



CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
July 15, 2020

DRAWING LIST		SCALE
A000	COVER SHEET & DRAWING LIST	NTS
A001	PROJECT DESCRIPTION & SITE LOCATION PLAN	NTS/1:1000
A002	EXISTING SITE PLAN	1:100
A003	PROPOSED SITE PLAN	1:100
A004	AVERAGE GRADE CALCULATIONS	1:100
A100	LEVEL 0 PARKING PLAN	1:100
A101	LEVEL 1 PLAN	1:100
A102	LEVEL 2 PLAN	1:100
A103	LEVEL 3 PLAN	1:100
A104	LEVEL 4 PLAN	1:100
A105	LEVEL 5 PLAN	1:100
A106	LEVEL 6 PLAN	1:100
A107	ROOF PLAN	1:100
A201	EAST & SOUTH ELEVATIONS	1:150
A202	NORTH & WEST ELEVATIONS	1:150
A203	HERITAGE ELEVATION & PLAN STUDY	1:100
A204	FACADE STUDIES	1:50
A251	STREETSCAPE ELEVATIONS	NTS
A301	SECTIONS LOOKING WEST	1:150
A302	SECTIONS LOOKING EAST	1:150
A303	SECTIONS LOOKING NORTH	1:150
A304	SECTIONS LOOKING NORTH/SOUTH	1:150
A305	SECTIONS LOOKING SOUTH	1:150
A308	STREETSCAPE CROSS SECTION	1:50
A800	FSR LEGEND	1:100
A801	FSR - LEVEL 1	1:100
A802	FSR - LEVEL 2	1:100
A803	FSR - LEVEL 3	1:100
A804	FSR - LEVEL 4	1:100
A805	FSR - LEVEL 5	1:100
A806	FSR - LEVEL 6	1:100
A811	VIEW NORTHWEST FROM CORNER OF PANDORA & COOK	NTS
A812	VIEW WEST THROUGH RESIDENTIAL MEWS	NTS
A813	VIEW SOUTHWEST FROM COOK STREET	NTS
A814	VIEW EAST TO COURTYARD	NTS
A815	BALCONY STUDY	NTS
A817	ADJACENT PROPERTY STUDY	NTS
A821	SOLAR IMPACT ANALYSIS	NTS
A822	ILLUMINANCE ANALYSIS	NTS



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

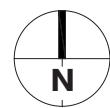
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

4 REVISION TO PROJECT NARRATIVE:
DATED: JULY 15TH, 2020



1 SITE LOCATION PLAN
A001 1:1000



4 REVISION TO PROPOSED FSR & TOTAL FLOOR AREA
DATED: JULY 15TH, 2020

PROJECT NAME

Parkway

PROJECT ADDRESS

1050 Pandora Ave + 1518 Cook Street

LEGAL DESCRIPTION

Lots 1 and 2, Suburban Lot 15, Victoria, VIP73211

PROJECT TEAM

OWNER

Pandora Cook Development Corp.

District Developments Corp.

200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact

Andrew Rennison

604-736-1866

AGENT

DISTRICT DEVELOPMENTS CORP.

200- 8809 Heather Street, Vancouver, BC, V6P 3T1

Primary Contact

Mike Fujii

604-322-5762

ARCHITECT

MGA | Michael Green Architecture

1535 West 3rd Avenue, Vancouver, BC, V6J 1J8

Architect

Michael Green

Contact

Jordan Van Dijk

604-336-4770

PROPOSED ZONING

New Site-Specific Zone

Changed from R-2 (Two Family Dwelling District) at 1518 Cook Street, and CA-1 (Pandora Avenue Special Commercial District) at 1050 Pandora Avenue.

SITE AREA

2879 m²

AVERAGE GRADE

27.54m (See A004 for average grade calculations)

Note that the project ground floor is set at a geodetic elevation of 27.56m and building levels are dimensioned from that elevation.

PROPOSED HEIGHT

20.22 m taken from average grade. Note that 321mm parapet is excluded from proposed height.

ALLOWABLE HEIGHT

30m/ 8-10 storeys per OCP

APPLICABLE BUILDING CODE

BCBC 2018

STREETS FACING

Pandora Avenue to the South

Cook Street to the East

OCCUPANCY CLASSIFICATIONS

3.2.2.50. Group C, up to 6 Storeys,

Sprinklered- Residential Occupancies

3.2.2.50. Group E, up to 6 Storeys,

Sprinklered- Mercantile Occupancies,

Located below the third storey.

3.2.2.82 Group F, Division 3, Up to 6 Storeys,

Sprinklered- Below Grade Parkade.

4 TOTAL NO. OF REQUIRED & PROPOSED VEHICLE &
BIKE PARKING STALLS REVISED.
DATED: JULY 15TH, 2020

AREA CALCULATIONS

LEVEL 0	2,175.2 m ²
LEVEL 1	1848.57 m ²
LEVEL 2	2005.61 m ²
LEVEL 3	1430.37 m ²
LEVEL 4	1416.94 m ²
LEVEL 5	929.13 m ²
LEVEL 6	913.92 m ²

PROPOSED FSR	8,544.5 m²
ALLOWABLE FSR	9,330 m ²
PROPOSED FSR RATIO	2.97
ALLOWABLE FSR RATIO	3.3

UNIT TYPES	No#	%
STUDIO	4	4%
STUDIO & DEN	8	8%
1 BED	54	51%
1 B & DEN	24	23%
2 BED	11	10%
2 BED & DEN	4	4%
TOTAL	105	

PROPOSED HEIGHT

20.221m

TOTAL RESIDENTIAL AREA

6055 m²

TOTAL RESIDENTIAL UNITS

105

TOTAL PARKING SPACES

44 PROVIDED
94 REQUIRED

TOTAL COMMERCIAL AREA

1050 m²

880.0 m ²	RETAIL
170.0 m ²	CAFÉ
55.6 m ²	OUTDOOR SEATING
225.6	

ORIGINAL HERITAGE BUILDING AREA

1891.9m²

TOTAL AREA TO BE RETAINED

947.6m² | 50%

TOTAL BIKE PARKING

180

160	SHORT-TERM
20	LONG-TERM

PARKING CALCULATIONS

RESIDENTIAL PARKING

	Parking Rate	# of Units	Required	Provided
<45m2	0.50	6	3.0	3
45-70m2	0.60	87	52.2	23
>70m2	1.00	12	12.0	7
TOTAL RESIDENTIAL PARKING			67	33

VISITOR PARKING

	Parking Rate	# of Units	Required	Provided
Visitor Parking	0.10	105	11	4

COMMERCIAL PARKING

		Total Area (m ²)	Required	Provided
Retail/ Grocery	1/ 80m2	880	11	2
Restaurant	1/ 40m2	225.6	6	3
TOTAL COMMERCIAL PARKING			17	5

CARSHARE PARKING

Modo Carshare Parking Stalls			2	
------------------------------	--	--	----------	--

TOTAL PARKING

94

44

BIKE PARKING | LONG TERM

	1 / unit <45m2	# of Units	Required	Provided
Residential	1.25 / unit >45m2	6 99	6 124	20 128

BIKE PARKING | SHORT TERM

	1 / 100m2	Total Area (m ²)	Total Units	Required	Provided
Residential	1 / 100m2	225.6	105	11	12
Restaurant	1 / 200m2	880		3	3
Retail/ Grocery	1 / 200m2	880		5	5

TOTAL LONG TERM BIKE PARKING

135

160

TOTAL SHORT TERM BIKE PARKING

19

20

UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	56.3			1	1			2
STUDIO B	53.2					1		2
ST & DEN A	66.0		4					4
ST & DEN B	72.7		1					1
ST & DEN C	58.0			1				1
ST & DEN D	56.9			1				1
ST & DEN E	65.3	1						1
1 BED A	57.2	1	1	1	1			4
1 BED B	53.0	1	1	1	1			4
1 BED C	56.1		1					1
1 BED D	49.7		1					1
1 BED E	49.3		1	1	1			3
1 BED F	51.6			5		5		10
1 BED G	47.4			1		1		2
1 BED H	36.2					1		1
1 BED I	51.1				5		5	10
1 BED J	37.8			1	1	1	1	4
1 BED K	49.5			1	1	1	1	4
1 BED L	53.4					1		1
1 BED M	45.0					1		1
1 BED N	48.4					1		1
1 BED O	53.5						1	1
1 BED P	48.6						1	1
1 BED Q	49.0					1		1
1 BED R	52.8	1						1
1 BED S	51.1						1	1
1 BED T	44.8						1	1
1 BED U	40.1						1	1
1 B&D A	61.3	1						1
1 B&D B	51.6				1			1
1 B&D C	62.8	1	2	2	2			7
1 B&D D	60.0		1					1
1 B&D E	52.8				1		1	2
1 B&D F	56.0			1		1		2
1 B&D G	51.0				1			1
1 B&D H	58.0			1				1
1 B&D I	63.0			1	1	1		3
1 B&D J	94.8			1				1
1 B&D K	82.3			1				1
1 B&D L	74.1	2						2
1 B&D M	68.7		1					1
2 BED A	67.9						1	1
2 BED B	68.8						1	1
2 BED C	75.5						1	1
2 BED D	62.3			1	1	1		3
2 BED E	80.5			1				1
2 BED F	66.4	1		1	1	1		3
2 BED G	75.4					1		1
2 B&D A	90.8			1				1
2 B&D B	94.3			1	1			2
2 B&D C	75.6			1				1
TOTAL UNITS		9	24	21	21	15	15	105

4 TOTAL NUMBER OF RESIDENTIAL UNITS
INCREASED FROM 103 TO 105.
DATED: JULY 15TH, 2020

4 TOTAL RESIDENTIAL & COMMERCIAL
AREA REVISED.
DATED: JULY 15TH, 2020

MICHAEL GREEN ARCHITECTURE

1535 W 3RD AVENUE, VANCOUVER BC

CANADA V6J 1J8

2020-07-15 4 REVISED FOR REZONING

2020-03-20 3 REVISED FOR REZONING

2019-10-30 2 REVISED FOR REZONING

2019-09-13 1 REVISED FOR REZONING

2019-05-15 0 ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

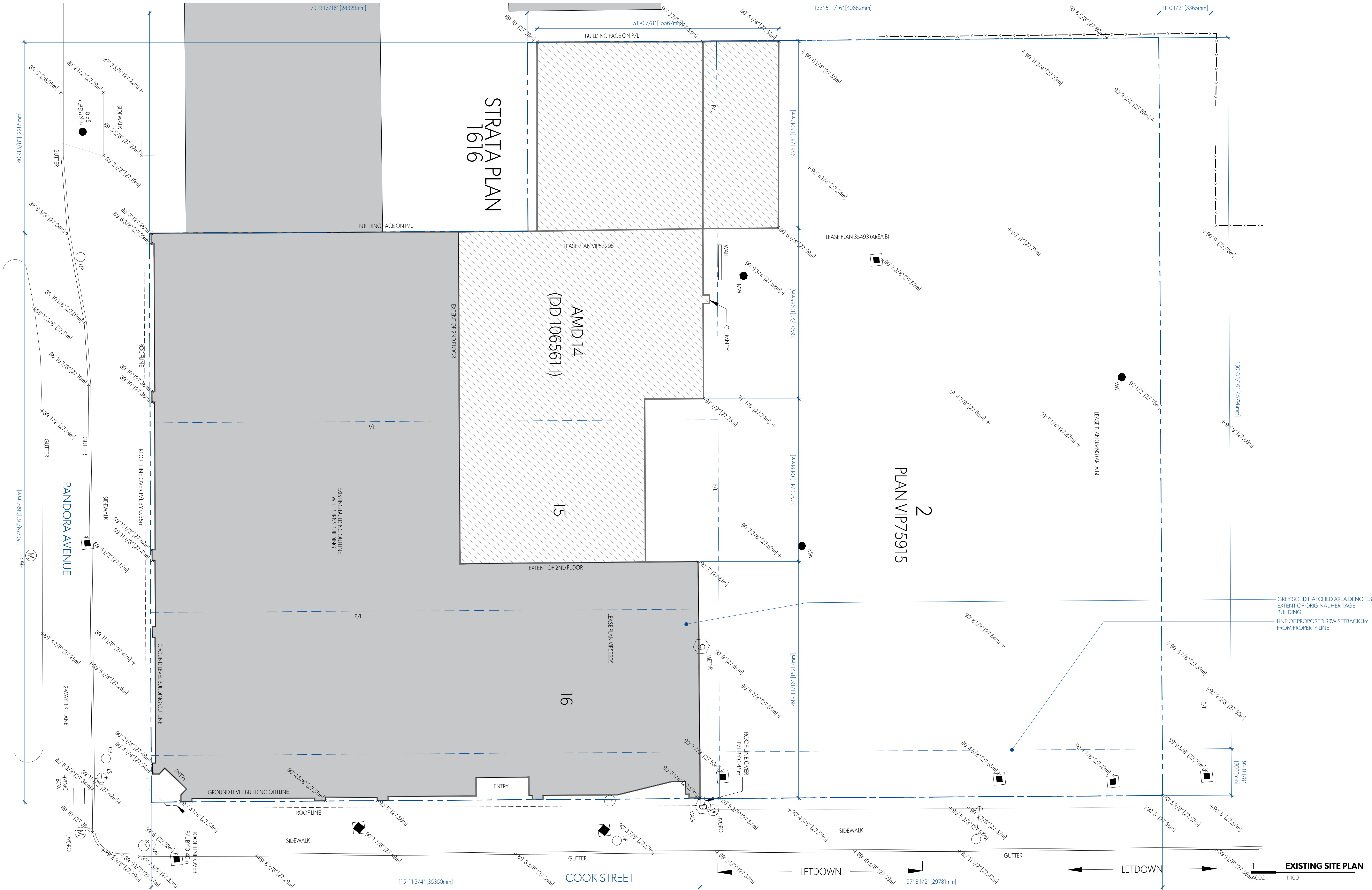
1050 PANDORA AVE + 1518 COOK STREET

VICTORIA, BC

2018-001

A001
PROJECT DESCRIPTION

MGA
© MGA 2016



SYMBOL LEGEND

- IS LIGHT STANDARD
- 1" 3/4" (0.40m) TREE TYPE & DIAMETER
- BRCH
- FIRE HYDRANT
- WATER VALVE
- WATER MAIN
- 2' 3/8" (15.94m) CATCH BASIN & ELEVATION @ RM
- MANHOLE
- GAS METER
- BOLLARD
- UTILITY POLE
- MW MONITORING WELL
- UTILITY POLE ANCHOR
- 52' 3/8" (15.94m) SURVEYED GEODETIC SPOT ELEVATION
- EL. 1' 0" (305mm) PROPOSED GRADE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

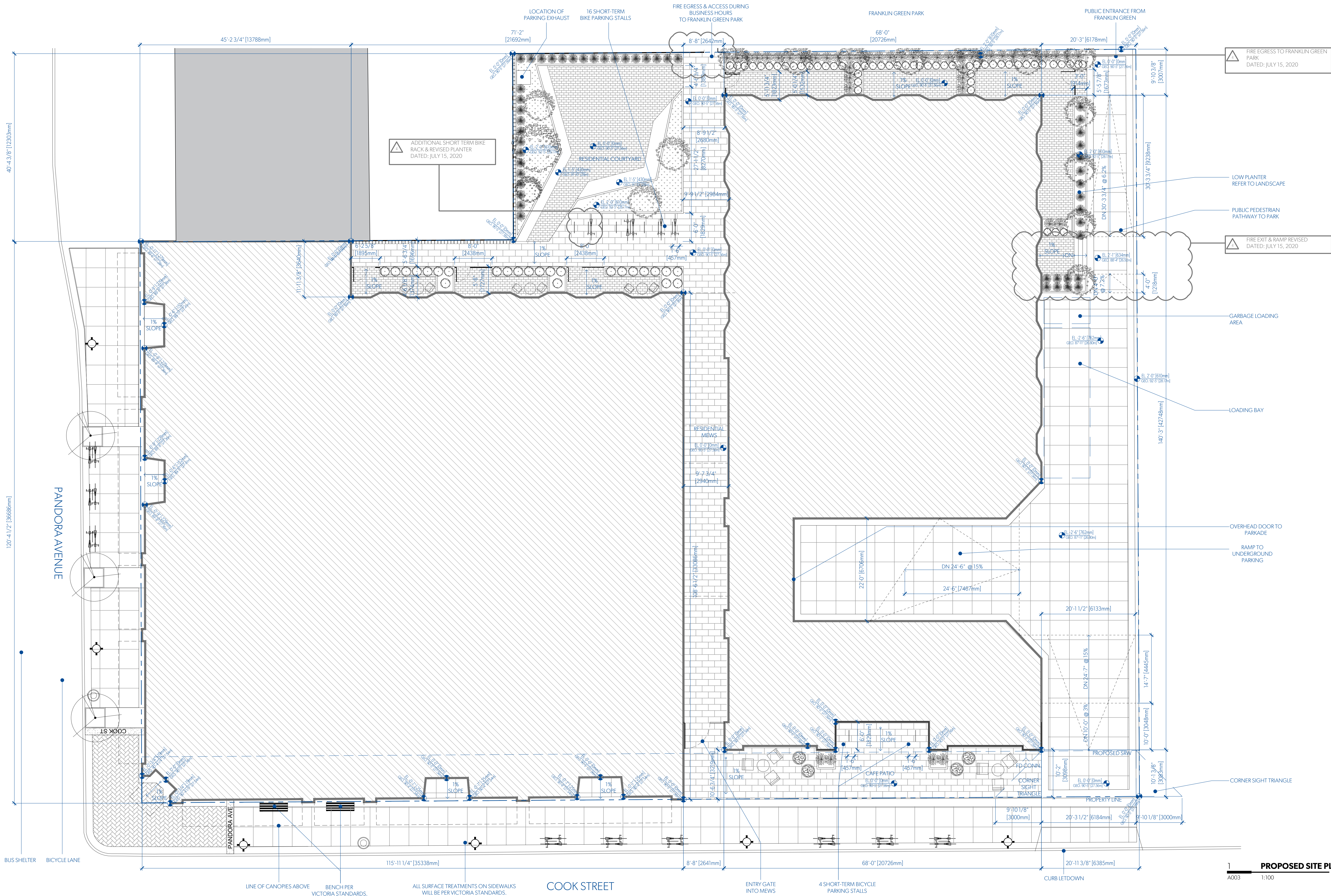


2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



MGA

PROJECT INFORMATION TABLE	
ZONE	NEW SITE SPECIFIC ZONE CORE RESIDENTIAL
SITE AREA	2879.0 m ²
TOTAL FLOOR AREA	8545 m ²
COMMERCIAL FLOOR AREA	1050 m ²
FLOOR SPACE AREA	2.97
SITE COVERAGE	70%
OPEN SITE SPACE	22%
HEIGHT OF BUILDING	20.22 m
NUMBER OF STOREYS	6
PARKING STALLS ON SITE	44
TOTAL BICYCLE PARKING	180
LONG-TERM FLOOR MOUNTED	64
LONG-TERM WALL MOUNTED	56
LONG-TERM CARGO	40
SHORT-TERM BIKE PARKING	20
EXISTING BUILDING SETBACK	
EAST	0m
SOUTH	0m
NORTH	29.78m
WEST (ADJOINING SOUTH PL)	0m
WEST (ADJOINING NORTH PL)	12.04m
PROPOSED BUILDING SETBACK	
EAST (FROM 6 STOREY VOL.)	13.13m
EAST (FROM 4 STOREY VOL.)	3.08m
SOUTH (FROM 6 STOREY VOL.)	4.01m
SOUTH (FROM 4 STOREY VOL.)	38.04m
NORTH (FROM 6 STOREY VOL.)	7.6m
NORTH (FROM 4 STOREY VOL.)	6.58m
WEST (FROM 6 STOREY VOL.)	3.33m, 15.9m
WEST (FROM 4 STOREY VOL.)	2.96m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	105
UNIT TYPE	
STUDIO	4
STUDIO & DEN	8
1 BED	54
1.8 & DEN	24
2 BED	11
2 BED & DEN	4
GROUND-ORIENTATED UNITS	9
MINIMUM UNIT FLOOR AREA	36.2 m ² (1 BED H)
TOTAL RESIDENTIAL FLOOR AREA	6055 m ²

SYMBOL LEGEND	
	LIGHT STANDARD
	TREE (TYPE & DIAMETER)
	FIRE HYDRANT
	WATER VALVE
	WATER MAIN
	CATCH BASIN & ELEVATION @ RM
	MANHOLE
	GAS METER
	BOLLARD
	UTILITY POLE
	MONITORING WELL
	UTILITY POLE ANCHOR
	SURVEYED GEODETIC SPOT ELEVATION
	PROPOSED GRADE

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

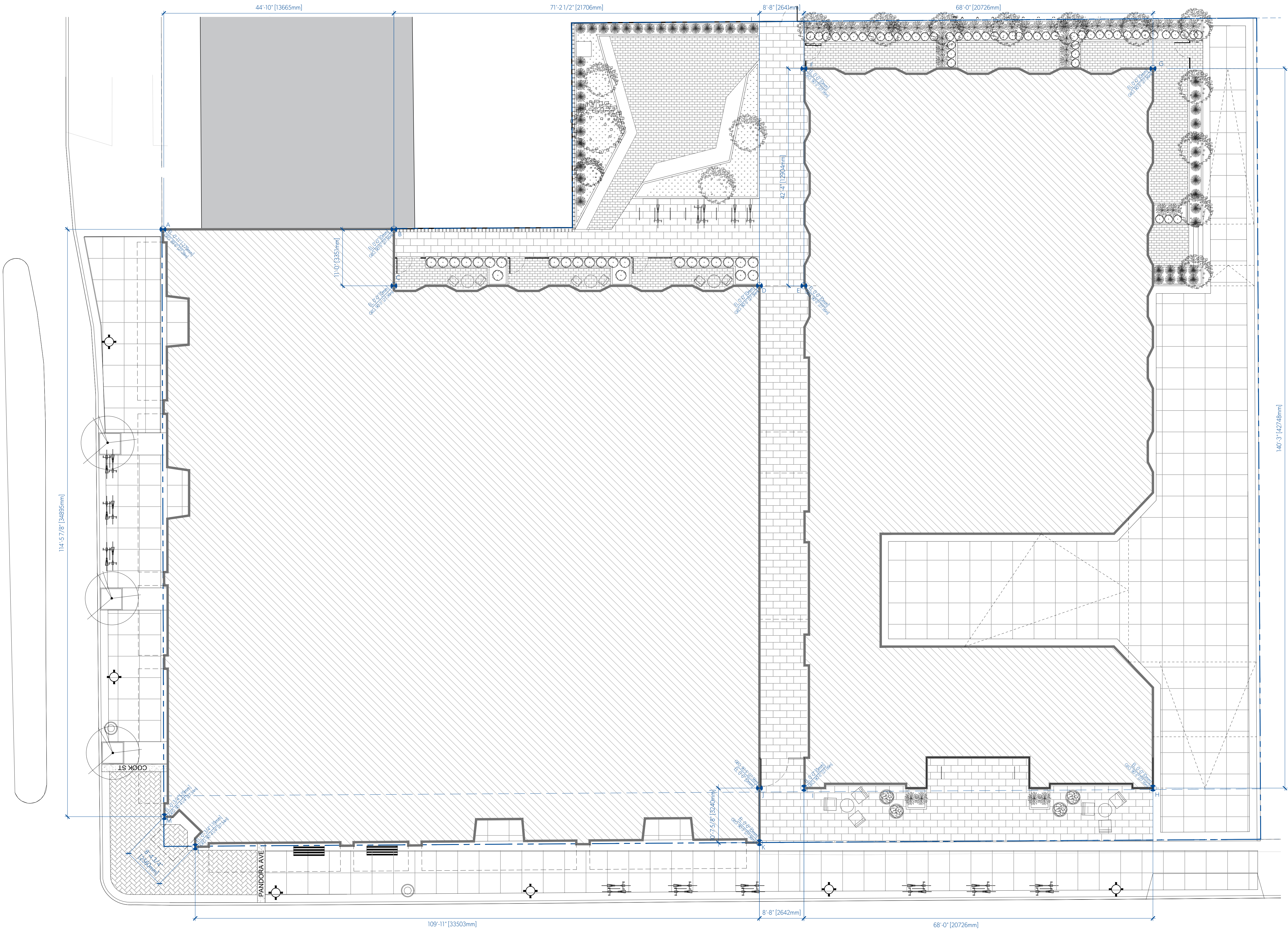
2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A003
PROPOSED SITE PLAN



AVERAGE GRADE CALCULATIONS

GRADE POINTS		x DIST. BETWEEN PTS	TOTAL
POINTS A & B	(27.28m + 27.56m) x 0.5	x 13.65m	= 374.38
POINTS B & C	(27.56m + 27.56m) x 0.5	x 3.40m	= 93.81
POINTS C & D	(27.56m + 27.56m) x 0.5	x 21.71 m	= 598.33
POINTS D & E	(27.56m + 27.56m) x 0.5	x 2.64m	= 72.76
POINTS E & F	(27.56m + 27.56m) x 0.5	x 12.90m	= 355.63
POINTS F & G	(27.56m + 27.56m) x 0.5	x 20.73m	= 571.21
POINTS G & H	(27.56m + 27.56m) x 0.5	x 42.75m	= 1178.13
POINTS H & I	(27.56m + 27.56m) x 0.5	x 20.73m	= 571.21
POINTS I & J	(27.56m + 27.56m) x 0.5	x 2.64m	= 72.76
POINTS J & K	(27.56m + 27.56m) x 0.5	x 3.24m	= 89.29
POINTS K & L	(27.56m + 27.56m) x 0.5	x 33.35m	= 922.93
POINTS L & M	(27.54m + 27.54m) x 0.5	x 2.56m	= 70.50
POINTS M & A	(27.54m + 27.28m) x 0.5	x 34.90m	= 956.61
TOTAL			5927.45

BLDG PERIMETER

TOTAL= 215.34m

AVG GRADE = 5927.45/215.34m=27.54m

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

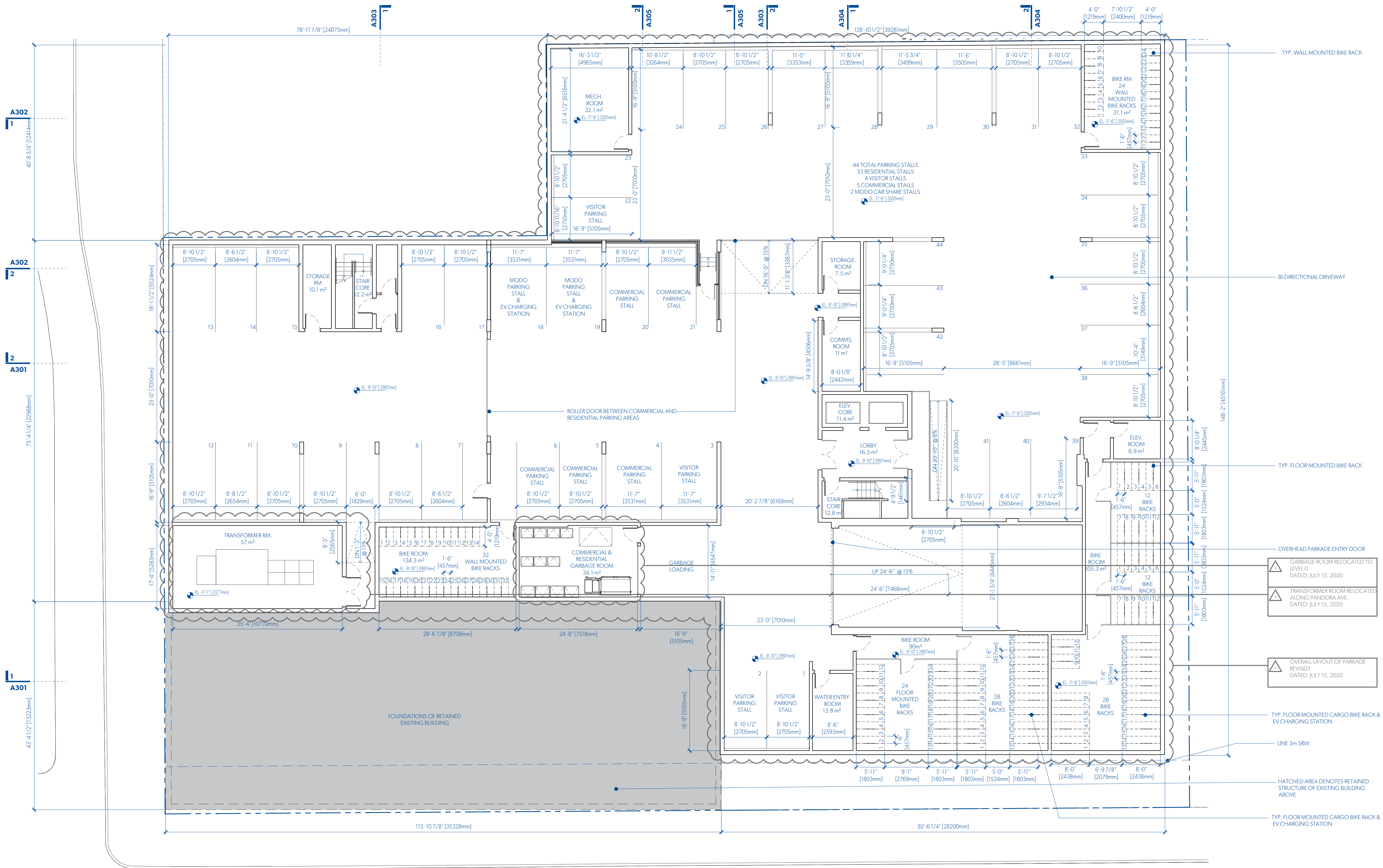


2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



MGA

© MGA 2016

PARKING CALCULATIONS					
RESIDENTIAL	Parking Rate	# of Units	Stalls req'd	Stalls prov'd	
<45m ²	0.50	6	3	3	0
45-70m ²	0.60	87	52	23	29
>70m ²	1.00	12	12	7	5
TOTAL RESIDENTIAL PARKING			67	33	
VISITOR	Parking Rate	# of Units	Stalls req'd	Stalls prov'd	
Visitor Parking	0.10	105	11	4	
COMMERCIAL	Parking Rate	Area (m ²)	Stalls req'd	Stalls prov'd	
Retail/Grocery	1/80m ²	880	11	2	
Restaurant	1/40m ²	226	6	3	
TOTAL COMMERCIAL PARKING			17	5	
CAR SHARE			Stalls prov'd		
Modo Car Share			2		
TOTAL PARKING			94	44	

BICYCLE PARKING LONG TERM					
RESIDENTIAL	Parking Rate	# of Units	Stalls req'd	Stalls prov'd	
1/Unit <45m ²	6	99	6	20	128
1.25/Unit >45m ²					
RESTAURANT	area (m ²)		1	6	
RETAIL/GROCERY	area (m ²)		5	6	
1/40m ²	225.6				
1/200m ²	880				
TOTAL LONG TERM BIKE PARKING			135	160	
FLOOR MOUNTED RACKS				64	
FLOOR MOUNTED CARGO RACKS				40	
WALL MOUNTED RACKS				56	
EV CHARGING STATIONS				40	

BICYCLE PARKING SHORT TERM					
RESIDENTIAL	Parking Rate	area (m ²)	Stalls req'd	Stalls prov'd	
1/Unit	11	12	11	12	
1/100m ²	226		3	3	
1/200m ²	880		5	5	
TOTAL SHORT TERM BIKE PARKING			19	20	

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

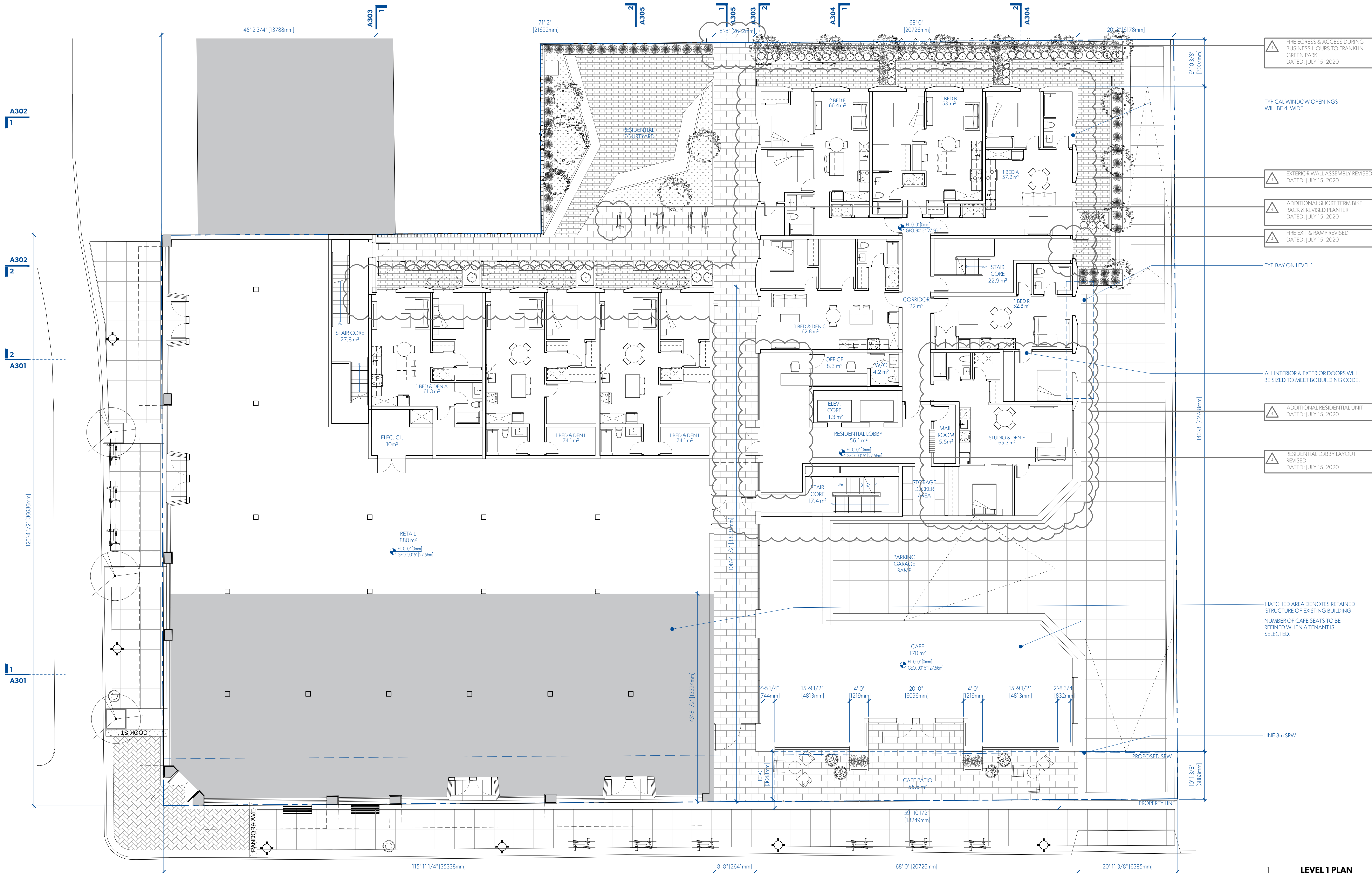
2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A100
LEVEL 0 PLAN



FIRE EGRESS & ACCESS DURING BUSINESS HOURS TO FRANKLIN GREEN PARK
DATED: JULY 15, 2020

TYPICAL WINDOW OPENINGS WILL BE 4" WIDE.

EXTERIOR WALL ASSEMBLY REVISED
DATED: JULY 15, 2020

ADDITIONAL SHORT TERM BIKE RACK & REVISED PLANTER
DATED: JULY 15, 2020

FIRE EXIT & RAMP REVISED
DATED: JULY 15, 2020

TYP. BAY ON LEVEL 1

ALL INTERIOR & EXTERIOR DOORS WILL BE SIZED TO MEET BC BUILDING CODE.

ADDITIONAL RESIDENTIAL UNIT
DATED: JULY 15, 2020

RESIDENTIAL LOBBY LAYOUT
REVISED
DATED: JULY 15, 2020

HATCHED AREA DENOTES RETAINED STRUCTURE OF EXISTING BUILDING
NUMBER OF CAFE SEATS TO BE REFINED WHEN A TENANT IS SELECTED.

LINE 3m SRW

PROPOSED SRW

PROPERTY LINE

1 LEVEL 1 PLAN
A101a 1:100

MGA
© MGA 2016

UNIT CALCULATIONS											
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL			
STUDIO A	56.3			1	1			2			
STUDIO B	53.2				1		1	2			
ST & DEN A	66.0		4					4			
ST & DEN B	72.7			1				1			
ST & DEN C	58.0				1			1			
ST & DEN D	56.9					1		1			
ST & DEN E	65.3	1						1			
1 BED A	57.2		1	1	1			4			
1 BED B	53.0		1	1	1			4			
1 BED C	56.1			1				1			
1 BED D	49.7				1			1			
1 BED E	49.3				1	1		3			
1 BED F	51.6				5			10			
1 BED G	47.4				1			2			
1 BED H	36.2							1			
1 BED I	51.1					5		5			
1 BED J	37.8				1	1		4			
1 BED K	49.5				1	1	1	4			
1 BED L	53.4						1	1			
1 BED M	45.0						1	1			
1 BED N	48.4							1			
1 BED O	53.5							1			
1 BED P	48.6							1			
1 BED Q	49.0					1		1			
1 BED R	52.8	1						1			
1 BED S	51.1							1			
1 BED T	44.8							1			
1 BED U	40.1							1			
18AD A	61.3		1					1			
18AD B	51.6				1			1			
18AD C	62.8		1	2	2			7			
18AD D	60.0							1			
18AD E	52.8				1			1			
18AD F	56.0					1		1			
18AD G	51.0							1			
18AD H	58.0							1			
18AD I	63.0				1	1		3			
18AD J	94.8							1			
18AD K	82.3							1			
18AD L	74.1	2						2			
18AD M	68.7		1					1			
2 BED A	67.9						1	1			
2 BED B	68.8							1			
2 BED C	75.5							1			
2 BED D	62.3				1	1		3			
2 BED E	80.5							1			
2 BED F	66.4	1			1	1		3			
2 BED G	75.4						1	1			
28AD A	90.8			1				1			
28AD B	94.3				1	1		2			
28AD C	75.6							1			
TOTAL UNITS		9	24	21	21	15	15	105			

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

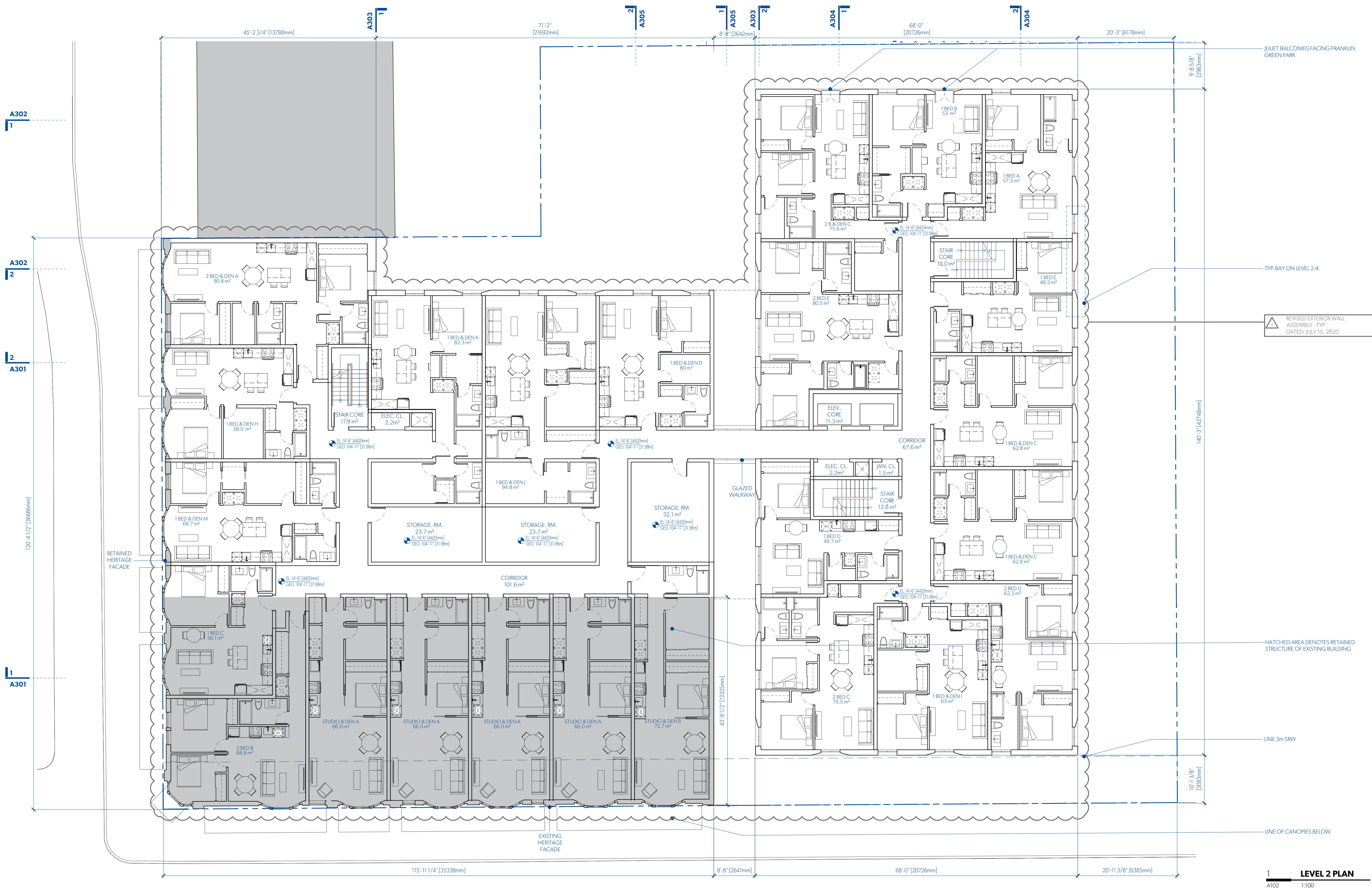
2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A101
LEVEL 1 PLAN



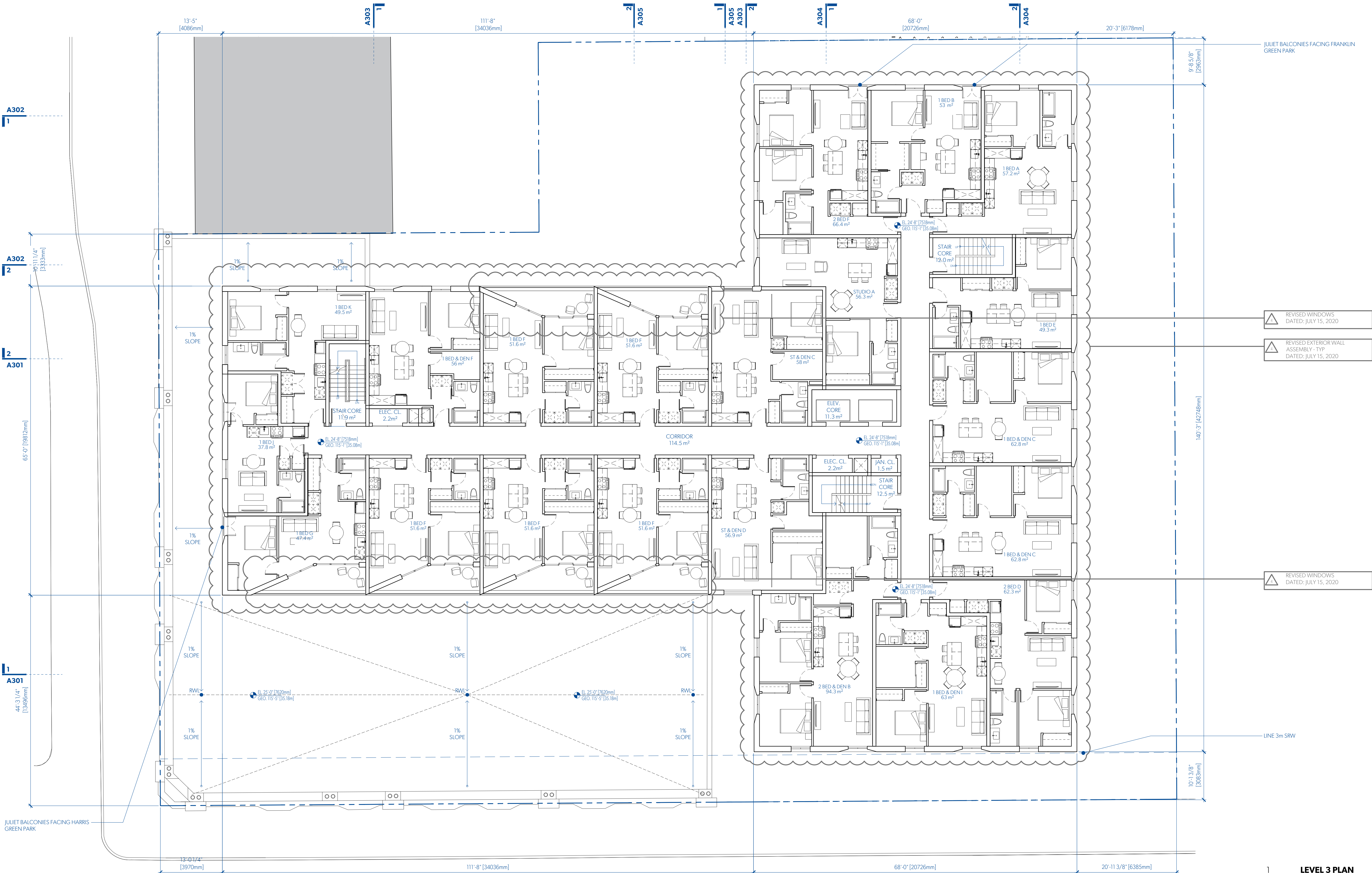
UNIT CALCULATIONS											
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL			
STUDIO A	56.3			1	1					2	
STUDIO B	53.2				1		1			2	
ST & DEN A	66.0		4							4	
ST & DEN B	72.7			1						1	
ST & DEN C	58.0			1						1	
ST & DEN D	56.9				1					1	
ST & DEN E	65.3	1								1	
1 BED A	57.2		1	1	1	1				4	
1 BED B	53.0		1	1	1	1				4	
1 BED C	56.1			1						1	
1 BED D	49.7			1						1	
1 BED E	49.3				1	1				3	
1 BED F	51.6			5		5				10	
1 BED G	47.4			1			1			2	
1 BED H	36.2									1	
1 BED I	51.1				5		5			10	
1 BED J	37.8			1	1	1	1			4	
1 BED K	49.5			1	1	1	1			4	
1 BED L	53.4				1	1	1			3	
1 BED M	45.0					1				1	
1 BED N	48.4						1			1	
1 BED O	33.5							1		1	
1 BED P	48.6									1	
1 BED Q	49.0					1				1	
1 BED R	52.8	1								1	
1 BED S	51.1									1	
1 BED T	44.8									1	
1 BED U	40.1									1	
1880 A	61.3	1								1	
1880 B	51.6				1					1	
1880 C	62.8		1	2	2	2				7	
1880 D	60.0									1	
1880 E	52.8				1	1		1		3	
1880 F	56.0									1	
1880 G	51.0									1	
1880 H	58.0				1					1	
1880 I	63.0				1	1	1			3	
1880 J	94.8									1	
1880 K	82.3									1	
1880 L	74.1	2								2	
1880 M	68.7		1							1	
2 BED A	67.9							1		1	
2 BED B	68.8							1		1	
2 BED C	75.5							1		1	
2 BED D	62.3				1	1	1			3	
2 BED E	80.5				1					1	
2 BED F	66.4	1			1	1	1			3	
2 BED G	75.4									1	
2880 A	90.8					1				1	
2880 B	94.3				1	1	1			2	
2880 C	75.6				1					1	
TOTAL UNITS			9	24	21	21	15	15		105	

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- 2020-07-15 4 REVISED FOR REZONING
- 2020-03-20 3 REVISED FOR REZONING
- 2019-10-30 2 REVISED FOR REZONING
- 2019-09-13 1 REVISED FOR REZONING
- 2019-05-15 0 ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



UNIT CALCULATIONS											
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL			
STUDIO A	56.3			1	1			2			
STUDIO B	53.2				1		1	2			
ST & DEN A	66.0		4					4			
ST & DEN B	72.7			1				1			
ST & DEN C	58.0			1				1			
ST & DEN D	56.9				1			1			
ST & DEN E	65.3	1						1			
1 BED A	57.2	1	1	1	1			4			
1 BED B	53.0	1	1	1	1			4			
1 BED C	56.1		1					1			
1 BED D	49.7		1					1			
1 BED E	49.3			1	1			3			
1 BED F	51.6			5				10			
1 BED G	47.4			1		5		2			
1 BED H	36.2					1		1			
1 BED I	51.1				5		5	10			
1 BED J	37.8			1	1	1		4			
1 BED K	49.5			1	1	1		4			
1 BED L	33.4				1	1		2			
1 BED M	45.0				1	1		2			
1 BED N	48.4						1	1			
1 BED O	33.5						1	1			
1 BED P	48.6						1	1			
1 BED Q	49.0					1		1			
1 BED R	52.8						1	1			
1 BED S	51.1						1	1			
1 BED T	44.8						1	1			
1 BED U	40.1						1	1			
1880 A	61.3	1						1			
1880 B	51.6				1			1			
1880 C	62.8	1	2	2	2			7			
1880 D	60.0						1	1			
1880 E	52.8				1		1	2			
1880 F	56.0					1		1			
1880 G	51.0							1			
1880 H	58.0							1			
1880 I	63.0			1	1			3			
1880 J	94.8							1			
1880 K	82.3							1			
1880 L	74.1	2						2			
1880 M	68.7		1					1			
2 BED A	67.9						1	1			
2 BED B	68.8		1					1			
2 BED C	75.5				1			1			
2 BED D	62.3			1	1			3			
2 BED E	80.5							1			
2 BED F	66.4	1			1	1		3			
2 BED G	75.4						1	1			
2880 A	90.8			1				1			
2880 B	94.3			1	1			2			
2880 C	75.6		1					1			
TOTAL UNITS		9	24	21	21	15	15	105			

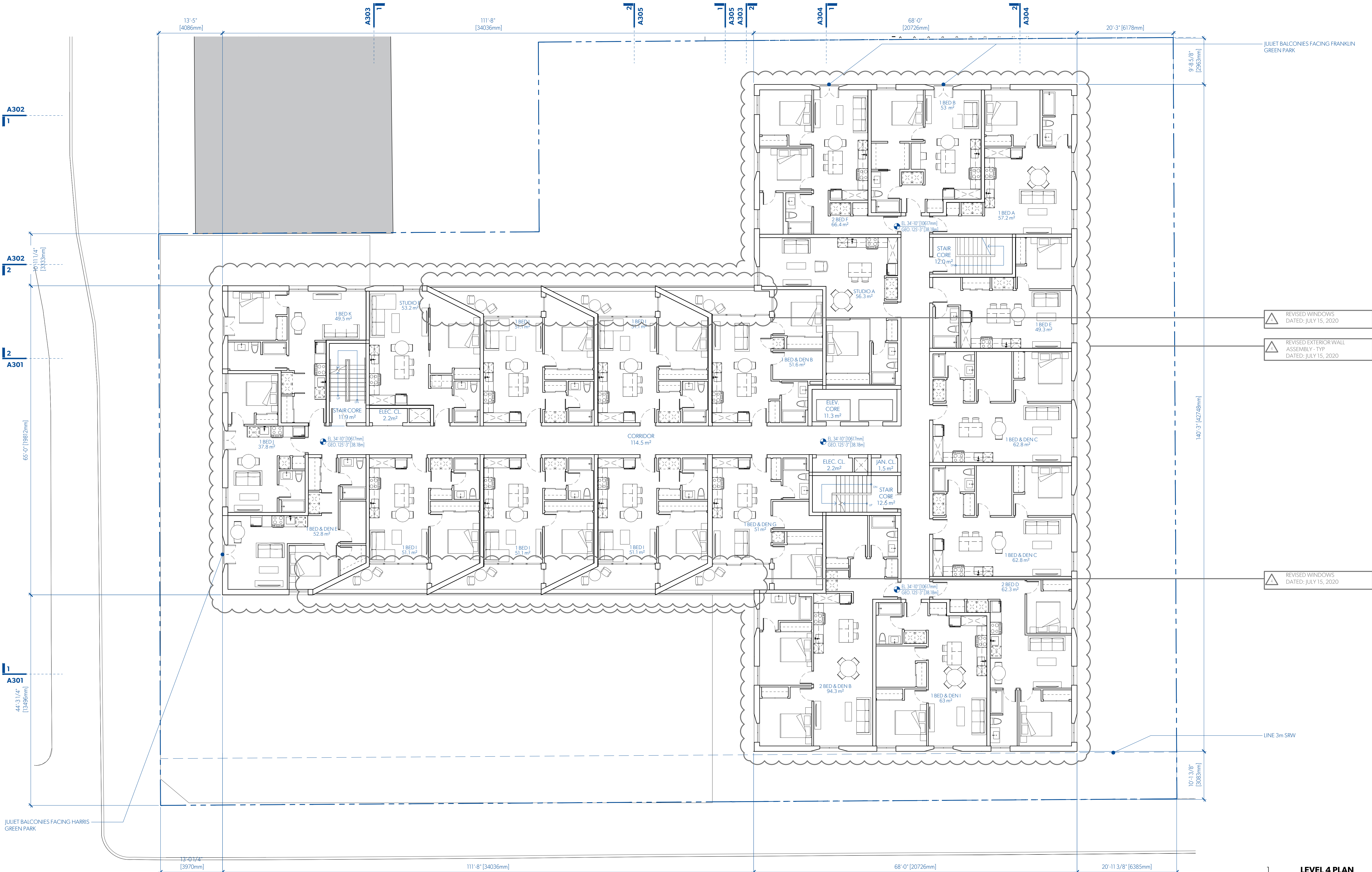
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- 2020-07-15 4 REVISED FOR REZONING
- 2020-03-20 3 REVISED FOR REZONING
- 2019-10-30 2 REVISED FOR REZONING
- 2019-09-13 1 REVISED FOR REZONING
- 2019-05-15 0 ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



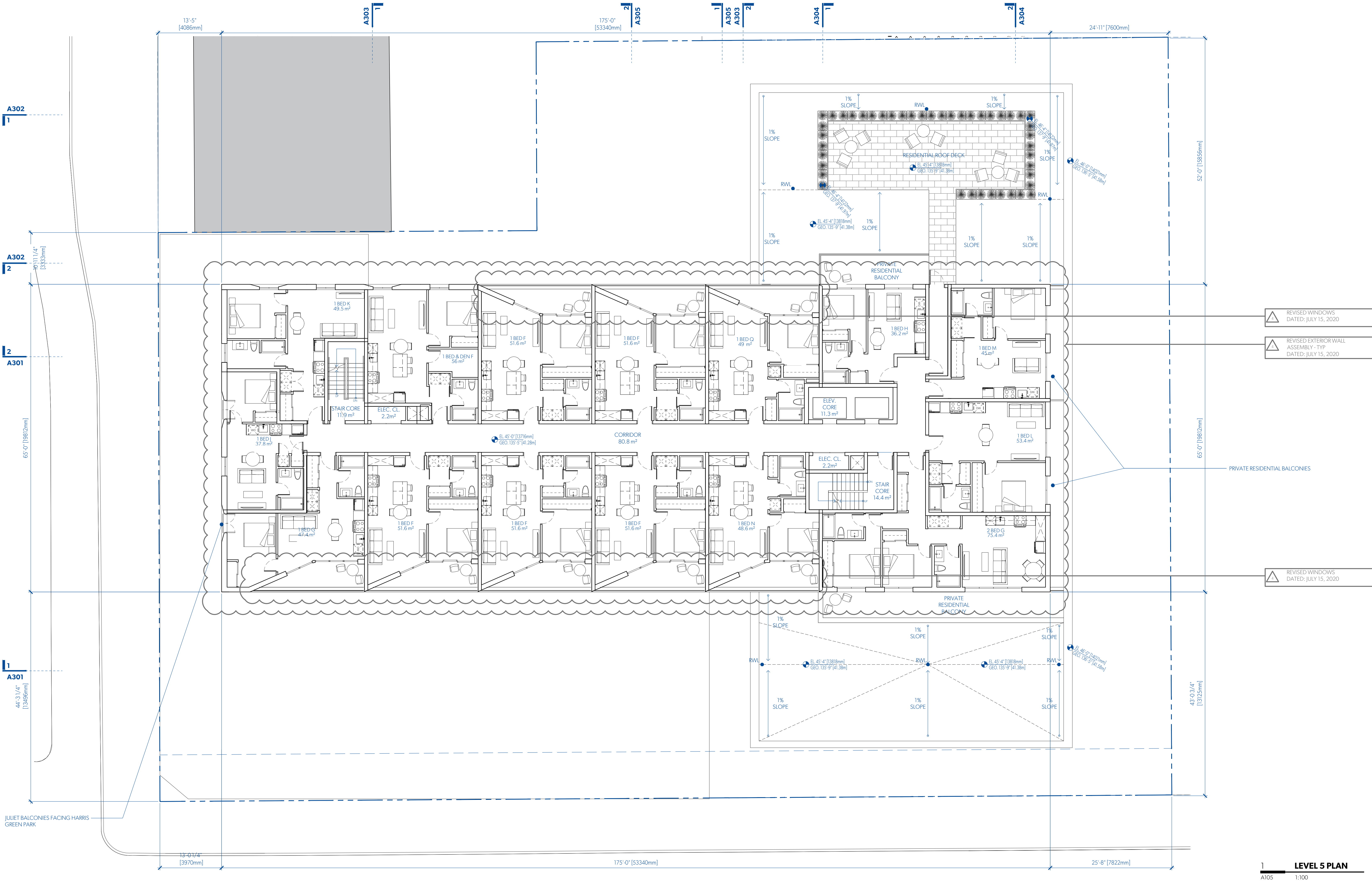
UNIT CALCULATIONS										
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL		
STUDIO A	56.3			1	1			2		
STUDIO B	53.2				1		1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7			1				1		
ST & DEN C	58.0			1				1		
ST & DEN D	56.9				1			1		
ST & DEN E	65.3	1						1		
1 BED A	57.2	1	1	1	1			4		
1 BED B	53.0	1	1	1	1			4		
1 BED C	56.1		1					1		
1 BED D	49.7		1					1		
1 BED E	49.3		1	1	1			3		
1 BED F	51.6			5				5		
1 BED G	47.4			1		5		6		
1 BED H	36.2					1		1		
1 BED I	51.1				5		5	10		
1 BED J	37.8			1	1	1	1	4		
1 BED K	49.5			1	1	1	1	4		
1 BED L	53.4					1		1		
1 BED M	45.0					1		1		
1 BED N	48.4						1	1		
1 BED O	53.5						1	1		
1 BED P	48.6						1	1		
1 BED Q	49.0					1		1		
1 BED R	52.8	1						1		
1 BED S	51.1						1	1		
1 BED T	44.8						1	1		
1 BED U	40.1						1	1		
18AD A	61.3	1			1			2		
18AD B	51.6				1			1		
18AD C	62.8	1	2	2	2			7		
18AD D	60.0				1		1	2		
18AD E	52.8				1	1		2		
18AD F	56.0					1		1		
18AD G	51.0					1		1		
18AD H	58.0					1		1		
18AD I	63.0			1	1	1		3		
18AD J	94.8					1		1		
18AD K	82.3					1		1		
18AD L	74.1	2						2		
18AD M	68.7		1					1		
2 BED A	67.9						1	1		
2 BED B	68.8		1					1		
2 BED C	75.5				1			1		
2 BED D	62.3			1	1	1		3		
2 BED E	80.5				1	1	1	3		
2 BED F	66.4	1			1	1		3		
2 BED G	75.4					1		1		
28AD A	90.8			1				1		
28AD B	94.3			1	1	1		3		
28AD C	75.6		1					1		
TOTAL UNITS		9	24	21	21	15	15	105		

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



UNIT CALCULATIONS										
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL		
STUDIO A	56.3			1	1			2		
STUDIO B	53.2				1		1	2		
ST & DEN A	66.0		4					4		
ST & DEN B	72.7							1		
ST & DEN C	58.0			1				1		
ST & DEN D	56.9				1			1		
ST & DEN E	65.3	1						1		
1 BED A	57.2		1	1	1	1		4		
1 BED B	53.0		1	1	1	1		4		
1 BED C	56.1			1				1		
1 BED D	49.7			1				1		
1 BED E	49.3				1	1		3		
1 BED F	51.6				5		5	10		
1 BED G	47.4				1			2		
1 BED H	36.2							1		
1 BED I	51.1				5		5	10		
1 BED J	37.8				1	1	1	4		
1 BED K	49.5				1	1	1	4		
1 BED L	53.4					1		1		
1 BED M	45.0					1		1		
1 BED N	48.4							1		
1 BED O	53.5						1	1		
1 BED P	48.6							1		
1 BED Q	49.0					1		1		
1 BED R	52.8	1						1		
1 BED S	51.1							1		
1 BED T	44.8							1		
1 BED U	40.1							1		
1 BAD A	61.3		1					1		
1 BAD B	51.6				1			1		
1 BAD C	62.8		1	2	2	2		7		
1 BAD D	60.0							1		
1 BAD E	52.8				1		1	2		
1 BAD F	56.0					1		1		
1 BAD G	51.0							1		
1 BAD H	58.0							1		
1 BAD I	63.0			1	1	1		3		
1 BAD J	94.8							1		
1 BAD K	82.3							1		
1 BAD L	74.1	2						2		
1 BAD M	68.7		1					1		
2 BED A	67.9						1	1		
2 BED B	68.8			1				1		
2 BED C	75.5				1			1		
2 BED D	62.3				1	1	1	3		
2 BED E	80.5				1			1		
2 BED F	66.4				1	1	1	3		
2 BED G	75.4							1		
2 BAD A	90.8			1				1		
2 BAD B	94.3				1	1	1	2		
2 BAD C	75.6			1				1		
TOTAL UNITS		9	24	21	21	15	15	105		

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

- 2020-07-15 REVISED FOR REZONING
- 2020-03-20 REVISED FOR REZONING
- 2019-10-30 REVISED FOR REZONING
- 2019-09-13 REVISED FOR REZONING
- 2019-05-15 ISSUED FOR REZONING

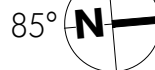
DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

TOTAL UNITS	9	24	21	21	15	15	106
--------------------	---	----	----	----	----	----	-----

CANADA V6] 1]8



2020-07-15		REVISED FOR REZONING
2020-03-20		REVISED FOR REZONING
2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

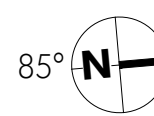
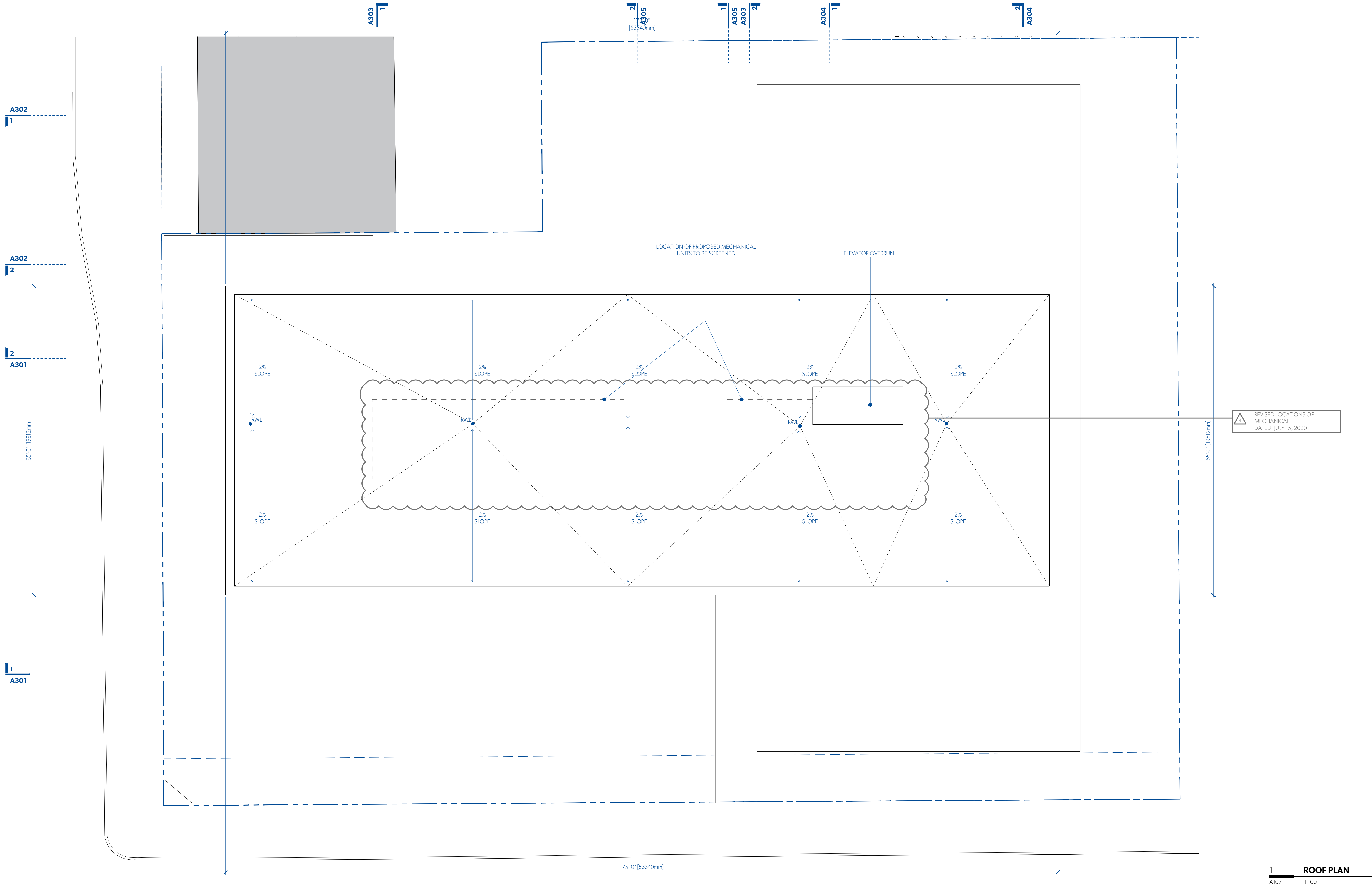
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A106

LEVEL 6 PLAN



LEVEL 6 PLAN

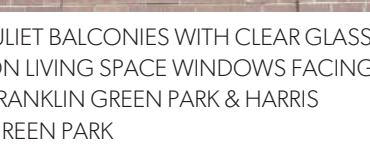
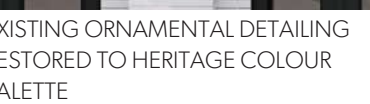
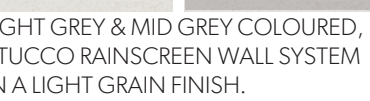


2020-07-15		REVISED FOR REZONING
2020-03-20		REVISED FOR REZONING
2019-10-30		REVISED FOR REZONING
2019-09-13		REVISED FOR REZONING
2019-05-15		ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



DATE	REVISION	DESCRIPTION
------	----------	-------------

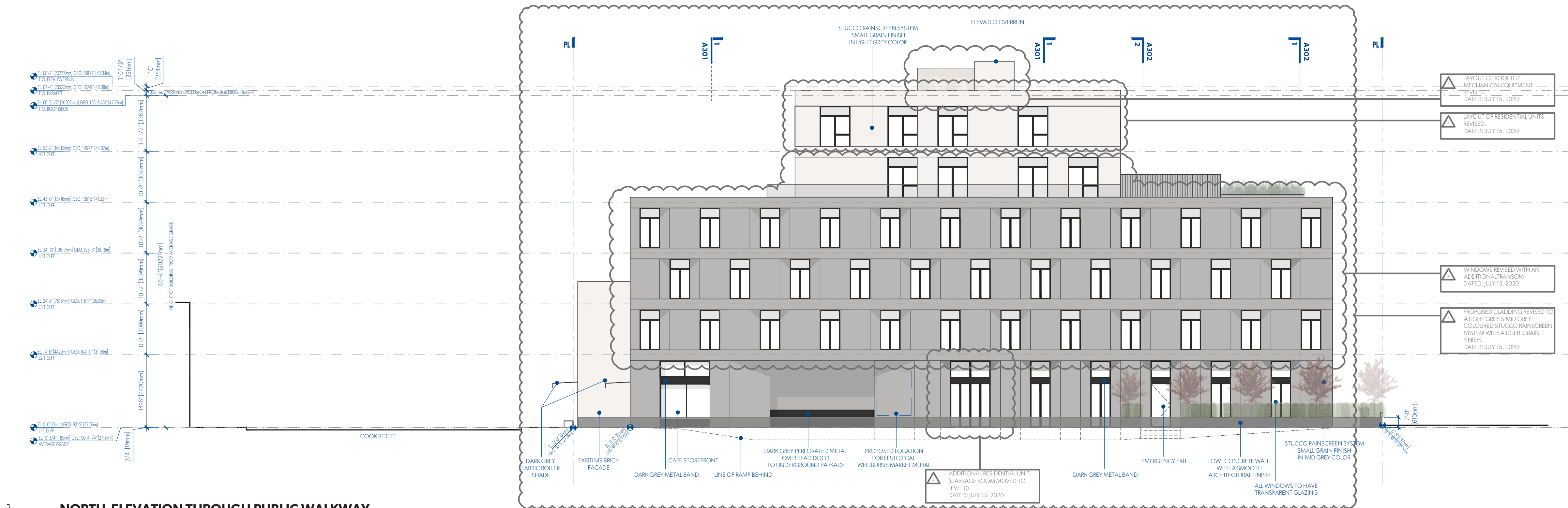
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A201

ELEVATIONS

A201 1:150

A201 1:150



1 NORTH ELEVATION THROUGH PUBLIC WALKWAY
A202 1:150



2 WEST ELEVATION
A202 1:150

MGA

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A202
ELEVATIONS



1 **COOK ST ORIGINAL ELEVATION STUDY**
A203 1:100



2 **COOK ST PROPOSED ELEVATION STUDY**
A203 1:100



3 **PANDORA AVE ORIGINAL ELEVATION STUDY**
A203 1:100



4 **PANDORA AVE PROPOSED ELEVATION STUDY**
A203 1:100

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

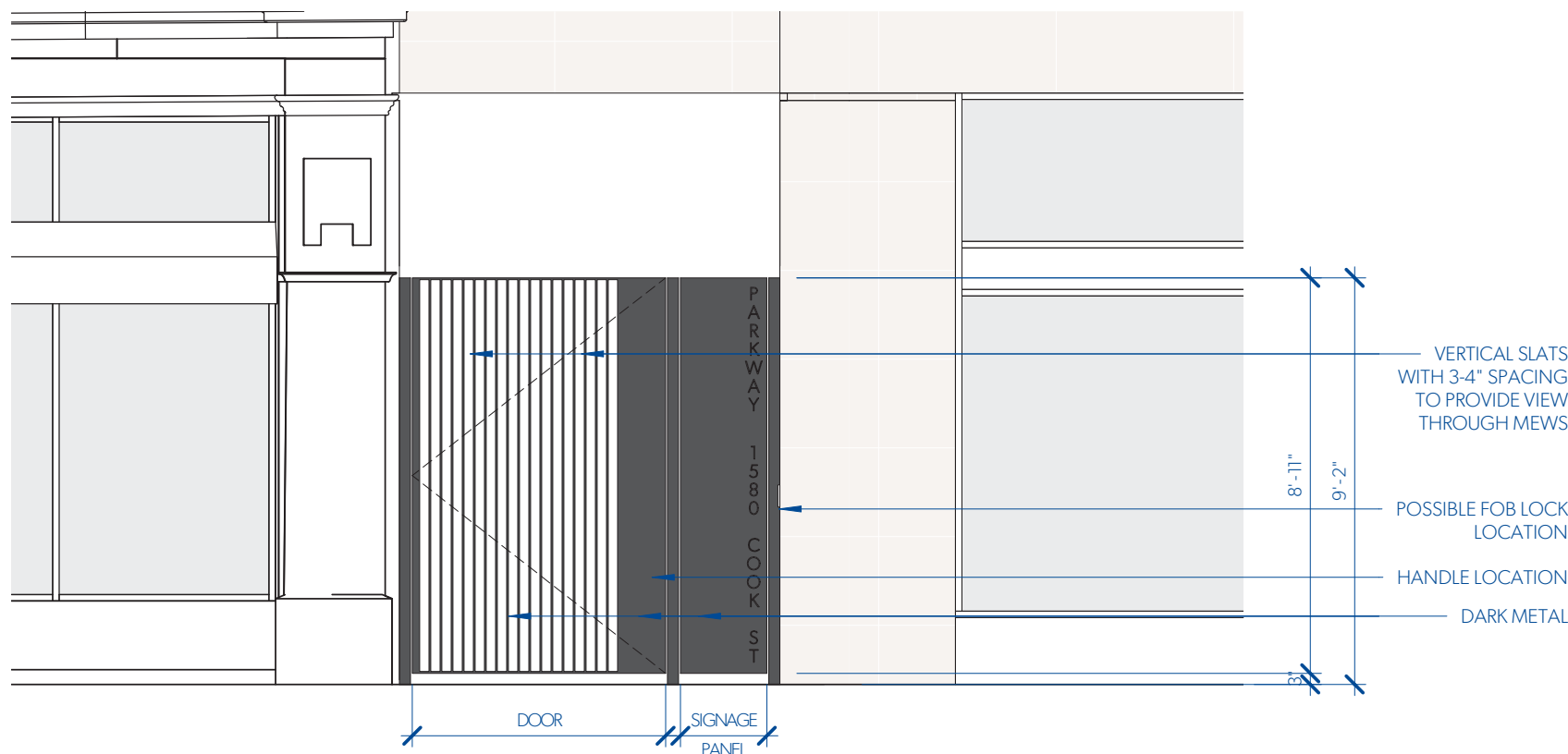
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

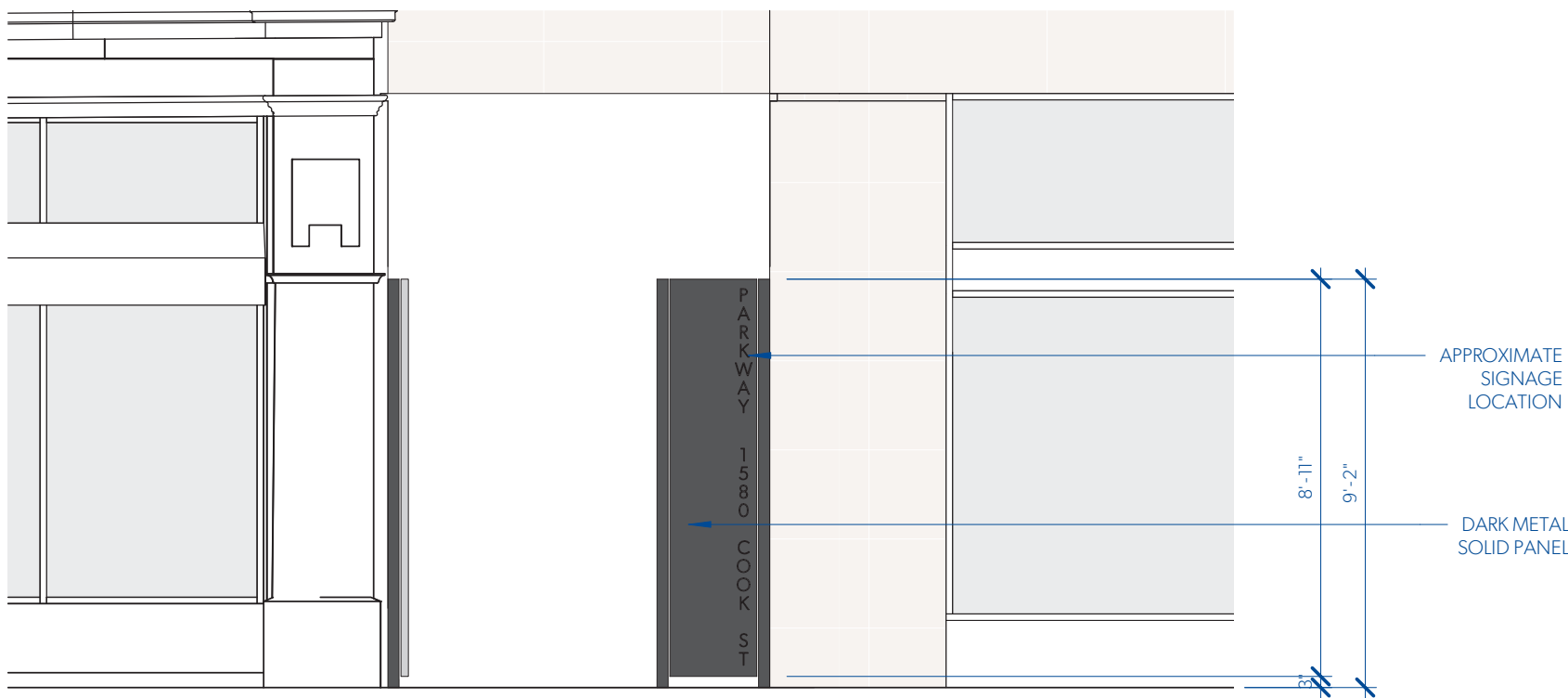
DATE REVISION DESCRIPTION

PARKWAY

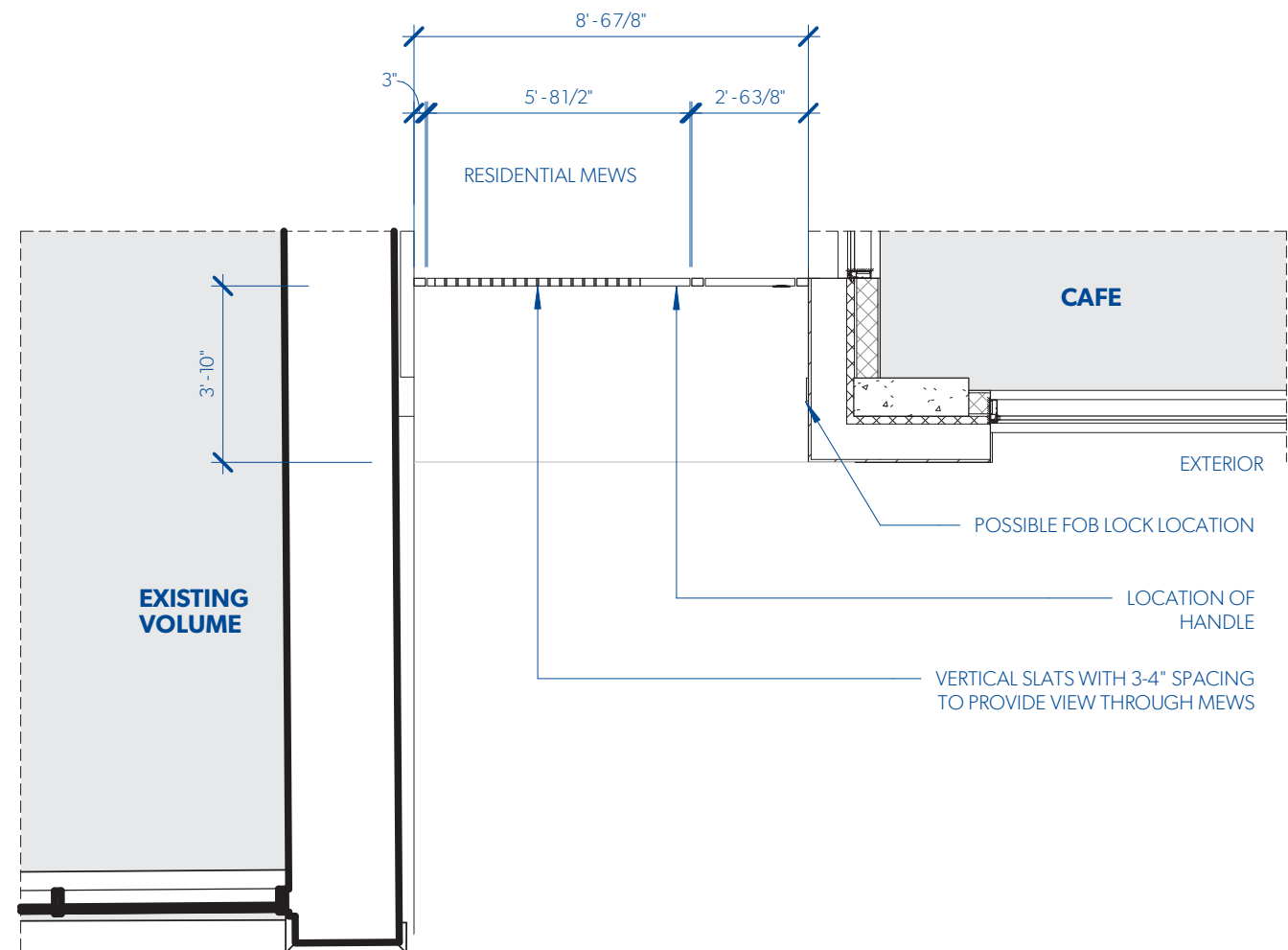
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



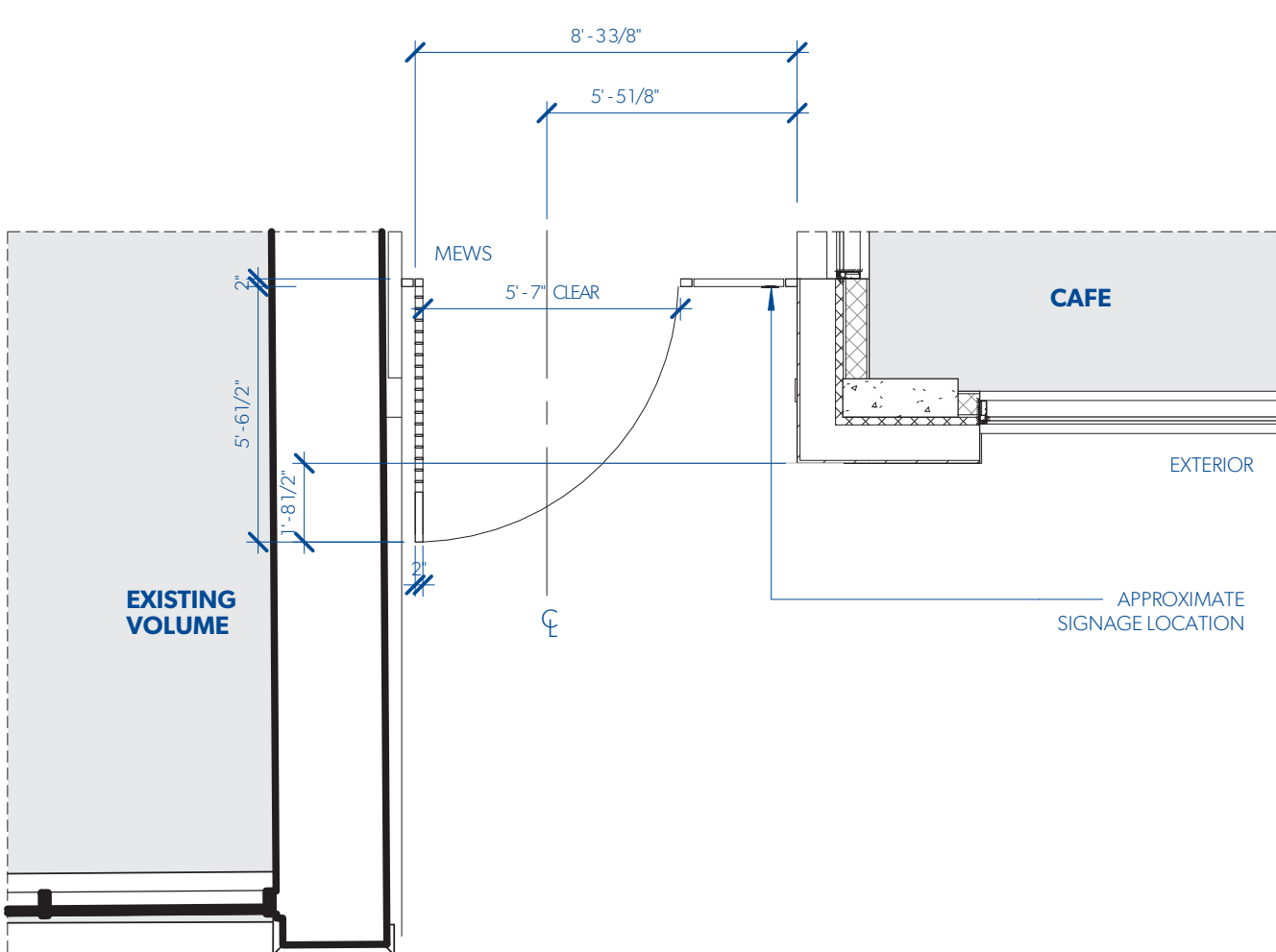
1 ENTRY GATE (CLOSED) - ELEVATION
A204 1:50



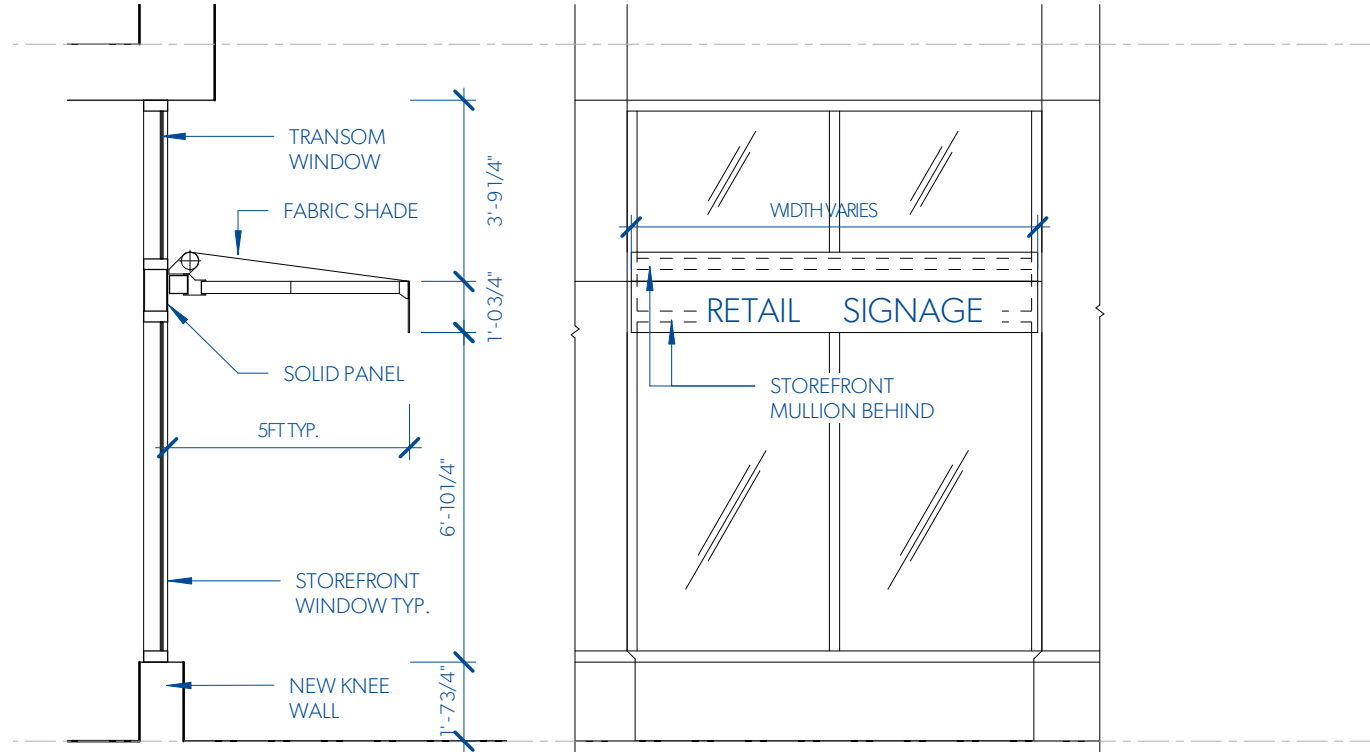
2 ENTRY GATE (OPEN) - ELEVATION
A204 1:50



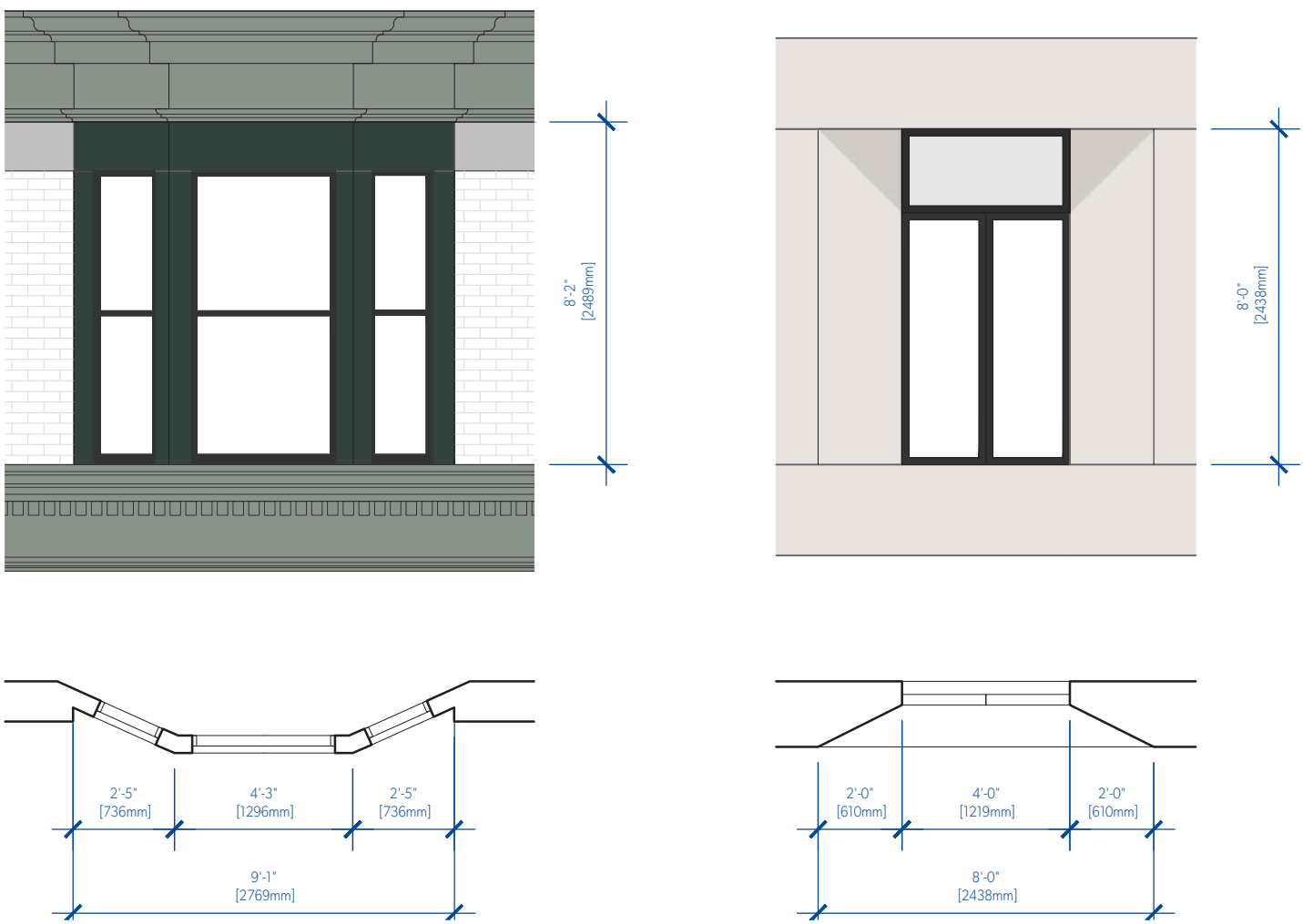
3 ENTRY GATE (CLOSED) - PLAN
A204 1:50



4 ENTRY GATE (OPEN) - PLAN
A204 1:50



5 CANOPY & SIGNAGE STUDY
A204 1:50



6 WINDOW PROPORTION STUDY
A204 1:50

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 **PANDORA AVENUE STREETScape**
A251 NTS



2 **COOK STREET STREETScape**
A251 NTS

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

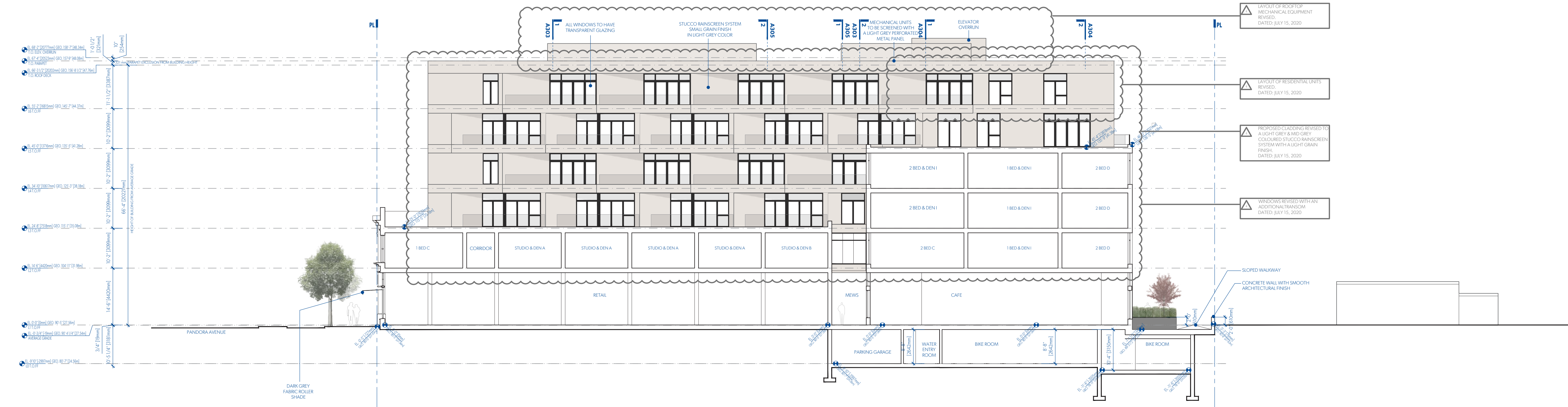
DATE REVISION DESCRIPTION

PARKWAY

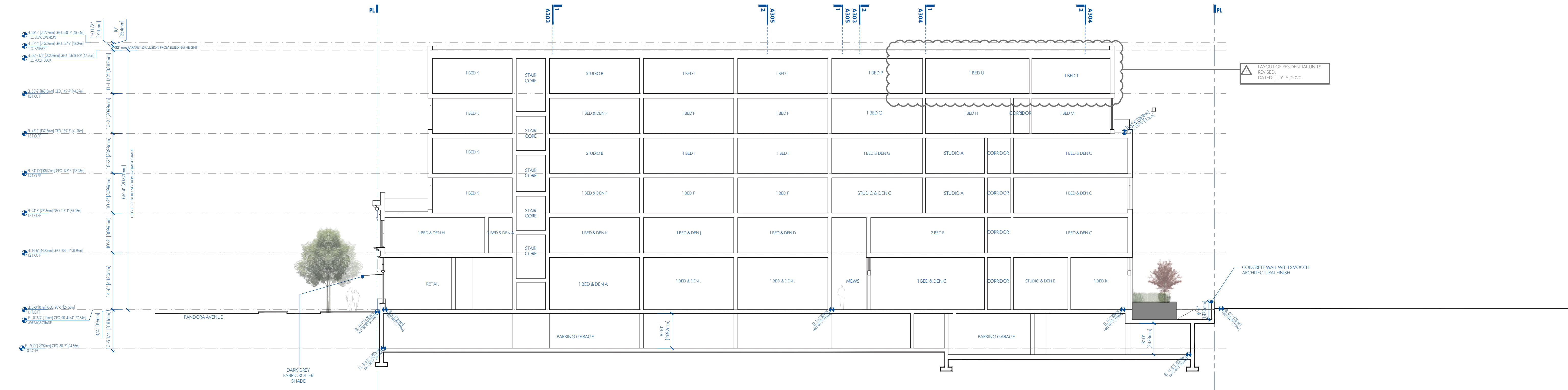
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A301

SECTIONS



1 SECTION LOOKING WEST THROUGH EXISTING BUILDING & NEW 4 STOREY VOLUME
A301 1:150



2 SECTION LOOKING WEST THROUGH NEW 6 STOREY VOLUME
A301 1:150



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAY FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

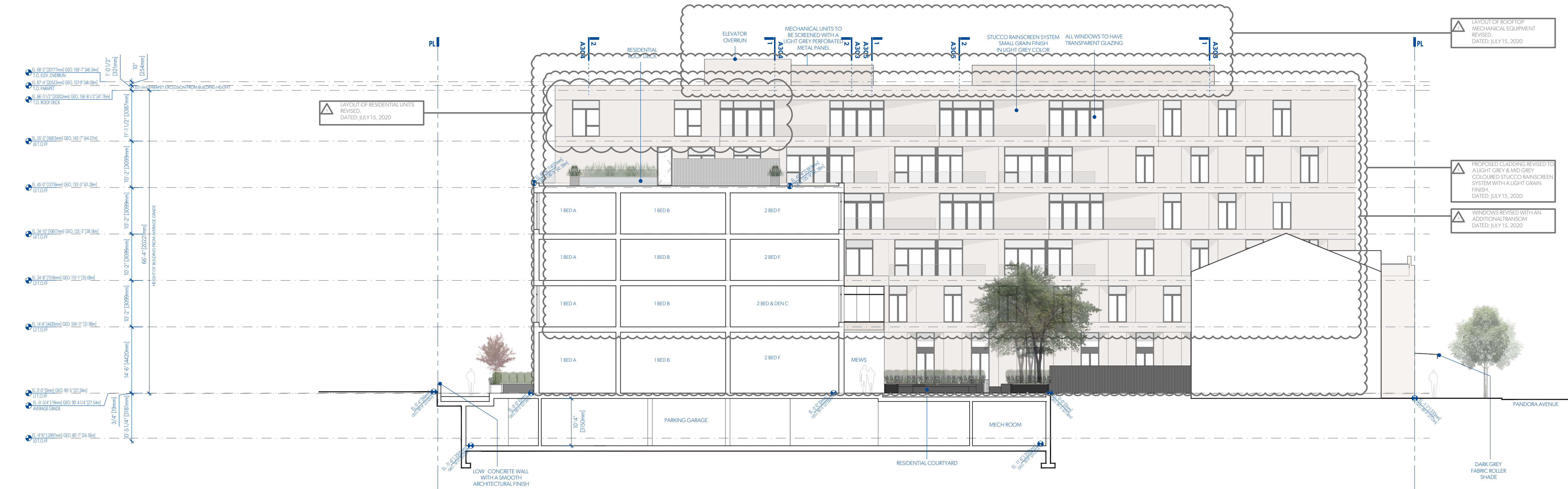
DATE REVISION DESCRIPTION

PARKWAY

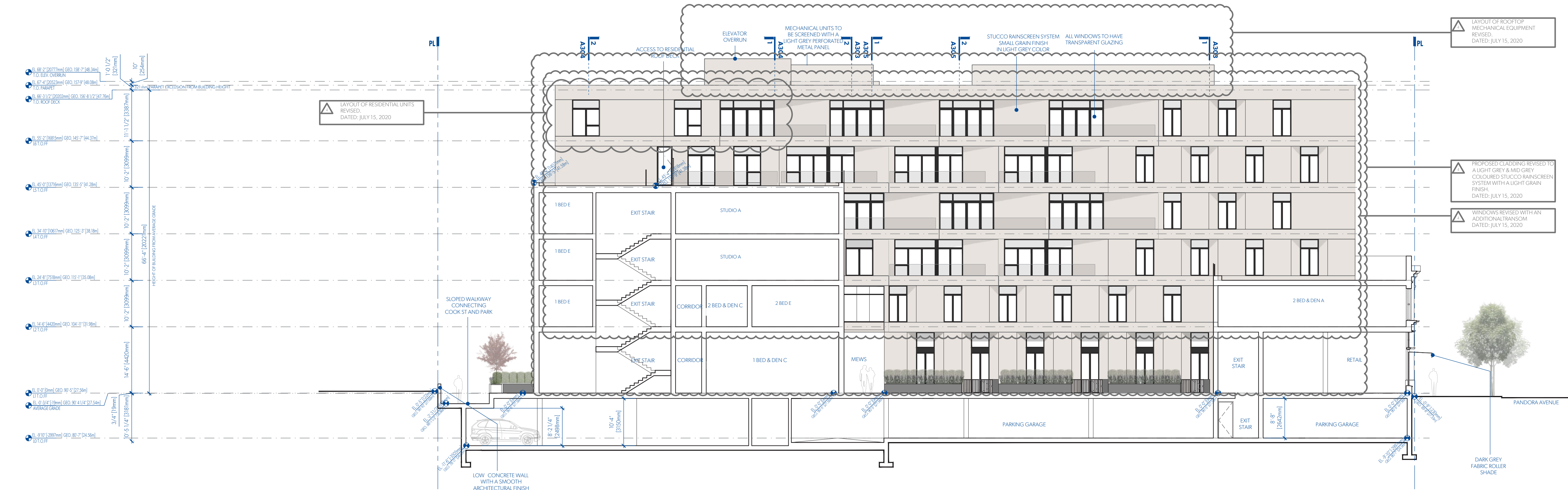
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A302

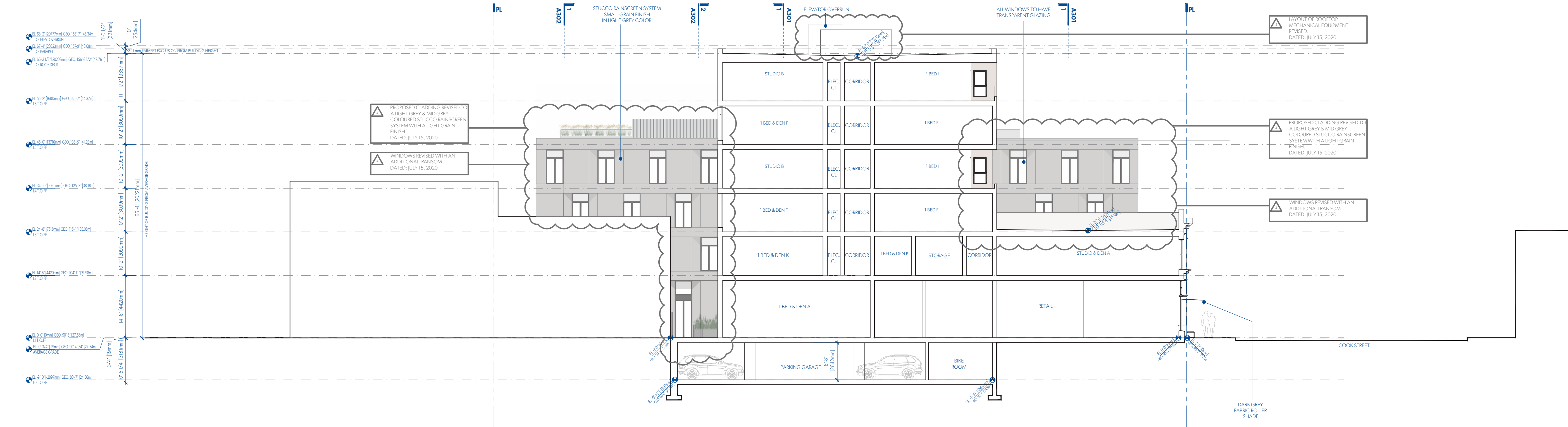
SECTIONS



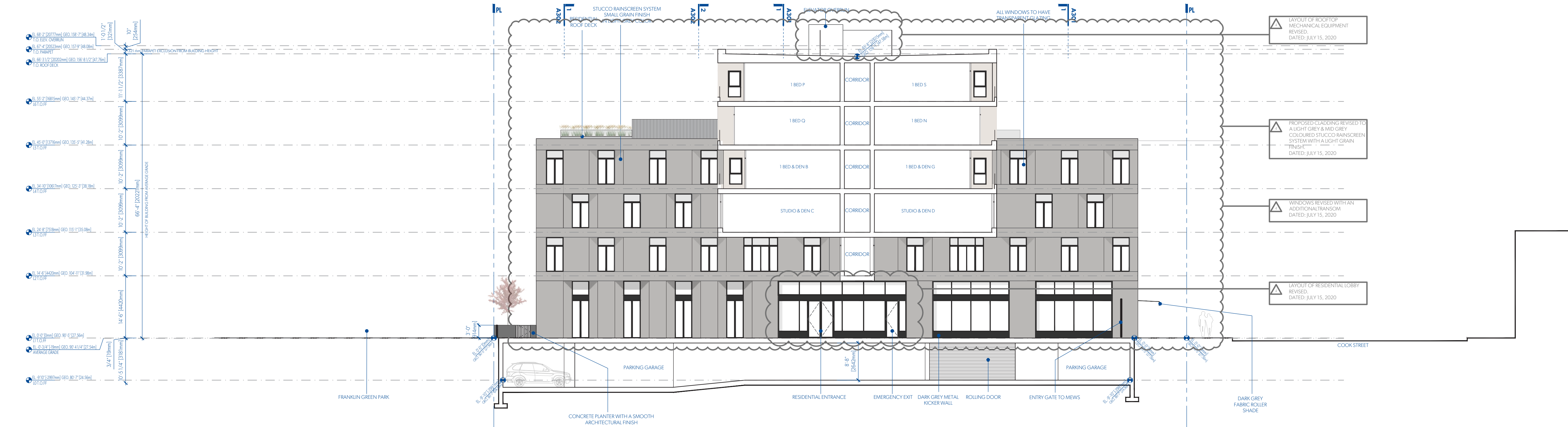
1 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME
A302 1:150



2 SECTION LOOKING EAST THROUGH NEW 4 STOREY VOLUME & EXISTING BUILDING
A302 1:150



1 SECTION LOOKING NORTH THROUGH EXISTING BUILDING & NEW 6 STOREY VOLUME
A303 1:150



2 SECTION LOOKING NORTH THROUGH NEW 6 STOREY VOLUME
A303 1:150

MGA

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

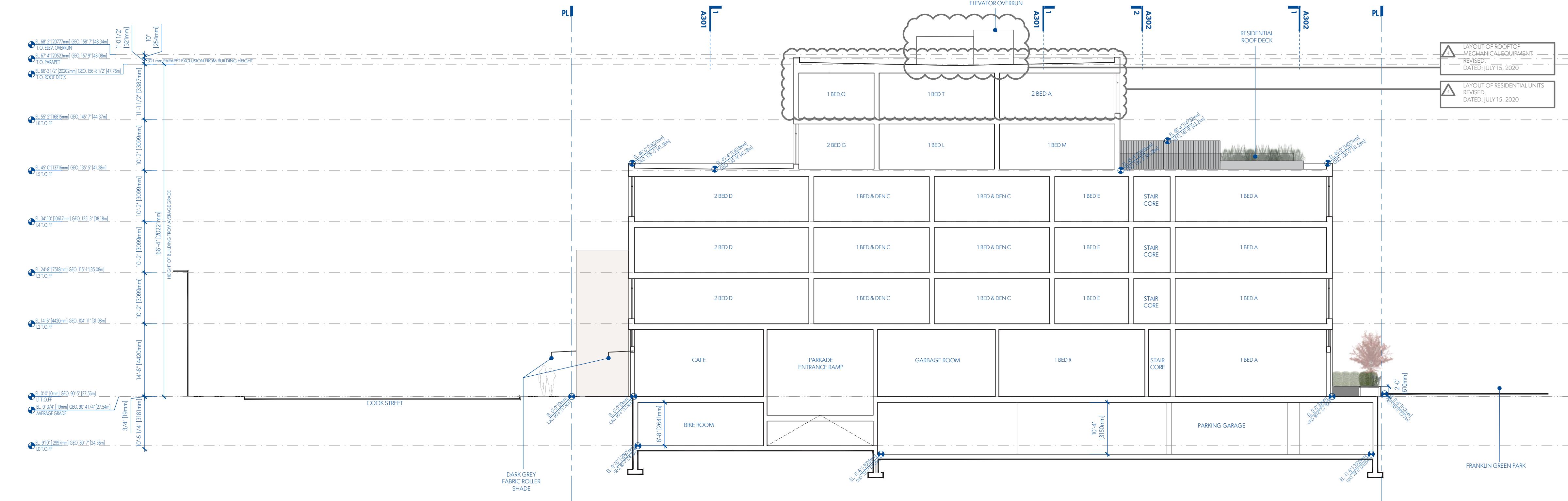
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A303
SECTIONS



1 SECTION LOOKING NORTH THROUGH NEW 4 & 6 STOREY VOLUME
A304 1:150



2 SECTION LOOKING SOUTH THROUGH NEW 4 & 6 STOREY VOLUME
A304 1:150

MGA

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

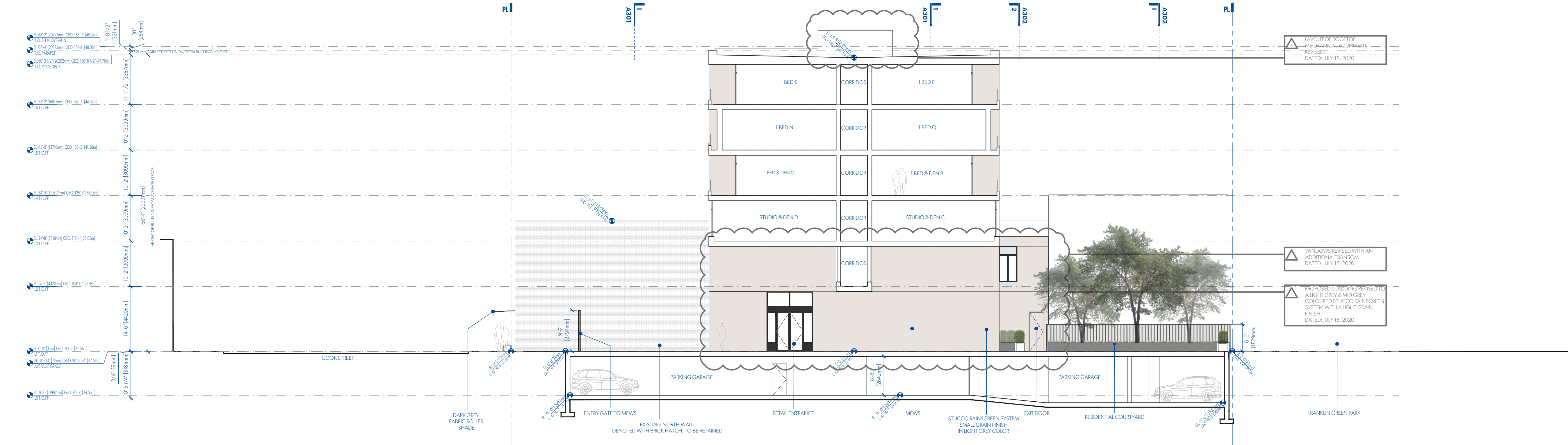
2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

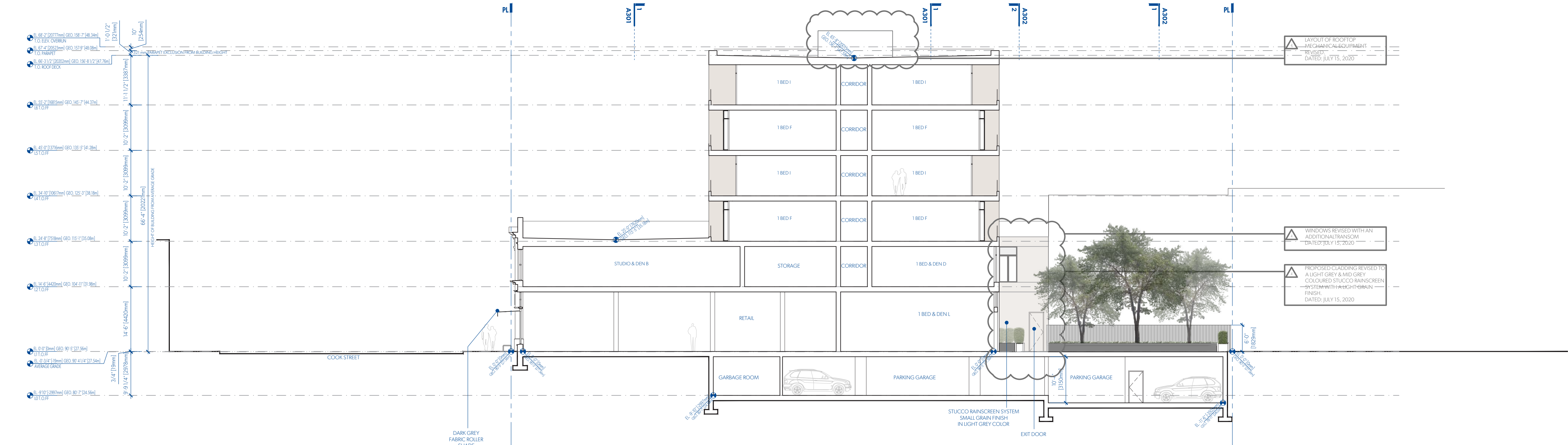
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A304
SECTIONS



1 SECTION LOOKING SOUTH THROUGH NEW 6 STOREY VOLUME
A305 1:150



2 SECTION LOOKING SOUTH THROUGH EXISTING BUILDING NEW 6 STOREY VOLUME
A305 1:150

MGA

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

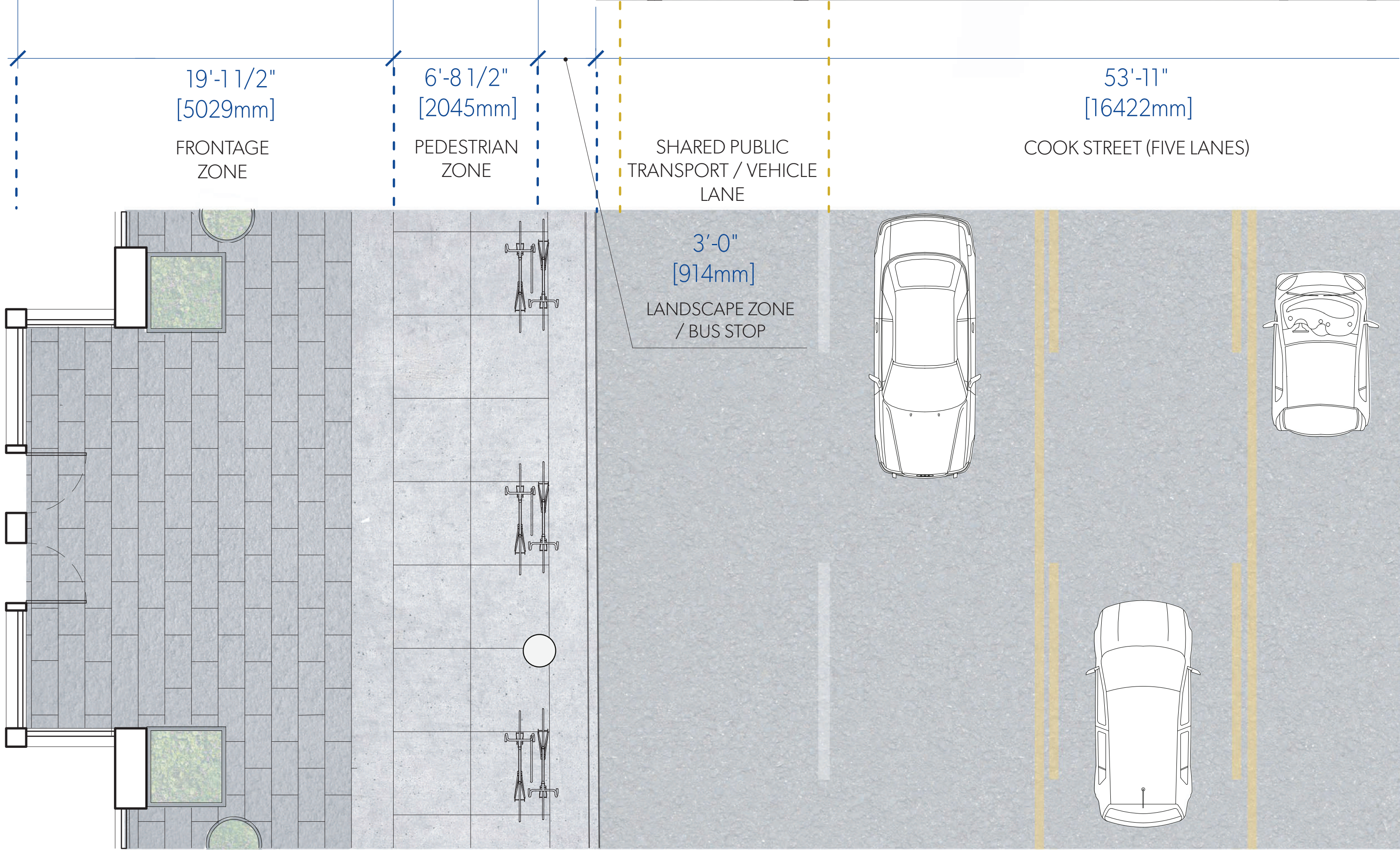
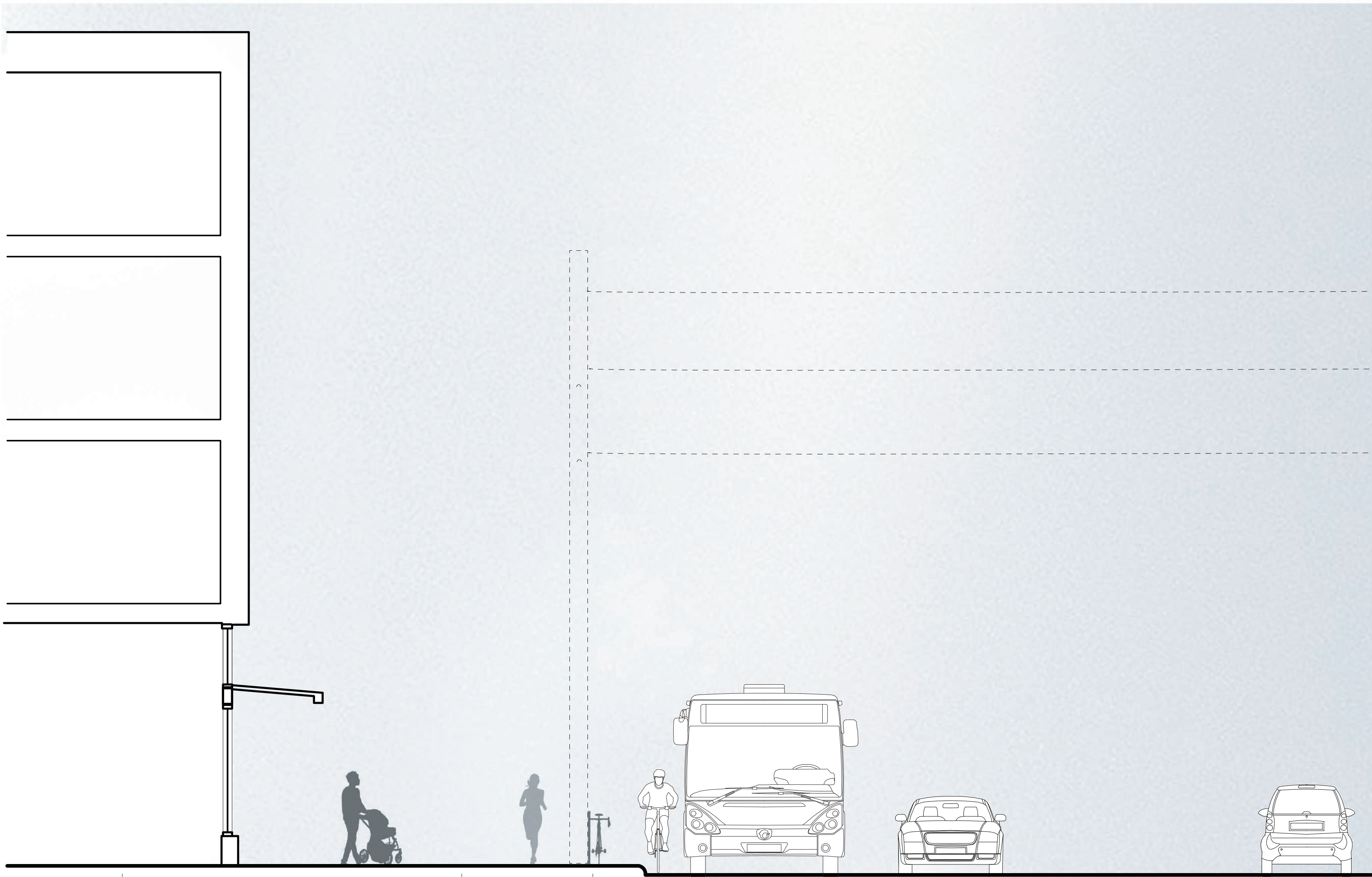
2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

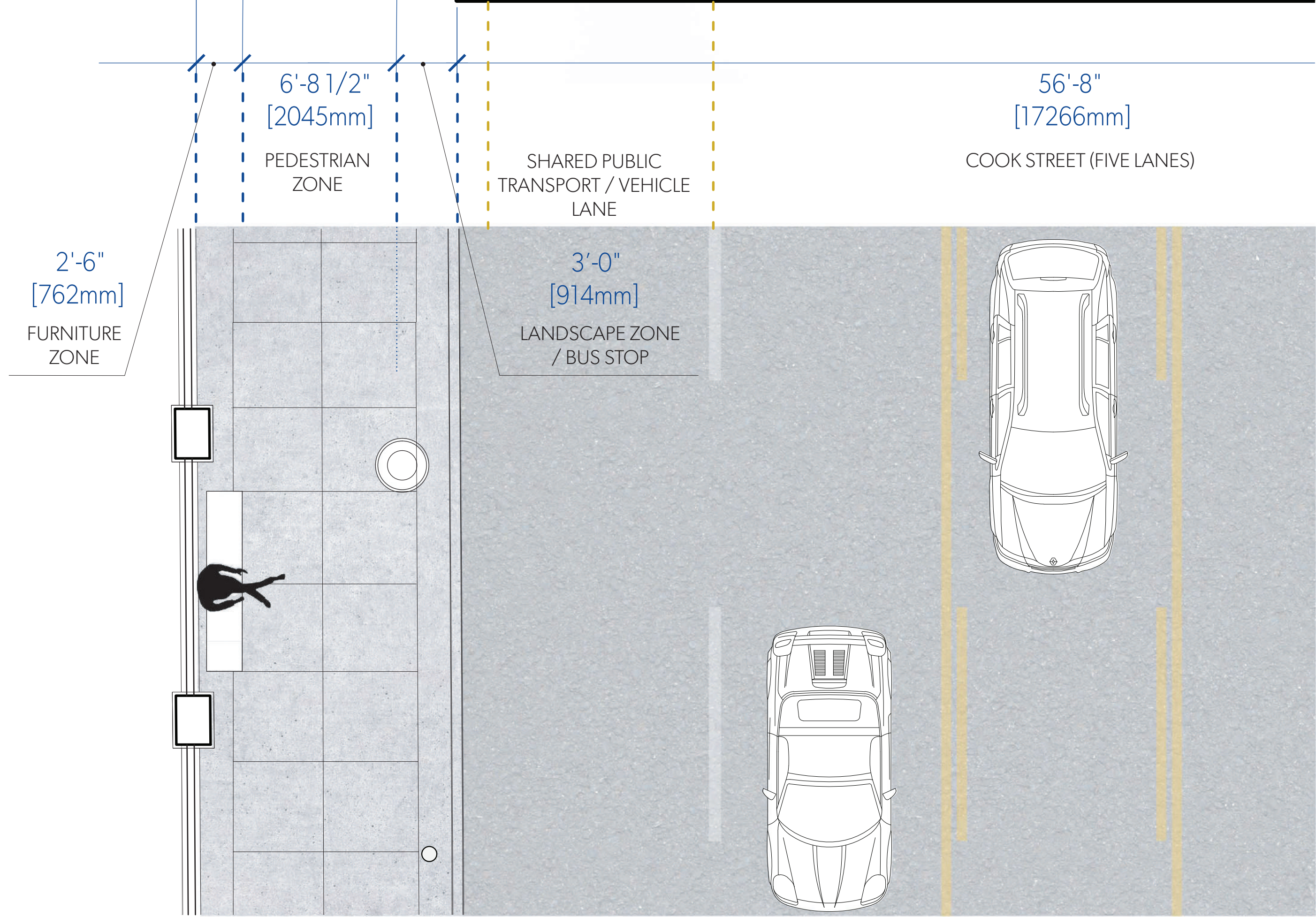
PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A305
SECTIONS



1 **STREETSCAPE SECTION & PLAN THRU COMMERCIAL**
A305 1:50



2 **STREETSCAPE SECTION & PLAN THRU CAFE**
A308 1:50

MGA
© MGA 2016

MATERIALITY



LIGHT GREY & MID GREY COLOURED, STUCCO RAINSCREEN WALL SYSTEM IN A LIGHT GRAIN FINISH.



TRANSPARENT GLAZING WITH DARK GREY FRAMES.



EXISTING WHITE GLAZED BRICK



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE



JULIET BALCONIES WITH CLEAR GLASS ON LIVING SPACE WINDOWS FACING FRANKLIN GREEN PARK & HARRIS GREEN PARK

MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

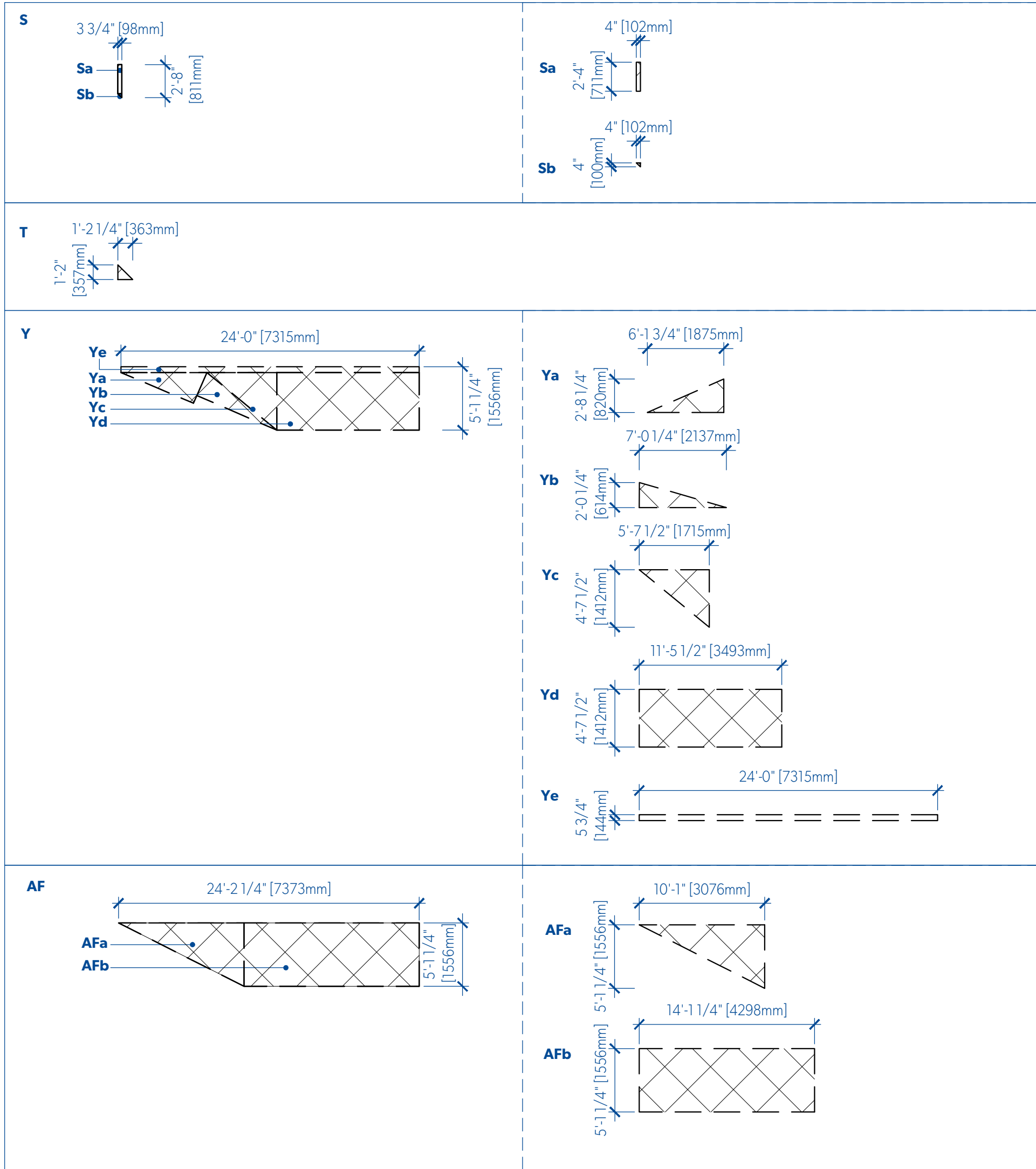
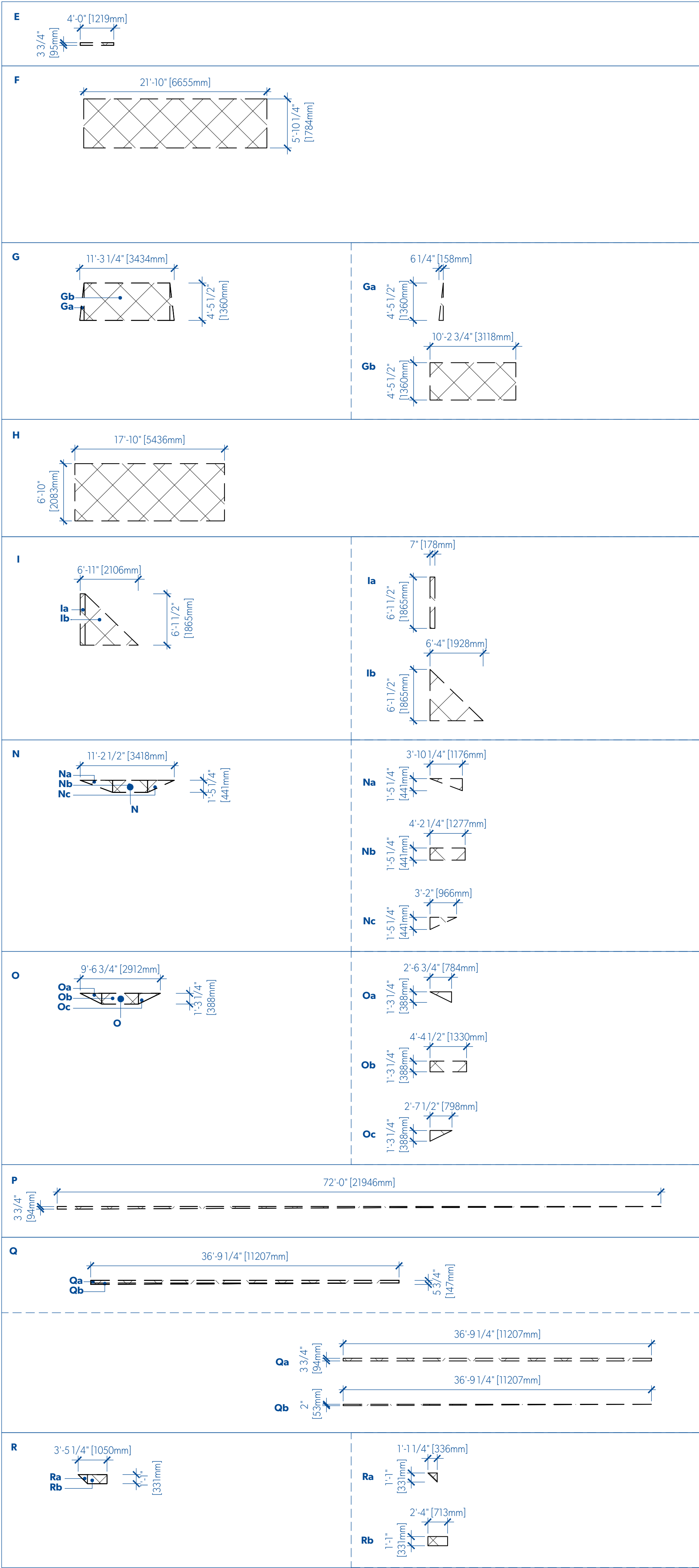
2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

A308
STREETSCAPE CROSS
SECTIONS

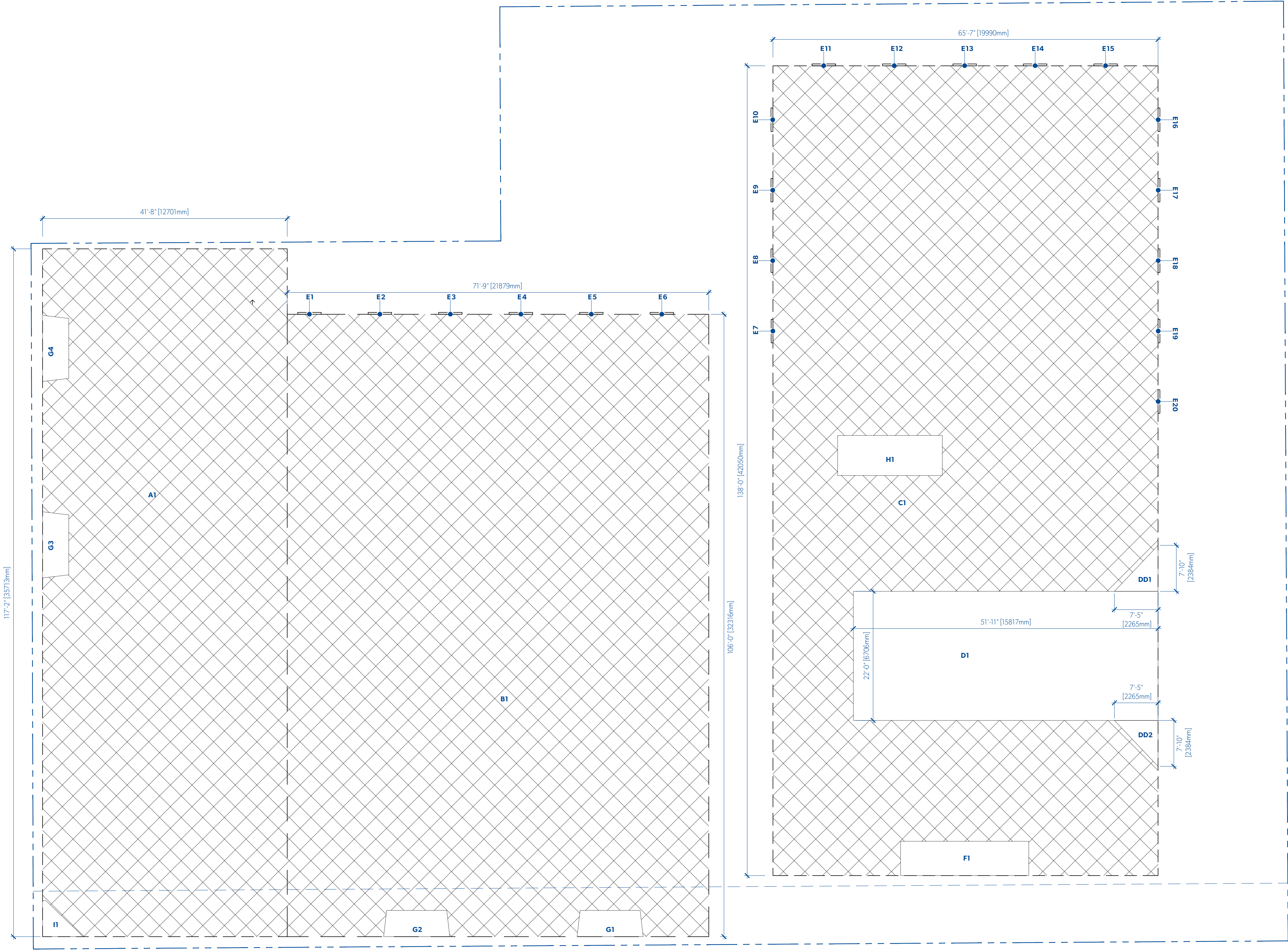


2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

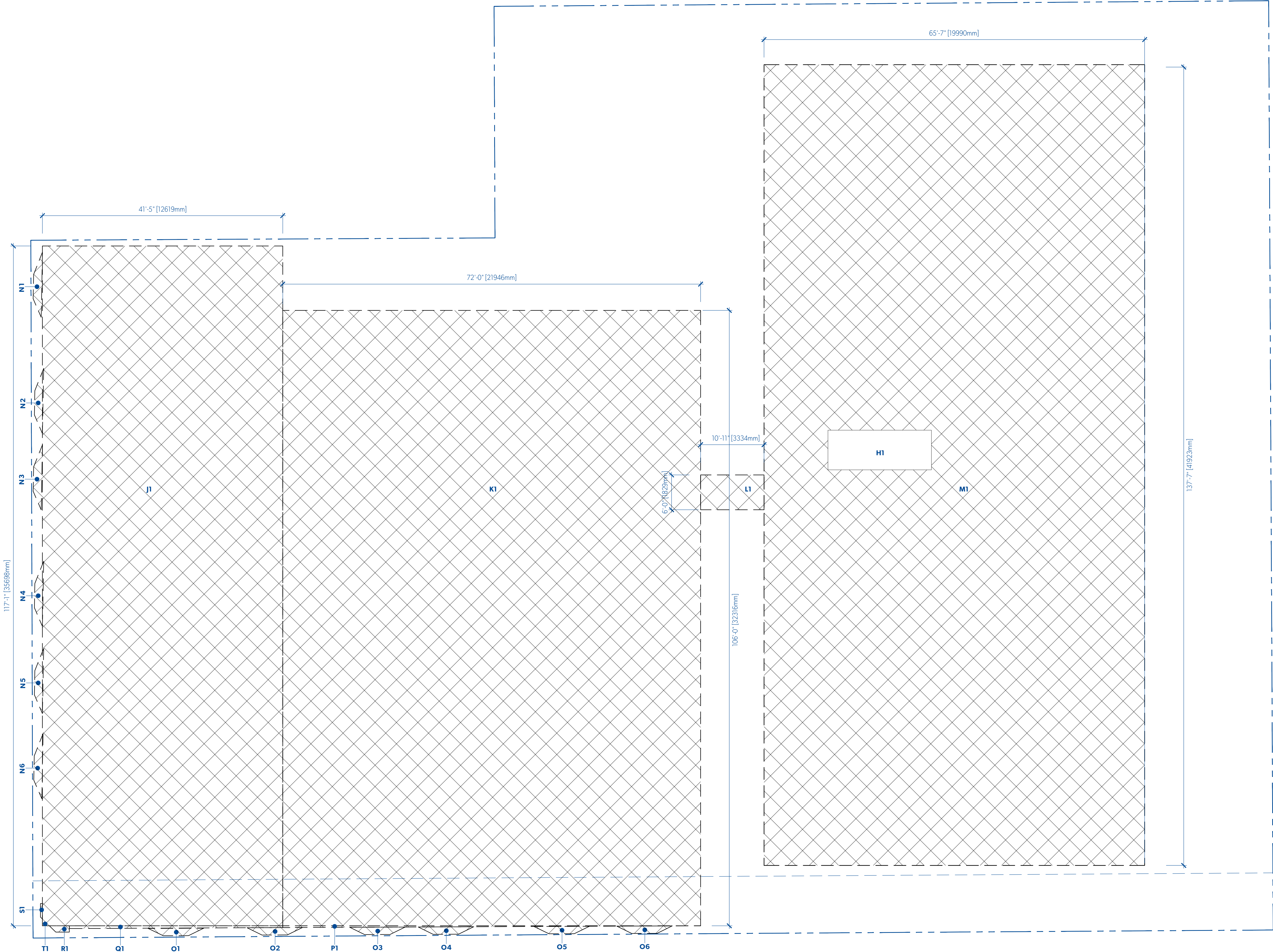
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



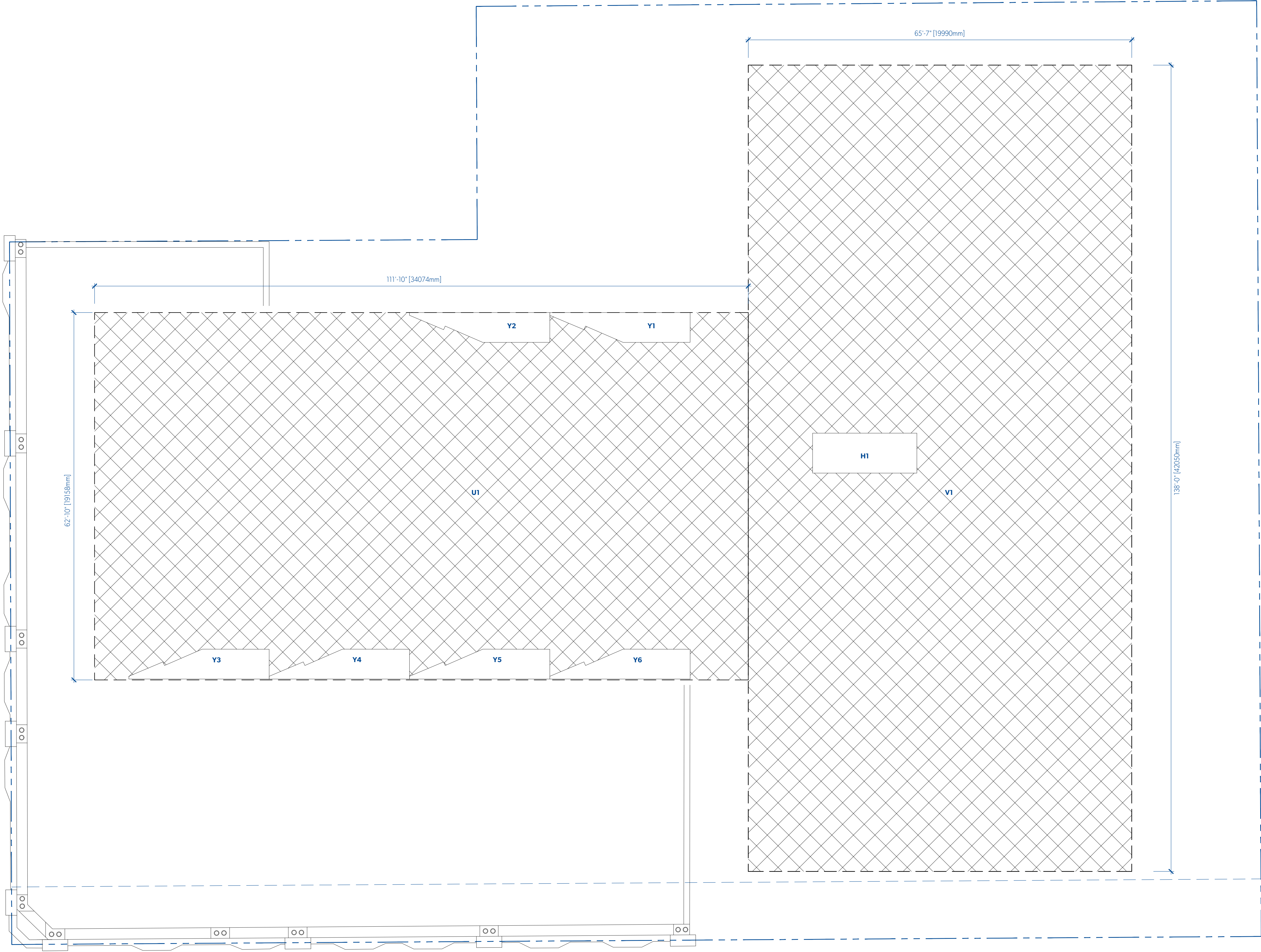
LEVEL 1								
	METRIC (M2)							
	LENGTH	WIDTH	AREA	QTY	TOTAL			
GROSS AREA								
A1	35.71	x 12.70	= 453.60 m2	x 1	=	453.60 m2		
B1	32.30	x 21.88	= 706.69 m2	x 1	=	706.69 m2		
C1	42.05	x 19.99	= 840.58 m2	x 1	=	840.58 m2		
E	0.10	x 1.22	= 0.12 m2	x 20	=	2.32 m2		
TOTAL GROSS AREA						2003.18 m2		
AREA DEDUCTIONS								
D1	15.82	x 6.71	= 106.09 m2	x 1	=	106.09 m2		
DD1	2.38	x 2.27	= 5.40 m2	x 1	=	5.40 m2		
F	6.69	x 1.78	= 11.85 m2	x 1	=	11.85 m2		
G	(SEE G CALCULATIONS)		= 4.45 m2	x 4	=	17.81 m2		
H	5.44	x 2.08	= 11.32 m2	x 1	=	11.32 m2		
I	(SEE I CALCULATIONS)		= 2.13 m2	x 1	=	2.13 m2		
TOTAL DEDUCTIONS					154.62 m2			
TOTAL GROSS AREA						2003.18 m2		
TOTAL DEDUCTIONS						154.62 m2		
TOTAL NET AREA						1848.57 m2		
G CALCULATIONS								
GROSS AREA								
Ga	1.36	x 0.16	= 0.21 m2	x 1	=	0.21 m2		
Gb	1.36	x 3.12	= 4.24 m2	x 1	=	4.24 m2		
TOTAL NET AREA						4.45 m2		
I CALCULATIONS								
GROSS AREA								
Ia	1.87	x 0.18	= 0.33 m2	x 1	=	0.33 m2		
Ib	1.87	x 1.93	= 3.60 m2	x 0.5	=	1.80 m2		
TOTAL NET AREA						2.13 m2		

1
A801

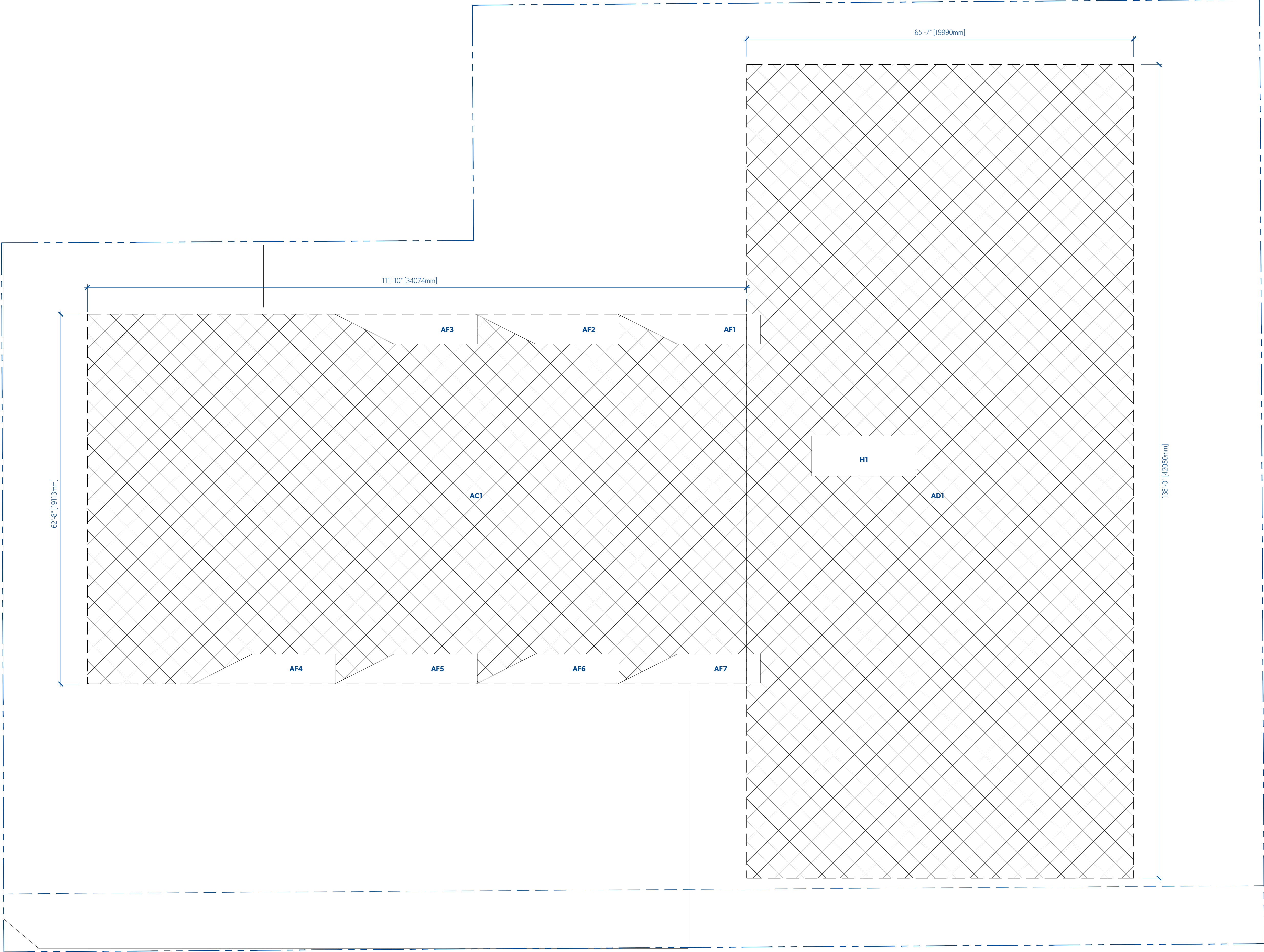
FSR LEVEL 1
1:100



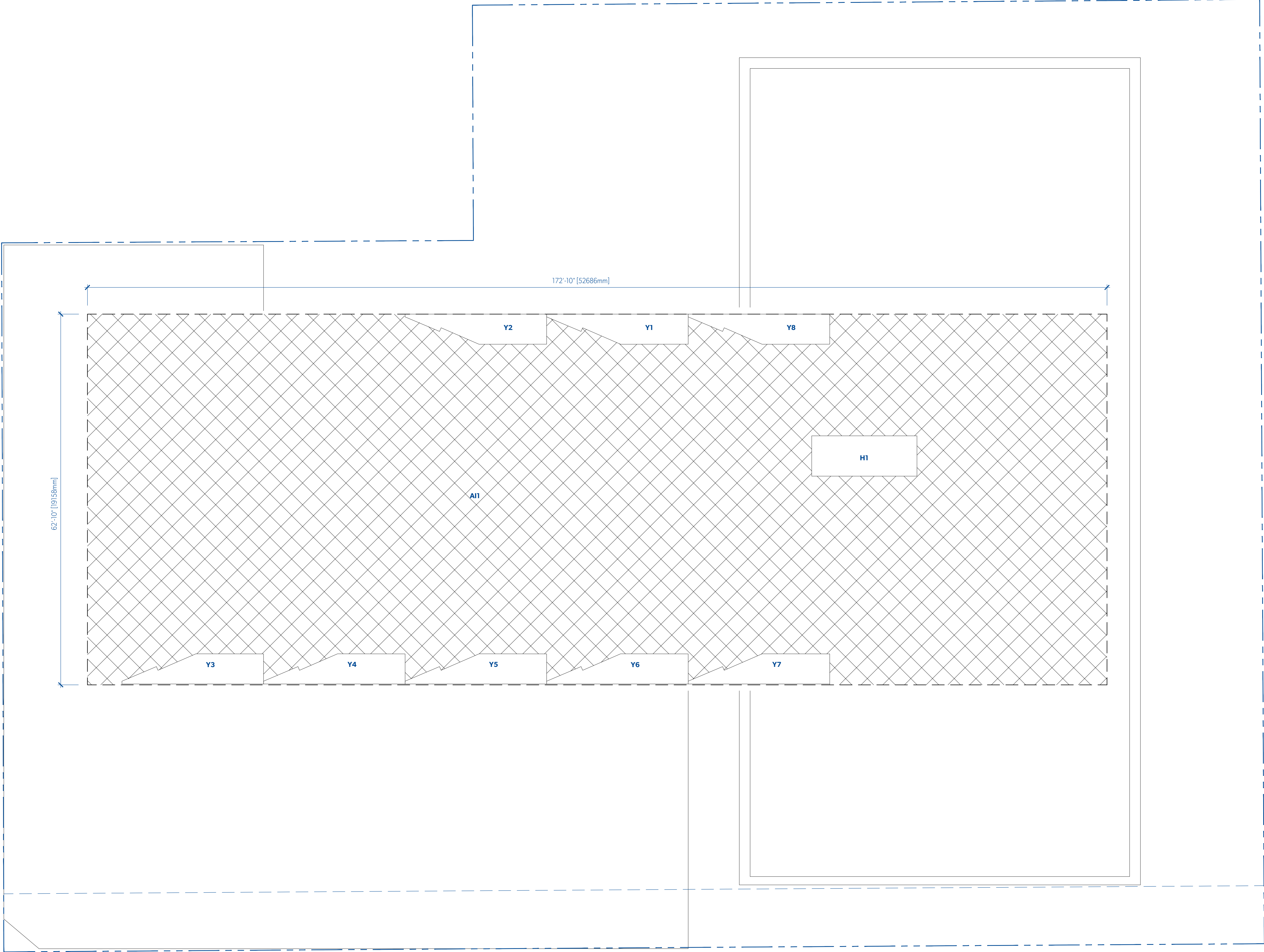
LEVEL 2						
GROSS AREA		LENGTH	WIDTH	METRIC (M2)		
				AREA	QTY	TOTAL
J1		35.70	x	12.62	=	450.47 m2
K1		32.32	x	21.95	=	709.21 m2
L1		1.83	x	3.33	=	6.09 m2
M1		41.92	x	19.99	=	837.86 m2
N	(SEE N CALCULATIONS)			1.03 m2	x	6 =
O	(SEE O CALCULATIONS)			0.82 m2	x	6 =
P		0.09	x	21.95	=	2.07 m2
R	(SEE R CALCULATIONS)			1.35 m2	x	1 =
S	(SEE S CALCULATIONS)			0.29 m2	x	1 =
TOTAL GROSS AREA						2017.61 m2
AREA DEDUCTIONS						
H		5.44	x	2.08	=	11.32 m2
T		0.36	x	0.36	=	1.35 m2
TOTAL DEDUCTIONS						12.00 m2
TOTAL GROSS AREA						2017.61 m2
TOTAL DEDUCTIONS						12.00 m2
TOTAL NET AREA						2005.61 m2
N CALCULATIONS						
GROSS AREA						
Na		0.44	x	1.18	=	0.52 m2
Nb		0.44	x	1.28	=	0.56 m2
Nc		0.44	x	0.97	=	0.42 m2
TOTAL NET AREA						1.03 m2
O CALCULATIONS						
GROSS AREA						
Oa		0.39	x	0.78	=	0.30 m2
Ob		0.39	x	1.33	=	0.52 m2
Oc		0.39	x	0.80	=	0.31 m2
TOTAL NET AREA						0.82 m2
Q CALCULATIONS						
GROSS AREA						
Qa		0.10	x	11.21	=	1.07 m2
Qb		0.05	x	11.21	=	0.57 m2
TOTAL NET AREA						1.35 m2
R CALCULATIONS						
GROSS AREA						
Ra		0.33	x	0.34	=	0.11 m2
Rb		0.33	x	0.71	=	0.23 m2
TOTAL NET AREA						0.29 m2
S CALCULATIONS						
GROSS AREA						
Sa		0.71	x	0.10	=	0.07 m2
Sb		0.10	x	0.10	=	0.01 m2
TOTAL NET AREA						0.08 m2



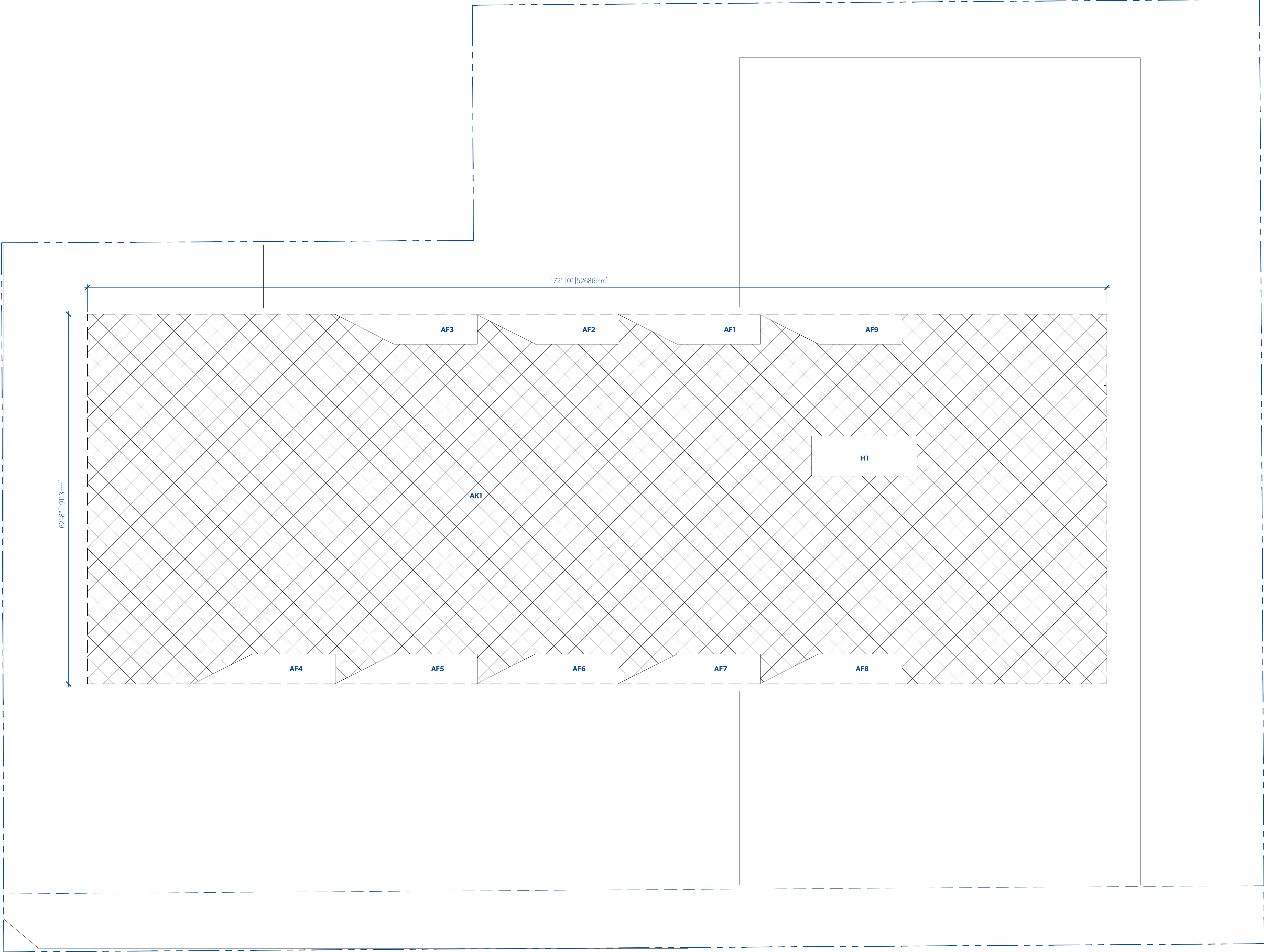
LEVEL 3		METRIC (M2)				
		LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA						
U1		19.16	x 34.07	= 652.79 m ²	x 1	= 652.79 m ²
V1		42.05	x 19.99	= 840.58 m ²	x 1	= 840.58 m ²
TOTAL GROSS AREA						1493.37 m ²
AREA DEDUCTIONS						
H		5.44	x 2.08	= 11.32 m ²	x 1	= 11.32 m ²
Y	(SEE Y CALCULATIONS)			= 8.61 m ²	x 6	= 51.66 m ²
TOTAL DEDUCTIONS						63.00 m ²
TOTAL GROSS AREA						1493.37 m ²
TOTAL DEDUCTIONS						63.00 m ²
TOTAL NET AREA						1430.37 m ²
Y CALCULATIONS						
GROSS AREA						
Y _a		0.82	x 1.88	= 1.54 m ²	x 0.5	= 0.77 m ²
Y _b		0.61	x 2.14	= 1.31 m ²	x 0.5	= 0.66 m ²
Y _c		1.72	x 1.41	= 2.42 m ²	x 0.5	= 1.21 m ²
Y _d		1.41	x 3.49	= 4.92 m ²	x 1	= 4.92 m ²
Y _e		7.32	x 0.14	= 1.05 m ²	x 1	= 1.05 m ²
TOTAL NET AREA						8.61 m ²



LEVEL 4							
	METRIC (M2)						
	LENGTH		WIDTH		AREA	QTY	TOTAL
GROSS AREA							
AC1	19.11	x	34.07	=	651.26 m2	x 1 =	651.26 m2
AD1	42.05	x	19.99	=	840.58 m2	x 1 =	840.58 m2
TOTAL GROSS AREA							1491.84 m2
AREA DEDUCTIONS							
H	5.44	x	2.08	=	11.32 m2	x 1 =	11.32 m2
AF	(SEE AF CALCULATIONS)			=	9.08 m2	x 7 =	63.58 m2
TOTAL DEDUCTIONS							74.90 m2
TOTAL GROSS AREA							1491.84 m2
TOTAL DEDUCTIONS							74.90 m2
TOTAL NET AREA							1416.94 m2
AF CALCULATIONS							
GROSS AREA							
AFa	1.56	x	3.08	=	4.79 m2	x 0.5 =	2.39 m2
AFb	1.56	x	4.30	=	6.69 m2	x 1 =	6.69 m2
TOTAL NET AREA							9.08 m2



LEVEL 5	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
A11	19.16	x	52.69	=	1009.36 m2
TOTAL GROSS AREA					1009.36 m2
AREA DEDUCTIONS					
H	5.44	x	2.08	=	11.32 m2
Y	(SEE Y CALCULATIONS)		8.61	x	8 = 68.90 m2
TOTAL DEDUCTIONS					80.23 m2
TOTAL GROSS AREA					1009.36 m2
TOTAL DEDUCTIONS					80.23 m2
TOTAL NET AREA					929.13 m2
Y CALCULATIONS					
GROSS AREA					
Ya	0.82	x	1.88	=	1.54 m2
Yb	0.61	x	2.14	=	1.31 m2
Yc	1.72	x	1.41	=	2.42 m2
Yd	1.41	x	3.49	=	4.92 m2
Ye	7.32	x	0.14	=	1.05 m2
TOTAL NET AREA					8.61 m2



LEVEL 6	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
AK1	19.11	x	52.69	=	1006.99 m2
				x	1 =
					1006.99 m2
TOTAL GROSS AREA					1006.99 m2
AREA DEDUCTIONS					
H	5.44	x	2.08	=	11.32 m2
AF	(SEE AF CALCULATIONS)			=	9.06 m2
				x	9 =
					81.74 m2
TOTAL DEDUCTIONS					93.06 m2
TOTAL GROSS AREA					1006.99 m2
TOTAL DEDUCTIONS					- 93.06 m2
TOTAL NET AREA					913.92 m2
AF CALCULATIONS					
GROSS AREA					
AF4	1.96	x	3.08	=	4.79 m2
AF5	1.96	x	4.30	=	6.69 m2
				x	0.5 =
					2.39 m2
				x	1 =
					6.69 m2
TOTAL NET AREA					9.06 m2



1 VIEW NORTHWEST FROM CORNER OF PANDORA & COOK
A811



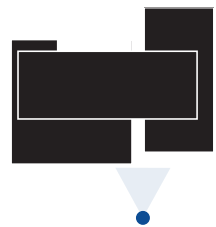
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

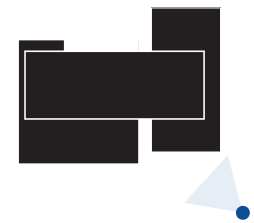
DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 VIEW SOUTHWEST FROM COOK STREET
A813



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

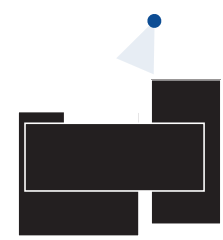
DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 VIEW WEST ALONG PUBLIC WALKWAY
A814



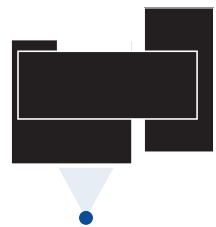
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

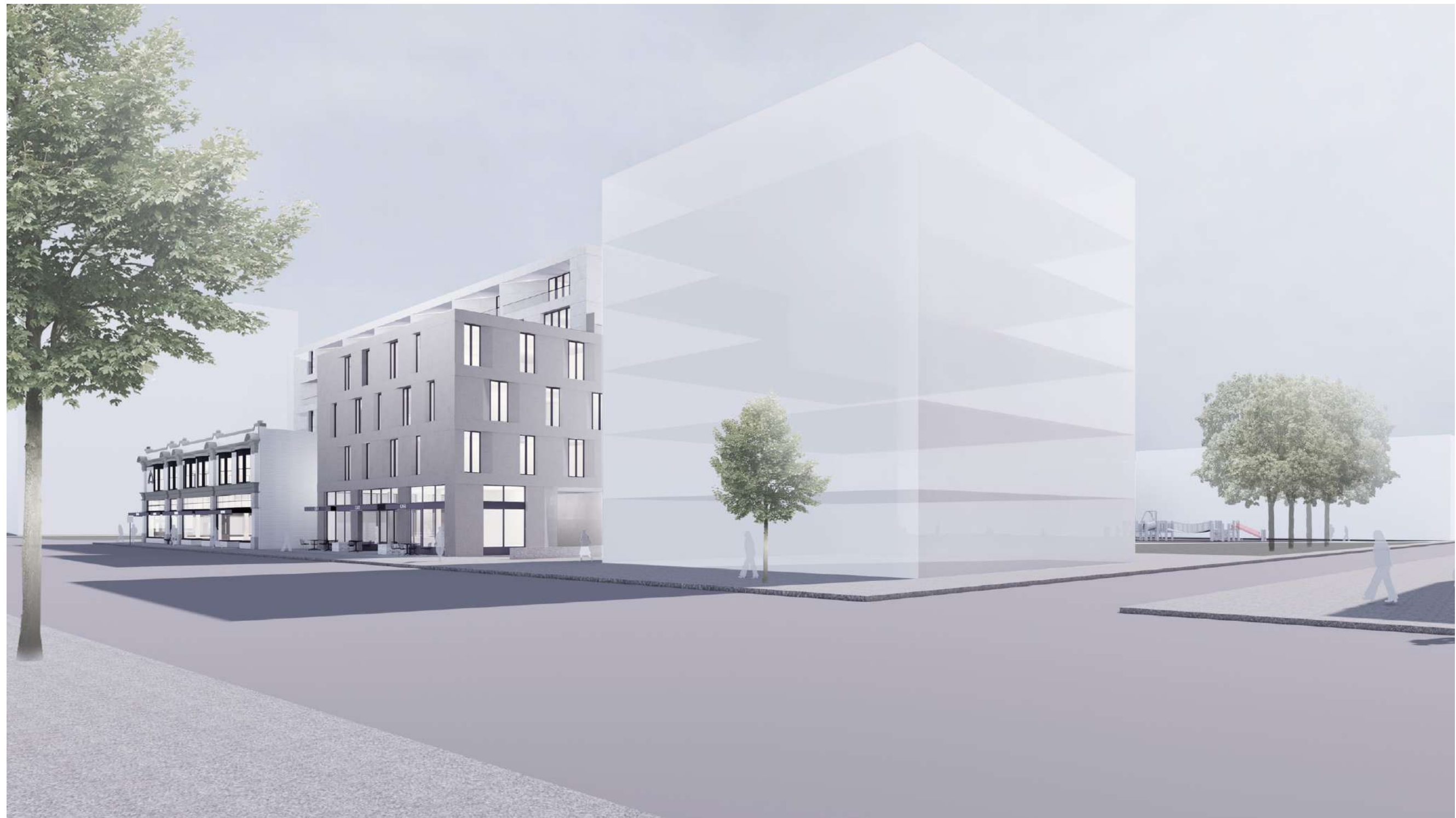
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



1 **ADJACENT PROPERTY STUDY | VIEW WEST ACROSS COOK STREET**
A817



3 **ADJACENT PROPERTY STUDY | VIEW EAST ACROSS FRANKLIN GREEN PARK**
A817



2 **ADJACENT PROPERTY STUDY | VIEW SOUTHWEST DOWN COOK STREET**
A817



4 **ADJACENT PROPERTY STUDY | VIEW WEST ALONG NORTH WALKWAY**
A817

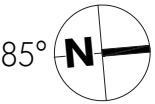
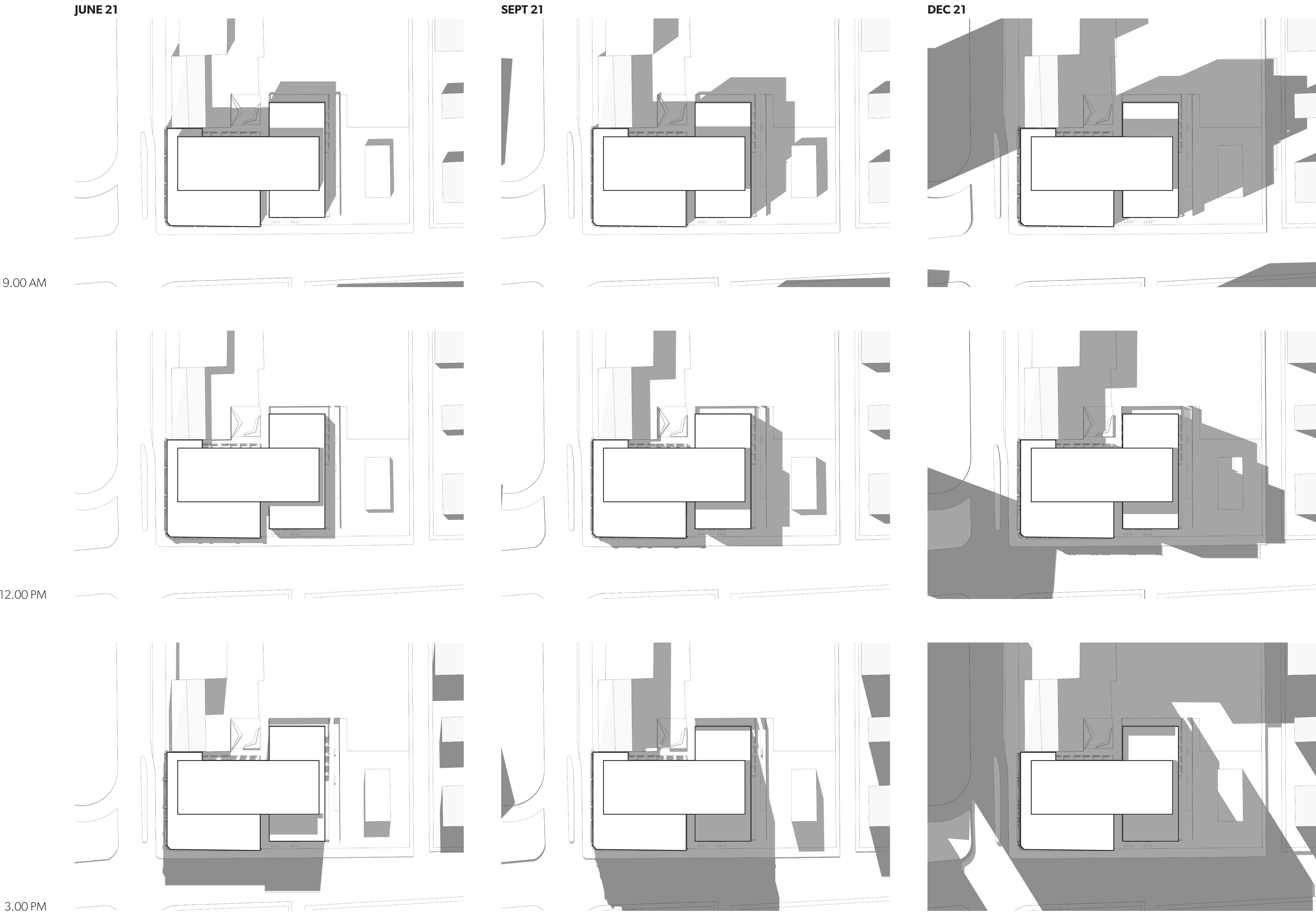
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8

2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

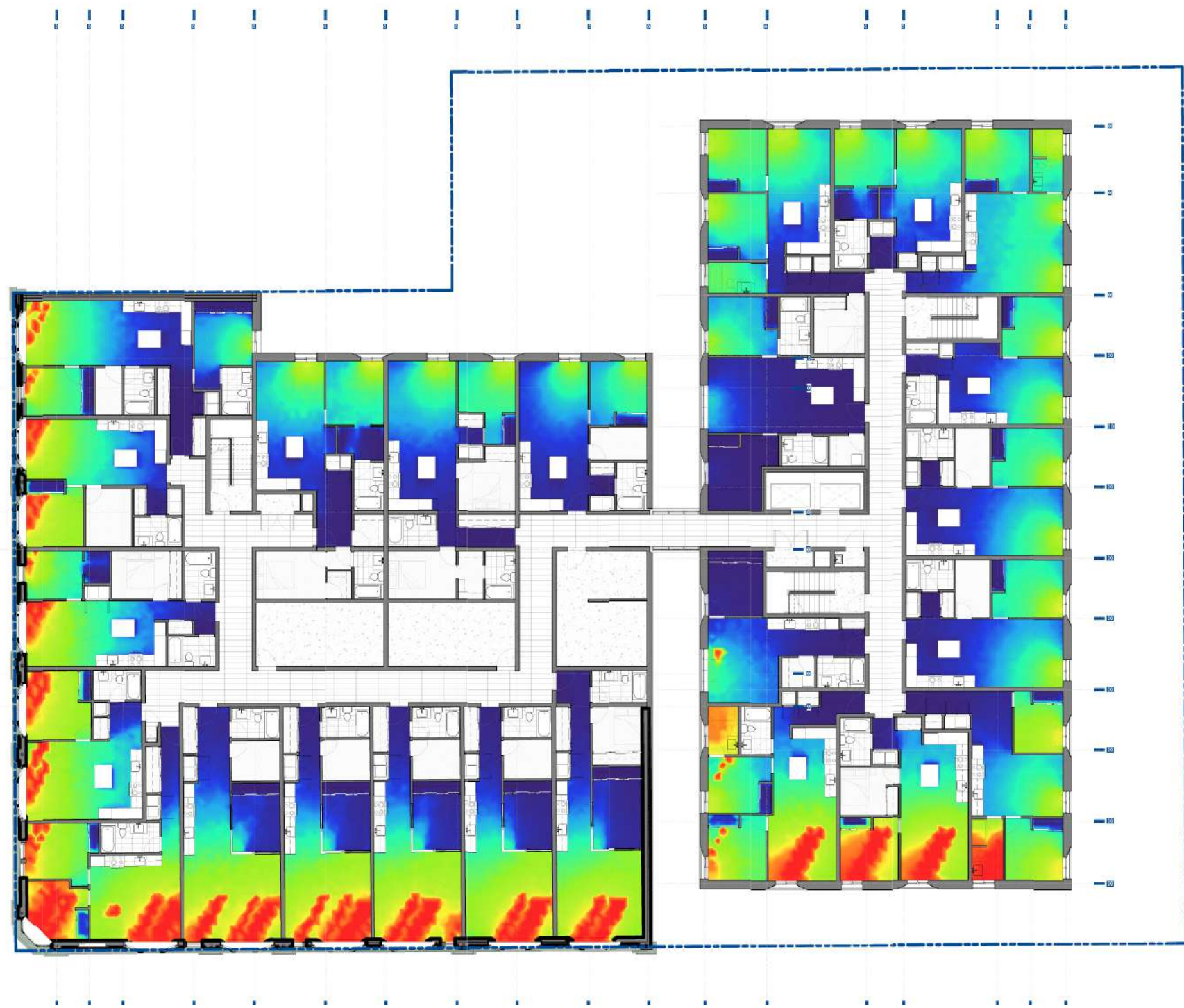


2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

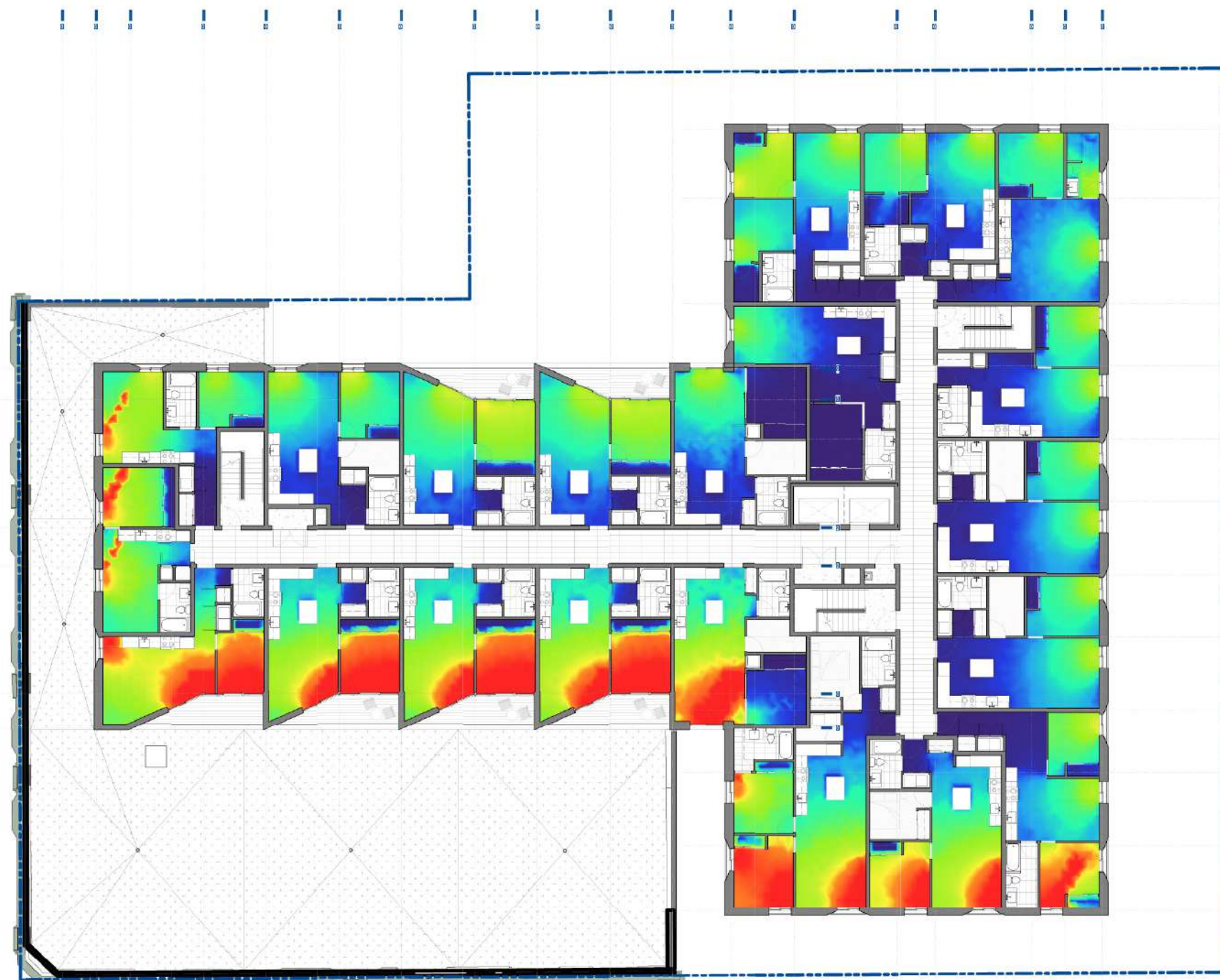
DATE REVISION DESCRIPTION

PARKWAY

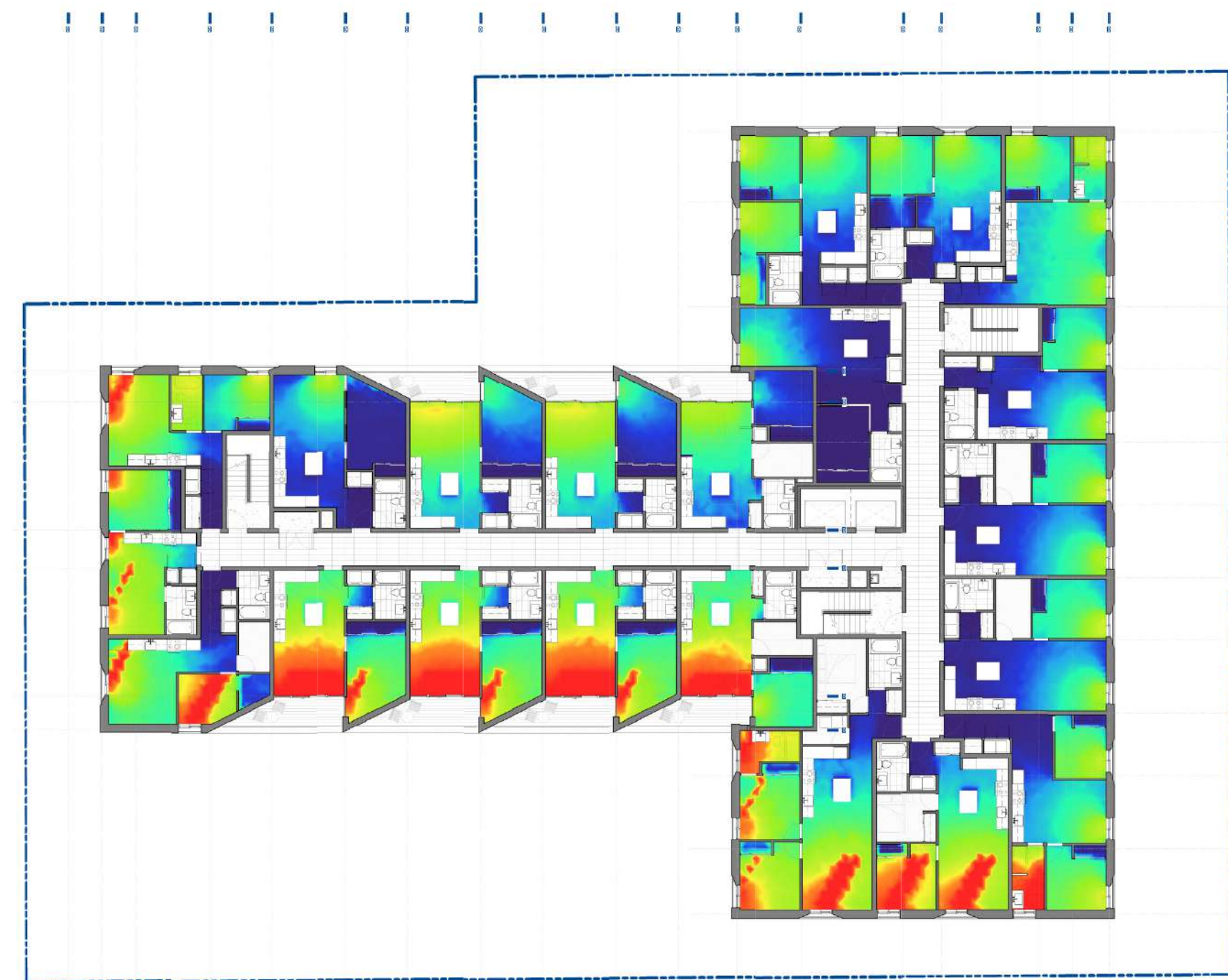
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



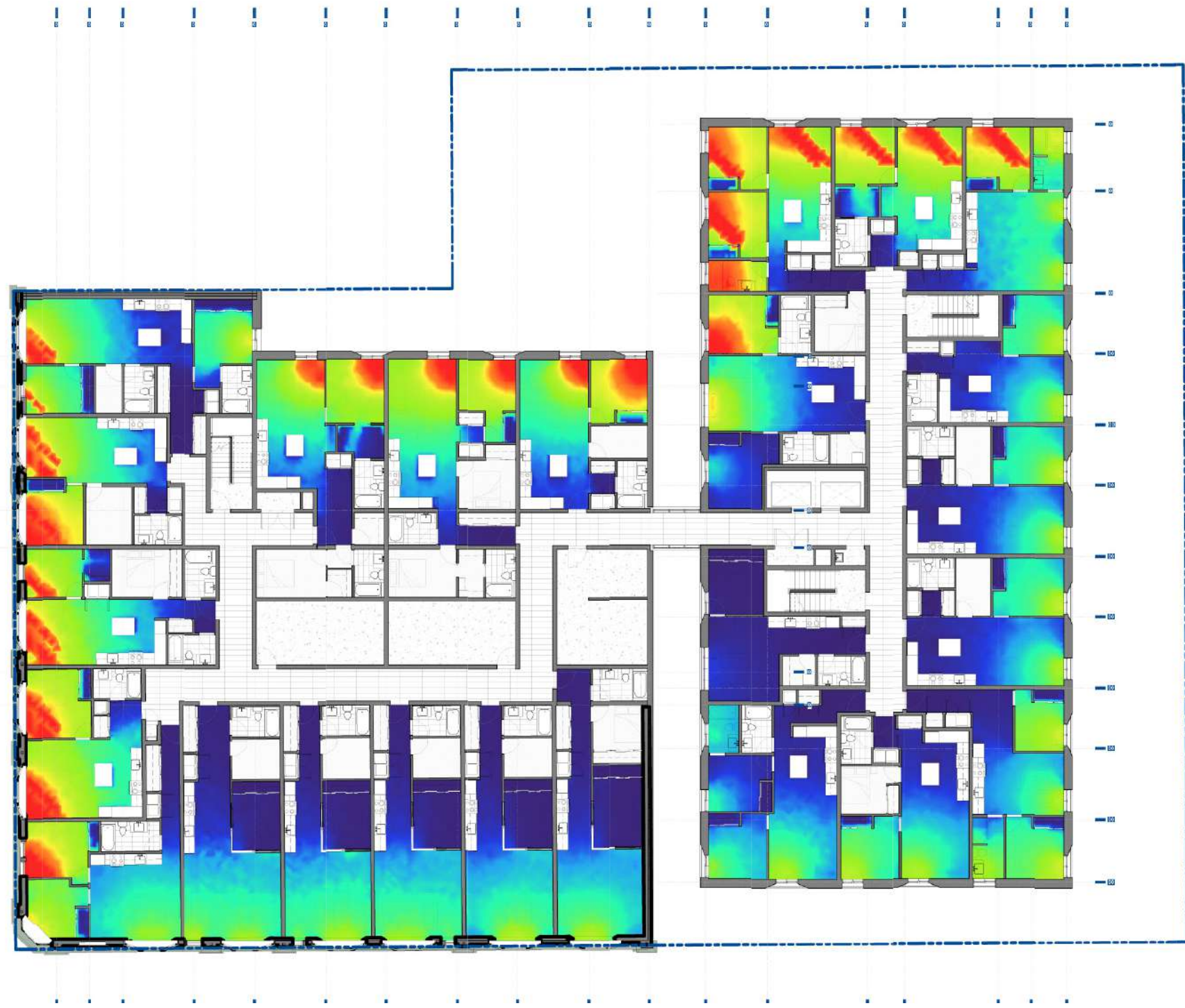
1 LEVEL 2, 9:00 AM, 14.50 (LUX)
A822



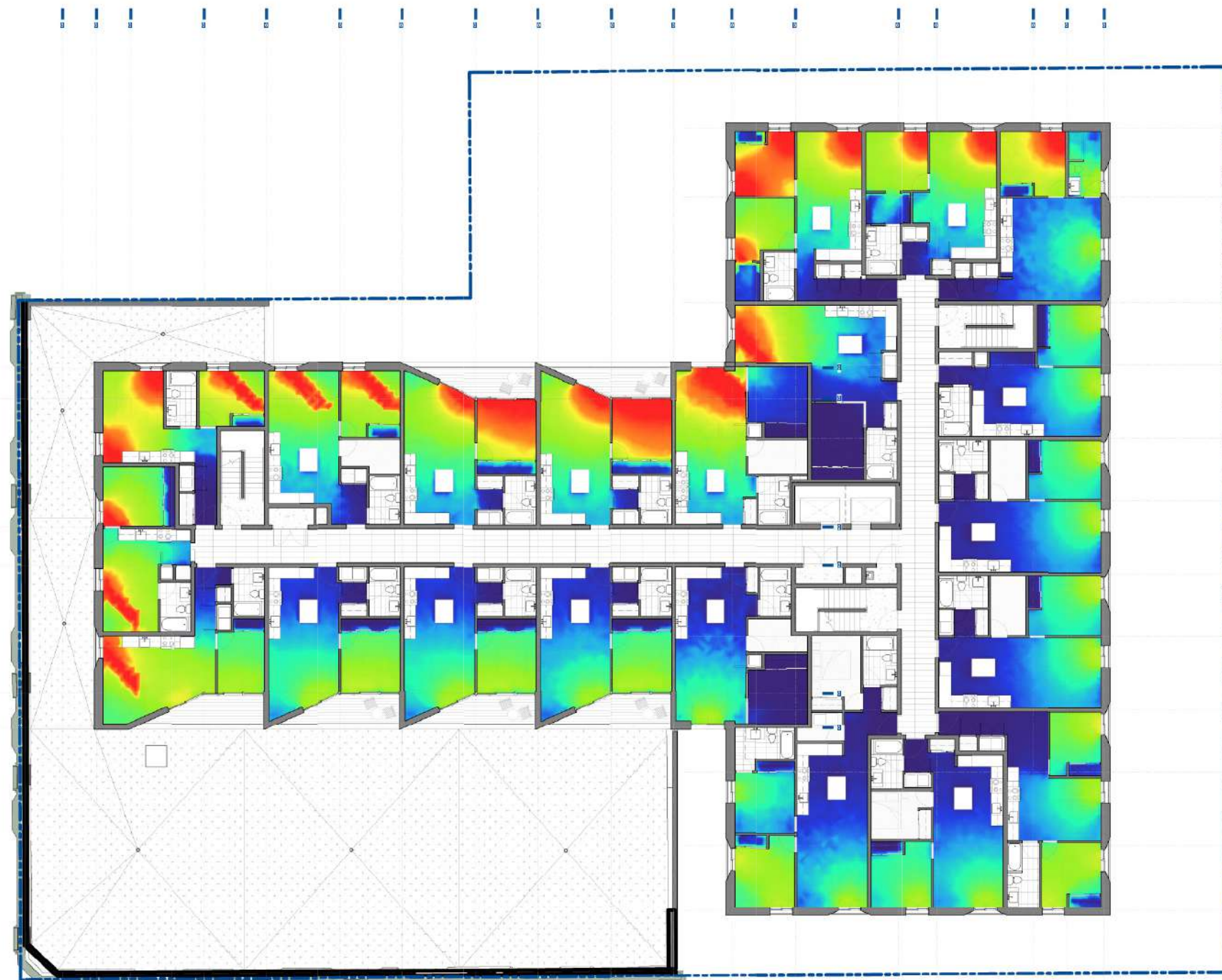
3 LEVEL 3, 9:00 AM, 24.67 (LUX)
A822



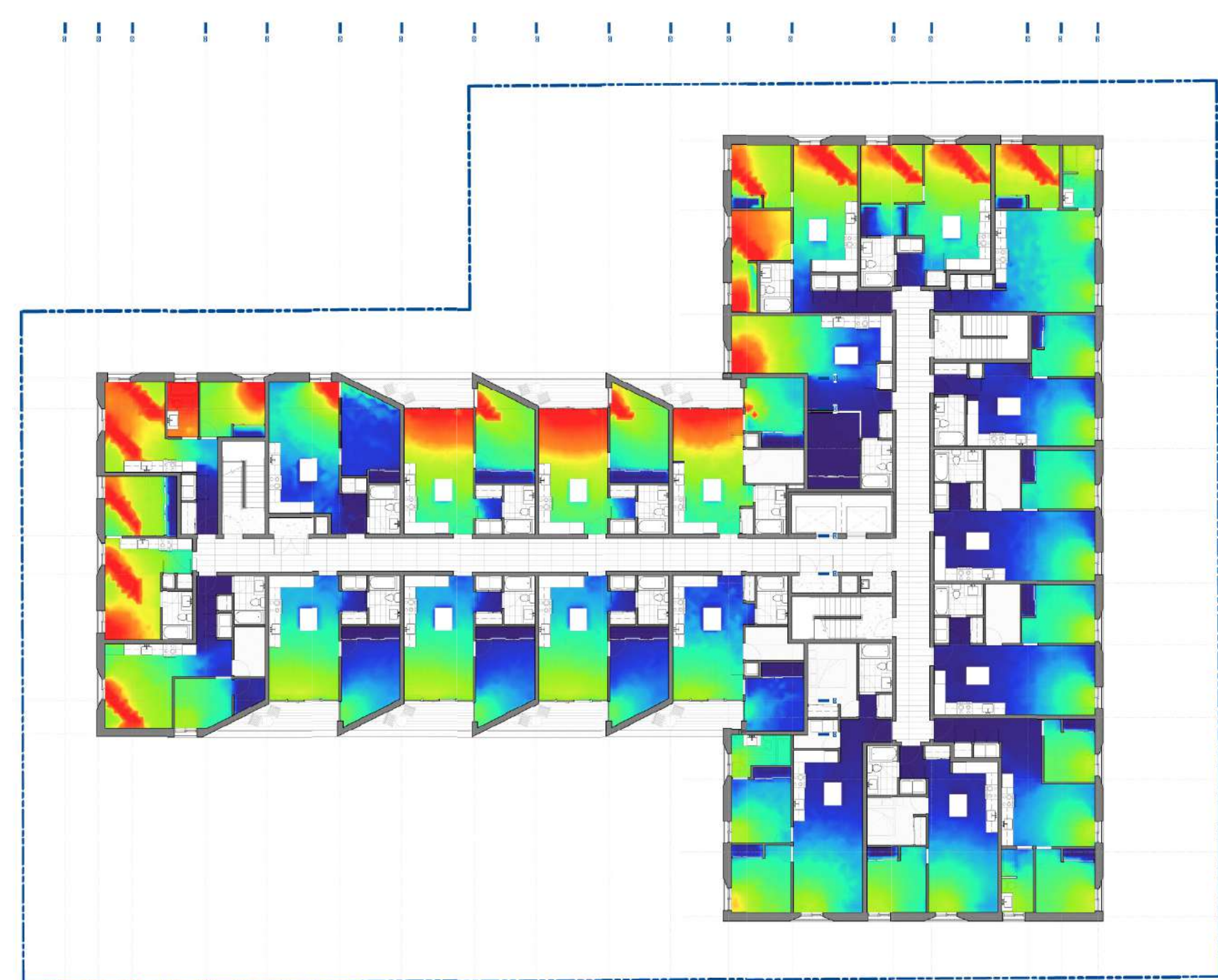
5 LEVEL 4, 9:00 AM, 34.83 (LUX)
A822



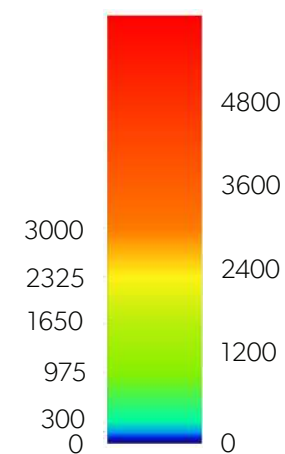
2 LEVEL 2, 3:00 PM, 14.50 (LUX)
A822



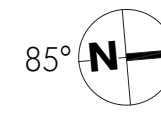
4 LEVEL 3, 3:00 PM, 24.67 (LUX)
A822



6 LEVEL 4, 3:00 PM, 34.83 (LUX)
A822



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8



2020-07-15	4	REVISED FOR REZONING
2020-03-20	3	REVISED FOR REZONING
2019-10-30	2	REVISED FOR REZONING
2019-09-13	1	REVISED FOR REZONING
2019-05-15	0	ISSUED FOR REZONING

DATE	REVISION	DESCRIPTION
------	----------	-------------

PARKWAY

1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001