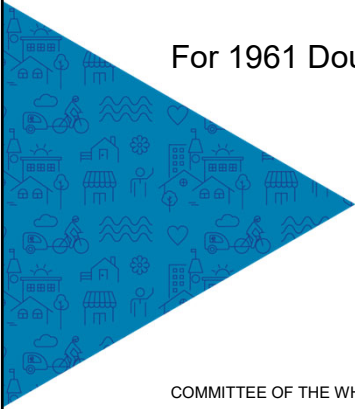


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

# Rezoning Application No. 00815 and Development Permit with Variances Application No. 00205

For 1961 Douglas Street & 710 Caledonia Ave



COMMITTEE OF THE WHOLE | APRIL 20, 2023



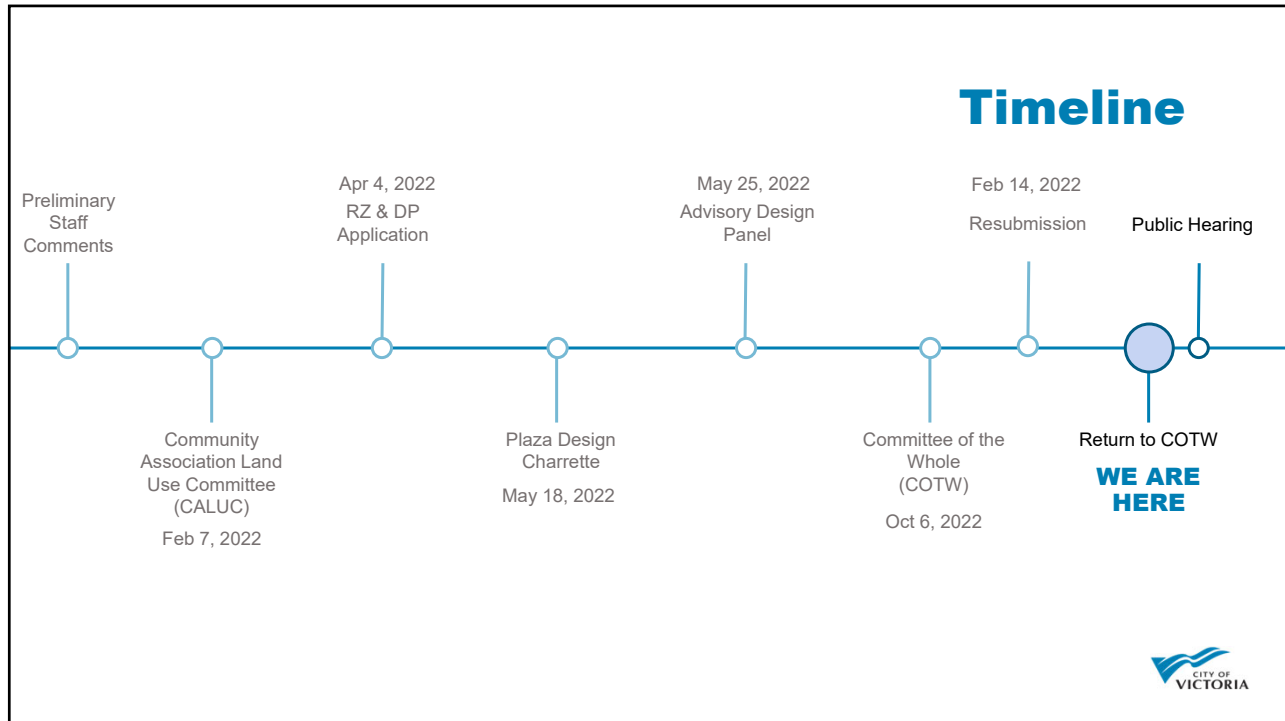
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## Aerial Photo



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3

**That the applicant provide the following prior to a Public Hearing:**

- the applicant either expand the size of the proposed end-of-trip facility or add another facility to support TDM
- a revised site plan and landscape plan that complies with the City's Downtown Public Realm Plan and Streetscape Standards (DPRP)
- an air space parcel subdivision plan in compliance with the Highway Access Bylaw (91-38)
- inclusion of a seating nook on the edge of the plaza area adjacent to the transit shelter on Douglas Street
- Updates to the Landscape Plans, Arborist Report, and Tree Management Plan
- work with staff to increase soil volumes for new municipal trees and trees in the plaza update site plan and landscape plan to provide further offset between the proposed trees in the plaza and the underground parkade, at minimum 5m between the underground parkade and trees in the boulevard

## COTW October 6, 2022

4



East Neighbours on Caledonia Ave.



West Neighbours across Douglas St.



South Neighbours across Caledonia Ave.



South Neighbours across Caledonia Ave.

## Neighbouring Properties



5



South Elevation of 710 Caledonia from Caledonia



South Elevation of 1961 Douglas from Caledonia



North Elevation of 1961 Douglas from Discovery

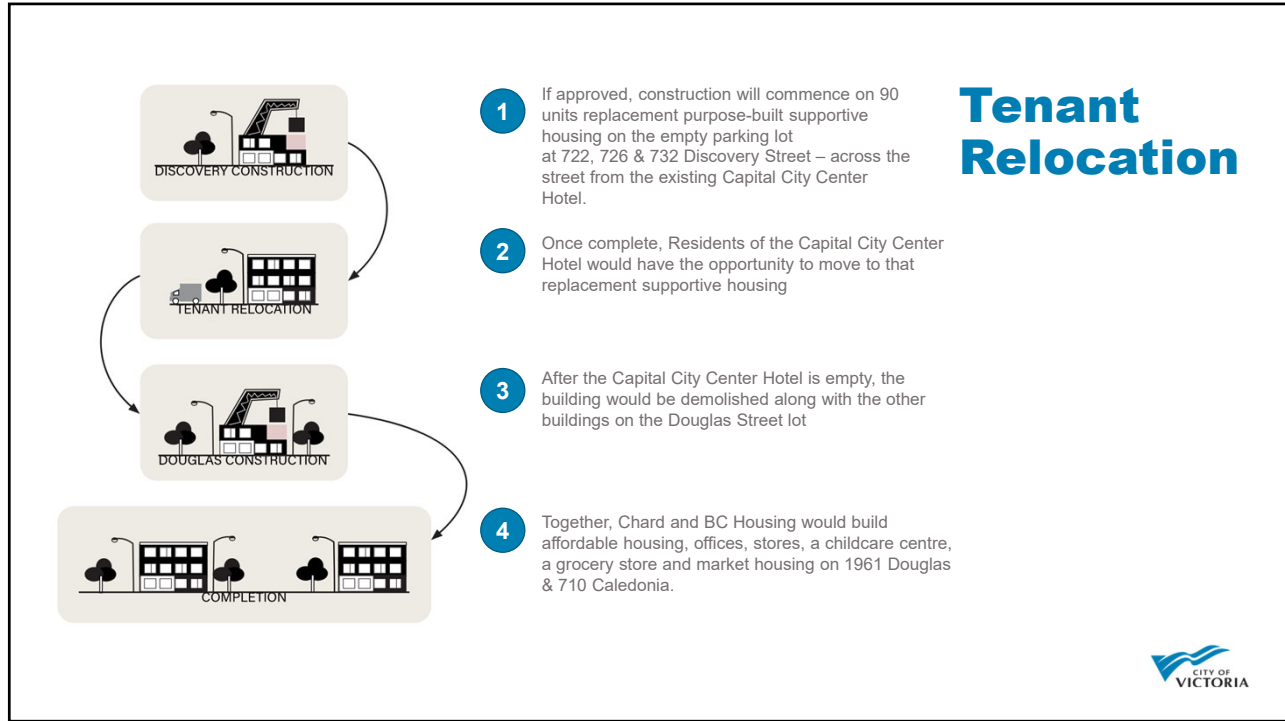


North Elevation of 1961 Douglas from Discovery

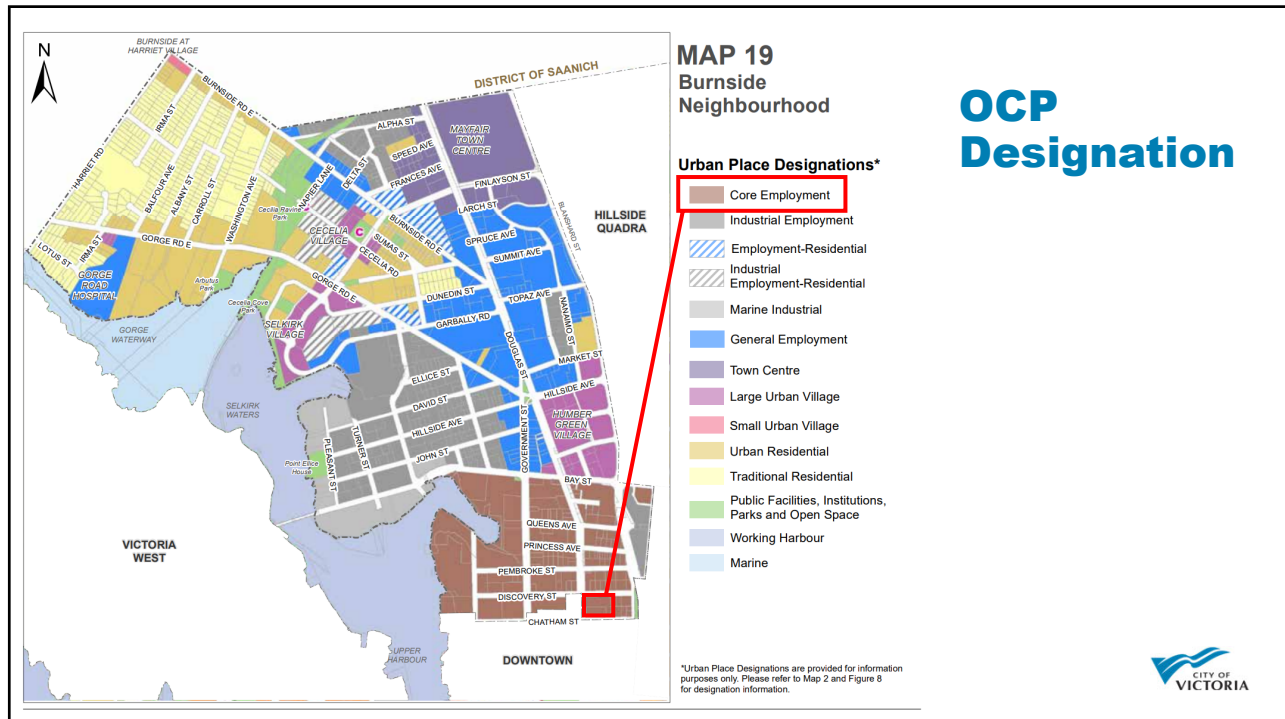
## Subject Property



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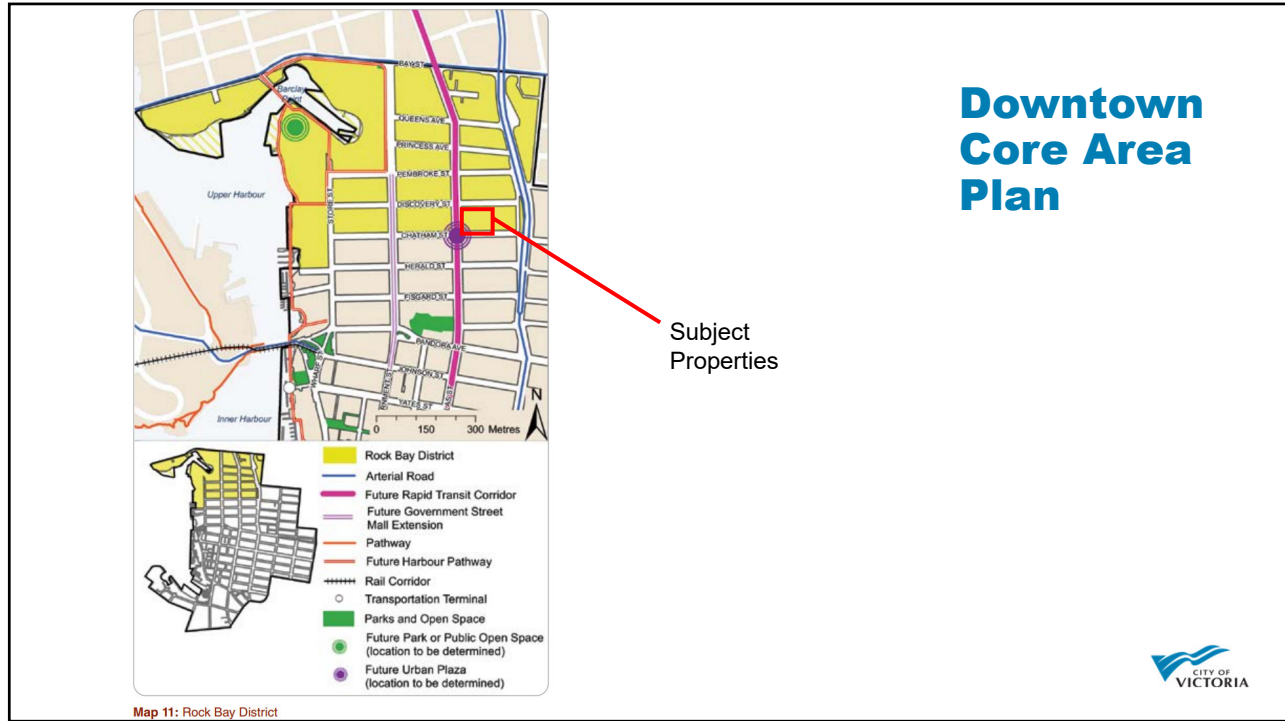


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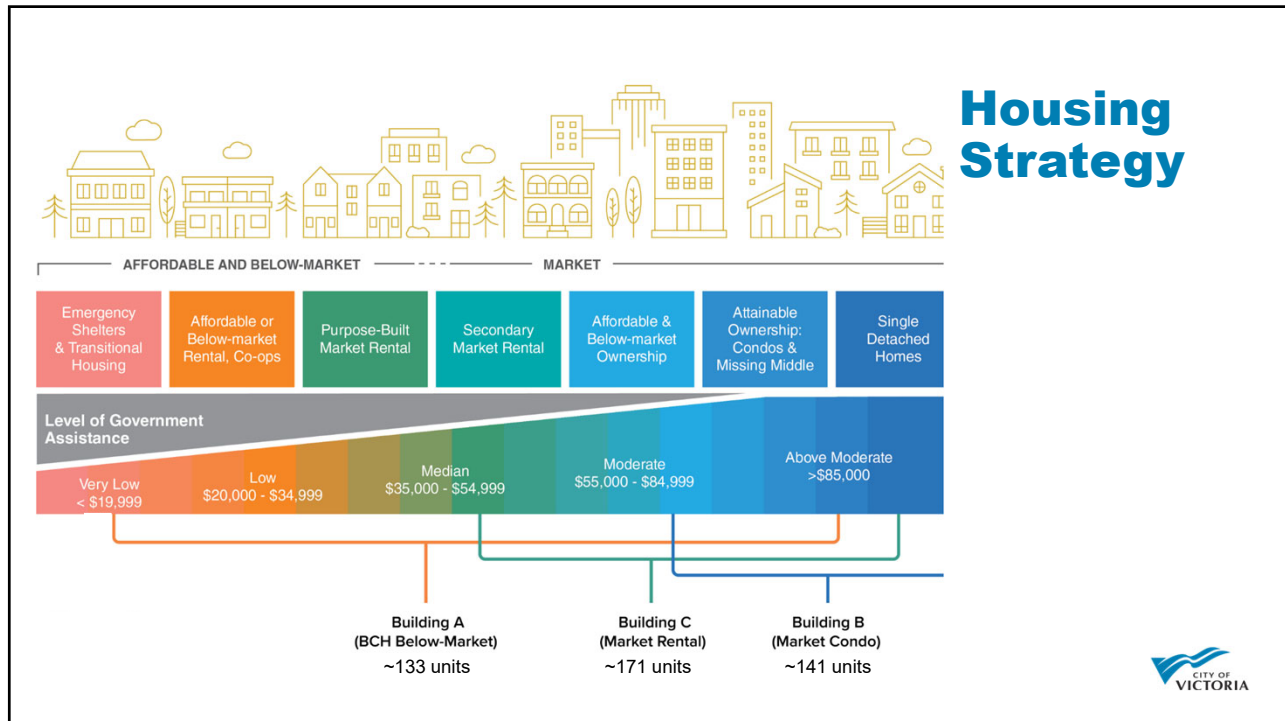


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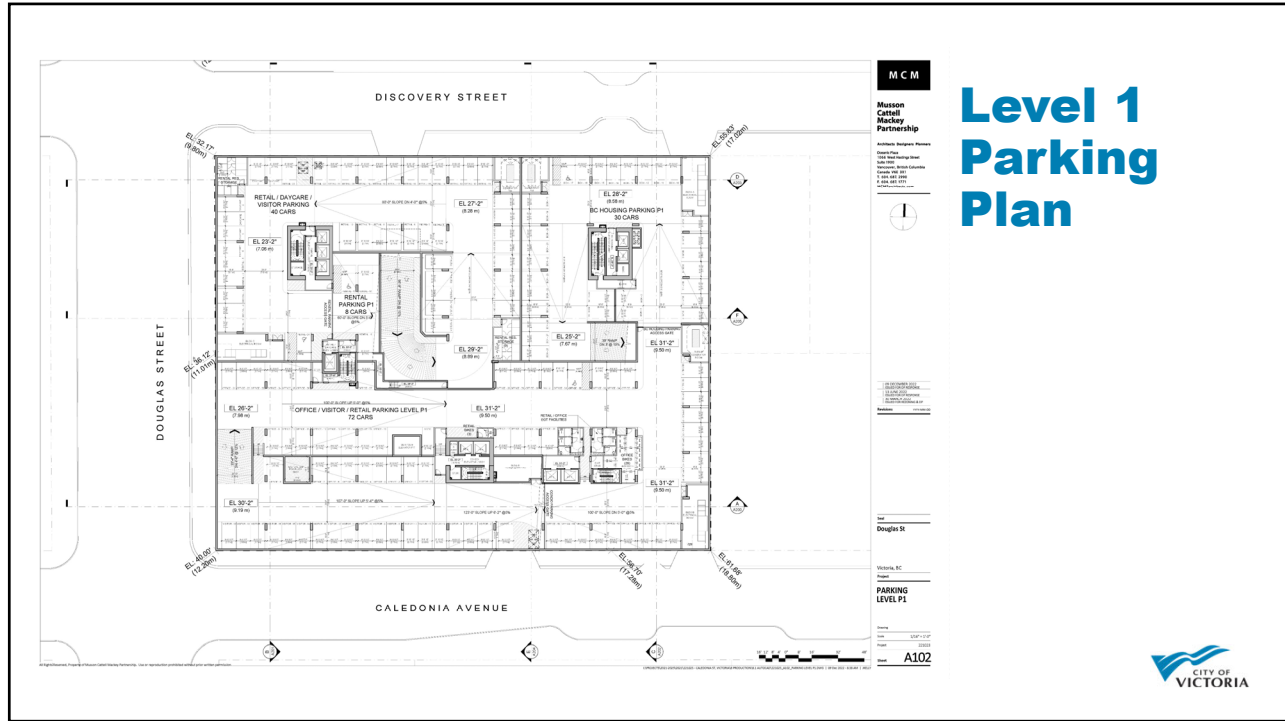


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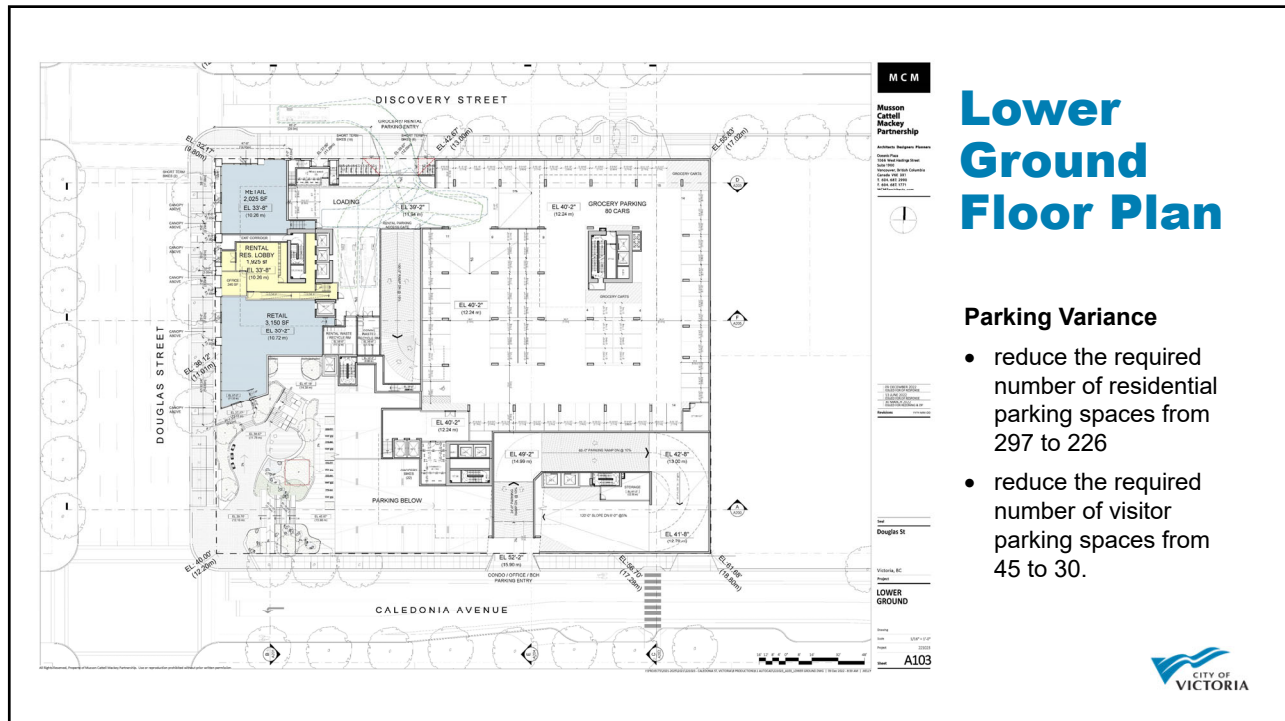


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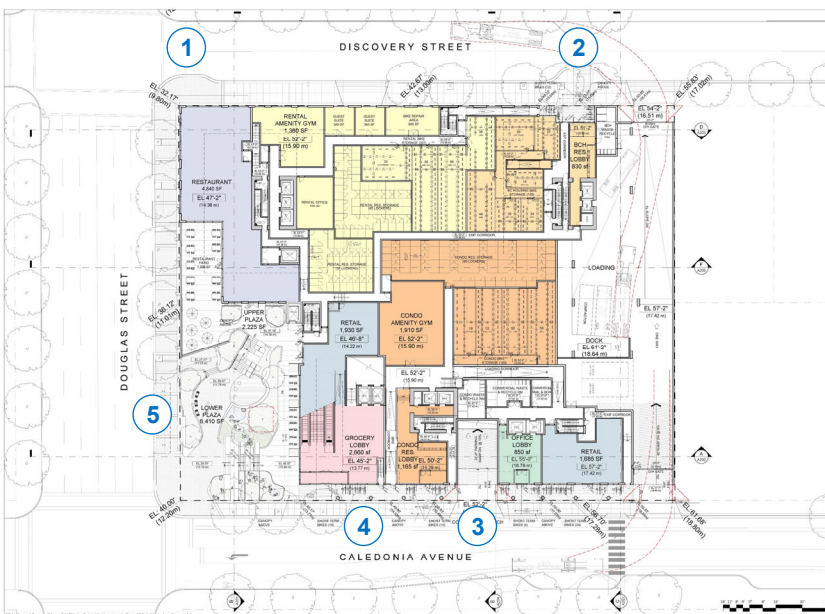
14

- two fully electric car share vehicles on site in dedicated parking spaces, each equipped with Level 2 electric vehicle charging stations
- a car share membership for each dwelling unit
- a minimum of 10% of the required bicycle parking being suitable for cargo bicycles or bicycles used by persons with disabilities
- a minimum 55m<sup>2</sup> bicycle repair area and associated repair equipment
- end-of-trip facilities including lockers, showers, and wash stations.
- a total of five BC Transit eco passes for a minimum five-year term for the commercial retail units or any staff member employed on the subject site.
- prohibit the owner charging fees for the use of end of trip facilities, activation or use of car share memberships with the exception of those charged by Modo for typical vehicle usage, or for the use or assignment of BC Transit EcoPasses (excludes bicycle rooms).

## Transportation Demand Management (TDM)



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M C M  
Musson  
Caird  
Mackey  
Partnership

## Upper Ground Floor Plan

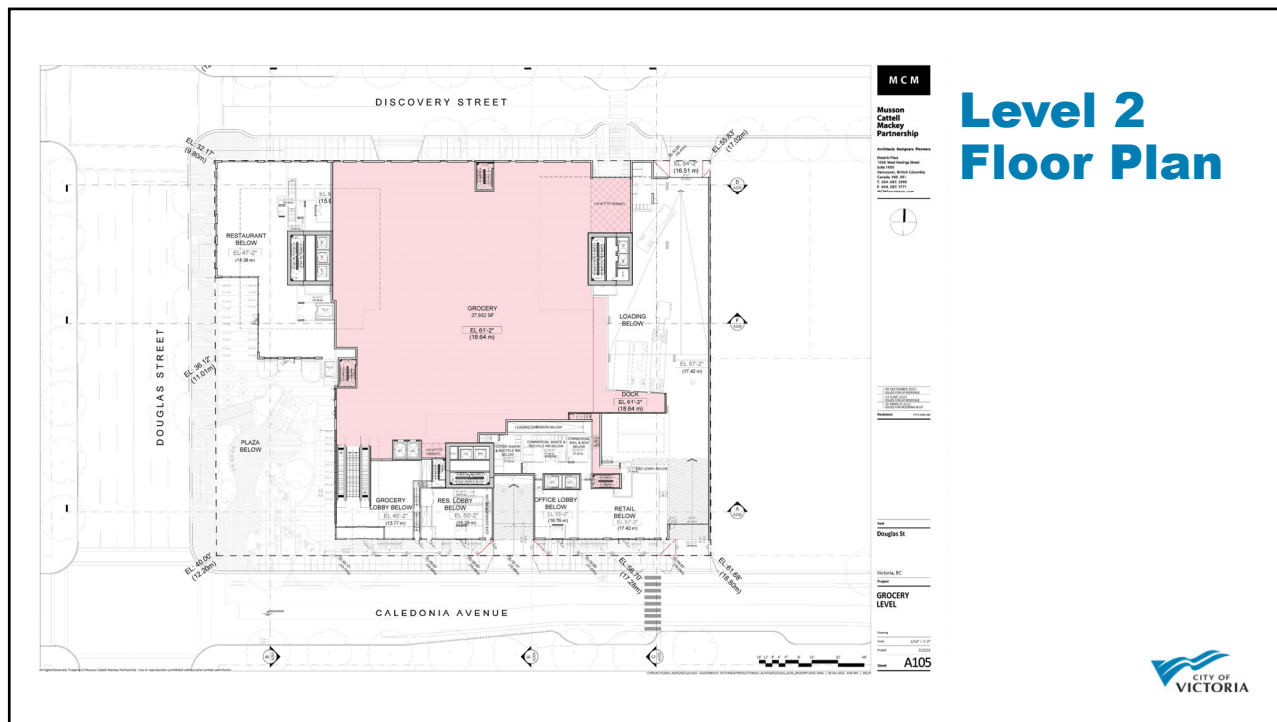
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Vwhhw

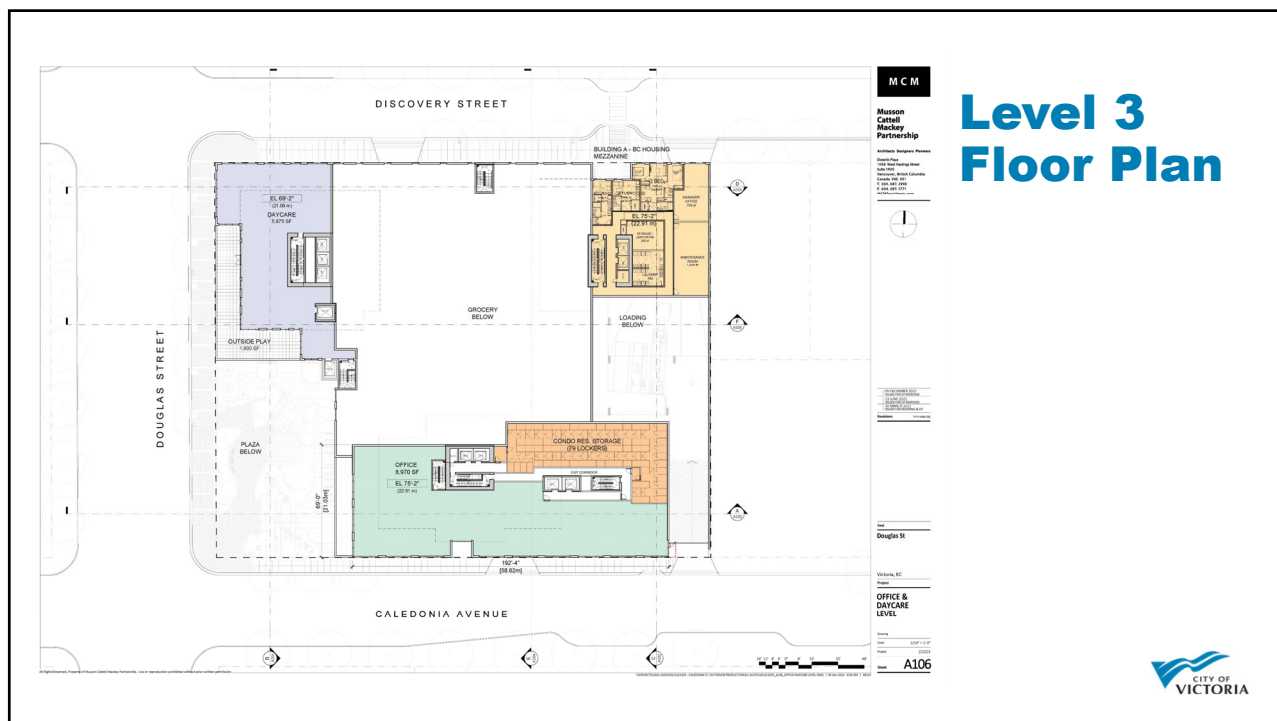


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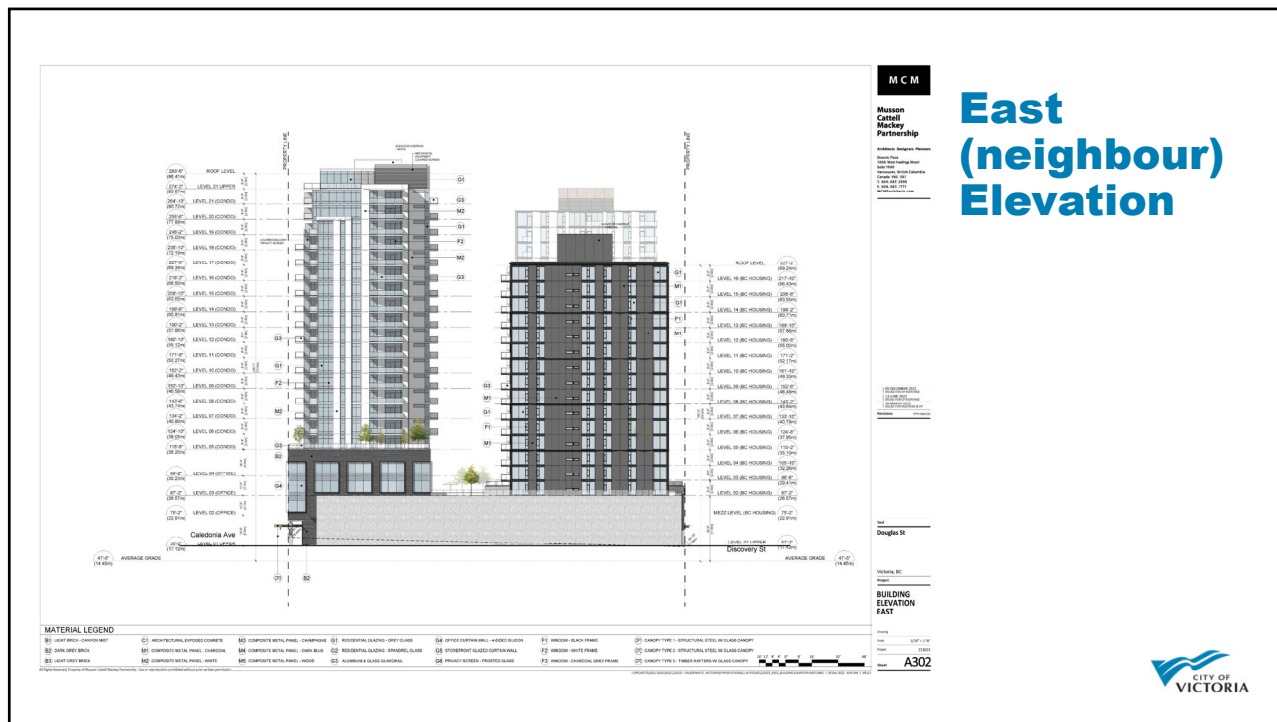
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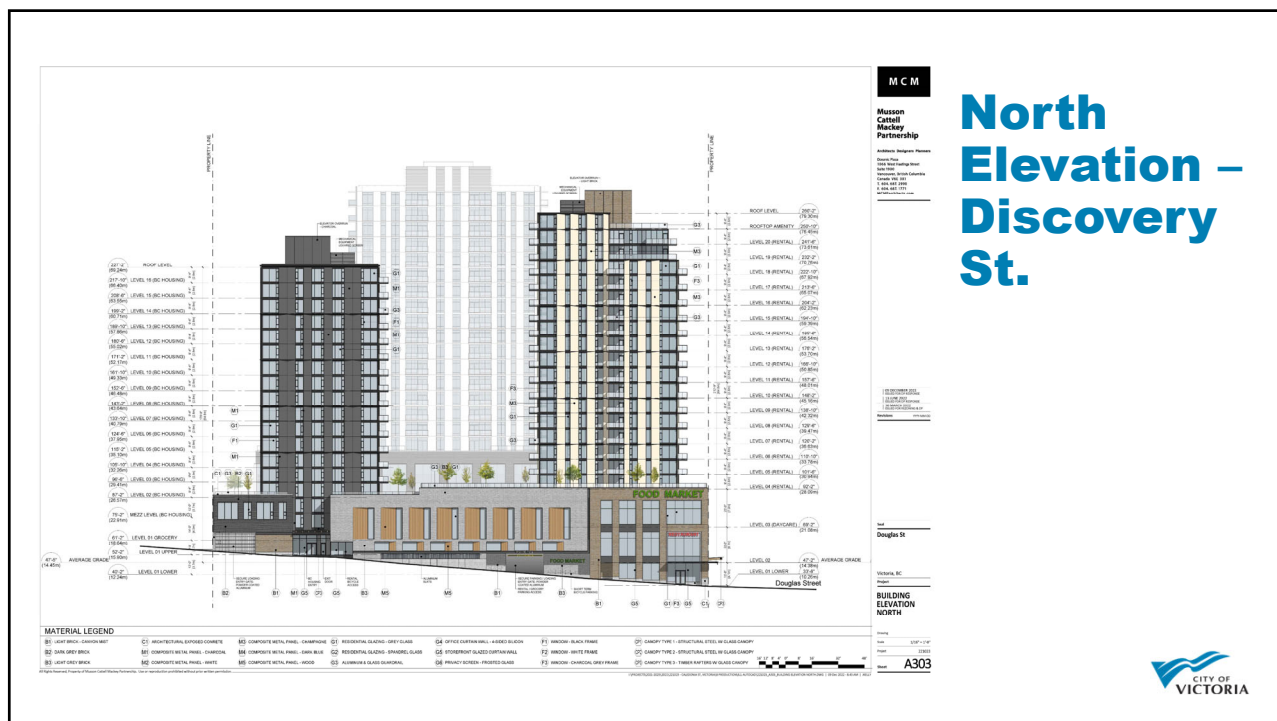








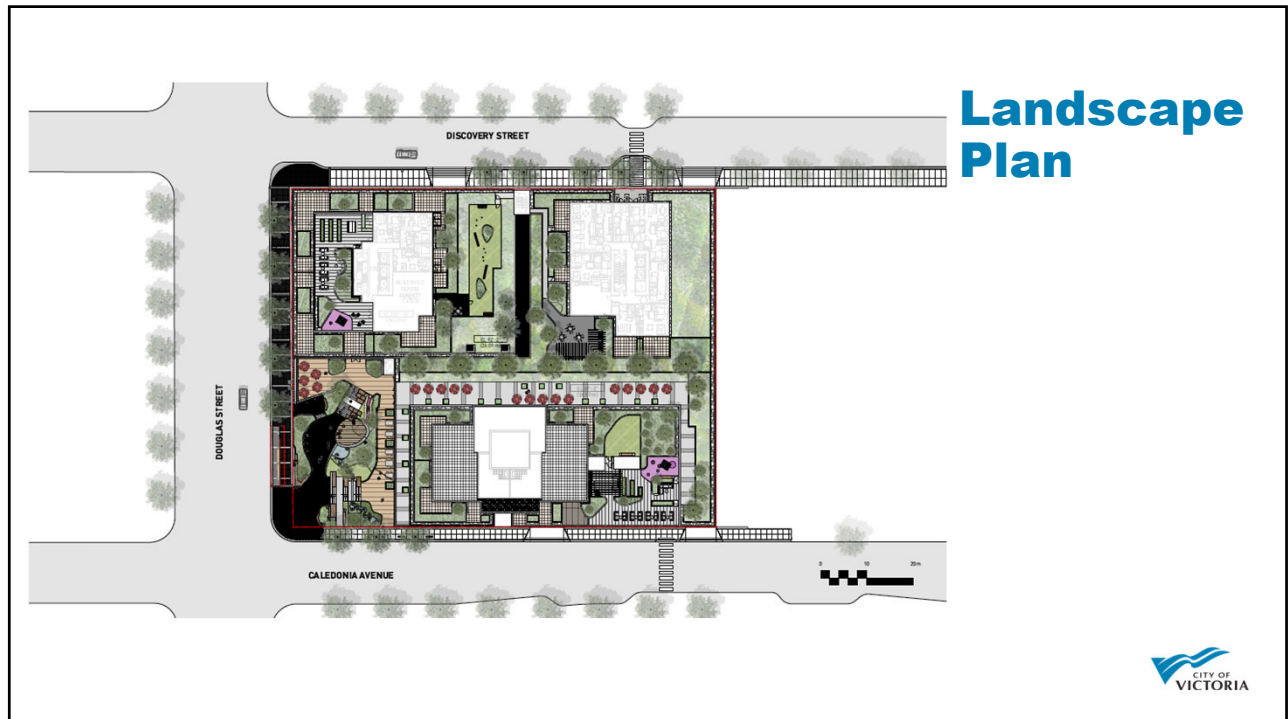
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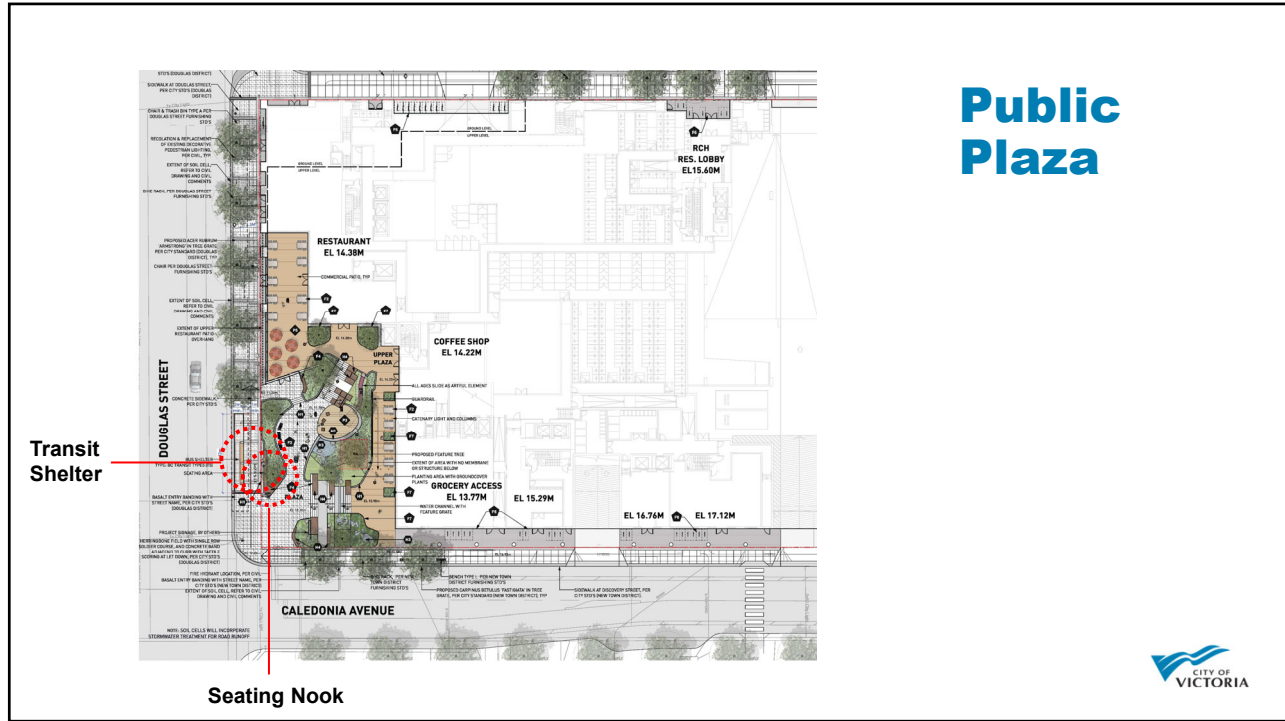
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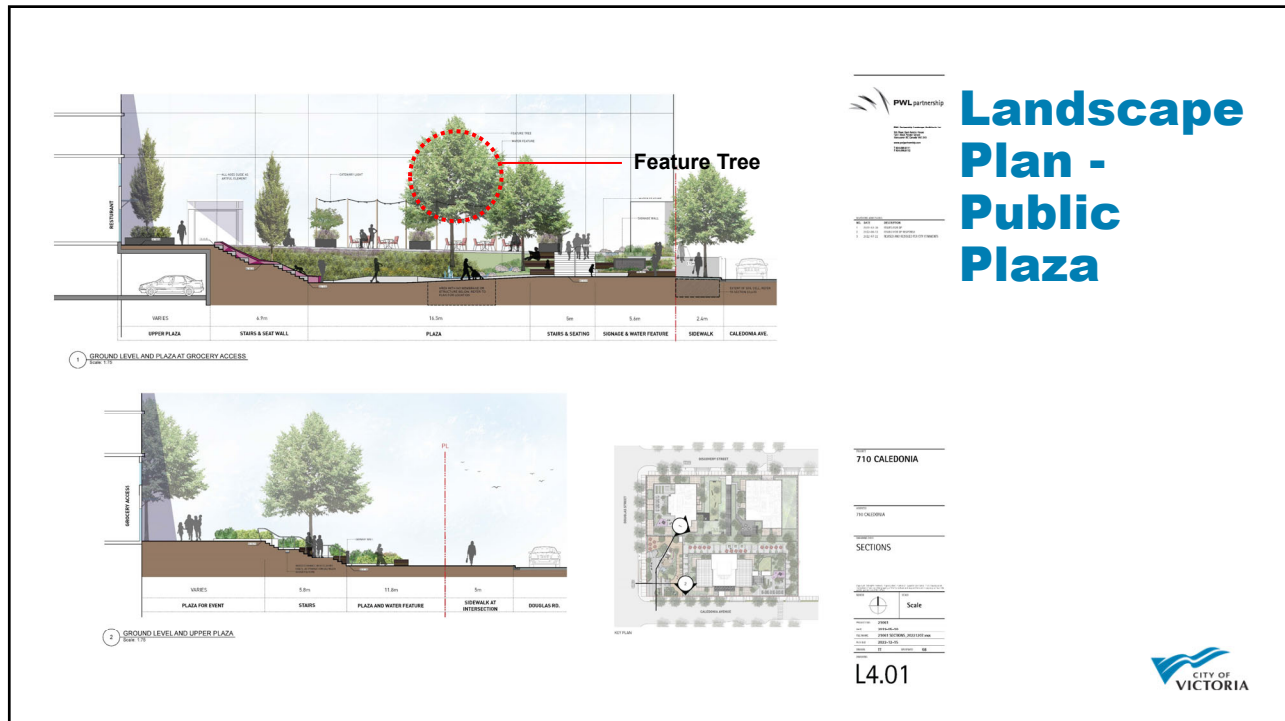
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# ADP May 2022

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# Renderings



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## Renderings



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## Renderings



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# Legal Agreements

## Uhrvghqwbkqkw

- Exlgijj #D #EFK #A66#kqlw# ehaz q dunhw
- Exlgijj #B #P dunhw# rqr, # 474#kqlw
- Exlgijj #F #P dunhw#Jhqdo# 4:4#kqlw
- Xqlp l{#, wzr#lqg#G#hg0 urrp #kqlw
- 63#lffhvvbch#kqlw#Exlgijj # D,

## Frp p xqlw #Kvh

- Sxedf#Bw}d#E ; 33p æ# dgg#UZ
- Gd|fdh#vsdfh#, p lq# 43#hdw

## Sxedf#Jhdq #B#vhhw

- Sxedf#hdq #p suryhp hqw
- P lg0eafn#furvvz d0#rq#G lfryhu|# Vvhhw
- Qhz #udilf#Jqcdw# Grxj0vZ lfryhu|#vhhw
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- Qhz #udqv#kxon#kq#G rxj0v# Vvhhw
- Vr.l#hav#lqg#wjh#jxdugv

## WGP

- 5#fdu#kduh#hk.f0v# z.lk#Dhyh05 #fkdujhw
- Fdu#kduh# p hp ehwk.B#ru#dfk# xqlw
- 43 ( #r#htx.lhg#e.hh# sdunlj #ru#fdujr# e.hhv
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# Renderings















# Material Board

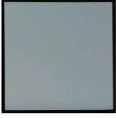
## Building B



White Mullions



Metal Panel- Bone White



Grey Glass (Residential)

## Office Podium



Dark Brick- Coal Creek



Architectural Concrete



Stainless Steel Window Surrounds



Metal Panel- Azure Blue



4 Sided Silicon Curtain Wall



Glulam & Steel Canopies

