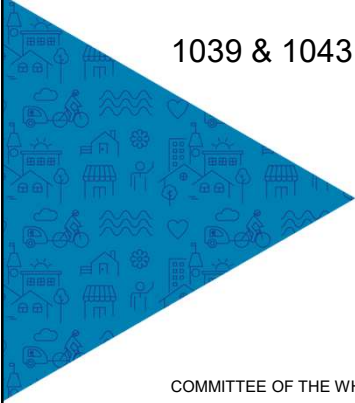



**2023** | CITY OF VICTORIA | Sustainable Planning & Community Development

# Rezoning and Development Permit with Variances

## 1039 & 1043 Meares Street

COMMITTEE OF THE WHOLE | JULY 13, 2023



1



**SITE**

2

## NEIGHBOURHOOD CONTEXT

**Mosaic**

1061 Fort St  
6-Storey Strata Condo  
Effective height of 7 residential Storeys

**Meares Park Place**

1025 Meares St  
4-Storey Strata Condo

**BC Housing Project**

1053 MEARES St  
6-Storey Supportive Housing

**Chevington Manor**

1040 Rockland Ave  
4-Storey Strata Condo

1039-1043 MEARES St

MEARES St

ROCKLAND Ave

N

3

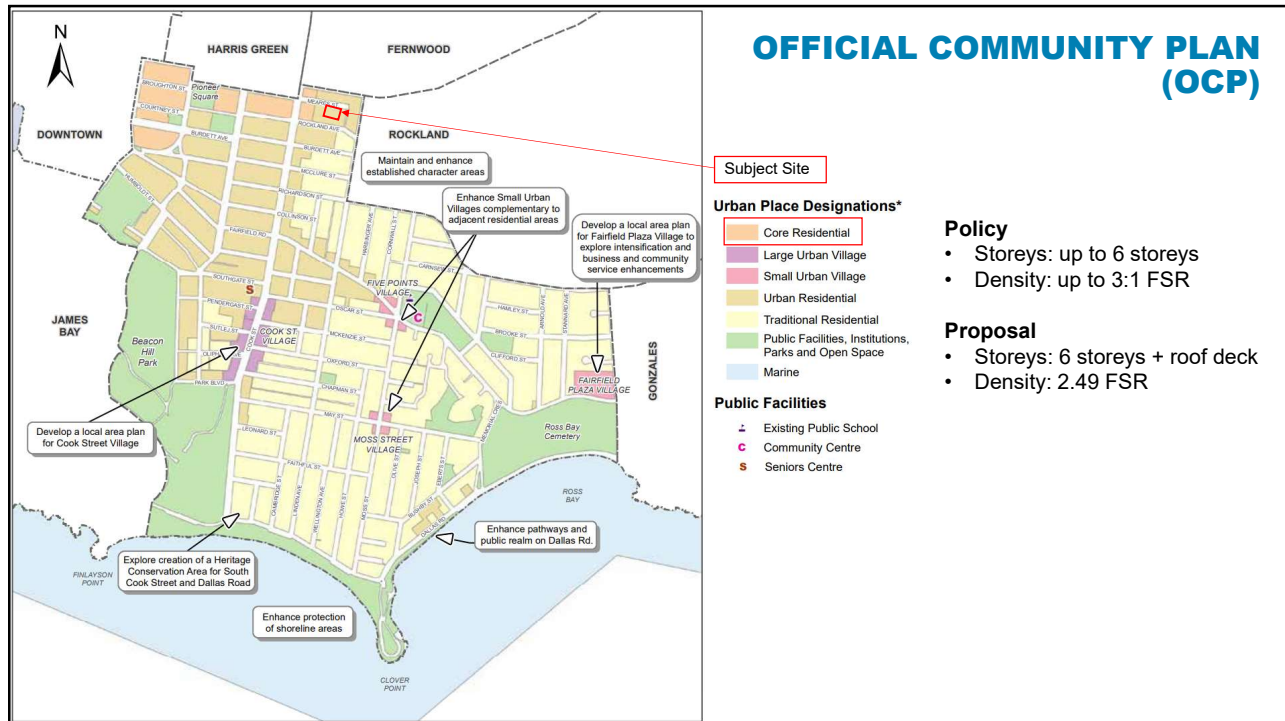
## ZONING

**EXISTING ZONE:**  
**R3-1 (Multiple Dwelling District)**

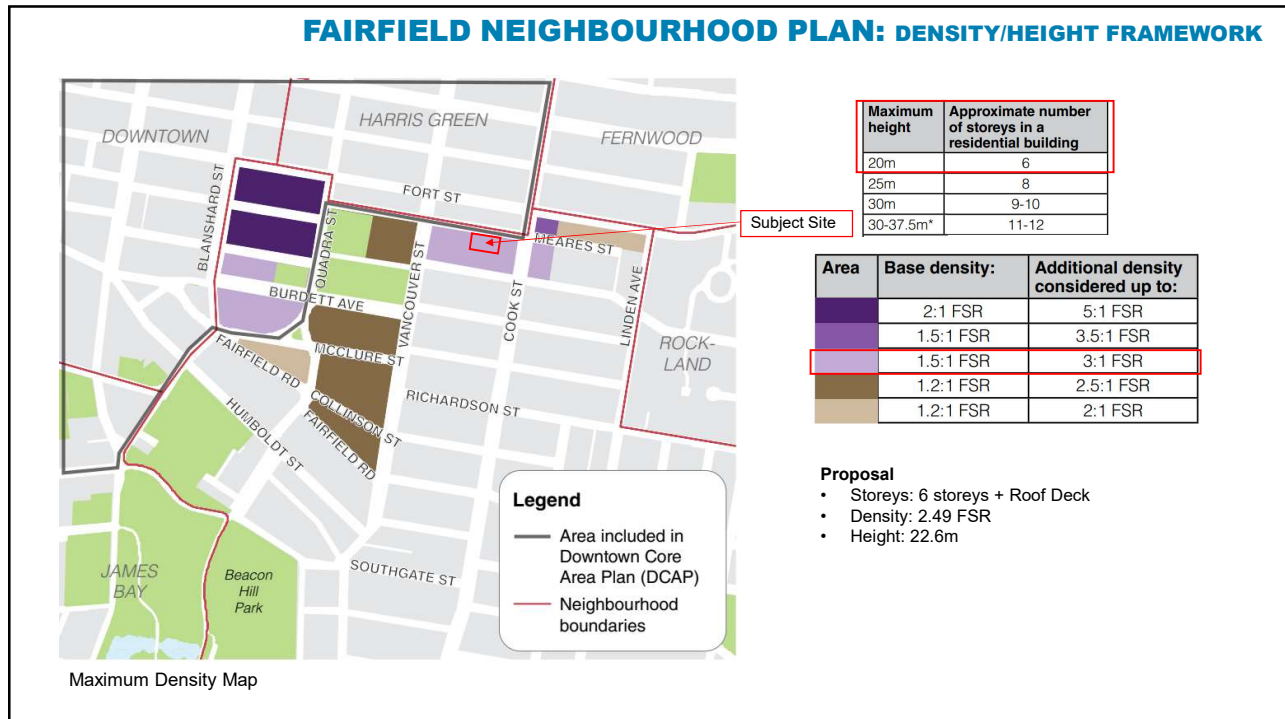
- increase density from 1.20 to 2.49 FSR
- increase height from 18.50m to 22.6m
- allow live work unit

N

4



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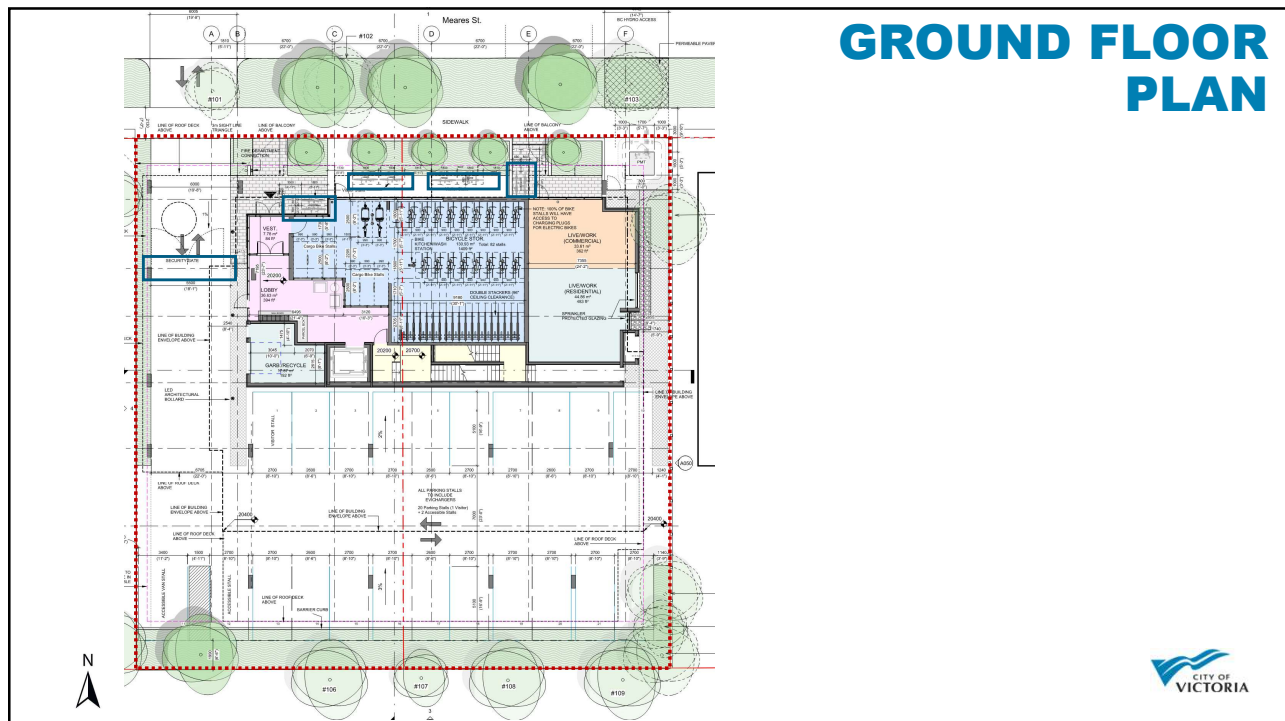


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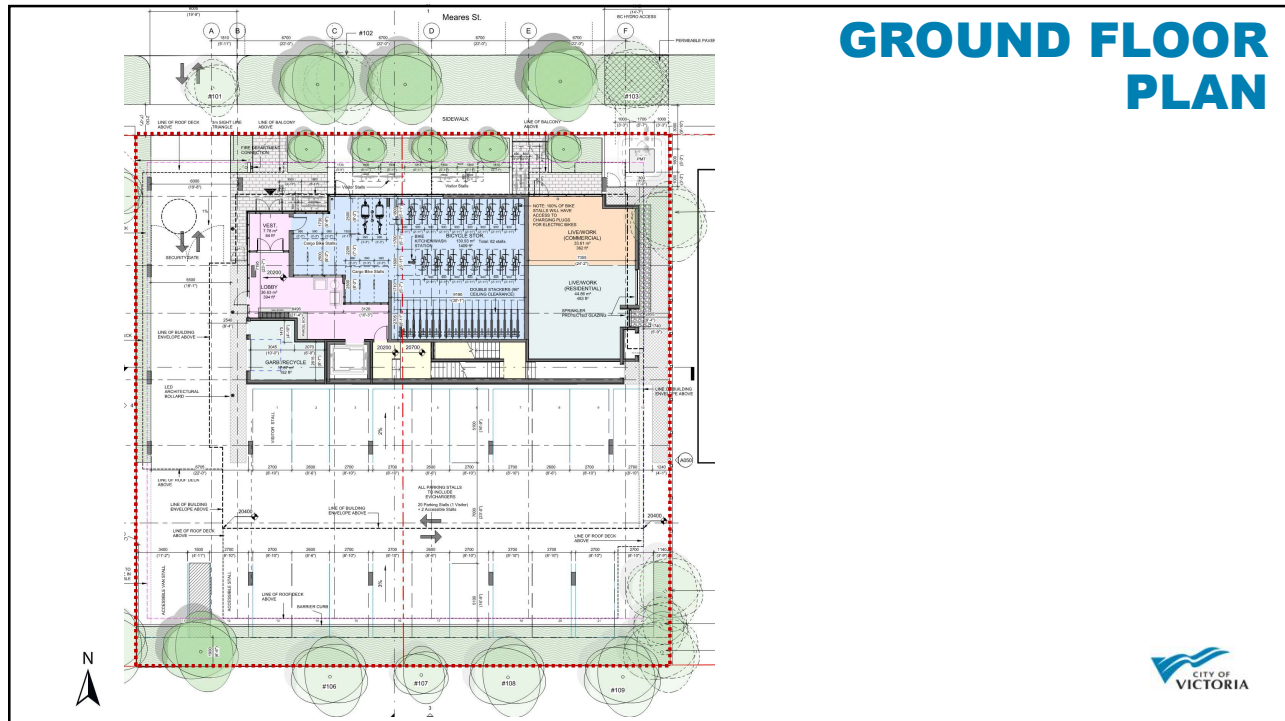




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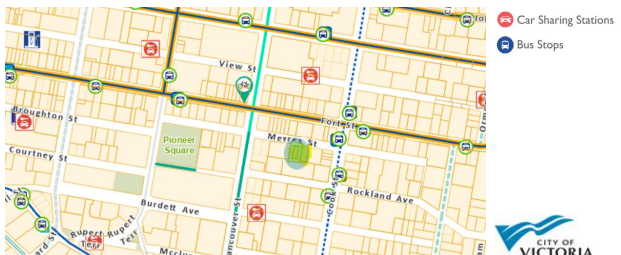
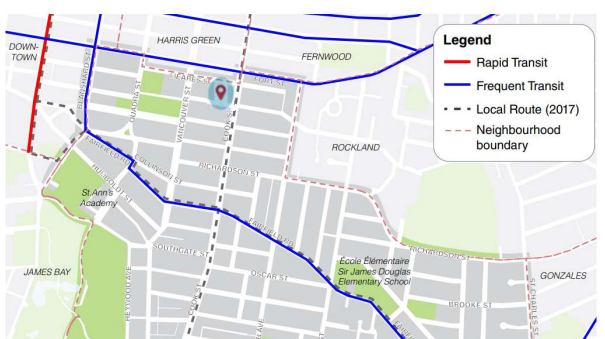
## TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES

- Transit Eco Passes with a three-year term
- 37% increase in the number of stalls over the bylaw minimum, a bicycle maintenance area, a 110v plug for each stall, and the provision of 8 cargo bike stalls
- a car share vehicle along with the design and installation of an on-street dual head charger (one reserved for car share, one for the general public)
- a car membership for each unit



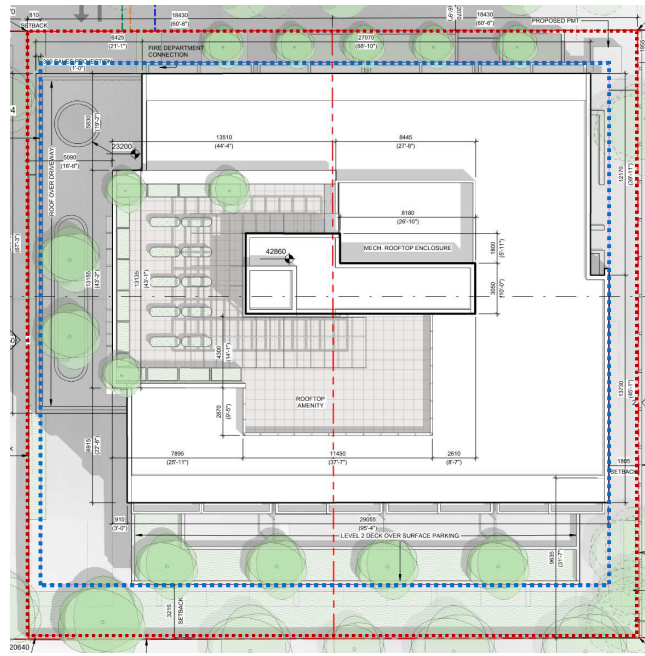
10

# FAIRFIELD NEIGHBOURHOOD PLAN : TRANSPORTATION



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# SITE PLAN

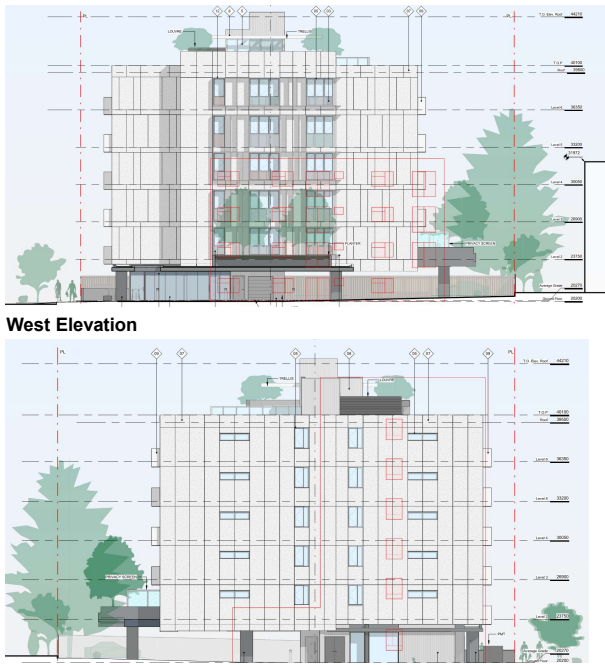


- Setback Boundary
- Property Boundary




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## WINDOW OVERLAY




**West Elevation**

**East Elevation**




**FINISH MATERIALS**

01. INTEGRATED GLASS
02. CUSTOM PATTERN GLASS
03. PATTERNED GLASS
04. STOREFRONT GLAZING
05. GLAZING
06. VERTICAL FENCING (CHARCOAL)
07. CEMENTITIOUS PANEL (WARM WHITE-GREY)
08. 1x4 CEMENTITIOUS PANEL (WARM WHITE-GREY)
09. WHITE ALUM. FINISH
10. ARCHITECTURAL CONC.
11. CONC. FINISH
12. ALUM. VERTICAL LOUVRE SUNSHADE (LIGHT GREY)
13. LANDSCAPE CONC. WALL (1100mm High) WITH CUSTOM PATTERN



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## FLOOR PLANS LEVELS 2 TO 5




1025 Maan St (4 Stairs)

1040 Rockland Ave (4 Stairs)

1023 Maan St (6 Stairs)

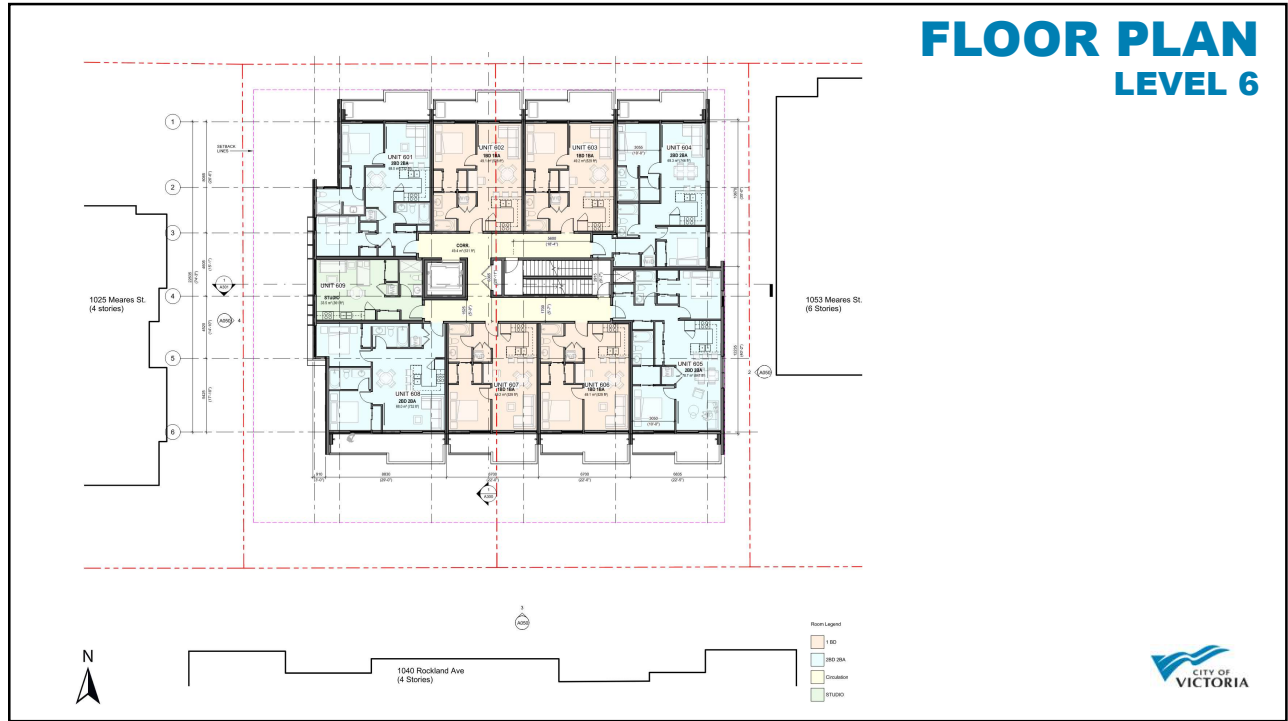
**Room Legend**

- 100
- 100-10A
- 100-20A
- 100-30A
- 100-40A
- 100-50A
- 100-60A
- 100-70A
- 100-80A
- 100-90A
- 100-100A

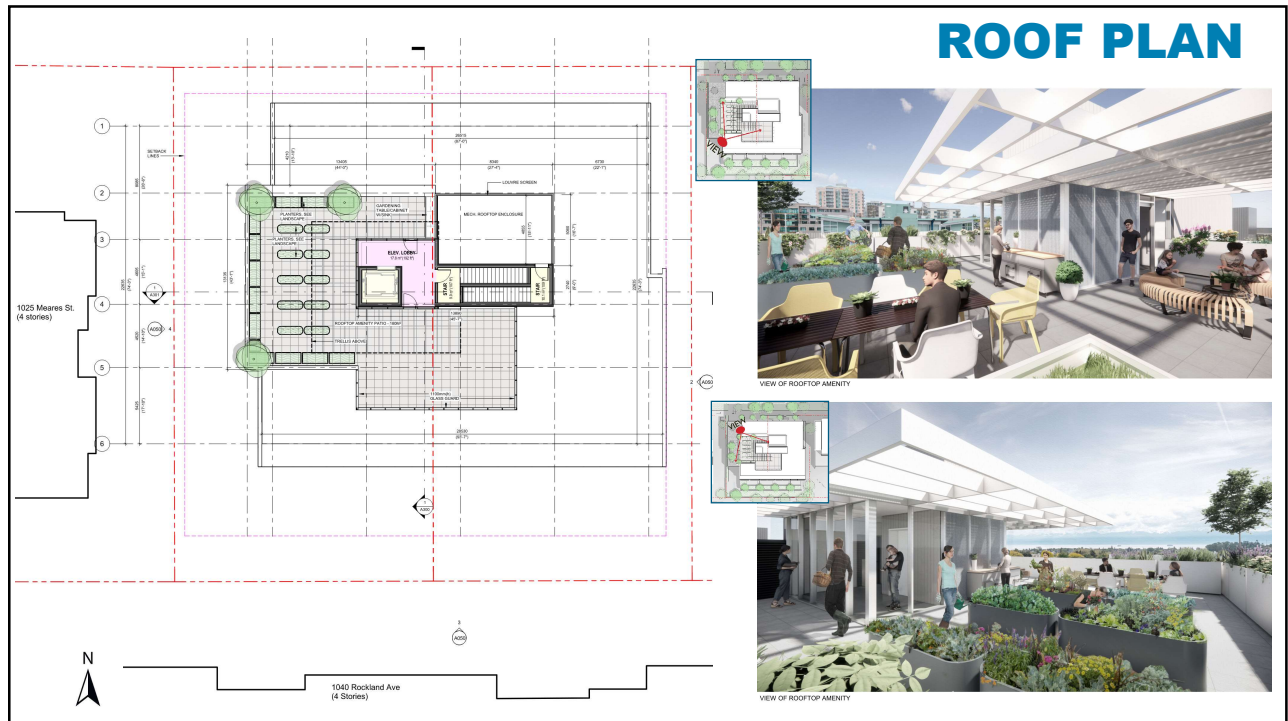


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# ELEVATIONS

**North (Front) Elevation**

**South (Rear) Elevation**

**FINISH MATERIALS**

01. INTEGRATED GLASS
02. CUSTOM PATTERN GLASS
03. PATTERNED GLASS
04. STOREFRONT GLAZING
05. GLAZING
06. VERTICAL FENCING (CHARCOAL)
07. CEMENTITIOUS PANEL (WARM WHITE-GREY)
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13. LANDSCAPE CONC. WALL (1100mm High) WITH CUSTOM PATTERN

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# Art Inspired Architecture

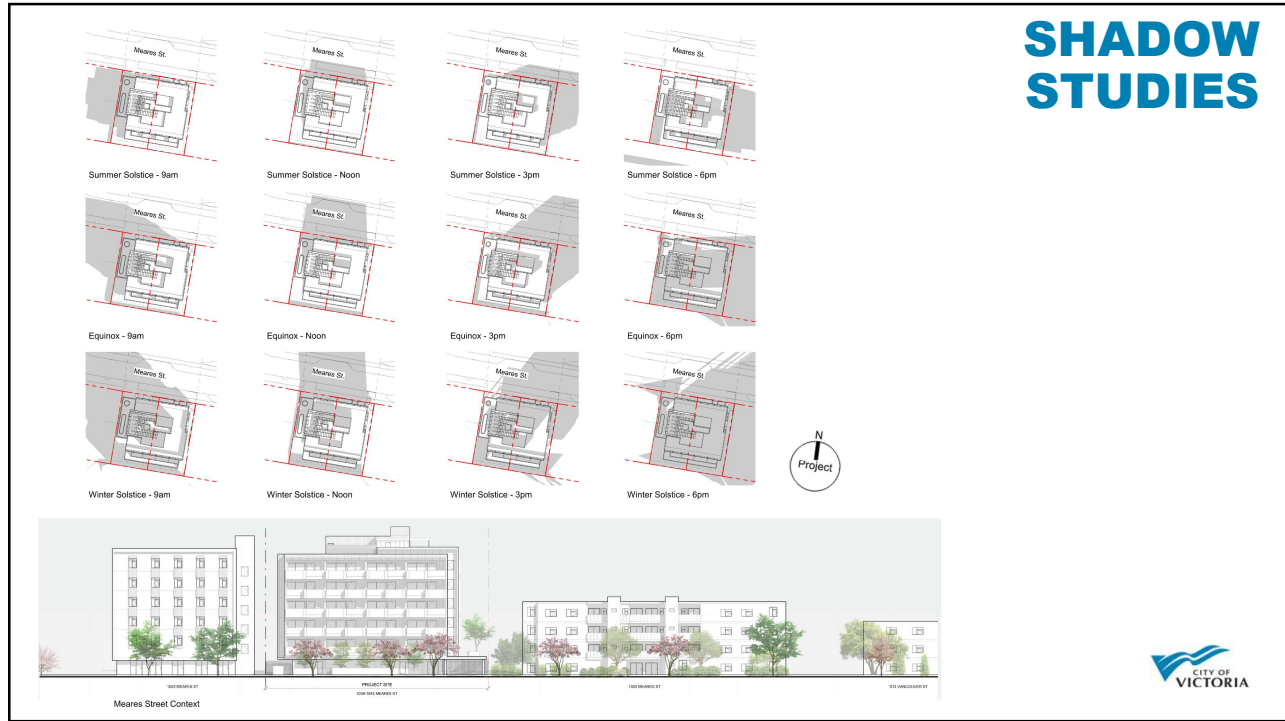
Bank of Canada Mural, 1968

Print

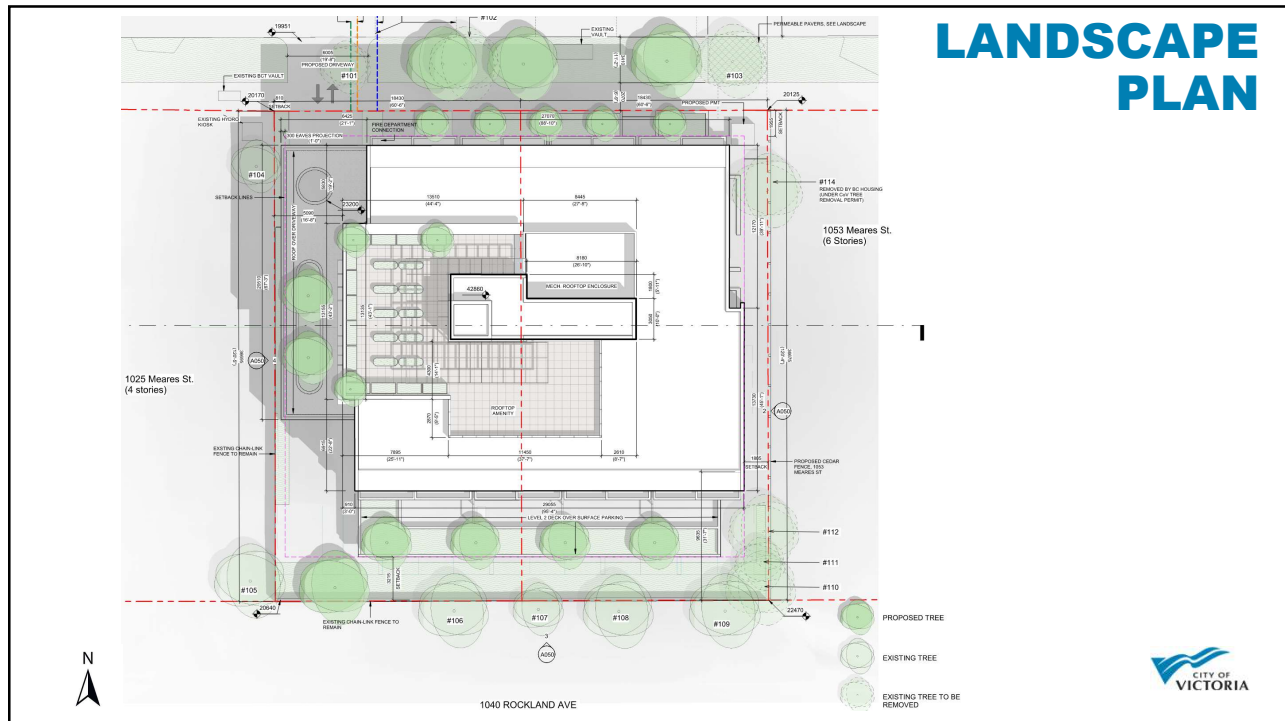
Eliza Mayhew, Sculptor

Birthplace:  
Victoria, British Columbia, January 19, 1916.

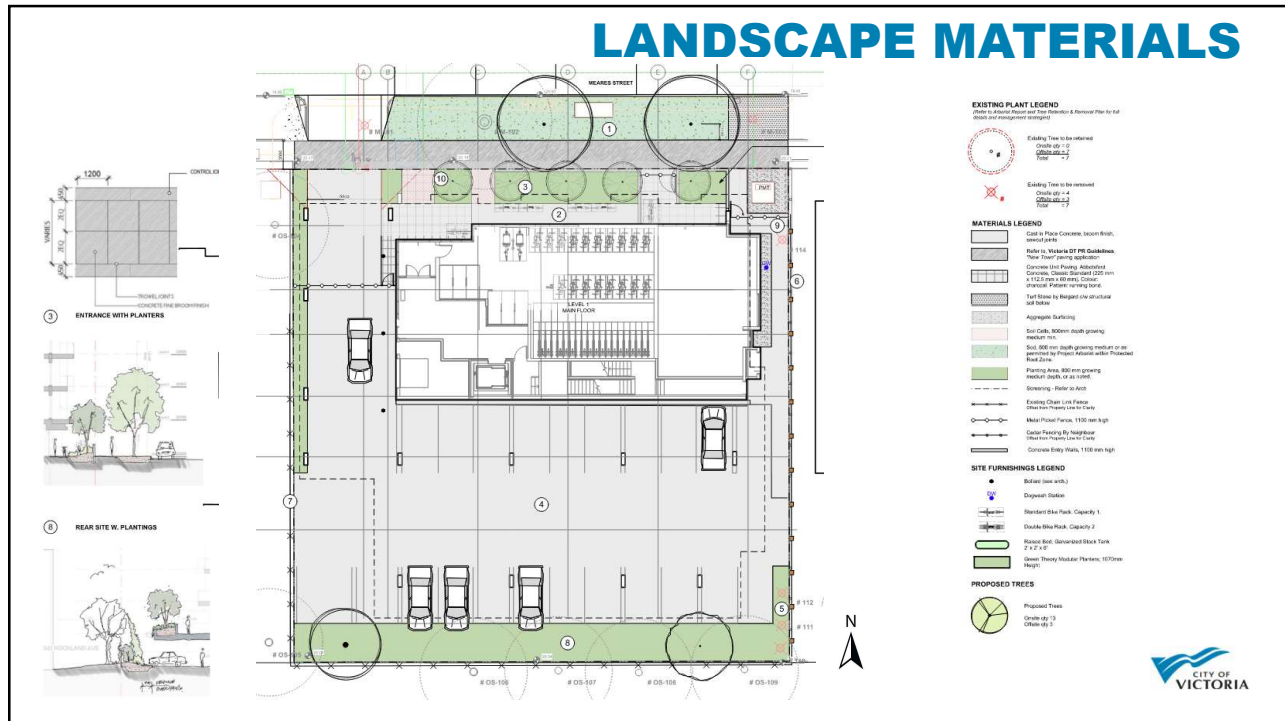
18



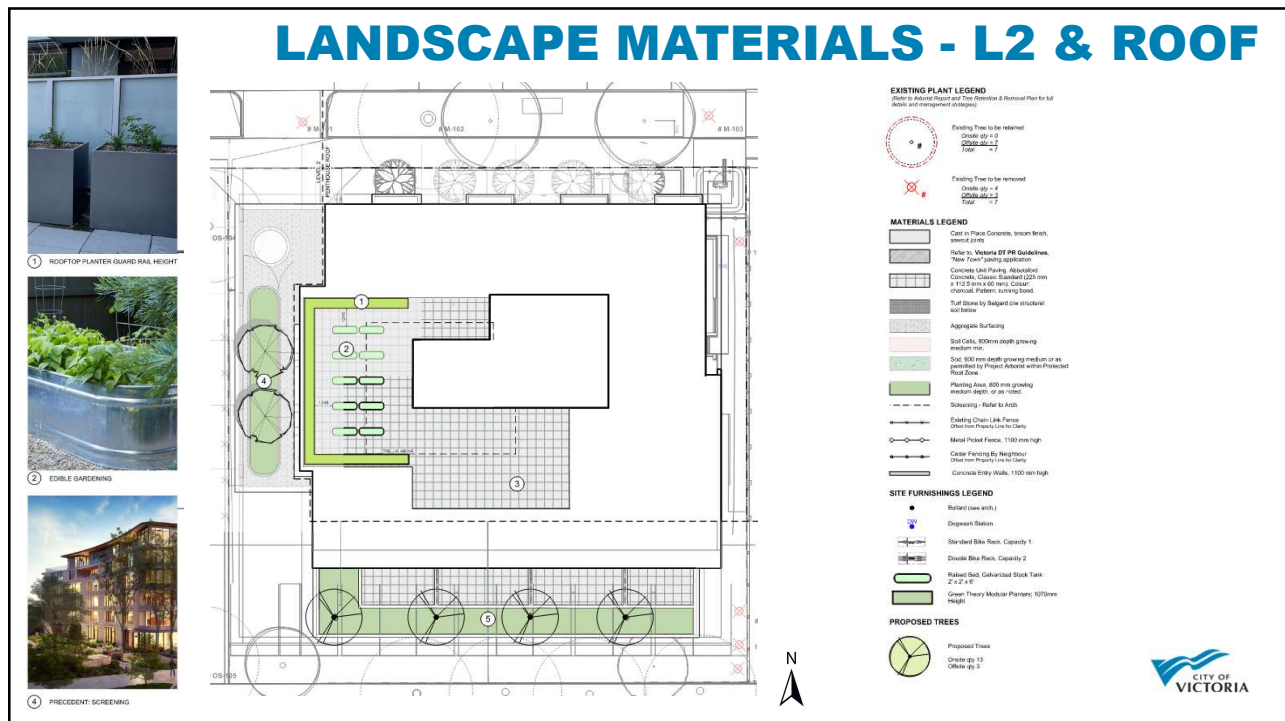
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## ADVISORY DESIGN PANEL (ADP)



ADP review on September 28, 2022

Motion:

*"It was moved by Will King, seconded by Matty Jardine, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00212 for 1039 & 1043 Meares Street be approved as presented".*



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## Inclusionary Housing and Community Amenity Policy



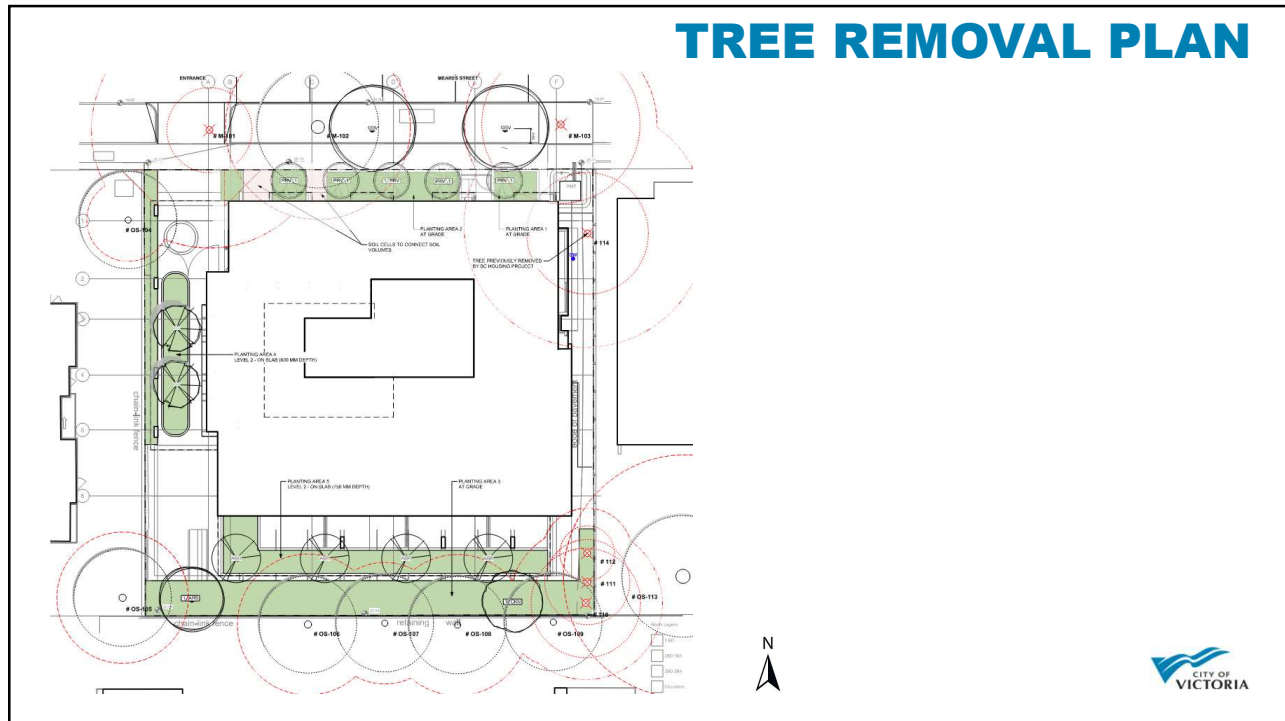
Community Amenity Contribution of \$118,000.00

- 70% (\$82,600) going towards Downtown Core Area Public Realm Improvement Fund
- 30% (\$35,400) going towards Victoria Housing Reserve Fund.

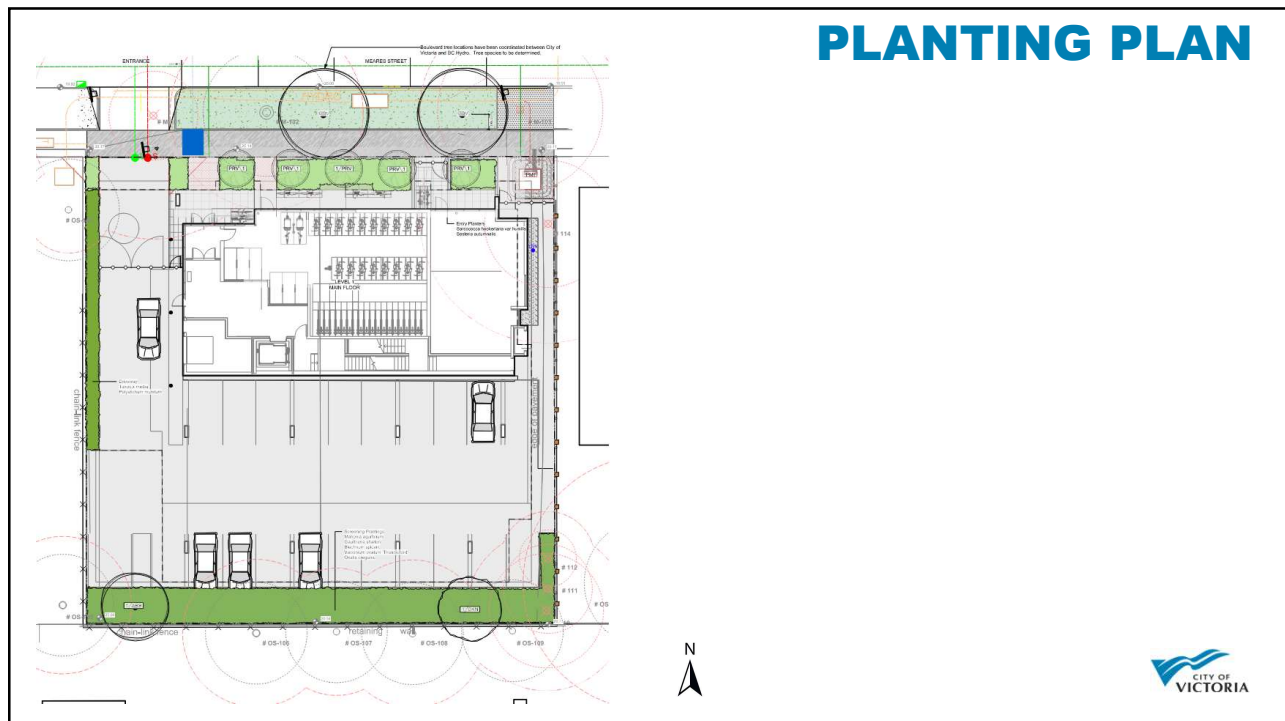


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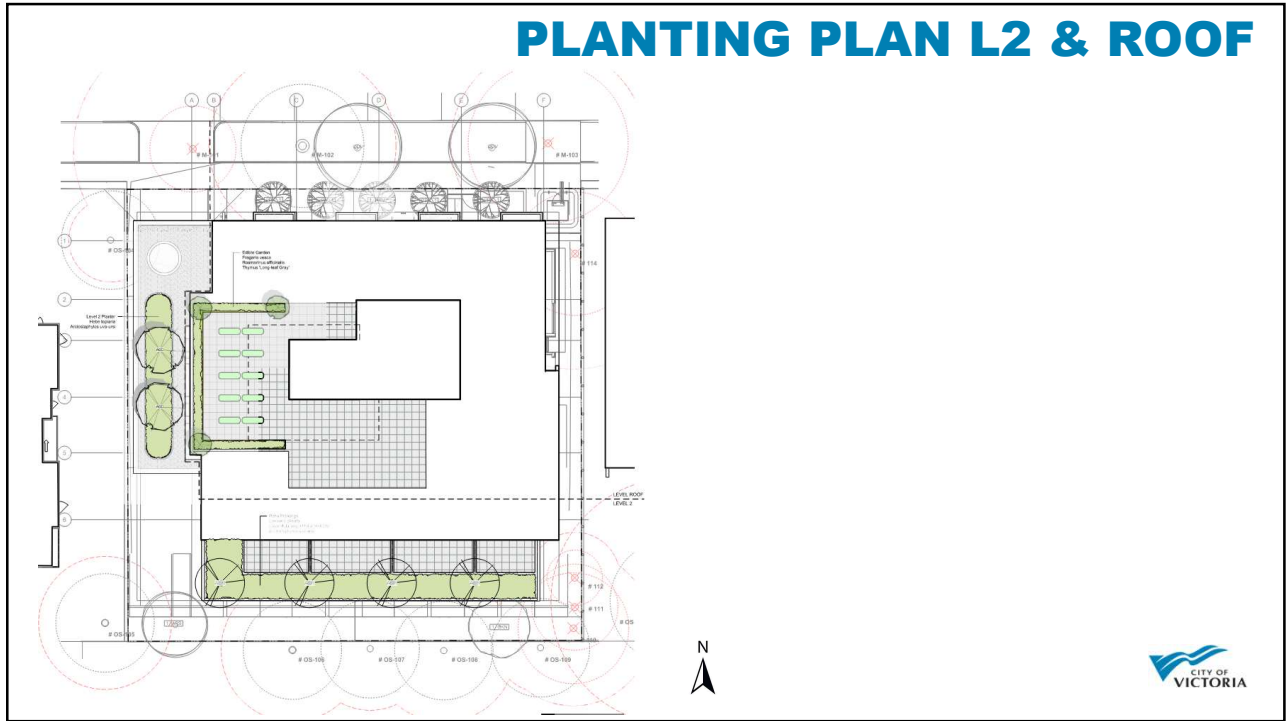
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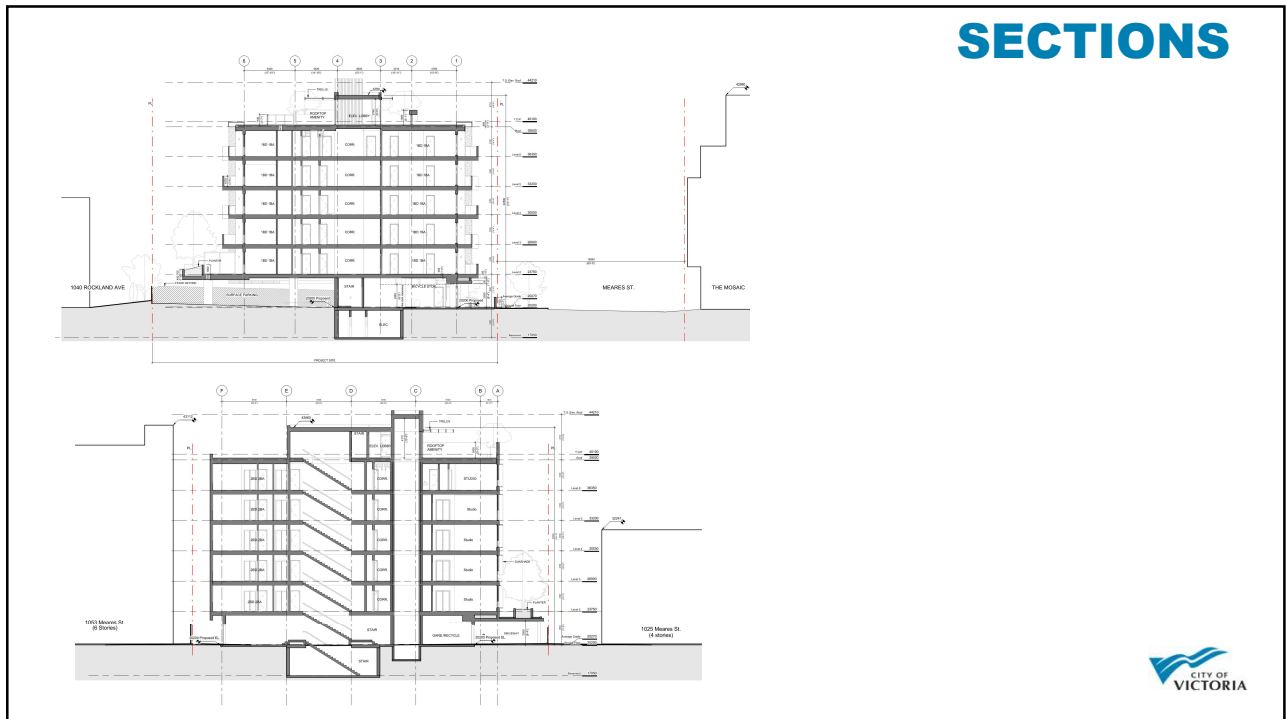


# PLANTING PLAN L2 & ROOF



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# SECTIONS



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**THANK YOU**

