



# KANG & GILL

## CONSTRUCTION LTD.

August 8, 2017

City of Victoria  
1 Centennial Square  
Victoria, British Columbia  
V8W 1P6

Dear Mayor Helps and the City of Victoria Council:

Re: 926, 928, 930, and 932 Pandora Avenue

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Please accept this letter as part of our Rezoning and Development Permit Application for 926, 928, 930, and 932 Pandora Avenue, a proposed mixed-use condominium.

We are excited about the opportunity to continue to contribute to the growth of Victoria's Downtown Core, and are pleased to present this development on the 900 block of Pandora Avenue. As with every development site, we see both opportunities and challenges on this site, and are proudly offering a unique development which will enhance Victoria's Downtown Core.

The proposed development at 932 Pandora is for a 10 story building which will include 9 floors of Residential market housing over a prominent Main floor of Commercial / Retail fronting onto Pandora Avenue and 2 levels of underground parking. A wide range of Residential suites will be provided ranging from Studios to 3 bedrooms and Den as well as five 2-storey Townhomes with private entrances along Mason St. The total count will be 150 living units.

This neighborhood is going through considerable transition and we see opportunities to continue to evolve the North Park and Harris Green neighborhoods. In developing a proposal for this site we have considered many aspects of the community and context including existing socio-economic constraints, pedestrian patterns as well as policies and initiatives by the City of Victoria. The current zoning of the property is CA-1 which allows for both residential and commercial use with a maximum FSR of 2.0 and a maximum height of 15.5 meters (5 stories). The property is located within the DPA -3 (HC) district identified in the Official Community Plan (OCP) and the Residential Mixed -use district identified in the Downtown Core Area Plan (DCAP). Through Rezoning the DCAP "density framework" allows for a maximum FSR of 5.5 and a maximum Height of 30 meters (10 stories). Main floor Commercial / Retail use will be provided along Pandora Avenue which will meet the planning objective for active street level businesses on this street. The primary Residential entrance will be from Mason Street, through a private landscaped courtyard leading to the Main Lobby of the building. A secondary Residential entrance will be provided through a breezeway from Pandora Avenue. Vehicular access into the parkade will be from Mason Street as a required by the Engineering Department. The primary bike storage room is currently proposed on the Main floor with access to both Pandora Avenue and Mason Street.

### **Massing and Composition**

Much of the East side of the 900 block of Pandora Avenue is currently underdeveloped. The subject property is a mid-block site with a McDonald's restaurant to the East and one and two story buildings to the West. The layout and massing



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of the proposed building responds to the DCAP Design Guidelines. As well, we've considered potential future massing on the properties to the East and West to maximize separation from future neighboring buildings for privacy, access to natural light and views.

The building setbacks meet or exceed the guidelines set out in the DCAP. The buildings massing is arranged to comply with the "wide street" setback requirements on Pandora Avenue and the "narrow street" setback requirements on Mason St. as well as the "street wall" massing guidelines of the DCAP. The resulting stepped profile of the building at the 6th and 9th floors on the Pandora side of the building will provide alignment and continuity with the lower existing and proposed buildings on both sides of this street. Continuous balconies from levels 2 -5 in the South East corner will create the Primary St. wall and will align with the existing building at the West end of the block and a new building to the East currently under construction on the former St Andrews site. The building setback at the 9th floor will minimize the visual impact of the upper 2 floors. The 'Secondary Street Wall' component will be comprised of Levels 2 thru 8 beyond the 'Primary Street Wall'. The massing of the 2-level Townhomes on Mason Street will provide a strong 2-storey expression along Mason Street and a transition to the existing houses on the opposite side of the Street. The Townhomes will be set back from the property line to allow for individual patios with landscape features associated with each Townhouse which will effectively widen the street and enhance the pedestrian experience along the development.

The building's exterior cladding material will be a glazing system primarily which will include 2 colors of spandrel glass. The DPA -3 (HC) district design guidelines encourages the use of building materials that will conserve and enhance the heritage value of the significant historic buildings within this district, which are most notably the churches along Quadra Street. Masonry cladding is proposed for portions of the main floor in response to the stone and masonry structure of the historic churches. The building's west stairwell will feature colored glazing reminiscent of stained glass. The third cladding materials will be metal cladding. Color selections for these materials will complement the surrounding historic buildings.

### **Entry Courtyard and Roof Garden**

The Residential entry lobby will be accessed from a landscaped courtyard which features a timber and glass entry canopy. The proposed development provides an amenity room for the residents which will be situated off of the courtyard and incorporates an operable glass wall which allows activities to extend outdoors under the cover of the building above for weather protection. The courtyard provides bench seating for casual use by the residents. A common roof top patio will be provided on the 10th floor of the building and will include an outdoor kitchen and dining area as well as bench seating. The shared courtyard and roof garden will promote social interaction among the residents of the building, a key element to developing 'happy' and livable cities. Both the courtyard and roof garden be well lit for safe evening use.

### **Commercial Space**

Main floor Commercial / Retail use will be provided along Pandora Avenue to meet the planning objective for active street level businesses on this street. The commercial space will be setback from the property line to extend the width of the walkway on the front of the building and allow retail activity to extend outdoors. The building above will extend over the outdoor area for weather protection. The soffit of the overhang will be clad in warm stained wood with recessed lighting. Blade signage will be suspended from the soffit for the individual tenants. Benches will also be incorporated within the setback and the grass boulevard in support of Commercial / Retail tenants.



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### Vehicle and Bike parking

The proposed development will provide the required Vehicular and Bike parking stalls as set out in Schedule C of the Zoning Bylaw. Vehicular parking has been calculated based on the current CA-1 zoning. 90 vehicular parking stalls are required and 118 stalls will be provided. One Class-1 bike parking stall will be provided for each unit for a total of 150 bike stalls. Bike parking will be provided in 2 enclosed rooms, one on the main floor and the other on the first level of underground parking. The Main floor bike room can be accessed from both Pandora Avenue and Mason Street. The Required Class 2 bike parking stalls will be provided at each of the 2 entrances. 12 in total.

### Streetscape

The proposal includes Landscape enhancements along both Pandora Avenue and Mason St. including the new boulevards that have been integrated with the new bike lanes on Pandora Ave. Much consideration was given to the location of the garbage room and the collection of waste and recycling to minimize the impact on the existing residents of Mason Street. After consultation with the Area Planner, the Engineering department as well as a waste-service provider it was agreed that garbage collection would be from Pandora Avenue. The existing (relocated) commercial loading zone will also be used for loading Garbage and Recycling.

### CPTED

The proposed development will provide 'eyes on the street' on both Pandora Avenue and Mason Street, which is a key factor in reducing crime. Both residential entrances will incorporate a security gate and will be well lit and visible from residential units as well as the main floor Commercial space along Pandora Avenue. Visitor bike parking stalls will be situated on the secure side of the Entry gateways.

### Community Dialogue

A formal CALUC meeting was held on June 07. The response was generally very supportive of a new development. Some concerns were raised regarding the scale of the project and the effects of shadowing onto existing houses, although we had not yet completed the shadow study at that time. Representatives from the Victoria Conservatory of Music were appreciative that the developer was investing considerably in improvement of the neighborhood and they were supportive of the proposal.

### Summary

The proposed design of this proposed development reflects the considerable dialogue with the neighbors and city staff to date. We believe the design closely aligns with the Downtown Core Area Plan and is a positive step for the future of the Harris Green and North Park neighborhoods.

Kang and Gill Construction Ltd. takes great pride in the planning and design of all our developments and we thank you your time and consideration with regards to this matter.

Sincerely,

Carly Abrahams, Development Manager