

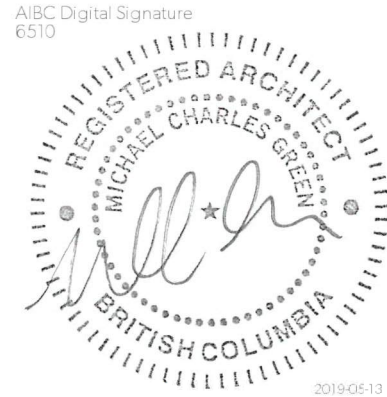
DRAWING LIST		SCALE
A000	COVER SHEET & DRAWING LIST	NTS
A001	PROJECT DESCRIPTION & SITE LOCATION PLAN	NTS/1:1000
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A800	FSR LEGEND	1:100
A801	FSR - LEVEL 1	1:100
A802	FSR - LEVEL 2	1:100
A803	FSR - LEVEL 3	1:100
A804	FSR - LEVEL 4	1:100
A805	FSR - LEVEL 5	1:100
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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 WEST ALONG PUBLIC WALKWAY	NTS
A815	VIEW EAST TO COURTYARD	NTS
A816	BALCONY STUDY	NTS
A821	SOLAR IMPACT ANALYSIS	NTS

TOWNHOUSE LOFT UNITS
DELETED AND A101b LEVEL
1B PLAN REMOVED FROM
DRAWINGS.

REVISIONS TO PACKAGE SINCE CALUC MEETING ON MARCH 20, 2019 ARE BUBBLED IN RED.



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



2019-05-15 ISSUED FOR REZONING

DATE REVISION DESCRIPTION

PARKWAY

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

PROJECT NARRATIVE

The Parkway Revitalization and Development is located at Pandora Avenue & Cook Street, at the site of what is known to the community as the Wellburns Building. Originally named Parkway apartments, the two-storey masonry building was constructed in 1911 by William Ridgway-Wilson. At the corner of the North Park neighbourhood, the building is a gateway feature to both the neighbourhood and the centre of Victoria.

The new development proposes a 4 & 6 storey volume stepping back from the existing heritage building to the north & west, and from Franklin Green Park to the south & east. 103 purpose-built rental apartments are proposed with a retail / commercial space being maintained on the existing ground floor of the Wellburn's Building and the addition of a cafe space in the ground floor of the new addition facing Cook Street. A mews separating the historic and modern buildings at street level serves as the residential entrance to the building and provides access to the courtyard & Franklin Green Park for residents. Public access to and from Franklin Green Park is provided through a wide pedestrian walkway along the north edge of the site. One level of underground parking will be provided below the project site.

A priority of the project is to conserve the heritage value of the Wellburn's building through retaining 49% of the existing volume, including the historic facades facing Pandora Ave & Cook St and the north-east wall facing the residential mews. All character-defining

elements in these locations will be preserved along with any in-kind repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor & residential suites above. The building will be Designated Heritage with the Heritage Registry.

The new development will be clad in a large format, light coloured panel. It will borrow elements from its historic counterpart, including the running bond pattern of the glazed white brick, the rhythm, proportion & angles of the projecting oriel windows and the recessed entryways of the existing storefronts.

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

Jessica Gibson

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.

AREA CALCULATIONS

LEVEL 0	2,713.6 m2
LEVEL 1	1783.42 m2
LEVEL 2	1981.91 m2
LEVEL 3	1426.48 m2
LEVEL 4	1414.52 m2
LEVEL 5	938.72 m2
LEVEL 6	869.13 m2

PROPOSED FSR	8,414.2 m2
ALLOWABLE FSR	9,330 m2
PROPOSED FSR RATIO	2.9
ALLOWABLE FSR RATIO	3.3

UNIT TYPES	No#	%
STUDIO	6	6%
STUDIO & DEN	5	5%
1 BED	47	46%
1 B & DEN	29	28%
2 BED	11	11%
2 BED & DEN	5	5%
TOTAL	103	

1050 PANDORA AVE UNIT COUNT

UNITS <45m2	7
UNITS 45m2-70m2	42
UNITS >70m2	7

TOTAL 56

1518 COOK STREET UNIT COUNT

UNITS <45m2	2
UNITS 45m2-70m2	36
UNITS >70m2	9

TOTAL 47

TOTAL RESIDENTIAL AREA

5845 m2

TOTAL RESIDENTIAL UNITS

103

TOTAL COMMERCIAL AREA

1051 m2

879.4 m2	RETAIL
171.1 m2	CAFÉ

UNIT CALCULATIONS

	CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7				1	1			2
STUDIO B	53.8				1		1		2
STUDIO C	51.5					1		1	2
ST & DEN A	63.7			4					4
ST & DEN B	74.1			1					1
1 BED A	50.7		1	1	1	1			4
1 BED B	56.7			1					1
1 BED C	53.2			1					1
1 BED D	43.1			1					1
1 BED E	46.7			1	1	1			3
1 BED F	49.8				5		7		12
1 BED G	54.8				1		1		2
1 BED H	38.0				1		1		2
1 BED I	49.8					5		7	12
1 BED J	37.9							2	3
1 BED K	43.2					1			2
2 BED	46.8						1		1
1 BED M	46.8						1		1
1 BED N	41.8							1	1
1 BED O	47.0							1	1

1 B&D A	64.2	1							1
1 B&D B	51.3	1	1	1	1	1			4
1 B&D C	60.2		2	2	2				6
1 B&D D	56.9			1					1
1 B&D E	55.1				2				2
1 B&D F	53.6				1		1		2
1 B&D G	52.8					2			2
1 B&D H	60.8							1	2
1 B&D I	72.0	3							3
1 B&D J	66.5			1					1
1 B&D K	60.1			1	1	1			3
1 B&D L	92.4			1					1
1 B&D M	82.4			1					1

2 BED A	73.0	1							1
2 BED B	68.9		1						1
2 BED C	74.9			1					1
2 BED D	58.0			1	1	1			3
2 BED E	77.1			1					1
2 BED F	64.8				1	1			2
2 BED G	71.4						1		1
2 BED H	70.0							1	1

2 B&D A	87.2		1						1
2 B&D C	73.9	1	1						2
2 B&D D	92.4			1	1				2

TOTAL UNITS 8 24 21 21 15 14 103

PARKING CALCULATIONS | 1050 PANDORA AVE

RESIDENTIAL PARKING	Parking Rate	# of Units	Required	Provided
<45m2	0.50	7	4	2
45-70m2	0.60	42	25	12
>70m2	1.00	7	7	2
Visitor Parking	0.10	56	2	2
TOTAL RESIDENTIAL PARKING			38	18

COMMERCIAL PARKING

Retail/ Grocery	1/ 80m2	Total Area (m2) 879	11	4
TOTAL COMMERCIAL PARKING			11	4
1050 PANDORA AVE TOTAL PARKING			49	22

PARKING CALCULATIONS | 1518 COOK STREET

RESIDENTIAL PARKING	Parking Rate	# of Units	Required	Provided
<45m2	0.50	2	1	1
45-70m2	0.60	36	22	12
>70m2	1.00	9	9	6
Visitor Parking	0.10	47	5	3
TOTAL RESIDENTIAL PARKING			37	22

COMMERCIAL PARKING

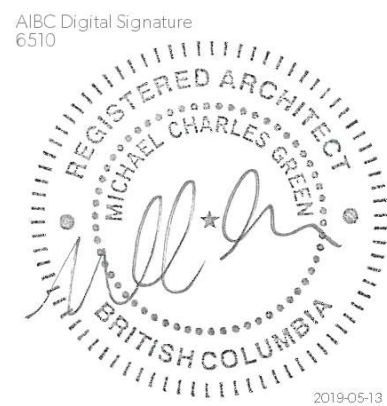
Restaurant	1/ 40m2	Total Area (m2) 207	5	3
TOTAL COMMERCIAL PARKING			5	3
1518 COOK STREET TOTAL PARKING			42	25
TOTAL PARKING COMBINED			91	47

BIKE PARKING | LONG TERM

RESIDENTIAL	1 / unit <45m2 1.25/unit >45m2	# of Units	Required	Provided
		9	9	11
		94	118	125
TOTAL RESIDENTIAL PARKING				
Total Area (m2) 207			1	1
Restaurant	1/ 400m2	879	5	5
Retail/ Grocery	1/ 200m2			
TOTAL LONG TERM BIKE PARKING			132	142
FLOOR-MOUNTED RACKS				104
WALL-MOUNTED RACKS				38

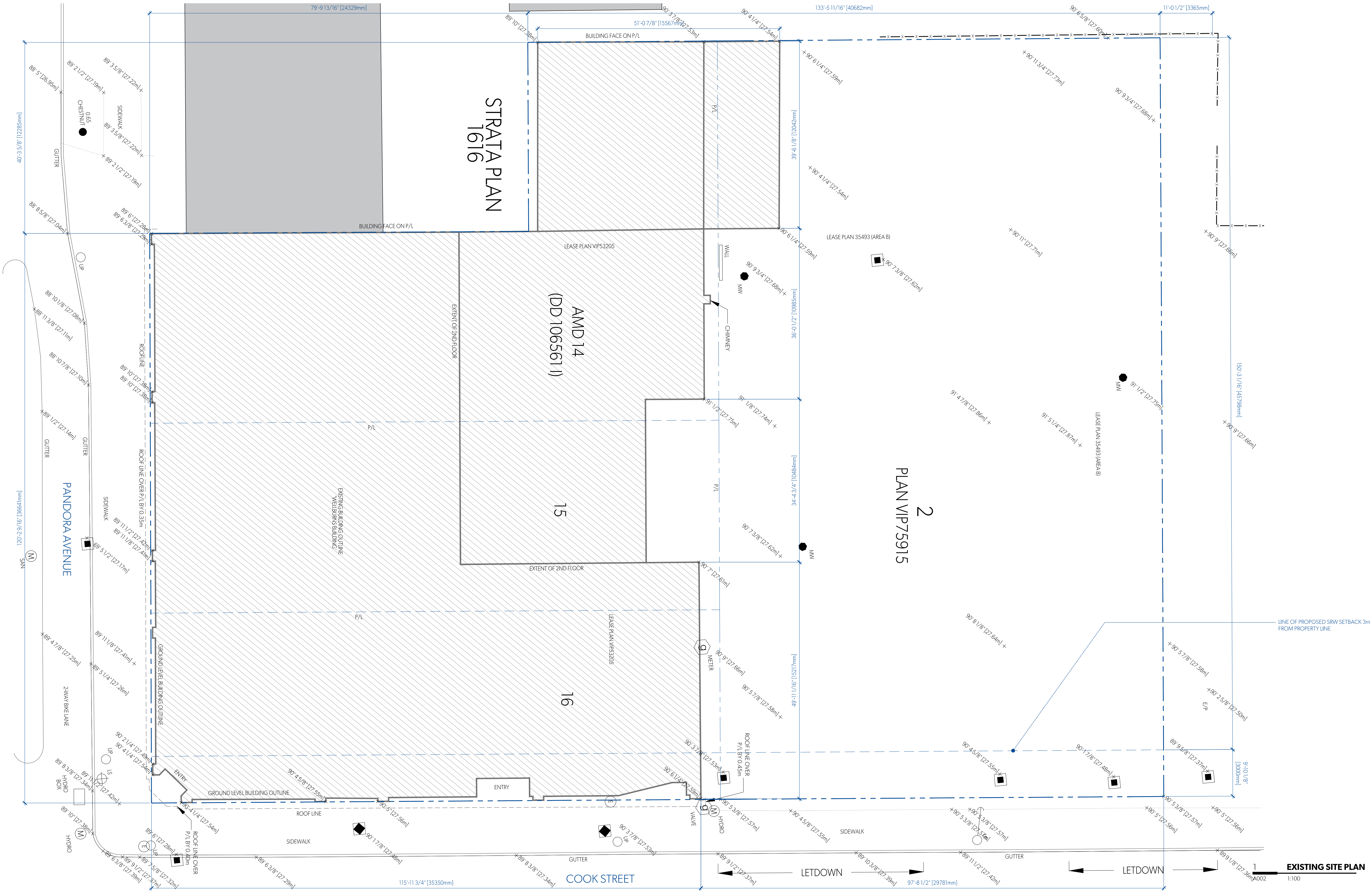
BIKE PARKING | SHORT TERM

	Total Area (m2)	Required	Provided
Residential	-	6	6
Restaurant	207	2	5
Retail/ Grocery	879	4	5
TOTAL SHORT TERM BIKE PARKING		12	16



PARKWAY

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



SYMBOL LEGEND

- IS LIGHT STANDARD
- 1" 3 3/4" (0.40m) TREE TYPE & DIAMETER
- BRCH
- FIRE HYDRANT
- WATER VALVE
- WATER MAIN
- 52' 39/86' (15.94m) CATCH BASIN & ELEVATION @ RM
- MANHOLE
- GAS METER
- BOLLARD
- UTILITY POLE
- MONITORING WELL
- UTILITY POLE ANCHOR
- 52' 39/86' (15.94m) SURVEYED GEODETIC SPOT ELEVATION
- EL 1-0' (3.05m) PROPOSED GRADE

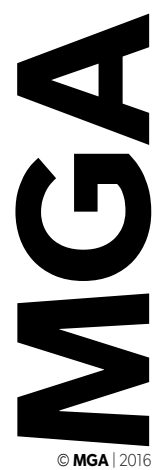
MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE, VANCOUVER BC
CANADA V6J 1J8



2019-05-15	ISSUED FOR REZONING	
DATE	REVISION	DESCRIPTION

PARKWAY

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

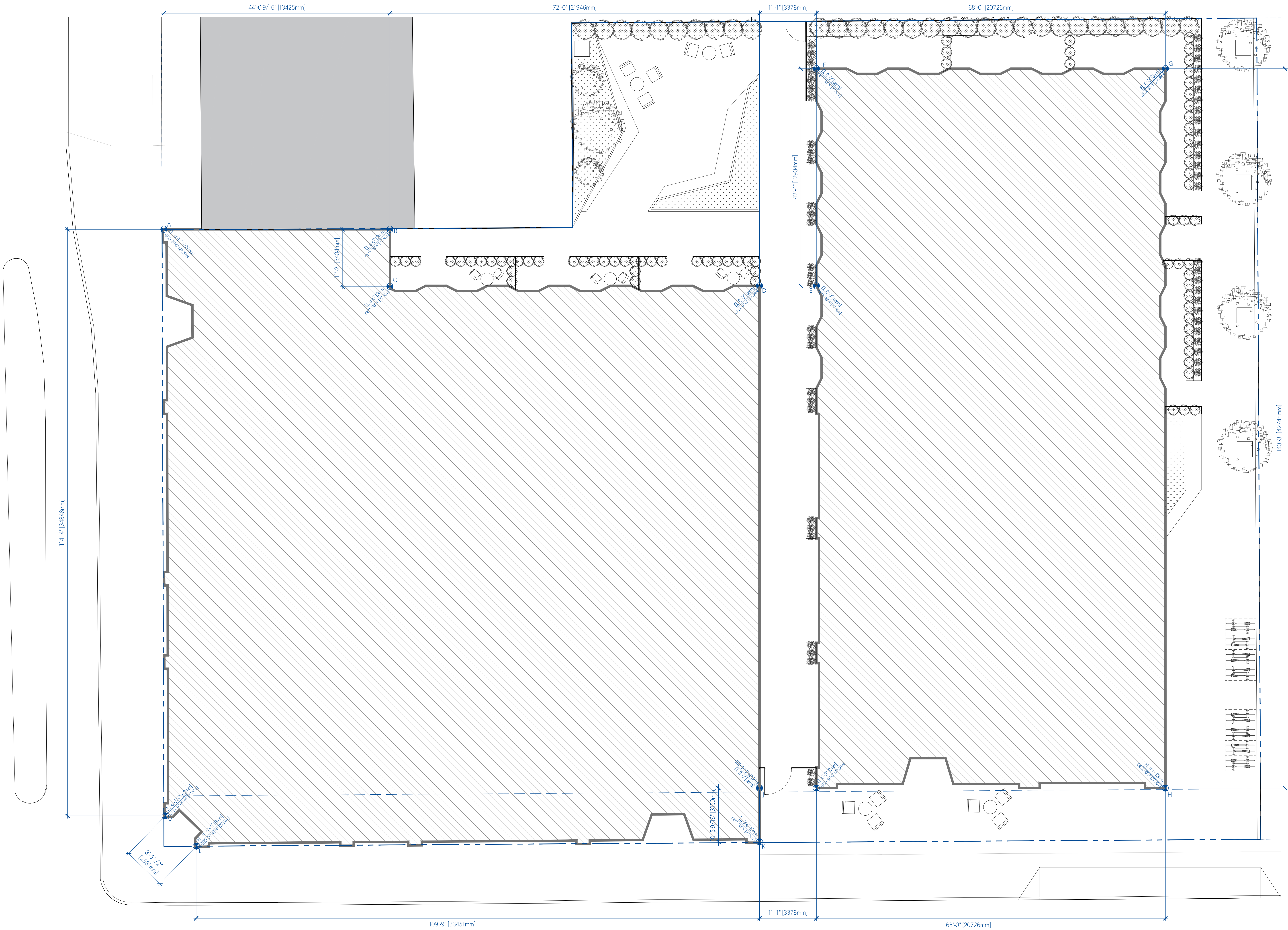


SYMBOL LEGEND	
	LIGHT STANDARD
	TREE (TYPE & DIAMETER)
	FIRE HYDRANT
	WATER VALVE
	WATER MAIN
	CATCH BASIN & ELEVATION @ RIM
	MANHOLE
	GAS METER
	BOULEVARD
	UTILITY POLE
	MONITORING WELL
	UTILITY POLE ANCHOR
	SURVEYED GEODETIC SPOT ELEVATION
	PROPOSED GRADE

1050 PANDORA AVE + 1518 COOK STREET
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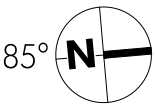
A003

PROPOSED SITE PLAN



AVERAGE GRADE CALCULATIONS			
GRADE POINTS		x DIST. BETWEEN PTS	TOTAL
POINTS A & B	(27.28m + 27.56m) x 0.5	x 13.43m	= 368.11
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 21.95m	= 604.83
POINTS D & E	(27.56m + 27.56m) x 0.5	x 3.38m	= 93.10
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 3.38m	= 93.10
POINTS J & K	(27.56m + 27.56m) x 0.5	x 3.19m	= 87.92
POINTS K & L	(27.56m + 27.54m) x 0.5	x 33.45m	= 921.58
POINTS L & M	(27.54m + 27.54m) x 0.5	x 2.58m	= 71.08
POINTS M & A	(27.54m + 27.28m) x 0.5	x 34.85m	= 955.18
TOTAL			5964.89
BLDG PERIMETER			
TOTAL	216.69m		
AVG GRADE	5964.89/216.59m		= 27.54m

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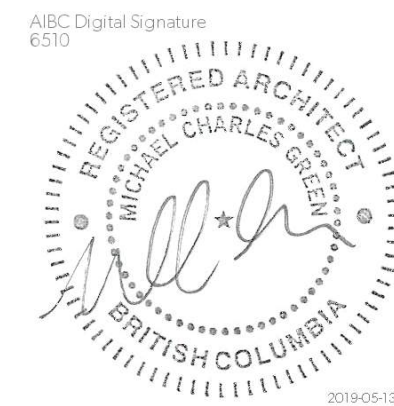
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PARKWAY

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

PARKING CALCULATIONS 1050 PANDORA AVE				
RESIDENTIAL	Parking Rate	# of Units	Stalls req	Stalls prov'd
<45m ²	0.50	2	4	2
45-70m ²	0.60	42	25	12
>70m ²	1.00	7	7	2
Visitor Parking	0.10	56	2	2
TOTAL RESIDENTIAL PARKING			38	18
COMMERCIAL	Parking Rate	area (m ²)	Stalls req	Stalls prov'd
Retail/Grocery	1/80m ²	879	11	4
TOTAL COMMERCIAL PARKING			11	4
1050 PANDORA AVE TOTAL PARKING			49	22
PARKING CALCULATIONS 1518 COOK STREET				
RESIDENTIAL	Parking Rate	# of Units	Stalls req	Stalls prov'd
<45m ²	0.50	2	1	1
45-70m ²	0.60	36	22	12
>70m ²	1.00	9	9	6
Visitor Parking	0.10	47	5	3
TOTAL RESIDENTIAL PARKING			37	22
COMMERCIAL	Parking Rate	area (m ²)	Stalls req	Stalls prov'd
Restaurant	1/40m ²	207	5	3
TOTAL COMMERCIAL PARKING			5	3
1518 COOK STREET TOTAL PARKING			42	25
TOTAL PARKING COMBINED			91	47
BICYCLE PARKING LONG TERM				
RESIDENTIAL	Parking Rate	# of Units	Stalls req	Stalls prov'd
<45m ²	0.50	2	9	11
45-70m ²	1/ unit <45m ²	94	118	125
1.25/unit >45m ²				
TOTAL LONG TERM BIKE PARKING			132	142
TOTAL LONG TERM BIKE PARKING			132	142
TOTAL LONG TERM BIKE PARKING			132	142
BICYCLE PARKING SHORT TERM				
RESIDENTIAL	Parking Rate	area (m ²)	Stalls req	Stalls prov'd
Restaurant	6/ building	207	6	6
Retail/Grocery	1/ 200m ²	879	2	5
TOTAL SHORT TERM BIKE PARKING			12	16

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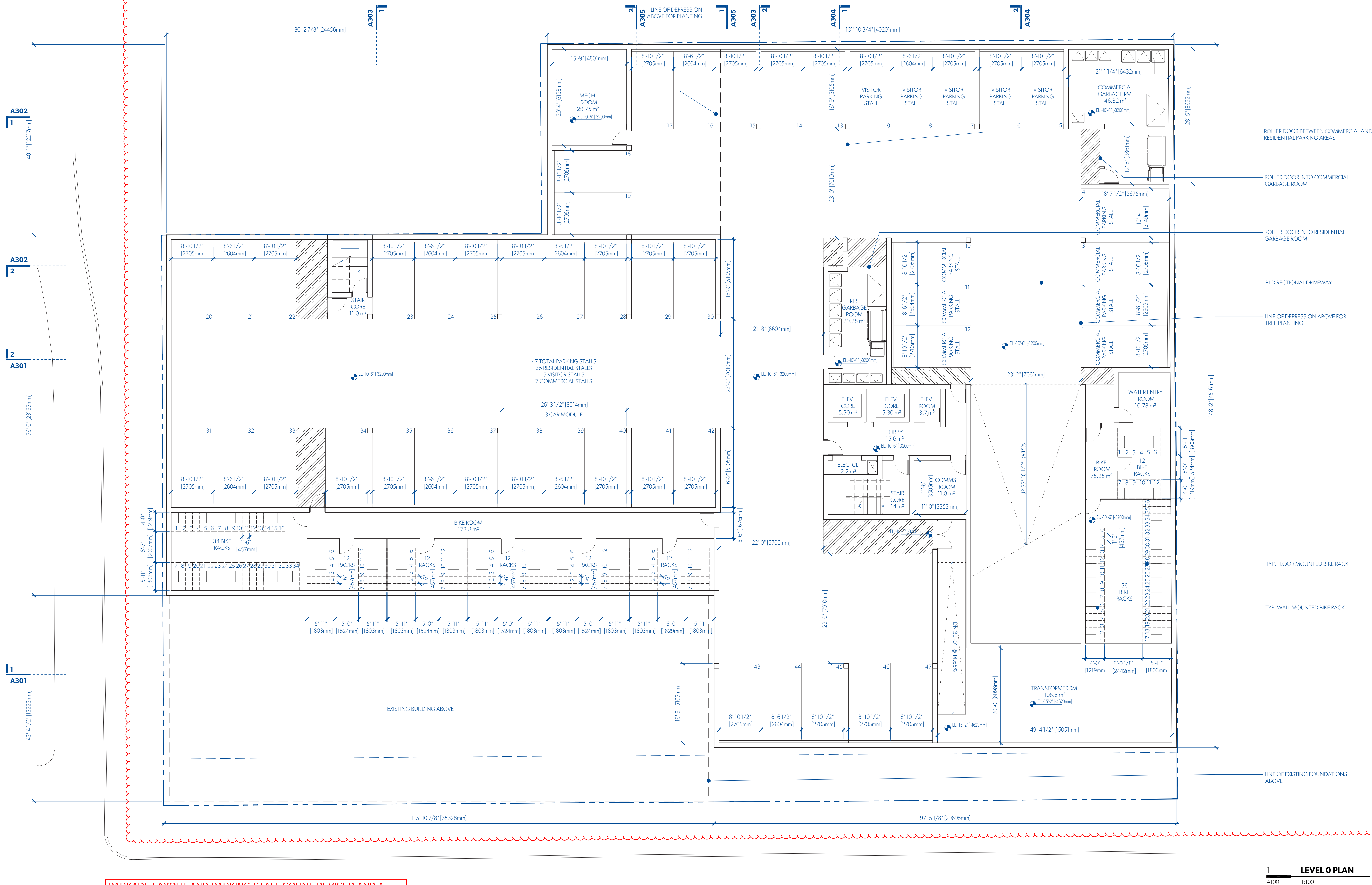


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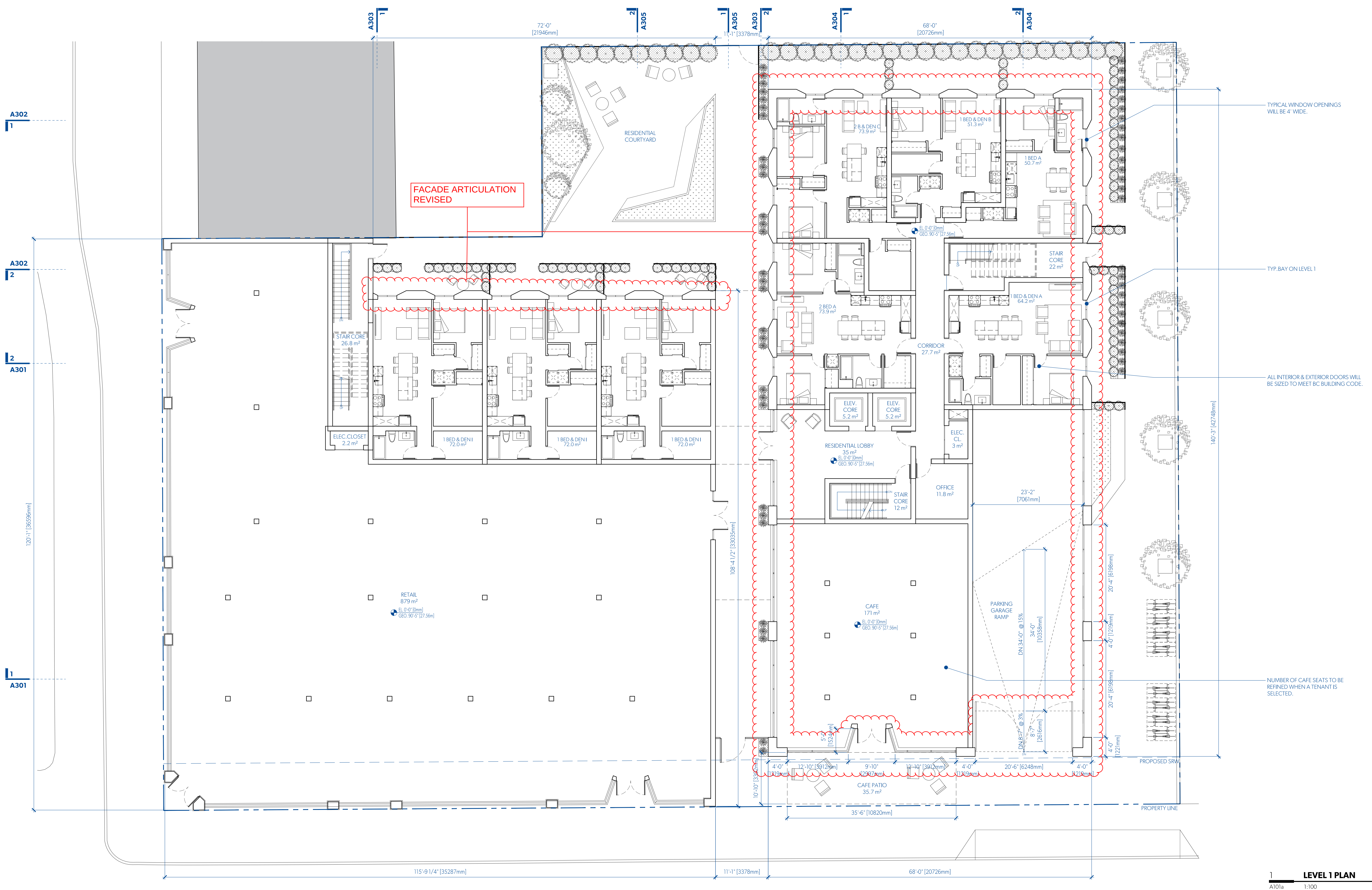
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PARKADE LAYOUT AND PARKING STALL COUNT REVISED AND A PORTION OF THE EXISTING HERITAGE STRUCTURE RETAINED.



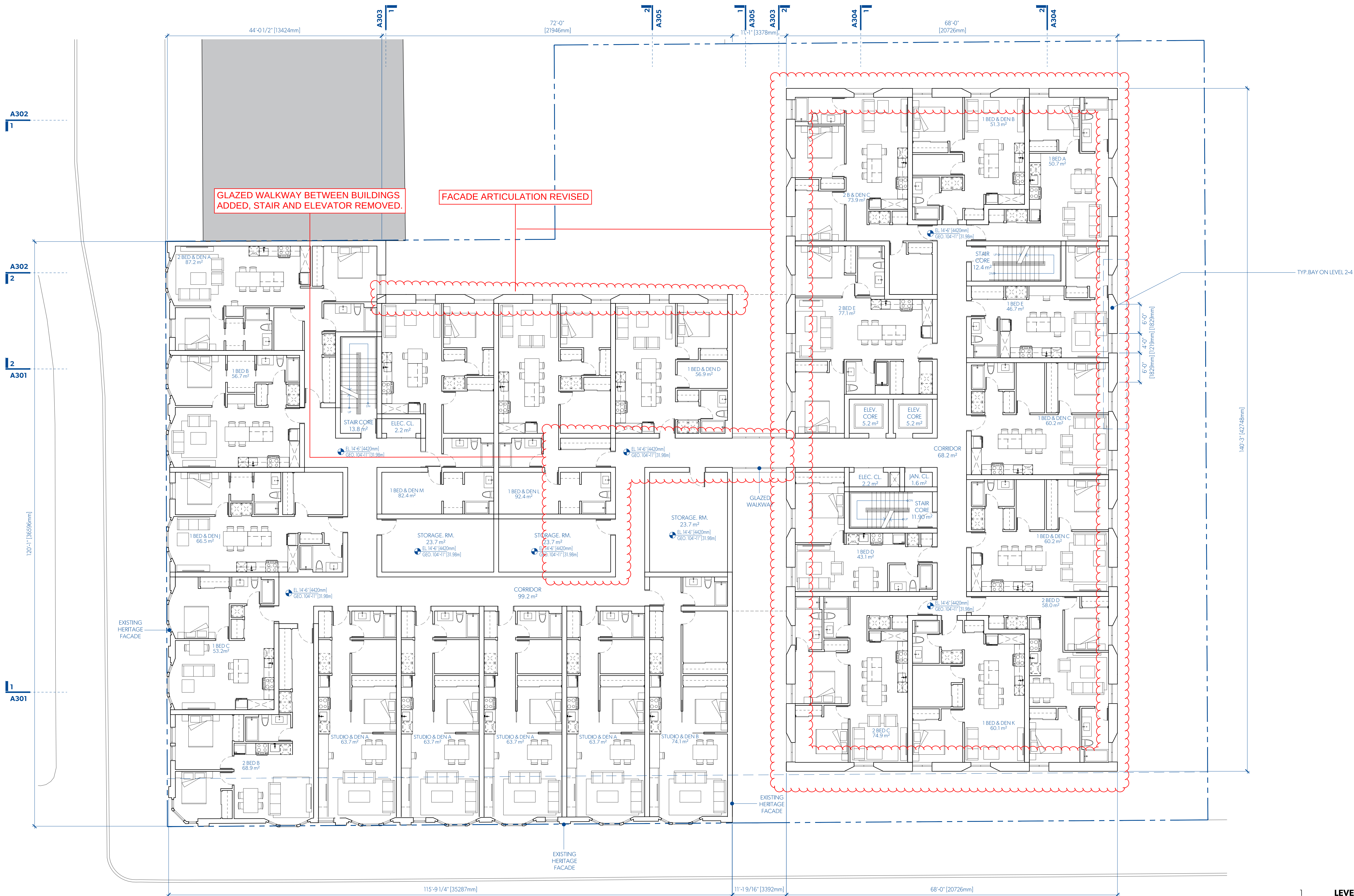
UNIT CALCULATIONS												
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL				
STUDIO A	58.7			1	1			2				
STUDIO B	53.8				1		1	2				
STUDIO C	51.5				1		1	2				
ST & DEN A	63.7		4					4				
ST & DEN B	74.1		1					1				
1BED A	50.7		1	1	1			4				
1BED B	56.7			1				1				
1BED C	53.2			1				1				
1BED D	43.1				1			1				
1BED E	46.7		1	1	1			3				
1BED F	49.8			5		7		12				
1BED G	54.8			1		1		2				
1BED H	38.0				1		1	2				
1BED I	49.8				5		7	12				
1BED J	37.9					1	2	3				
1BED K	43.2				1		1	2				
1BED L	46.8						1	1				
1BED M	46.8						1	1				
1BED N	41.8						1	1				
1BED O	47.0						1	1				
1B&D A	64.2		1					1				
1B&D B	51.3			1	1	1		4				
1B&D C	60.2			2	2	2		6				
1B&D D	56.9				1			1				
1B&D E	55.1				2			2				
1B&D F	53.6				1		1	2				
1B&D G	52.8					2		2				
1B&D H	60.8						1	2				
1B&D I	72.0		3					3				
1B&D J	66.5			1				1				
1B&D K	60.1				1	1		3				
1B&D L	92.4						1	1				
1B&D M	82.4							1				
2BED A	73.0		1					1				
2BED B	68.9			1				1				
2BED C	74.8				1			1				
2BED D	58.0			1	1	1		3				
2BED E	77.1							1				
2BED F	64.8				1	1	1	2				
2BED G	71.4						1	1				
2BED H	70.0						1	1				
2B&D A	87.2			1				1				
2B&D C	73.9		1		1			2				
2B&D D	92.4				3			3				
TOTAL UNITS			8	24	21	21	15	14	103			

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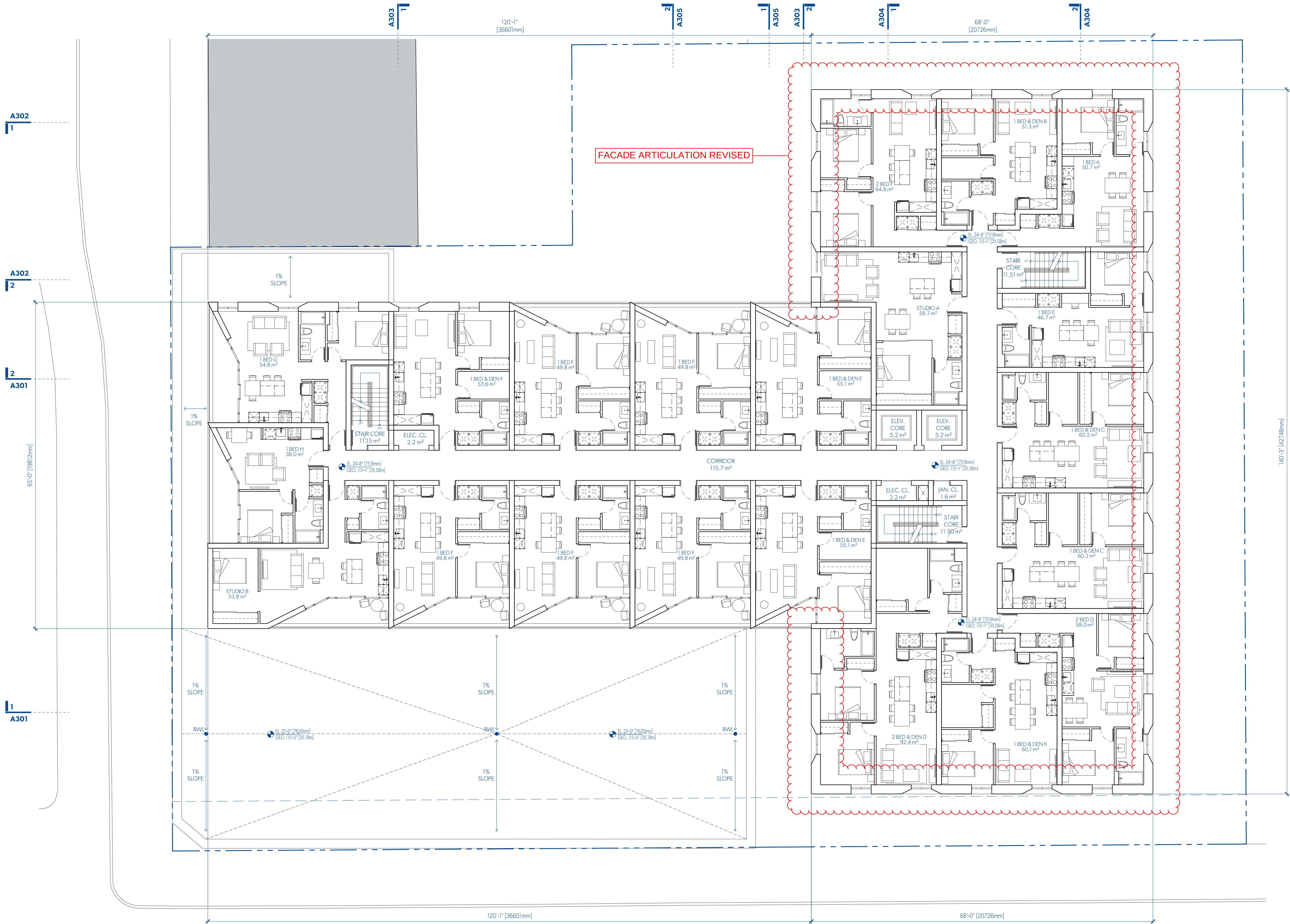
UNIT CALCULATIONS											
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL			
STUDIO A	58.7		1	1				2			
STUDIO B	53.8			1	1			2			
STUDIO C	51.5				1		1	2			
ST & DEN A	63.7		4					4			
ST & DEN B	74.1		1					1			
1BED A	50.7	1	1	1	1			4			
1BED B	56.7		1					1			
1BED C	53.2		1					1			
1BED D	43.1		1					1			
1BED E	46.7	1	1	1				3			
1BED F	49.8		5					12			
1BED G	54.8		1		7			2			
1BED H	38.0		1		1			2			
1BED I	49.8			5		7		12			
1BED J	37.9			1		2		3			
1BED K	43.2			1		1		2			
1BED L	46.8				1			1			
1BED M	46.8				1			1			
1BED N	41.8					1		1			
1BED O	47.0						1	1			
1B&D A	64.2	1						1			
1B&D B	51.3		1	1	1			4			
1B&D C	60.2		2	2	2			6			
1B&D D	56.9			1				1			
1B&D E	55.1			2				2			
1B&D F	53.6			1				2			
1B&D G	52.8				2			2			
1B&D H	60.8					1		2			
1B&D I	72.0	3						3			
1B&D J	66.5		1					1			
1B&D K	60.1			1	1			3			
1B&D L	92.4		1					1			
1B&D M	82.4		1					1			
2BED A	73.0	1						1			
2BED B	68.9		1					1			
2BED C	74.9			1				1			
2BED D	58.0		1	1	1			3			
2BED E	77.1		1					1			
2BED F	64.8			1	1			2			
2BED G	71.4					1		1			
2BED H	70.0						1	1			
2B&D A	87.2		1					1			
2B&D C	73.9	1	1					2			
2B&D D	92.4			3				3			
TOTAL UNITS			8	24	21	21	15	14	103		

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



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



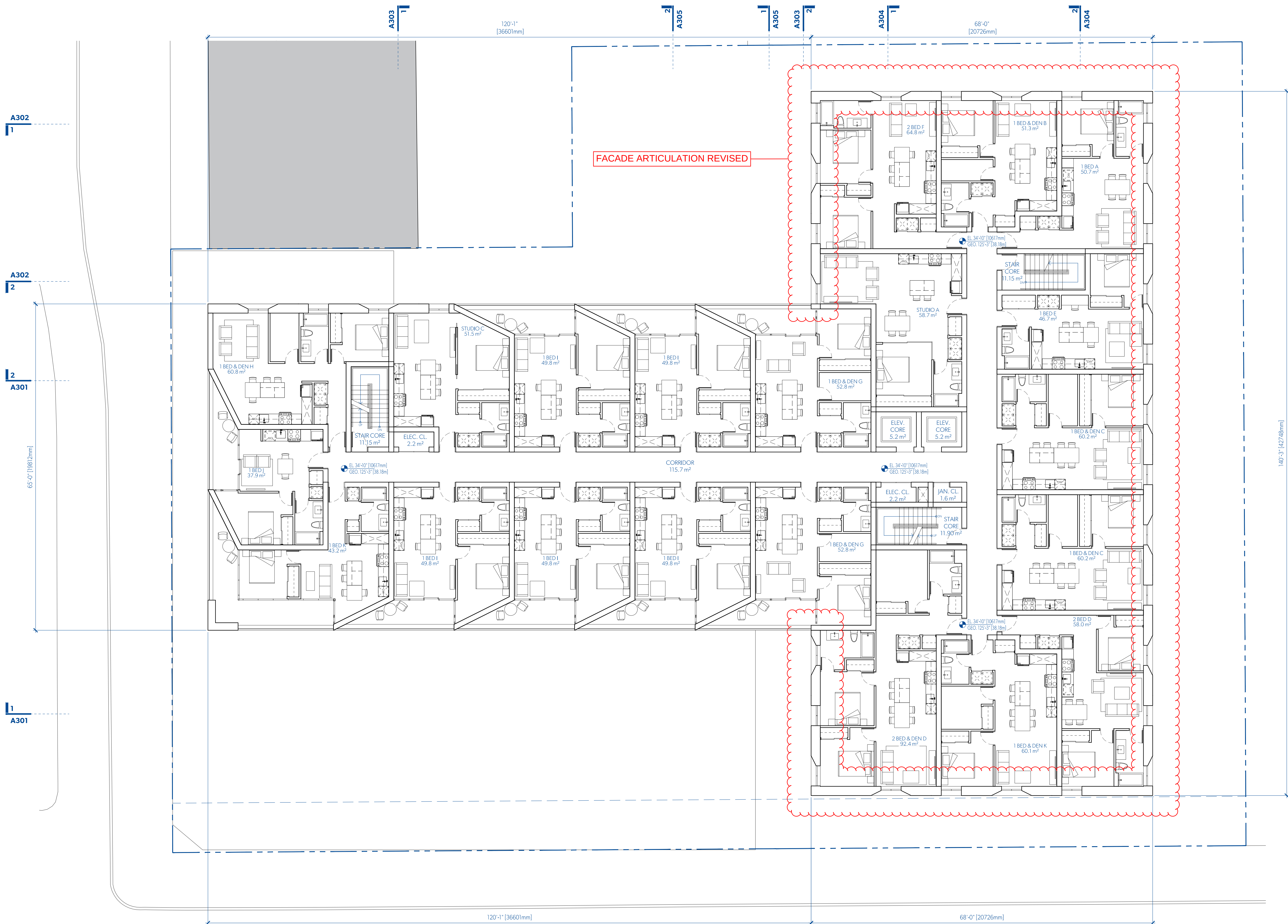
UNIT CALCULATIONS												
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL				
STUDIO A	58.7			1	1			2				
STUDIO B	53.8					1		2				
STUDIO C	51.5				1		1	2				
ST & DEN A	63.7		4					4				
ST & DEN B	74.1		1					1				
1BED A	50.7		1	1	1			4				
1BED B	56.7			1				1				
1BED C	53.2			1				1				
1BED D	43.1				1			1				
1BED E	46.7		1	1	1			3				
1BED F	49.8			5		7		12				
1BED G	54.8			1		1		2				
1BED H	38.0					1		2				
1BED I	49.8				5		7	12				
1BED J	37.9					1	2	3				
1BED K	43.2				1		1	2				
1BED L	46.8							1				
1BED M	46.8							1				
1BED N	41.8						1	1				
1BED O	47.0						1	1				
1B&D A	64.2		1					1				
1B&D B	51.3			1	1	1		4				
1B&D C	60.2			2	2	2		6				
1B&D D	56.9				1			1				
1B&D E	55.1				2			2				
1B&D F	53.6				1			2				
1B&D G	52.8					2		2				
1B&D H	60.8						1	2				
1B&D I	72.0		3					3				
1B&D J	66.5			1				1				
1B&D K	60.1				1	1		3				
1B&D L	92.4				1			1				
1B&D M	82.4							1				
2BED A	73.0		1					1				
2BED B	68.9			1				1				
2BED C	74.9				1			1				
2BED D	58.0			1	1	1		3				
2BED E	77.1							1				
2BED F	64.8				1	1		2				
2BED G	71.4						1	1				
2BED H	70.0						1	1				
2B&D A	87.2			1				1				
2B&D C	73.9		1		1			2				
2B&D D	92.4					3		3				
TOTAL UNITS			8	24	21	21	15	14	103			

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



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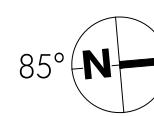
PARKWAY
1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001



UNIT CALCULATIONS

CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL
STUDIO A	58.7			1	1			2
STUDIO B	53.8			1	1			2
STUDIO C	51.5				1		1	2
ST & DEN A	63.7		4					4
ST & DEN B	74.1		1					1
1BED A	50.7	1	1	1	1			4
1BED B	56.7		1					1
1BED C	53.2		1					1
1BED D	43.1		1					1
1BED E	46.7	1	1	1				3
1BED F	49.8		5		7			12
1BED G	54.8		1	1				2
1BED H	38.0		1	1				2
1BED I	49.8			5	7			12
1BED J	37.9			1	1	2		3
1BED K	43.2			1	1			2
1BED L	46.8				1			1
1BED M	46.8				1			1
1BED N	41.8				1			1
1BED O	47.0					1		1
18&D A	64.2	1						1
18&D B	51.3		1	1	1			4
18&D C	60.2		2	2	2			6
18&D D	56.9			1				1
18&D E	55.1			2		1		2
18&D F	53.6			1				2
18&D G	52.8				2			2
18&D H	60.8					1		2
18&D I	72.0	3						3
18&D J	66.5		1					1
18&D K	60.1		1	1	1			3
18&D L	92.4		1	1				1
18&D M	82.4		1					1
2BED A	73.0	1						1
2BED B	68.9		1					1
2BED C	74.9		1					1
2BED D	58.0		1	1	1			3
2BED E	77.1		1	1				2
2BED F	64.8			1	1			2
2BED G	71.4					1		1
2BED H	70.0						1	1
28&D A	87.2		1					1
28&D C	73.9	1	1	1	1			2
28&D D	92.4							2
TOTAL UNITS		8	24	21	21	15	14	103

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

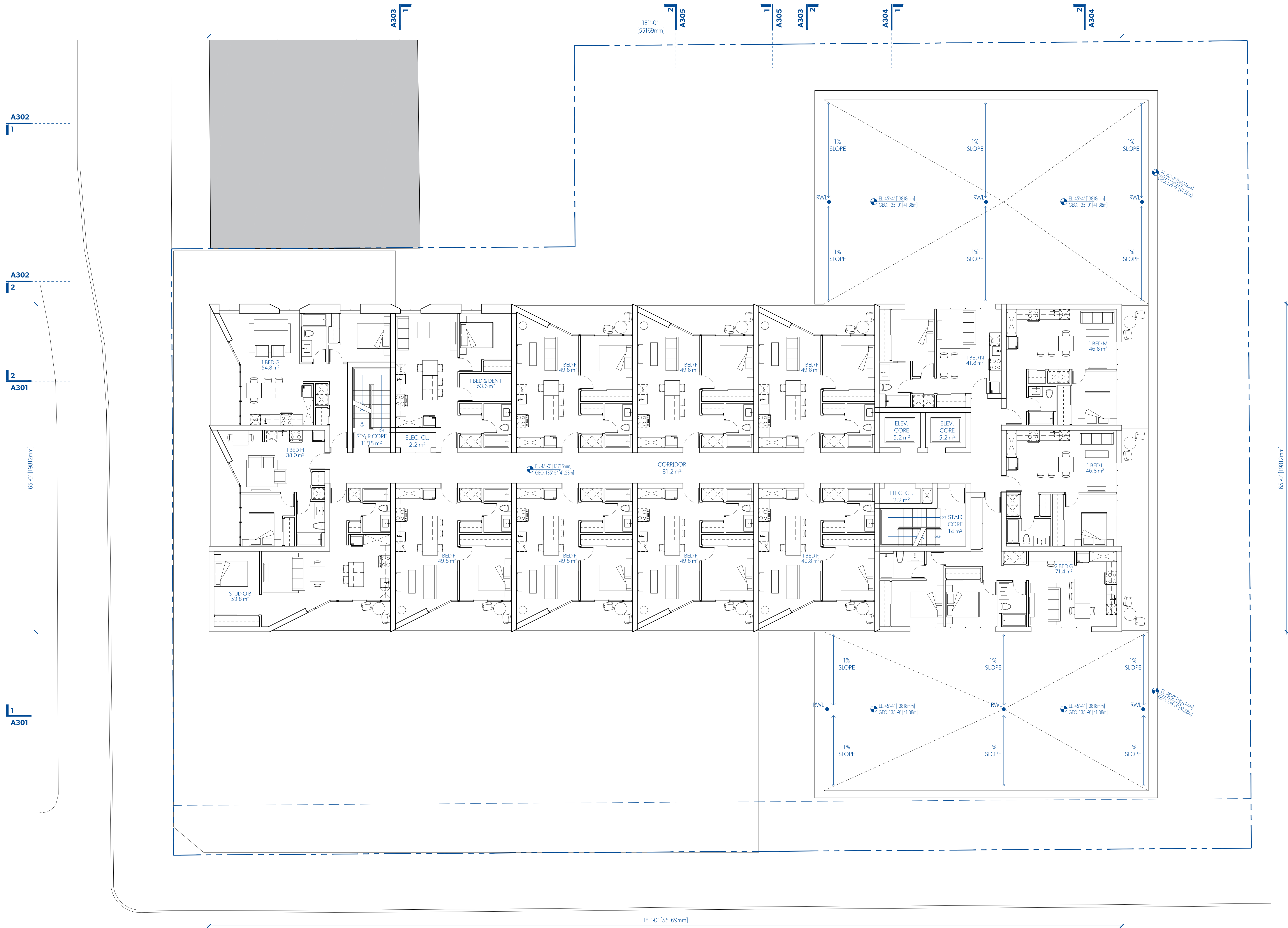


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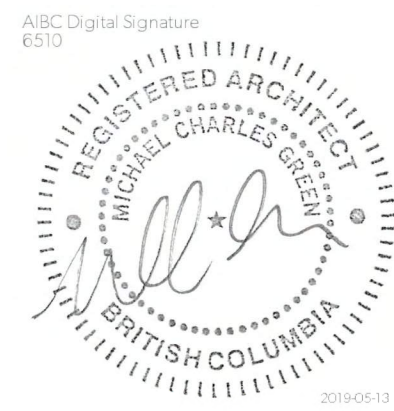
PARKWAY

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



UNIT CALCULATIONS											
CITY	m2	L1	L2	L3	L4	L5	L6	TOTAL			
STUDIO A	58.7			1	1			2			
STUDIO B	53.8			1		1		2			
STUDIO C	51.5				1		1	2			
ST & DEN A	63.7		4					4			
ST & DEN B	74.1		1					1			
1 BED A	50.7	1		1	1			4			
1 BED B	56.7		1					1			
1 BED C	53.2		1					1			
1 BED D	43.1			1				1			
1 BED E	46.7		1	1	1			3			
1 BED F	49.8			5		7		12			
1 BED G	54.8			1		1		2			
1 BED H	38.0			1			1	2			
1 BED I	49.8				5		7	12			
1 BED J	37.9				1		2	3			
1 BED K	43.2				1		1	2			
1 BED L	46.8						1	1			
1 BED M	46.8						1	1			
1 BED N	41.8						1	1			
1 BED O	47.0						1	1			
1 B&D A	64.2	1						1			
1 B&D B	51.3		1	1	1	1		4			
1 B&D C	60.2		2	2	2			6			
1 B&D D	56.9			1				1			
1 B&D E	55.1			2				2			
1 B&D F	53.6				1		1	2			
1 B&D G	52.8				2			2			
1 B&D H	60.8					1	1	2			
1 B&D I	72.0	3						3			
1 B&D J	66.5		1					1			
1 B&D K	60.1			1	1			3			
1 B&D L	92.4							1			
1 B&D M	82.4							1			
2 BED A	73.0		1					1			
2 BED B	68.9			1				1			
2 BED C	74.9			1				1			
2 BED D	58.0			1	1	1		3			
2 BED E	77.1							1			
2 BED F	64.8				1	1	1	2			
2 BED G	71.4						1	1			
2 BED H	70.0						1	1			
2 B&D A	87.2			1				1			
2 B&D C	73.9		1		1			2			
2 B&D D	92.4				1	1		2			
TOTAL UNITS			8	24	21	21	15	14	103		

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



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

85° 

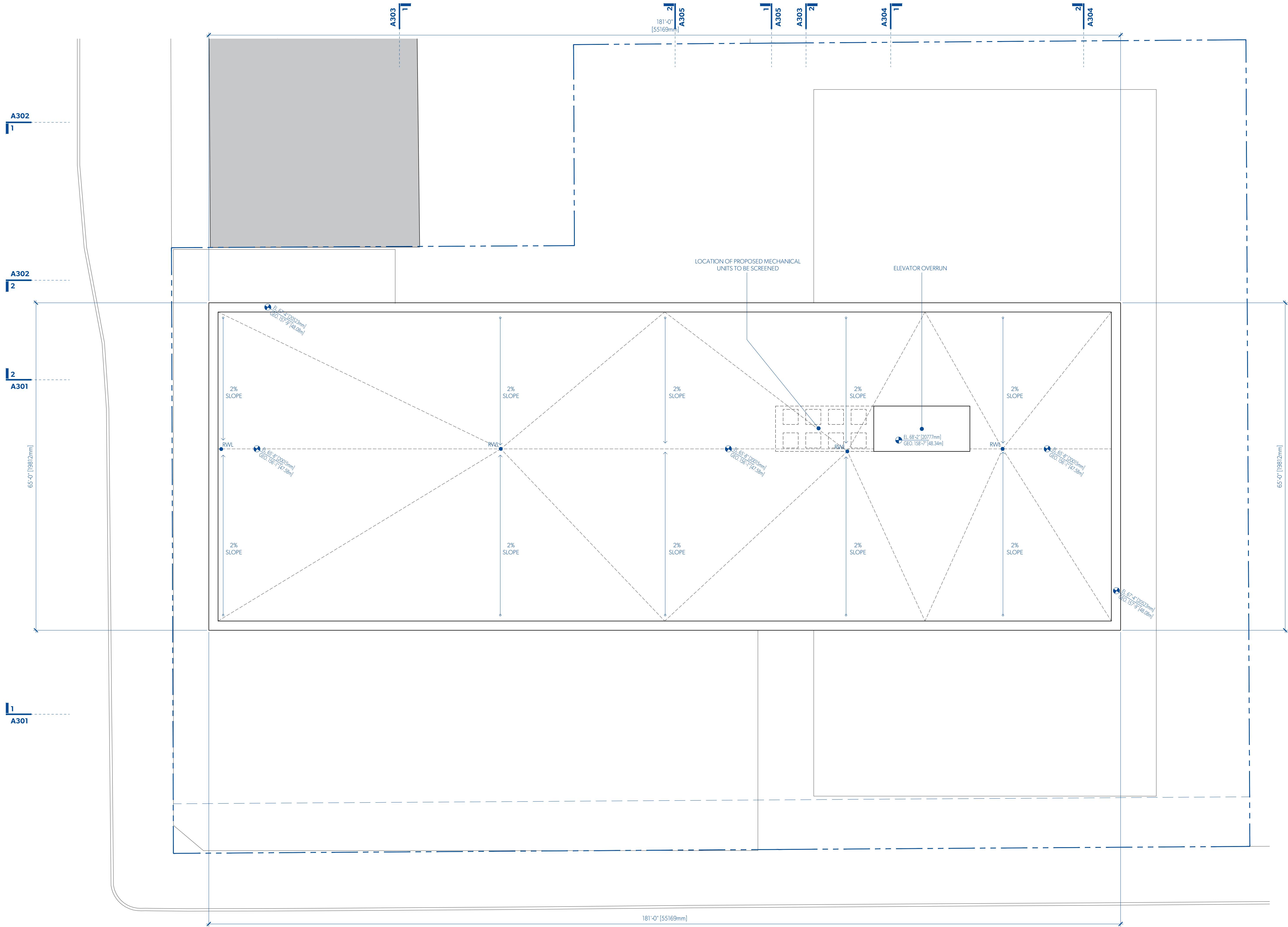
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REVISION	DESCRIPTION
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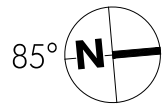
2018-001

A106

LEVEL 6 PLAN

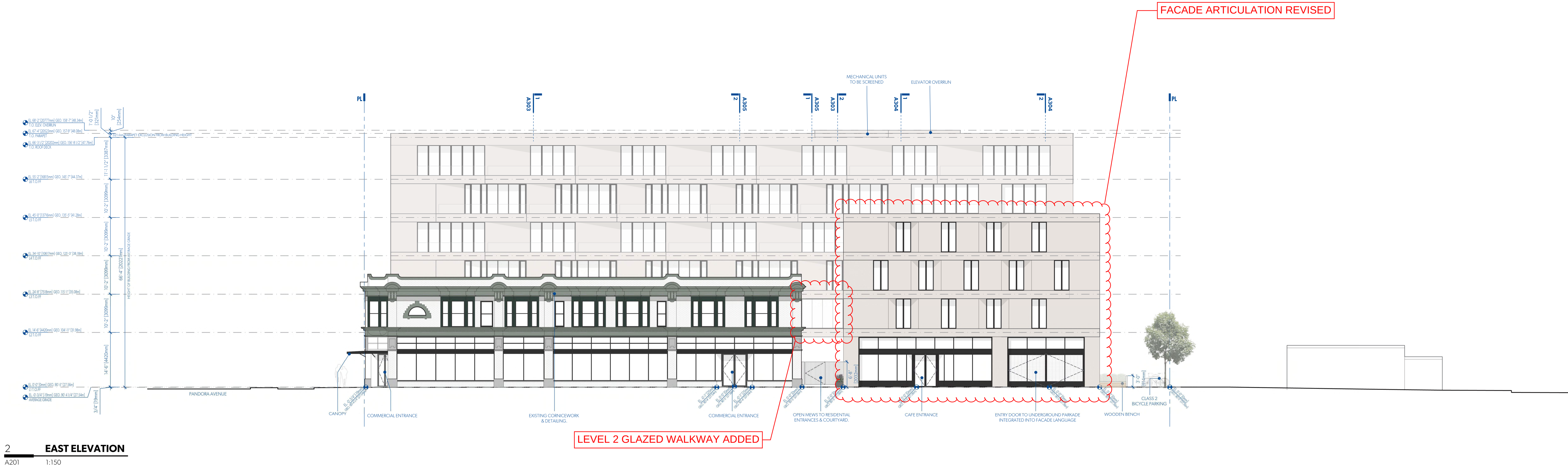
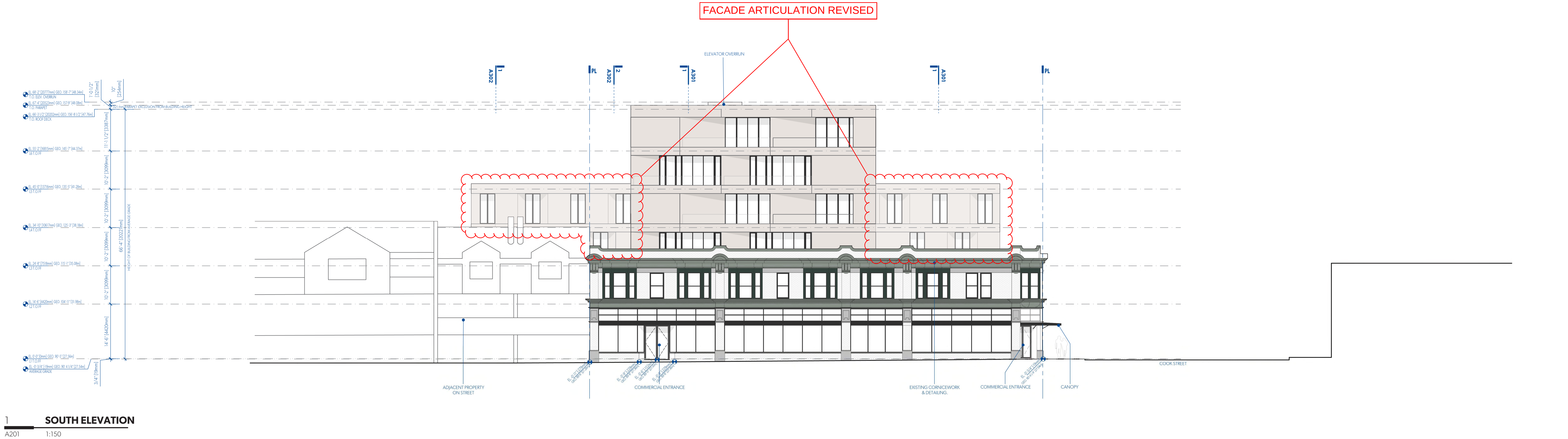


1 **ROOF PLAN**
A107 1:100



PARKWAY

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VICTORIA, BC
2018-001



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MATERIALITY



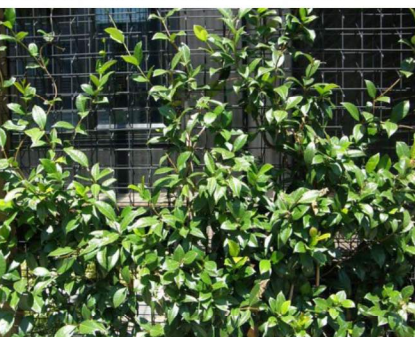
LIGHT COLOURED SOLID PANEL



GLAZING WITH DARK FRAMES



EXISTING WHITE GLAZED BRICK



PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

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



2019-05-15

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DATE

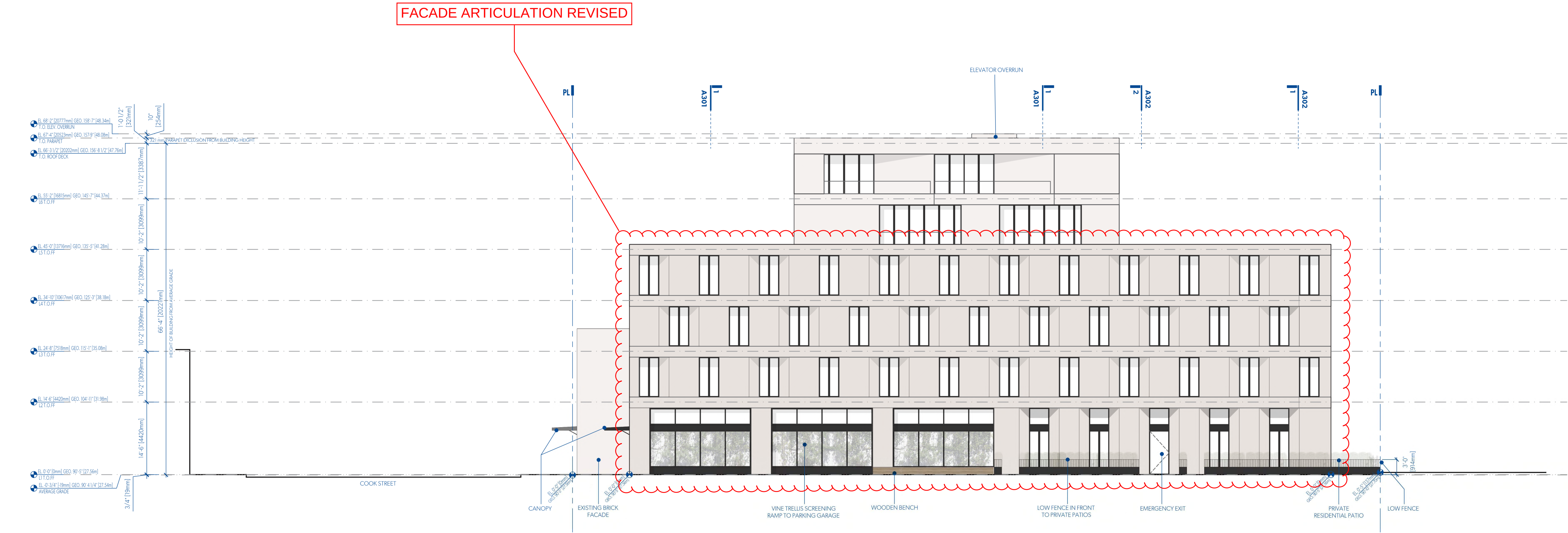
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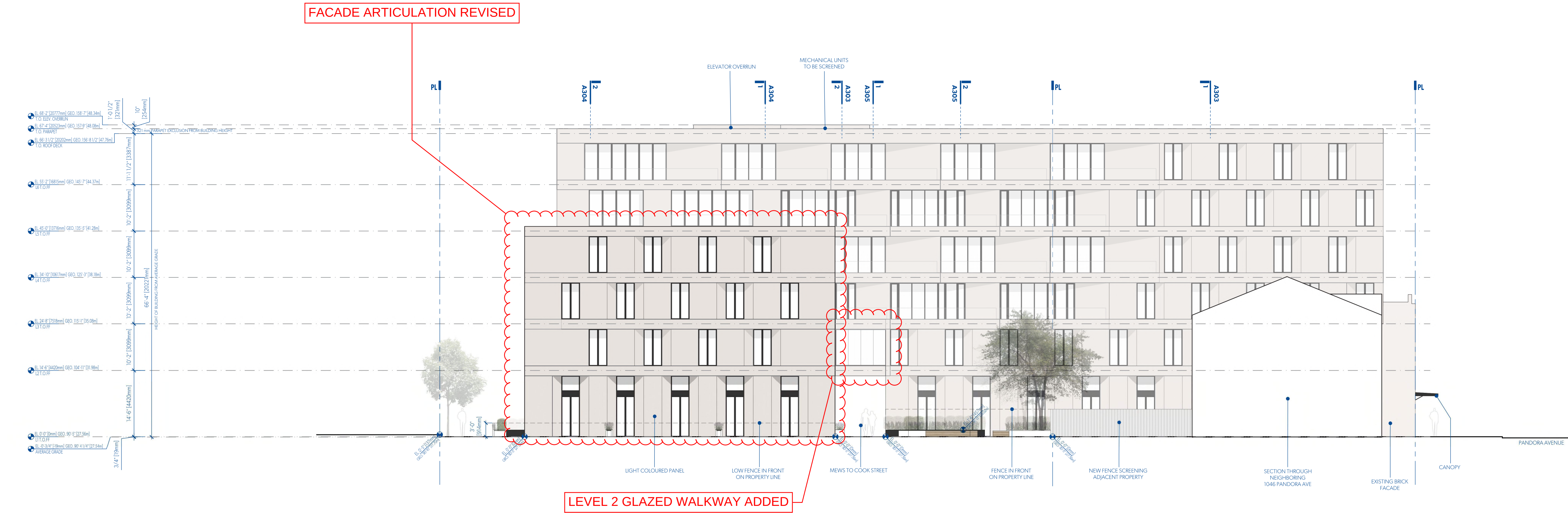
PARKWAY

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

A201
ELEVATIONS



1 NORTH ELEVATION THROUGH PUBLIC WALKWAY
A202 1:150



2 WEST ELEVATION
A202 1:150

MGA

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MATERIALITY



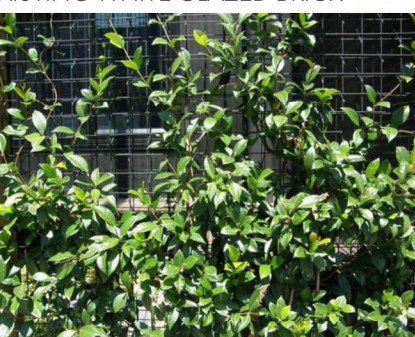
LIGHT COLOURED SOLID PANEL



GLAZING WITH DARK FRAMES



EXISTING WHITE GLAZED BRICK



PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

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



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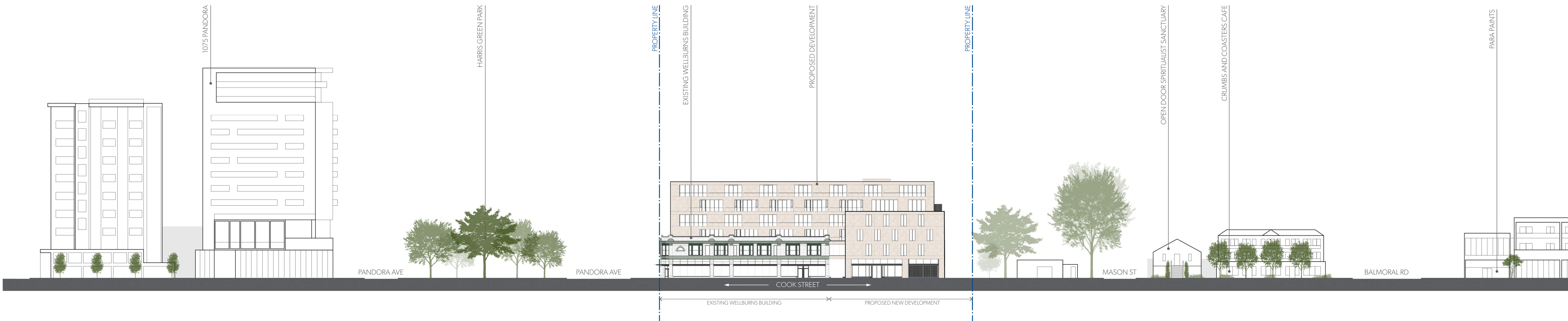
PARKWAY

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

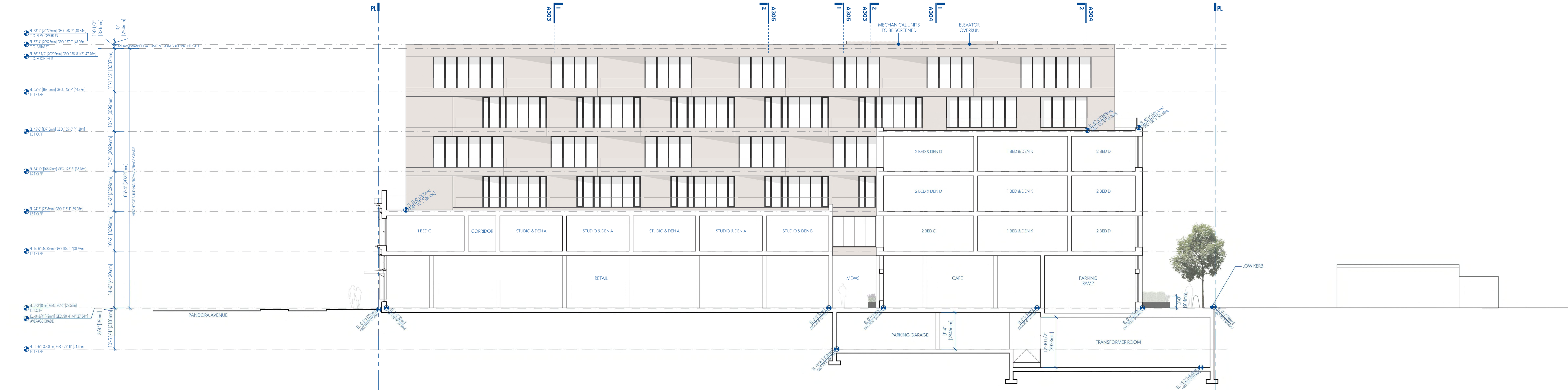
A202
ELEVATIONS



1 **PANDORA AVENUE STREETSCAPE**
A251 NTS



2 **COOK STREET STREETSCAPE**
A251 NTS



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

MGA

MATERIALITY



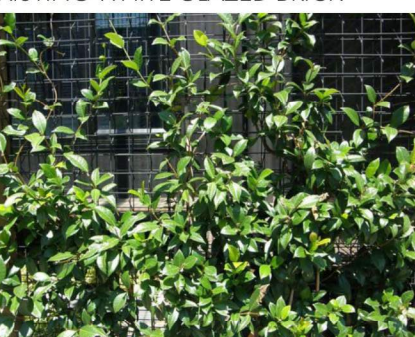
LIGHT COLOURED SOLID PANEL



GLAZING WITH DARK FRAMES



EXISTING WHITE GLAZED BRICK



PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

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



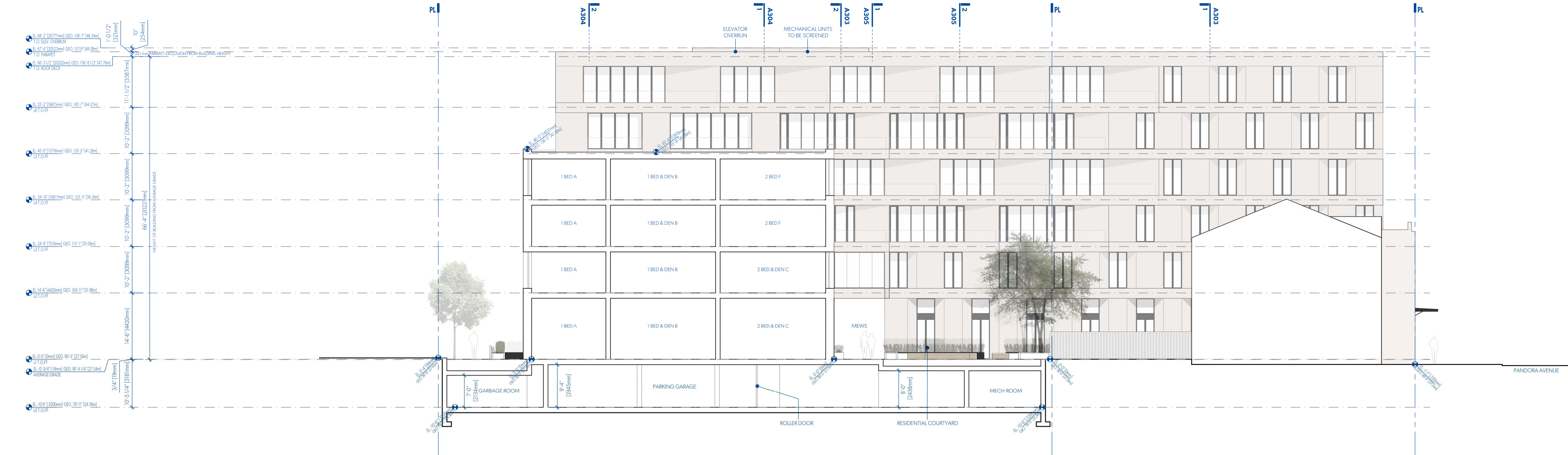
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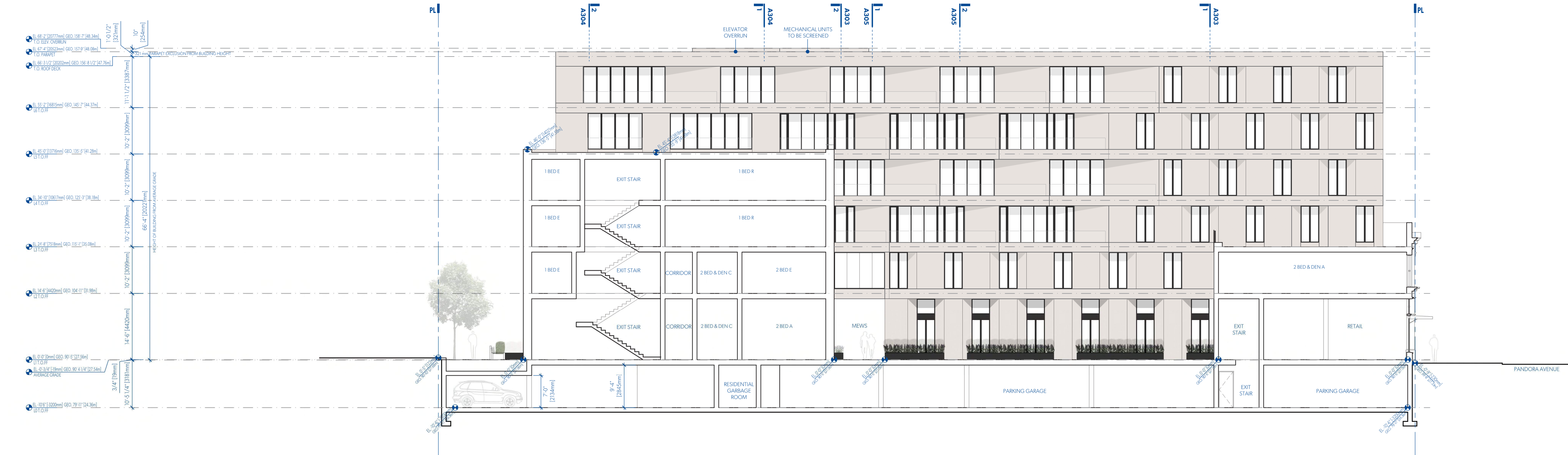
PARKWAY

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

A301
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

MGA

MATERIALITY



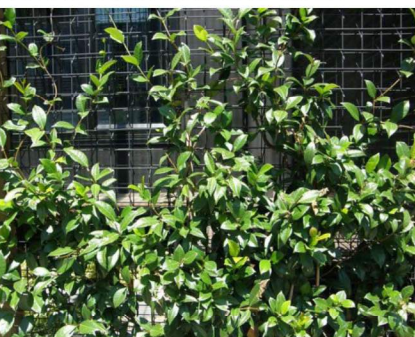
LIGHT COLOURED SOLID PANEL



GLAZING WITH DARK FRAMES



EXISTING WHITE GLAZED BRICK



PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

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



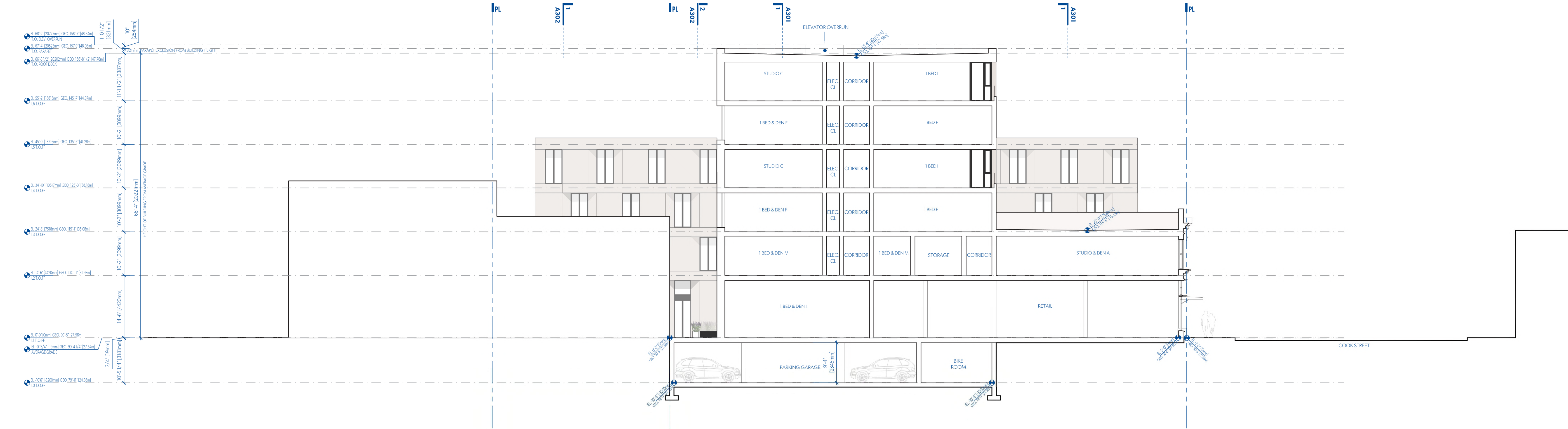
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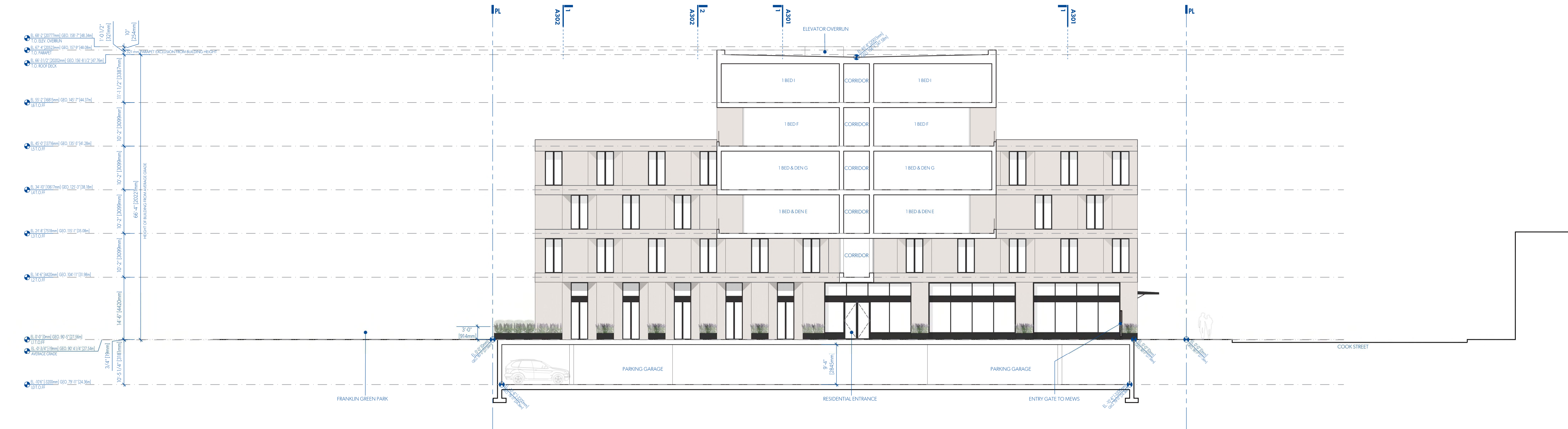
PARKWAY

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VICTORIA, BC
2018-001

A302
SECTIONS



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



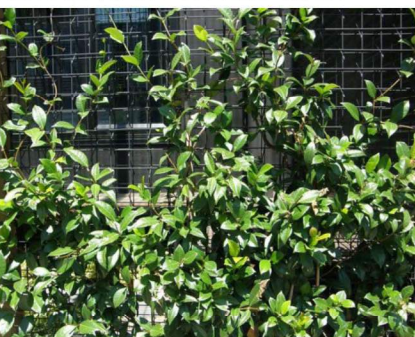
LIGHT COLOURED SOLID PANEL



GLAZING WITH DARK FRAMES



EXISTING WHITE GLAZED BRICK



PERFORATED METAL TRELLIS SCREENING ON NORTH FACADE ALONG PARKADE RAMP



EXISTING ORNAMENTAL DETAILING RESTORED TO HERITAGE COLOUR PALETTE

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



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VICTORIA, BC
2018-001

A303
SECTIONS



EXISTING ORNAMENTAL DETAILING
RESTORED TO HERITAGE COLOUR
PALETTE

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



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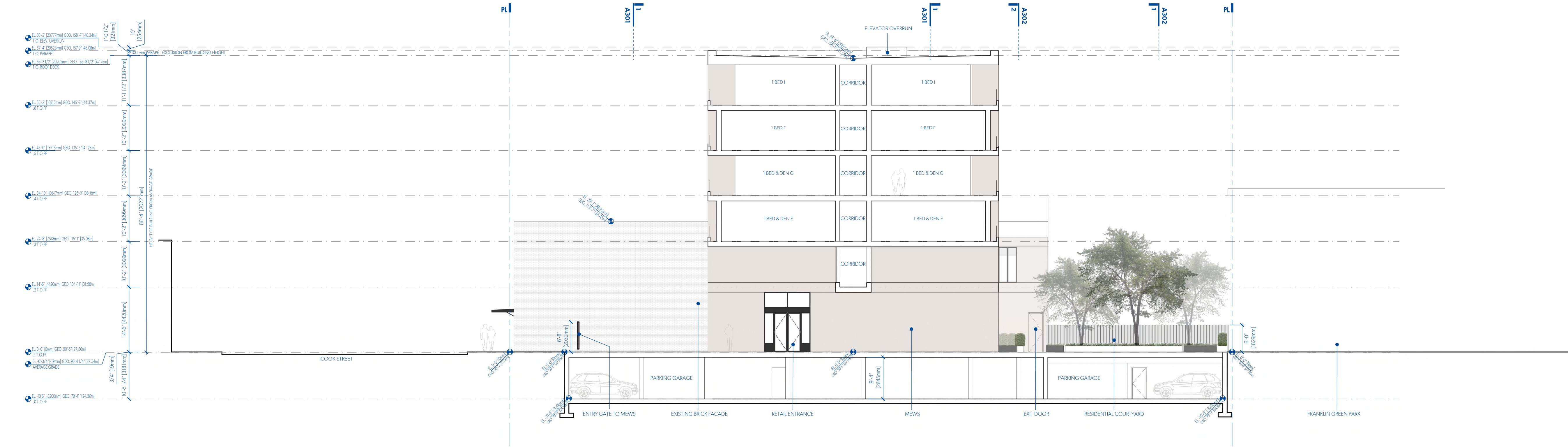
DATE	REVISION	DESCRIPTION
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1050 PANDORA AVE + 1518 COOK STREET
VICTORIA, BC
2018-001

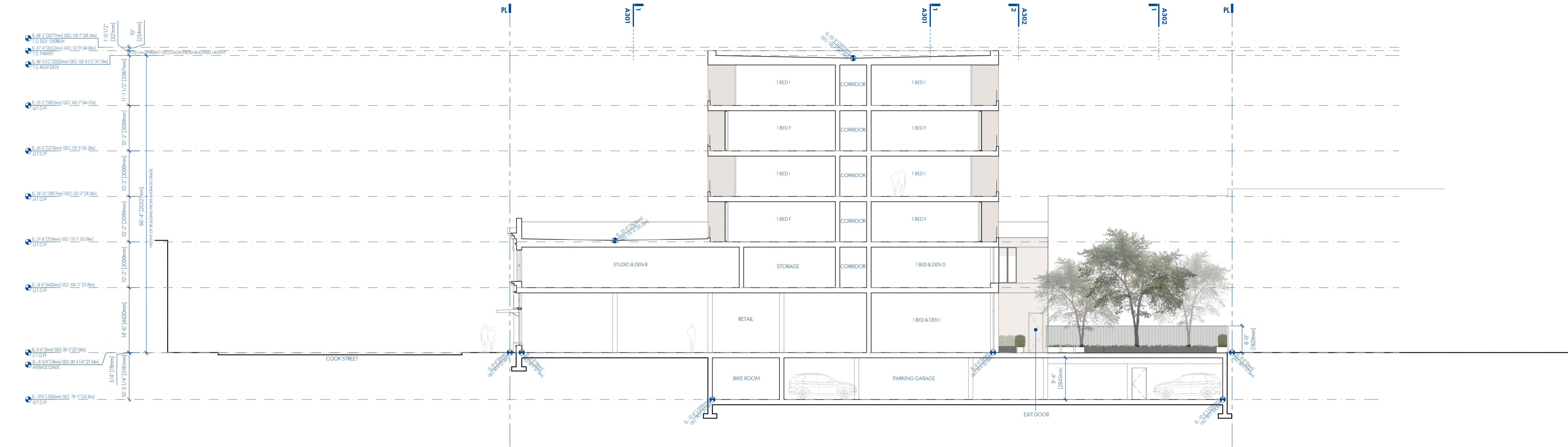
A304

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



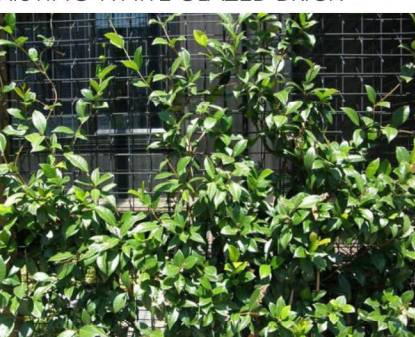
LIGHT COLOURED SOLID PANEL



GLAZING WITH DARK FRAMES



EXISTING WHITE GLAZED BRICK

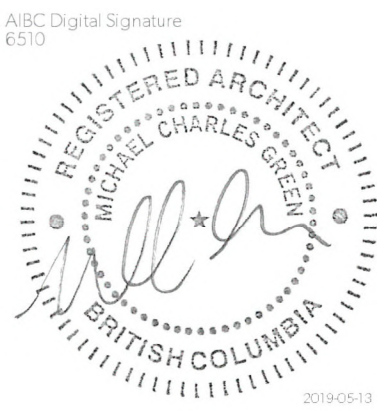


PERFORATED METAL TRELLIS SCREENING
ON NORTH FACADE ALONG
PARKADE RAMP



EXISTING ORNAMENTAL DETAILING
RESTORED TO HERITAGE COLOUR
PALETTE

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



2019-05-15

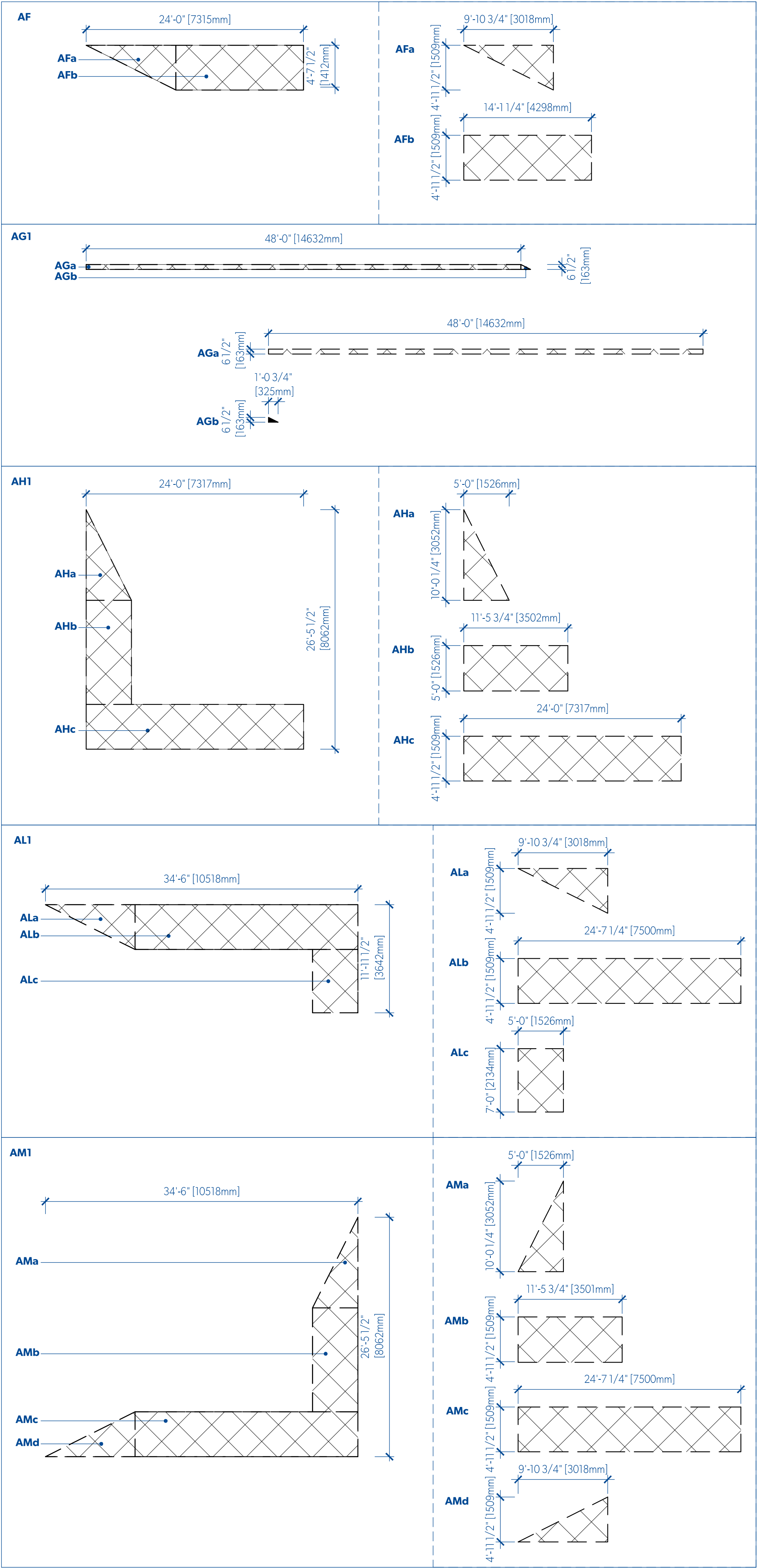
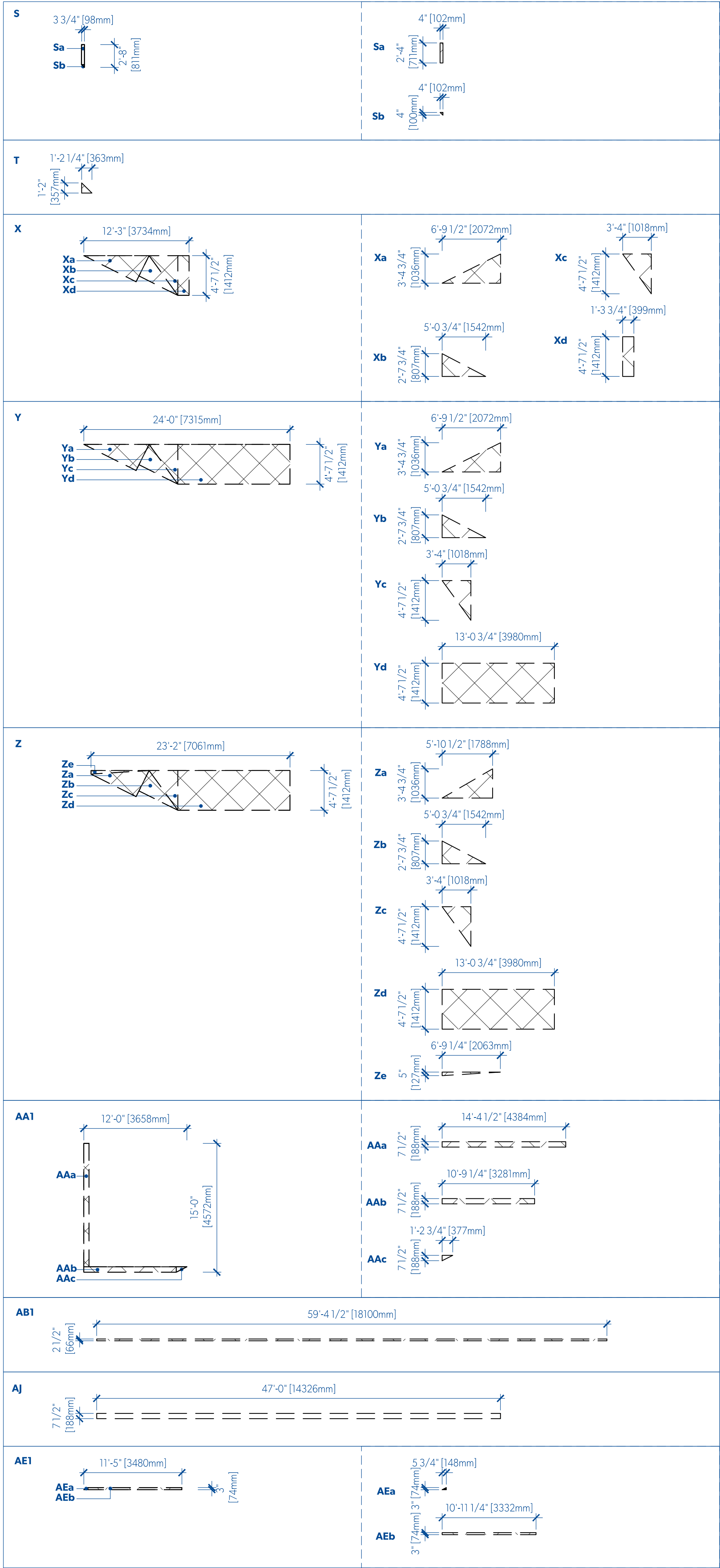
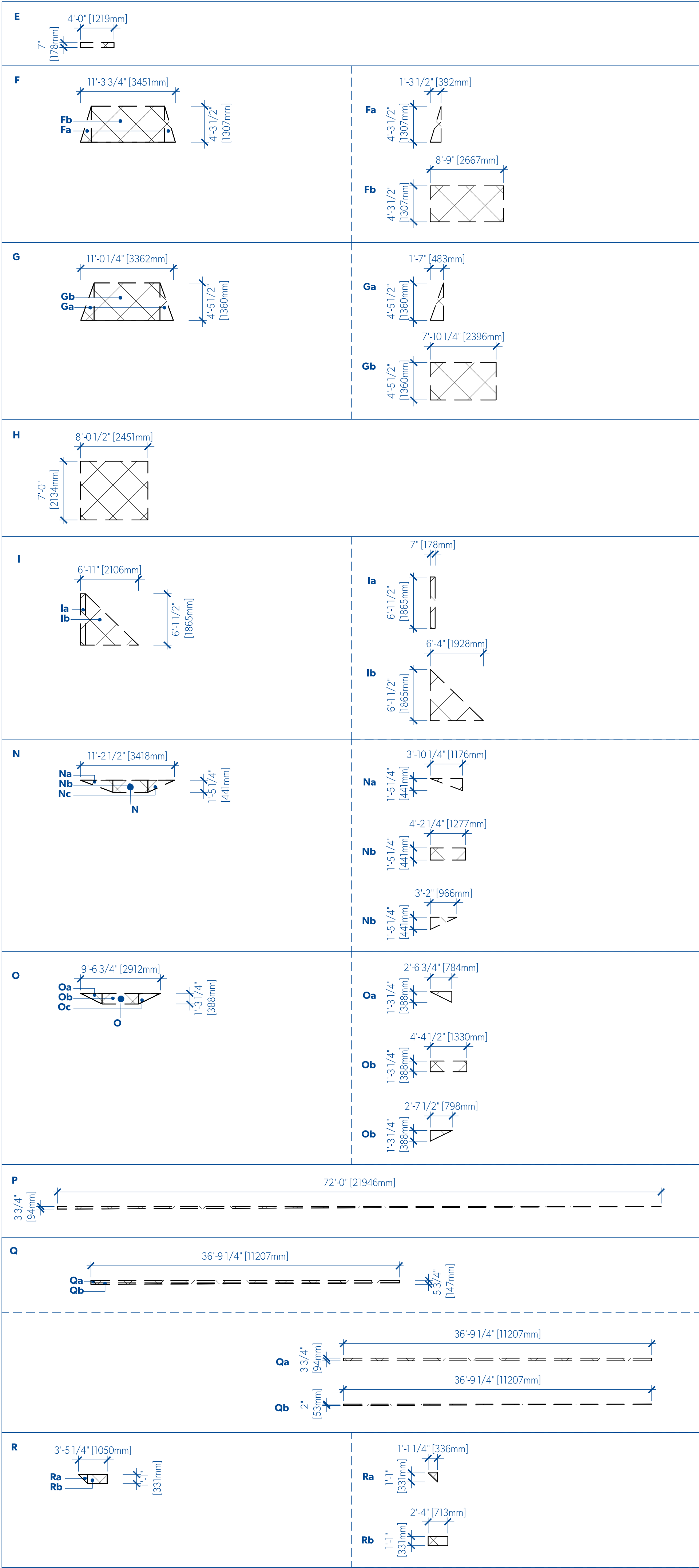
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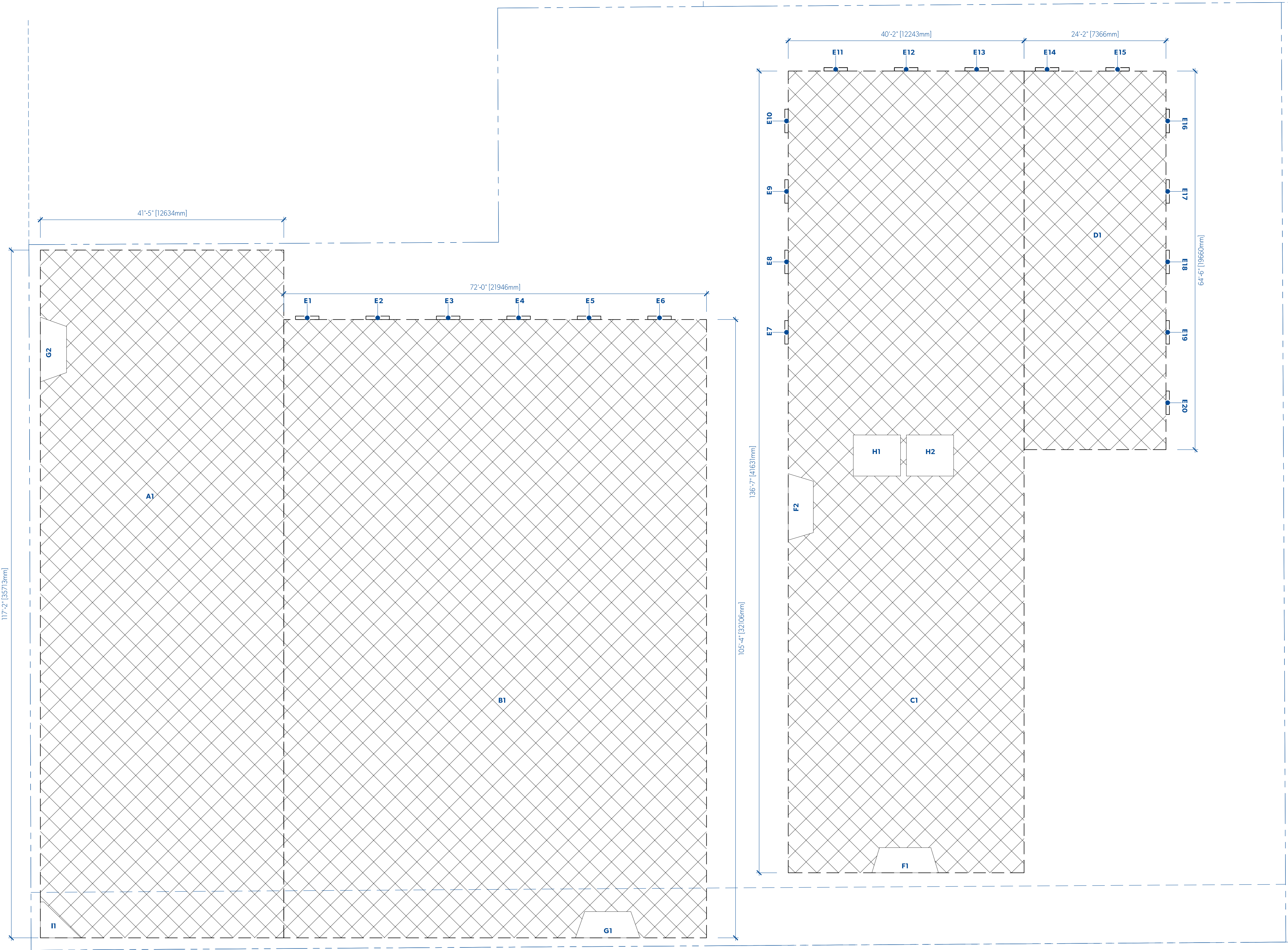
DATE REVISION DESCRIPTION

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

A305
SECTIONS





1
A801

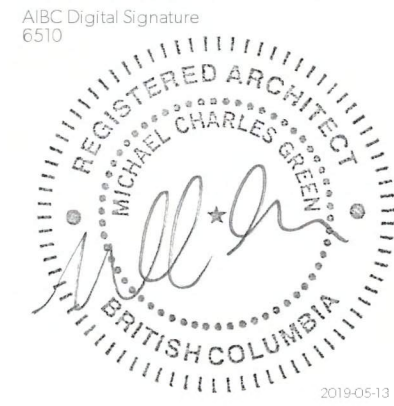
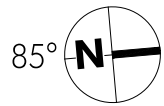
FSR LEVEL 1
1:100

THE SCOTT BUILDING - LEVEL 1						
GROSS AREA	METRIC (M2)					
	LENGTH	WIDTH	AREA	QTY	TOTAL	
A1	35.71	x	12.62	=	450.88 m2	x 1 = 450.88 m2
B1	32.10	x	21.95	=	704.55 m2	x 1 = 704.55 m2
C1	41.63	x	12.24	=	509.70 m2	x 1 = 509.70 m2
D1	19.66	x	7.37	=	144.83 m2	x 1 = 144.83 m2
E	0.18	x	1.22	=	0.22 m2	x 20 = 4.31 m2
TOTAL GROSS AREA						1814.28 m2
AREA DEDUCTIONS						
F	(SEE F CALCULATIONS)		=	4.00 m2	x 2 =	8.01 m2
G	(SEE G CALCULATIONS)		=	5.15 m2	x 2 =	10.31 m2
H	2.13	x	2.44	=	5.20 m2	x 2 = 10.41 m2
I	(SEE I CALCULATIONS)		=	2.13 m2	x 1 =	2.13 m2
TOTAL DEDUCTIONS						30.85 m2
TOTAL GROSS AREA						1814.28 m2
TOTAL DEDUCTIONS						30.85 m2
TOTAL NET AREA						1783.42 m2
F CALCULATIONS						
GROSS AREA						
Fa	1.31	x	0.39	=	0.52 m2	x 1 = 0.52 m2
Fb	1.31	x	2.67	=	3.49 m2	x 1 = 3.49 m2
TOTAL NET AREA						4.00 m2
G CALCULATIONS						
GROSS AREA						
Ga	1.36	x	0.48	=	0.66 m2	x 1 = 0.66 m2
Gb	1.36	x	3.31	=	4.50 m2	x 1 = 4.50 m2
TOTAL NET AREA						5.15 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

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CANADA V6J 1J8



2019-05-15

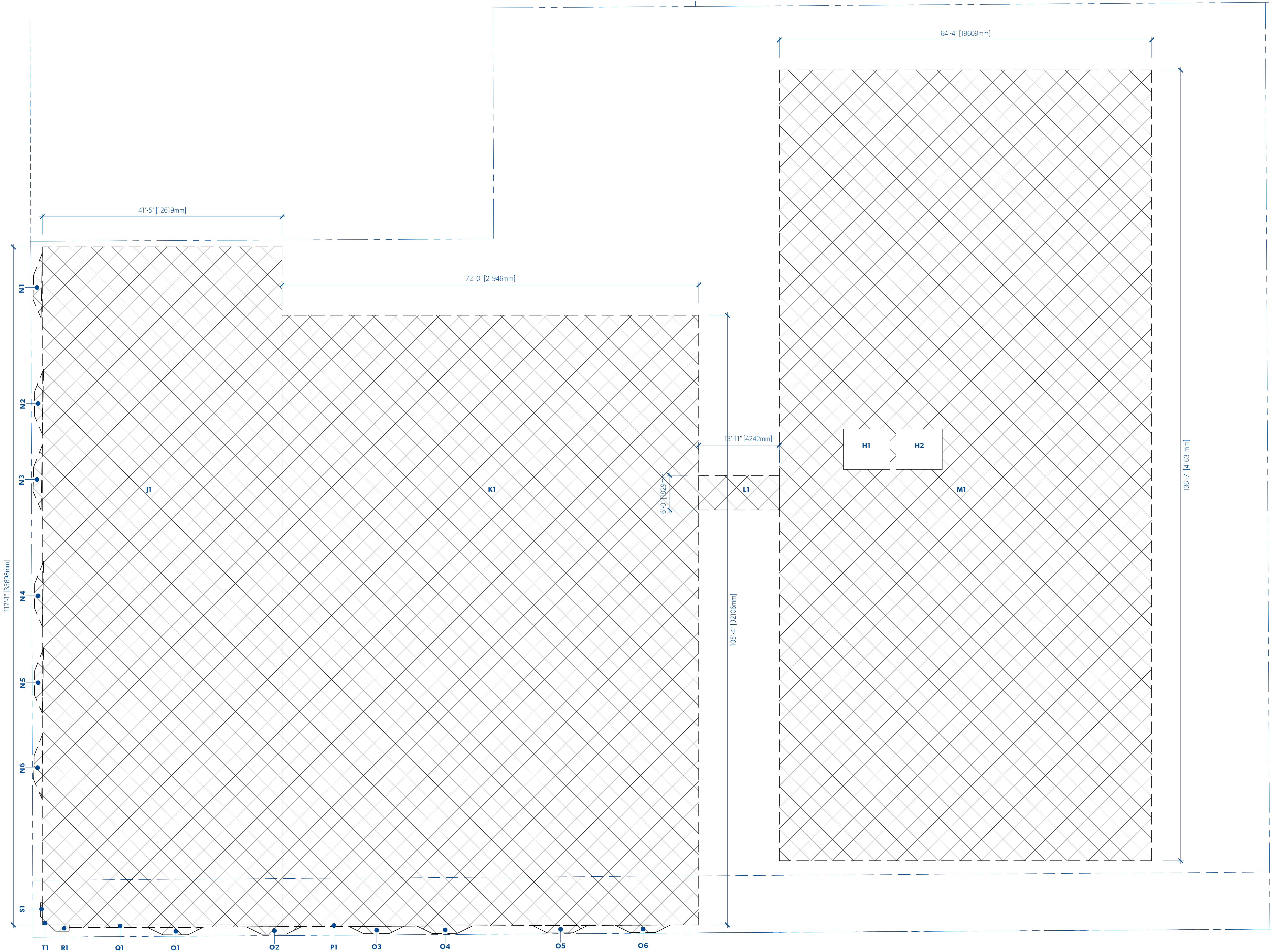
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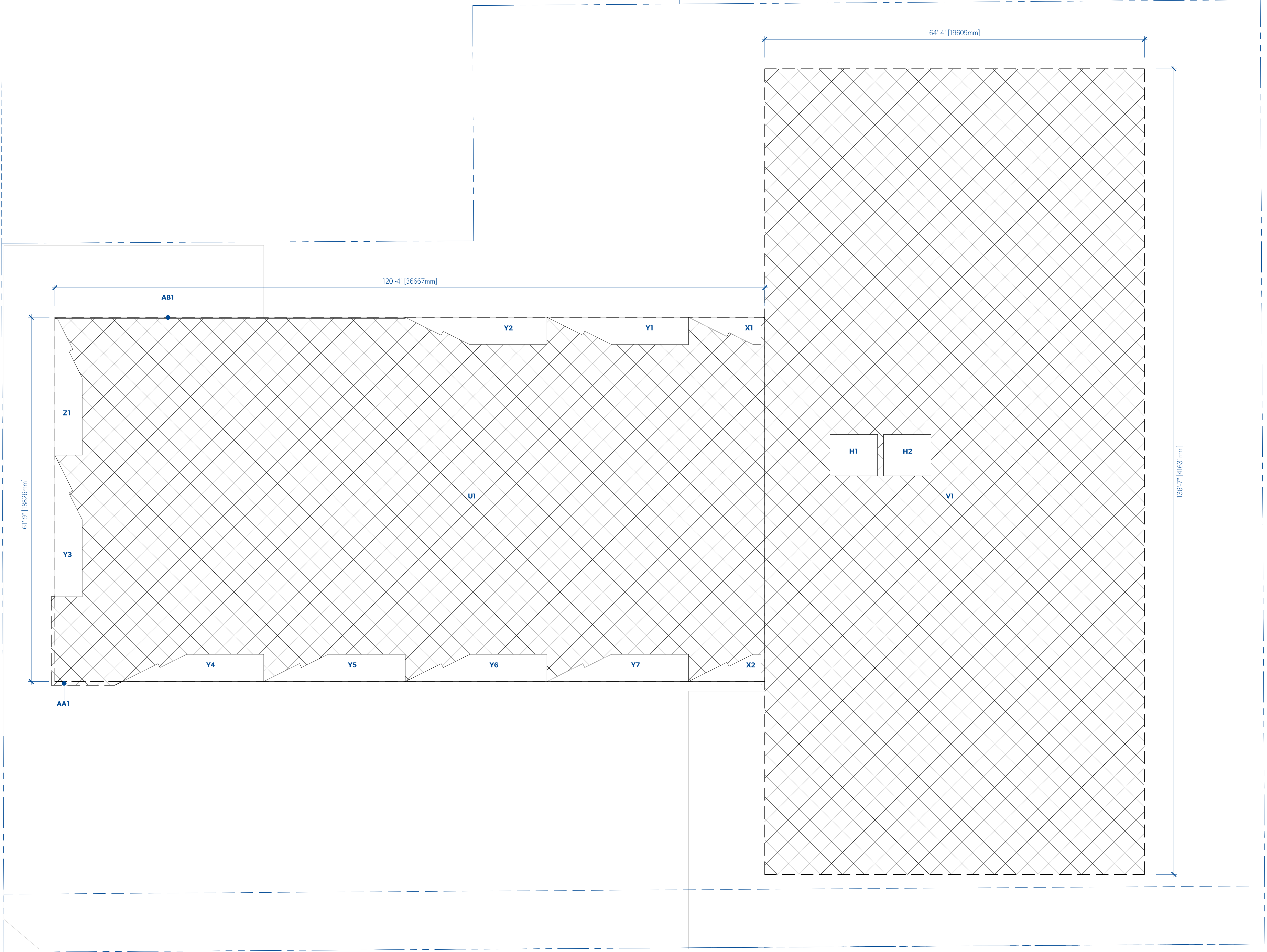
PARKWAY

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

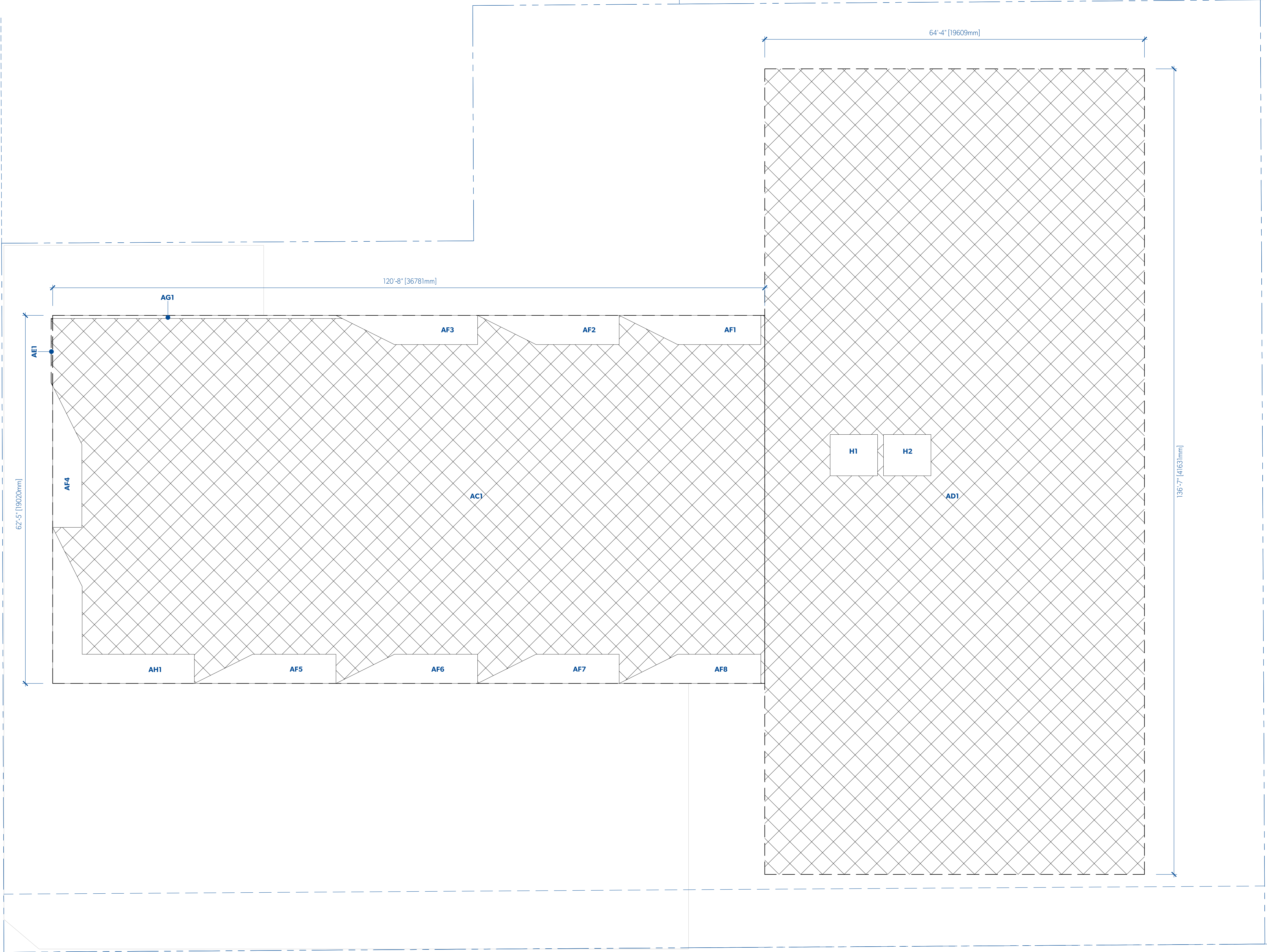
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FSR LEVEL 1



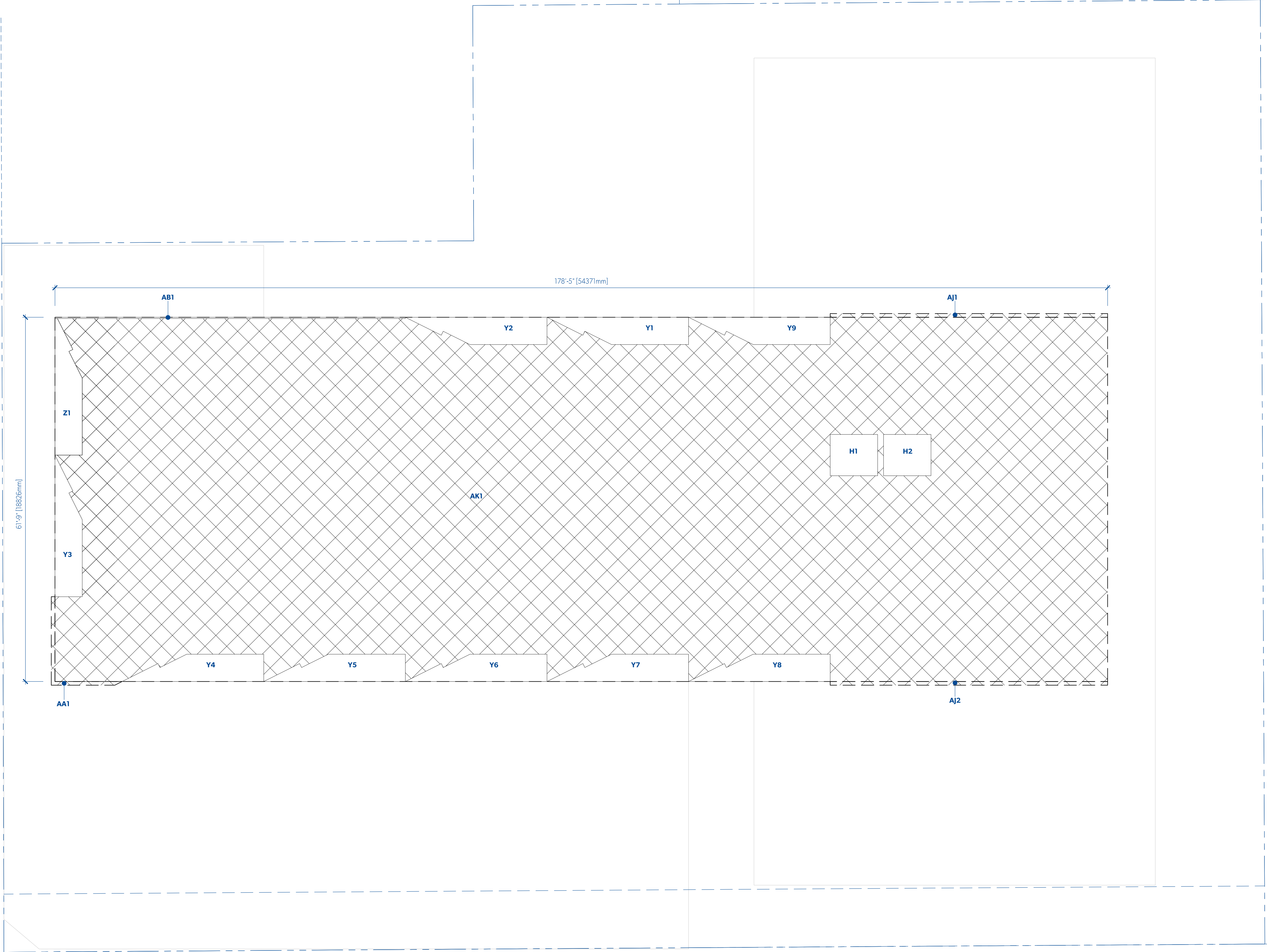
THE SCOTT BUILDING - LEVEL 2					
GROSS AREA	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
J1	35.69	x	12.62	=	450.49 m2
K1	32.10	x	21.95	=	704.55 m2
L1	1.83	x	4.24	=	7.76 m2
M1	41.63	x	19.61	=	816.32 m2
N	(SEE N CALCULATIONS)	=	1.03 m2	x	6 =
O	(SEE O CALCULATIONS)	=	0.82 m2	x	6 =
P	0.09	x	21.95	=	2.07 m2
Q	(SEE Q CALCULATIONS)	=	1.35 m2	x	1 =
R	(SEE R CALCULATIONS)	=	0.29 m2	x	1 =
S	(SEE S CALCULATIONS)	=	0.08 m2	x	1 =
TOTAL GROSS AREA					1992.99 m2
AREA DEDUCTIONS					
H	2.13	x	2.44	=	5.20 m2
T	0.36	x	0.36	=	1.35 m2
TOTAL DEDUCTIONS					11.08 m2
TOTAL GROSS AREA					1992.99 m2
TOTAL DEDUCTIONS					11.08 m2
TOTAL NET AREA					1981.91 m2
N CALCULATIONS					
GROSS AREA					
Na	0.44	x	1.17	=	0.51 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



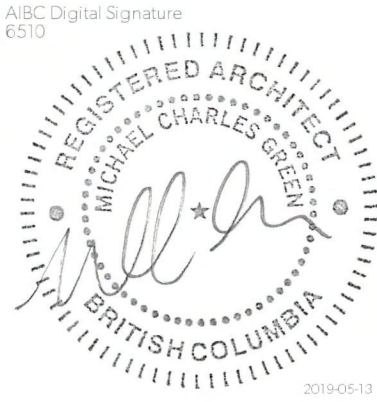
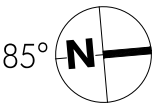
THE SCOTT BUILDING - LEVEL 3					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
U1	18.82	x 36.68	= 690.32 m2	x 1	= 690.32 m2
V1	41.63	x 19.61	= 816.32 m2	x 1	= 816.32 m2
AA1	(SEE AA CALCULATIONS)		= 1.50 m2	x 1	= 1.50 m2
TOTAL GROSS AREA					1508.14 m2
AREA DEDUCTIONS					
H	2.13	x 2.44	= 5.20 m2	x 2	= 10.41 m2
X	(SEE X CALCULATIONS)		= 2.97 m2	x 2	= 5.95 m2
Y	(SEE Y CALCULATIONS)		= 8.02 m2	x 7	= 56.16 m2
Z1	(SEE Z CALCULATIONS)		= 8.01 m2	x 1	= 8.01 m2
AB1	0.06	x 18.10	= 1.15 m2	x 1	= 1.15 m2
TOTAL DEDUCTIONS					81.67 m2
TOTAL GROSS AREA					1508.14 m2
TOTAL DEDUCTIONS					81.67 m2
TOTAL NET AREA					1426.48 m2
X CALCULATIONS					
GROSS AREA					
Xa	1.04	x 2.07	= 2.14 m2	x 0.5	= 1.07 m2
Xb	0.81	x 1.54	= 1.24 m2	x 0.5	= 0.62 m2
Xc	1.41	x 1.02	= 1.43 m2	x 0.5	= 0.72 m2
Xd	1.41	x 0.40	= 0.56 m2	x 1	= 0.56 m2
TOTAL NET AREA					2.97 m2
Y CALCULATIONS					
GROSS AREA					
Ya	1.04	x 2.07	= 2.14 m2	x 0.5	= 1.07 m2
Yb	0.81	x 1.54	= 1.24 m2	x 0.5	= 0.62 m2
Yc	1.41	x 1.02	= 1.43 m2	x 0.5	= 0.72 m2
Yd	1.41	x 3.98	= 5.61 m2	x 1	= 5.61 m2
TOTAL NET AREA					8.02 m2
Z CALCULATIONS					
GROSS AREA					
Za	1.04	x 1.79	= 1.85 m2	x 0.5	= 0.93 m2
Zb	0.81	x 1.54	= 1.24 m2	x 0.5	= 0.62 m2
Zc	1.41	x 1.02	= 1.43 m2	x 0.5	= 0.72 m2
Zd	1.41	x 3.98	= 5.61 m2	x 1	= 5.61 m2
Ze	0.13	x 2.06	= 0.26 m2	x 0.5	= 0.13 m2
TOTAL NET AREA					8.01 m2
AA CALCULATIONS					
GROSS AREA					
AaA	0.19	x 4.38	= 0.83 m2	x 1	= 0.83 m2
AaB	0.19	x 3.28	= 0.63 m2	x 1	= 0.63 m2
AaC	0.19	x 0.37	= 0.07 m2	x 0.5	= 0.04 m2
TOTAL NET AREA					1.50 m2



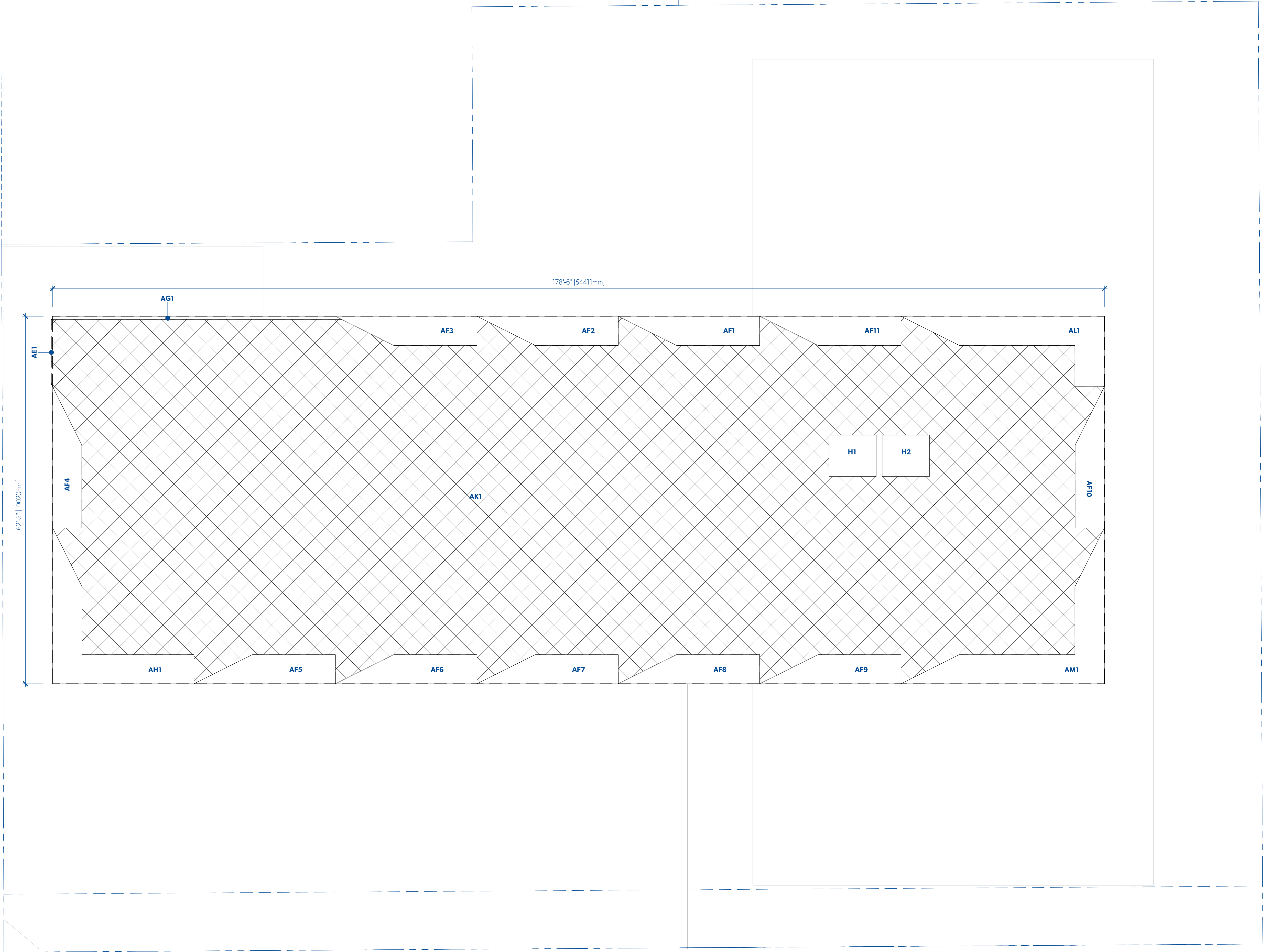
THE SCOTT BUILDING - LEVEL 4							
GROSS AREA	METRIC (M2)						
	LENGTH	WIDTH		AREA	QTY	TOTAL	
AC1	19.02	x	36.78	=	699.71 m2	x 1 = 699.71 m2	
AD1	41.63	x	19.61	=	816.33 m2	x 1 = 816.33 m2	
AE1	(SEE AE CALCULATIONS)			=	0.26 m2	x 1 = 0.26 m2	
TOTAL GROSS AREA						1516.30 m2	
AREA DEDUCTIONS							
H	2.13	x	2.44	=	5.20 m2	x 2 = 10.41 m2	
AF	(SEE AF CALCULATIONS)			=	8.78 m2	x 8 = 70.21 m2	
AG1	(SEE AG CALCULATIONS)			=	2.44 m2	x 1 = 2.44 m2	
AH1	(SEE AH CALCULATIONS)			=	18.72 m2	x 1 = 18.72 m2	
TOTAL DEDUCTIONS					101.77 m2		
TOTAL GROSS AREA					1516.30 m2		
TOTAL DEDUCTIONS					101.77 m2		
TOTAL NET AREA					1414.52 m2		
AE1 CALCULATIONS							
GROSS AREA							
AEa	0.08	x	0.15	=	0.01 m2	x 0.5 = 0.01 m2	
	0.08	x	3.33	=	0.25 m2	x 1 = 0.25 m2	
TOTAL NET AREA					0.26 m2		
AF CALCULATIONS							
GROSS AREA							
AFa	1.51	x	3.02	=	4.56 m2	x 0.5 = 2.28 m2	
AFb	1.51	x	4.30	=	6.50 m2	x 1 = 6.50 m2	
TOTAL NET AREA					8.78 m2		
AG1 CALCULATIONS							
GROSS AREA							
AGa	0.17	x	14.63	=	2.42 m2	x 1 = 2.42 m2	
AGb	0.17	x	0.32	=	0.05 m2	x 0.5 = 0.03 m2	
TOTAL NET AREA					2.44 m2		
AH1 CALCULATIONS							
GROSS AREA							
AH1a	3.05	x	1.52	=	4.65 m2	x 0.5 = 2.33 m2	
AH1b	1.52	x	3.50	=	5.33 m2	x 1 = 5.33 m2	
AH1c	1.51	x	7.32	=	11.06 m2	x 1 = 11.06 m2	
TOTAL NET AREA					16.72 m2		



THE SCOTT BUILDING - LEVEL 5					
	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
GROSS AREA					
AI	18.82	x	54.38	=	1023.53 m2
AJ	0.19	x	14.33	=	2.73 m2
AA1	(SEE AA CALCULATIONS)		=	1.50 m2	x 1 = 1.50 m2
TOTAL GROSS AREA					1030.49 m2
AREA DEDUCTIONS					
H	2.13	x	2.44	=	10.41 m2
Y	(SEE Y CALCULATIONS)		=	8.02 m2	x 9 = 72.20 m2
Z1	(SEE Z CALCULATIONS)		=	8.01 m2	x 1 = 8.01 m2
AB1	0.06	x	18.10	=	1.15 m2
TOTAL DEDUCTIONS					91.76 m2
TOTAL GROSS AREA					1030.49 m2
TOTAL DEDUCTIONS					91.76 m2
TOTAL NET AREA					938.72 m2
Y CALCULATIONS					
GROSS AREA					
Ya	1.04	x	2.07	=	2.14 m2
Yb	0.81	x	1.54	=	1.24 m2
Yc	1.41	x	1.02	=	1.43 m2
Yd	1.41	x	3.98	=	5.61 m2
TOTAL NET AREA					8.02 m2
Z CALCULATIONS					
GROSS AREA					
Za	1.04	x	1.79	=	1.85 m2
Zb	0.81	x	1.54	=	1.24 m2
Zc	1.41	x	1.02	=	1.43 m2
Zd	1.41	x	3.98	=	5.61 m2
Ze	0.13	x	2.06	=	0.26 m2
TOTAL NET AREA					8.01 m2
AA CALCULATIONS					
GROSS AREA					
AAa	0.19	x	4.38	=	0.83 m2
AAb	0.19	x	3.28	=	0.63 m2
AAc	0.19	x	0.37	=	0.07 m2
TOTAL NET AREA					1.50 m2



PARKWAY



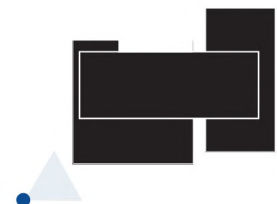
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FSR LEVEL 6
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THE SCOTT BUILDING - LEVEL 6					
GROSS AREA	METRIC (M2)				
	LENGTH	WIDTH	AREA	QTY	TOTAL
AK1	19.02	x 54.41	= 1035.07 m2	x 1	= 1035.07 m2
AE1	(SEE AE CALCULATIONS)		= 0.26 m2	x 1	= 0.26 m2
TOTAL GROSS AREA					1035.33 m2
AREA DEDUCTIONS					
H	2.13	x 2.44	= 5.20 m2	x 2	= 10.41 m2
AF	(SEE AF CALCULATIONS)		= 8.78 m2	x 11	= 96.54 m2
AG1	(SEE AG CALCULATIONS)		= 2.44 m2	x 1	= 2.44 m2
AH1	(SEE AH CALCULATIONS)		= 18.72 m2	x 1	= 18.72 m2
AL1	(SEE AL CALCULATIONS)		= 16.86 m2	x 1	= 16.86 m2
AM1	(SEE AM CALCULATIONS)		= 21.23 m2	x 1	= 21.23 m2
TOTAL DEDUCTIONS					166.19 m2
TOTAL GROSS AREA					1035.33 m2
TOTAL DEDUCTIONS					166.19 m2
TOTAL NET AREA					869.13 m2
AE1 CALCULATIONS					
GROSS AREA					
AEa	0.08	x 0.15	= 0.01 m2	x 0.5	= 0.01 m2
AEb	0.08	x 3.33	= 0.25 m2	x 1	= 0.25 m2
TOTAL NET AREA					0.26 m2
AF CALCULATIONS					
GROSS AREA					
AFa	1.51	x 3.02	= 4.56 m2	x 0.5	= 2.28 m2
AFb	1.51	x 4.30	= 6.50 m2	x 1	= 6.50 m2
TOTAL NET AREA					8.78 m2
AG1 CALCULATIONS					
GROSS AREA					
AGa	0.17	x 14.63	= 2.42 m2	x 1	= 2.42 m2
AGb	0.17	x 0.32	= 0.05 m2	x 0.5	= 0.03 m2
TOTAL NET AREA					2.44 m2
AH1 CALCULATIONS					
GROSS AREA					
AHa	3.05	x 1.52	= 4.65 m2	x 0.5	= 2.33 m2
AHb	1.52	x 3.50	= 5.33 m2	x 1	= 5.33 m2
AHc	1.51	x 7.32	= 11.06 m2	x 1	= 11.06 m2
TOTAL NET AREA					18.72 m2
AL1 CALCULATIONS					
GROSS AREA					
ALa	1.51	x 3.02	= 4.56 m2	x 0.5	= 2.28 m2
ALb	1.51	x 7.50	= 11.33 m2	x 1	= 11.33 m2
ALc	2.13	x 1.52	= 3.25 m2	x 1	= 3.25 m2
TOTAL NET AREA					16.86 m2
AM1 CALCULATIONS					
GROSS AREA					
AMa	3.05	x 1.52	= 4.65 m2	x 0.5	= 2.33 m2
AMb	1.51	x 3.50	= 5.33 m2	x 1	= 5.33 m2
AMc	1.51	x 7.50	= 11.33 m2	x 1	= 11.33 m2
AMd	1.51	x 3.02	= 4.56 m2	x 0.5	= 2.28 m2
TOTAL NET AREA					21.23 m2



FACADE ARTICULATION REVISED



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



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VICTORIA, BC
2018-001



LEVEL 2 GLAZED WALKWAY ADDED

FACADE ARTICULATION REVISED



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1535 W 3RD AVENUE, VANCOUVER BC
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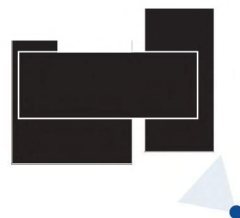
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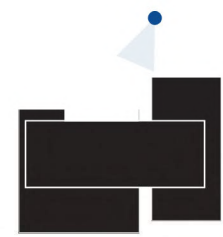
PARKWAY

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VICTORIA, BC
2018-001



LEVEL 2 GLAZED WALKWAY ADDED

FACADE ARTICULATION REVISED



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1535 W 3RD AVENUE, VANCOUVER BC
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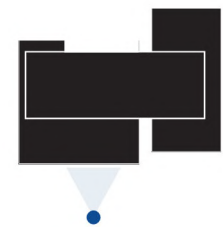


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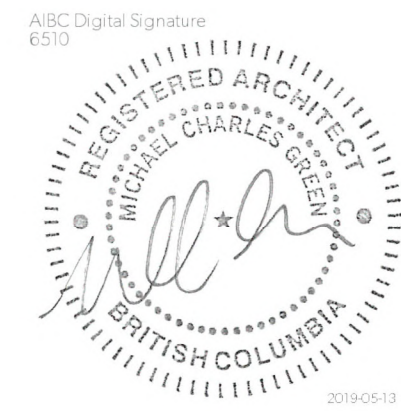
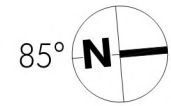
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