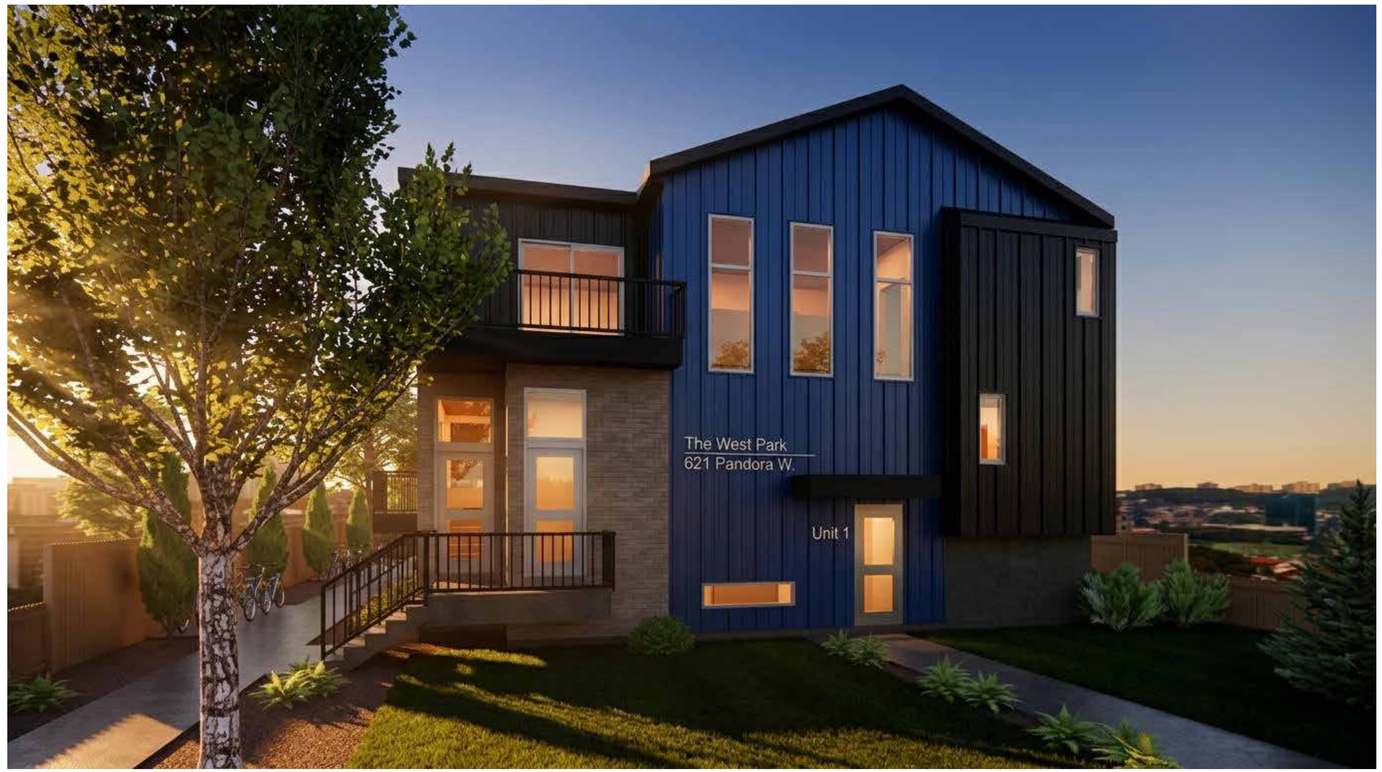



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Consultant:

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No.	REVISIONS	Date
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v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26
v7	Colour Refresh	06/02/26

Project:
621 Pandora Ave West

3d Renders

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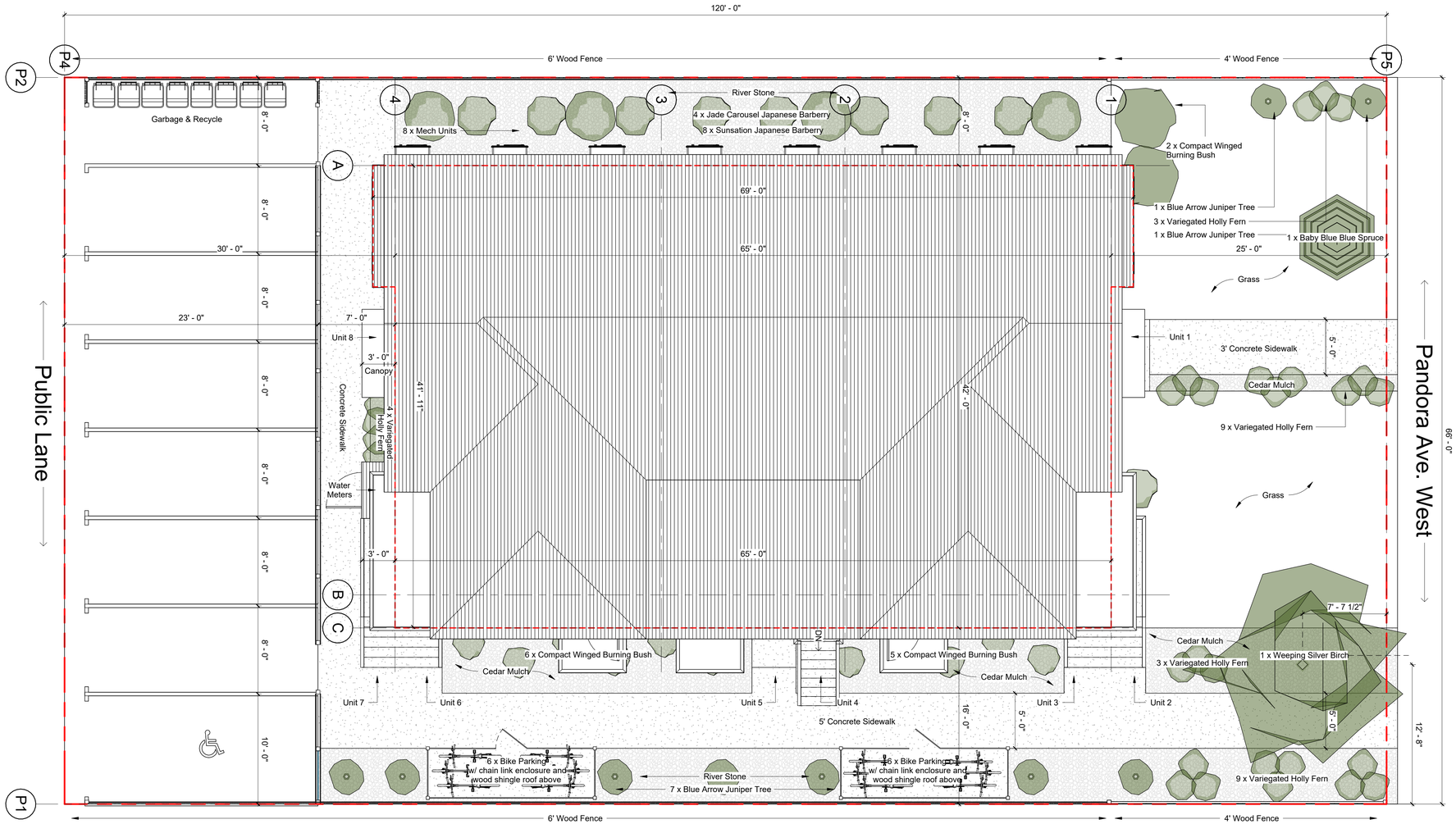

North

Current Zoning: R1-M
Proposed Zoning: R2
Lot Area: 7,920 sq/ft
Lot Coverage: 2,775 sq/ft
Height: 31' mid point
Units: 8
Parking stalls: 7
Exterior Bike Parking: 1
Bike Storage: In suite

Planting:

Required Planting:

Front yard
Street Edge Requirements: 3 trees / 10 shrubs
Foundation Buffering Requirements: 4 shrubs
Provided: 4 trees / 26 shrubs

Rear yard
Foundation Buffering Requirements: 4 shrubs
Provided: 1 tree / 4 shrubs

Supplemental Planting:

East Side yard
Provided: 10 shrubs

West Side yard
Foundation Buffering Requirements: 7 shrubs
Provided: 7 trees / 11 shrubs

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Project:
621 Pandora Ave West

Site Plan

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Date:	June 2 2026
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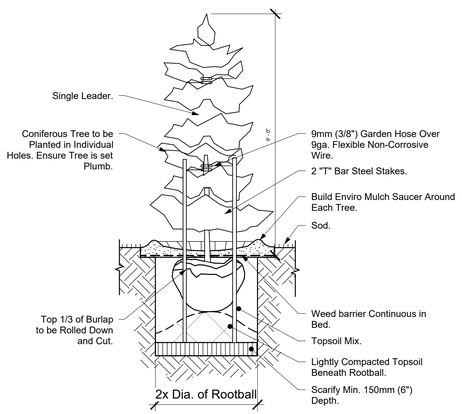
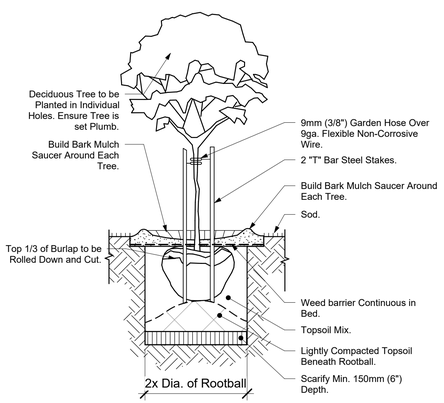
Note:

Secure "T" Bars to Tree @ Approx. 2/3 Total Tree Height Above Finished Grade.

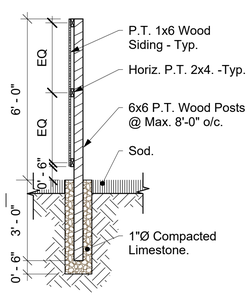
Contractor to Ensure "T" Bars do not Penetrate Rootball.



4 Coniferous Tree
3/8" = 1'-0"

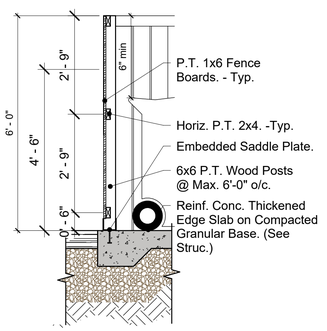


5 Deciduous Tree
3/8" = 1'-0"

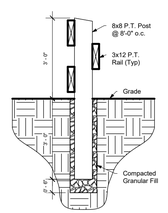


3 6' wood fence detail
3/8" = 1'-0"

7 Garbage Enclosure Plan
1/2" = 1'-0"



6 Garbage Enclosure Fence Detail
1/2" = 1'-0"



2 3' wood parking rail
3/8" = 1'-0"

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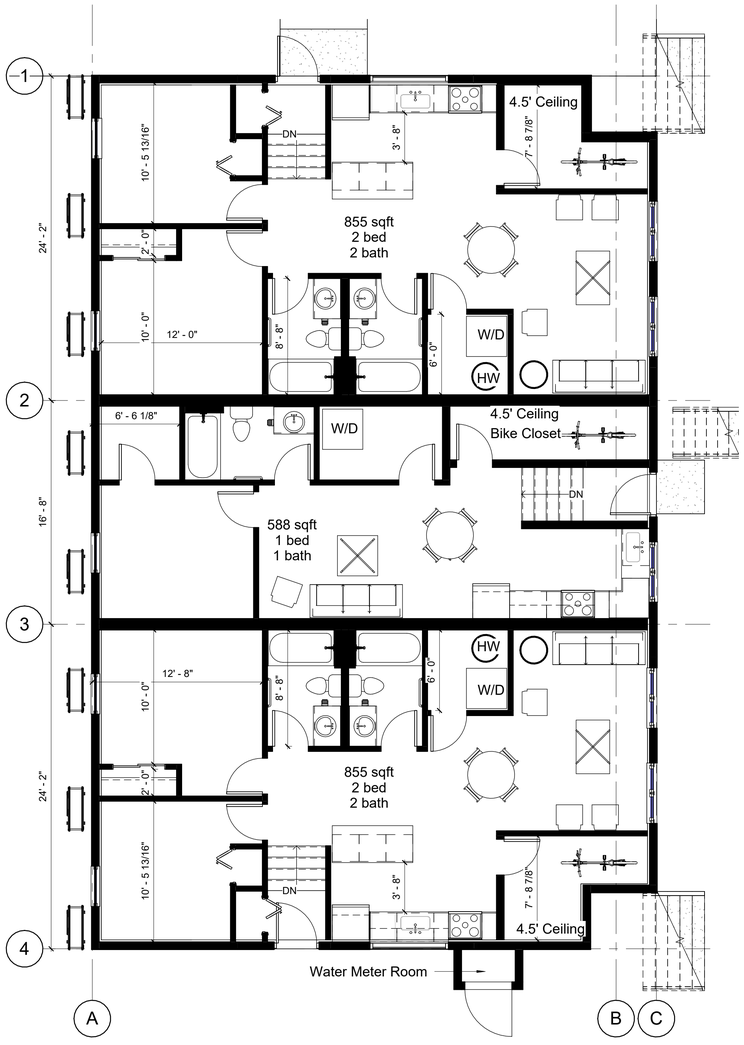
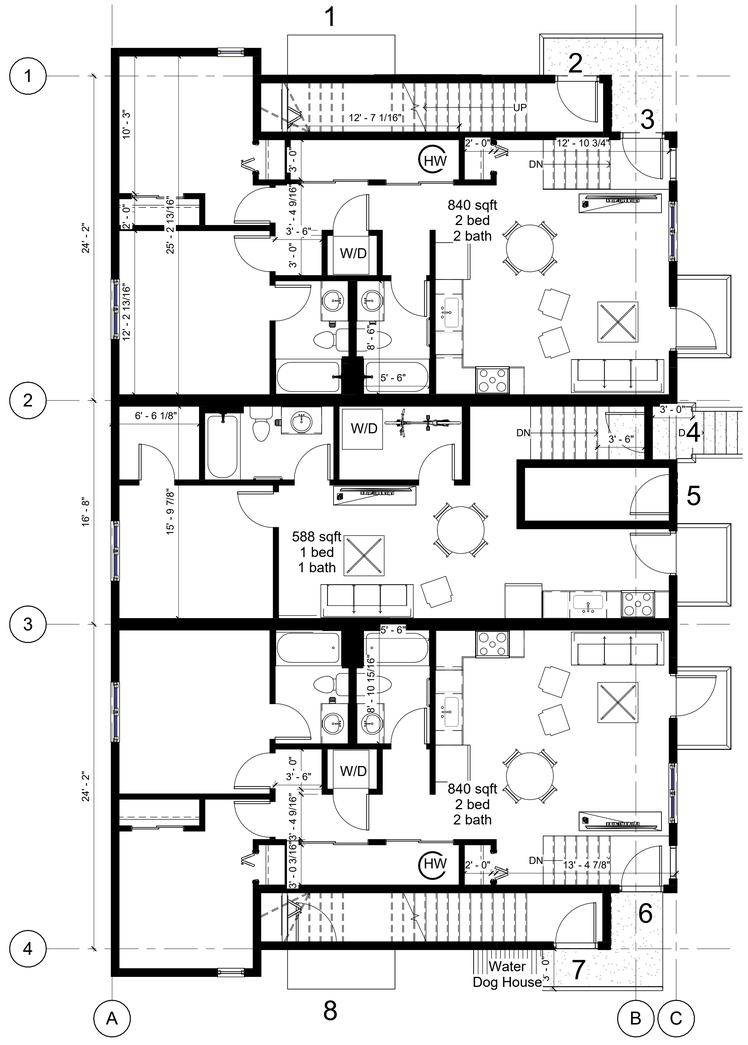
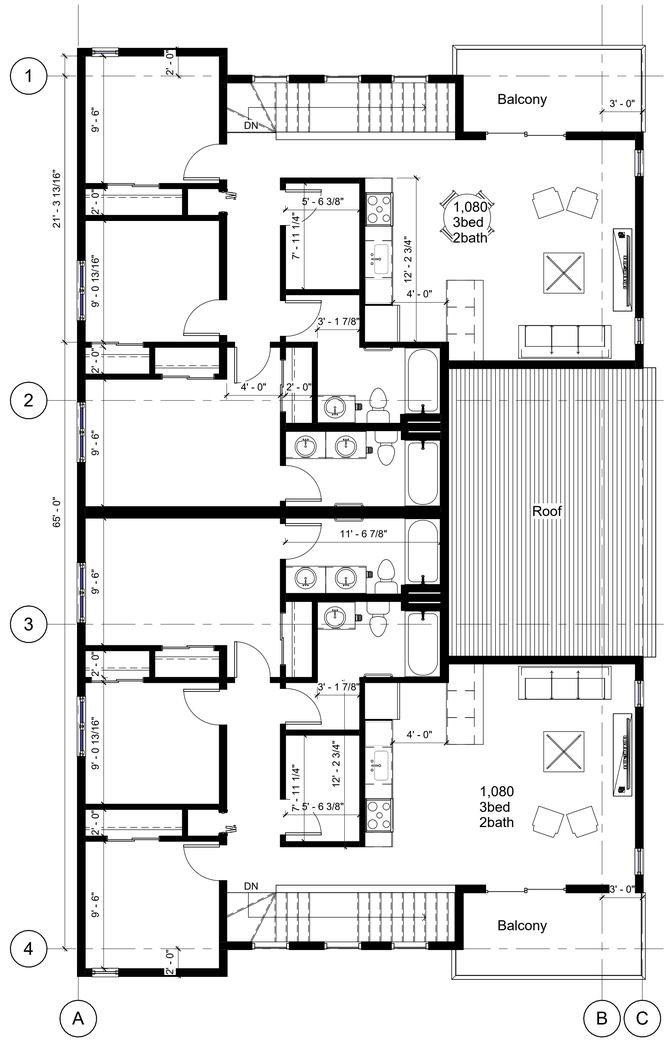


1 Lower Level
3/16" = 1'-0"



2 Main Floor
3/16" = 1'-0"



3 Upper Level
3/16" = 1'-0"

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Project:
621 Pandora Ave West

Floor Plans

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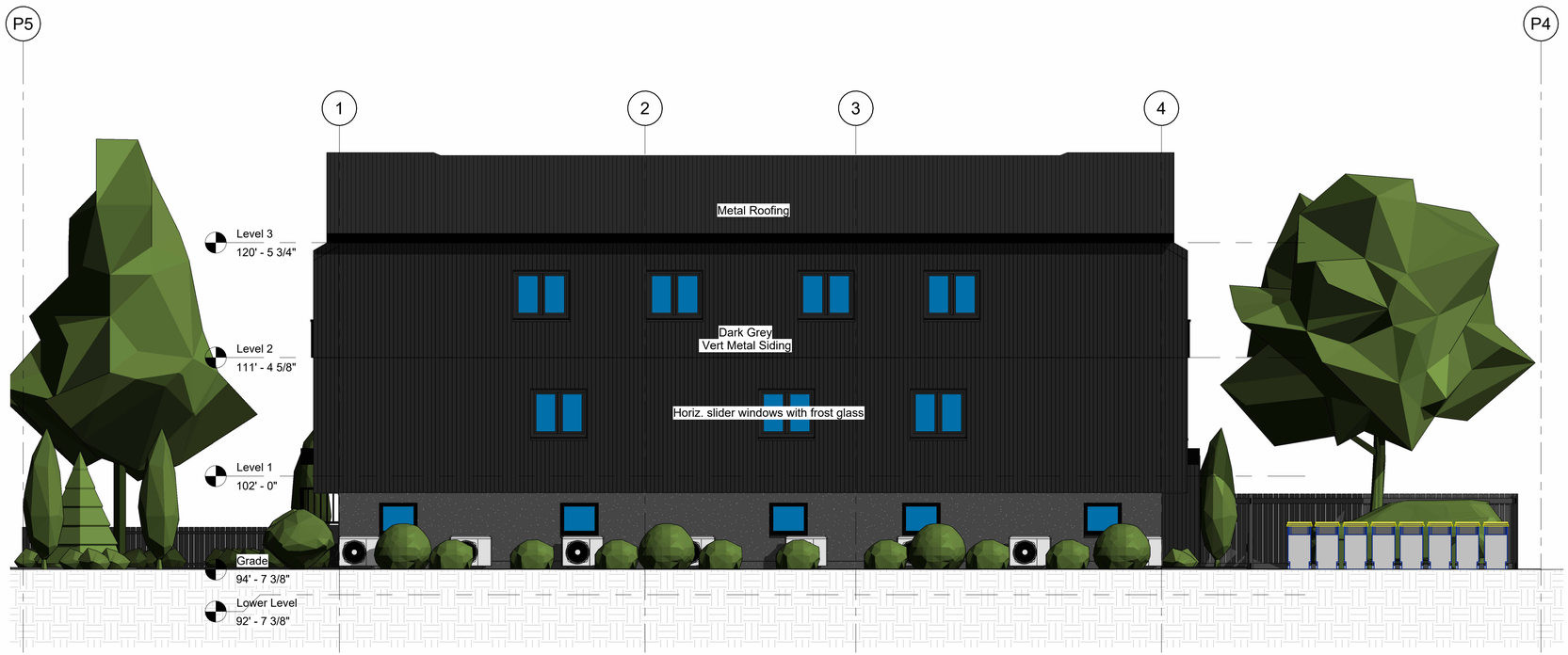

1 **East**
3/16" = 1'-0"



4 **West**
3/16" = 1'-0"

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Project:
621 Pandora Ave West

Elevations

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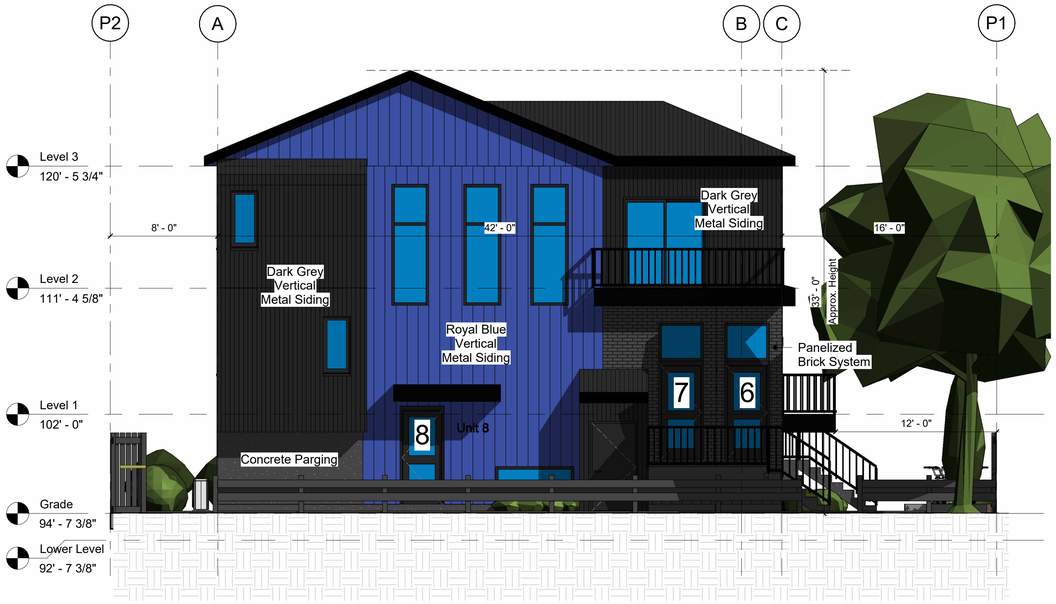

1 **North**
3/16" = 1'-0"



2 **South**
3/16" = 1'-0"

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Elevations

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