


2024

CITY OF VICTORIA | Sustainable Planning & Community Development

Update for Rezoning, OCP Amendment & DPV Application

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


COMMITTEE OF THE WHOLE | JULY 11



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Background

- July 27, 2023 Committee of the Whole motion:
Refer back to staff to work with the applicant to return directly to Committee of the Whole with a modified proposal that's more contextual, with approximate proposed number of homes and/or FSR.



2



Aerial Photo



3



Context (approx. number of storeys)



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Subject Property

QUEBEC ST. LOOKING SOUTH

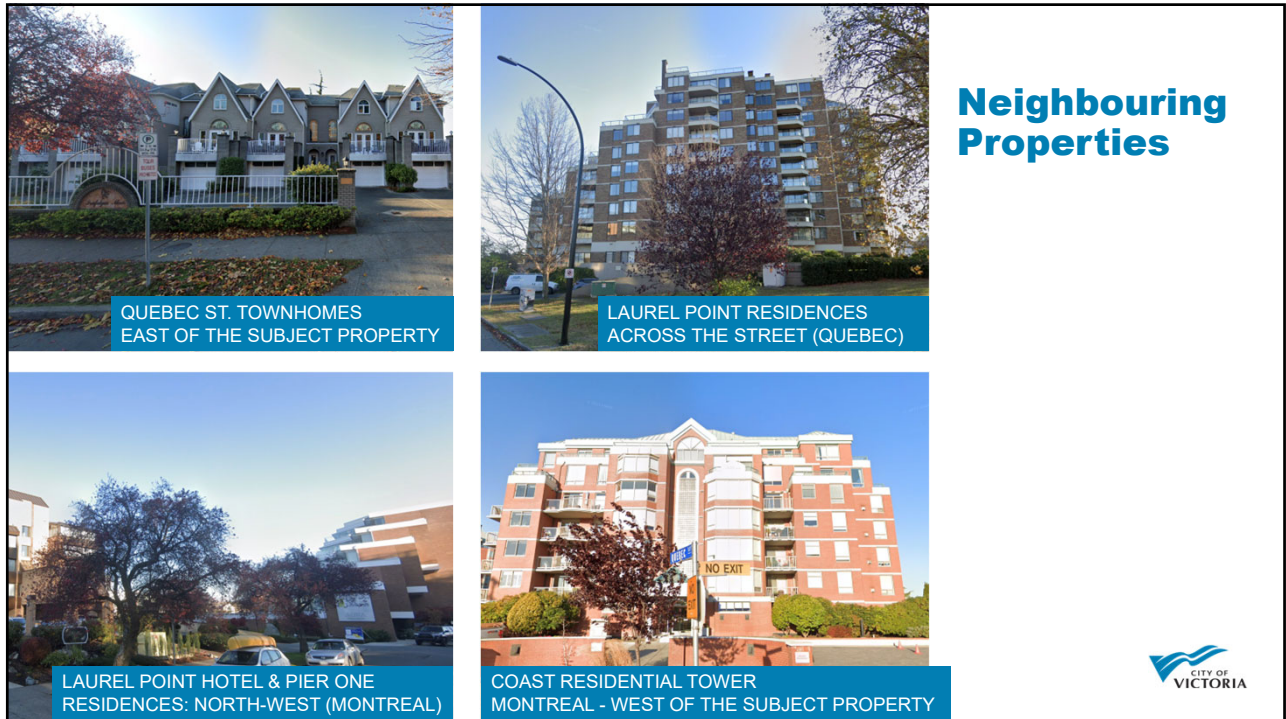
MONTREAL ST. LOOKING NORTH-EAST

KINGSTON ST. LOOKING NORTH (PARKING LOT)

KINGSTON ST. LOOKING NORTH (RESIDENTIAL HOME)



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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



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Neighbouring Properties (ctd)

COAST HARBOURSIDE HOTEL (MONTREAL)
WEST OF THE SUBJECT PROPERTY

KINGSTON STREET RESIDENCES
ACROSS THE STREET: SOUTH

KINGSTON STREET RESIDENCES
ACROSS THE STREET: SOUTH

KINGSTON STREET TOWNHOUSES
EAST OF THE SUBJECT PROPERTY




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OCP Designation

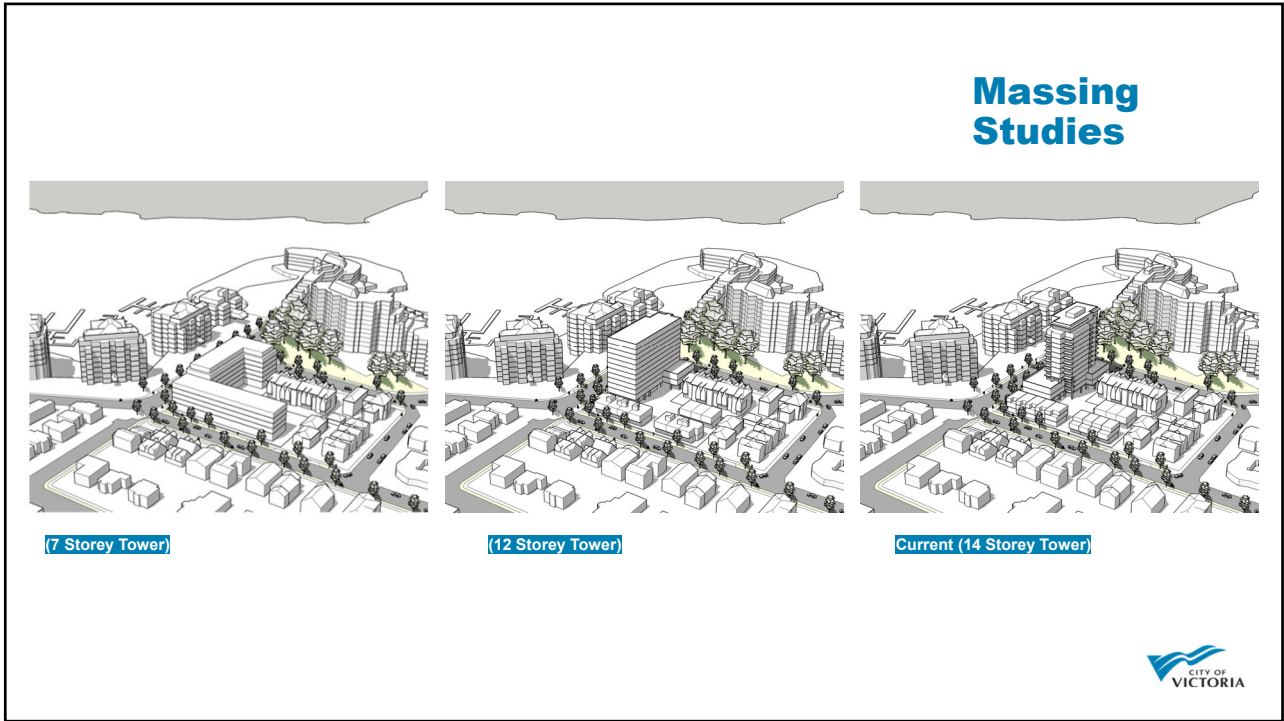
CORE INNER HARBOUR

URBAN RESIDENTIAL

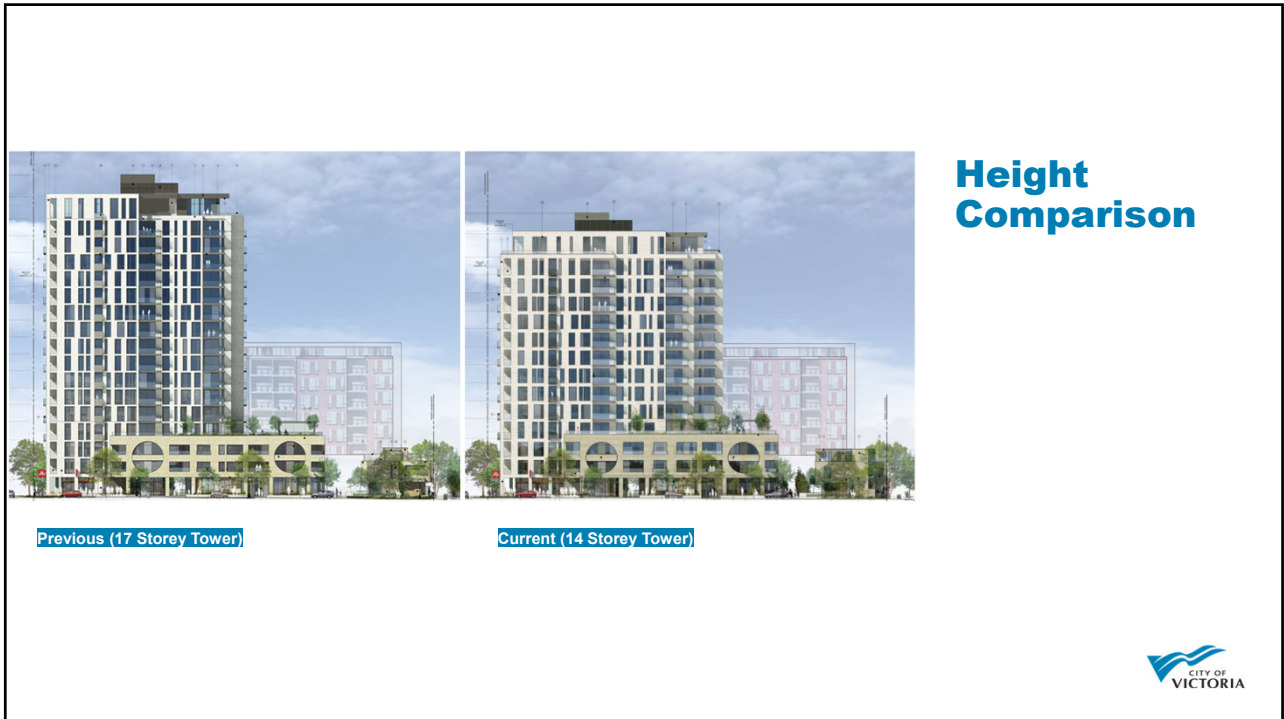
TRADITIONAL RESIDENTIAL



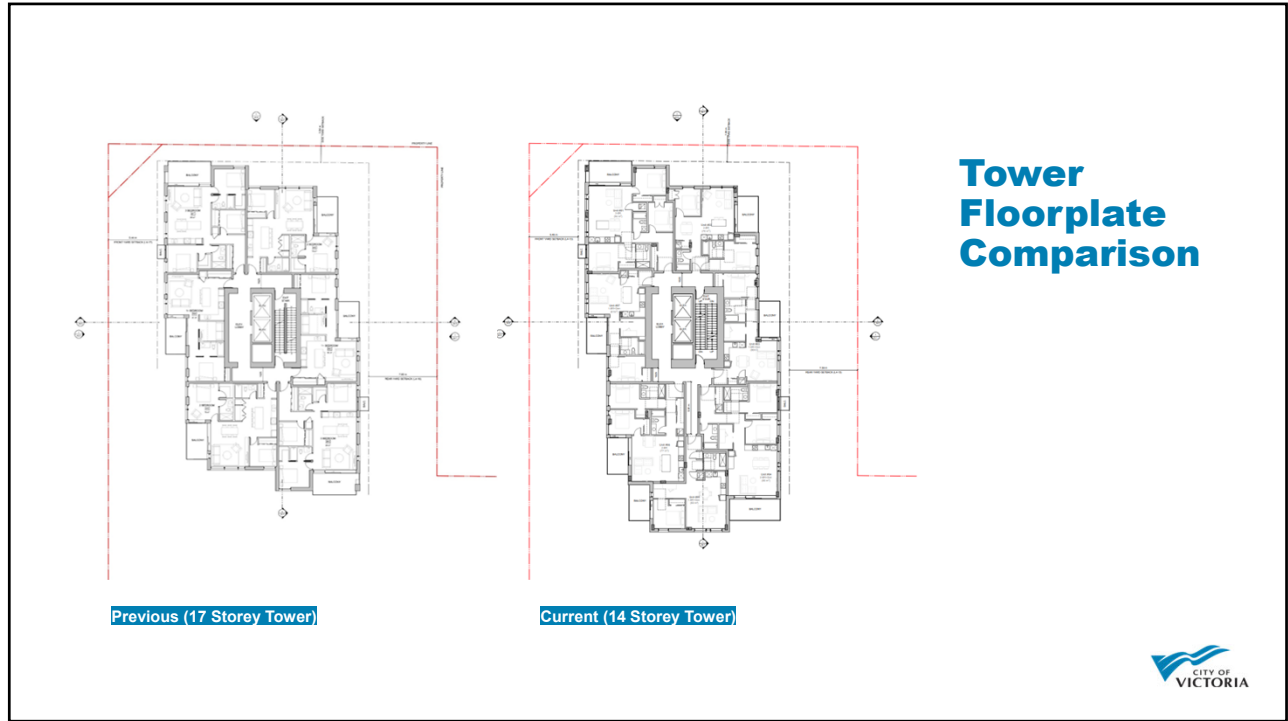
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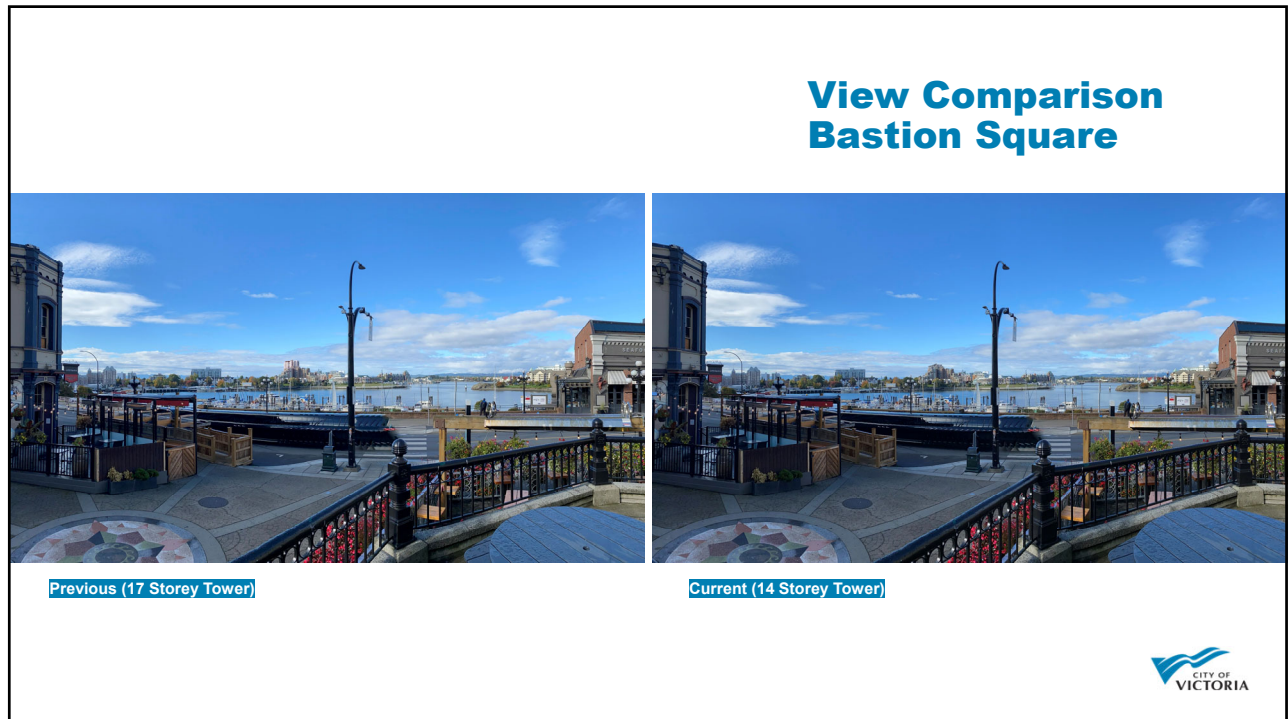
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View Comparison Johnson St. Bridge



Previous (17 Storey Tower)



Current (14 Storey Tower)



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View Comparison Ships Point



Previous (17 Storey Tower)



Current (14 Storey Tower)



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Housing

	Current Proposal		Previous Proposal	
	Number of Units	Percentage of Units	Number of Units	Percentage of Units
Studio	2	1.85%	2	1.79%
One-bedroom	37	34.26%	34	30.35%
Two-bedroom	42	38.89%	35	31.25%
Three-bedroom	27	27.00%	41	36.6%
TOTAL	108	100%	112	100%



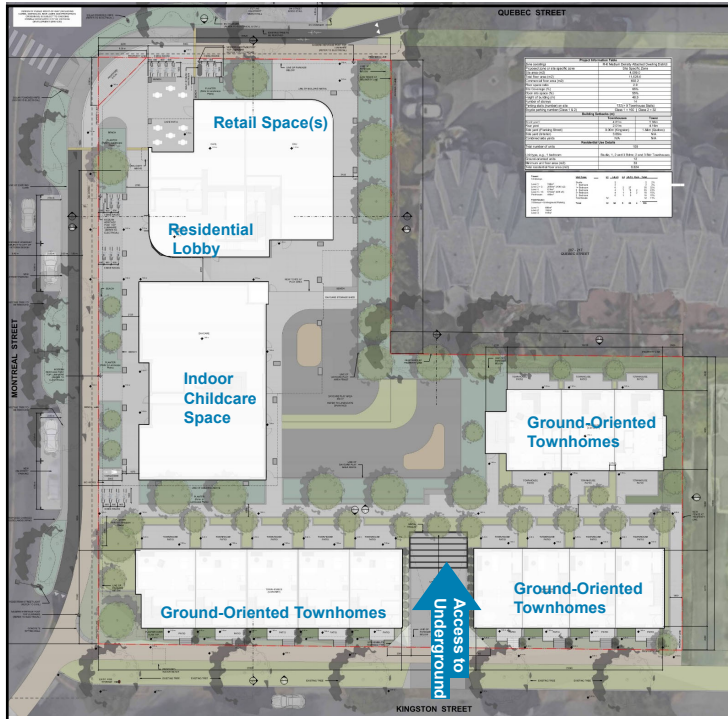
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Inclusionary Housing and Community Amenity Policy

	Current Proposal	Previous Proposal	IHCAC Policy
Housing Reserve Fund	\$460,000	\$700,000	\$690,000
Local Amenities Fund	\$200,000	\$200,000	\$1,610,000
Daycare	\$1,520,000 (valued at)	\$1,520,000 (valued at)	N/A
Meeting Space	Yes (no value provided)	Yes (no value provided)	N/A
TOTAL	\$2,180,000	\$2,420,000	\$2,300,000



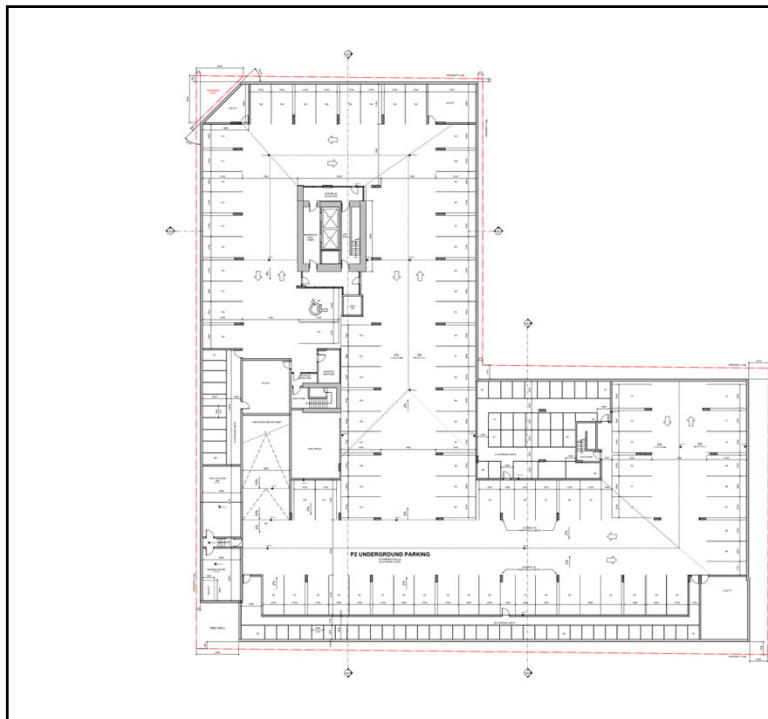
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Site Plan



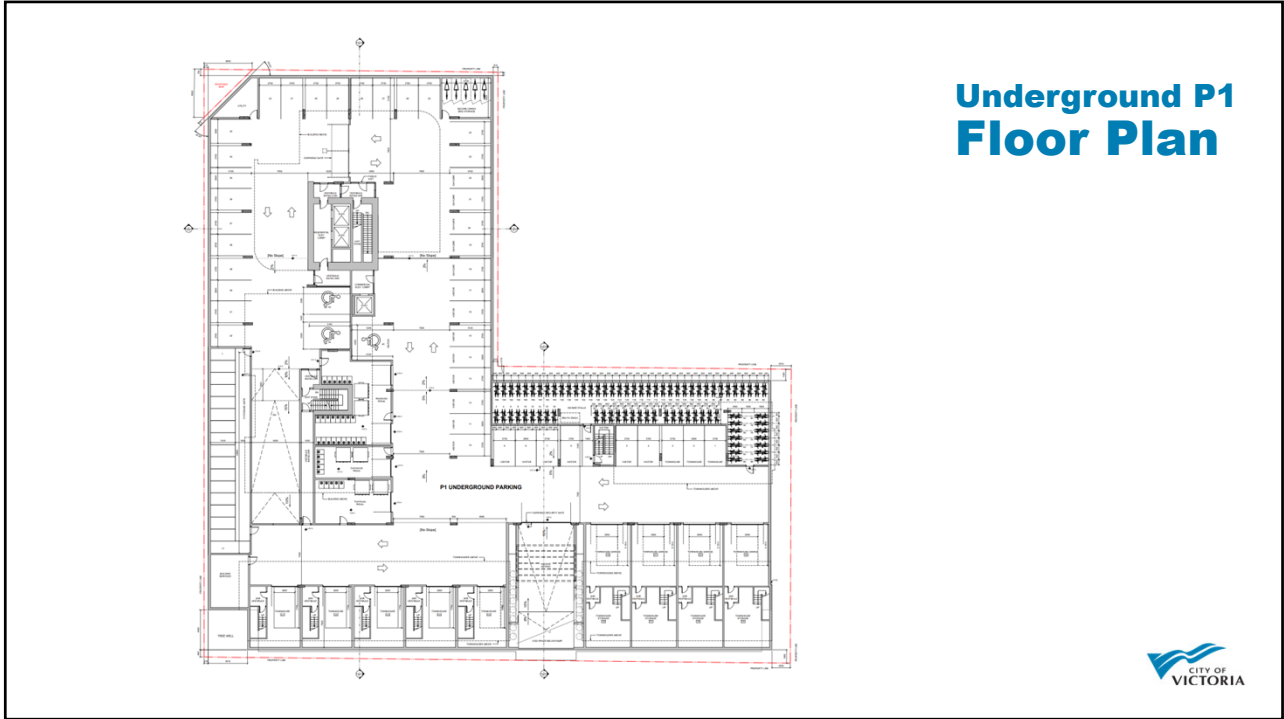
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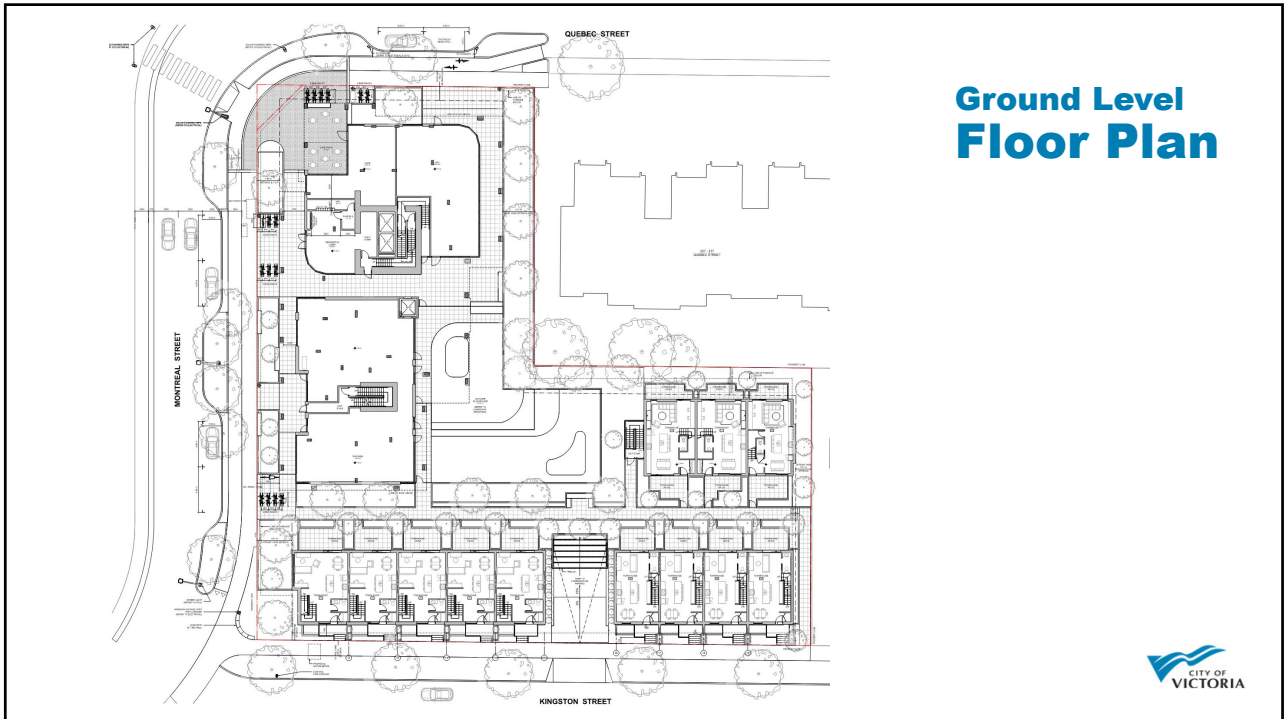
Underground P2 Floor Plan



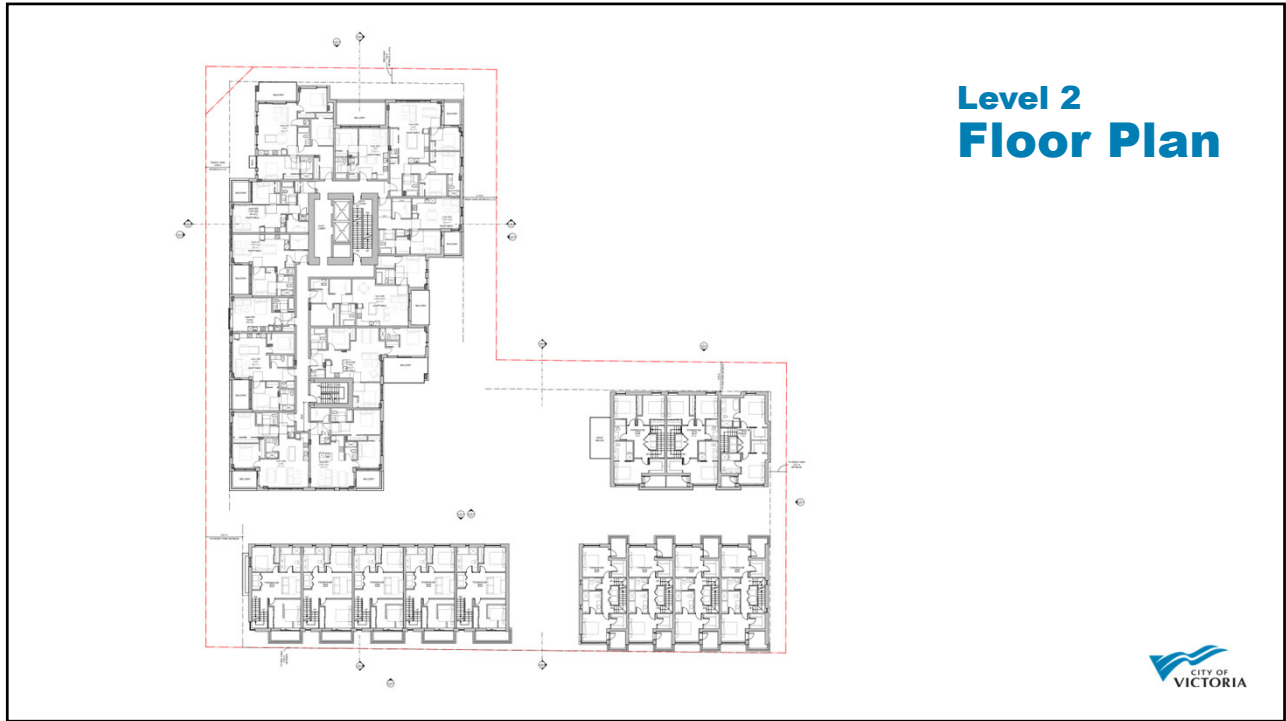
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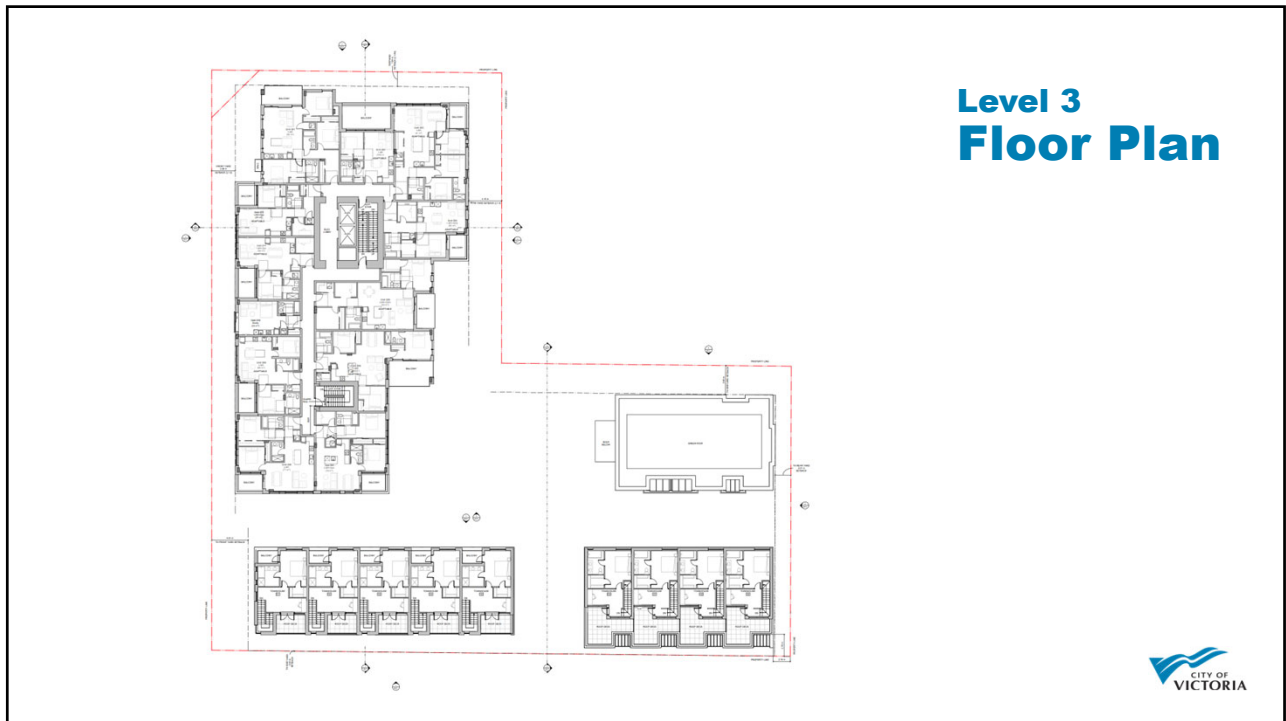
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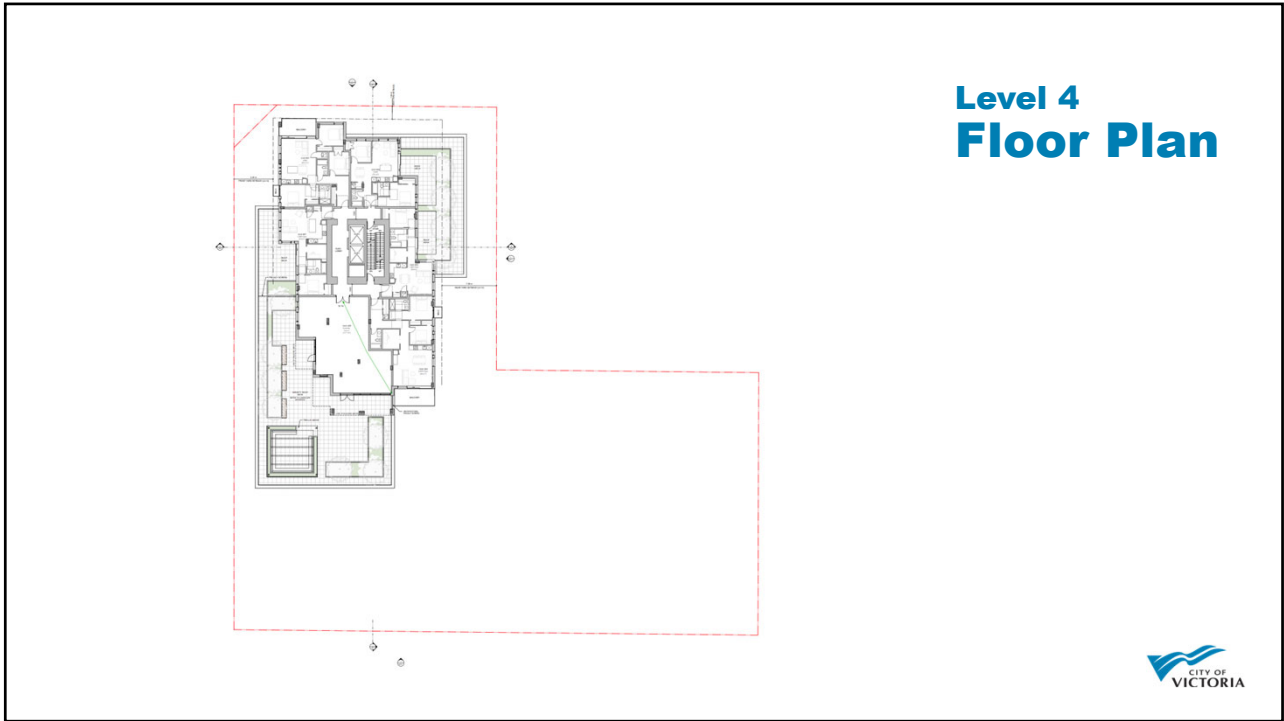
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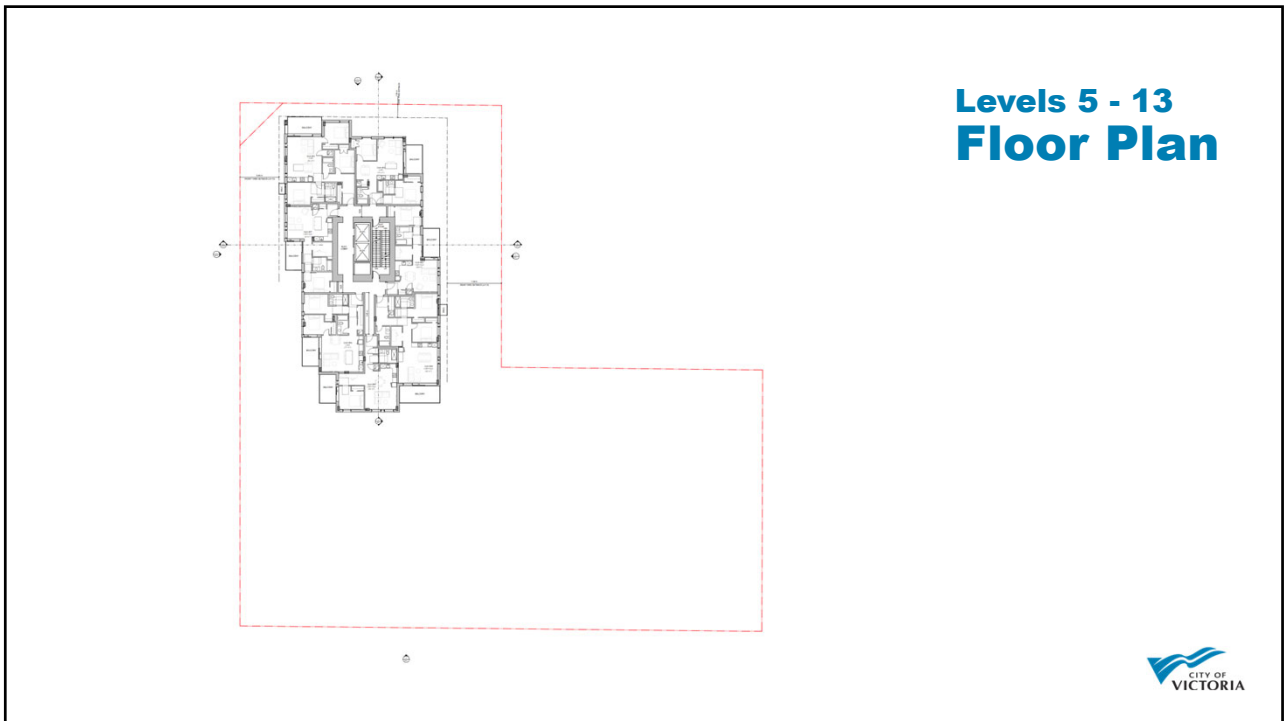
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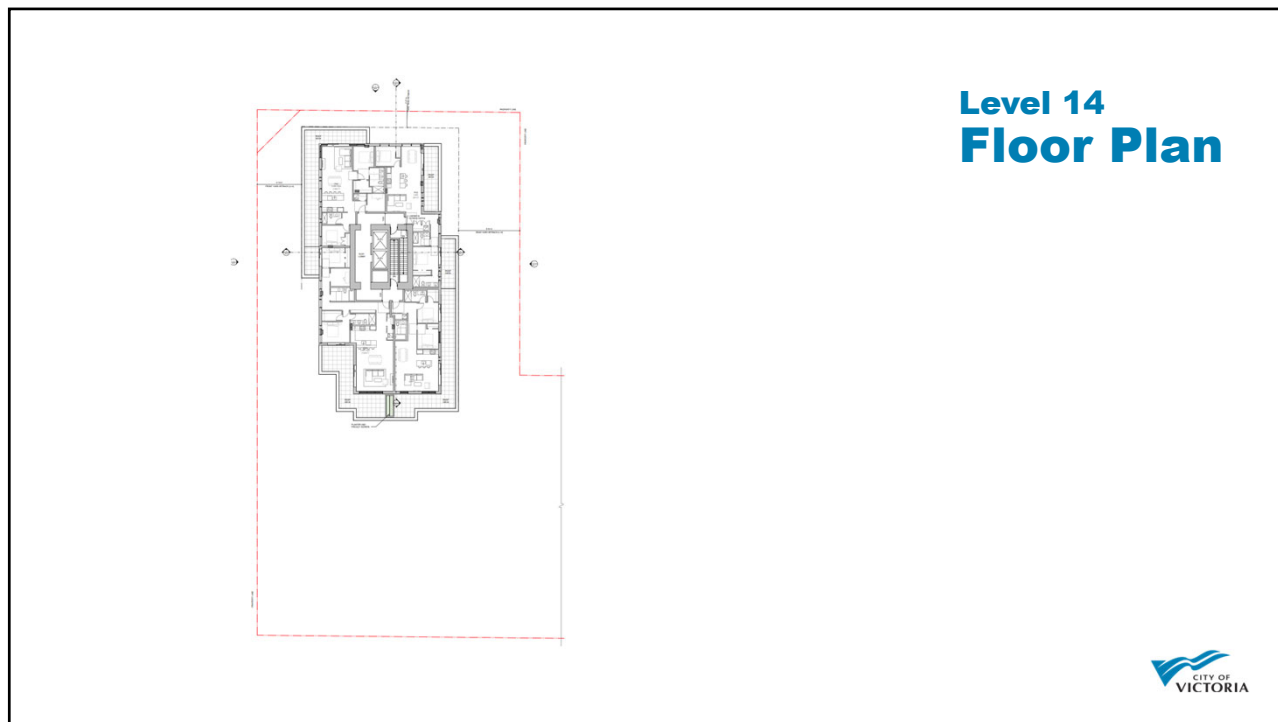
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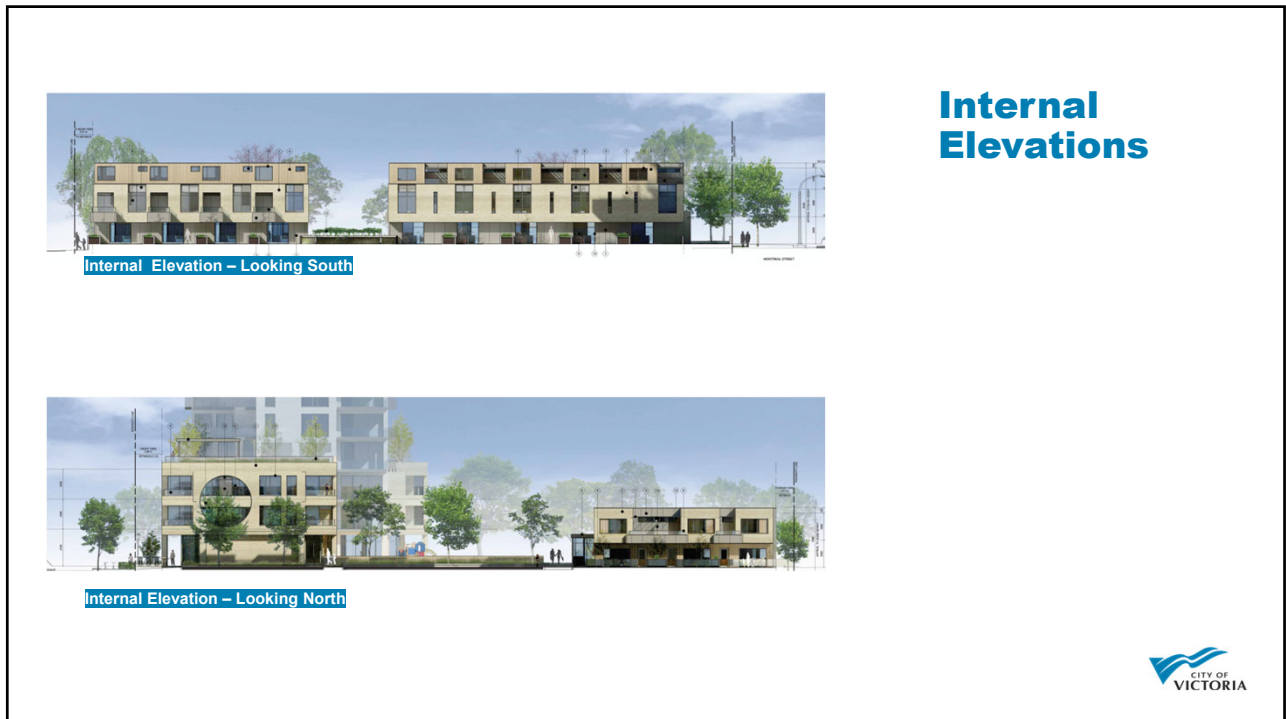
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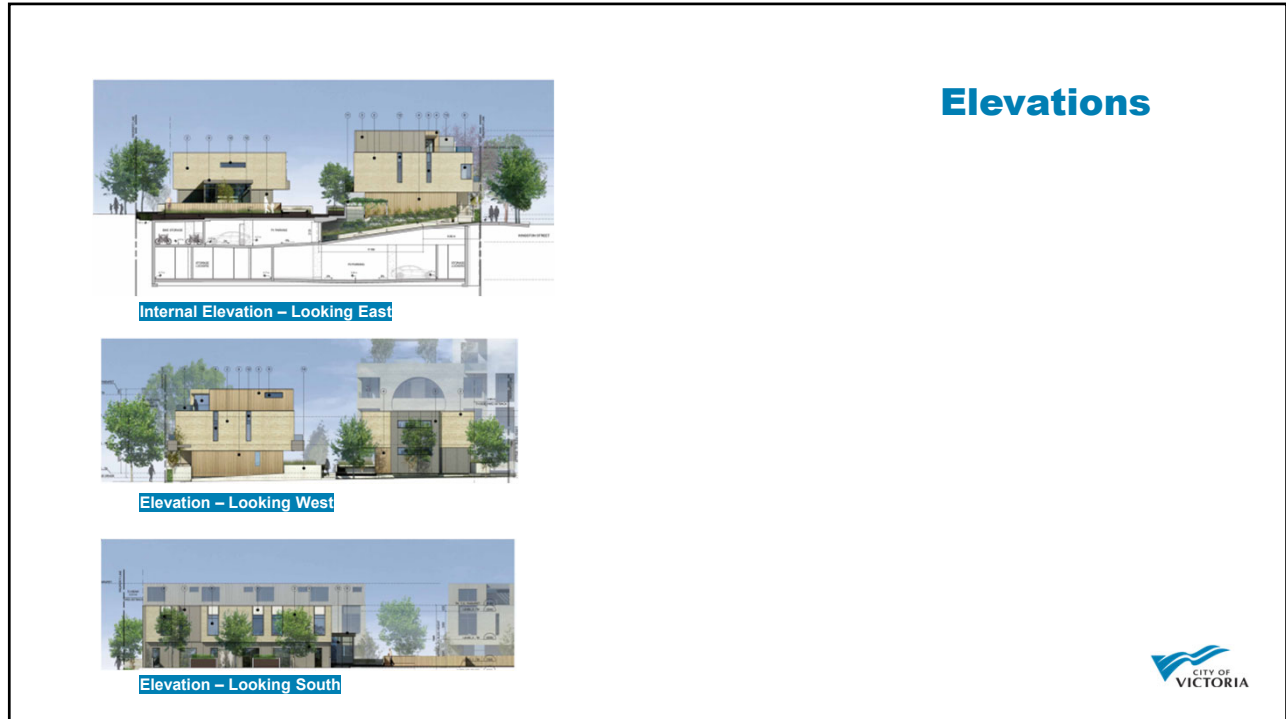
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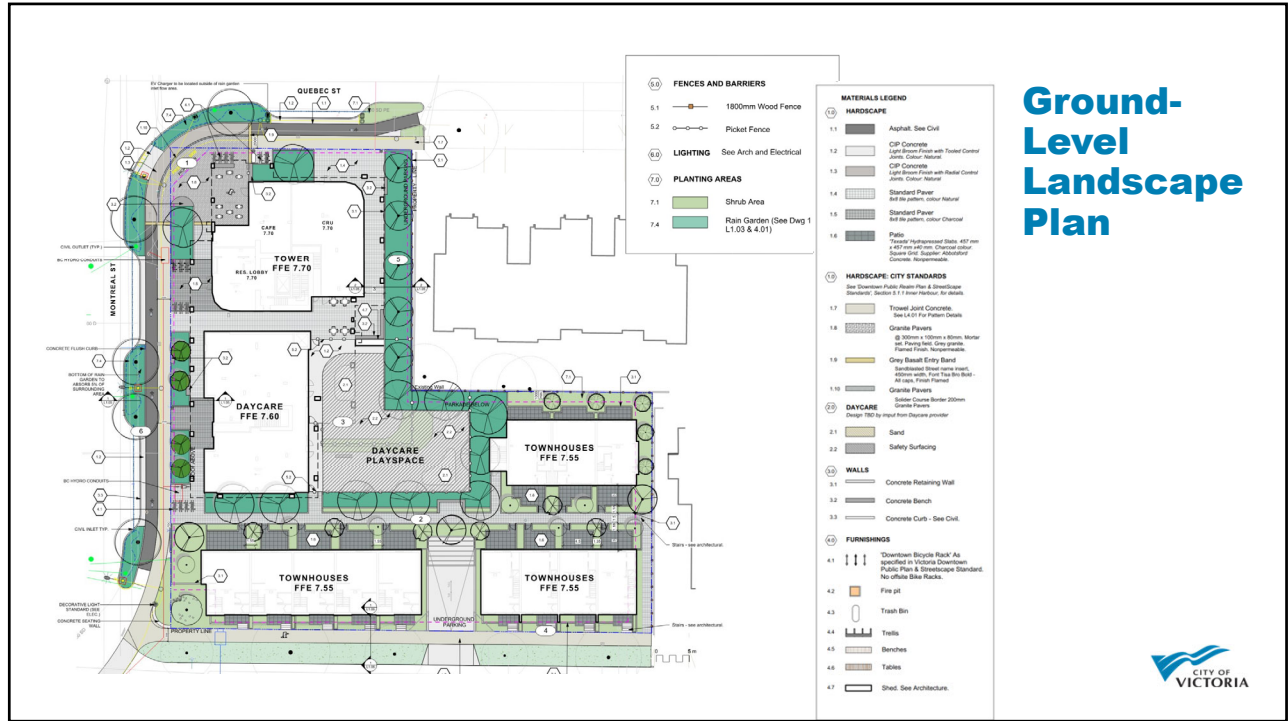
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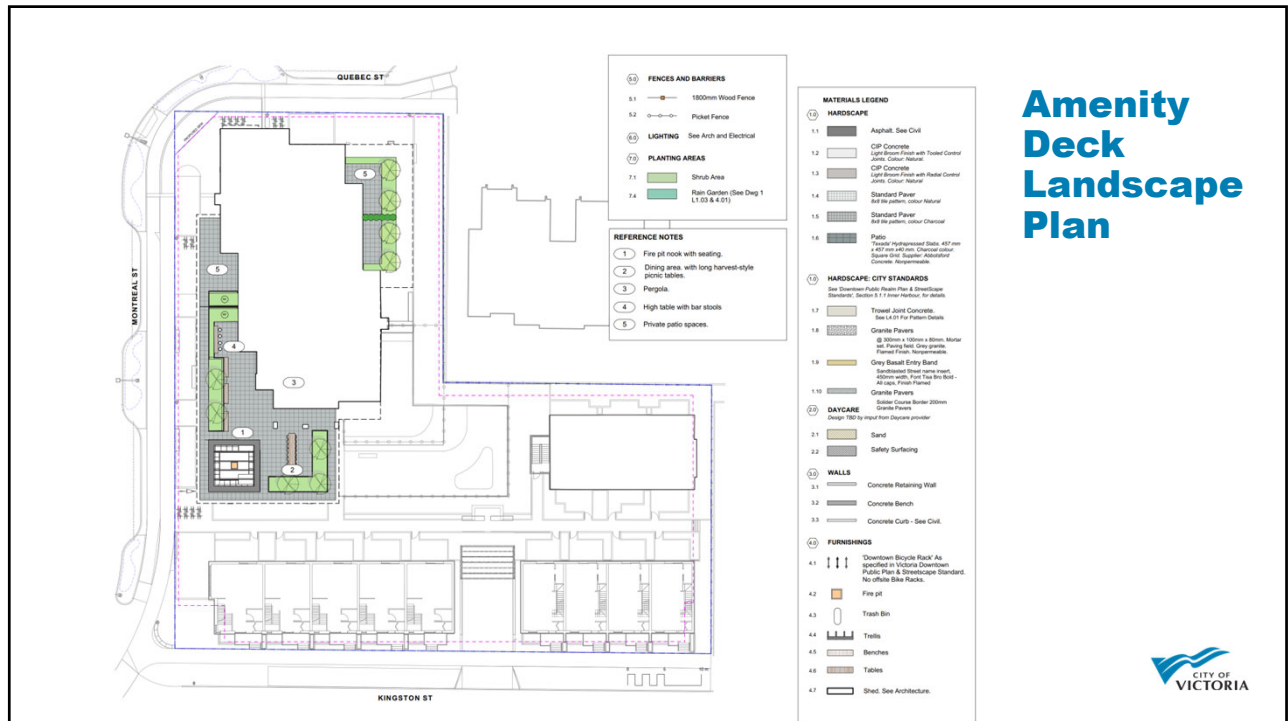
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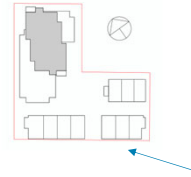
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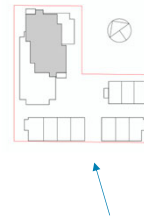
Rendering Kingston Street Townhouses



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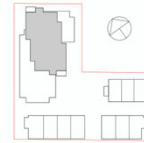
Renderings Kingston Street Looking North



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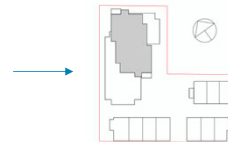
Rendering Montreal Street Looking North



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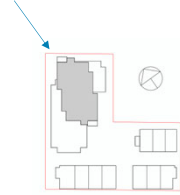
Rendering Montreal Street Looking East



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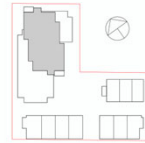
Rendering Corner Plaza on Quebec and Montreal



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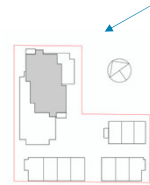
Rendering Montreal Street Looking South



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Rendering Quebec Street Podium Looking South - West



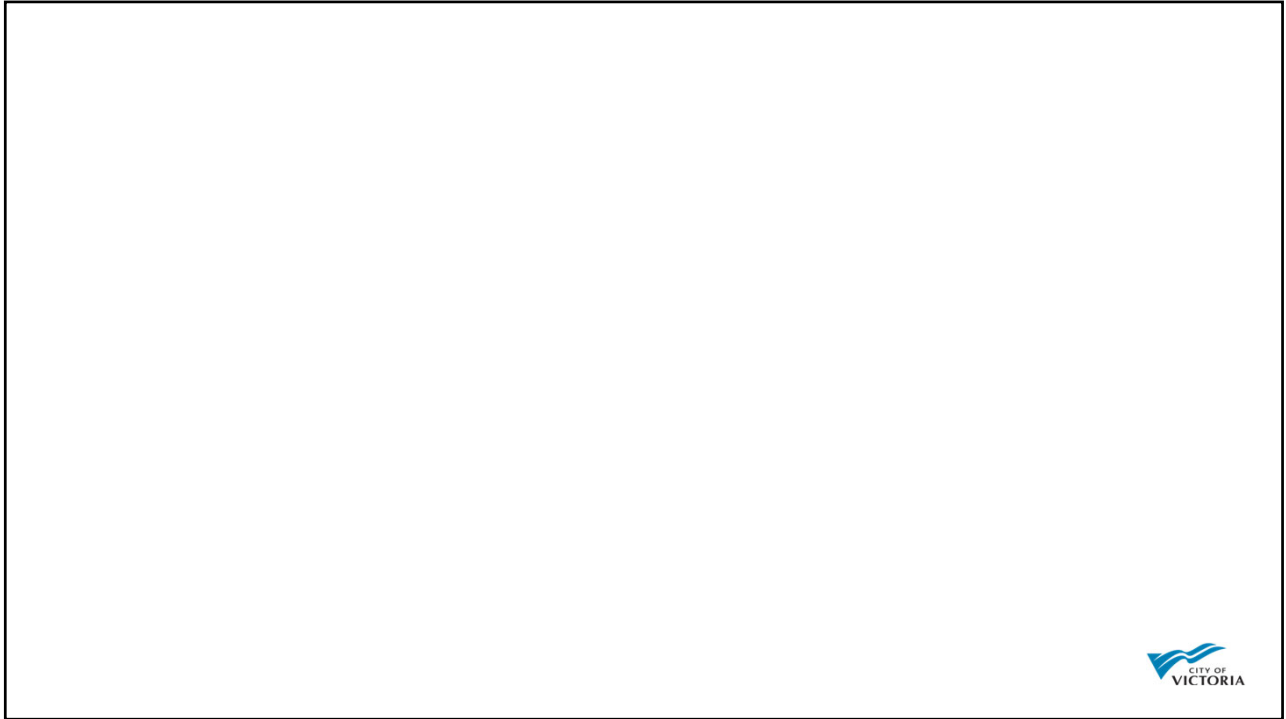
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Context Elevations



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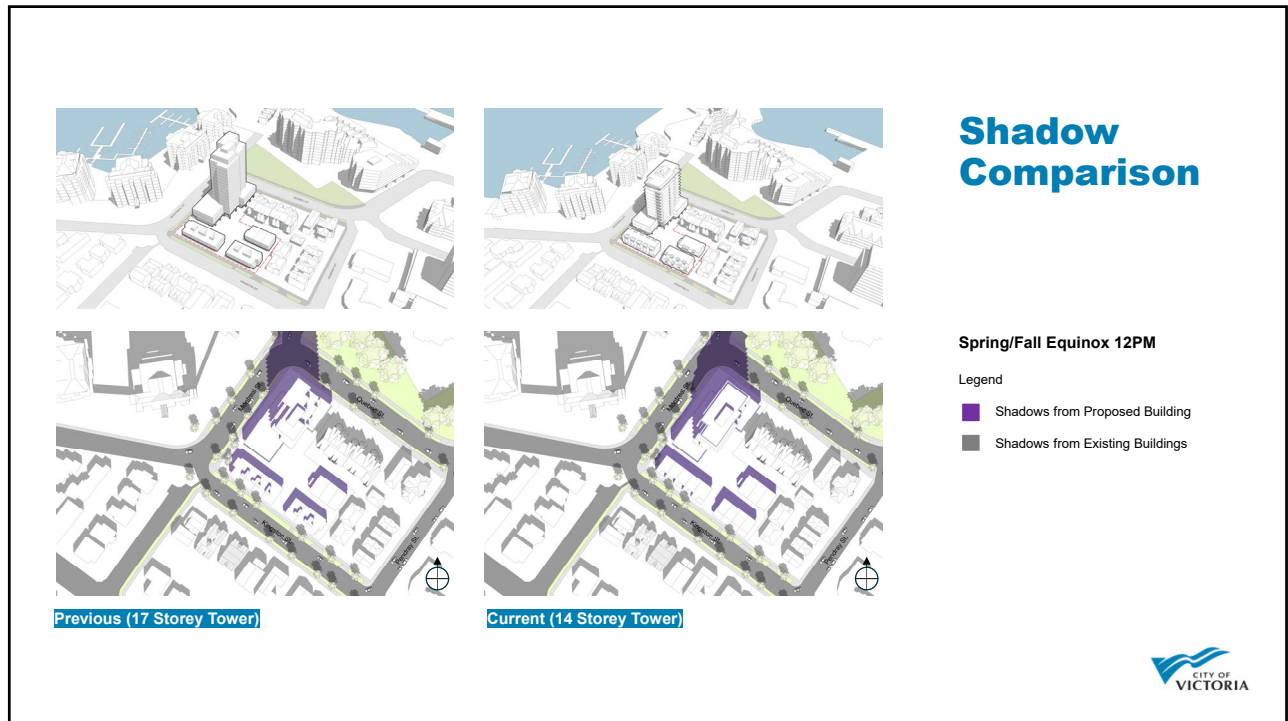
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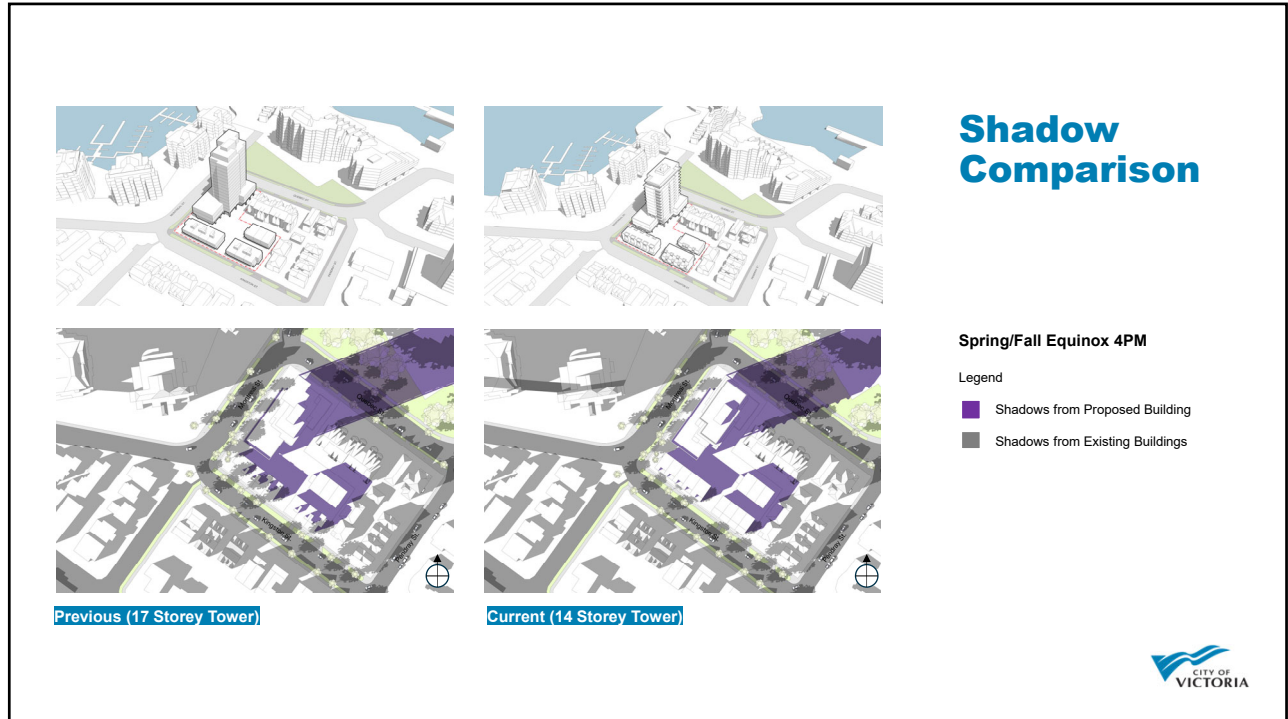
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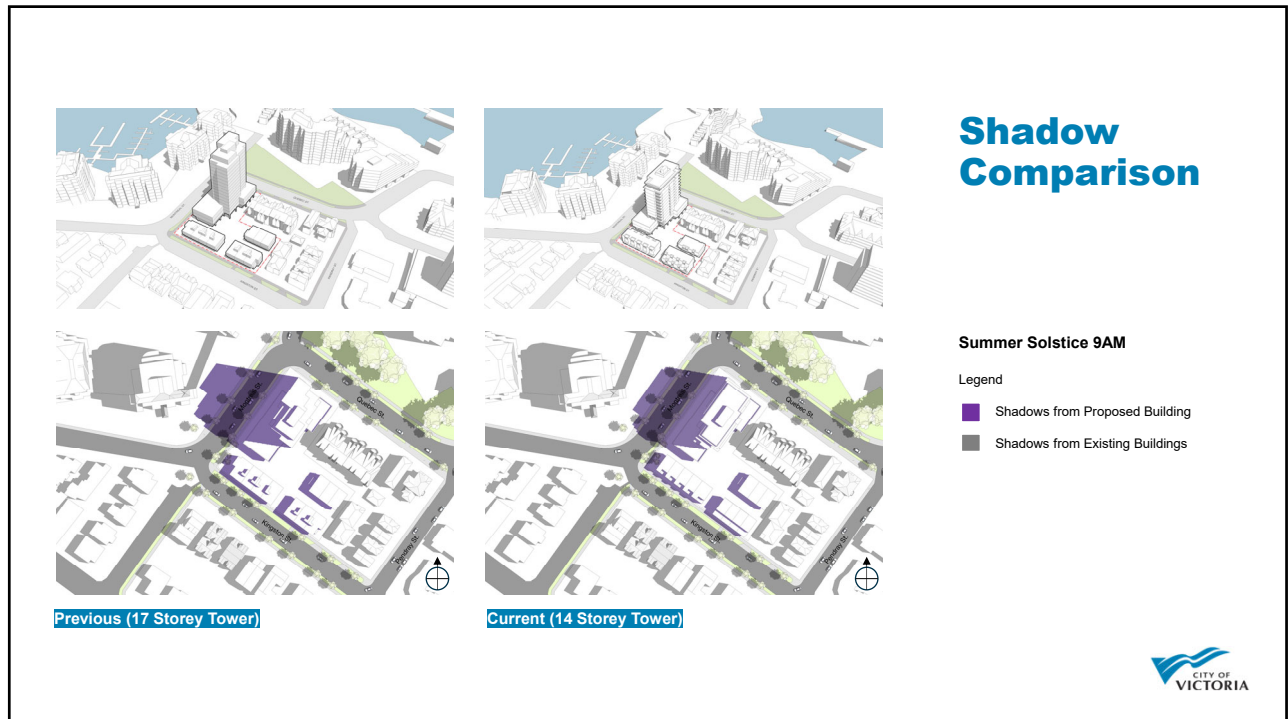
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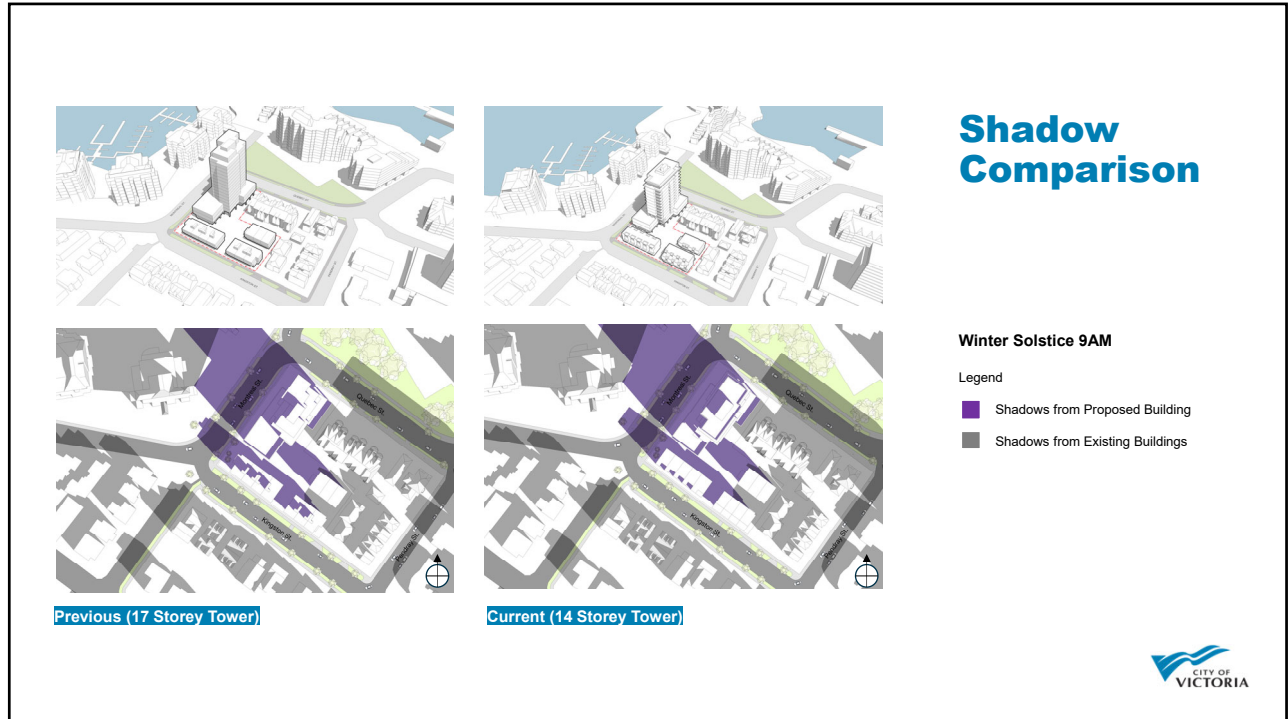
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