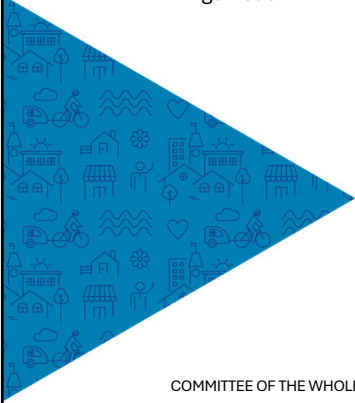


2025


CITY OF VICTORIA |

Rezoning Application

For 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road

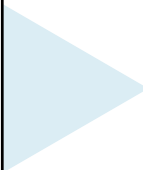


COMMITTEE OF THE WHOLE | April 14, 2025



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Legislative Authority

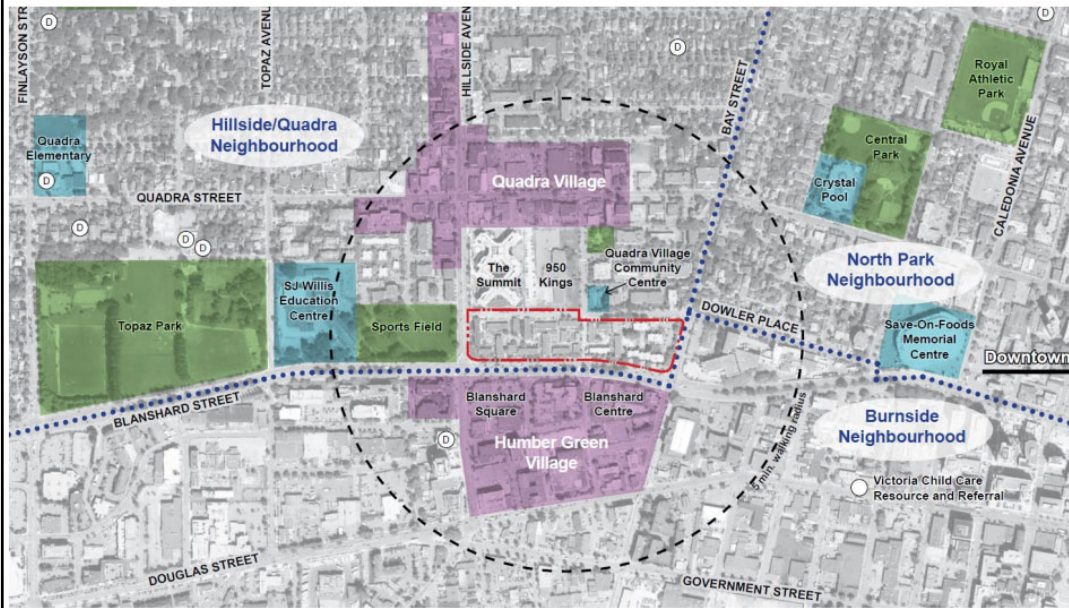
Section 479 of the *Local Government Act*

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.

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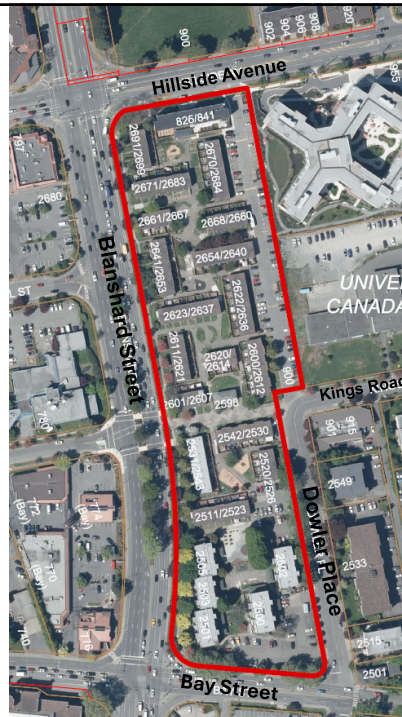
Site Context



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Aerial Photo



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Subject Property

(From Blanshard Street)



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Subject Property

(From Bay Street)



6



7

Subject Property

(From Dowler Place)



7



8

Subject Property

(End of Kings Road)



8



9

**Subject
Property**

(From Hillside
Avenue)



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10

**Subject
Property**

(From Hillside
Avenue toward
Kings Road)



10



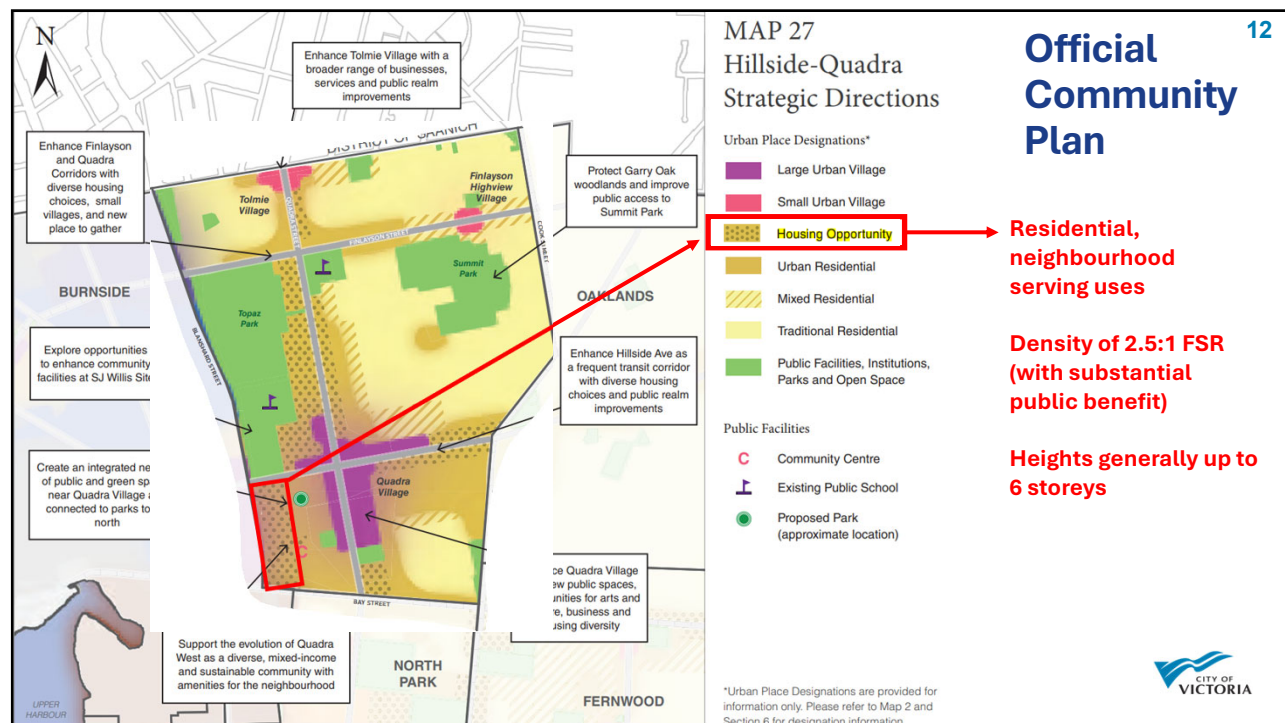
Subject Property

(Adjacent Property- The Summit)



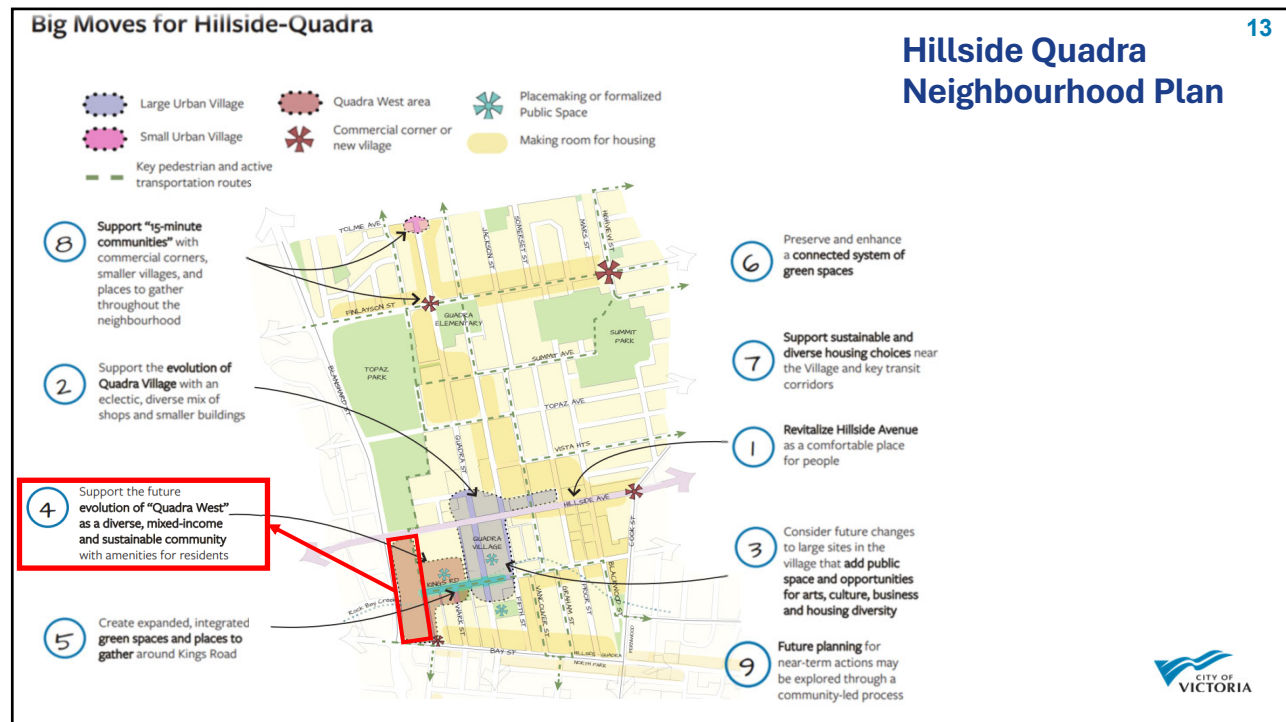
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Housing Considerations

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Tenure:

- Rental in perpetuity (all 900 units)

Affordability:

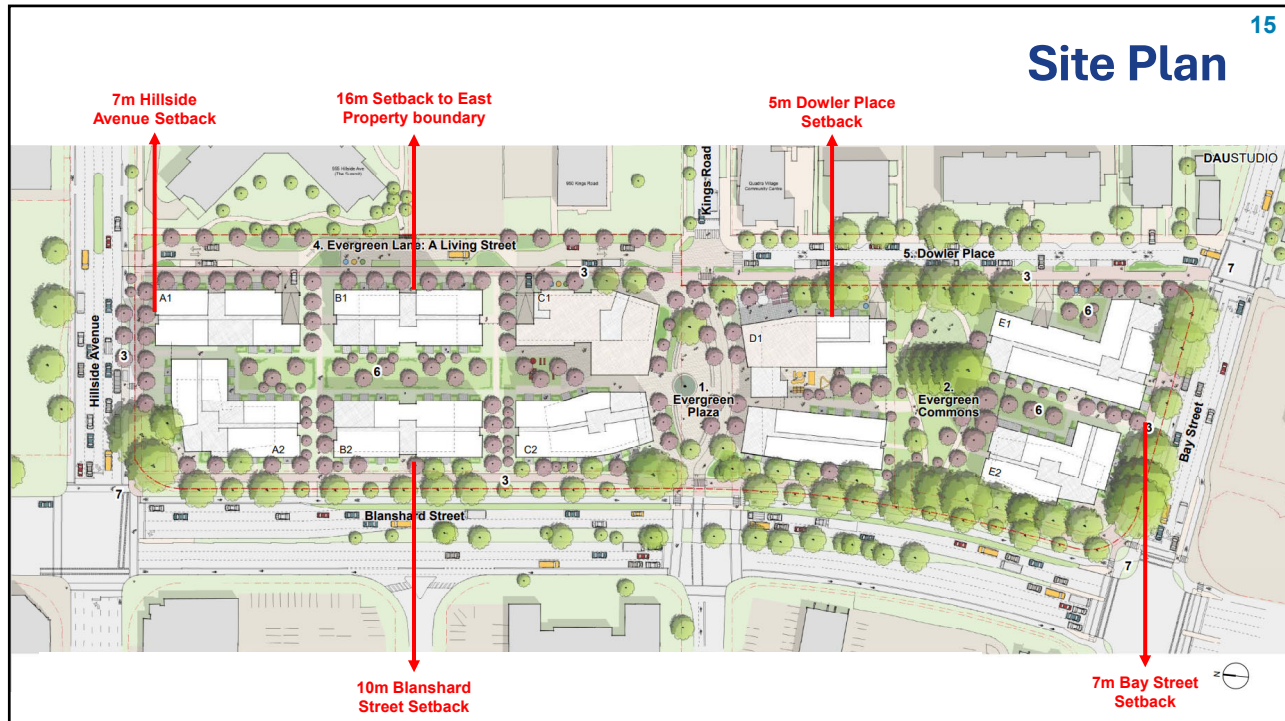
- Income testing based on BC Housing income limits (all 900 units)
- All 175 existing low-income units replaced
- Replace all 21 existing supportive housing units
- Add a minimum of 145 new non-profit operated units
- Inclusionary Housing and Community Amenity Policy (8% of the total units) exceeded- 22% provided

Unit Mix:

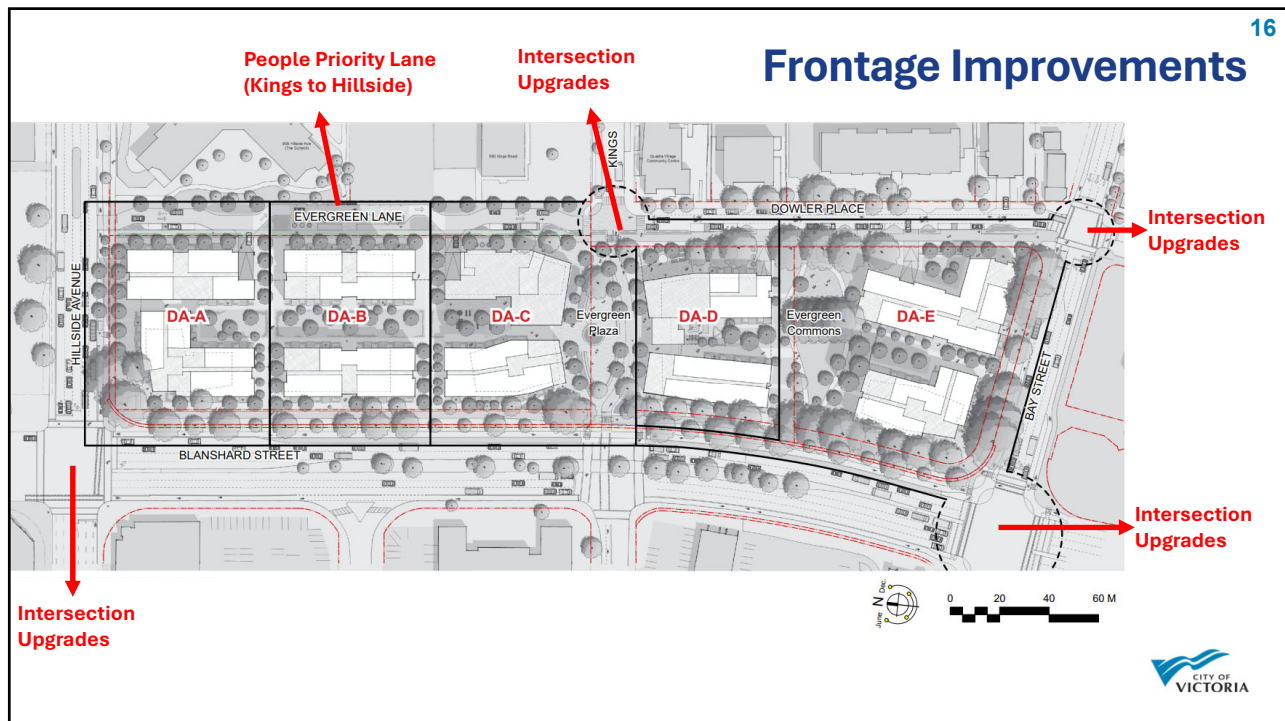
- Exceeds Family Housing Policy
- 34% two-bedrooms or larger, 15% three-bedrooms or larger (entire site)

CITY OF VICTORIA

14



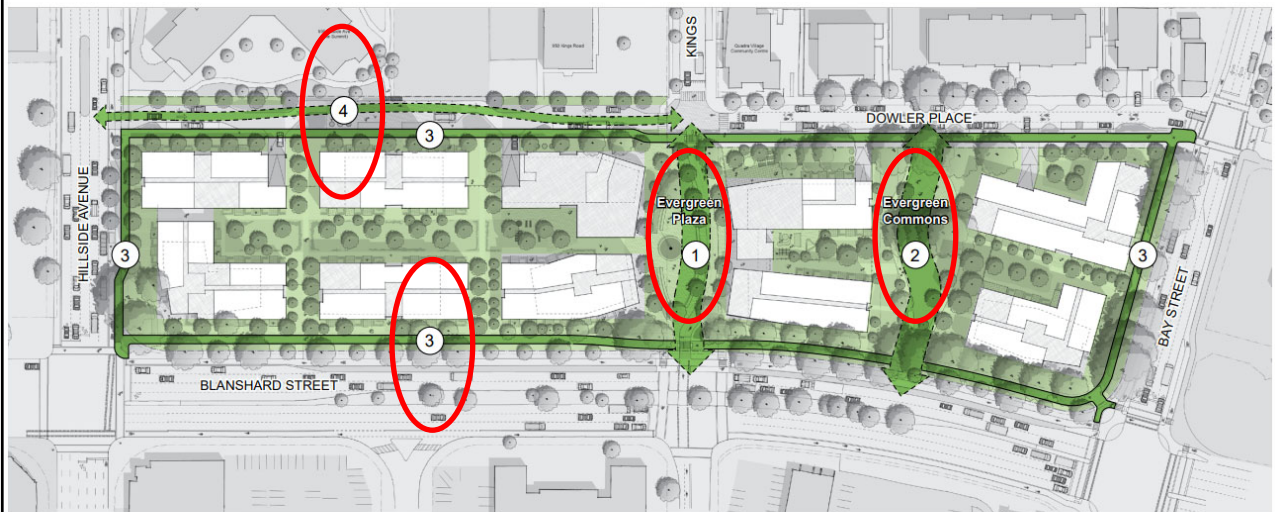
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Publicly Accessible Amenities



Modifications shown in the street right-of-ways are preliminary and per City of Victoria guidance.

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Open Space Programming

Evergreen Commons

- Naturalized open space
- Principles- community gathering space, passive play area, active play features, food planting and retained trees, Rock Bay Creek

Evergreen Plaza

- Publicly accessible plaza space
- Principles- greenway linkage, seating, central feature, bike facilities, canopy trees

Evergreen Lane

- People-priority street with small public spaces
- Principles- community gardening, play, varied/textured paving, stormwater management



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Open Space Programming

The Loop

- Circular recreational loop
- Principles- tree retention, pedestrians and wheeled users, play, interactive elements

Internal Courtyards

- Semi-private outdoor space
- Principles- plaza spaces, seating, landscaping, rainwater management, unit patios

Elevated Terraces

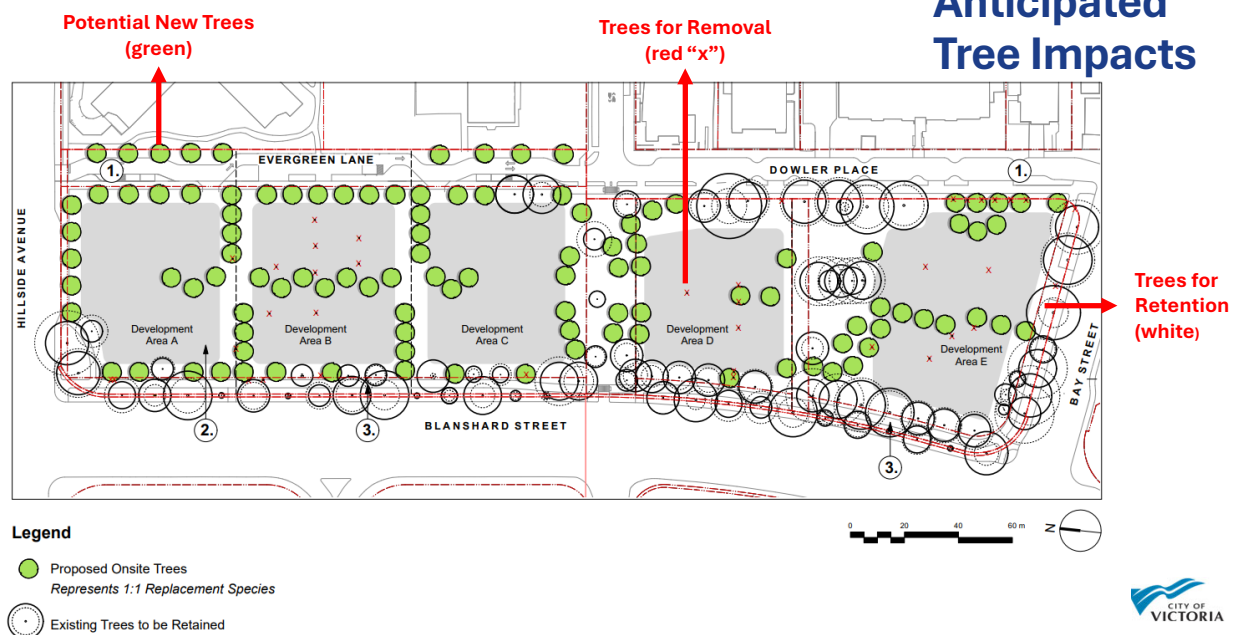
- Building resident space for active and passive recreation
- Principles- play areas, planters, seating, dining spaces



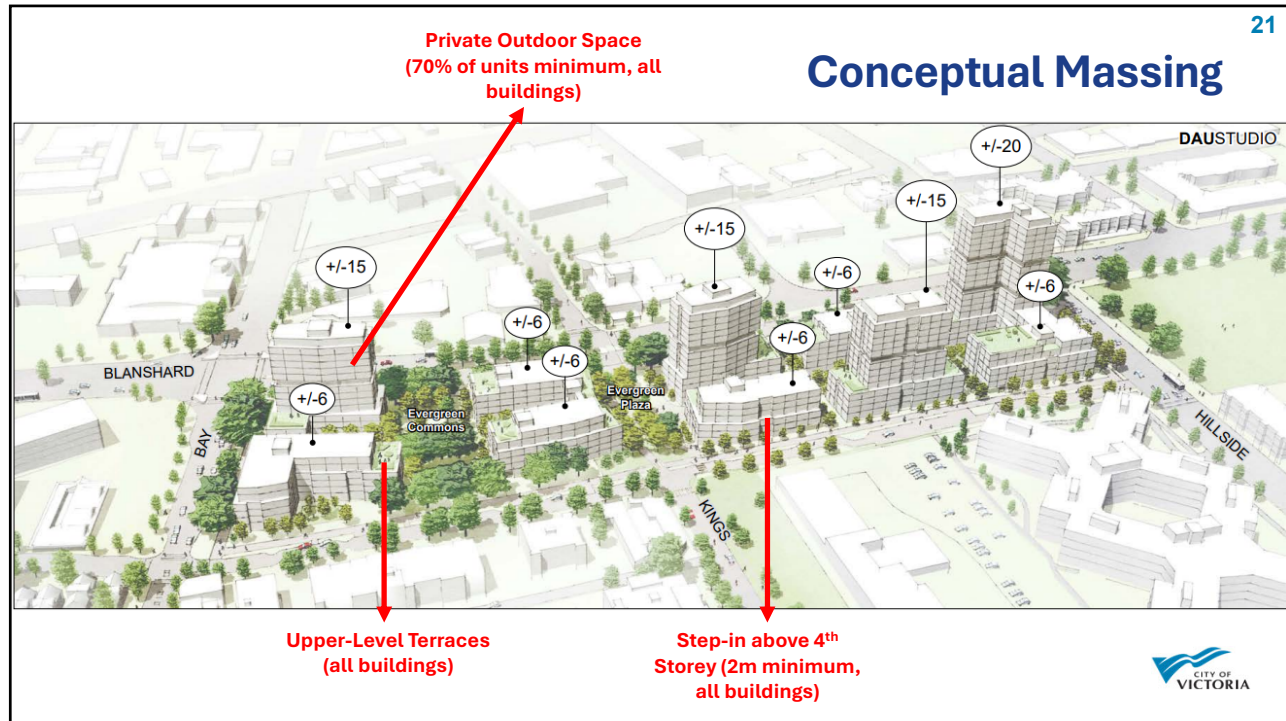
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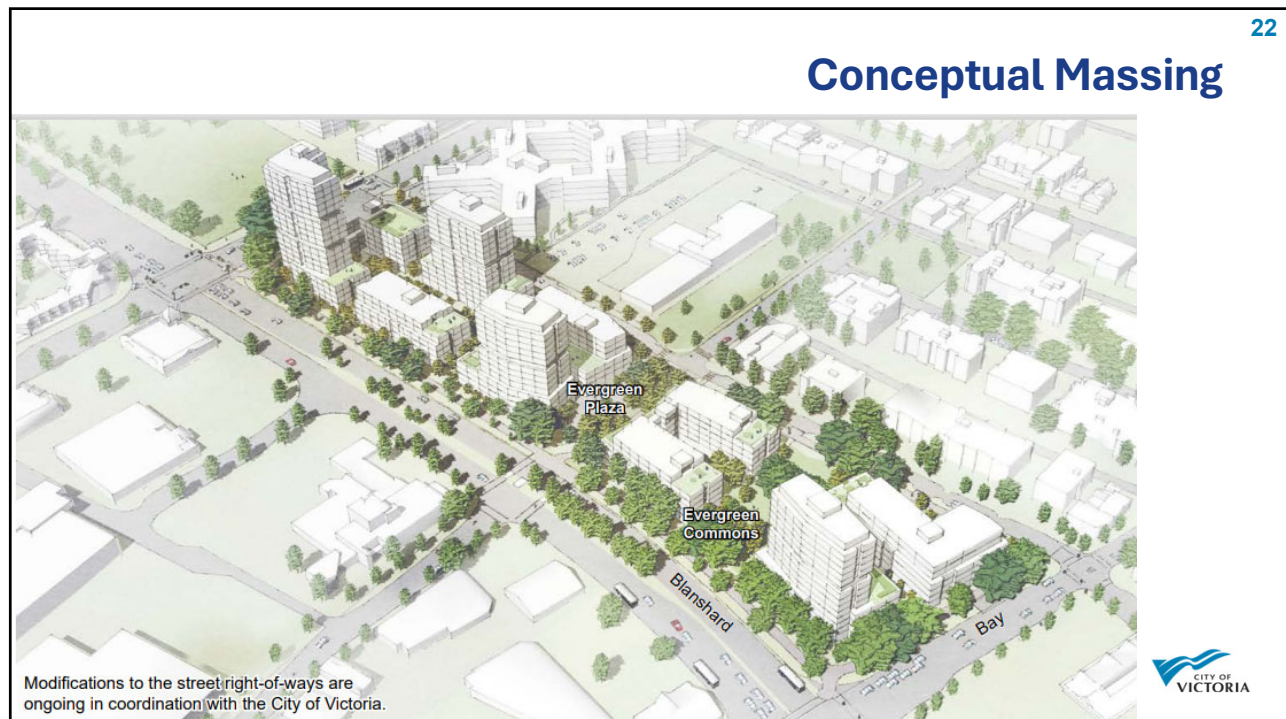
Anticipated Tree Impacts



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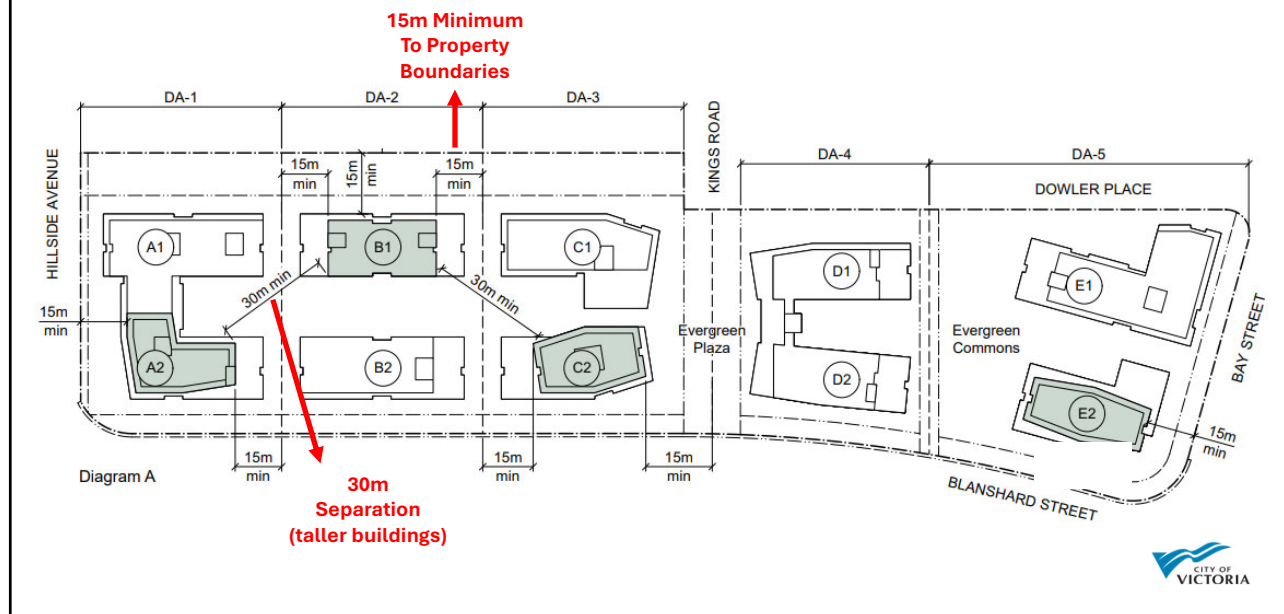
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Tower Separation



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Proposed Building Amenities

Daycare Space (1st Phase, Building D1)

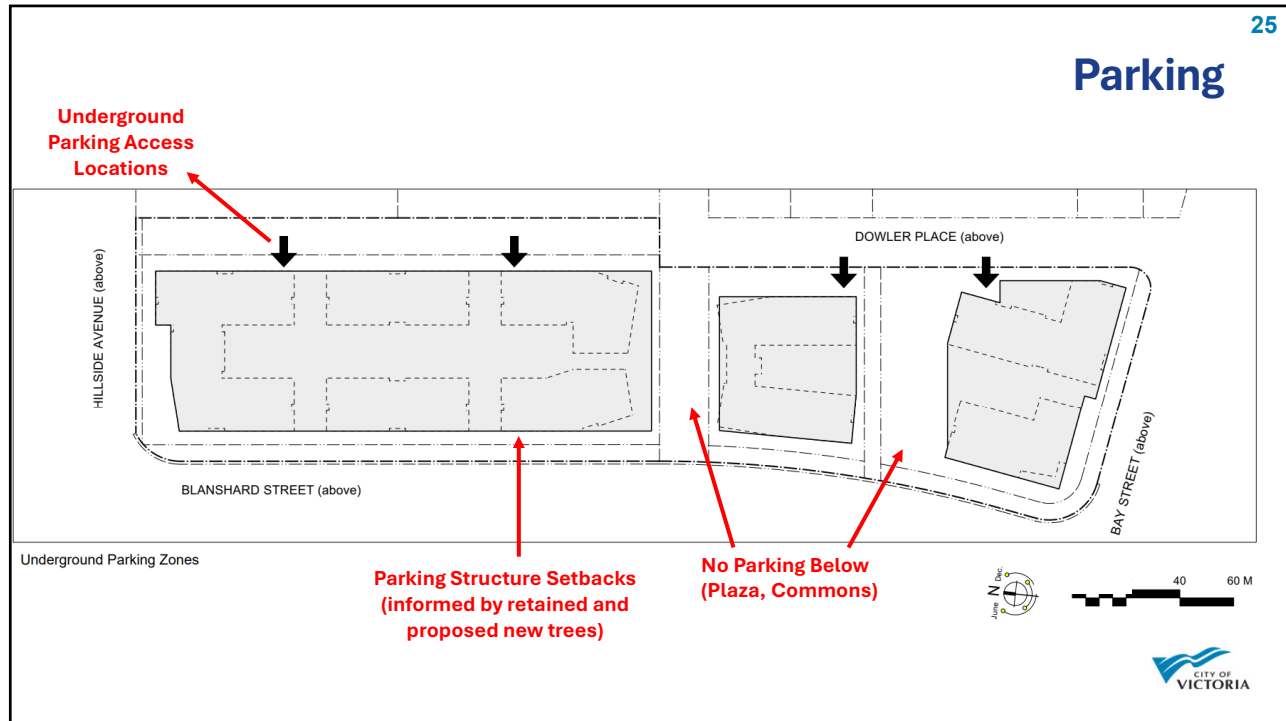
- Total of 37 spaces, exterior play space

Central Indoor Amenity Space (Building C1)

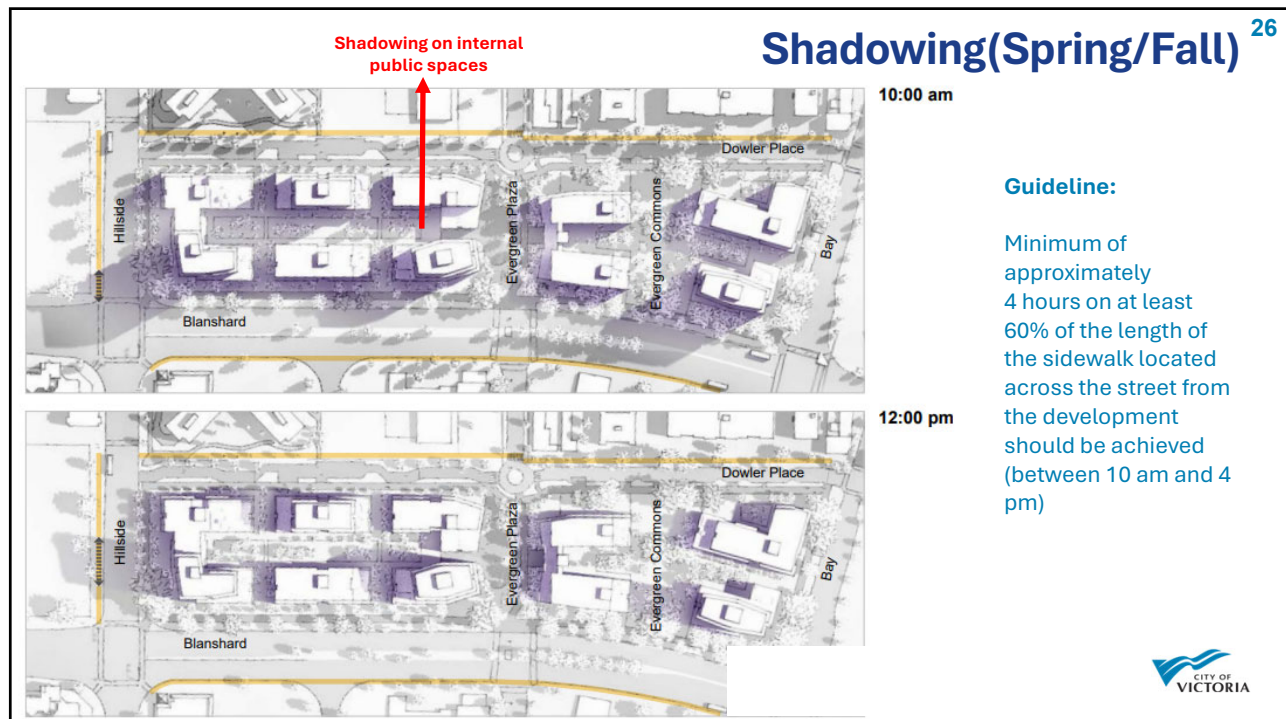
- Approximately 930m², high ceilings, a shared kitchen, meeting spaces

Individual Indoor Amenity Rooms (each building)

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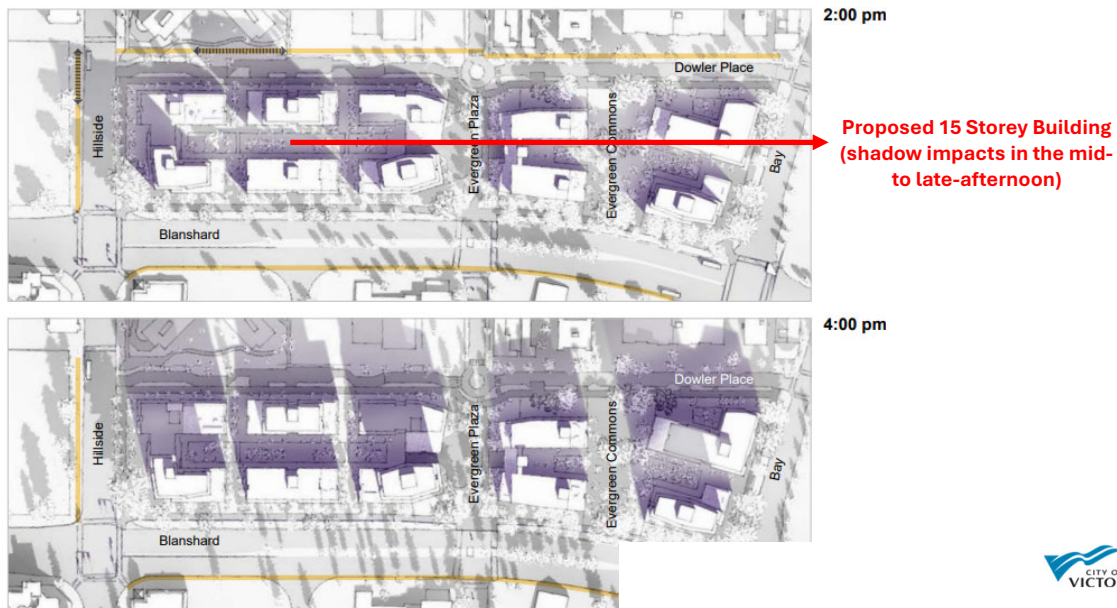


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Shadowing (Spring/Fall) ²⁷



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Conclusion

Consistent with the density and use envisioned in the OCP, and with HQNP policies specific to Evergreen Terrace

Advances strategic objectives (placemaking, liveability, the urban forest, housing diversity and sustainable mobility)

Provides approximately 900 rental housing units, all subject to income testing, a minimum of 341 of the 900 units secured as below market, as well as community service uses

Publicly accessible as well as shared amenity spaces



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