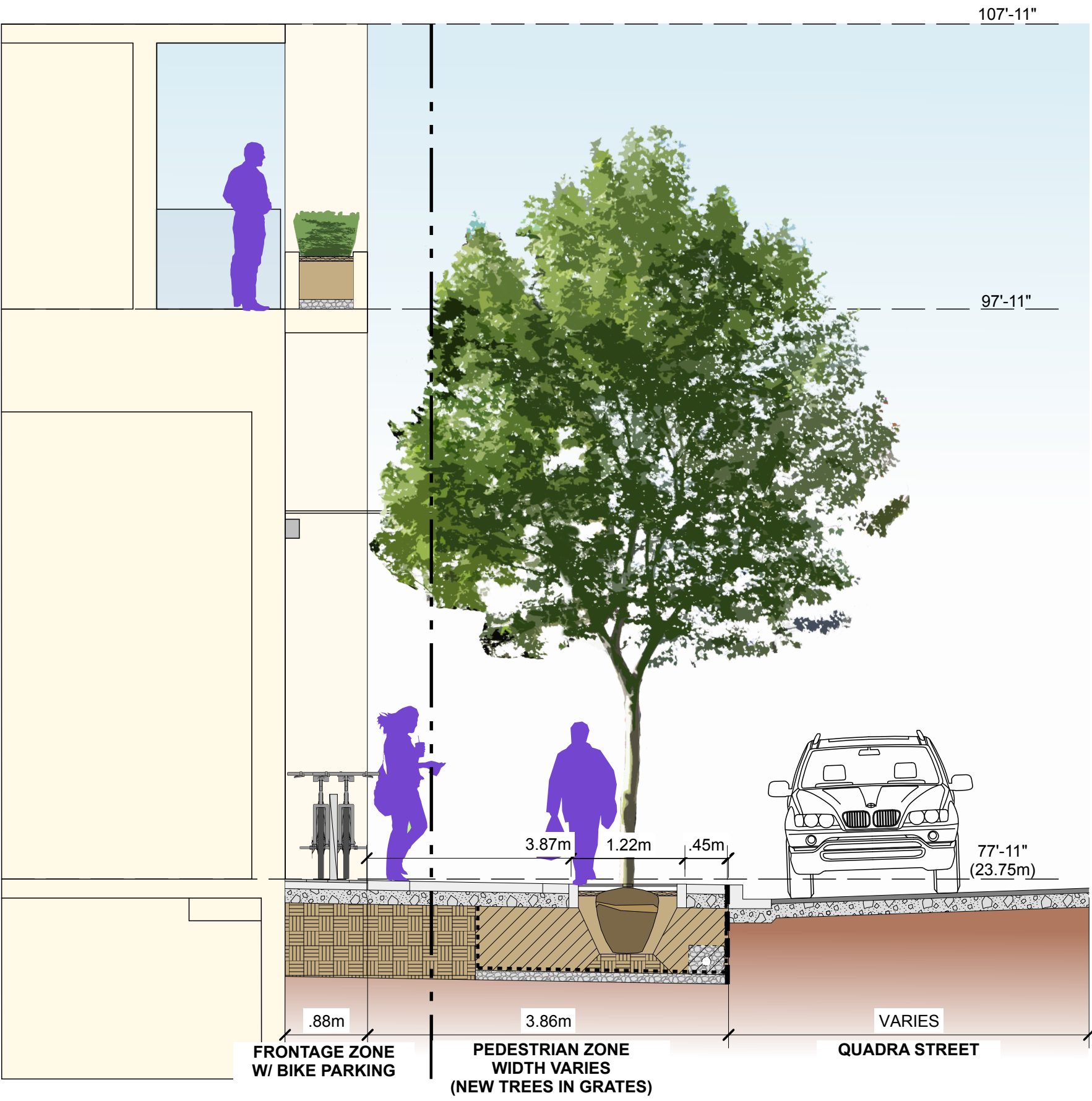
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Level 4**

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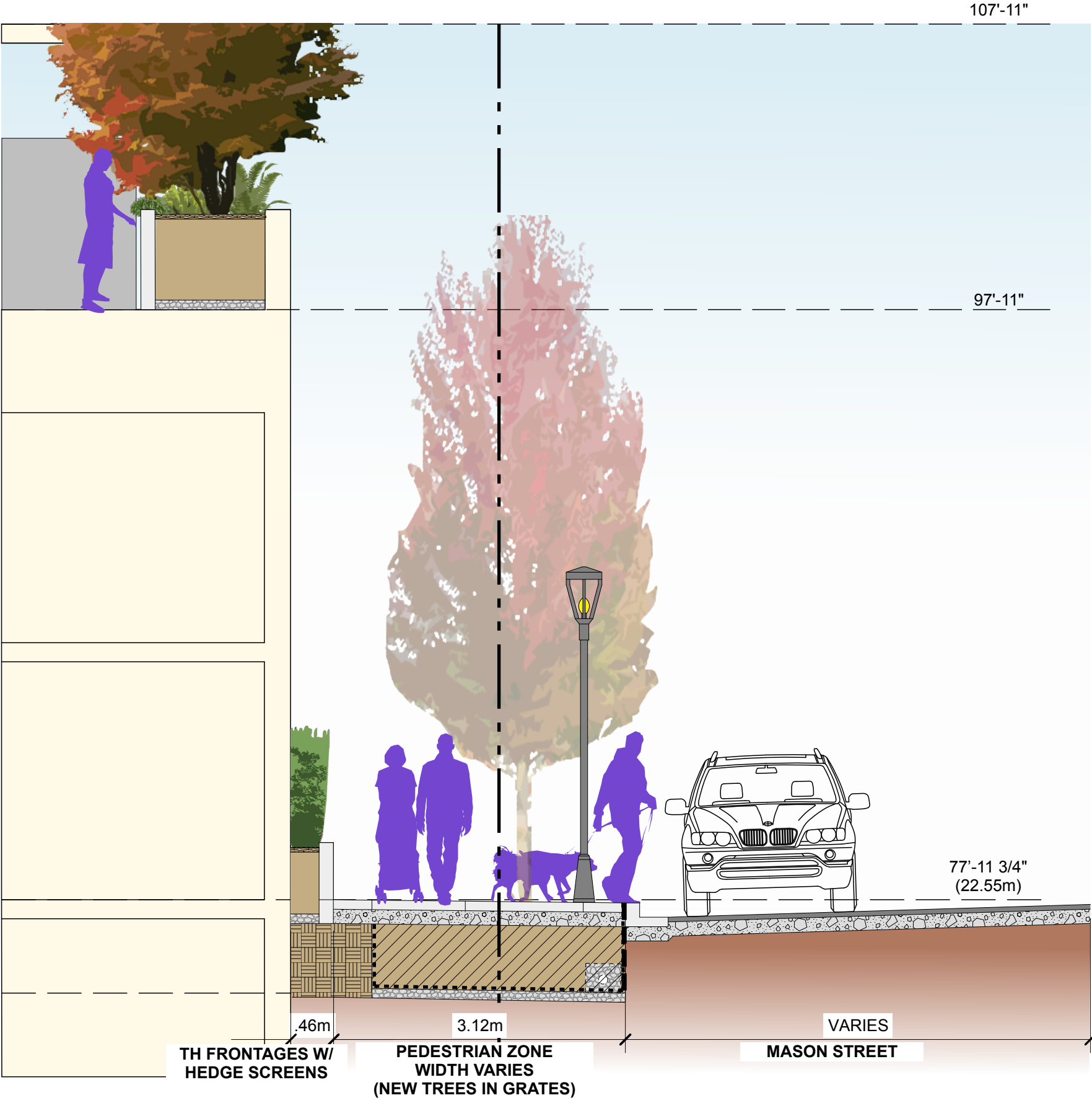
PANDORA AVENUE



Section 1 - PANDORA AVE



Section 2 - QUADRA ST



Section 3 - MASON ST

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Landscape - Illustrative Street Sections	

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MCMParichitects.com

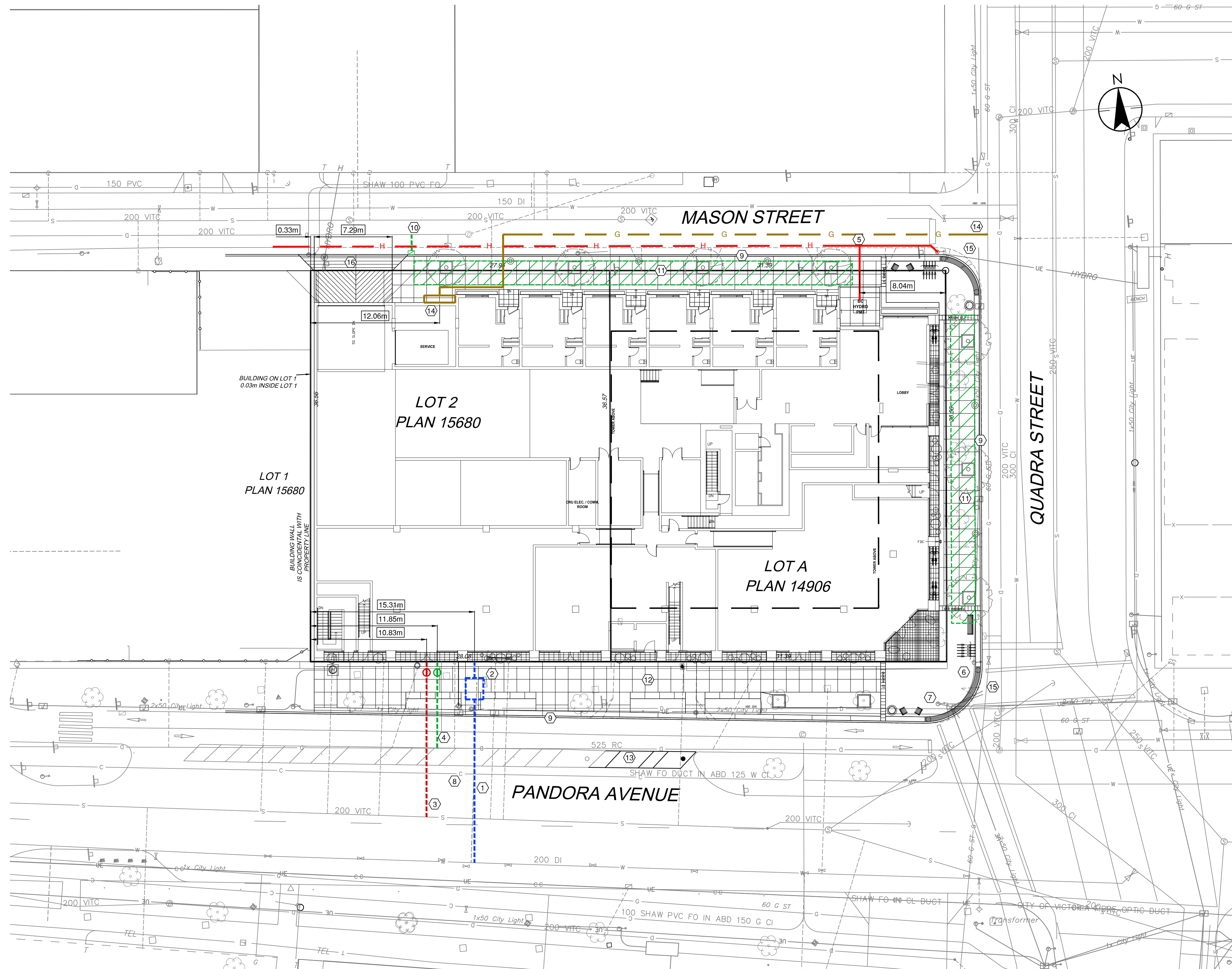


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FOR REZONING AND DP APPLICATION	KP	OL	23.03.24
FOR INFORMATION	JPS	OL	23.01.18
Issued	By	Appd.	YY.MM.DD
File Name:	Dwn.	Chkd.	Dign.
			YY.MM.DD

854-880 Pandora
Avenue
Victoria, BC

Project No. 111720169	Scale 1:200	0 2 6 10m
Drawing No.	Sheet	Revision

C101



- 200mm O COMBINED FIRE & DOMESTIC WATER SERVICE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.
- DOMESTIC AND FIRE WATER VAULT AND METER ASSEMBLY PER CITY OF VICTORIA SD W21 AND SD W2F AND CAP AT PROPERTY LINE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- 200mm O PVC SANITARY SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 200mm O SANITARY BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- 200mm O PVC STORM SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 200mm O STORM BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- BC HYDRO OFF SITE SERVICE AND UNDERGROUND ROUTING ALONG MASON ST FRONTAGE TO BE CONFIRMED BY BC HYDRO. REFER TO ELECTRICAL FOR CONTINUATION.
- PROTECT AND RETAIN EXISTING STREETLIGHT.
- PROTECT AND RETAIN EXISTING TRAFFIC SIGNAL AND STREETLIGHT.
- PROTECT AND RETAIN EXISTING ACTIVE FIBRE OPTICS COMMUNICATION INFRASTRUCTURE.
- REMOVE EXISTING CURB, GUTTER AND SIDEWALK AND REPLACE WITH NEW CURB, GUTTER AND SIDEWALK TO CITY OF VICTORIA STANDARDS AND AS SHOWN ON THE LANDSCAPE DRAWINGS. FINAL EXTENTS OF REPLACEMENT TO BE DETERMINED.
- REMOVE EXISTING CATCHBASIN AND INSTALL NEW CURB INLET CATCHBASIN AND 150mm CONNECTION TO EXISTING MAIN. CONNECTION TO EXISTING MAIN BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- STRUCTURAL SOIL TO CITY OF VICTORIA STANDARDS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- REMOVE AND REPLACE EXISTING DRIVEWAY WITH NON-MOUNTABLE CURB AND CONCRETE SIDEWALK. EXTENTS OF CURB AND SIDEWALK REPLACEMENT TO BE CONFIRMED.
- EXTEND STREET PARKING TO EXISTING MEDIAN.
- GAS SERVICE AND METER BY FORTIS GAS AT DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- CURB LETDOWN PER CITY OF VICTORIA SUPPLEMENTARY STD DWG CAMOD C/W TEXTILE TROWEL LINES
- DRIVEWAY CROSSING AS PER CITY OF VICTORIA STD DWG C7A.

1. TELUS PROPOSED SERVICE ROUTING TO BE CONFIRMED BY TELUS.
2. SHAW PROPOSED SERVICE ROUTING TO BE CONFIRMED BY SHAW.
3. FORTIS PROPOSED SERVICE ROUTING TO BE CONFIRMED BY FORTIS.
4. IRRIGATION SERVICE AND METER BOX BY CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. LOCATION AND SIZE TO BE CONFIRMED BY CITY OF VICTORIA.
5. REFER TO LANDSCAPE FOR PLANTING DETAILS.
6. CUT, CAP AND ABANDON ALL REDUNDANT SEWER/STORMWATER SERVICES AT THE LIMIT OF EXCAVATION WITH THE CITY OF VICTORIA AND RECORD THE LOCATION AND DEPTH OF ALL SERVICES.