

E.1.a.b

1885 Government Street: Rezoning Application No. 00870, Development Permit with Variances Application No. 000641, and Heritage Designation Application No. 000209 (Downtown)

Moved and Seconded:

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Bylaw 2018 amendment that would authorize the proposed development outlined in the staff report dated September 19, 2024 for 1885 Government Street
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. provision of a Housing agreement to secure all residential units within the building as rental in perpetuity
 - b. provision of Transportation Demand Management (TDM) agreement to secure the following TDM measures:
 - i. one electric MODO vehicle plus 70 car-share memberships and \$100 driving credits, to be located on-site
 - ii. eight extra-large bike parking spaces for cargo bikes at grade
 - iii. a single bike repair station
 - iv. the equivalent of the BC Transit ECOpass value for four commercial retail units with one ECOpass per unit for five years at \$1000/pass
 - v. transportation option information package for new residents
 - c. provision of an access agreement over 610 Herald Street and 635 Chatham Street in favour of 1885 Government to provide access to the underground parking below 1885 Government Street for the purpose

of a driveway, with the City as a party to ensure the agreement is not discharged without City approval

- d. provision of a public realm agreement to secure frontage improvements as illustrated on plans date stamped June 27, 2024
4. That subject to adoption of the zoning bylaw amendment, Council authorize the projecting encroachments over the City right of way on Government Street and Herald Street generally as shown on the plans submitted to the City and date stamped June 27, 2024 provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor at the time of building permit approval
5. That adoption of the zoning bylaw amendment will not take place until:
 - a. third reading of an associated heritage designation bylaw to designate the property known as 1885 Government Street, as described in the Statement of Significance attached as Attachment D, pursuant to Section 611 of the Local Government Act, to the satisfaction of the Director of Planning and Development
 - b. all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor
6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

1. "That subject to the adoption of the necessary Zoning Bylaw 2018 amendment, Council authorize the issuance of Development Permit with Variances No. 000641 for 1885 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on June 27, 2024, subject to:
 - a. proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required number of vehicle parking stalls from 54 to thirteen

- ii. increase the building height from 15m to 19.51m; and
- b. plan changes to:
 - i. provide 50% of long-term bicycle parking stalls as horizontally mounted
 - ii. revise the proposed cargo bicycle stalls to have a minimum stall width of 0.9m, depth of 2.4m, and aisle width of at least 1.5m behind each stall
 - iii. revise the soil cells on the civil plan to match the layout and dimensions on the Landscape Plan
 - iv. add a note on the landscape plans identifying that the soil cells are to be irrigated and drained using an underdrain or an overflow, if required crossfall cannot be met
 - v. rectify the conflict between the proposed fire department connection location and the building access/egress
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

Heritage Designation Application

That Council:

- 1. Instruct staff to prepare a heritage designation bylaw to designate the property at 1885 Government Street, that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set, and that the heritage designation bylaw provides for the following to the satisfaction of the Director of Planning and Development:
 - a. designate the exterior of the historic property, known as the Sam Kee Laundry building, at 1885 Government Street, in its future state
- 2. Approve the Statement of Significance for 1885 Government Street attached as Attachment D to this report recognizing the building exterior as the historic features of the property.

CARRIED UNANIMOUSLY

G. LAND USE MATTERS

G.1 1885 Government Street: Rezoning Application No. 00870, Development Permit with Variances Application No. 000641, and Heritage Designation Application No. 000209 (Downtown)

Committee received a report dated September 19, 2024 from the Director of Planning and Development regarding the Rezoning Application No. 00870, Development Permit with Variances Application No. 000641, and Heritage Designation Application No. 000209 for the property located at 1885 Government Street in order to remove the site-specific regulations that only permit automotive repair uses within the Old Town District 1 Zone and to increase the permitted density to construct a proposed six-storey, purpose-built residential rental building with ground floor commercial uses with variances related to a reduction in vehicle parking stalls and an increase in building height, concurrently seeking retention and heritage designation of an existing building and recommending that the application proceed to bylaw readings.

Committee discussed the following:

- *Proposed use of the heritage designated building*
- *Transition timelines for new applications to comply with Family Housing Policy*
- *Availability, location, accessibility and protection of parking stalls*

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 - iii. a single bike repair station

- iv. the equivalent of the BC Transit ECOpass value for four commercial retail units with one ECOpass per unit for five years at \$1000/pass
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- c. provision of an access agreement over 610 Herald Street and 635 Chatham Street in favour of 1885 Government to provide access to the underground parking below 1885 Government Street for the purpose of a driveway, with the City as a party to ensure the agreement is not discharged without City approval
- d. provision of a public realm agreement to secure frontage improvements as illustrated on plans date stamped June 27, 2024
- 4. That subject to adoption of the zoning bylaw amendment, Council authorize the projecting encroachments over the City right of way on Government Street and Herald Street generally as shown on the plans submitted to the City and date stamped June 27, 2024 provided that the applicant enters into an encroachment agreement with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor at the time of building permit approval
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Development Permit with Variance Application

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 - ii. revise the proposed cargo bicycle stalls to have a minimum stall width of 0.9m, depth of 2.4m, and aisle width of at least 1.5m behind each stall
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CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of October 3, 2024

To: Committee of the Whole **Date:** September 19, 2024

From: Karen Hoese, Director, Planning and Development

Subject: **Rezoning Application No. 00870, Development Permit with Variances Application No. 000641, and Heritage Designation Application No. 000209 for 1885 Government Street**

RECOMMENDATION

Rezoning Application

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LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Development Permit with Variances (DPV) Application. Relevant rezoning considerations include:

- increasing the density from 3:1 Floor Space Ratio (FSR) to 4.13:1 FSR
- removing the restriction of land uses which would only permit automotive repair.

Relevant DPV considerations include:

- the application's consistency with the Old Town Design Guidelines, the Downtown Core Area Plan and Downtown Public Realm Plan
- the impact of the parking variances and the Travel Demand Management (TDM) strategies offered to redress the parking shortfall.

Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, 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.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning, Development Permit with Variances and Heritage Designation Application for the property located at 1885 Government Street. The rezoning proposal is to remove the site-specific regulations that only permit automotive repair uses within the Old Town District 1 Zone and to increase the permitted density. The Development Permit with Variances (DPV) application considers form and character aspects for a proposed six-storey, purpose-built residential rental building with ground floor commercial uses. An existing building with heritage merit is proposed to be retained and incorporated within the overall proposal and this existing building is concurrently seeking heritage designation. Variances being sought are related to a reduction in vehicle parking stalls and an increase in building height.

The following points were considered in assessing the Rezoning Application:

- the proposed rezoning to remove the site-specific land use restrictions for this property within the Old Town District 1 zone (OTD-1) will make it consistent with most properties zoned OTD-1 and the OCP, where increased rental housing supply is encouraged near amenities and services to help reduce the reliance on the private automobile. Commercial uses are also proposed to be expanded within the ground floor, ensuring that Old Town retains its mixed-use diversity to strengthen downtown's rich amenities and liveability
- in line with OCP objectives to conserve and protect heritage assets in the city, additional density is warranted with the proposed designation, integration and retention of the existing 1908 Sam Kee Laundry building
- at six storeys and within a perimeter block format, the proposal generally conforms to the objectives of the *Downtown Core Area Plan* (DCAP) which encourages low scale development near the harbour and within Old Town to reinforce and support the area's character and distinctive identity.

The following points were considered in assessing the Development Permit with Variances:

- scale, massing, fenestration patterns, materials and the overall form and character of the proposal is consistent with the objectives in the *Old Town Design Guidelines*, which aim to support contemporary interpretations of classically inspired architecture
- the building design, with its gold accents, predominance of brick construction, ornamental paving and classical architectural proportions is also consistent with the form and character of buildings promoted for infill within Chinatown
- to retain the heritage building, density was shifted from it to an additional storey on the other portions of the site, making the proposed height variance supportable. The height variance also helps to align the proposal with other, equally as important form and character criteria for diversity and a fine-grained urban form
- significant travel demand management (TDM) strategies, along with the ability to utilize the over-supply of parking within the adjacent property help to address the parking shortfall and, together, these aspects mitigate the impacts of the proposed parking variance.

Based on the assessment of these applications, it is recommended that this application be advanced, subject to the conditions outlined in the recommendation.

Description of Proposal

This proposal is to rezone the subject site to increase the permitted density and allow for a six-storey purpose-built rental building with ground floor commercial units.

The following differences from the current zone are being proposed and would be accommodated in the new zone:

- increased density from 3:1 FSR to 4.13:1 FSR
- removal of the site-specific land use restrictions within the OTD-1 zone, which only permit automotive repair, will be amended to permit all the uses (residential and a range of commercial) currently permitted within the OTD-1 zone.

The associated Development Permit with Variances (DPV) is for a six-storey purpose-built rental building with ground floor commercial units and the rehabilitation and incorporation of an existing building on-site that is concurrently seeking heritage designation. It includes the following key design aspects:

- a six-storey building with approximately 79 purpose-built rental residential units located above a continuous frontage of commercial space at street level along both Government Street and Chatham Street
- the preservation, restoration, and heritage designation of the existing two-storey masonry Sam Kee Laundry building that currently occupies a portion of the site
- a recessed residential entry along Chatham Street that creates a plaza space between the proposed new building and the retained Sam Kee Laundry building, which serves to break up the building massing along the block
- a three-part façade (top, middle, base) approach and an historically referential language of vertically oriented structural bays, clad in a warm, dark brick
- a ten-metre building setback for the building addition behind the Sam Kee building
- matte bronze metal accents at balconies, cornices and overhangs with an alternating rhythm of balcony and glazing positioning, which shifts floor to floor
- a partial parkade accessed via the adjacent property's underground parking structure (the Spencer Block) off Chatham Street.

The proposed variances are related to a reduction in vehicle parking and an increase in building height.

BACKGROUND

Land Use Context and Existing Site Development Potential

The area is characterized as an entry point into Old Town. Buildings typically range from two to seven storeys and a number of heritage designated buildings are within close proximity. Land uses are predominantly commercial at the ground floor with residential above. Approximately half of the city block is currently under construction with a previous approved project, known as the Spencer Block, approved in 2021.



Figure 1: Aerial image of the subject property

The site is presently used as an automotive repair station and garage. Under the current Old Town District-1 Zone, the property could be developed as an automotive repair station to a density of 3:1 FSR.

Relevant History

In 2021, a Development Permit with Variances was approved for the properties located at 610 - 624 Herald Street and 611 - 635 Chatham Street. These properties occupy roughly half of the city block bounded by Government, Douglas, Blanshard, Herald and Chatham streets. The property associated with the current application will be connected to this larger development through the underground parking and, once connected to the Spencer Block development, will complete the western half of this block with new development.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form on January 30, 2024. Mailed notification was sent to owners and occupiers of property within 100m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker. A sign was also posted on site, to notify those passing by of this consultative phase. Additionally, the applicant participated in a meeting with the Downtown CALUC on February 13, 2024. A letter dated May 26, 2024 along with the comment forms are attached to this report.

In response to the consultation the applicant has increased their TDM package to mitigate the impacts of the parking shortfall and has reorganized the plaza space at the commercial entry within the rehabilitated heritage building to address potential CPTED issues.

Section 464(3) of the *Local Government Act* prohibits a local government from holding a public hearing for a rezoning application that is consistent with the OCP and is intended to permit residential development. However, notice must still be sent to all owners and occupiers of adjacent properties prior to introductory readings of the zoning regulation bylaws.

ANALYSIS

Rezoning Application

Official Community Plan

The subject property is located within the Core Historic Urban Place Designation in the Official Community Plan (OCP, 2012). This designation envisions buildings up to five storeys with a maximum density of 3:1 Floor Space Ratio (FSR). The proposal is for a six-storey building at a density of 4.13:1 FSR and the proposed land uses are consistent with those envisioned in the OCP. The attached data table (Attachment F) compares the proposal to the OCP, Downtown Core Area Plan and existing zoning.

Policies within the OCP promote supporting additional density to help achieve heritage conservation goals. With the proposed retention and designation of the Sam Kee Laundry building, the additional density requested is considered warranted. The extent of additional density that may be considered is assessed against the design guidelines for form, scale and massing and the relative impacts are evaluated. This evaluation is provided in the development permit section of the report.

Insofar as land uses, the subject property is currently zoned Old Town District 1 (OTD-1), but it includes site-specific regulations that limit the permitted uses to just automotive repair. Removing this restriction will extend the land uses seen throughout most properties within Old Town, bringing it in line with the OCP objectives for a mixed-use area that includes residential and at-grade commercial uses.

Housing

The application, if approved, would add approximately 79 new residential rental units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.



Figure 2. Housing Continuum

Affordability Targets

The proposal is for purpose-built market rental units.

Housing Mix

On September 1, 2024, the City's new Family Housing Policy, which provides targets for housing mix and unit type, came into effect. For purpose-built rental developments, the policy requires that a minimum of 25% of the total project dwelling units contain two or more bedrooms, with a minimum of 5% of total units containing three or more bedrooms.

This proposal's unit mix was established prior to the implementation of this policy. Approximately 13% of its units meet the Family Housing Policy, with ten (10) two-bedroom units, forty-nine (49) one-bedroom units and twenty (20) studio units.

Security of Tenure

A Housing Agreement is proposed which would secure all proposed residential units as rental in perpetuity.

Existing Tenants

No existing residential tenants will be displaced as part of this proposal.

Public Realm

The following public realm improvements are proposed in association with this application:

- soil cells, irrigation and street trees
- bike lane improvements on both Chatham and Government streets
- street furnishing and surface materials consistent with the Victoria Downtown Public Realm Plan.

These would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment

Development Permit with Variance Application

Official Community Plan: Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 1, Development Permit Area 1, Core Historic. The objectives of this designation are to:

- conserve and enhance the heritage value and character of this area
- revitalize and enhance the area through infill development with high quality architecture, landscaping, and sensitive, innovative interventions.

To achieve these objectives, the *Downtown Core Area Plan* and the *Old Town Design Guidelines*

provide policy and guidance that proposals are evaluated against. A high-level summary of the most applicable excerpts from these documents is provided below.

Downtown Core Area Plan (DCAP, 2011)

Building heights and setbacks are the main applicable policies from the DCAP. Other policies in DCAP related to form and character overlap with policies in the *Old Town Design Guidelines (OTDG)*, and in these instances, the OTDG are referred to and evaluated in the latter section of this report. The proposal generally meets the building setback criteria in DCAP, however, a variance of approximately four-and-a-half meters is requested for the maximum height (15m to 19.53m). This variance is discussed under the variance subheading.

As indicated in the rezoning analysis section, the amount of additional density a property can support as part of a heritage retention application is best assessed looking at its massing and form and character attributes. At six storeys, and within a perimeter block layout, with architectural strategies to maintain the rhythm of diversity seen in Old Town, this application generally conforms to the objectives for the area. Shadowing generally falls to the adjacent street intersection and the retention of the heritage building with its associated entry plaza, creates a break in the street wall that increases the diversity of the block. This lends to the creation of a finer grained urban form, a quality sought in the guidelines, particularly for sites in Chinatown.

Old Town Design Guidelines (2019) (OTDG)

Broadly, the aim of the OTDG is to foster building designs that respect, complement and contribute positively to the historic context of Old Town while encouraging innovative, creative and timeless design solutions. To achieve this the guidelines promote:

- building footprints that reflect the historical, small, block patterns in Old Town
- adherence to the classical architectural tenets of order, proportion, hierarchy, balance and scale
- diversity, quality and authenticity to ensure that new buildings complement and fit but are also distinguishable from the genuinely historic buildings of Old Town.

The site geometry defines the building footprint, which is consistent with the smaller parcel and building sizes in Old Town, and the retention of the Sam Kee building helps to break up the massing to maintain a diversity of scale typically seen in the area.

Classical building proportions (base, middle, top) can be seen in the building composition, with an exaggerated ground floor, consistent intermediary floors and a definitive building terminus. The vertically oriented structural bays are promoted in the guidelines and the warm, dark brick cladding meets the criteria for both quality materials and a context sensitive design. How the balconies and glazing positions are expressed, in an alternating pattern, also adds to the building's distinguishability from earlier heritage buildings.

Relation to Chinatown

Chinatown has additional special criteria outlined in the design guidelines and building designs are encouraged to respect the cultural context and reinforce the values and status of this National Historic Site. To do this, culturally appropriate materials, colours and design elements are

recommended. Generally, the intent is to create buildings that are evocative of Chinatown while advancing a new Chinese-Canadian identity.

The building design, with its gold accents, predominance of brick construction, ornamental paving and retention of the Sam Kee building help distinguish it from other, new buildings in Old Town and adequately accomplish the goals for a twenty-first century Chinatown identity.

VariANCES

Height Variance

The request for the height variance is the result of shifting density off the heritage building site and was required to create the plaza space that leads to the main residential entrance and outdoor commercial patio. Also, minor height variances are supported to help realize the City's requirement for taller ground floors, which this application includes. A key defining feature of Old Town is tall commercial ground floor heights, which help to create traditional building proportions and allows for greater flexibility for future changes of use. The proposed height variance also helps to achieve building diversity within the block, one of the character defining elements of Old Town.

To support heritage conservation objectives and because this variance improves the application's consistency with the design guideline objectives for building diversity, this height variance is supportable.

Parking Variance

A reduction in the required parking from 54 stalls to thirteen stalls is proposed. To offset the impacts of this variance, and provide sustainable mobility options for residents, a comprehensive TDM package is proposed. It includes:

- one electric, on-site MODO vehicle plus 70 car-share memberships and \$100 driving credits
- eight extra-large bike parking spaces for cargo bikes at grade
- a single bike repair station
- commercial transit passes
- a transportation option information package for new residents.

Additional parking is also potentially available within the adjacent property's underground parking structure, accessed off Chatham Street. An access agreement is proposed which will secure access rights over the adjacent property. The motion includes language to this effect.

Advisory Design Panel

The application was reviewed by the Advisory Design Panel (ADP) on May 22, 2024. At that meeting, the following motion was passed:

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No.000641 for 1885 Government Street be approved as presented.

Heritage Designation

The heritage designation proposal is to designate the exterior of the historic property, known as the Sam Kee Laundry building, at 1885 Government Street, in its future state.

History of Place

The property located at 1885 Government Street, also referred to as Sam Kee Laundry, is a two-storey masonry building built in 1908, on the edge of Victoria's Chinatown, the oldest intact Chinatown in Canada. The exterior façade of the Sam Kee Laundry has maintained much of its original appearance, with alterations that have occurred to windows and doors and additions to the rear and east elevations. Its character-defining elements include:

- its location as part of a Government Street site, fronting Chatham Street in the historic Chinatown neighborhood of Victoria
- significant setbacks from both Government and Chatham streets
- continuous use since 1908
- commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof
- masonry construction with a combination of buff and red brick
- Edwardian-era architectural features, including brick cornice with brick dentils, arched red brick lintels
- off-centre Norman arch red brick opening at grade
- fenestration, including original arched window openings.

The property is also valued for its association with long-term tenant, the Sam Kee Company. For more information on the details of the building's history and heritage value see the Statement of Significance, within the attached Conservation Plan.



Figure 3. Sam Kee Laundry (611 Chatham Street), 1959. [City of Victoria Archives CoV-CR-0170-M01204]

The designation of this building is generally consistent with Section 8 “Placemaking – Urban Design and Heritage” of the OCP, with Section 7 “Heritage” of the DCAP, and with the Victoria Heritage Thematic Framework.

The new development seeks to retain the majority of the Sam Key Laundry Building in this proposal, and meets many policy objectives, including balancing the development objectives with the guidelines set out in the *Standards and Guidelines for the Historic Places in Canada*, and the *Old Town Design Guidelines*.

Heritage Advisory Panel Review

The application was reviewed by the Heritage Advisory Panel on June 11, 2024. At that meeting the following motion was passed:

That the Heritage Advisory Panel recommend to Council that the Heritage Designation Application No. 0002029 for the property located at 1885 Government Street be approved.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria’s urban forest and optimizing community benefits from the urban forest in all neighborhoods.

One municipal tree has been inventoried and is proposed for removal as it is located adjacent to an area where excavation will occur. Eight new municipal trees are proposed in irrigated soil cells, four on Chatham Street and four on the Government Street frontage. One bylaw replacement tree is proposed on level one of the development. Under the current proposal, the applicant will be required to pay \$12,000 cash-in-lieu for six replacement trees not planted.

Resource Impacts

Summarized in the table below are the annual maintenance costs that would be incurred by the city following the planting of seven new street trees.

Increased Inventory	Annual Maintenance
New municipal trees (7 net new)	\$420 (TBD)
Tree Irrigation	\$400

Encroachment Agreement

A number of street-level canopies are proposed along Government and Chatham streets and wording to allow for these encroachments is included in the recommendation for Council’s consideration.

CONCLUSIONS

This rezoning will remove restrictive land uses that only permitted automotive repair and allows this property to provide a residential and commercial mixed-use project that helps advance OCP objectives for housing and downtown vibrancy. As a purpose-built rental building, it will add seventy-nine new homes to the rental inventory, all secured with a housing agreement. Its design is consistent with the form and character criteria for this national historic site in Victoria's Chinatown and the proposed heritage retention and designation of the Sam Kee laundry building advances heritage conservation goals to warrant the increase in density requested. Parking variances, while significant, are mitigated with a comprehensive TDM strategy and additional parking is available with the shared underground parking beneath the adjoining property. For these reasons, the recommended motion is to advance this application.

Respectfully submitted,

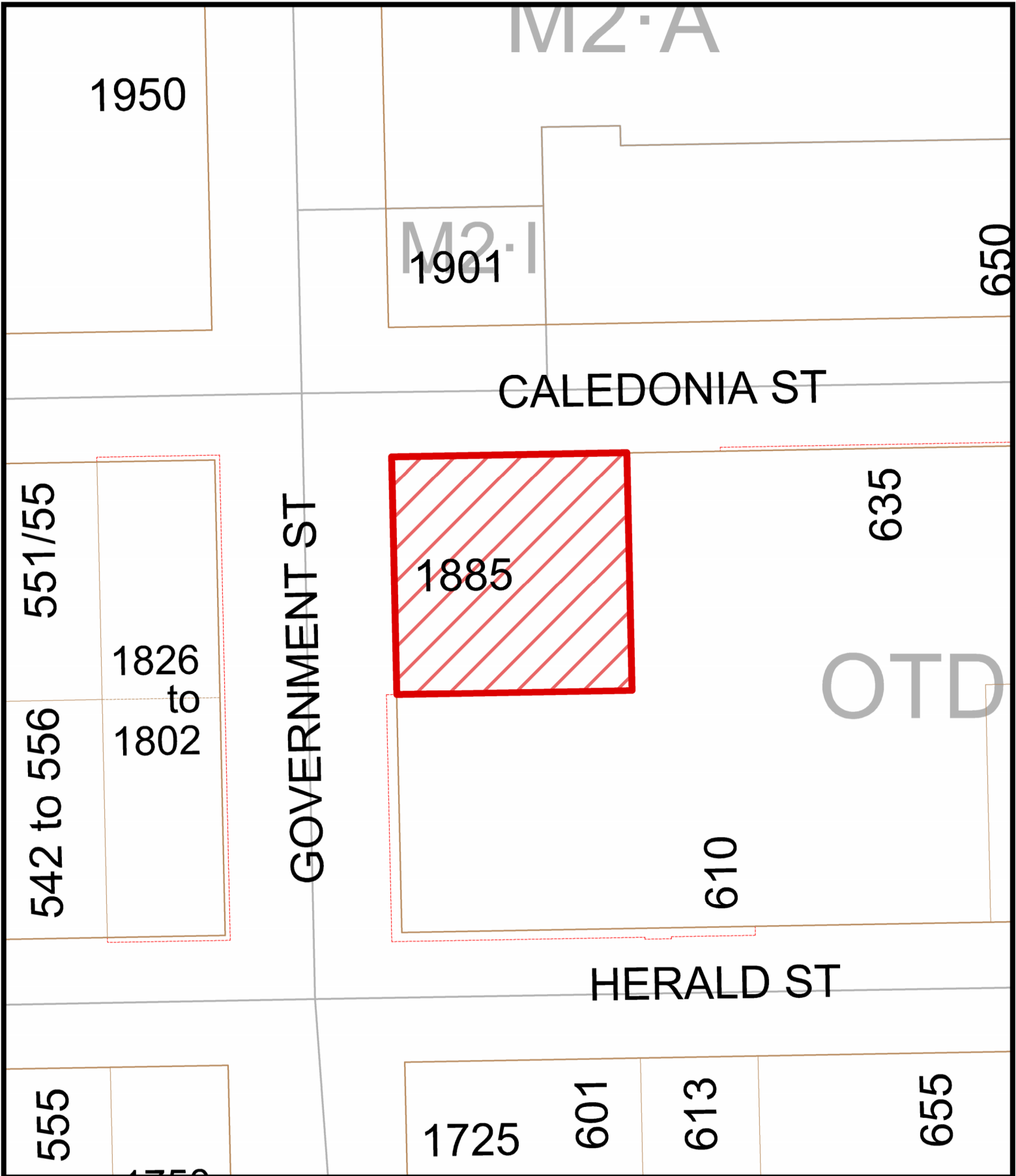
Miko Betanzo
Senior Planner Urban Design
Development Services Division

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped June 27, 2024
- Attachment C: Letter from applicant to Mayor and Council dated March 6, 2024
- Attachment D: Statement of Significance dated June 27, 2024
- Attachment E: Community Association Land Use Committee Comments dated May 26, 2024
- Attachment F: Zoning Data Table
- Attachment G: Pre-Application Consultation Comments from Online Feedback Form



1885 Government Street
Rezoning No.00870



VIEW FROM GOVERNMENT AND CHATHAM STREET



CONTACTS

OWNER

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ARCHITECT

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Greg Damant
Architect AIBC
greg@cascadiaarchitects.ca

LANDSCAPE

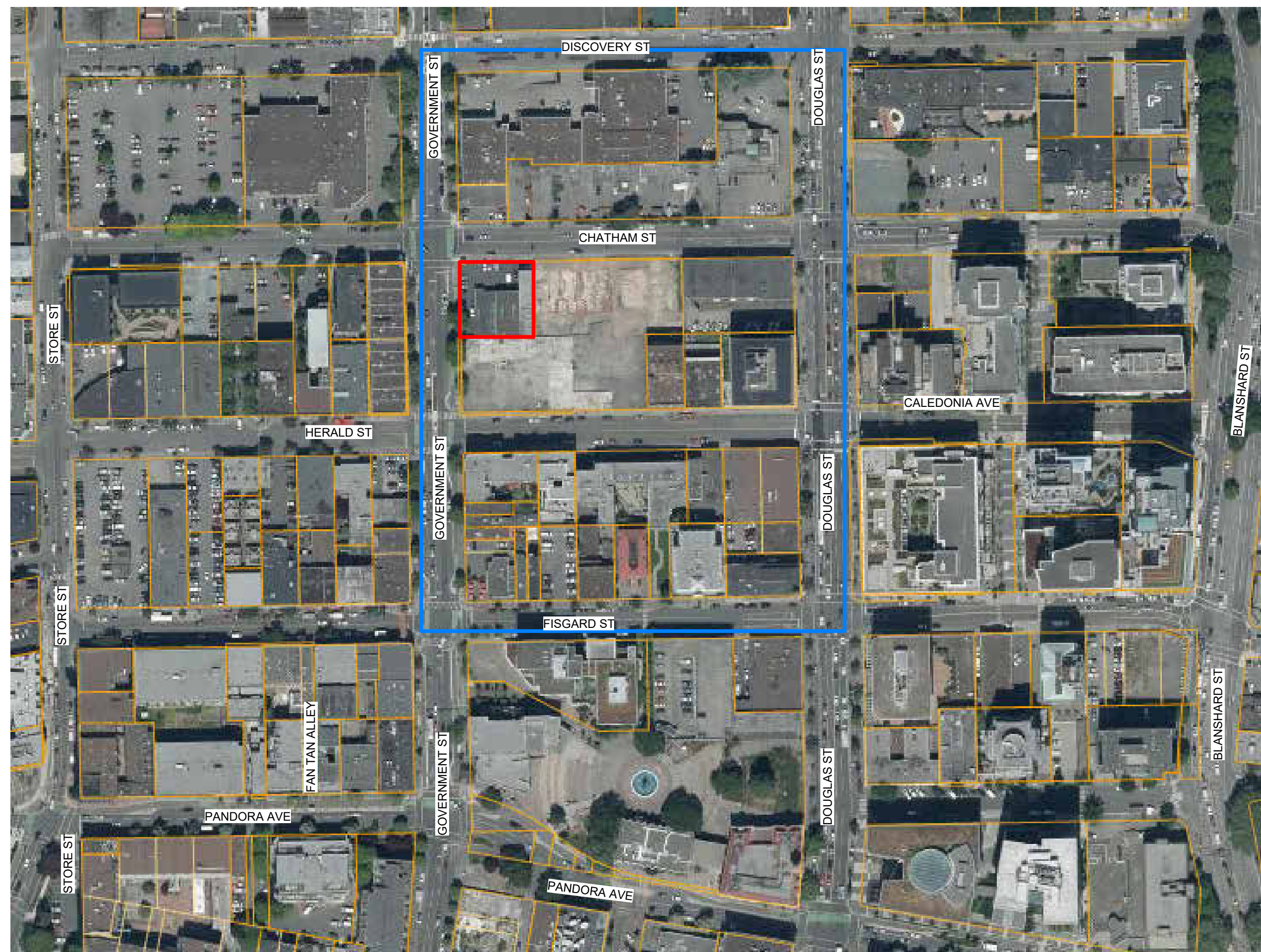
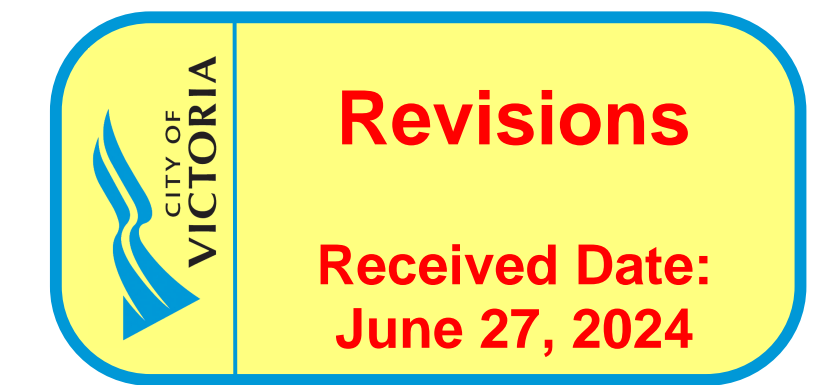
LADR Landscape Architects
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Chris Windjack
Landscape Architect
cwindjack@ladria.ca

CIVIL

Herold Engineering
600-1112 Fort Street
Victoria, BC

David Pritchard
P.Eng
DPritchard@heroldengineering.com



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

REZONING & DEVELOPMENT PERMIT APPLICATION

LIST OF DRAWINGS

ARCHITECTURAL

- A 000 COVER
- A 010 PERSPECTIVES
- A 011 PERSPECTIVES
- A 012 CONTEXT ELEVATION
- A 013 SHADOW STUDIES
- A 050 SITE PLAN & PROJECT DATA
- A 051 ZONING CALCULATIONS
- A 052 CODE REVIEW
- A 053 SPATIAL SEPARATION
- A 100 PARKADE PROPOSED PLAN
- A 101 LEVEL 1 PROPOSED PLAN
- A 102 LEVEL 2 PROPOSED PLAN
- A 103 LEVEL 3-6 TYPICAL PROPOSED PLAN
- A 200 EXTERIOR ELEVATIONS
- A 201 EXTERIOR ELEVATIONS
- A 300 BUILDING SECTIONS

CIVIL

- C200 CONCEPTUAL SITE SERVICING

LANDSCAPE

- L1 LANDSCAPE CONCEPT PLAN

NICOLA WEALTH REAL ESTATE

1885 GOVERNMENT ST.

June 26, 2024

Project #	2311	Sheet #	A 000
Date	June 26, 2024	Revision	June XX, 2024
			3



CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca





COURTYARD VIEW 1



VIEW FROM CHATHAM STREET

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

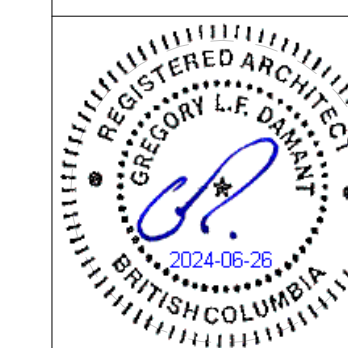
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PERSPECTIVES

Date
June 26, 2024

Scale
Project #
2311

Revision
June XX, 2024
3

Sheet #
A 010





COURTYARD VIEW 2



COURTYARD VIEW 3

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
PERSPECTIVES

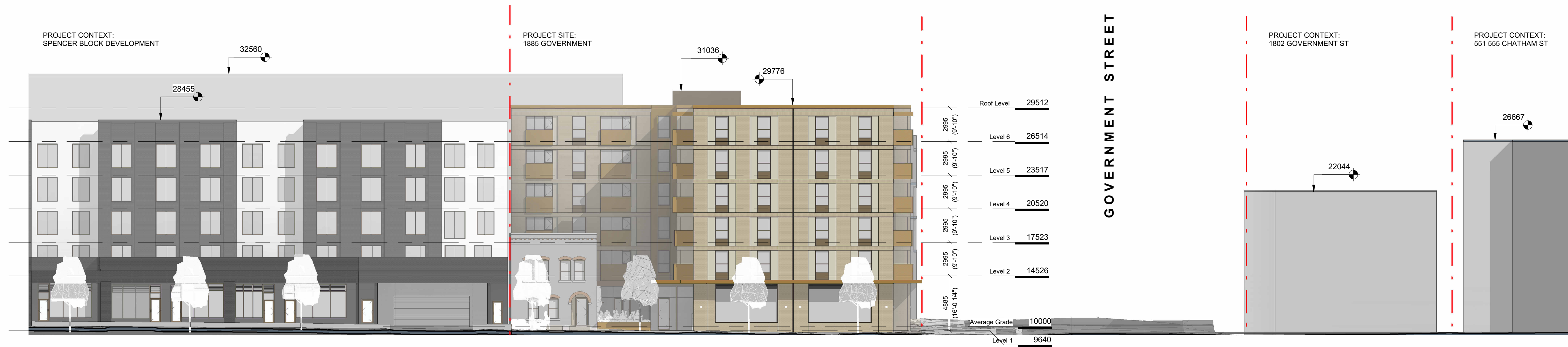
Date
June 26, 2024

Scale
Project #
2311

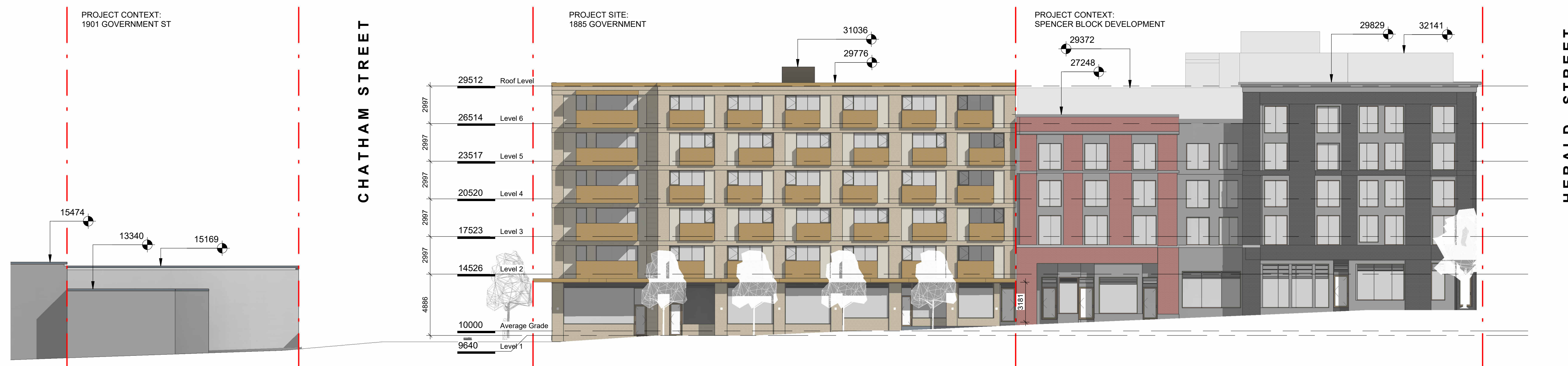
Revision
June XX, 2024
3

Sheet #
A 011





2 Context Elevation - Chatham Street
SCALE = 1 : 200



1 Context Elevation - Government Street
SCALE = 1 : 200

3	RZ DP Rev1	June XX, 2024
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NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name
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Date
June 26, 2024

Scale
1 : 200

Project #
2311

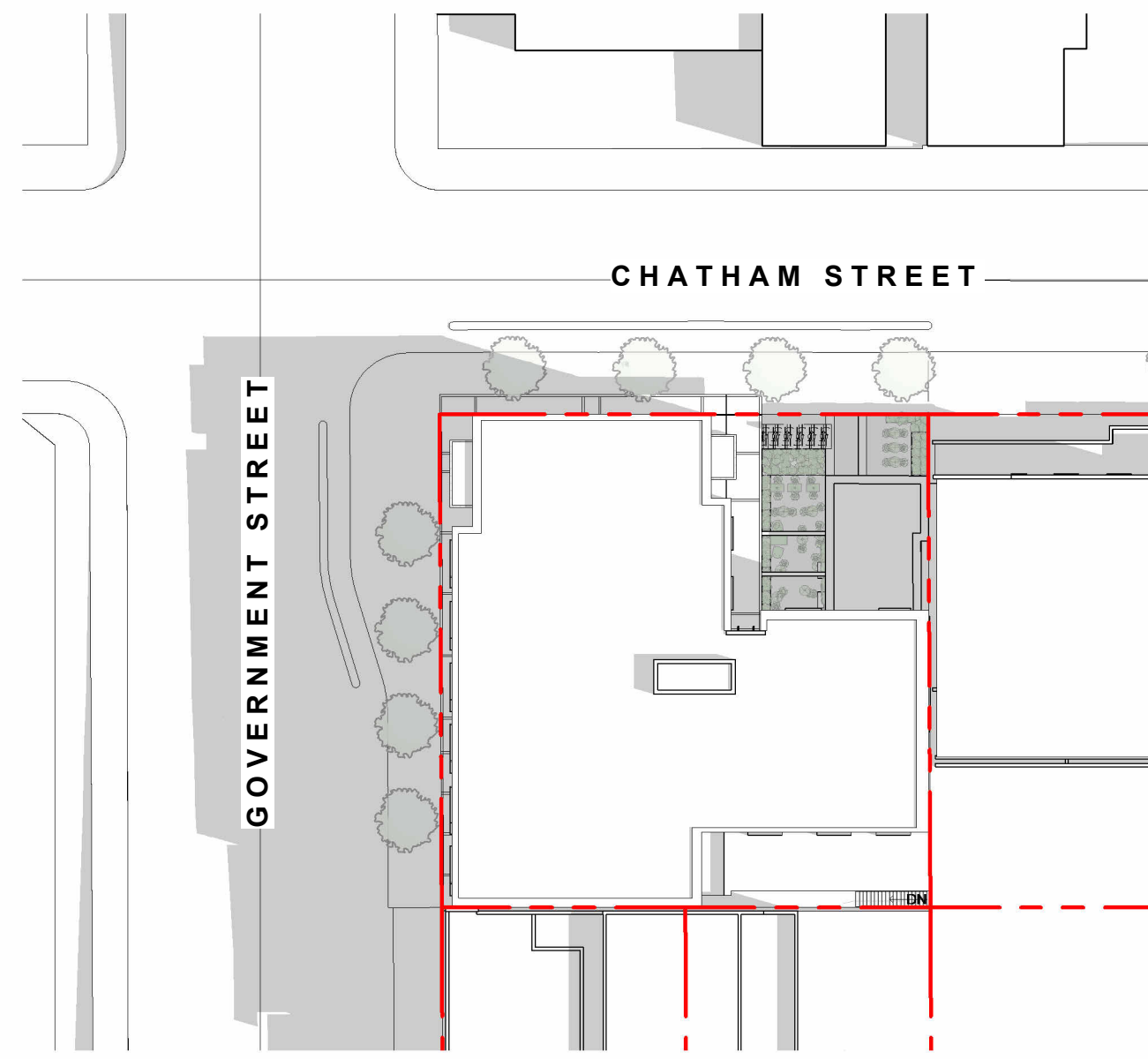
Revision
June XX, 2024

3

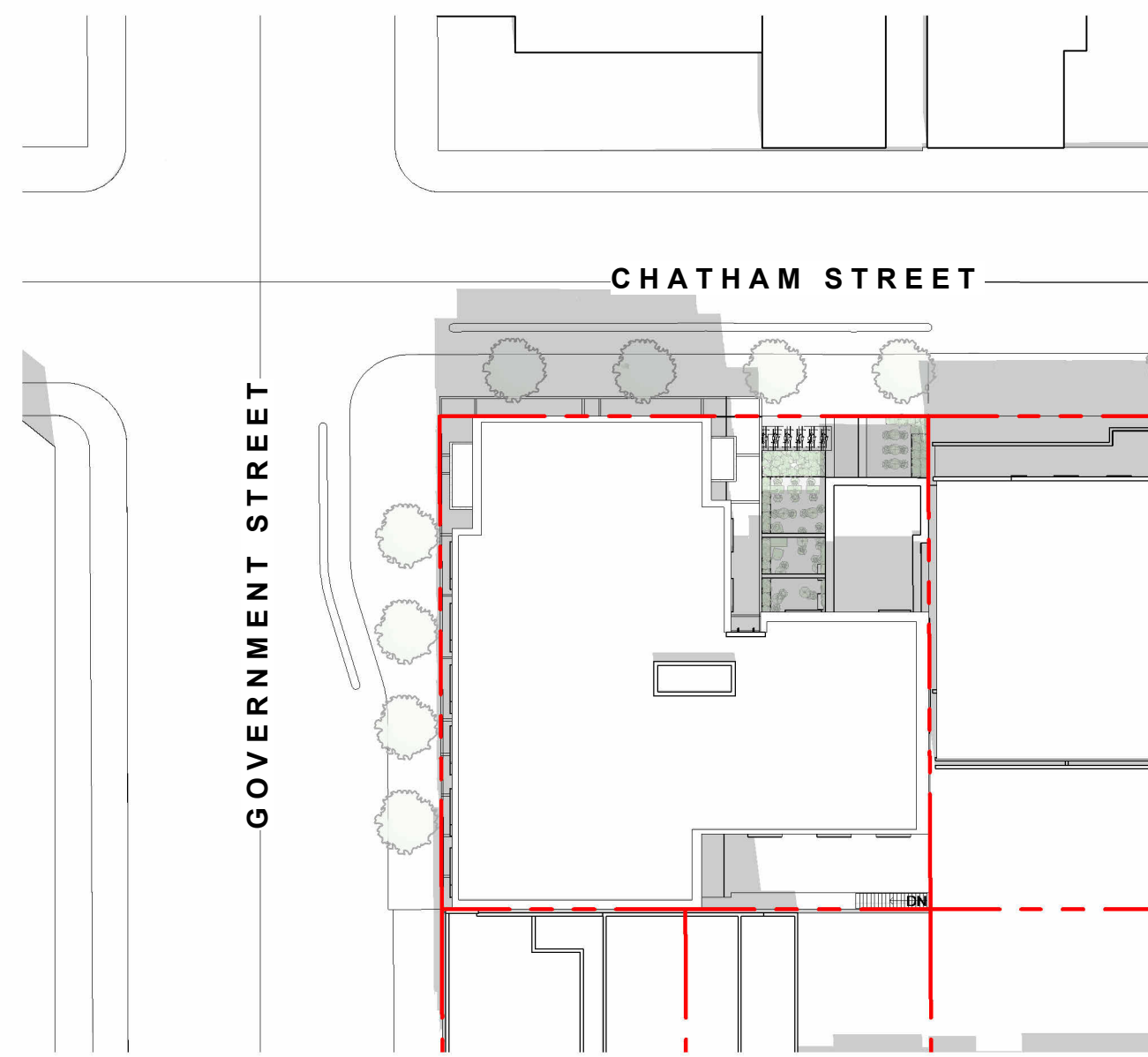
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A 012



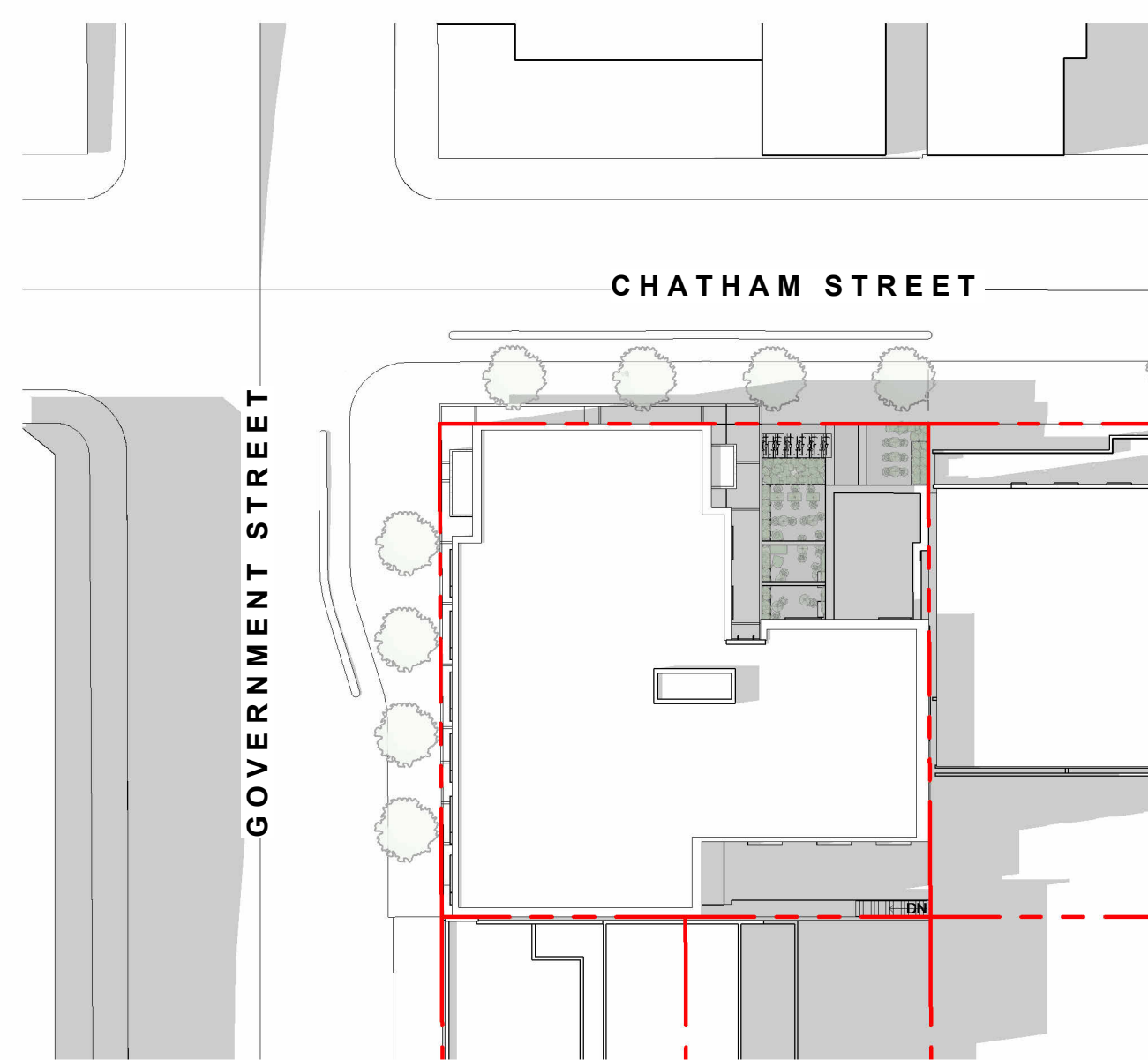
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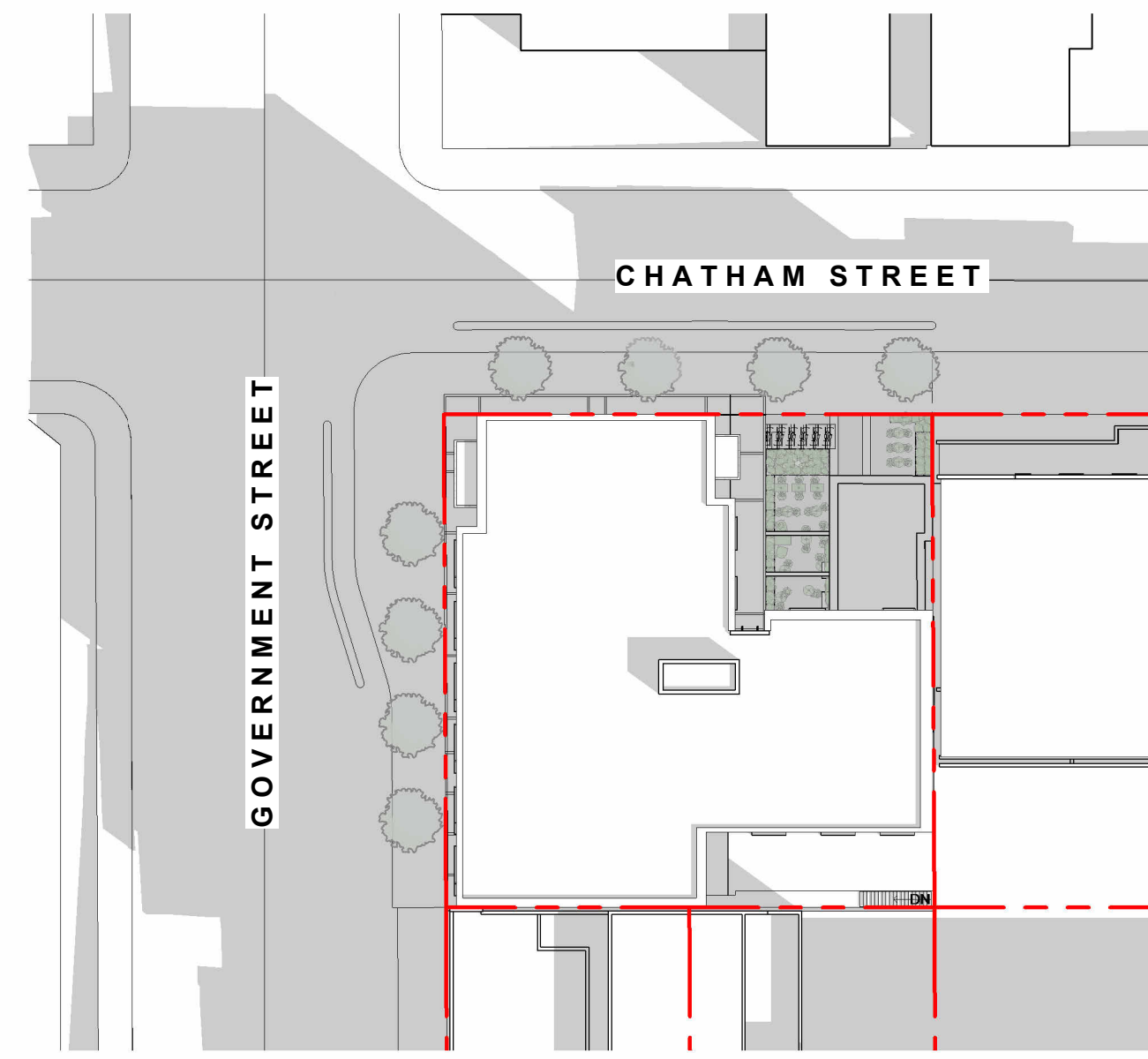


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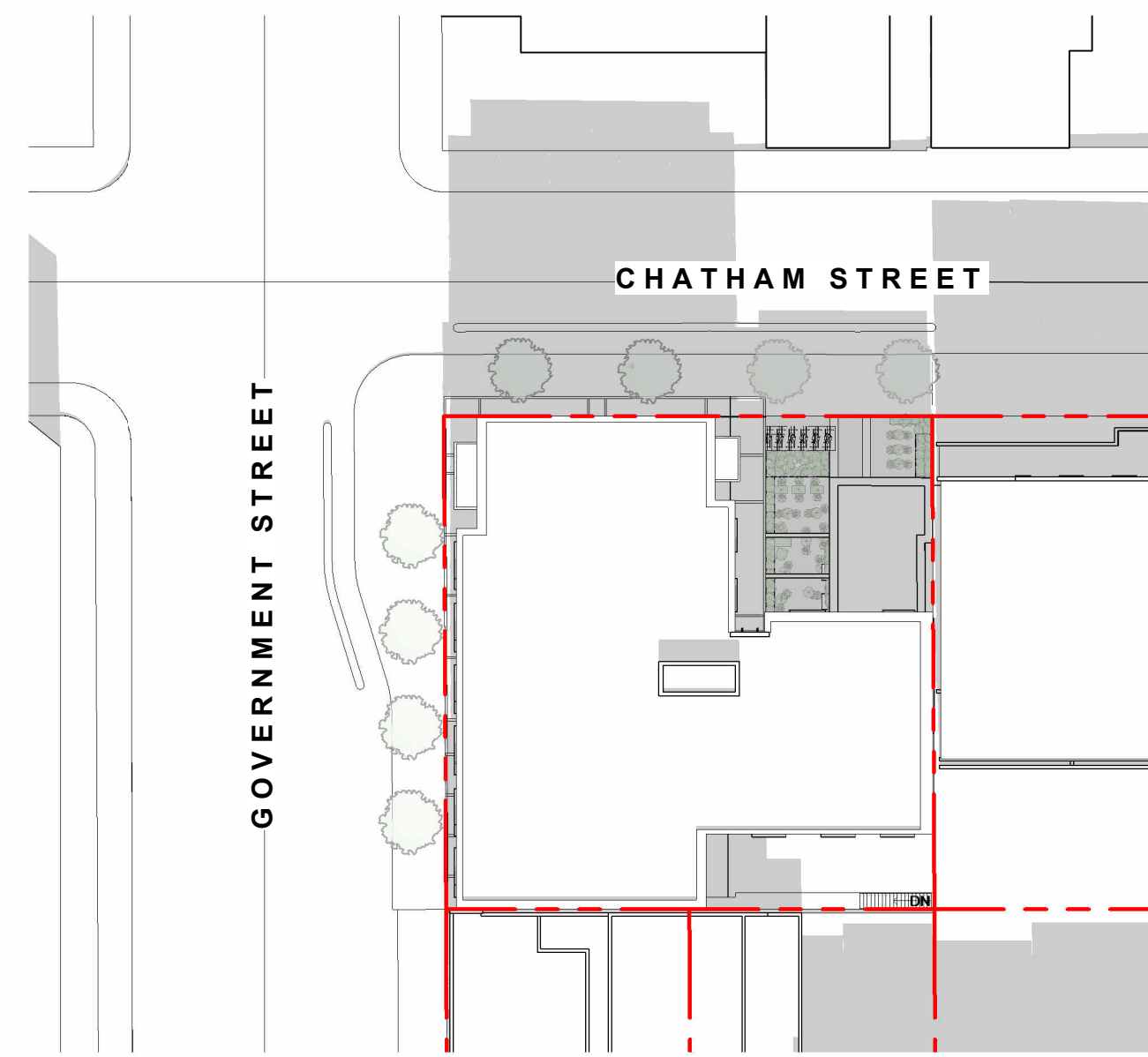


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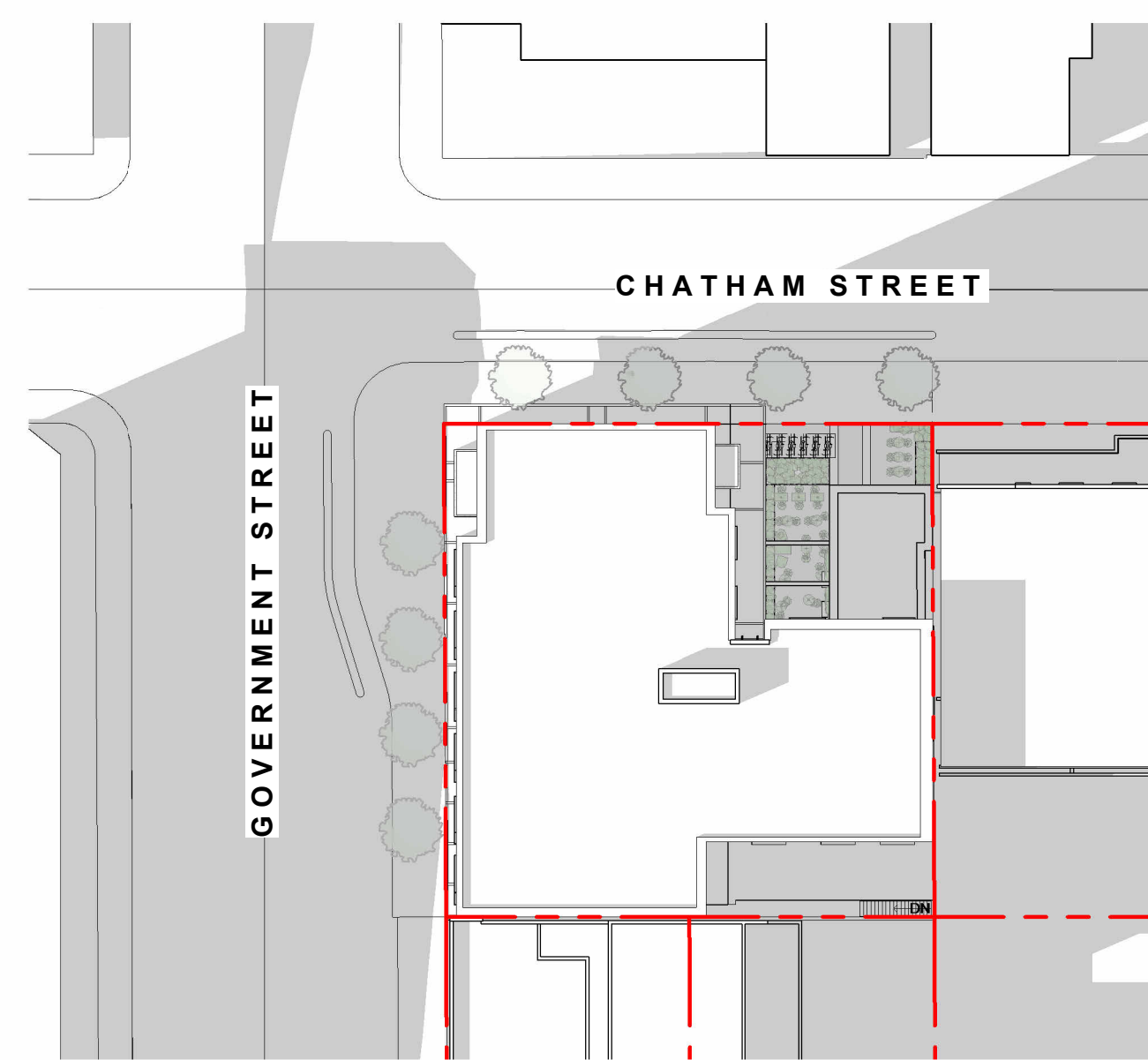
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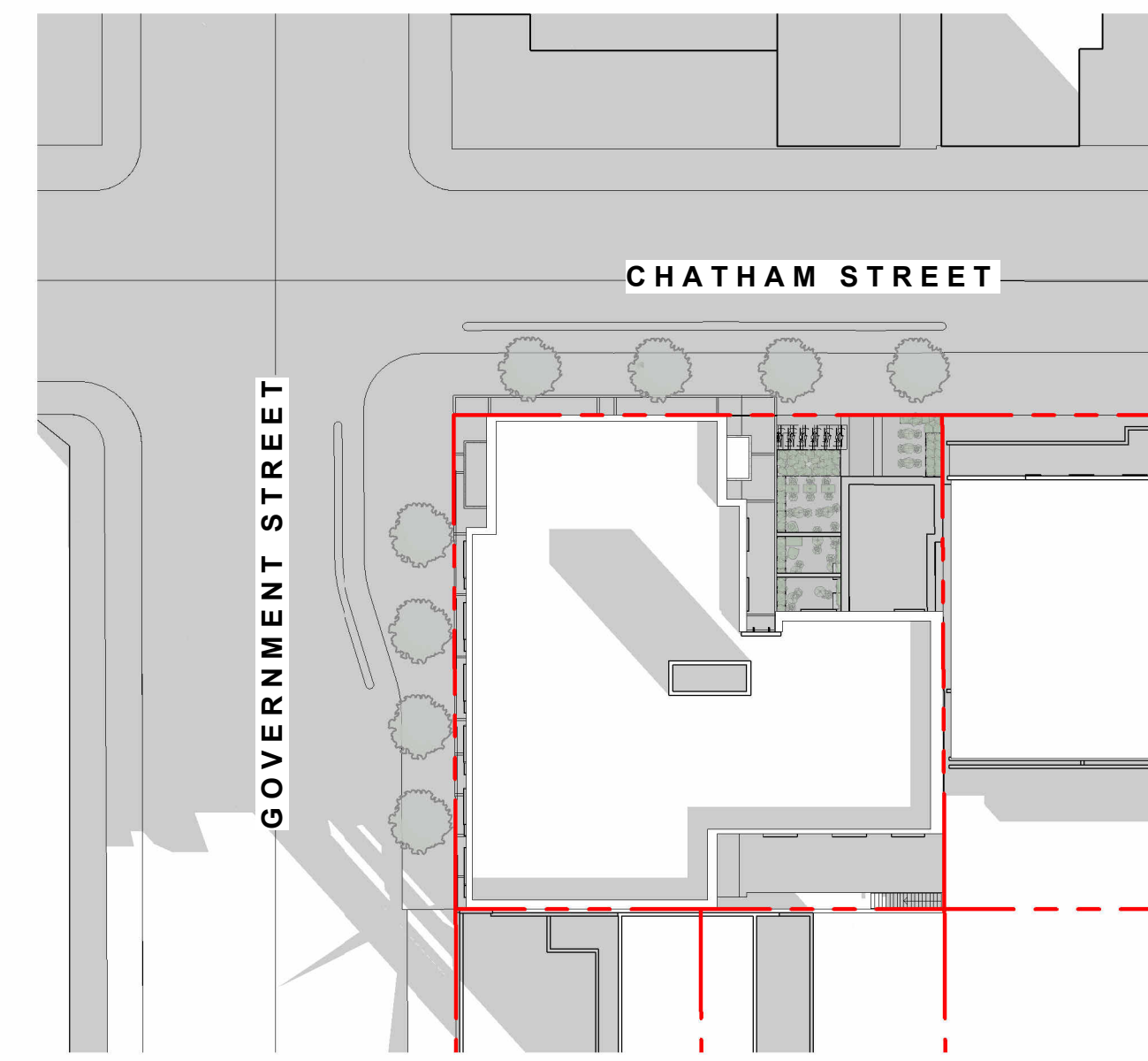


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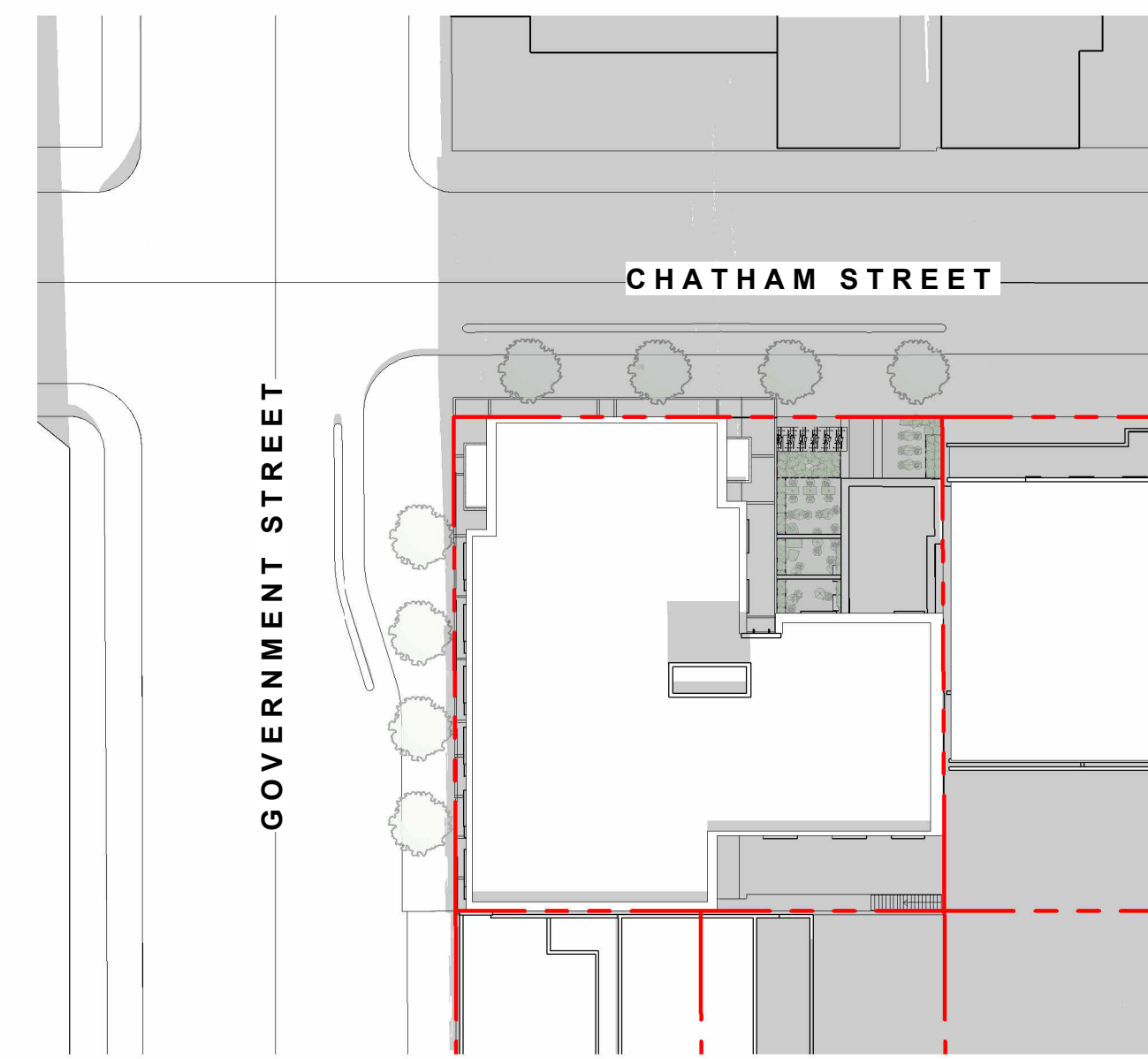


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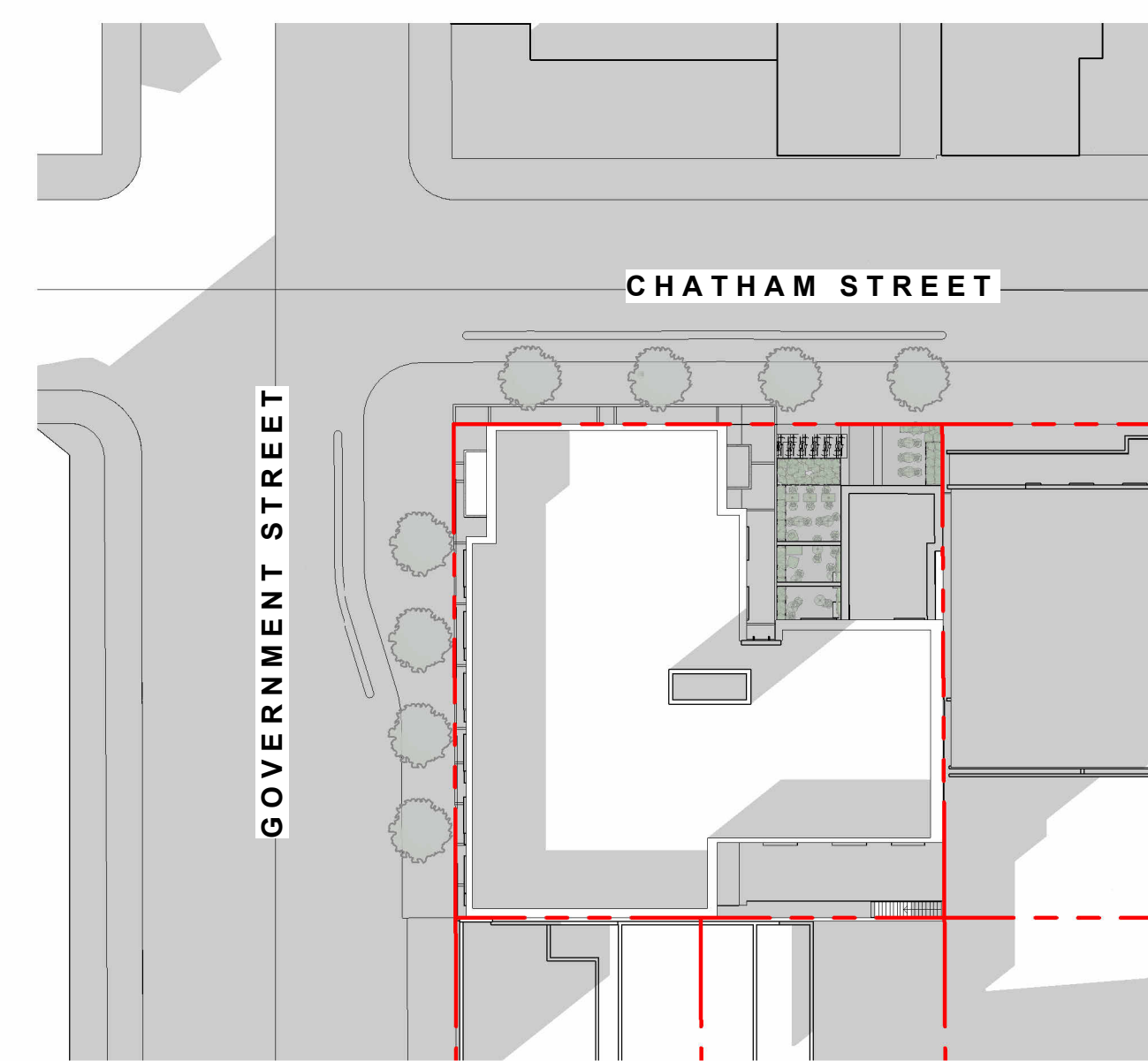
WINTER SOLSTICE



1 Shadow Study 9am WINTER SOLSTICE
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2 Shadow Study 12pm WINTER SOLSTICE
SCALE = 1 : 500



3 Shadow Study 4pm WINTER SOLSTICE
SCALE = 1 : 500

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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NICOLA WEALTH REAL ESTATE

Sheet Name
SHADOW STUDIES

Date
June 26, 2024

Scale
1 : 500

Project #
2311

Revision
March 6, 2024

Sheet #
2

A 013

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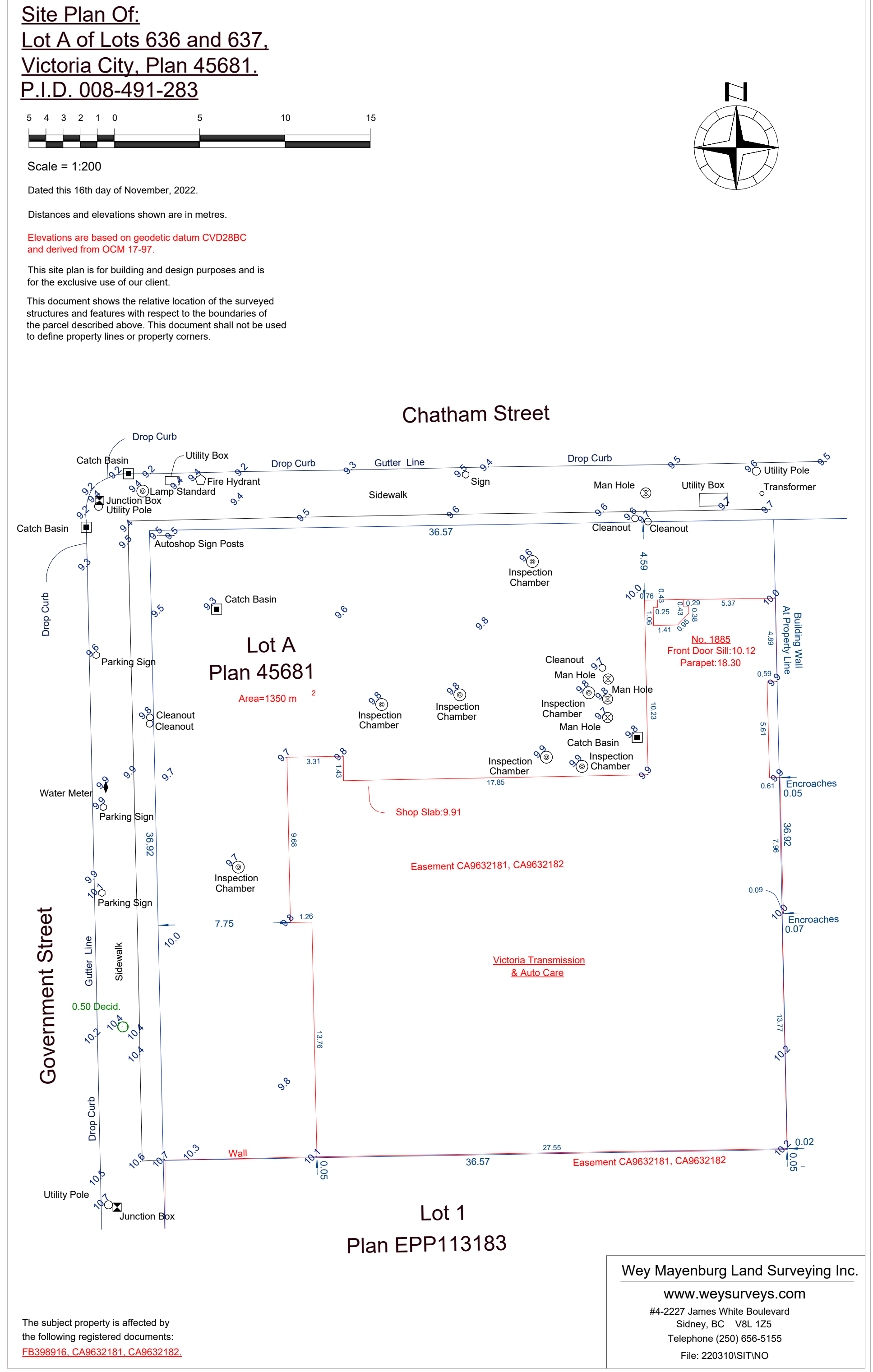


DATA	
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MUNICIPAL ADDRESS	1885 GOVERNMENT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	6 STOREY MULTI UNIT RESIDENTIAL BUILDING

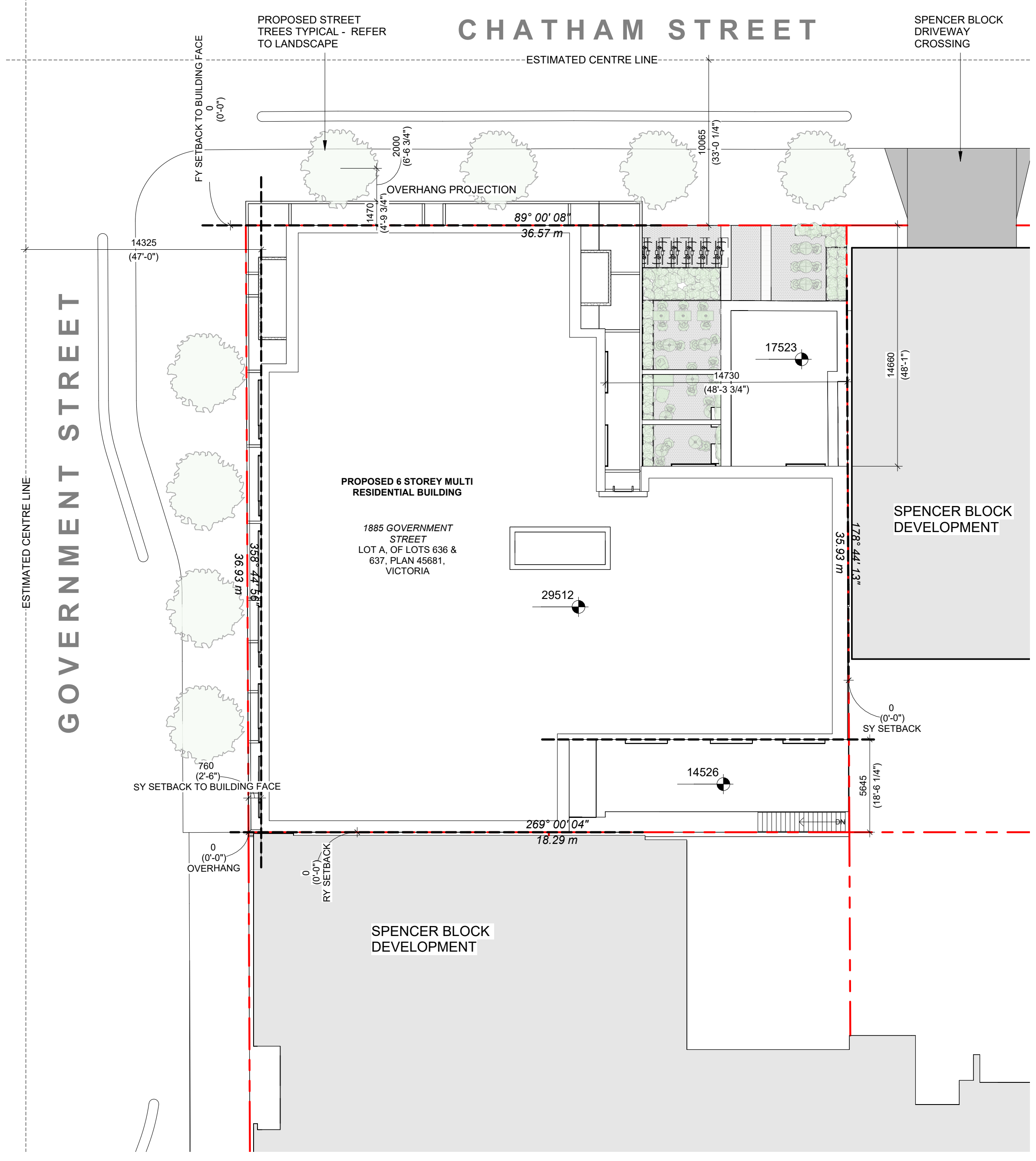
PROJECT INFORMATION	
ZONE (EXISTING)	OTD-1
PROPOSED ZONE	CD-1
LOT AREA (m ²)	1,380.67m ²
TOTAL FLOOR AREA (m ²)	5,573m ²
COMMERCIAL FLOOR AREA (m ²)	778m ²
FLOOR SPACE RATIO	4.13 : 1
LOT COVERAGE (%)	91%
OPEN SITE SPACE (%)	15%
HEIGHT (m)	19.51m
NUMBER OF STOREYS	6
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	56 13
PARKING STALLS - VISITOR (#) ON SITE	8 0
BICYCLE PARKING (#) SHORT TERM	12 12
BICYCLE PARKING (#) LONG TERM	89 89

BUILDING SETBACKS (m)	
FRONT LOT LINE (CHATHAM STREET)	Nominal 0
REAR LOT LINE	Nominal 0
INTERIOR SIDE LOT LINE	Nominal 0
SIDE LOT LINE (GOVERNMENT STREET)	Nominal 0
COMBINED SIDE YARDS	Nominal 0

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	79
UNIT TYPE	Studio 1 Bedroom 2 Bedroom
GROUND-ORIENTATED UNITS	0
MINIMUM UNIT FLOOR AREA (m ²)	32m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	3,654m ²



2 Existing Site Survey
SCALE = 1 : 200



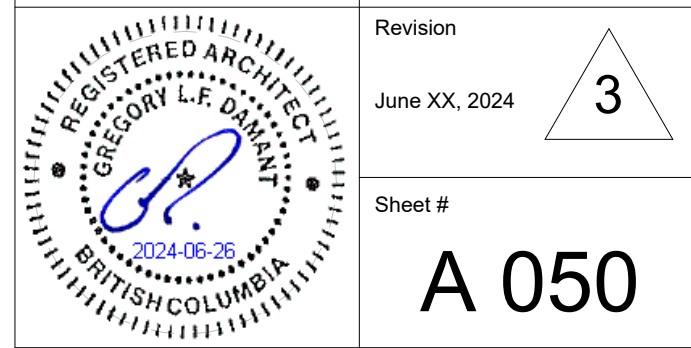
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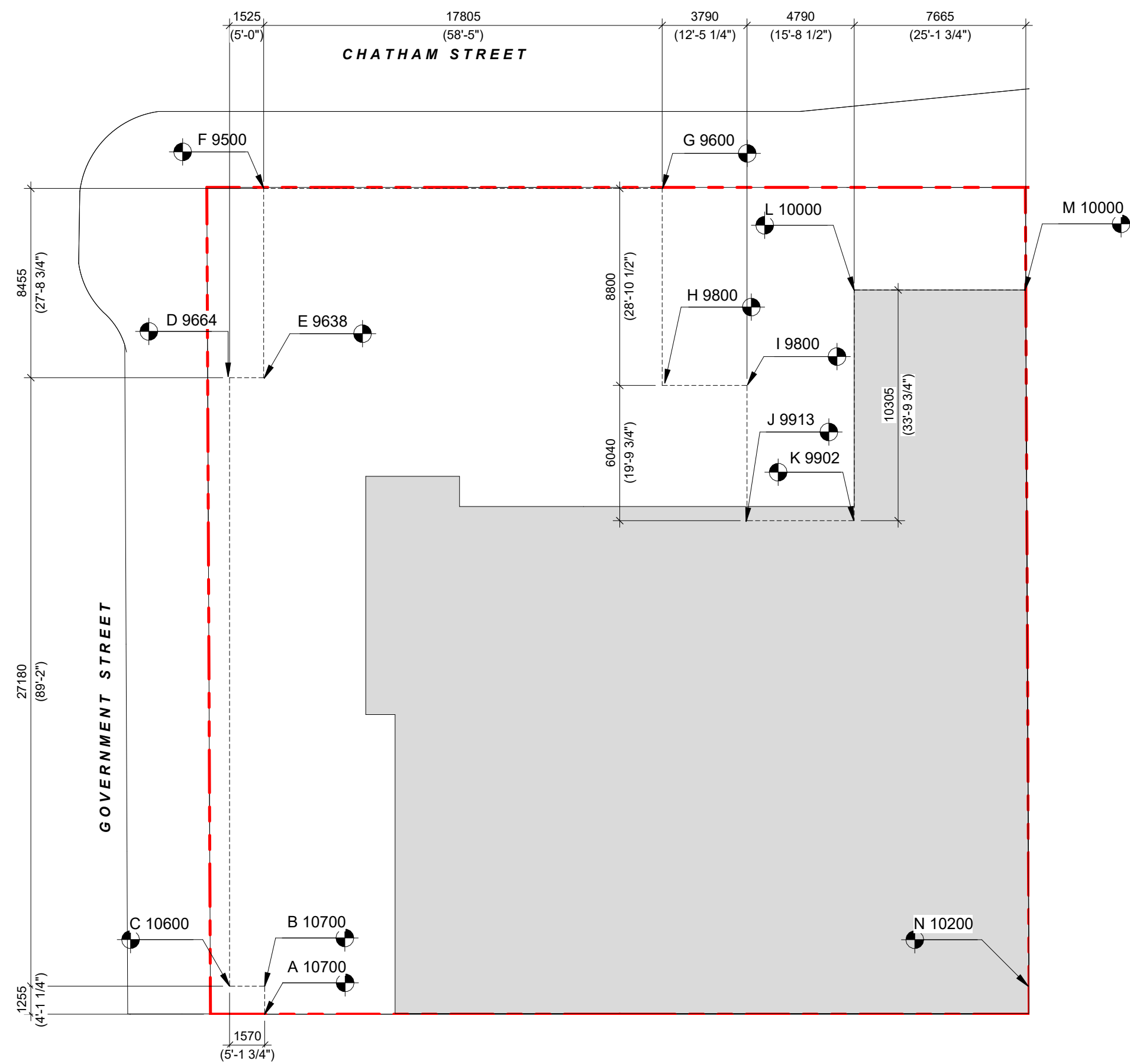
NO.	DESCRIPTION	DATE
3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



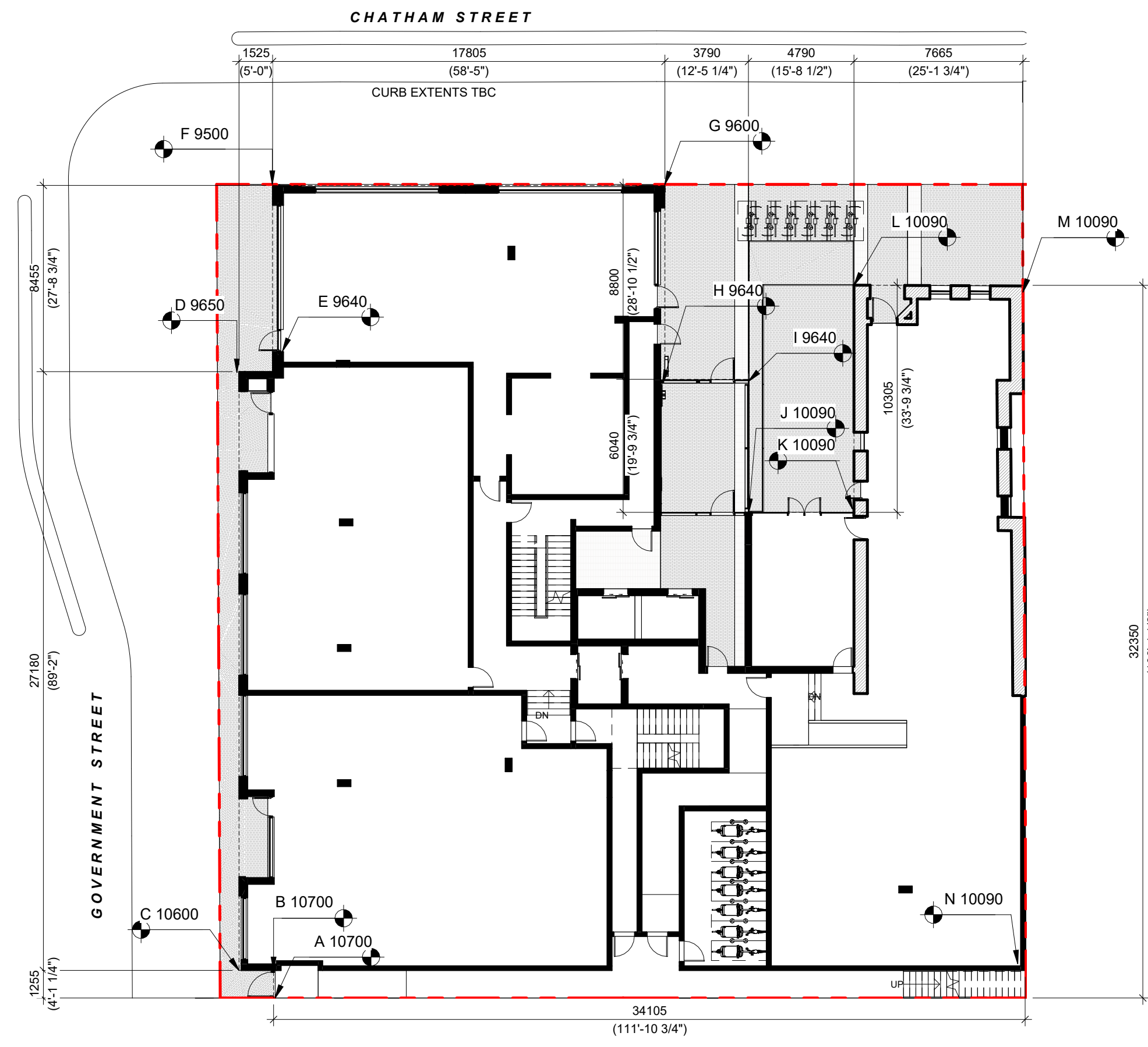
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1885 GOVERNMENT ST.	
NICOLA WEALTH REAL ESTATE	
Sheet Name	SITE PLAN & PROJECT DATA
Date	June 26, 2024
Scale	As indicated
Project #	2311
Revision	3
Date	June XX, 2024
Sheet #	A 050

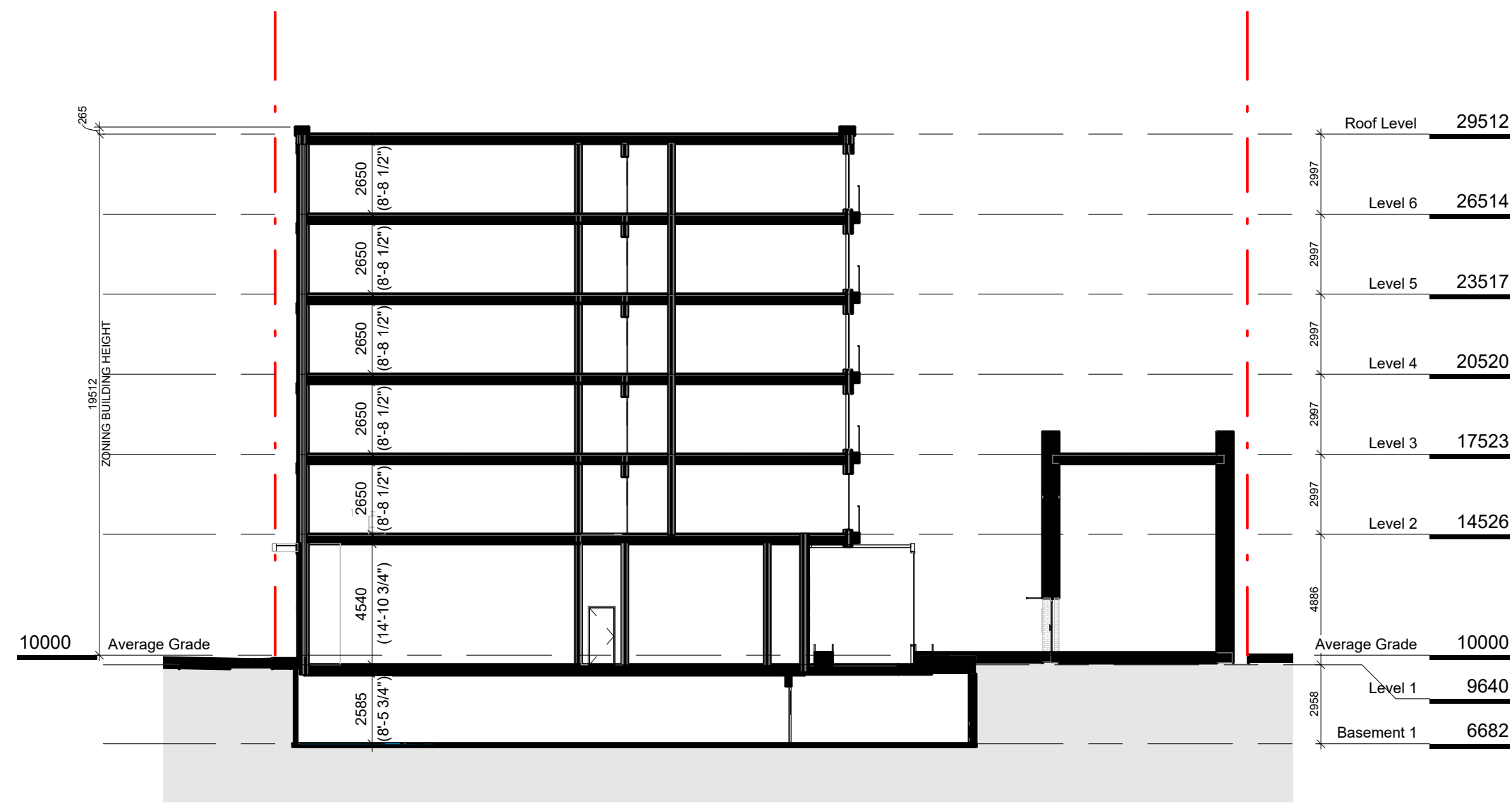




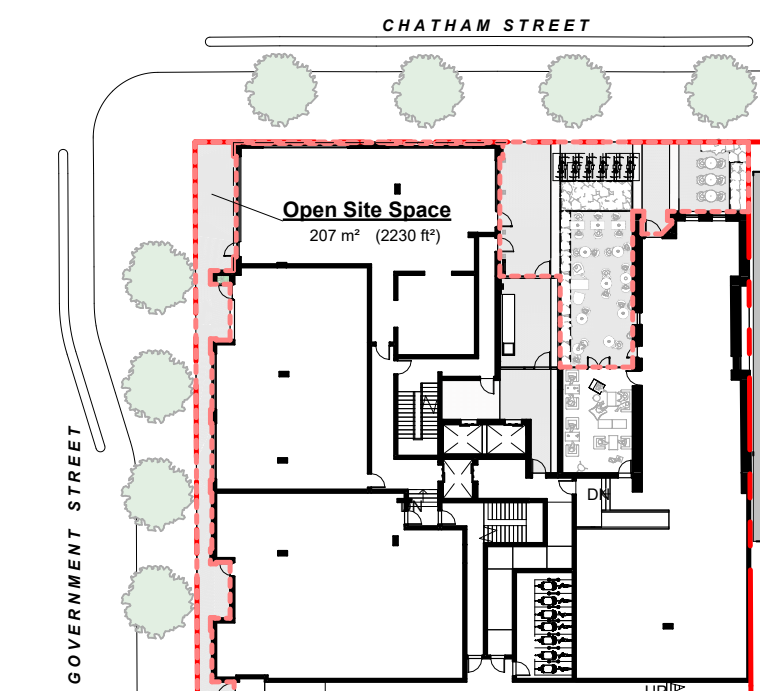
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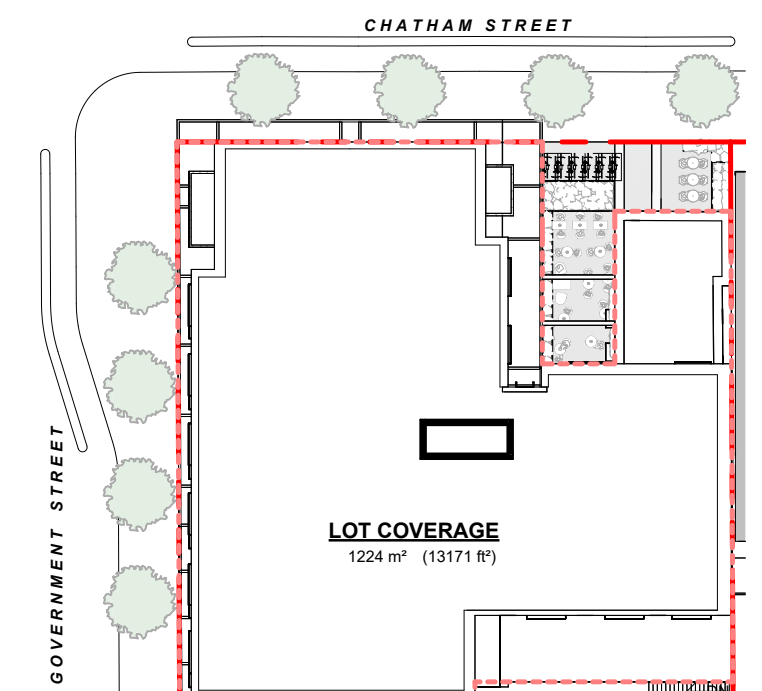
3 Proposed Grade Key Plan
SCALE = 1 : 200



1 BUILDING HEIGHT
SCALE = 1 : 200



4 Open Site Space
SCALE = 1 : 500



5 Lot Coverage
SCALE = 1 : 500

SUPPORTING CALCULATIONS

AVERAGE GRADE CALCULATIONS

A to B	(10.700m+10.700m)/2 x 1.255m	=	13.429
B to C	(10.700m+10.600m)/2 x 1.570m	=	16.729
C to D	(10.600m+9.650m)/2 x 27.180m	=	275.20
D to E	(9.650m+9.638m)/2 x 1.525m	=	14.700
E to F	(9.638m+9.500m)/2 x 8.455m	=	80.906
F to G	(9.500m+9.600m)/2 x 17.805m	=	170.04
G to H	(9.600m+9.640m)/2 x 8.800m	=	84.656
H to I	(9.640m+9.640m)/2 x 3.790m	=	36.537
I to J	(9.640m+9.913m)/2 x 6.040m	=	59.050
J to K	(9.913m+9.902m)/2 x 4.790m	=	47.457
K to L	(9.902m+9.880m)/2 x 10.305m	=	101.33
L to M	(9.880m+10.00m)/2 x 7.665m	=	76.190
M to N	(10.00m+10.09m)/2 x 32.350m	=	325.00
N to A	(10.09m+10.626m)/2 x 34.105m	=	354.52
TOTAL		=	1656.3

Divided by perimeter 1656.3/ 165.635 = 9.999

Average grade = 10.00m

ZONING REGULATION BYLAW FLOOR AREAS

LEVEL 1	1010m²
LEVEL 2	911m²
LEVEL 3	913m²
LEVEL 4	913m²
LEVEL 5	913m²
LEVEL 6	913m²
GRAND TOTAL : 6	5573m²

FLOOR SPACE RATIO

5,573m² / 1,350.67	=	4.13
FSR	=	4.13 : 1

LOT COVERAGE

1,224m² / 1,350.67m²	=	0.906 (91%)
----------------------	---	-------------

OPEN SITE SPACE

207m² / 1,350.67m²	=	0.1533 (15%)
--------------------	---	--------------

COMMERCIAL FLOOR AREA

Level 1	=	778m²
---------	---	-------

VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION - 1885 GOVERNMENT (SITE)

LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROPOSED RATE	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment	55 units (<45 m2)	0.50 / unit	27.5	0.16 / unit	13	-32.9
	14 units (>70 m2)	0.60 / unit	8.4			
	10 units (>70 m2)	1.0 / unit	10			
Visitor (Apartment)	79 units	0.1 / unit	7.9	0.0 / unit	0	-7.9
Commercial (Retail)	778 m2	1 / 80 m2	9.7	0.0 / m2	0	-9.7
TOTAL			64 Long Term	0.18	13	-51

BICYCLE PARKING SUPPLY REQUIREMENT & PROVISION

LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment, Long Term	55 units (<45 m2)	1 / unit	55 Long Term	85 Long Term	+0 Long Term
	24 units (>45 m2)	1.25 / unit	30 Long Term		
Apartment, Short Term	1 building, 79 units	Greater of: 6 / building OR 0.1 / unit	8 Short Term	8 Short Term	-
	Retail, Long Term	778 m2	1 / 200 m2		
Retail, Short Term	778 m2	1 / 200 m2	4 Short Term	4 Short Term	+0 Short Term
TOTAL			89 Long Term	89 Long Term	+0 Long Term
			12 Short Term	12 Short Term	+0 Short Term

3	RZ DP Rev1	June XX, 2024
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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
ZONING CALCULATIONS

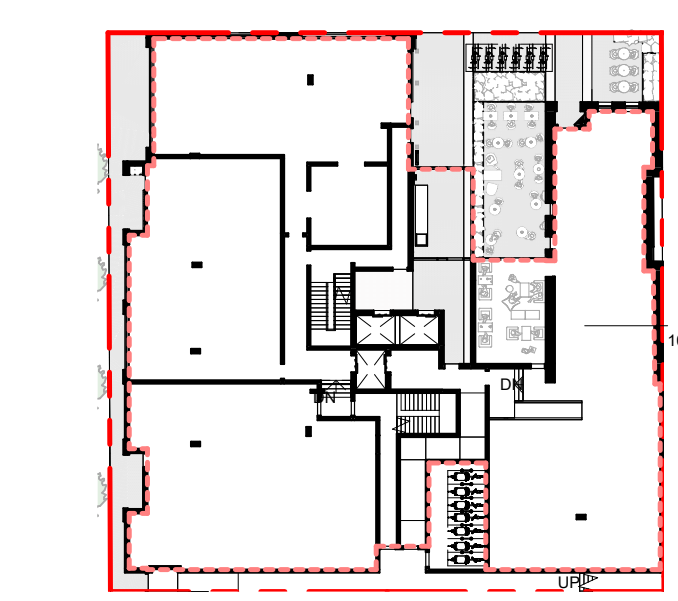
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June 26, 2024

Scale
As indicated

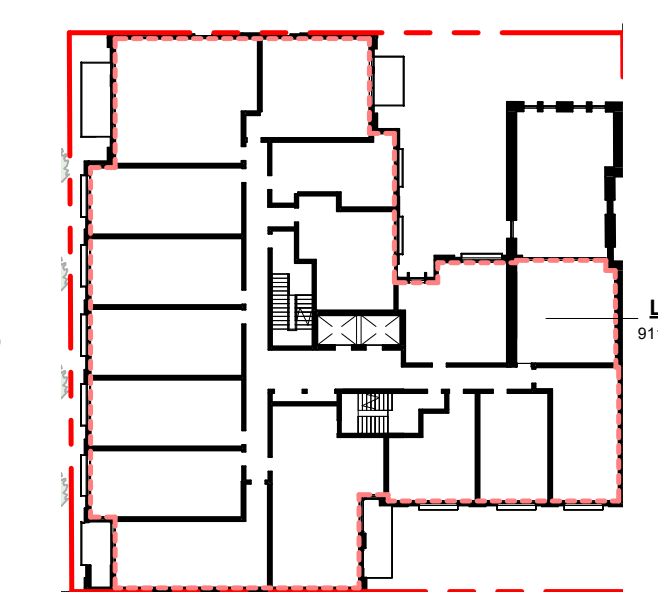
Project #
2311

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June XX, 2024

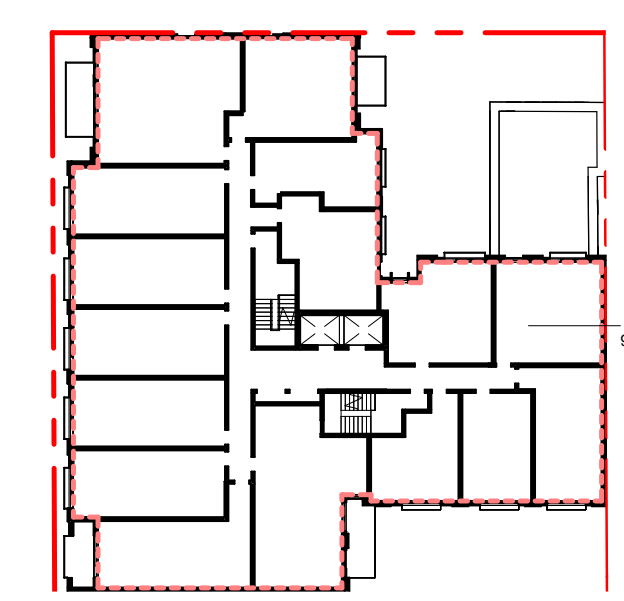
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A 051



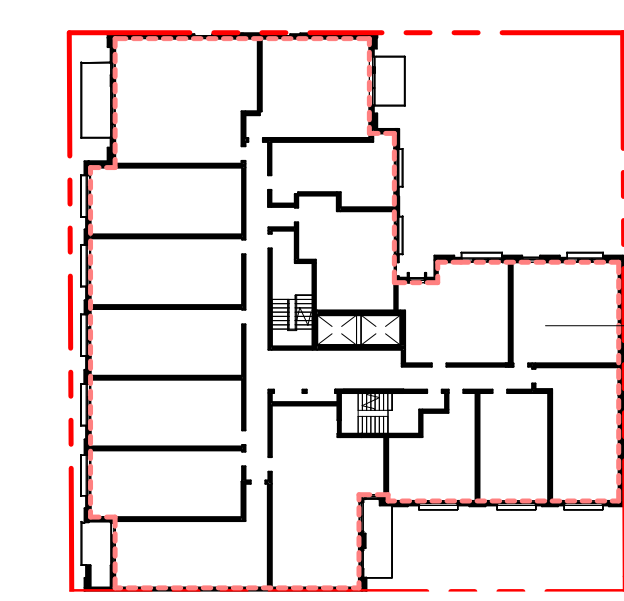
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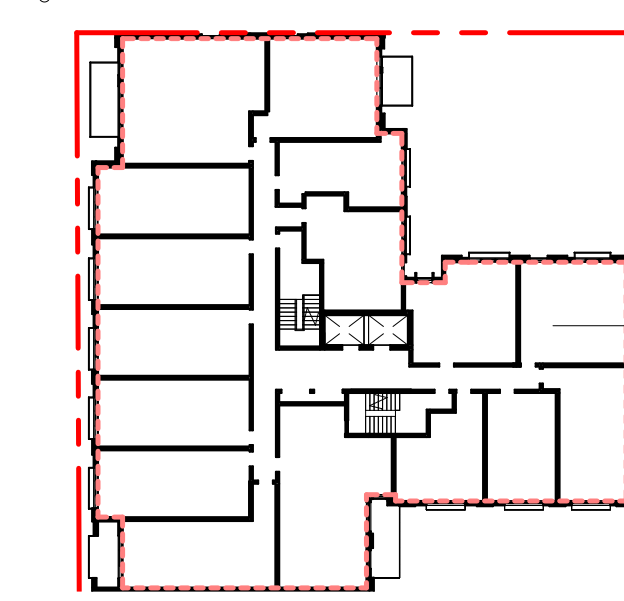
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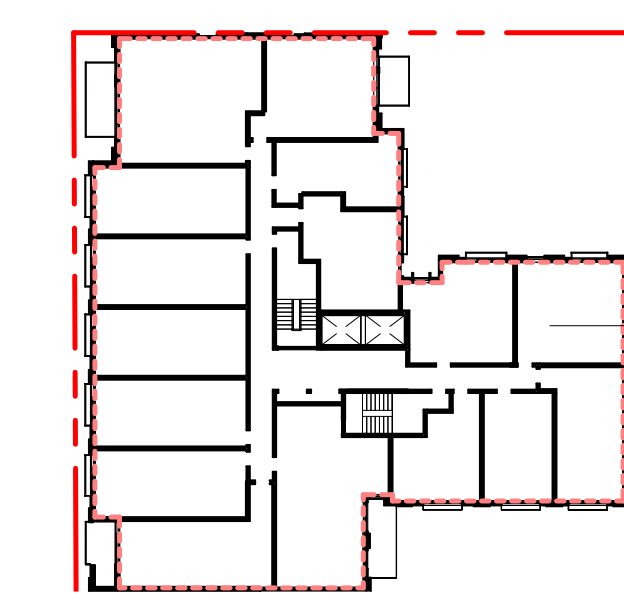
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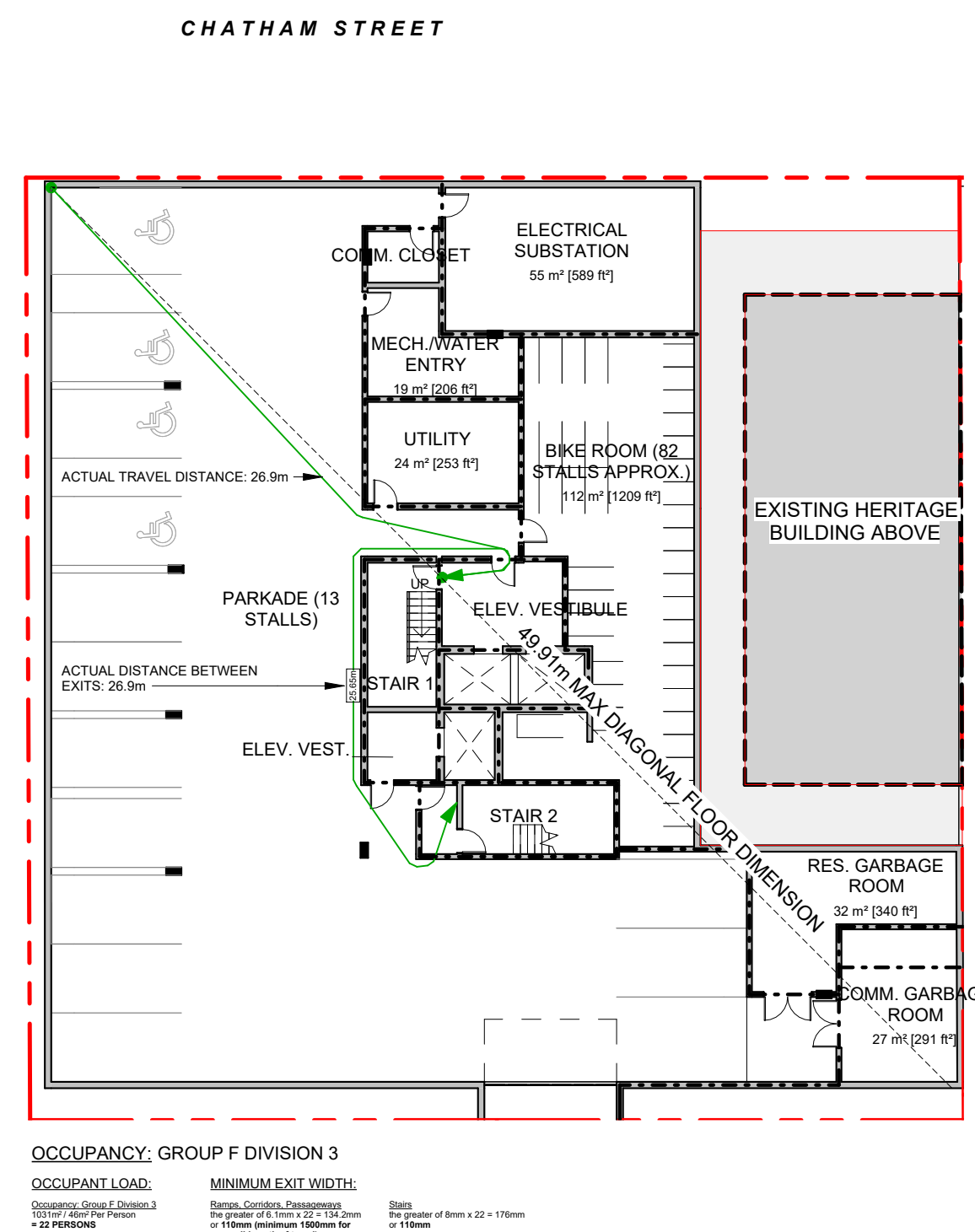
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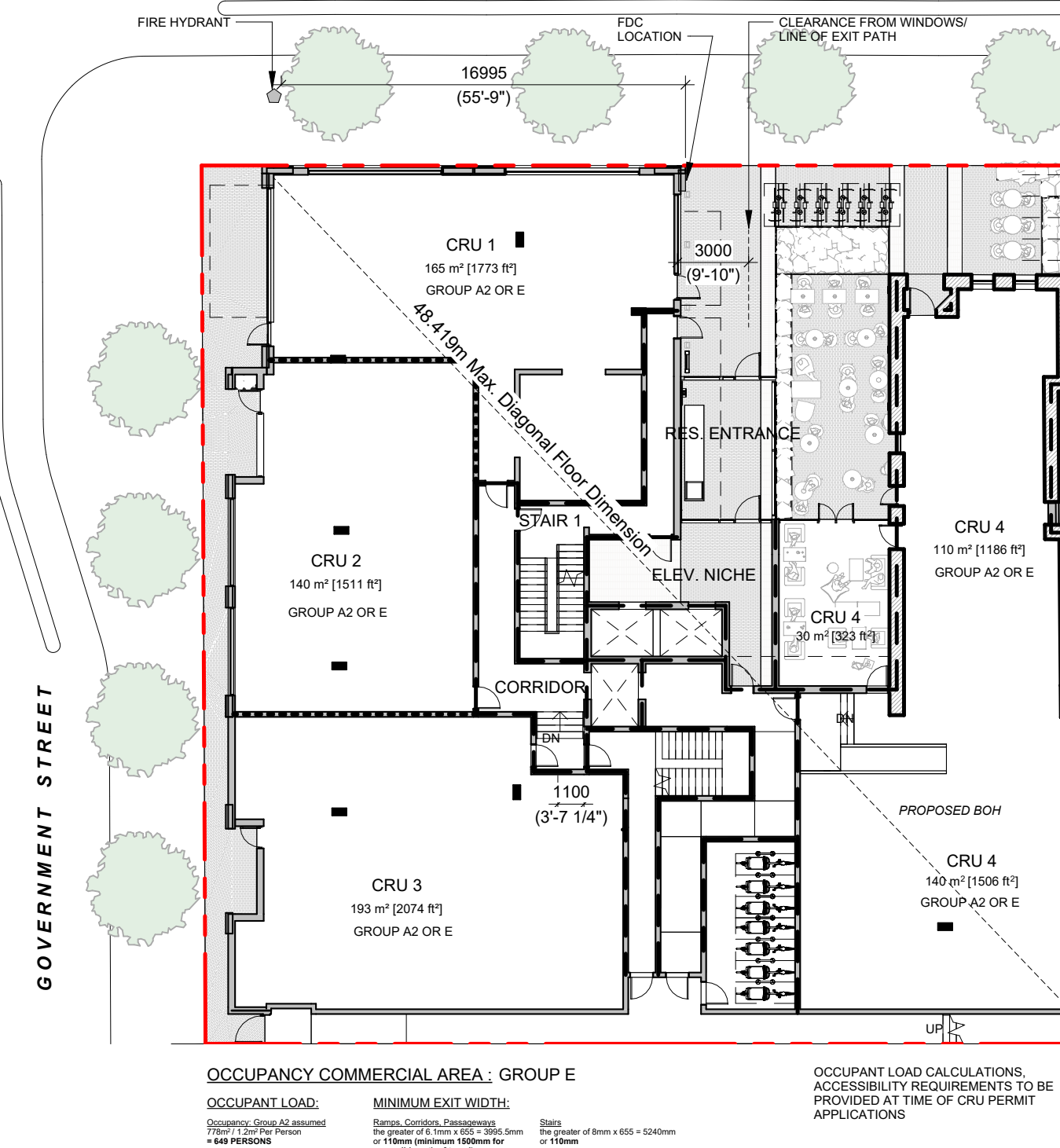
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11 Level 6
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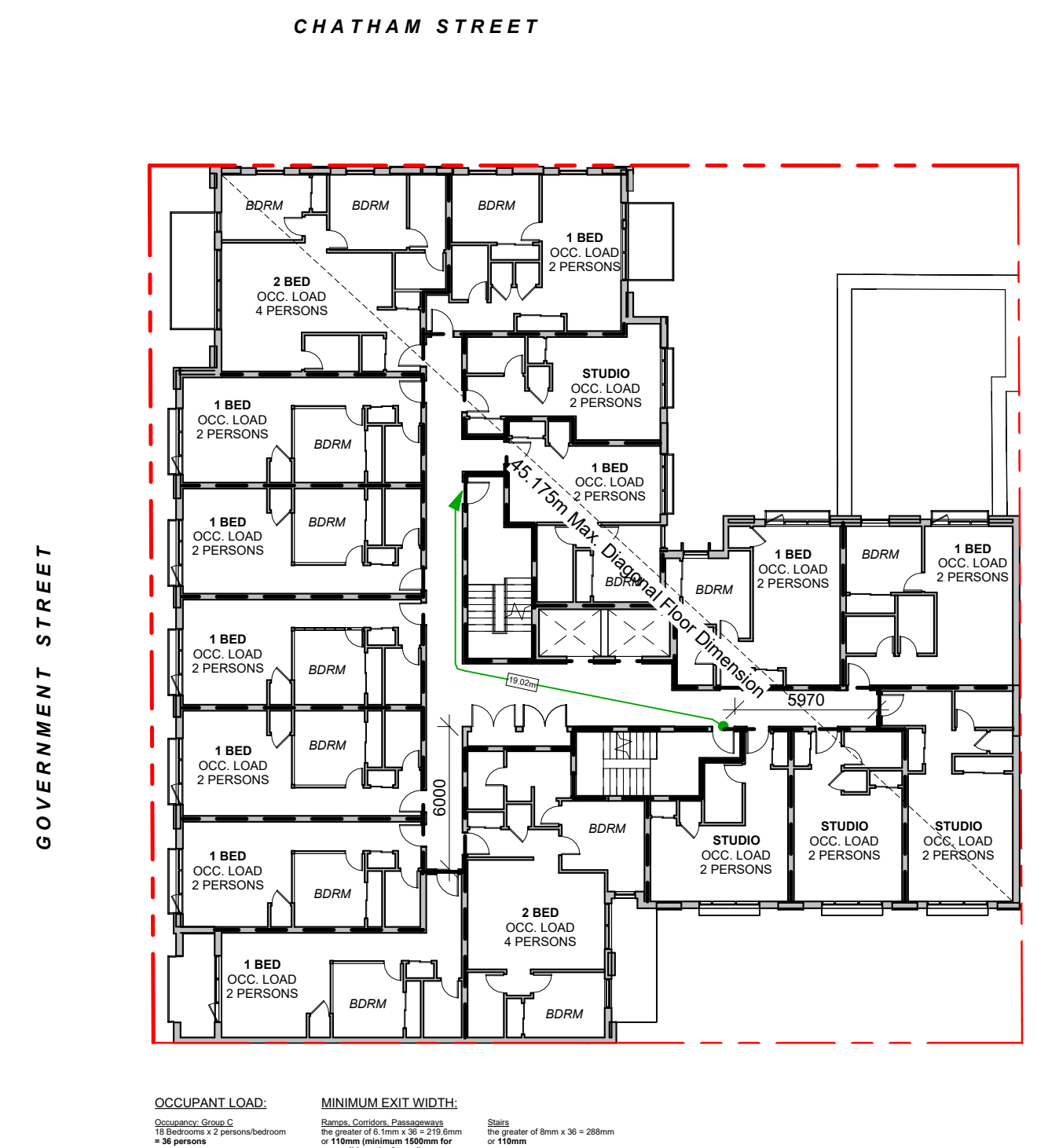
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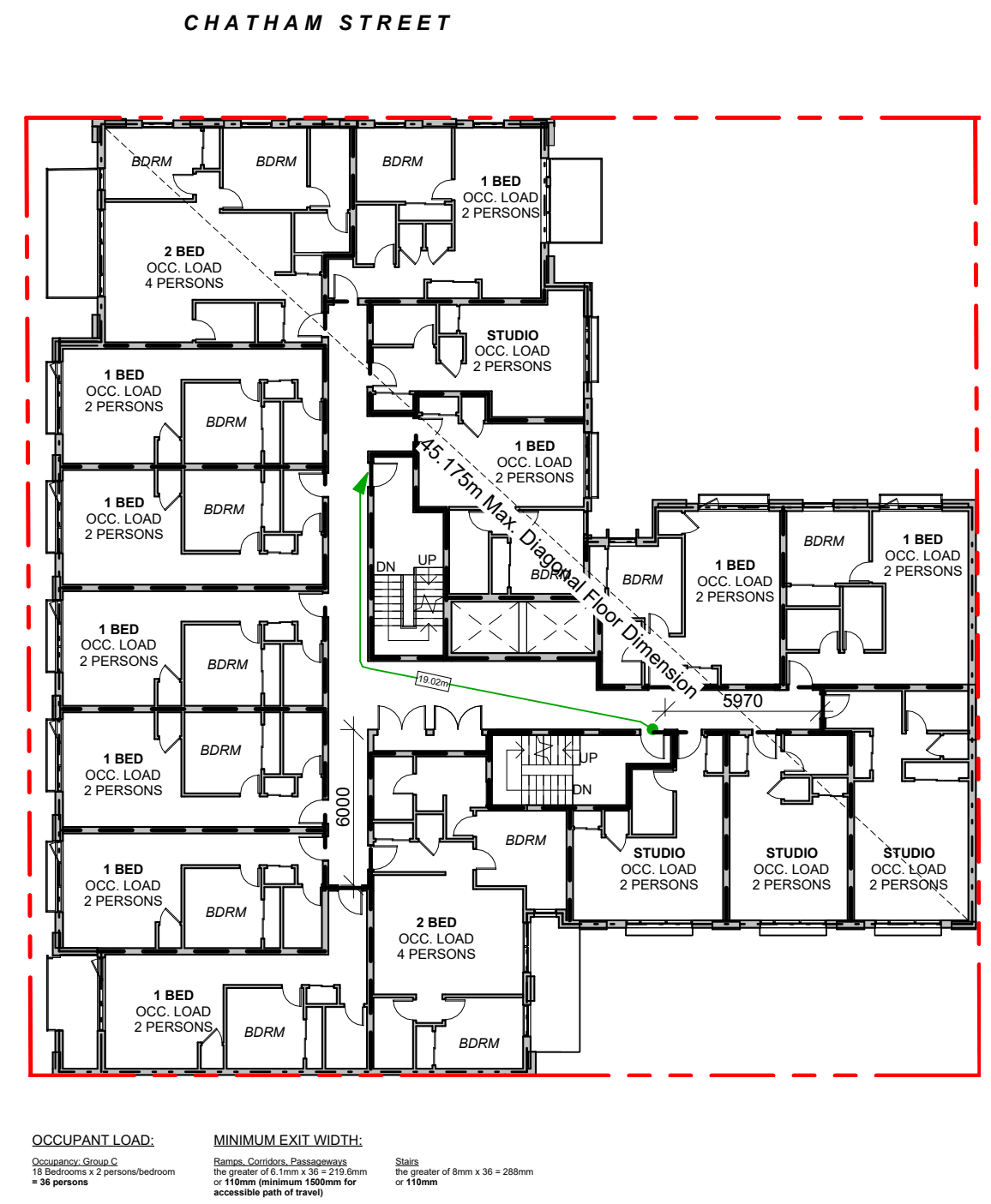
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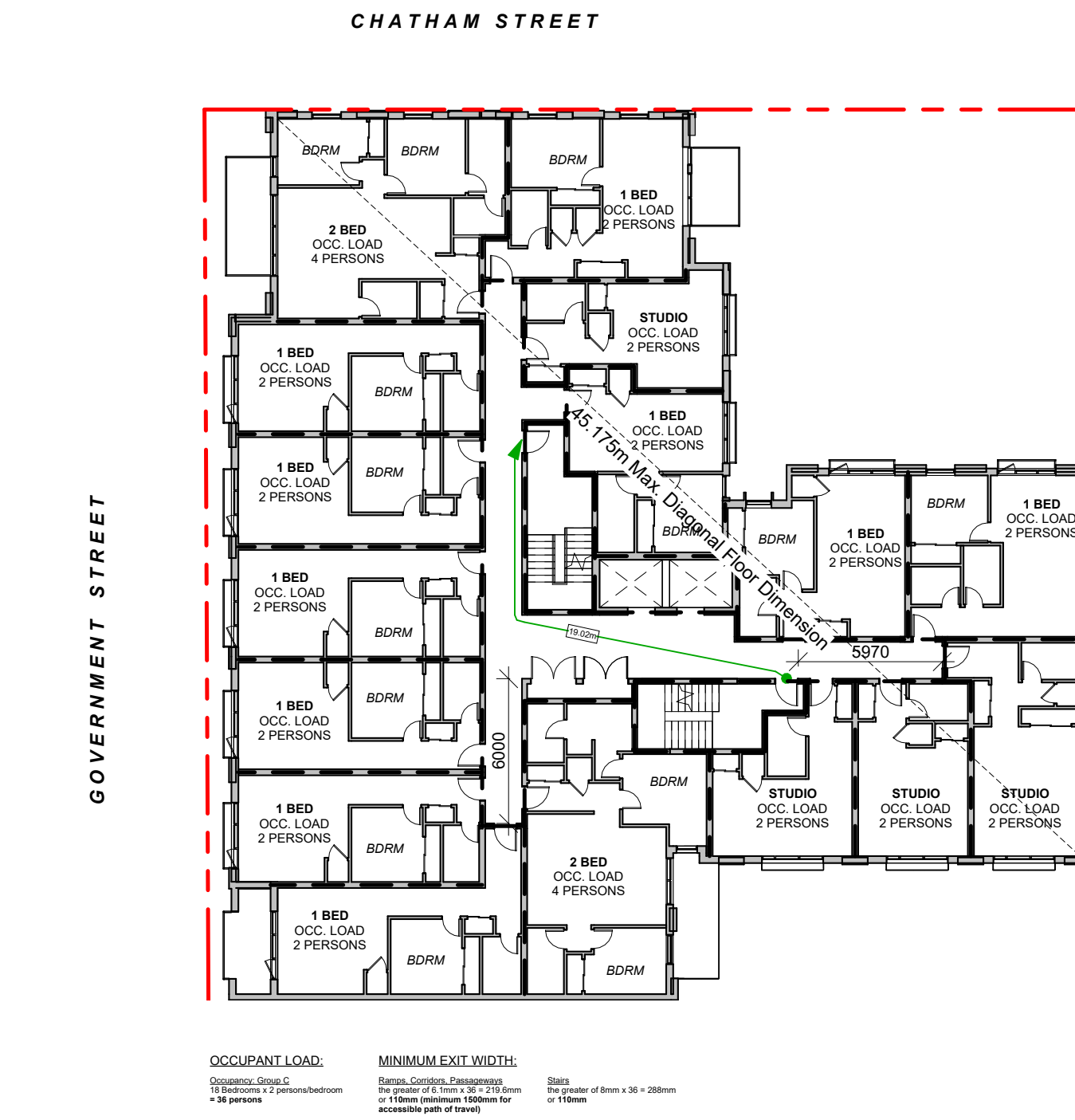
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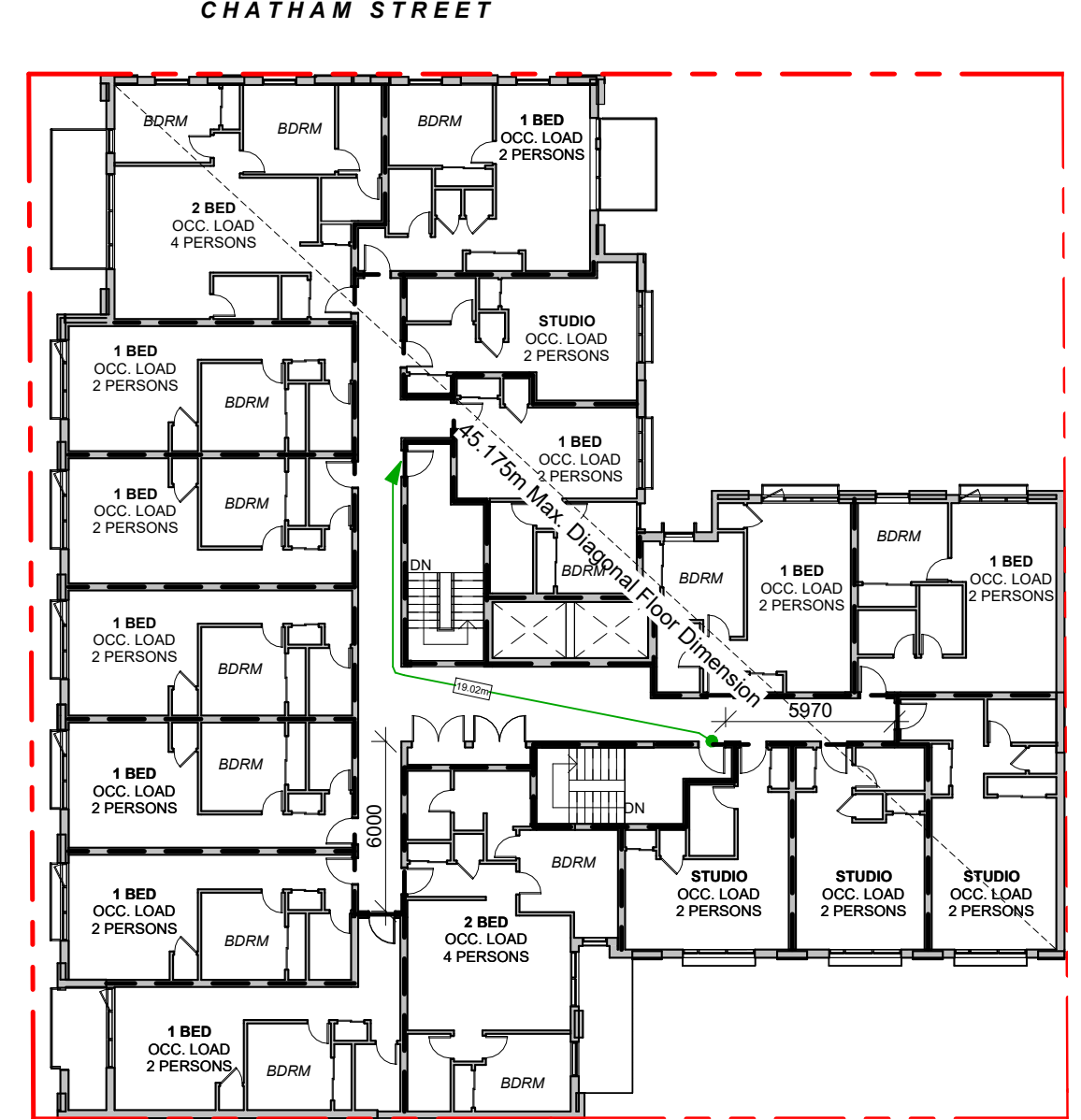
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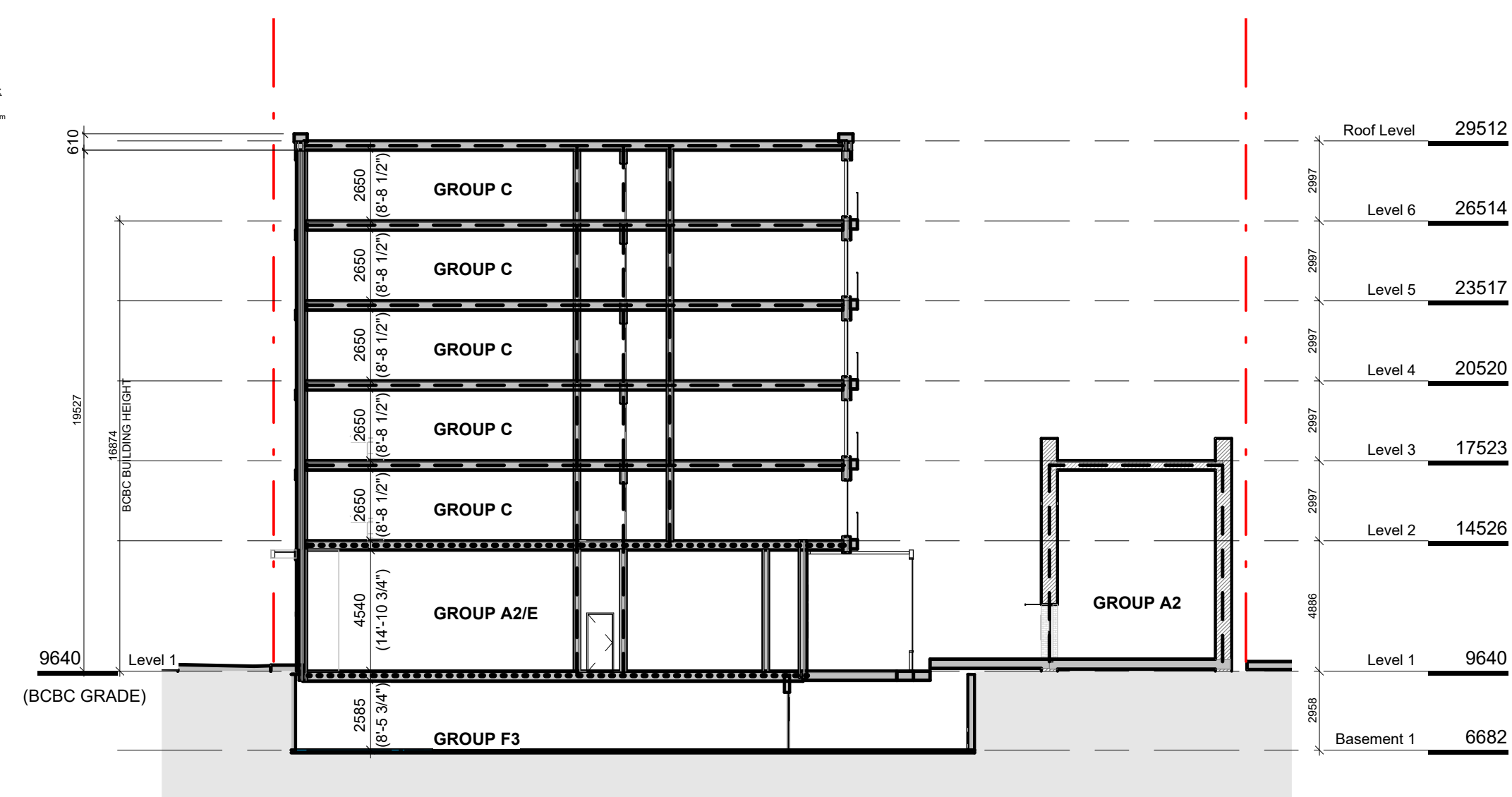
5 L4 Code Review Key Plan
SCALE = 1 : 250



6 L5 Code Review Key Plan
SCALE = 1 : 250



7 L6 Code Review Key Plan
SCALE = 1 : 250



8 Code Review Key Building Section
SCALE = 1 : 200

BUILDING CODE ANALYSIS		
PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE 3 PART	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input checked="" type="checkbox"/>	3.1.2.1.
BUILDING AREA	1095 m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	9.640 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 16.87 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

SPATIAL SEPARATION LEGEND	
.....	0 HR
-----	1 HR
-----	1.5 HR
.....	2 HR

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m ²	3.2.2.50
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF	3.2.2.50
EXITS	1 hr	3.4.4.1

NO.	DESCRIPTION	DATE
2	RZ DP Rev1	June XX, 2024
3	RZ DP Submission	March 6, 2024



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1885 GOVERNMENT ST.
 NICOLA WEALTH REAL ESTATE

Sheet Name
CODE REVIEW

Date
June 26, 2024

Scale
As indicated

Project #
2311

Revision
June XX, 2024
3

Sheet #
A 052

2024-06-26
BRITISH COLUMBIA REGISTERED ARCHITECT
GREGORY L.F. DANKO

2024-06-26 1:22:47 PM



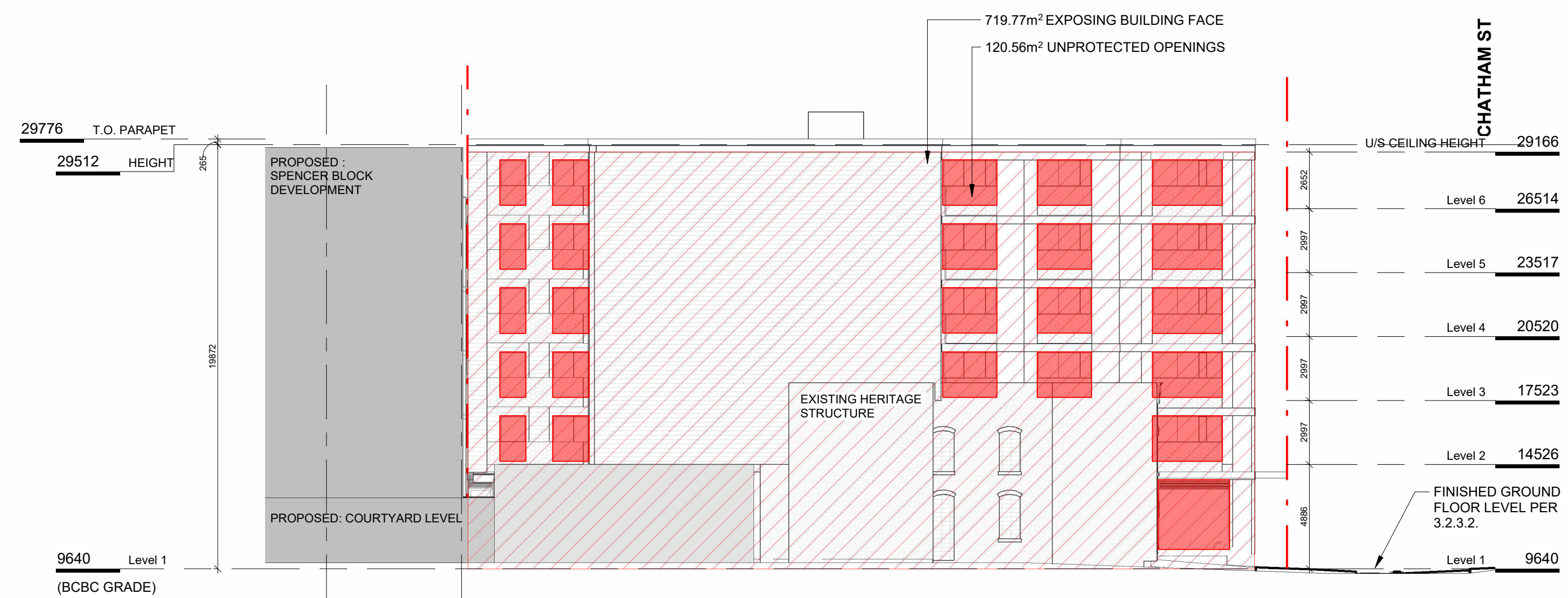
NORTH ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
10.17m (>9m)	100	694.70	205.14	29.53

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE



EAST ELEVATION

TABLE 3.2.3.1.-D

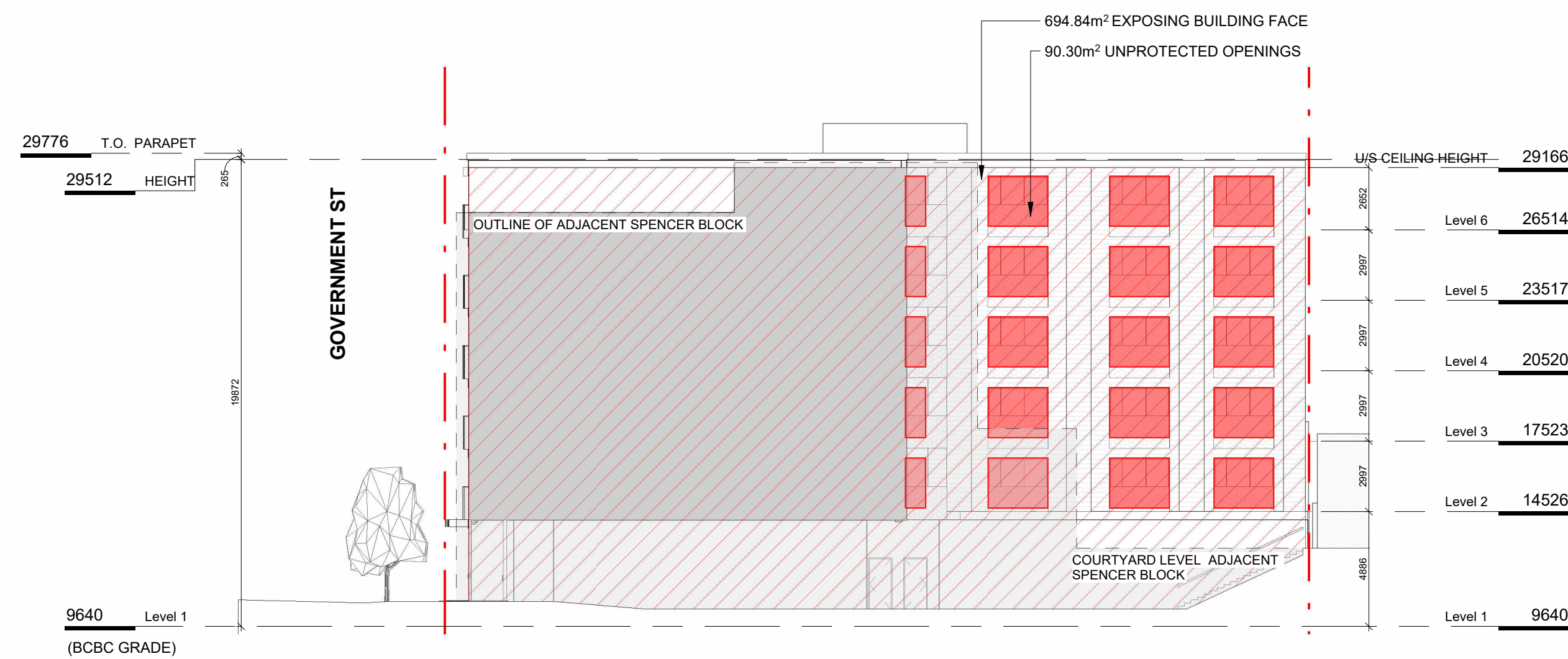
LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.80m (>9m)	100	719.77	120.56	16.75

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE

1 North Elevation - LD Key
SCALE = 1 : 200

2 East Elevation - LD Key
SCALE = 1 : 200



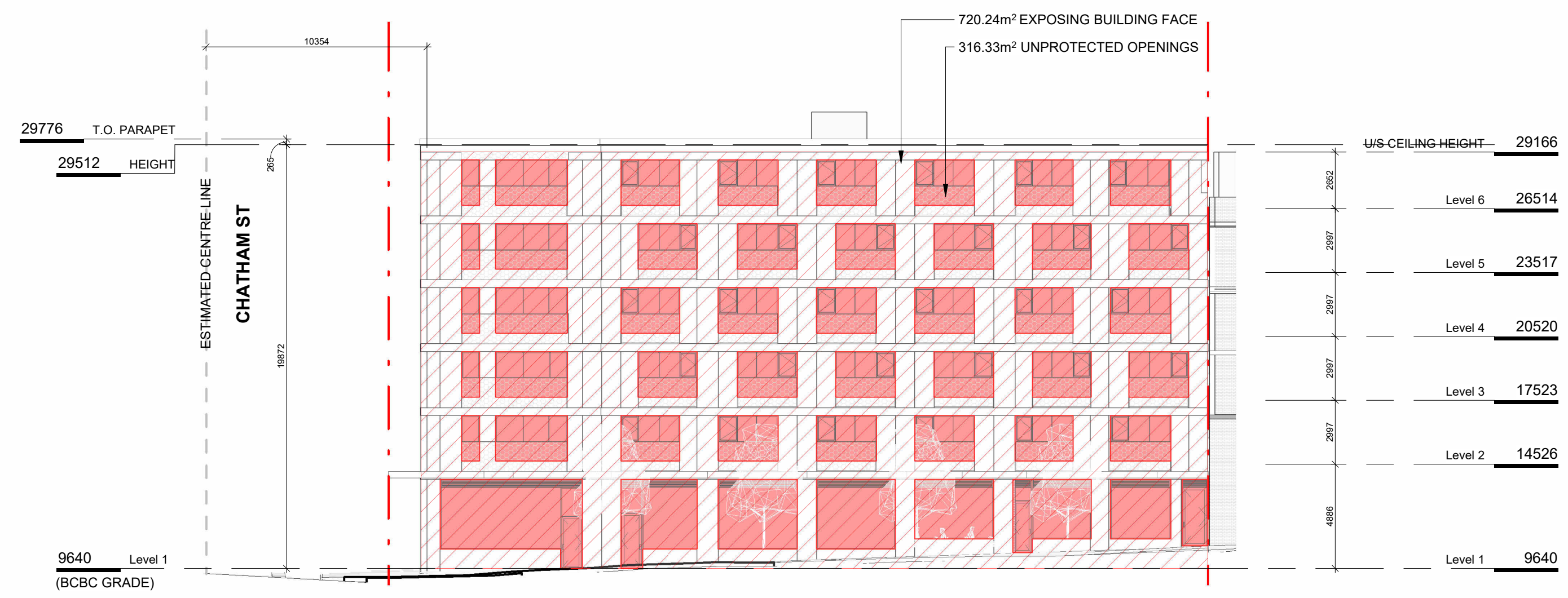
SOUTH ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
5.70m	100	694.84	90.30	13.0

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE



WEST ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.30m (>9m)	100	720.24	316.33	43.92

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	Combustible or Noncombustible

3 South Elevation -LD Key
SCALE = 1 : 200

4 West Elevation - LD Key
SCALE = 1 : 200

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
SPATIAL SEPARATION

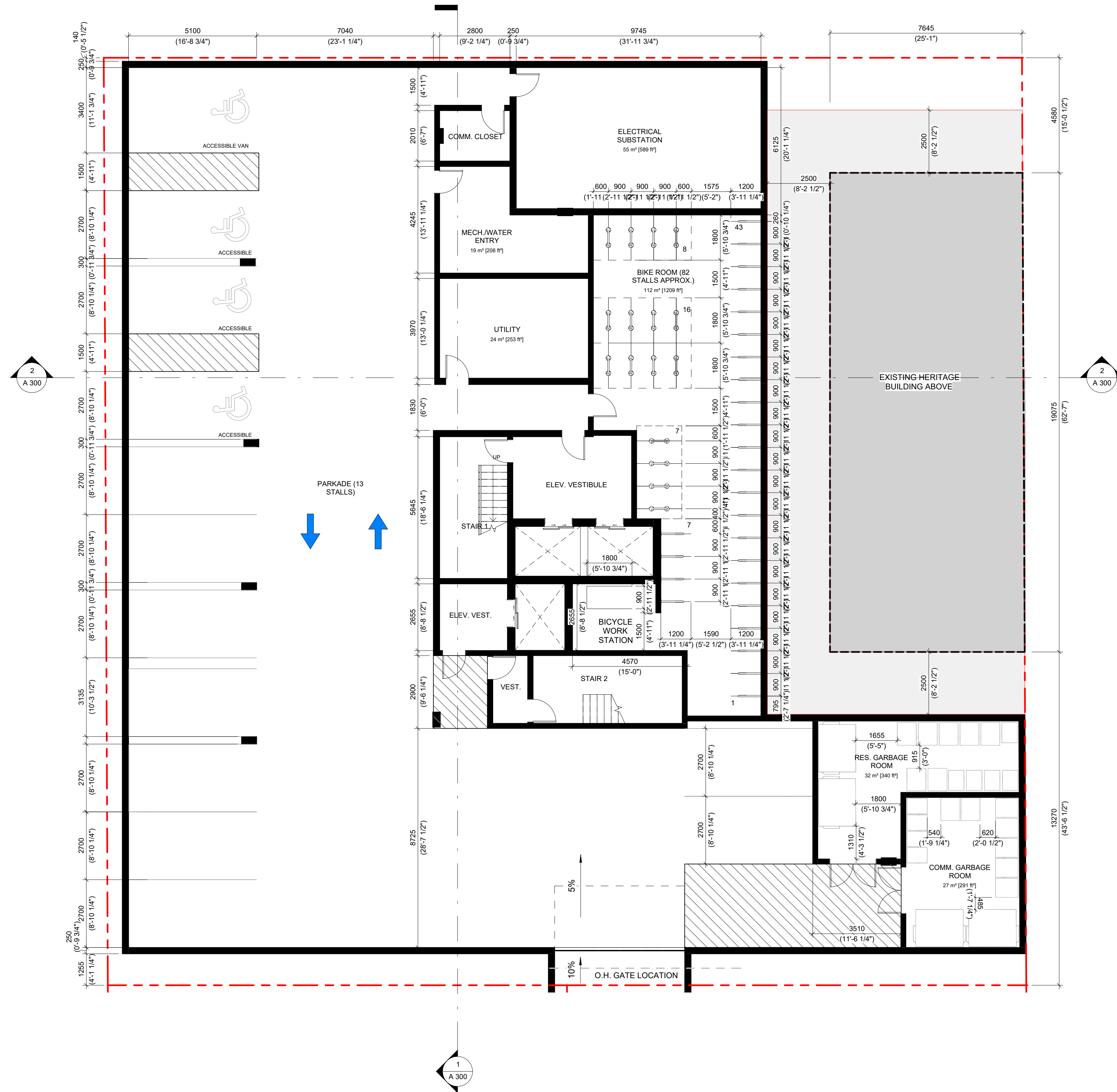
Date
June 26, 2024

Scale
1 : 200

Project #
2311

Revision
June XX, 2024

Sheet #
A 053



3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
PARKADE PROPOSED PLAN

Date
June 26, 2024

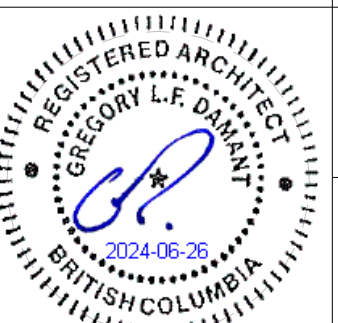
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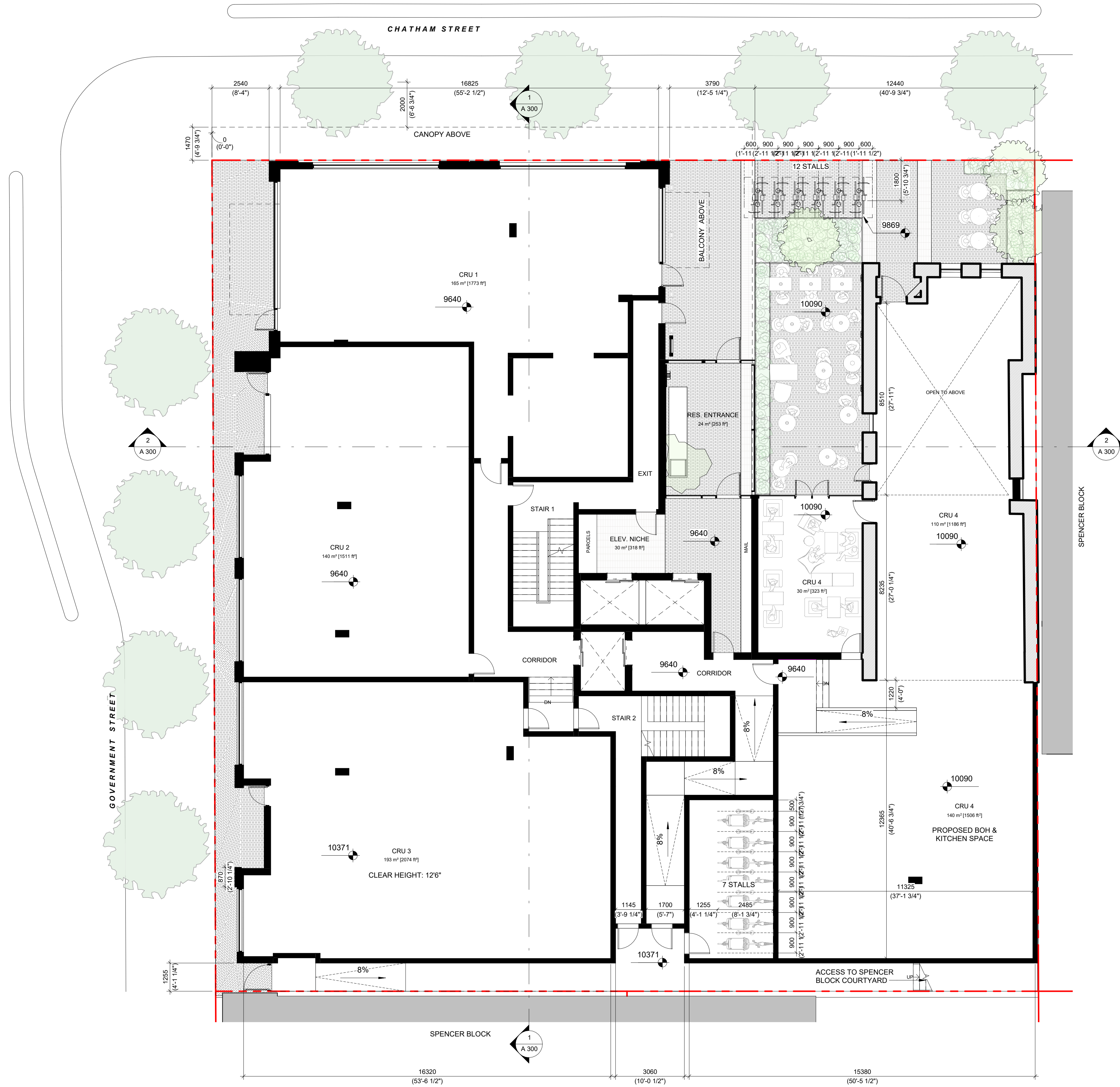
Project #
2311

Revision
June XX, 2024

3

Sheet #
A 100





NO.	DESCRIPTION	DATE
3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 1 PROPOSED PLAN

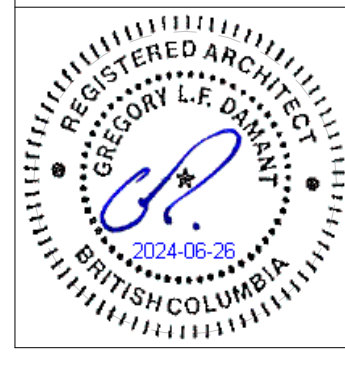
Date
June 26, 2024

Scale
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Project #
2311

Revision
June XX, 2024
3

Sheet #
A 101





2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 2 PROPOSED PLAN

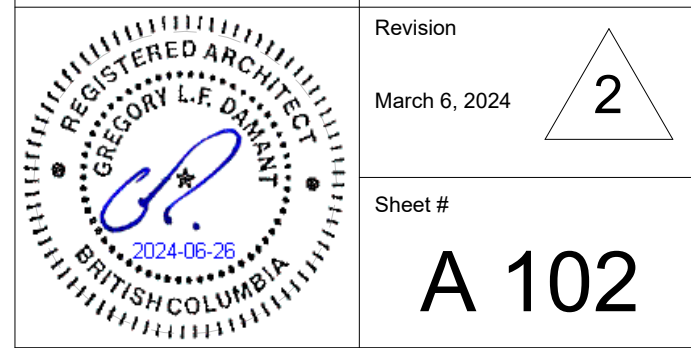
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June 26, 2024

Scale
1 : 100

Project #
2311

Revision
March 6, 2024

Sheet #
A 102





2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 3-6 TYPICAL PROPOSED PLAN

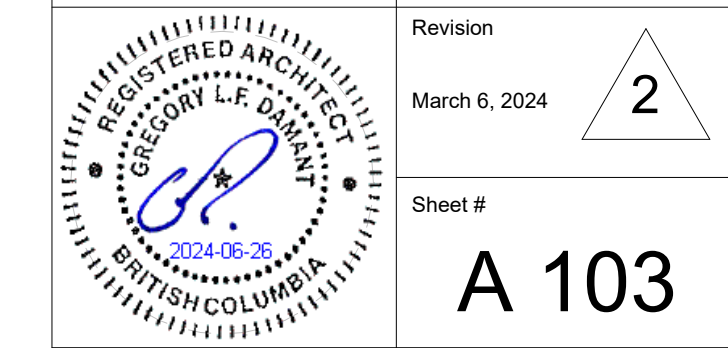
Date
June 26, 2024

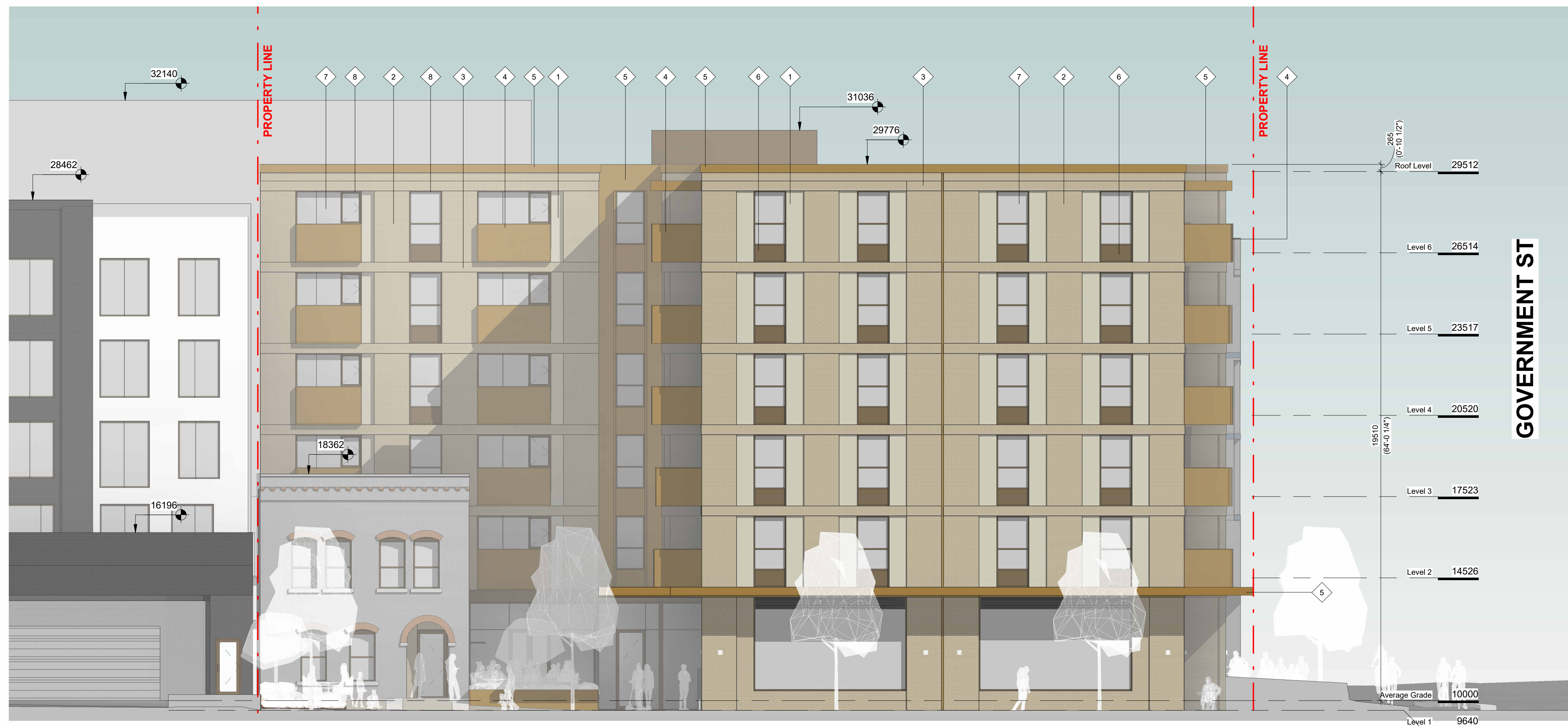
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Project #
2311

Revision
March 6, 2024

Sheet #
A 103

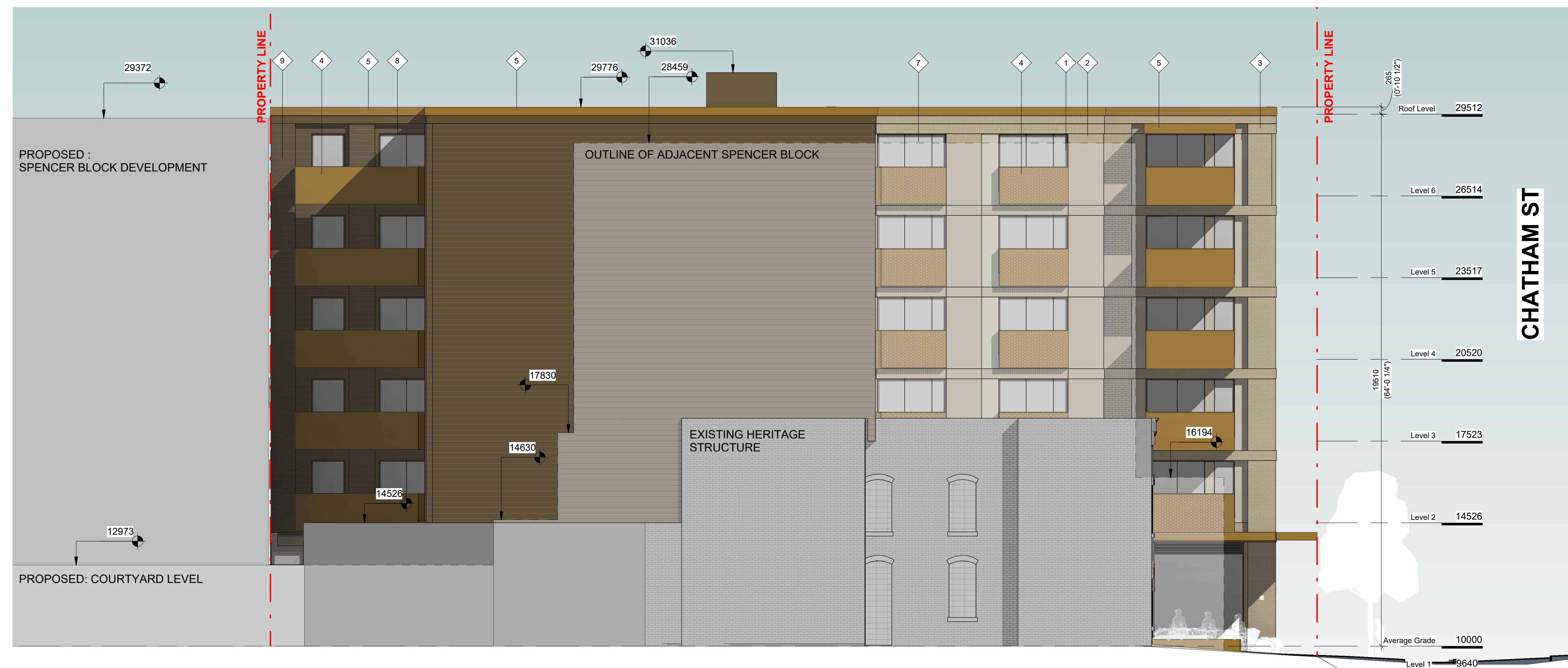




FINISH SCHEDULE

- ① **METAL PANEL**
INSET CLADDING
METALLIC FINISH
- ② **BRICK (1)**
FACE BRICK (CLADDING)
WARM BRICK, LIGHT GROUT
- ③ **BRICK (2)**
WARM BRICK, LIGHT GROUT
- ④ **EXPANDED METAL MESH**
BALCONY GUARDS
LIGHT BRONZE GLOSSY FINISH
- ⑤ **METAL**
SOFFITS, FASCIA, CORNICE
LIGHT BRONZE MATTE FINISH
- ⑥ **METAL PANEL**
WINDOW GUARDS
BROWN MATTE FINISH
- ⑦ **GLAZING**
DOORS & WINDOWS
CLEAR GLASS
- ⑧ **VINYL**
DOORS & WINDOWS
WARM BROWN FINISH
- ⑨ **CEMENTITIOUS CLADDING**
EXTERIOR WALLS
BROWN MATTE FINISH

① North Elevation
SCALE = 1 : 100



② East Elevation
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
EXTERIOR ELEVATIONS

Date
June 26, 2024

Scale
As indicated

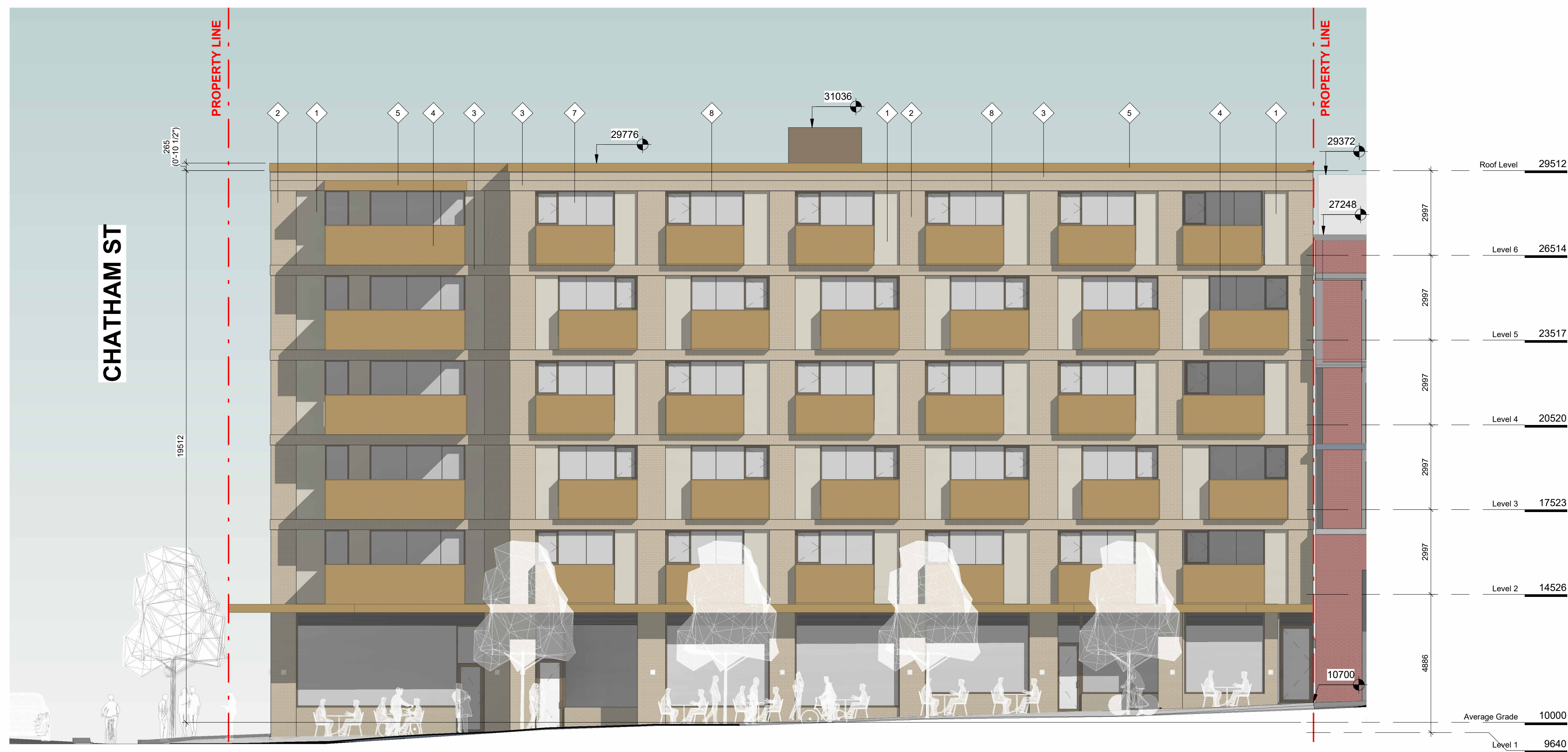
Project #
2311

Revision
March 6, 2024

2

Sheet #
A 200

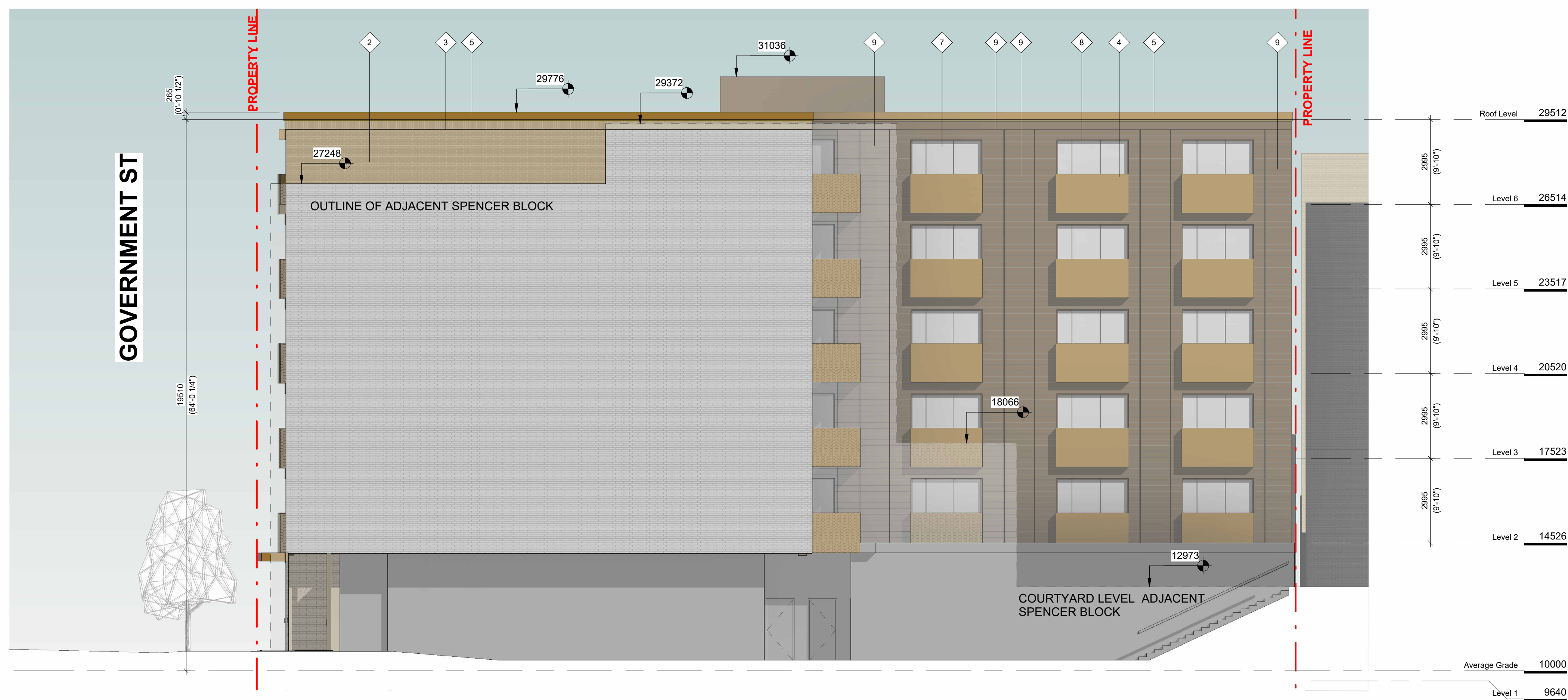
2024-06-26



1 West Elevation
SCALE = 1 : 100

FINISH SCHEDULE

- ① METAL PANEL
INSET CLADDING
METALLIC FINISH
- ② BRICK (1)
FACE BRICK (CLADDING)
WARM BRICK, LIGHT GROUT
- ③ BRICK (2)
WARM BRICK, LIGHT GROUT
- ④ EXPANDED METAL MESH
BALCONY GUARDS
LIGHT BRONZE GLOSSY FINISH
- ⑤ METAL
SOFFITS, FASCIA, CORNICE
LIGHT BRONZE MATTE FINISH
- ⑥ METAL PANEL
WINDOW GUARDS
BROWN MATTE FINISH
- ⑦ GLAZING
DOORS & WINDOWS
CLEAR GLASS
- ⑧ VINYL
DOORS & WINDOWS
WARM BROWN FINISH
- ⑨ CEMENTITIOUS CLADDING
EXTERIOR WALLS
BROWN MATTE FINISH



2 South Elevation
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
EXTERIOR ELEVATIONS

Date
June 26, 2024

Scale
As indicated

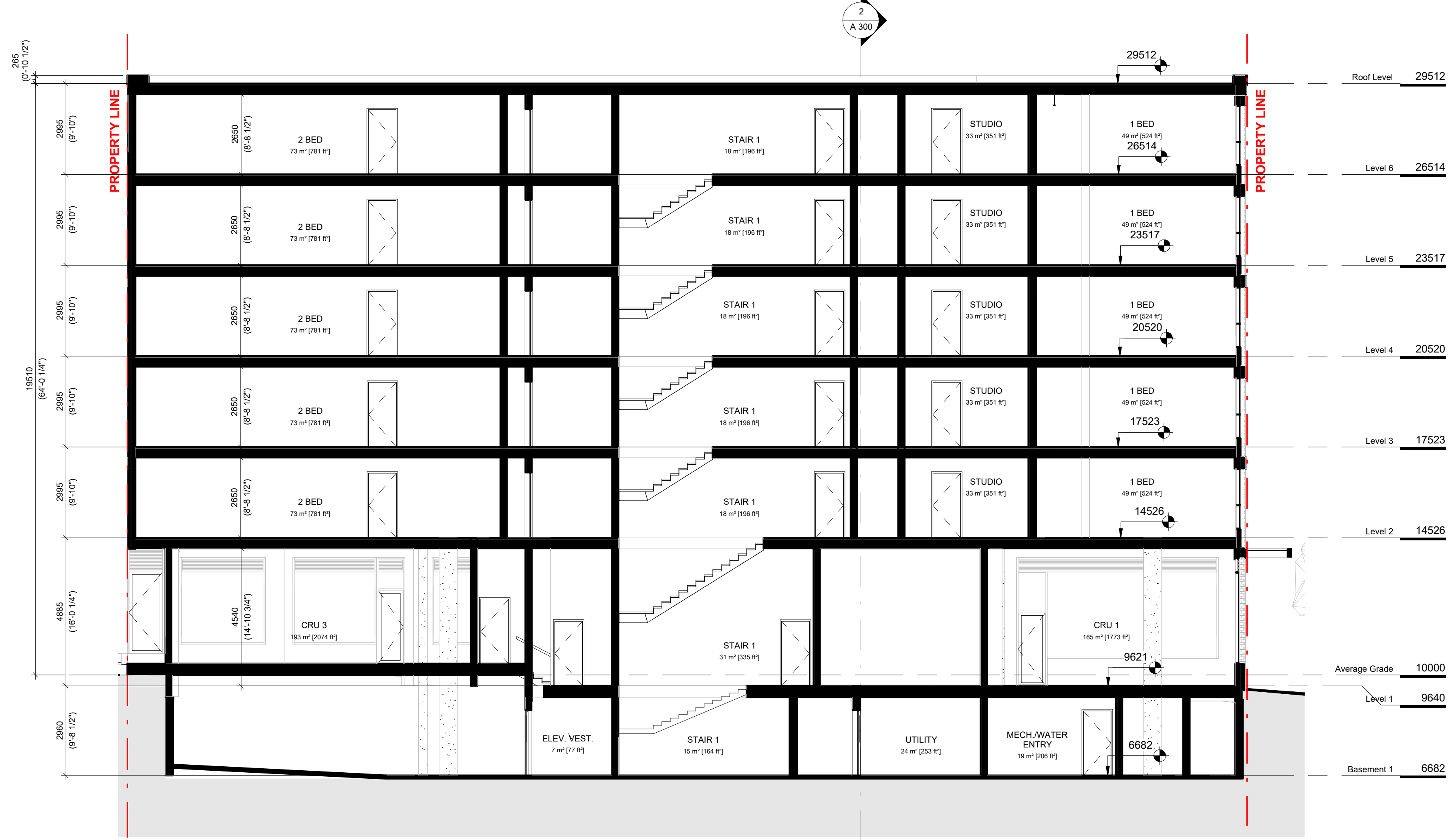
Project #
2311

Revision
March 6, 2024

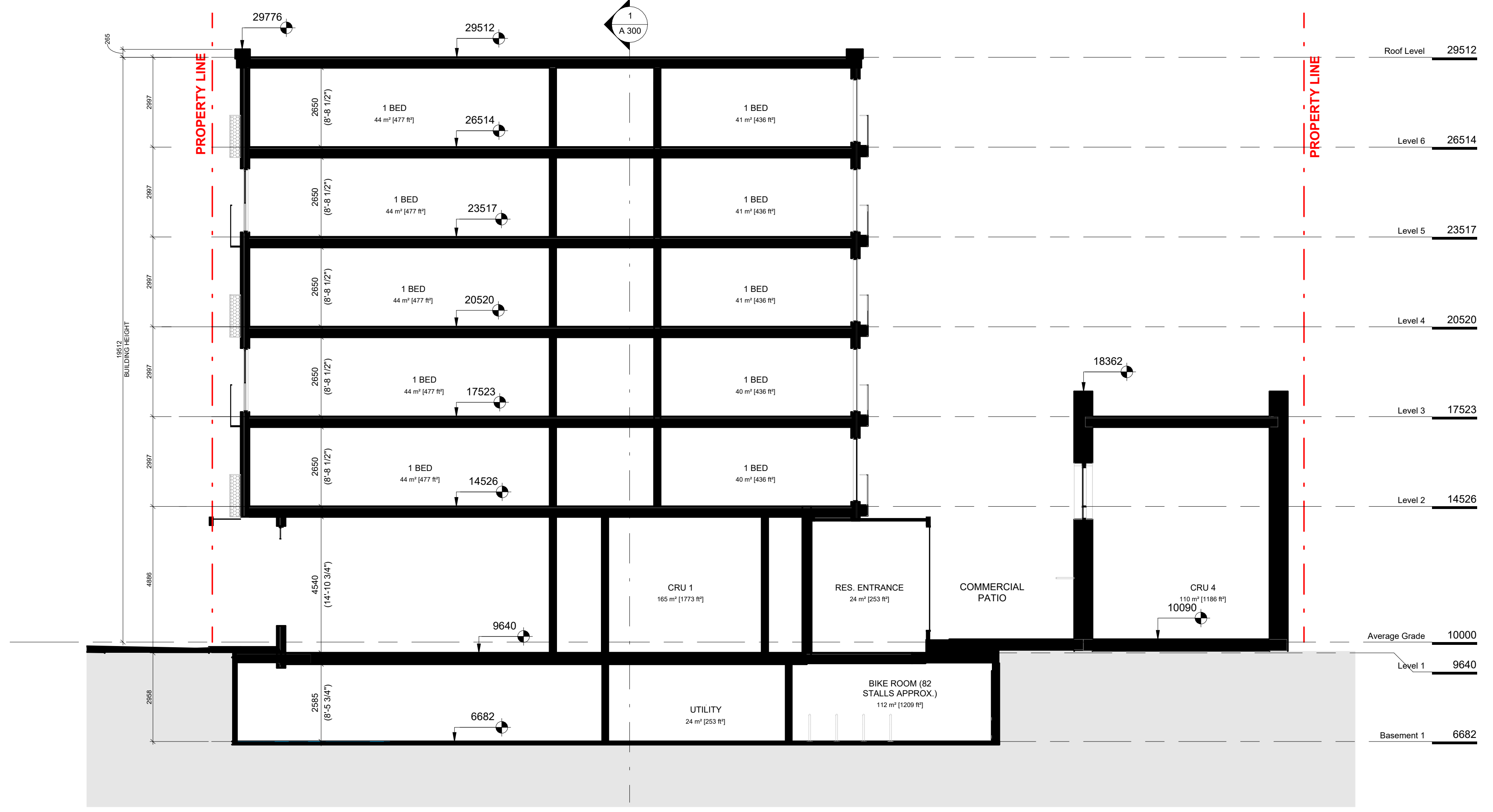
2

Sheet #
A 201

2024-06-26
BRITISH COLUMBIA REGISTERED ARCHITECT
GREGORY L.F. DANKO



1 SECTION 1
SCALE = 1 : 100



2 SECTION 2
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
BUILDING SECTIONS

Date
June 26, 2024

Scale
1 : 100

Project #
2311

Revision
March 6, 2024
2

Sheet #
A 300

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 5	Acer palmatum 'Butterfly'	Butterfly Japanese Maple	4cm cal.
	Cercidiphyllum japonicum	Katsura Tree	6cm cal.
Large Shrubs	Botanical Name	Common Name	Size
Total: 2	Ribes sanguineum	Red Flowering Currant	#7 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 79	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	Gaultheria shallon	Salal	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 34	Blechnum spicant	Deer Fern	#1 pot
	Polystichum munium	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot

- Notes:**
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

Planting Area ID	Area (m2)	Soil volume multiplier*	A. Estimated soil volume	Replacement Trees Proposed				Soil Volume Required (m³)			Total**
				# Small	# Medium	# Large	E. Small	F. Medium	G. Large		
Onsite											
Planting Area X	35	1	35			1				35	35

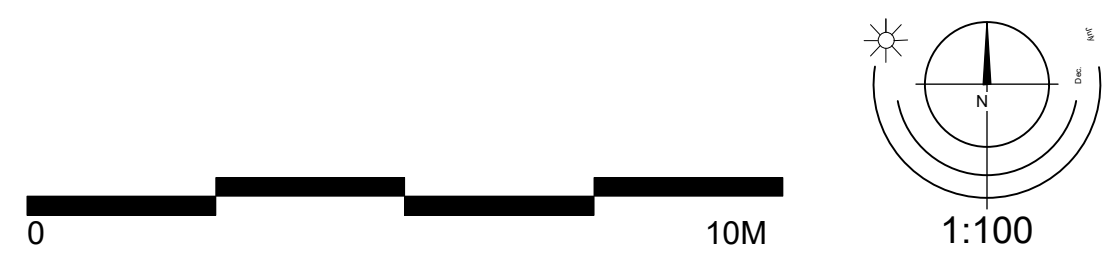
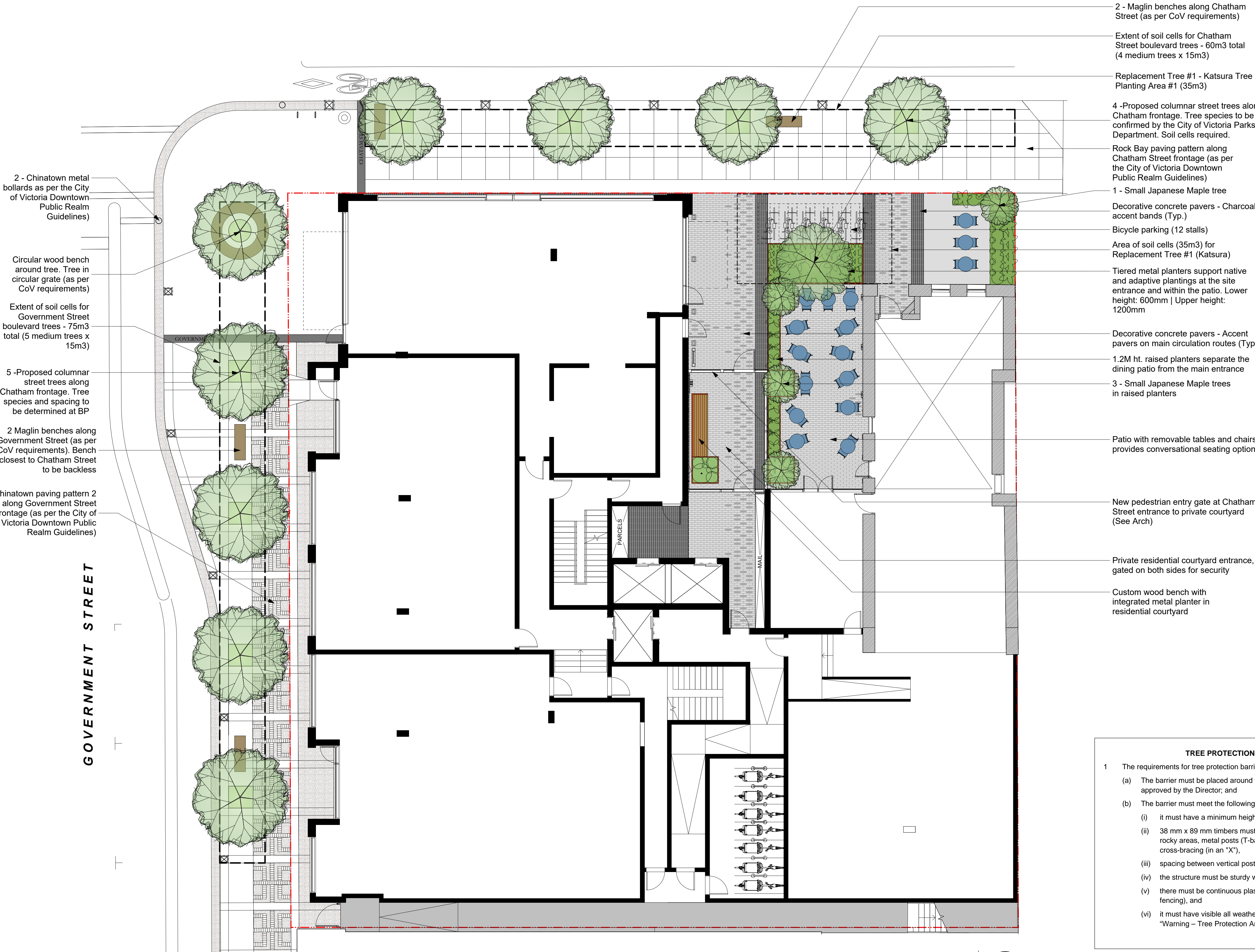
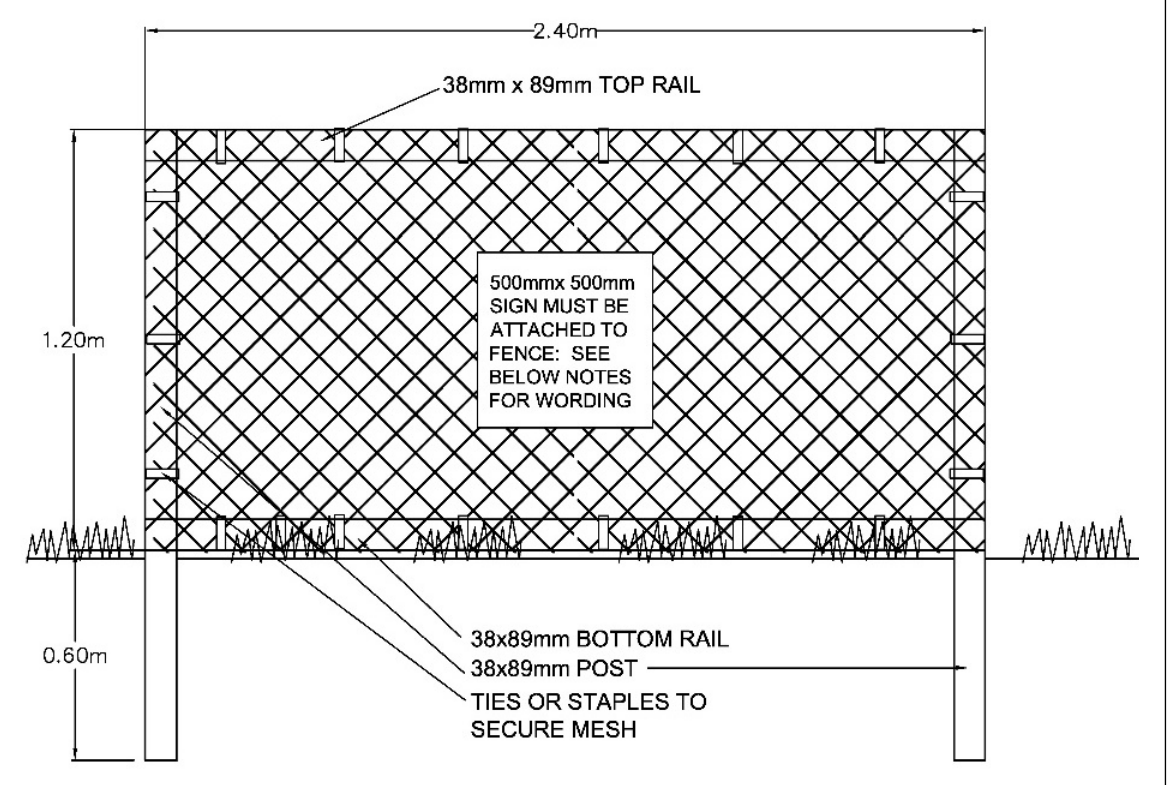
TREE DATA TABLE

REQUIRED TREES (1350M² SITE AREA)	7
EXISTING TREES	0
PROPOSED TREES (ONSITE REPLACEMENT)	1
PROPOSED TREES (BOULEVARD)	9

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	0	X 1	A. 0
B. Replacement trees proposed per Schedule "E", Part 1	1	X 1	B. 1
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 1
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*	7		G. 7
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 6
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	1	X 1	K. 1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	1	X 1	L. 1
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 1
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 6
Q. Offsite trees proposed for cash-in-lieu Enter O.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$12,000

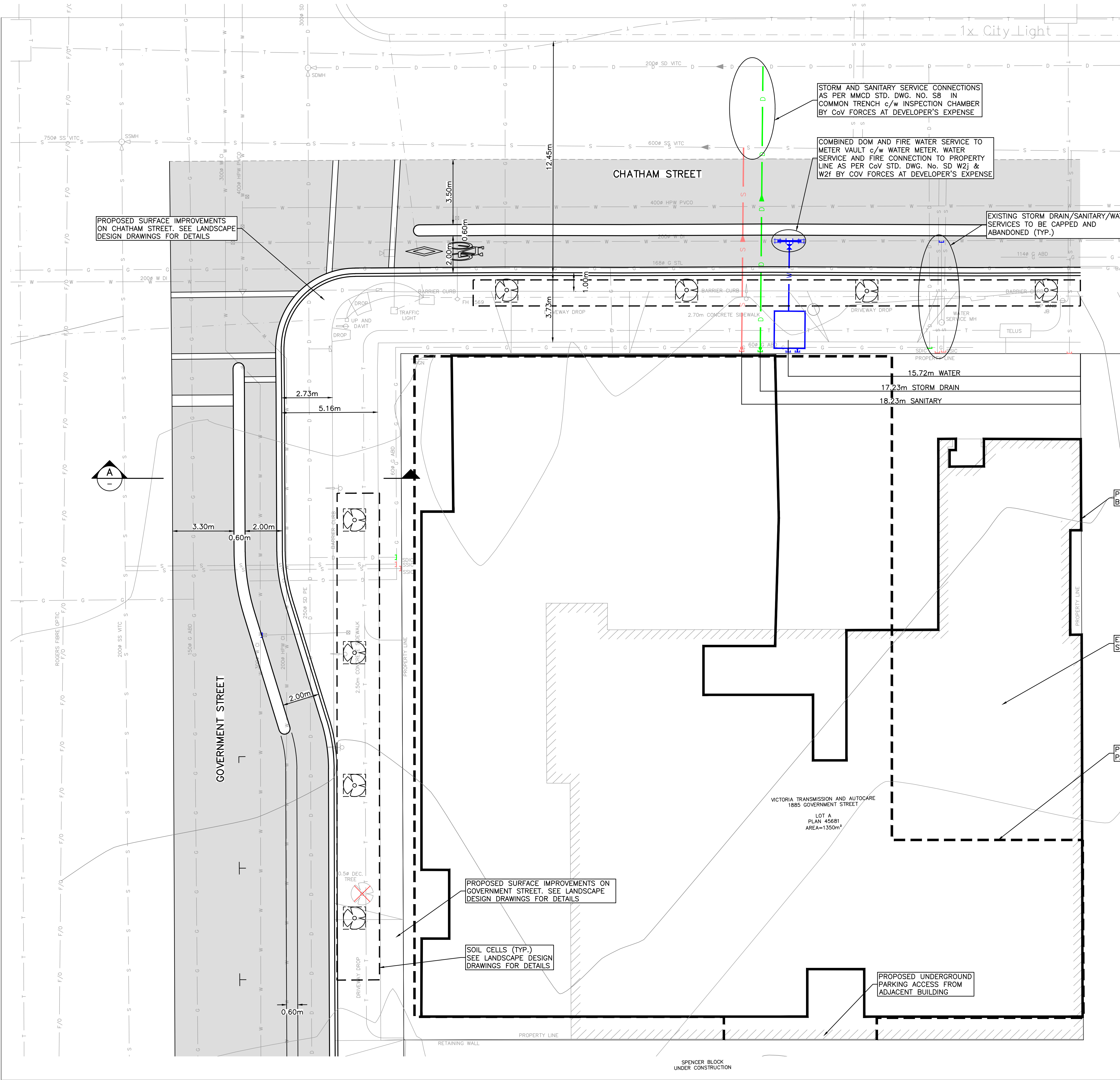
9 BOULEVARD TREES PROPOSED, 1 REPLACEMENT TREE REQUIRED, 8 NON-REPLACEMENT BOULEVARD TREES PROPOSED

- #### TREE PROTECTION BARRIER REQUIREMENTS
- The requirements for tree protection barriers are as follows:
 - The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
 - The barrier must meet the following specifications:
 - it must have a minimum height of 1.2 m,
 - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
 - spacing between vertical posts must be a maximum of 3.0 metres on center,
 - the structure must be sturdy with vertical posts driven firmly into the ground,
 - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
 - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".



1885 Government Street | Landscape Concept Plan

File: \\Projects\6327-001 1885 Government Street - Civil\04c Drawings\6327-001 CIVIL.dwg Plot Time: Jun. 25, 24 1:17 PM User: Matt Ziegler

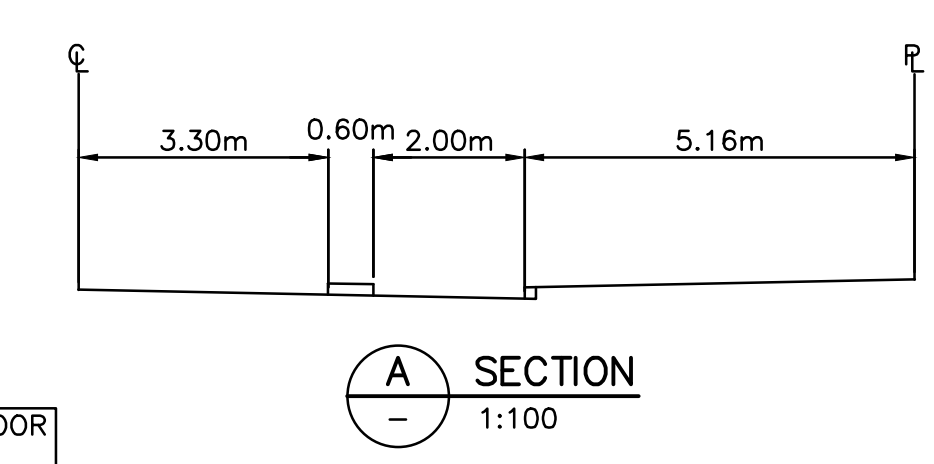
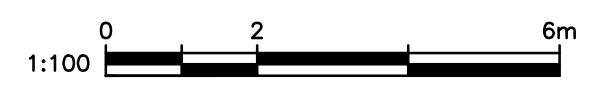


NOTES:

1. FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
2. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2024.06.26	RZ DP REV1

ISSUED FOR DEVELOPMENT PERMIT



1885 GOVERNMENT STREET
6 STOREY MULTI UNIT RESIDENTIAL BUILDING

CITY OF VICTORIA
NICOLA WEALTH REAL ESTATE

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

SITE SERVICING CONCEPT PLAN

DESIGNED DP	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED MDZ	CLIENT DRAWING No. 6327-001
DRAFTING REVIEW	
PROJECT No. 6327-001	PERMIT No.
SCALE H: AS NOTED V: -	HEL DRAWING No. C200
1 OF 1	
REVISION 1	

March 6th, 2024

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Mayor & Council

Re: 1885 Government Street Rezoning, Development Permit Application

We are pleased to submit our upcoming Rezoning and Development Permit Application for 1885 Government Street (the "Site") on behalf of Nicola Wealth Real Estate (the 'Applicant'). The details contained within this application have been carefully crafted to respect the spirit and intent of the Official Community Plan and the Downtown Core Area Plan. Thoughtful, iterative design processes have shaped the form and character of this development proposal (the "Proposal" or the "Project"). This Project is contextually appropriate and poised to enhance and harmonize the evolving fabric of the city in this location.

Existing Site Context & Heritage Component:

Situated at the intersection of Government Street and Chatham Street, the Site is presently occupied by Victoria Transmission and AutoCare. Located in the Downtown Core, the OTD-1 Zone currently regulates the site, permitting multi-unit residential uses with a maximum height of 15 metres and a floor space ratio (FSR) of 3:1. The Official Community Plan designates the site as Core Historic, endorsing multi-unit residential and mixed-use buildings with an FSR of approximately 3:1 and a height allowance of approximately 5 storeys.

Amidst the ongoing transformations in this area of the city, the Site is situated in a context of active change. It is flanked on both sides by the Spencer Block development, a 278-unit mixed-use rental residential project also executed and owned by Nicola Wealth Real Estate which is currently under construction. The site is diagonally opposite the Capital Culture District Comprehensive Development, a large-scale development ranging from 3-20 storeys that is undergoing municipal approvals.

Located in Victoria's downtown, home to a mix of residential, commercial, and institutional uses, the Site is highly walkable and well serviced by a range of amenities including restaurants, cafes, and small-scale retail shops. This level of walkability and liveability is further emphasized by the Site's direct adjacency to the envisioned arts and innovation district, and



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Canada

T 250 590 3223

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

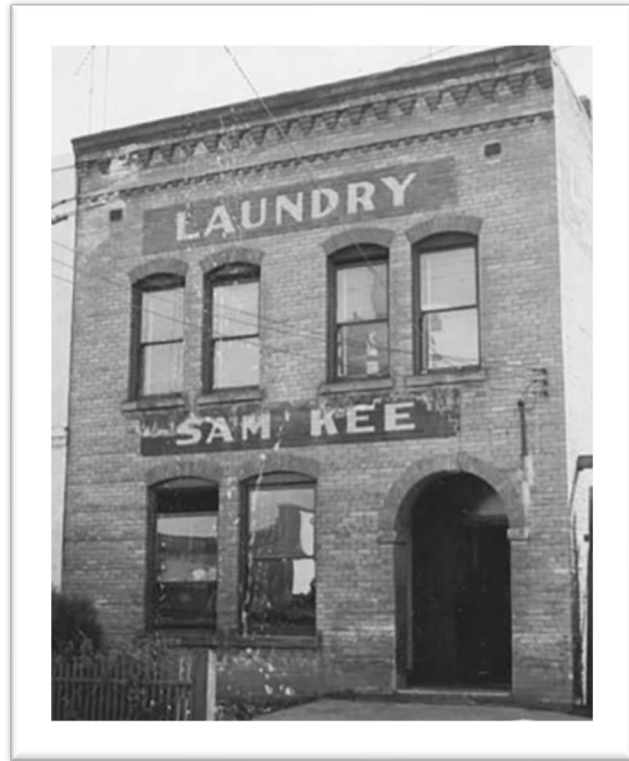
Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP
Interior Architect AKNV Germany

its location along Government Street, a well serviced transit and dedicated biking corridor forming a central branch of the city's All Ages and Abilities Cycling Network. The combination of these factors creates the foundation for a vibrant, distinctive urban neighbourhood with rich opportunities for social and commercial growth.

An existing two storey masonry structure, constructed in 1908 and referred to as the 'Sam Kee Laundry building,' is located on the Site, actively functioning as part of the Victoria Transmission and Autocare operations. Donald Luxton & Associates has completed a Statement of Significance which assesses this structure and identifies the building as having heritage significance as an example of Edwardian-era architecture within the cultural landscape of Victoria's Chinatown.



Historic Photograph of On-Site Sam Kee Laundry Building

Description of Proposal:

This Development Proposal envisions the creation of a six-storey building, encompassing 5,504 sq.m. of gross floor area with a density of 4.1. The design includes 79 purpose-built rental residential units and a continuous frontage of commercial space at street level along both Government Street and Chatham Street. A key aspect of the Proposal is the preservation, restoration, and heritage designation of the existing two-storey masonry Sam Kee Laundry building on the site. The rehabilitation and adaptive re-use of this structure serves as the central concept guiding site planning, massing, and architectural expression for the Project. The Project proposes a partial parkade accessed via the adjacent Spencer Block drive aisle on Chatham Street, providing 11 vehicle parking spaces and 88 long term bicycle stalls (8 at grade cargo bike stalls and 81 standard stalls below grade). Sixteen short term bicycle parking stalls are located adjacent to the primary residential entrance.

This Proposal delivers much needed purpose-built rental housing in a vibrant up and coming area of the downtown core, supporting the City's efforts to provide a range of housing types, forms and tenures across the city while embracing its walkable, bikeable, and amenity-rich location. Its continuous animated commercial frontage will function to extend the retail and pedestrian oriented character of Government Street, enhancing the public realm of the downtown core. In conjunction with the adjacent Spencer Block redevelopment, this Project will 'complete' the traditional perimeter block pattern appropriate to the area in an architectural language that is sympathetic and responsive to its current and future contexts as well as its historical framework.

Design Approach:

The design approach adopts a simple and understated architectural expression, featuring a three-part façade (top, middle, base) approach and an historically-referential language of vertically oriented structural bays clad in a warm, dark brick along both the Government Street and Chatham Street elevations in balance with matte bronze metal accents at balconies, cornices and overhangs. Along Government Street an alternating rhythm of balcony and glazing positioning which shifts floor to floor introduces a human scaled rhythm which emphasizes the residential nature of the building's upper floors and animates the long side of the building. The inspiration for this shifting pattern is drawn from the composition of the Sam Kee Laundry building, whose window positions are similarly expressed. The building's simple massing is cut back at its northern elevation, allowing for full depth projecting balconies which punctuate the building's corners at its northern edge, reducing the building's perceived width and providing a visual point of emphasis at the intersection of Government Street and Chatham Street.



View from Government & Chatham Street

Along Chatham Street, where the building comes into direct visual proximity with the Sam Kee building, the shifting window and balcony patterning transitions to a simple vertically aligned expression, allowing the historic structure to become the focal point of this elevation. The building mass slides more than 10 metres back from the Chatham facing facade of the Sam Kee building, and 7 meters from its Government Street facing side elevation, creating an eddy in the public realm and a recess in the street wall condition. The generous setback from the Sam Kee building creates a natural hierarchy between the heritage and six storey structure. The massing relief enriches the Public Realm along Chatham Street showcasing and prioritizing the Sam Kee building. This shift in massing creates a natural courtyard for the historic structure to occupy between the proposed on-site six storey structure and the adjacent Spencer Block development, highlighting and celebrating the Chatham facing and Government Street facing elevations of the Sam Kee building.



View from Chatham Street



Pedestrian View of Residential Entrance and Internal Courtyard

A reveal transitions the building mass where it extends to the east property line, carrying the bronze accent colour down the face of the building and emphasizing the primary residential entrance, set in the heart of the courtyard space adjacent to an outdoor patio area for the proposed commercial space in the Sam Kee building. By locating the residential entrance in the courtyard, the brick sidewall of the historic building becomes the backdrop to the everyday experience of the building's residents. In combination with the proposed outdoor patio space, planters, and bicycle parking, this design strategy prioritizes the animation and vibrancy of both the courtyard and the historic structure, while enhancing the overall public realm.



View of the Public Realm Along Chatham Street

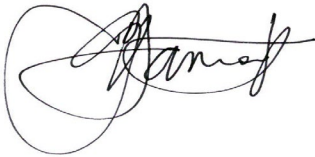
This site planning strategy forms the central tenet of the Proposal's design concept, supporting and advancing goals and objectives of the Official Community Plan, Old Town Design Guidelines, and Downtown Core Area Plan & Design Guidelines. It allows for high quality architecture and diversity in design that balances the heritage value and character of the area, adaptively re-using and permanently protecting an existing historic structure, and enhancing and animating the public realm. The Proposal enhances the unique and rich heritage of Old Town, contributing to its human scale character and strengthening the cohesiveness of the area with a design that maintains and respects the authenticity of the existing heritage structure and existing historical contexts. Through the introduction of a feature courtyard space, the concept references and reinforces the network of courtyards, squares, and alleys which are characteristic of Victoria's Old Town, while the Proposal's material palette simultaneously complements its immediate adjacencies and respects and acknowledges its location on the edge of the Chinatown sub area.

Conclusion:

The Proposal for 1885 Government Street reflects a considerate and thoughtful design approach that aligns with policy objectives put forward by the City of Victoria. By preserving and revitalizing the historically significant Sam Kee Laundry building, the project pays homage to the city's heritage and contributes to the evolving urban fabric of Old Town. Seventy-nine new units of purpose-built rental housing stock are put forward with this Proposal triggering zero displacement of existing tenants. The Proposal's continuous commercial frontage enhances and extends the pedestrian-oriented character of Government Street while the restored heritage structure and courtyard provide a strong sense of identity and activation along Chatham Street. In summary, this Proposal's uses, architectural language, massing, and site circulation approach culminate to create a project that is highly attuned to its spatial, cultural, and historical contexts, contributing meaningfully to the built environment. We look forward to further steps with the City of Victoria regarding this Proposal. If you have any questions or require clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'Gregory Damant', written in a cursive style.

Gregory Damant, Architect AIBC LEED AP
Principal

A handwritten signature in black ink, appearing to read 'Peter Johannknecht', written in a cursive style.

Peter Johannknecht, Architect AIBC, LEED AP
Principal

June 27, 2024

Statement of Significance

SAM KEE LAUNDRY, 1885 Government Street, Victoria, BC

Description of the Historic Place

The Sam Kee Laundry is a two-storey, Edwardian-era, masonry building located on the periphery of Victoria's historic Chinatown neighbourhood. The building is distinguishable by its flat roof with decorative dentil brick cornice, arched brick lintels, and recessed off-centrefront entryway accessed by a Norman arch opening.

Heritage Value of Historic Place

Constructed in 1908, Sam Kee Laundry is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown, the seminal and oldest intact Chinatown in Canada. In 1858, the Fraser Gold Rush spurred the movement of Chinese people into Canada and Victoria became the primary point of entry into the country.

A prominent Chinatown was established in the city, centered around Fisgard Street. This property was originally home to a wood-frame structure that was destroyed in a devastating fire in 1907 that wiped out numerous city blocks in the vicinity. The subsequent year, original owner Peter Levelle commissioned the construction of this replacement building on Chatham Street. The building was originally used as a residence with eleven interior rooms. Levelle emigrated from

Scotland in the 1880s and worked locally as a carpenter, however he passed away just a year following the construction of the building. Owing to its location at the periphery of Chinatown, the building would subsequently house members of the Chinese Canadian community before its 1935 conversion to a laundry as part of the Sam Kee Company.

The Sam Kee Laundry is significant for its association with long-term tenant, the Sam Kee Company. Prominent businessman Chang Toy, known sometimes as Sam Kee due to the name of his well-known business, was born in 1857 in Cheong Pan village, Panyu county, Guangdong province, China. In 1874, Chang Toy came to Victoria before settling in New Westminster, where he worked in a sawmill. In the late 1870s, Chang Toy relocated to Vancouver where he started his first Sam Kee Laundry business, which would grow to multiple locations in several cities over time, including Victoria. In subsequent years, Chang Toy gradually expanded his business into imports and exports, retail sales, charcoal and fuel sales, labour contracting in the timber, fishing and sugar industries, steamship ticket sales, and real estate development.

The Sam Kee enterprises, including the Sam Kee Laundry, emerged as an important gathering place for Chinese immigrants who came to use the services, purchase goods, and look for work. Wealthier Chinese community members, like Chang Toy and those who came after him, provided essential services to their fellow emigrants and acted as critical links between the Chinese community and the often hostile and racist white community. Chang Toy died in 1921, but his businesses lived on well beyond this time. The Sam Kee Company converted this building to its

June 27, 2024

needs for use as a laundry in 1935 and the company remained in the building for more than three decades. In 1967, the laundry was converted to offices and a workshop, with two dwelling units above. The commercial use of the property continued through the turn of the twenty-first century.

The Sam Kee Laundry building is additionally valued as an example of Edwardian-era architecture within the cultural landscape of Victoria's Chinatown. The commercial façade displays Classical Edwardian details, such as its brick construction with flat roof with brick dentils and its arched brick lintels and openings. The building is also significant as an example of the work of the Parfitt Bros., who were active in Victoria through the early twentieth century. Aaron and Jim Parfitt founded Parfitt Bros. in 1907 and were soon joined by brothers Fred, Mark, and Albert. Though the firm had only been operating for one year when this building was constructed, they would go on to construct a number of prominent structures in Victoria, including the St. John's Church, the Bay Street Armoury, a wing of the Royal Jubilee Hospital, the James Bay Inn, the Memorial Hall and nave of the Christ Church Cathedral, as well as numerous other institutional, industrial, and commercial structures.

Character-Defining Elements

The elements that define the heritage character of the Sam Kee Laundry building are its:

- location as part of a Government Street site, fronting Chatham Street, in the historic Chinatown neighbourhood of Victoria;
- significant setbacks from both Government and Chatham Streets;
- continuous use since 1908;
- commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof;
- masonry construction with a combination of buff and red brick;
- Edwardian-era architectural features, including brick cornice with brick dentils, arched red brick lintels, and off-centre Norman arch red brick opening at grade; and
- fenestration, including original arched window openings.

Written by: Donald Luxton & Associates, April 2024, Conservation Plan



Mayor Alto and Council
City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

26 May 2024

Re: 1885 Government Street – Rezoning and Development Permit Application

Dear Mayor Alto and Council,

On February 13th, 2024 a Community Association Land Use Committee meeting was held regarding a forthcoming Rezoning and Development Permit application for 1885 Government Street. The application includes a six storey building with 79 purpose built rental units and commercial space along the frontage. There will be 11 vehicle parking spaces and 88 bicycle parking spaces. The density (FSR) in the application is 4.1. The OCP allows for density (FSR) of 3 in this area, and a maximum height of 6 storeys. Therefore the application includes an OCP amendment.

Community comments and concerns raised at the CALUC meeting regarding the application are as follows:

- Residents support the exploration of creating a more permeable exterior to avoid a large brick wall.
- Residents noted concerns that the units are unduly small and should consider larger units.
- One Resident asked if the increase of density over the OCP affect the size of the units and create smaller units.
 - The Applicant described that the units are considered fairly typical, are not impacted by the density and are the same style of the Spencer Block.
- In response to questions about the use of the heritage building the applicant clarified several things:
 - The use of the existing heritage building is not confirmed yet
 - The Applicant confirmed they are designing for a food and beverage service in the front, and would anticipate some retail space as well.
- Residents noted that there are several public/private areas in nearby developments that had to be gated off and became for, and wondered how long it would take for the same thing to happen to this development.
- The applicant confirmed the timing of the shadow study and that the courtyard will be a mostly shaded space

- A resident noted that this building will not have adequate parking and nearby buildings with similar parking have not had sufficient parking for the residents.
 - The Applicant noted that they believe they are overparked at the Spencer Block and intend to share parking between the two buildings.
- A resident noted that a fireproof area should be used for the e-bike storage to prevent concerns – the applicant noted that the building will be sprinklered.
- A resident noted the application includes a OCP amendment to the density from 3:1 to 4.1:1 and is an increase of 37% larger than the OCP and this represents an increase to the value of the property. The resident noted typically there is a community benefit for additional density. What is the benefit to the community for the additional density.
- A resident noted the following inconsistencies with the Old Town design guidelines:
 - parapets matching is contrary to the Old Town design guidelines which encourages more of a sawtooth approach and visual interest to parapet heights.
 - The projected balconies are not matching with the historical look to the area.
- It was noted that in the new OCP the city is moving away from strata condos and that rental development are driving the new OCP. It is likely that the OCP will also be moving towards larger units and this should be considered in this development.
- There is disappointment that there is no chamfer at the corner.
- Several asked about construction nuisance and If there is blasting anticipated through construction of the building.
- A resident Previous projects from the applicant complied to OCP and DCAP and were approved quickly.

The DRA LUC recommends that council ensure adequate amenity contributions for additional density and ensure that the old town design guidelines are followed. The applicant has a history of contributing quality rental projects that align with the OCP and the DRA LUC looks forward to working with the applicant going forward.

Sincerely,

Jordan Royer

Jordan Royer
 Co-Chair
 Land Use Committee Downtown
 Residents Association



Committee of the Whole Data Table
For the Meeting of October 3, 2024

To: Committee of the Whole **Date:** September 19, 2024

From: Karen Hoese, Director, Planning and Development

Subject: Rezoning Application No.00870 for 1885 Government Street, Development Permit with Variances Application No. 000641 and Heritage Designation Application HD000209.

Data Table

The following data table compares the proposal with the existing Old Town District-1 Zone (OTD-1). An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Zone Standard	OCP Policy	Downtown Core Area
Density (Floor Space Ratio) – maximum	4.13*	3.0	3.0	N/A
Height (m) – maximum	19.51*	15	N/A	15
Storeys – maximum	6	n/a	5	5
Total Vehicle parking – minimum	13*	54	N/A	N/A
Bicycle parking stalls – minimum				
Long Term	89	89	N/A	N/A
Short Term	12	12		

Survey Responses

1885 Government Street

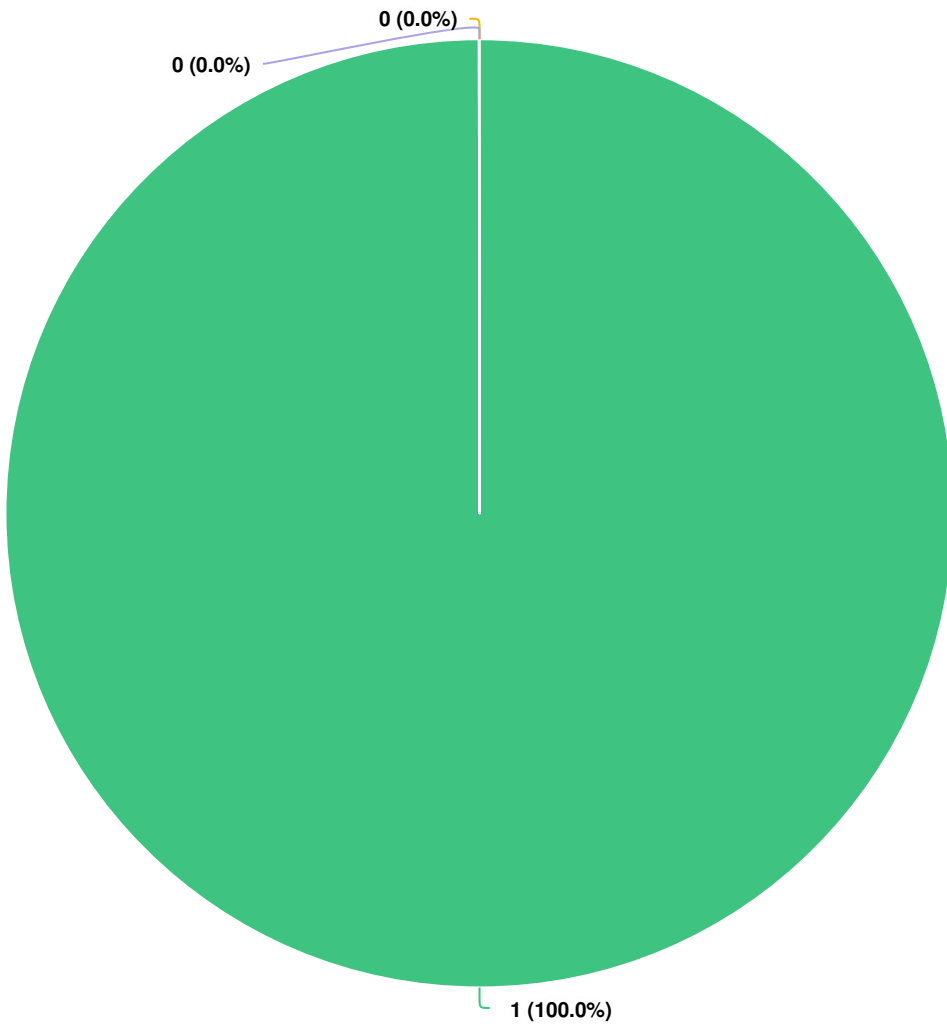
Have Your Say

Project: 1885 Government Street



VISITORS					
1					
CONTRIBUTORS			RESPONSES		
1			1		
0	0	1	0	0	1
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 | What is your position on this proposal?



Question options

- Other (please specify)
- Support
- Oppose

Mandatory Question (1 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1
Login: Anonymous

Responded At: Feb 13, 2024 09:00:22 am
Last Seen: Feb 13, 2024 09:00:22 am

Q1. What is your position on this proposal?

Other (please specify)

I support this project with some substantial design, public and open space and functional program considerations, as below.

Q2. Comments (optional)

-I am in the non profit development space and understand the challenges in delivery of any housing project at this time; however that does not mean compromising the urban environmental, community and neighborhood goals, and long-term quality of life for residents -Seriously lack of open and public space - the site coverage is absolutely not necessary. Suggest increased height and smaller floorplate for more site breathability, permeability for the public and opportunity for mid block connectors/courtyards for public interface -The materiality - while seeming mostly brick, should be reconsidered again for permeability (it appears in the elevation as a massive wall) and diversity in tone and depth, as well as color to provide more general interest -Suggest consideration of family or lock off units for different resident needs - time and again we see studios and one beds and while the numbers are hard to make work, this is a rental project without substantive below market or non market components and therefore should be expected to demonstrate how it is addressing community housing need and demand as well as what is already in the pipeline for new housing development; many of these studios could be combined into at least one bed plus dens or two beds. -The floorplates are the the stereotypical developer motel style with single loaded corridor and one window/light access; a more creative floorplate can be done to provide better long term livability for residents with small modifications such as staggering floor plates to get two window faces etc. -

Q3. Your Full Name

Kaeley Wiseman

Q4. Your Street Address

103-555 Chatham street

Q5. Your email address (optional)

kaeley.wiseman@gmail.com

2024 | CITY OF VICTORIA | Planning and Development


Rezoning Application No.00870, Development Permit with Variances Application No. 000641 and Heritage Designation Application HD000209

For 1885 Government




1

Aerial Photo



2 1885 Government | October 3, 2024



2

Subject Property



3 1885 Government | October 3, 2024

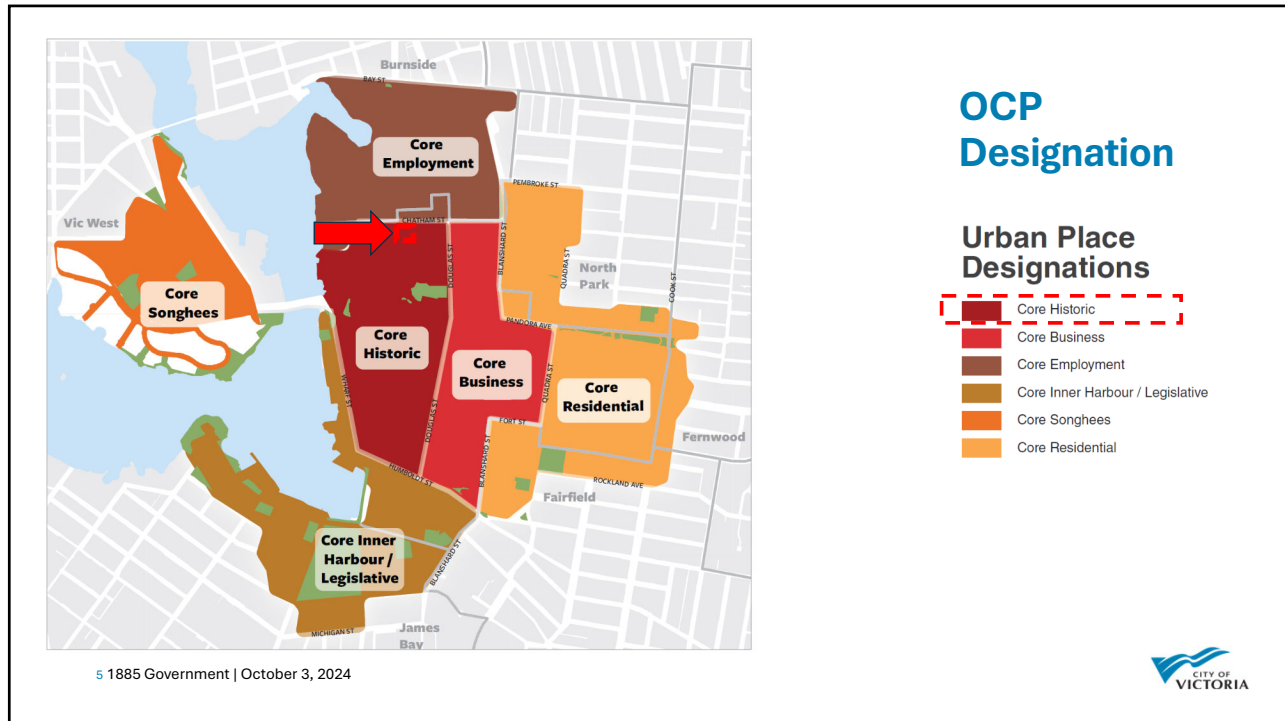


3

Neighbouring Properties



4



5

Rezoning

Use

- Removal of the site-specific land use restrictions within the OTD-1 zone, which only currently permit automotive repair. All uses that are permitted within the OTD-1 zone will be permitted. This includes commercial and residential.

Density

- Increase density from 3:1 FSR to 4.13:1 FSR.

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CITY OF VICTORIA

6

Rezoning

Use

47.	1885 Government Street Lot A Plan VIP45681	a. Automotive Repair is the only permitted use	
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4.4 Old Town District-1 Zone (OTD-1)

1. Permitted Uses	
a. Assembly	i. Hotel
b. Assisted Living Facility	m. Office
c. Brew Pub (beer, spirits, wine)	n. Personal Service
d. Care Facility	o. Residential
e. Civic Facility	p. Residential Lock-off Unit
f. Cultural Facility	q. Retail Liquor Sale
g. Drinking Establishment	r. Retail Trade
h. Equipment Rental	s. Small-scale Commercial Urban Agriculture
i. Financial Service	t. Studio
j. Food and Beverage Service	u. Utility
k. Home Occupation	

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7

Rezoning

Density

Conditions to Exceed OCP Densities

- To support affordable housing applications
- To encourage the retention and rehabilitation of heritage buildings
- Site specific amendments when they are consistent with the intent of the Urban Place Designations and further the broad objectives and policies of the plan, as appropriate to the site context.

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8

Rezoning

Density

Conditions to Exceed OCP Densities

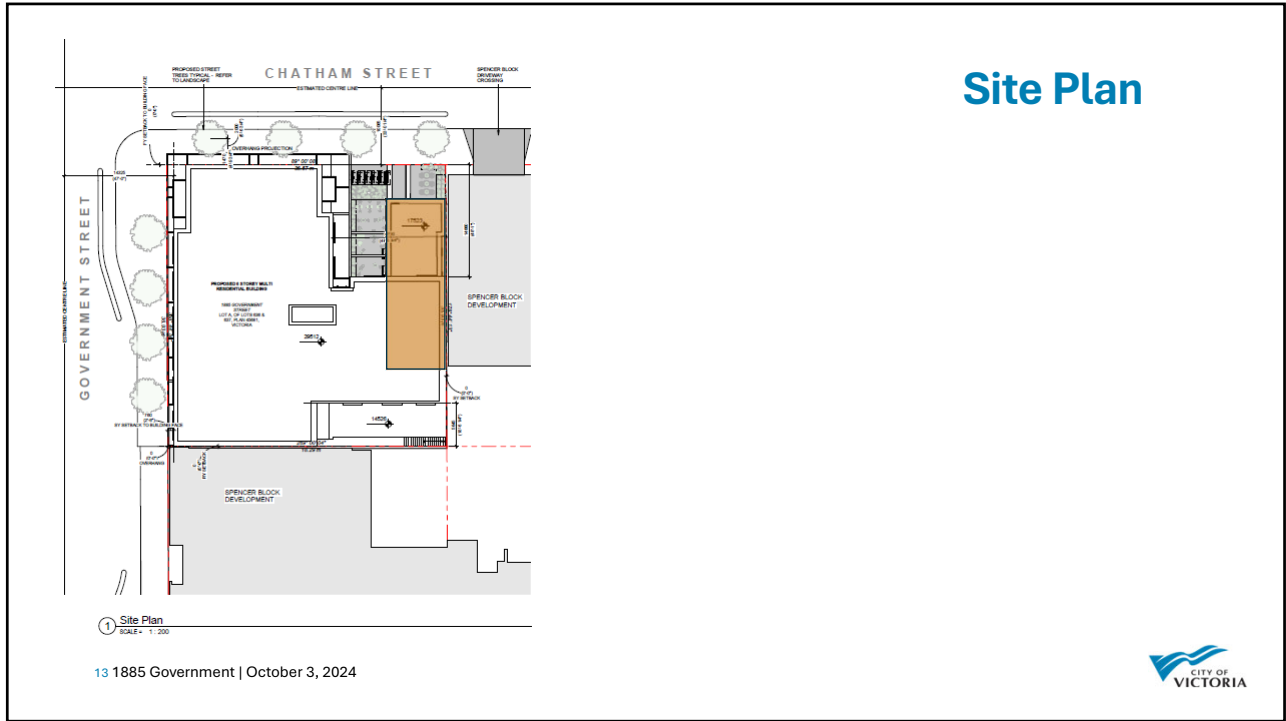
- To support affordable housing applications
- **To encourage the retention and rehabilitation of heritage buildings**
- Site specific amendments may be considered when they are consistent with the intent of the Urban Place Designations and further the broad objectives and policies of the plan, as appropriate to the site context.

Rezoning

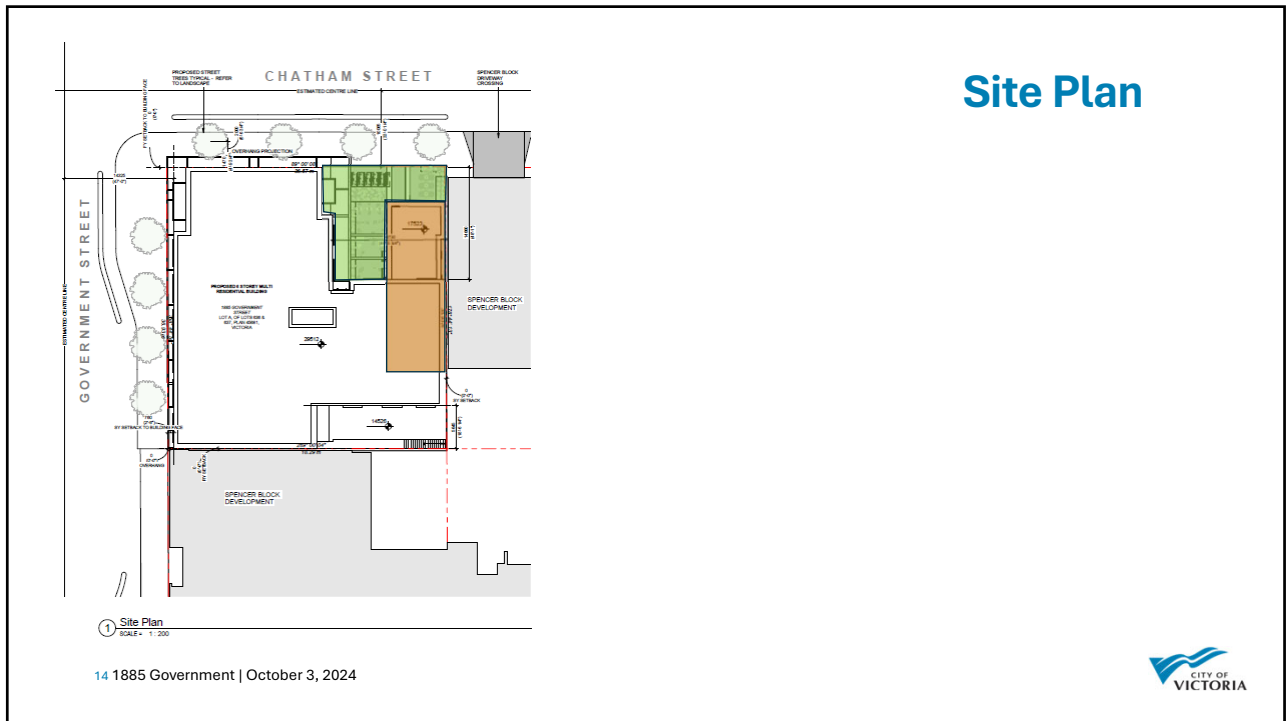
Density

Conditions to Exceed OCP Densities

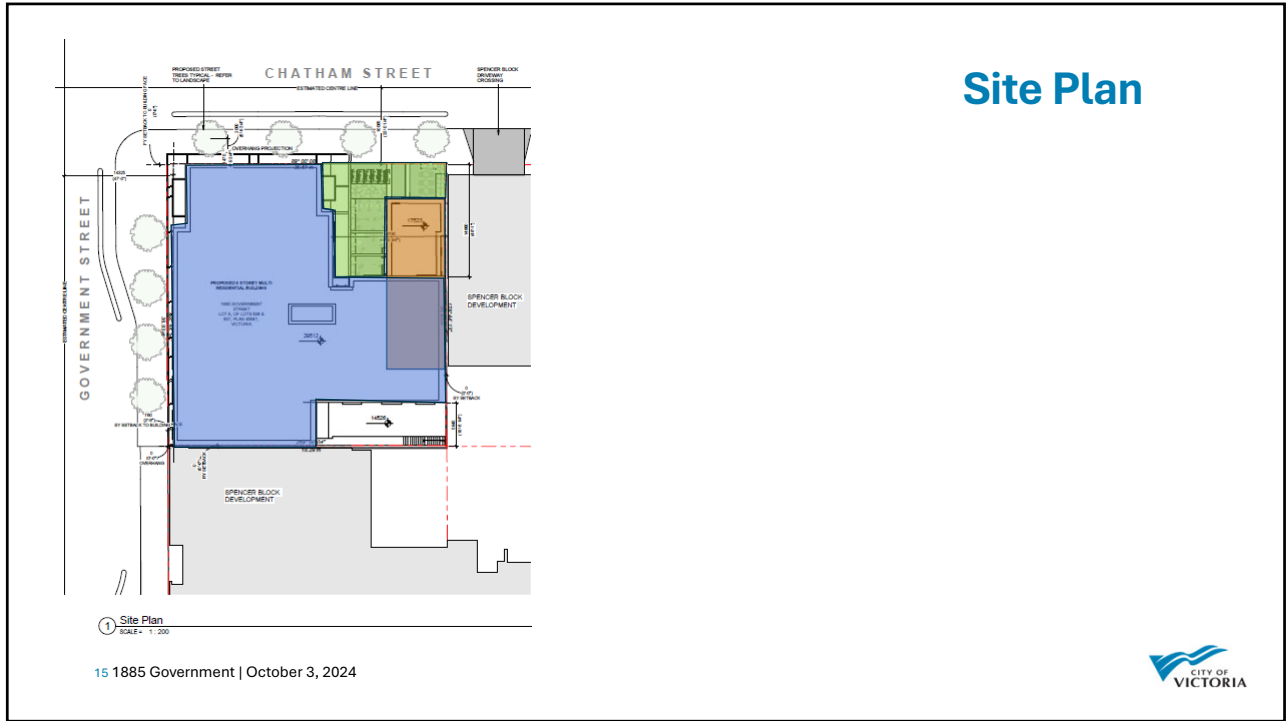
- To support affordable housing applications
- **To encourage the retention and rehabilitation of heritage buildings**
- Site specific amendments may be considered when they are consistent with the intent of the Urban Place Designations and **further the broad objectives and policies of the plan, as appropriate to the site context.**



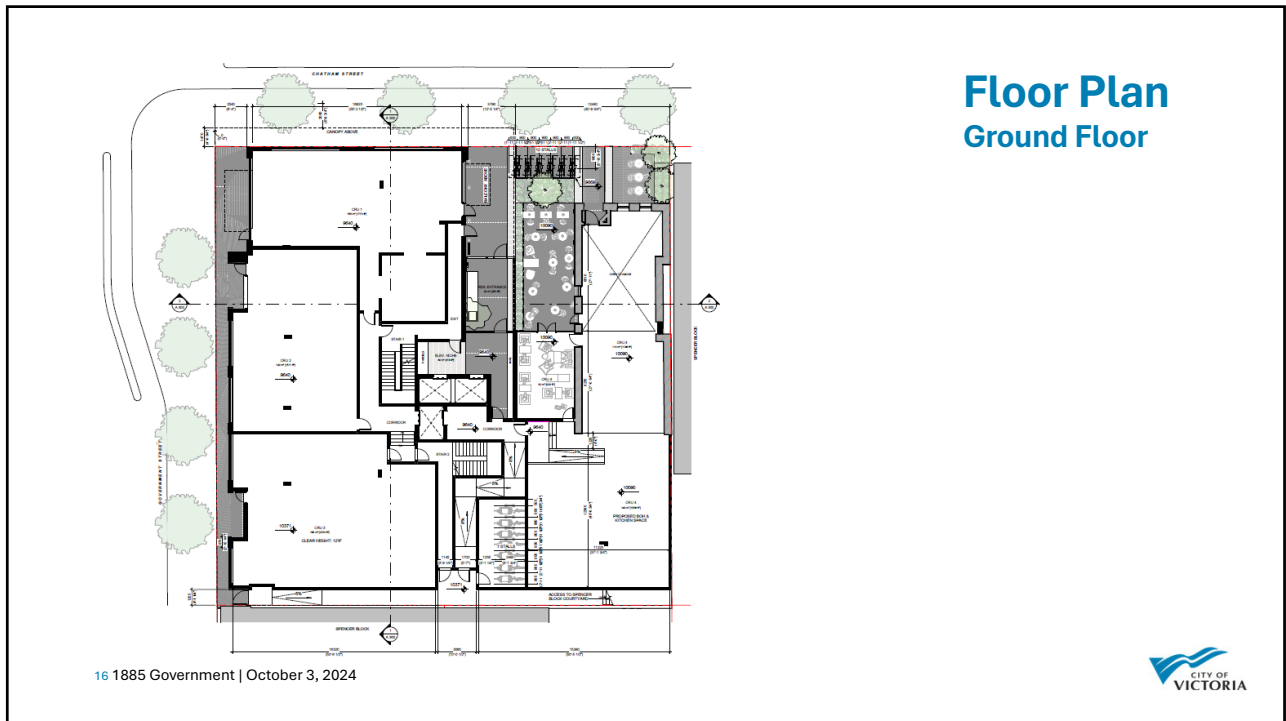
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Floor Plan Level 2


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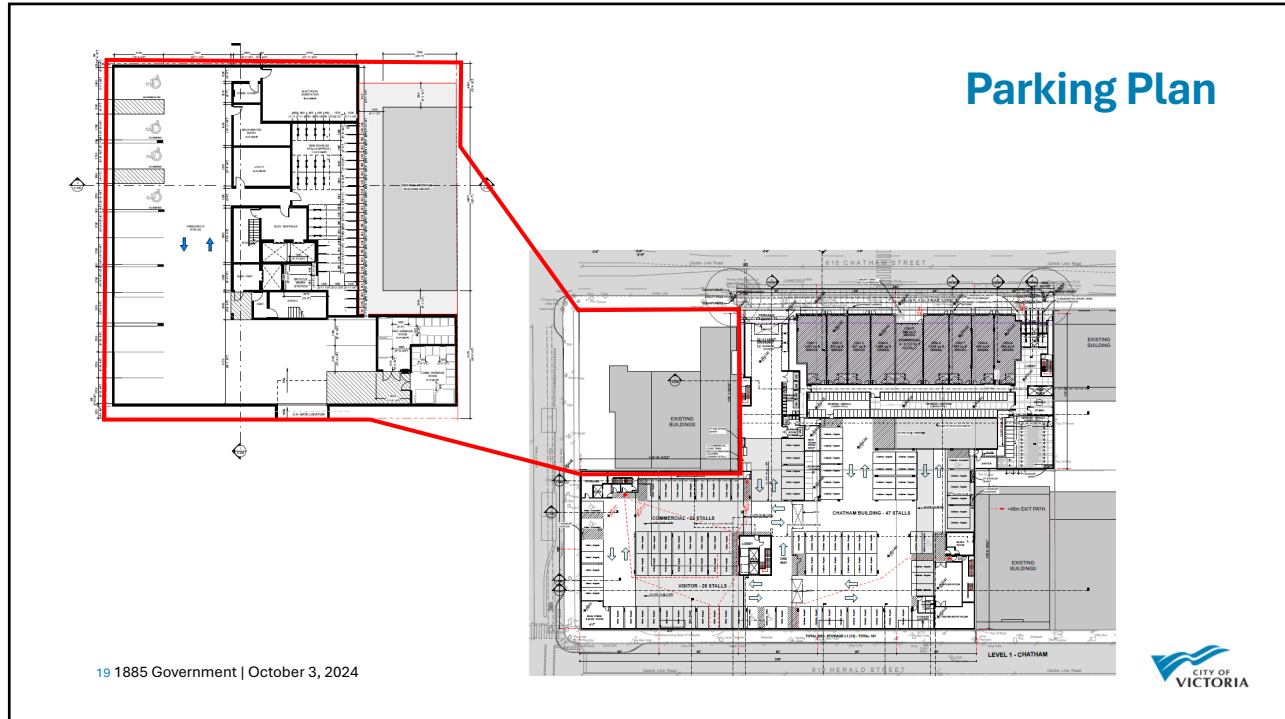
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Floor Plan Levels 3-6

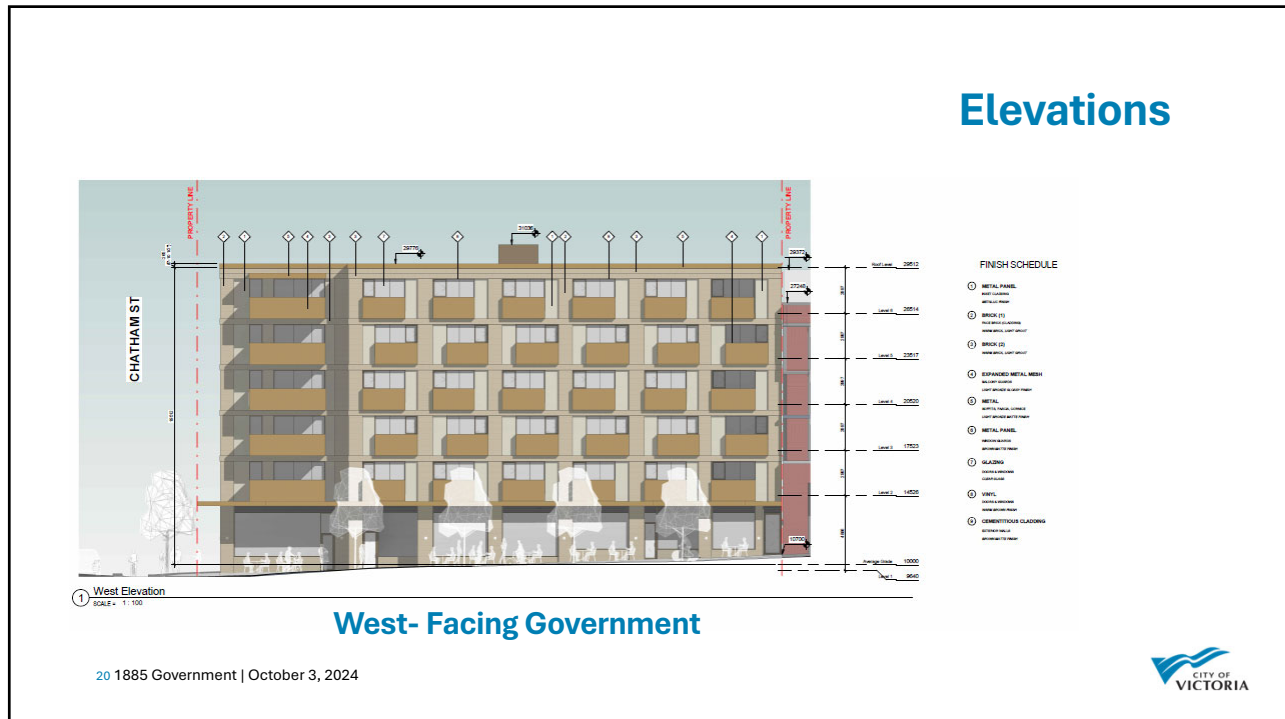
18 1885 Government | October 3, 2024



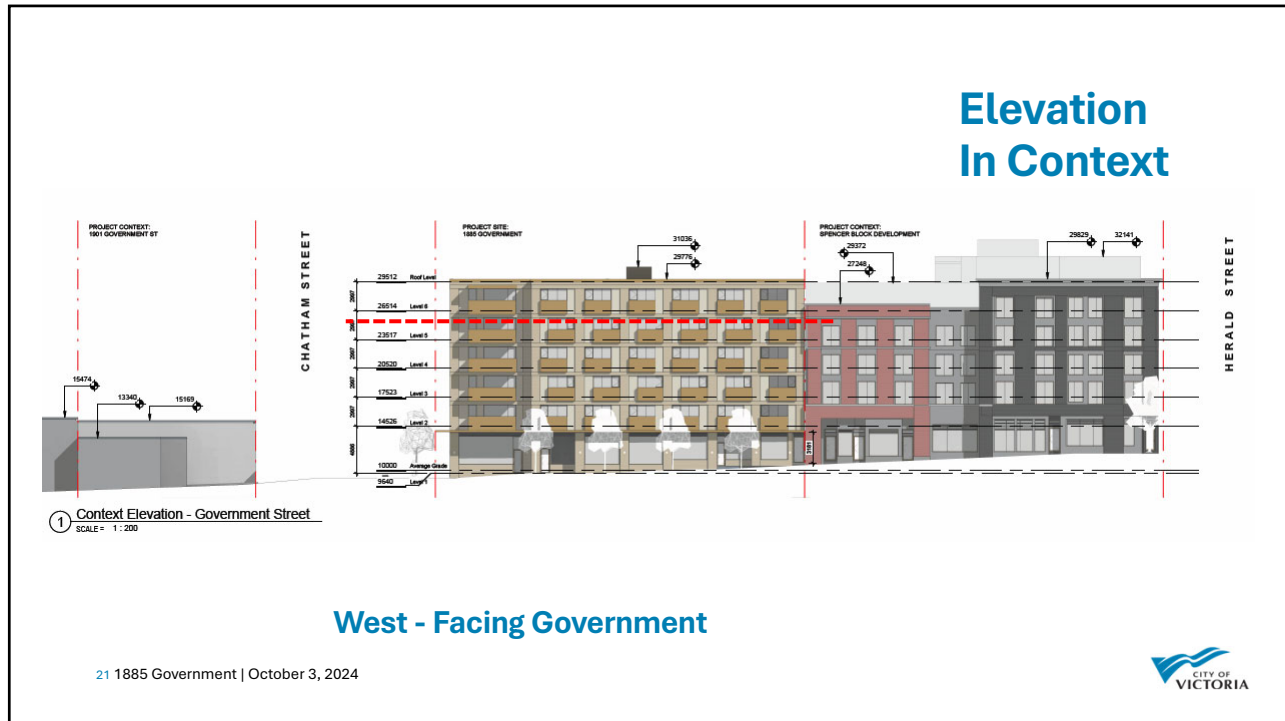
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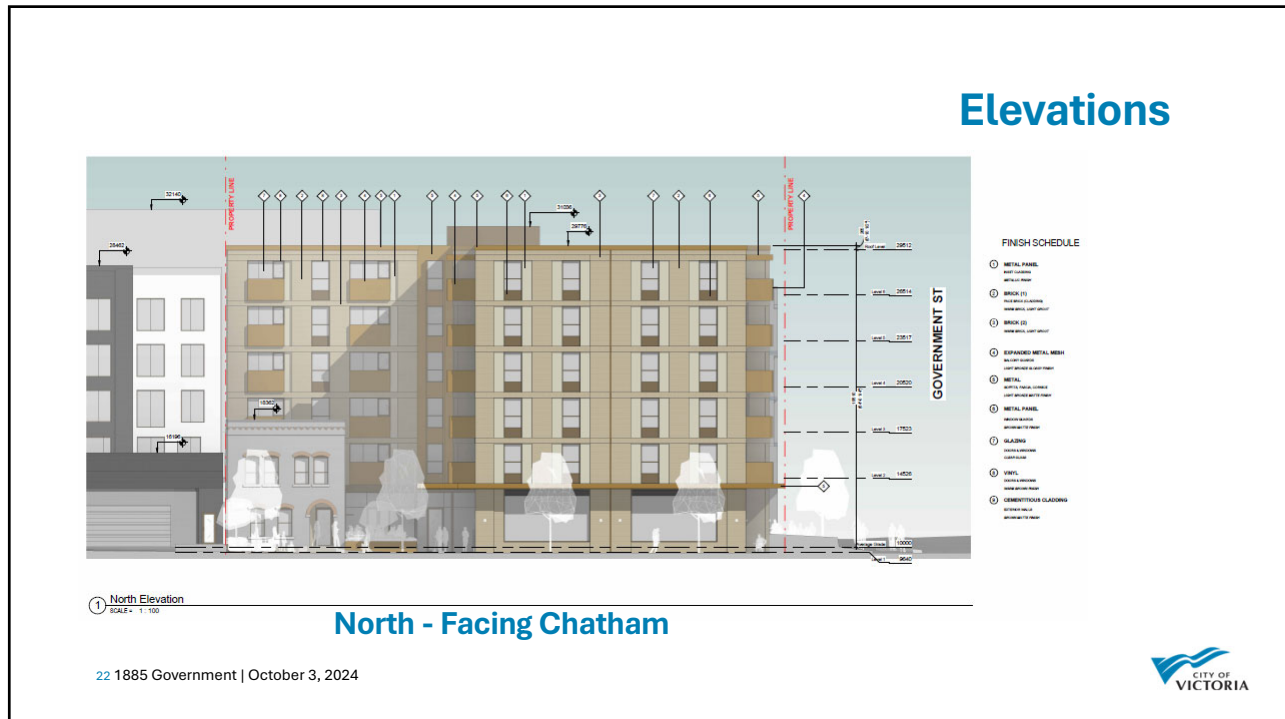
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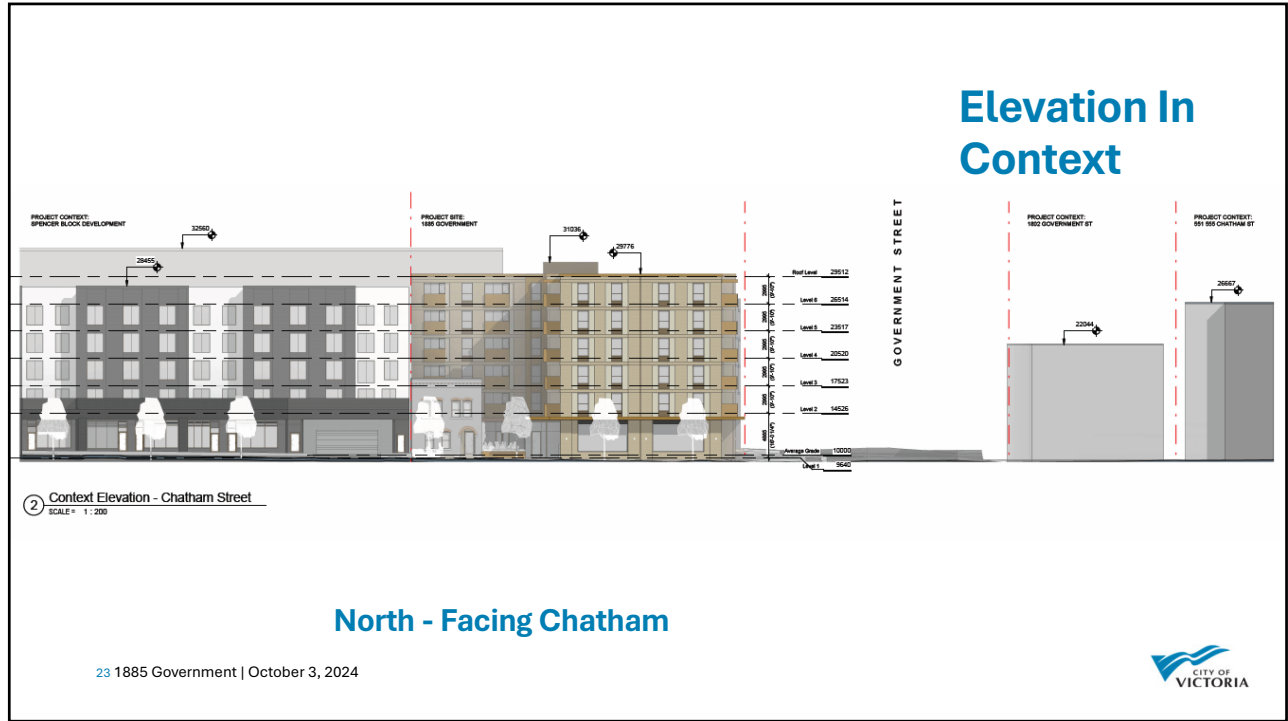
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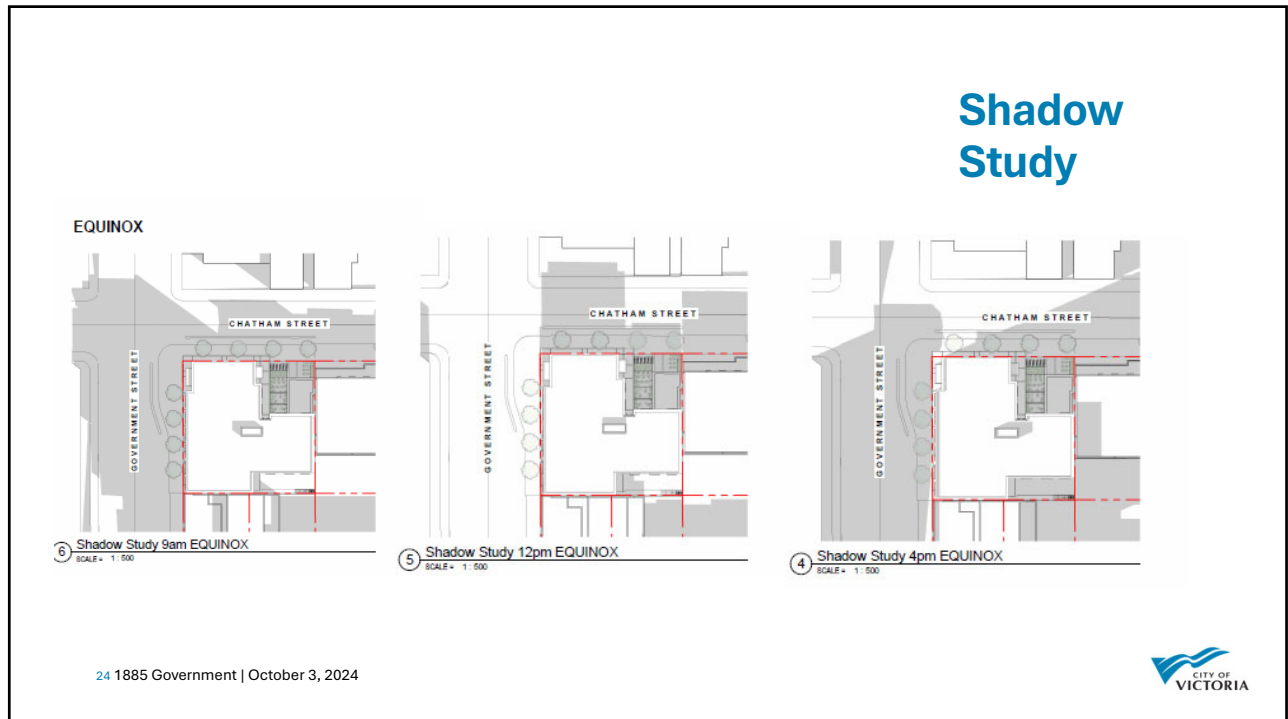
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COURTYARD VIEW 3

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COURTYARD VIEW 2

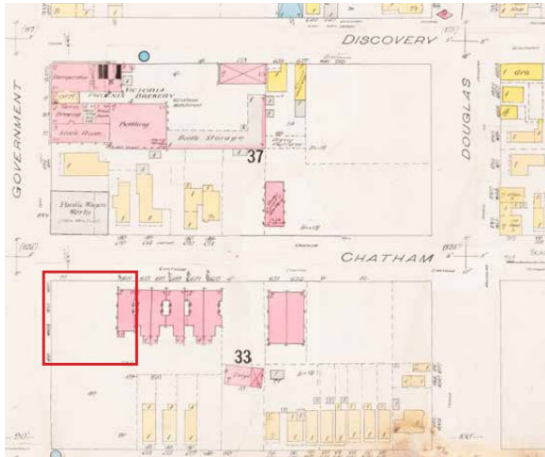
30 1885 Government | October 3, 2024



30

Heritage Designation Application HD000209

Sam Kee Laundry – 1885 Government
Date of Construction: 1908
Architect / Builders: Parfitt Bros.
Original Owner: Peter Levelle

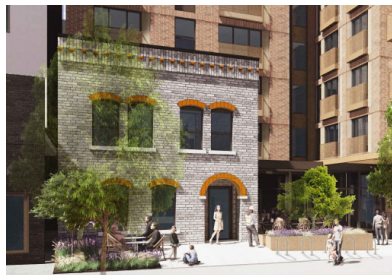


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Heritage Designation Application HD000209



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End

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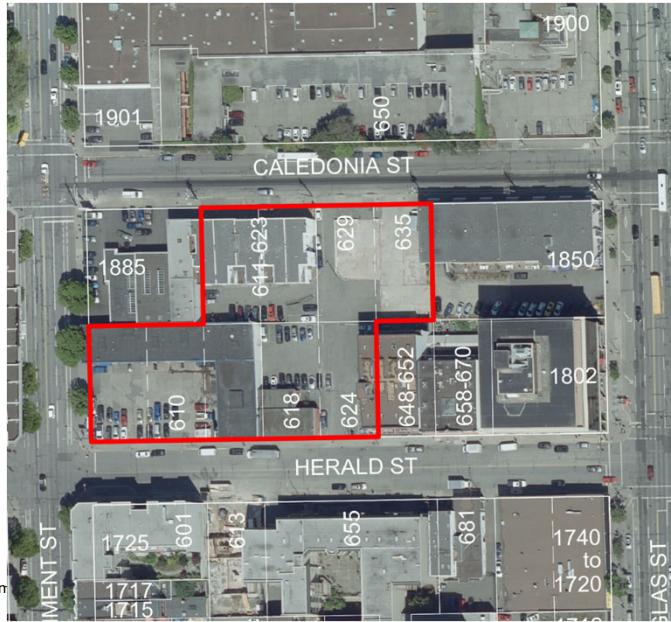
Extra Slides

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34

Aerial Image



35 1885 Governm



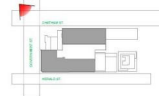
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Rendering



Corner of Chatham St and Government St

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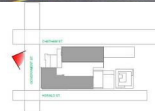
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Rendering



Government Street

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37

Rendering



Corner of Government St and Herald St

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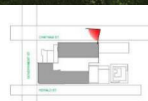
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Rendering



Chatham Street

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Shared Courtyard Landscape Plan



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