


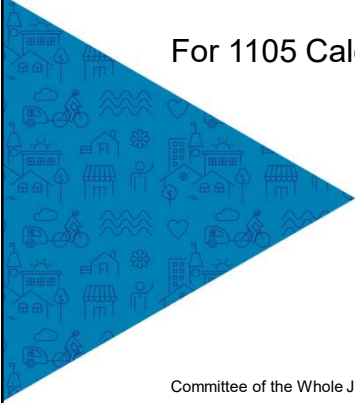
CITY OF VICTORIA |

Rezoning Application

For 1105 Caledonia Avenue

Committee of the Whole July 21, 2022





1

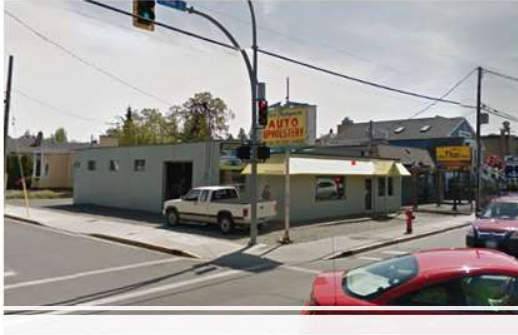


Aerial photo



2

Building transformation since 2018



3

Part of the North Park Village fabric



4

Proximity to residential property Caledonia Street



5

View of residential property from parking



6



PROJECT INFORMATION TABLE

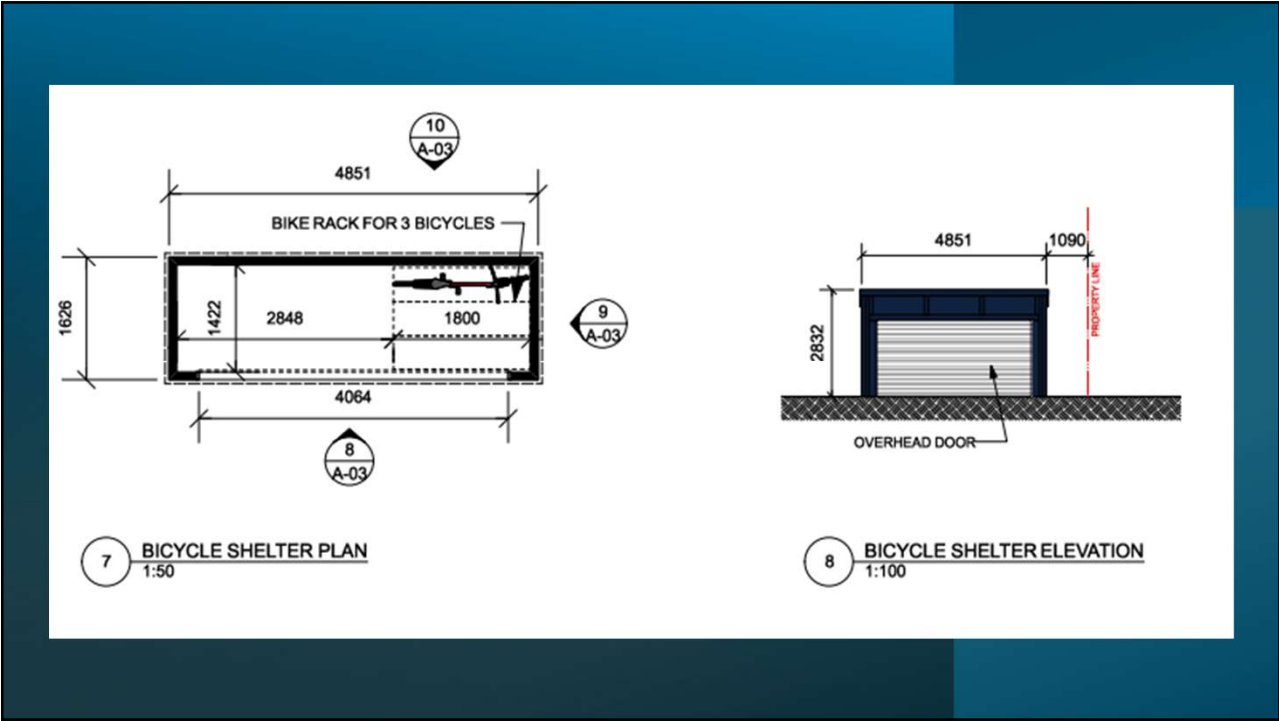
	Zoning	Proposed
Zoning	CR-4	CR-4
Site Area	-	614.62sqof
Covered Floor Area	-	211.42sqof
Comprehensive Floor Area	-	211.42sqof
Floor Space Ratio	1:4.1	47%
Site Coverage	-	247.1
Open Site Space	-	37%
Height	2.2m	3.8m
Number of Floors	6	2
Parking Spaces on-Site	12 (Street 1 + 10 Street 2)	2 (Garage) + 10 (On-Street)
Accessories/Tenants	-	175 (Street 1 + 10 Street 2)
Building Setback		
Front Yard	6m	3.67m (existing no setback)
Rear Yard	6m	7.61m
Side Yard (Left)	0.9m	1.5m
Side Yard (Right)	2.4m	3.09m
Controlled Side Yards	-	3.19m
Accessory Building		
Location	Rear Yard	Rear Yard
Height	2.2m	2.85m
Setback	2.2m	1.01m
Side Setback	0.9m	2.84m
Planning Stamp	2.5m	3.67m
Separation space	2.4m	1.727m







11



12

OCP Policy Direction

- North Park Large Urban Village – uses are as follows:
Low to mid-rise multi-unit residential and **mixed use**.
Commercial, including visitor accommodation
Live/work
Home Occupations
- Economic guidelines for large urban villages do not include manufacturing. Manufacturing listed in Industrial designation only.
- Fernwood Strategic Directions
No specific policies relating to this proposal

