



Subject Property (1042-1044 Richardson Street)



3



Neighbouring Properties

1020 Richardson Street

1035 Richardson Street

1050 Richardson Street

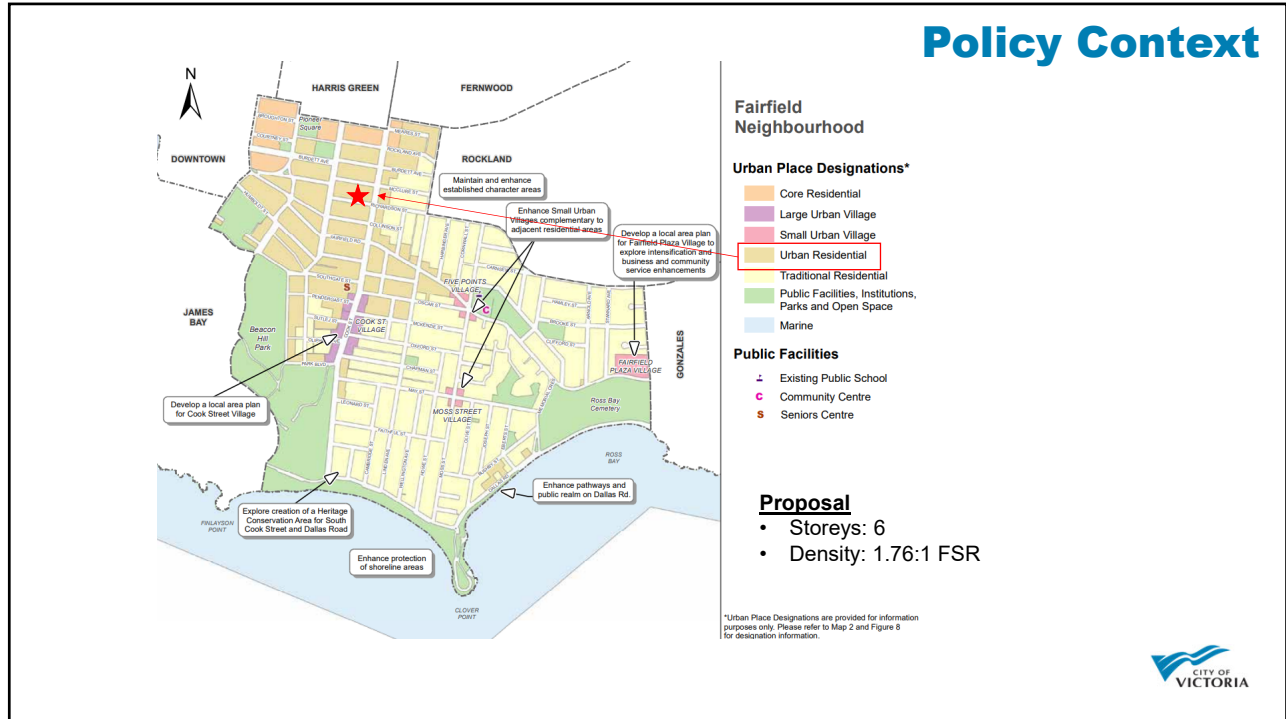
1051 Richardson Street

1041 Richardson Street



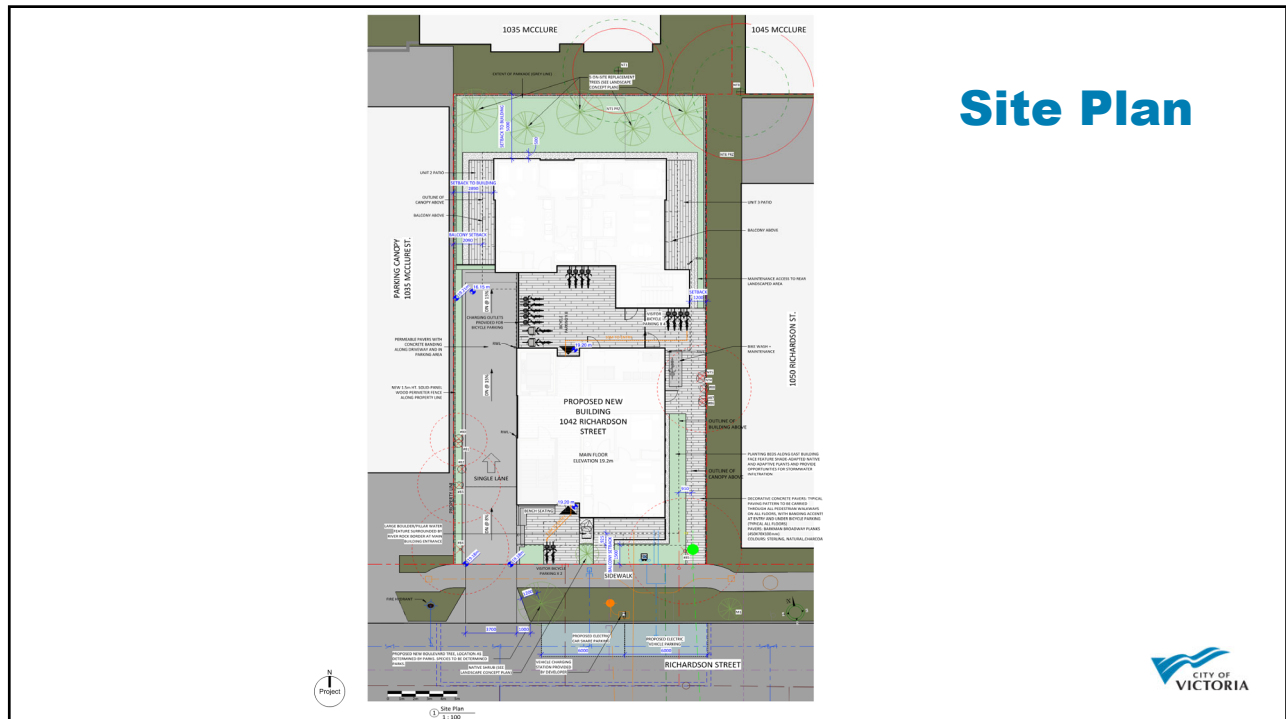
4

Policy Context

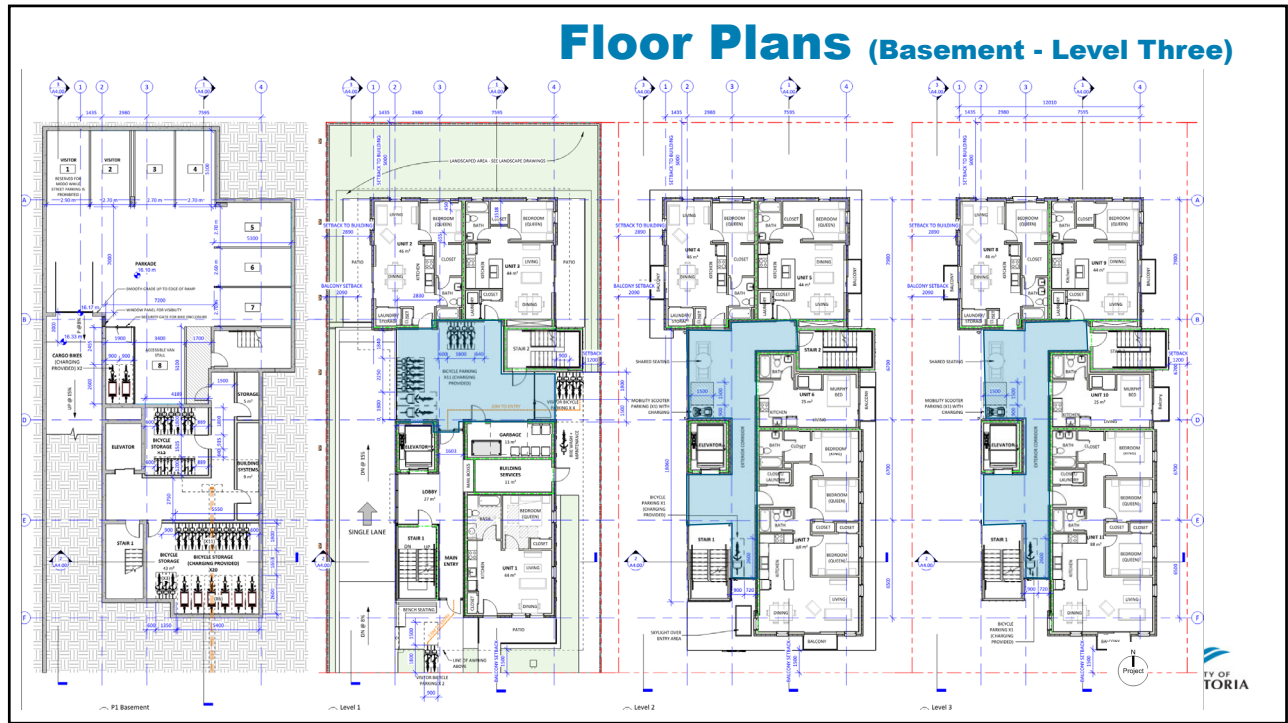


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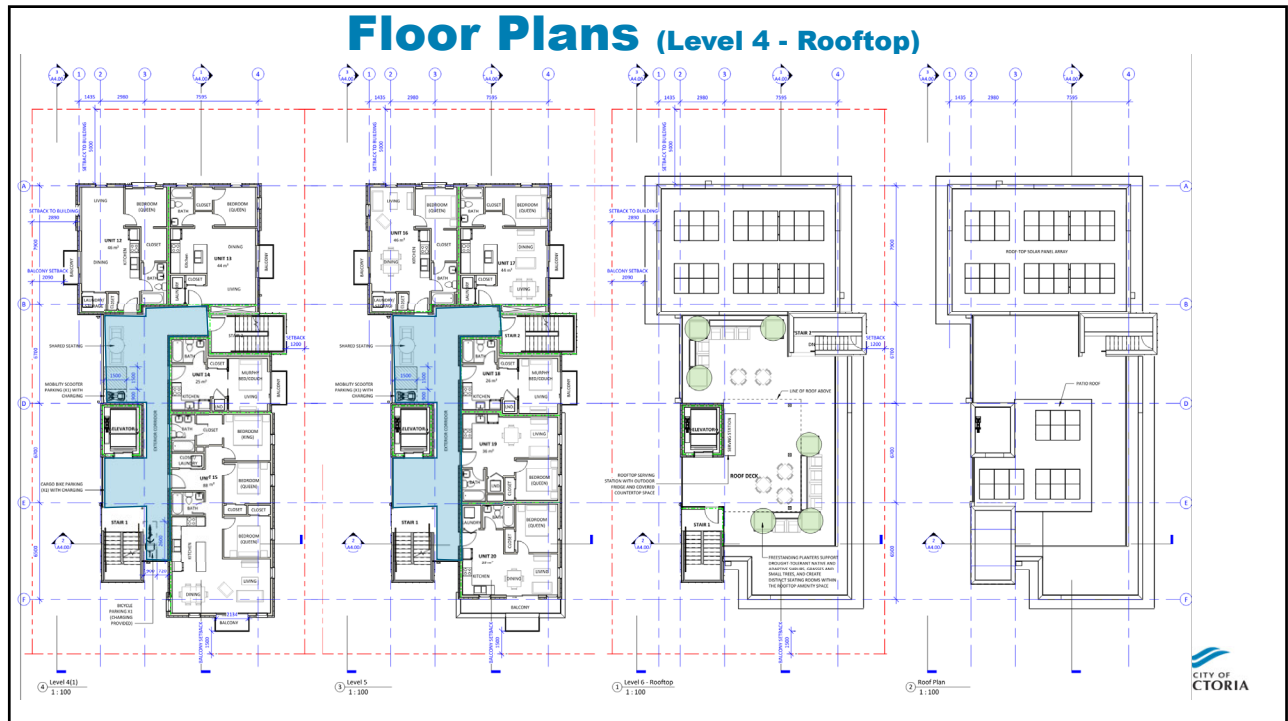
Site Plan



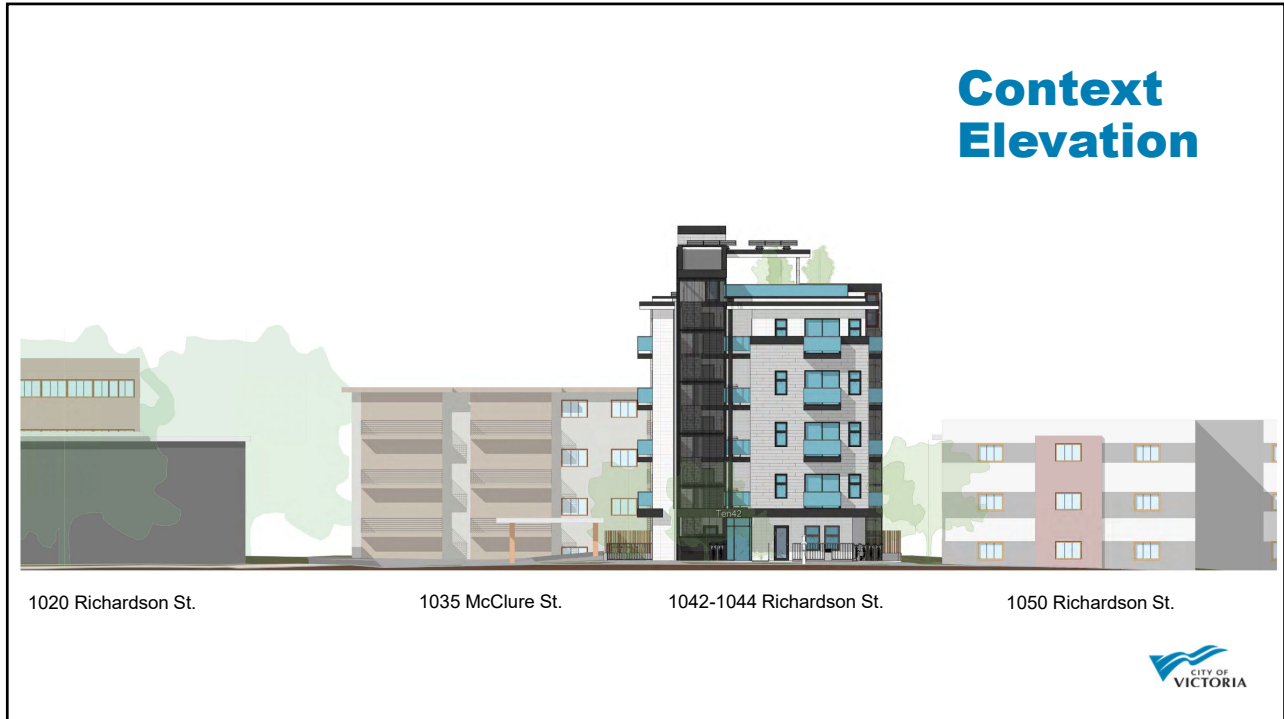
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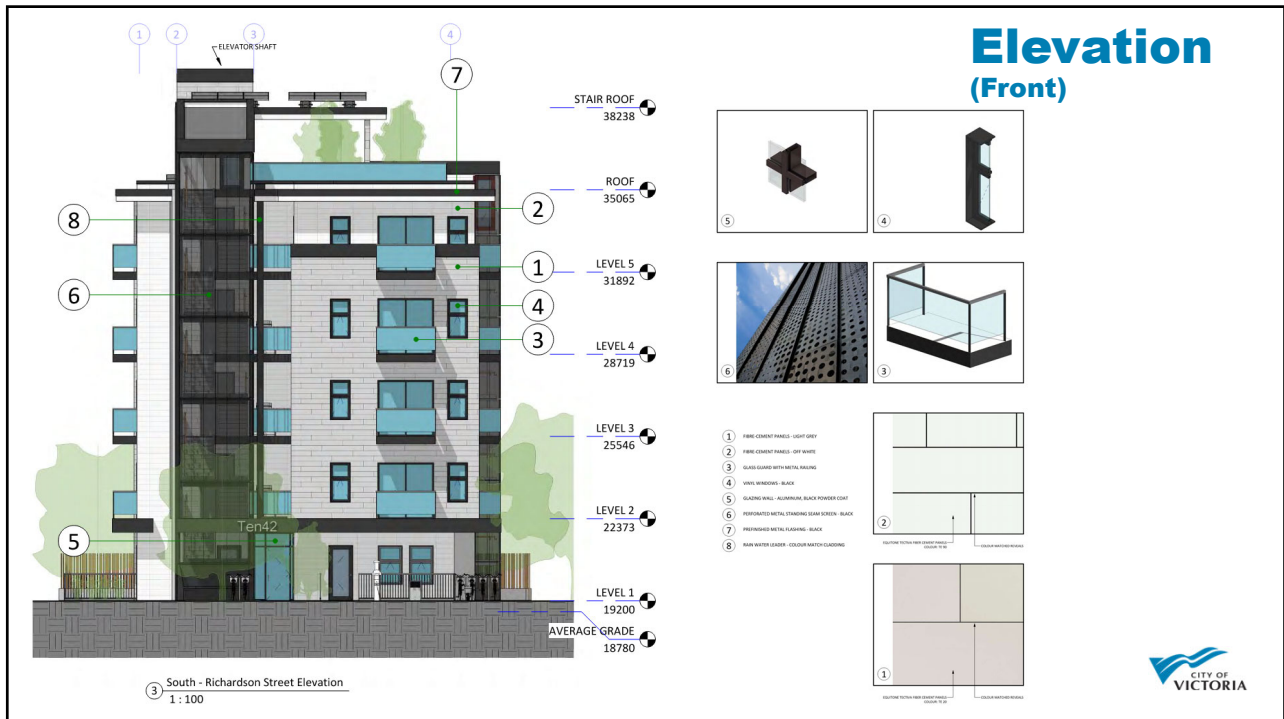
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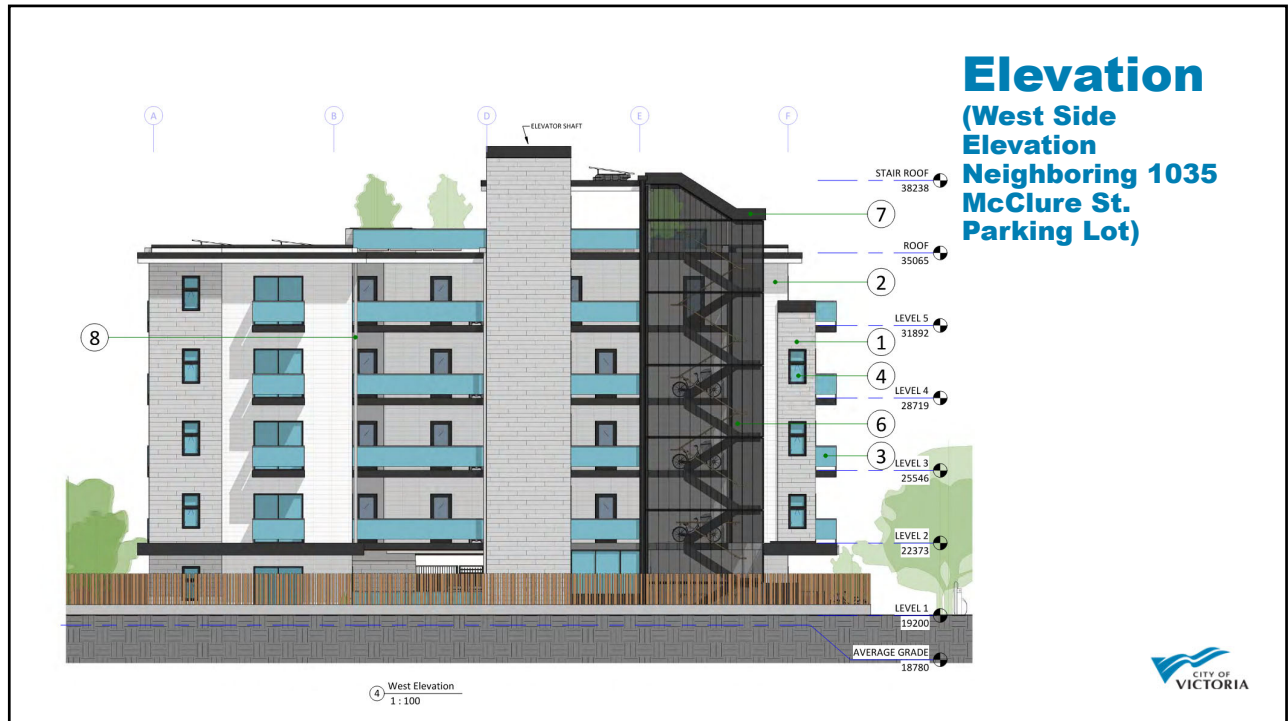
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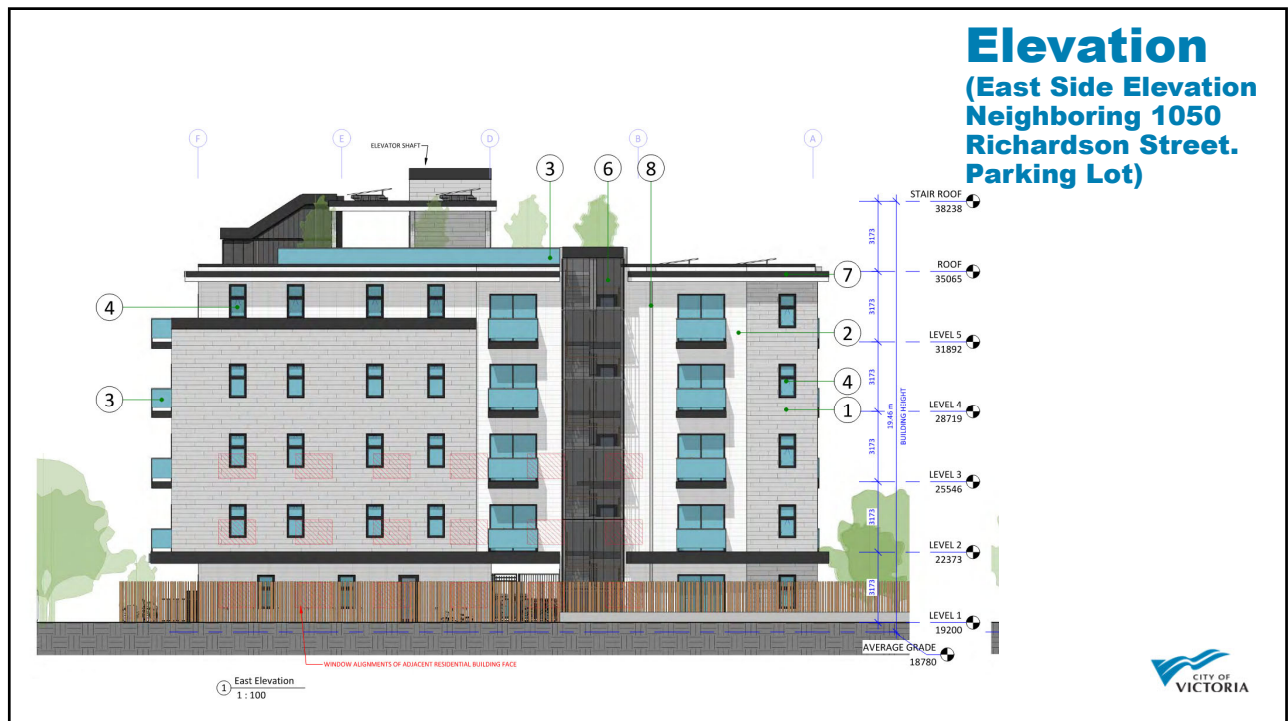
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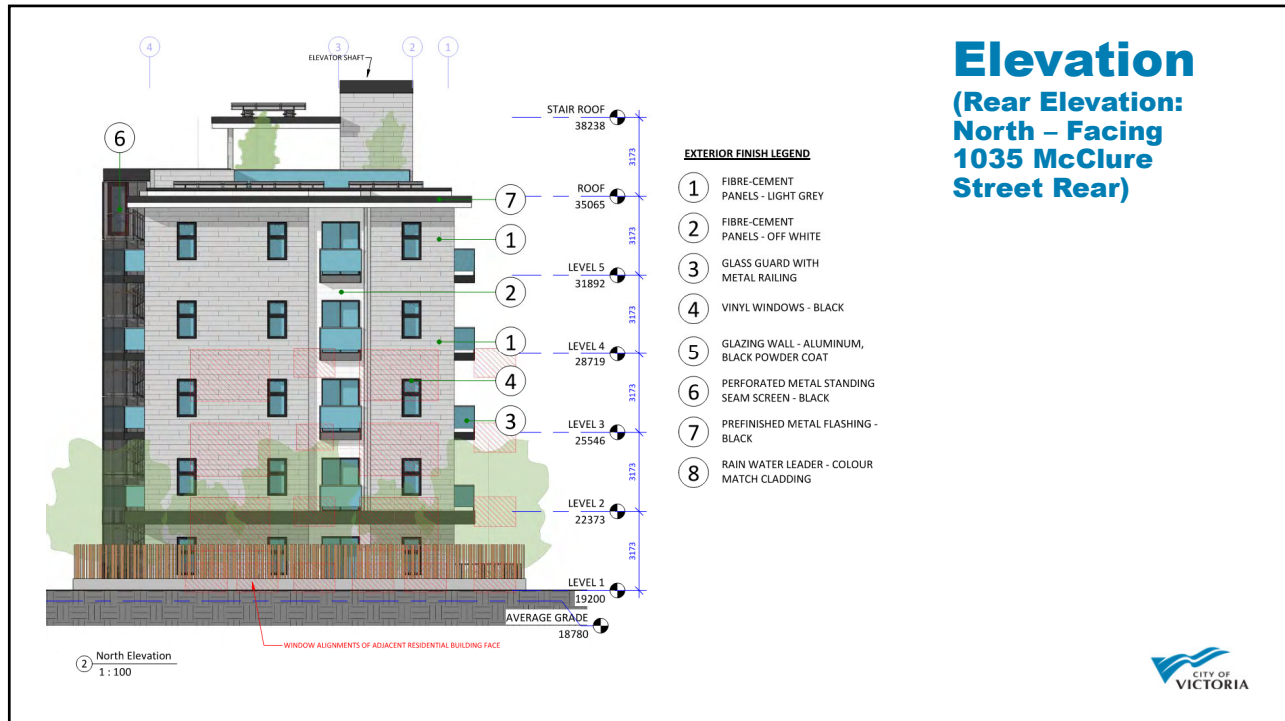
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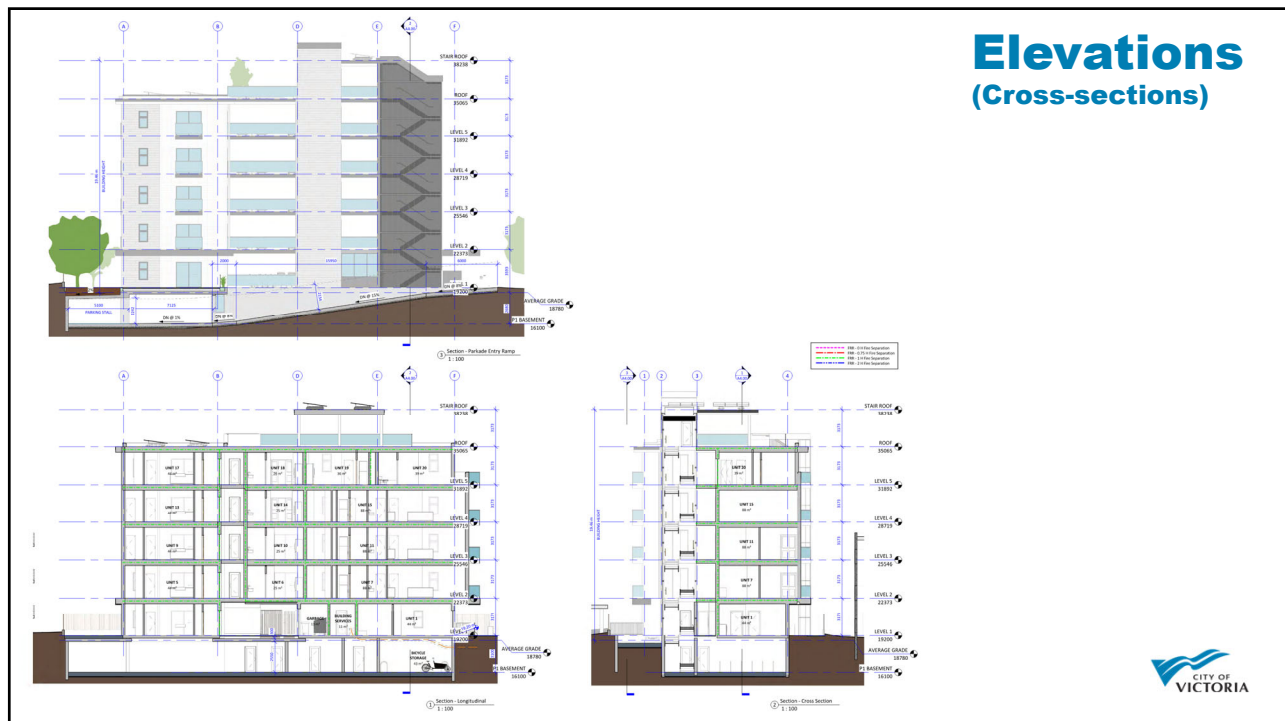
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Renderings (Richardson Street)



“That the Advisory Design Panel recommend to Council that Development Permit with Variances Application does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include):

- *Variances are not supportable. The proposal has only a third of the site area required in this zone.*
- *The architectural expression, particularly the stair tower, has a more institutional rather than a residential expression as outlined in the guidelines.*
- *Open space requirement is 50% and the project proposed 28.7% (now 39.8%).*
- *Maximum site coverage required is 40% and the project proposed 60.02% (now 52.7%).*
- *Re-examination of the materiality particularly regarding the exterior cladding.”*

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Renderings (Richardson Street)



On July 14, 2022, Council passed the following motion at the Committee of the Whole meeting :

“That the matter be referred to staff, to work with the applicant on a revised application that achieves greater consistency with the Fairfield Neighbourhood Plan and other City of Victoria policies, particularly as it relates to liveability of future residents on this parcel as well as liveability of residents on neighbouring parcels”.

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Renderings
(Perspective: From
Richardson Street)



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Renderings
(Perspective:
Aerial)



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Perspective: From Cook Street Sidewalk behind 1050 Richardson Street



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Perspective: Richardson Street Front Entry



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