


2024

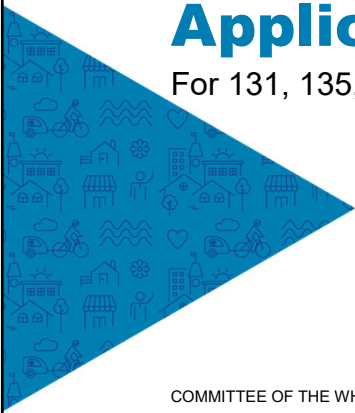
CITY OF VICTORIA | Planning & Development

Rezoning and Development Permit with Variances Application

For 131, 135, 139 Menzies Street

COMMITTEE OF THE WHOLE | December 12, 2024






1



Aerial Photo



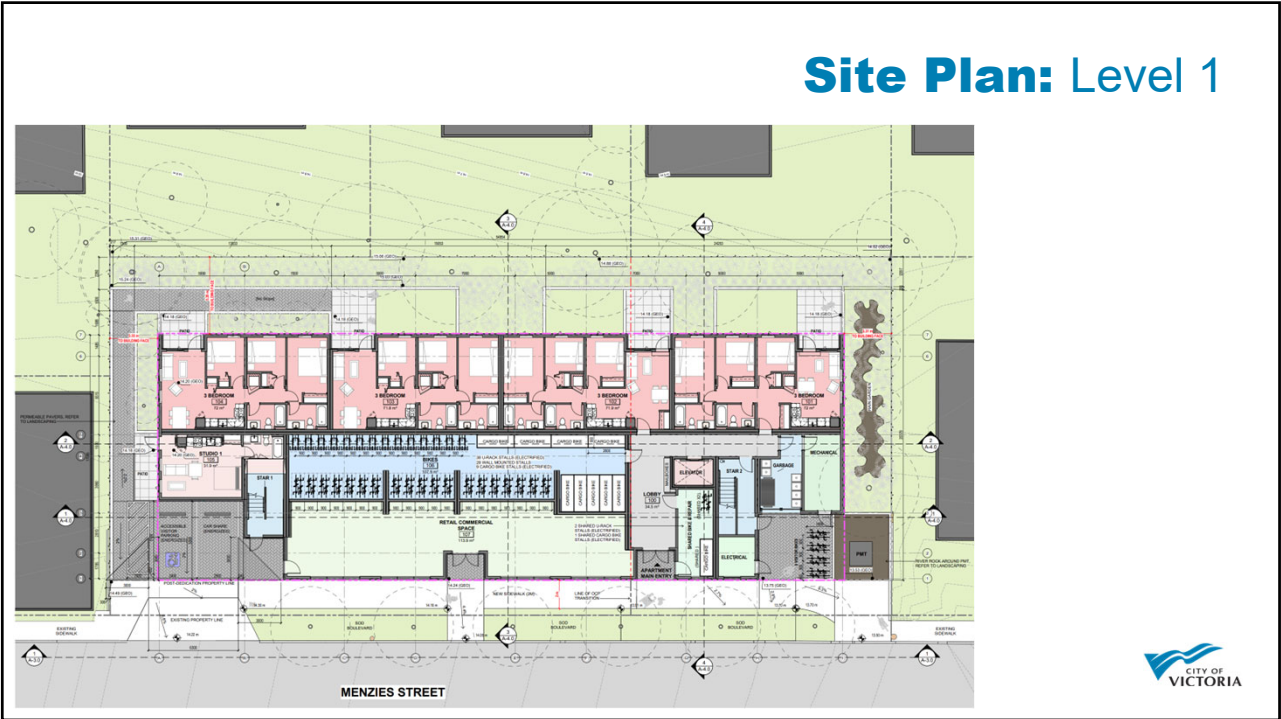
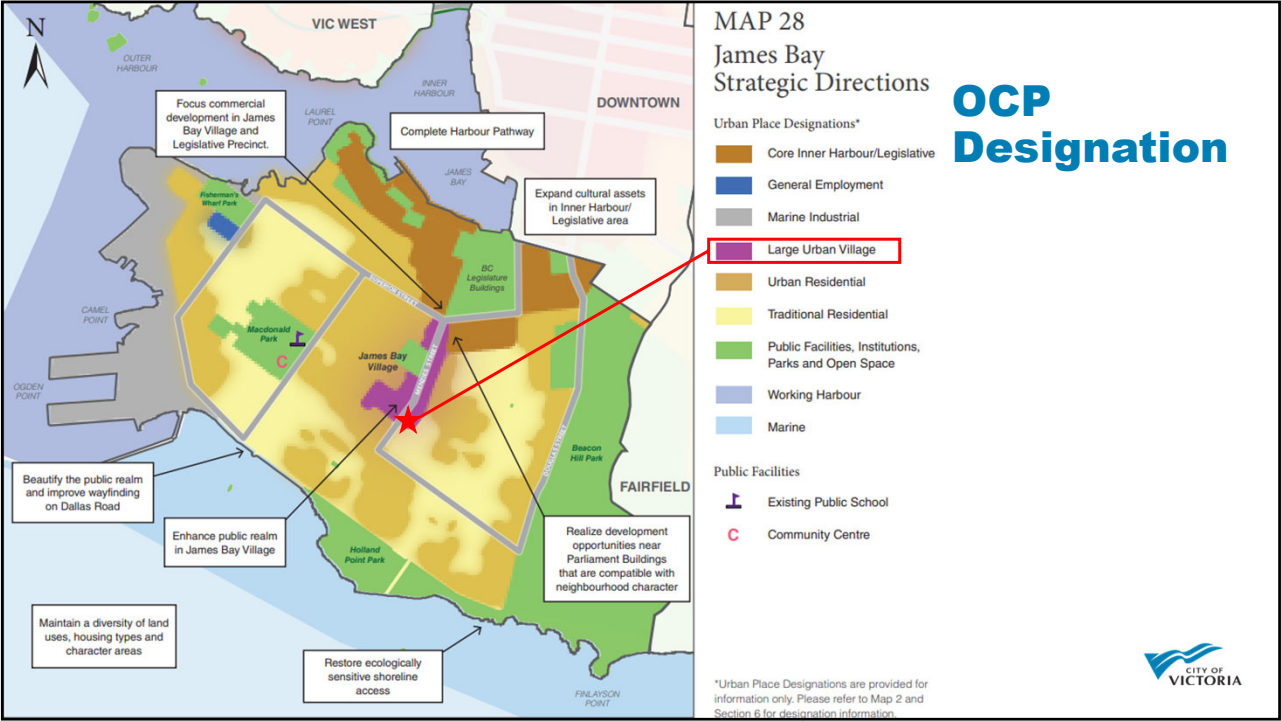
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3



4



Floor Plan: Level 2

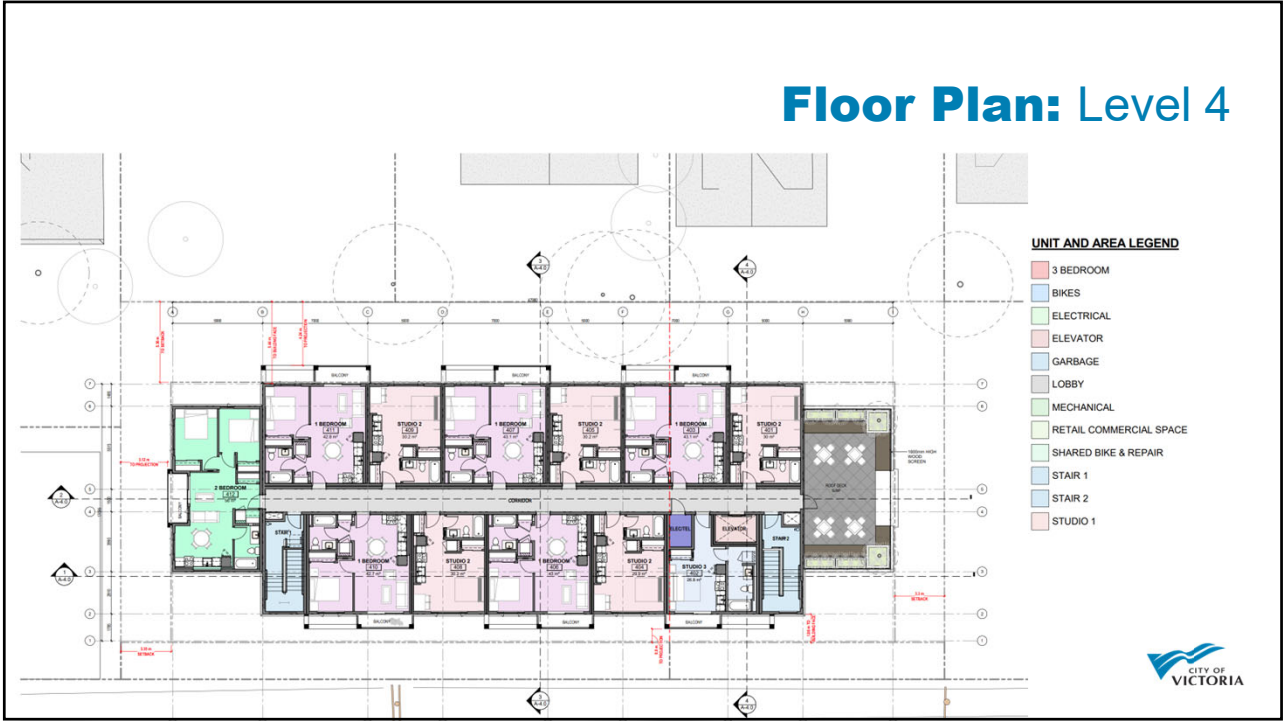


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Floor Plan: Level 3



8

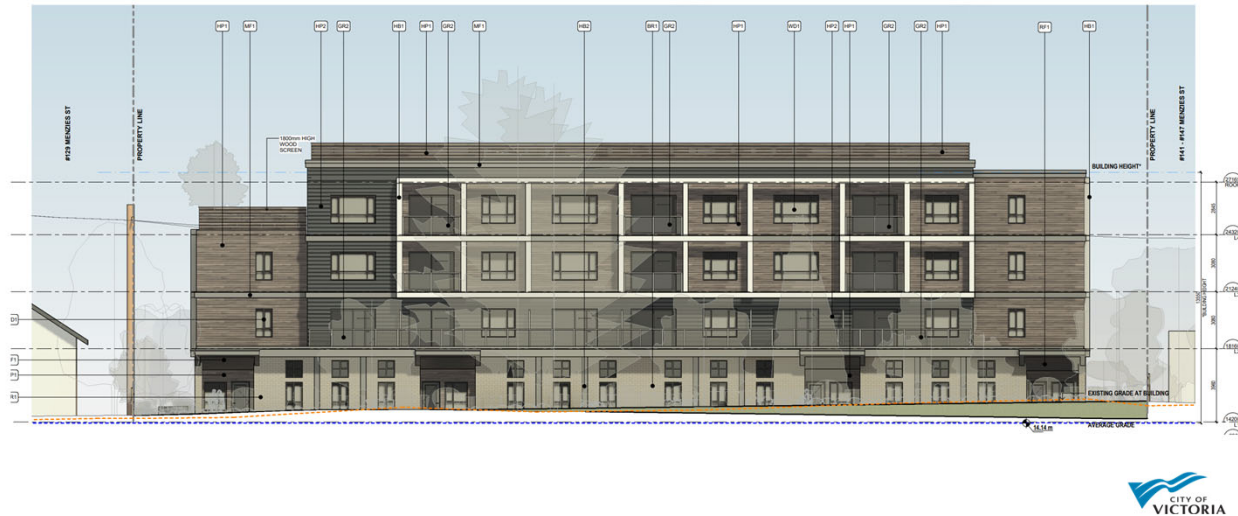


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Elevations: Rear



11

Elevations: Side



Looking South



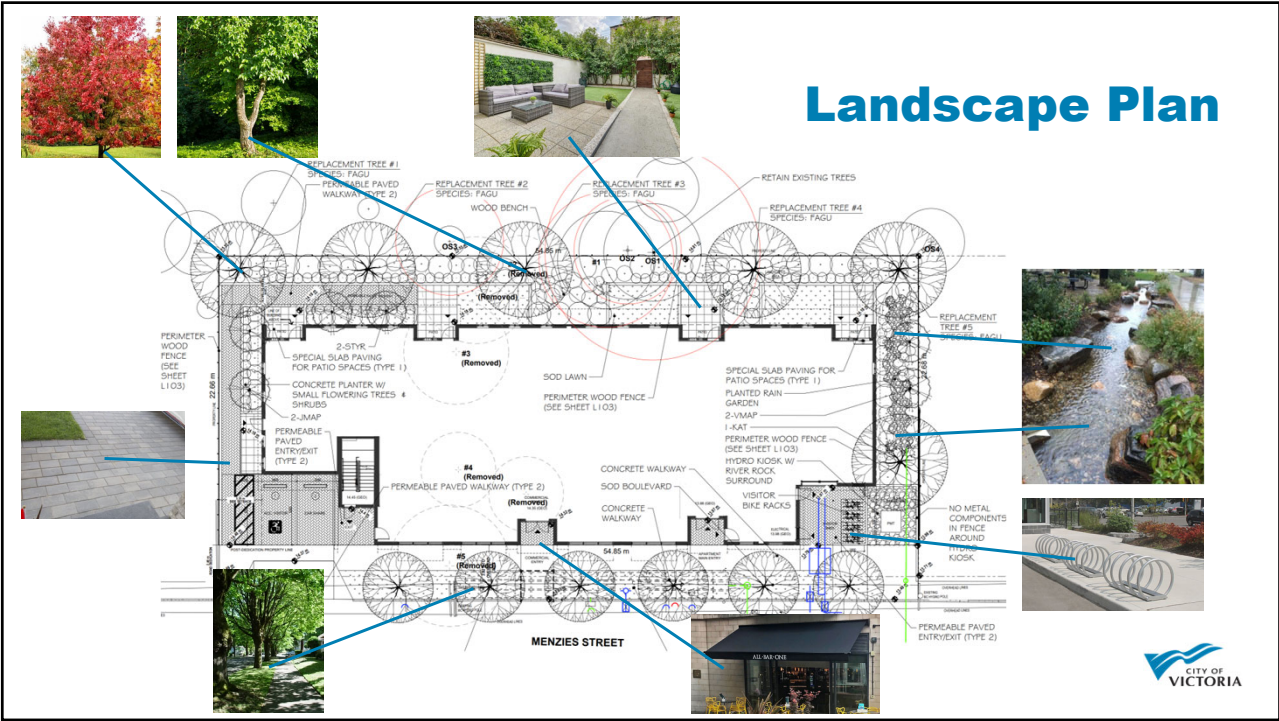
Looking South from the 5-Corners Intersection



12

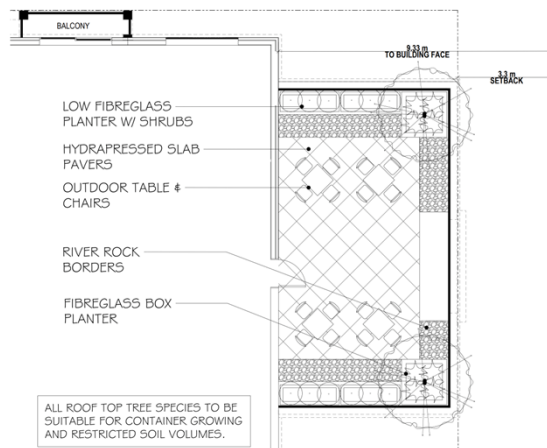


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Landscape Plan: Amenity Deck



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Variances

- increasing the maximum site coverage from 40% to 63%
- reducing the minimum open site space from 50% to 37.5%
- reducing the front (Menzies Street) setback from 4.00m to 0.00m
- reducing the minimum rear (SE) setback from 10.00m to 5.36m for the building, 4.24m for the balcony, and 3.87m for the canopy
- reducing the minimum side (NE) setback from 6.00m to 3.50m
- reducing the minimum side (SW) setback from 6.00m to 3.30m
- reducing the minimum number of residential vehicle stalls from 30 to 0
- reducing the minimum number of visitor vehicle stalls from four to one
- reducing the minimum number of retail vehicle parking stalls from two to zero
- reducing the minimum distance from a parking stall to a lot line from 1.00m to 0.43m
- reducing the minimum bike room aisle width from 1.50m to 1.30m for four bike spaces.



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Renderings




19


Renderings



20




BR1
BRICK - RUNNING BOND
SEA GREY




CR1 CR2
EXPOSED CONCRETE
SANDBLASTED


Material Board




HB1
HARDIE BOARD - SMOOTH
ARTIC WHITE
ALUMINUM FRY REGLETS
TO MATCH BOARD COLOR



HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS
TO MATCH BOARD COLOR



HP1
JAMES HARDIE LAP SIDING
RUSTICSERIES - RIVER ROCK
6.25" PLANKS - 5" EXPOSURE



HP2
JAMES HARDIE LAP SIDING
SMOOTH - PEPPERY ASH
6.25" PLANKS - 5" EXPOSURE

