
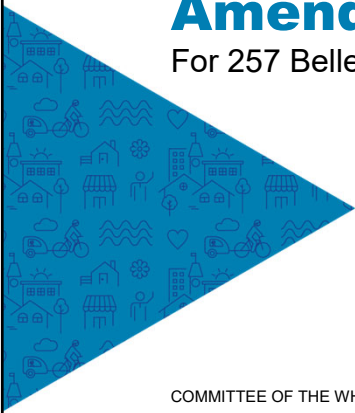


2025 | CITY OF VICTORIA | Planning & Development

Development Permit with Variances and Zone Text Amendment

For 257 Belleville Street


COMMITTEE OF THE WHOLE | January 9, 2025

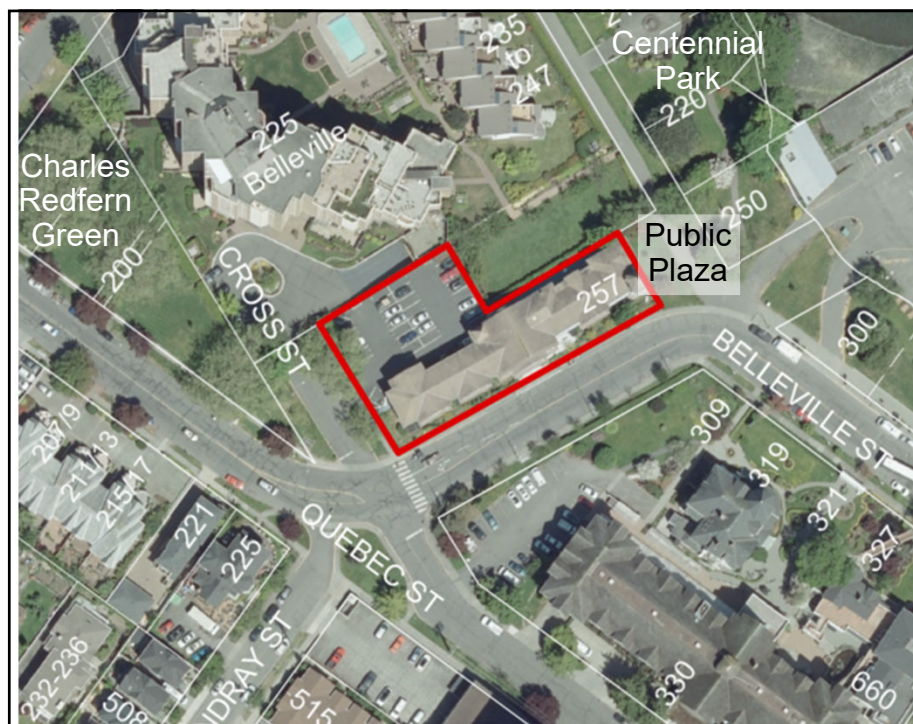
1

What has changed since original approvals?

City Policy and Regulations	The Proposal
<ul style="list-style-type: none"> • Downtown Core Area Plan and Design Guidelines • Zoning Regulation Bylaw • Downtown Public Realm Plan and Streetscape Standards • Tree Preservation Bylaw 	<ul style="list-style-type: none"> • Increase in bicycle parking • Additional level of underground parking • Refinements to the public realm (bike lanes, crosswalks and sidewalks) • Cash to be provided in lieu of construction of public plaza



2



Aerial Photo



3



Harbour View



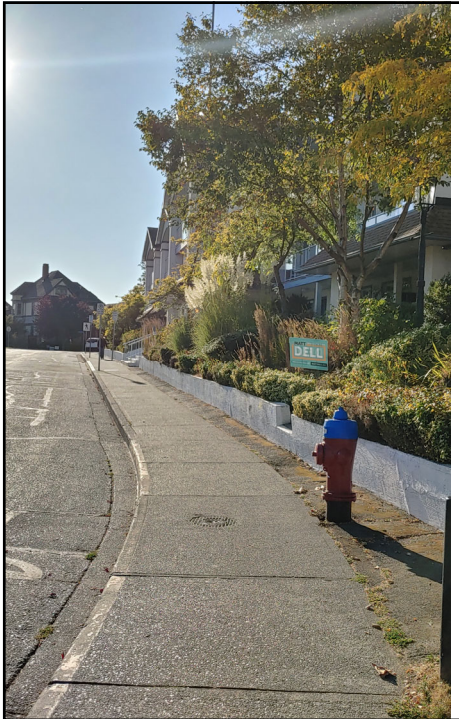
4



Subject Property



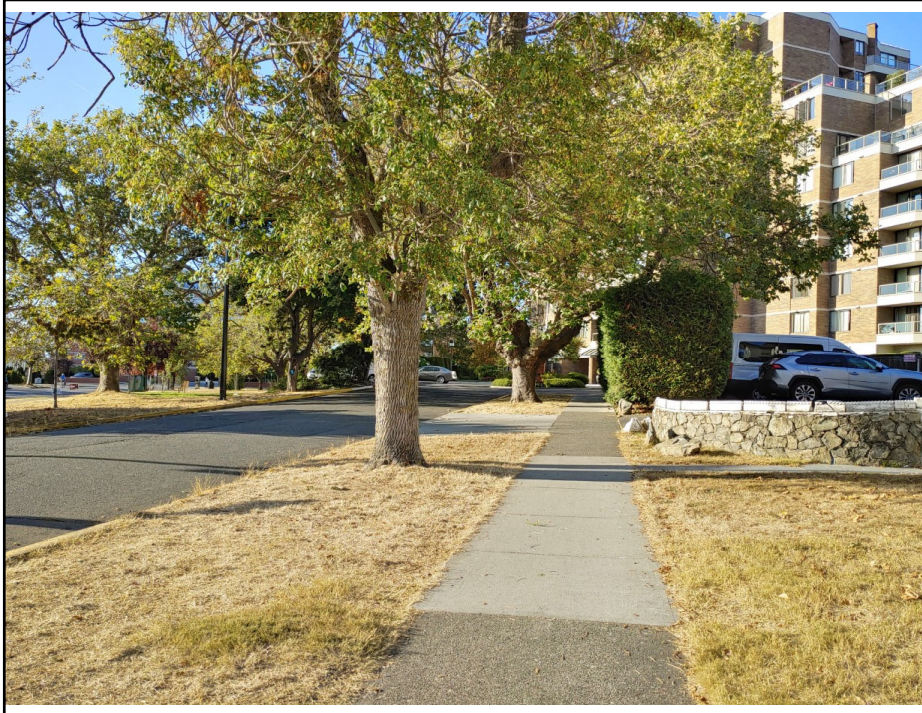
5



Subject Property Pendray Street



6



**Subject
Property
Cross Street**



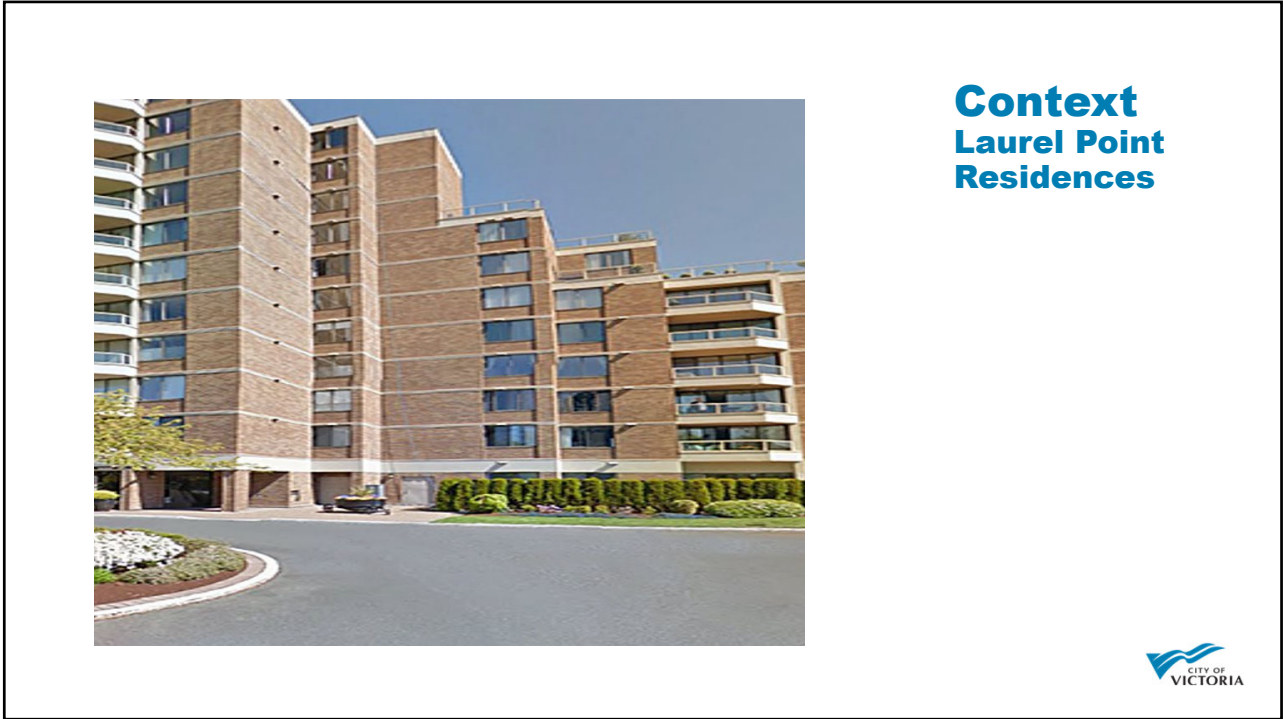
7



**Subject
Property
Cross Street**



8



9



10



11



12



13



14

Legislative Authority: Rezoning

Matters considered under Section 479 of the *Local Government Act*:

- The **use** of land, buildings and other structures
- The **density** of the use of the land, buildings and other structures
- The **siting, size and dimensions** of buildings and other structures, and the uses that are permitted on the land

Current R-65 Zone (approved 2011):

- Permitted **use**: Multiple dwellings
- Maximum **density**: 1.2:1 floor space ratio
- Maximum **density** with community amenities: 3.0:1 floor space ratio
- **Siting, size and dimensions**:
- Maximum height: 30 m
- Setbacks and site coverage specified in zone



15

Current R-65 Zone: Community Amenities

Amenities with a total value of \$507,000:

- A \$74,000 contribution to Harbour Pathway improvements along Belleville Street between Pendray Street and Oswego Street.
Status: Paid in 2011 and work carried out.
- The construction of a plaza at the corner of Belleville Street and Pendray Street valued at least \$121,000
Status: Required prior to commencement of construction (change requested)
- The payment of \$312,000 to be placed in the Harbour Pathway fund.
Status: Required prior to commencement of construction



16

Legislative Authority: DPV

Matters under consideration (s. 491 of the *Local Government Act*):

- the **character** of development:
 - **Siting**
 - **Form**
 - **Exterior design and finish**
 - **Landscaping**
- And:**
 - **Supportability of the variances**

Character of development:

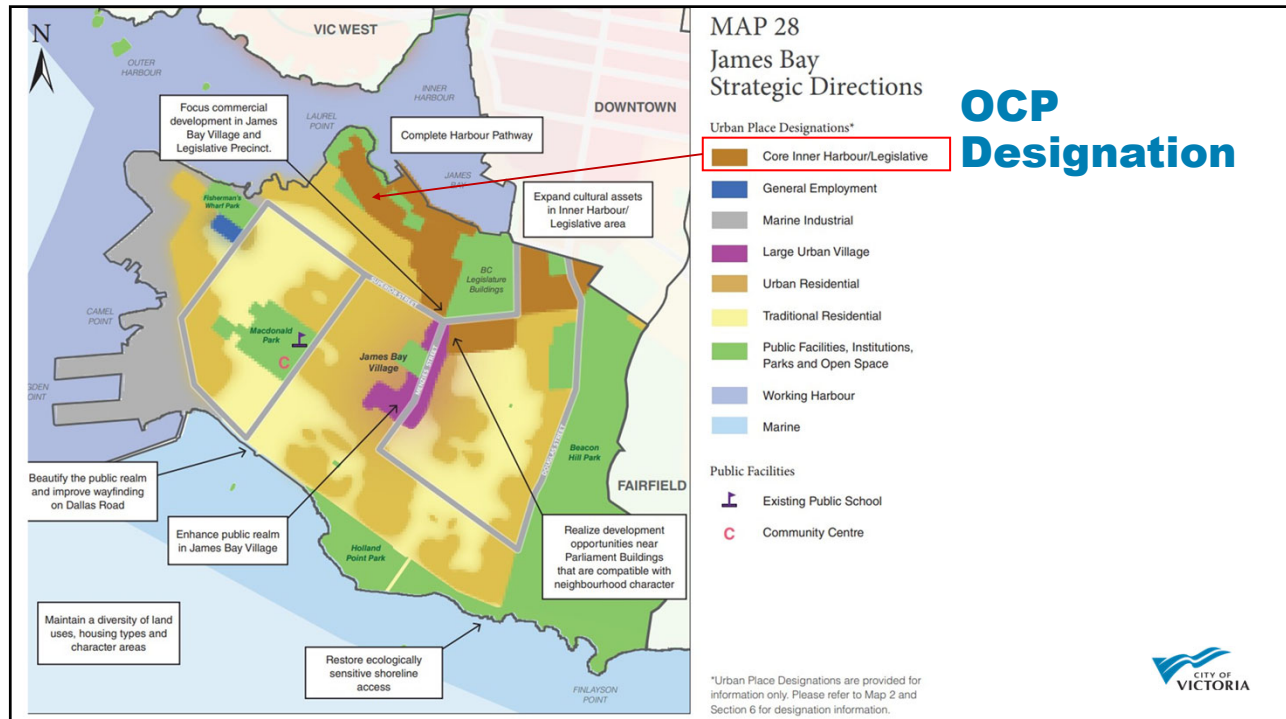
- Compliance with applicable design guidelines within the *Downtown Core Area Plan*

Variances

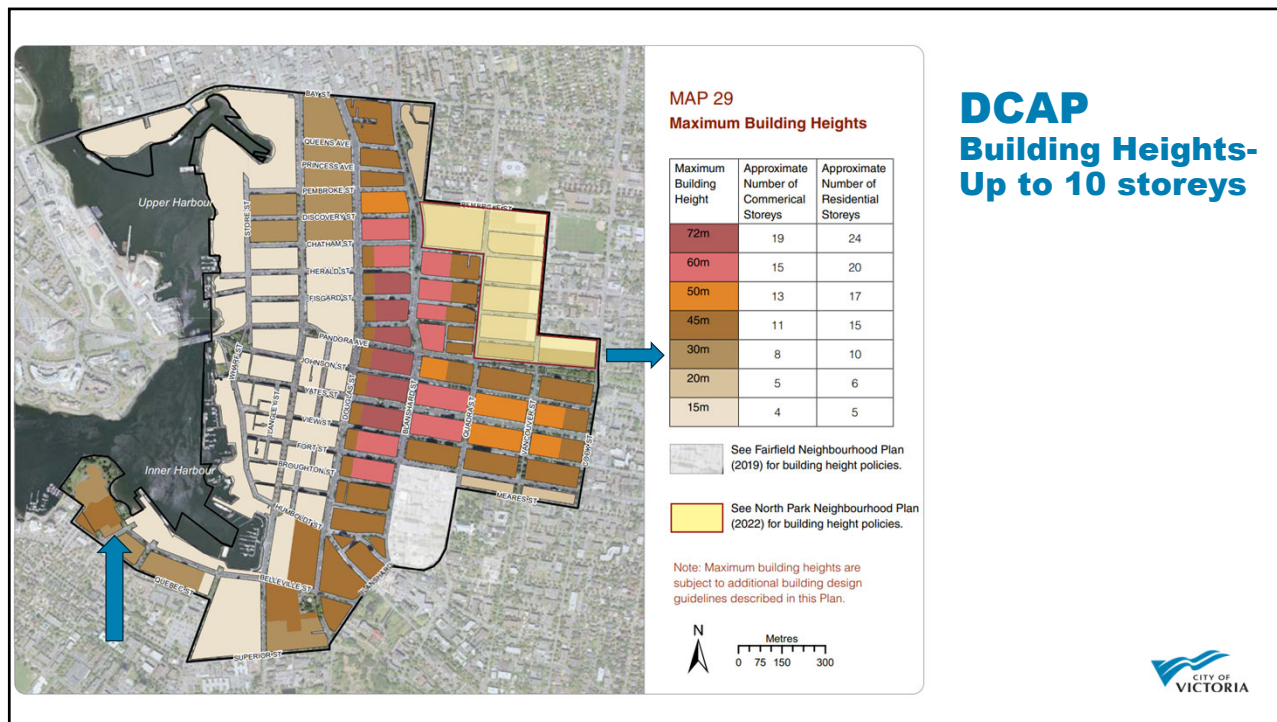
- Maximum height increased from 30m to 32 m
- Maximum site coverage increased from 45% to 53%
- Open site space reduced from 40% to 28.5%



17

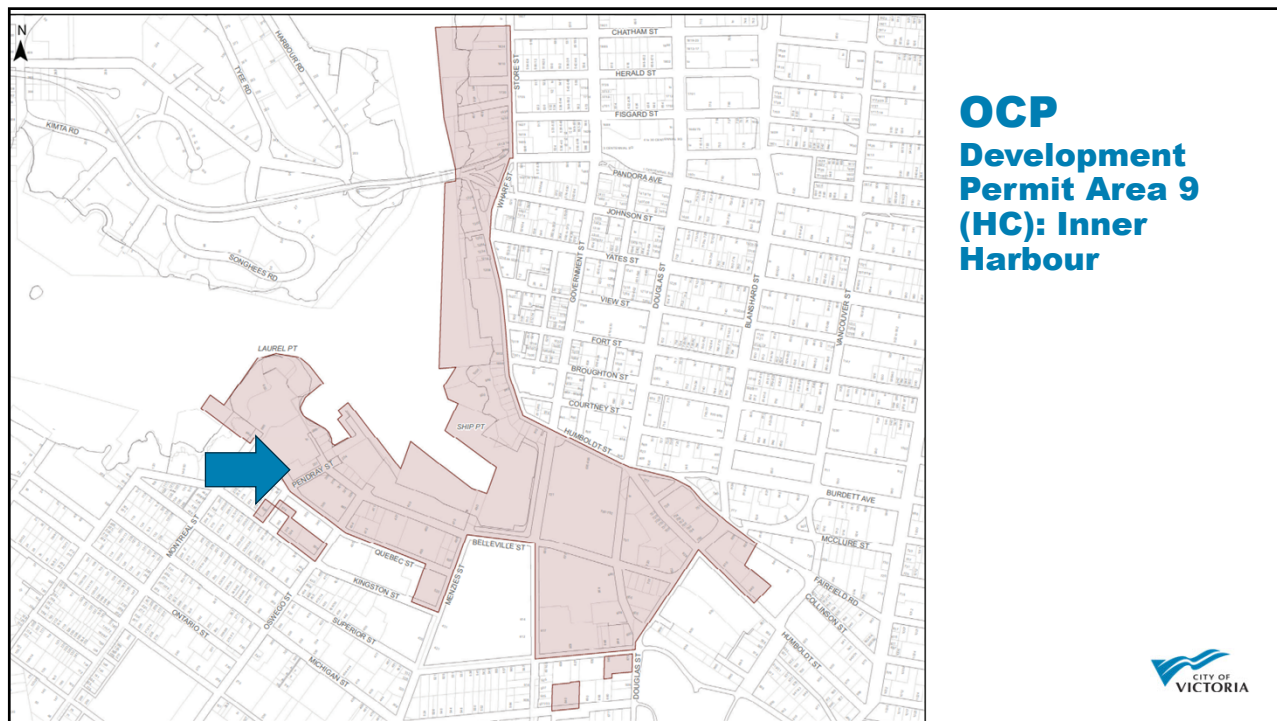


18



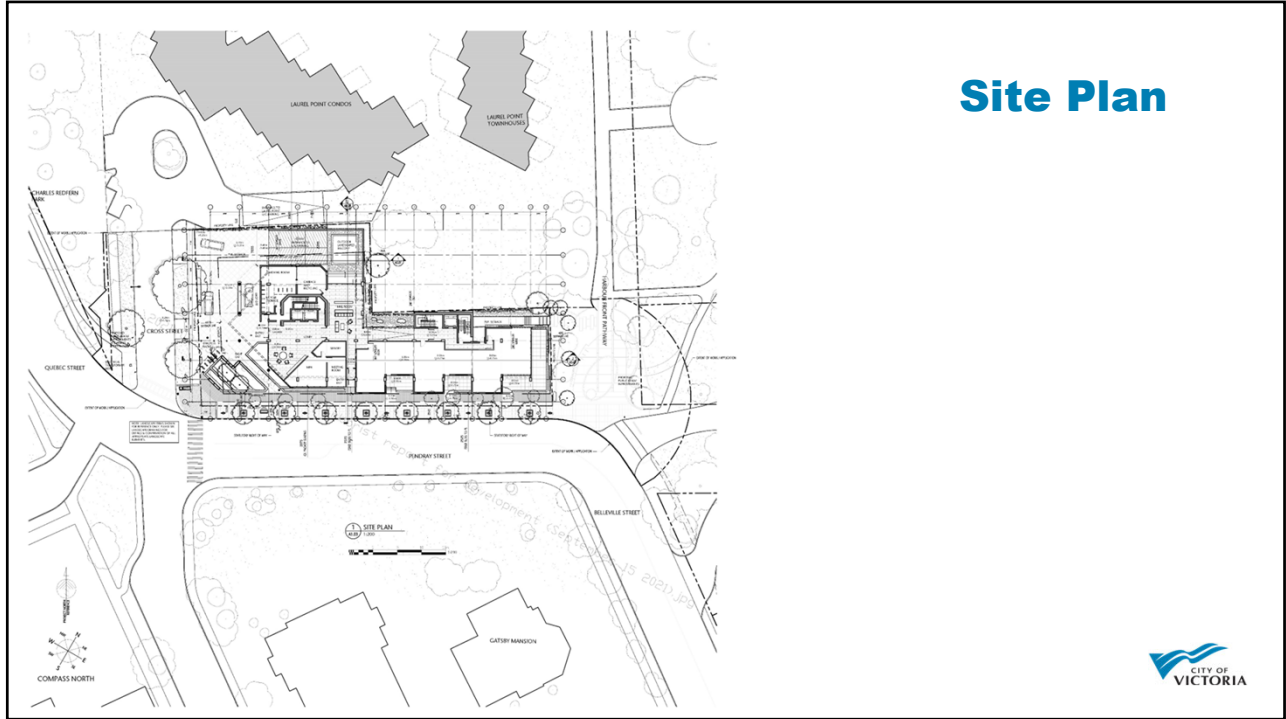
**DCAP
Building Heights-
Up to 10 storeys**

19

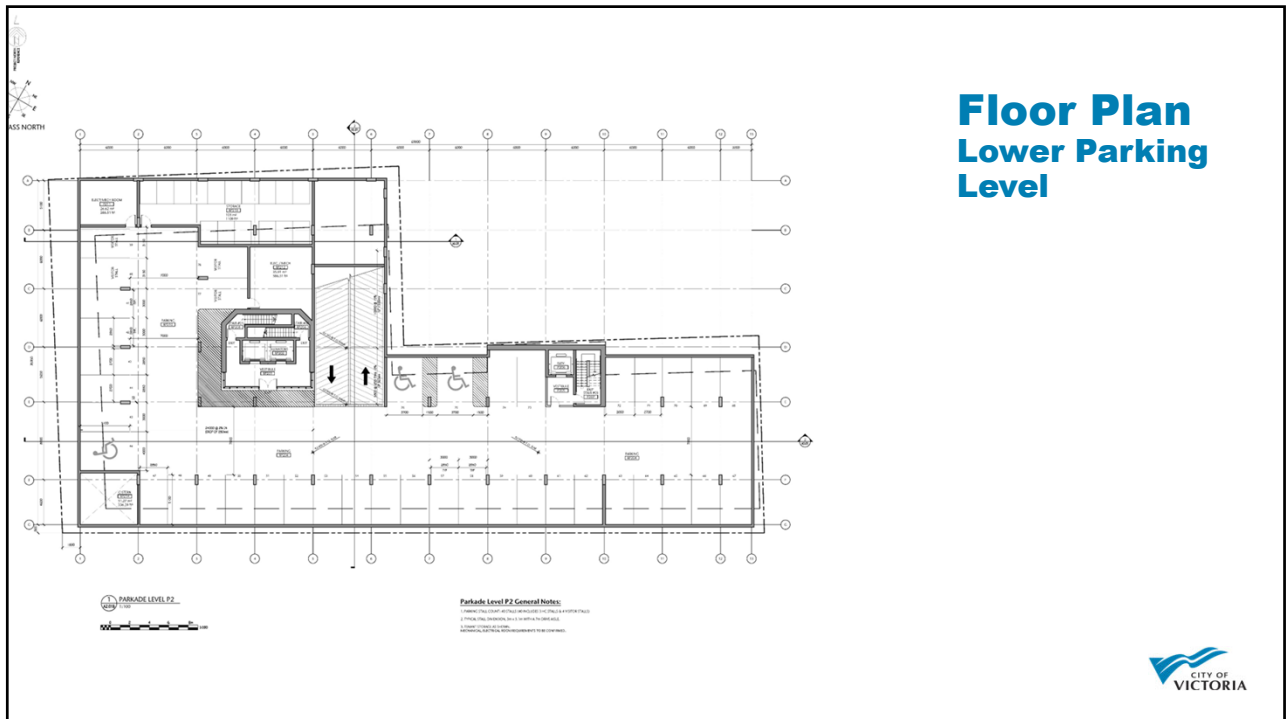


**DCAP
Building Heights-
Up to 10 storeys**

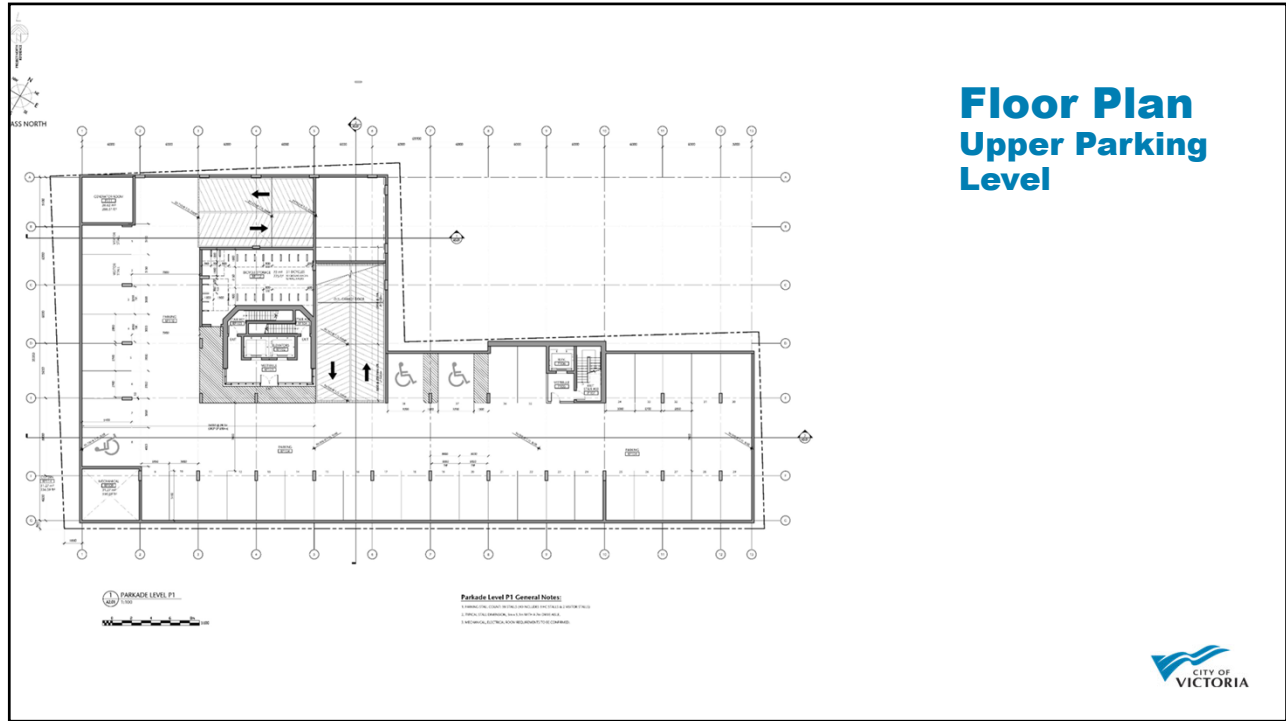
20



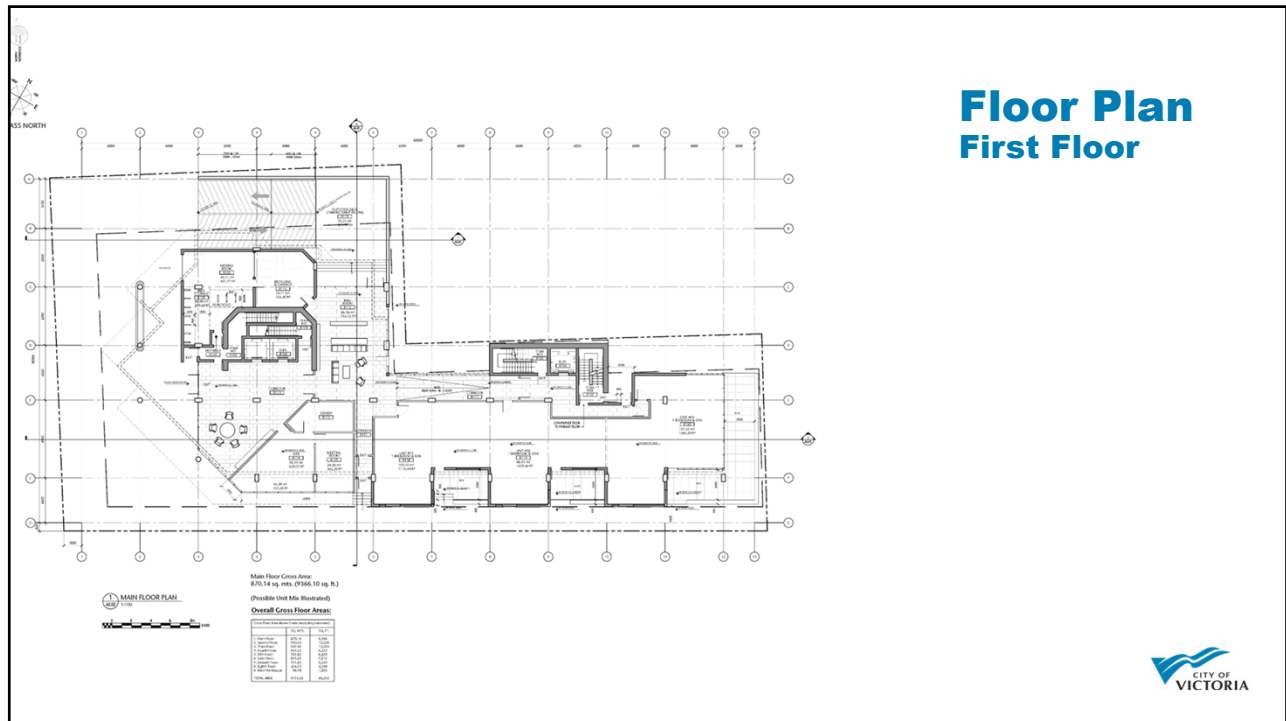
21



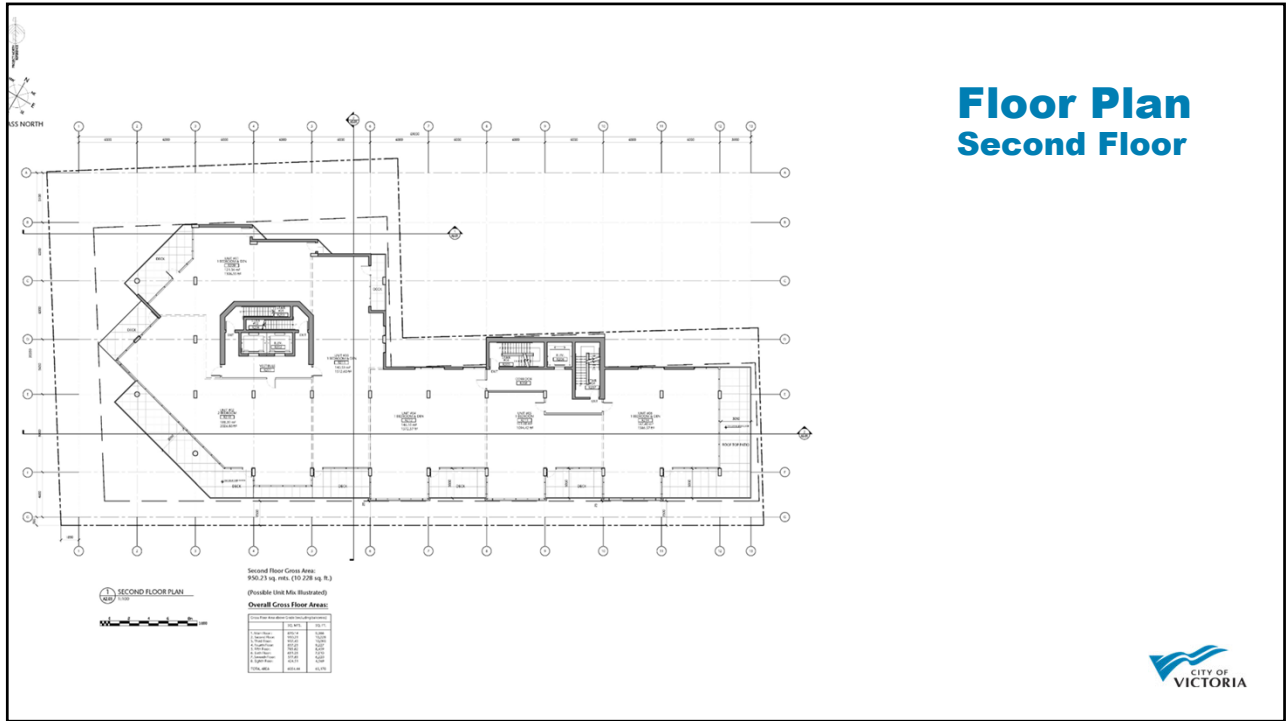
22



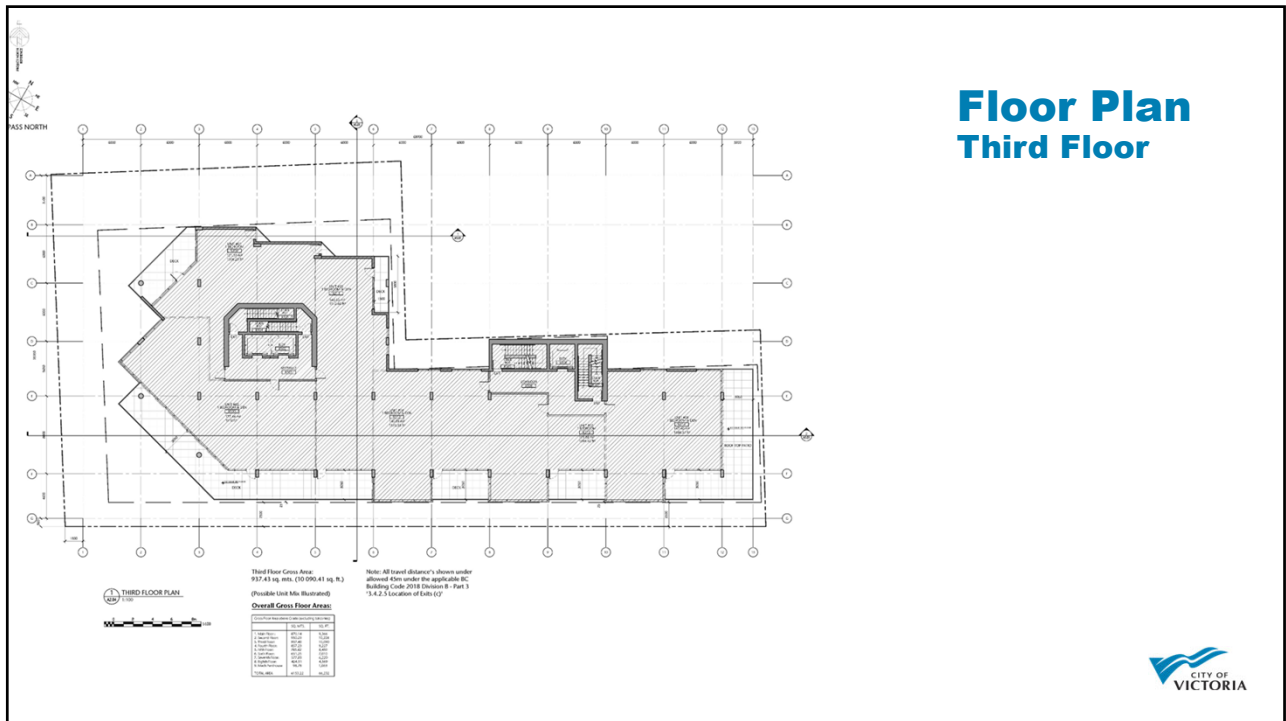
23



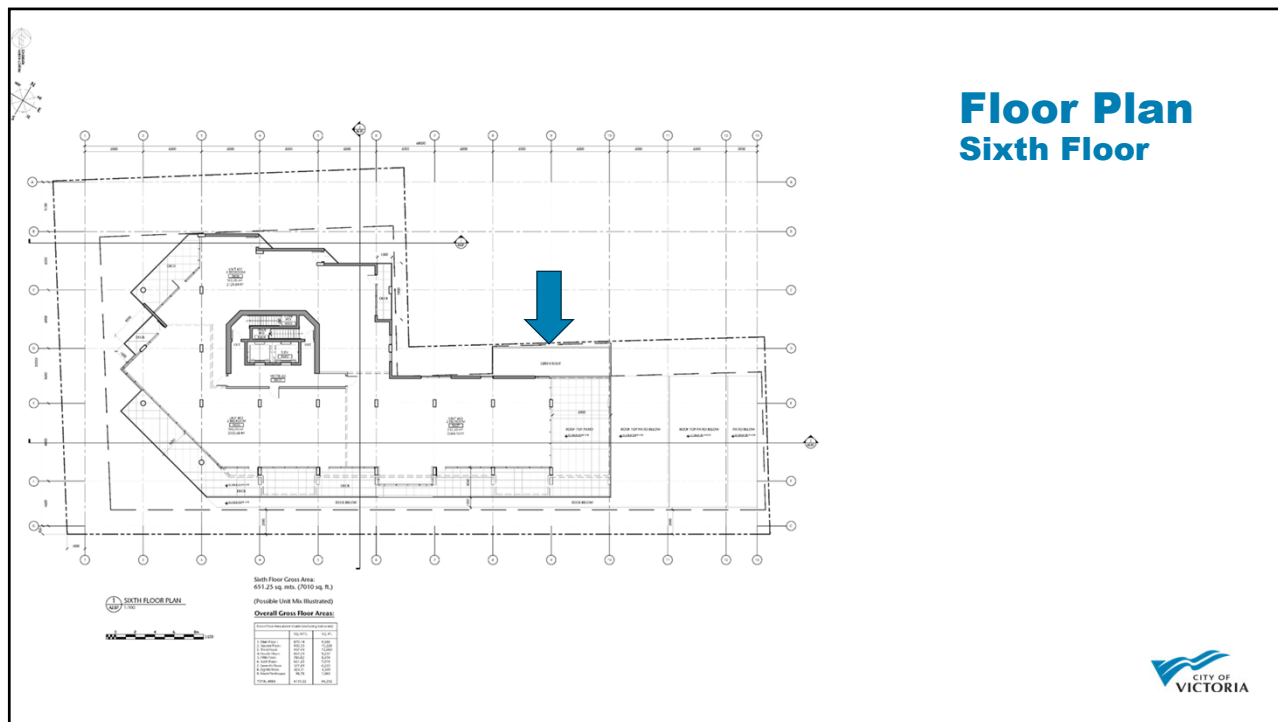
24



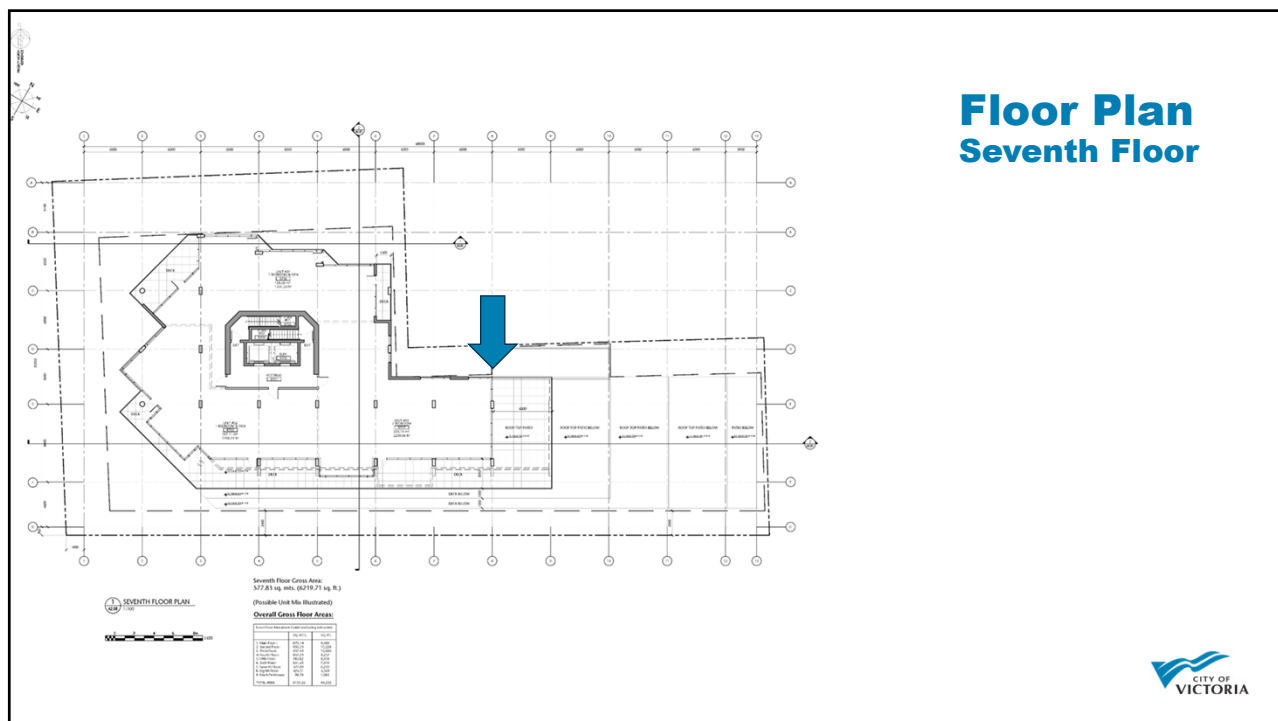
25



26

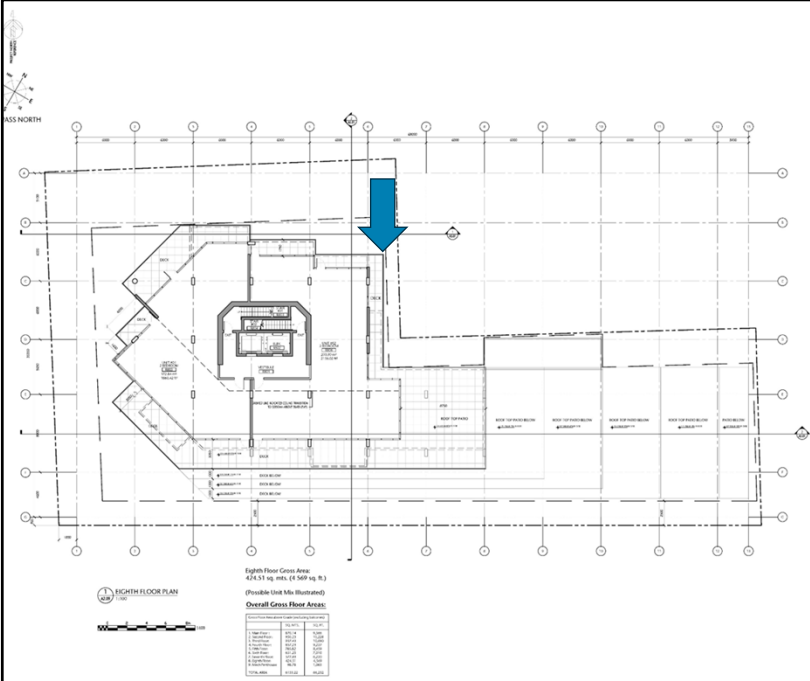


29



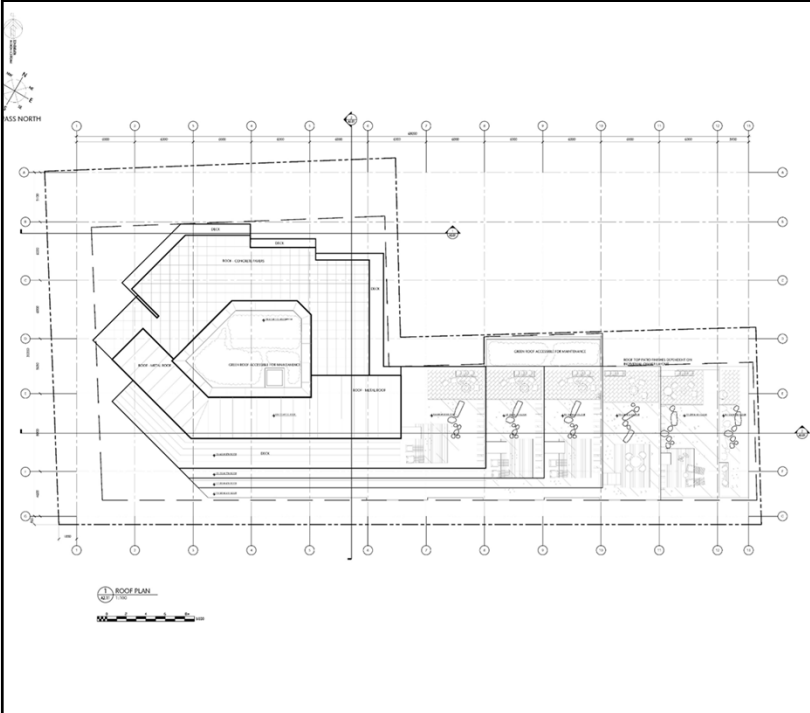
30

Floor Plan Eighth Floor

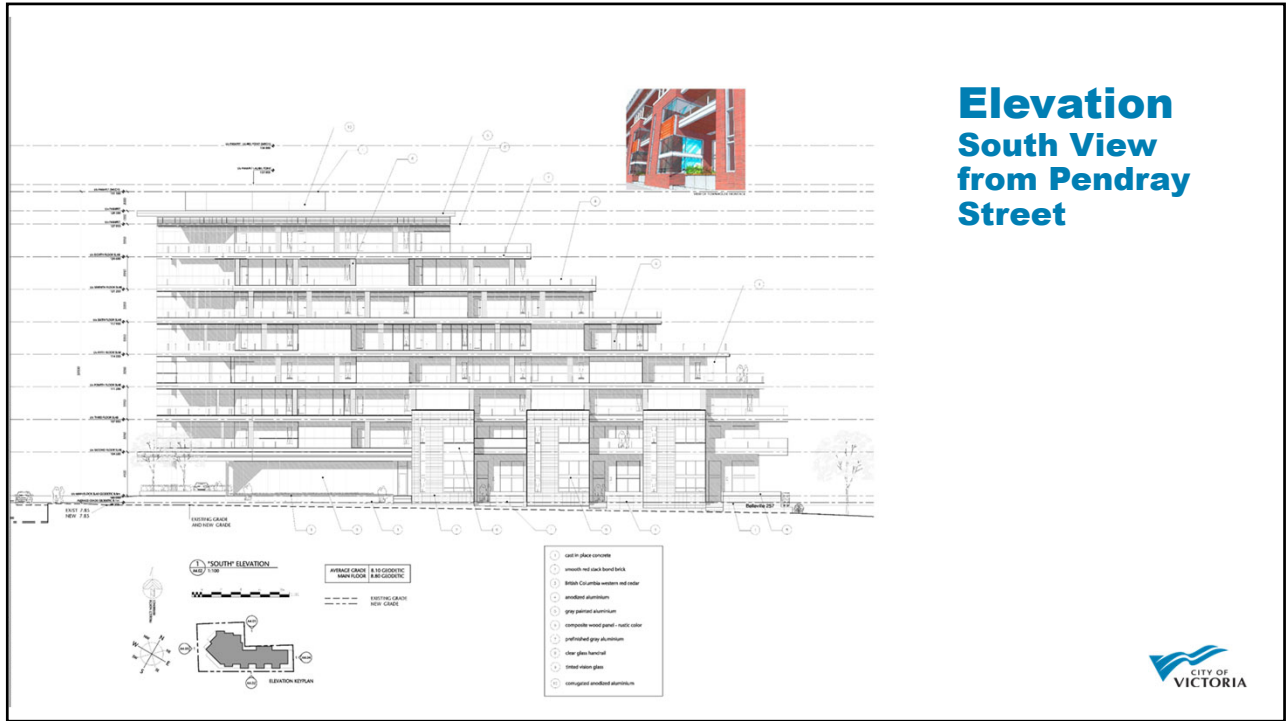


31

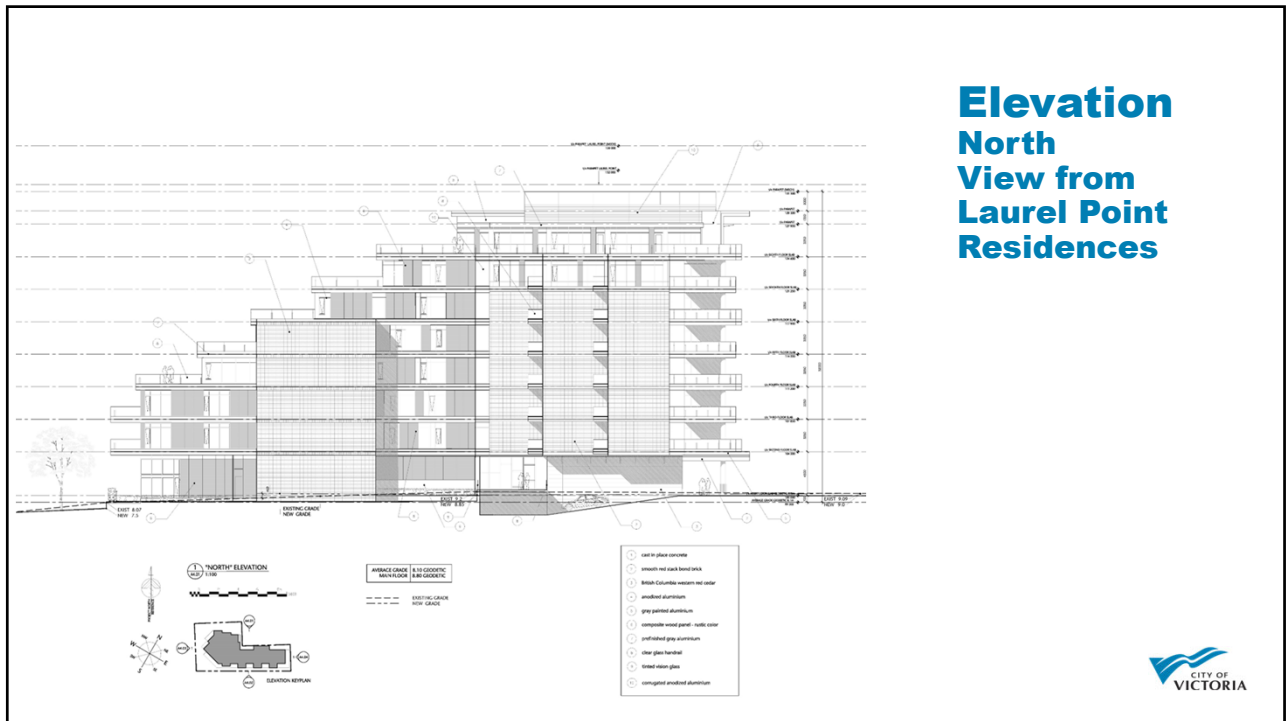
Roof Plan



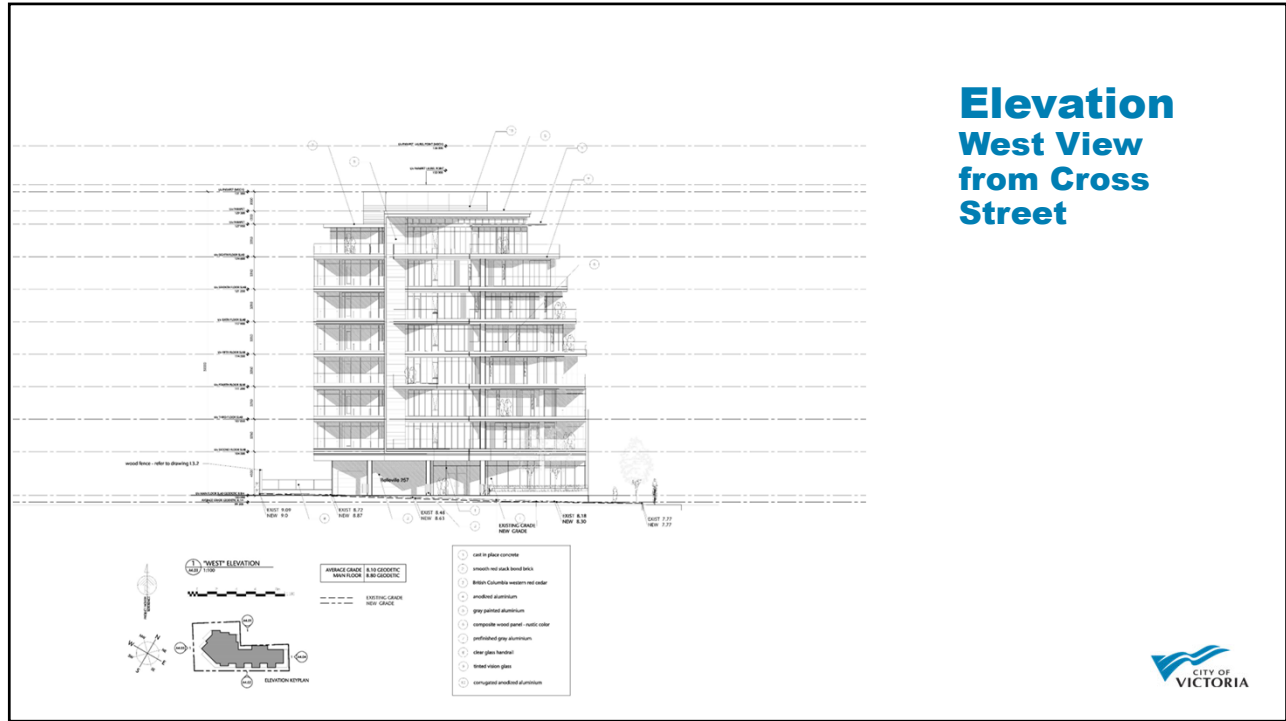
32



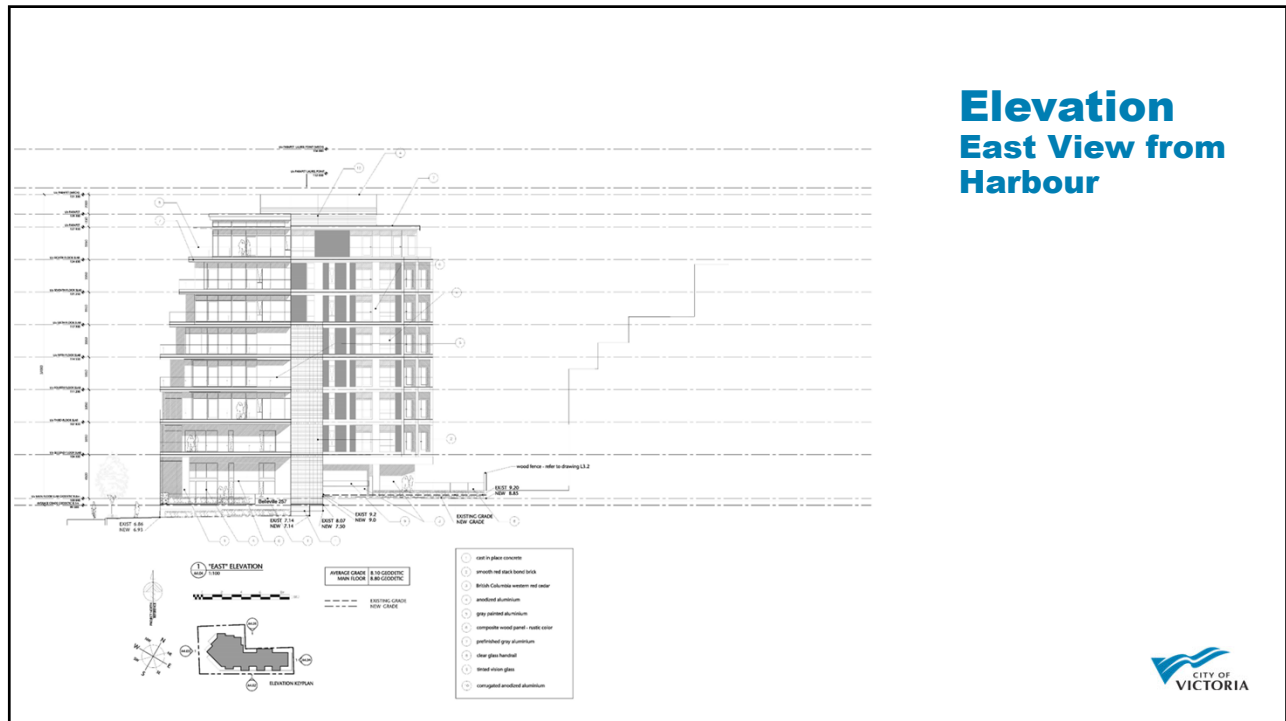
33



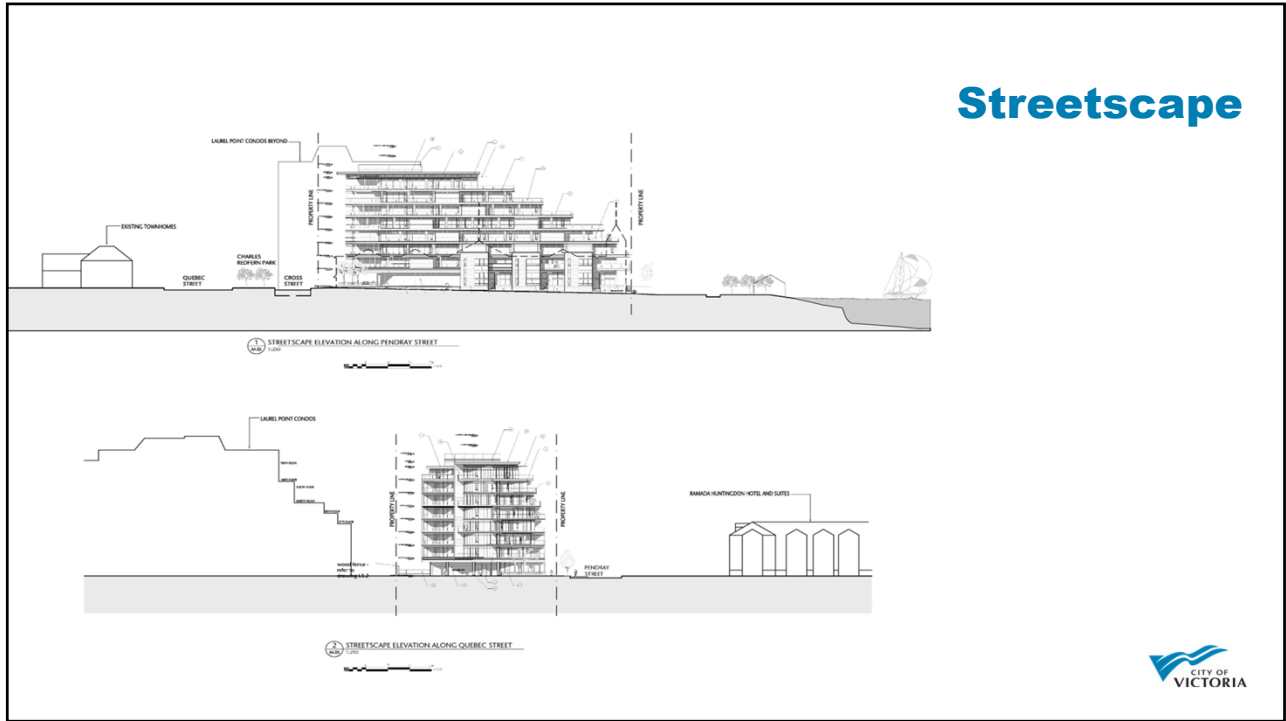
34



35



36



Streetscape



37



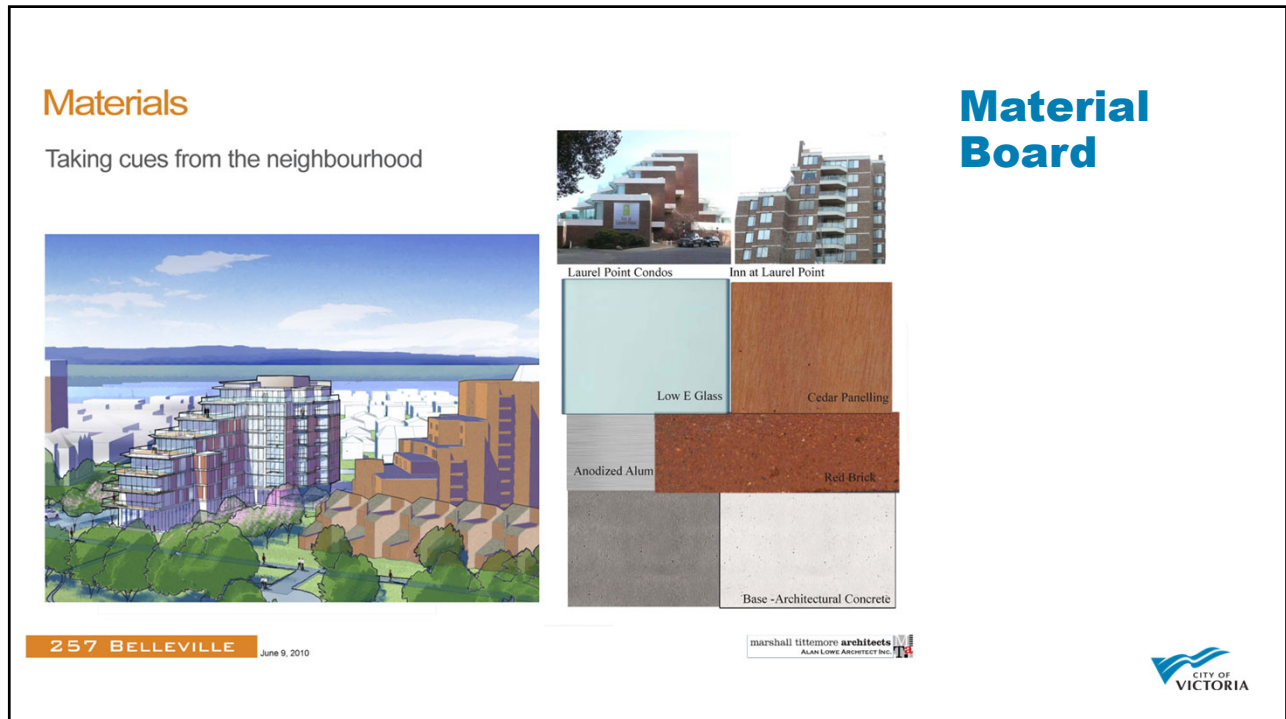
Shadow Study



38



41



42