

854-880 PANDORA AVENUE

ISSUED FOR REZONING AND DEVELOPMENT PERMIT



SITE STATISTICS

ZONING (EXISTING)	CA-1
SITE AREA	2,172.70 m ²
TOTAL FLOOR AREA (FSR)	13,291.38 m ²
COMMERCIAL FLOOR AREA (FSR)	665.18 m ²
FLOOR SPACE RATIO	6.12
SITE COVERAGE	90.8%
OPEN SITE SPACE	7.6%
HEIGHT OF BUILDING	64.56 m
NUMBER OF STOREYS	20
PARKING STALLS ON SITE	127
BICYCLE PARKING (STORAGE + RACK)	229

BUILDING SETBACKS	
FRONT YARD (SOUTH) 5m-18m	0.00 m
FRONT YARD (SOUTH) >18m	5.00 m
SIDE YARD (EAST) 5m-18m	0.61 m
SIDE YARD (EAST) >18m	6.27 m
REAR YARD (NORTH) 5m-18m	2.23 m
REAR YARD (NORTH) >18m	5.54 m
SIDE YARD (WEST) 0m-18m	0.33 m

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	197
BELOW MARKET UNITS	5
UNIT TYPE	
STUDIO	41
1 BEDROOM	58
1 BEDROOM + DEN	34
2 BEDROOM	56
3 BEDROOM	2
GROUND ORIENTED 2 BEDROOM	6
MINIMUM UNIT FLOOR AREA	36.90 m ²
TOTAL RESIDENTIAL FLOOR AREA	10,109.10 m ²

FLOOR SPACE AREAS + FSR

RESIDENTIAL	AREA (m ²)
LEVEL 1- RESIDENTIAL LOBBY/SERVICES/EXITS	578.80
LEVEL 1 - UPPER TOWNHOUSE	318.10
LEVEL 2	1,054.10
LEVEL 3	1,055.40
LEVEL 4	584.60
LEVEL 5	584.60
LEVEL 6	584.60
LEVEL 7	584.60
LEVEL 8	584.60
LEVEL 9	584.60
LEVEL 10	584.60
LEVEL 11	584.60
LEVEL 12	584.60
LEVEL 13	584.60
LEVEL 14	584.60
LEVEL 15	584.60
LEVEL 16	584.60
LEVEL 17	584.60
LEVEL 18	584.60
LEVEL 19	584.60
LEVEL 20 - ROOF AMENITY DECK	266.20
TOTAL	12,626.20

COMMERCIAL	AREA (m ²)
LEVEL 1 CRU SPACE	601.5
RESTAURANT USE	241.0
RETAIL USE	425.0
LEVEL 1 CRU GARBAGE / RECYCLING	19.1
LEVEL 1 CRU COMMUNICATION ROOM	16.8
LEVEL 1 CRU SERVICE CORRIDOR	27.8
TOTAL	665.2

SITE AREA	2,172.7 (m ²)
COMMERCIAL	0.31 FSR
RESIDENTIAL	5.81 FSR
TOTAL FSR	6.12 FSR

UNIT BREAKDOWN

	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL
LEVEL 1	0	0	0	6	0	6
LEVEL 2	4	4	1	4	1	14
LEVEL 3	5	6	1	4	1	17
LEVEL 4	2	3	2	3	0	10
LEVEL 5	2	3	2	3	0	10
LEVEL 6	2	3	2	3	0	10
LEVEL 7	2	3	2	3	0	10
LEVEL 8	2	3	2	3	0	10
LEVEL 9	2	3	2	3	0	10
LEVEL 10	2	3	2	3	0	10
LEVEL 11	2	3	2	3	0	10
LEVEL 12	2	3	2	3	0	10
LEVEL 13	2	3	2	3	0	10
LEVEL 14	2	3	2	3	0	10
LEVEL 15	2	3	2	3	0	10
LEVEL 16	2	3	2	3	0	10
LEVEL 17	2	3	2	3	0	10
LEVEL 18	2	3	2	3	0	10
LEVEL 19	2	3	2	3	0	10
TOTAL	41	58	34	62	2	197

UNIT MIX	
STUDIO	20.8%
1 BED	29.4%
1 BED + DEN	17.3%
2 BED	31.5%
3 BED	1.0%
Total	100.0%

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Revisions YYYY-MM-DD

- 1 ISSUED FOR RZ/DP 2023-03-24
- 2 RE-ISSUED FOR RZ/DP 2023-05-19
- 4 RE-ISSUED FOR RZ/DP 2023-09-08
- 5 RZ/DP RESUBMISSION 2023-11-02
- 6 RZ/DP RESUBMISSION 2023-11-27

CAR PARKING REQUIREMENTS

RESIDENTIAL					
APARTMENT	0.50 SPACES/UNIT (< 45m ²)	0.60 SPACES/UNIT (45m ² -70m ²)	1.00 SPACES/UNIT (> 70m ²)	0.1 VISITOR SPACE/UNIT	TOTAL
REQUIRED	43	62	8	20	133
PROVIDED		~0.52 SPACES/UNIT = 105		11	116

COMMERCIAL					
	RESTAURANT 1 SPACE /40m ²	RETAIL 1 SPACE /80m ²	GROCERY MIN. 3 SPACES/ 1,000 SF	DAYCARE 1 SPACE /100m ²	TOTAL
REQUIRED	6	5	-	-	11
PROVIDED	6	5	-	-	11

RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL	
REQUIRED	144
PROVIDED	127

BIKE PARKING REQUIREMENTS

RESIDENTIAL						
APARTMENT (LONGTERM)				(SHORTTERM)		
	1 SPACE/UNIT ($\leq 45m^2$)	1.25 SPACES/UNIT ($\leq 45m^2$)	TOTAL		0.1 SPACES / DWELLING UNIT	TOTAL
REQUIRED	86	139	225		20	20
PROVIDED	~1.2 SPACES/UNIT		225		20	20

COMMERCIAL						
(LONGTERM)	OFFICE 1 SPACE /150m ²	RETAIL 1 SPACE /200m ²	RESTAURANT 1 SPACE /400m ²	GROCERY 1 SPACE / 200m ²	DAYCARE 1 SPACE /700m ²	TOTAL
REQUIRED	-	2	1	-	-	3
PROVIDED	-	2	2	-	-	4
(SHORTTERM)	OFFICE 1 SPACE / 400m ²	RETAIL 1 SPACE / 200m ²	RESTAURANT 1 SPACE / 100m ²	GROCERY 1 SPACE / 200m ²	DAYCARE 1 SPACE / 200m ²	
REQUIRED	-	2	3	-	-	5
PROVIDED	-	2	3	-	-	5

RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL (LONGTERM)	
REQUIRED	228
PROVIDED	229

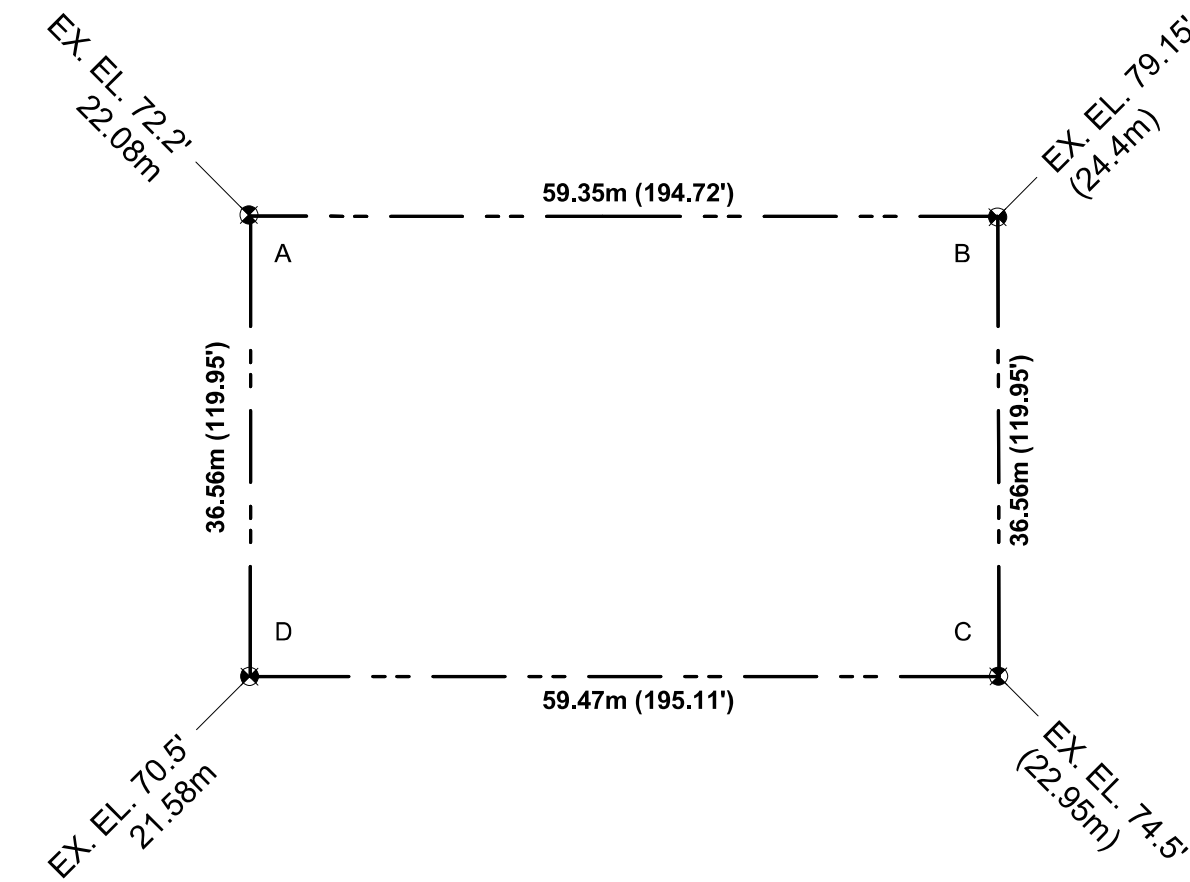
RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL (SHORTTERM)	
REQUIRED	25
PROVIDED	25

AVERAGE GRADE CALCULATION

A-B =	[(22.08m + 24.4m)/2] x 59.35m =	1379.29
B-C =	[(24.4m + 22.95m)/2] x 36.56m =	865.56
C-D =	[(22.95m + 21.58m)/2] x 59.47m =	1324.10
D-A =	[(21.58m + 22.08m)/2] x 36.56m =	798.10
AVG GRADE =	4,367.06 / 191.94m =	22.75m

NOTE:

BUILDING & ACCESS TO BUILDING DESIGNED TO CBC 2018 REQUIREMENTS.



AVERAGE GRADE PLAN

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
December 4, 2023

Deemed Date:
September 14, 2023

DRAWING LIST

A-000	COVER SHEET
A-101	SITE PLAN EXISTING
A-102	SITE PLAN PROPOSED
A-201	LEVEL P3 PLAN
A-202	LEVEL P2 PLAN
A-203	LEVEL P1 PLAN
A-204	LEVEL 1 FLOOR PLAN
A-205	LEVEL 1 UPPER
A-206	LEVEL 2 FLOOR PLAN
A-207	LEVEL 3 FLOOR PLAN
A-208	TYPICAL TOWER LEVEL PLAN
A-209	ROOF DECK PLAN
A-210	ROOF PLAN / ELEVATOR OVERRUN
A-300	MATERIALS
A-301	SOUTH ELEVATION
A-302	EAST ELEVATION
A-303	NORTH ELEVATION
A-304	WEST ELEVATION
A-311	BUILDING SECTION
A-312	BUILDING SECTION
A-313	BUILDING SECTION
A-314	BUILDING SECTION
A-315	BUILDING SECTION
A-401	STREETSCAPE ELEVATIONS
A-402	STREETSCAPE ELEVATIONS
A-403	SHADOW STUDY
A-404	RENDERINGS
A-405	RENDERINGS
A-406	RENDERINGS
TOTAL SHEETS: 29	



Seal

854-880
PANDORA AVE.

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Project

COVER SHEET

Drawing

Scale 1" = 60'-0"

Project 222011

Sheet

A-000



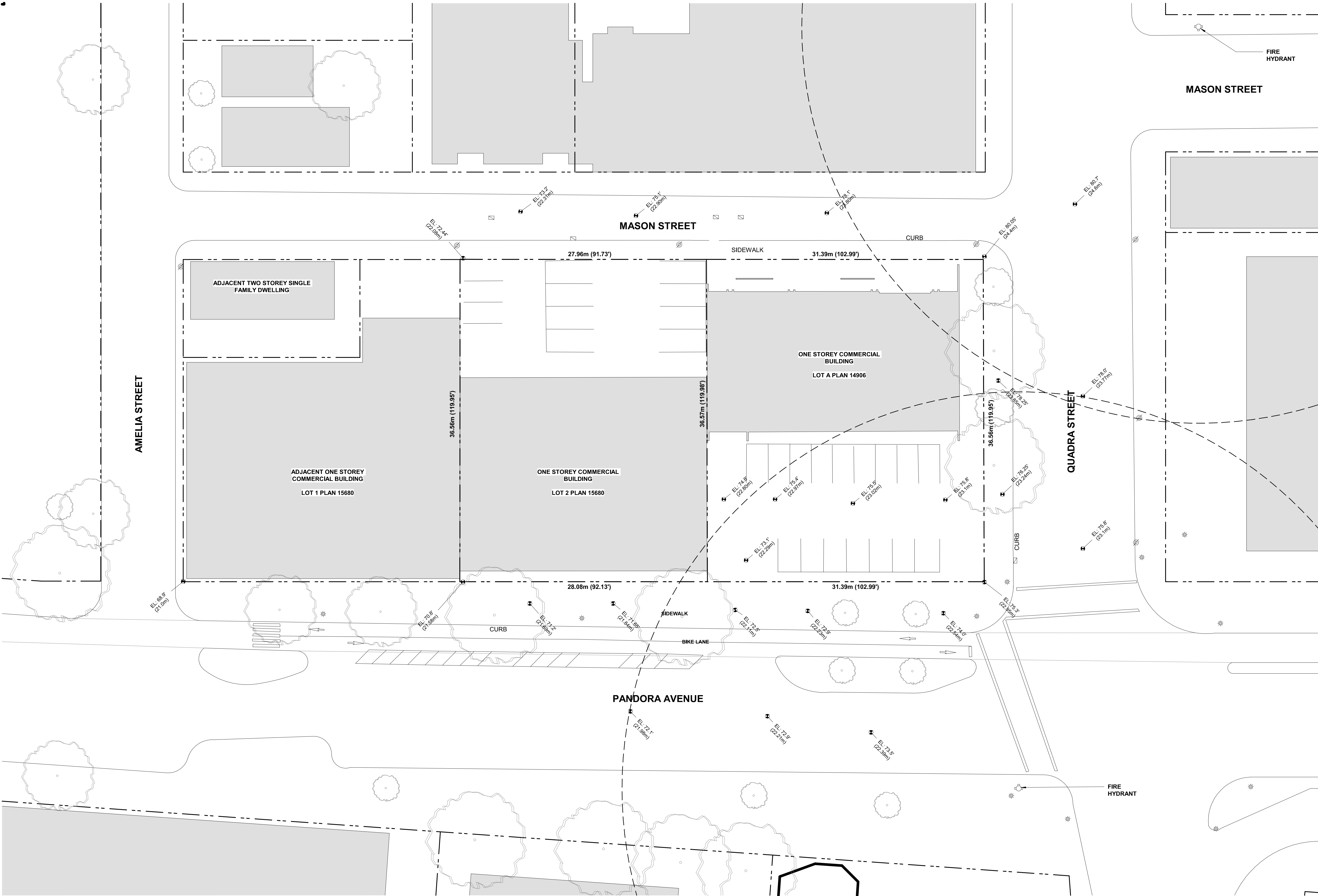
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SITE PLAN EXISTING

Drawing
Scale 1 : 200
Project 222011
Sheet
A-101



1
A301
SITE PLAN EXISTING

SCALE: 1 : 200



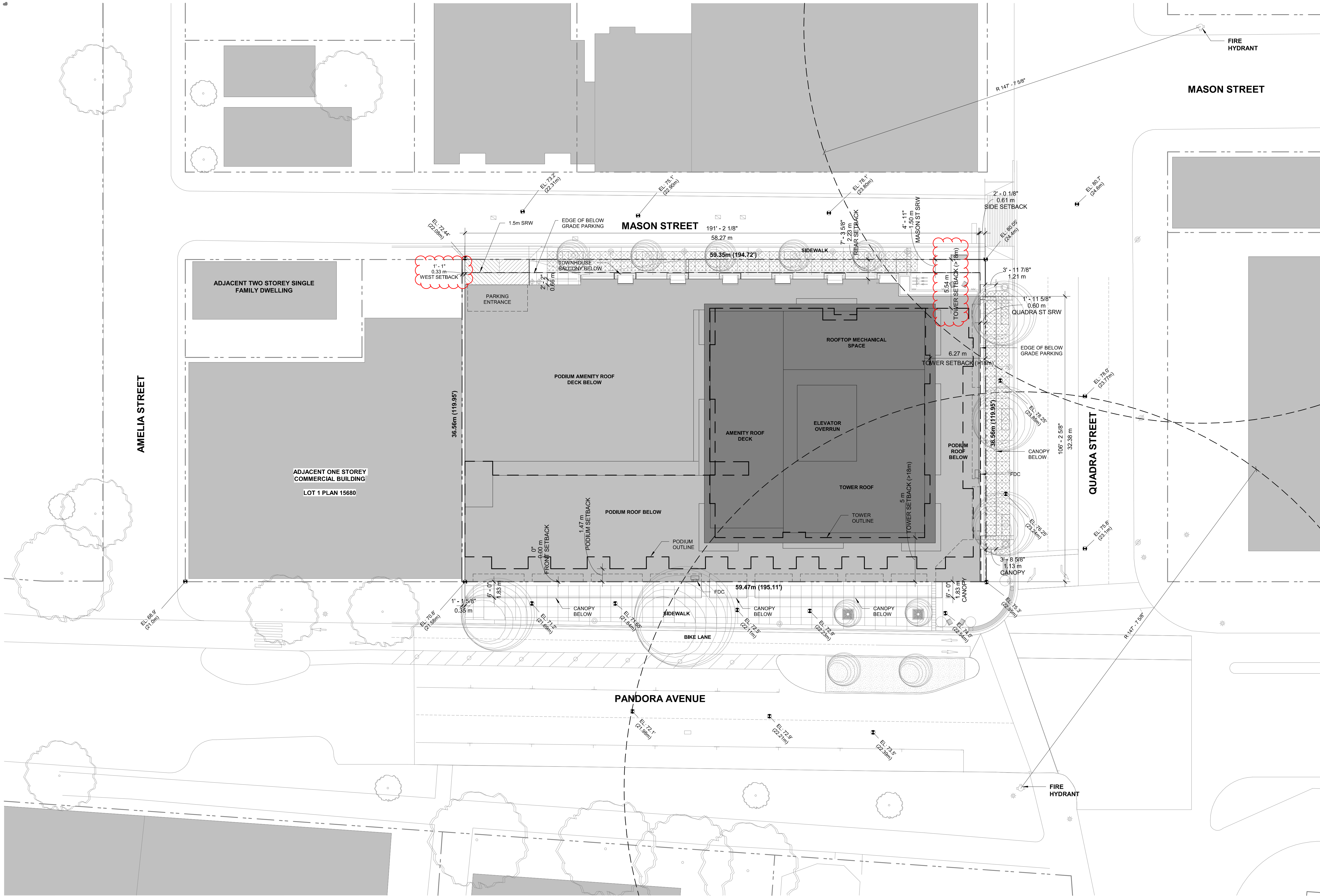
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5 RZ/DP RESUBMISSION	2023-11-02



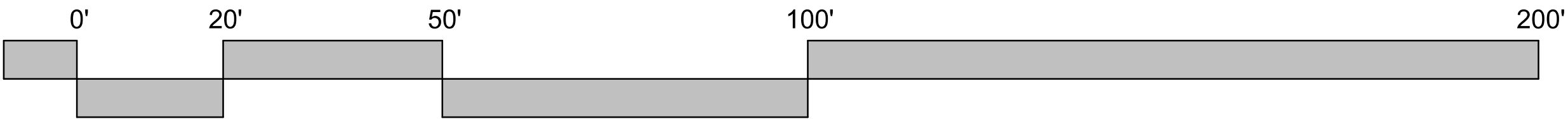
Seal
854-880
PANDORA AVE.

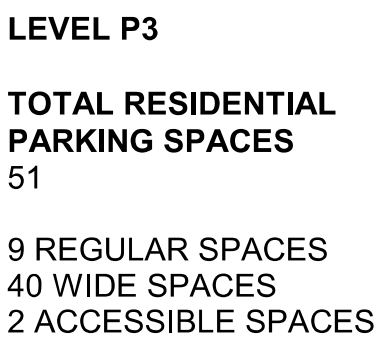
854-880 Pandora Ave
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Project
SITE PLAN
PROPOSED

Drawing
Scale 1 : 200
Project 222011
Sheet
A-102

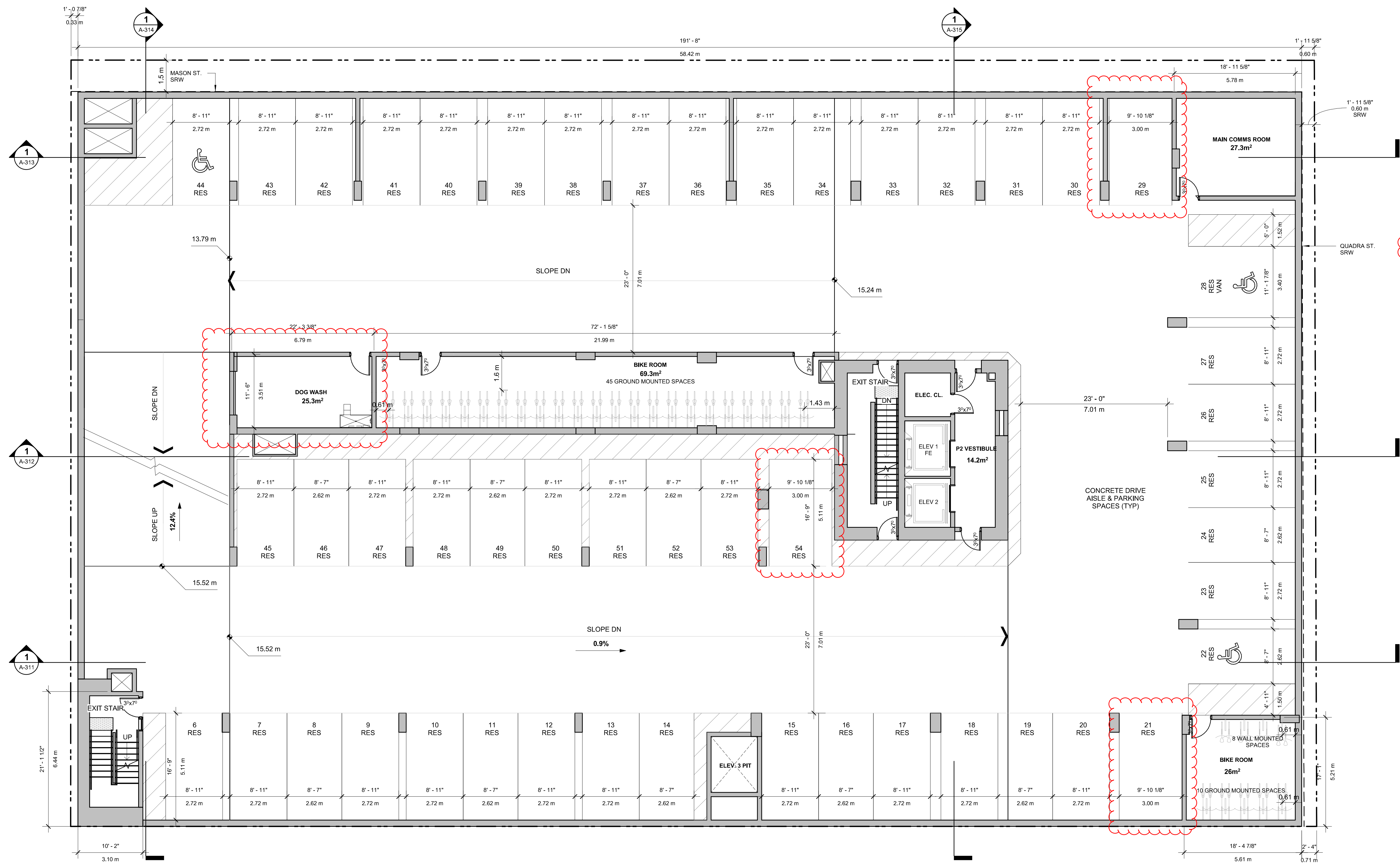


1 SITE PLAN PROPOSED
A301 SCALE: 1 : 200
REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & FURNISHING DETAILS
REFER TO CIVIL DRAWINGS FOR SITE SERVICING DETAILS





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LEVEL P2

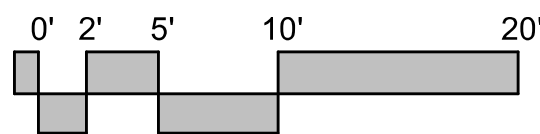
TOTAL PARKING SPACES
49

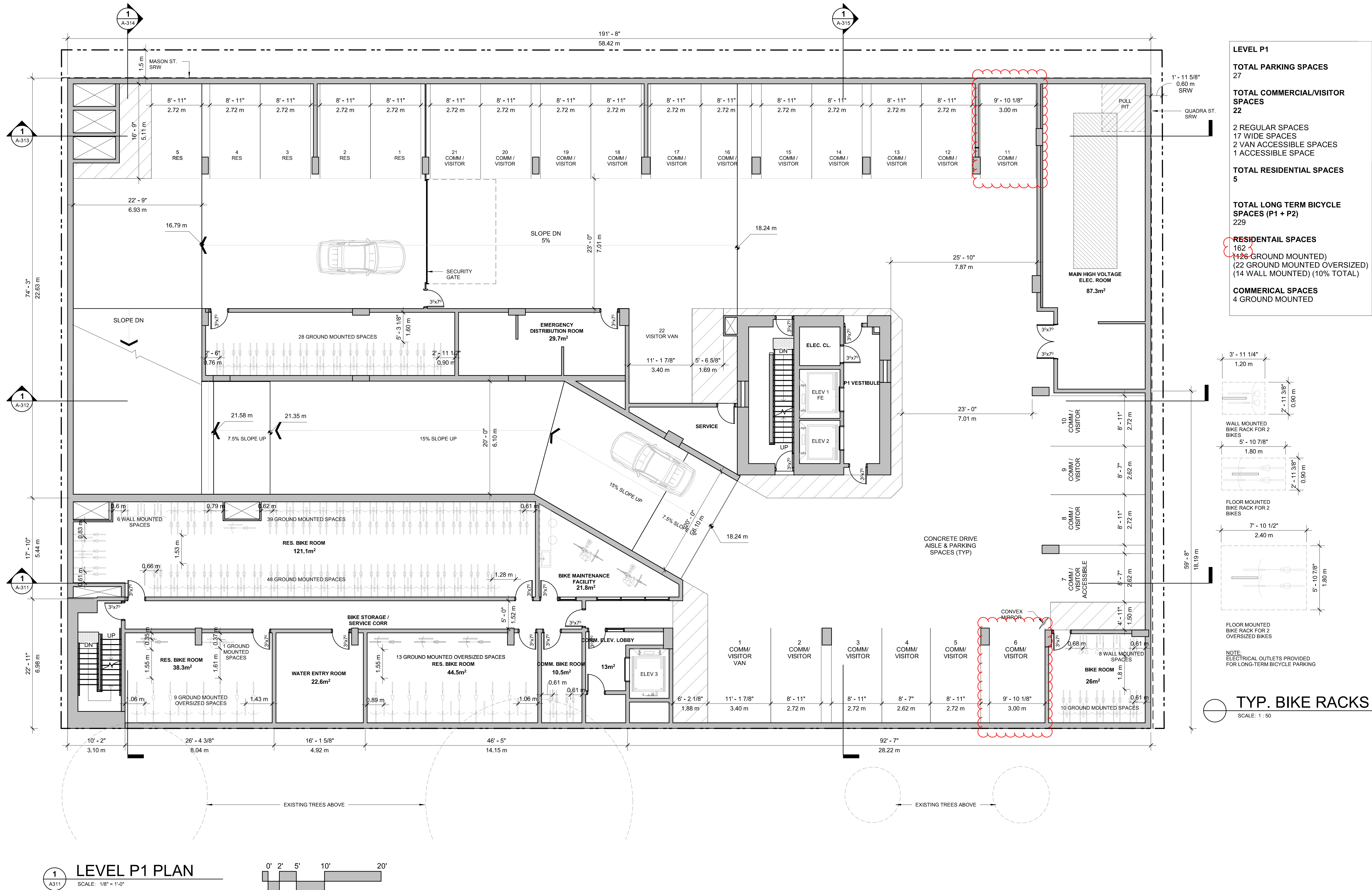
9 REGULAR SPACES
37 WIDE SPACES
2 ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACE

TOTAL LONG TERM BICYCLE SPACES (P1 + P2)
229

RESIDENTIAL BICYCLE SPACES
63
(5% GROUND MOUNTED)
(8 WALL MOUNTED) (10% TOTAL)

LEVEL P2 PLAN





LEVEL P1

TOTAL PARKING SPACES
27

TOTAL COMMERCIAL/VISITOR SPACES
22

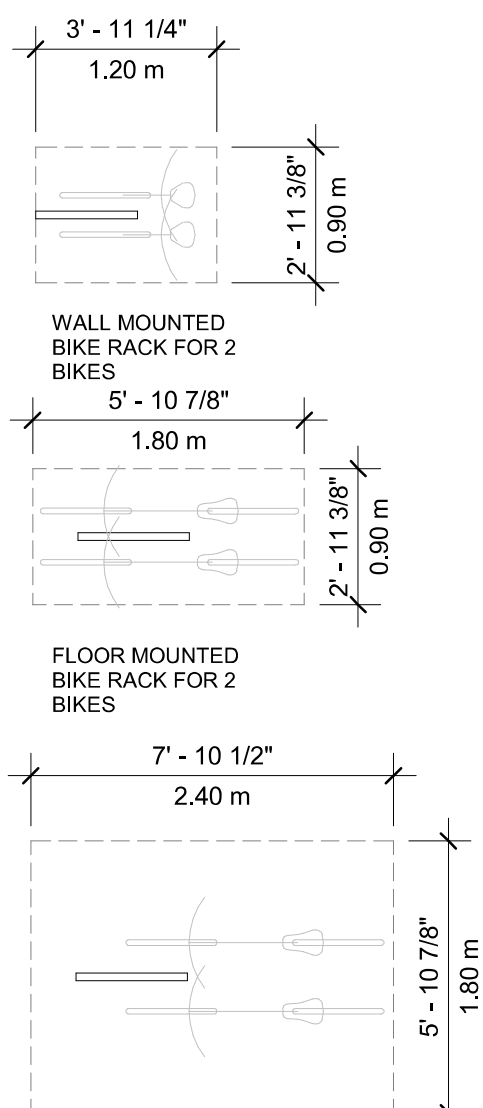
2 REGULAR SPACES
17 WIDE SPACES
2 VAN ACCESSIBLE SPACES
1 ACCESSIBLE SPACE

TOTAL RESIDENTIAL SPACES
5

TOTAL LONG TERM BICYCLE SPACES (P1 + P2)
229

RESIDENTIAL SPACES
162
(126 GROUND MOUNTED)
(22 GROUND MOUNTED OVERSIZED)
(14 WALL MOUNTED) (10% TOTAL)

COMMERCIAL SPACES
4 GROUND MOUNTED



NOTE:
ELECTRICAL OUTLETS PROVIDED
FOR LONG-TERM BICYCLE PARKING

TYP. BIKE RACKS
SCALE: 1 : 50



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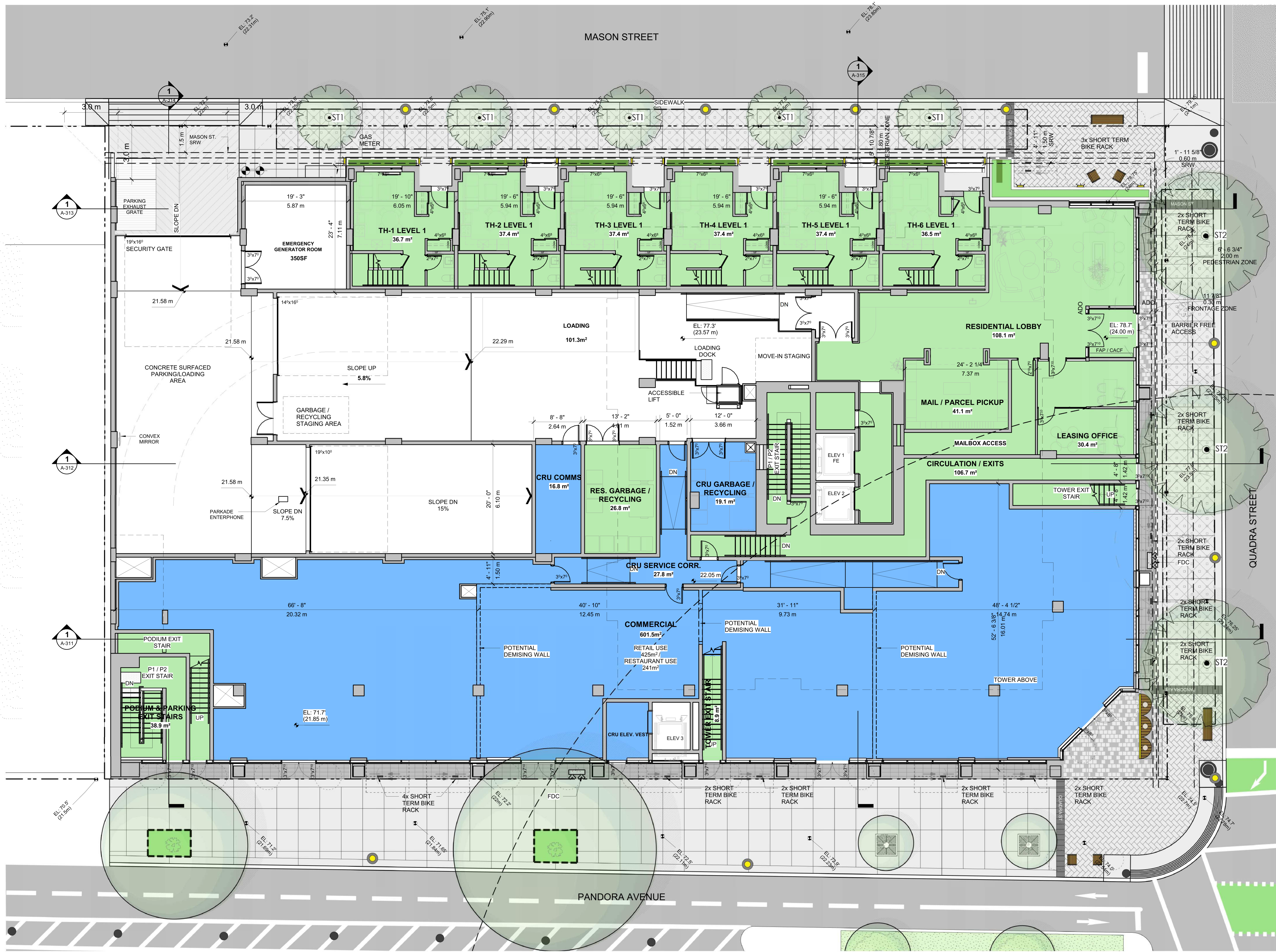
Project
LEVEL P1 PLAN

Drawing

Scale As indicated

Project 222011

Sheet
A-203



NOTE:
BC HYDRO POLES FRONTING THE PROPERTY ALONG THE MASON STREET TO BE REMOVED AND LOCATED UNDERGROUND; REFER TO CIVIL DRAWINGS

LEVEL 1
TOTAL FLOOR AREA
13,390.3 SQ.FT. / 1,244m²

RESIDENTIAL AREA
6,149.5 SQ.FT. / 578.8m²

COMMERCIAL AREA
7,160.2 SQ.FT. / 665.2m²

TOTAL RESIDENTIAL UNITS
6 UNITS

6 TWO BEDROOM TOWNHOUSE

- RESIDENTIAL AREA
- COMMERCIAL AREA

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- | | | |
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LEVEL 1 FLOOR PLAN

Drawing

Scale As indicated

Project

222011

Sheet

A-204

1
A301
LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEVEL 1 UPPER

TOTAL FLOOR AREA

3,424 SQ.FT. / 318.1m²

TOWNHOUSE AREA

2,417.6 SQ.FT. / 224.6m²

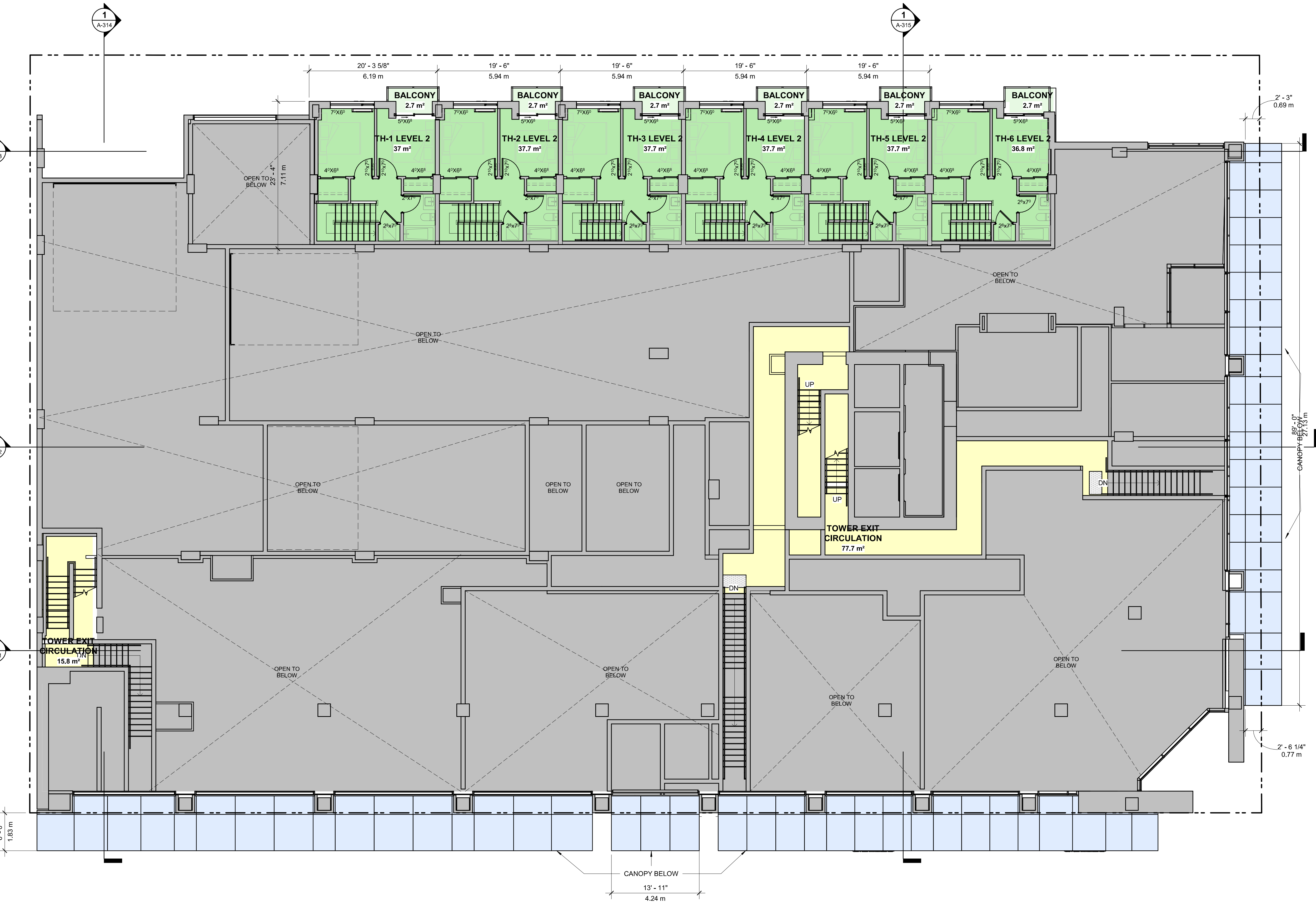
CIRCULATION AREA

1,006.4 SQ.FT. / 93.5m²

RESIDENTIAL SUITE

RESIDENTIAL COMMON
AREA / CIRCULATION

EXTERIOR BALCONY



LEVEL 1 UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



LEVEL 2

TOTAL FLOOR AREA
11,346.2 SQ.FT. / 1,054.1m²SUITE AREA
8,332.3 SQ.FT. / 774.1m²AMENITY AREA
1,474.7 SQ.FT. / 137m²COMMON / CIRCULATION AREA
1,539.2 SQ.FT. / 143m²TOTAL UNITS
14 UNITS

- | | |
|---|-------------------|
| 1 | THREE BEDROOM |
| 4 | TWO BEDROOM |
| 1 | ONE BEDROOM + DEN |
| 4 | ONE BEDROOM |
| 4 | STUDIO |

RESIDENTIAL SUITE

RESIDENTIAL COMMON
AREA / CIRCULATION

EXTERIOR BALCONY



LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

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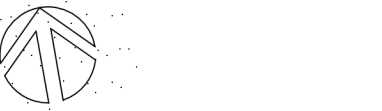
LEVEL 2 FLOOR PLAN

Drawing

Scale As indicated

Project 222011

Sheet



LEVEL 3
TOTAL FLOOR AREA (FSR)
11,360.2 SQ.FT. / 1,055.4m²
SUITE AREA
9,777.9 SQ.FT. / 908.4m²
COMMON / CIRCULATION AREA
1,582.3 SQ.FT. / 147m²
TOTAL UNITS
17 UNITS
1 THREE BEDROOM
4 TWO BEDROOM
1 ONE BEDROOM + DEN
6 ONE BEDROOM
5 STUDIO

RESIDENTIAL SUITE
RESIDENTIAL COMMON
AREA / CIRCULATION
EXTERIOR BALCONY



1 LEVEL 3 FLOOR PLAN
A021 SCALE: 1/8" = 1'-0"

**LEVEL 4 - 19**

TOTAL FLOOR AREA (FSR)
6,293.7 SQ.FT. / 584.6m²

SUITE AREA
5,370.1 SQ.FT. / 498.9m²

CIRCULATION AREA
922.5 SQ.FT. / 85.7m²

TOTAL UNITS
10 UNITS

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

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



Seal

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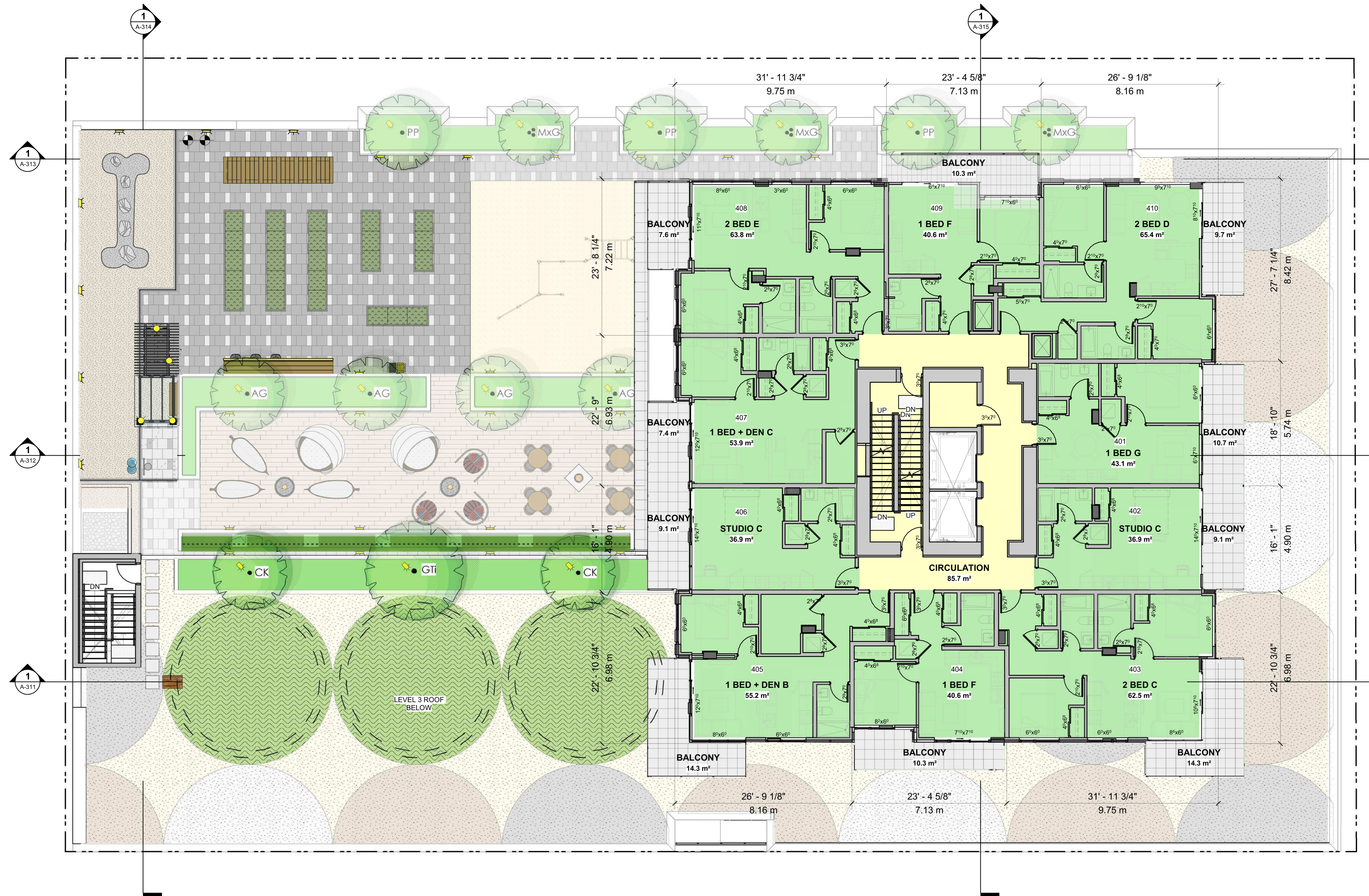
TYPICAL TOWER
LEVEL PLAN

Drawing

Scale: As indicated

Project: 222011

Sheet

A-208**TYPICAL TOWER FLOOR PLAN (4-19)**

SCALE: 1/8" = 1'-0"



LEVEL 14 (ROOF DECK)

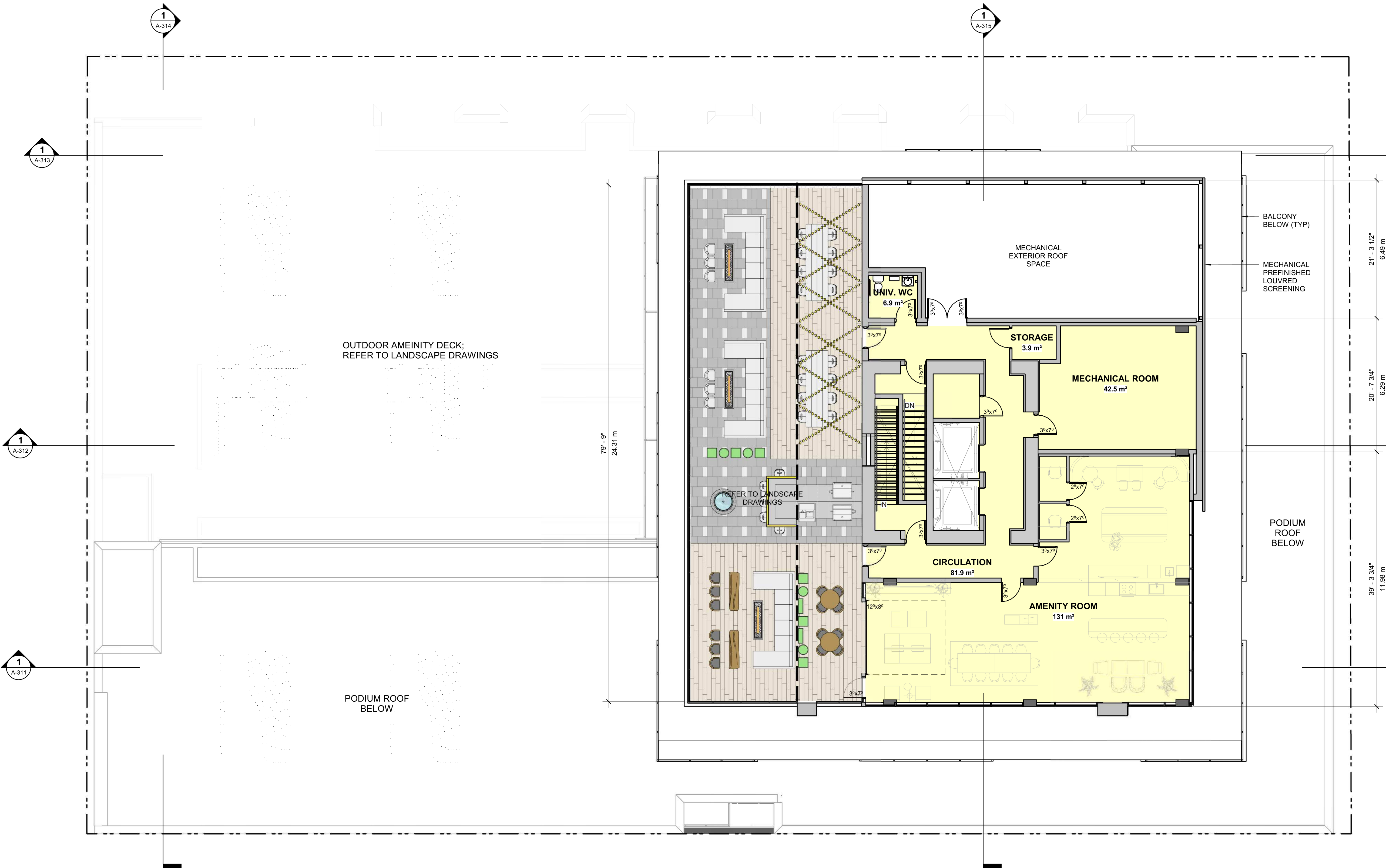
TOTAL FLOOR AREA
2,865.4 SQ.FT. / 266.2m²

AMENITY AREA
1,409.9 SQ.FT. / 131m²

CIRCULATION AREA
997.8 SQ.FT. / 92.7m²

MECHANICAL ROOM
457.7 SQ.FT. / 42.5m²

RESIDENTIAL COMMON
AREA / CIRCULATION



LEVEL 20 AMENITY ROOF PLAN

SCALE: 1/8" = 1'-0"



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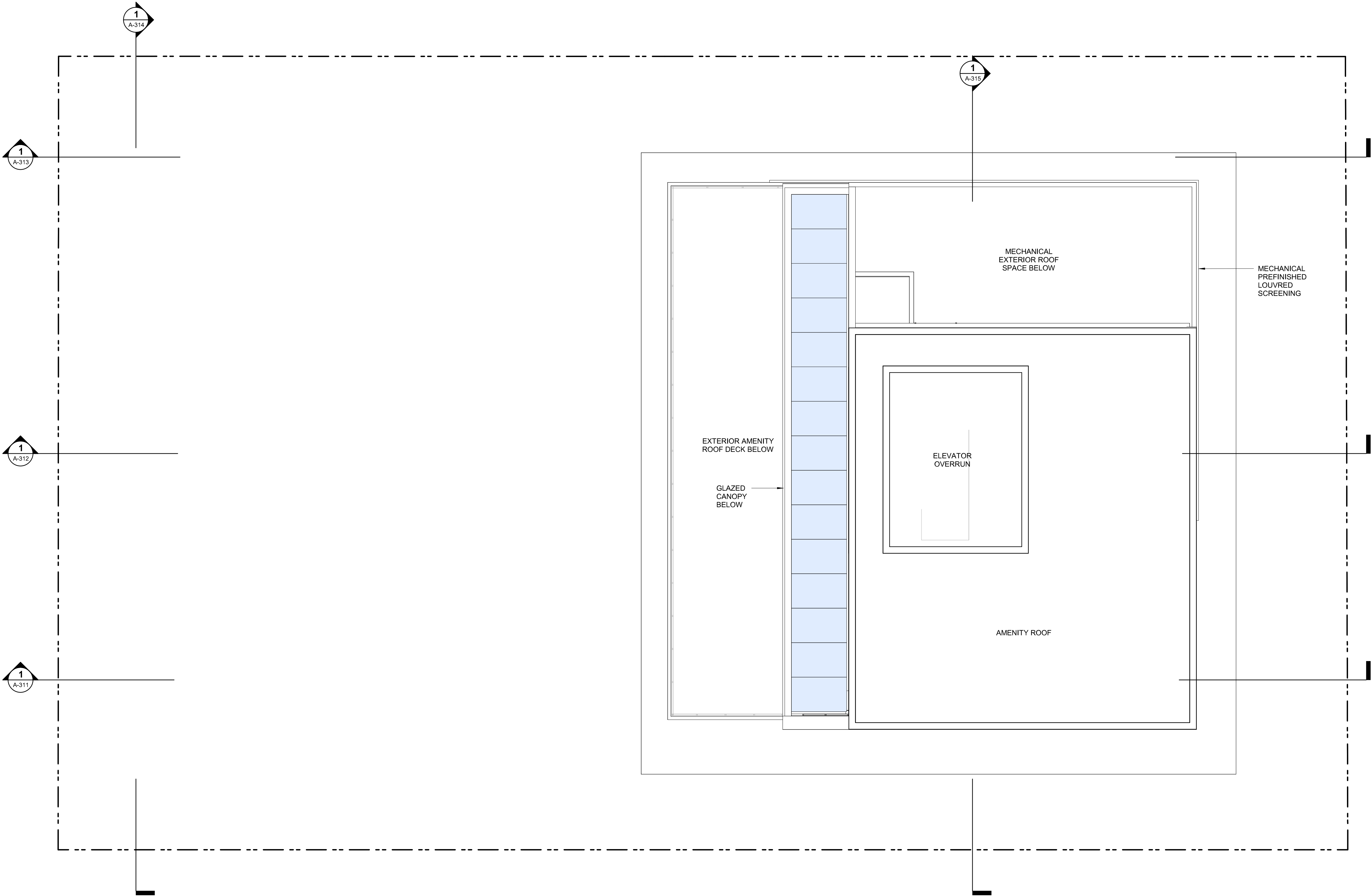
Project
ROOF PLAN /
ELEVATOR OVERRUN

Drawing

Scale 1/8" = 1'-0"

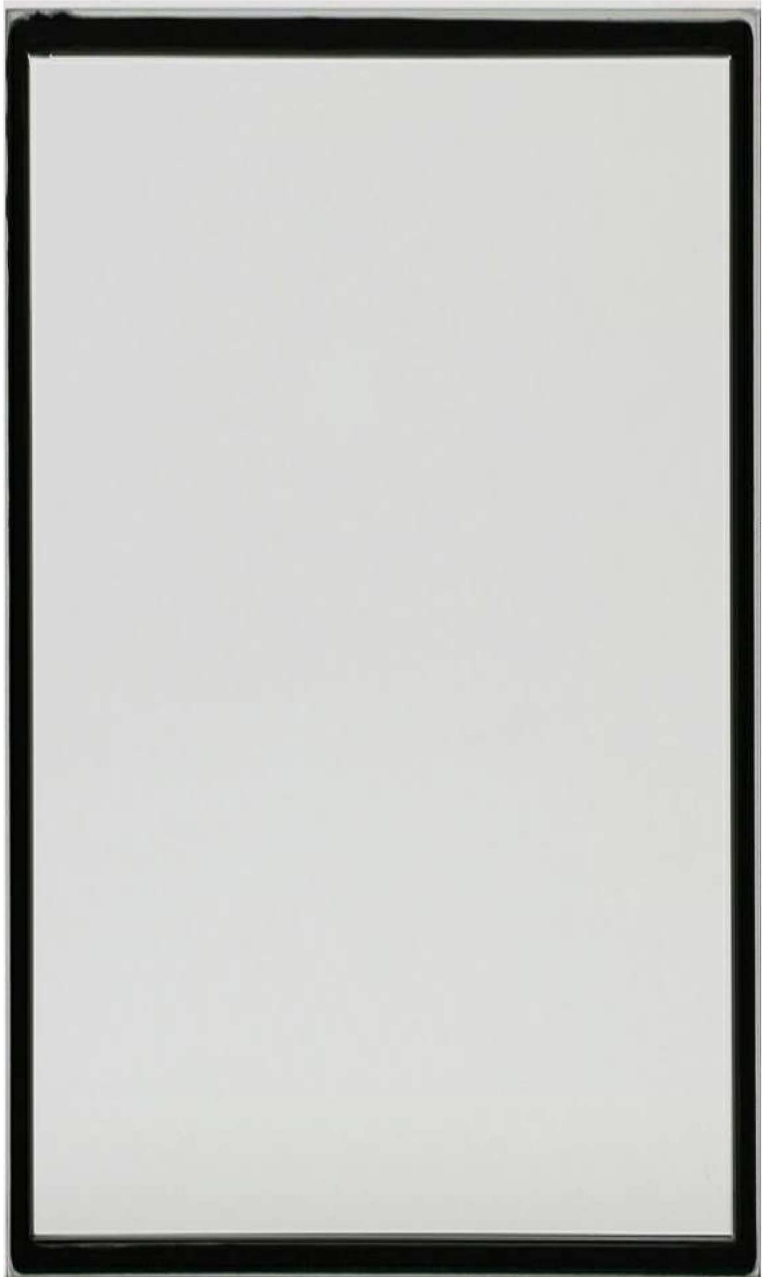
Project 222011

Sheet
A-210

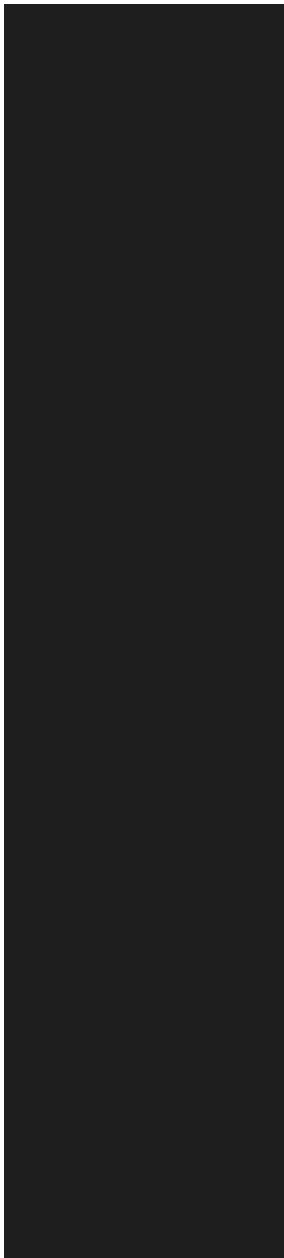


1 ROOF PLAN / ELEVATOR OVERRUN PLAN
A301 SCALE: 1/8" = 1'-0"

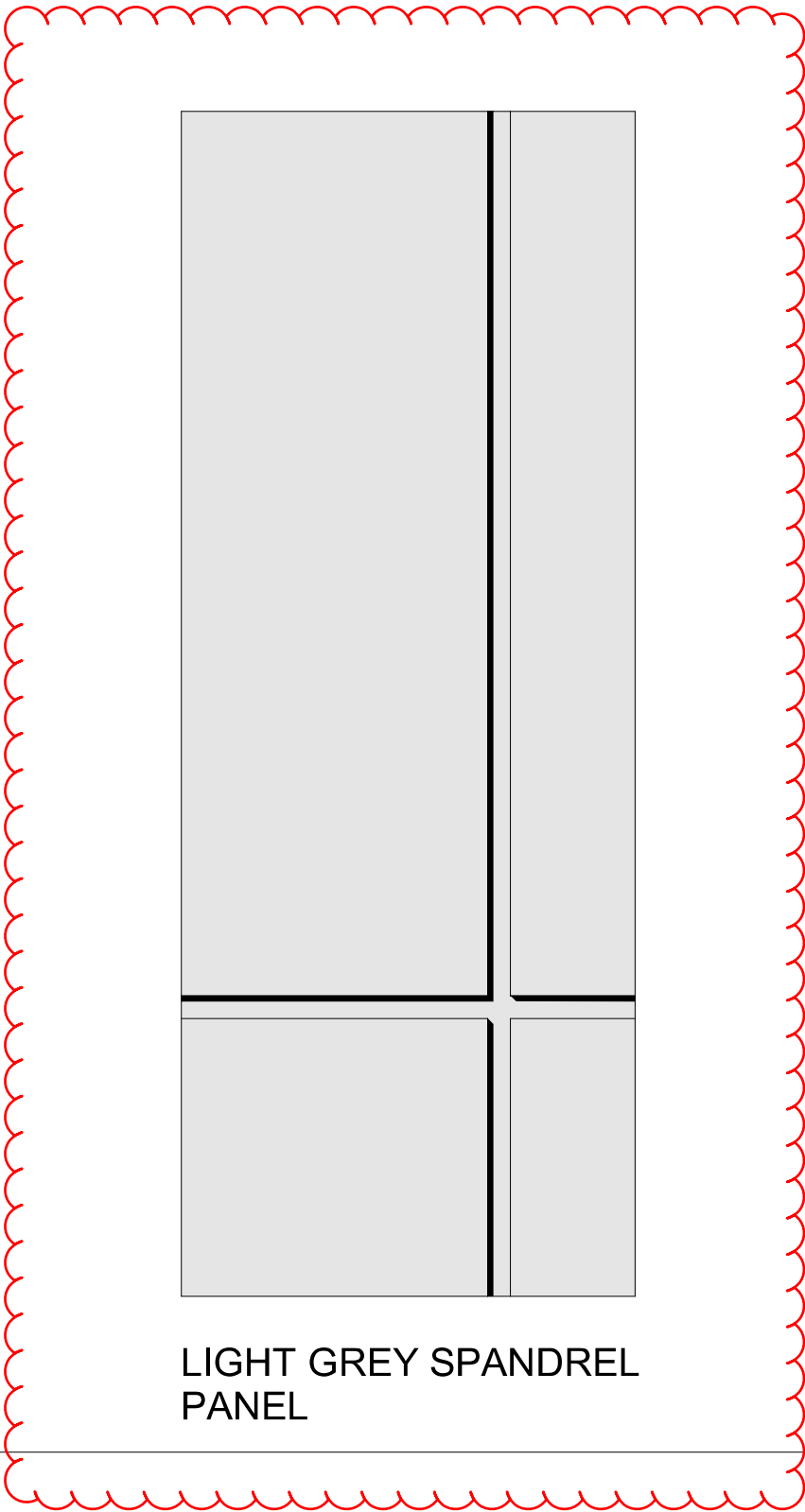
TOWER LEVELS



CLEAR GLASS
LOW REFLECTIVITY



BLACK MULLIONS

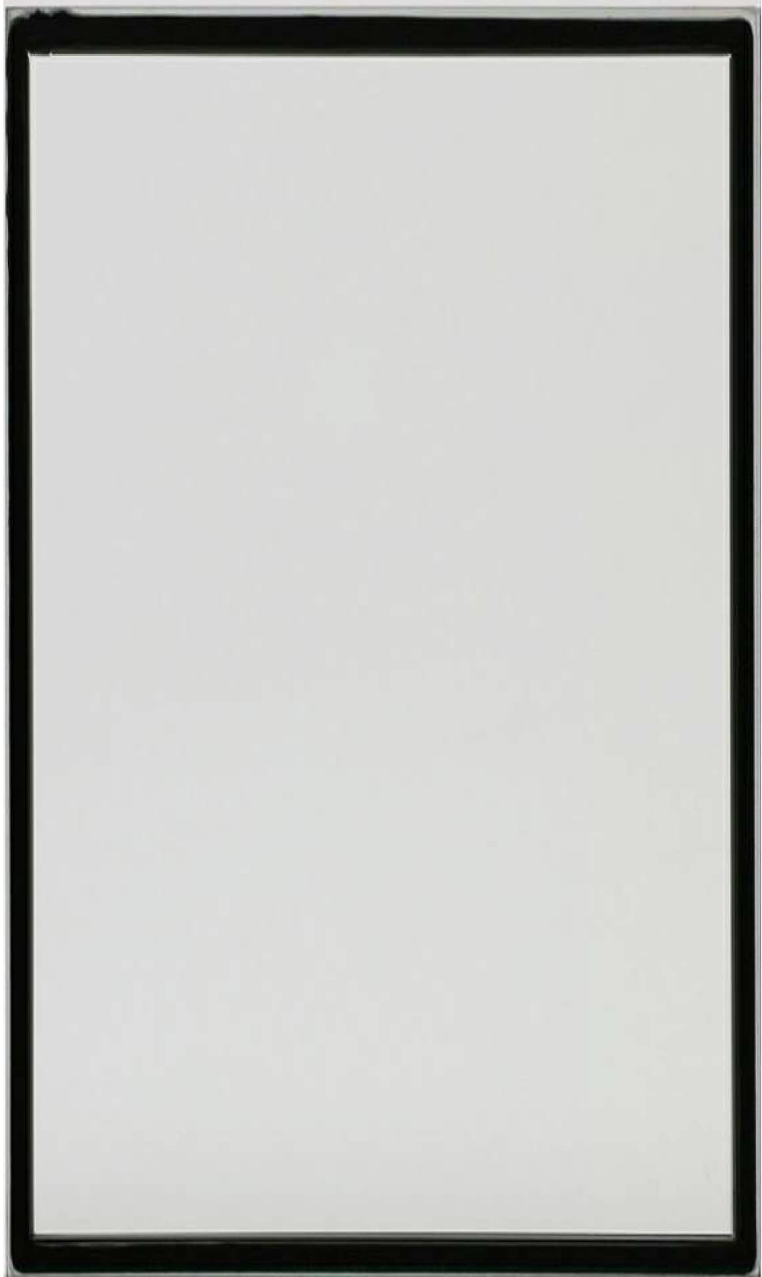


LIGHT GREY SPANDREL
PANEL

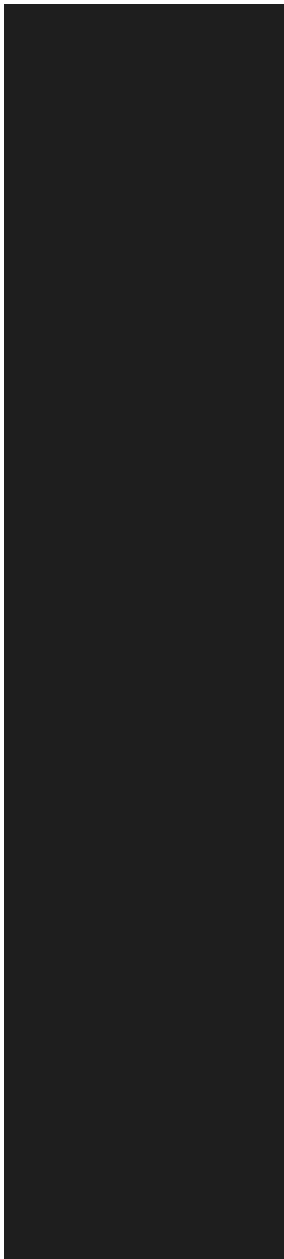


DARK CHARCOAL RAISED
METAL PANEL

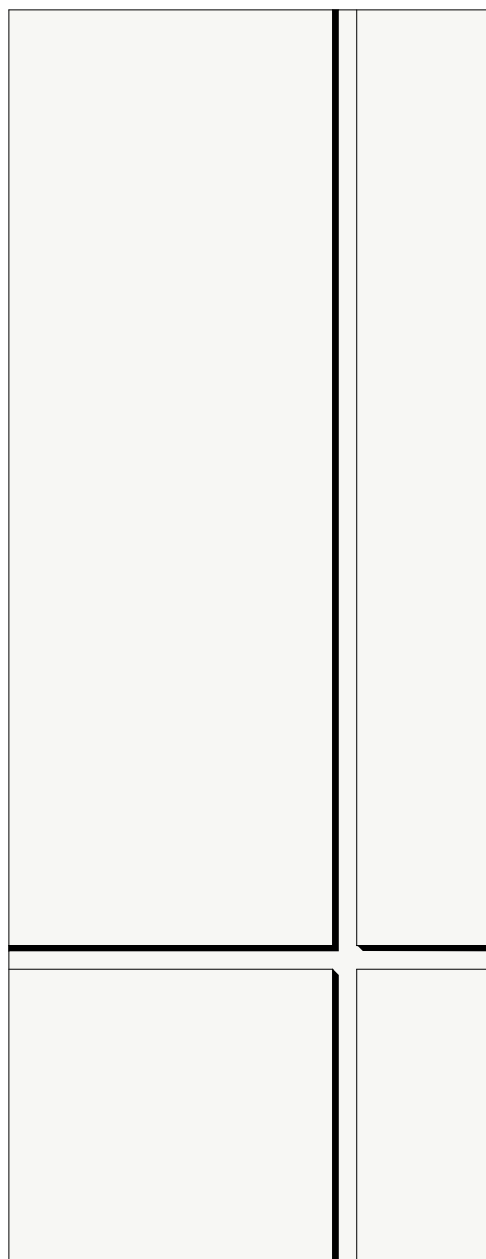
PODIUM LEVELS



CLEAR GLASS
LOW REFLECTIVITY

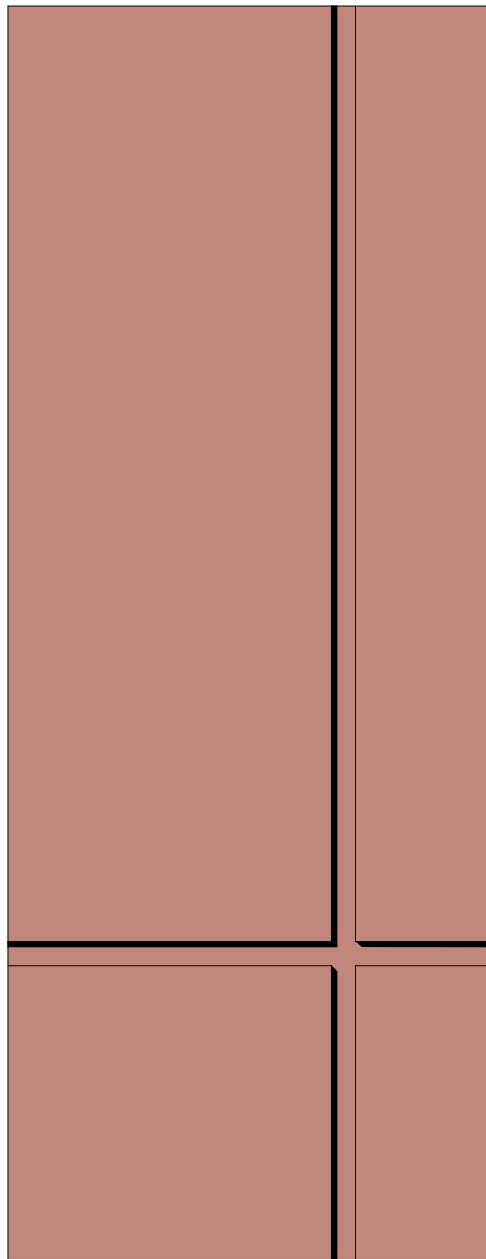


BLACK MULLIONS

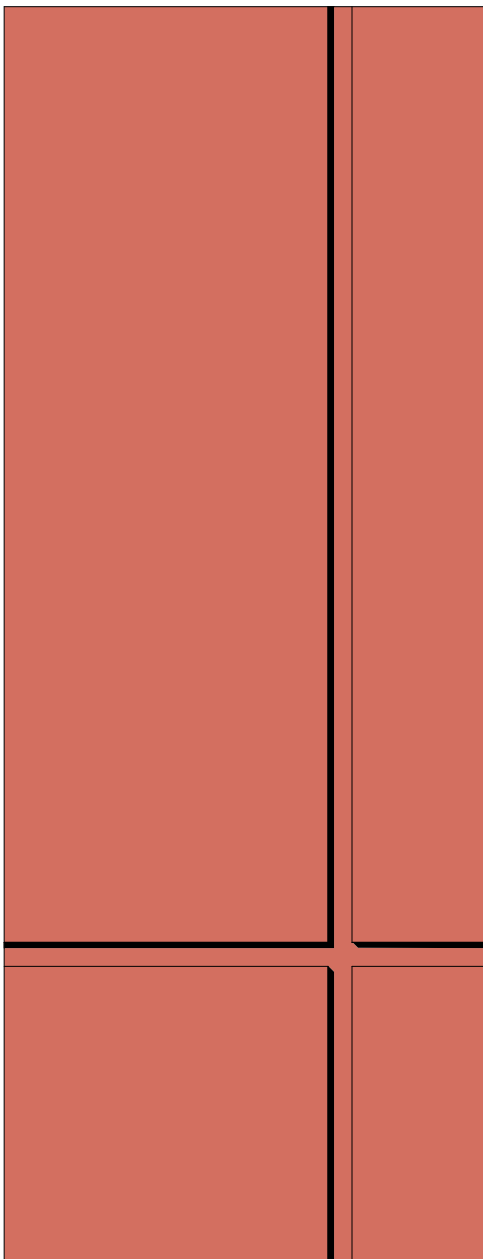


WINDOW WALL
METAL PANEL - WHITE

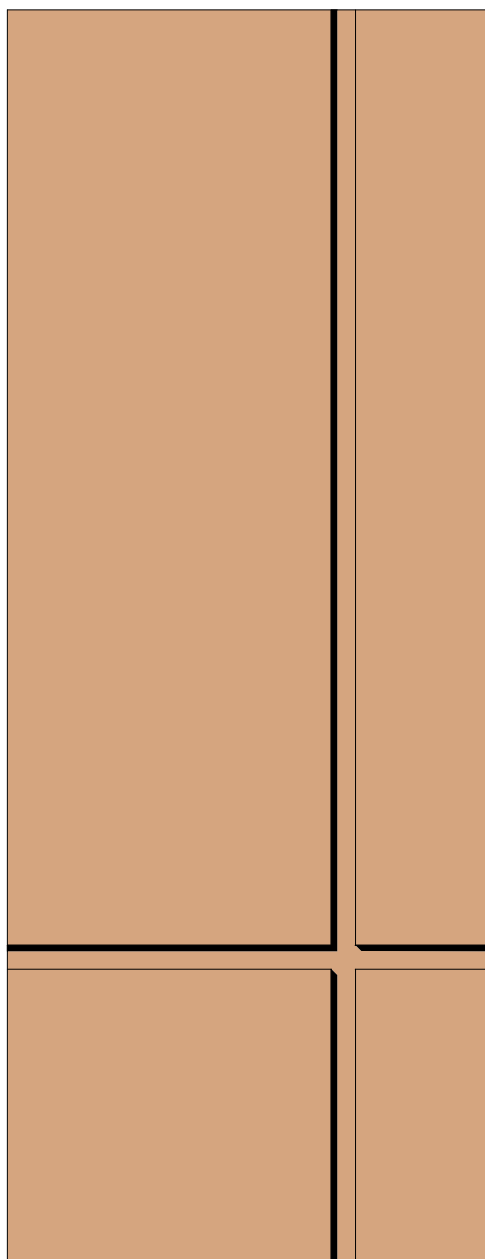
TOWNHOUSE EXTERIOR



WINDOW WALL
METAL PANEL -
TERRACOTTA (LIGHT RED)



WINDOW WALL
METAL PANEL - RED



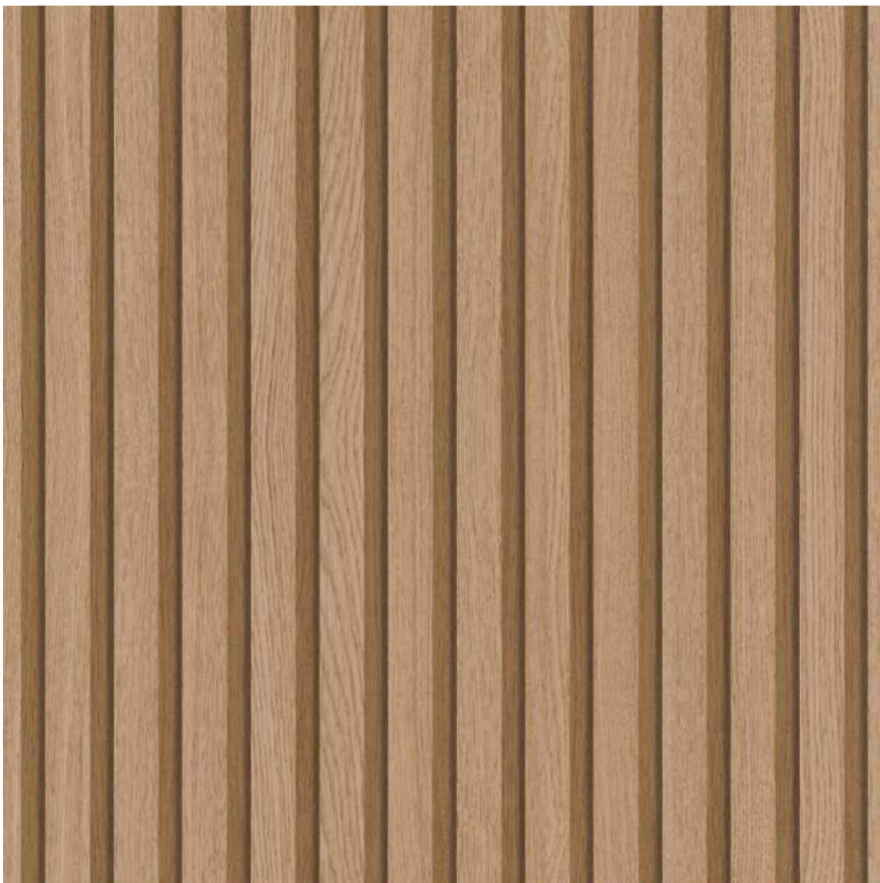
WINDOW WALL
METAL PANEL - BROWN



LIGHT COLOURED BRICK



HORIZONTAL BRICK REVEAL DETAILING



METAL PANEL SOFFIT - WHITE OAK



BLACK PAINTED STEEL CANOPY
W/ LAMINATED GLAZING

M C M

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MATERIALS

Drawing

Scale 3/4" = 1'-0"

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A-300

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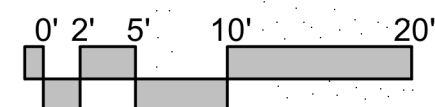


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854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
SOUTH ELEVATION

Drawing
Scale 1 : 125
Project 222011
Sheet
A-301

MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR (LOW REFLECTIVITY)
G3	PUNCHED WINDOW; CLEAR (LOW REFLECTIVITY)
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
G5	LAMINATED PRIVACY SCREEN; FROSTED
M1	STEEL CANOPY W/ LAMINATED GLAZING; COLOUR: DARK
M2	ROOF MECHANICAL LOUVRE; COLOUR: LIGHT GREY
M3	PREFINISHED METAL PICKET GUARDRAIL; COLOUR: WHITE
WW1	DOUBLE GLAZED WINDOW WALL; DARK FRAME; CLEAR (LOW REFLECTIVITY)
WW2	SPANDREL PANEL; COLOUR: LIGHT GREY
WW3	METAL PANEL WINDOW WALL; COLOUR: RED
WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY



1 SOUTH ELEVATION
SCALE: 1 : 125

Revisions	YYYY-MM-DD
1 ISSUED FOR RZ/DP	2023-03-24
2 RE-ISSUED FOR RZ/DP	2023-05-19
4 RE-ISSUED FOR RZ/DP	2023-09-08
6 RZ/DP RESUBMISSION	2023-11-27

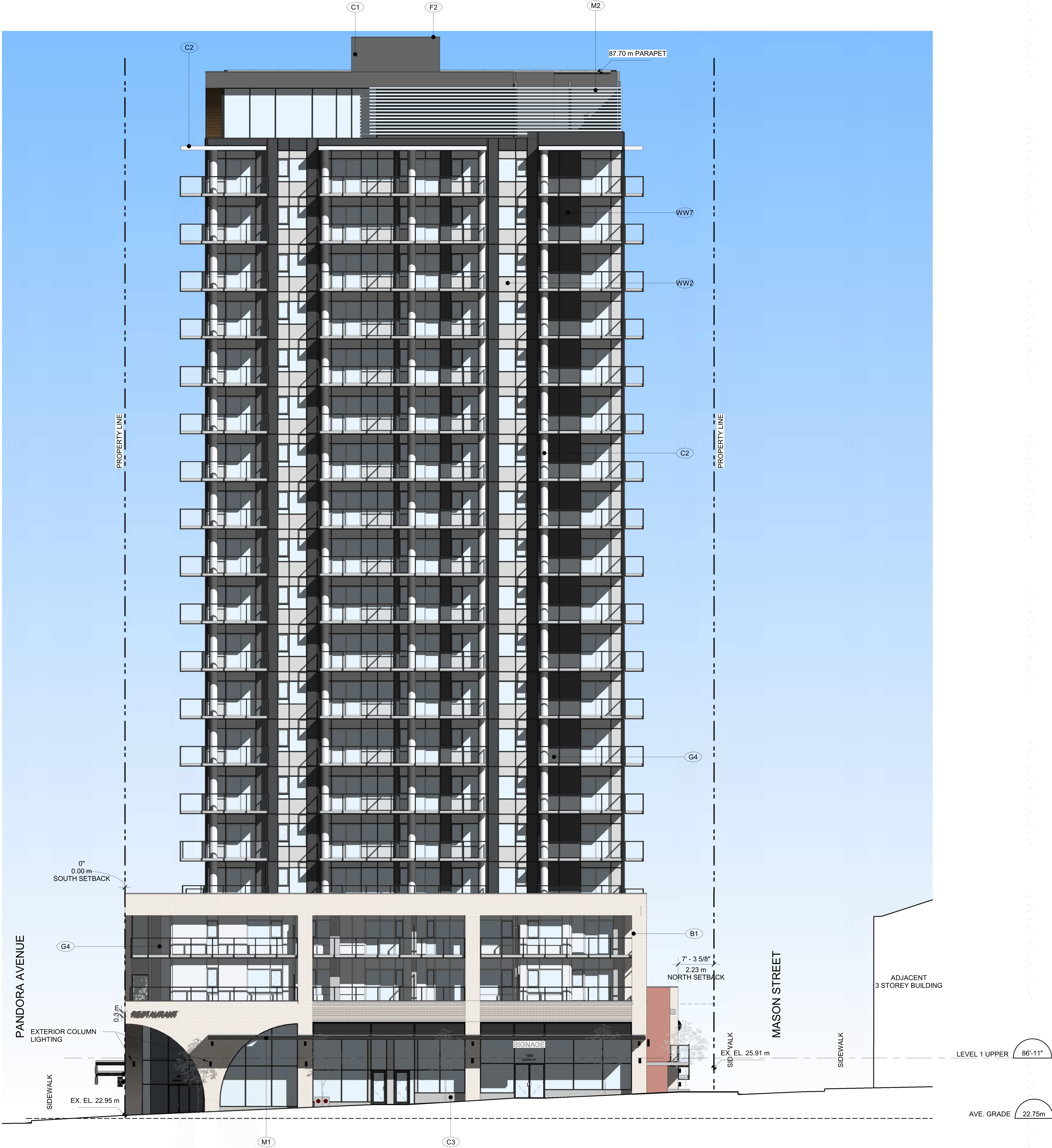


Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
EAST ELEVATION

Drawing
Scale 1 : 125
Project 222011
Sheet
A-302

MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR (LOW REFLECTIVITY)
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WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY



1 EAST ELEVATION
SCALE: 1 : 125

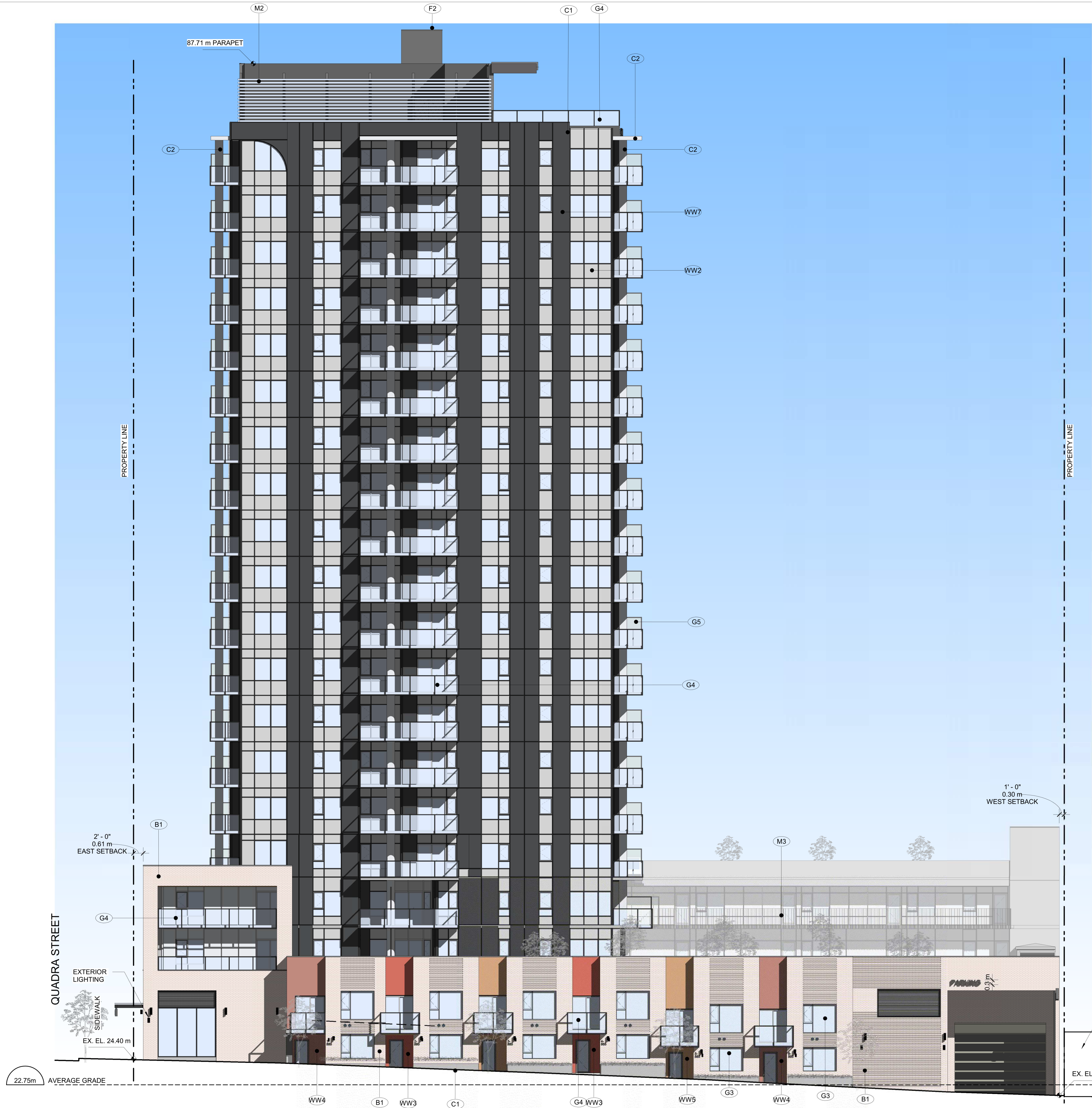
Revisions	YYYY-MM-DD
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4 RE-ISSUED FOR RZ/DP	2023-09-08
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Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
NORTH ELEVATION

Drawing
Scale 1 : 125
Project 222011
Sheet
A-303



MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
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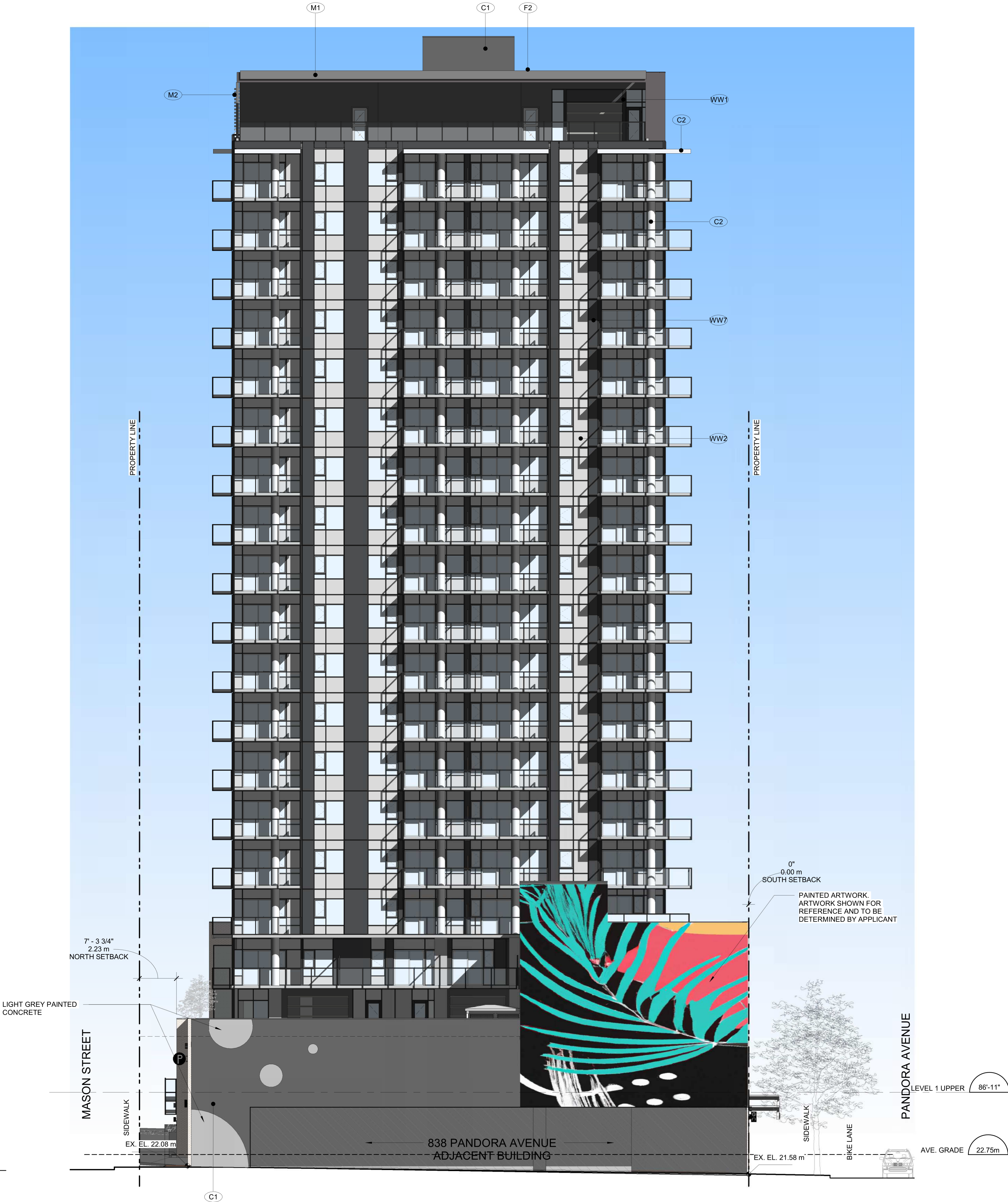


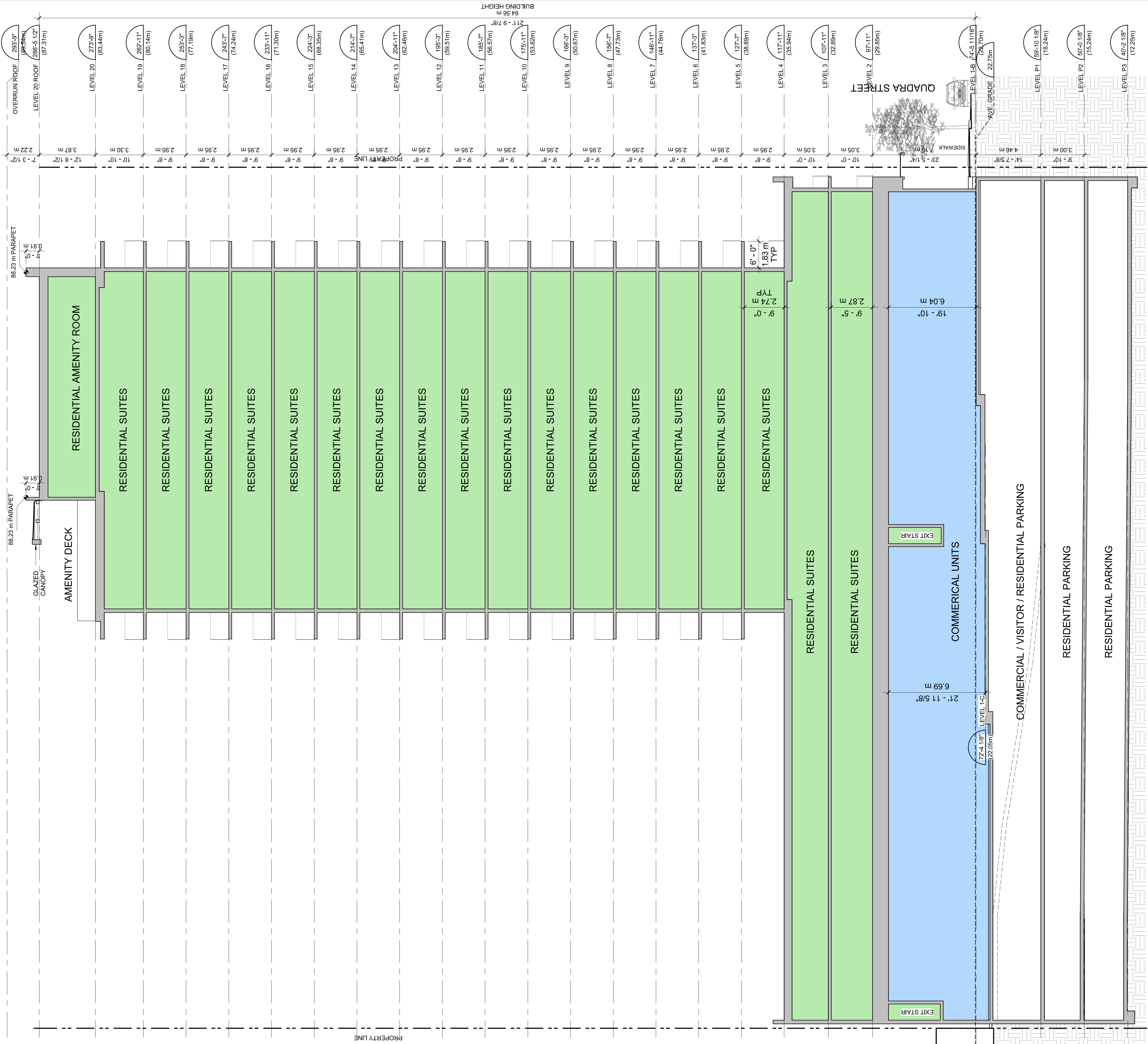
Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
WEST ELEVATION

Drawing
Scale 1 : 125
Project 222011
Sheet
A-304

MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
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WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY





Revisions	YYYY-MM-DD
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|---|---------------------|------------|
| 1 | ISSUED FOR RZ/DP | 2023-03-24 |
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| 5 | RZ/DP RESUBMISSION | 2023-11-02 |
| 6 | RZ/DP RESUBMISSION | 2023-11-27 |



Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project

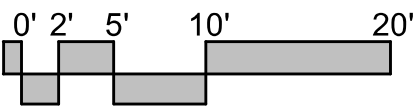
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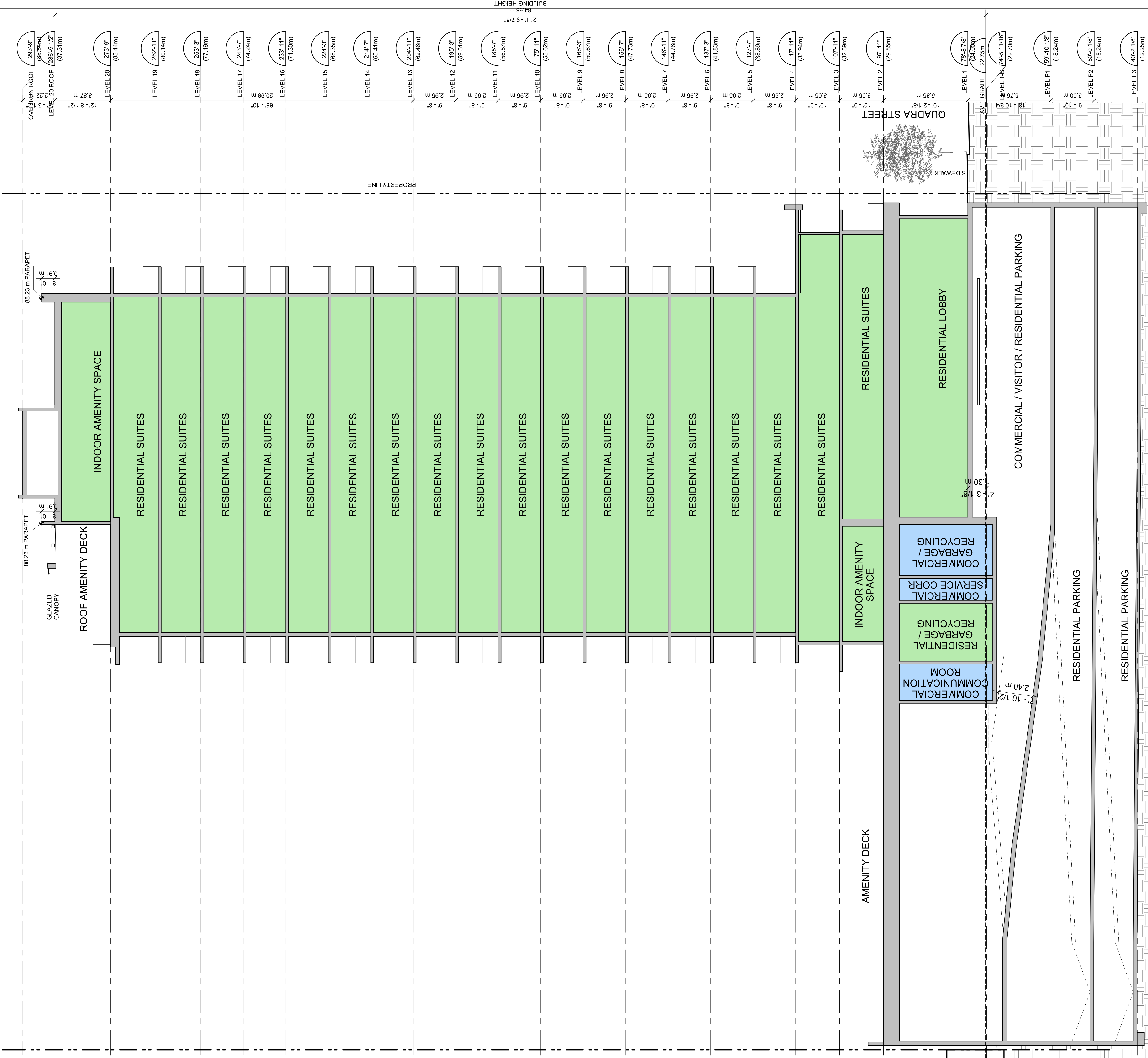
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Project 222011

Sheet
A-312



1 SECTION B-B
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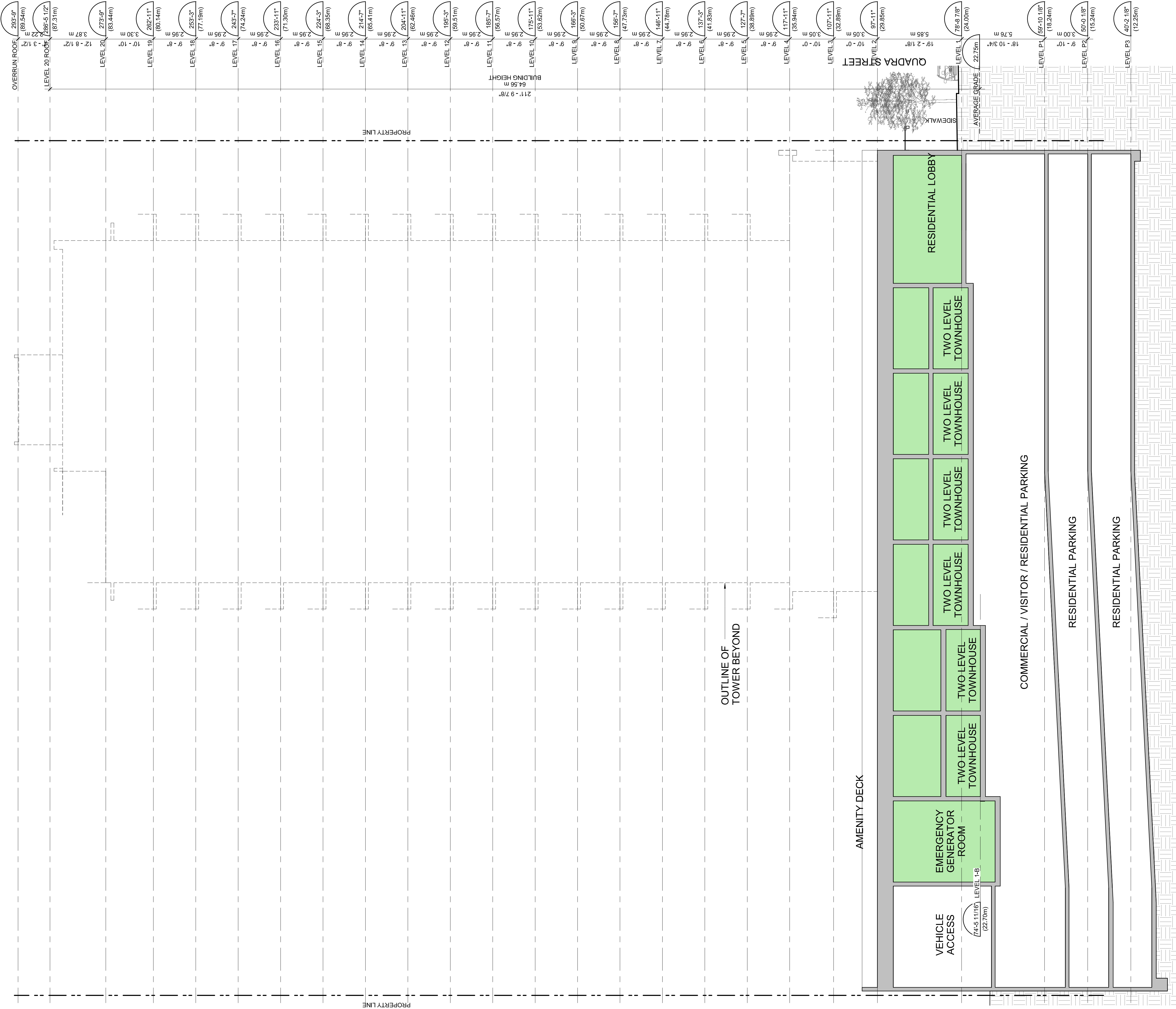


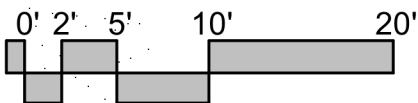
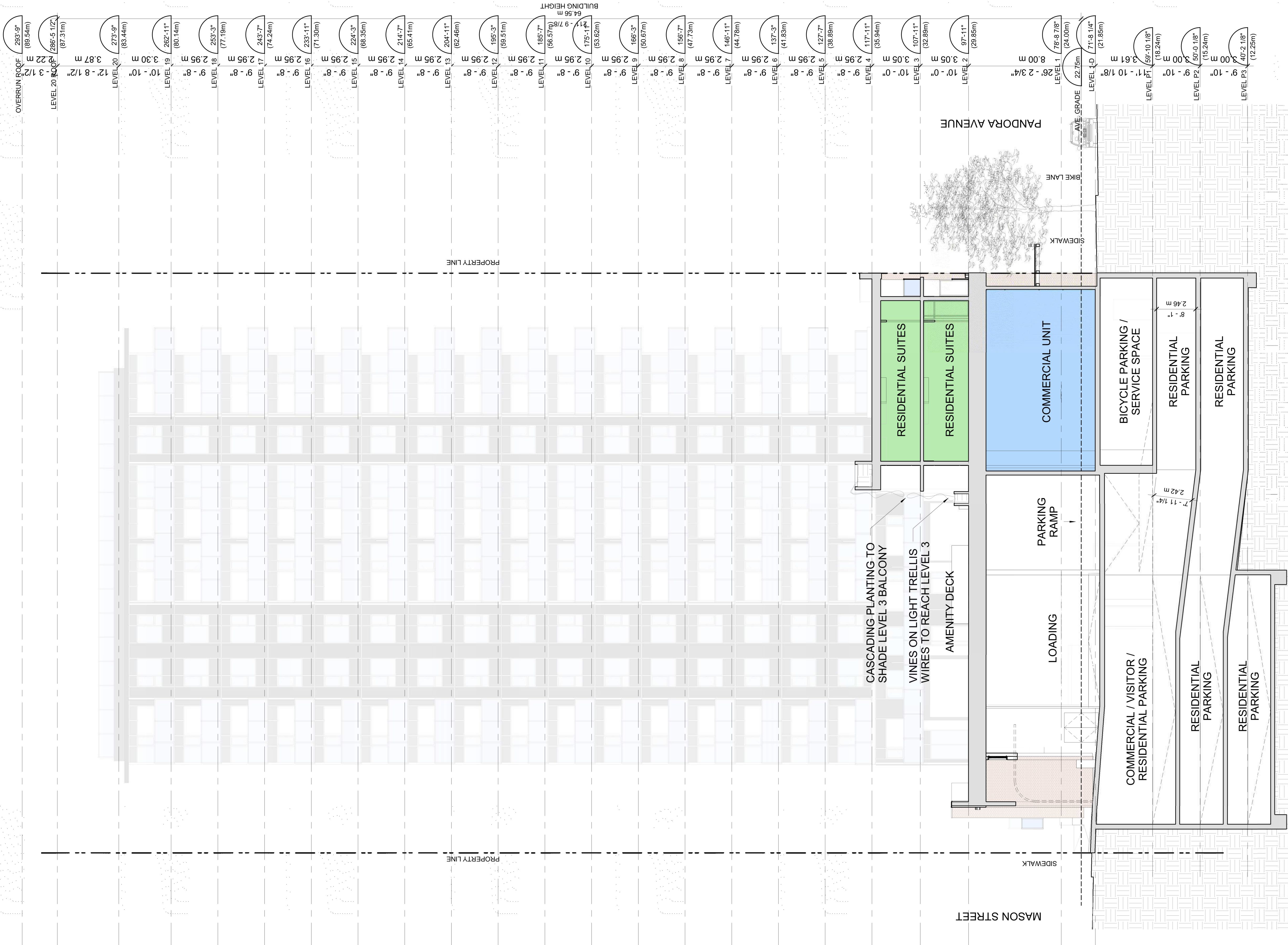
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854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
BUILDING SECTION

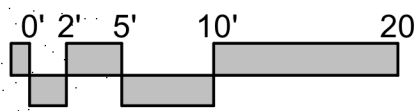
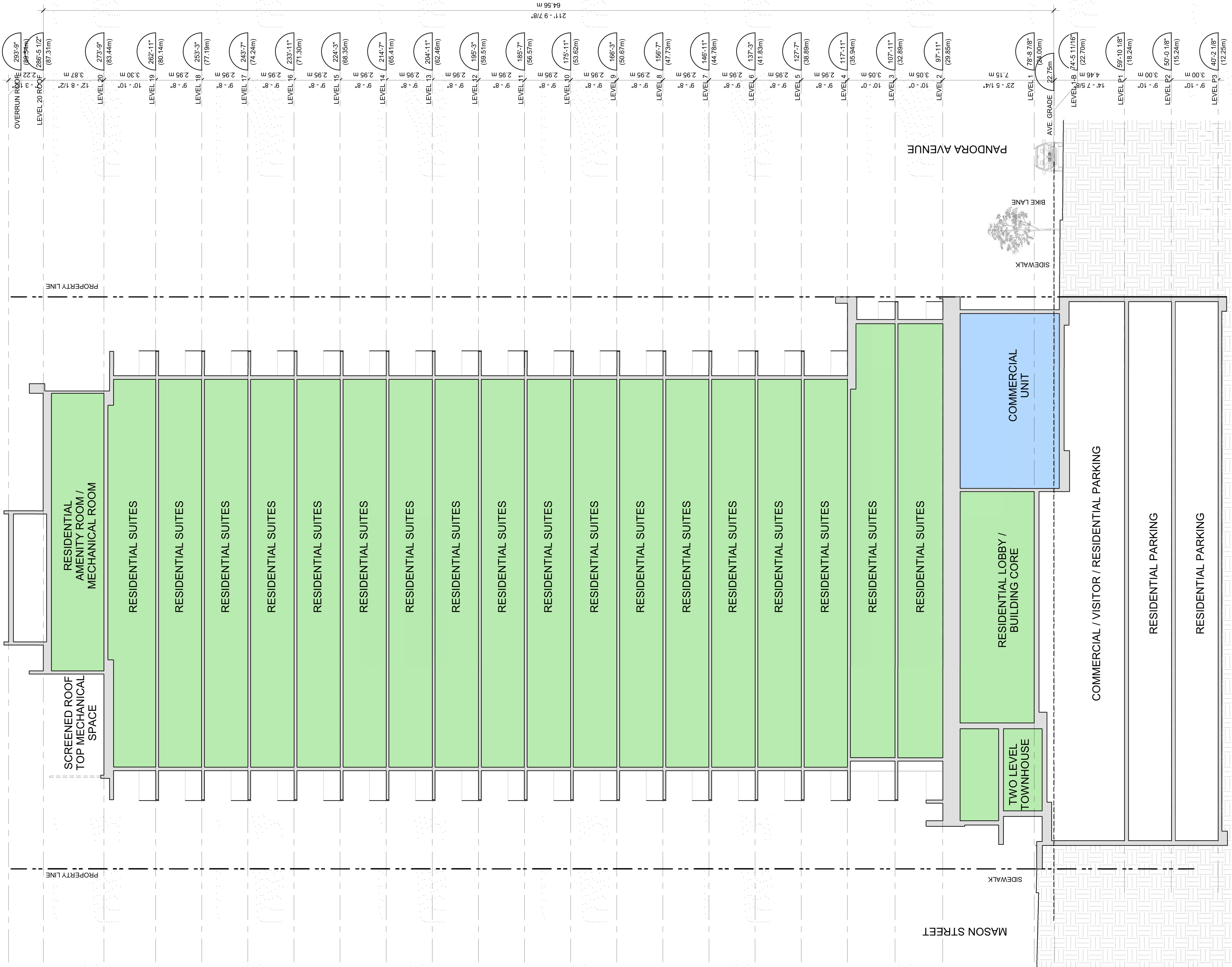




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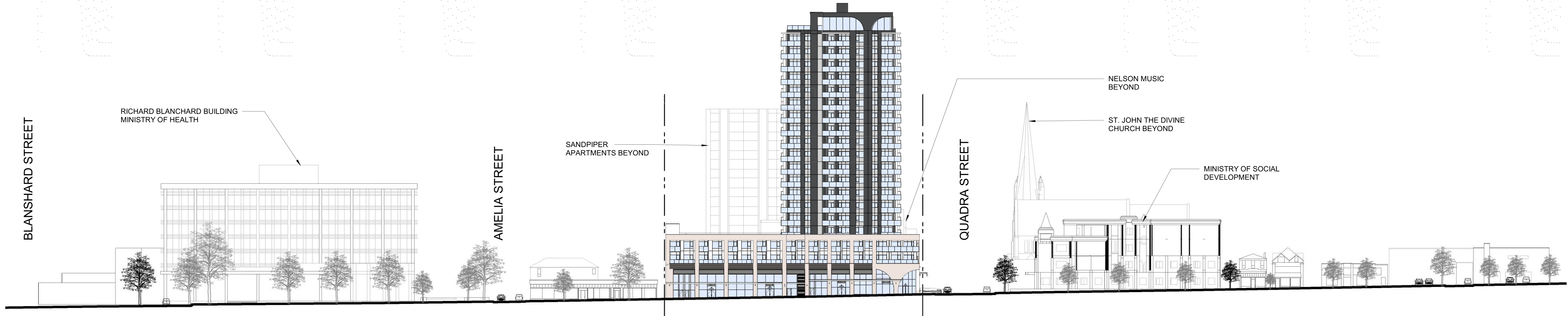
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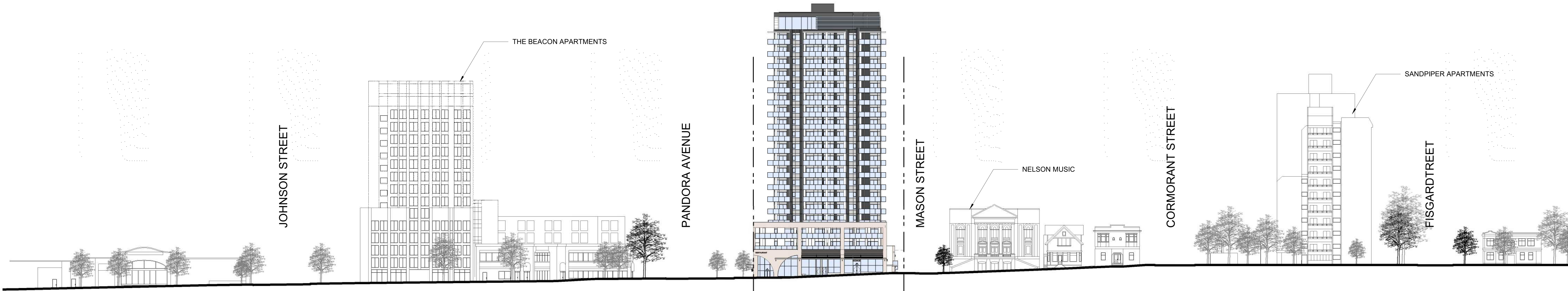


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Revisions	YYYY-MM-DD
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STREETSCAPE - PANDORA AVE



STREETSCAPE - QUADRA ST



Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
STREETSCAPE
ELEVATIONS

Drawing
Scale 1 : 500
Project 222011
Sheet
A-401

Revisions	YYYY-MM-DD
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Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project

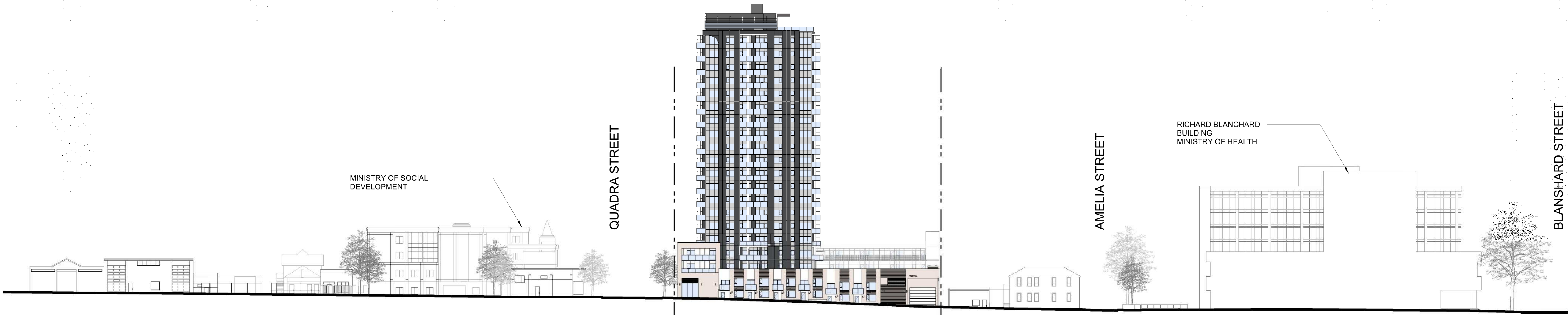
STREETSCAPE
ELEVATIONS

Drawing

Scale 1 : 500

Project 222011

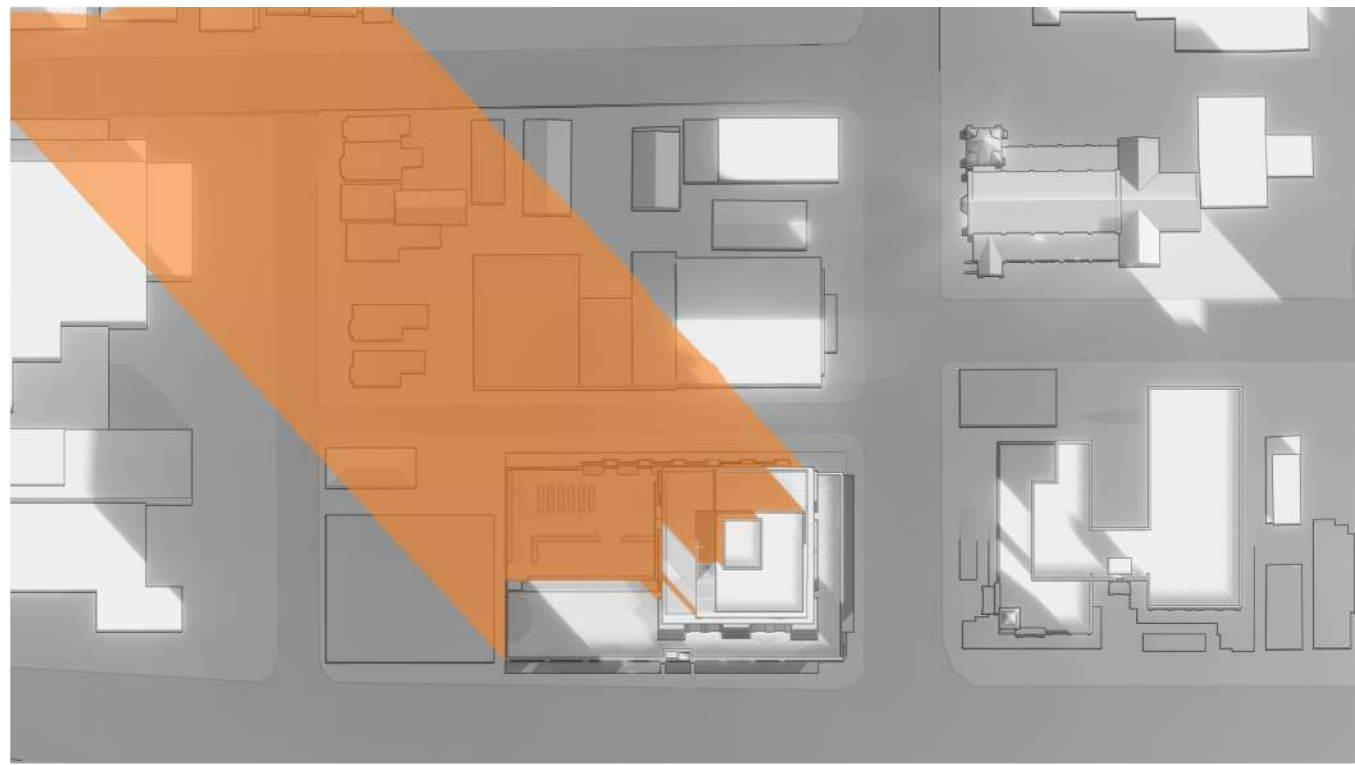
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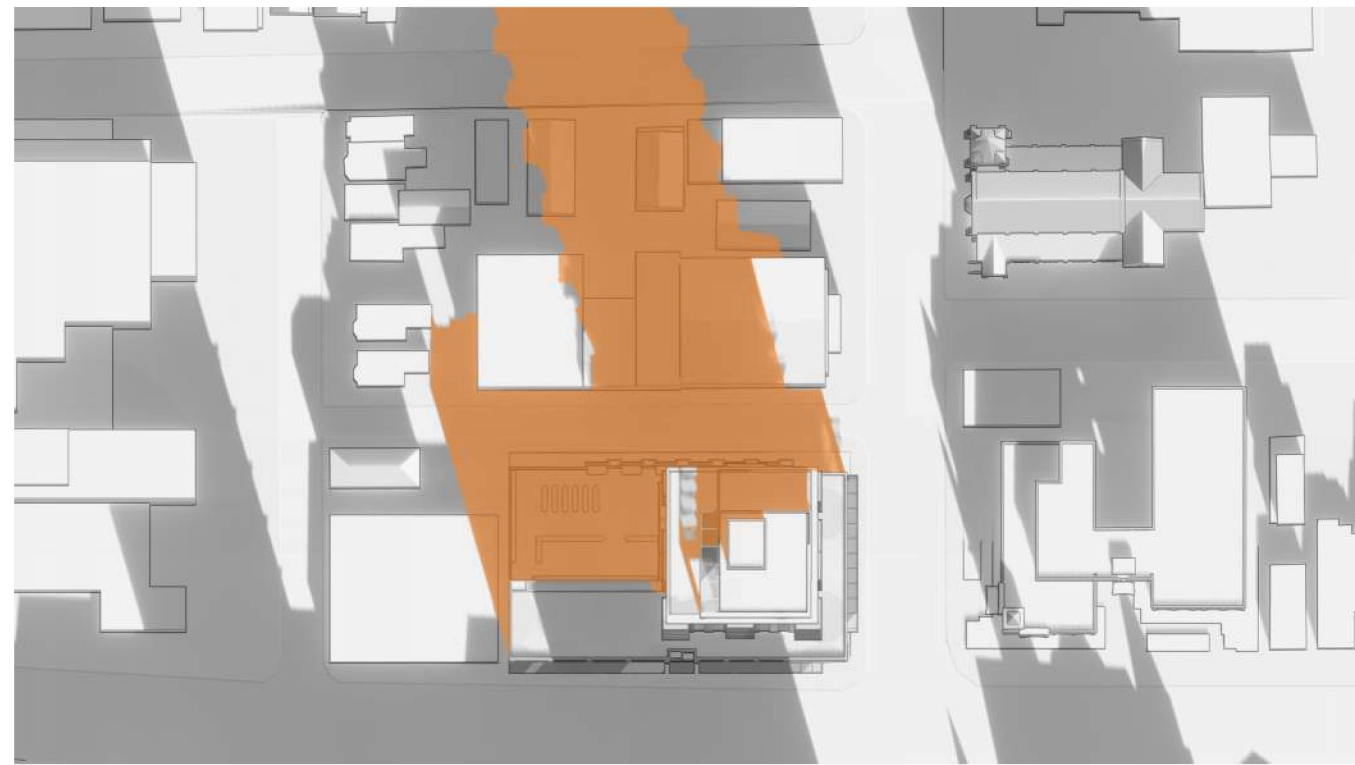
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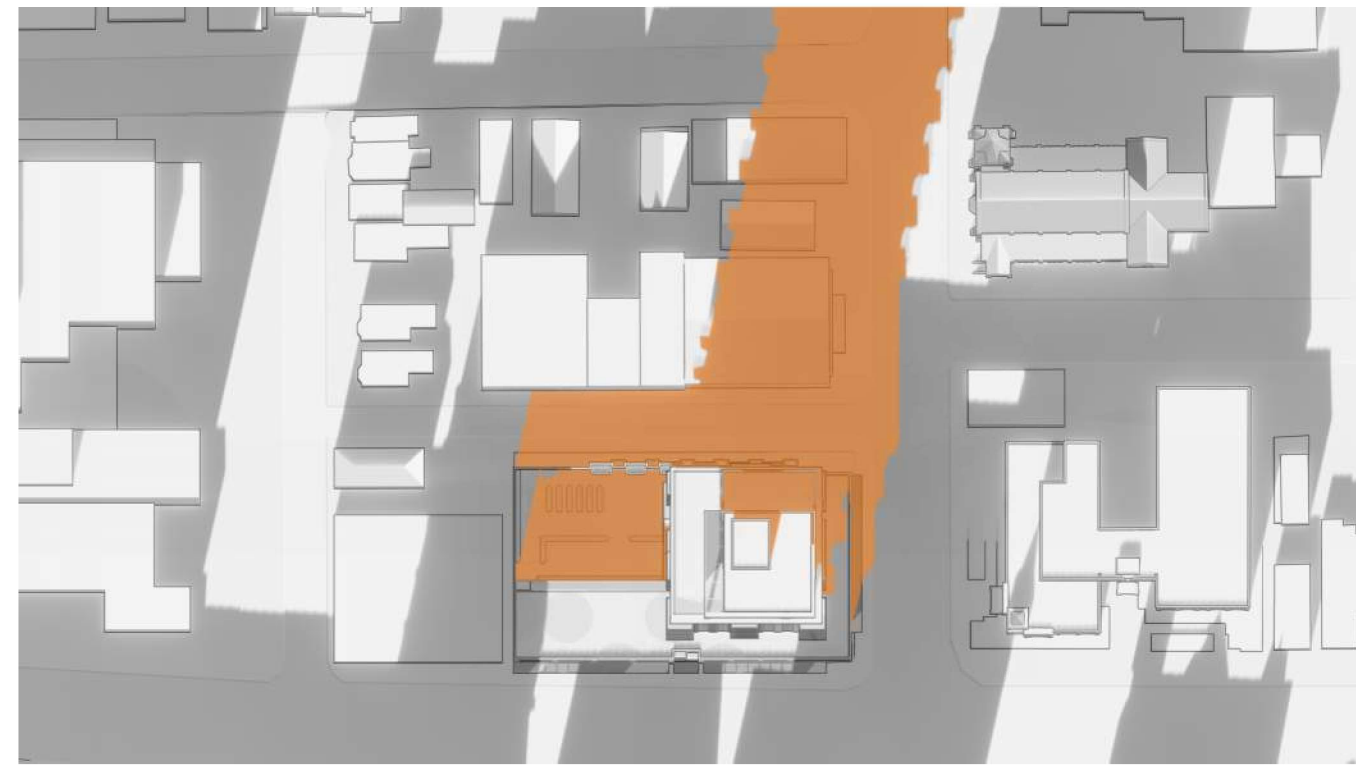
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12PM



2PM



4PM



MARCH 21

10AM



12PM



2PM



4PM



JUNE 21

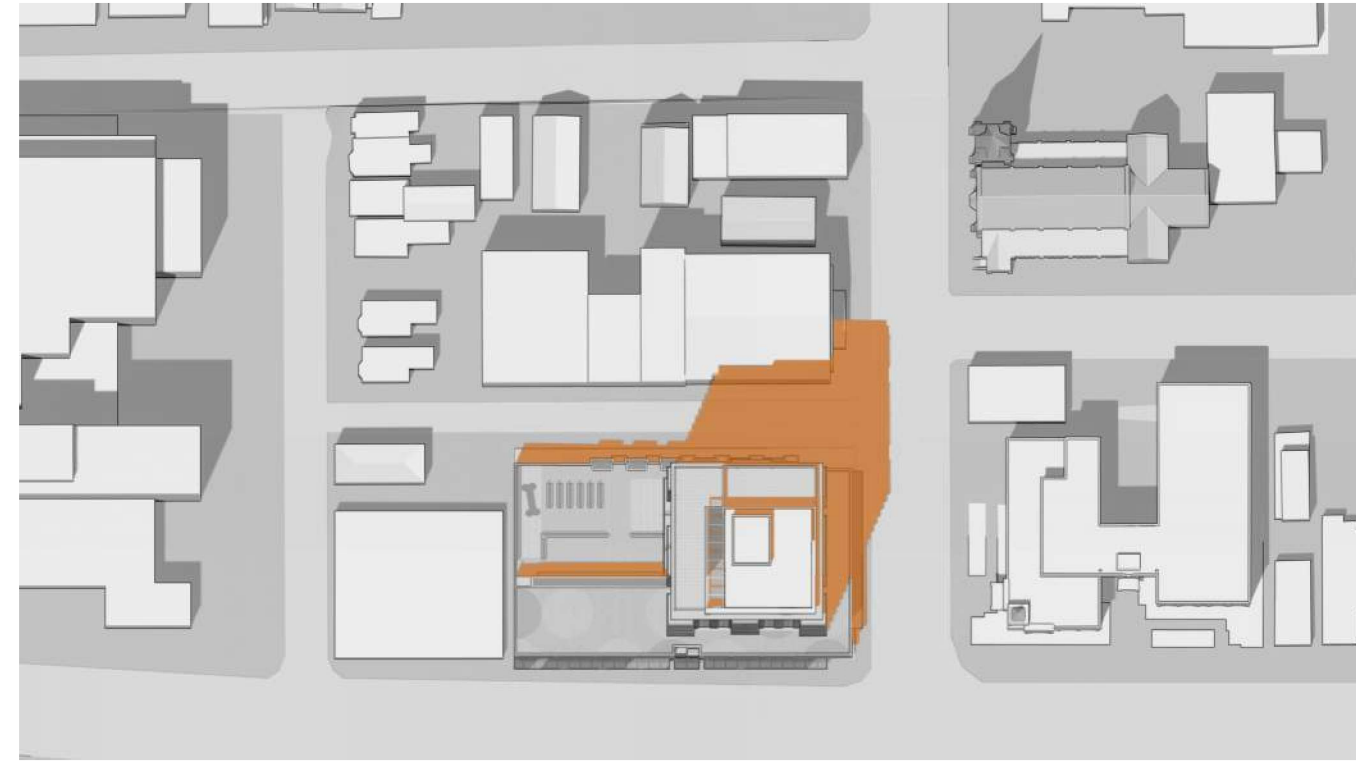
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12PM



2PM



4PM



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Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
SHADOW STUDY

Drawing
Scale
Project 222011
Sheet
A-403



PANDORA AVENUE STREETSCAPE



QUADRA STREET STREETSCAPE



MASON ST & QUADRA ST CORNER



MASON STREET STREETSCAPE

Revisions	YYYY-MM-DD
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Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
RENDERINGS



SOUTHEAST BIRDSEYE



VIEW LOOKING SOUTH DOWN QUADRA ST



VIEW LOOKING NORTH DOWN QUADRA ST



PANDORA AVE AND QUADRA ARCHED CORNER

Revisions	YYYY-MM-DD
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Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
RENDERINGS



LOOKING SOUTH ON QUADRA ST.



LOOKING NORTH ON QUADRA ST.



LOOKING NORTHEAST ON PANDORA AVE.

Revisions	YYYY-MM-DD
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Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
RENDERINGS

854-880

PANDORA

Victoria, BC

OWNER

CLIENT

TOWNLINE | VANCOUVER HEAD OFFICE

#1212 - 450 SW MARINE DRIVE

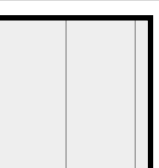
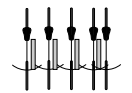
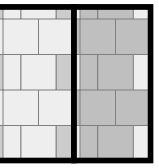
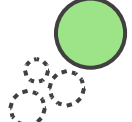
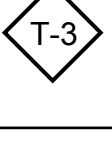
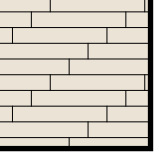
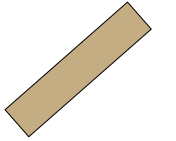
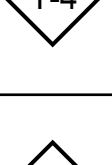
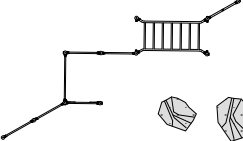
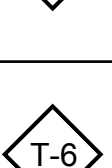
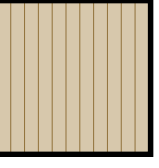
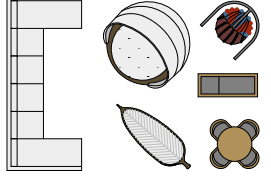
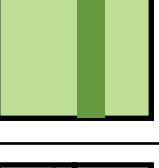
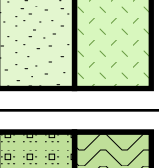
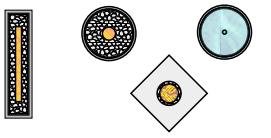
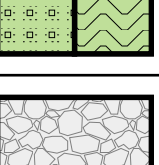
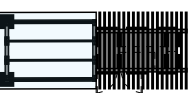
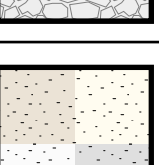
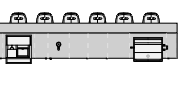
VANCOUVER, BC, V5X 0C3

T+ (604) 327 8760

LISTS

DRAWINGS LIST		
L-0.0	Legends & Notes	N.T.S.
L-1.1	Ground Level	1:100
L-1.2	Podium Level	1:100
L-1.3	Roof Levels	1:100
L-2.1	Planting Level 1	1:100
L-2.2	Planting Level 2	1:100
L-2.3	Planting Level 4	1:100
L-3.1	Preliminary Lighting	1:100
L-3.2	Soil Loading	1:100
L-4.1	Illustrative Sections	As Noted

LEGENDS

HARDSCAPE LEGEND			FURNISHING LEGEND	
KEY	GRAPHIC	DESCRIPTION	GRAPHIC	DESCRIPTION
		SW CIP Concrete Paving Colour: Integral coloured Finish: Light Broom Pattern: Saw-cut		Bike Racks
		Concrete Unit Pavers Supplier: Belgard 'Melville 80 Pavers' Colour: Beige & Shaded Grey		Commercial Planters Size: Cylinders (36"dia, typ)
		Plank Porcelain Paver Size: 30 x 120 x 2cm Colours: Noon - Daylight		Custom Canitlevered Ipe Wood Bench
		Pour-In-Place Virgin Rubber Play Surfacing w/ Galvanized Metal Edge Colours: Flint		Outdoor Gym Equipment and Natural Play Boulders
		'AZEK' Composite Wood Deck Assembly Colour: Tigerwood		Illustrative Furnishing ONLY (At Podium & Roof Amenity, Supplied By Owners)
		Planting (61cm depth typ., Avg #2 pots) w/ Hedge Screening (1.2m ht.)		
		Sodded Lawn (Offsite) Artificial Turf "SynFescue343"		Fire Stands & Water Feature
		Urban Agriculture Plots (46cm depth typ.) Xeriscape & Bee Flower Mixes (25cm depth)		Custom Trellis and Toolshed w/ Seed Library
		Decorative River Rocks (at Building Faces) Size: 10-20 cm Colour: Ebony Black		Modular Custom Outdoor Kitchens Appliances: TBD
		Roof Ballast Colours: Varies		

PRELIMINARY PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Size	Bylaw 21-035 / UFA
Offsite Trees					
ST1	5	TBD City of Victoria Parks Department	Through Servicing Agreement	7cm cal. B&B	
ST2	3	TBD City of Victoria Parks Department	Through Servicing Agreement	7cm cal. B&B	
On-Site Trees					
AG	2	Acer griseum	Paperbark Maple	6cm cal. B&B	1:1, Medium / Suitable
CK	3	Cornus kousa 'Satomi'	Satomi Dogwood	6cm cal. B&B	1:1, Small / Marginal
GTi	1	Gleditsia tricanthos 'Shademaster'	Shademaster Locust	6cm cal. B&B	1:1, Medium /Very Suitable
MxG	3	Magnolia x 'Galaxy'	Galaxy Magnolia	2.0m ht., B&B, l	1:1, Small / Marginal
PP	3	Parrotia Persica 'Igles Ruby Vase'	Ruby Vase Persian Ironwood	6cm cal. B&B	1:1, Small /Suitable
Shrubs					
x	102	Buxus mic. 'Green Beauty'	Japanese Boxwood	#1 pot, 12" o.c.	
Bs	68	Blechnum spicant	Deer Fern	#2 pot, 24" o.c.	Native Year-Round Food
Cc	29	Cornus canadensis	Bunchberry	#1 pot, 12" o.c.	Native Pollinators
Ch	52	Cephalotaxus harringtonia 'Fastigiata'	Plum Yew	4' ht., B&B, RB-	
Cs	5	Cornus sanguinea 'Midwinter Fire'	Blood-twigged Dogwood	#2 pot, 36" o.c.	Pollinators
Co	12	Cornus sericea 'Cardinal'	Red-twigged Dogwood	#2 pot, 36" o.c.	Native Pollinators, Hummingbirds, Year-Round
Eu	7	Euphorbia characias subsp. wulfenii	Mediterranean Spurge	#1 pot 18" o.c.	
Hy	4	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	#3 pot, 48" o.c.	Pollinators
Ma	30	Matteucia struthiopteris	Ostrich Fern	#2 pot, 36" o.c.	
PL	6	Philadelphus lewisii	Wild Mock Orange	1.0m ht, Multi	Native Pollinators, Spring/Summer Food
Pm	25	Pinus mugo 'Carstens'	Dwarf Mountain Pine	#2 pot, 30" o.c.	
Pr	13	Prunus laurocerasus	Cherry Laurel	3' ht., B&B, RB-	Pollinators, Fall/Winter Food
RB	3	Rosa 'Ballerina'	Ballerina Rose	#2 pot, 36" o.c.	
RM	7	Rhodo macrophyllum	Pacific Rhododendron	1.0m ht, Multi	Native
Sc	26	Sarcococca hookeriana var 'Humilis'	Sweet Box	#1 pot, 30" o.c.	Pollinators, Spring/Summer Food
Perennials, Grasses & Groundcovers					
Ard	6	Aruncus dioicus var 'Acuminatus'	Goat's Beard	#2 pot, 36" o.c.	Native Pollinators
As	13	Astilbe japonica 'Deutschland'	Hybrid Japonica	#2 pot, 18" o.c.	Pollinators
Auu	26	Arctostaphylos uva-ursi (ROOF ONLY)	Bearberry (ROOF ONLY)	#2 pot, 24" o.c.	Native Pollinators, Year-Round Food
Hk	49	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot, 24" o.c.	
Ho	83	Hosta 'Victory'	Plantain Lily	#2 pot, 24" o.c.	Pollinators
La	8	Lavendula angustifolia	English Lavender	#2 pot, 24" o.c.	
Pa	101	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	4" pot, 12" o.c.	
Pq	8	Parthenocissus quinquefolia	Virginia Creeper	#3 pot, 3 leads	Spring/Summer Food
Tg	6	Tellima grandiflora	Fringe Cups	#1 pot, 12" o.c.	Native Pollinators
Urban Agriculture Mix (13.4 SQ.M.)					
		Allium tuberosum	Dwarf Chives	4" pot; 10" O.C.	
		Achillea millefolium	White yarrow	4" pot; 10" O.C.	
		Liatris spicata	Gayfeather	4" pot; 10" O.C.	
		Origanum vulgare	Oregano	4" pot; 10" O.C.	
		Origanum vulgare	Golden Oregano	4" pot; 10" O.C.	
		Salvia officinalis	Sage	4" pot; 10" O.C.	
		Salvia purpurascens	Purple Sage	4" pot; 10" O.C.	
		Rosmarinus officinalis	Rosemary	4" pot; 10" O.C.	
		Thymus vulgaris	Wooly Thyme	4" pot; 10" O.C.	

NOTES

General Notes 1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted. 2. Refer to electrical drawings for all final landscape lighting layout and specifications. 3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
Irrigation Notes 1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IIABC Standards., complete with Rain and Wind Sensor. 2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines. 3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost. 4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas. 5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval. 6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost. 7. Lawns shall be irrigated on separate zones from planted areas. 8. Controller shall be located in mechanical room. 9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule. 10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system. 11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing. 12. All piping shall be class 200. 13. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints. 14. Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required. 15. Solenoid valves shall be first quality, compatible with the controller selected. 16. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.
Planting Notes 1. All plants / planting to be per Canadian Landscape Standards (C.L.S.) latest edition. 2. Plant selection subject to availability at the time of planting. 3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered. 4. All trees to be staked in accordance with C.L.S. 5. All plants to be sourced from nurseries certified free of P. ramorum. 6. Plant sizes and related container classes are specified according to the C.L.S. current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the C.L.S. 7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.
Soil Preparation and Placement Notes 1. All growing medium placed on project to meet or exceed Canadian Landscape Standards (C.L.S.) latest edition. 2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. minimum 1 litre physical sample. 3. Submittals shall be made at least seven (7) days before 4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions. 5. Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details. 6. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
Product and Material Notes 1. All materials to be as specified or pre-approved equivalent. 2. All material and products to be installed per manufacturer's specifications.

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01	Feb 28-23	CALUC Submission

No.:	Date:	Submission:
Revisions:		



Project:

854-880 PANDORA

854-880 Pandora Avenue,

Victoria, BC

Drawn by:

JBT

Checked by:

PK

Date Modified:

Oct 31, 2023

Scale:

NTS

Drawing Title:

Landscape

Notes & Legends

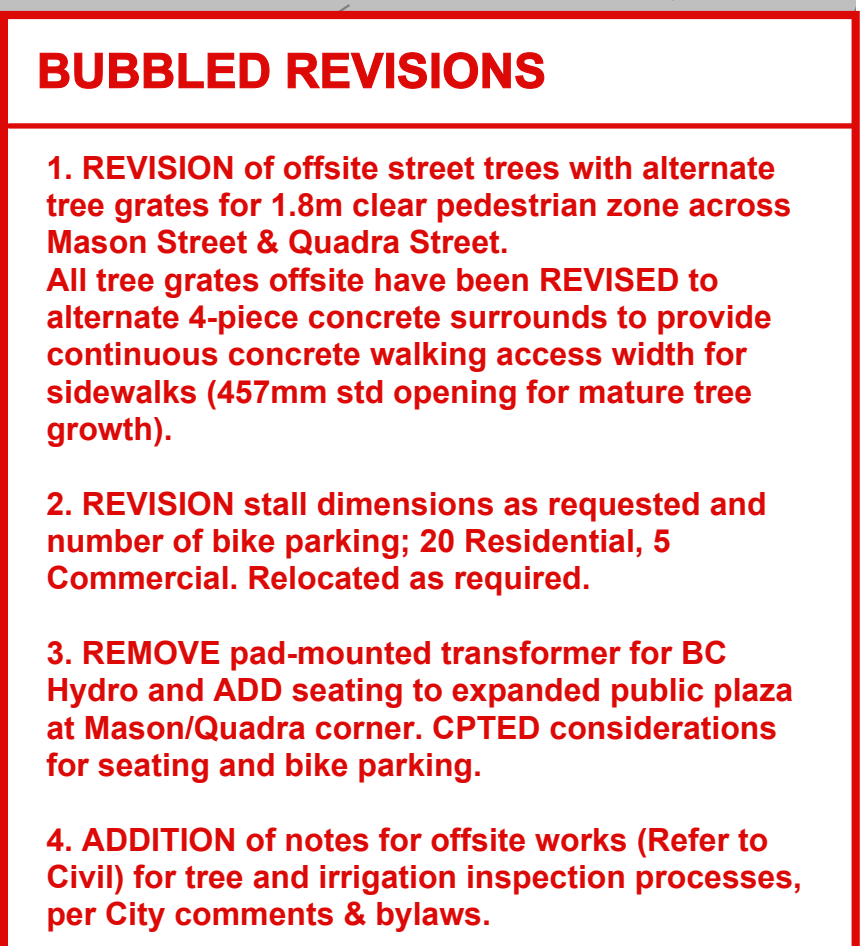
DK Project No.:

22081

MCMP Project No.:

222011

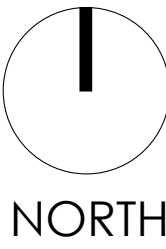
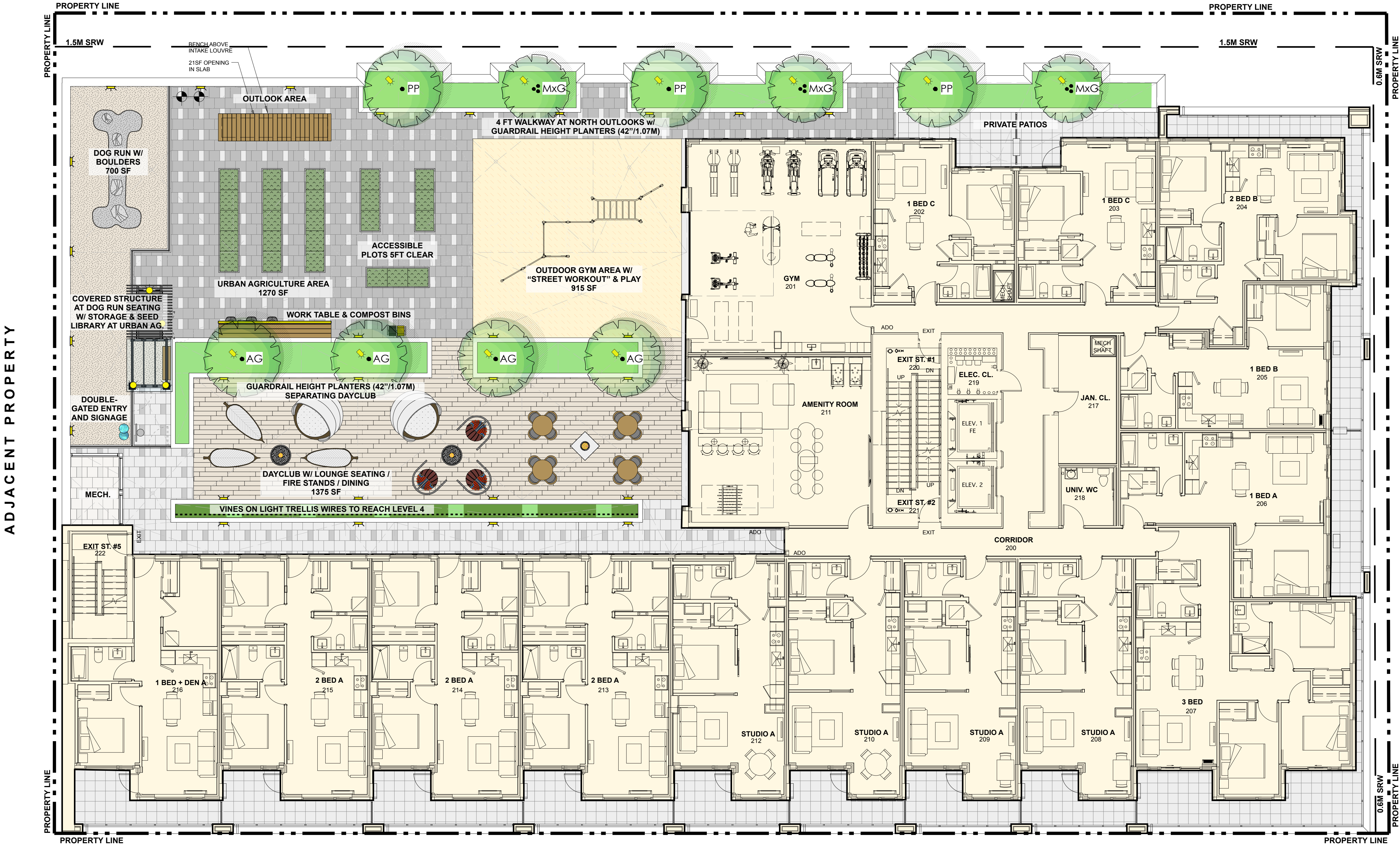
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L-1.1



MASON STREET



06	Nov 02-23	RZ/DP Re-submission
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Project:
854-880 PANDORA

854-880 Pandora Avenue,
Victoria, BC

Drawn by: JBT
Checked by: PK
Date Modified: Oct 31, 2023
Scale: 1:100

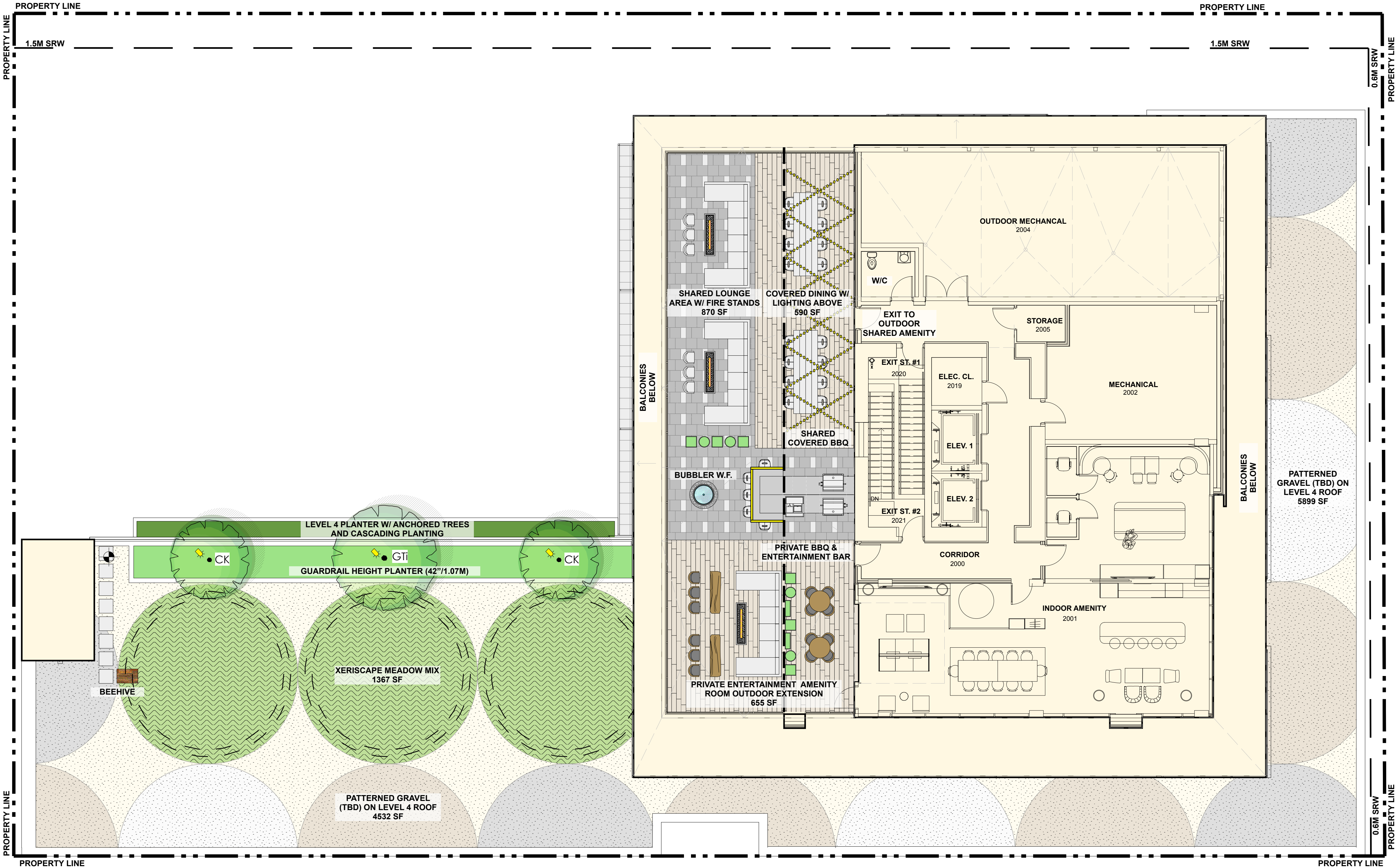
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DK Project No.: 22081
MCMP Project No.: 222011
Sheet No.:



MASON STREET

ADJACENT PROPERTY



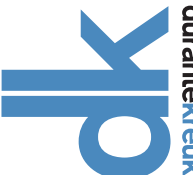
PANDORA AVENUE

QUADRA STREET



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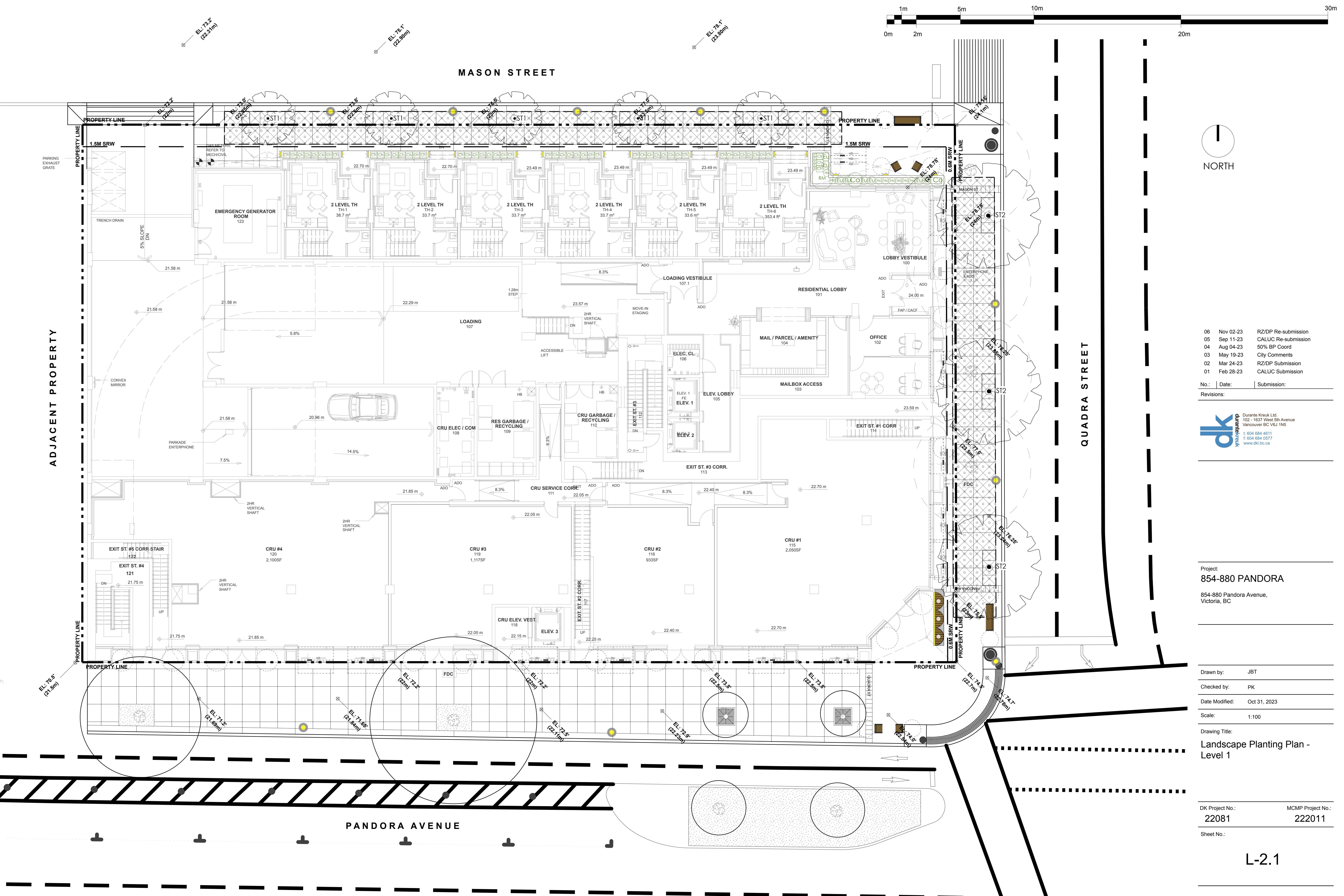
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854-880 PANDORA

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Victoria, BC

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Checked by:	PK
Date Modified:	Oct 31, 2023
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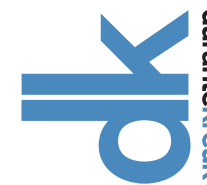
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**Landscape Plan -
Roof Levels (Lvs 3+)**

DK Project No.:	MCMP Project No.:
22081	222011
Sheet No.:	



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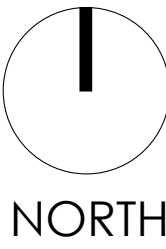
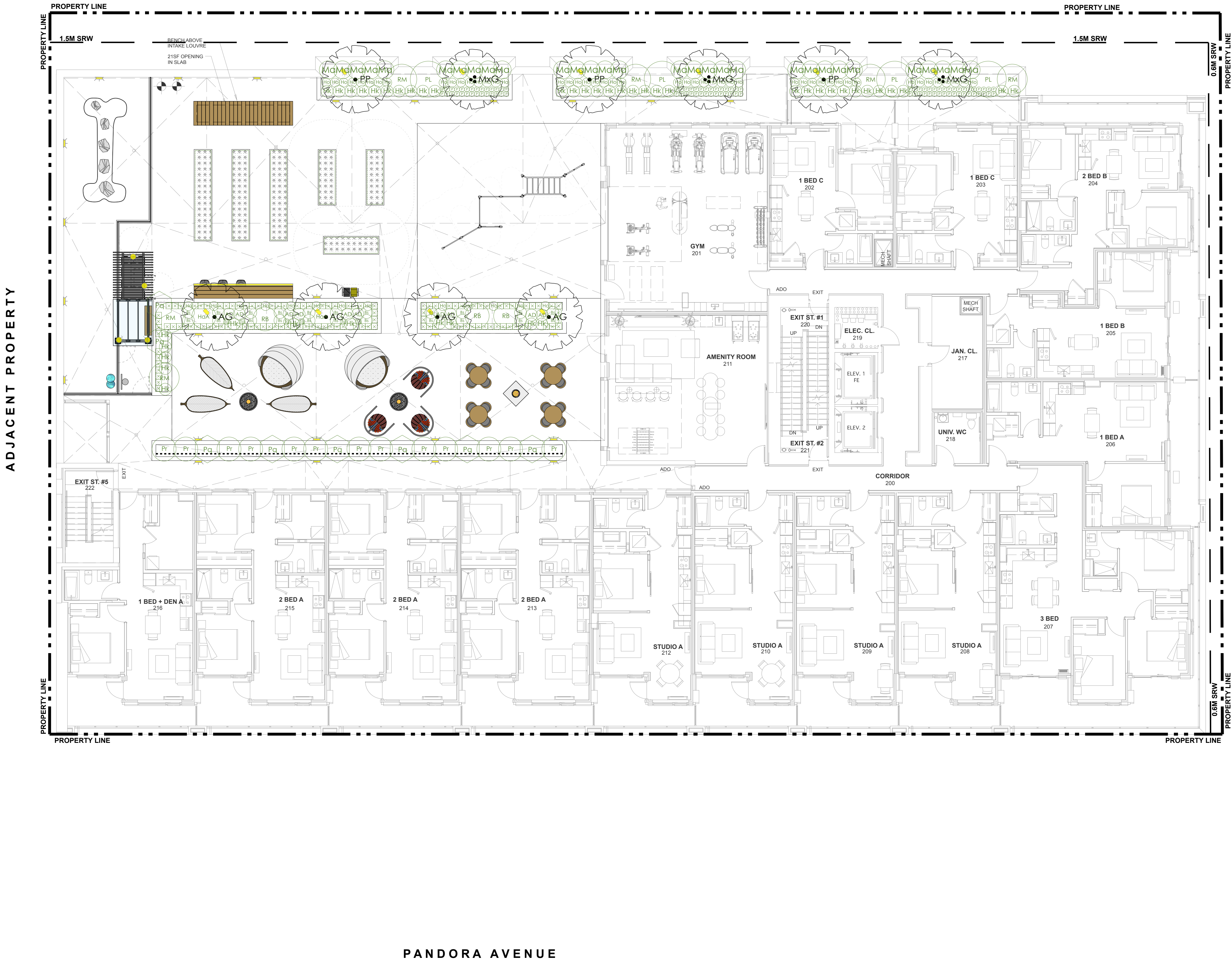
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**Landscape Planting Plan -
Level 1**

DK Project No.:	MCMP Project No.:
22081	222011

Sheet No.:



MASON STREET



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Revisions:



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Scale: 1:100

Drawing Title:

**Landscape Planting Plan -
Level 2**

DK Project No.:

22081

MCMP Project No.:

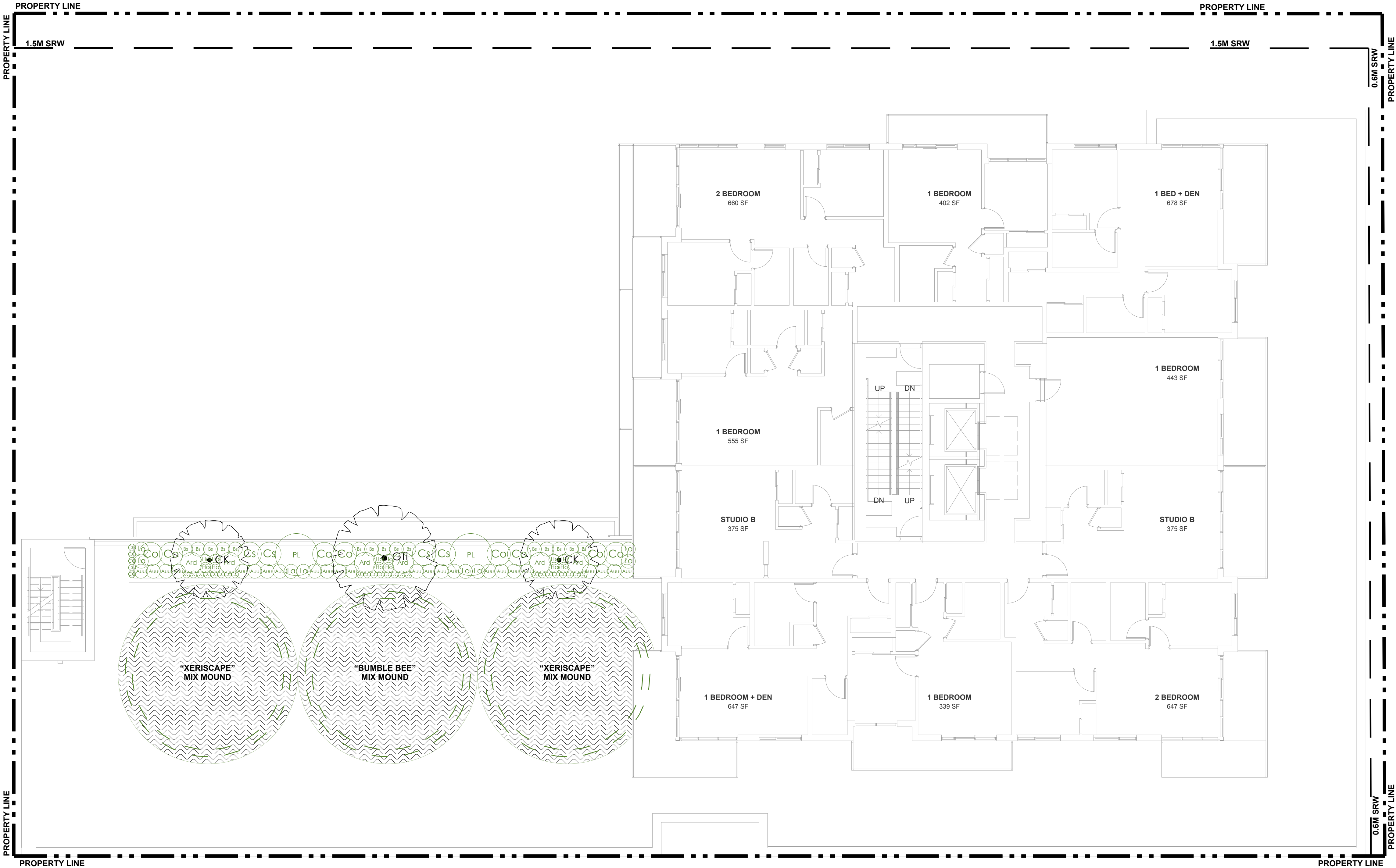
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Sheet No.:



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Drawing Title:
**Landscape Planting Plan -
Level 4**

DK Project No.:	MCMP Project No.:
22081	222011

Sheet No.:



"XERISCAPE" MIX
(94 SQ.M)

- Arroyo Lupine
- Blanket Flower
- Blue Flax
- California Bluebell
- California Poppy
- Desert Marigold
- Greenthread
- Munro's Globemallow
- Oregon Sunshine
- Pale Evening Primrose
- Palmer's Penstemon
- Prairie Coneflower
- Rocky Mountain Pentsemon
- Tidy-Tips



"BUMBLEBEE" MIX
(47 SQ.M)

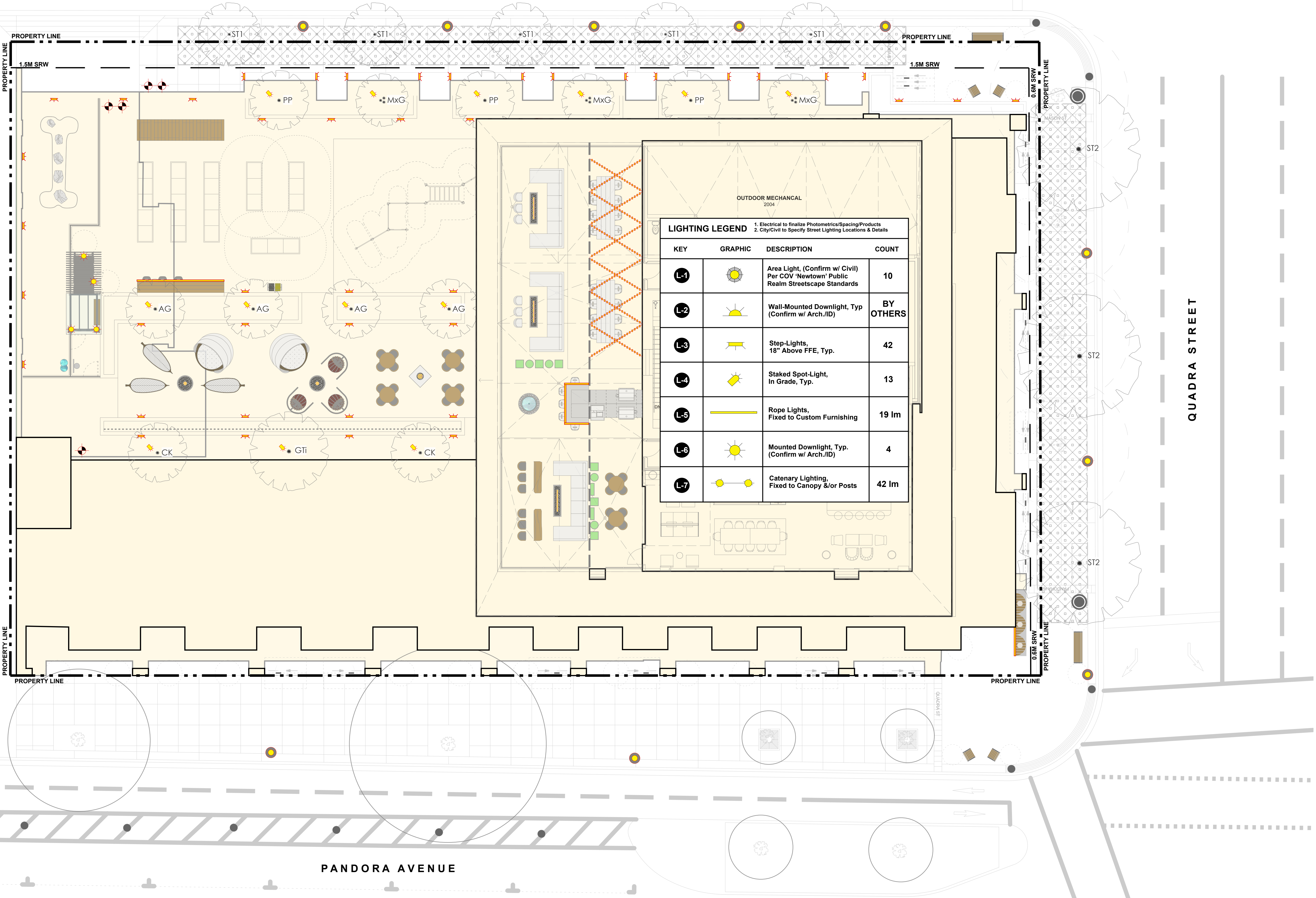
PANDORA AVENUE

- Balsam 'Camelia Flowered Mix'
- Catchfly
- Cosmos 'Sensation Mix'
- Lupine, Yellow
- Nasturtium 'Single Mix'
- Rocket Larkspur
- Siberian Wallflower
- Snapdragon 'Northern Lights'
- Sunflower 'Dwarf Sunspot'
- Zinnia 'California Giants'



MASON STREET

ADJACENT PROPERTY

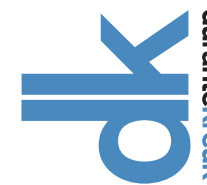


LIGHTING LEGEND			
1. Electrical to finalize Photometrics/Spacing/Products 2. City/Civil to Specify Street Lighting Locations & Details			
KEY	GRAPHIC	DESCRIPTION	COUNT
L-1		Area Light, (Confirm w/ Civil) Per COV 'Newtown' Public Realm Streetscape Standards	10
L-2		Wall-Mounted Downlight, Typ (Confirm w/ Arch./ID)	BY OTHERS
L-3		Step-Lights, 18" Above FFE, Typ.	42
L-4		Staked Spot-Light, In Grade, Typ.	13
L-5		Rope Lights, Fixed to Custom Furnishing	19 lm
L-6		Mounted Downlight, Typ. (Confirm w/ Arch./ID)	4
L-7		Catenary Lighting, Fixed to Canopy &/or Posts	42 lm



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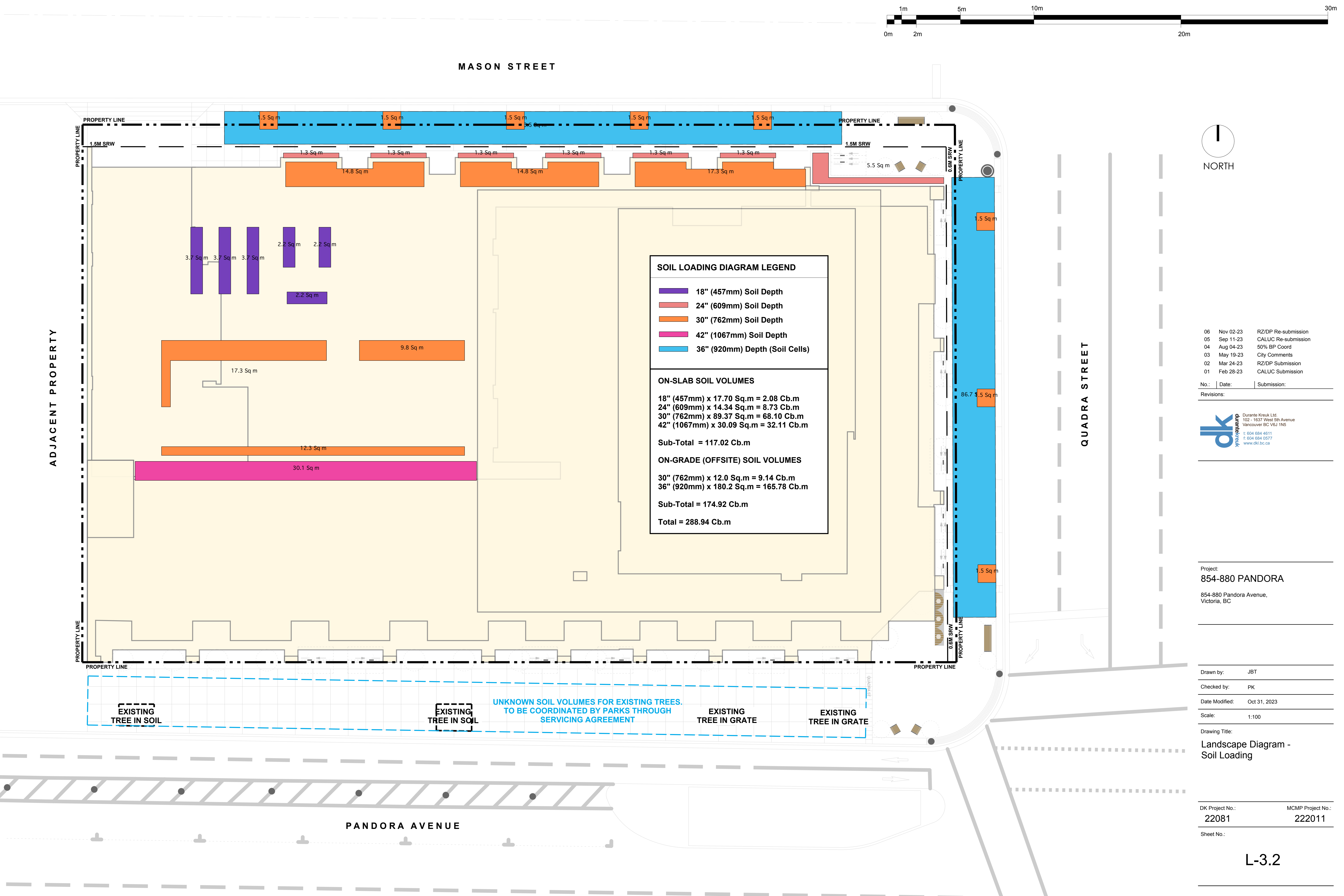
Project:
854-880 PANDORA

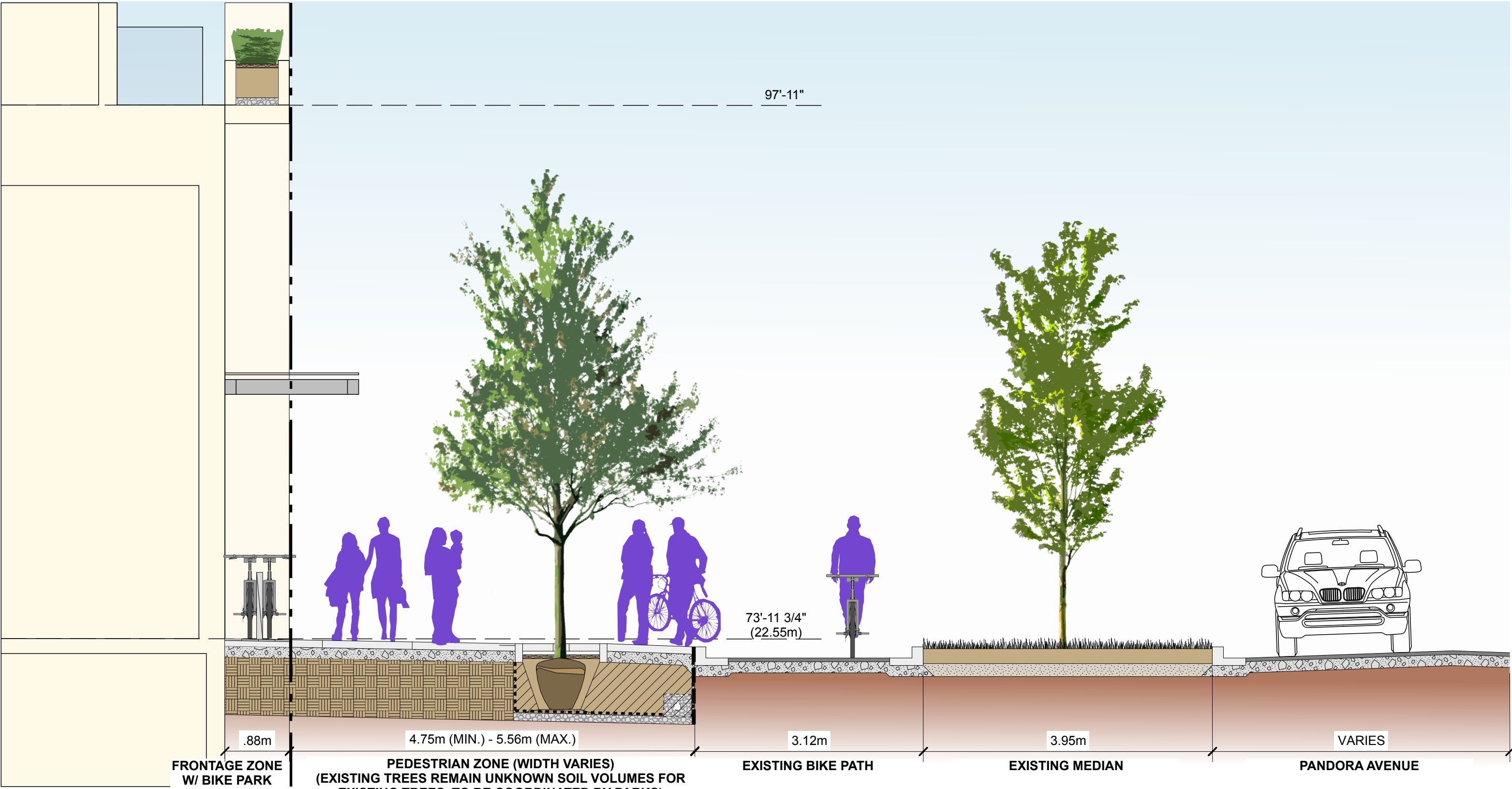
854-880 Pandora Avenue,
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Drawn by:	JBT
Checked by:	PK
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Scale:	1:100

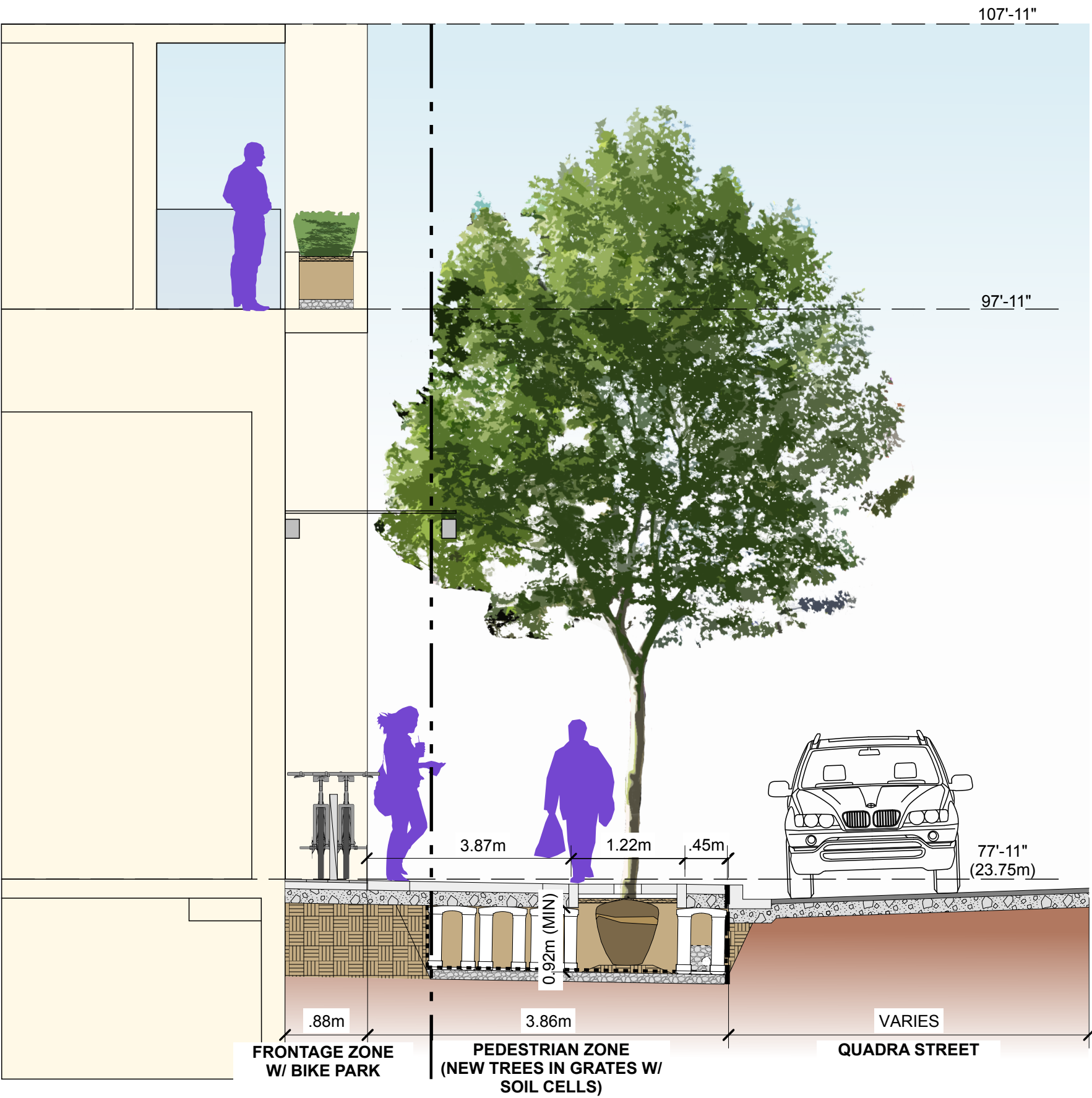
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**Landscape Diagram -
Preliminary Lighting**

DK Project No.:	MCMP Project No.:
22081	222011
Sheet No.:	

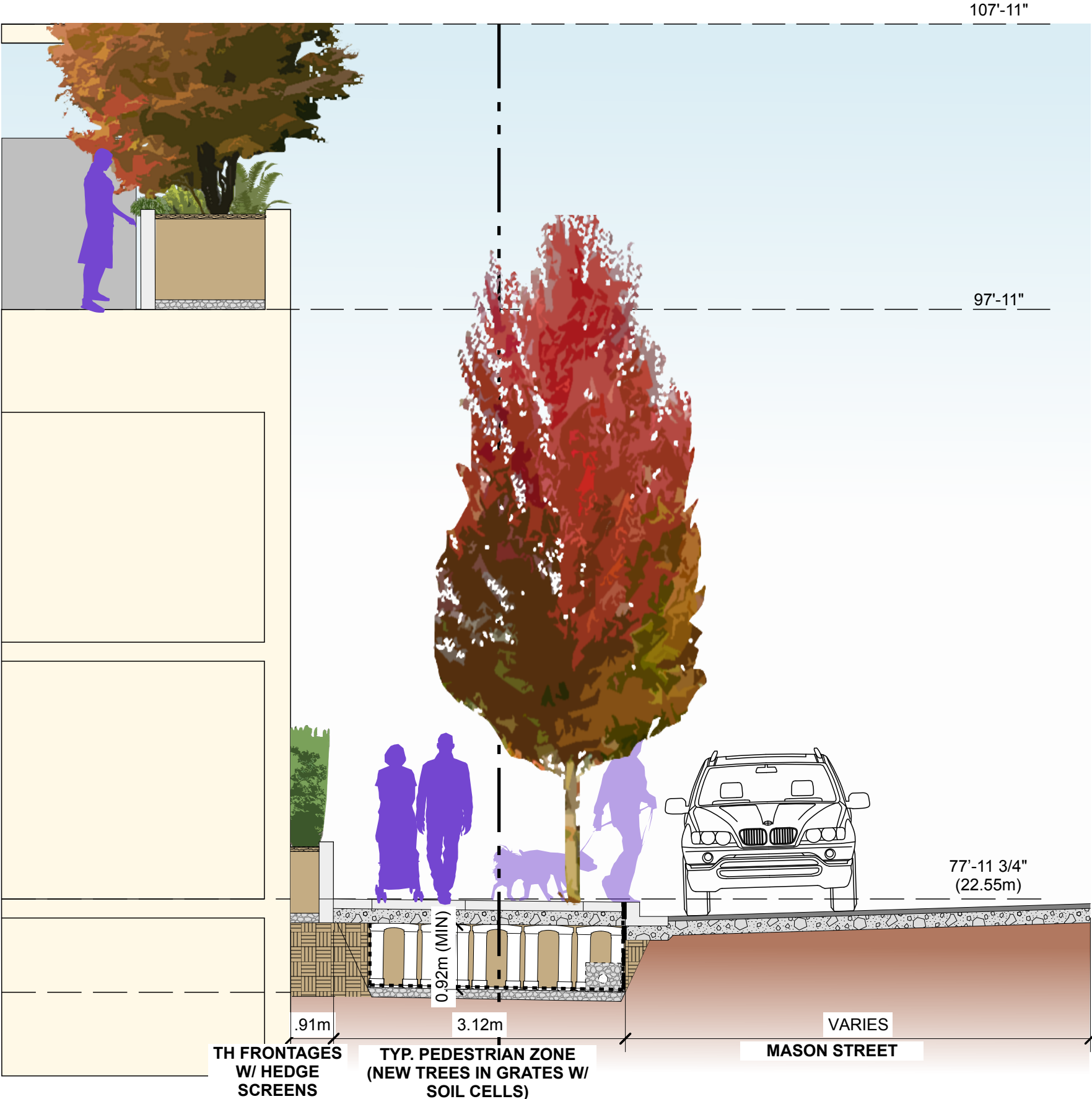




Section 1 - PANDORA AVE



Section 2 - QUADRA ST



Section 3 - MASON ST

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Project:
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Drawn by:	JBT
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Scale:	1:50

Drawing Title:
**Landscape -
Illustrative Street Sections**

DK Project No.:	MCMP Project No.:
22081	222011
Sheet No.:	

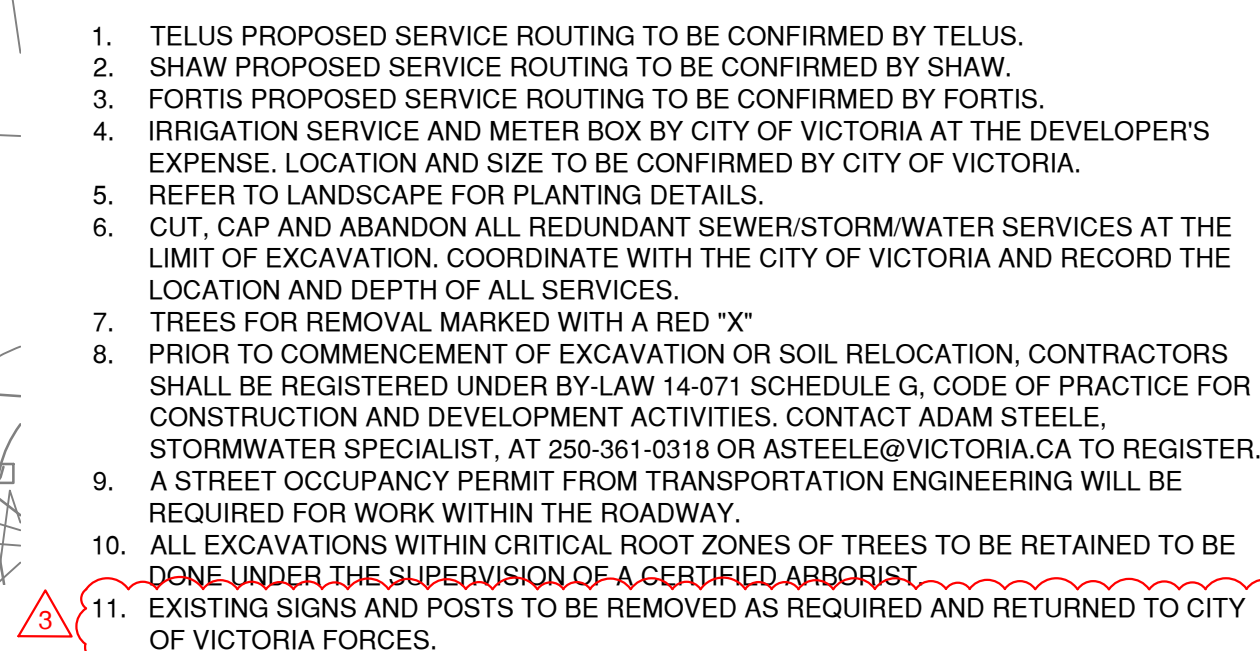


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3.	UPDATED TO CITY COMMENTS	SK	OL	23.11.02
2.	UPDATED TO CITY COMMENTS AND SANITARY SERVICE ADDED	KP	OL	23.09.08
1.	UPDATED TO CITY COMMENTS	KP	OL	23.05.19
Revision		By	Appd.	YY.MM.DD
FOR REIONING AND DP APPLICATION		KP	OL	23.03.24
FOR INFORMATION		JPS	OL	23.01.16
Issued		By	Appd.	YY.MM.DD
File Name:		Dwn.	Chkd.	Dsgn.
				YY.MM.DD

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Drawing No.	Sheet Revision

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