

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

# Rezoning and Development Permit with Variances Application

For 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street

COMMITTEE OF THE WHOLE | July 18, 2024





# Aerial Photo





# Subject Property







# Neighbouring Properties









# MAP 28 James Bay Strategic Directions

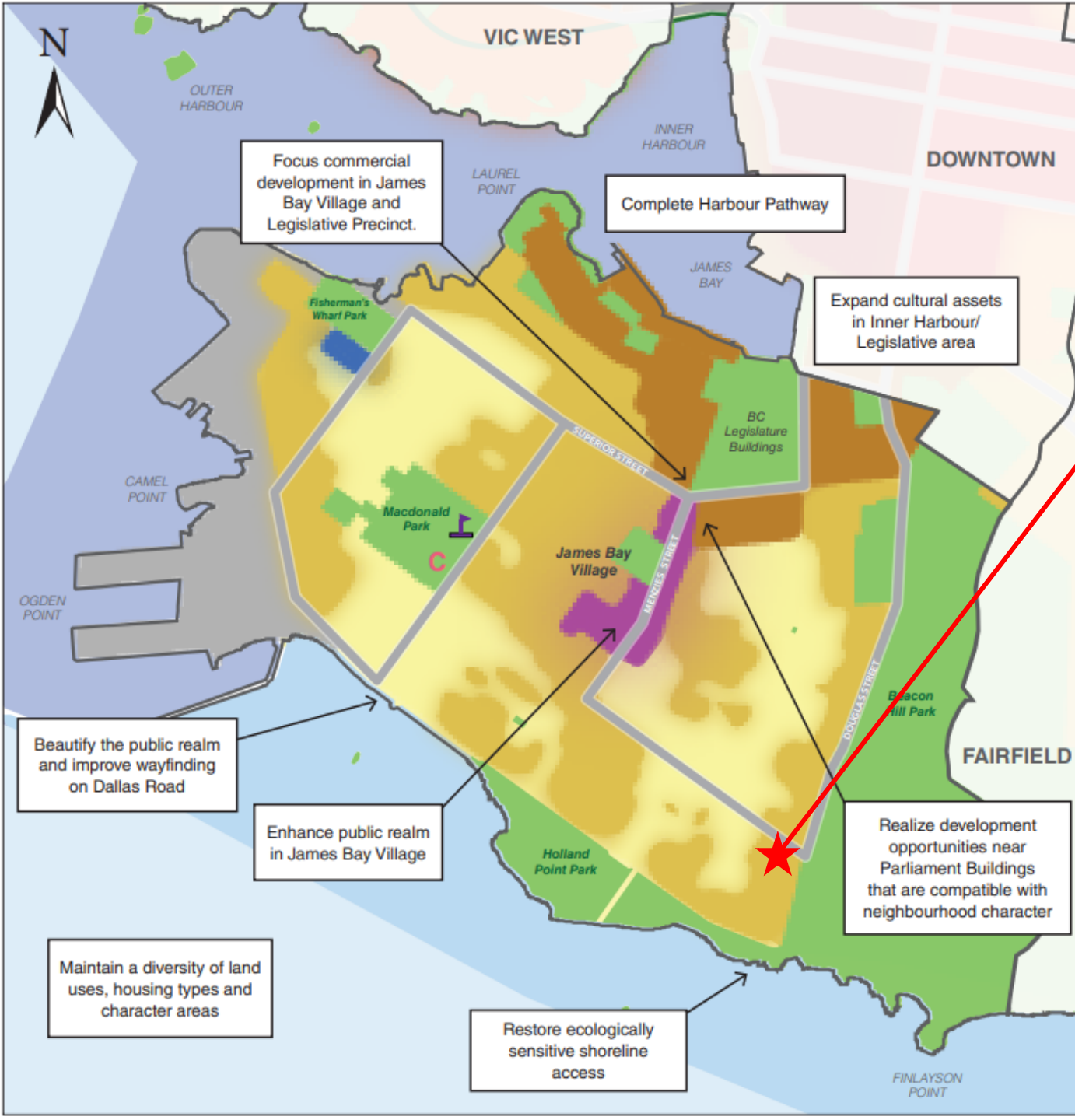
# OCP Designation

### Urban Place Designations\*

-  Core Inner Harbour/Legislative
-  General Employment
-  Marine Industrial
-  Large Urban Village
-  Urban Residential
-  Traditional Residential
-  Public Facilities, Institutions, Parks and Open Space
-  Working Harbour
-  Marine

### Public Facilities

-  Existing Public School
-  Community Centre



Focus commercial development in James Bay Village and Legislative Precinct.

Complete Harbour Pathway

Expand cultural assets in Inner Harbour/Legislative area

Beautify the public realm and improve wayfinding on Dallas Road

Enhance public realm in James Bay Village

Maintain a diversity of land uses, housing types and character areas

Restore ecologically sensitive shoreline access

Realize development opportunities near Parliament Buildings that are compatible with neighbourhood character

\*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.





# Parking Floor Plan

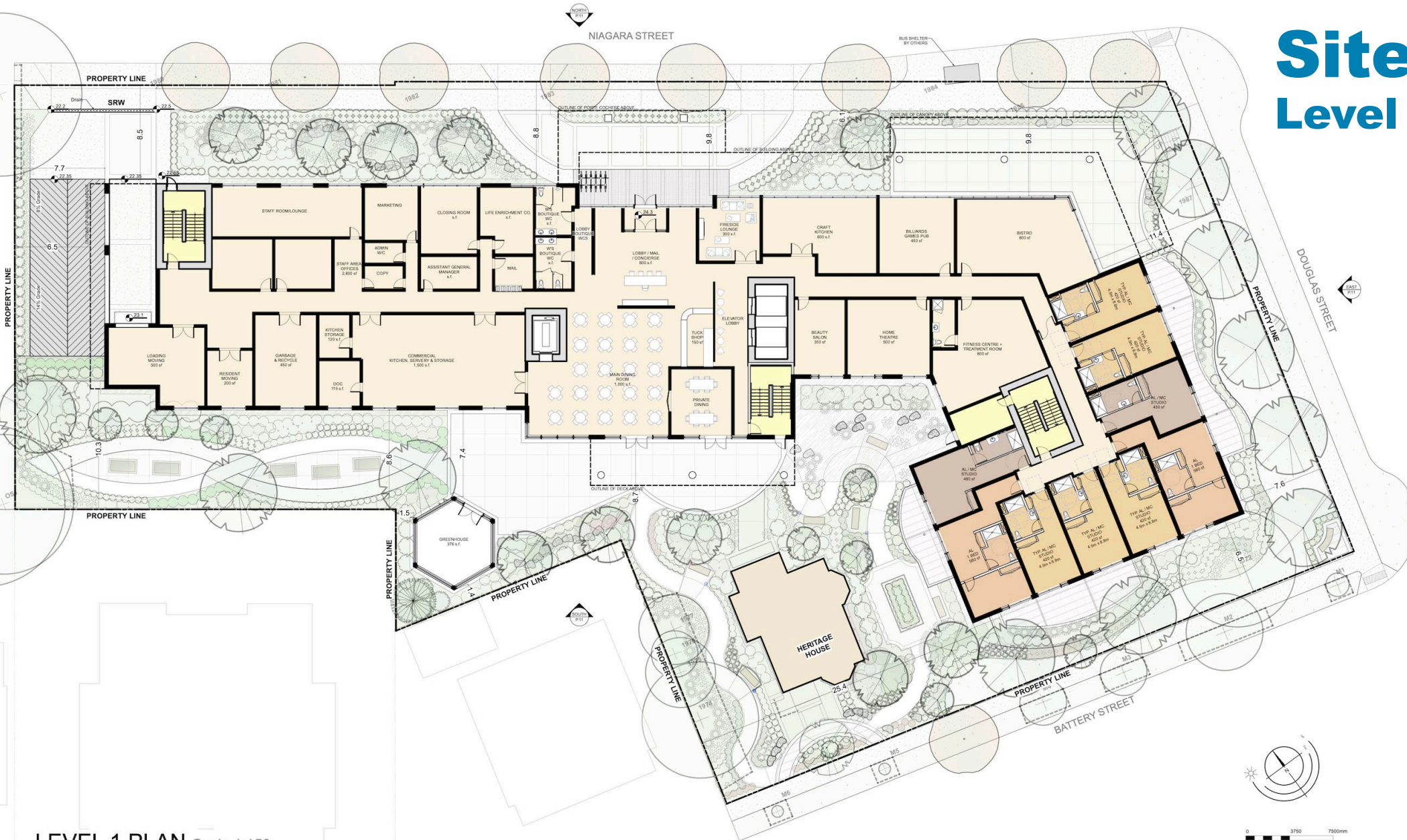


PARKING PLAN Scale 1:150



# Site Plan

## Level 1



LEVEL 1 PLAN Scale 1:150

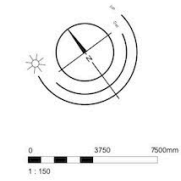


# Floor Plan

## Levels 2-4



LEVEL 2-4 PLAN Scale 1:150  
Assisted Living



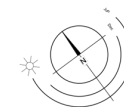


# Floor Plan

## Level 5



LEVEL 5 PLAN Scale 1:150  
Memory Care



0 3750 7500mm  
1:150

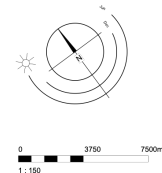


# Floor Plan

## Level 6



**LEVEL 6 PLAN** Scale 1:150  
Memory Care





# Elevation Niagara Street





# Elevation Battery Street





# Elevation Douglas Street

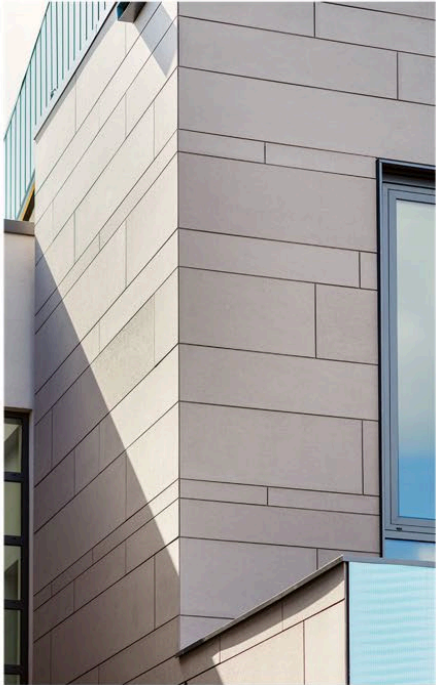


# Elevation West

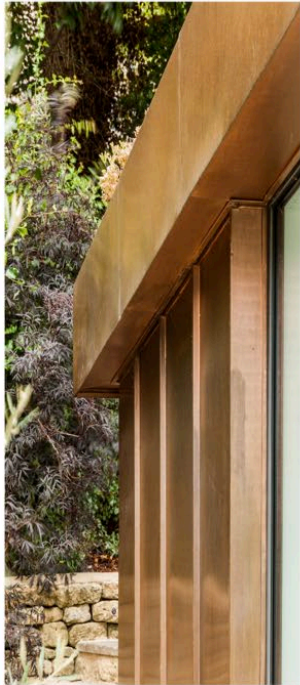




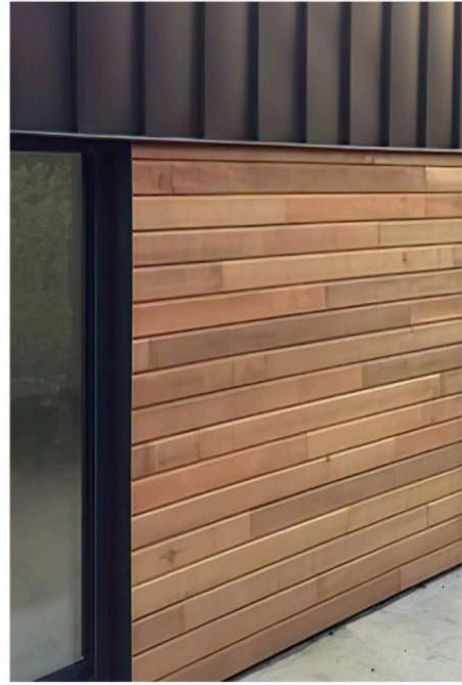
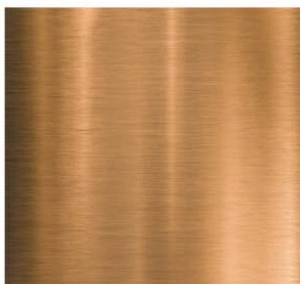
# Material Board



FIBRE CEMENT PANEL W/ REVEAL JOINT



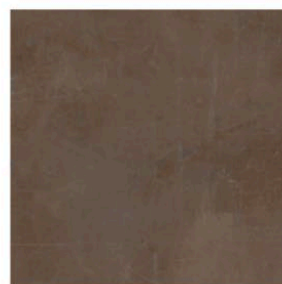
COPPER FINISH METAL PANEL



WOOD TONE PLANK

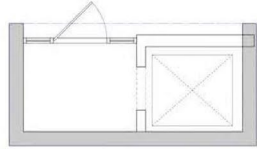


BRONZE FINISH METAL PANEL



# Floor Plans and Elevations

## Heritage Designated Building



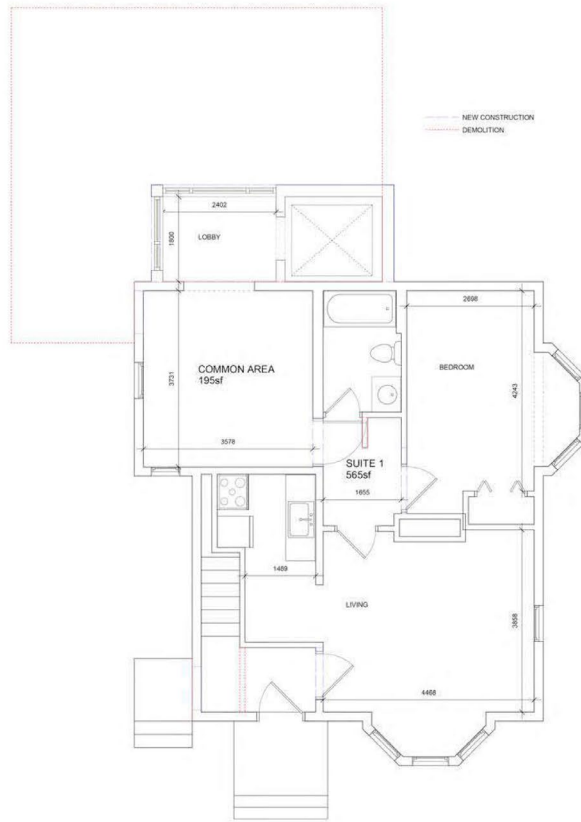
3 Courtyard Level  
A211 SCALE: 1:50



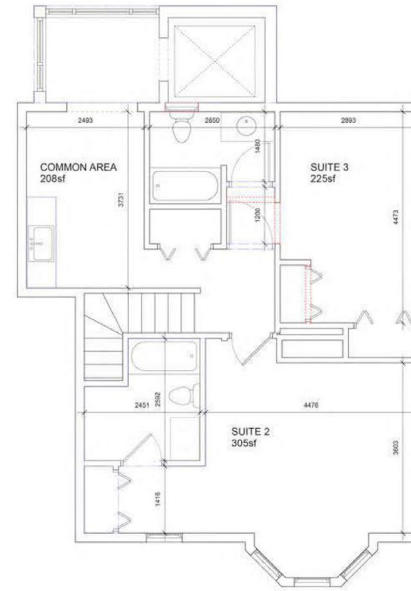
WEST VIEW



NORTH VIEW



1 Level  
A211 SCALE **Level 1**



2 Level  
A211 SCALE **Level 2**

LEGEND	
COLOUR	
	PENDRELL VERDIGRIS
	PENDRELL GREEN
	GLOSS BLACK

L1: 27.1  
AVG. 26.22



EAST ELEVATION

**East**



WEST ELEVATION

**West**



NORTH ELEVATION

**North**



SOUTH ELEVATION

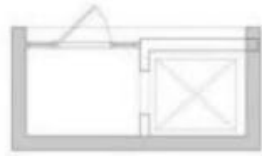
**South**



# Floor Plans and Elevations

## Heritage Designated Building

One storey addition to be demolished  
Replaced with elevator



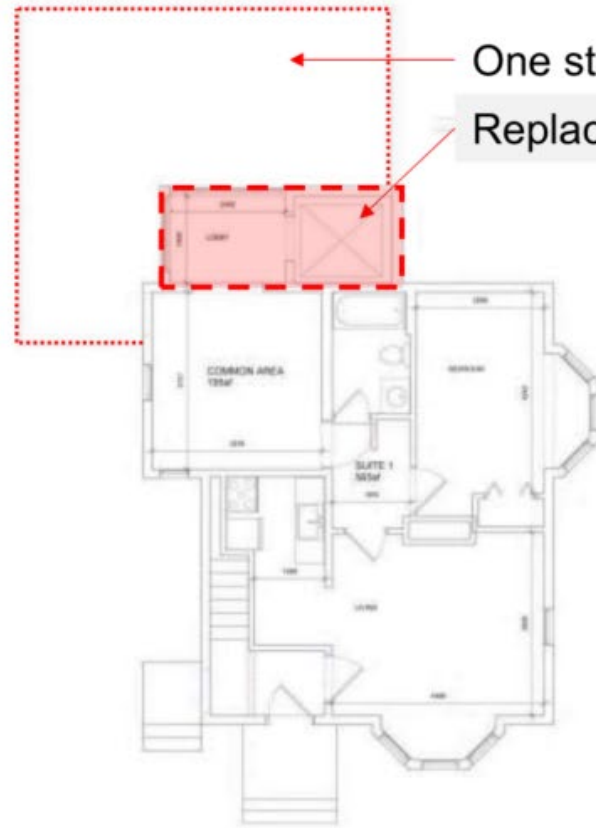
1 Courtyard Level  
AD11 SCALE: 1:50



EAST ELEVATION



WEST ELEVATION



1 Level 1  
AD11 SCALE



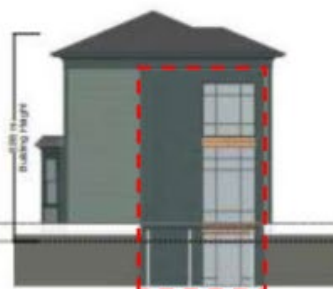
2 Level 2  
AD11 SCALE



East



West



North



South

# Street Elevations



## Douglas Street



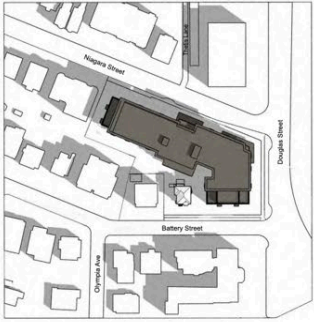
## Niagara Street



## Battery Street



# Shadow Study



Proposed Amica House - March / September 10am



Proposed Amica House - March / September Noon



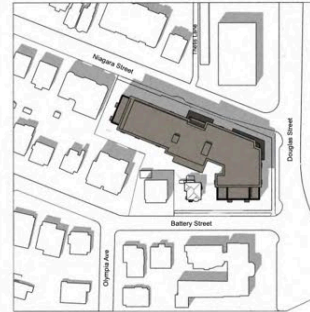
Proposed Amica House - March / September 2pm



Proposed Amica House - June 10am



Proposed Amica House - June Noon



Proposed Amica House - June 2pm



Proposed Amica House - December 10am

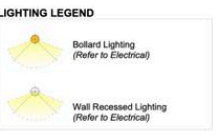
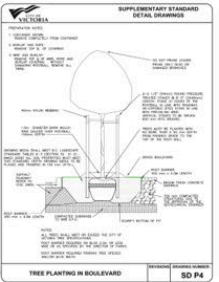


Proposed Amica House - December Noon



Proposed Amica House - December 2pm

# Landscape Plan



## Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 40	Acer coronatum	Vine Maple	40m cal.
	Acer rubrum 'Armstrong'	Armstrong Maple	60m cal.
	Acer rubrum 'October Glory'	October Glory Red Maple	60m Cal.
	Boulevard Tree	To Be Determined by Parks	60m cal.
	Cercidiphyllum japonicum	Katsura Tree	60m Cal.
	Corus canadensis	Eastern Redbud	60m cal.
	Magnolia Galley	Galley Magnolia	60m cal.
	Pseudotsuga menziesii	Douglas Fir	2M Ht.
	Quercus rubra	Red Oak	60m cal.
Large Shrubs	Botanical Name	Common Name	Size
Total: 136	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	Choysya leucata	Mexican Orange Blossom	#5 pot
	Comus sericea 'Flaxmeam'	Midwinter Fire Dogwood	#5 pot
	Oemonea occidentalis	Indian Plum	#5 pot
	Philadelphus lewisii	Mock Orange	#5 pot
	Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
	Paixi 'Forest Flame'	Forest Flame Ferns	#5 pot
	Tsuga occidentalis 'Smiragz'	Emerald Cedar	1.2m Ht.
	Vaccinium ovatum	Evergreen Huckleberry	#5 pot
Medium Shrubs	Botanical Name	Common Name	Size
Total: 408	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Rhododendron 'Dora Amatais'	Dora Amatais Rhododendron	#3 pot
	Rhododendron 'Fantasia'	Fantasia Rhododendron	#3 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
	Ribes sanguineum	Red Flowering Currant	#3 pot
	Rosa nutkana	Nootka Rose	#3 pot
	Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
	Symphoricarpos albus	Snowberry	#3 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 817	Azalea 'Snowbird'	Snowbird Azalea	#1 pot
	Berberis thunbergii f. atropurpurea 'Bagatelle Def Purpurea'	Japanese Barberry	#1 pot
	Celastrus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
	Comus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
	Caithira strabus	Salix	#1 pot
	Lavandula officinalis	English Lavender	#1 pot
	Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
	Mahonia repens	Low Oregon Grape	#1 pot
	Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 315	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Festuca idahoensis	Idaho Fescue	#1 pot
	Helleboros scaberpiens	Blue Owl Grass	#1 pot
	Perovskia atriplicifolia	Russian Sage	#1 pot
	Polystichum munium	Sword Fern	#1 pot

- Notes:**
- All work to be completed to current CSLA Landscape Standards
  - All soft landscape to be irrigated with an automatic irrigation system
  - The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
    - Tree Planting Inspections
    - Excavated tree pits, soil cells, root barriers
    - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
    - Completed planting tree planting, grate/guard, stakes etc.





# Variations

- increasing the maximum height from 18.50m to 23.10m
- increasing the maximum site coverage from 40% to 53%
- reducing the minimum open site space from 50% to 41%
- reducing the Battery Street setback from 10.00m to 6.00m for the triplex
- reducing the Battery Street setback from 10.00m to 6.50m for the building and 5.00m for the balcony of the assisted living facility
- reducing the Niagara Street setback from 4.00m to 2.50m for the port cochere of the assisted living facility
- reducing the internal west setback from 6.00m to 5.00m for the balcony of the assisted living facility
- reducing the internal south setback from 6.00m to 4.70m for the balcony of the assisted living facility.
- locate an accessory building in the side yard instead of the rear yard
- increasing the maximum height of an accessory building from 3.50m to 3.70m.

# Renderings





# Renderings





# Renderings

