

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

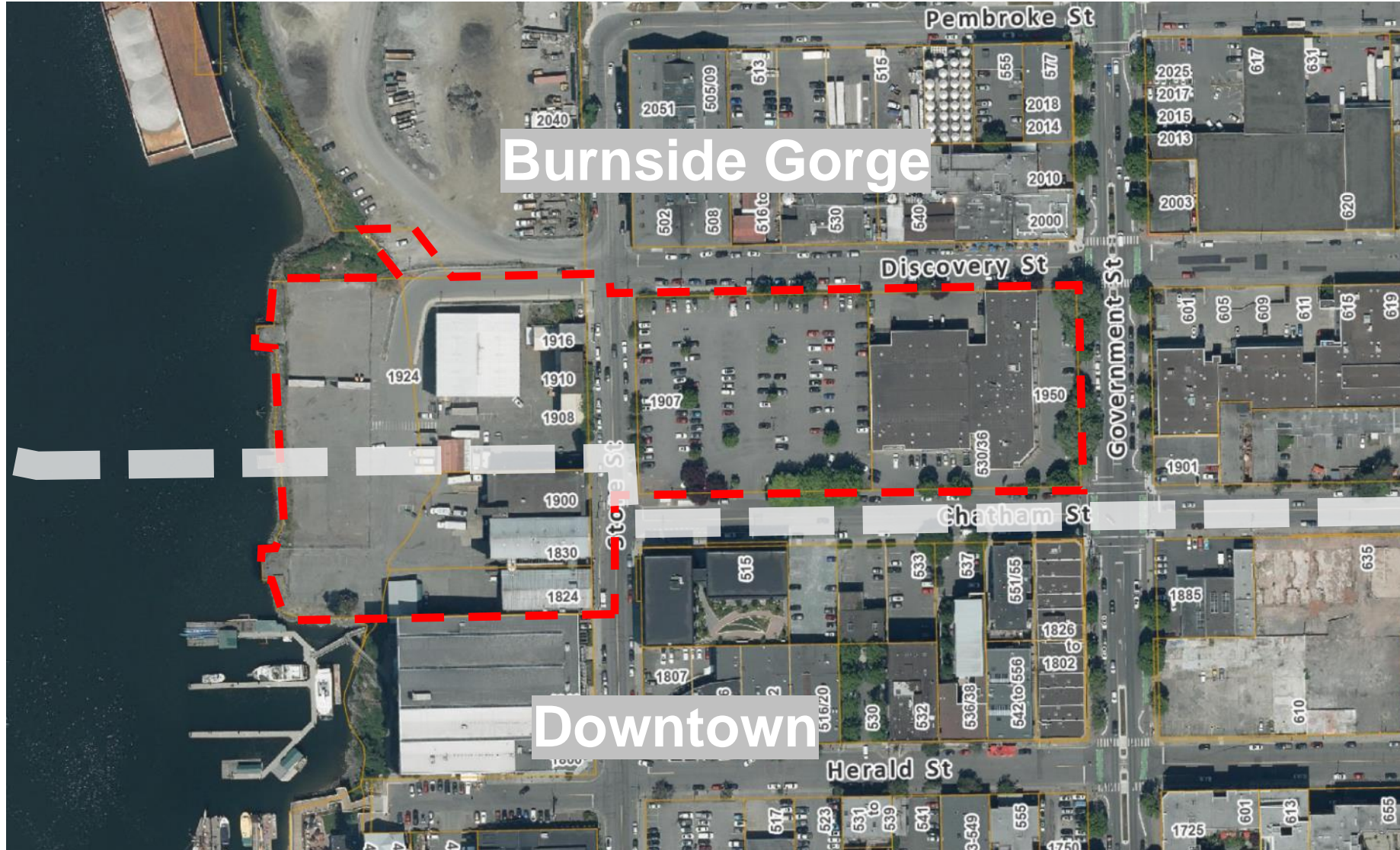
Rezoning and OCP Amendment Application

for 1824, 1900, 1907, 1908, 1924 and 2010 Store Street and
530 Chatham Street

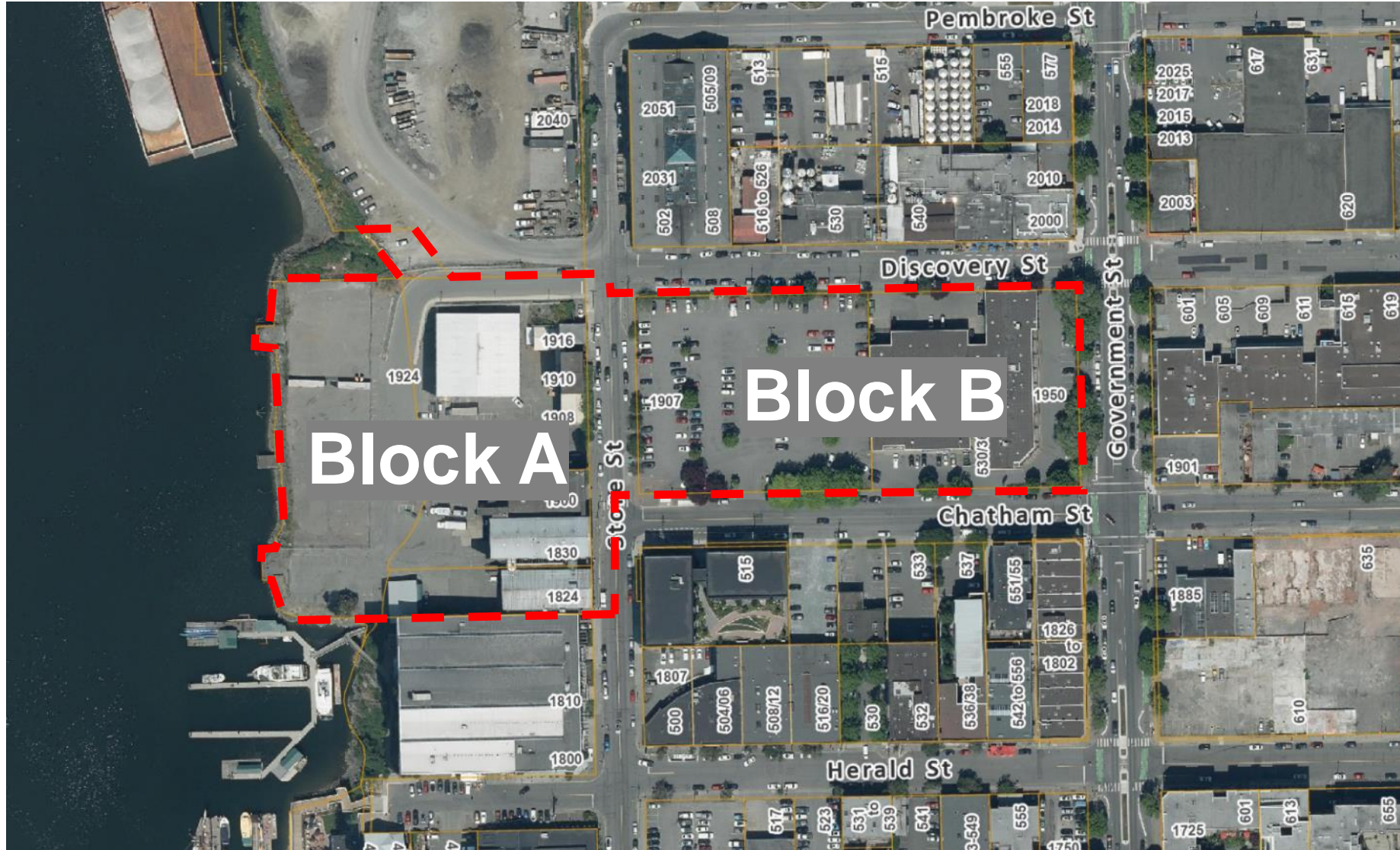
COMMITTEE OF THE WHOLE | May 2, 2024



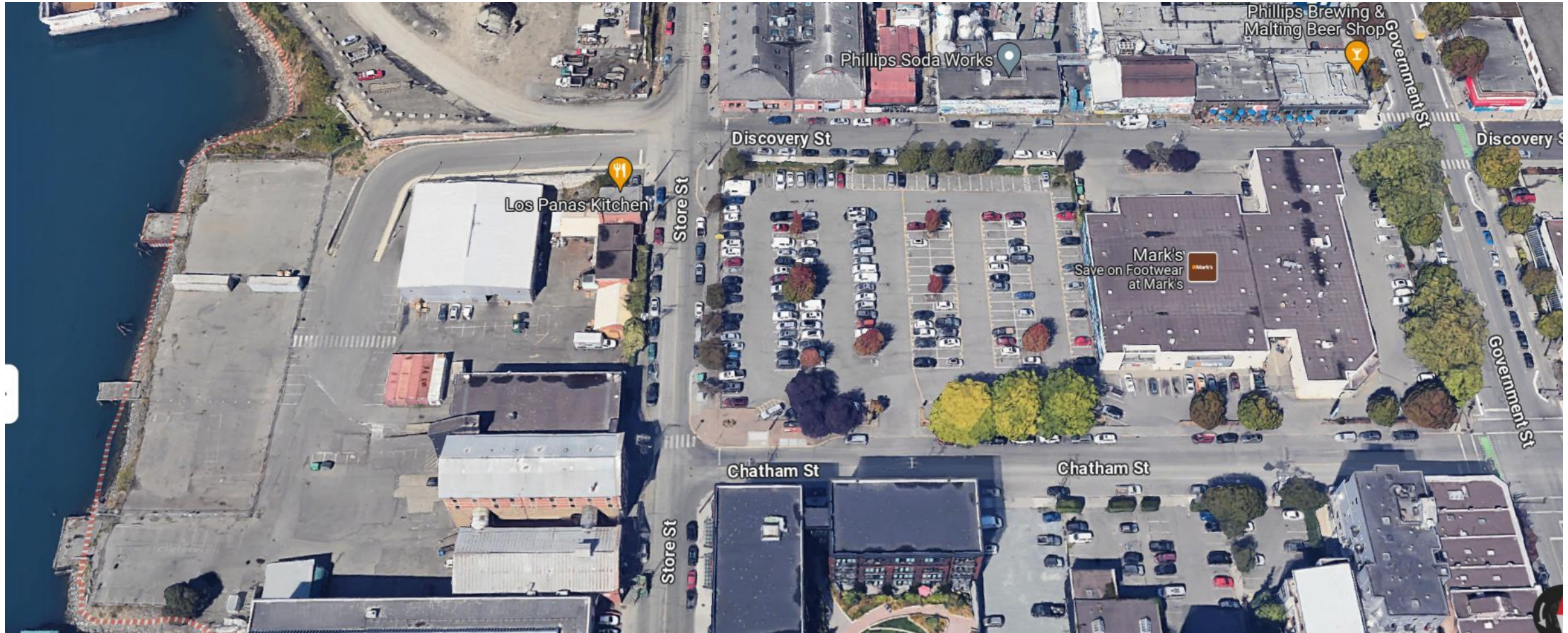
Aerial Photo



Aerial Photo



Existing Site



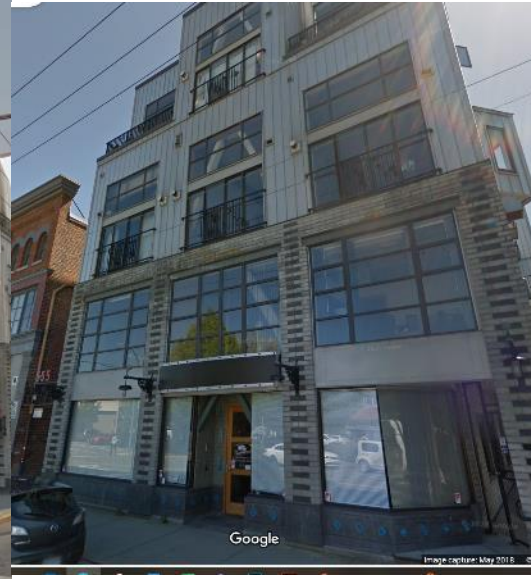
Existing Site



Existing Site



Neighbouring Properties



OCP Map

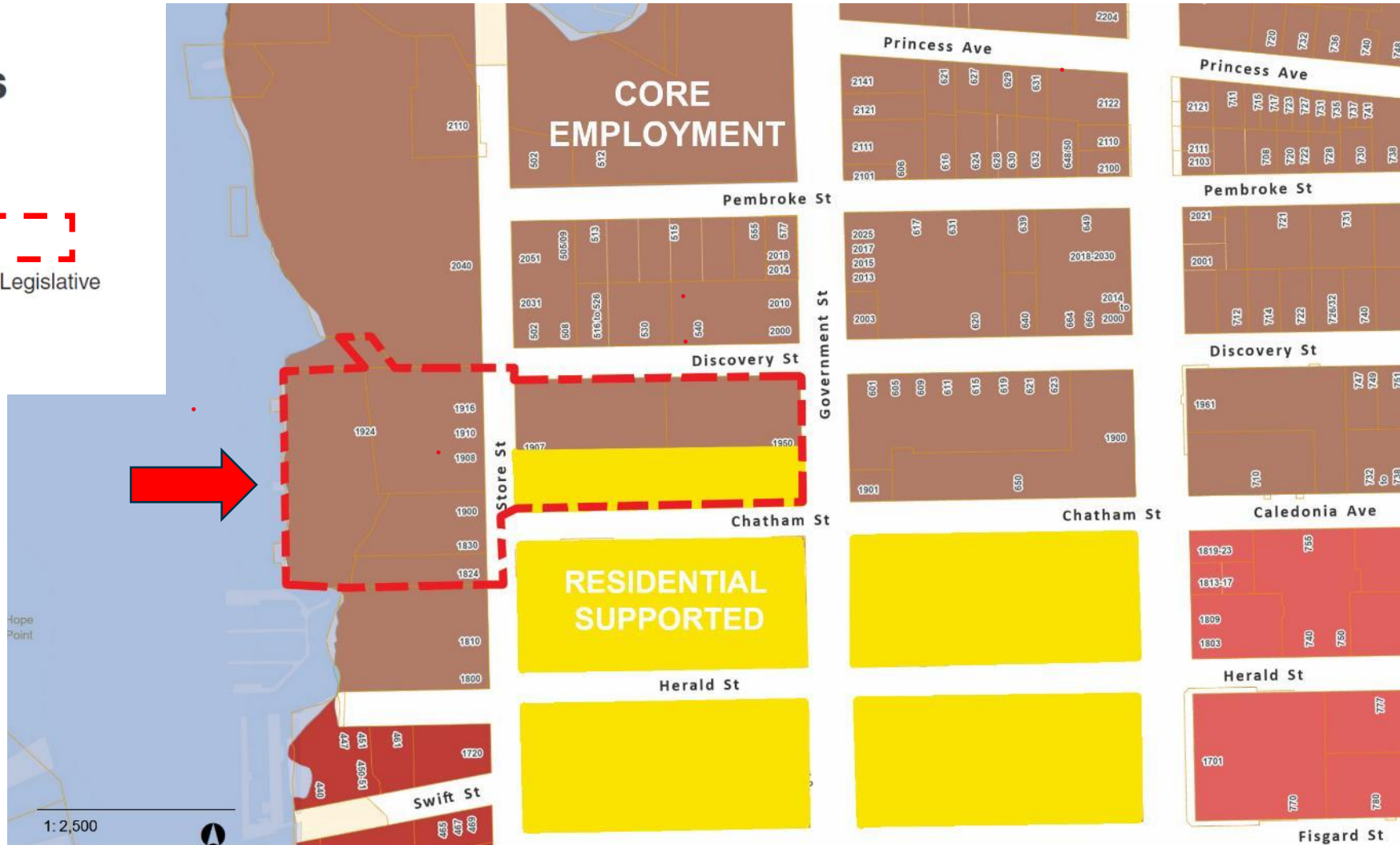
Urban Place Designations



OCP Map

Urban Place Designations

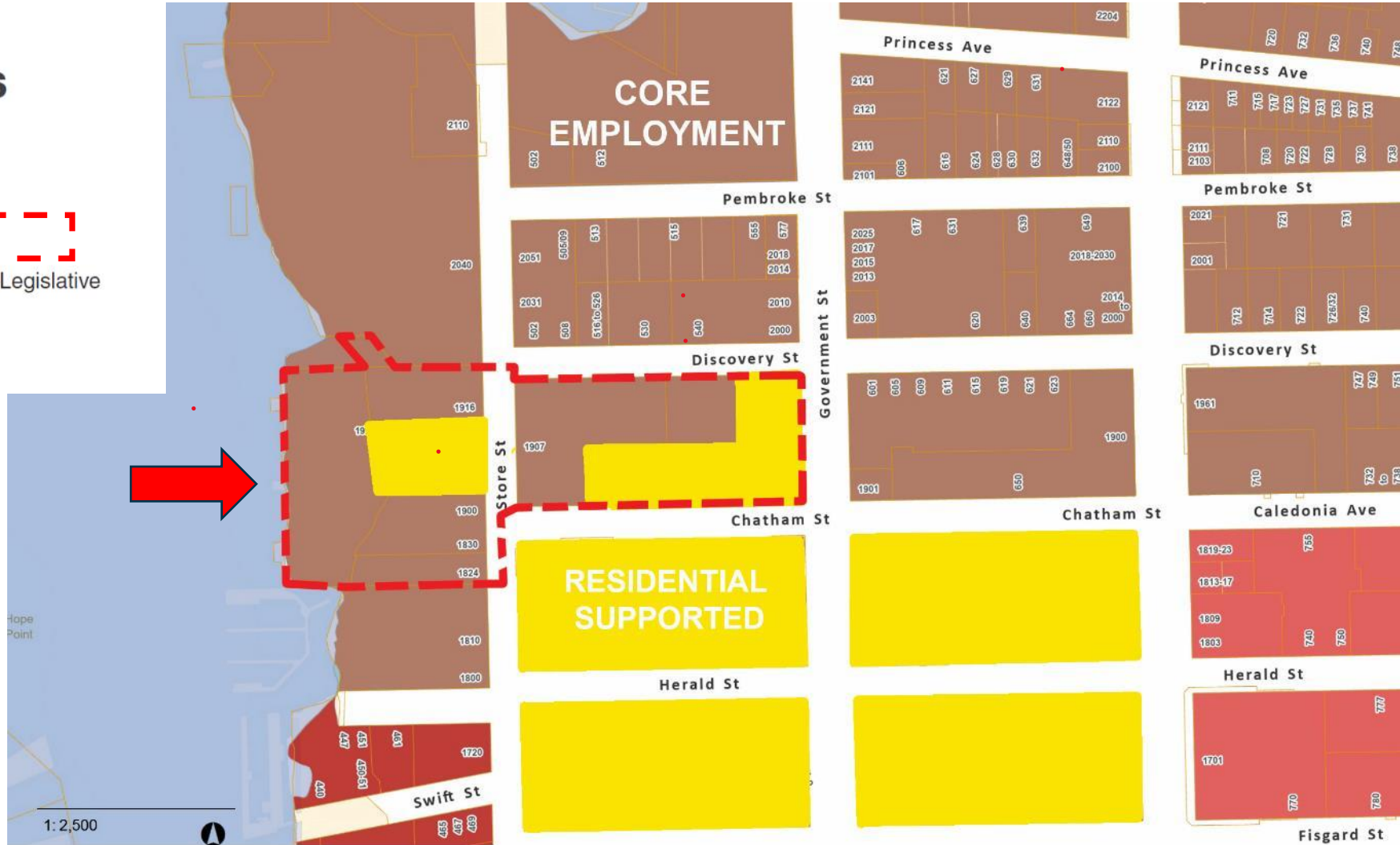
-  Core Historic
-  Core Business
-  Core Employment
-  Core Inner Harbour / Legislative
-  Core Songhees
-  Core Residential



OCP Map – Proposed Amendment

Urban Place Designations

-  Core Historic
-  Core Business
-  Core Employment
-  Core Inner Harbour / Legislative
-  Core Songhees
-  Core Residential



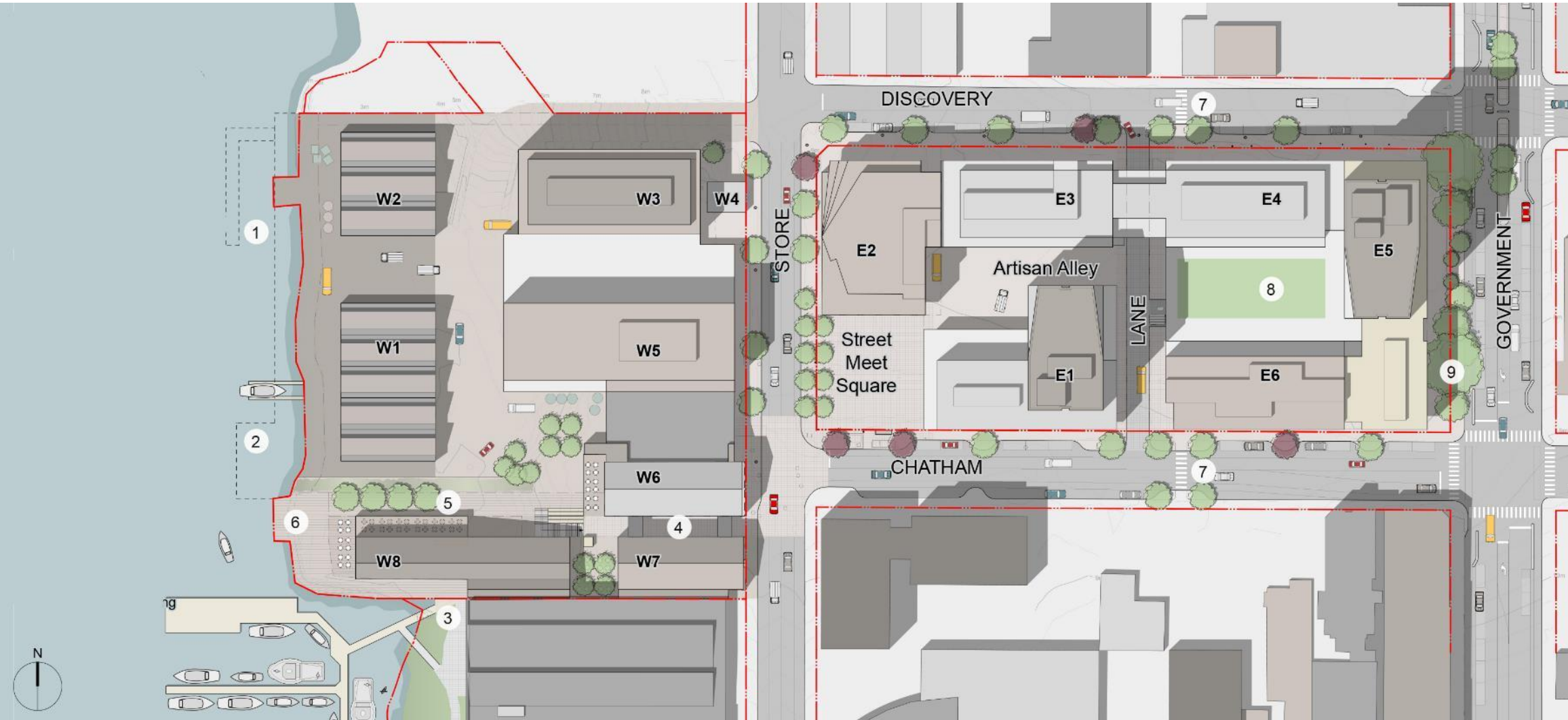
Existing Zoning- Land Uses



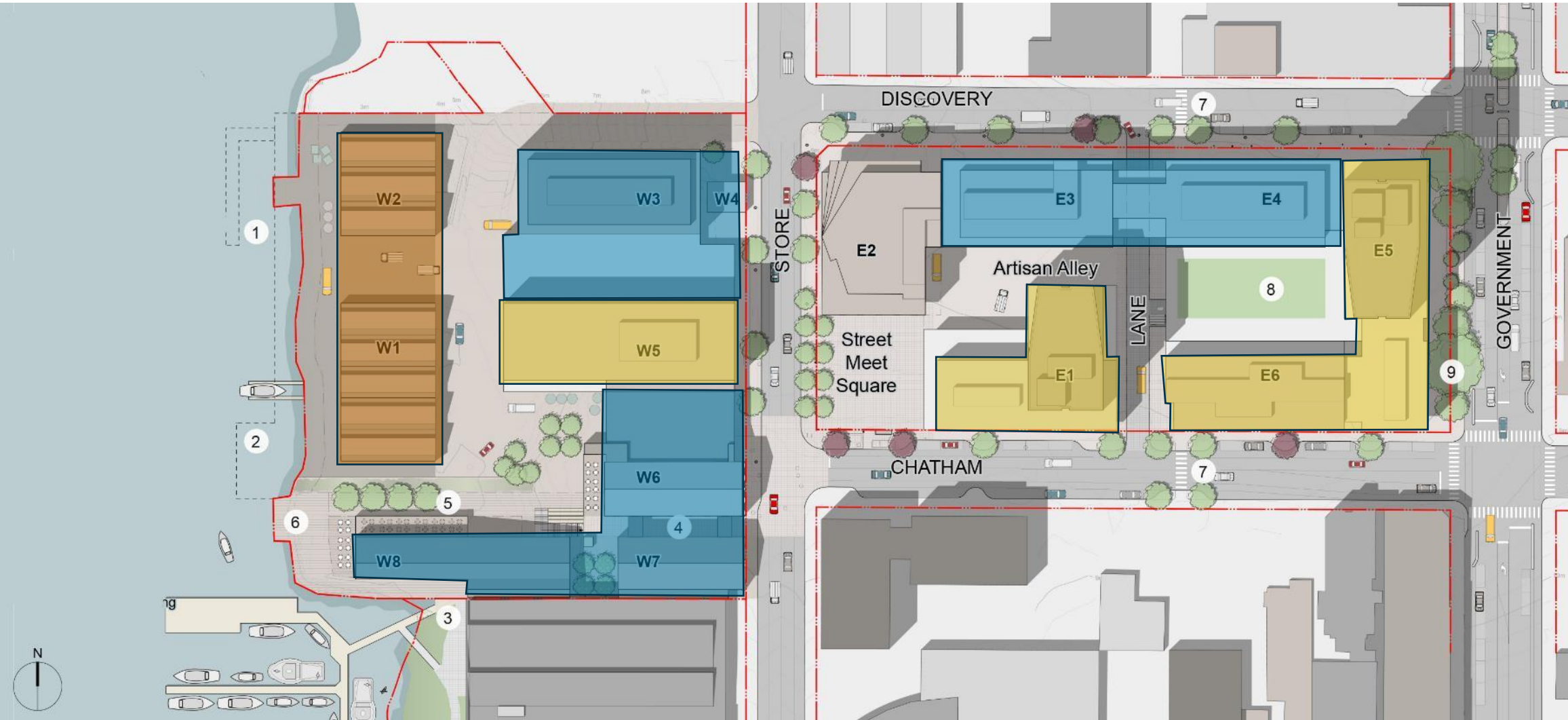
Proposed Zoning- Land Uses



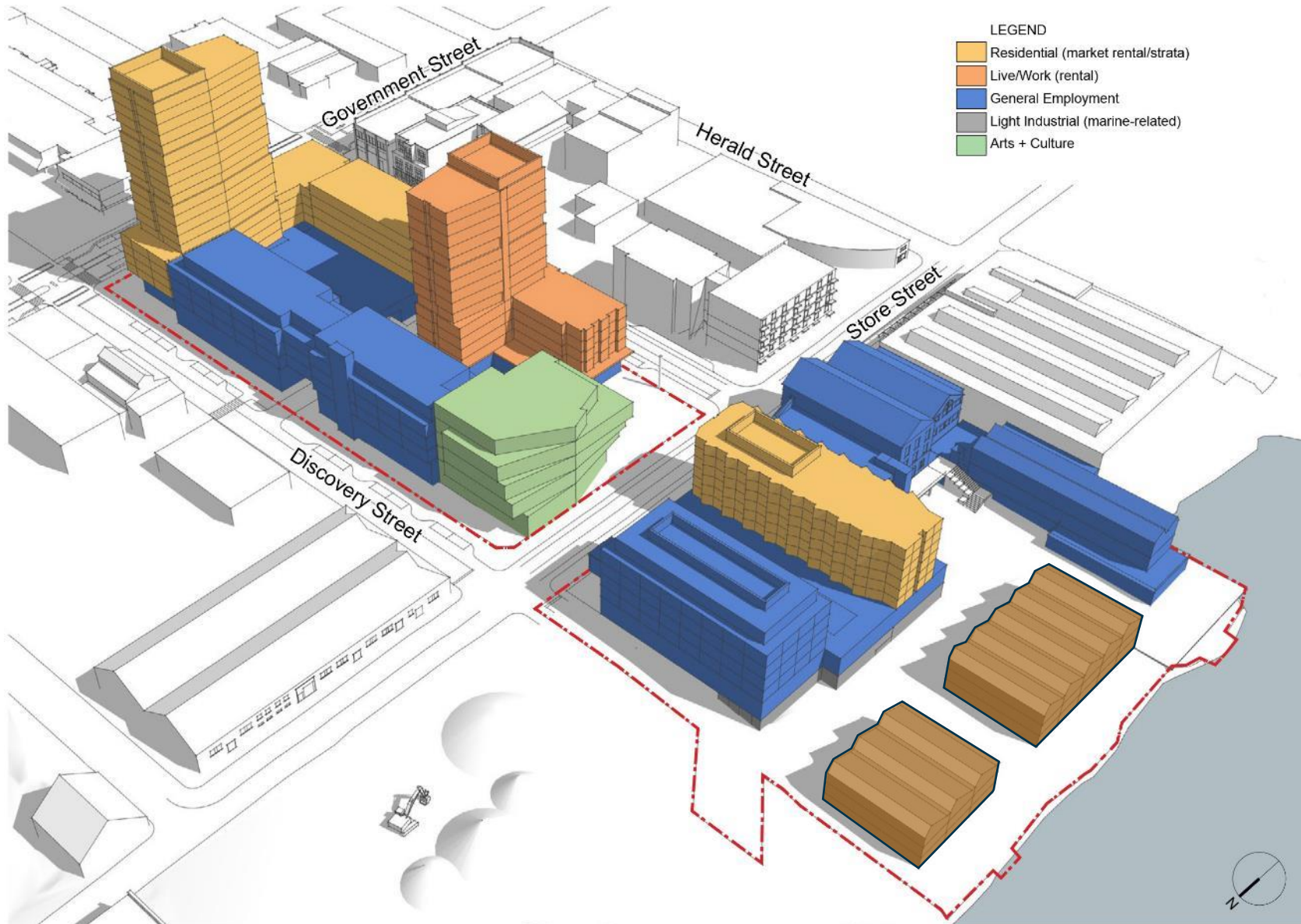
Site Plan



Site Plan

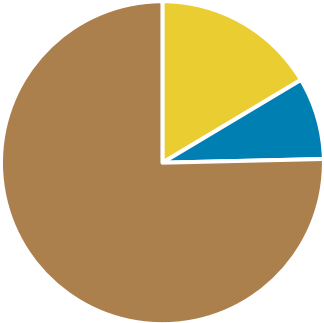


Site Plan- with Land Uses



Block A - Land Use Change

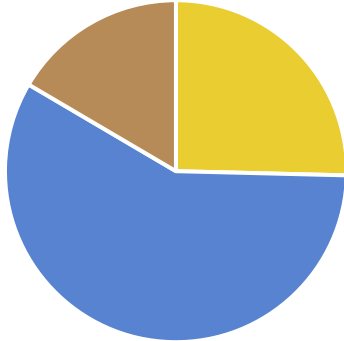
Existing Land Use



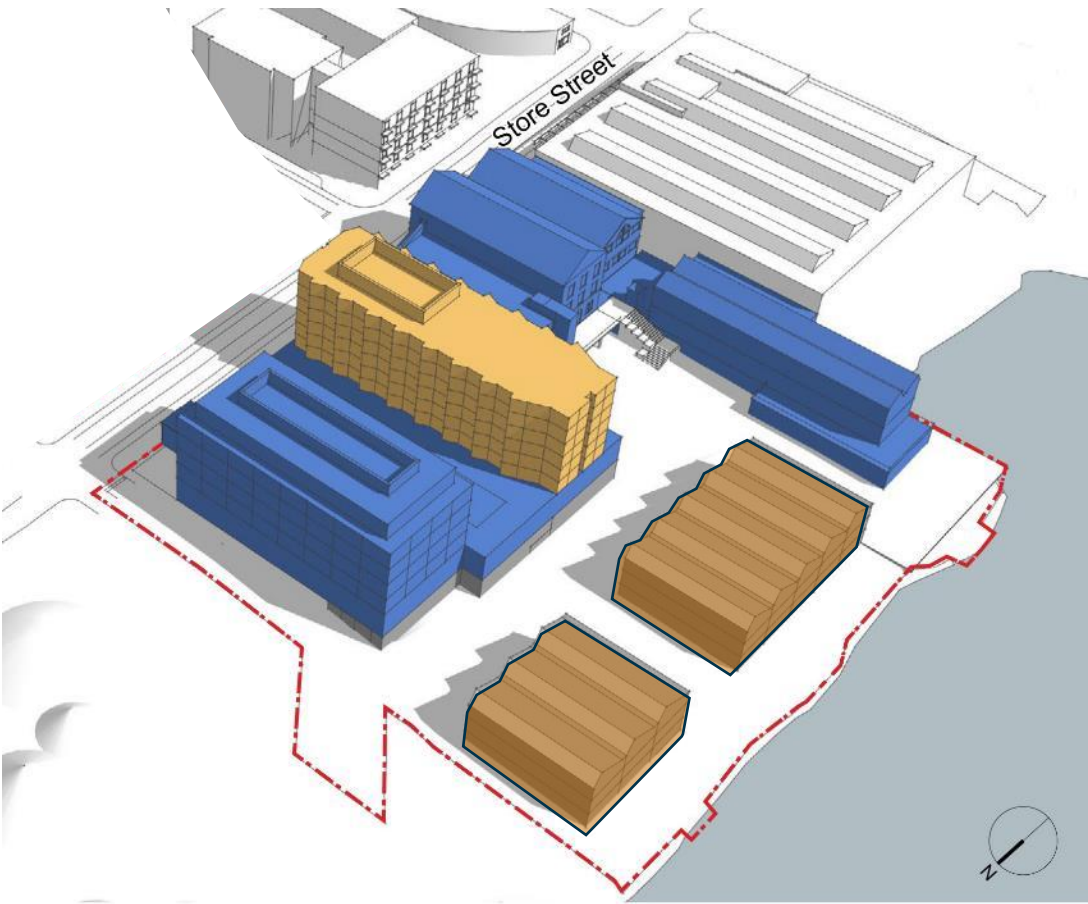
■ Residential ■ Office ■ Industrial ■



Proposed Land Use

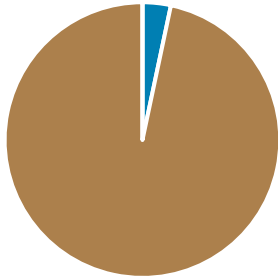


■ Residential ■ Office ■ Industrial ■



Block B - Land Use Change

Existing Land Use



- Residential
- Office
- Industrial
- Cultural



Proposed Land Use



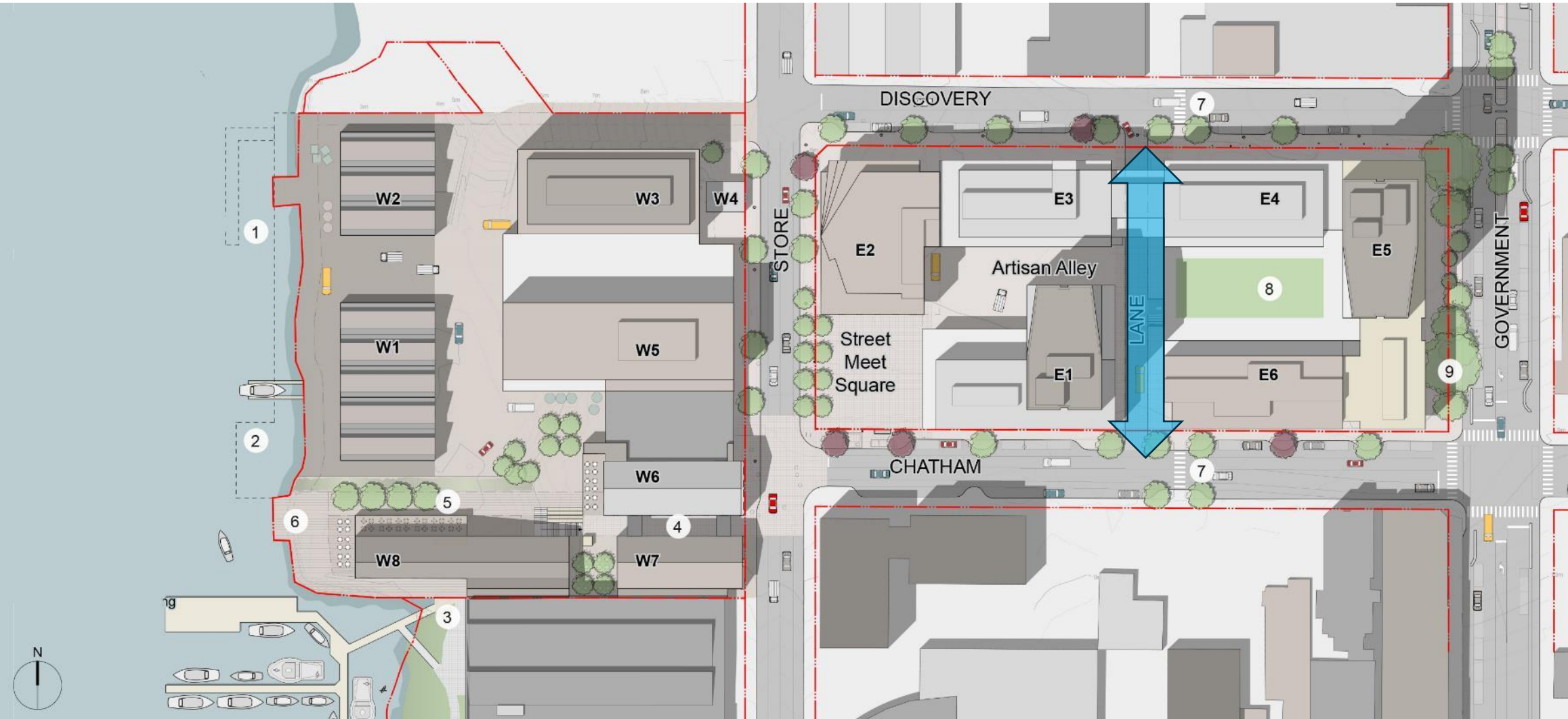
- Residential
- Office
- Industrial
- Cultural



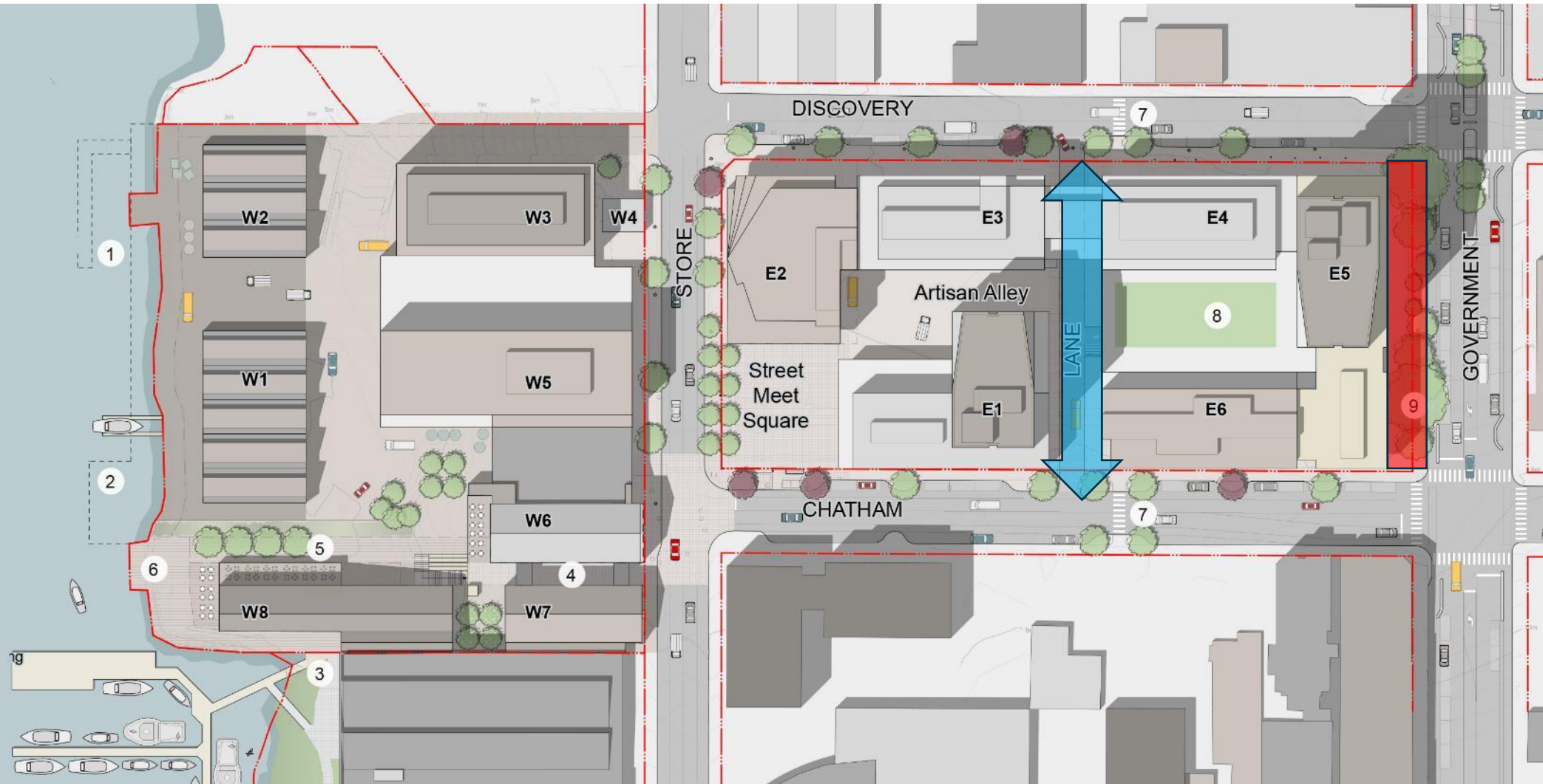
Statutory Rights of Way (Proposed SRWs)



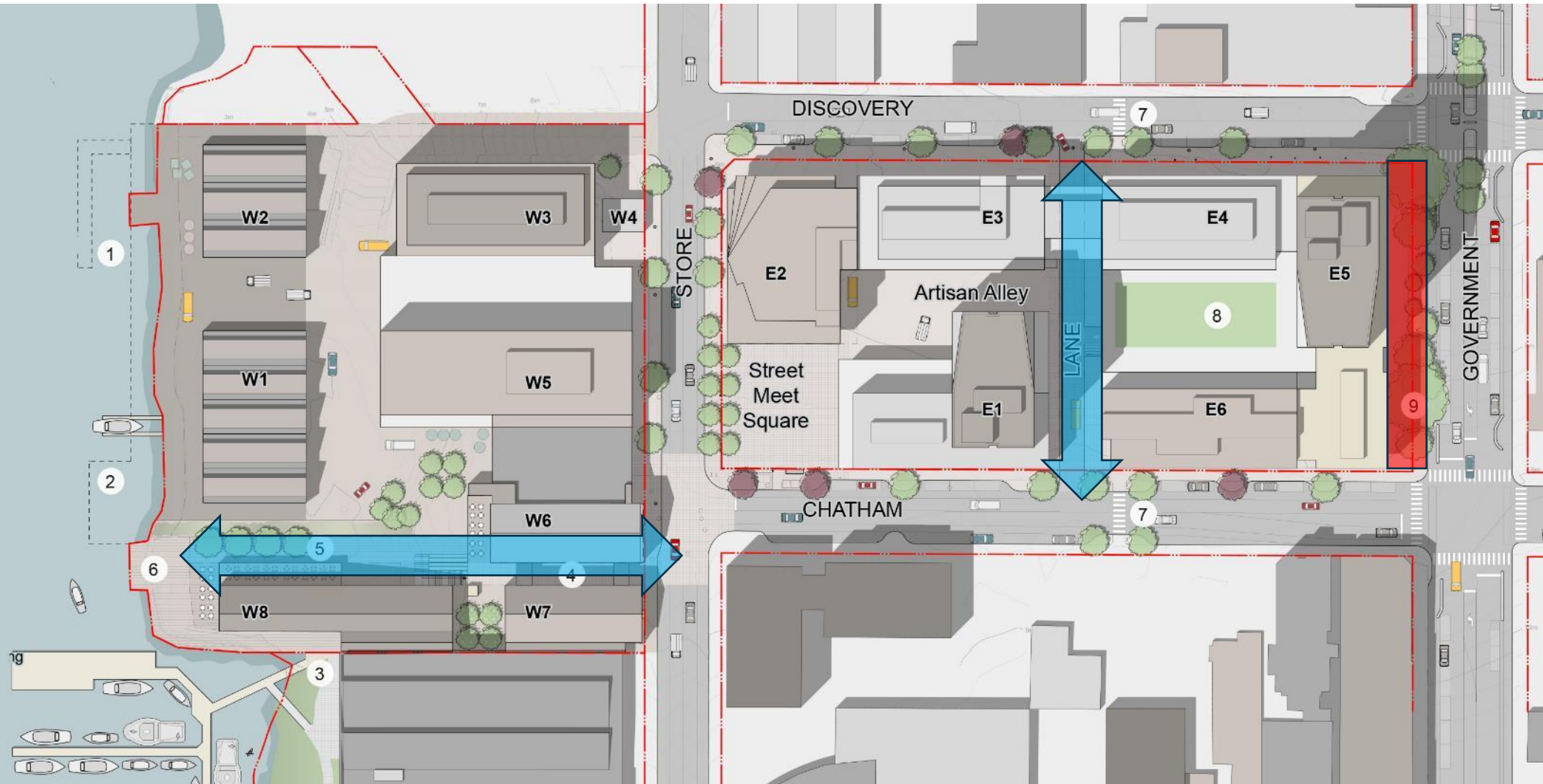
Statutory Rights of Way (Proposed SRWs)



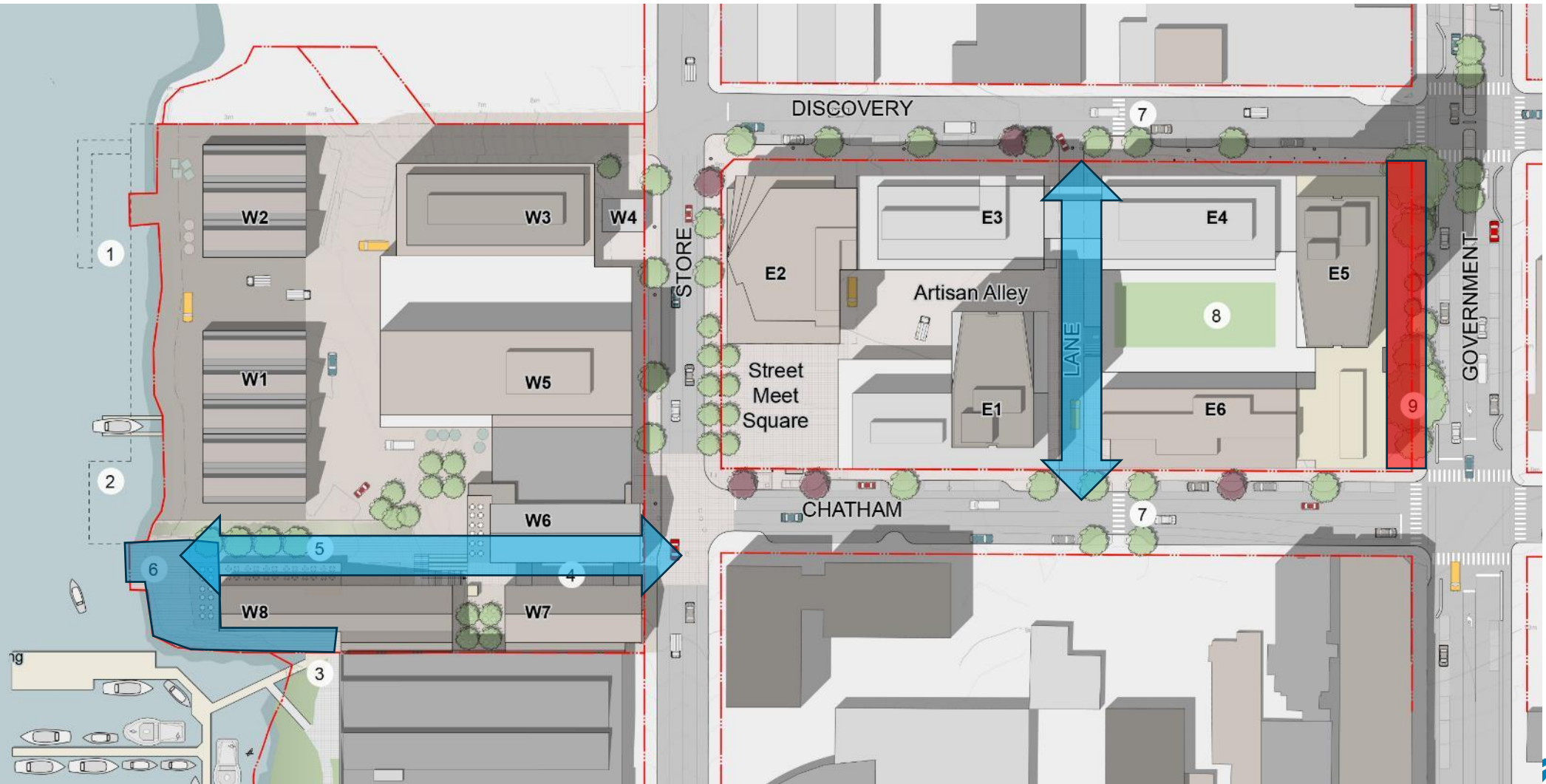
Statutory Rights of Way (Proposed SRWs)



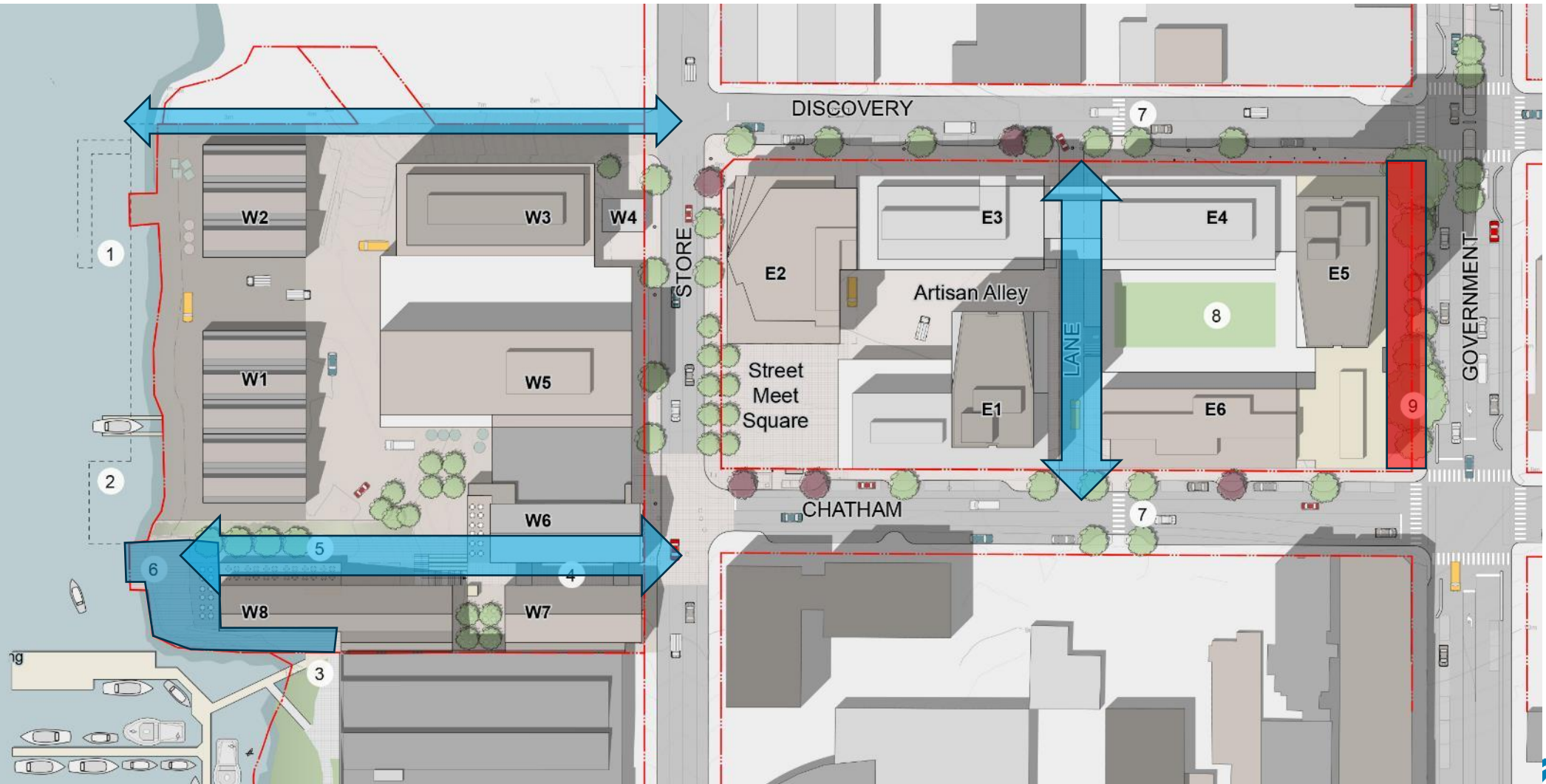
Statutory Rights of Way (Proposed SRWs)



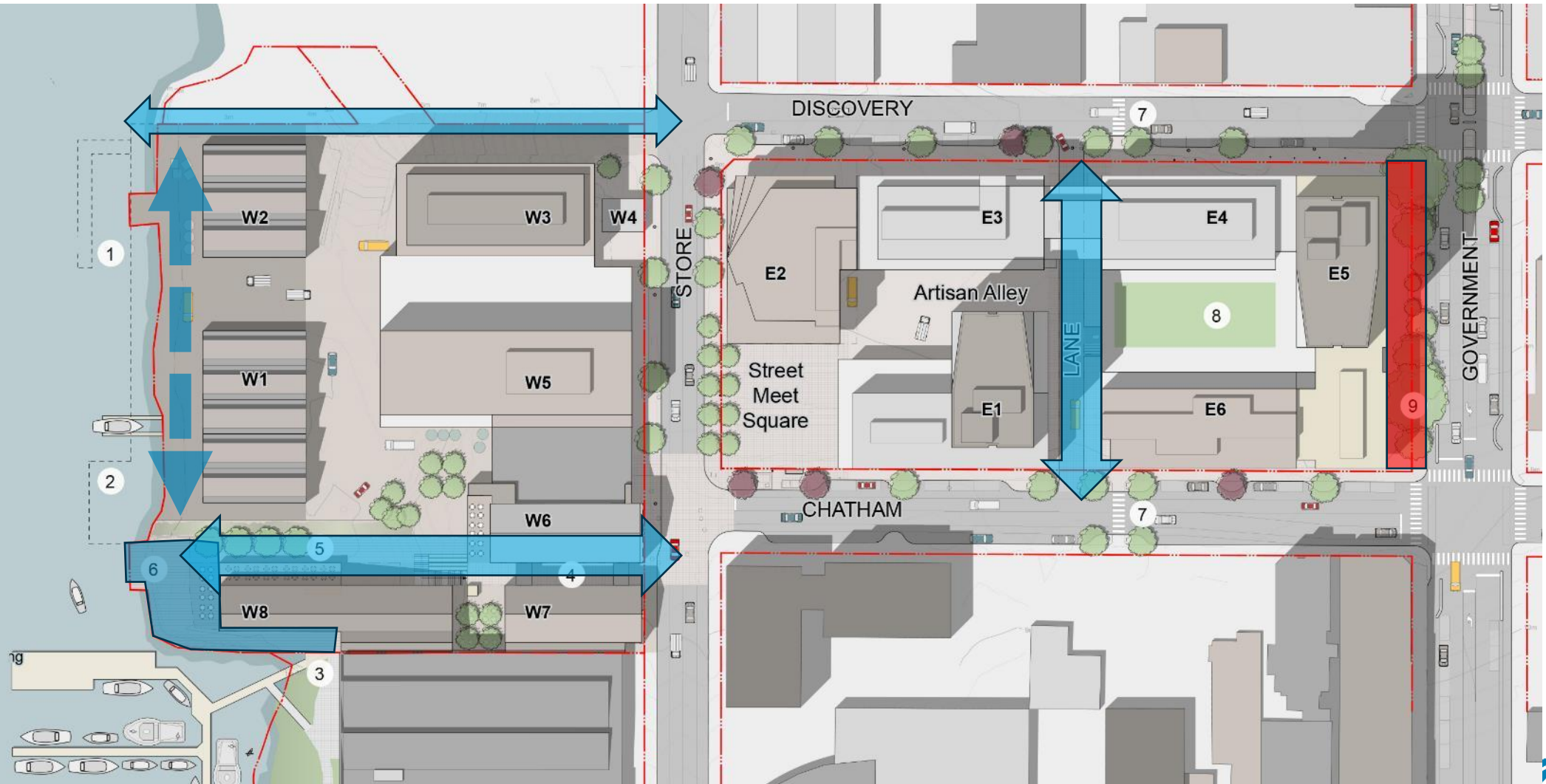
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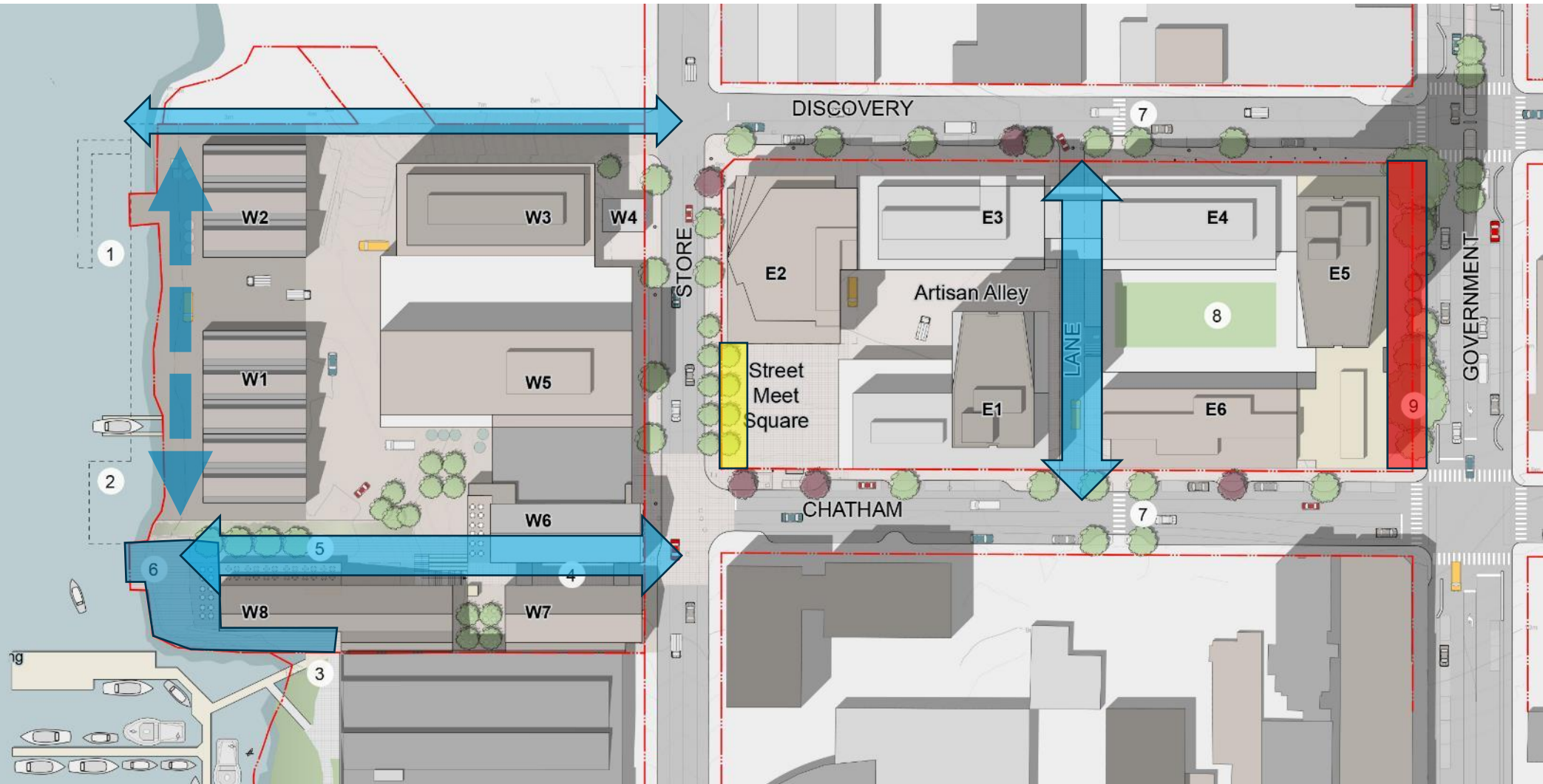
Statutory Rights of Way (Proposed SRWs)



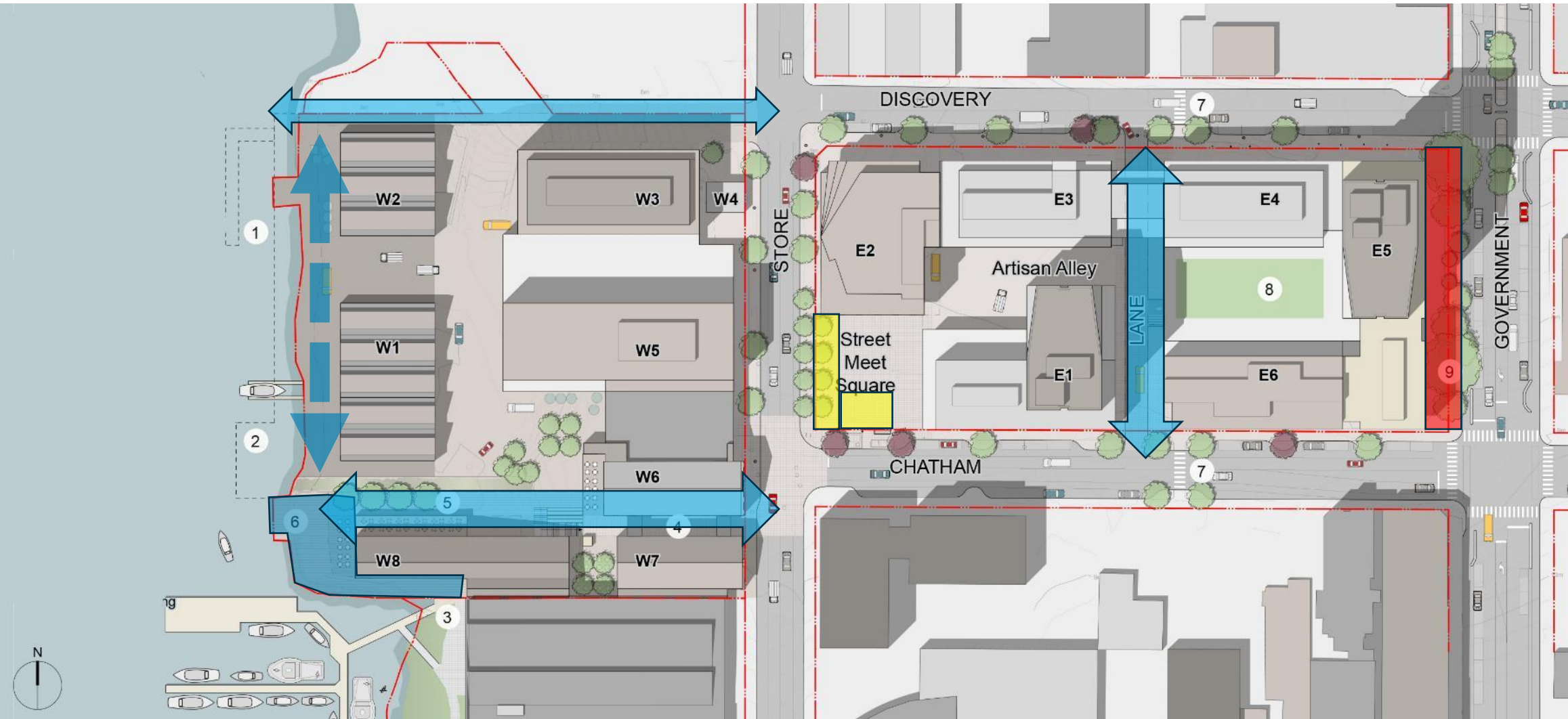
Statutory Rights of Way (Proposed SRWs)



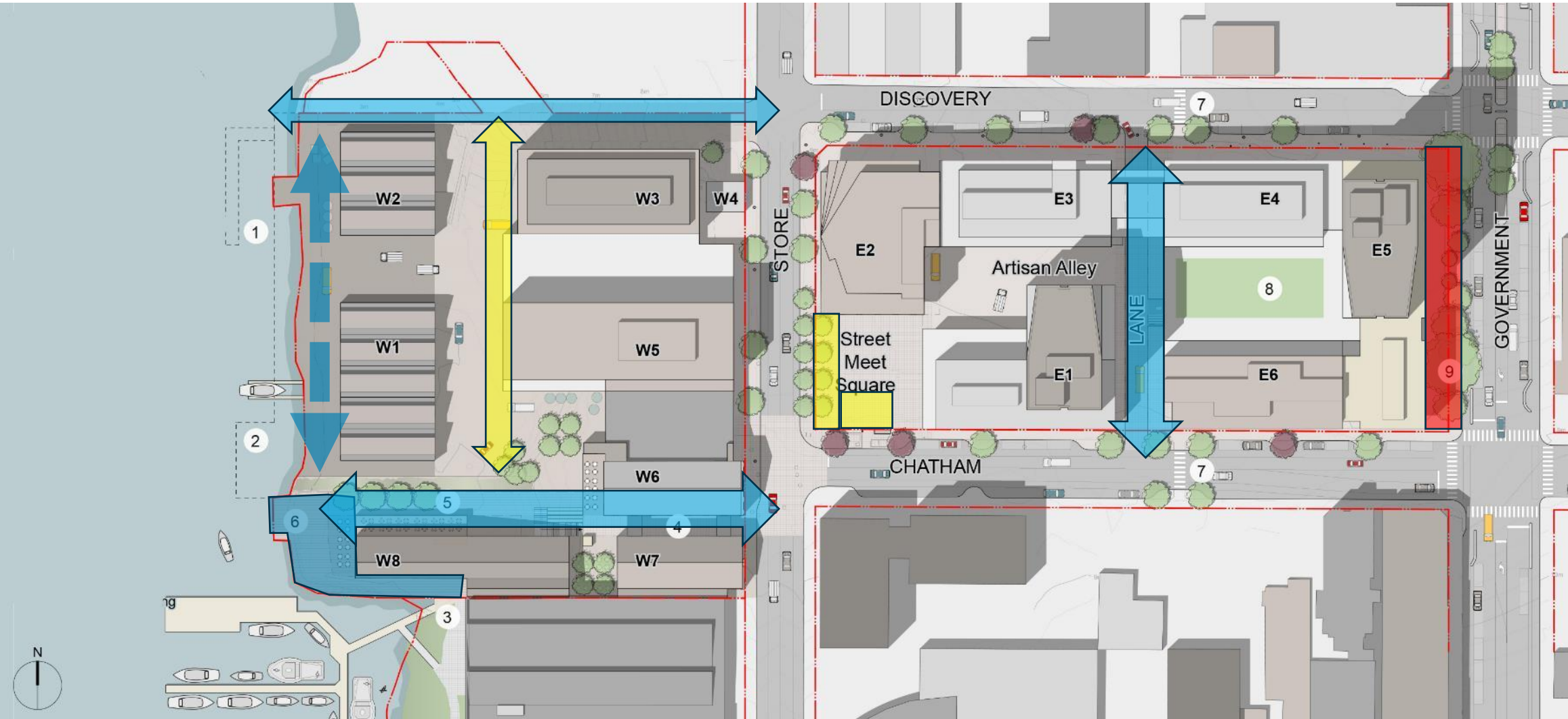
Statutory Rights of Way (Additional SRWs)



Statutory Rights of Way (Additional SRWs)



Statutory Rights of Way (Additional SRWs)



Harbour Pathway



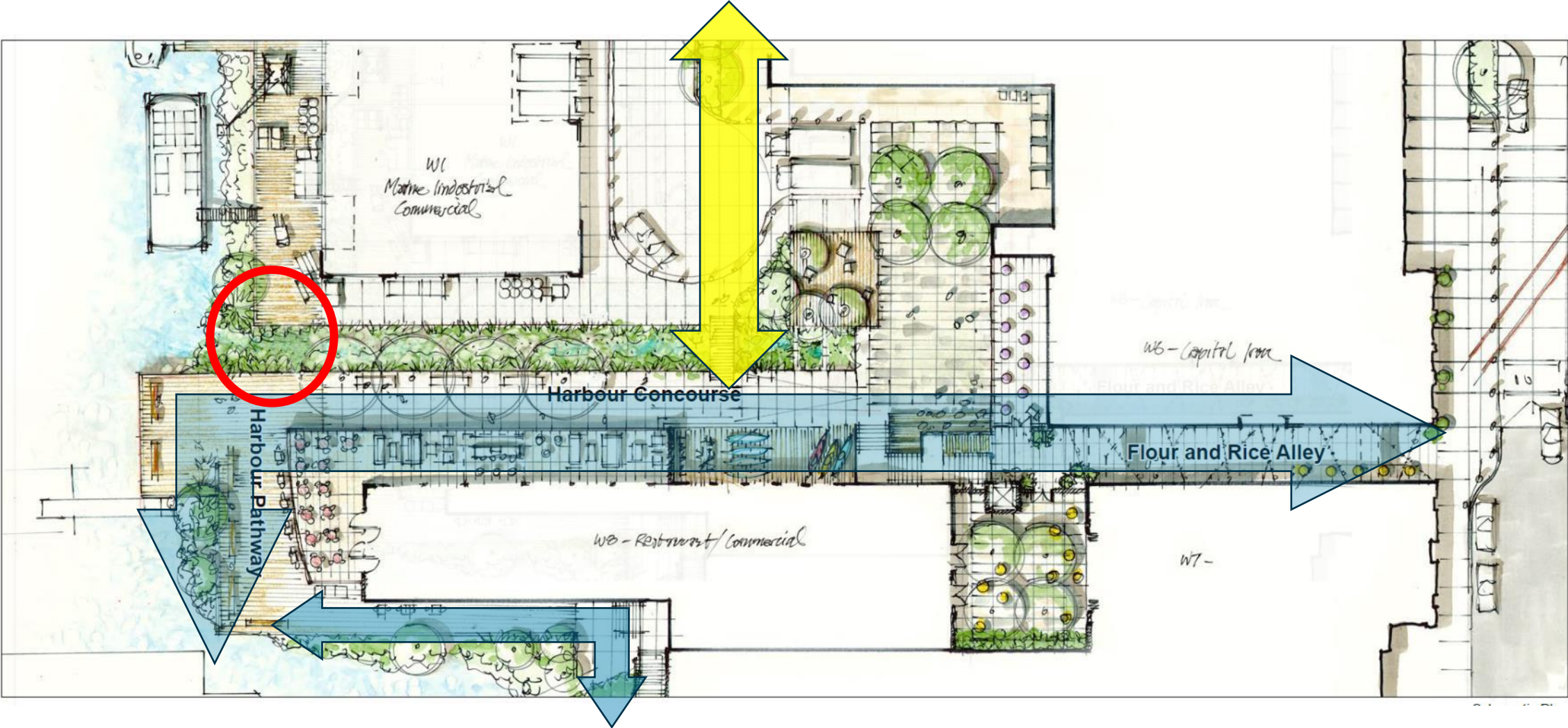
Harbour Pathway



Harbour Pathway

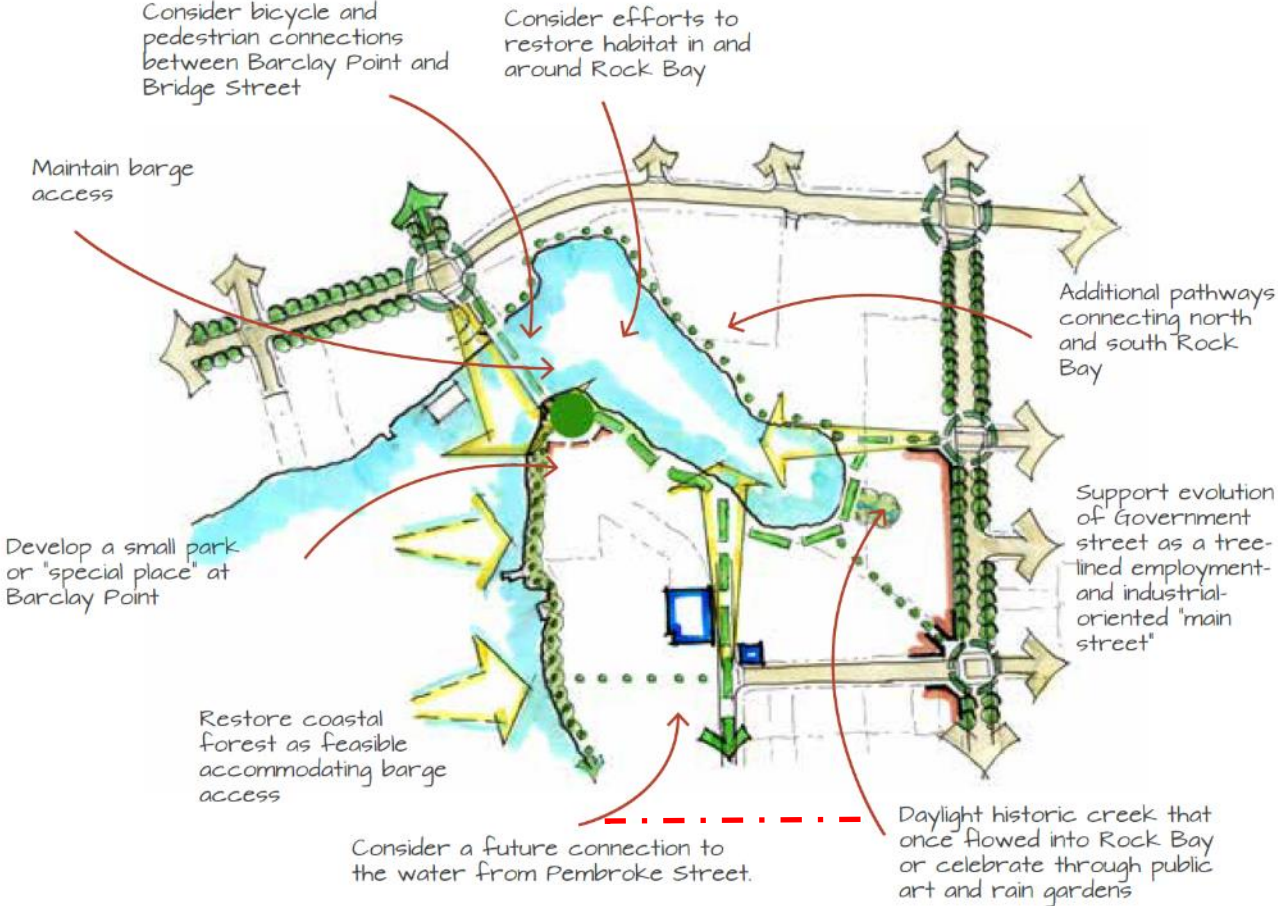


Harbour Pathway

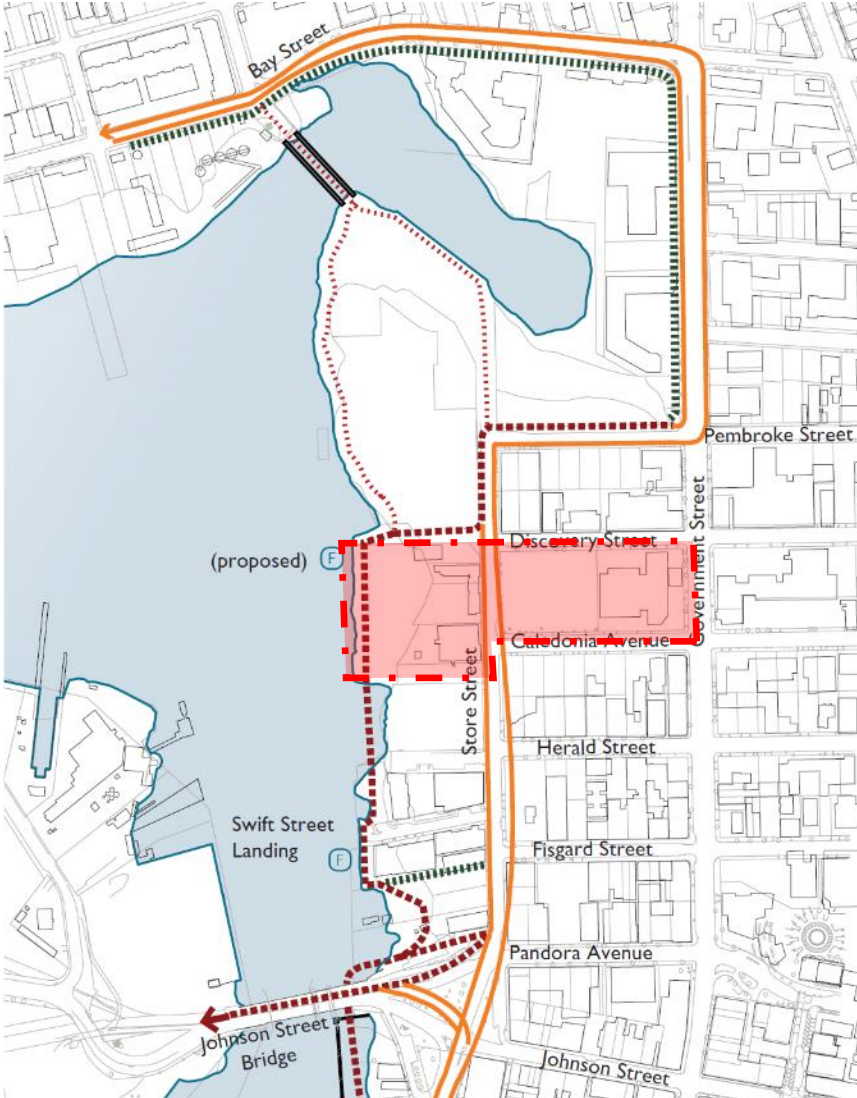


Harbour Pathway

Principles for development of the Rock Bay Remediation Lands



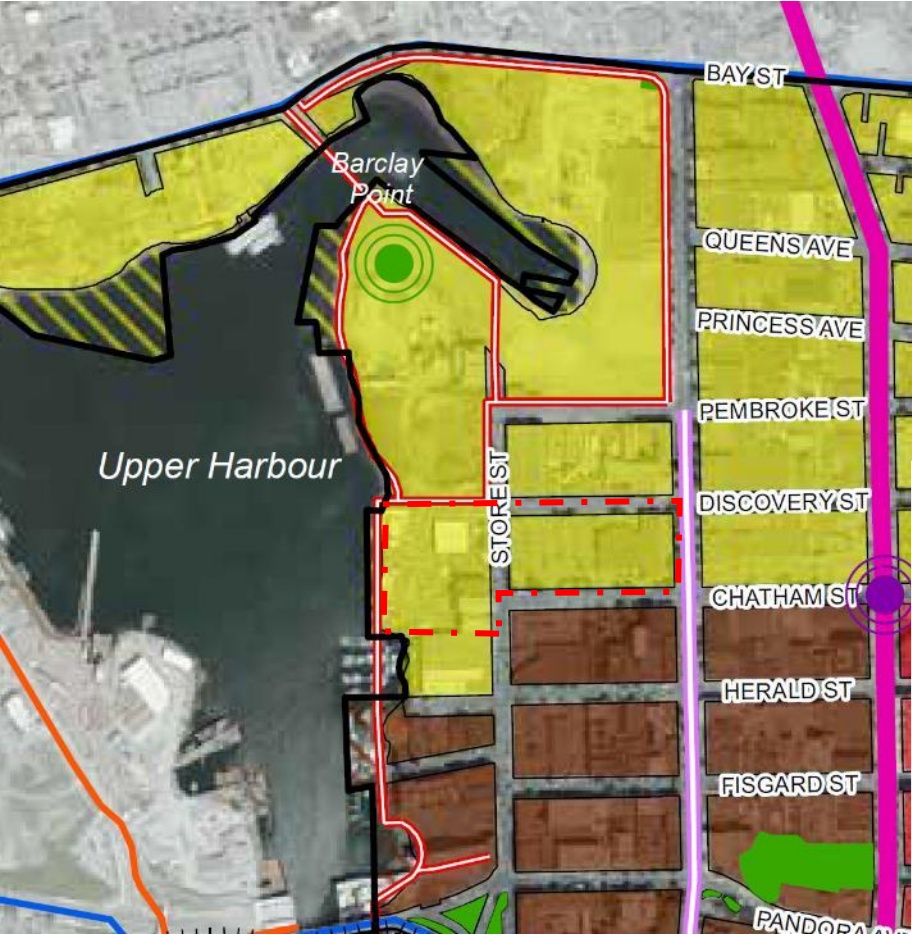
Burnside Gorge Plan



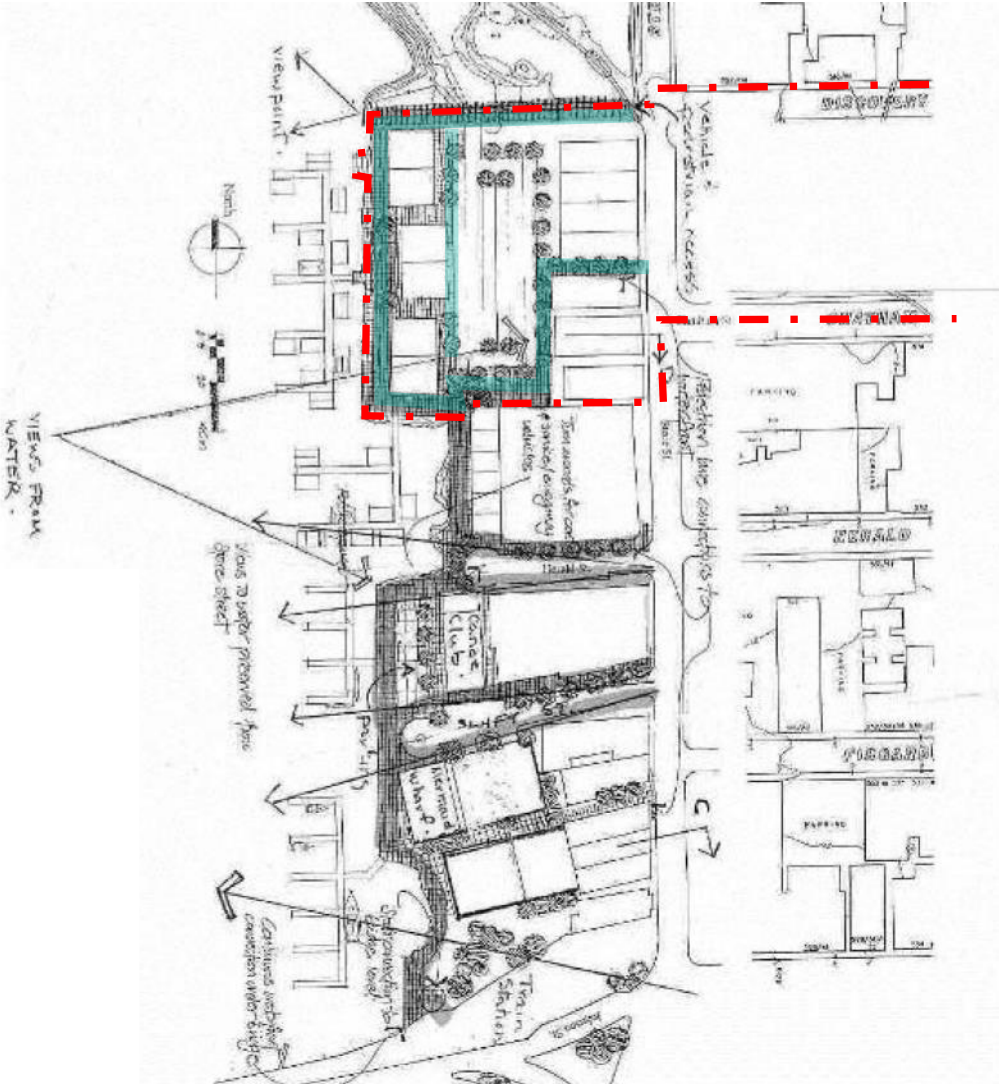
Harbour Pathway Master Plan



Harbour Pathway

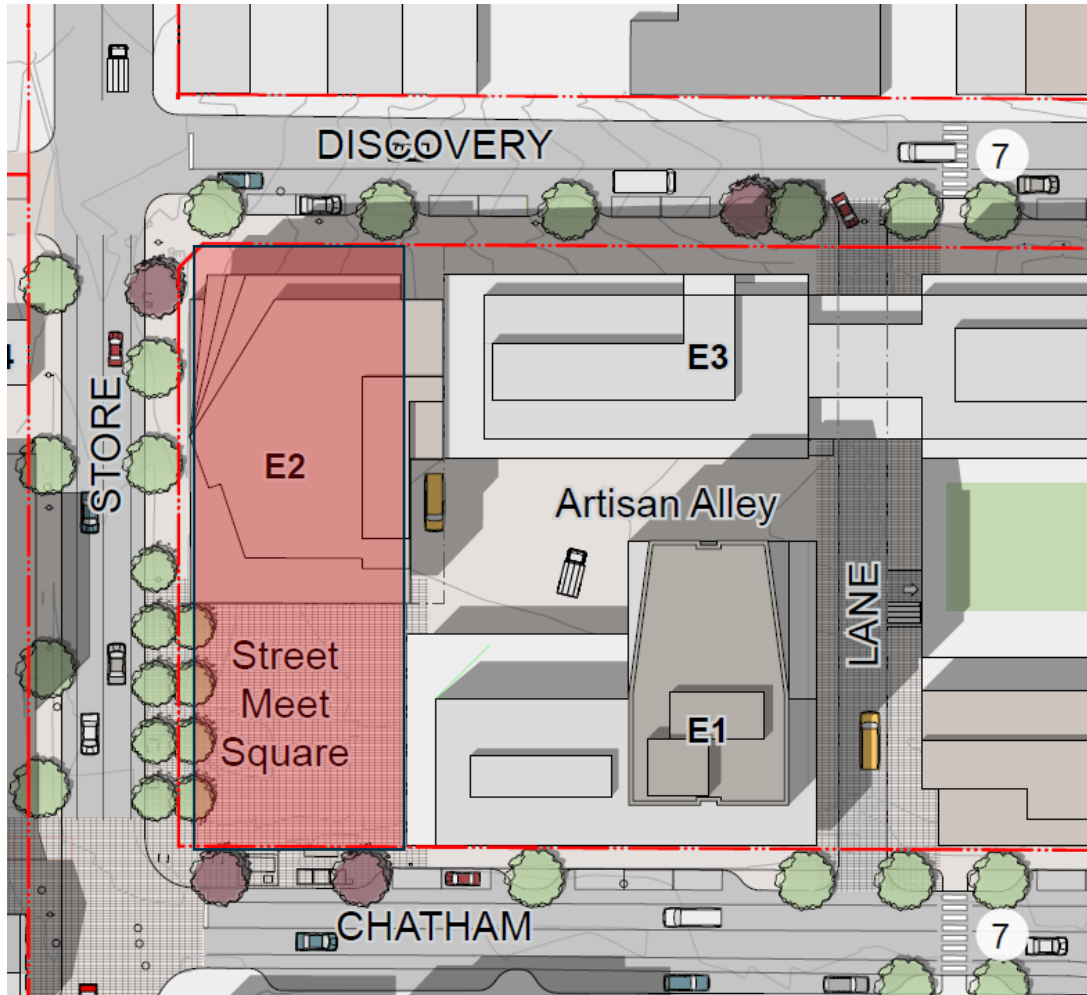


DCAP

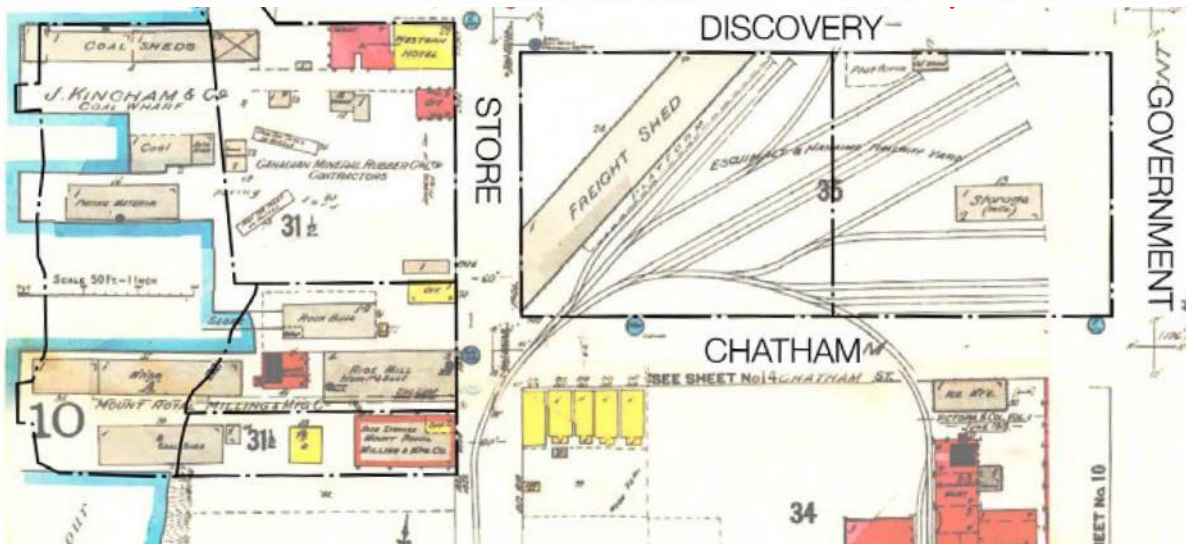


Victoria Harbour Plan

Proposed Amenities (Land Lift Analysis)

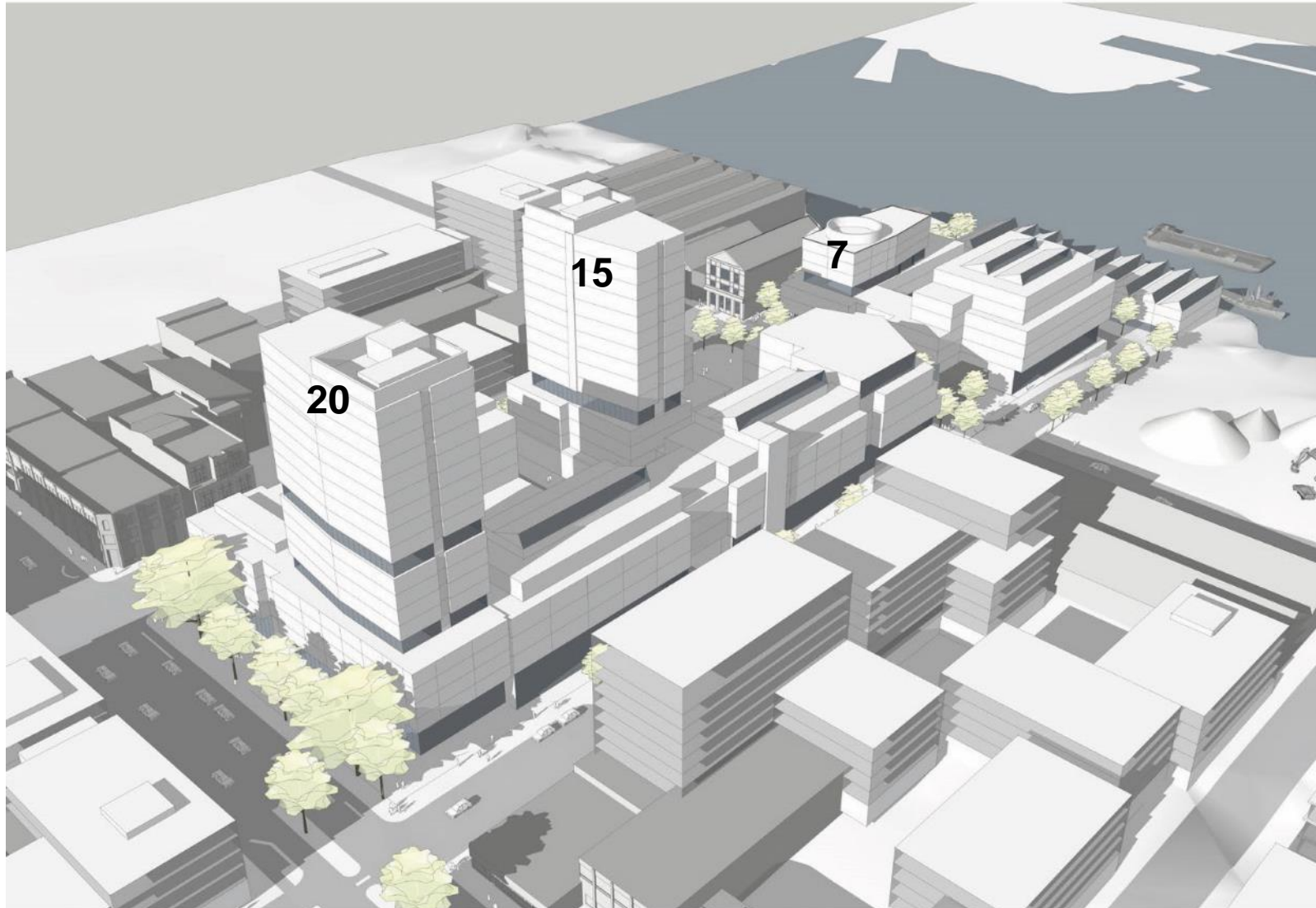


Heritage Buildings

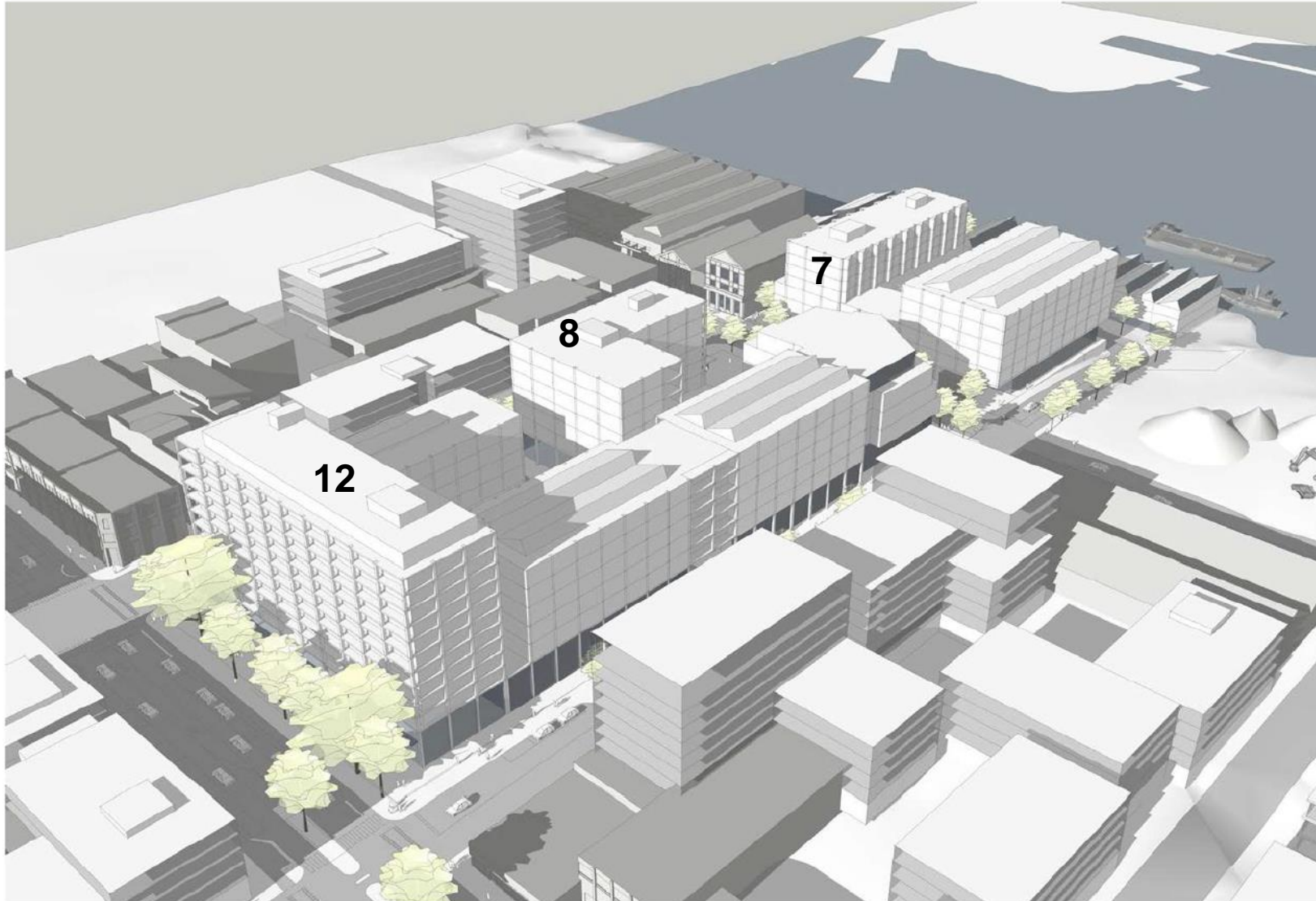


Fire Insurance Map, 1931

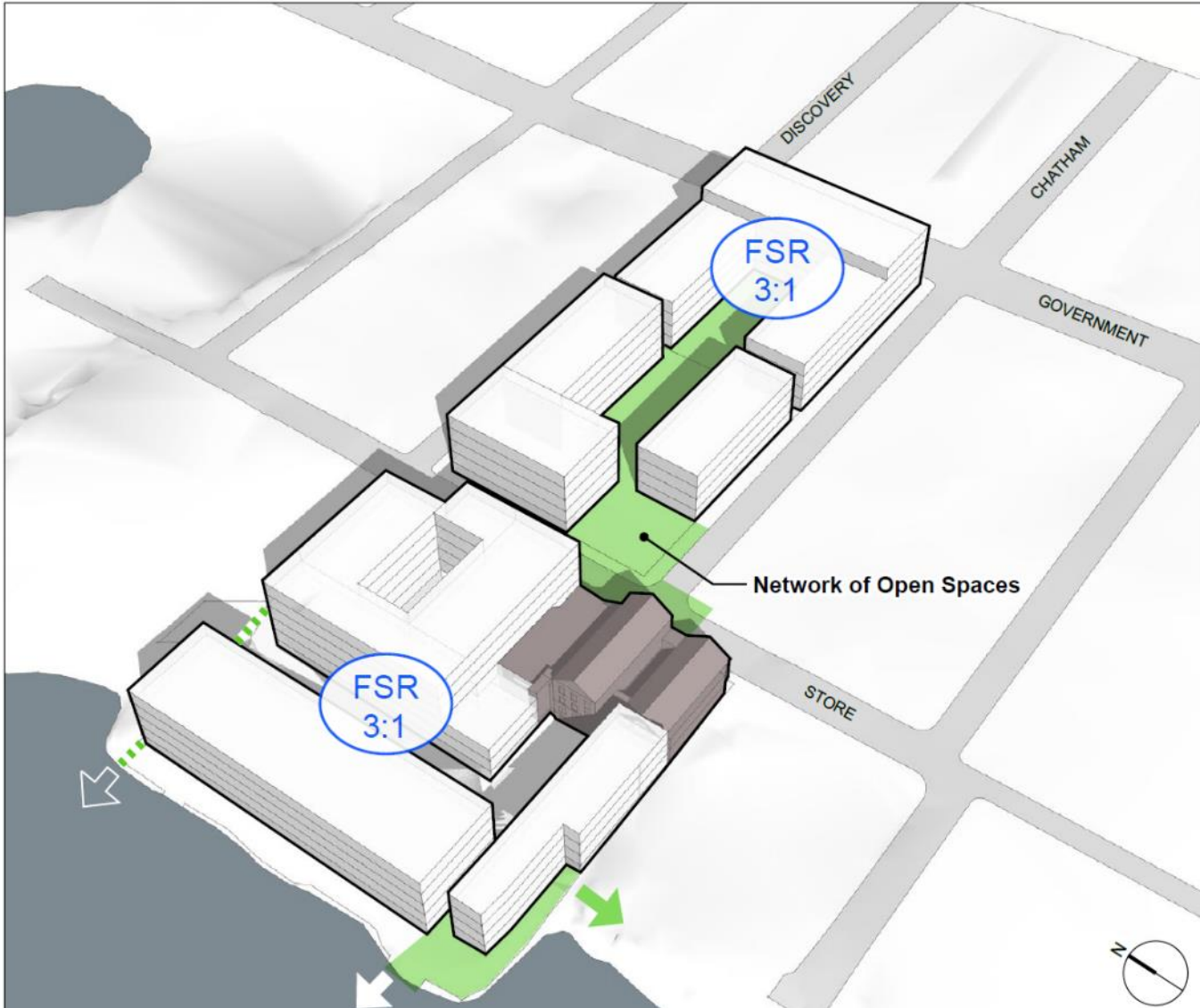
Building Heights - Proposed



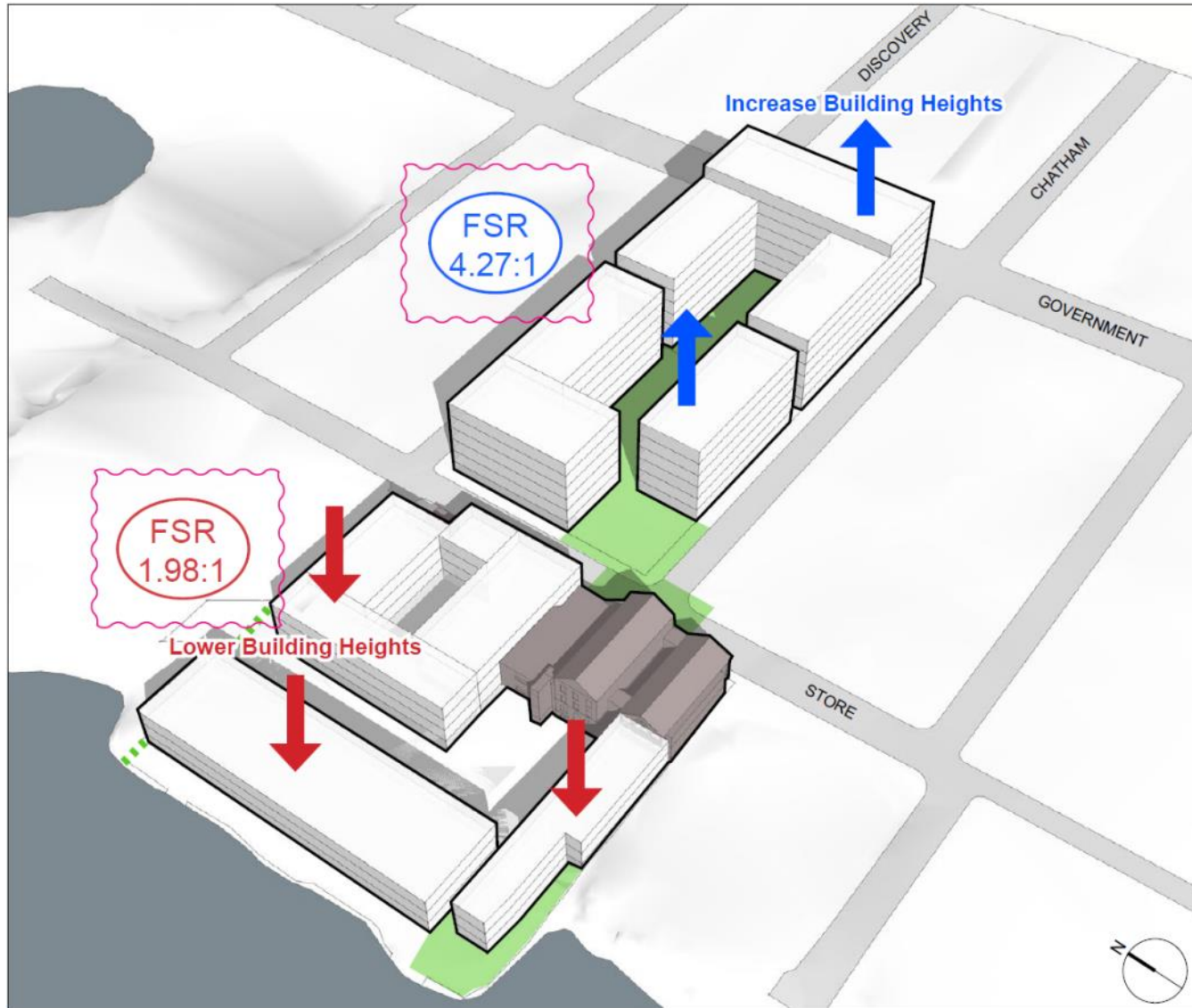
Building Heights - Recommended



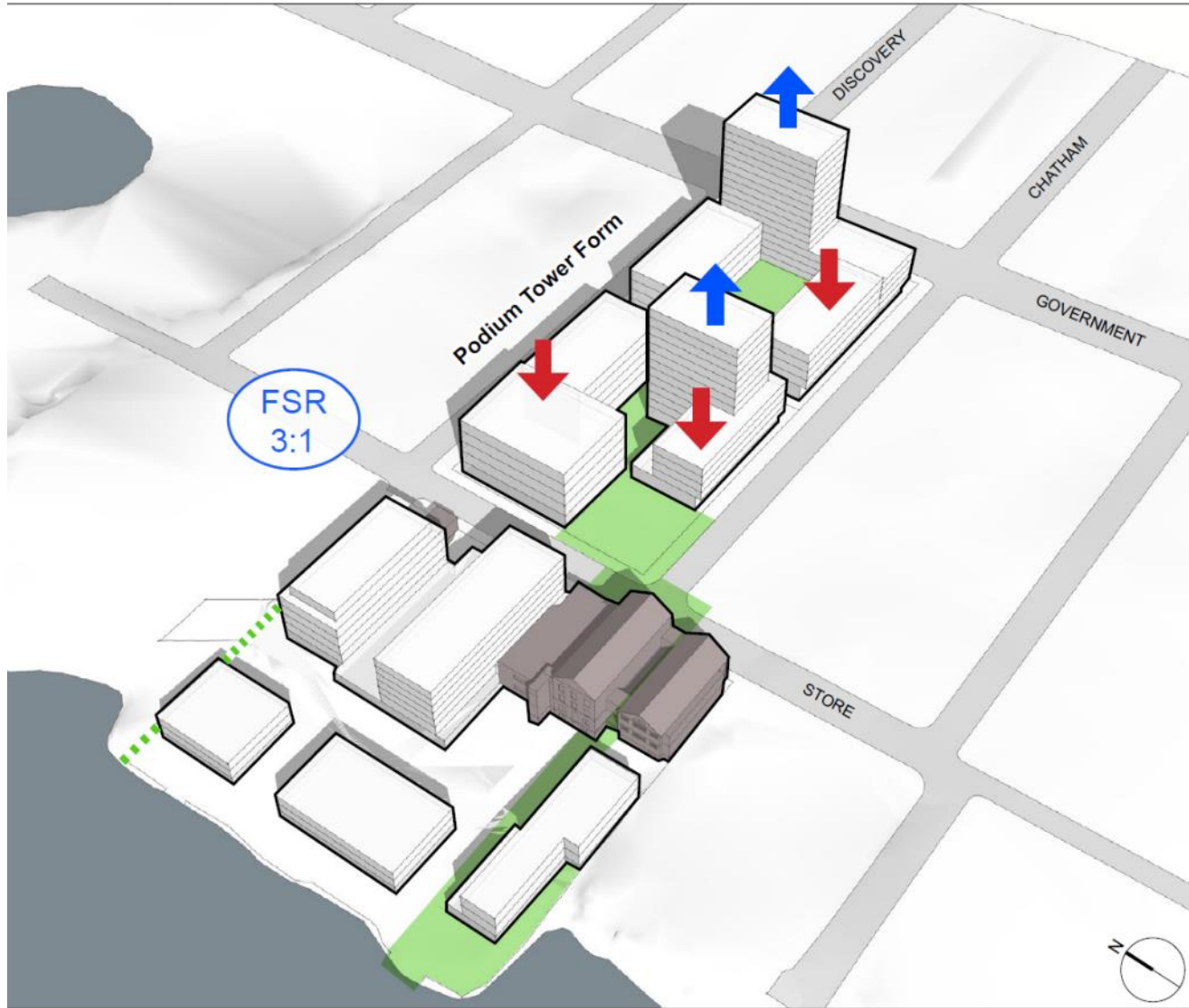
Building Heights & Density



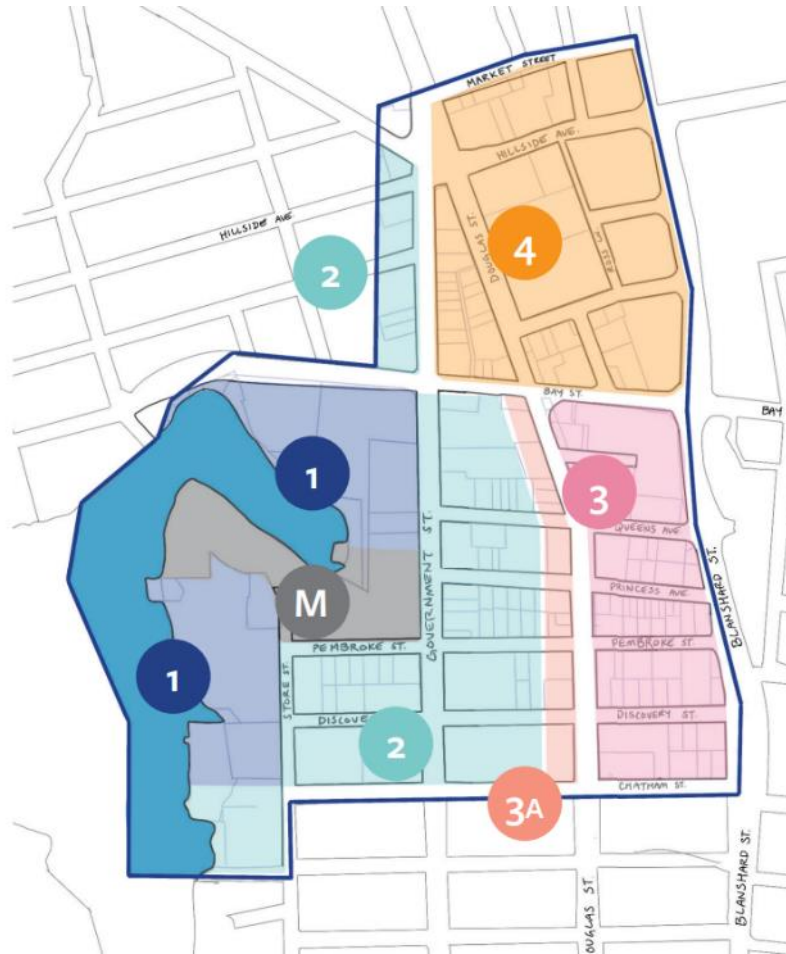
Building Heights & Density



Building Heights & Density

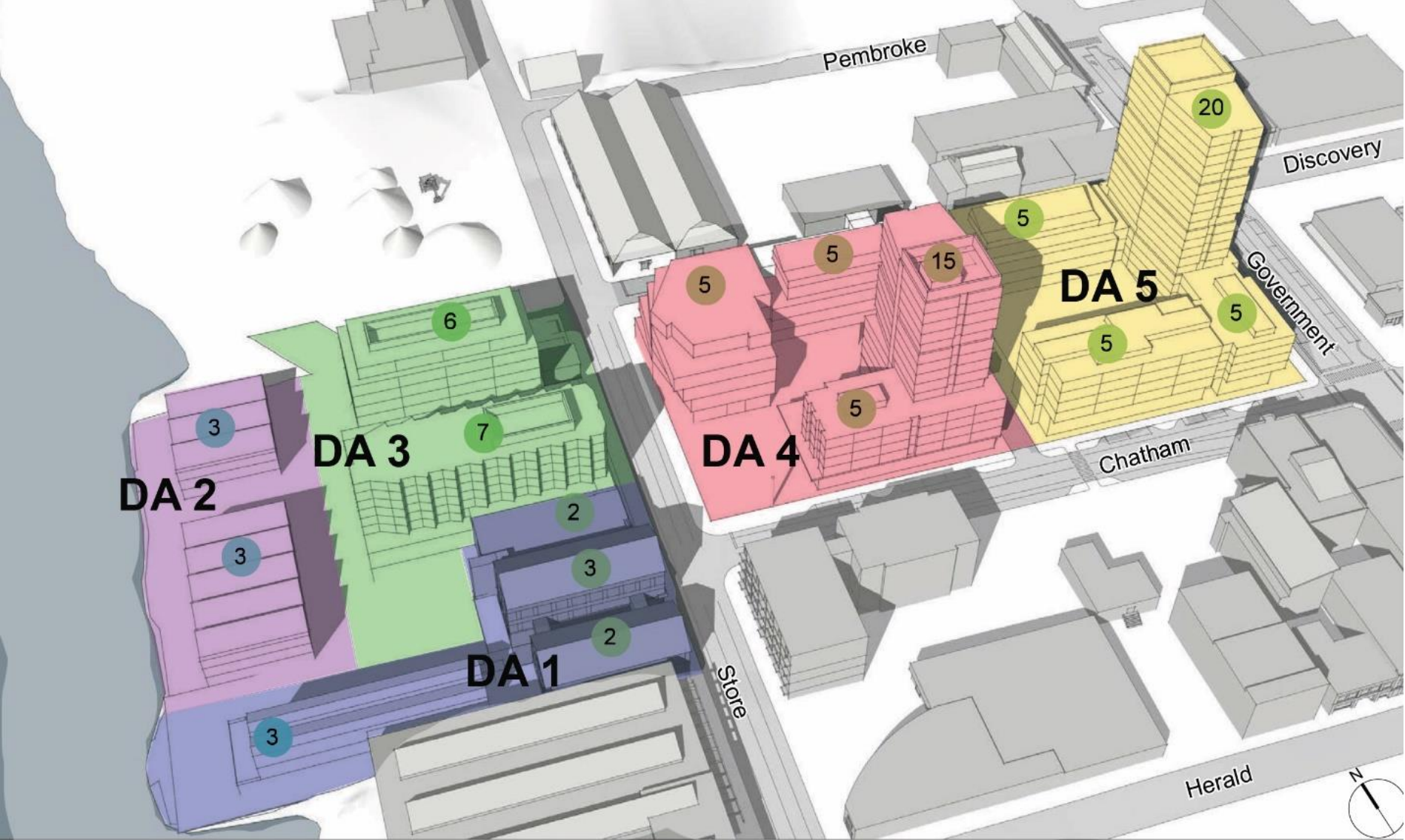


Industry, Arts and Innovation District

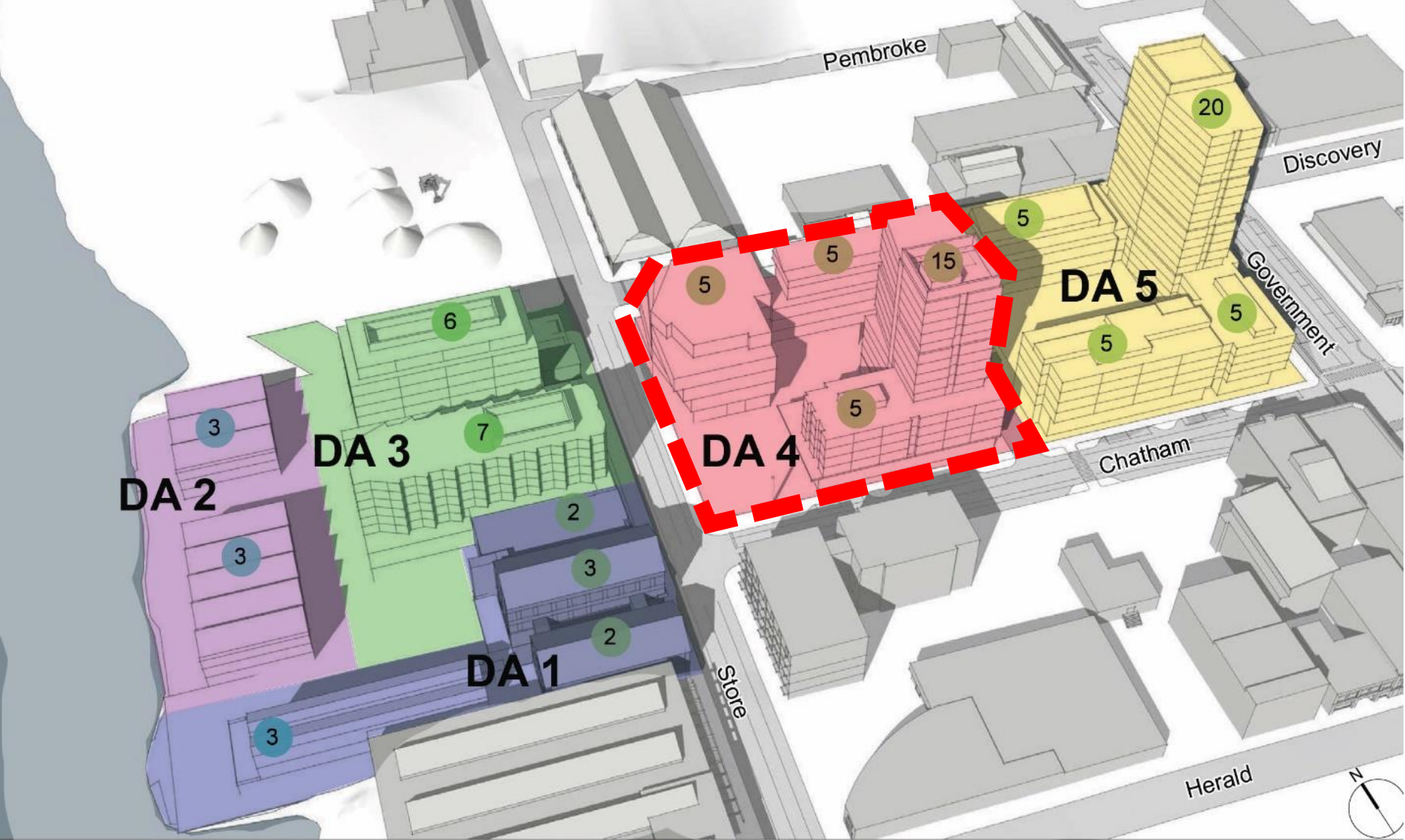


- **Light Industrial Employment Area** Is intended for built forms that contain ground-floor light industrial employment and upper-floor mixed employment (e.g. industrial, arts or office uses).
- Maintains current policy for density of approx. 3:1 FSR and may require zoned building height to be increased to accommodate envisioned **5-6 storey industrial and/or mixed employment buildings**.
- These areas would generally seek at least 1:1 FSR of light industrial space, excluding mezzanine space

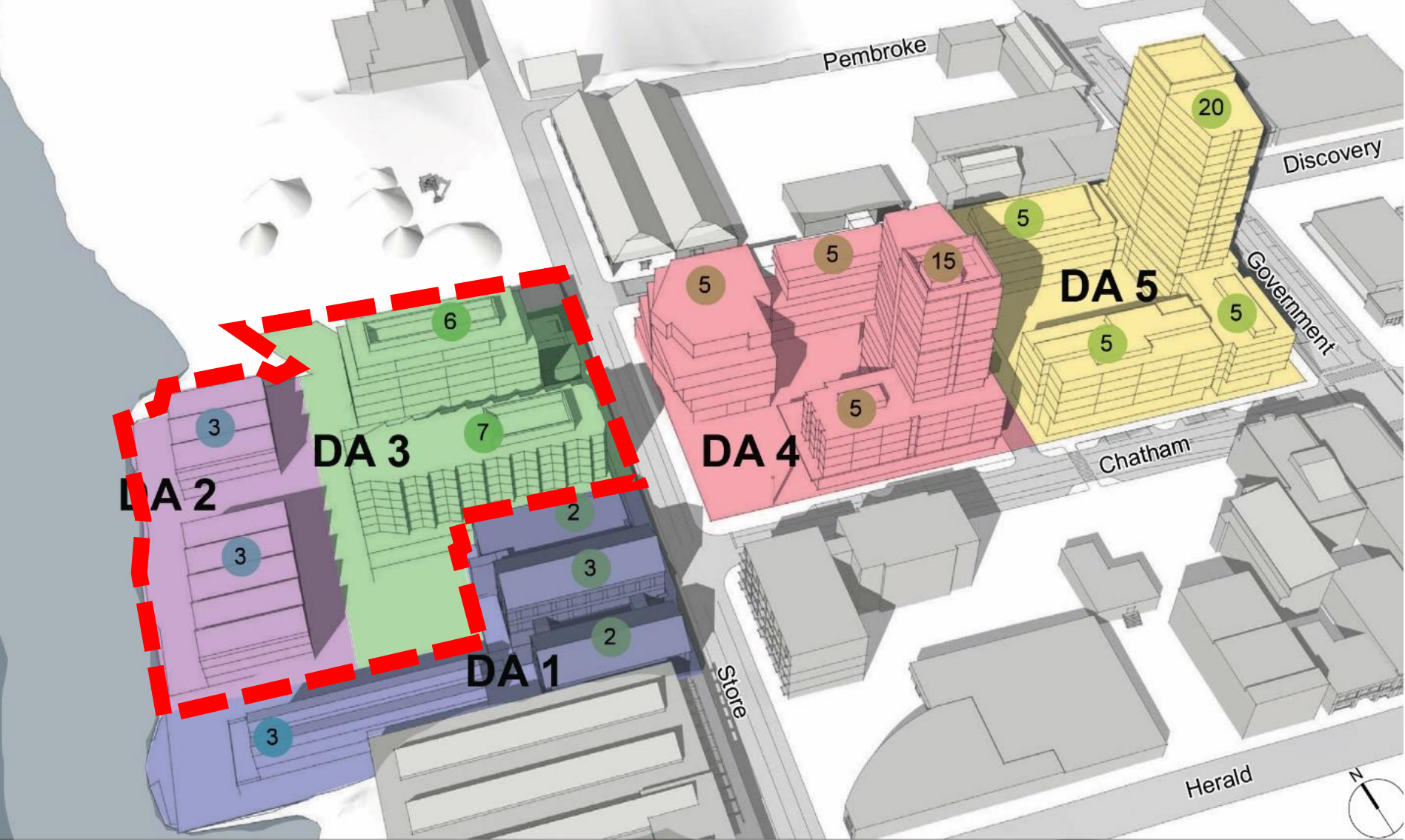
Phasing- MDA (4 Phases)



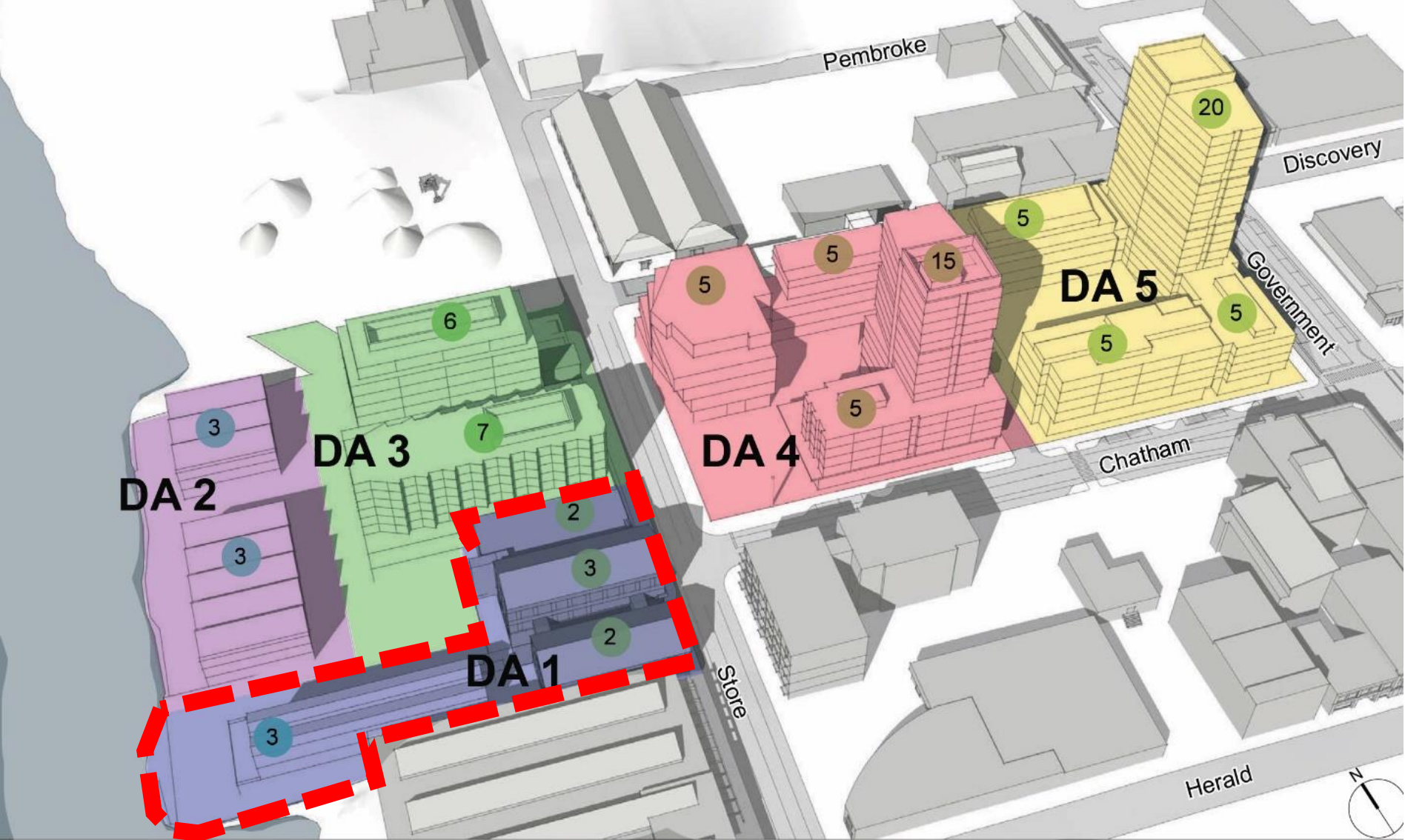
Phasing- MDA (4 Phases)



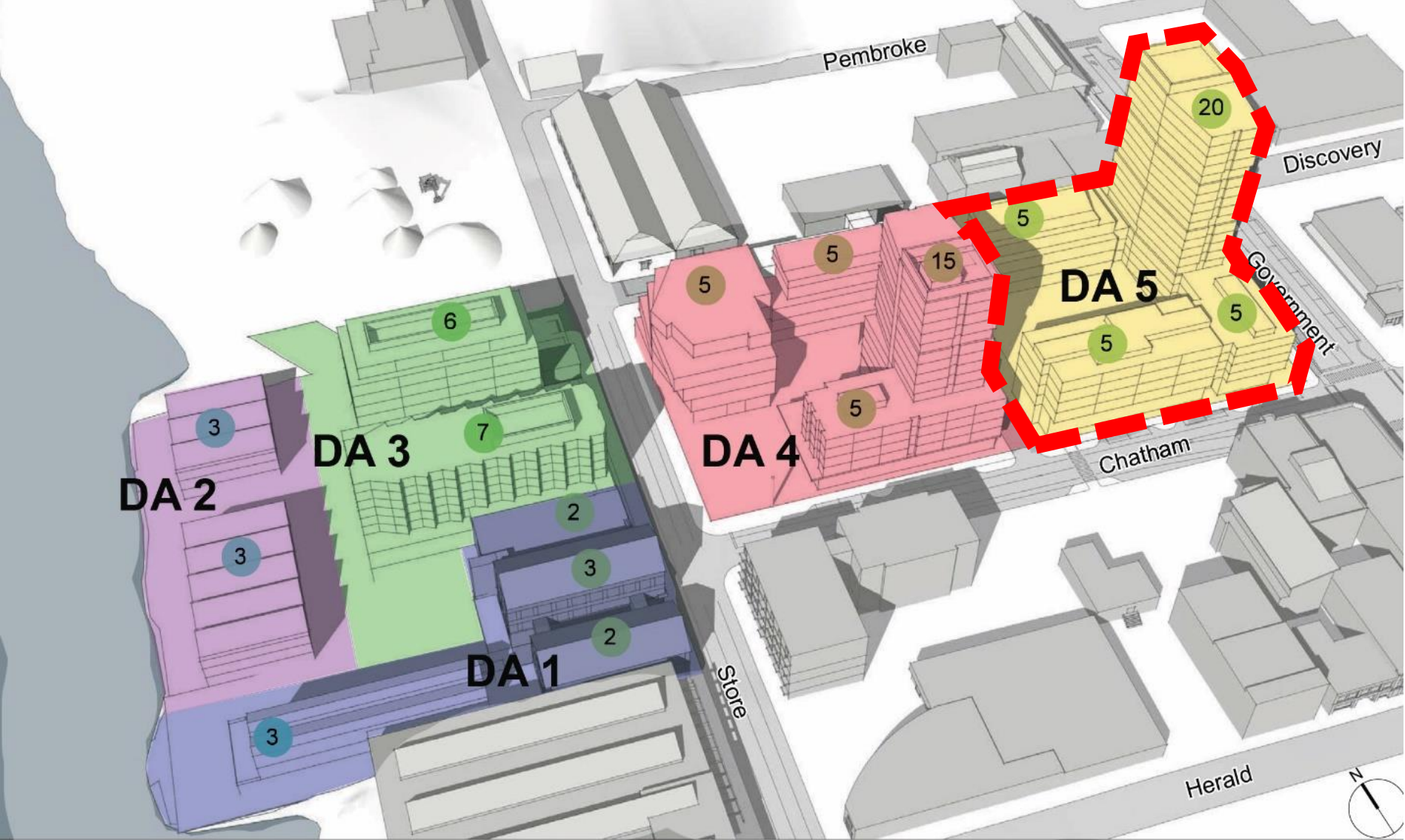
Phasing- MDA (4 Phases)



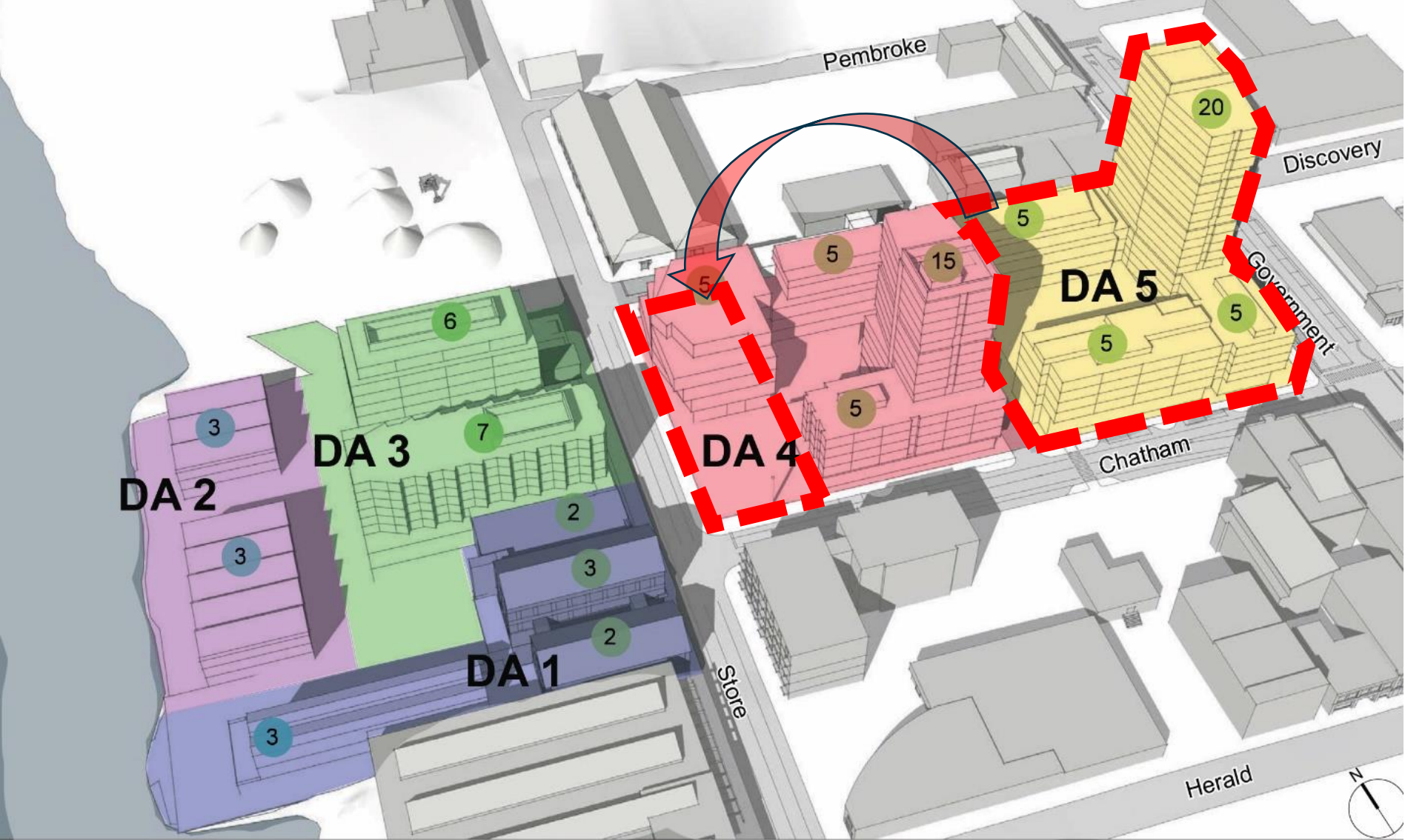
Phasing- MDA (4 Phases)



Phasing- MDA (4 Phases)



Phasing- MDA (4 Phases)



Views (From Johnson St. Bridge)



Views (Looking North on Store St.)



6. View along Store Street at Herald Street

Views (Looking SW at Pembroke and Government)



Building E5

Building E1

5. View from Pembroke at Government

Views (Looking N on Government St.)



3. View from Government at Herald

Renderings



Renderings



Renderings

