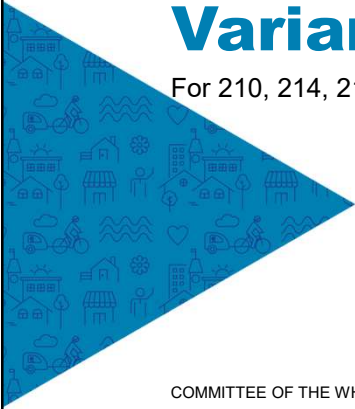


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning, OCP amendment & Development Permit with Variances Application

For 210, 214, 218, 224 Kingston Street; 507 Montreal Street; 205 Quebec Street



COMMITTEE OF THE WHOLE | JULY 27



1



Aerial Photo



2

Subject Property

QUEBEC ST. LOOKING SOUTH

MONTREAL ST. LOOKING NORTH-EAST

KINGSTON ST. LOOKING NORTH (PARKING LOT)

KINGSTON ST. LOOKING NORTH (RESIDENTIAL HOME)

3

Neighbouring Properties

QUEBEC ST. TOWNHOMES EAST OF THE SUBJECT PROPERTY

LAUREL POINT RESIDENCES ACROSS THE STREET (QUEBEC)

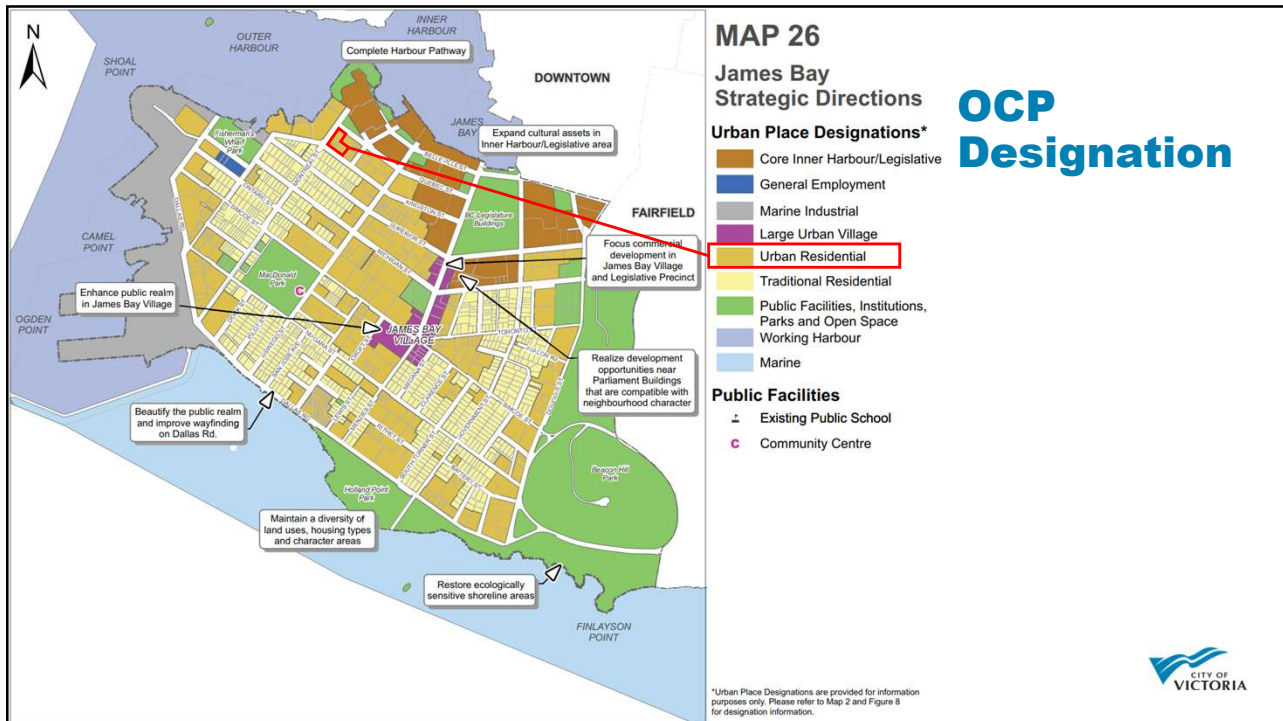
LAUREL POINT HOTEL & PIER ONE RESIDENCES: NORTH-WEST (MONTREAL)

COAST RESIDENTIAL TOWER MONTREAL - WEST OF THE SUBJECT PROPERTY

4

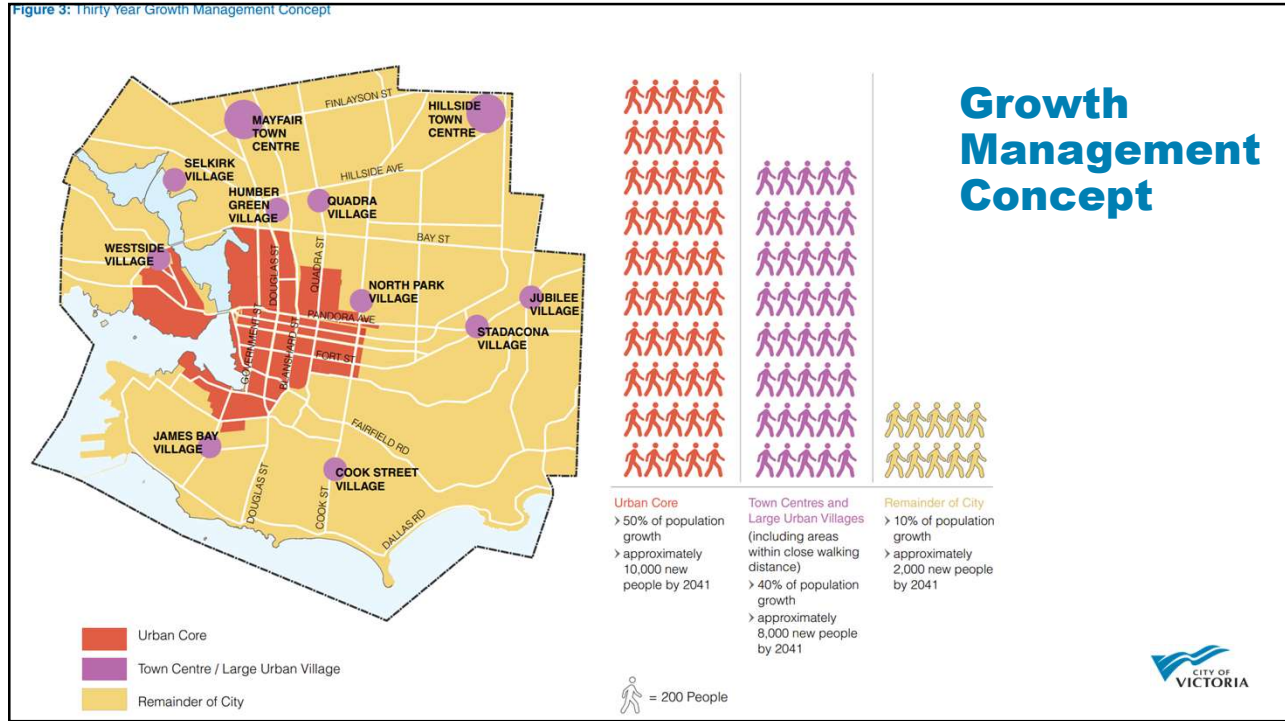


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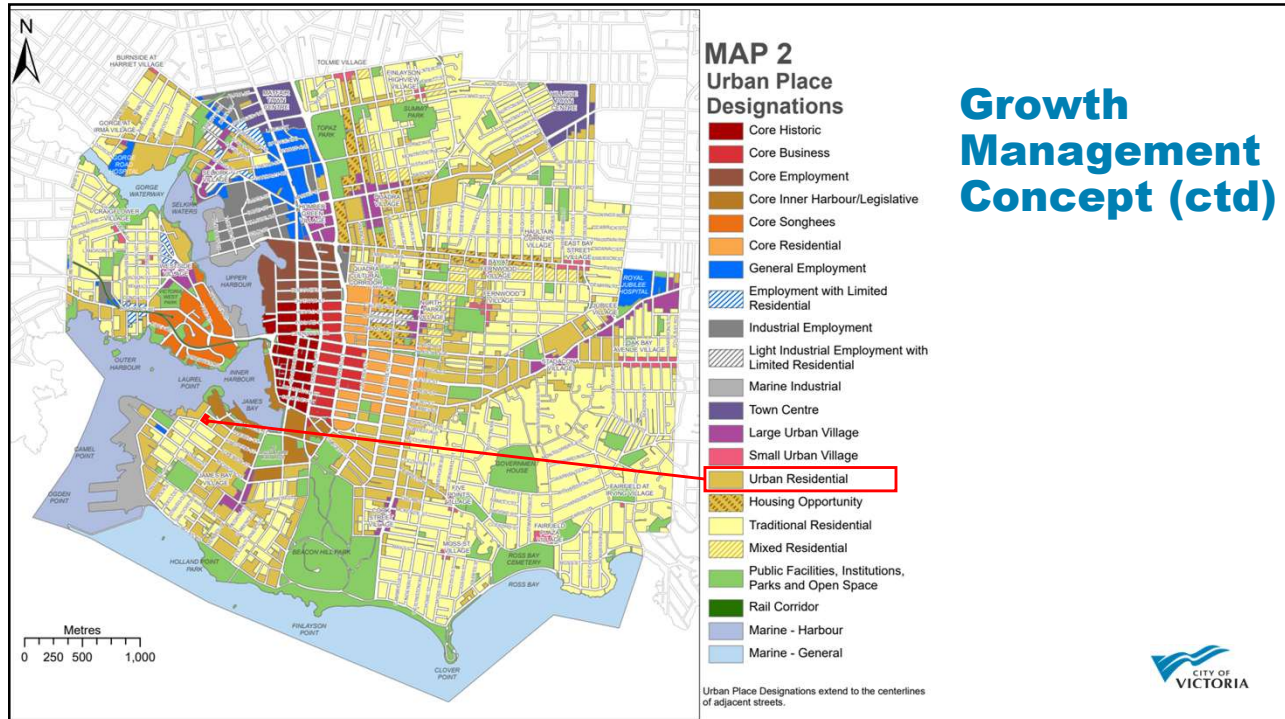


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Figure 3: Thirty Year Growth Management Concept



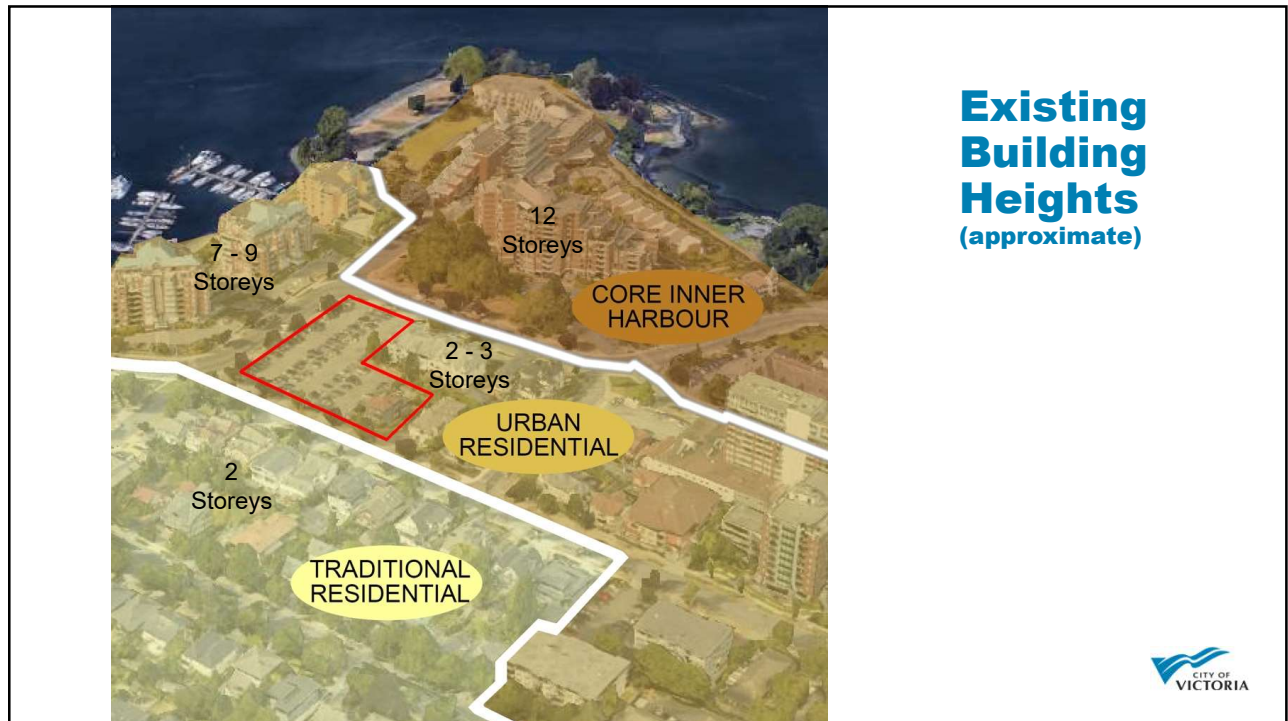
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Inclusionary Housing and Community Amenity Policy

- Policy indicates a total amenity contribution of \$2,300,000
 - Local Amenities Fund: \$1,610,000 (70% of amenity contribution)
 - Housing Reserve Fund: \$690,000 (30% of amenity contribution)



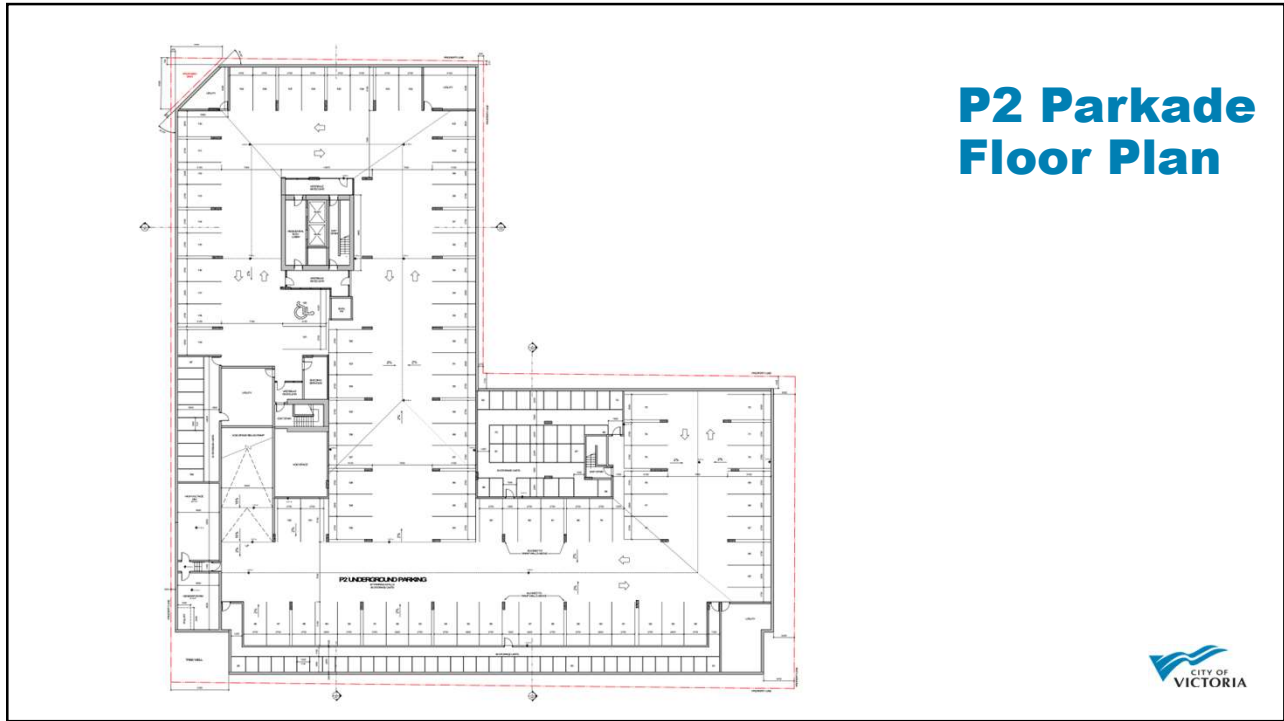
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Inclusionary Housing and Community Amenity Policy (ctd)

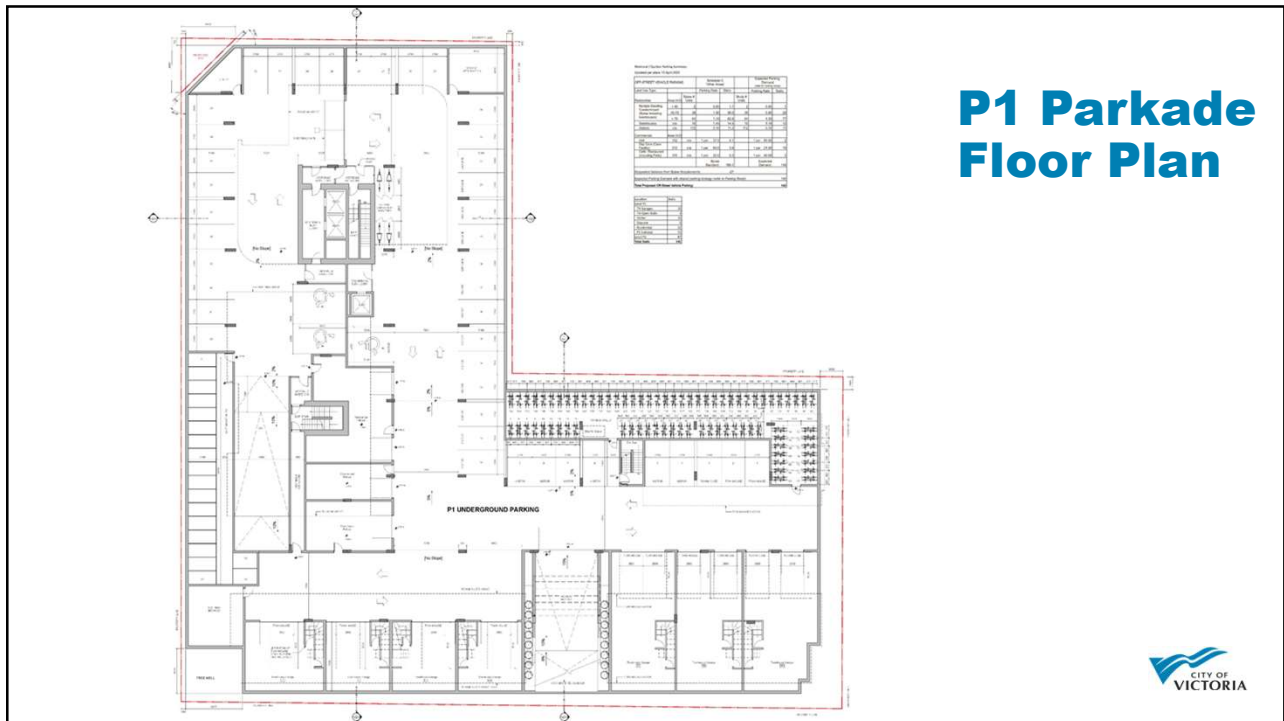
- Proposal:
 - Local Amenities Fund: \$200,000
 - Housing Reserve Fund: \$700,000
 - Daycare space for a non-profit for ten years (\$1,520,000 value)
 - Meeting space for a non-profit for ten years



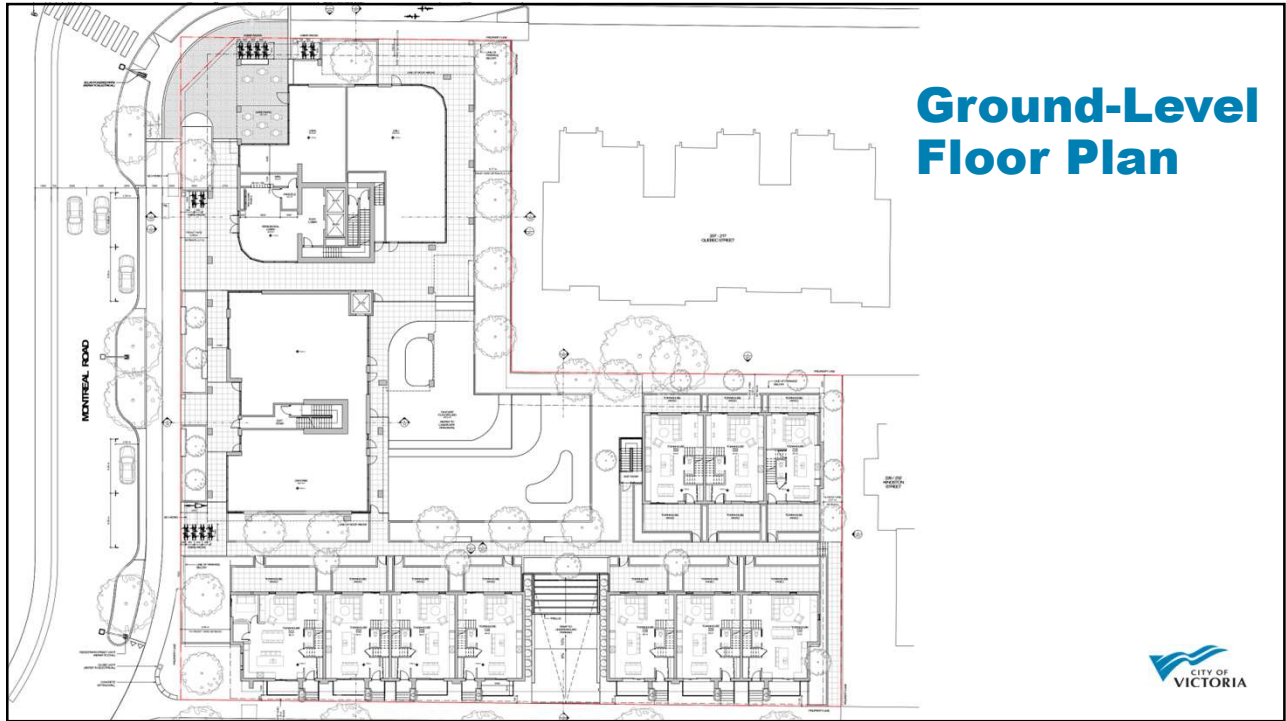
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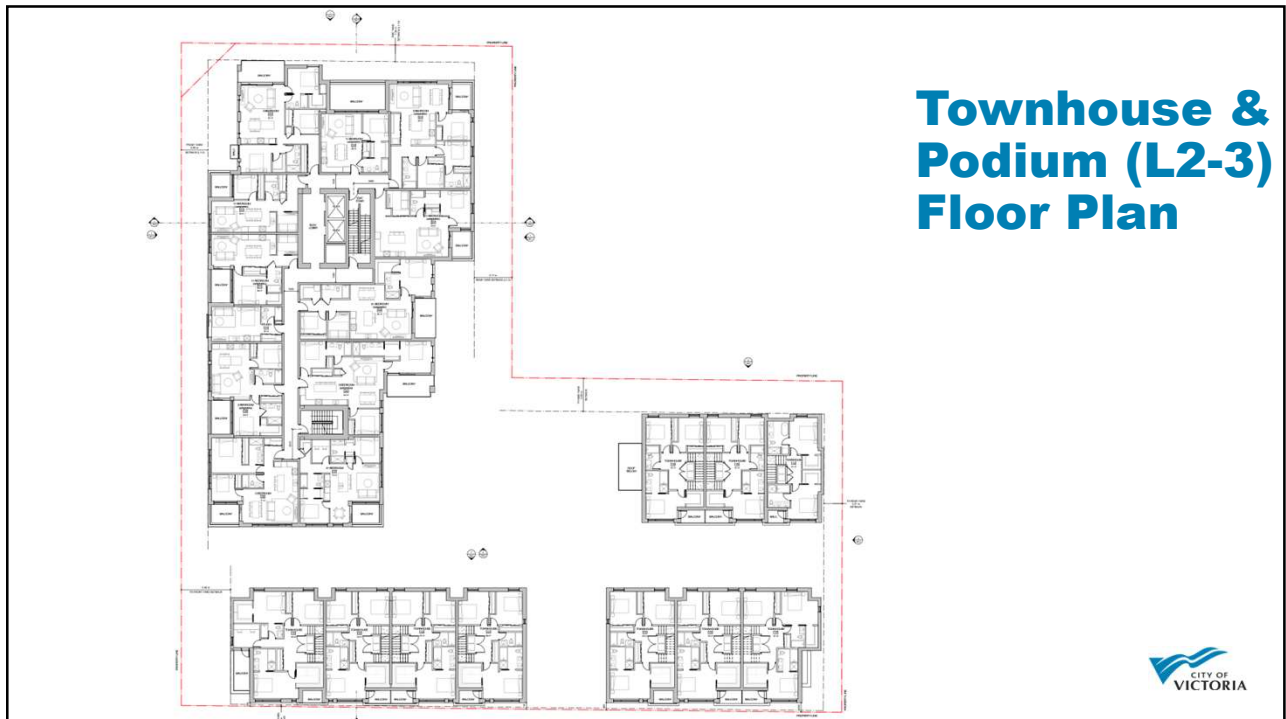
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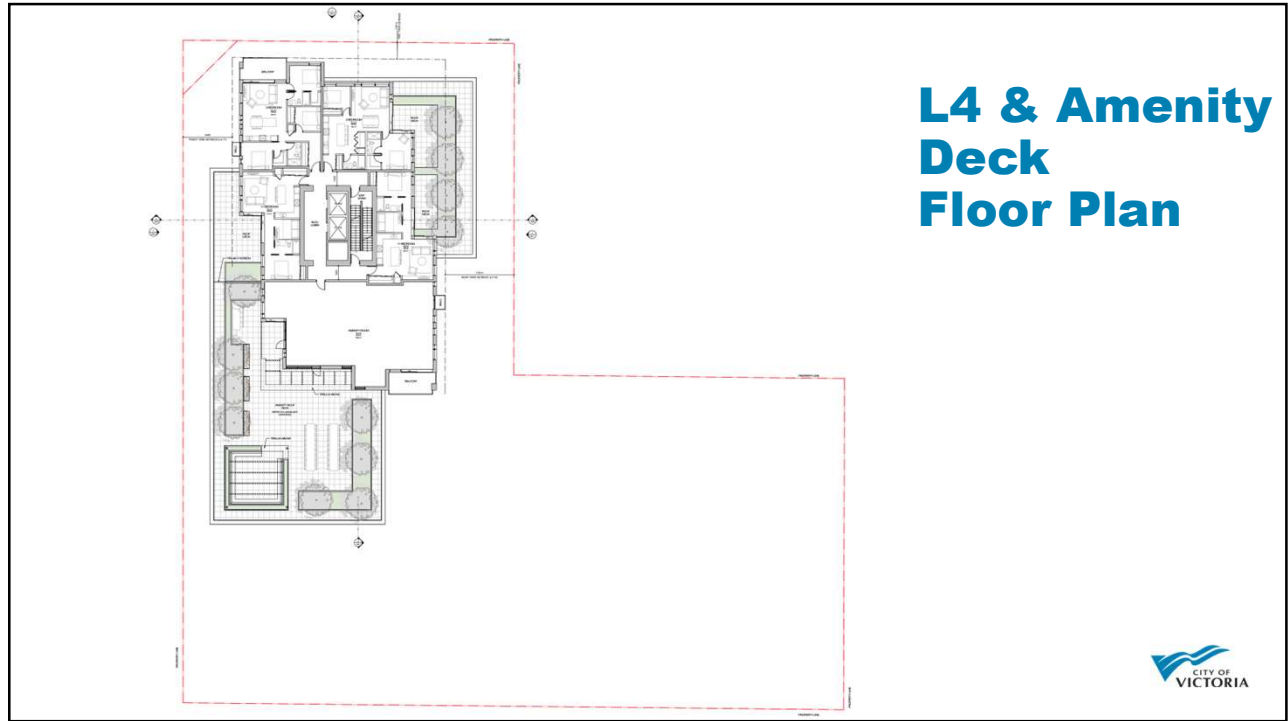
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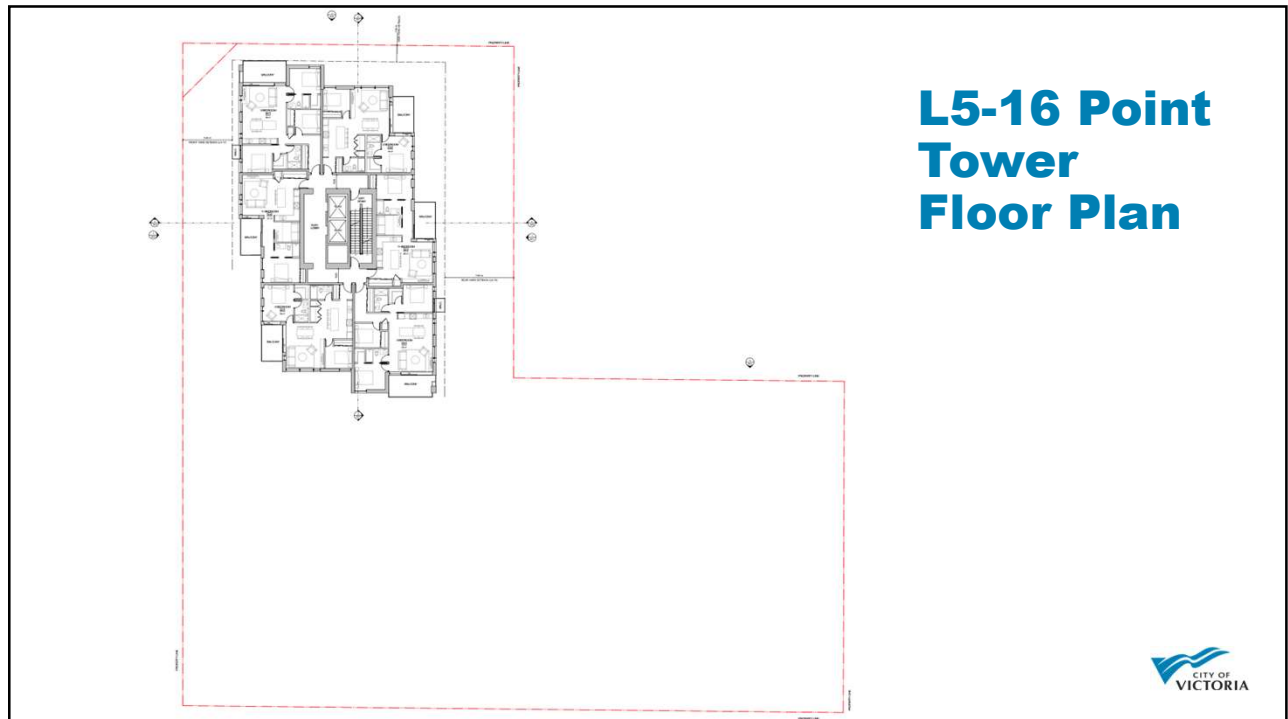
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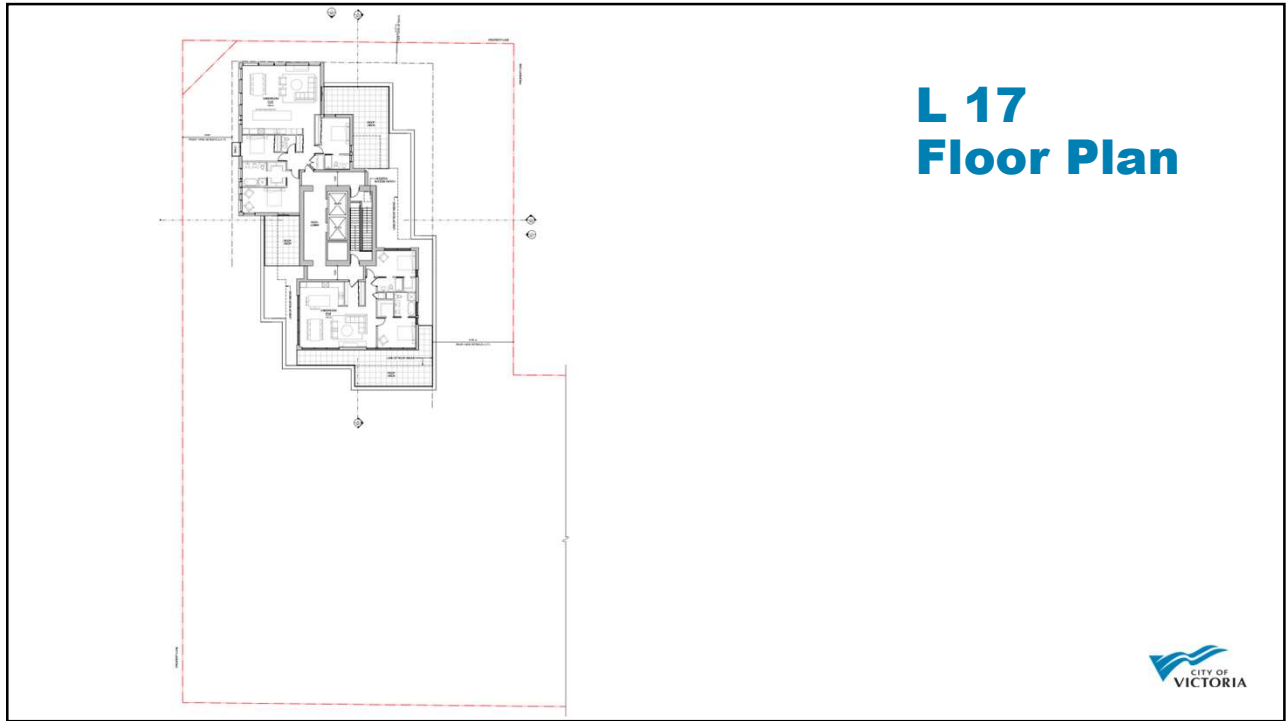
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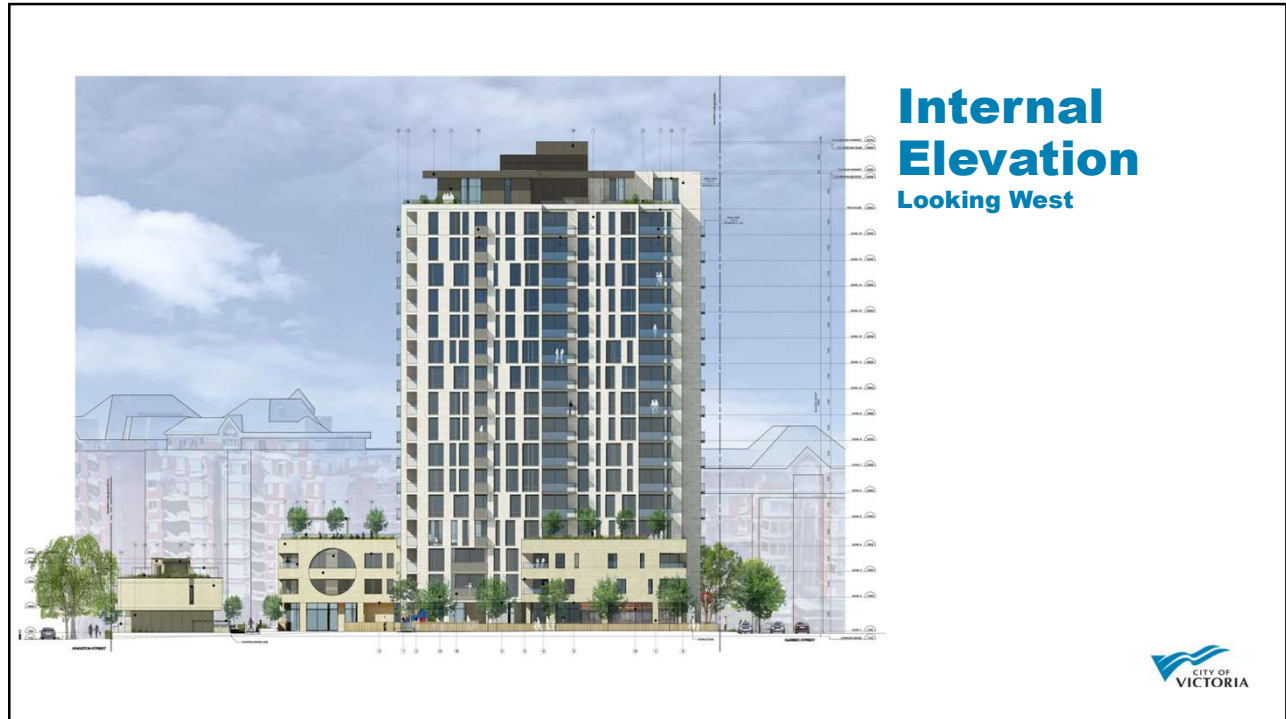
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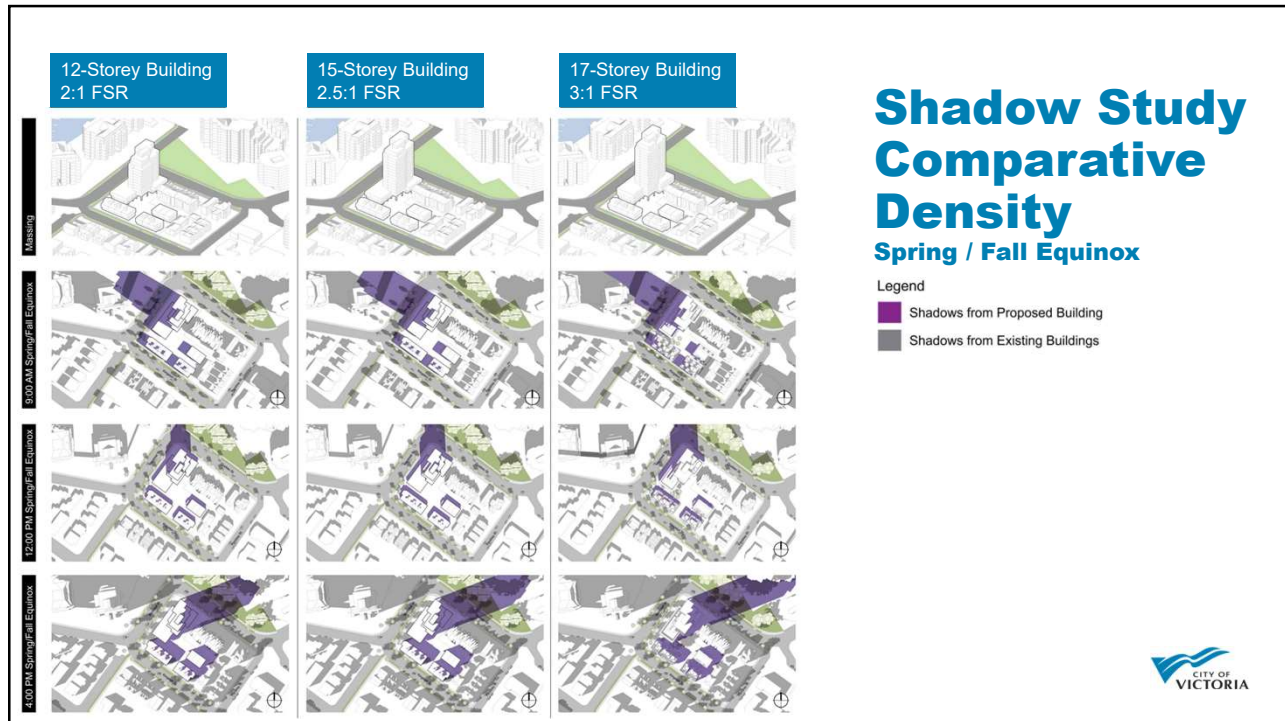
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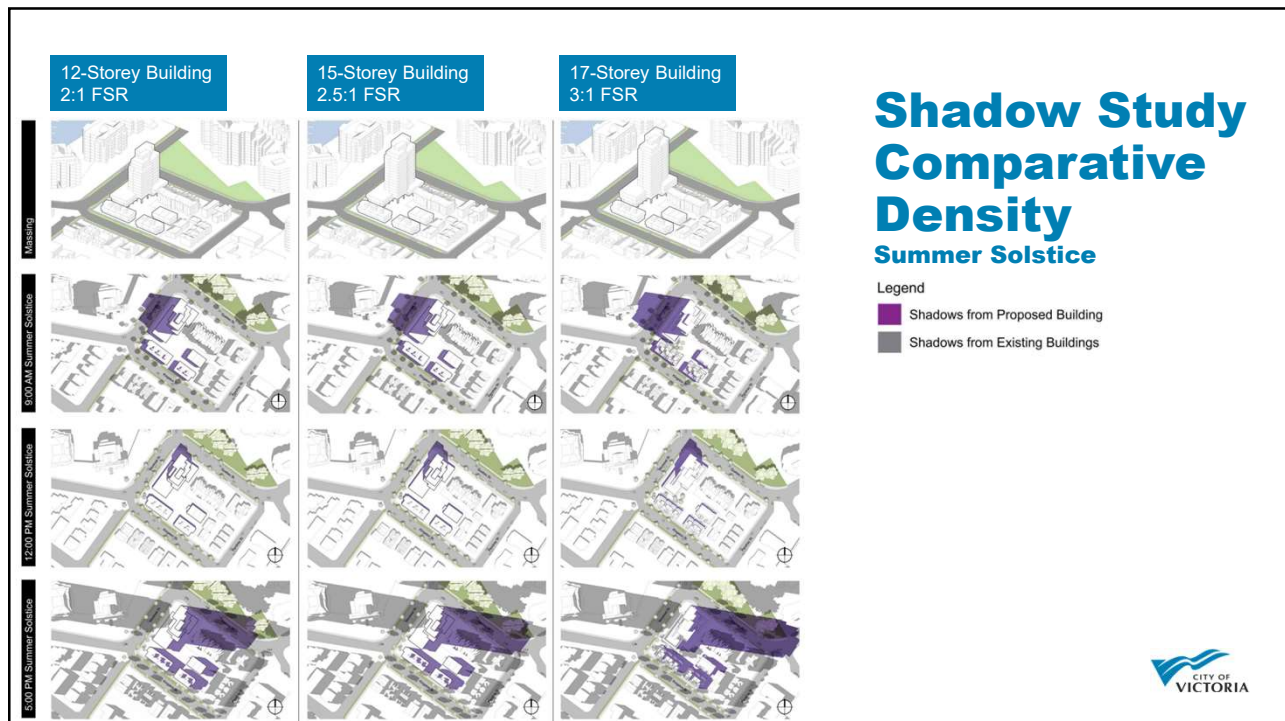
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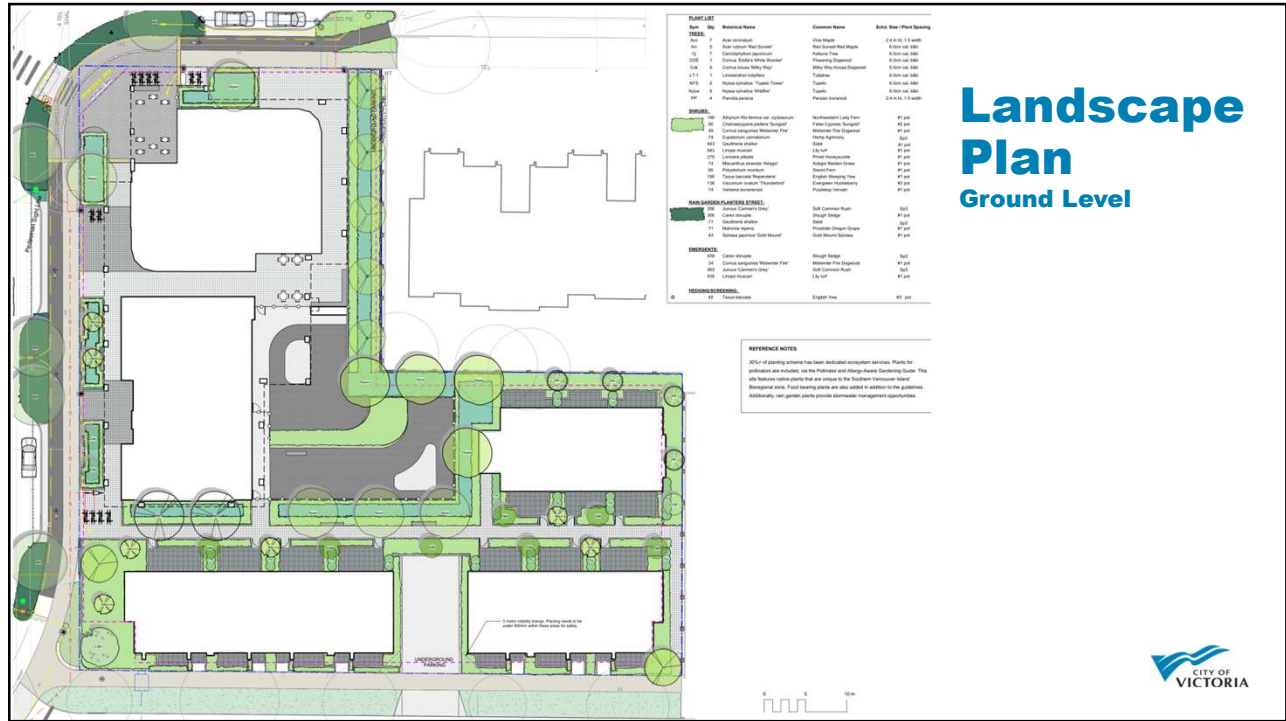
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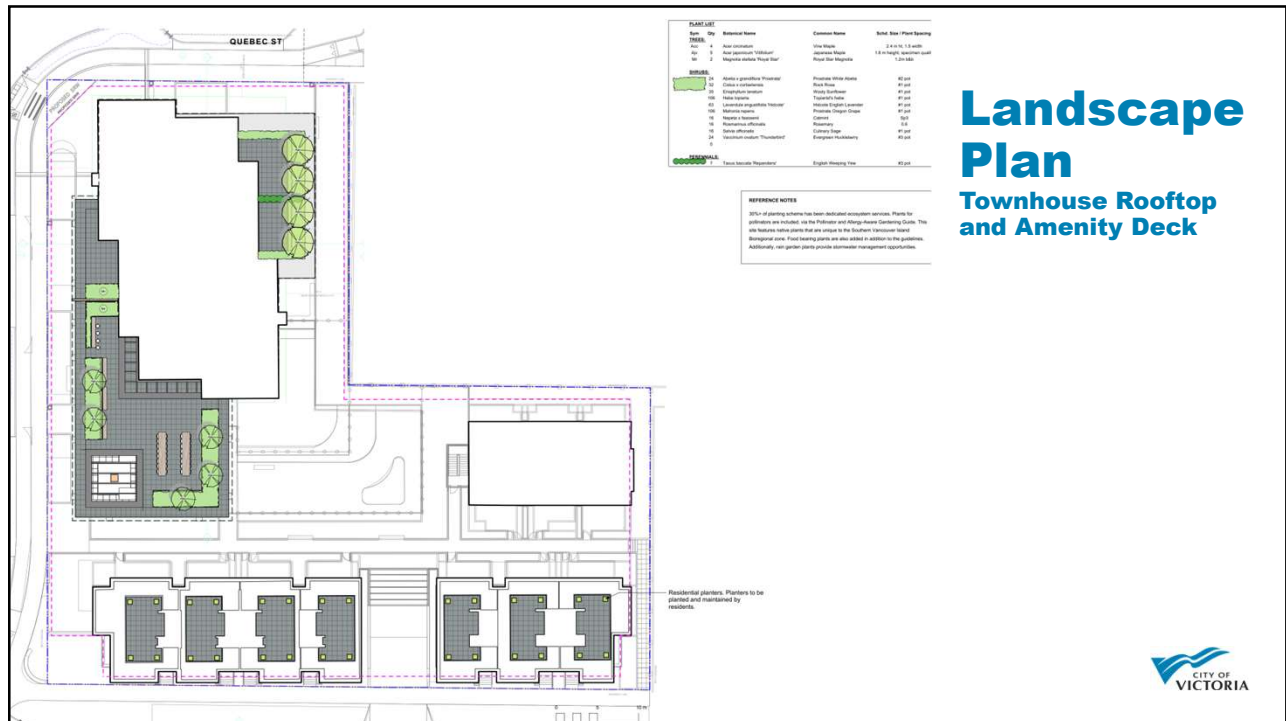
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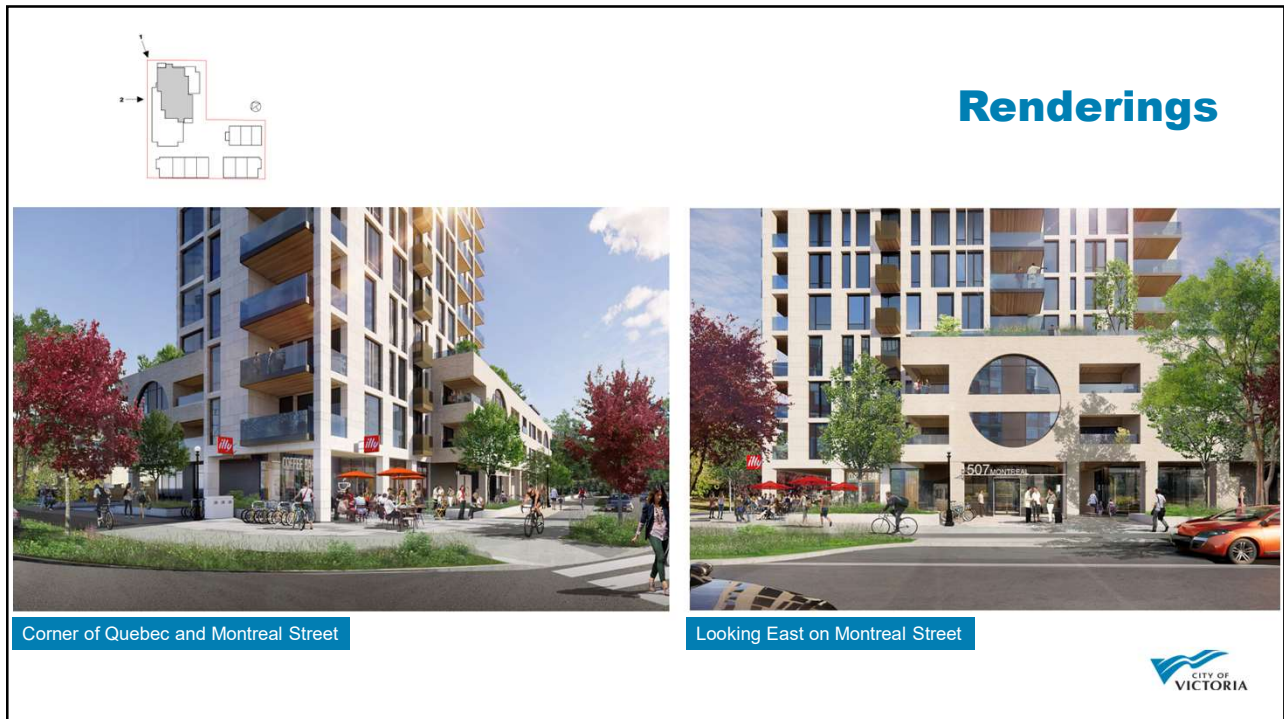
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