

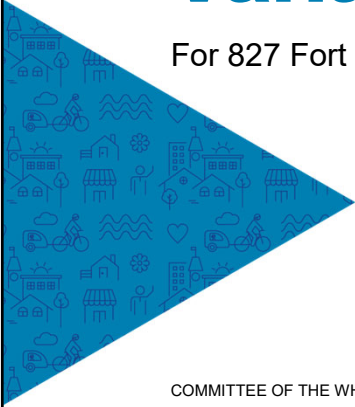
1

2023


CITY OF VICTORIA | Sustainable Planning & Community Development

Development Permit with Variances Application

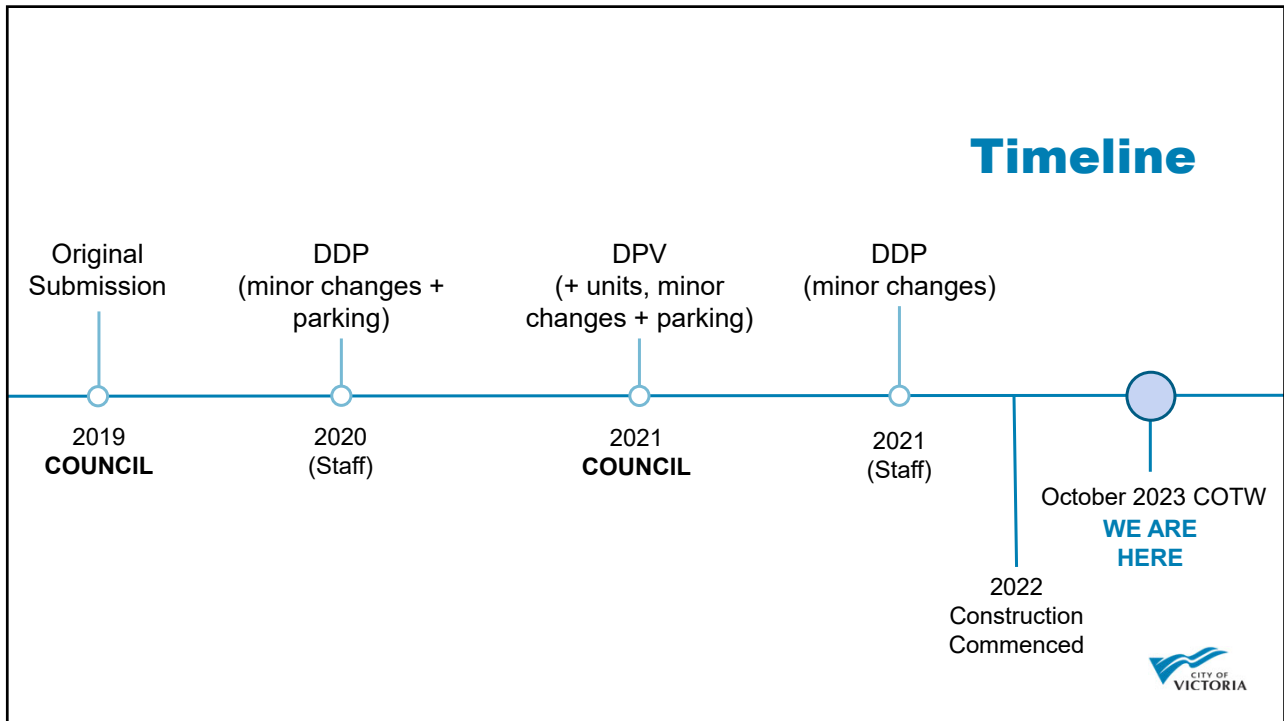
For 827 Fort Street



COMMITTEE OF THE WHOLE | OCTOBER 12, 2023



1



2



Aerial Photo

3



3



Subject Property

4



Neighbouring Properties



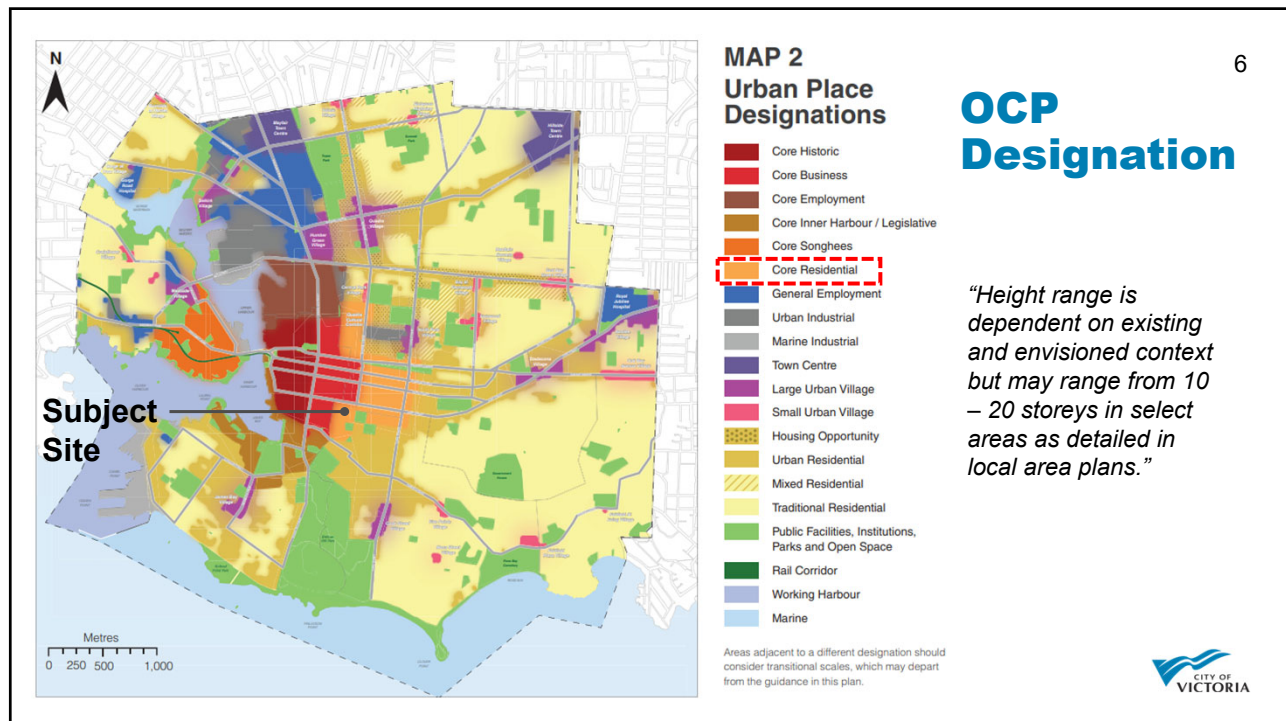
4

Legislative Authority (DPV)

Design Guidelines for Development Permit Area 7B – Corridors Heritage

- Downtown Core Area Plan
- Fairfield Neighbourhood Plan
- Advisory Design Guidelines
- Guidelines for Fences Gates and Shutters

+ Supportability of the proposed variances



Maximum height	Approximate number of storeys in a mixed-use building	Approximate number of storeys in a residential building
20m	5-6	6
25m	7-8	8
30m	8-9	9-10
30-37.5m*	10-11	11-12

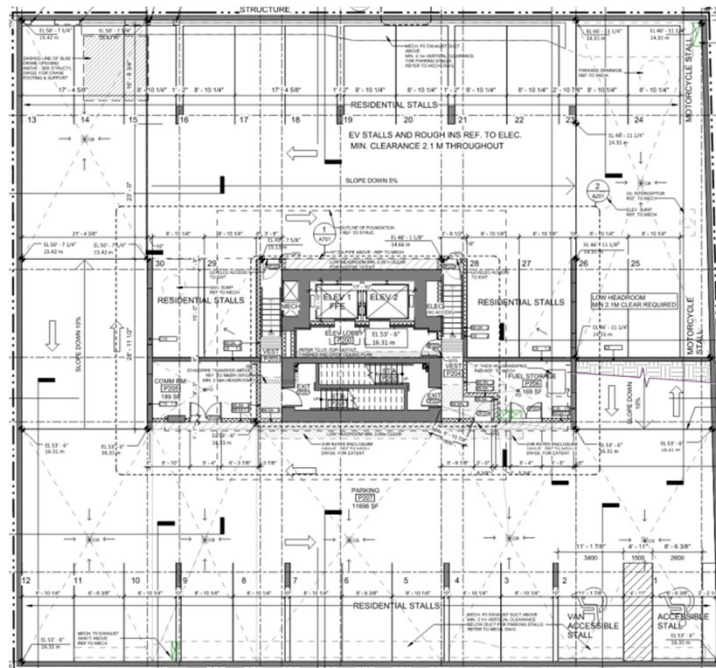
*See policy 6.2.1

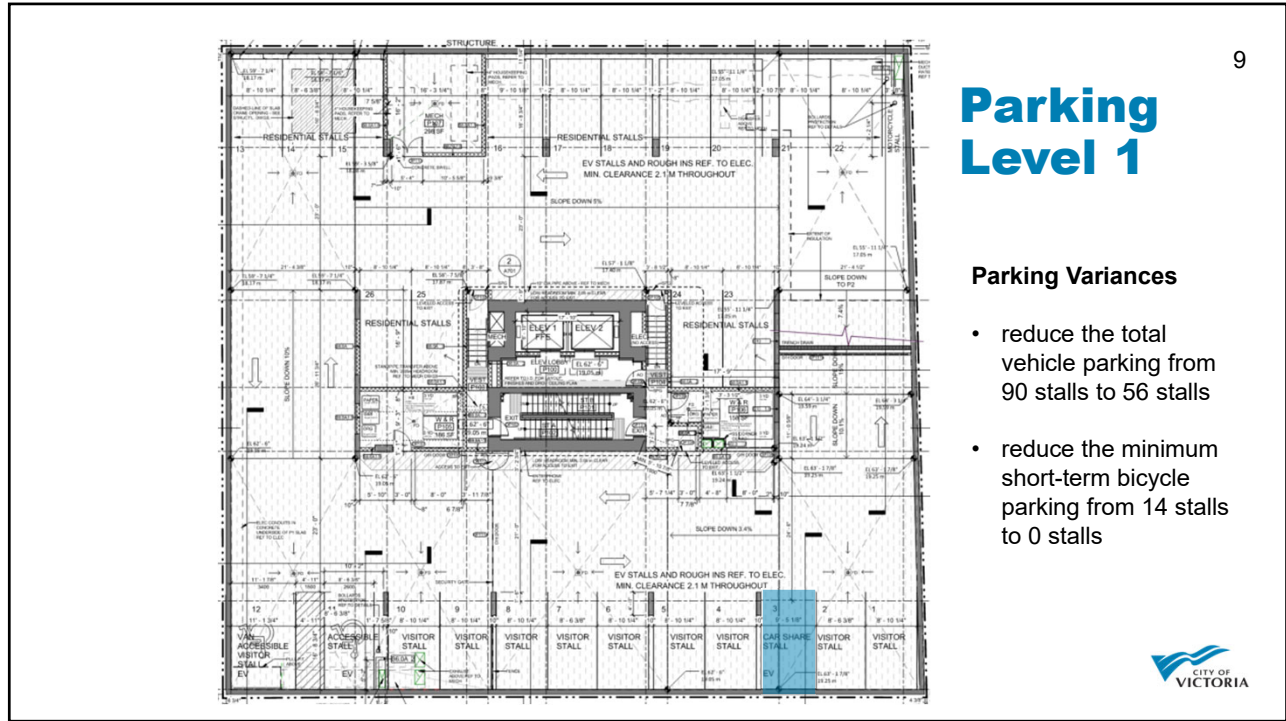
Building Height

Subject Site



Parking Level 2





9

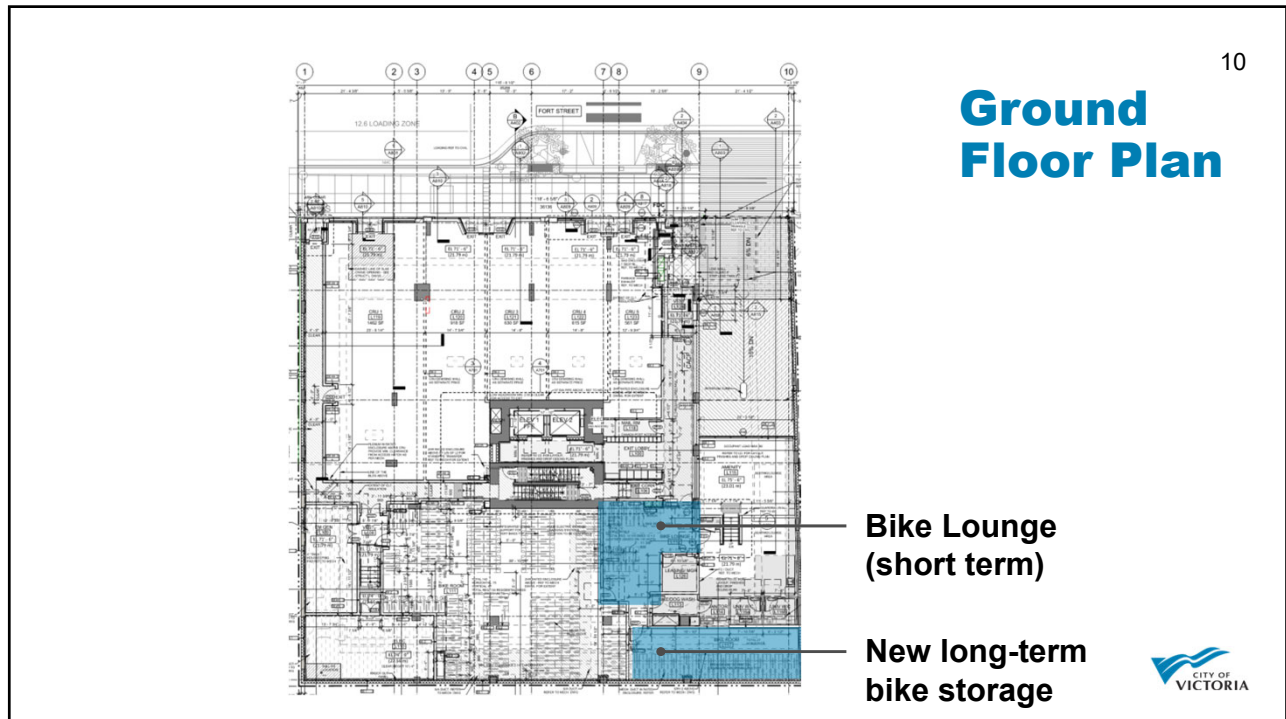
Parking Level 1

Parking Variances

- reduce the total vehicle parking from 90 stalls to 56 stalls
- reduce the minimum short-term bicycle parking from 14 stalls to 0 stalls



9



10

Ground Floor Plan

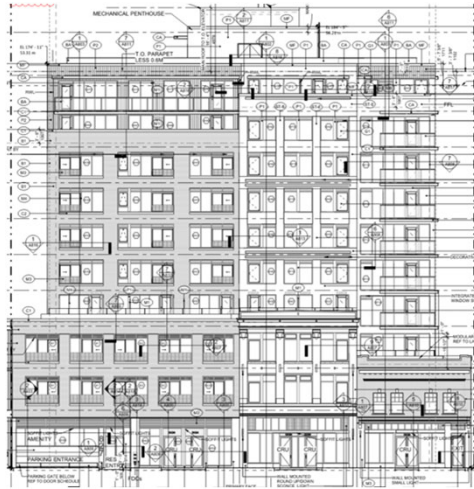
● **Bike Lounge
(short term)**

● **New long-term
bike storage**



10

Previous Proposal



Current Proposal



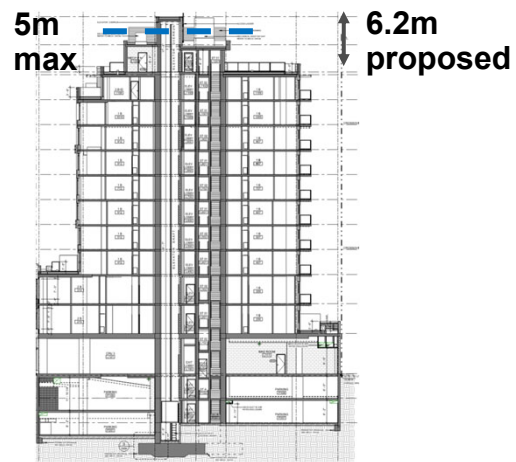
Elevations



Sections



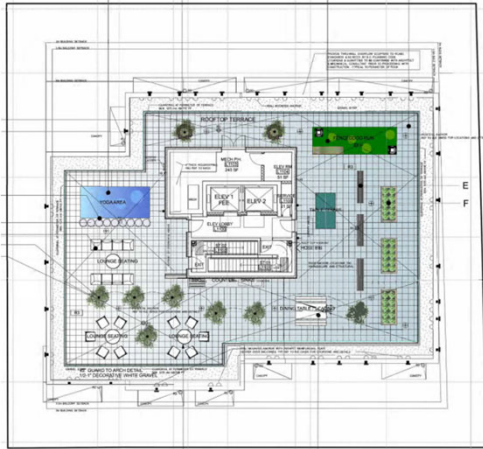
Previous Proposal



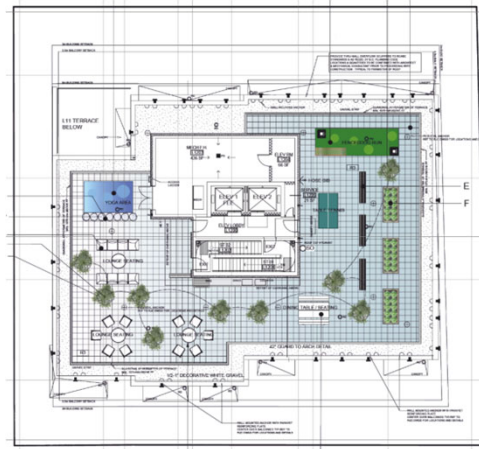
Current Proposal



Landscape Plan



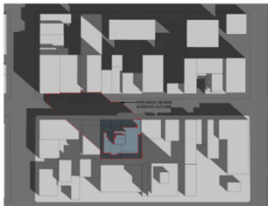
Previous Proposal



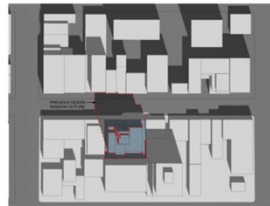
Current Proposal



Shadow Study



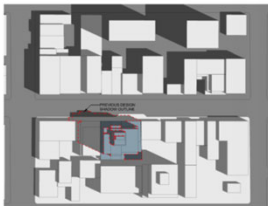
1 Spring Equinox 10 AM



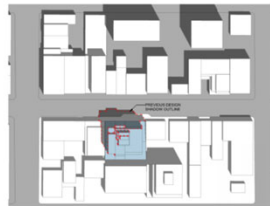
2 Spring Equinox 12 PM



3 Spring Equinox 2 PM



4 Summer Solstice 10 AM



5 Summer Solstice 12 PM



6 Summer Solstice 2 PM



Renders



Previous Proposal



Current Proposal

