

**2024** | CITY OF VICTORIA | Planning and Development

# Rezoning Application No.00870, Development Permit with Variances Application No. 000641 and Heritage Designation Application HD000209

For 1885 Government




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## Aerial Photo



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## Subject Property



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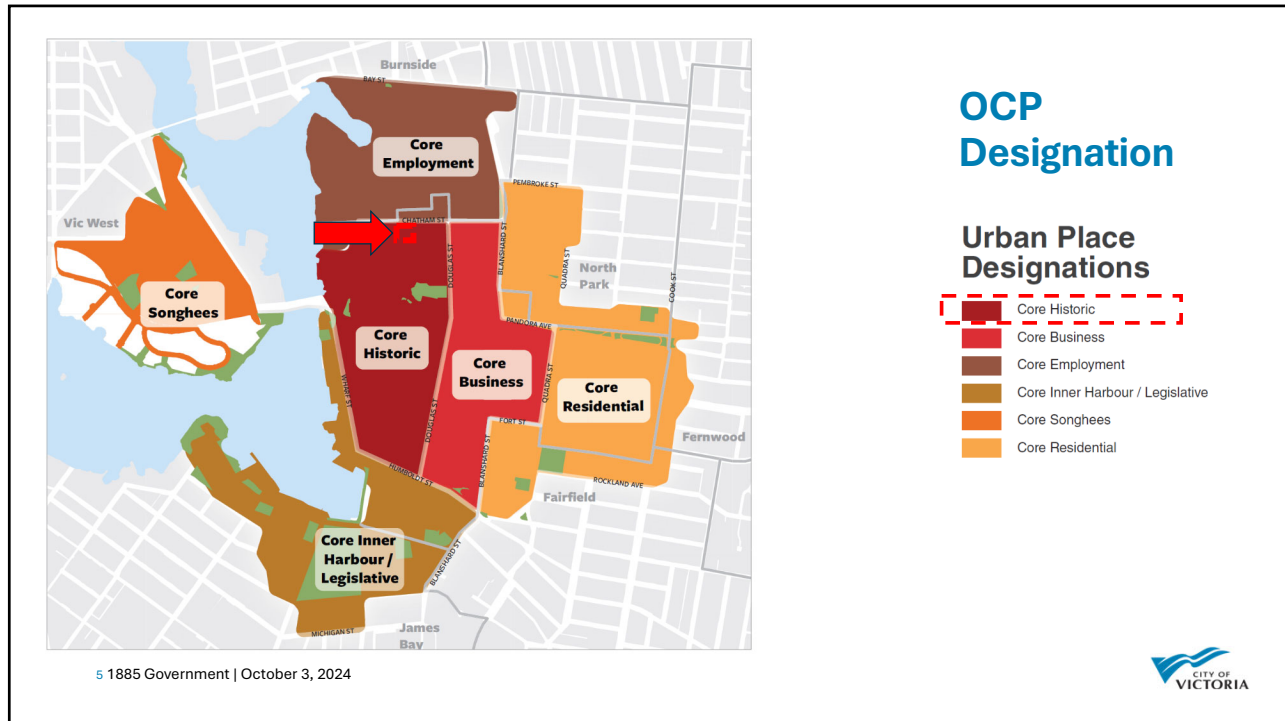


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## Neighbouring Properties



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## Rezoning

**Use**

- Removal of the site-specific land use restrictions within the OTD-1 zone, which only currently permit automotive repair. All uses that are permitted within the OTD-1 zone will be permitted. This includes commercial and residential.

**Density**

- Increase density from 3:1 FSR to 4.13:1 FSR.

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## Rezoning

### Use

47.	1885 Government Street Lot A Plan VIP45681	a. <b>Automotive Repair</b> is the only permitted use	
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#### 4.4 Old Town District-1 Zone (OTD-1)

1. Permitted Uses	
a. <b>Assembly</b>	i. <b>Hotel</b>
b. <b>Assisted Living Facility</b>	m. <b>Office</b>
c. <b>Brew Pub (beer, spirits, wine)</b>	n. <b>Personal Service</b>
d. <b>Care Facility</b>	o. <b>Residential</b>
e. <b>Civic Facility</b>	p. <b>Residential Lock-off Unit</b>
f. <b>Cultural Facility</b>	q. <b>Retail Liquor Sale</b>
g. <b>Drinking Establishment</b>	r. <b>Retail Trade</b>
h. <b>Equipment Rental</b>	s. <b>Small-scale Commercial Urban Agriculture</b>
i. <b>Financial Service</b>	t. <b>Studio</b>
j. <b>Food and Beverage Service</b>	u. <b>Utility</b>
k. <b>Home Occupation</b>	

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## Rezoning

### Density

#### Conditions to Exceed OCP Densities

- To support affordable housing applications
- To encourage the retention and rehabilitation of heritage buildings
- Site specific amendments when they are consistent with the intent of the Urban Place Designations and further the broad objectives and policies of the plan, as appropriate to the site context.

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## Rezoning

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## Rezoning

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# Development Permit with Variances Application No. 000641

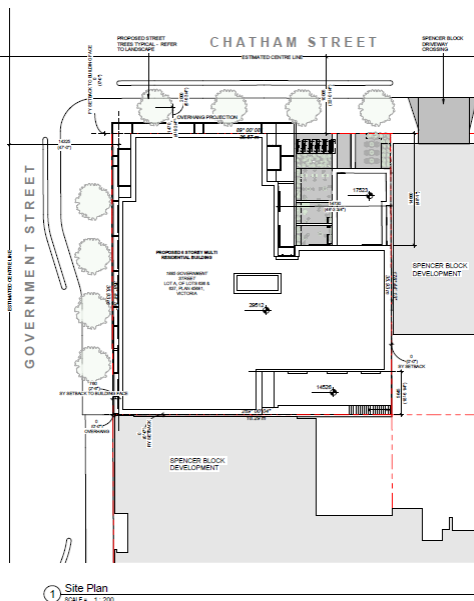


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## Site Plan



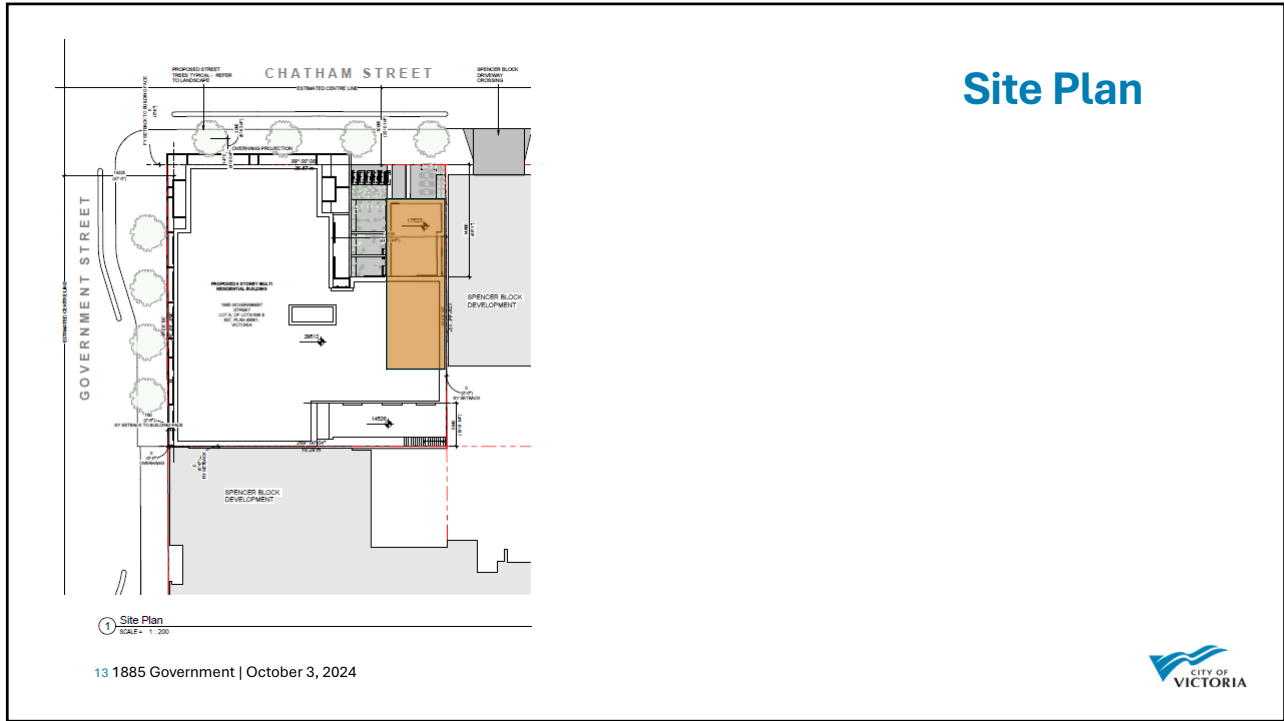
1 Site Plan  
SCALE: 1:200

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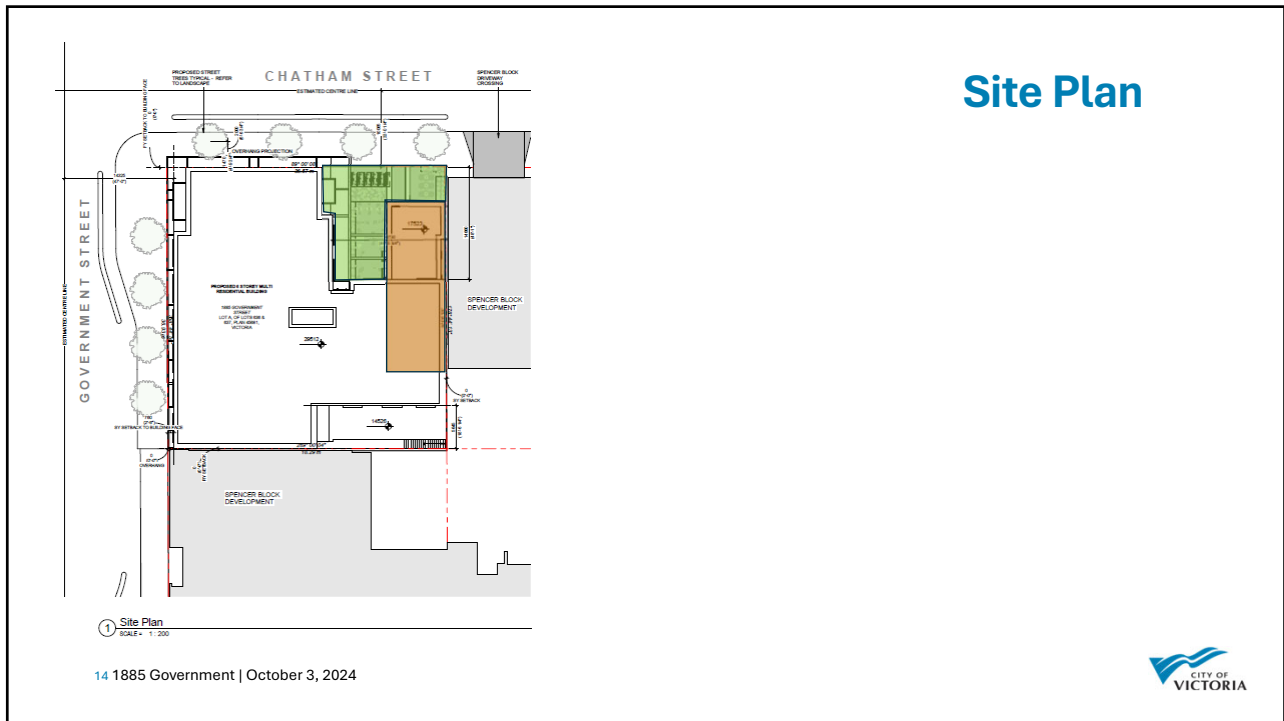


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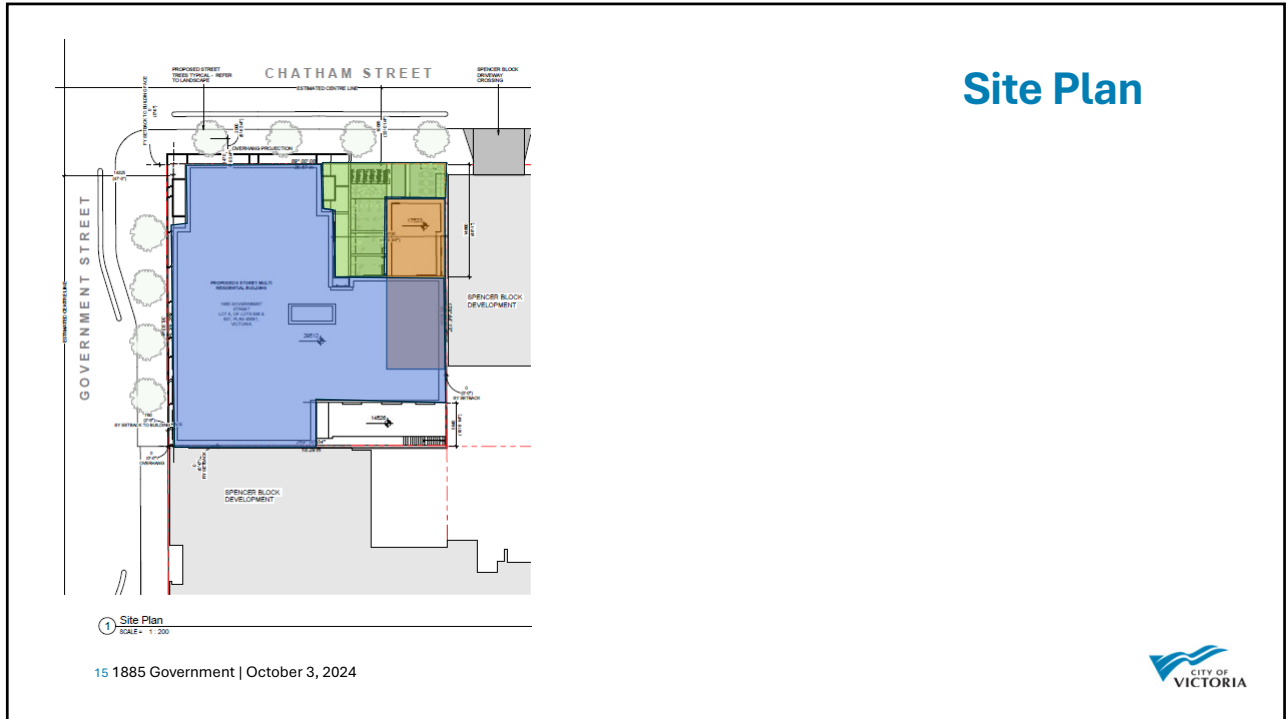




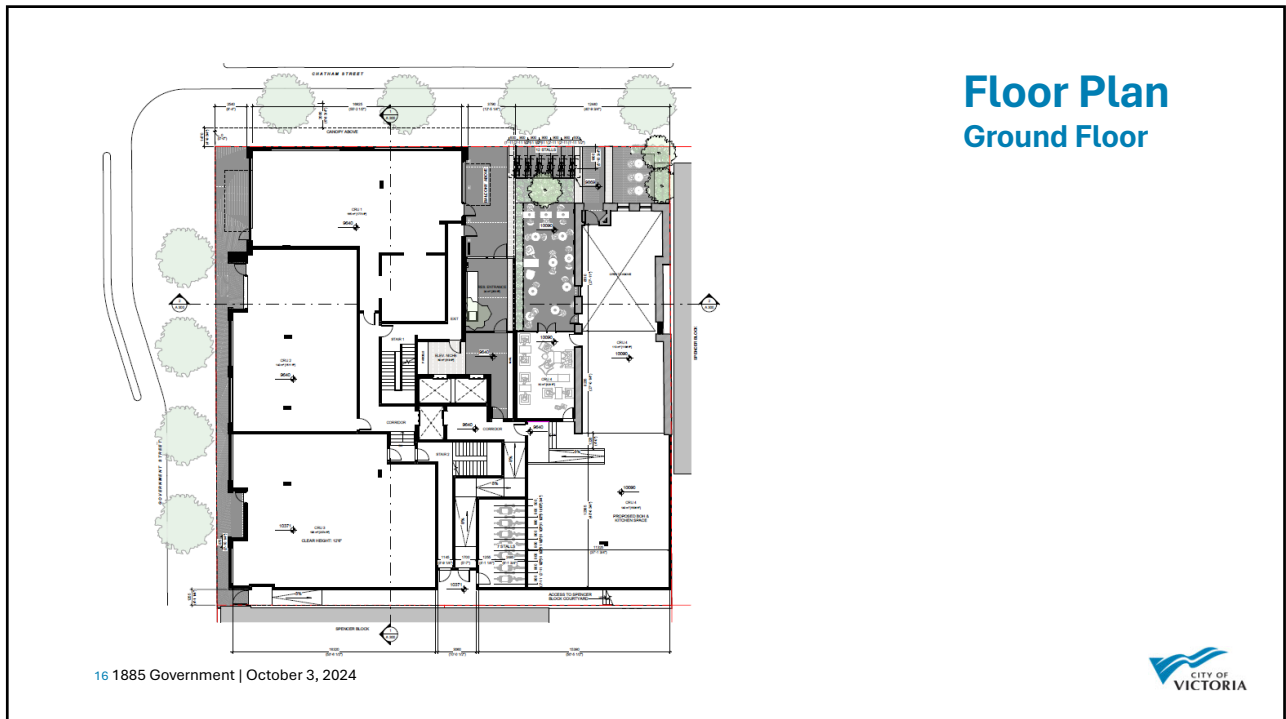
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## Floor Plan Level 2


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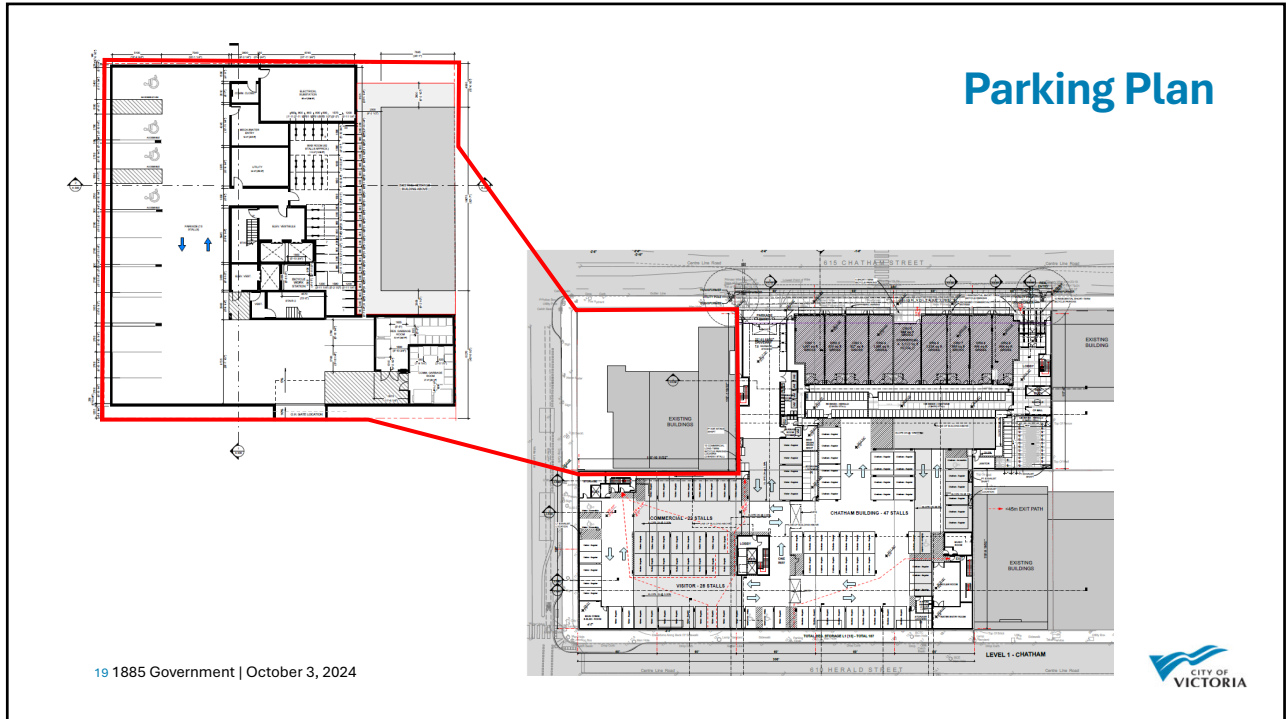
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## Floor Plan Levels 3-6

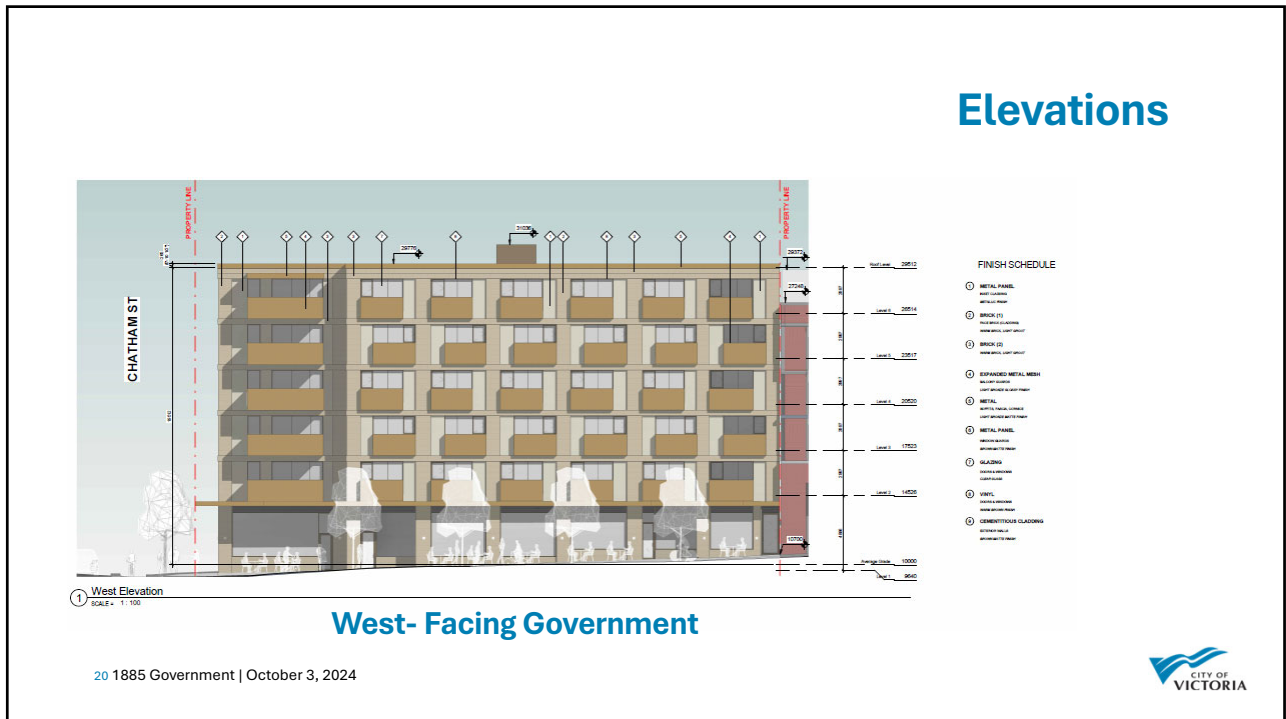
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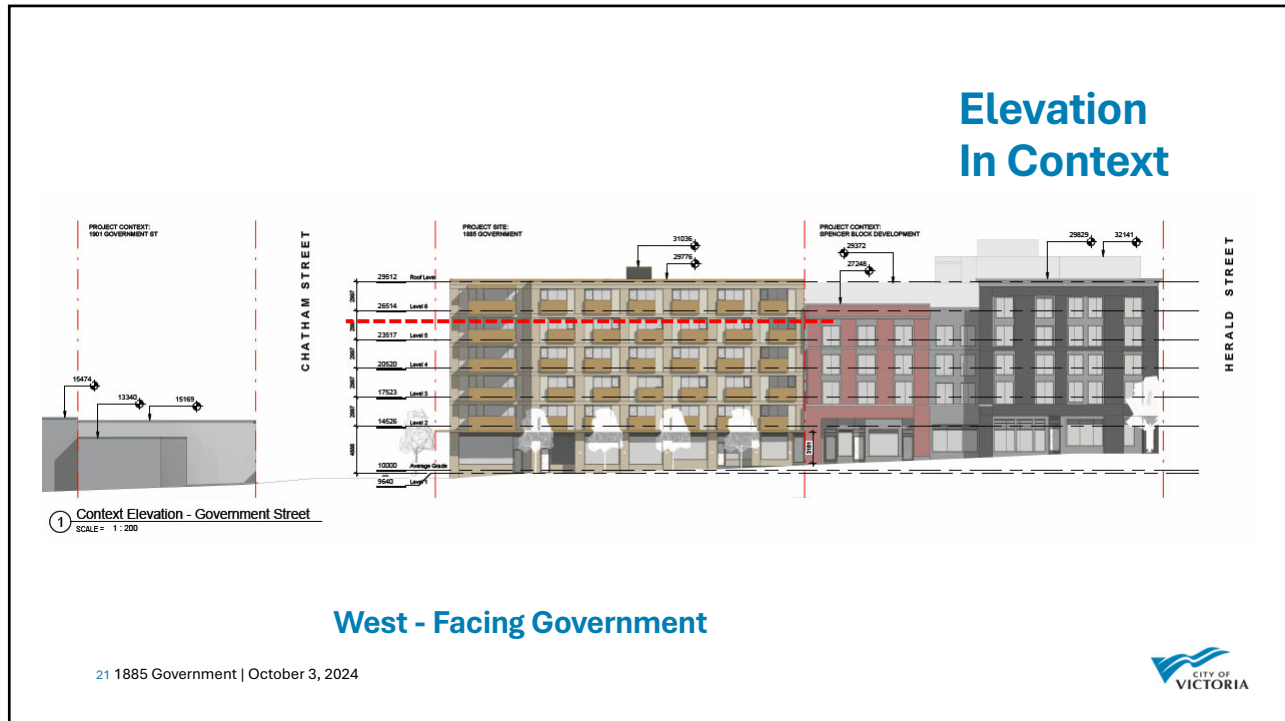
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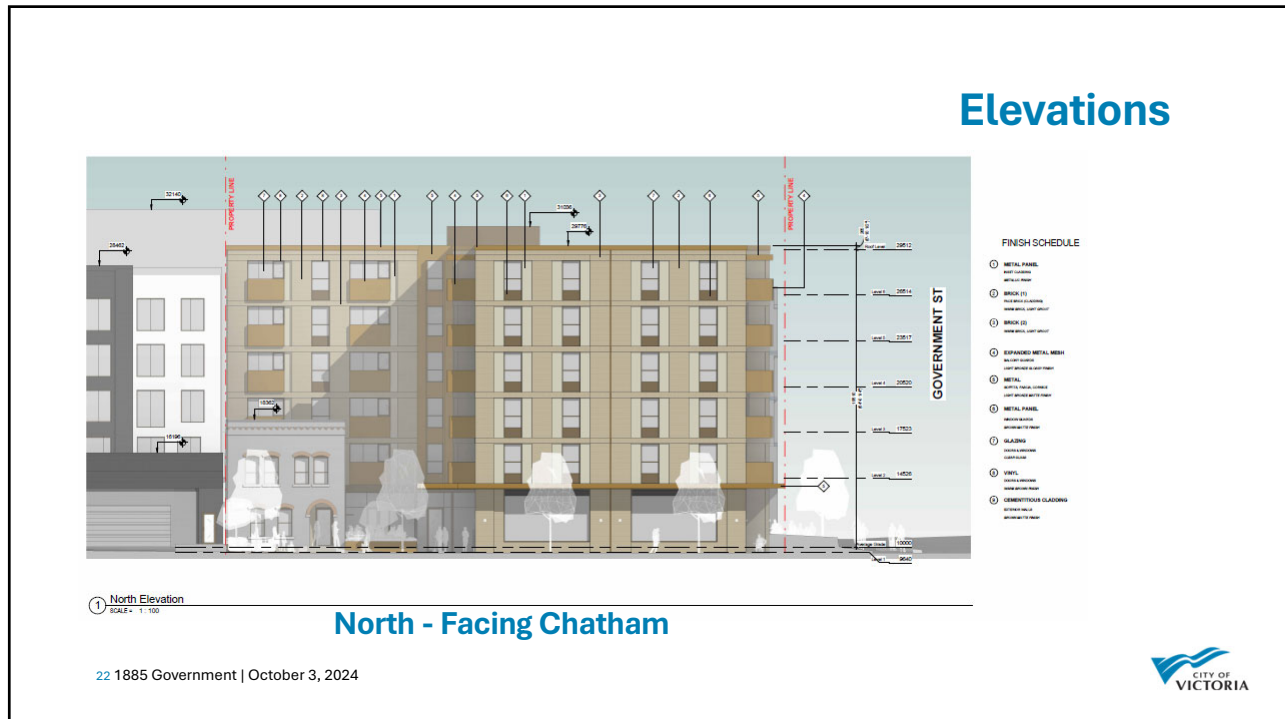
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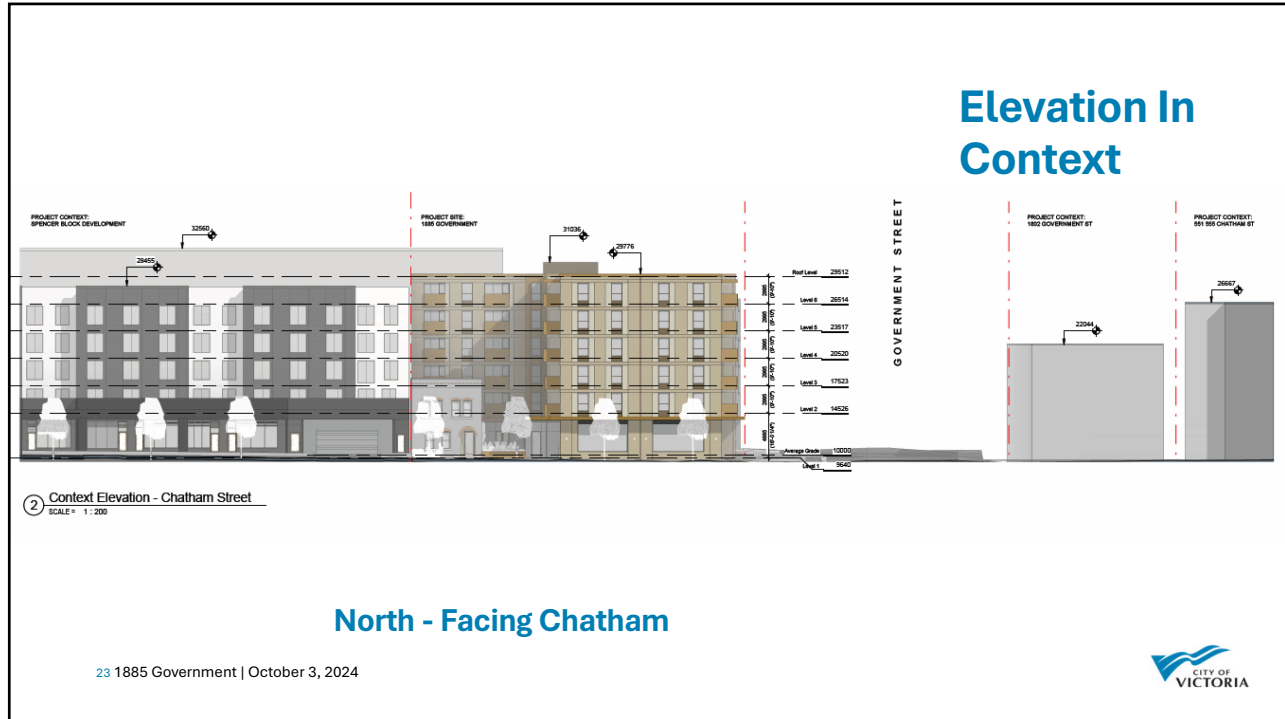
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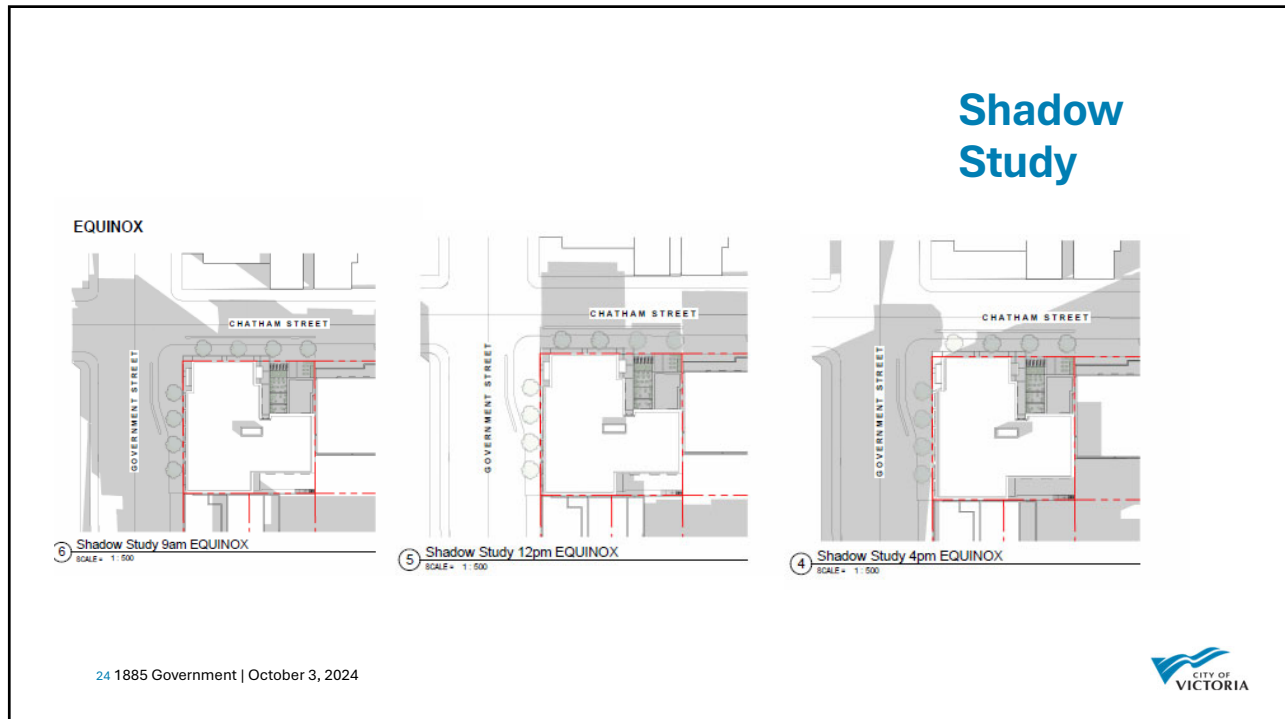
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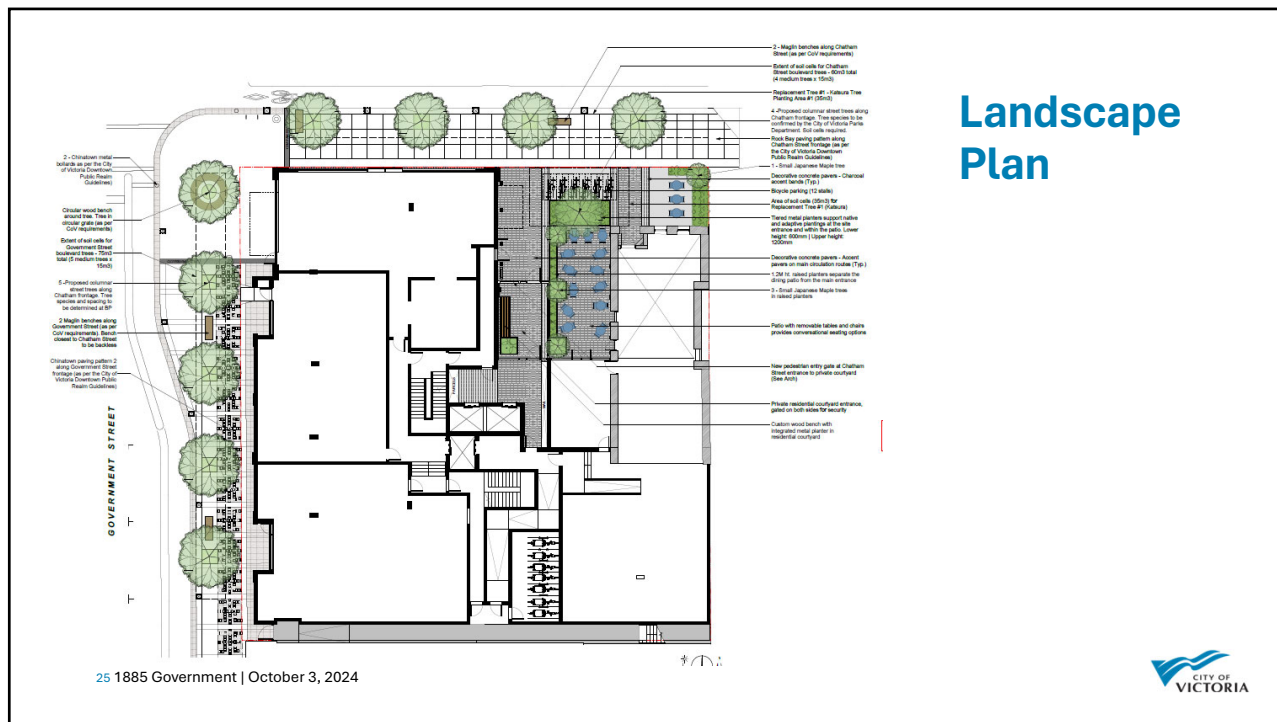
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COURTYARD VIEW 3

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COURTYARD VIEW 2

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# Heritage Designation Application HD000209

**Sam Kee Laundry – 1885 Government**  
**Date of Construction:** 1908  
**Architect / Builders:** Parfitt Bros.  
**Original Owner:** Peter Levelle

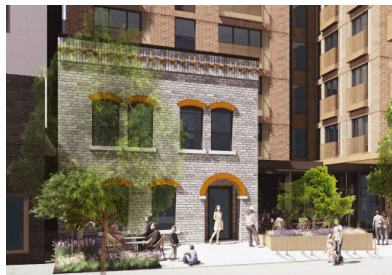


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# Heritage Designation Application HD000209



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**End**

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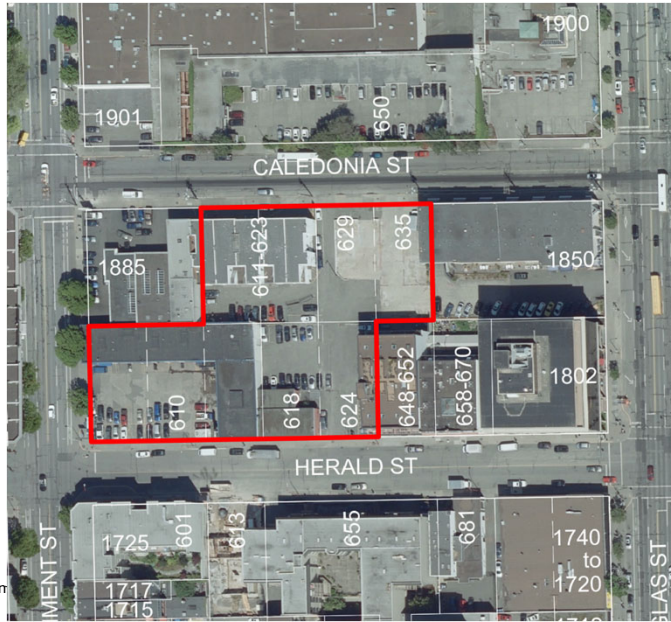
**Extra Slides**

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### Aerial Image



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### Rendering



Corner of Chatham St and Government St

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# Rendering



Government Street

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# Rendering



Corner of Government St and Herald St

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### Rendering



Chatham Street

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### Shared Courtyard Landscape Plan



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