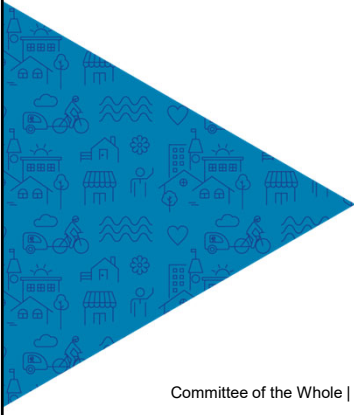


2024

CITY OF VICTORIA | Planning and Development

# Rezoning and DPV

For 710 Caledonia Avenue & 1961 Douglas Street



Committee of the Whole | December 5, 2024



1



**Aerial Photo**



2



3

## Current Application Highlights

Amend the previously approved proposal as follows:

- 1 Convert approximately 3,600 m<sup>2</sup> office space within the podium of Building B to residential with a rental tenure – 43 additional rental units
- 2 Inclusion of a 440m<sup>2</sup> co-working space at the upper plaza level
- 3 Additional variances related to height and parking
- 4 Changes to form and character of the proposed building
- 5 Repeal and replacement of the CD-19 Zone
- 6 Amendments to legal agreements



4 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



4

## Legislative Authority

- Section 479 of the *Local Government Act*: **Use and density**
- Section 483 of the *Local Government Act*: **Housing Agreement** (rental tenure)
- Section 489 of the *Local Government Act*: **Development Permit**
- Section 491 of the *Local Government Act*: **Revitalisation** of an area that permits **commercial use** as well as **form and character**

5 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



5

## OCP Context: Core Employment

MAP 4: Urban Core



### Core Employment Uses

Residential mixed-use, work/ live, and commercial, including office, hotels, and other visitor accommodation, located between Douglas Street and Blanshard Street.



### Rock Bay District

21.2.3 Develop Rock Bay district as an area of intensive employment including in the incubation and growth of advanced technology and green industry supported by green infrastructure, high performance building systems, district energy, industrial heritage retention and rapid transit service.



6 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



6

## Zoning Context – Change of Use

CD-19 ZONE, DOUGLAS CALEDONIA  
COMPREHENSIVE DEVELOPMENT DISTRICT

### 12.19.6 Floor Space Ratio

a. <u>Floor space ratio</u> (maximum) where the community amenities have not been provided pursuant to Part 12.19.4	1.4:1
b. Total <u>floor space ratio</u> (maximum) for all development areas combined where the community amenities have been provided pursuant to Part 12.19.4	6.79:1
c. Total <u>floor space ratio</u> (maximum) for <u>multiple dwelling</u> use for all development areas combined where the community amenities have been provided pursuant to Part 12.19.4	5.41:1

### Requested Amendment

- design and construction of a centre median at the proposed western Caledonia Avenue driveway crossing
- a minimum of 30 accessible dwelling units constructed in accordance with National Standards of Canada standards for barrier-free design

7 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



7

## Development Permit with Variances



8 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



8



**MAP 15**  
**Areas for Density Bonus System**

Location	Eligible Uses	Base Density (Non-Combined)	Maximum Density (Non-Combined)
A-1	commercial	4:1	6:1
	residential*	3:1	3:1
	mixed use <sup>1, 8, 7</sup>	4:1	6:1
A-2	commercial	3:1	5:1
	residential*	3:1	3:1
	mixed use <sup>1, 4, 7</sup>	3:1	5:1
B-1	commercial	3:1	5:1
	residential*	3:1	5:1
	mixed use <sup>1, 8, 7</sup>	3:1	5:1
B-2	commercial	3:1	4.5:1
	residential*	3:1	4.5:1
	mixed use <sup>7, 8, 7</sup>	3:1	4.5:1
C-1	commercial	3:1	5.5:1
	residential*	3:1	5.5:1
	mixed use <sup>9, 10, 7</sup>	3:1	5.5:1
C-2	commercial	1:1	3:1
	residential*	3:1	5.5:1
	mixed use <sup>11, 12, 7</sup>	3:1	5.5:1
C-3	commercial	1:1	1:1
	residential*	3:1	5.5:1
	mixed use <sup>13, 14, 7</sup>	3:1	5.5:1

1. The base density for mixed use development is 4:1 FSR, of which the residential portion shall not exceed 3:1 FSR.  
 2. The maximum density for mixed use development is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR.  
 3. The base density for mixed use development is 3:1 FSR.  
 4. The maximum density for mixed use development is 5:1 FSR, of which the residential portion shall not exceed 3:1 FSR.  
 5. The base density for mixed use development is 3:1 FSR.  
 6. The maximum density for mixed use development is 5:1 FSR.  
 7. The base density for mixed use development is 3:1 FSR.  
 8. The maximum density for mixed use development is 4.5:1 FSR.  
 9. The base density for mixed use development is 3:1 FSR.  
 10. The maximum density for mixed use development is 5.5:1 FSR.  
 11. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR.  
 12. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 3:1 FSR.  
 13. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR.  
 14. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 1:1 FSR.

# DCAP Context

9 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024

9

**DISCOVERY STREET**

**DOUGLAS STREET**

**CALEDONIA AVENUE**

**BUILDING C RENTAL 21 FLOORS**

**BUILDING B RENTAL 22 FLOORS**

**BCH BELOW MARKET RENTAL 16 FLOORS**

ROOF AMENITY EL 254'-4" (77.52 m)  
 MECH ROOF EL 173'-6" (52.61 m)  
 ROOF DECK EL 69'-4" (21.25 m)  
 ROOF EL 202'-8" (61.57 m)  
 MECH ROOF EL 239'-4" (72.96 m)  
 ROOF EL 204'-4" (62.30 m)  
 ROOF AMENITY EL 237'-4" (72.23 m)  
 MECH ROOF EL 191'-0" (58.23 m)  
 ROOF DECK EL 116'-4" (35.47 m)  
 ROOF AMENITY EL 236'-0" (71.93 m)  
 MECH ROOF EL 191'-0" (58.23 m)  
 ROOF DECK EL 99'-9" (30.45 m)

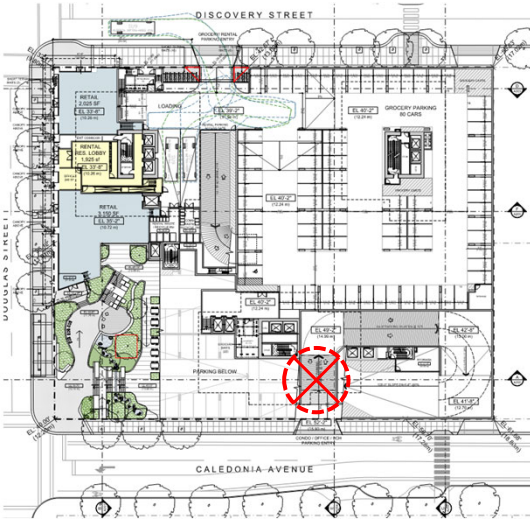
# Site Plan

10 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024

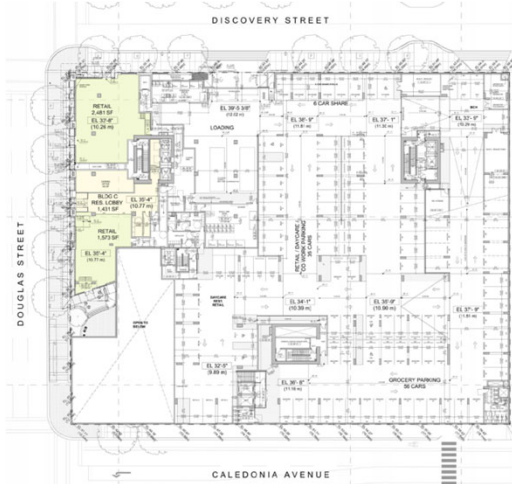
10

## Lower Ground

Original Submission



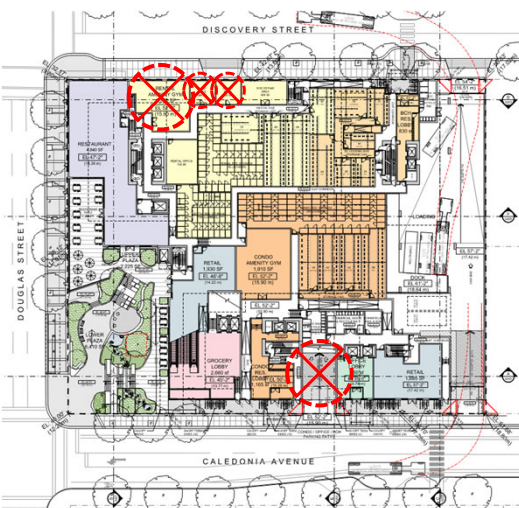
Current proposal



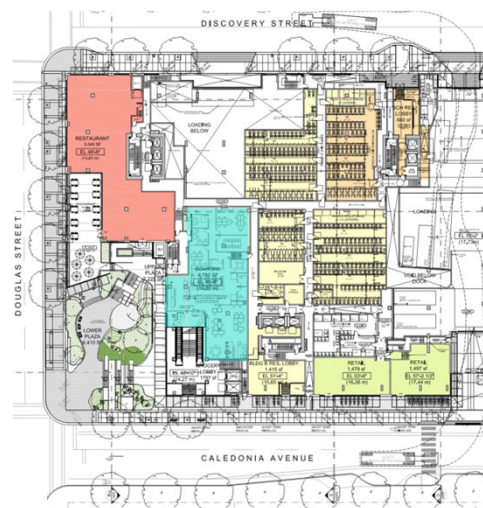
11

## Upper Ground

Original Submission



Current proposal

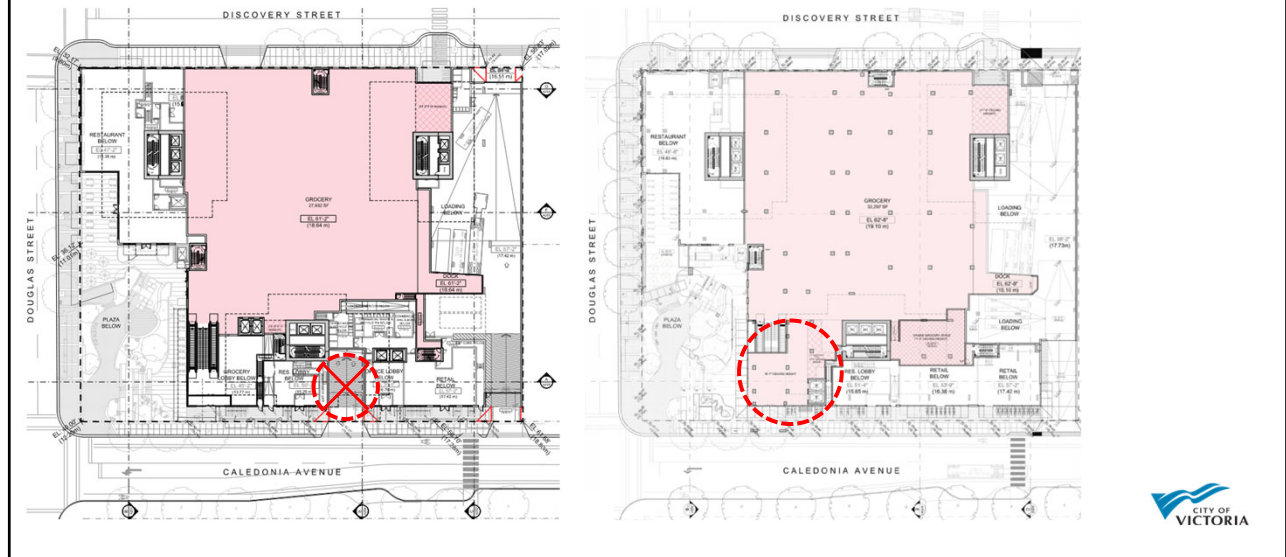


12

# Grocery Level L1

Original Submission

Current proposal

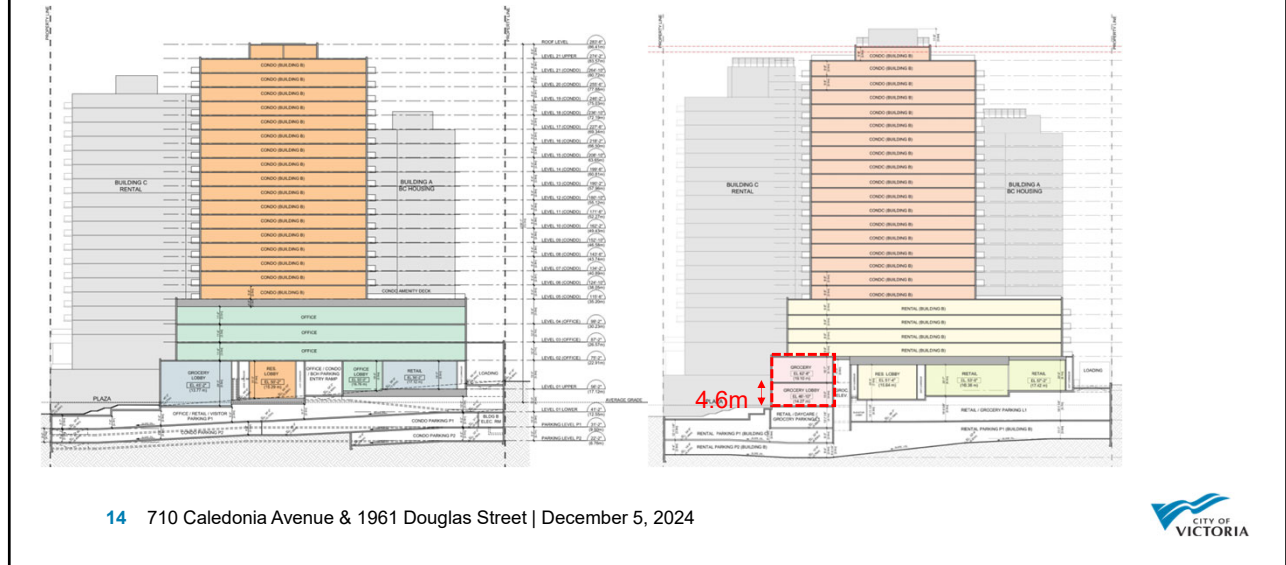


13

# Grocery Level Section

Original Submission

Current proposal



14 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024

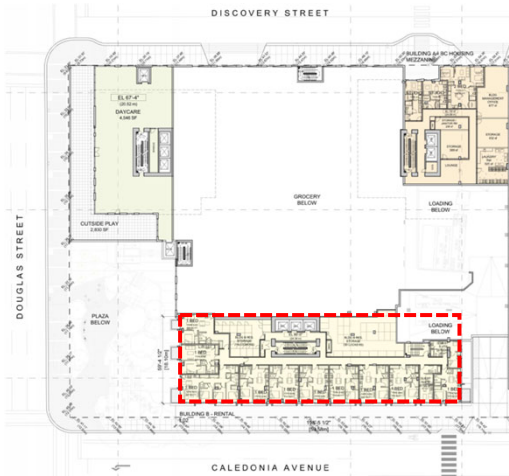
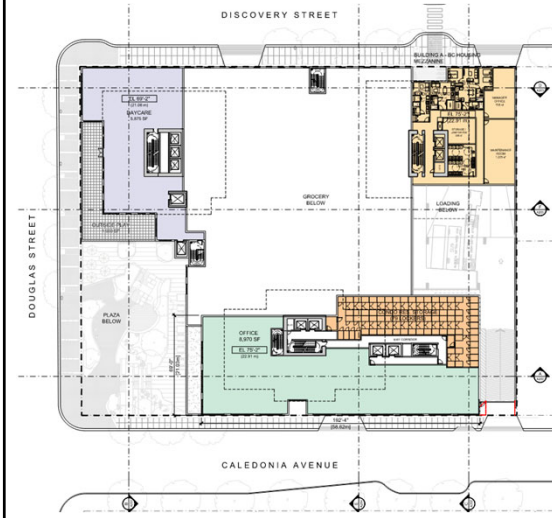
14



# Daycare Level L2

Original Submission

Current proposal

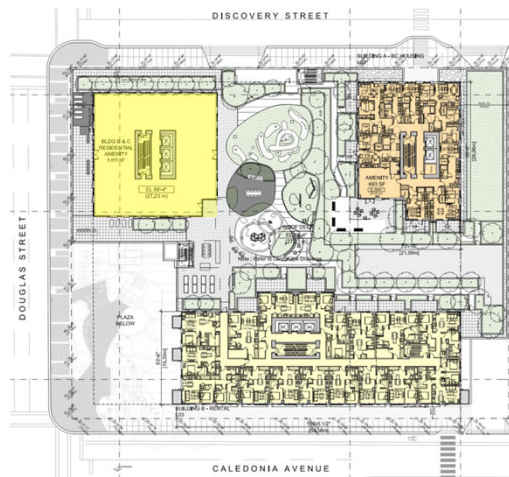
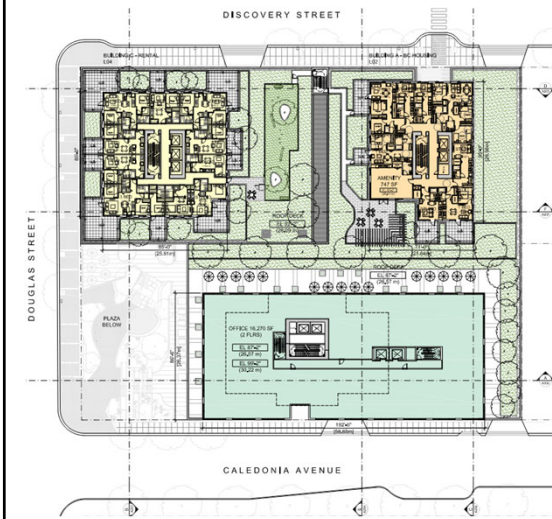


15

# Podium Roof L3

Original Submission

Current proposal



16



**L5** **Podium L4-5**

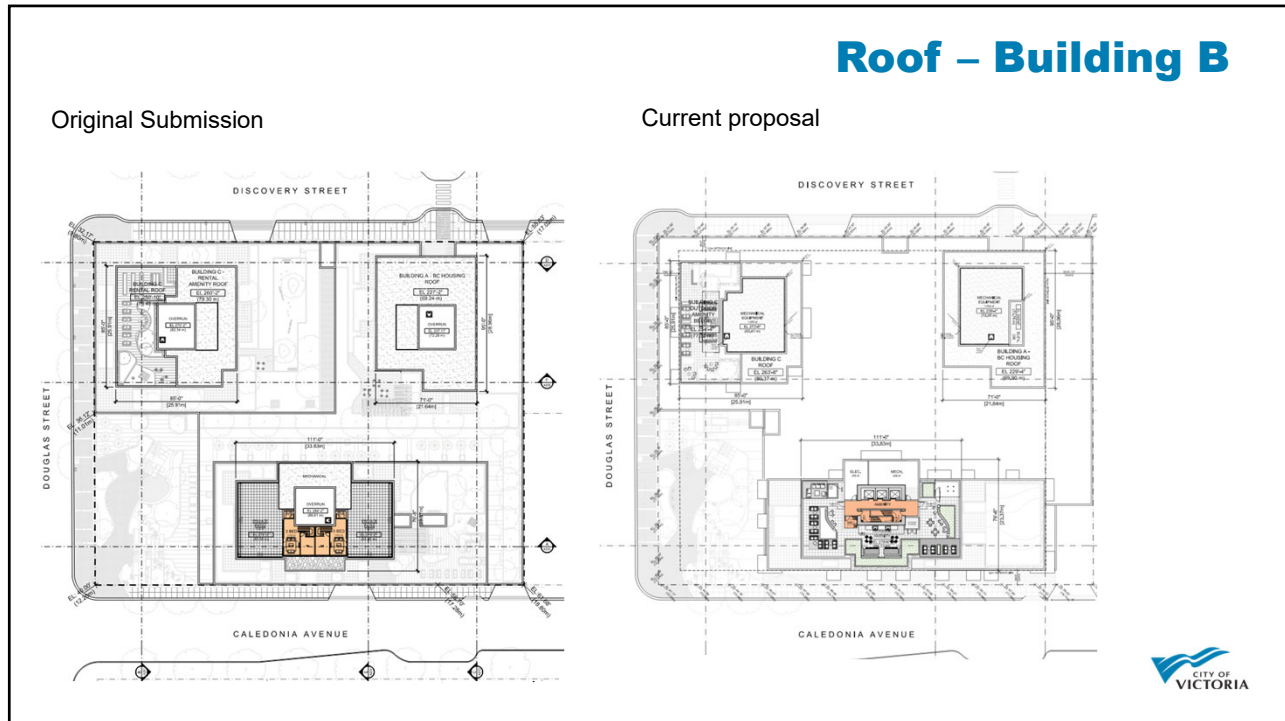
Original Submission Current proposal

17

**Podium L6**

Original Submission Current proposal

18



19

## Unit Mix Summary

### Unit Tenure Summary

56 net new residential units consisting of:

- **43 rental – secured through an updated legal agreement**
- 2 guest suites
- 11 condo

### Unit Mix Summary

**Total Rental + BCH: 347**

- 2 bed + = **114 (33%** of rental + below market combined)
- 3 bed: **23 (6%** of total)

**Total Condo: 158**

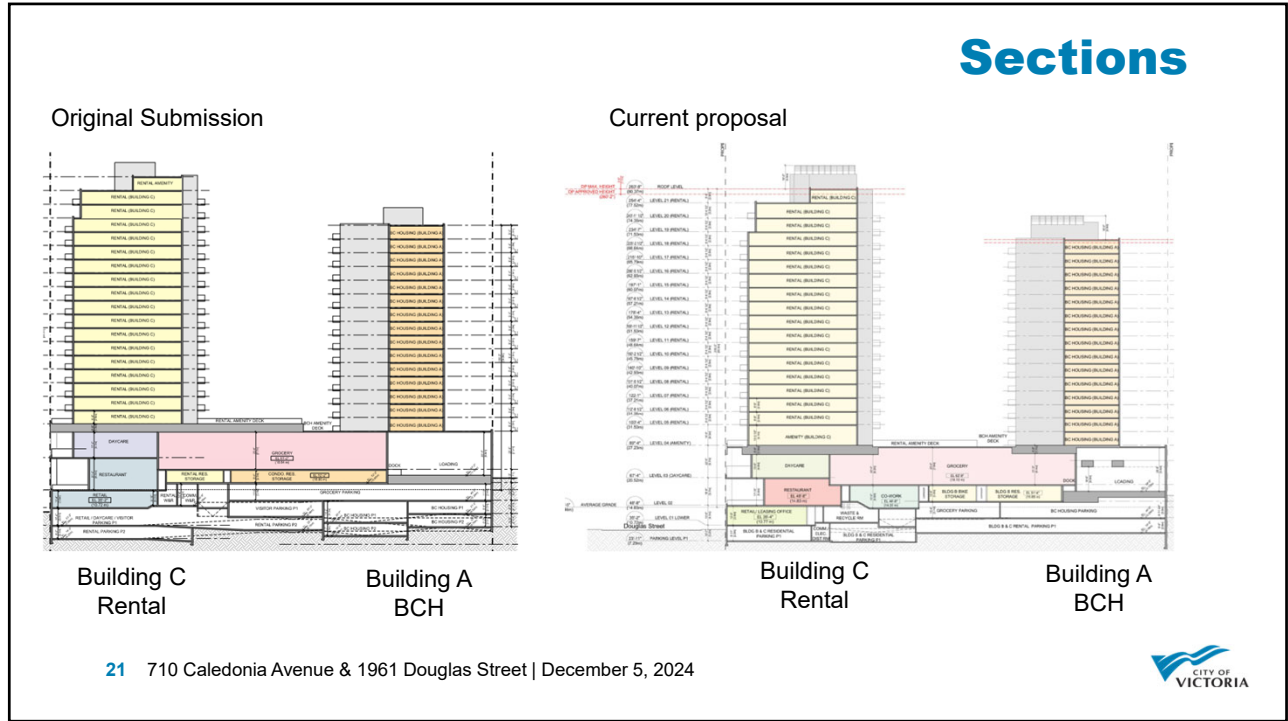
- 2+ bed: 51+14 = **35 (41%** of total condos)
- 3 bed: **14 (9%** of total)

### Family Housing Policy

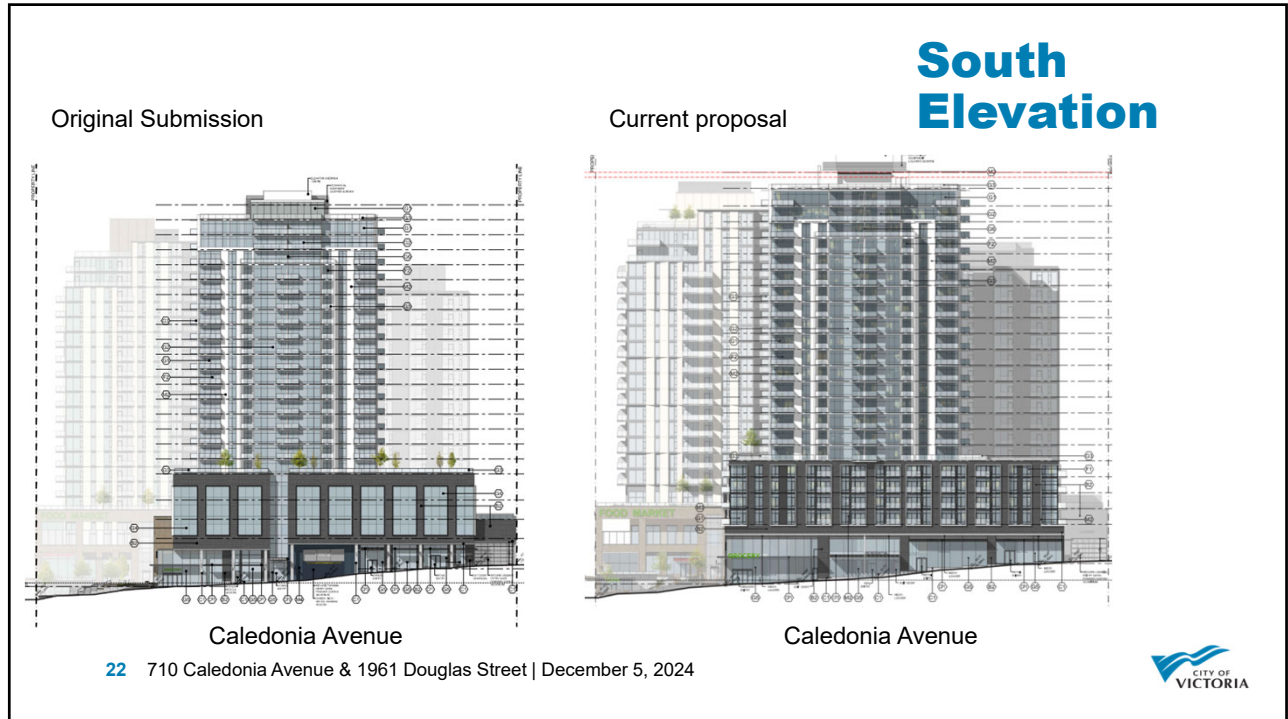
- policy = 25% min.
- policy = 5% min.
- policy = 30% min
- policy = 10% min.

20 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024

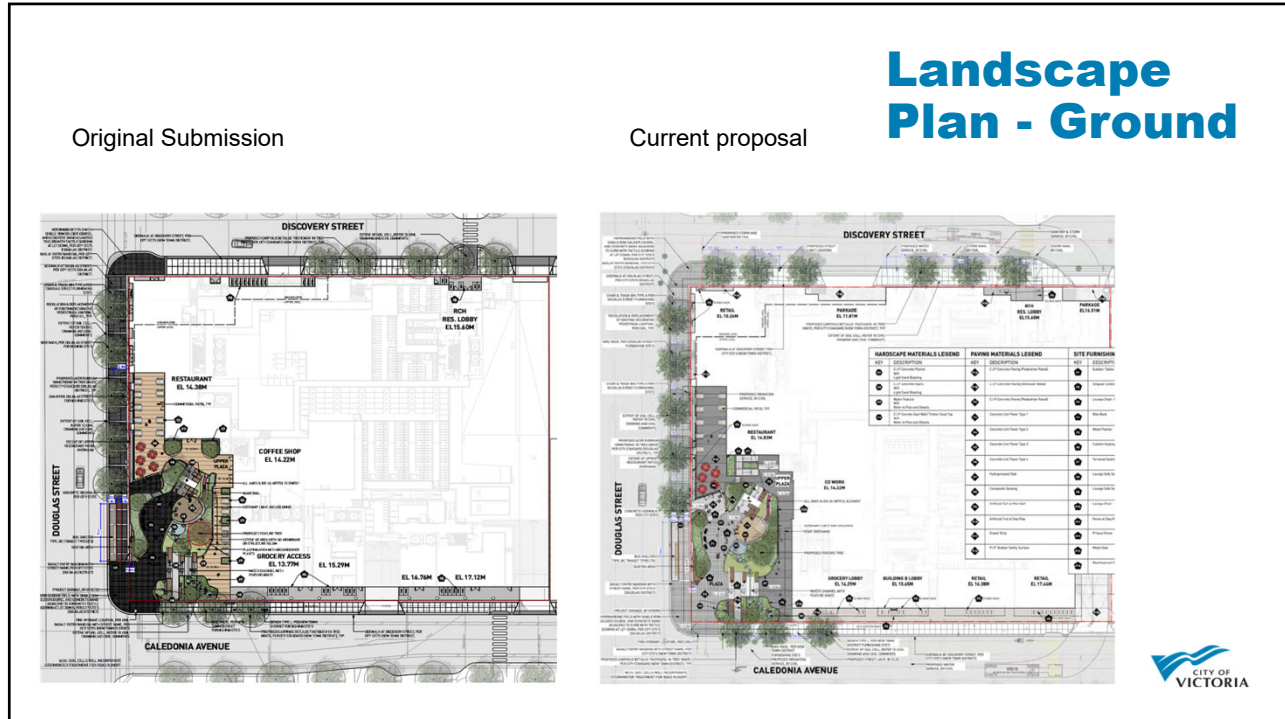
20



21



22



23

# Parking Variances

**Previous Council Approval**

- reduce the required number of residential parking spaces from 297 to 226 (71 stalls)
- reduce the required number of visitor parking spaces from 45 to 30 (5 stalls)

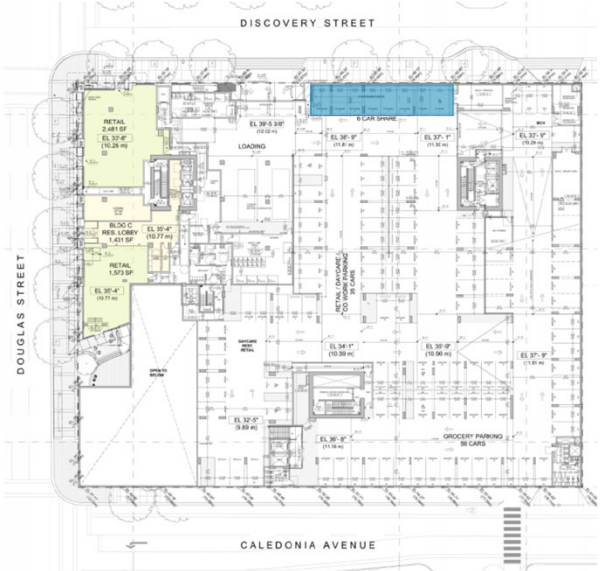
**Current Proposal**

- reduce the required number of residential parking spaces from 300 to 221 (79 stalls)  
**an additional increase of 8 stalls**
- reduce the required number of visitor parking spaces from 50 to 15 (35 stalls)  
**an additional increase of 30 stalls**

24 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024

24






## Updated TDM Measures

**Additional measures**

- Additional 38 bike parking stalls (19 in excess of the min. zoning requirements)
- Increased car share from 2 to 6 stalls (net increase of 4)
- Contribution of \$55,000 per vehicle towards the operation of these vehicles

25 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



25

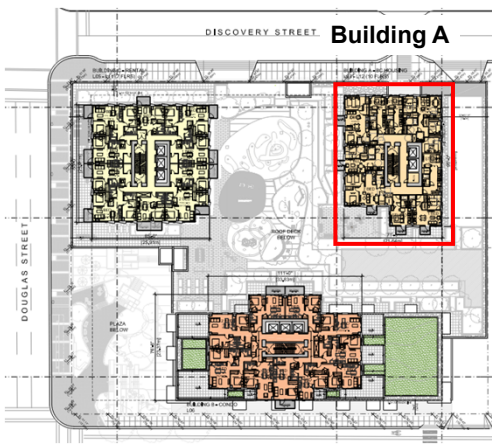
**Previous Council Approval**

- 30 accessible dwelling units in Building A (below market, operated by BC Housing), designed in accordance with **National Standard of Canada, for barrier-free design (CAN/CSA-B651-95)**


**Current Proposal**

- 30 accessible dwelling units in Building A (below market, operated by BC Housing), designed in accordance with **BC Housing's Design Guidelines and Construction Standards**

## Accessibility



26 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024



26

Original Submission



Current proposal



## Renderings

27 710 Caledonia Avenue & 1961 Douglas Street | December 5, 2024

