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2024

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning and Development Permit with Variances Application(s)

For 1276 and 1278 Gladstone Avenue


COMMITTEE OF THE WHOLE | JUNE 20, 2024



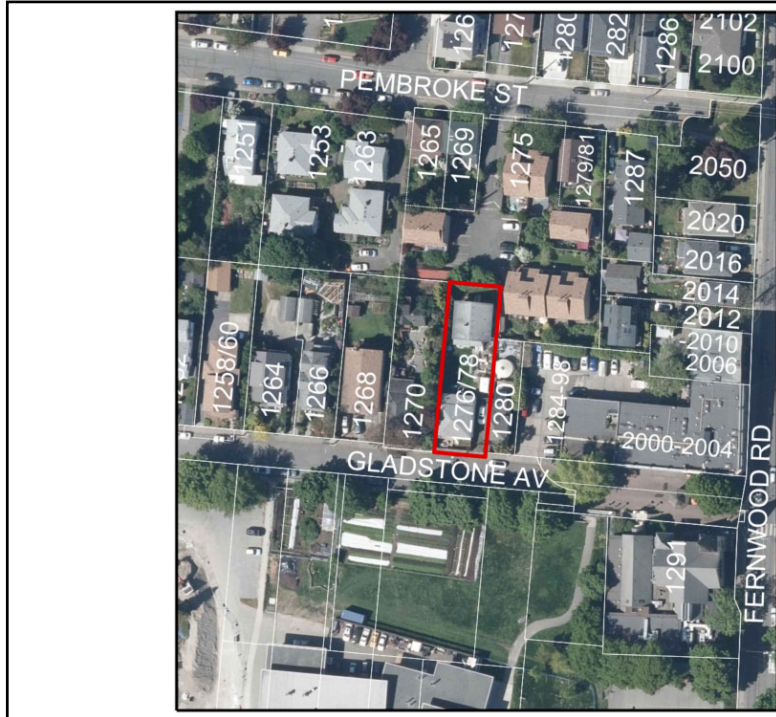
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Legislative Authority

- In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.
- Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.
- Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.



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Aerial Photo



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Subject Property



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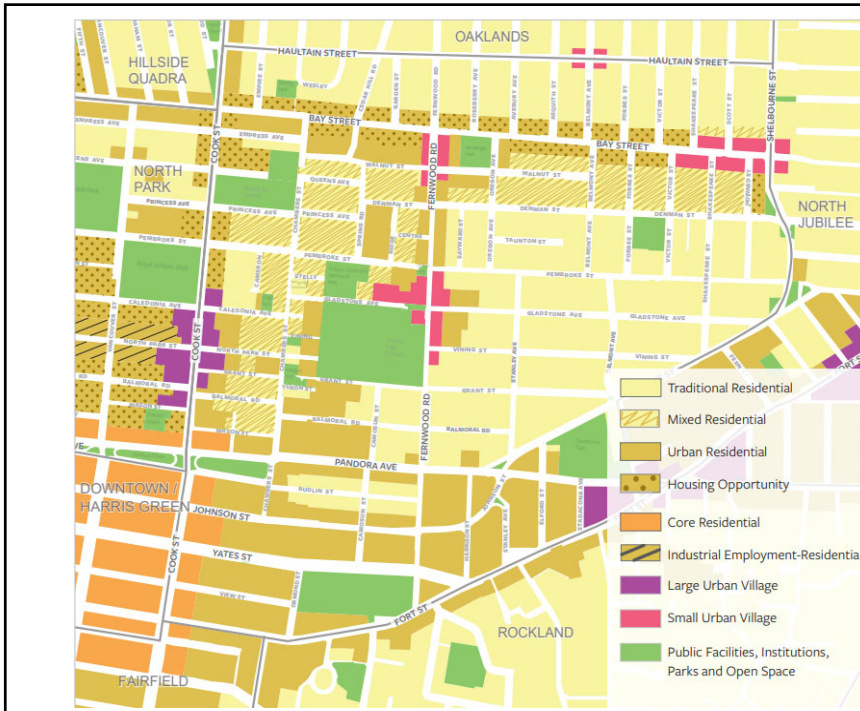


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Neighbouring Properties



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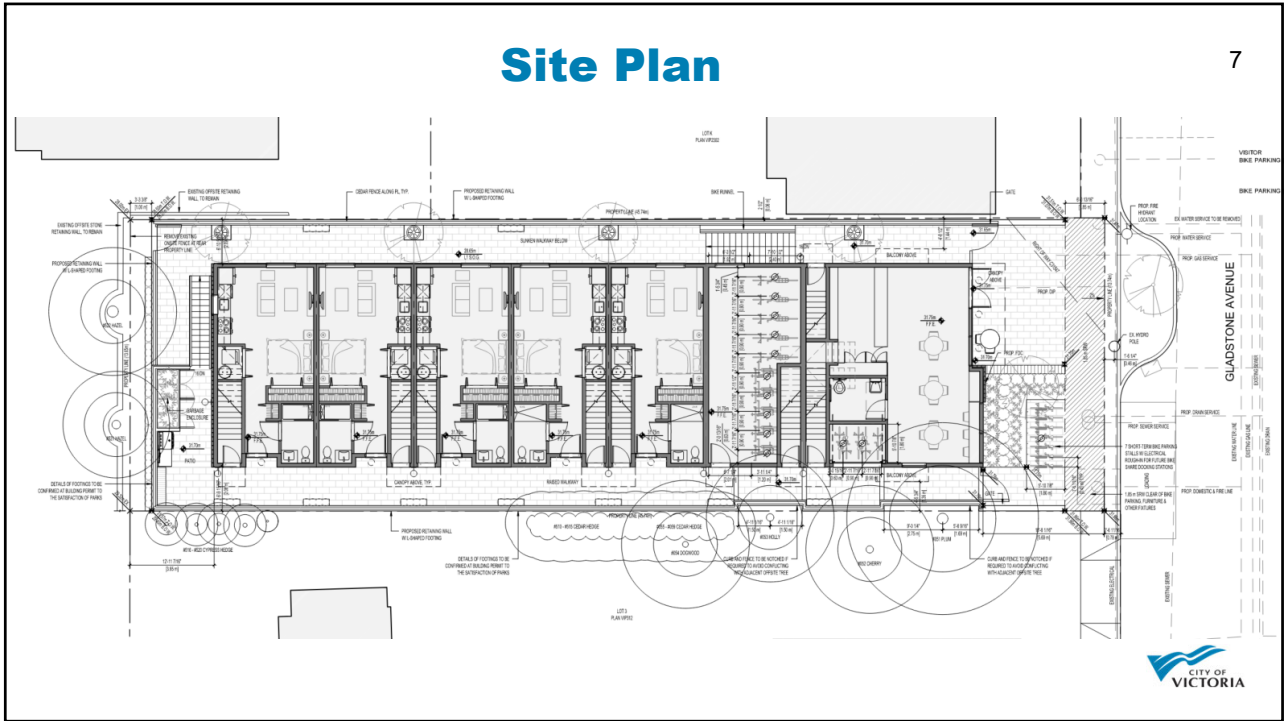
OCP Designation



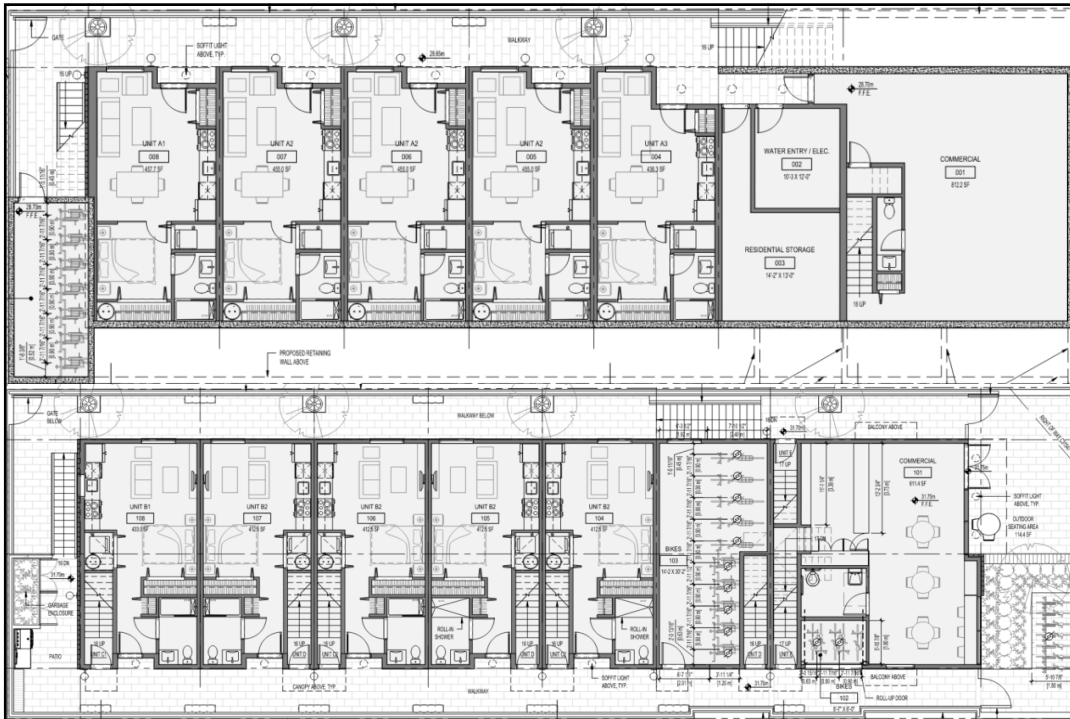
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Site Plan

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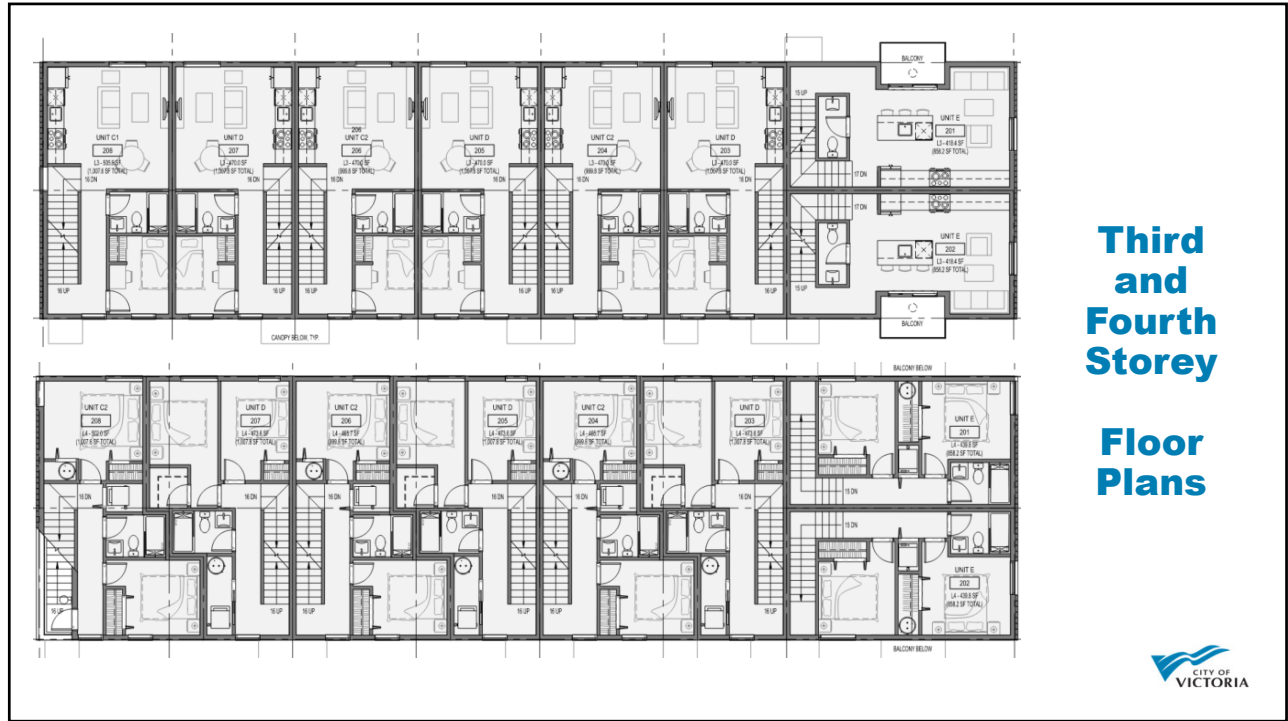
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First and Second Storey

Floor Plans



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Third and Fourth Storey

Floor Plans



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Rear and Front Elevations

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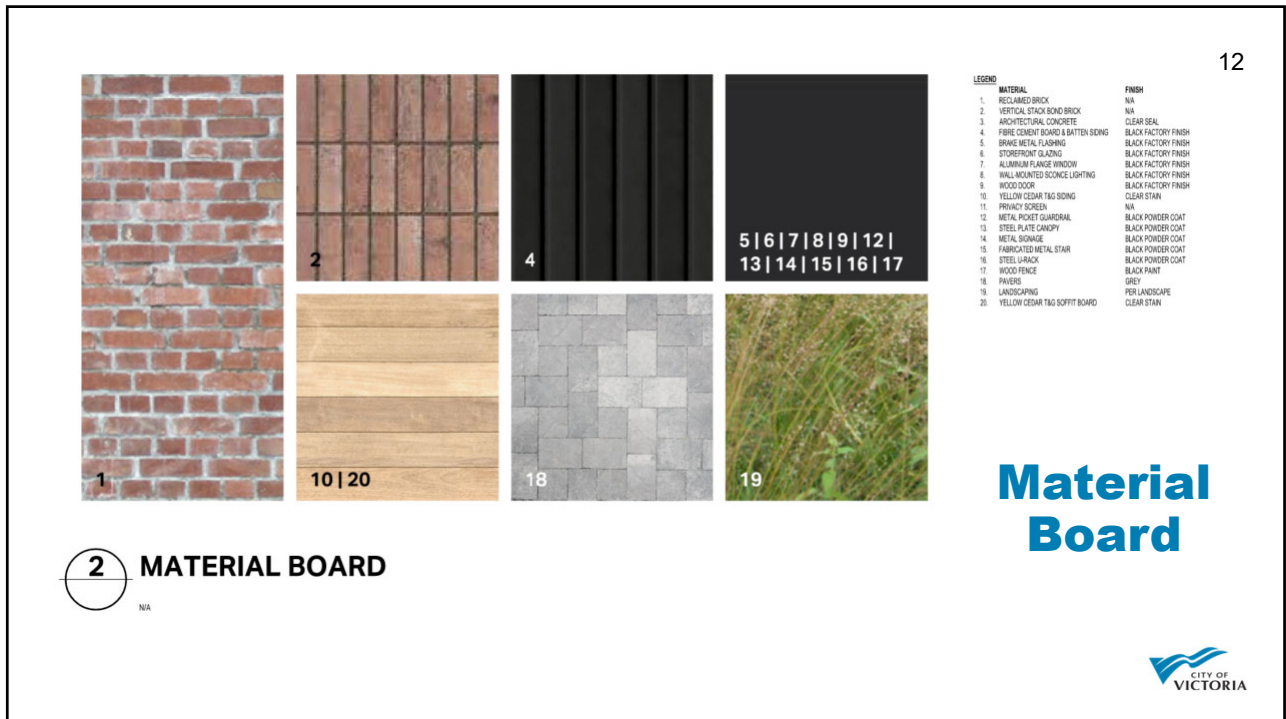


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Side Elevations



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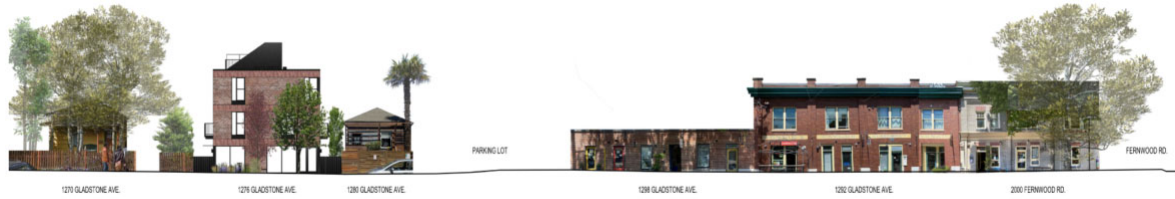
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Material Board



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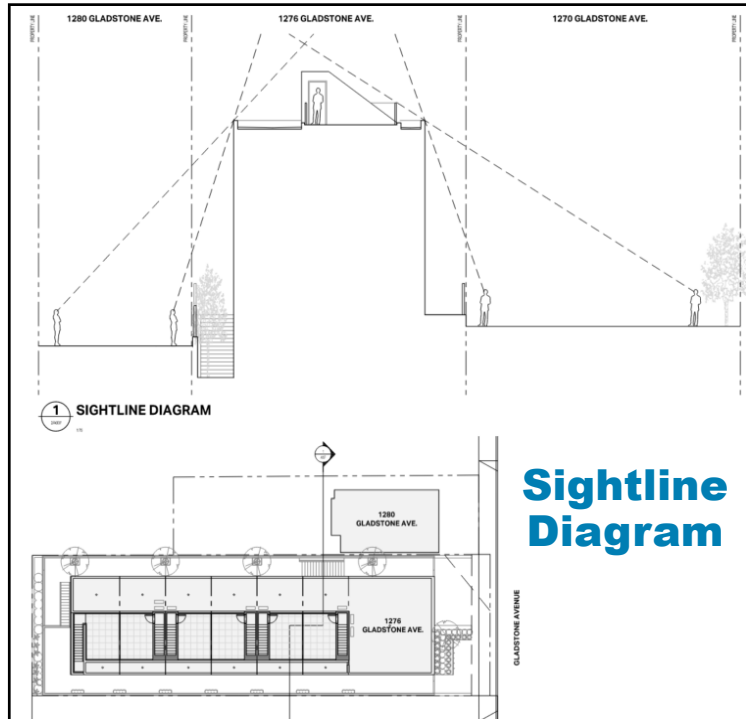
Streetscape



2 STREETSCAPE



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1 SIGHTLINE DIAGRAM

Sightline Diagram



3 VIEW FROM STREET AT SOUTHWEST



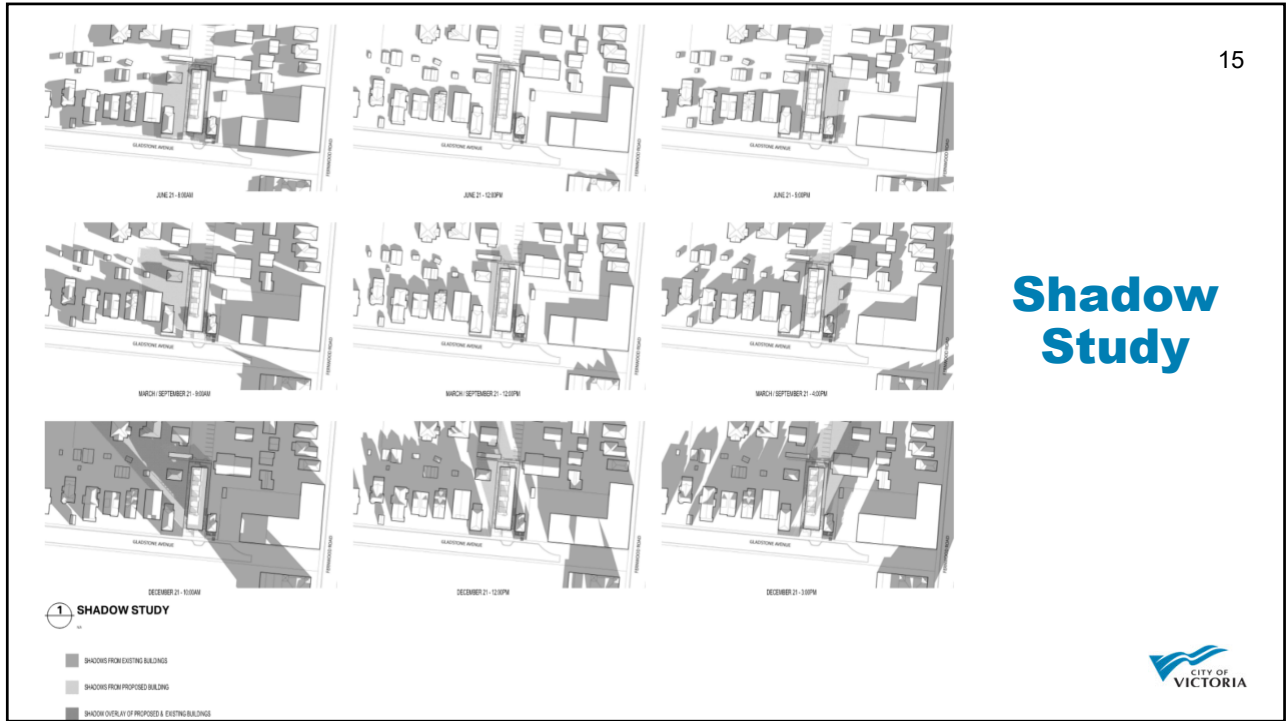
4 VIEW FROM STREET AT SOUTHWEST



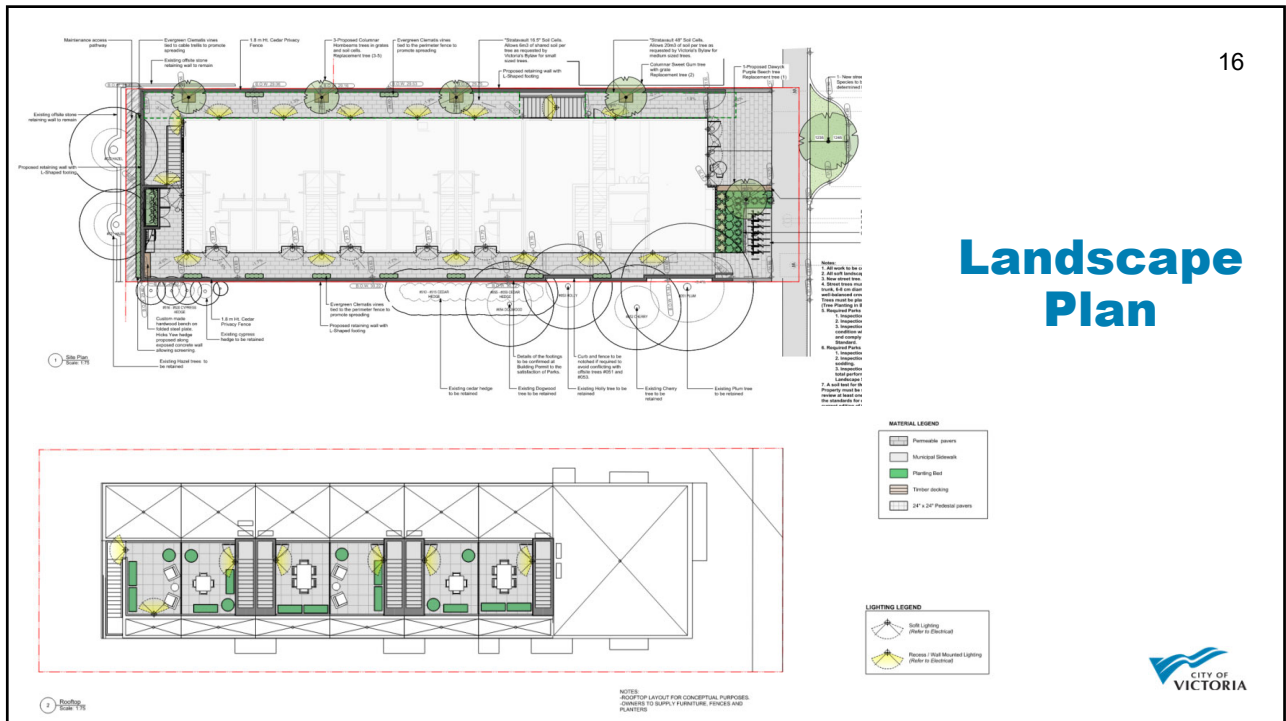
5 VIEW FROM REAR YARD



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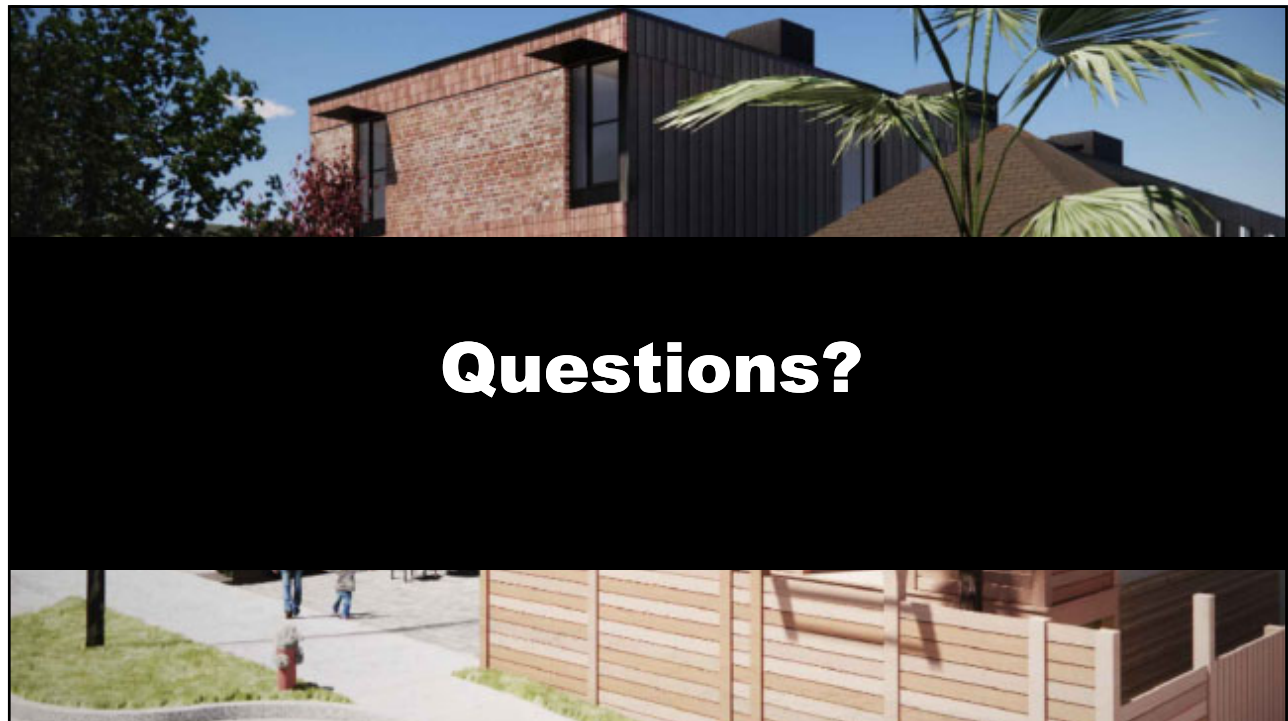
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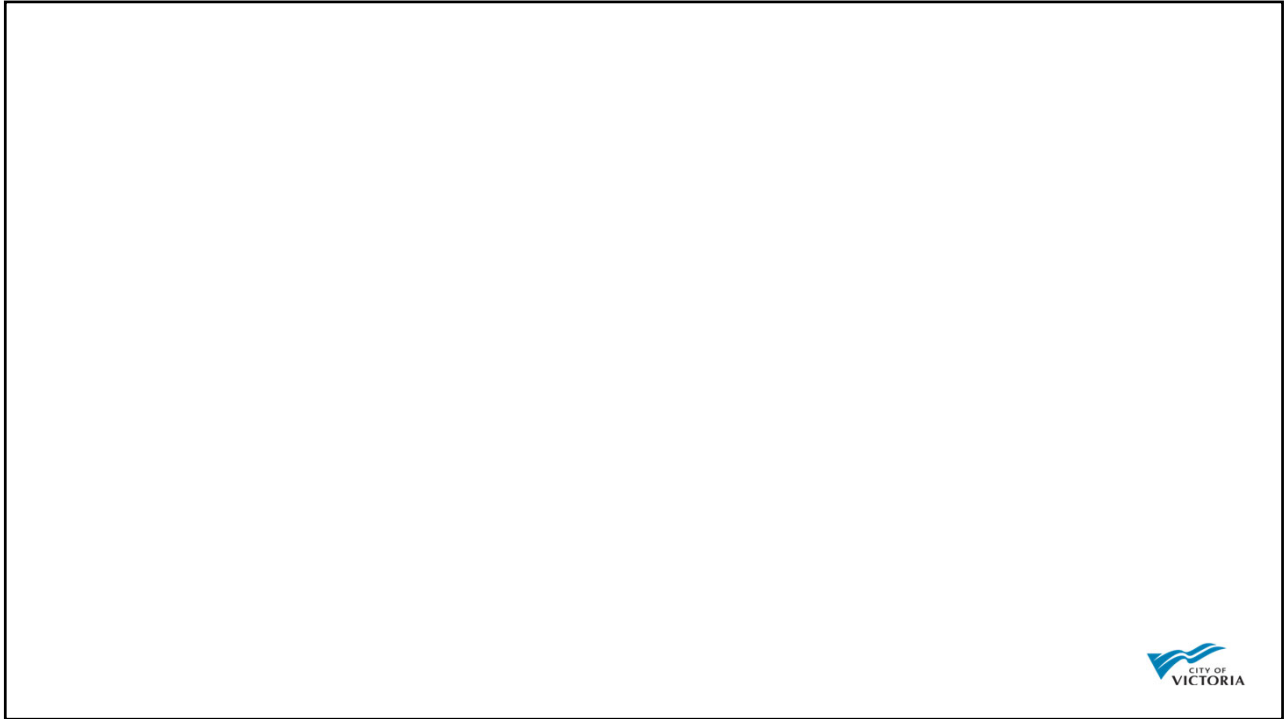
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Designation	Built Form	Place Character Features	Uses	Density
Small Urban Village	<p>Single and attached buildings up to two storeys.</p> <p>Low-rise multi-unit buildings up to approximately three storeys including rowhouses and apartments, freestanding commercial and mixed-use buildings.</p> <p>Mixed-use buildings up to approximately four storeys on arterial and secondary arterial roads.</p> <p>Buildings of four and five storeys may be considered at Fairfield Plaza Village and other Small Urban Villages as indicated in local area plans for the advancement of plan objectives, depending on site conditions and context.</p> <p>Buildings of up to four storeys may be considered at sites that front onto Fairfield Road within Five Points Village.</p>	<p>Ground-oriented commercial and community services reinforce the sidewalk.</p> <p>One to three storey building facades define the street wall.</p> <p>Variable landscaping, boulevard and street tree planting.</p> <p>Rear yard off-street parking.</p> <p>Public green space or square.</p> <p>For Fairfield Plaza Village, refer to place character features identified in the Fairfield Neighbourhood Plan.</p>	<p>Low-rise multi-unit residential and mixed-use.</p> <p>Commercial.</p> <p>Home occupations.</p> <p>Live/work.</p>	<p>Total floor space ratios ranging up to approximately 1.5:1.</p> <p>Total floor space ratios up to approximately 2:1 along arterial and secondary arterial roads.</p> <p>Total floor space ratio up to approximately 2:1 may be considered in Fairfield Plaza Village for advancement of plan objectives.</p> <p>Total floor space ratio up to 2:1 may be considered within Five Points Village, at sites that front onto Fairfield Road.</p>

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SMALL URBAN VILLAGE

6.25 **Small Urban Village** consists of a mix of commercial and **community services** primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings. They may be a **local transit service** hub.



Urban Place Designation Guidance
Small Urban Village

A. Built Form

Low-rise multi-unit, mixed use, and freestanding commercial buildings.

Heights may generally range from two to four storeys depending on the existing and envisioned context of the area. Taller buildings are generally envisioned to be located in mixed-use forms in areas that support the growth management concept of this plan, such as along existing or envisioned transit priority corridors.

B. Uses

- Residential and mixed use.
- Commercial.
- Home occupations.
- Live/work.

C. Density Guidance

Low to medium density residential, mixed use, and commercial (base of approximately 1.5:1 FSR).

Additional density may be considered in locations that support the growth management concept in this plan and where public benefit is provided consistent with the objectives of this plan and other City policies, including local area plans (max of approximately 2:1 FSR).

SEE SECTION 3: VISION, VALUES, AND GOALS FOR MORE ABOUT THE GROWTH MANAGEMENT CONCEPT

