

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

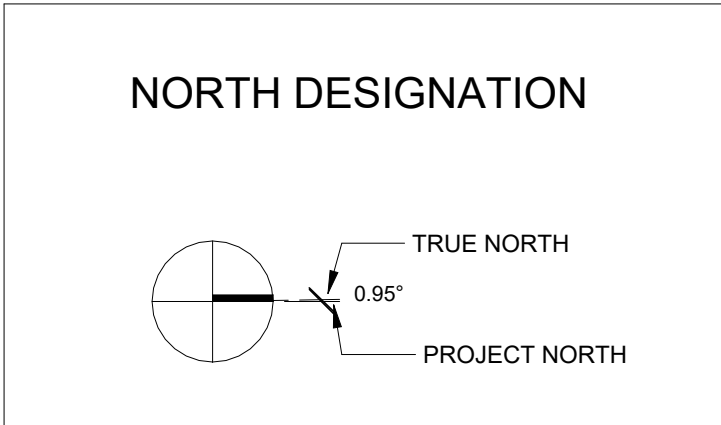




Revisions

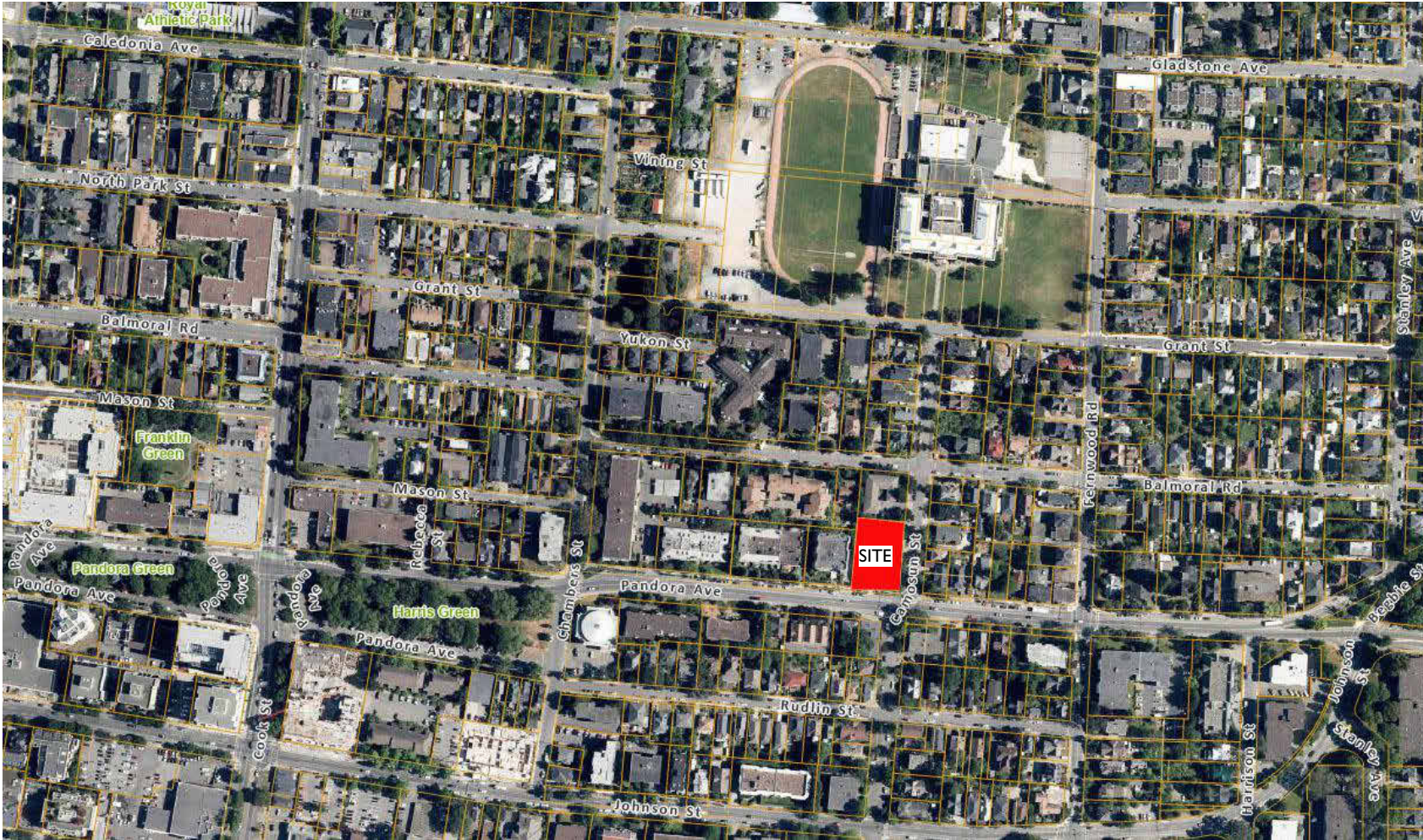
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date: February 23, 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 R3 - February 7, 2023

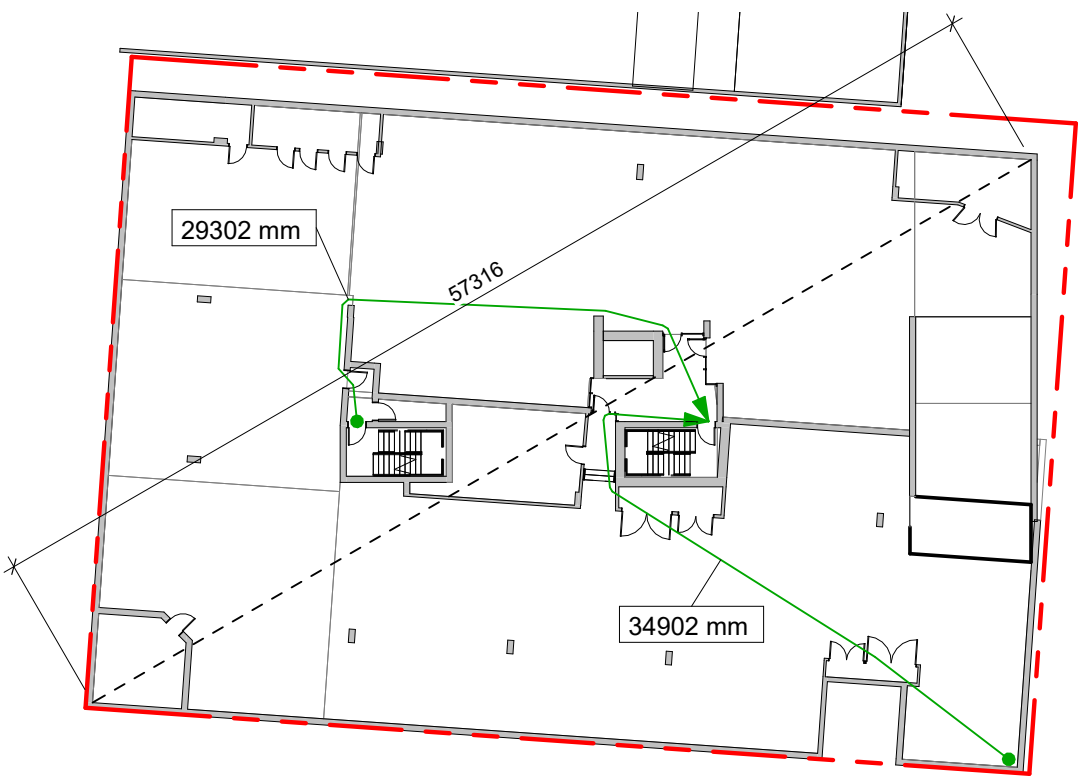
Project #	Date	Revision
2106	February 7, 2023	Feb 7, 2023
Sheet #	3	



2023-02-17

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



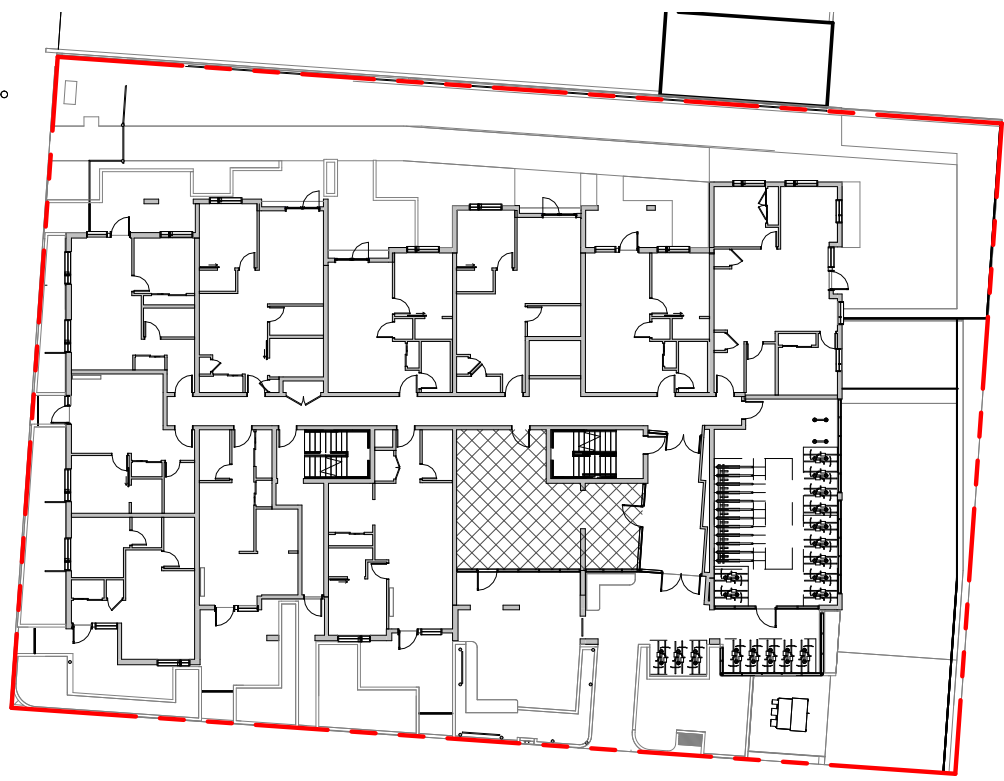


LEVEL P1

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

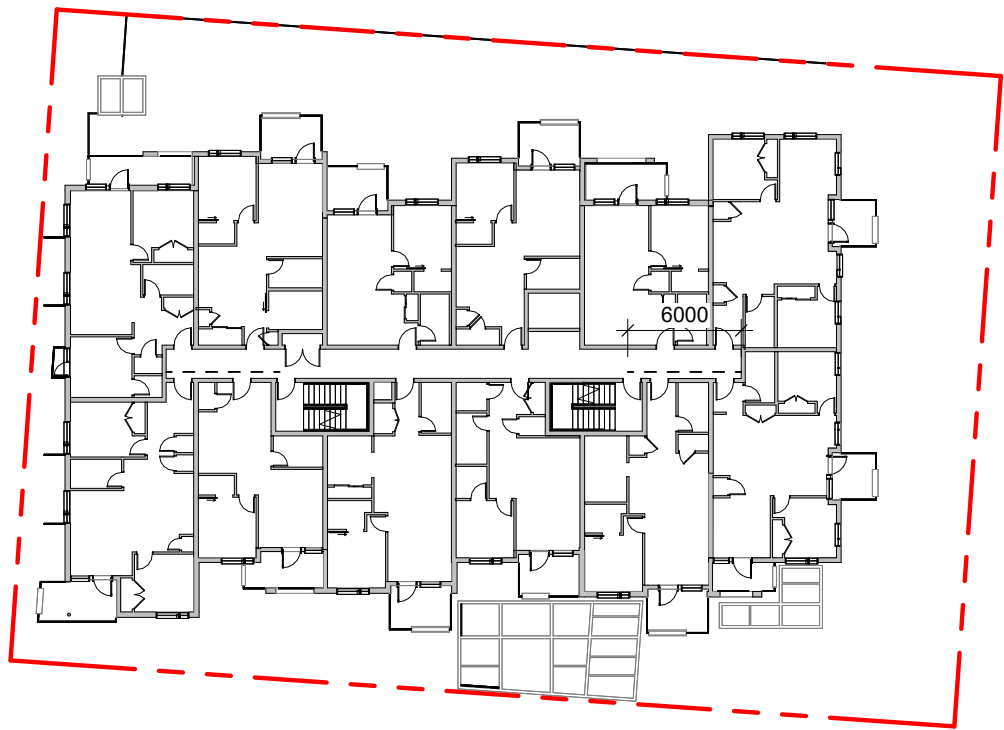


GROUND FLOOR

Occupancy: Group C
Occupant Load
11 Bedrooms x 2 people/bedroom
= 22 people

Common Area
Area=58m²
0.96m²/person for Space with tables
and seating (BCBC 3.1.17.1)
Load= 58m² / 0.96= 60 people

Min. Exit Width
Ramps, Corridors, Passageways
6.1mm/person x 82 = 500mm
Stairs
8mm/person x 82 = 656mm

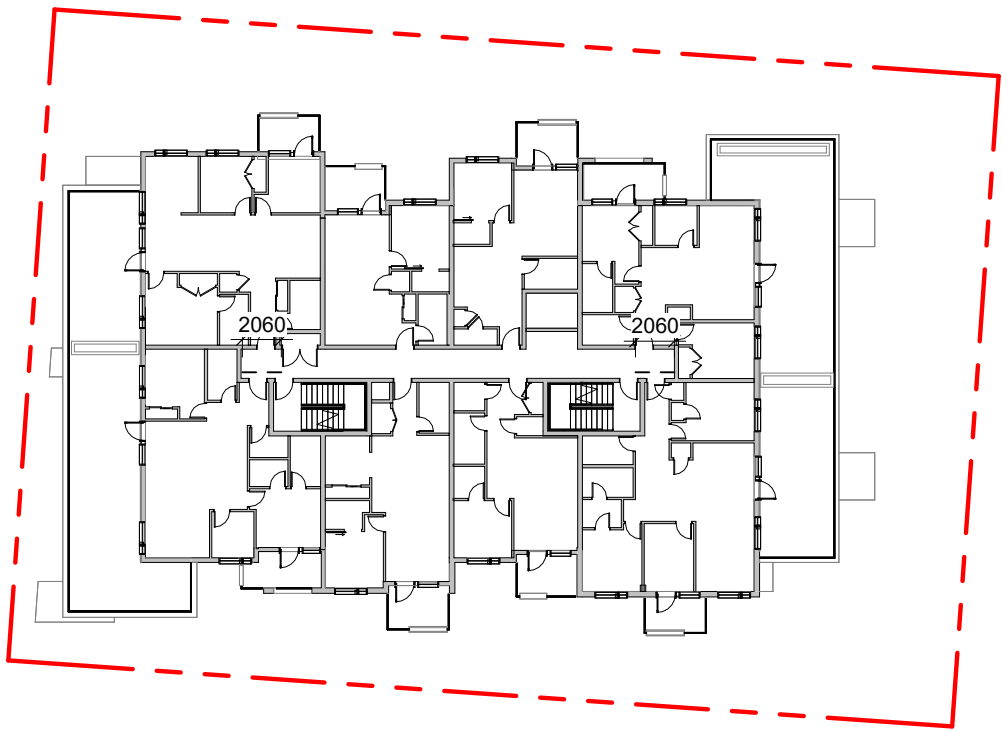


SECOND & THIRD FLOOR

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

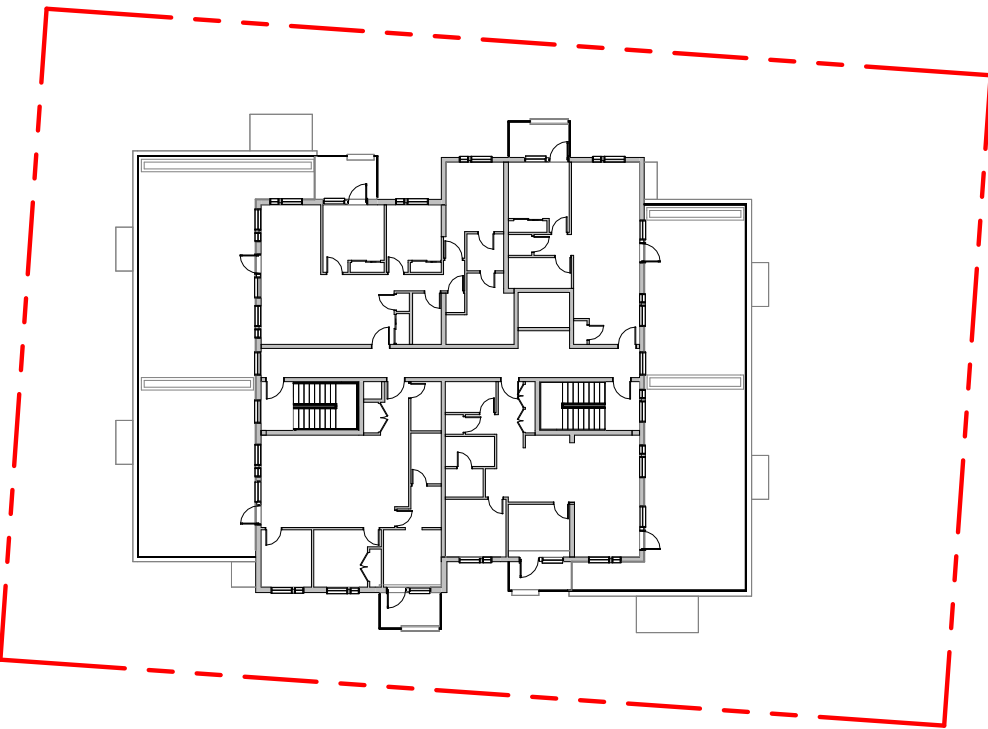


FOURTH FLOOR

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

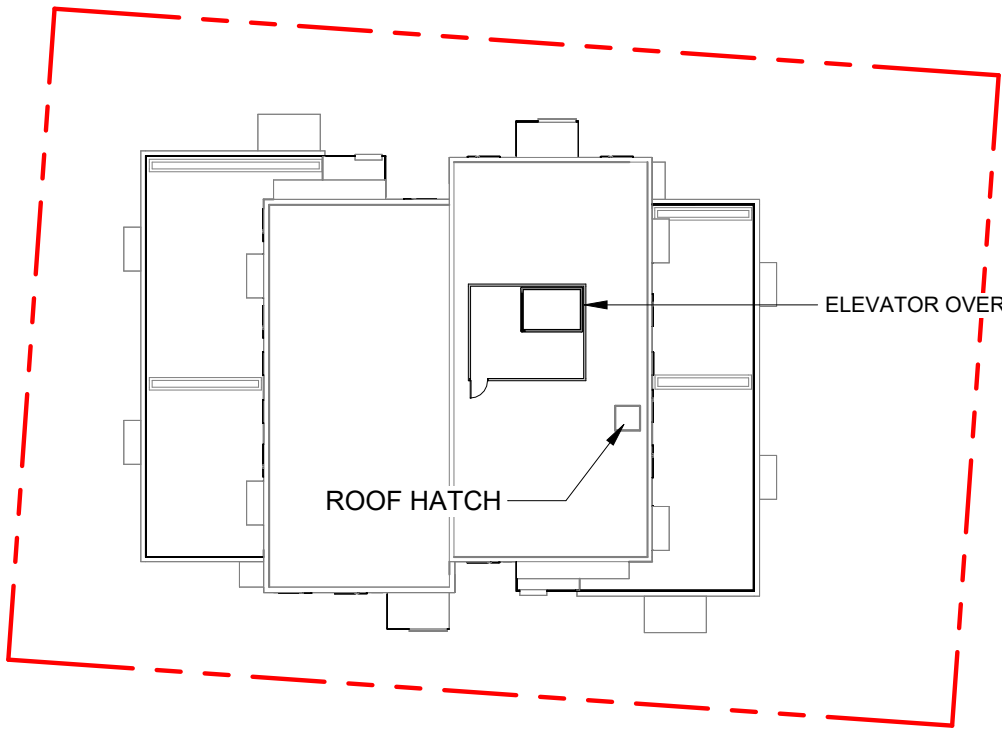


FIFTH FLOOR

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 1 hrs F3 TO C 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	

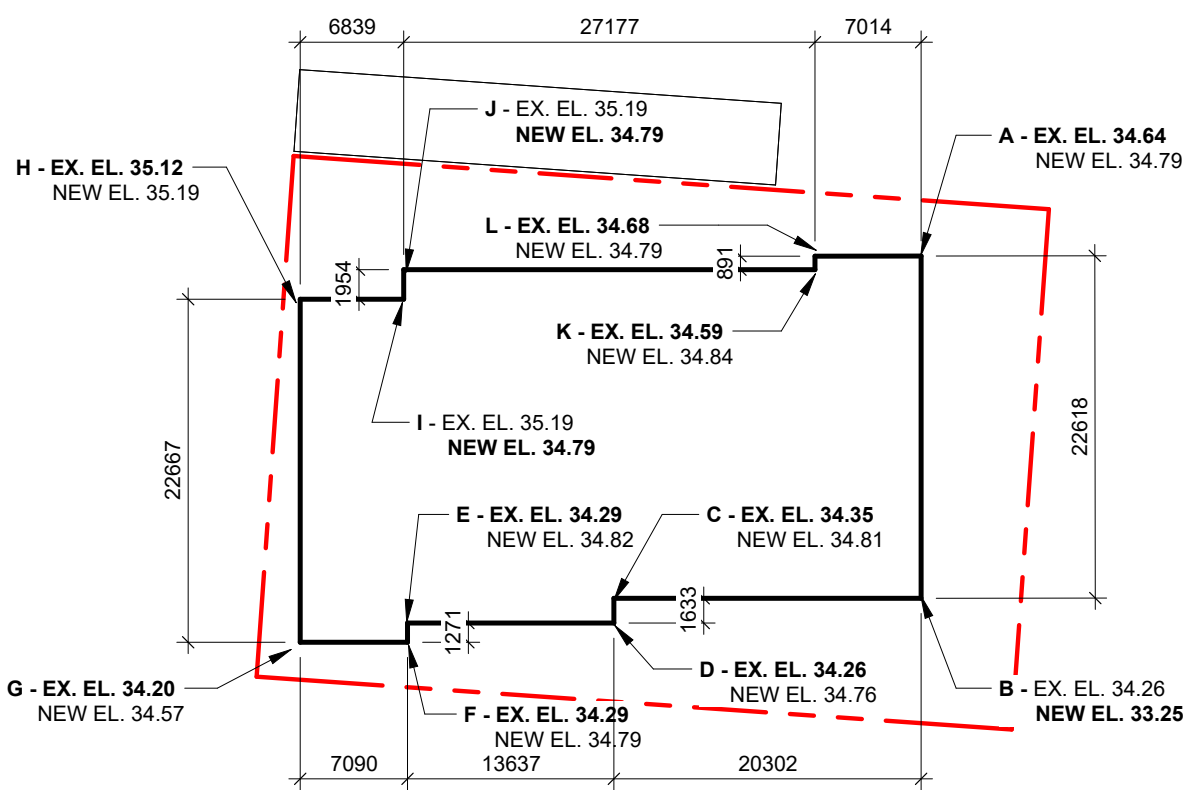
NOTES



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 1b	204	61.69 m²
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 1	306	61.83 m²
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 3	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 1	306	61.83 m²
1b		
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		
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		
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	
: 1			12.83 m²
P1	Elevator Vestibule	P101	Circulation
Vest.		P103	Circulation
P1	Stair 1	S1-P1	Circulation
P1	Stair 2	S2-P1	Circulation
Circulation: 4			49.73 m²
P1	Garbage Room	P102	Common
Common: 1			20.01 m²
P1	Parking Area	P100	Parking
Parking: 1			1281.89 m²
P1	Water Entry	P112	Service
P1	Electrical	P113	Service
Service: 2			26.46 m²
P1	Storage	P104	Storage
P1	Storage	P120	Storage
P1	Storage	P121	Storage
Storage: 3			52.63 m²
P1: 12			1445.54 m²
Level 1			
Level 1	Corridor	100	Circulation
Level 1	Stair 1	S1-1	Circulation
Level 1	Stair 2	S2-1	Circulation
Circulation: 3			84.56 m²
Level 1	Bike Rm	103	Common
Level 1	Lobby	104	Common
Level 1	Common Rm	105	Common
Common: 3			152.33 m²
Level 1	Jr. 1 BD - Type 1	101	Residential Unit
Level 1	2 BD - Type 1	102	Residential Unit
Level 1	1 BD+D - Type 1	106	Residential Unit
Level 1	Studio - Type 1	107	Residential Unit
Level 1	Jr. 1 BD - Type 4	108	Residential Unit
Level 1	Jr. 1 BD - Type 3	109	Residential Unit
Level 1	Jr. 1 BD - Type 2	110	Residential Unit
Level 1	1 BD+D - Type 2	111	Residential Unit
Level 1	Jr. 1 BD - Type 1	112	Residential Unit
Level 1	1 BD - Type 1	113	Residential Unit
Residential Unit: 10			515.27 m²
Level 1	Elec.	120	Service
Service: 1			1.30 m²
Level 1: 17			753.46 m²
Level 2			
Level 2	Corridor	200	Circulation
Level 2	Stair 1	S1-2	Circulation
Level 2	Stair 2	S2-2	Circulation
Circulation: 3			74.76 m²
Level 2	Jr. 1 BD - Type 1	201	Residential Unit
Level 2	2 BD - Type 1	202	Residential Unit
Level 2	2 BD - Type 4	203	Residential Unit
Level 2	1 BD+D - Type 1b	204	Residential Unit
Level 2	1 BD - Type 1	205	Residential Unit
Level 2	1 BD+D - Type 1	206	Residential Unit
Level 2	1 BD - Type 1	207	Residential Unit
Level 2	2 BD - Type 2	208	Residential Unit
Level 2	2BD - Type 3	209	Residential Unit
Level 2	1 BD+D - Type 2	210	Residential Unit
Level 2	Jr. 1 BD - Type 1	211	Residential Unit
Level 2	1 BD - Type 1	212	Residential Unit
Residential Unit: 12			708.34 m²
Level 2	Elec.	220	Service
Service: 1			1.30 m²
Level 2: 16			784.40 m²
Level 3			
Level 3	Corridor	300	Circulation
Level 3	Stair 1	S1-3	Circulation
Level 3	Stair 2	S2-3	Circulation
Circulation: 3			74.76 m²
Level 3	Jr. 1 BD - Type 1	301	Residential Unit
Level 3	2 BD - Type 1	302	Residential Unit
Level 3	2 BD - Type 1	303	Residential Unit
Level 3	1 BD+D - Type 1b	304	Residential Unit
Level 3	1 BD - Type 1	305	Residential Unit
Level 3	1 BD+D - Type 1	306	Residential Unit
Level 3	1 BD - Type 1	307	Residential Unit
Level 3	2 BD - Type 2	308	Residential Unit
Level 3	2 BD - Type 1	309	Residential Unit
Level 3	1 BD+D - Tpe 2	310	Residential Unit
Level 3	Jr. 1 BD - Type 1	311	Residential Unit
Level 3	1 BD - Type 1	312	Residential Unit
Residential Unit: 12			707.87 m²
Level 3	Elec.	320	Service
Service: 1			1.30 m²
Level 3: 16			783.93 m²
Level 4			
Level 4	Corridor	400	Circulation
Level 4	Stair 1	S1-4	Circulation
Level 4	Stair 2	S2-4	Circulation
Circulation: 3			63.18 m²
Level 4	2 BD+D - Type 1	401	Residential Unit
Level 4	3 BD - Type 1	402	Residential Unit
Level 4	1 BD - Type 1	403	Residential Unit
Level 4	1 BD+D - Type 1	404	Residential Unit
Level 4	2 BD+D - Type 3	405	Residential Unit
Level 4	3 BD - Type 2	406	Residential Unit
Level 4	Jr. 1 BD - Type 1	407	Residential Unit
Level 4	1 BD - Type 1	408	Residential Unit
Residential Unit: 8			552.62 m²
Level 4	Elec.	420	Service
Service: 1			1.30 m²
Level 4: 12			617.10 m²
Level 5			
Level 5	Corridor	500	Circulation
Level 5	Stair 1	S1-5	Circulation
Level 5	Stair 2	S2-5	Circulation
Circulation: 3			60.31 m²
Level 5	1 BD - Type 2	501	Residential Unit
Level 5	2 BD+D - Type 2	502	Residential Unit
Level 5	3 BD - Type 4	503	Residential Unit
Level 5	3 BD - Type 4	504	Residential Unit
Residential Unit: 4			321.57 m²
Level 5: 7			381.88 m²
Grand total: 80			4766.30 m²

FSR AREA		
Level	Name	Area

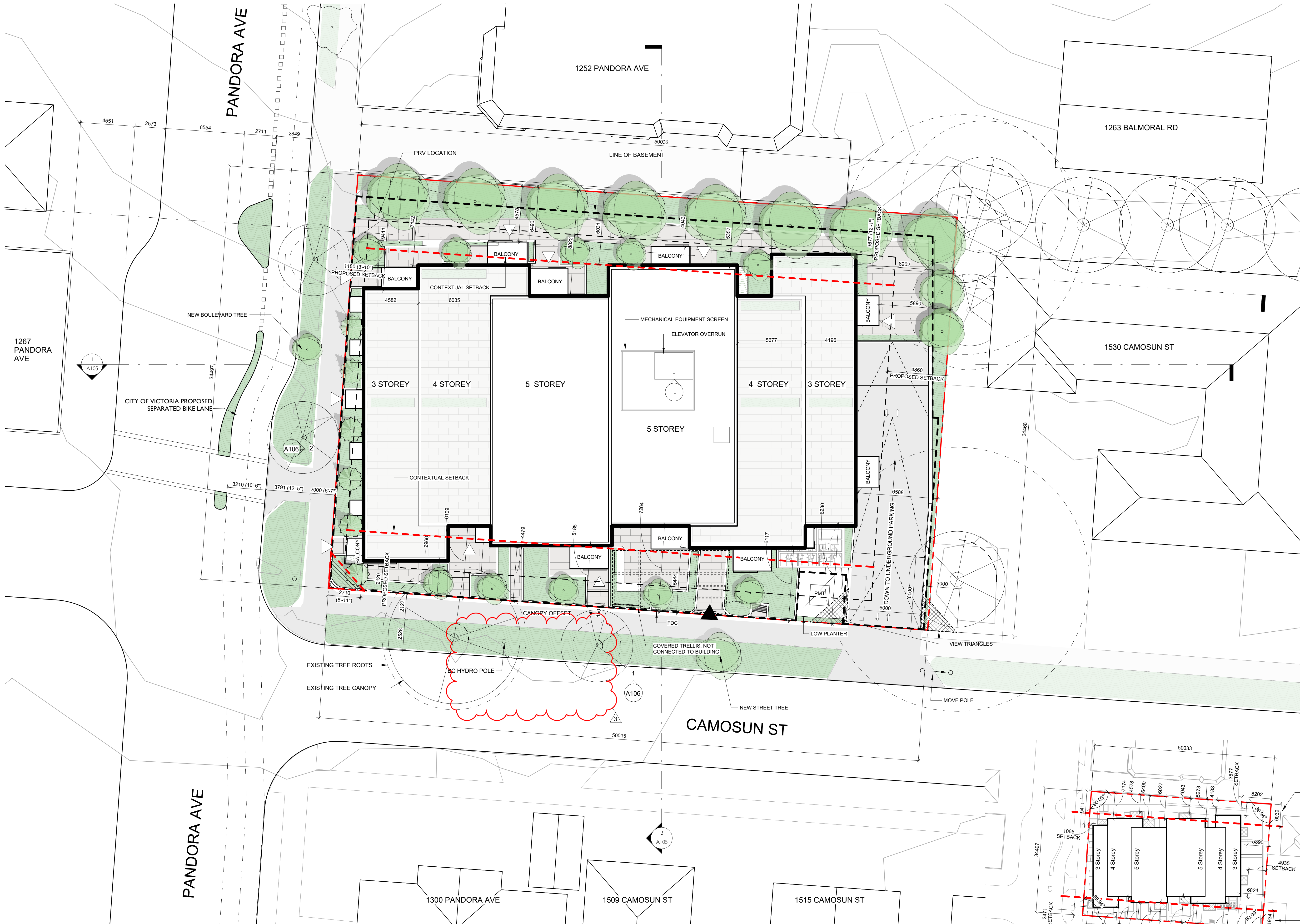
Level 1	Floor 1	725.75 m²
Level 2	Floor 2	830.69 m²
Level 3	Floor 3	830.69 m²
Level 4	Floor 4	649.23 m²
Level 5	Floor 5	404.75 m²
Grand total: 5		3441.10 m²

2	R2/DP Rev #2	Dec. 21, 2022
1	R2/DP Revision #1	April 7, 2022
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

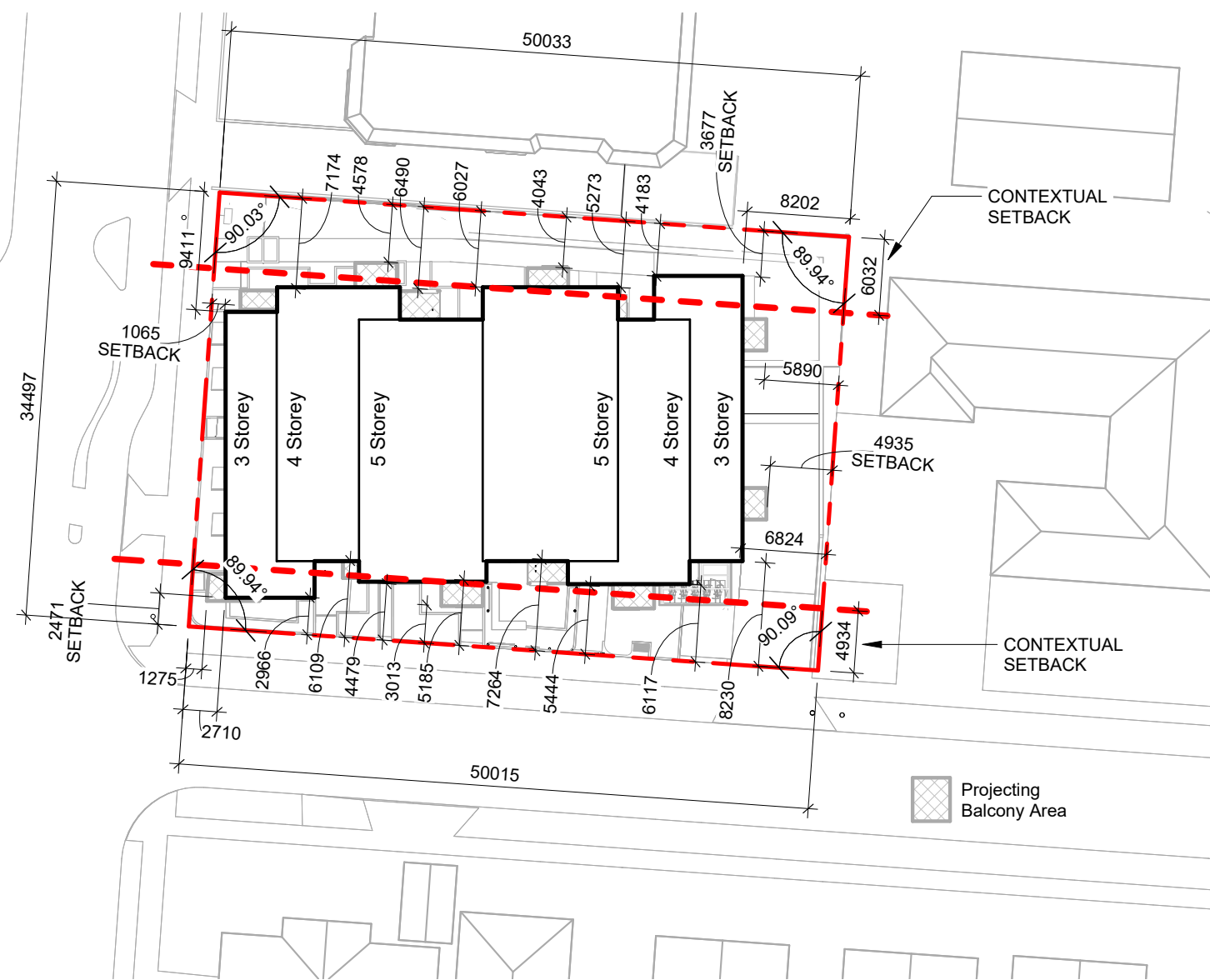
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without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



1 Site Plan
SCALE = 1 : 150

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

2 Setback Plan
SCALE = 1 : 500



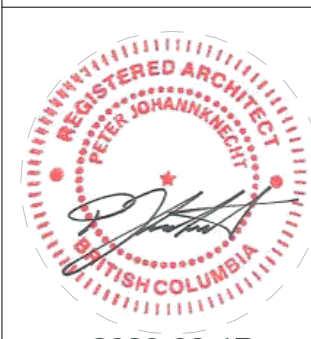
3	Remove Modo Stalls	Feb 7, 2023
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept 29, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

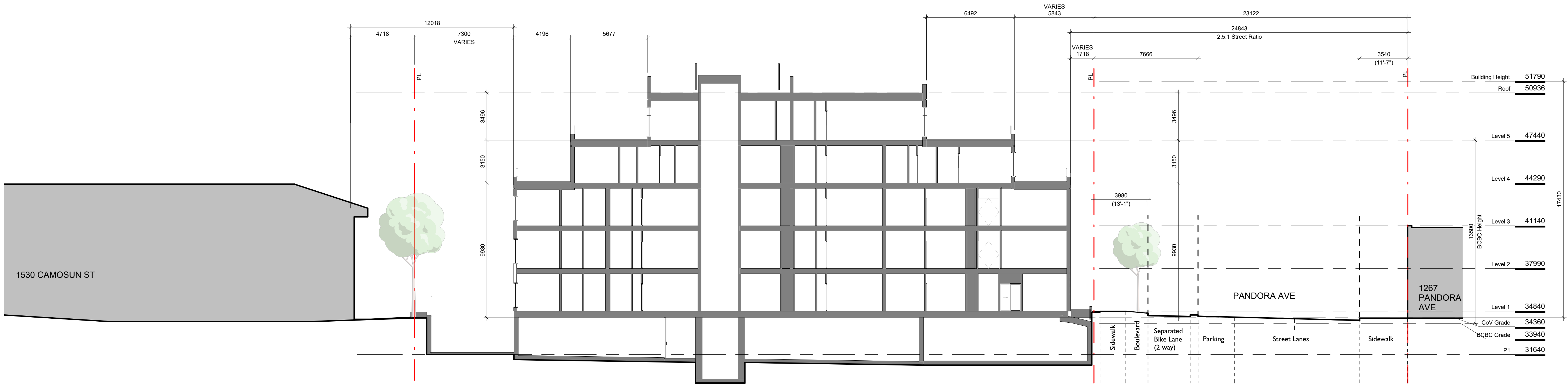


CASCADIA ARCHITECTS INC

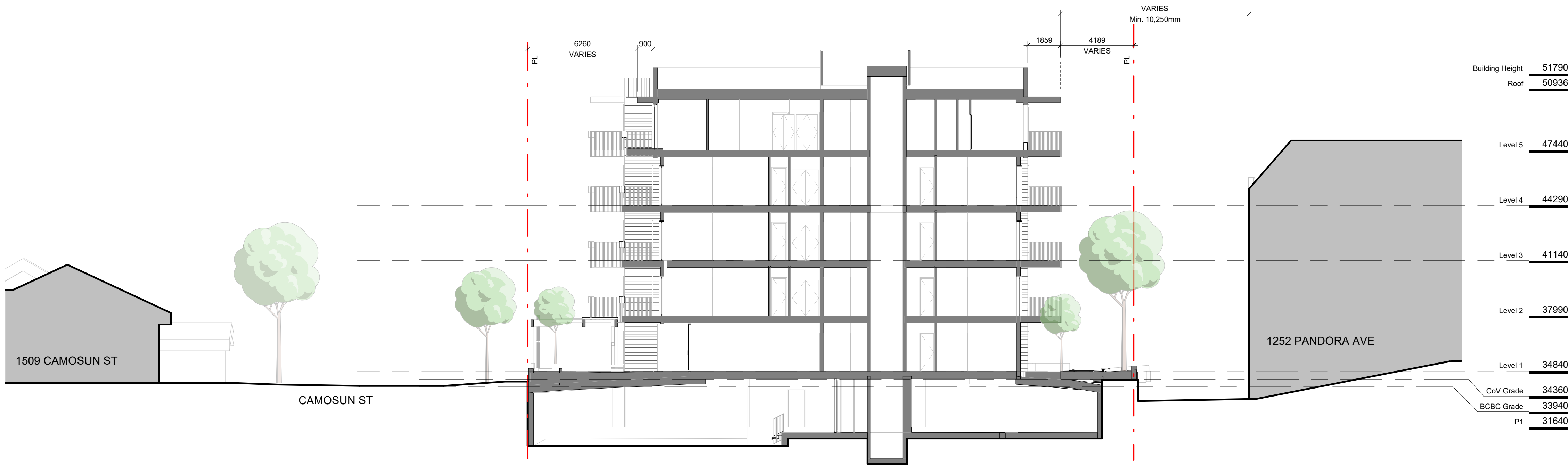
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without 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		February 3, 2023	
Scale	As indicated	Project #	2106
		Revision	Feb 7, 2023 3
		Sheet #	A100
		2023-02-17	

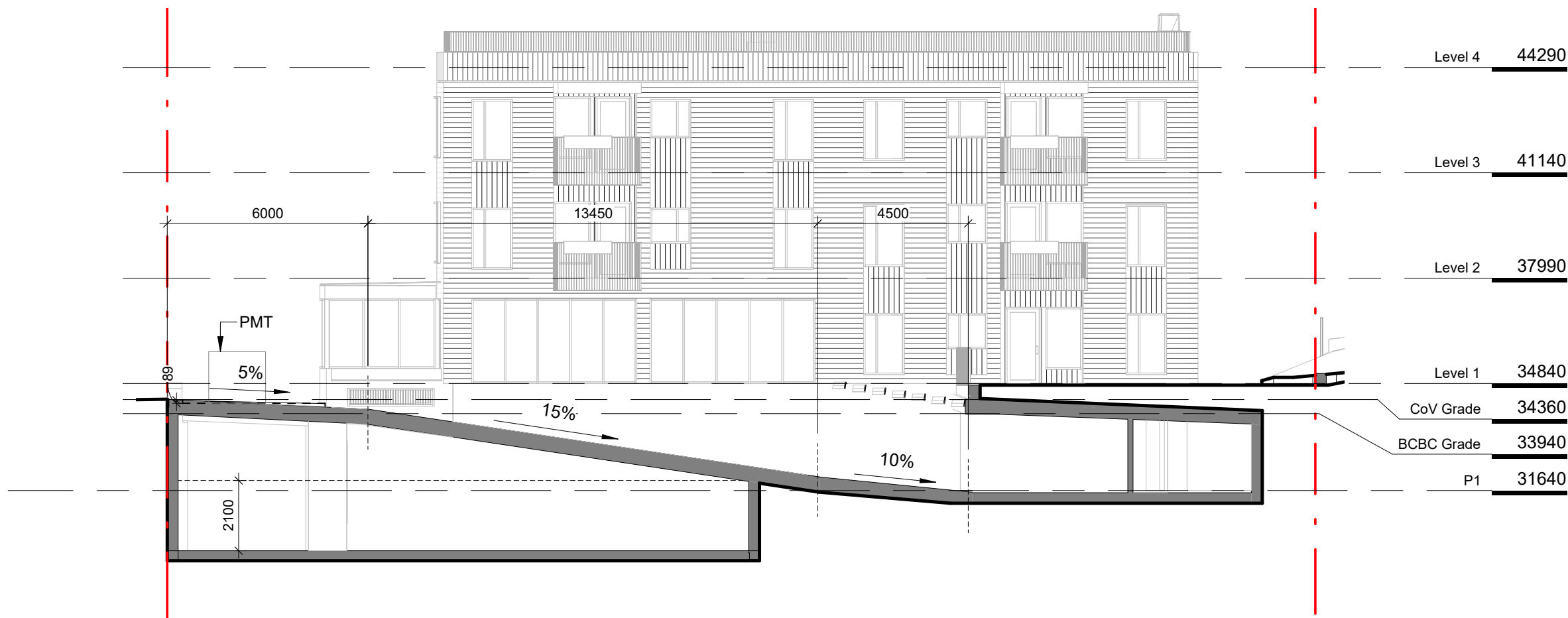




1 Site Section A
SCALE = 1 : 150



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 Cascade Architects Inc. Cascade Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascade 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	2
		Dec. 21, 2022	
		Sheet #	A105
		2022-12-22	



1 East Context Elevation
SCALE = 1 : 200



2 South Context Elevation
SCALE = 1 : 200

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



Birdseye view from the East



Birdseye view from the North West



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		12/21/2022 1:08:03 PM	



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

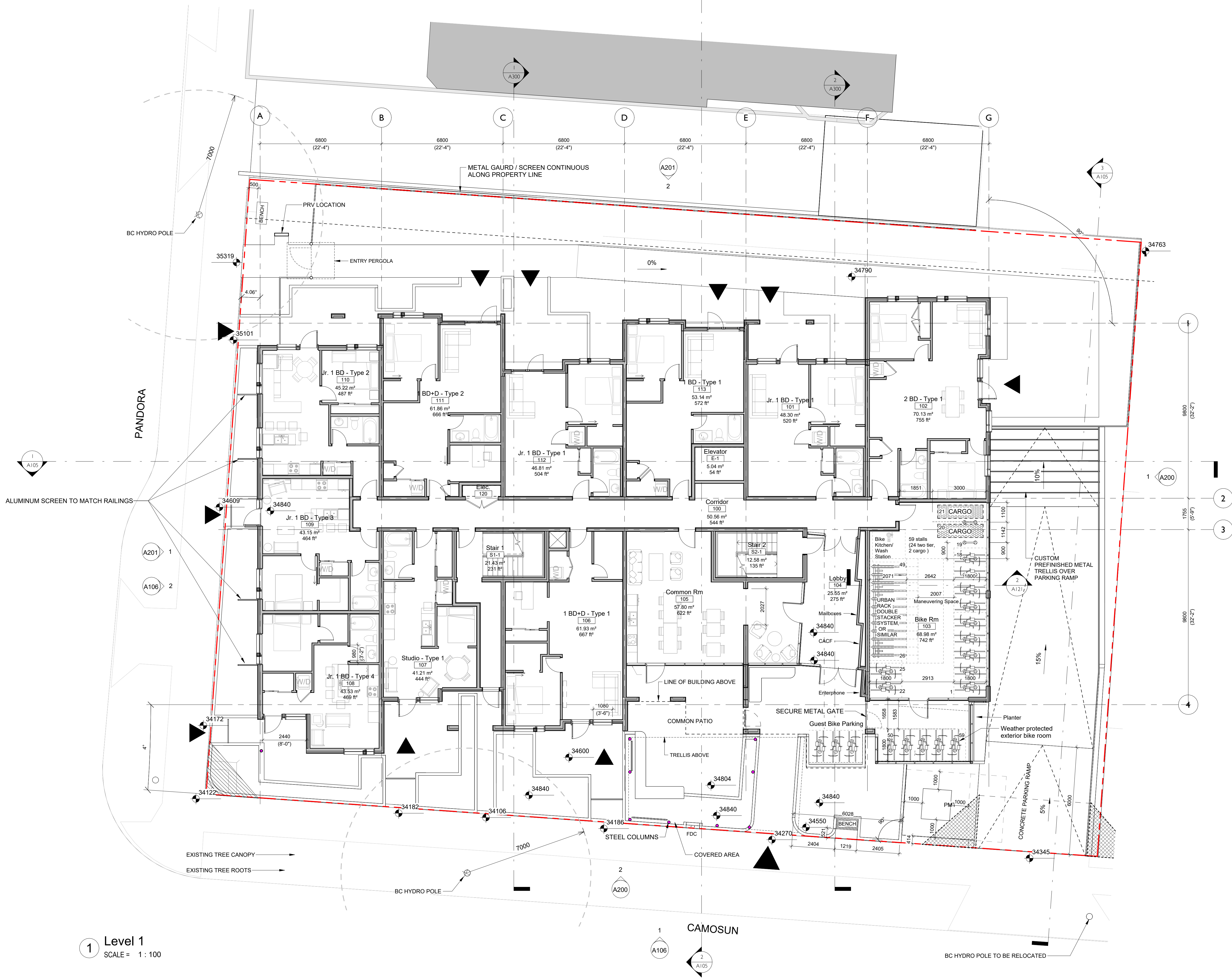


CASCADIA ARCHITECTS INC

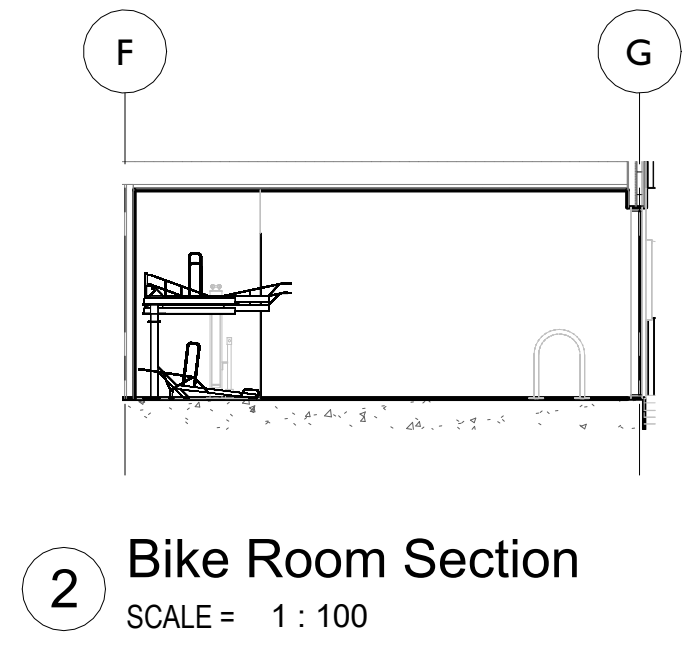
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without 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	2
		Dec. 21, 2022	
		Sheet #	A120
		2022-12-22	

C:\Users\A\Documents\3106 - 1222\Printers - BD_Camposun - BD_Camposun\A121.dwg



1 Level 1
SCALE = 1 : 100



2 Bike Room Section
SCALE = 1 : 100

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



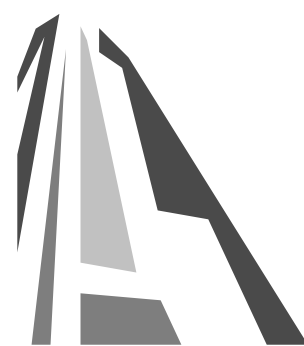
CASCADIA ARCHITECTS INC

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		Ground Floor Plan	
Date		Dec. 21, 2022	
Scale	1 : 100	Project #	2106
		Revision	2
		Dec. 21, 2022	
		Sheet #	A121
		2022-12-22	

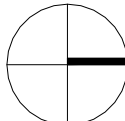


2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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	



C:\Users\A\Documents\3106 - 1222 Pandora - BD_Civil_and@pandoraarchitects.com



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

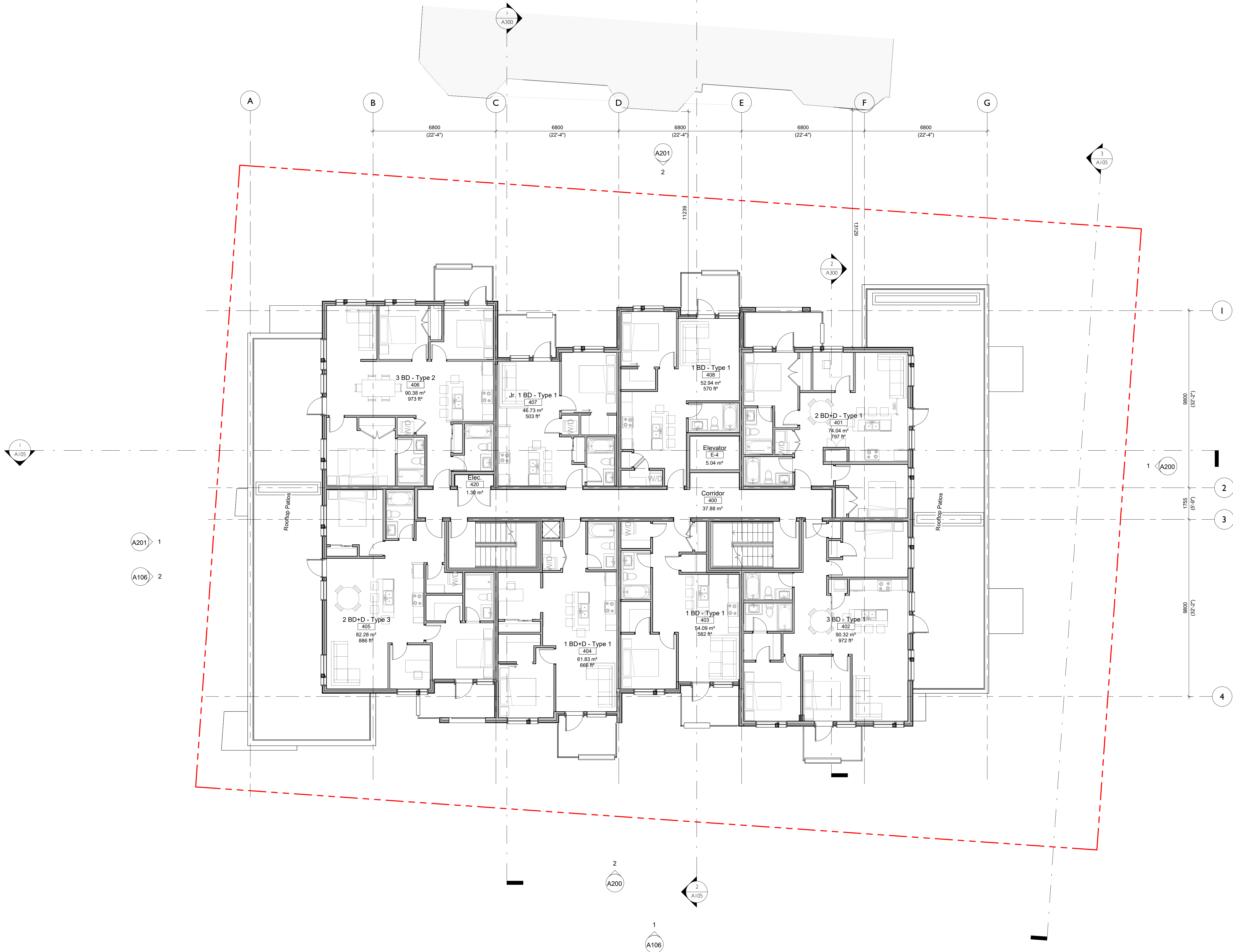


CASCADIA ARCHITECTS INC

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 Cascade Architects Inc. Cascade Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascade Architects.

Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Level 3		
Date		
Dec. 21, 2022		
Scale	Project #	
1 : 100	2106	
Revision		
	Dec. 21, 2022	2
Sheet #		
A123		
2022-12-22		

C:\Users\A\Documents\3106 - 1270 Pandora - BD_Civil_and@pandoracamosun.com

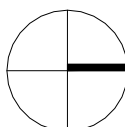
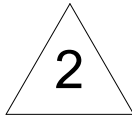


2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE

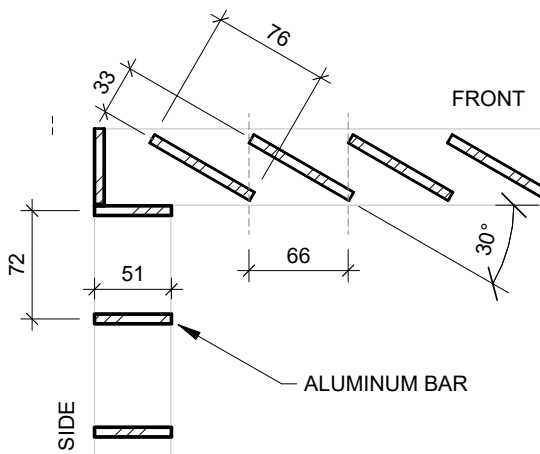


CASCADIA ARCHITECTS INC

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 Cascade Architects Inc. Cascade Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascade Architects.

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



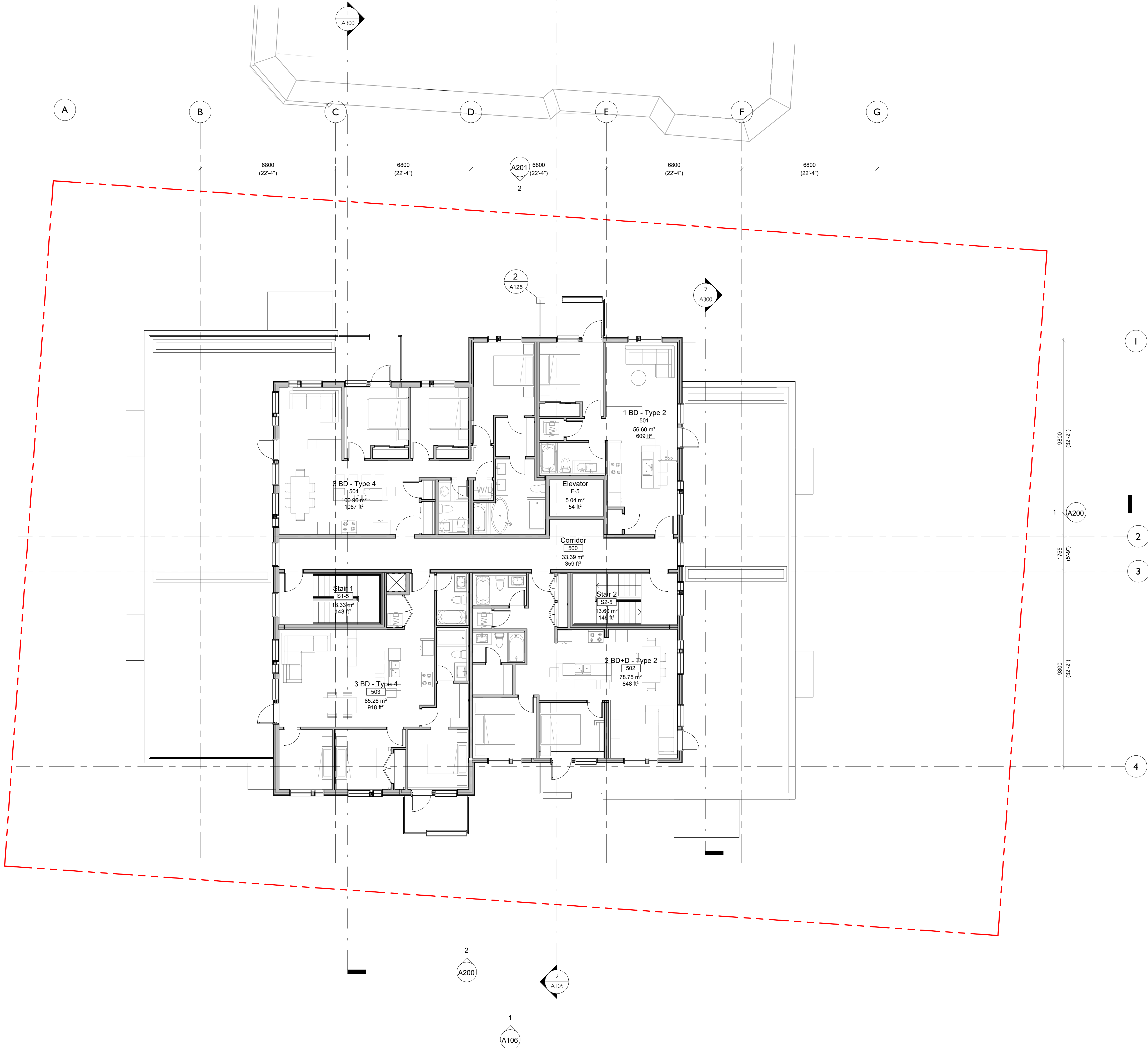


2 Typical Balcony Privacy Picket
SCALE = 1 : 5

1 Level 5
SCALE = 1 : 100

A201 1

A106 2



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

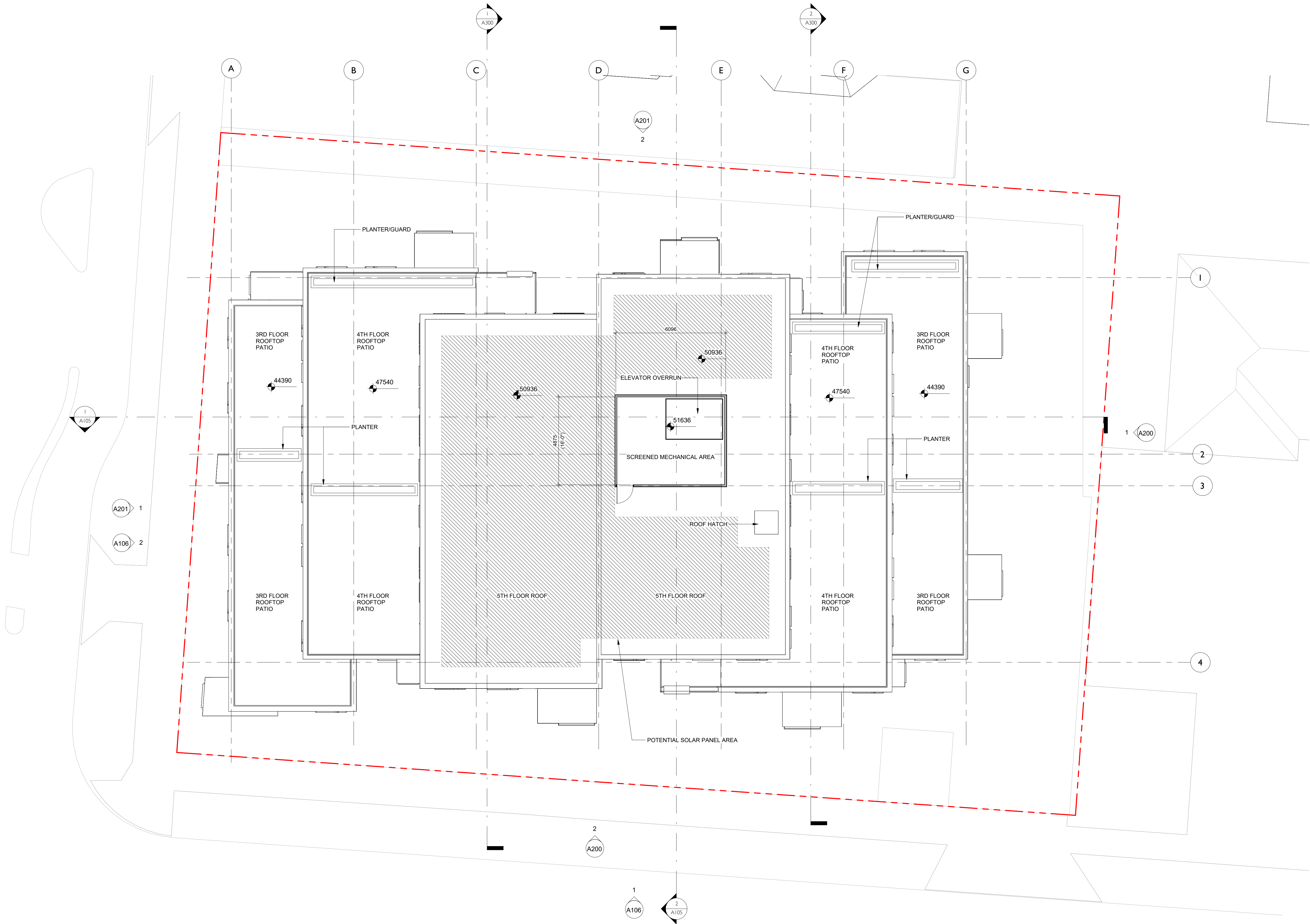


CASCADIA ARCHITECTS INC

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	
Scale	Project #
As indicated	2106
Revision	2
Dec. 21, 2022	
Sheet #	A125
2022-12-22	

C:\Users\A\Documents\3106 - 1270 Pandora - DD_Civil.dwg 12/21/2022 1:08:21 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	
	Dec. 21, 2022	2
Sheet #		
A126		
2022-12-22		



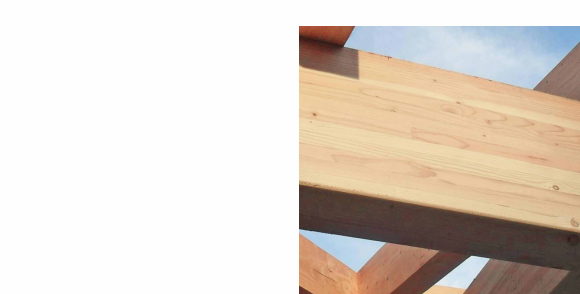
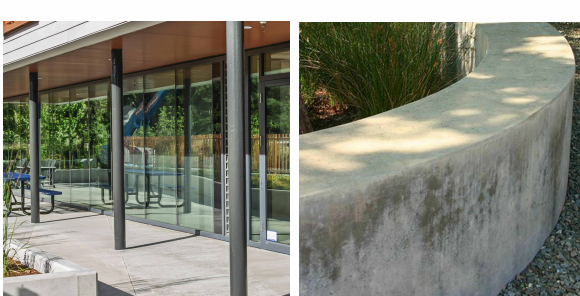
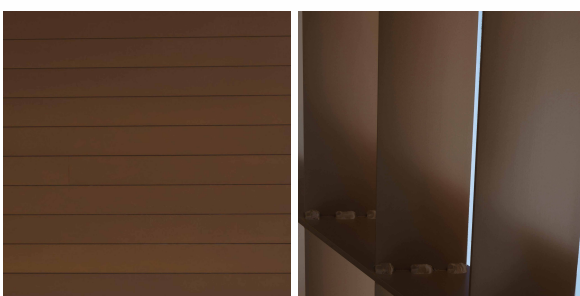
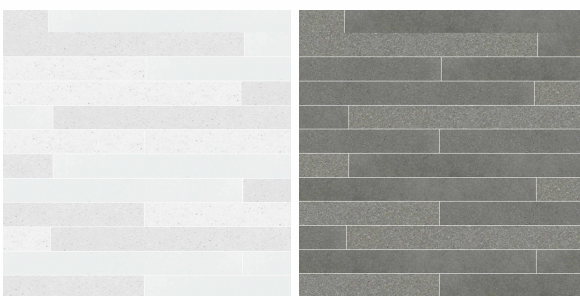
1 North Building Elevation
SCALE = 1 : 100



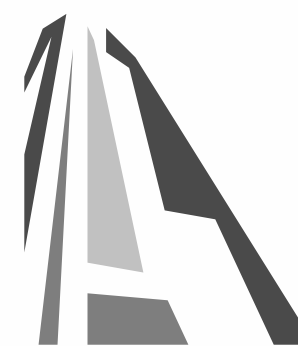
2 East Building Elevation
SCALE = 1 : 100

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/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

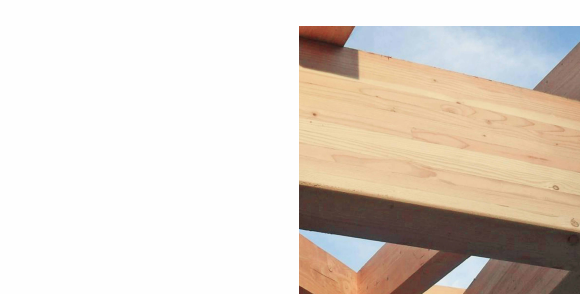
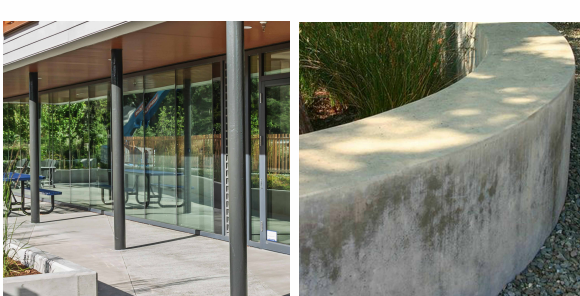
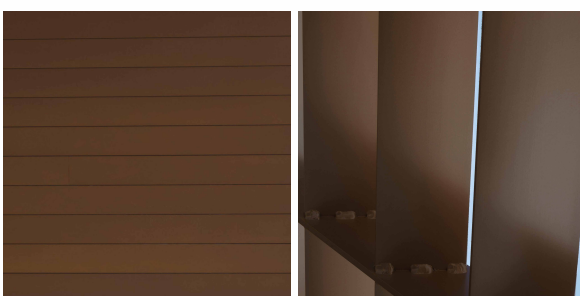
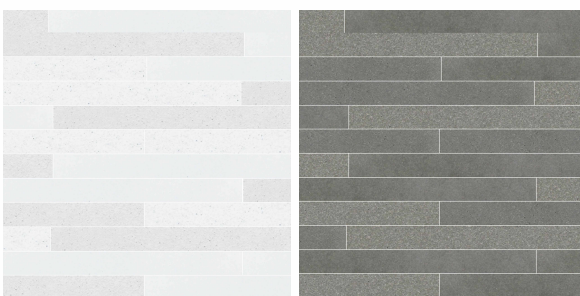
Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without 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 #		A200
2022-12-22		

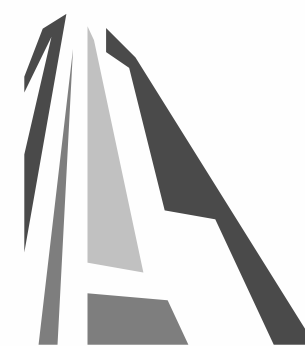


Exterior Materials

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	As indicated	Project # 2106
	Revision	2
	Dec. 21, 2022	
	Sheet #	A201
2022-12-22		12/21/2022 1:09:32 PM



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	2
Dec. 21, 2022		2
Sheet #		A900
2022-12-22		

Summer Solstice

9am



Noon



3pm



5pm



Autumn Equinox

9am



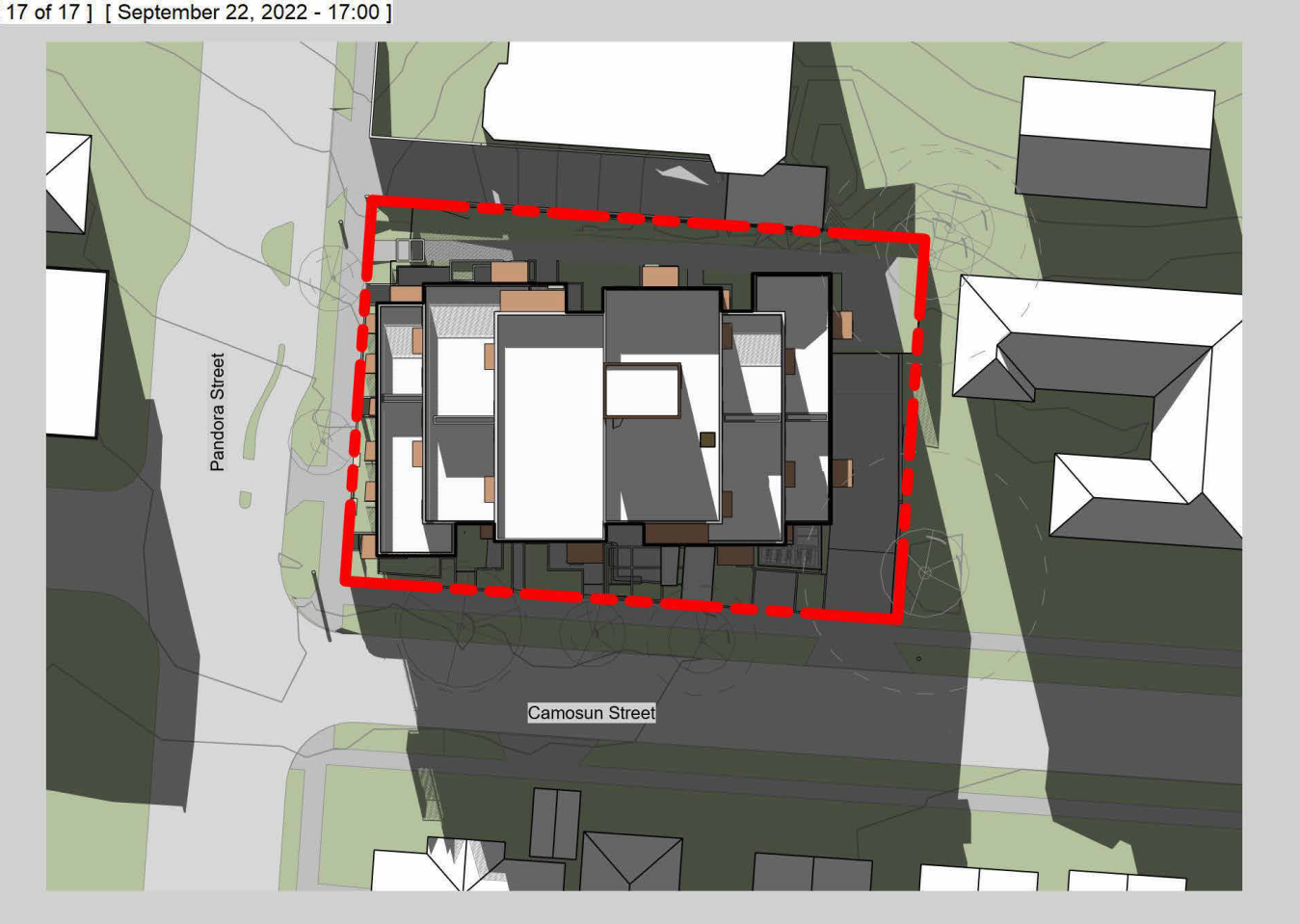
Noon



3pm



5pm



Winter Solstice

9am



Noon



3pm



5pm



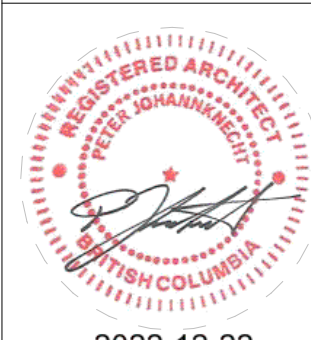
2	RZ/DP Rev #2	Dec. 21, 2022
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
NO.	DESCRIPTION	DATE



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





View from Pandora and Camosun looking Northwest



View looking West over Camosun Street



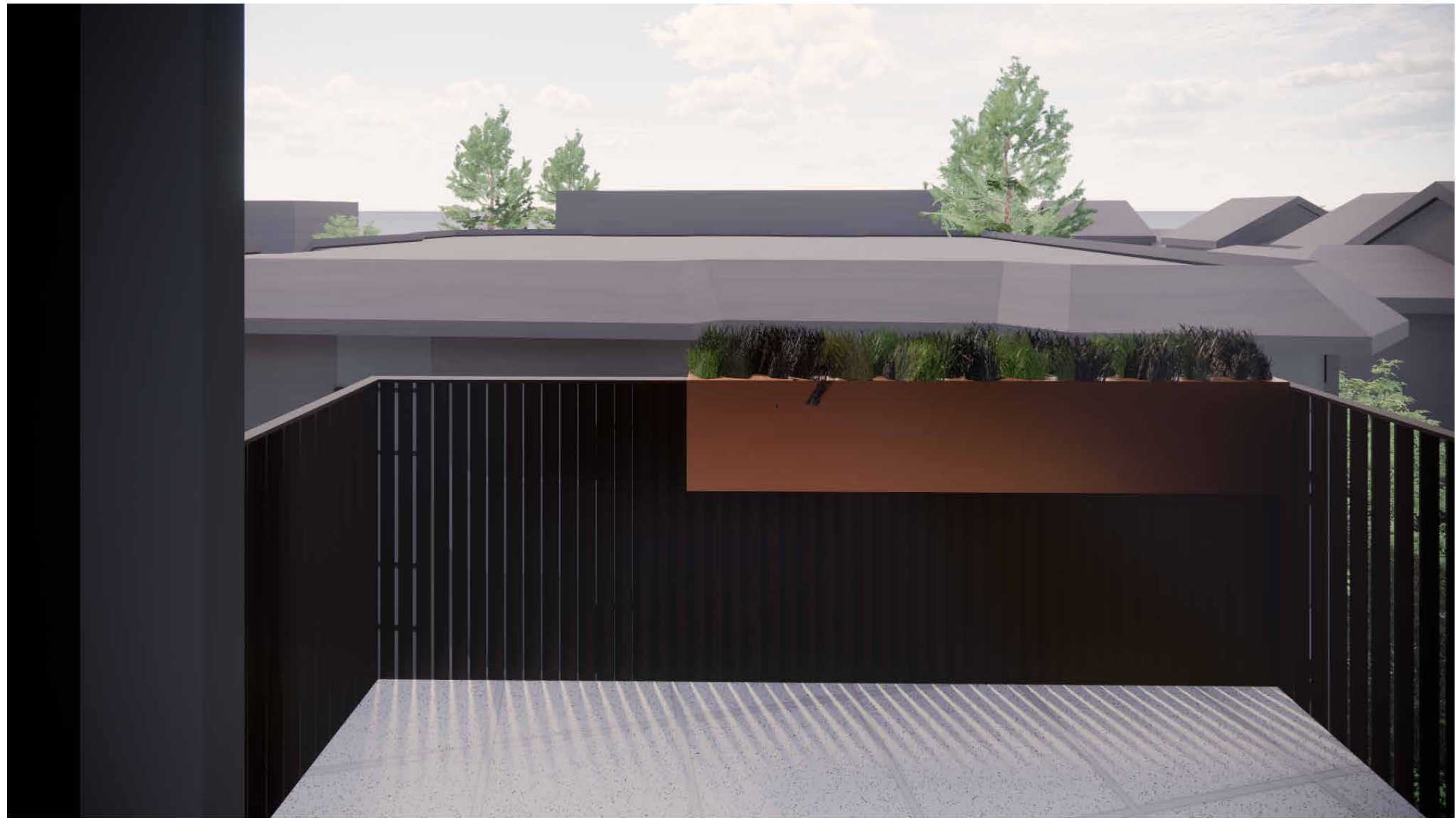
View from neighbouring top floor balcony showing privacy provided by angled guardrail pickets



View from Pandora Street at neighbouring property showing angled guardrail pickets

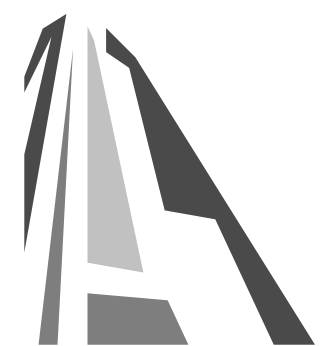


Concept rendering of main building entrance on Camosun Street.



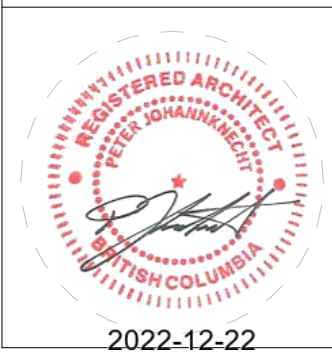
View from top floor balcony showing privacy provided by angled guardrail pickets

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
	Dec. 21, 2022
Sheet #	
A902	
2022-12-22	

12/21/2022 5:06:02 PM



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

Pandora &

Camosun



Angling the building for improved sunlight, views, and acoustics

Pandora &

Camosun



Breaking up the massing into 'townhouse' volumes

Pandora &

Camosun



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

Pandora &

Camosun



Underground parking layout showing native soil in green

Pandora &

Camosun



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

Pandora &

Camosun



New trees

Pandora &

Camosun

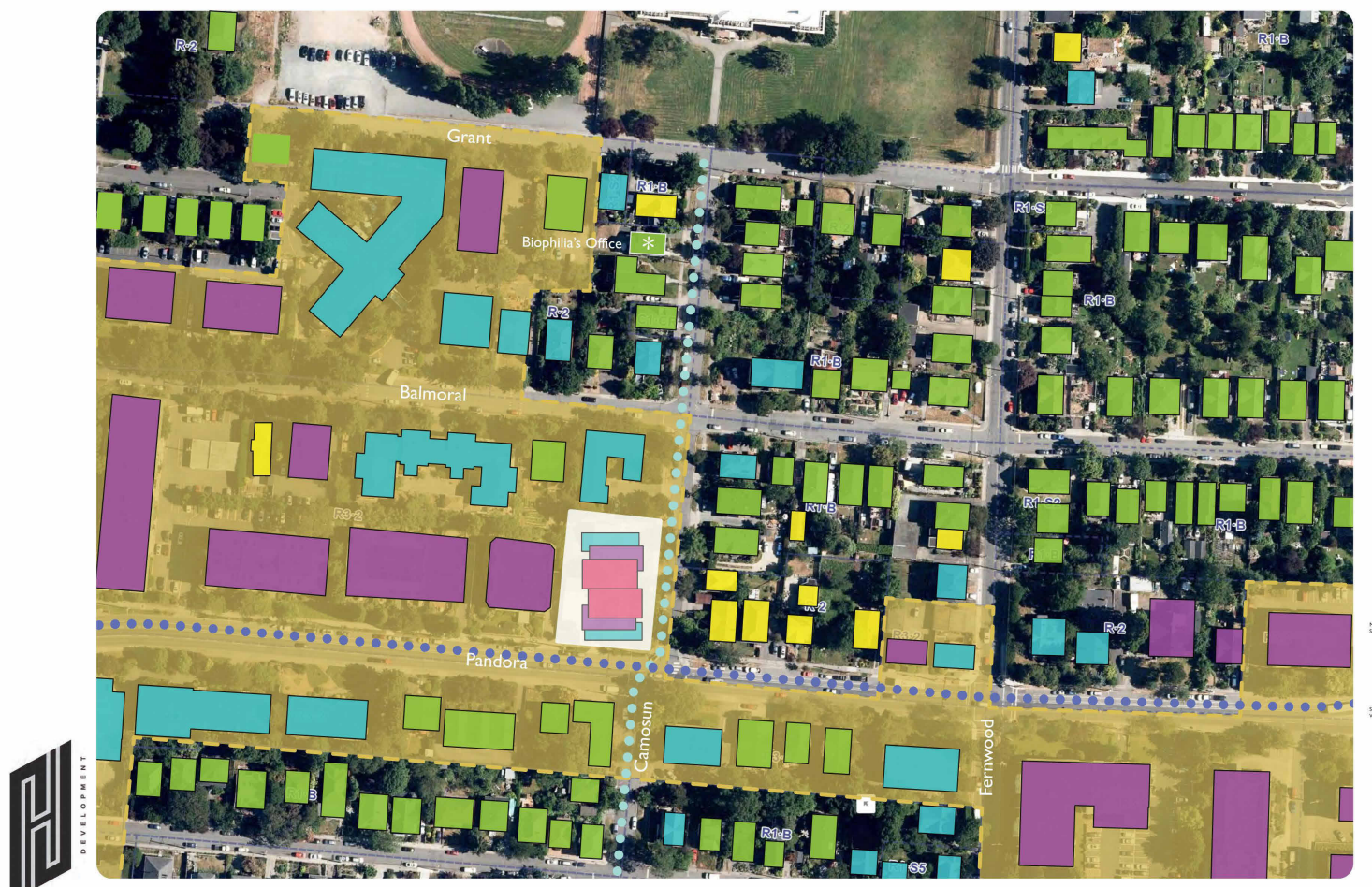


Balconies and rooftop access

Pandora &

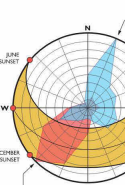
Camosun

Context Map with New Massing



Legend

- 5 Storeys
- 4 Storeys
- 3 Storeys
- 2 Storeys
- 1 Storey
- Urban Residential (OCIP)
- Greenway
- Bike Lane / Arterial



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



CASCADE 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 Cascade Architects Inc. Cascade Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascade Architects.

Project		
Pandora and Camosun		
H Development		
1516 Camosun St. 1270 & 1286 Pandora Ave.		
Sheet Name		
Diagrams		
Date		
Dec. 21, 2022		
Scale	Project #	2106
	Revision	2
	Dec. 21, 2022	
Sheet #		A903
2022-12-22		