Rezoning & Development Permit with Variance Applications
for
919 & 923 Caledonia Avenue
photos of neighbouring properties

920 & 926 Caledonia (north)
3 storey townhouses

902 Caledonia (north)
4 storey multi-family building

1855 Quadra (west)
4 storey multi-unit residential building

930 North Park (south)
4 storey multi-unit residential building

OCP Designation
Downtown Core Area Plan

Subject Property

proposed site plan
typical floor plan and basement parking plan

First floor plan
Parkade floor plan

Front Elevation
New 4 storey building

Rear Elevation (south)

New 4 storey building
Existing 2 storey building relocated

East Elevation
West Elevation

front elevation 3D
3D elevation in relation to neighbouring properties

Renderings
Recommendation from the Advisory Design Panel

“It was moved that Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:

• that measures be taken to ensure that the existing trees to the south are protected as much as possible
• that adequate soil depth is ensured for the new planting as shown.”

Hedgerow on neighbouring property
Land Lift Analysis

The analysis concluded the following:

- No lift associated with this rezoning if the proposed building is market rental in perpetuity under current market conditions.
- A net loss in land value from providing market rentals in perpetuity, underground parking, and retaining and relocating the existing building.
Proposed Streetscape

Heritage Designation Application
for
919 Caledonia Avenue
(Turner House)
**Location** | 919 Caledonia Avenue – North Park Neighbourhood

Original Appearance Maintained
Restoration and Rehabilitation

Proposed Streetscape

Recommendation
existing heritage building & restoration