

Sheet List

- Architectural
A000 Cover
A050 Code Data
A100 Site Plan
A105 Site Sections
A106 Context Elevations
A120 Basement Plan
A121 Ground Floor Plan
A122 Level 2
A123 Level 3
A124 Level 4
A125 Level 5
A126 Roof Plan
A200 Elevations
A201 Elevations
A900 Renderings
A901 Sun Study
A902 Renderings
A903 Diagrams

- Civil
1 Site Servicing Plan
2 Survey

- Electrical
- EV Service Sketch

- Landscape
L1 Landscape Site Plan
L2 Key Area Enlargement
L3 Tree Planting Plan
L4 Shrub Planting Plan
L5 Planter on Patio Level 4&5
L6 Sections / Elevations
L7 Stormwater Management
L8 Lighting Plan

- Arborist
T-1 Tree Management Plan

1





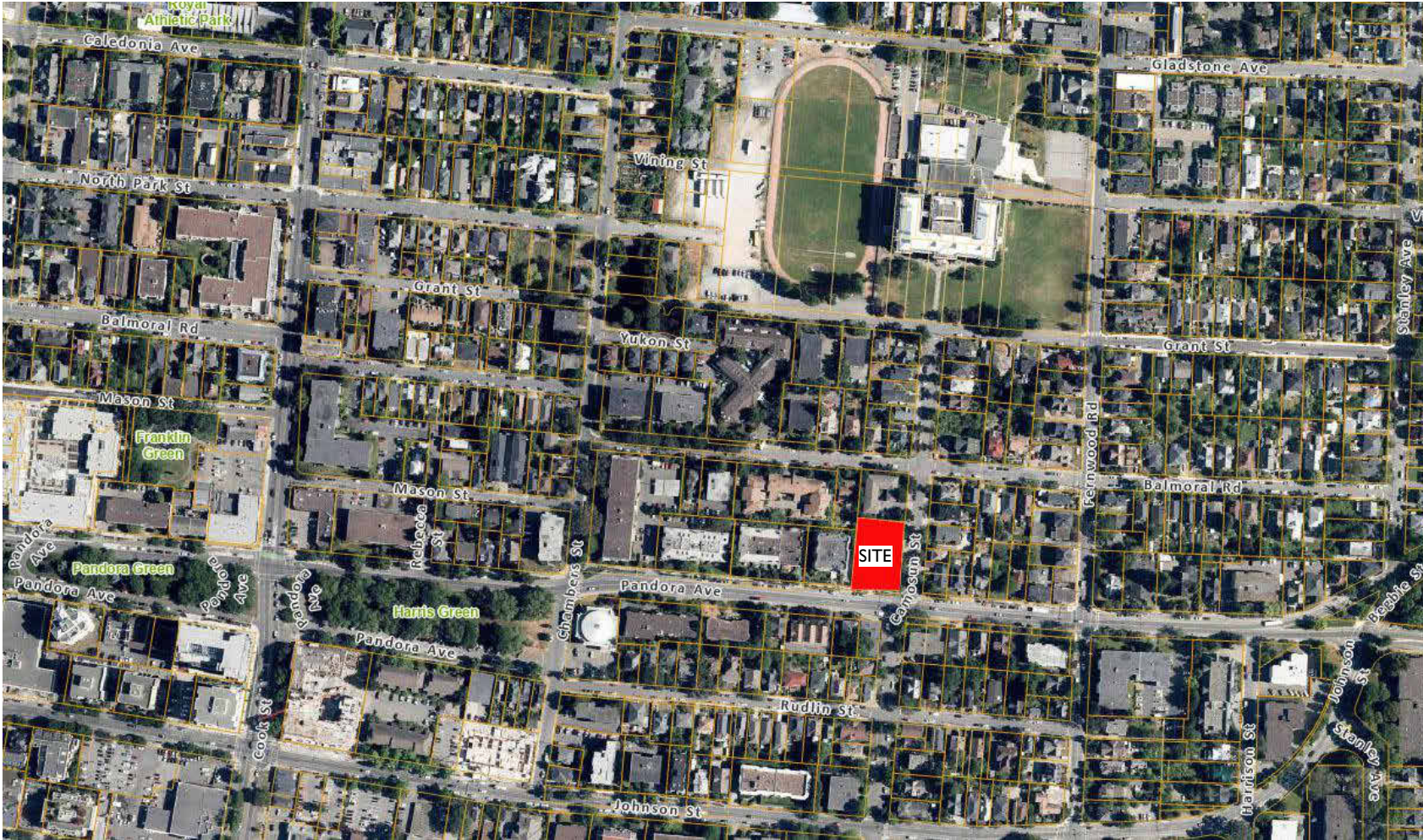
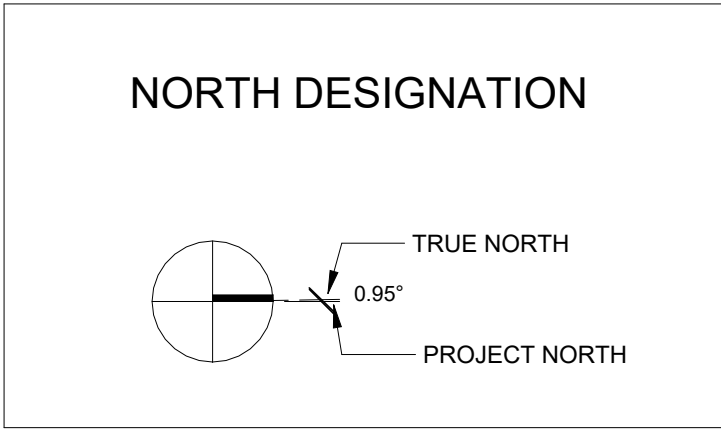
Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
January 4, 2023

OWNER H Development Victoria, BC Contact Connor Gann & Elliot Hersant info@builtbyh.ca	ARCHITECT Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223 Peter Johannknecht, Architect AIBC, LEED® AP,MRAIC,cert. Passive House Designer peter@cascadiaarchitects.ca	STRUCTURAL ENGINEER Skyline Engineering 380 - 4243 Glanford Avenue, Victoria, BC Cord MacLean, Principal, P. Eng, LEED AP cmaclean@seng.ca	MECHANICAL ENGINEER m3 mechanical consultants inc. 501-1503 Douglas Street Victoria, BC Brent Williams, AScT brentonwilliams@m3mech.ca	INTERIOR DSEIGN Forum Interior Design Victoria, BC Nicala Hicks, Principal nicala@foruminteriordesign.com
ELECTRICAL ENGINEER E2 Engineering 549 Herald St, Victoria, BC Jay Singh,P.Eng. jay.singh@e2eng.ca	CIVIL ENGINEER JE Anderson 4212 Glanford Avenue Victoria, BC Ross Tuck, P.Eng. rtuck@jeanderson.com	LANDSCAPE ARCHITECT Biophilia Design Collective 1608 Camosun St Victoria, BC Bianca Bodley bianca@biophiliacollective.ca	ENVELOPE CONSULTANT RDH 602-740 Hillside Ave. Victoria, BC Graham Finch gfinch@rdh.com	

PROJECT CONTACTS



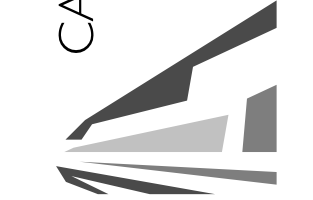
PROJECT LOCATION PLAN

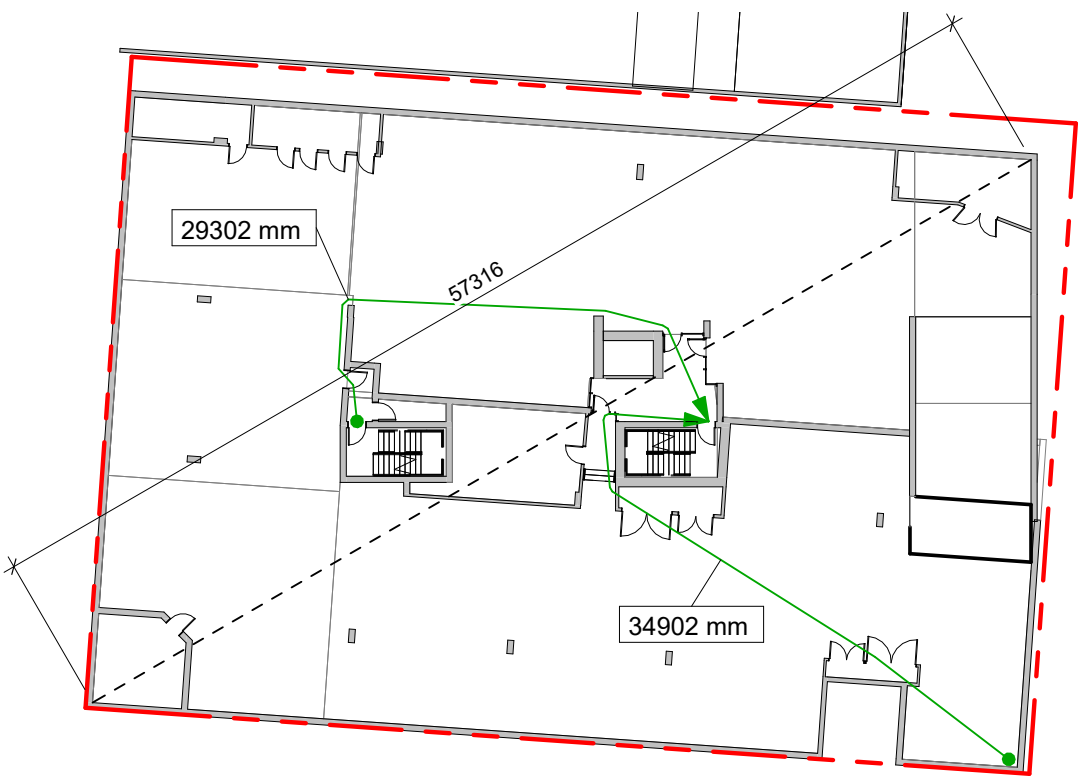
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Pandora and Camosun
Issued for DP/RZ R2 - Dec. 21, 2022

Project #	Date	Revision	Sheet #
2106	Dec. 21, 2022	Dec. 21, 2022	A000



2022-12-22
CASCADIA ARCHITECTS INC.
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



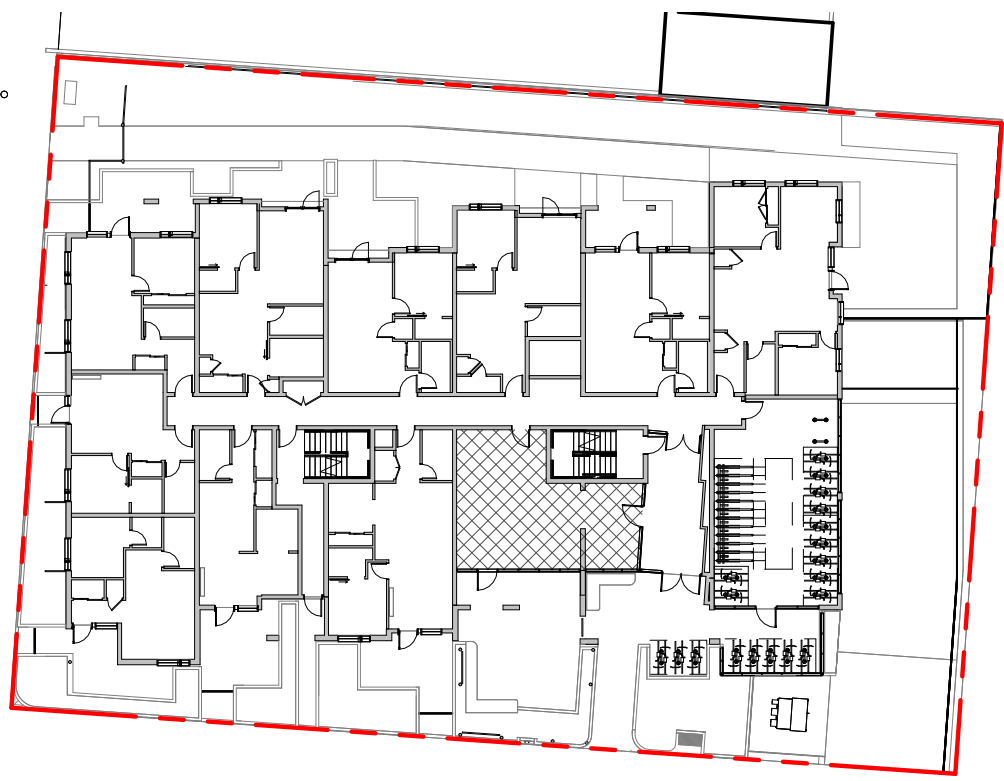


LEVEL P1

Min. Separation of Exits: 28.6m
Max. Travel: 45m
Occupancy: F, Div. 3 - Storage Garage

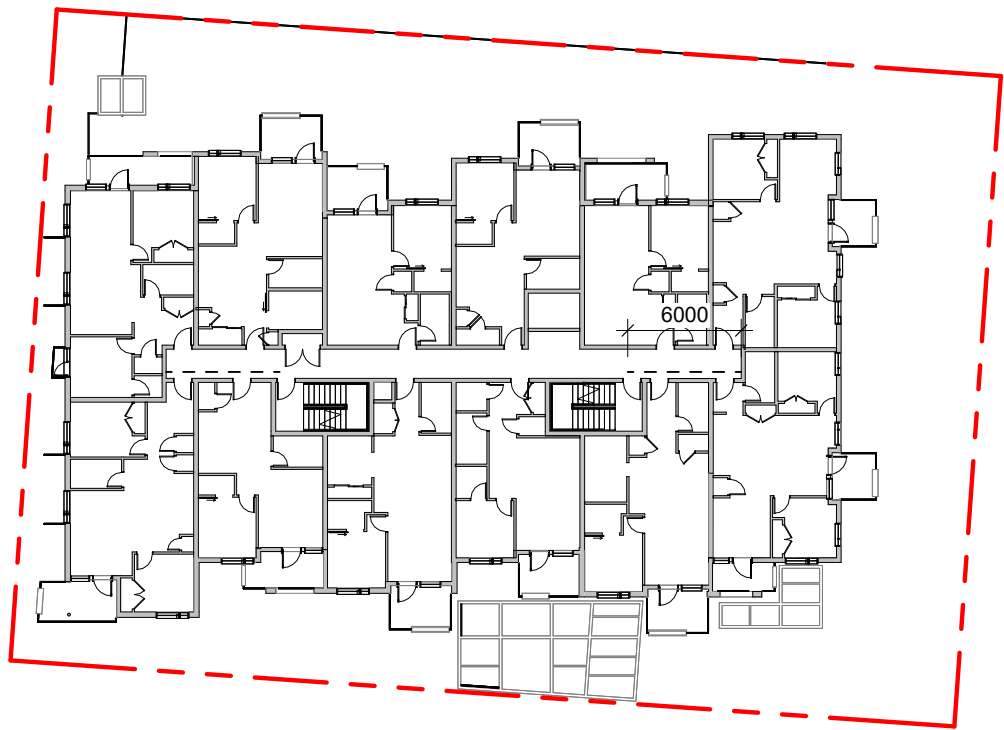
Occupant Load
Net Area: 1375 m²
Storage Garage: 46 sq.m/person
1375/46 = 29 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 29 = 177mm
Stairs
8mm/person x 29 = 232mm



GROUND FLOOR

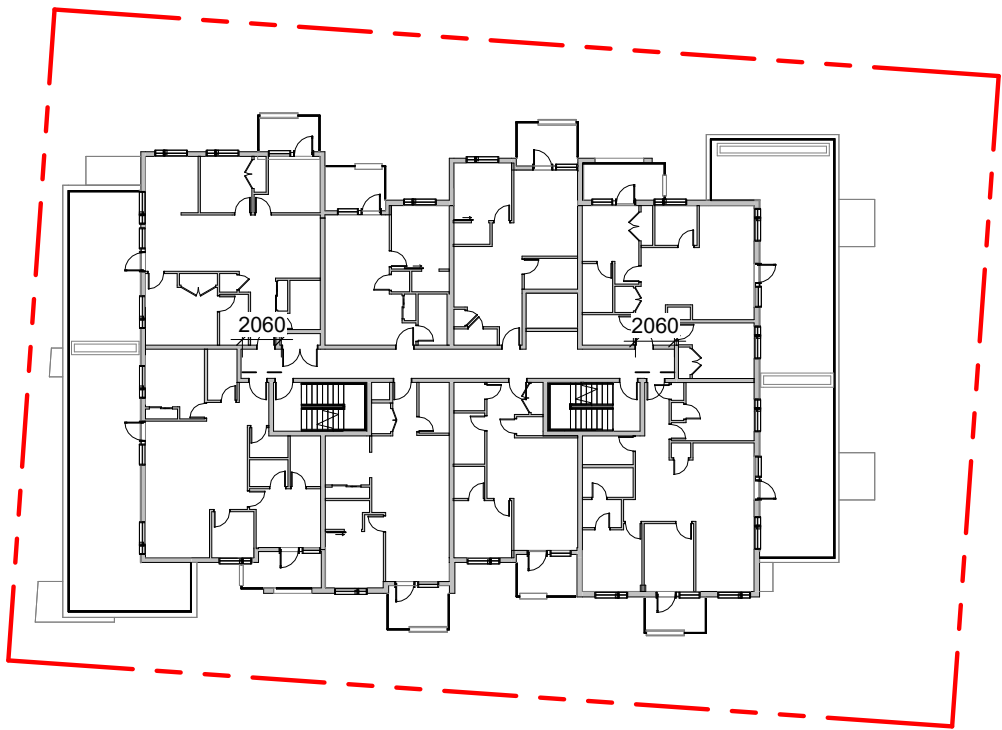
Occupancy: Group C
Occupant Load
Common Area
Area=58m²
0.96m²/person for Space with tables and seating (BCBC 3.1.17.1)
Load= 58m² / 0.96= 60 people
11 Bedrooms x 2 people/bedroom = 22 people
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 82 = 500mm
Stairs
8mm/person x 82 = 656mm



SECOND & THIRD FLOOR

Occupancy: Group C
Occupant Load
16 Bedrooms x 2 people/bedroom = 32 people

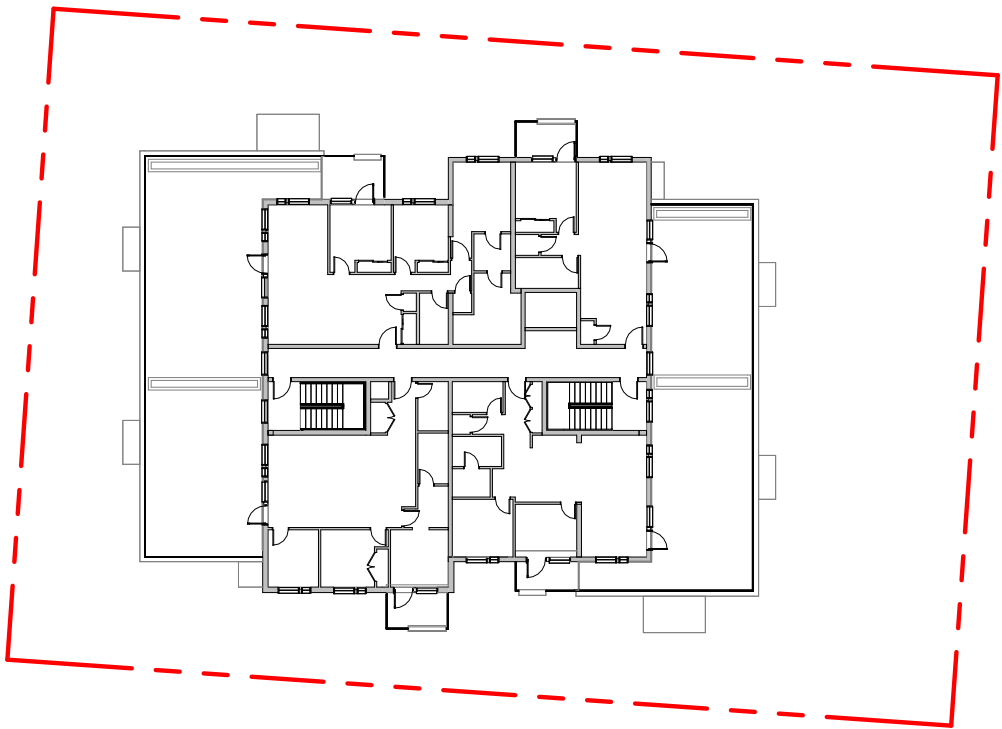
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 32 = 195mm
Stairs
8mm/person x 32 = 256mm



FOURTH FLOOR

Occupancy: Group C
Occupant Load
13 Bedrooms x 2 people/bedroom = 26 people

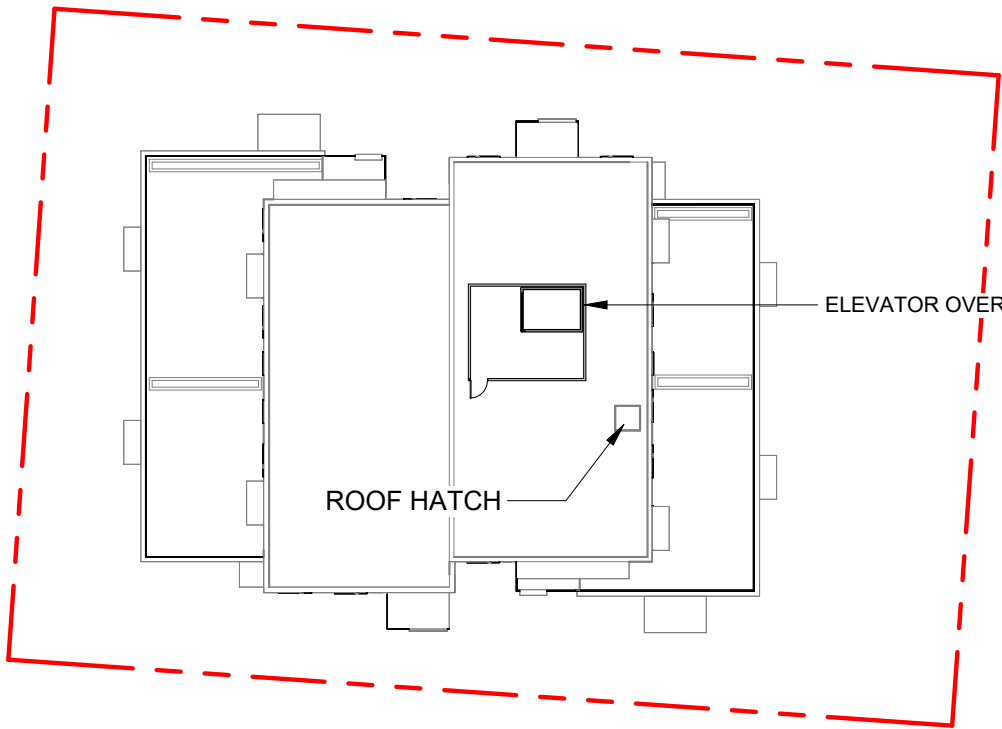
Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 26 = 159mm
Stairs
8mm/person x 26 = 208mm



FIFTH FLOOR

Occupancy: Group C
Occupant Load
9 Bedrooms x 2 people/bedroom = 18 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 9 = 54.9mm
Stairs
8mm/person x 9 = 72mm



ROOF

Occupancy: Service
Occupant Load
Exit
Roof Hatch

ZONING DATA		
ZONE	R3-2	
USE	RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	- m ²	1725 m ²
GROSS FLOOR AREA	- m ²	3441 m ²
COMMERCIAL FLOOR AREA	- m ²	0 m ²
FLOOR AREA RATIO (FAR)	1.6	2
SITE COVERAGE	32 %	56.7 %
OPEN SITE SPACE	60 %	40 %
BUILDING HEIGHT (from Natural Grade)	18.5 m	17.4 m
NUMBER OF STOREYS	6+	5
PARKING	REQUIRED BY SCHEDULE 'C'	PROVIDED
VEHICLES	47	40 36 RESIDENTIAL 3 GUEST (1 ACCESSIBLE)
BICYCLES		
CLASS 1 @ GRADE	57	59
CLASS 2 @ LOBBY ENTRANCE	6	6
SETBACKS	NORTH (REAR)	3.0 m 4.8 m
	EAST (FLANKING STREET)	7.5 m 2.1 m
	SOUTH (FRONT STREET)	12 m 1.1 m
	WEST (INTERNAL BOUNDARY)	3 m 3.6 m
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	46	
UNITS TYPES	STUDIO, 1, 2, 3 BEDROOMS, INCLUDING GROUND ORIENTED (SEE UNIT TABLES)	
GROUND ORIENTED UNITS	10	
MINIMUM UNIT AREA	42.6 m ²	
TOTAL RESIDENTIAL AREA	2805.75 m ²	

BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☒	3.1.2.1.
BUILDING AREA	920 m ² (Outside face of Exterior Walls)	1.4.1.2.
GRADE	33.94 m	1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	5 STOREYS ABOVE GRADE 1 STOREYS BELOW GRADE	1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED GROUP F3, ANY HEIGHT, ANY AREA, SPRINKLERED (PARKING GARAGE)	3.2.2.50. 3.2.2.80.
MAXIMUM BUILDING AREA	1800 m ²	3.2.2.50.(1)(d)
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☐	
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m GROUP F3 45 m	3.4.2.5.
MEZZANINE	YES NO	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	C F3 TO C 1 hrs 2 hrs FT FLOORS 1 hrs MEZZANINE NA ROOF LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	Group F3 Parking Garage to have 1.5 hr separation from all other occupancies
EXITS	1 hrs	

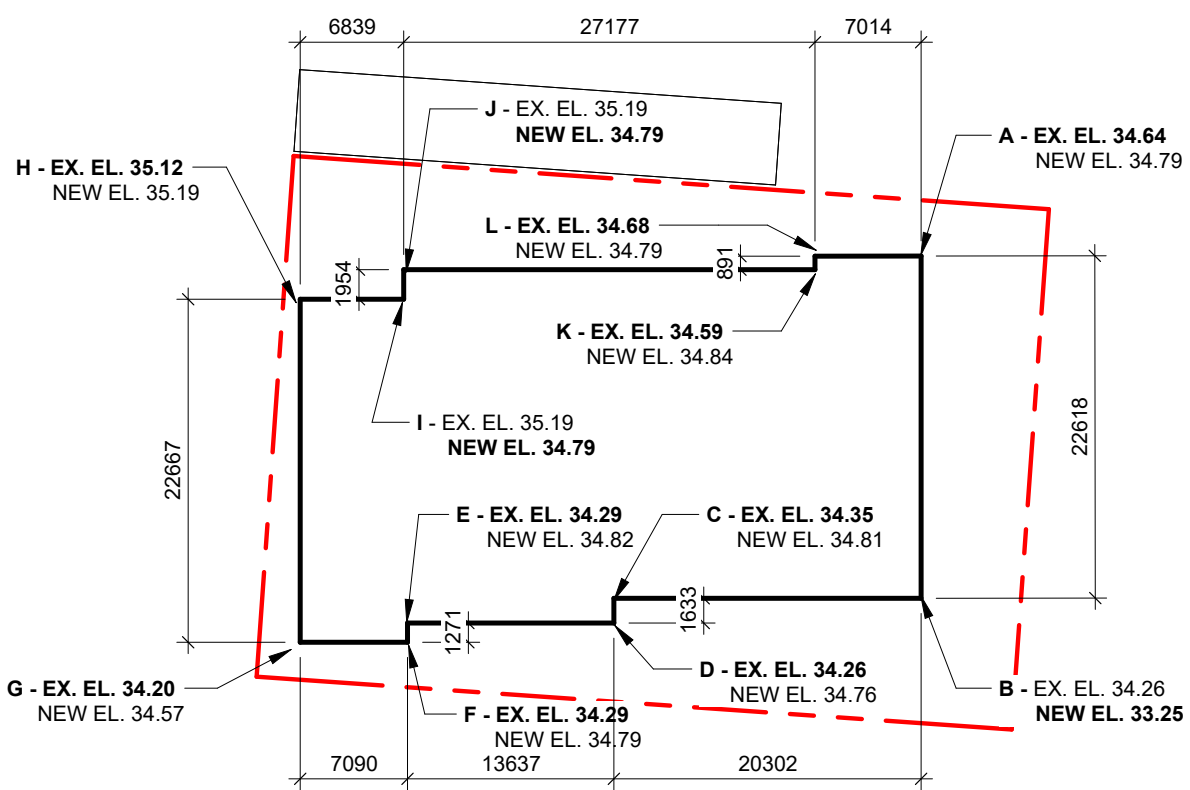
NOTES



2 Site Coverage
SCALE = 1 : 500



3 Open Site Space
SCALE = 1 : 500



1 Average Grade Calculations
SCALE = 1 : 500

Calculations Weighted average elevation for each side (Elev. 1 + Elev. 2)/2 x Length	
North: A-B (34.64m+33.25m)/2 x 22.61m = 767.77 B-C (33.25m+34.35m)/2 x 20.30m = 686.21 C-D (34.35m+34.26m)/2 x 1.63m = 56.02 D-E (34.26m+34.29m)/2 x 13.63m = 467.41 E-F (34.29m+34.29m)/2 x 1.27m = 43.58 F-G (34.29m+34.20m)/2 x 7.09m = 242.80 South: G-H (34.20m+35.12m)/2 x 22.67m = 785.64 West: H-I (35.12m+34.79m)/2 x 6.84m = 239.06 I-J (34.79m+34.79m)/2 x 1.95m = 67.98 J-K (34.79m+34.59m)/2 x 27.18m = 942.77 K-L (34.59m+34.68m)/2 x 0.9m = 31.21 L-A (34.68m+34.64m)/2 x 7.01m = 243.11	
TOTAL = 4573.54	
Divided by perimeter 4573.54 / 133.10 = 34.36m	
Average grade = 34.36	
NOTE: There is no proposed change to the average grade of the site.	
BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's North side: (34.64m+33.25m) / 2 = 33.94m	
BCBC Grade = 33.94m	

2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	Pandora and Camosun	
	H Development	
	1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	Code Data	
Date	Dec. 21, 2022	
Scale	As indicated	Project # 2106
	Revision	Dec. 21, 2022 2
	Sheet #	A050
2022-12-22		

Unit Schedule by Level		
Name	Number	Area

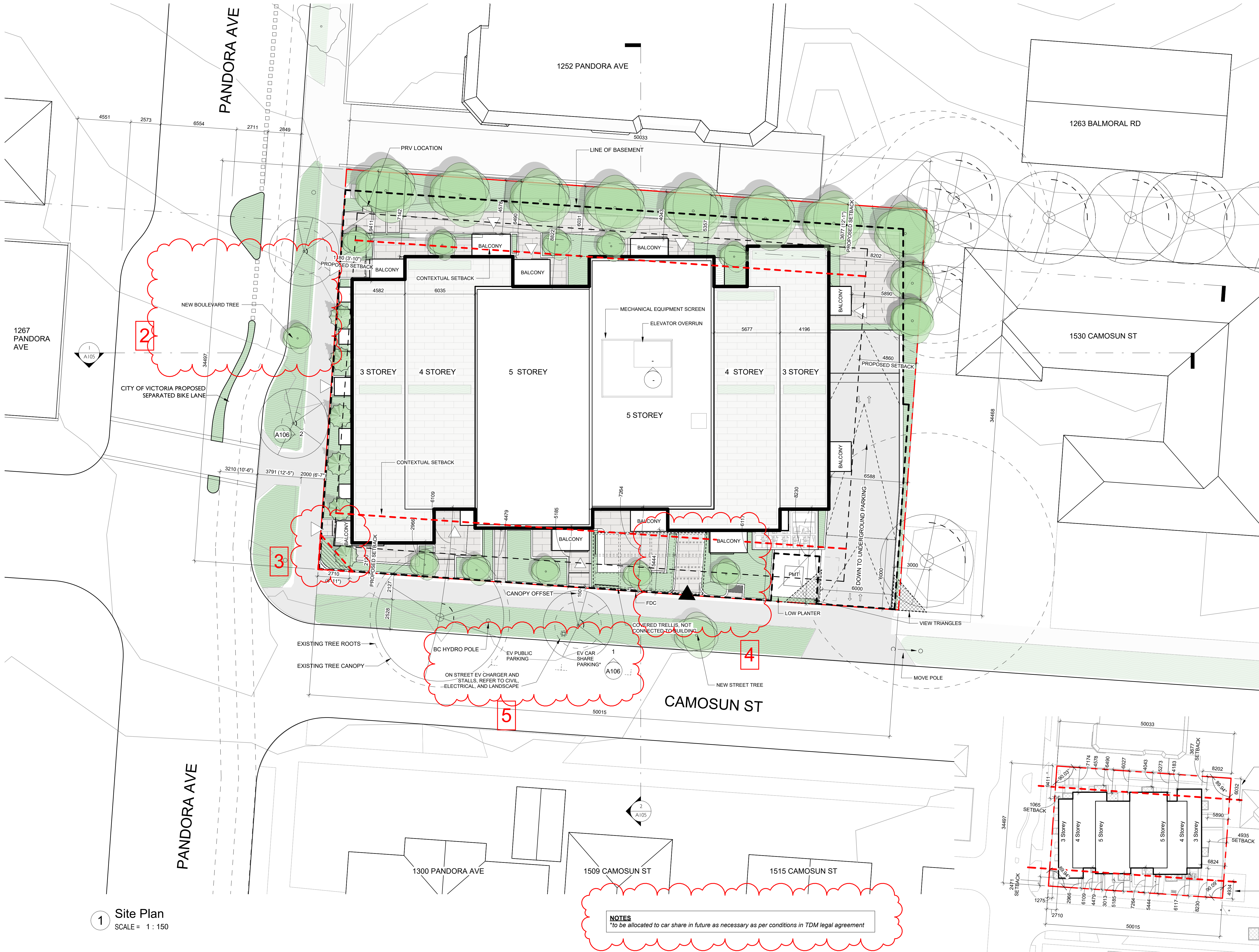
Level 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1: 1		53.14 m²
1 BD+D - Type 1	106	61.93 m²
1 BD+D - Type 1: 1		61.93 m²
1 BD+D - Type 2	111	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	102	70.13 m²
2 BD - Type 1: 1		70.13 m²
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1	112	46.81 m²
Jr. 1 BD - Type 1: 2		95.11 m²
Jr. 1 BD - Type 2	110	45.22 m²
Jr. 1 BD - Type 2: 1		45.22 m²
Jr. 1 BD - Type 3	109	43.15 m²
Jr. 1 BD - Type 3: 1		43.15 m²
Jr. 1 BD - Type 4	108	43.53 m²
Jr. 1 BD - Type 4: 1		43.53 m²
Studio - Type 1	107	41.21 m²
Studio - Type 1: 1		41.21 m²
Level 1: 10		515.27 m²
Level 2		
1 BD - Type 1	212	52.94 m²
1 BD - Type 1	205	54.09 m²
1 BD - Type 1	207	51.31 m²
1 BD - Type 1: 3		158.34 m²
1 BD+D - Type 1	206	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type	204	61.69 m²
1b		
1 BD+D - Type 1b: 1		61.69 m²
1 BD+D - Type 2	210	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	202	69.99 m²
2 BD - Type 1: 1		69.99 m²
2 BD - Type 2	208	68.56 m²
2 BD - Type 2: 1		68.56 m²
2 BD - Type 4	203	66.73 m²
2 BD - Type 4: 1		66.73 m²
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		64.30 m²
Jr. 1 BD - Type 1	201	48.30 m²
Jr. 1 BD - Type 1	211	46.73 m²
Jr. 1 BD - Type 1: 2		95.03 m²
Level 2: 12		708.34 m²
Level 3		
1 BD - Type 1	305	54.09 m²
1 BD - Type 1	312	52.94 m²
1 BD - Type 1	307	51.31 m²
1 BD - Type 1: 3		158.34 m²
1 BD+D - Type	306	61.83 m²
1		
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type 2	310	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
1 BD+D - Type	304	61.69 m²
1b		
1 BD+D - Type 1b: 1		61.69 m²
2 BD - Type 1	302	69.99 m²
2 BD - Type 1	303	66.52 m²
2 BD - Type 1	309	64.17 m²
2 BD - Type 1: 3		200.68 m²
2 BD - Type 2	308	68.43 m²
2 BD - Type 2: 1		68.43 m²
Jr. 1 BD - Type 1	301	48.30 m²
Jr. 1 BD - Type 1	311	46.73 m²
Jr. 1 BD - Type 1: 2		95.03 m²
Level 3: 12		707.87 m²
Level 4		
1 BD - Type 1	403	54.09 m²
1 BD - Type 1	408	52.94 m²
1 BD - Type 1: 2		107.04 m²
1 BD+D - Type 1	404	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
2 BD+D - Type 1	401	74.04 m²
2 BD+D - Type 1: 1		74.04 m²
2 BD+D - Type 3	405	82.28 m²
2 BD+D - Type 3: 1		82.28 m²
3 BD - Type 1	402	90.32 m²
3 BD - Type 1: 1		90.32 m²
3 BD - Type 2	406	90.38 m²
3 BD - Type 2: 1		90.38 m²
Jr. 1 BD - Type 1	407	46.73 m²
Jr. 1 BD - Type 1: 1		46.73 m²
Level 4: 8		552.62 m²
Level 5		
1 BD - Type 2	501	56.60 m²
1 BD - Type 2: 1		56.60 m²
2 BD+D - Type 2	502	78.75 m²
2 BD+D - Type 2: 1		78.75 m²
3 BD - Type 4	503	85.26 m²
3 BD - Type 4	504	100.96 m²
3 BD - Type 4: 2		186.21 m²
Level 5: 4		321.57 m²
Grand total: 46		2805.67 m²

Unit Schedule By Unit Type		
Name	Number	Area

1 BD - Type 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1	212	52.94 m²
1 BD - Type 1	205	54.09 m²
1 BD - Type 1	207	51.31 m²
1 BD - Type 1	305	54.09 m²
1 BD - Type 1	312	52.94 m²
1 BD - Type 1	307	51.31 m²
1 BD - Type 1	403	54.09 m²
1 BD - Type 1	408	52.94 m²
1 BD - Type 1: 9		476.87 m²
1 BD - Type 2		
1 BD - Type 2	501	56.60 m²
1 BD - Type 2: 1		56.60 m²
1 BD+D - Type 1		
1 BD+D - Type	306	61.83 m²
1		
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Tpe 2		
1 BD+D - Tpe 2	310	61.86 m²
1 BD+D - Tpe 2: 1		61.86 m²
1 BD+D - Type 1		
1 BD+D - Type 1	106	61.93 m²
1 BD+D - Type 1	206	61.83 m²
1 BD+D - Type 1	404	61.83 m²
1 BD+D - Type 1: 3		185.59 m²
1 BD+D - Type 1b		
1 BD+D - Type	204	61.69 m²
1b		
1 BD+D - Type	304	61.69 m²
1b		
1 BD+D - Type 1b: 2		123.39 m²
1 BD+D - Type 2		
1 BD+D - Type 2	111	61.86 m²
1 BD+D - Type 2	210	61.86 m²
1 BD+D - Type 2: 2		123.71 m²
2 BD - Type 1		
2 BD - Type 1	102	70.13 m²
2 BD - Type 1	202	69.99 m²
2 BD - Type 1	302	69.99 m²
2 BD - Type 1	303	66.52 m²
2 BD - Type 1	309	64.17 m²
2 BD - Type 1: 5		340.81 m²
2 BD - Type 2		
2 BD - Type 2	208	68.56 m²
2 BD - Type 2	308	68.43 m²
2 BD - Type 2: 2		136.99 m²
2 BD - Type 4		
2 BD - Type 4	203	66.73 m²
2 BD - Type 4: 1		66.73 m²
2 BD+D - Type 1		
2 BD+D - Type 1	401	74.04 m²
2 BD+D - Type 1: 1		74.04 m²
2 BD+D - Type 2		
2 BD+D - Type 2	502	78.75 m²
2 BD+D - Type 2: 1		78.75 m²
2 BD+D - Type 3		
2 BD+D - Type 3	405	82.28 m²
2 BD+D - Type 3: 1		82.28 m²
2BD - Type 3		
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		64.30 m²
3 BD - Type 1		
3 BD - Type 1	402	90.32 m²
3 BD - Type 1: 1		90.32 m²
3 BD - Type 2		
3 BD - Type 2	406	90.38 m²
3 BD - Type 2: 1		90.38 m²
3 BD - Type 4		
3 BD - Type 4	503	85.26 m²
3 BD - Type 4	504	100.96 m²
3 BD - Type 4: 2		186.21 m²
Jr. 1 BD - Type 1		
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1	112	46.81 m²
Jr. 1 BD - Type 1	201	48.30 m²
Jr. 1 BD - Type 1	211	46.73 m²
Jr. 1 BD - Type 1	301	48.30 m²
Jr. 1 BD - Type 1	311	46.73 m²
Jr. 1 BD - Type 1	407	46.73 m²
Jr. 1 BD - Type 1: 7		331.90 m²
Jr. 1 BD - Type 2		
Jr. 1 BD - Type 2	110	45.22 m²
Jr. 1 BD - Type 2: 1		45.22 m²
Jr. 1 BD - Type 3		
Jr. 1 BD - Type 3	109	43.15 m²
Jr. 1 BD - Type 3: 1		43.15 m²
Jr. 1 BD - Type 4		
Jr. 1 BD - Type 4	108	43.53 m²
Jr. 1 BD - Type 4: 1		43.53 m²
Studio - Type 1		
Studio - Type 1	107	41.21 m²
Studio - Type 1: 1		41.21 m²
Grand total: 46		2805.67 m²

All building Areas			
Level	Name	Number	Department

P1			
P1	Gas Room	P114	
			12.83 m²
: 1			
P1	Elevator Vestibule	P101	Circulation
			19.51 m²
P1	Vest.	P103	Circulation
			3.62 m²
P1	Stair 1	S1-P1	Circulation
			13.56 m²
P1	Stair 2	S2-P1	Circulation
			13.04 m²
Circulation: 4			
P1	Garbage Room	P102	Common
			20.01 m²
Common: 1			
P1	Parking Area	P100	Parking
			1281.89 m²
Parking: 1			
P1	Water Entry	P112	Service
			21.37 m²
P1	Electrical	P113	Service
			7.08 m²
Service: 2			
P1	Storage	P104	Storage
			3.80 m²
P1	Storage	P120	Storage
			14.03 m²
P1	Storage	P121	Storage
			34.80 m²
Storage: 3			
P1: 12			52.63 m²
			1445.54 m²
Level 1			
Level 1	Corridor	100	Circulation
			50.56 m²
Level 1	Stair 1	S1-1	Circulation
			21.43 m²
Level 1	Stair 2	S2-1	Circulation
			12.58 m²
Circulation: 3			
Level 1	Bike Rm	103	Common
			84.56 m²
Level 1	Lobby	104	Common
			68.98 m²
Level 1	Common Rm	105	Common
			25.55 m²
Level 1	Common Rm	105	Common
			57.80 m²
Common: 3			
Level 1	Jr. 1 BD - Type 1	101	Residential Unit
			48.30 m²
Level 1	2 BD - Type 1	102	Residential Unit
			70.13 m²
Level 1	1 BD+D - Type 1	106	Residential Unit
			61.93 m²
Level 1	Studio - Type 1	107	Residential Unit
			41.21 m²
Level 1	Jr. 1 BD - Type 4	108	Residential Unit
			43.53 m²
Level 1	Jr. 1 BD - Type 3	109	Residential Unit
			43.15 m²
Level 1	Jr. 1 BD - Type 2	110	Residential Unit
			45.22 m²
Level 1	1 BD+D - Type 2	111	Residential Unit
			61.86 m²
Level 1	Jr. 1 BD - Type 1	112	Residential Unit
			46.81 m²
Level 1	1 BD - Type 1	113	Residential Unit
			53.14 m²
Residential Unit: 10			
Level 1	Elec.	120	Service
			1.30 m²
Service: 1			
Level 1: 17			1.30 m²
Level 2			
Level 2	Corridor	200	Circulation
			49.46 m²
Level 2	Stair 1	S1-2	Circulation
			12.72 m²
Level 2	Stair 2	S2-2	Circulation
			12.58 m²
Circulation: 3			
Level 2	Jr. 1 BD - Type 1	201	Residential Unit
			74.76 m²
Level 2	2 BD - Type 1	202	Residential Unit
			48.30 m²
Level 2	2 BD - Type 4	203	Residential Unit
			69.99 m²
Level 2	2 BD - Type 4	203	Residential Unit
			66.73 m²
Level 2	1 BD+D - Type	204	Residential Unit
			61.69 m²
Level 2	1 BD - Type 1	205	Residential Unit
			54.09 m²
Level 2	1 BD+D - Type 1	206	Residential Unit
			61.83 m²
Level 2	1 BD - Type 1	207	Residential Unit
			51.31 m²
Level 2	2 BD - Type 2	208	Residential Unit
			68.56 m²
Level 2	2BD - Type 3	209	Residential Unit
			64.30 m²
Level 2	1 BD+D - Type 2	210	Residential Unit
			61.86 m²
Level 2	Jr. 1 BD - Type 1	211	Residential Unit
			46.73 m²
Level 2	1 BD - Type 1	212	Residential Unit
			52.94 m²
Residential Unit: 12			
Level 2	Elec.	220	Service
			1.30 m²
Service: 1			
Level 2: 16			1.30 m²
Level 3			
Level 3	Corridor	300	Circulation
			49.46 m²
Level 3	Stair 1	S1-3	Circulation
			12.72 m²
Level 3	Stair 2	S2-3	Circulation
			12.58 m²
Circulation: 3			
Level 3	Jr. 1 BD - Type 1	301	Residential Unit
			74.76 m²
Level 3	2 BD - Type 1	302	Residential Unit
			48.30 m²
Level 3	2 BD - Type 1	303	Residential Unit
			69.99 m²
Level 3	1 BD+D - Type	304	Residential Unit
			61.69 m²
Level 3	1 BD - Type 1	305	Residential Unit
			54.09 m²
Level 3	1 BD+D - Type	306	Residential Unit
			61.83 m²
Level 3	1 BD - Type 1	307	Residential Unit
			51.31 m²
Level 3	2 BD - Type 2	308	Residential Unit
			68.43 m²
Level 3	2 BD - Type 1	309	Residential Unit
			64.17 m²
Level 3	1 BD+D - Tpe 2	310	Residential Unit
			61.86 m²
Level 3	Jr. 1 BD - Type 1	311	Residential Unit
			46.73 m²
Level 3	1 BD - Type 1	312	Residential Unit
			52.94 m²
Residential Unit: 12			
Level 3	Elec.	320	Service
			1.30 m²
Service: 1			
Level 3: 16			1



1 Site Plan
SCALE = 1 : 150

2 Setback Plan
SCALE = 1 : 500

NOTES
*to be allocated to car share in future as necessary as per conditions in TDM legal agreement

2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Site Plan

Date

Dec. 21, 2022

Scale

As indicated

Project #

2106

Revision

Dec. 21, 2022

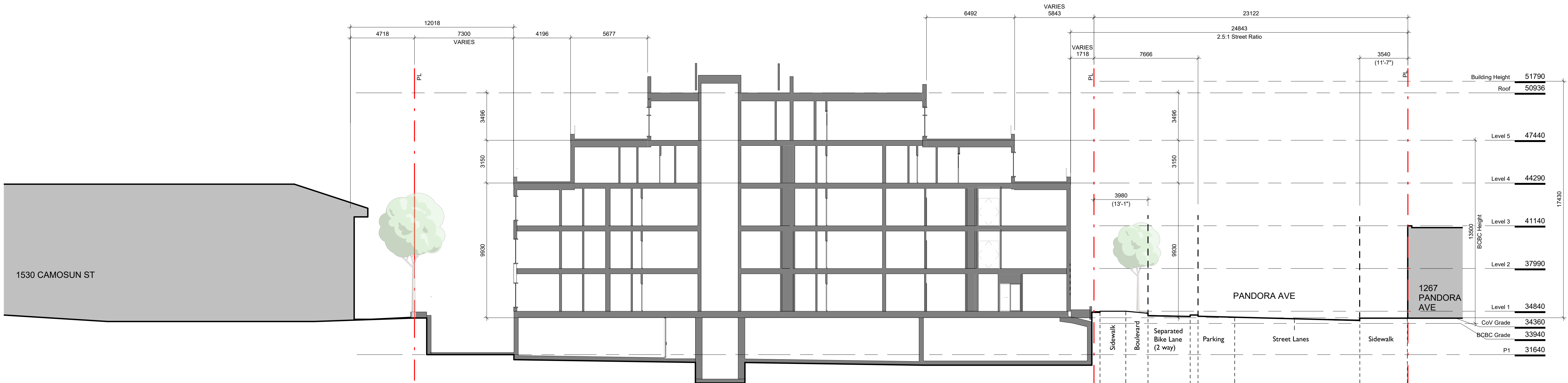
2

Sheet #

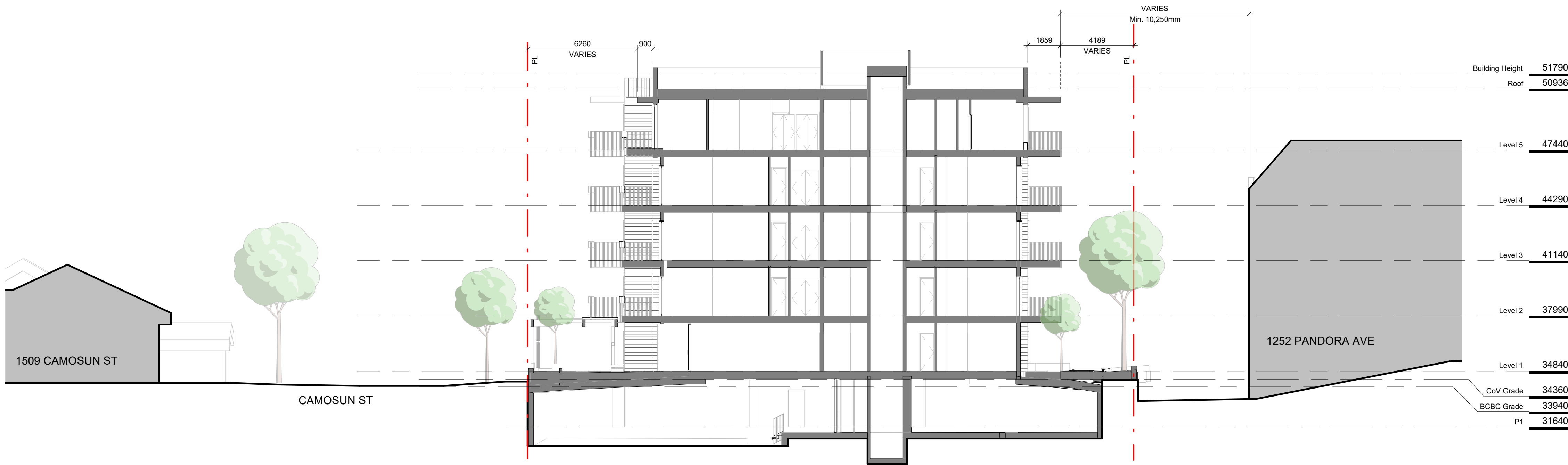
A100

2022-12-22

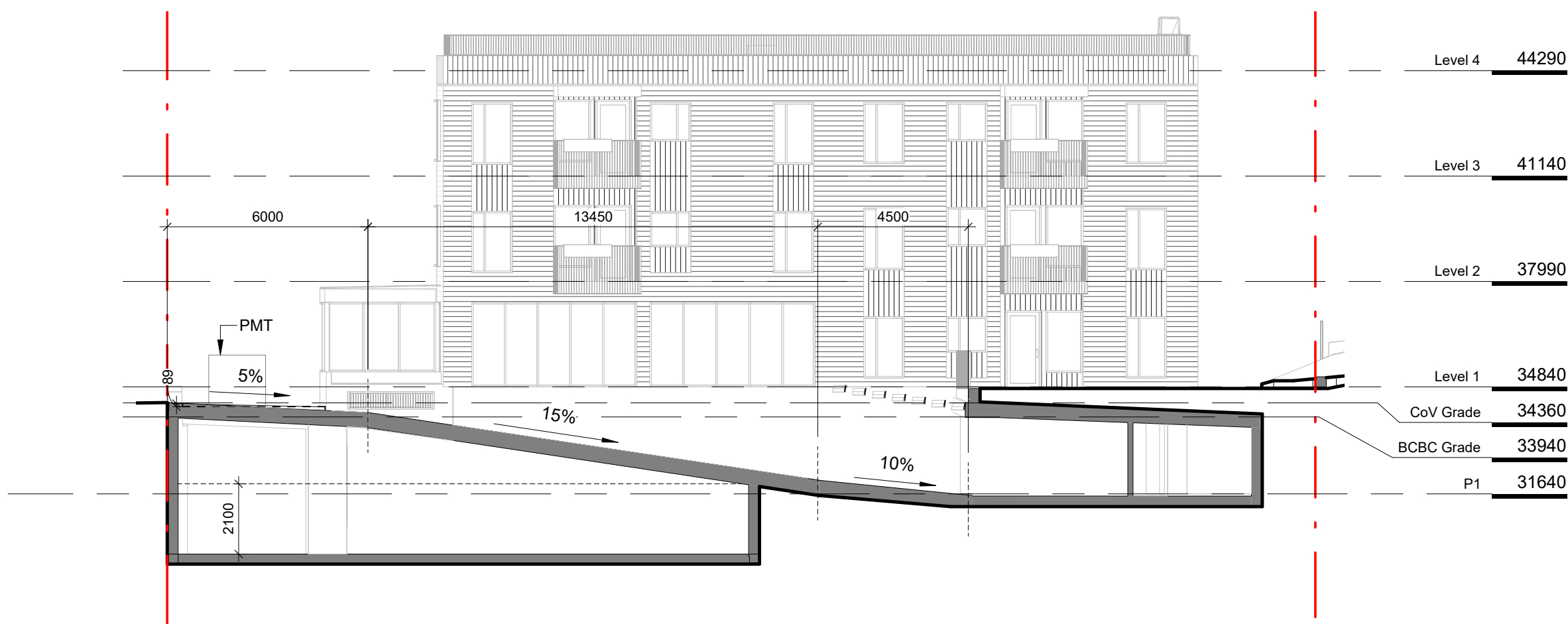
12/21/2022 5:10:13 PM



1 Site Section A
SCALE = 1 : 150



2 Site Section B
SCALE = 1 : 150



3 Parking Ramp Section
SCALE = 1 : 150

2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name Site Sections		
Date Dec. 21, 2022		
Scale 1 : 150	Project # 2106	Revision Dec. 21, 2022
Sheet # A105		2



1 East Context Elevation
SCALE = 1 : 200



2 South Context Elevation
SCALE = 1 : 200



Birdseye view from the East



Birdseye view from the North West

2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Context Elevations	
Date		Dec. 21, 2022	
Scale	1 : 200	Project #	2106
		Revision	2
		Dec. 21, 2022	
		Sheet #	A106
		2022-12-22	

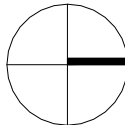
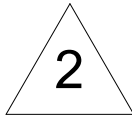


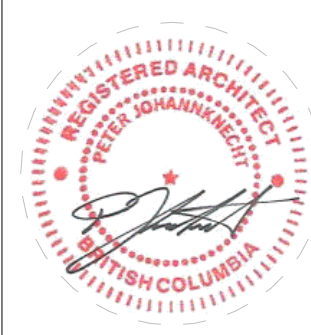
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Basement Plan	
Date		Dec. 21, 2022	
Scale	1 : 100	Project #	2106
	Revision		
	Dec. 21, 2022		
	Sheet #	A120	



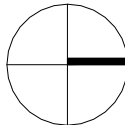
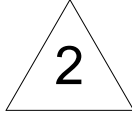


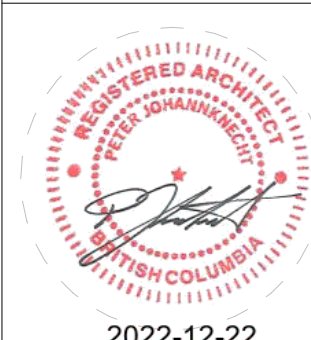
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

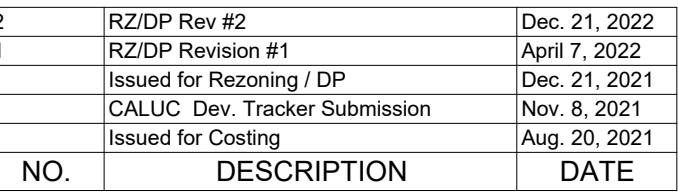


CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		Pandora and Camosun	
		H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.			
Sheet Name		Level 2	
Date		Dec. 21, 2022	
Scale	1 : 100	Project #	2106
	Revision		
	Dec. 21, 2022		
	Sheet #	A122	
2022-12-22			

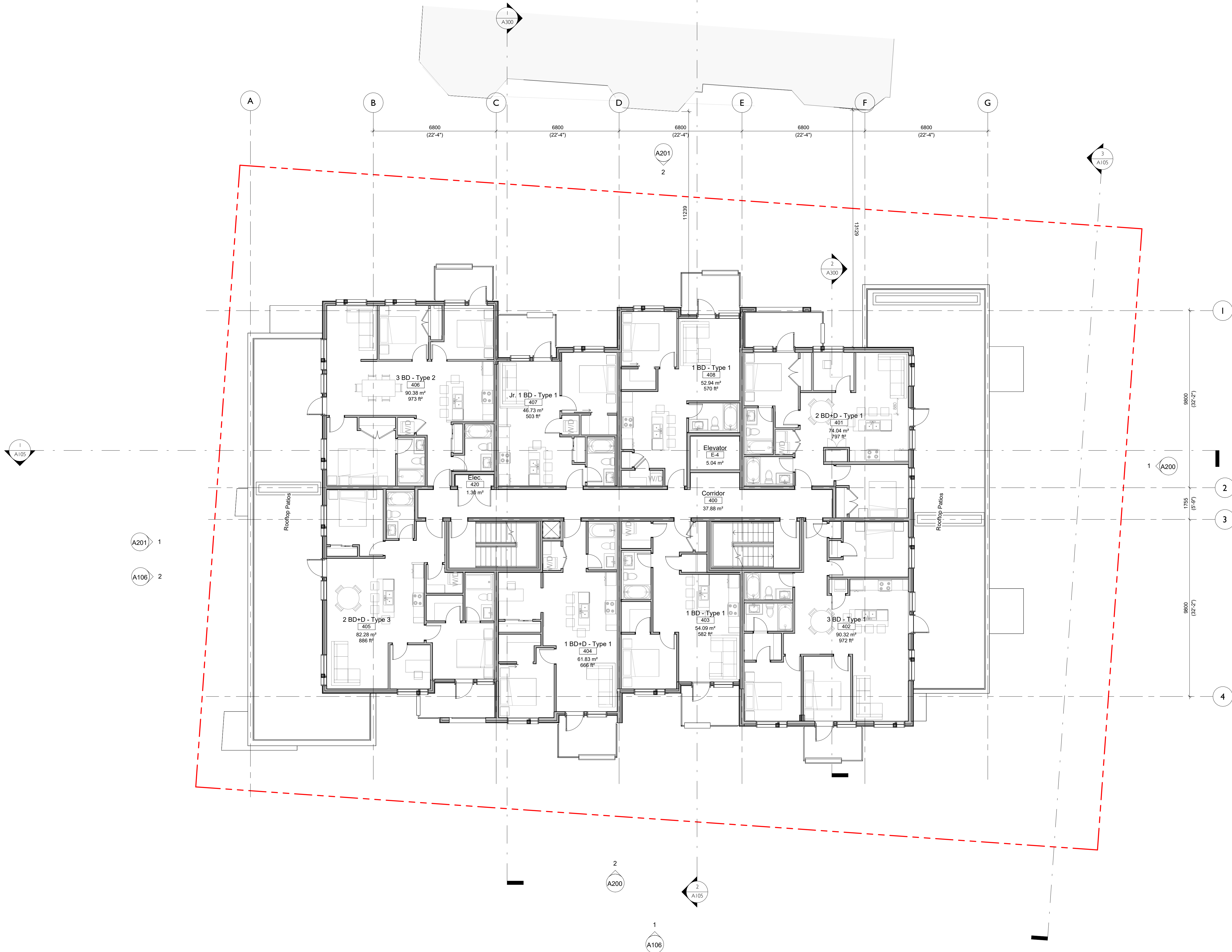




Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

2/21/2022 12:59:48 PM

C:\Users\A\Documents\3106 - 1270 Pandora - DD_Civil.dwg 12/21/2022 12:59:49 PM



2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

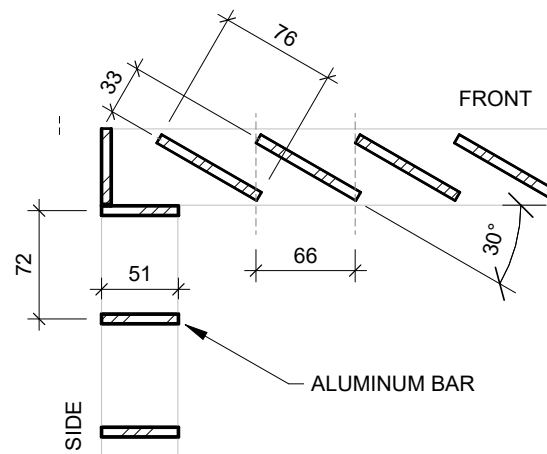
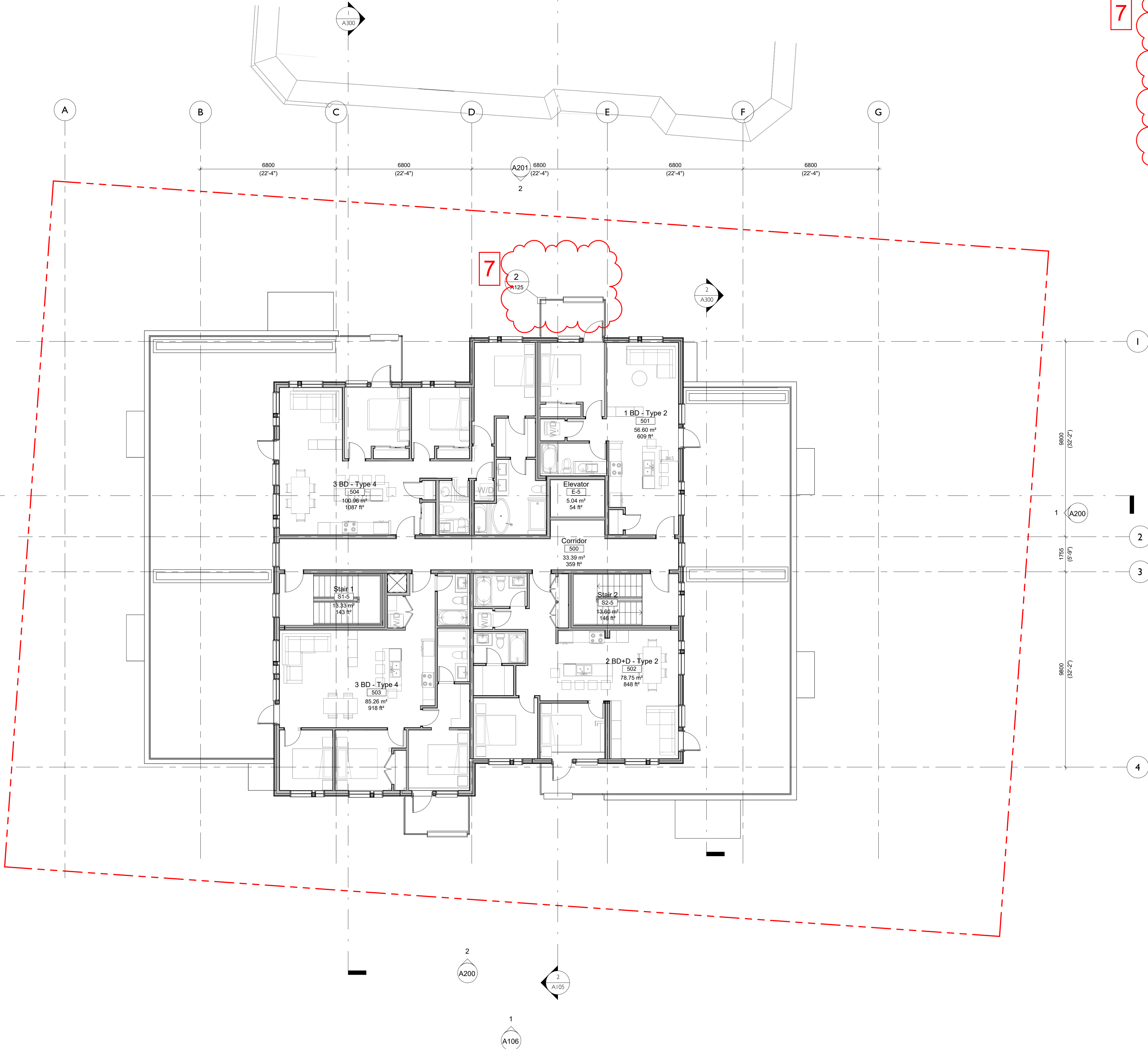


CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

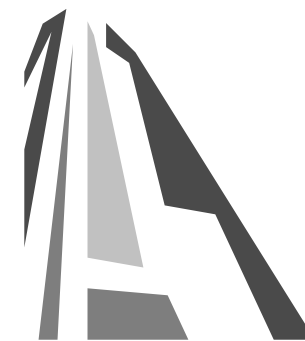
Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Level 4	
Date	
Dec. 21, 2022	
Scale	Project #
1 : 100	2106
Revision	Sheet #
Dec. 21, 2022	2
Sheet #	
A124	
2022-12-22	
12/21/2022 12:59:49 PM	

1 Level 5
SCALE = 1 : 100



2 Typical Balcony Privacy Picket
SCALE = 1 : 5

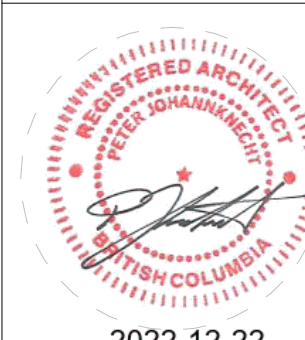
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

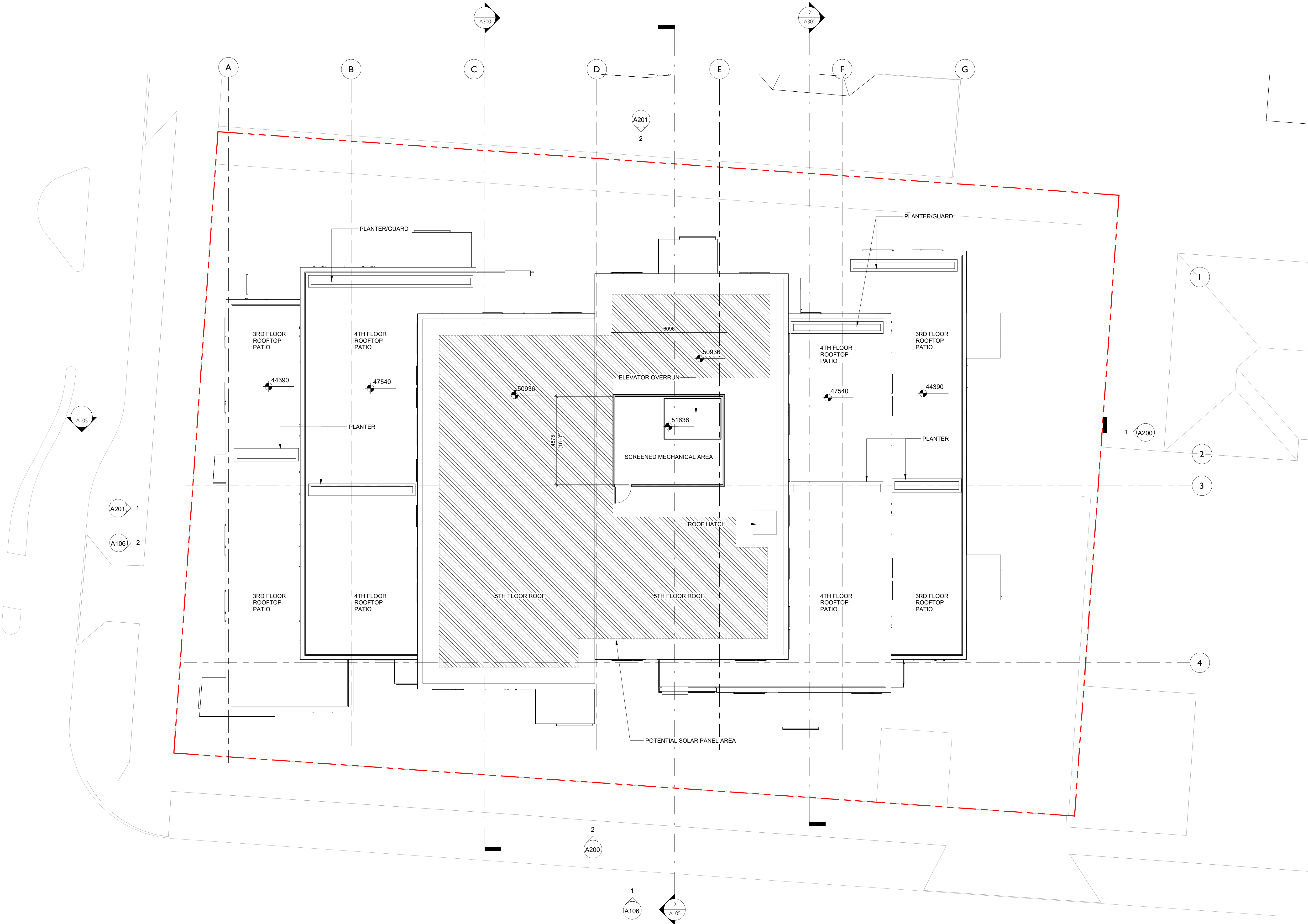
Project Pandora and Camosun H Development 1516 Camosun St. 1270 & 1286 Pandora Ave. Sheet Name Level 5		
Date Dec. 21, 2022	Project # 2106	Revision Dec. 21, 2022 2
Scale As indicated	Revision Dec. 21, 2022 2	Sheet # A125



2022-12-22

12/21/2022 12:59:51 PM

C:\Users\A\Documents\3186 - 1270 Pandora - DD_Civil.dwg 12/21/2022 12:59:52 PM



2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Roof Plan	
Date	
Dec. 21, 2022	
Scale	Project #
1 : 100	2106
Revision	Sheet #
Dec. 21, 2022	2
Sheet #	
A126	
2022-12-22	
12/21/2022 12:59:52 PM	



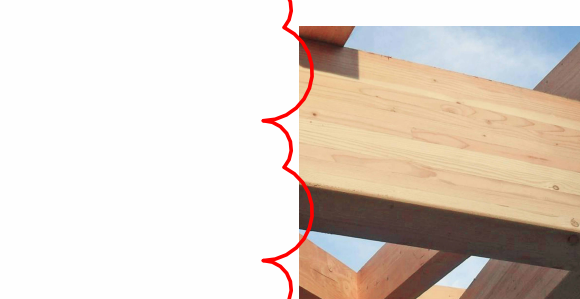
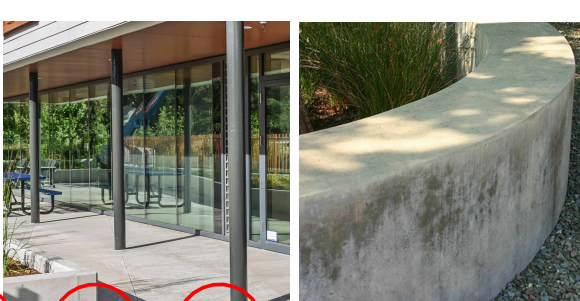
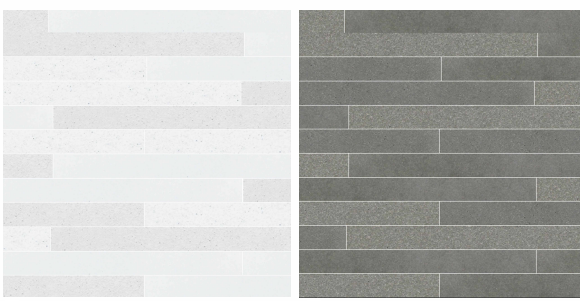
1 North Building Elevation
SCALE = 1 : 100



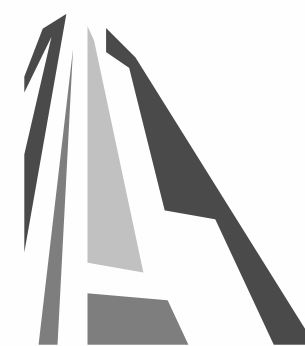
2 East Building Elevation
SCALE = 1 : 100

Exterior Materials

1. Fibreglass reinforced concrete panel - Colour 1
2. Fibreglass reinforced concrete panel - Colour 2
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Aluminum planter box - Bronze and dark bronze finish
6. Window or with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Not Used
10. Exposed wood
11. Painted metal columns - dark finish



2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Elevations		
Date		
Dec. 21, 2022		
Scale	Project #	
As indicated	2106	
Revision	Dec. 21, 2022	2
	Sheet #	A200

2022-12-22

12/21/2022 1:00:29 PM

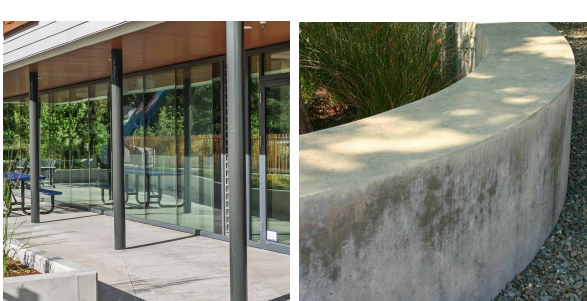
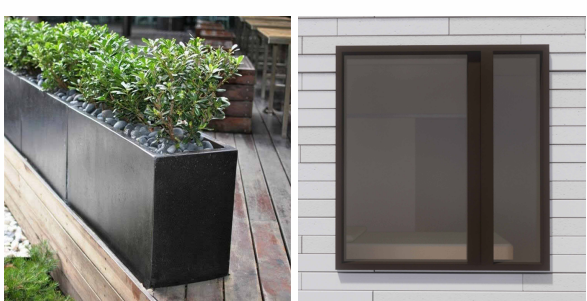
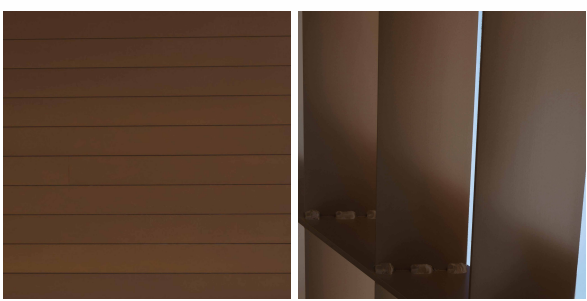
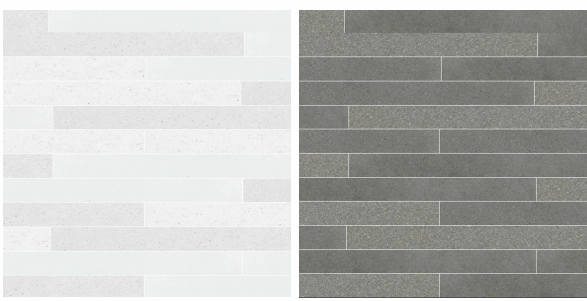


1 South Building Elevation
SCALE = 1 : 100

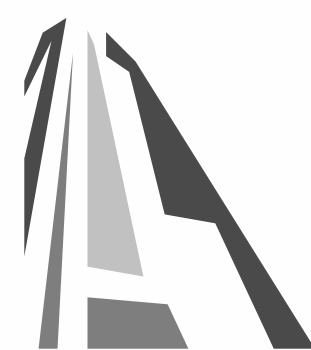


2 West Building Elevation
SCALE = 1 : 100

- Exterior Materials
1. Fibreglass reinforced concrete panel - Colour 1
 2. Fibreglass reinforced concrete panel - Colour 2
 3. Metal panel - Bronze finish
 4. Aluminum railing - Bronze and dark brown finish
 5. Aluminum planter box - Bronze and dark bronze finish
 6. Window/door with deep frame - Dark finish
 7. Storefront system - Dark bronze finish
 8. Architectural concrete
 9. Not Used
 10. Exposed wood
 11. Painted metal columns - dark finish



2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Elevations		
Date		
Dec. 21, 2022		
Scale	Project #	
As indicated	2106	
	Revision	2
	Dec. 21, 2022	
Sheet #		A201
2022-12-22		



View from Camosun and Pandora



View from Northeast of Site



View from of lane from Pandora at West side of site



View from single-family yard across Camosun

2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project

Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name

Renderings

Date

Dec. 21, 2022

Scale

Project #

2106

Revision

Dec. 21, 2022

2

Sheet #

A900

2022-12-22

12/21/2022 5:05:17 PM

Summer Solstice

9am



Noon



3pm



5pm



Autumn Equinox

9am



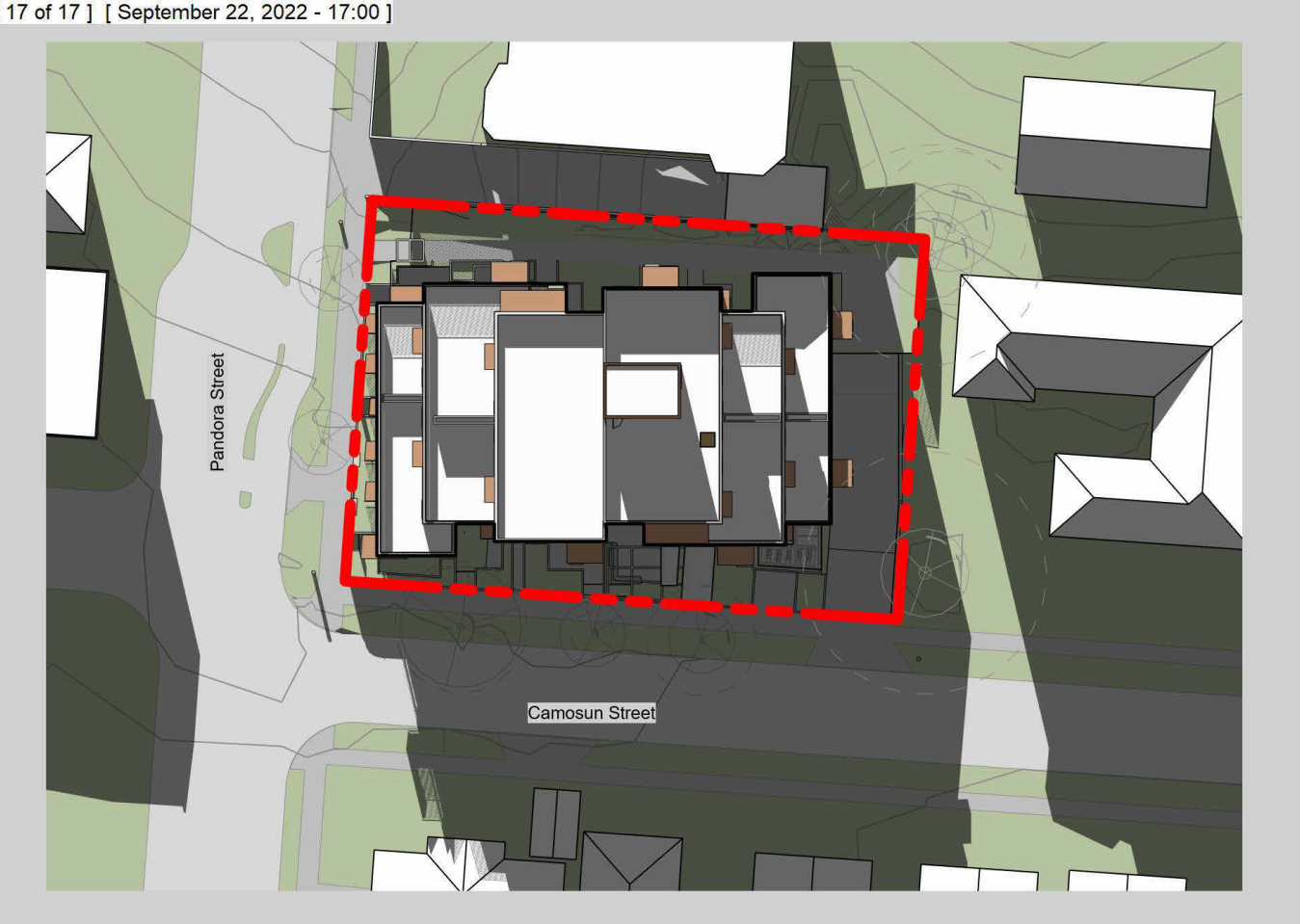
Noon



3pm



5pm



Winter Solstice

9am



Noon



3pm



5pm



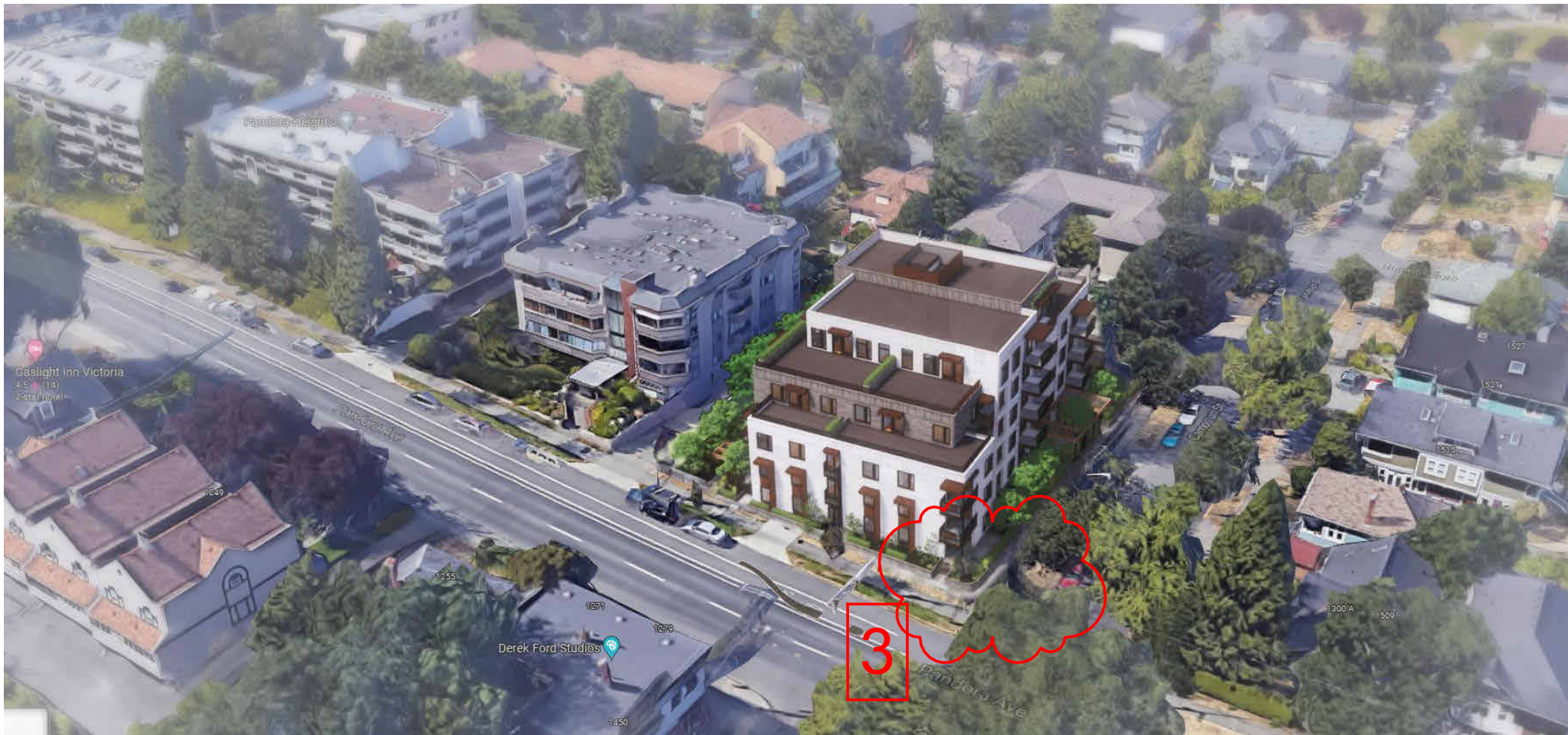
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Sun Study	
Date	
Dec. 21, 2022	
Scale	Project #
	2106
	Revision
	Dec. 21, 2022
Sheet #	
A901	
2022-12-22	
12/21/2022 1:01:06 PM	



View from Pandora and Camosun looking Northwest



View looking West over Camosun Street



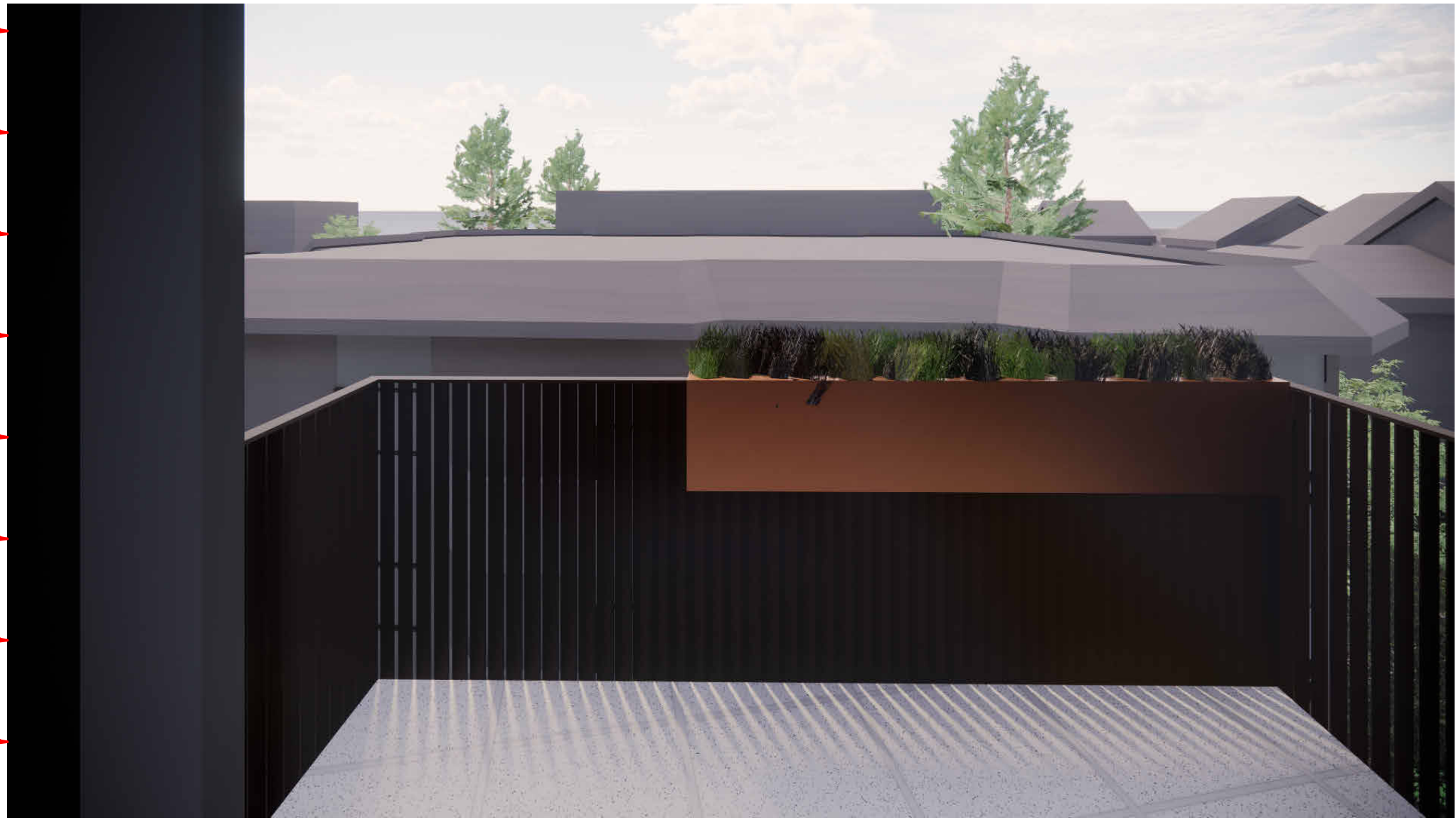
View from neighbouring top floor balcony showing privacy provided by angled guardrail pickets



View from Pandora Street at neighbouring property showing angled guardrail pickets



Concept rendering of main building entrance on Camosun Street.



View from top floor balcony showing privacy provided by angled guardrail pickets

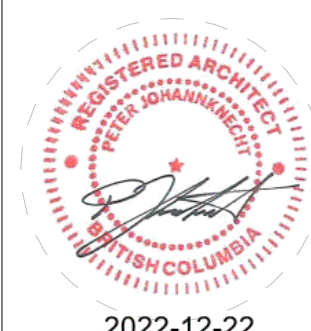
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
NO.	DESCRIPTION	DATE

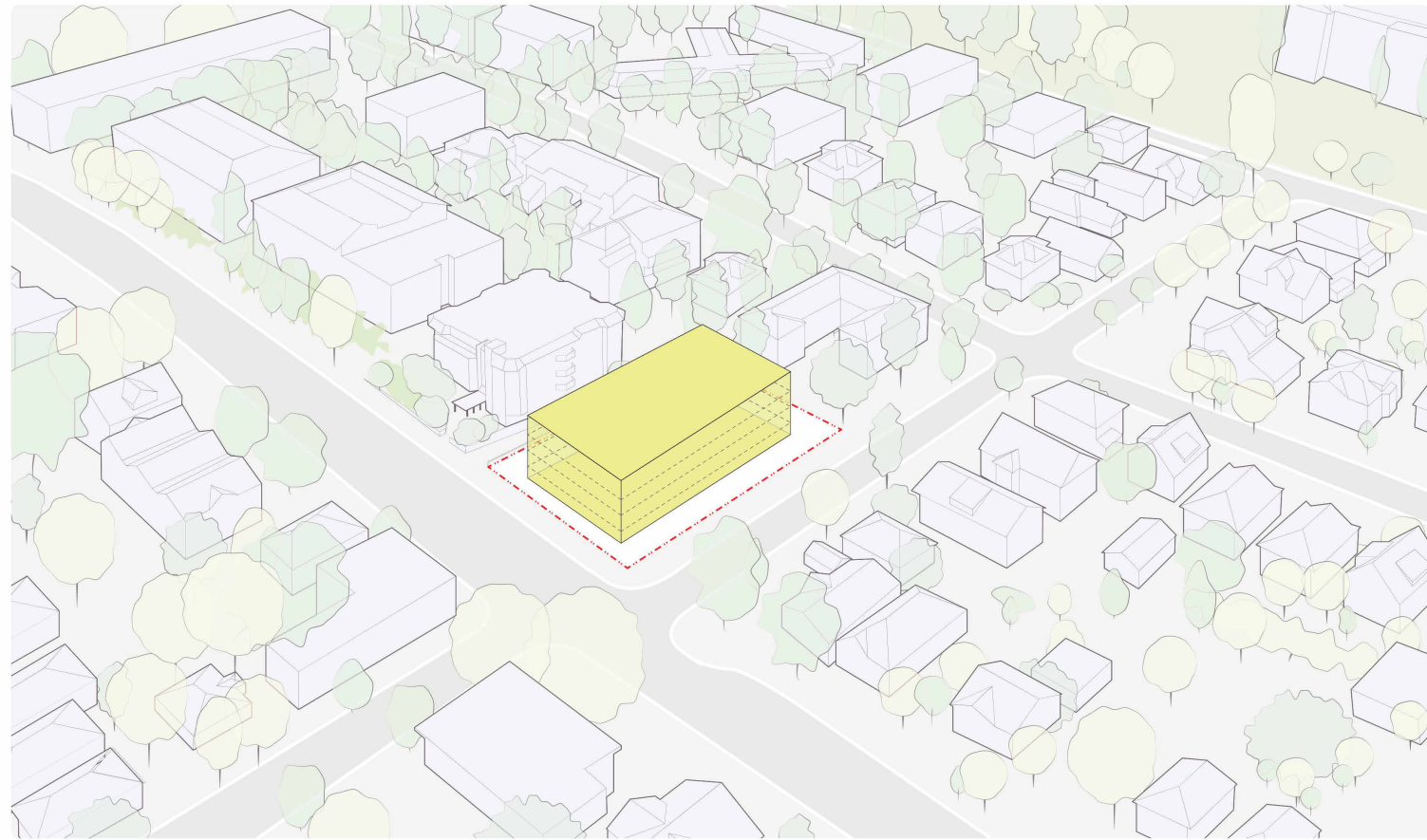


CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Renderings		
Date		
Dec. 21, 2022		
Scale	Project #	2106
	Revision	2
Dec. 21, 2022		
Sheet #		A902
2022-12-22		





CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



View of 2:1 FSR on site as a 4 storey building.

Pandora &

Camosun



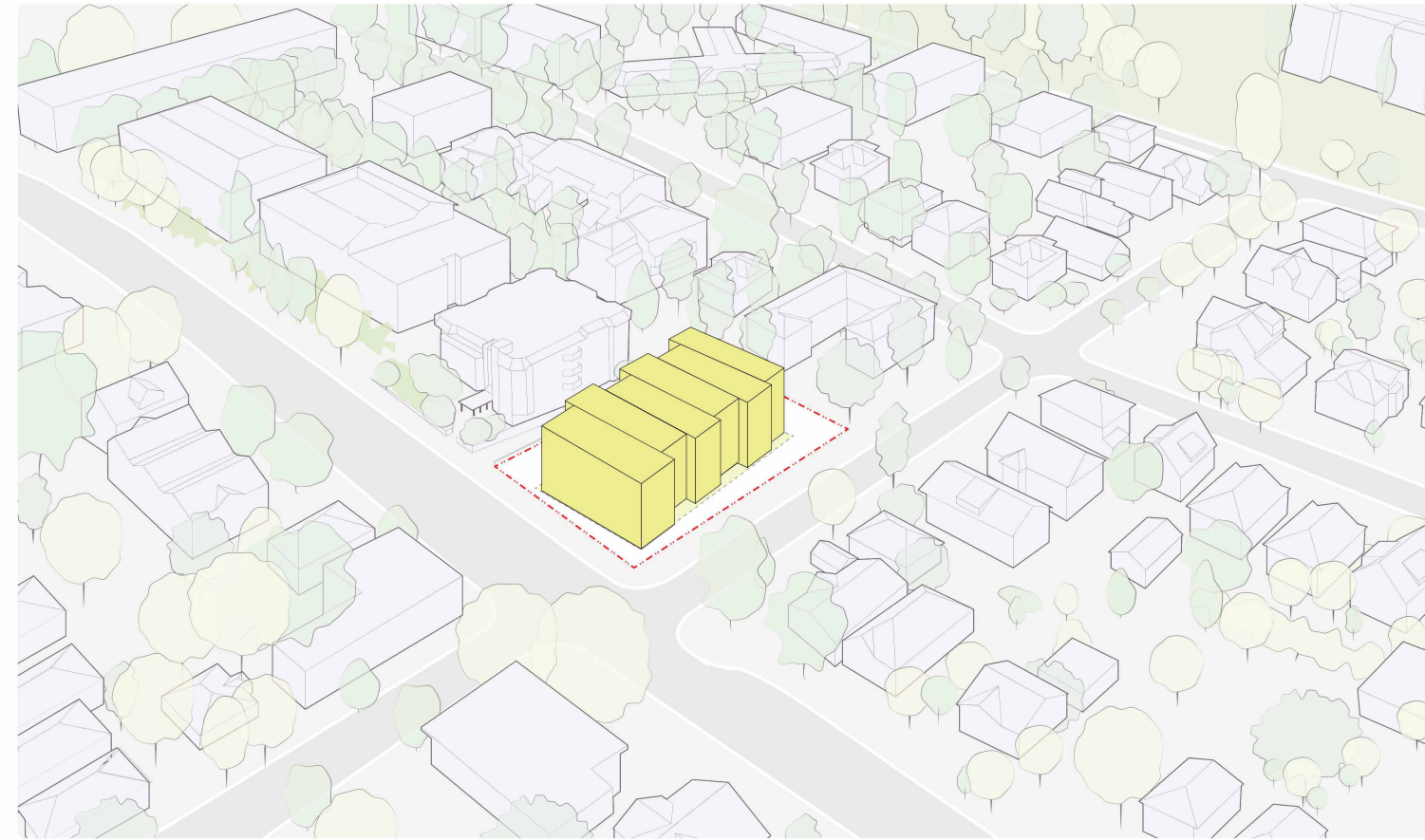
CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



Angling the building for improved sunlight, views, and acoustics

Pandora &

Camosun



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS

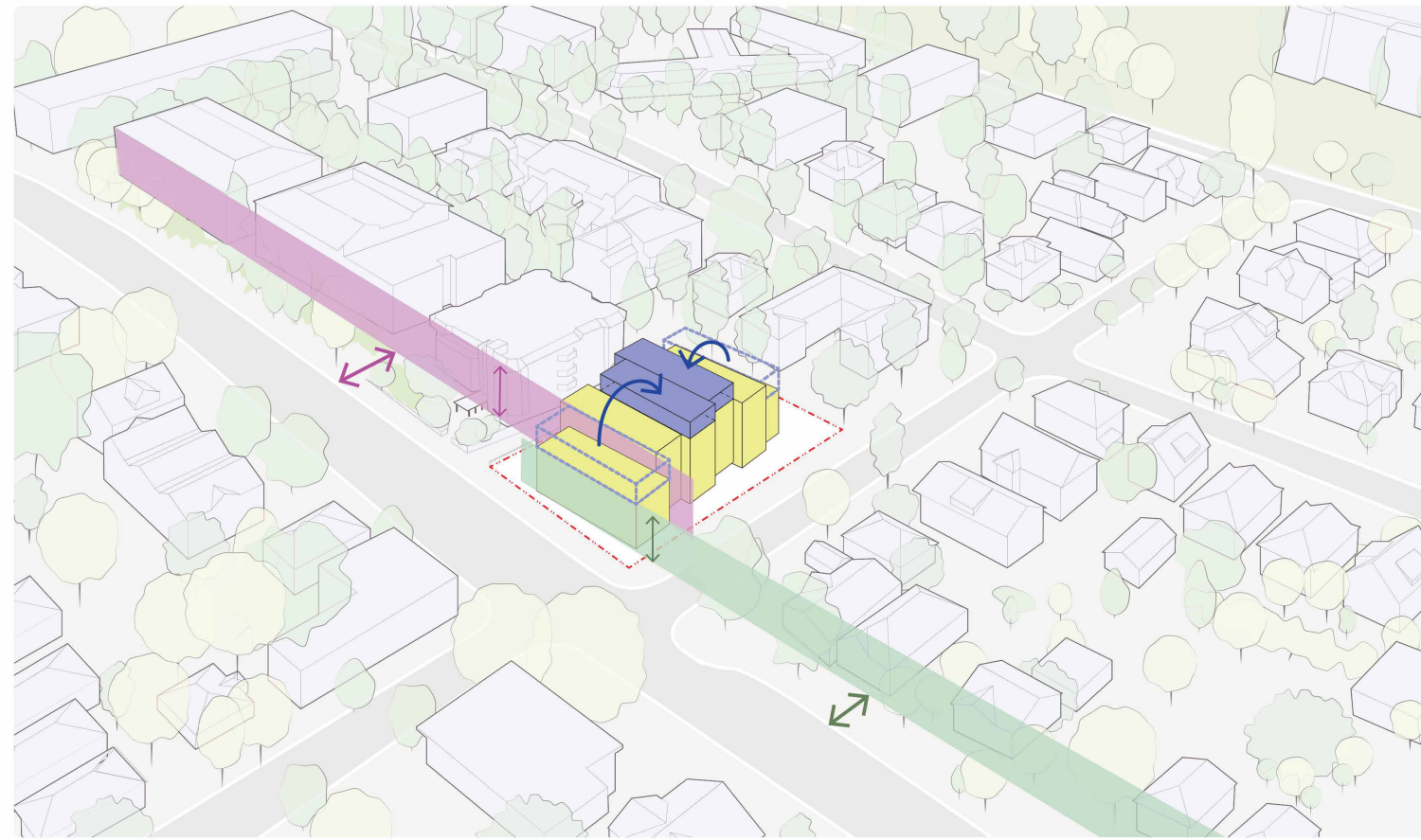


Breaking up the massing into 'townhouse' volumes

Pandora &

Camosun

8



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



Create 3 storey building ends by shifting massing to the middle of the site

Pandora &

Camosun



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



Underground parking layout showing native soil in green

Pandora &

Camosun



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



Front door diagram showing grain of access for neighbours and proposed building

Pandora &

Camosun



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



New trees

Pandora &

Camosun



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



Balconies and rooftop access

Pandora &

Camosun

Context Map with New Massing



CASCADIA ARCHITECTS INC.
ARCHITECTS - PLANNERS - ENGINEERS



Camosun

Pandora &



CASCADIA ARCHITECTS INC.

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

Project
Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Diagrams

Date
Dec. 21, 2022

Scale
2106

Project #
2

Revision
2

Sheet #
A903

2022-12-22

12/21/2022 1:01:12 PM