

2024

CITY OF VICTORIA | Planning & Development

Rezoning and Development Permit with Variances Application

For 50 Government Street

COMMITTEE OF THE WHOLE | December 12, 2024



1



Aerial Photo



2



3



4



54 Government St. (Heritage Designated)

58 Government St. (Heritage Registered)



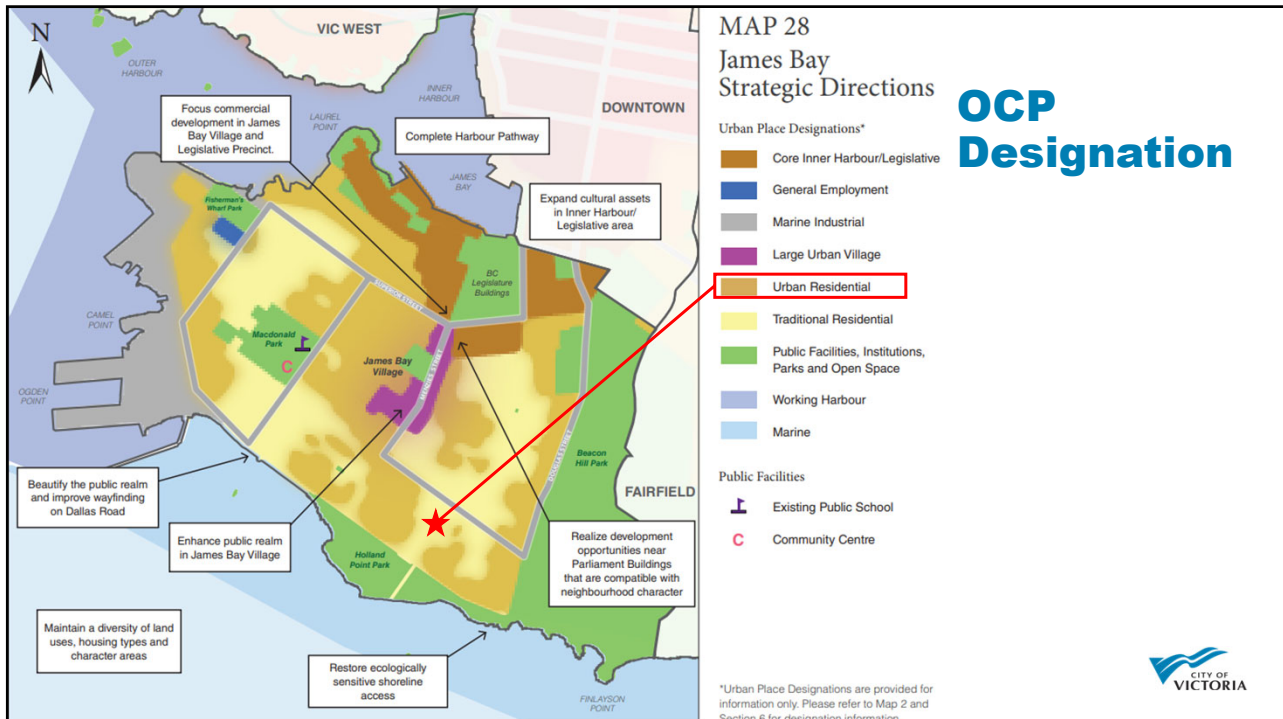
40/42 Government St. (Heritage Designated)

44 Government St.

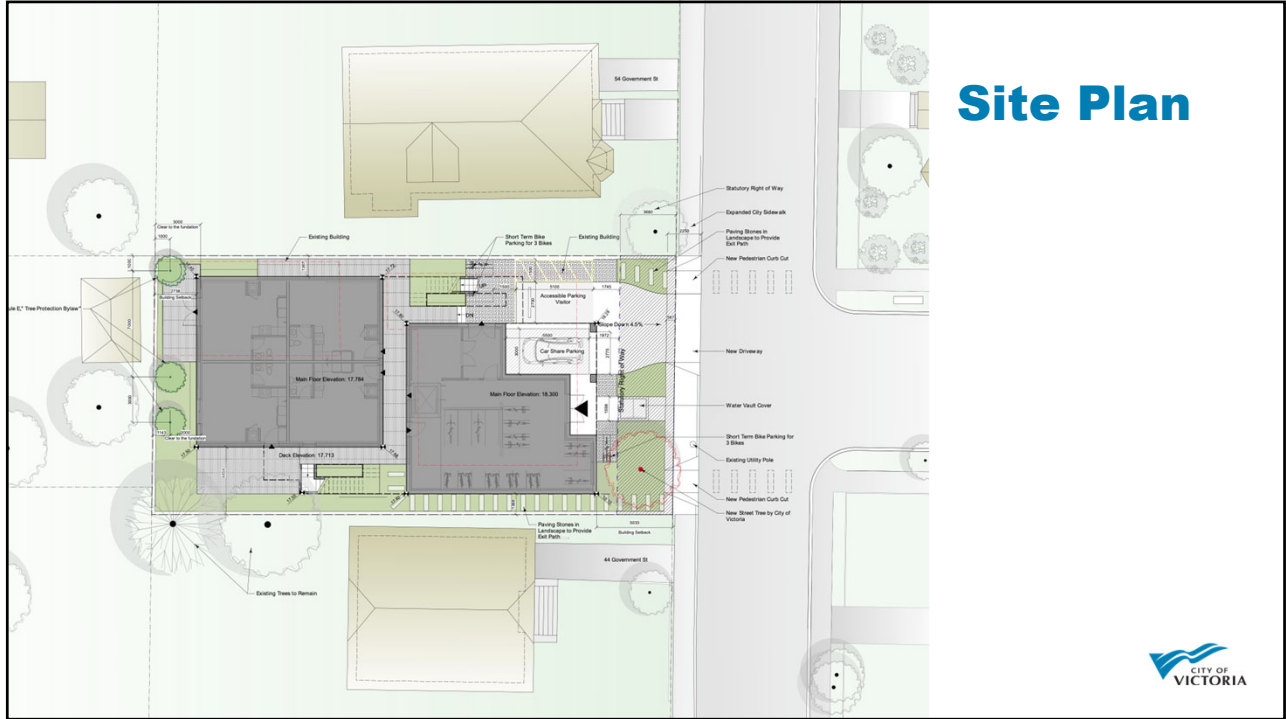
Neighbouring Properties



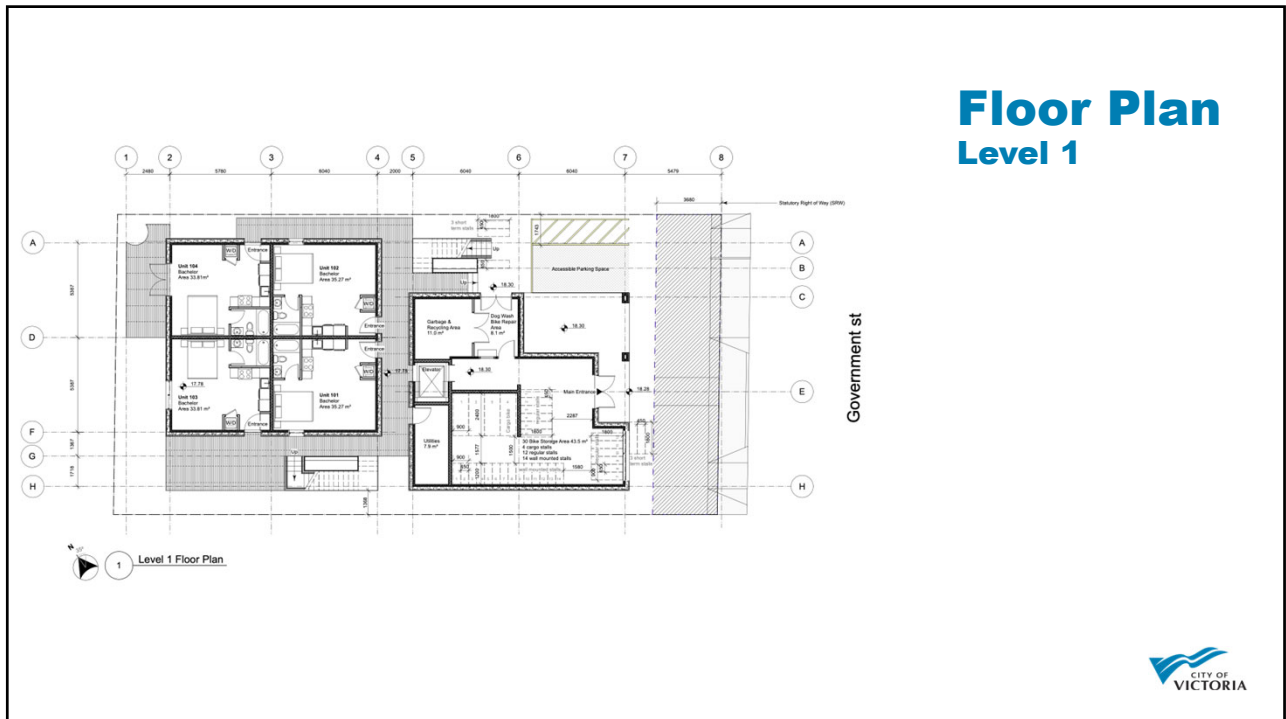
5



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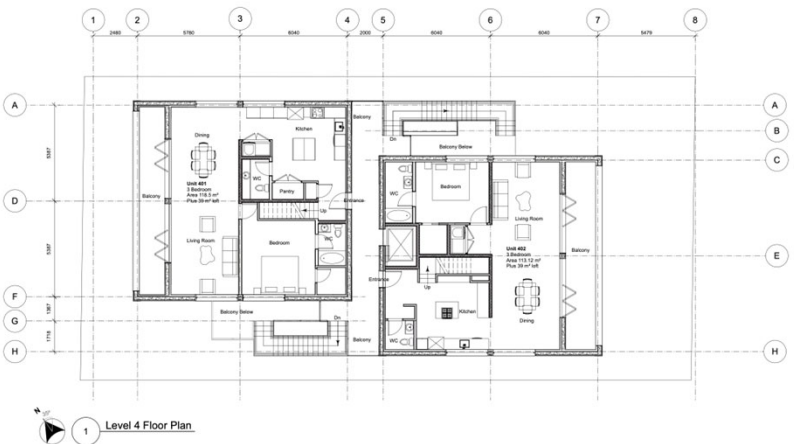


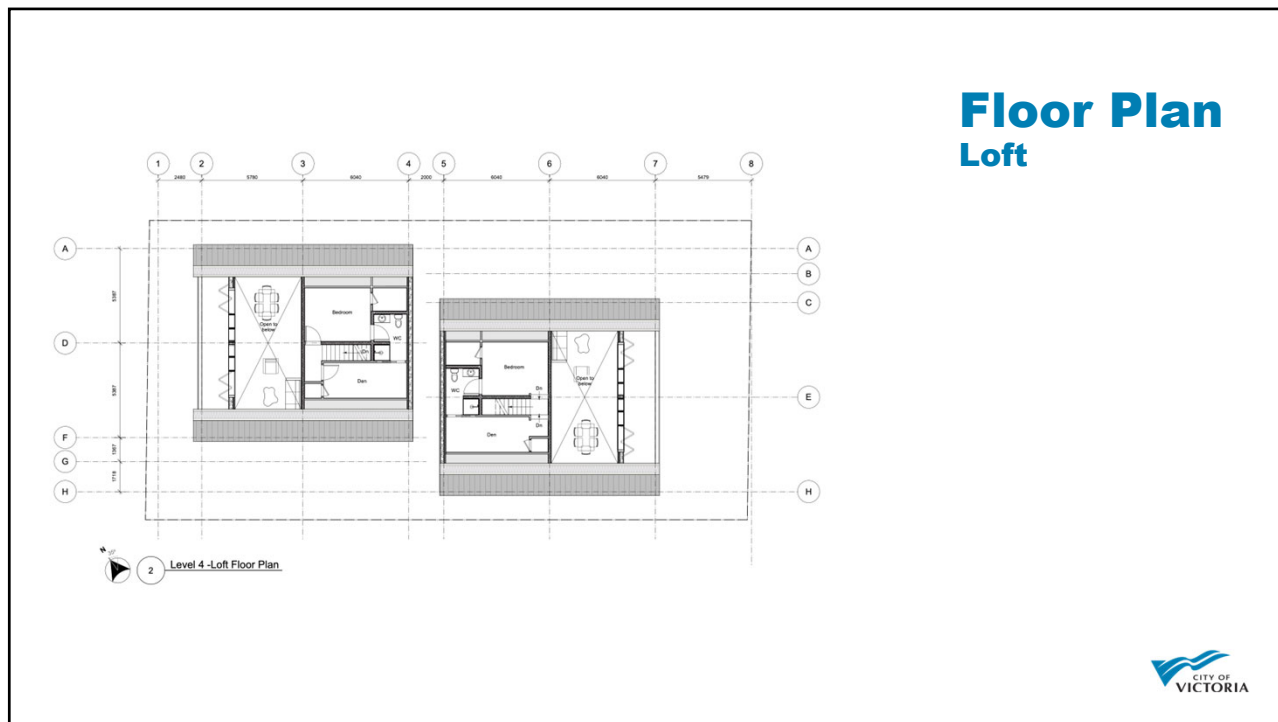
8

Floor Plan Levels 2 & 3

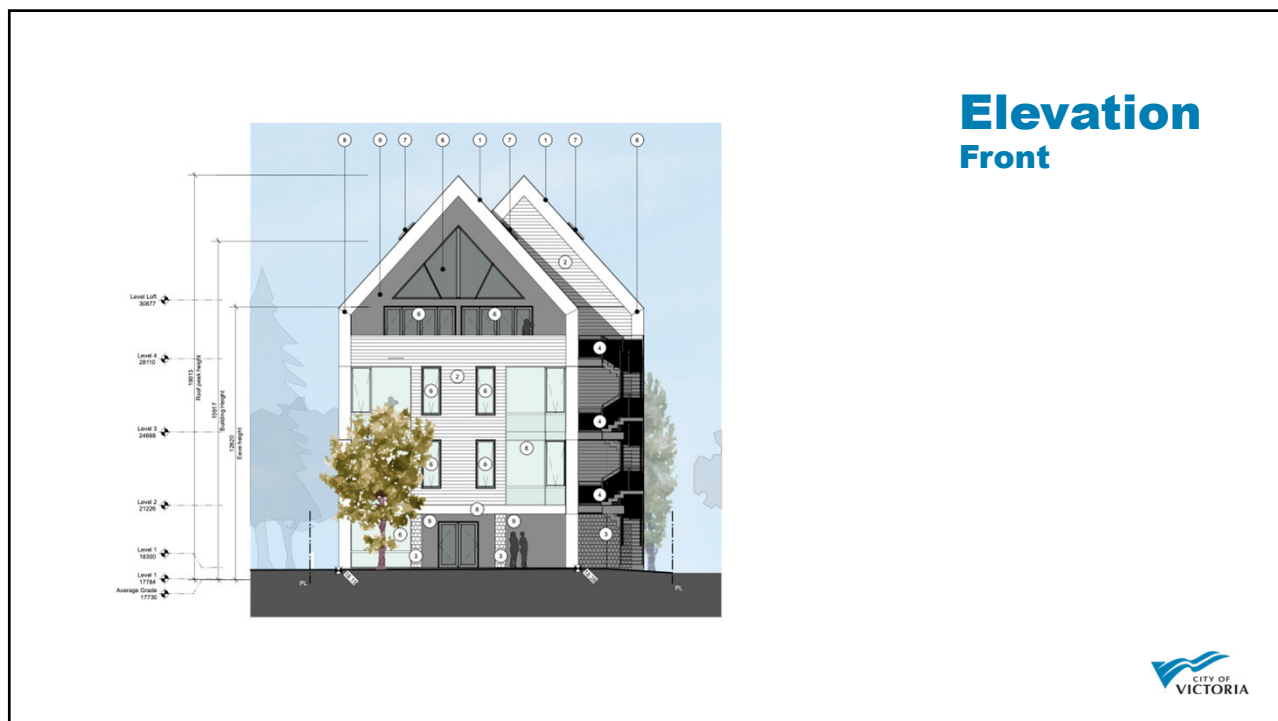


Floor Plan Level 4





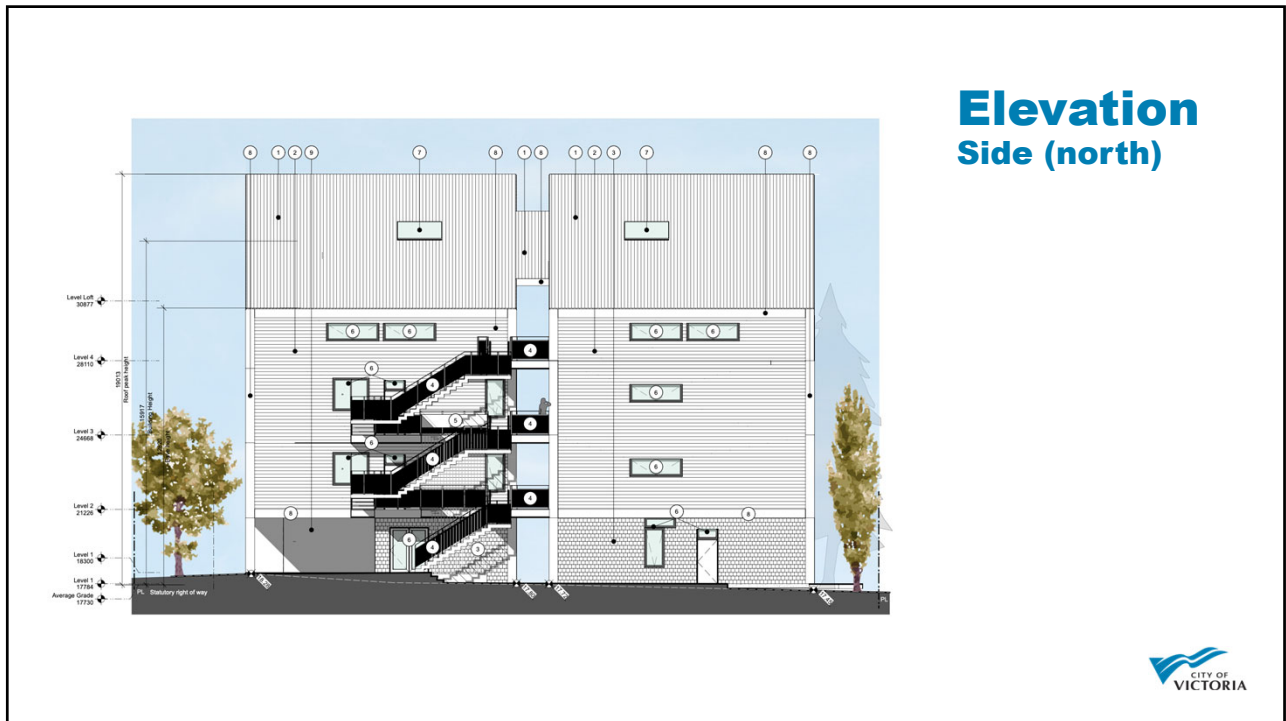
11



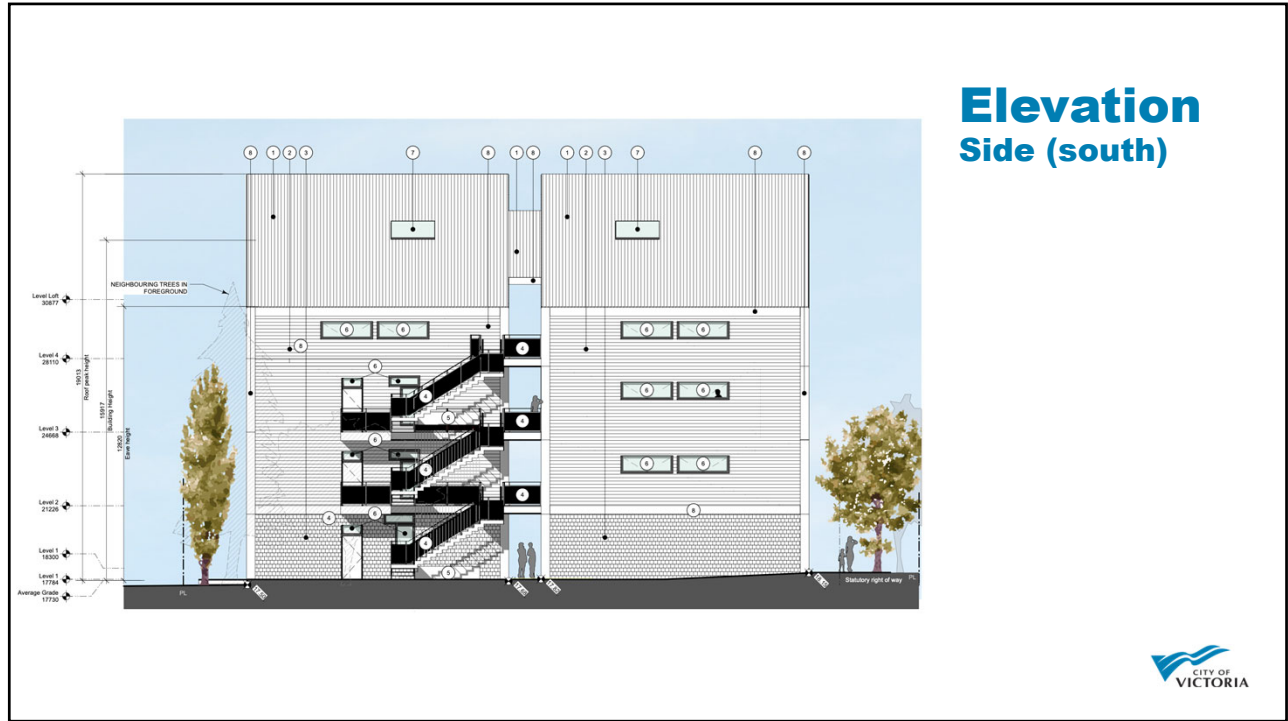
12



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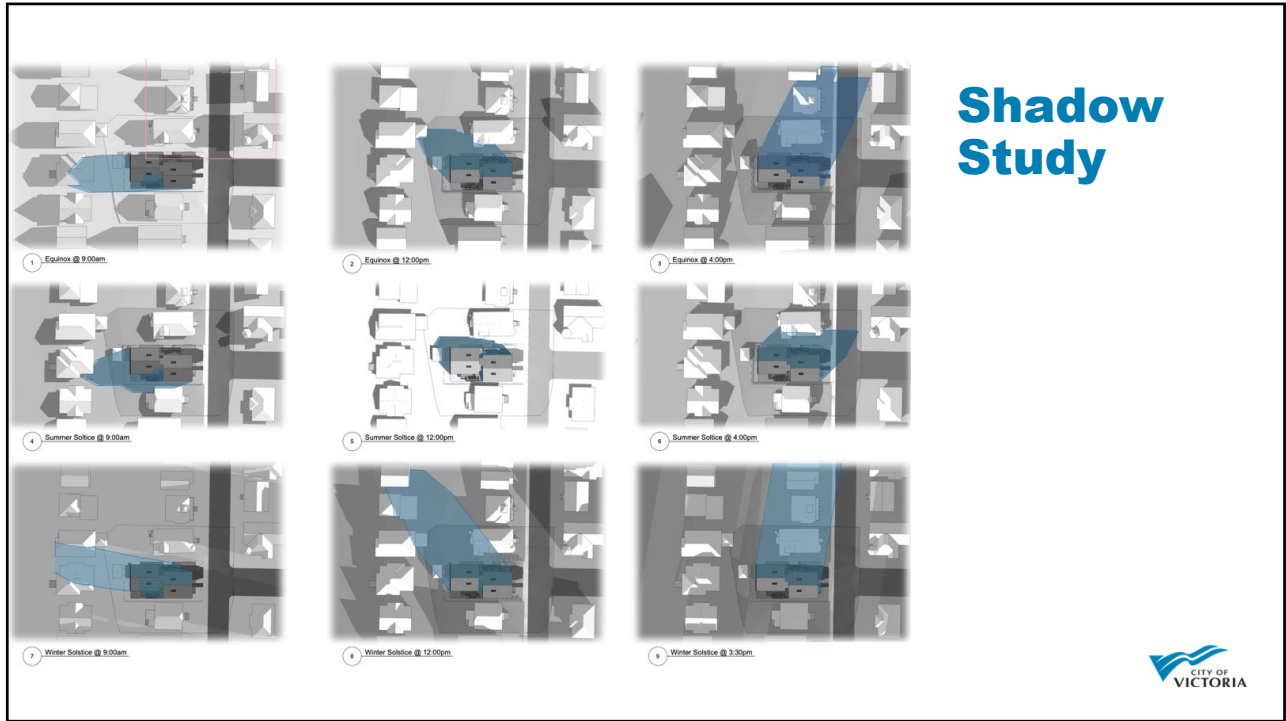
14



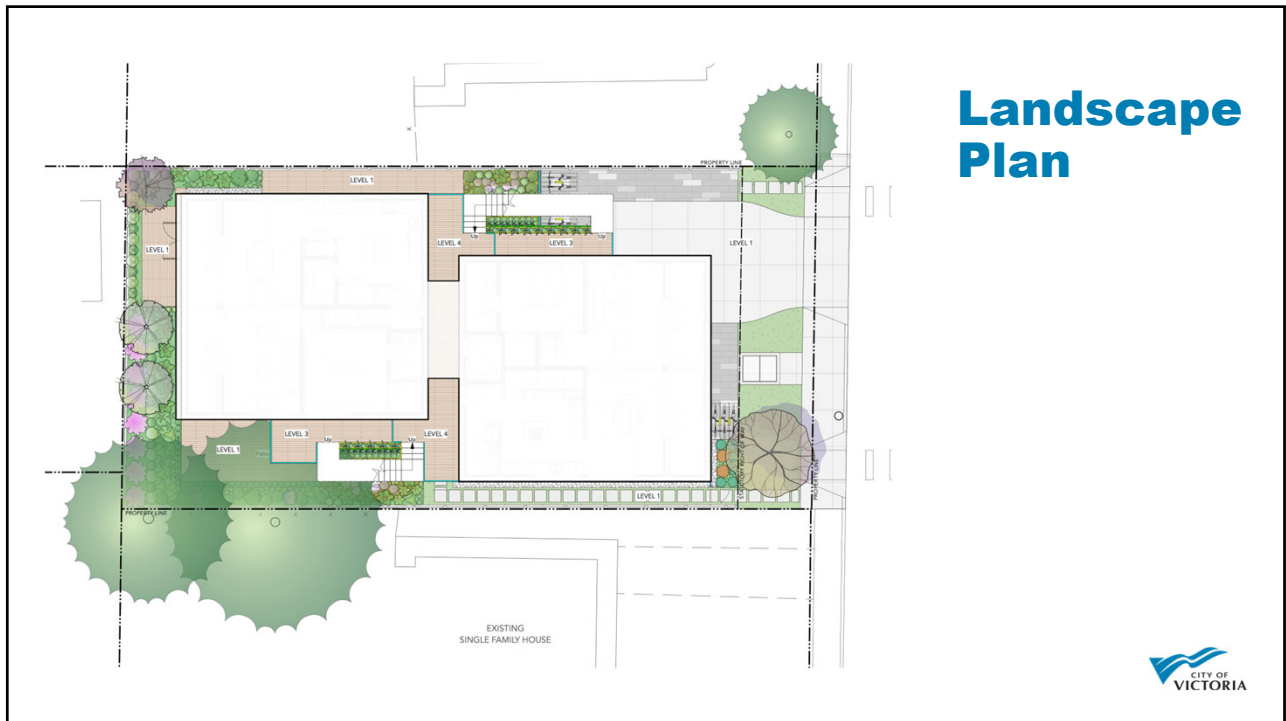
15



16



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18

Variations

- reducing the minimum number of vehicle parking stalls from 16 to two (including one carshare)
- reducing the minimum number of van accessible vehicle parking stalls from one to zero
- reducing the minimum space required behind a parking stall from 7.00m to 1.74m.



19



Renderings



20



Renderings



21



Renderings



22

FINISH SCHEDULE:

STANDING SEAM METAL ROOF

FIBER CEMENT HORIZONTAL SIDING

FIBER CEMENT SHINGLE WALL CLADDING

METAL GUARDRAIL WITH PERFORATED PANEL

PLANTER BOX WITH TRELLIS

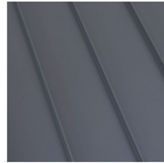
GLASS WINDOWS AND DOORS

SKYLIGHT

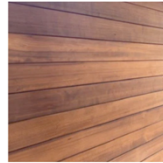
METAL TRIM

HORIZONTAL T&G WOOD SIDING

Material Board



STANDING SEAM
METAL ROOFING



HORIZONTAL T&G
WOOD SIDING



FIBER CEMENT SHINGLE



FIBER CEMENT HORIZONTAL
SIDING



HANDRAIL & GUARD WITH
PERFORATED METAL PANEL

