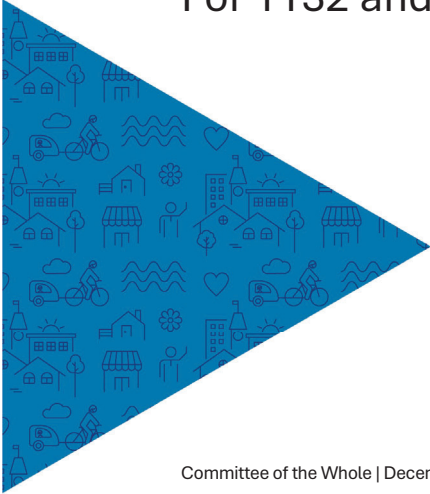


2024

CITY OF VICTORIA | Planning and Development

Rezoning, Development Permit with Variance and Heritage Designation

For 1132 and 1134 Empress Avenue



Committee of the Whole | December 12, 2024



Legislative Authority

Sect. 479 - Council may regulate the permitted use, density, siting, size and dimensions of land, buildings and other structures within a zone.

Sect. 489 - Council may issue a Development Permit in accordance with the applicable guidelines specified in the Community Plan.

Section 483 - Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

Sect. 491- Where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, including requirements respecting the character such as landscaping, and the siting, form, exterior design and finish.

Section 611 - Council may designate real property, in whole or in part, as protected property.





Aerial Photo



Subject Property – Street Views



View from Empress Avenue



View from Bay Street





Neighborhood Context

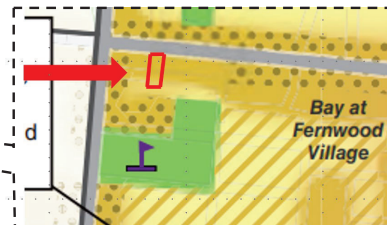
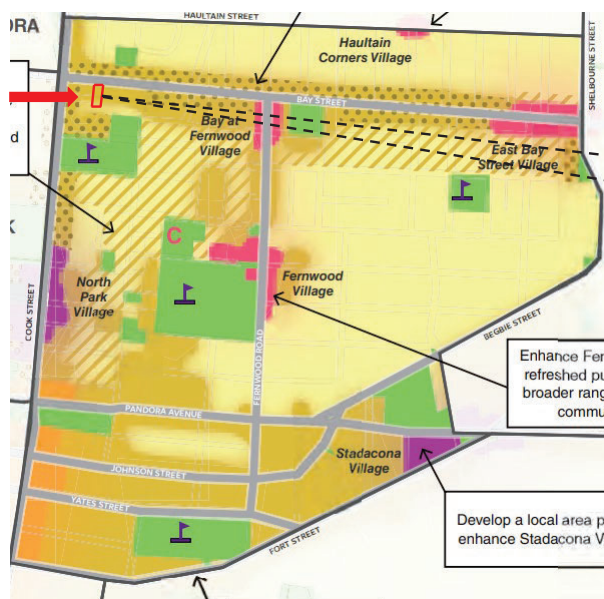
Empress Ave. Frontage

Bay St. Frontage

5 1132 & 1134 Empress Avenue | December 12, 2024



OCP Designation



Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Housing Opportunity
- Urban Residential
- Mixed Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

6 1132 & 1134 Empress Avenue | December 12, 2024



Rezoning Application No. 00784

PART 2.1 - R-2 ZONE, TWO FAMILY DWELLING DISTRICT

2.1.1 Permitted Uses

- a. Two family dwelling subject to the regulations in this Part
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Public building
- f. Garage sales limited to no more than 2 in any year
- g. Commercial exhibits existing prior to January 1, 2011
- h. notwithstanding paragraphs a. through g., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs b., c. (subject to the regulations in Schedule "D"), d. and f., which uses are subject to the regulations in Schedule "H"
- i. notwithstanding paragraphs a. through h., the only use permitted on a lot with a site area less than 230m² or with an average lot width less than 7.5m is a private garage

2.1.3 Floor Area of the Principal Building

- a. Floor space ratio (maximum) 0.5 to 1

Use

To rezone from the R-2 Zone, Two Family Dwelling District, to a new zone to change the use to multiple dwellings

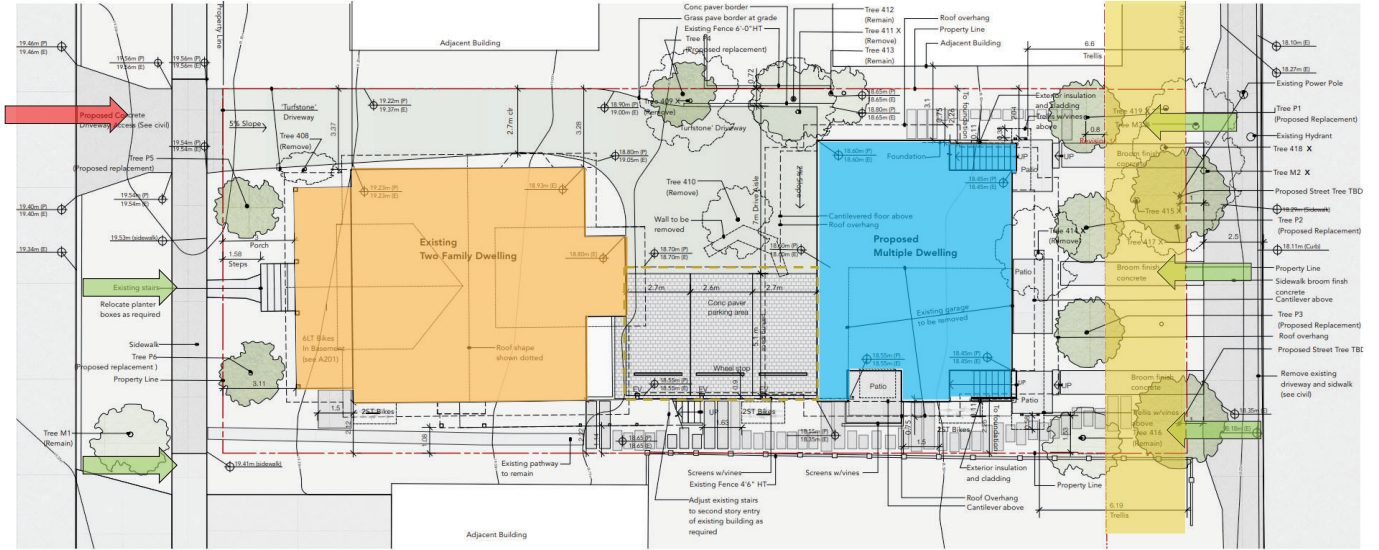
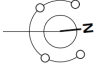
Density

Increase density from 0.5:1 FSR to 0.77:1 FSR

Development Permit with Variances Application No. 00174



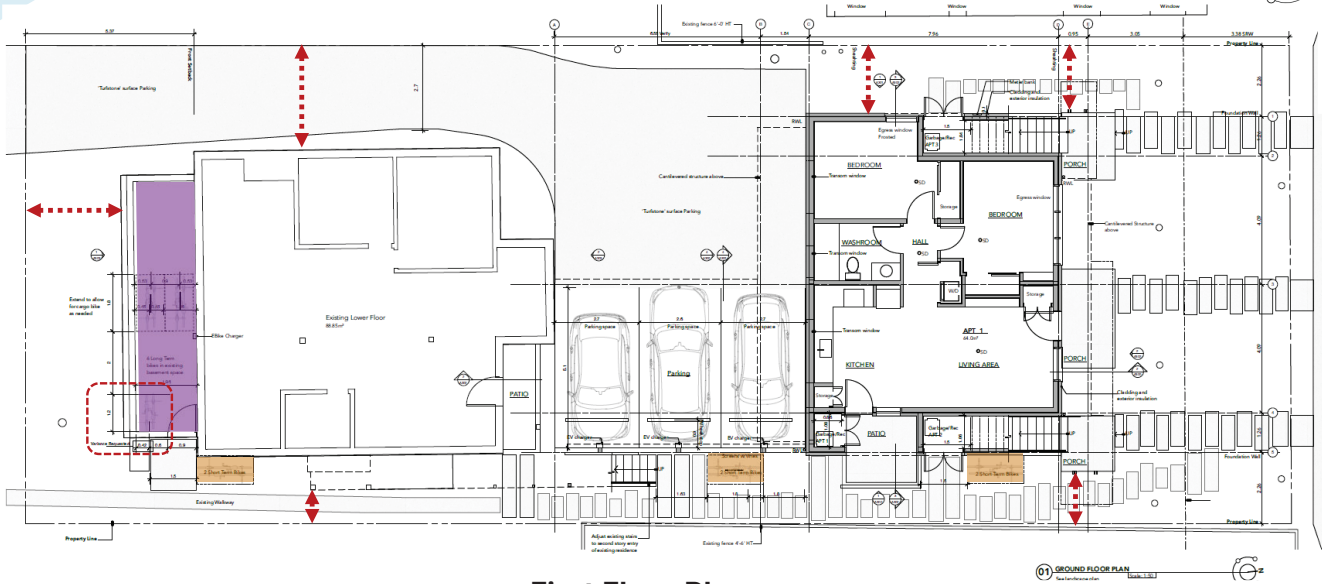
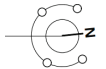
Site Plan



9 1132 & 1134 Empress Avenue | December 12, 2024



Floor Plans

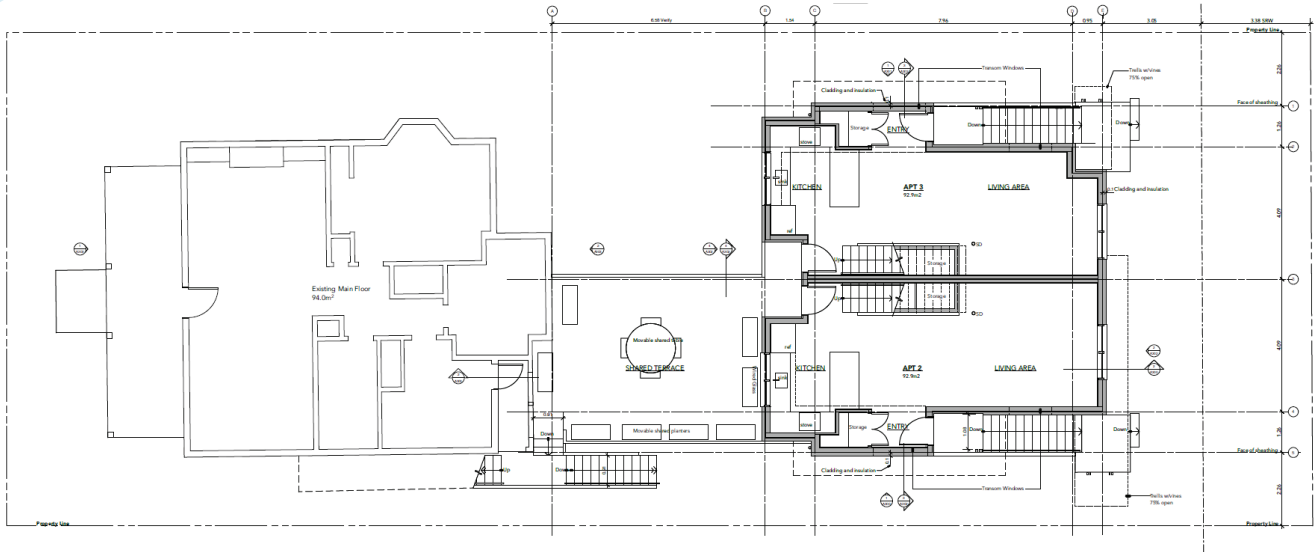
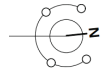


First Floor Plan

10 1132 & 1134 Empress Avenue | December 12, 2024



Floor Plans

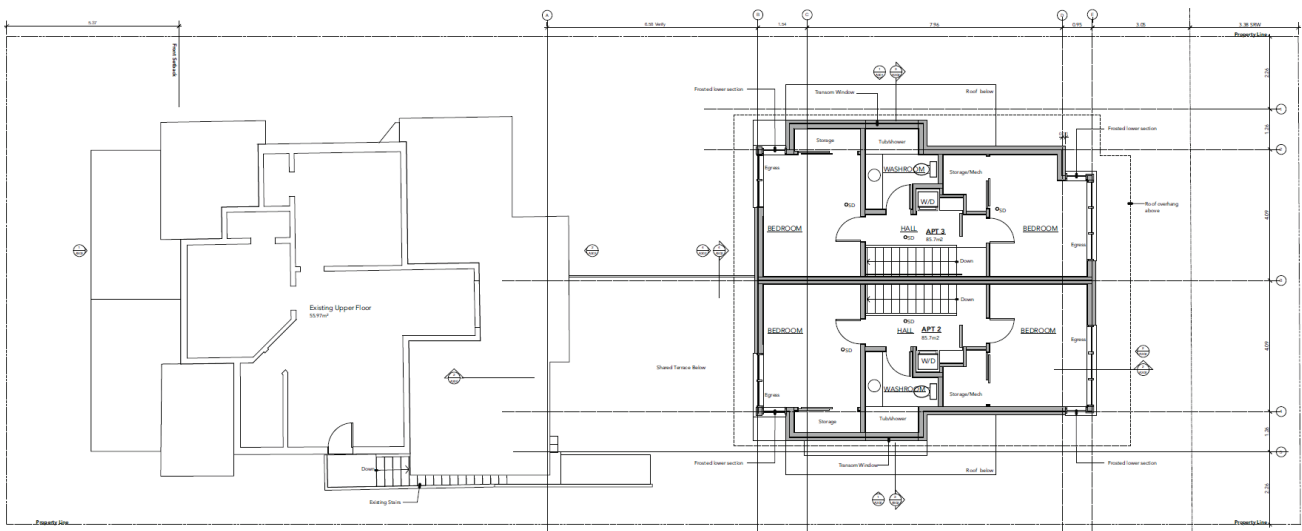
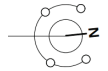


Second Floor Plan

11 1132 & 1134 Empress Avenue | December 12, 2024



Floor Plans

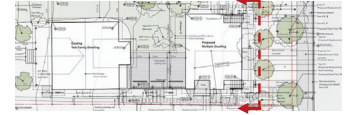


Third Floor Plan

12 1132 & 1134 Empress Avenue | December 12, 2024



Elevations



Key Plan

North Elevation

13 1132 & 1134 Empress Avenue | December 12, 2024



Elevations and Sections



Key Plan

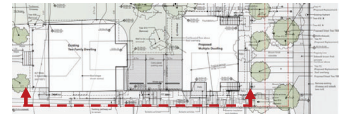
East - West Cross Section

South Elevation

14 1132 & 1134 Empress Avenue | December 12, 2024



Elevations and Sections



Key Plan



East Elevation

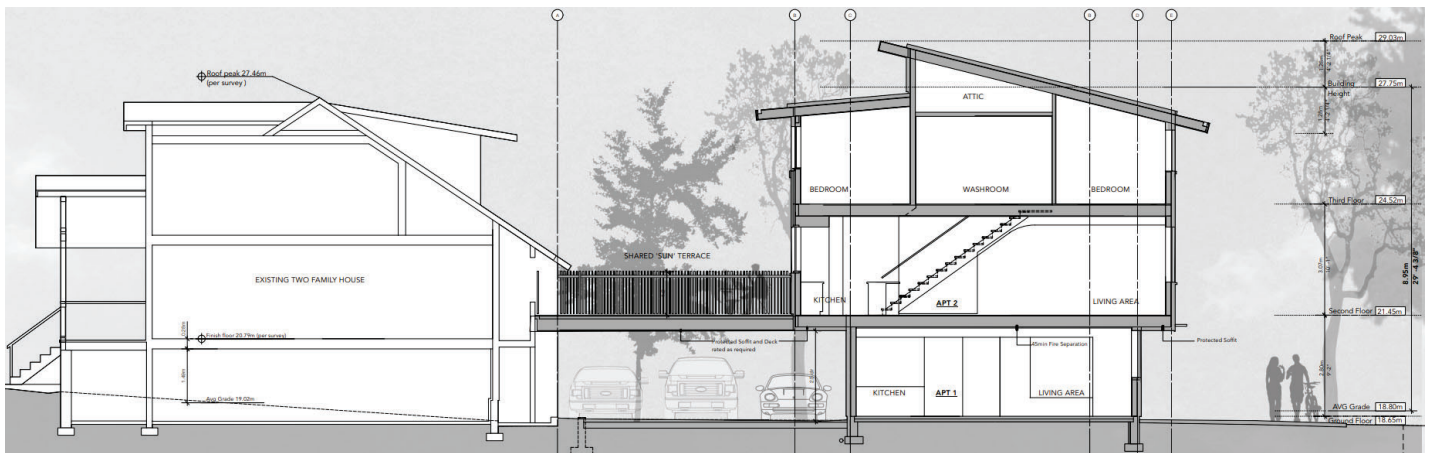
15 1132 & 1134 Empress Avenue | December 12, 2024



Elevations and Sections



Key Plan

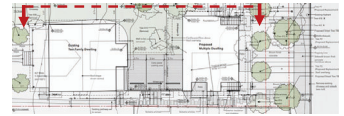


North – South Cross Section

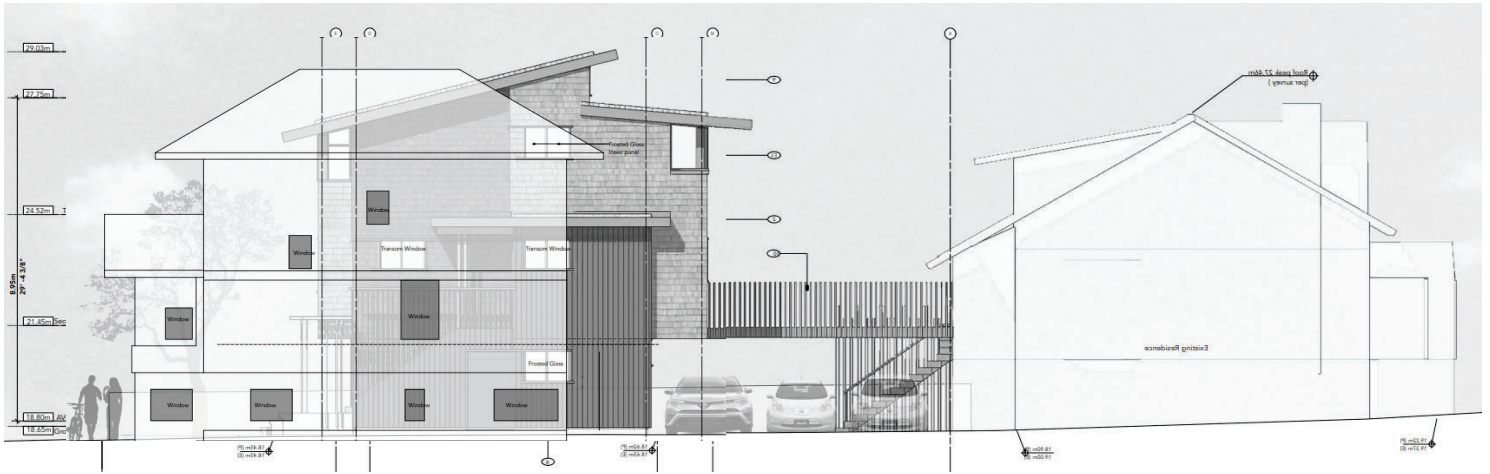
16 1132 & 1134 Empress Avenue | December 12, 2024



Elevations and Sections



Key Plan

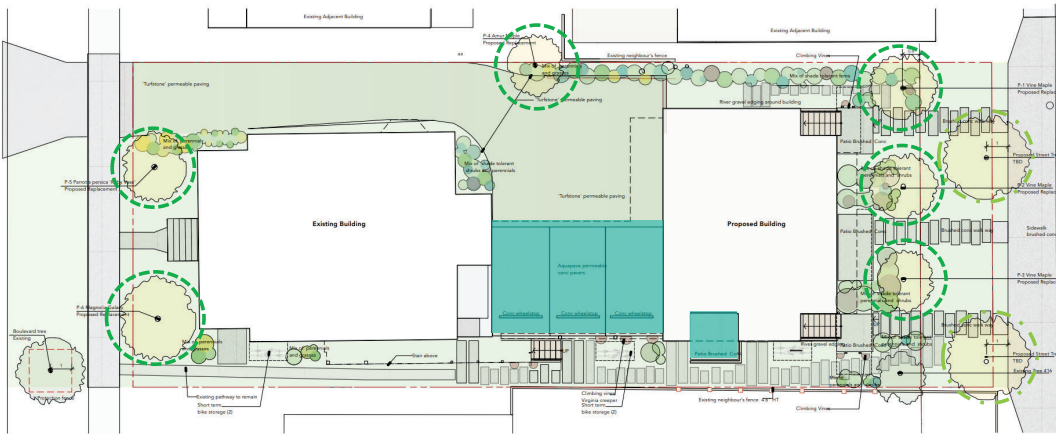


West Elevation

17 1132 & 1134 Empress Avenue | December 12, 2024



Landscape Plan



18 1132 & 1134 Empress Avenue | December 12, 2024



Materials

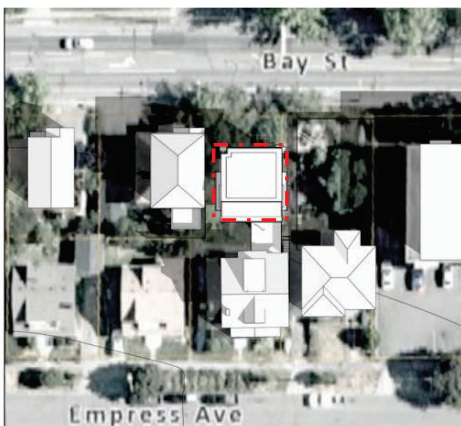


- 1 - Cement board shingles
Colour- Similar to Benjamin Moore Hale Navy
- 2- Cement board shingles
Colour- Similar to Benjamin Moore Texas Sage
- 3- Cement board and batten
Colour- Similar to Benjamin Moore Texas Sage
- 4- Cement board and batten
Colour- Similar to Benjamin Moore Hale Navy
- 5- Wood Railing
Colour- Similar to Benjamin Moore Brownstone
- 6- Asphalt shingles
Colour- Warm Grey
- 7- SBS roofing
Colour to match shingles
- 8- Wood beams and column
Colour- Similar to Benjamin Moore Brownstone
- 9- Wood trellis structure
Colour- Pre weathered treatment
- 10- Wood guard/Screen
Colour- Pre weathered treatment
- 11- Metal flashing
Colour- Similar to Benjamin Moore Brownstone
- 12- Metal rain water leader
Colour- Similar to Benjamin Moore Hale Navy
- 13- Fibreglass window
Colour dark bronze
- 14- Wood trim
Colour- Similar to Benjamin Moore Brownstone
- 15- Entry Doors
Colour- Similar to Benjamin Moore Townsend Harbour
- 16- Wood Guard/Screen
Colour- Similar to Benjamin Moore Hale Navy

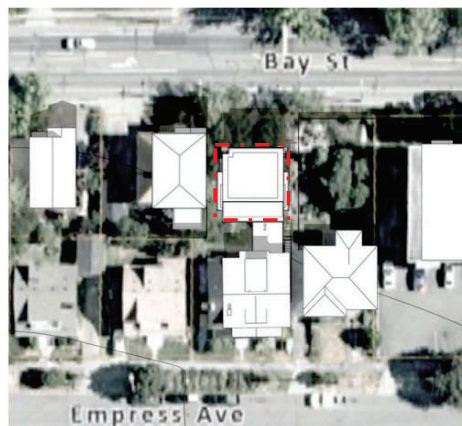
19 1132 & 1134 Empress Avenue | December 12, 2024



Shadow Study



September 21, 9am



September 21, 12 noon



September 21, 3pm

20 1132 & 1134 Empress Avenue | December 12, 2024





Heritage Designation No. 00208

Address: 1132 Empress St

Date of Construction: 1913

Architect: unknown

Original Owners: James Daly

Status: none



In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property

Heritage Designation No. 00208



Front Elevation Facing Empress Ave (south)



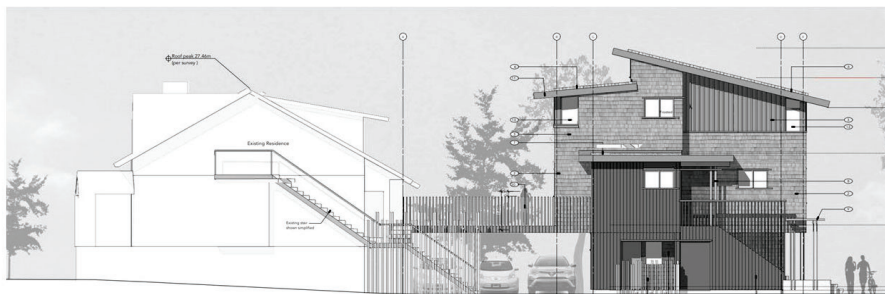
Rear Elevation Facing Bay St. (north)

23 1132 & 1134 Empress Avenue | December 12, 2024

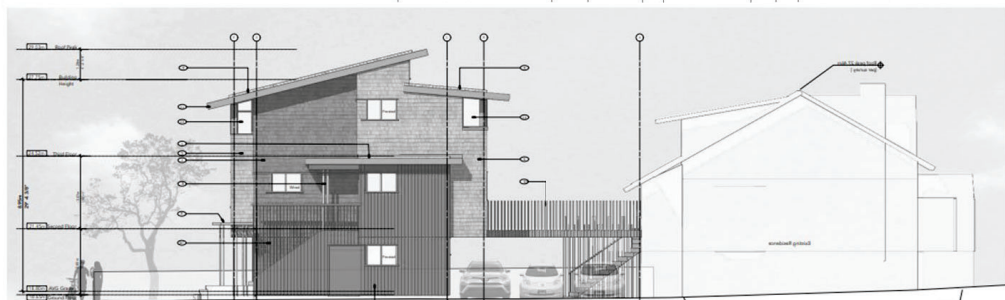


Heritage Designation No. 00208

East Elevation



West Elevation



24 1132 & 1134 Empress Avenue | December 12, 2024



THE END

