

2024


CITY OF VICTORIA | Sustainable Planning & Community Development


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# Rezoning and Development Permit with Variances


For 1042-1044 Richardson Street

COMMITTEE OF THE WHOLE | APRIL 25, 2024





## Aerial Photo





# Subject Property

(1042-1044 Richardson Street)



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# Neighbouring Properties



1020 Richardson Street



1035 Richardson Street



1050 Richardson Street



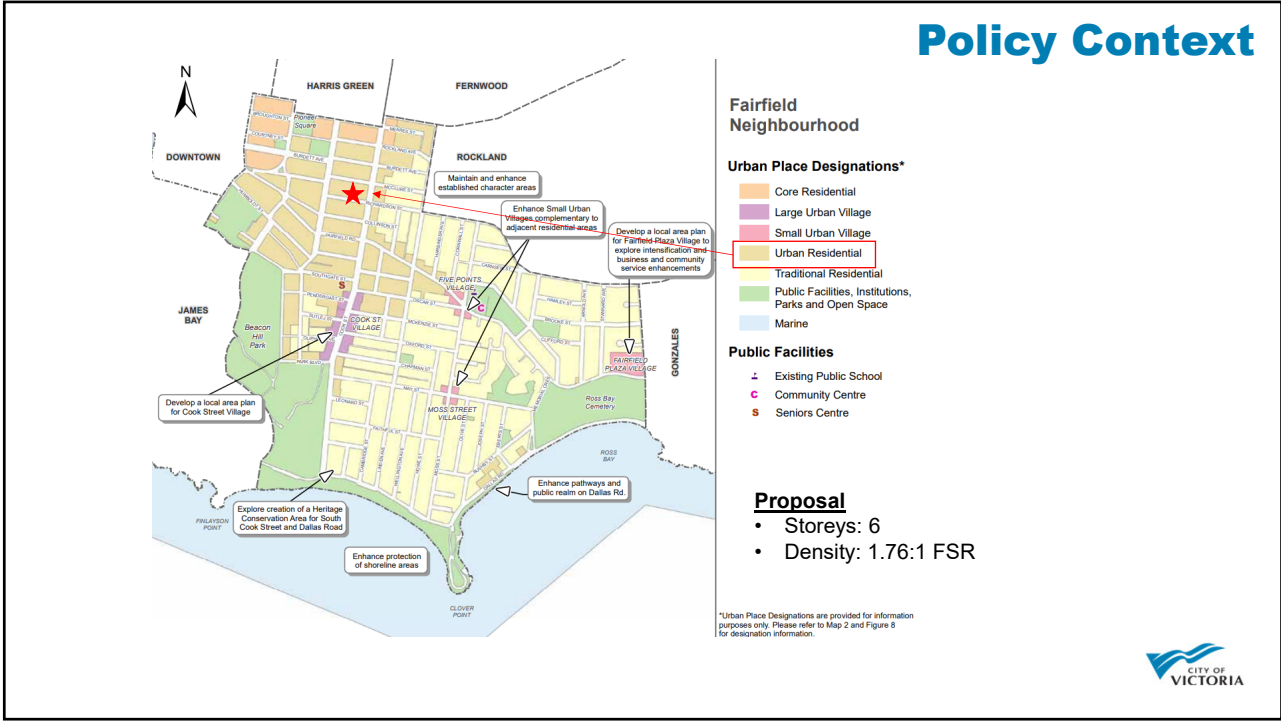
1051 Richardson Street



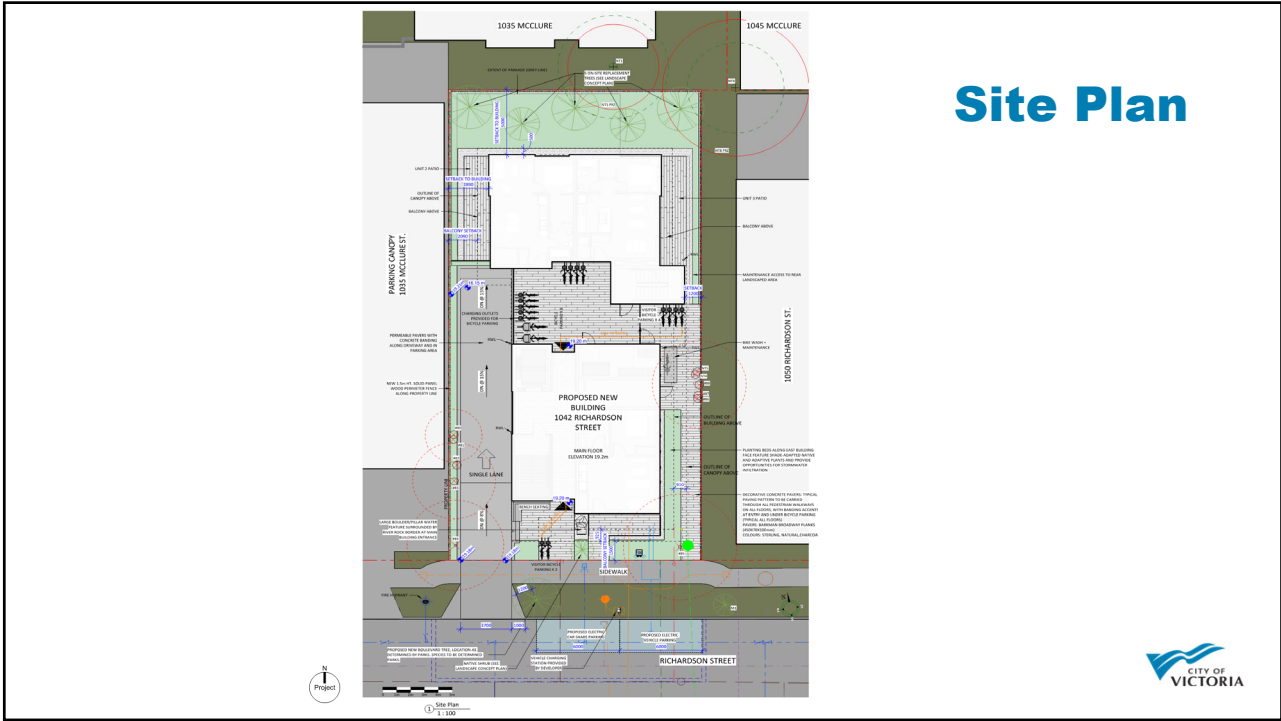
1041 Richardson Street



4

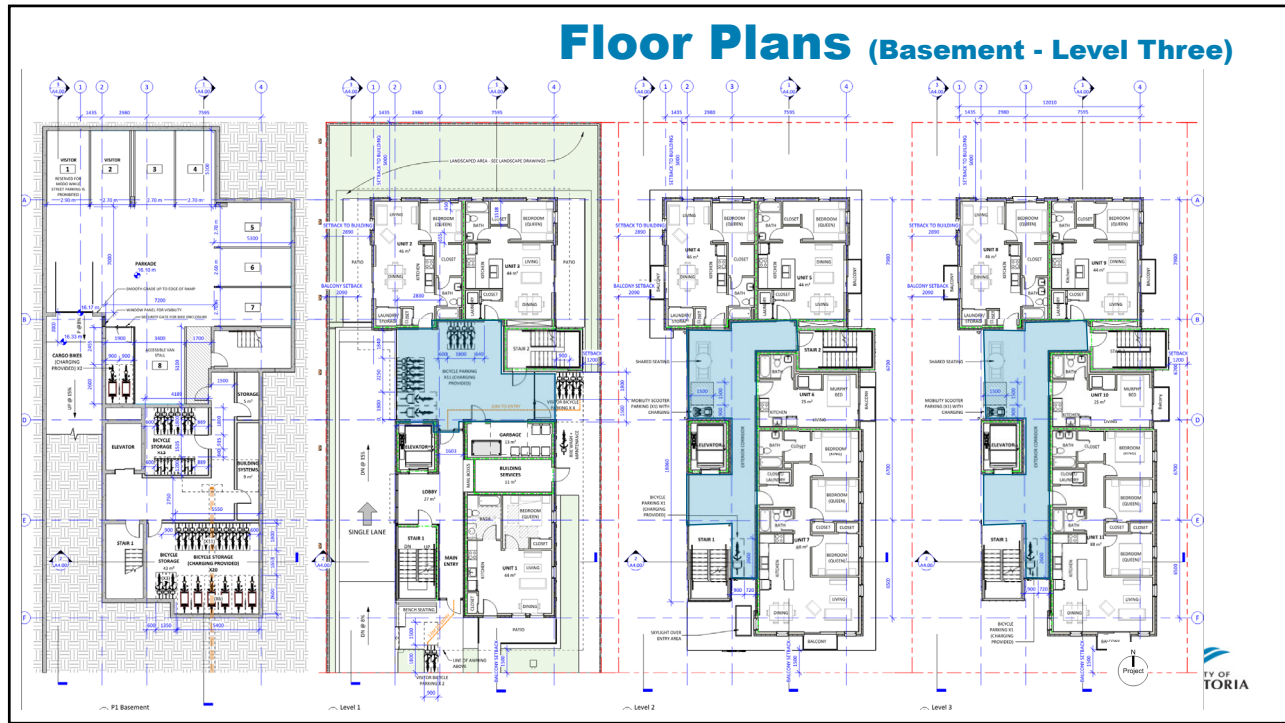


5

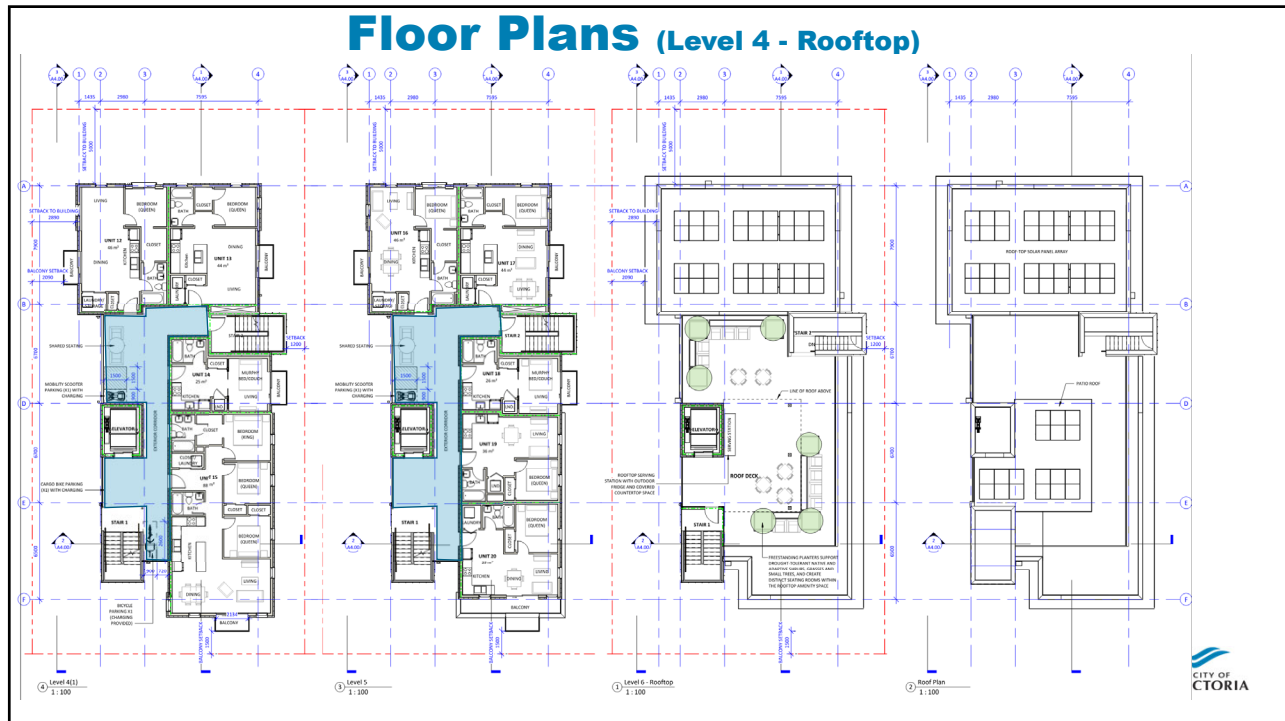


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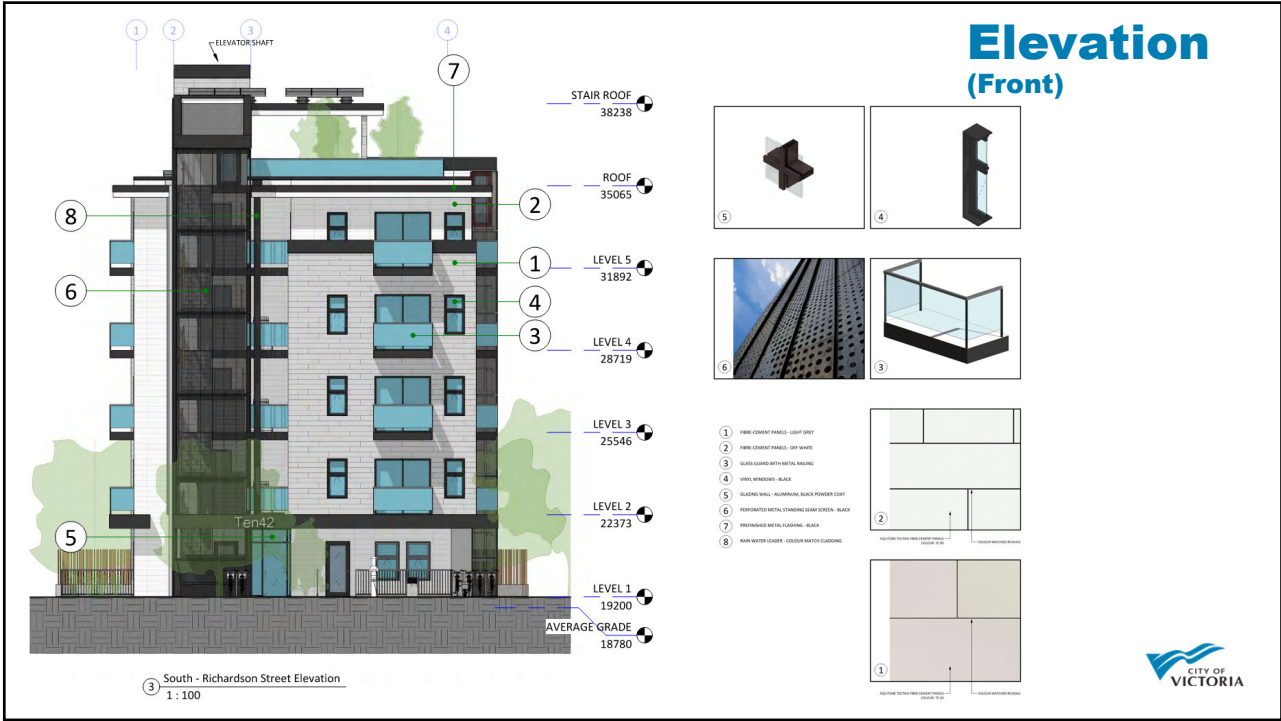


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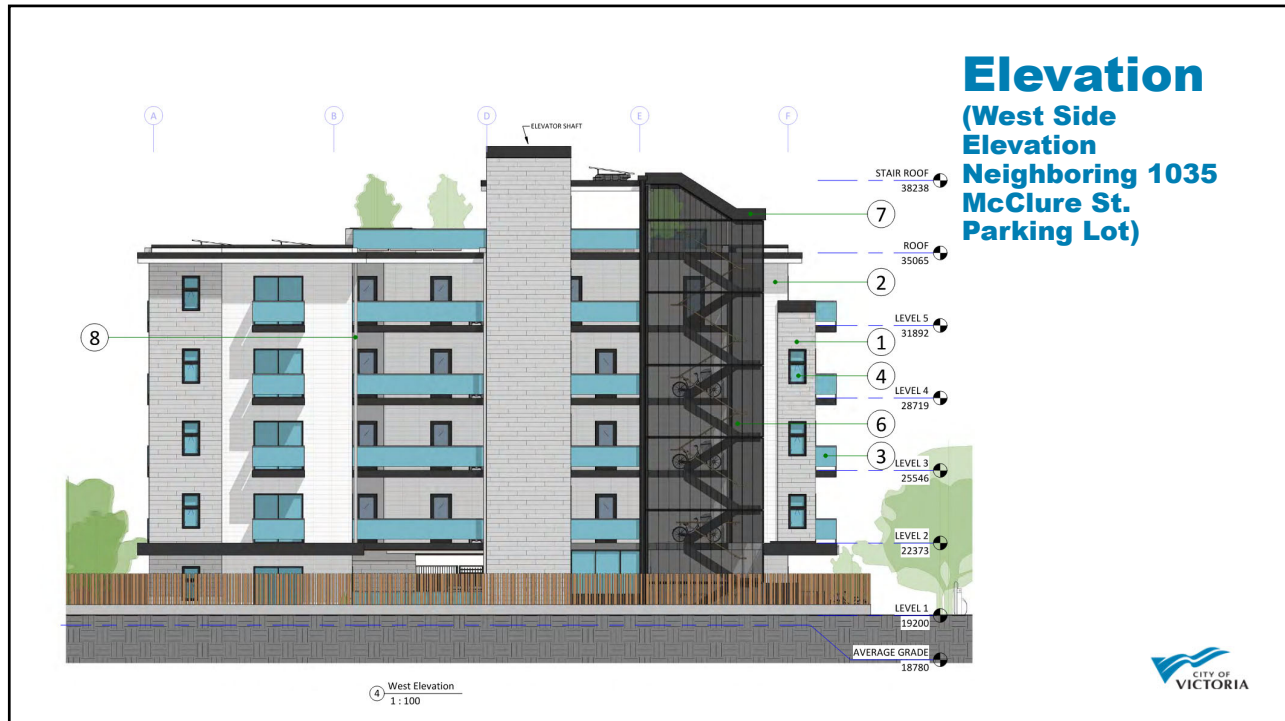




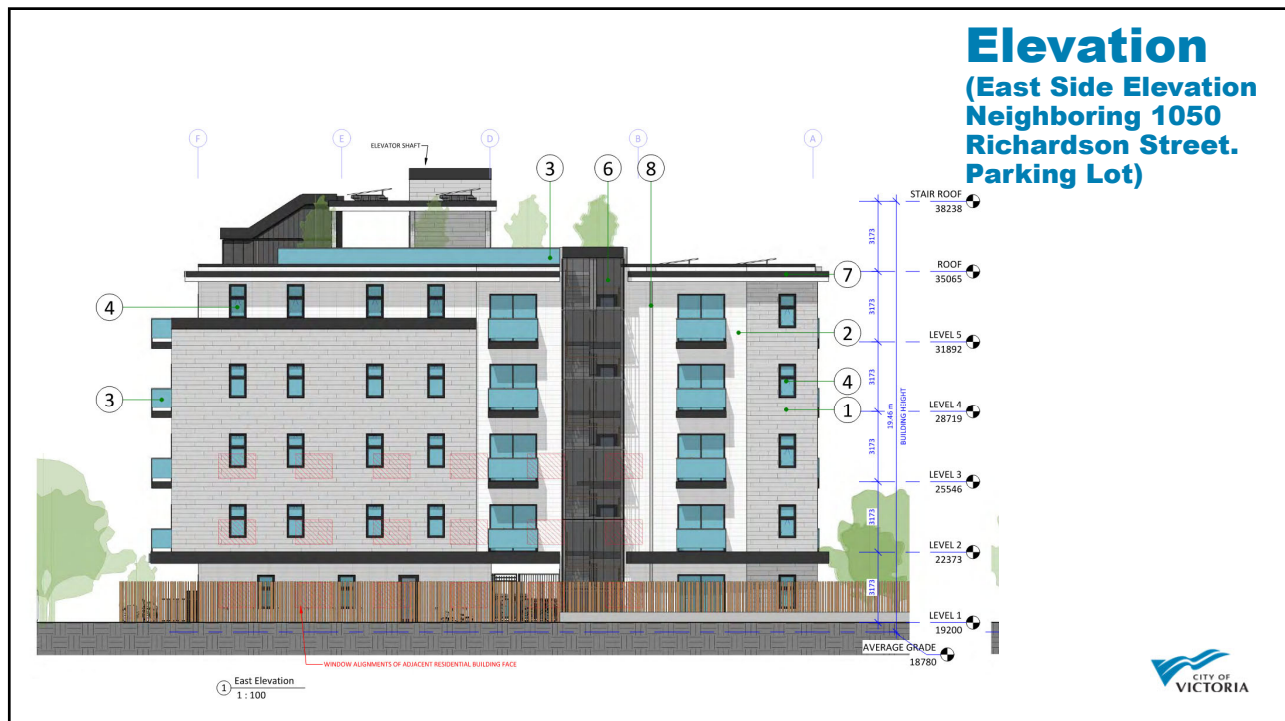
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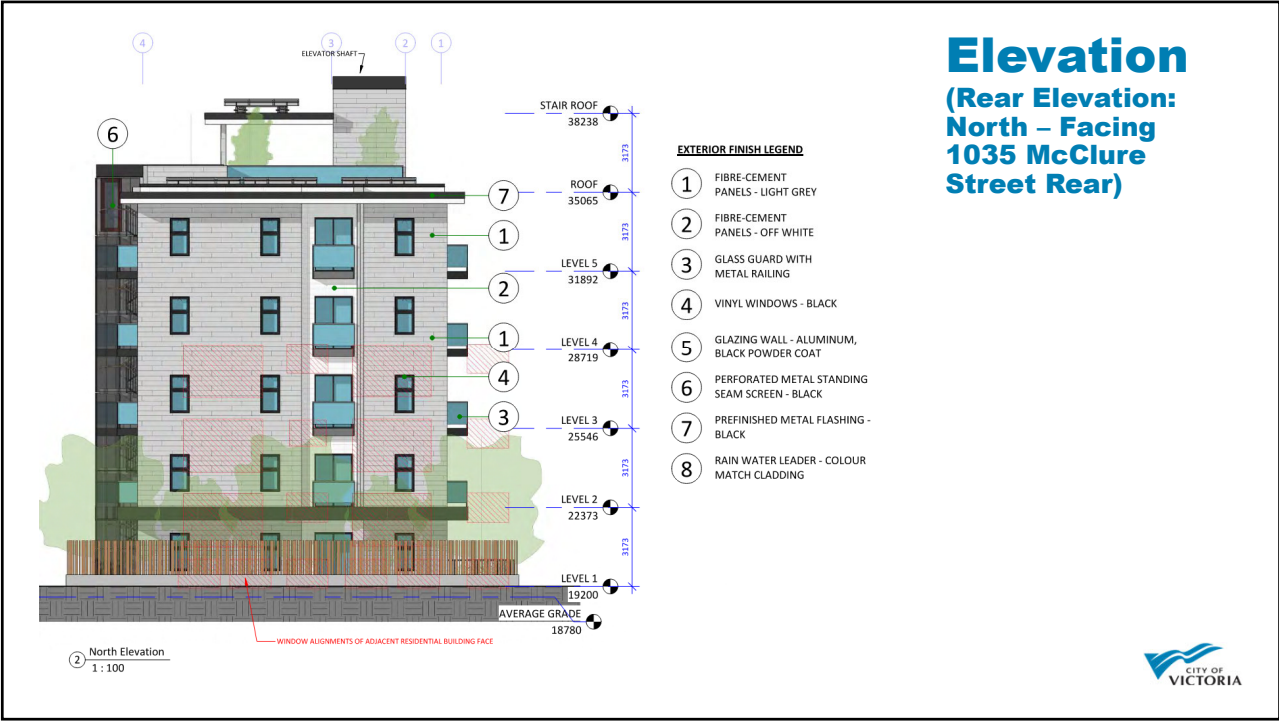
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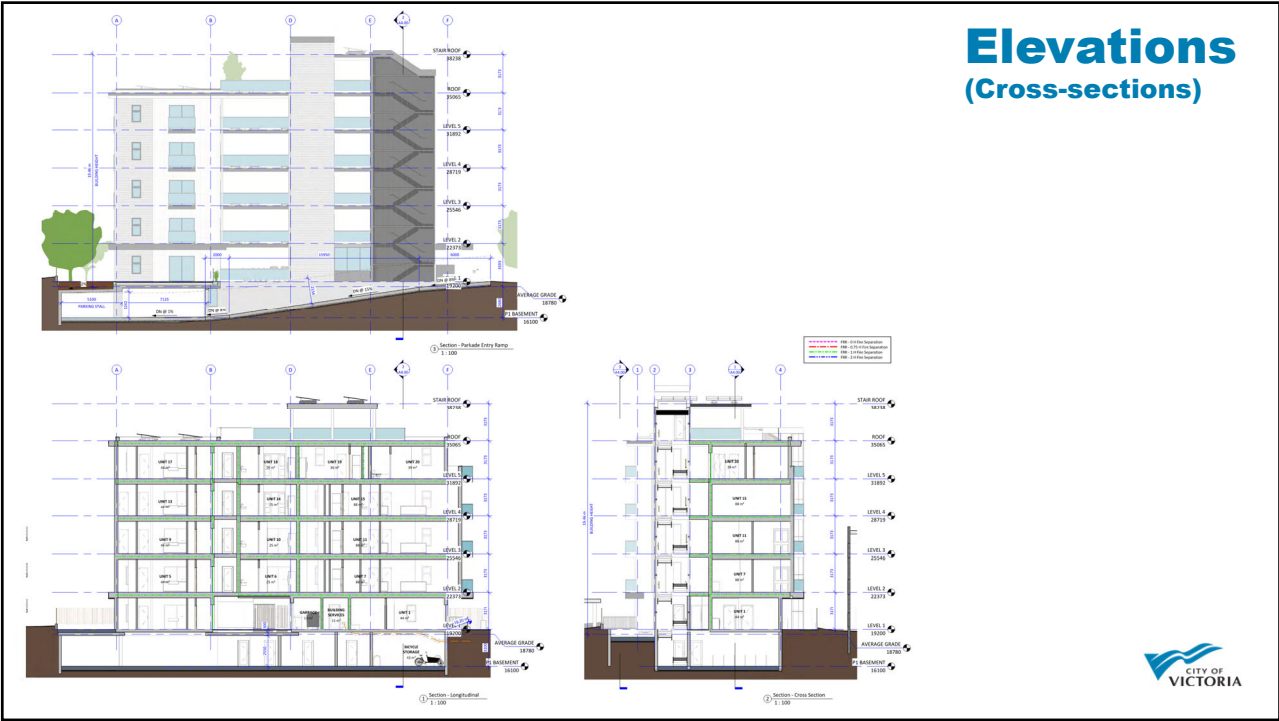
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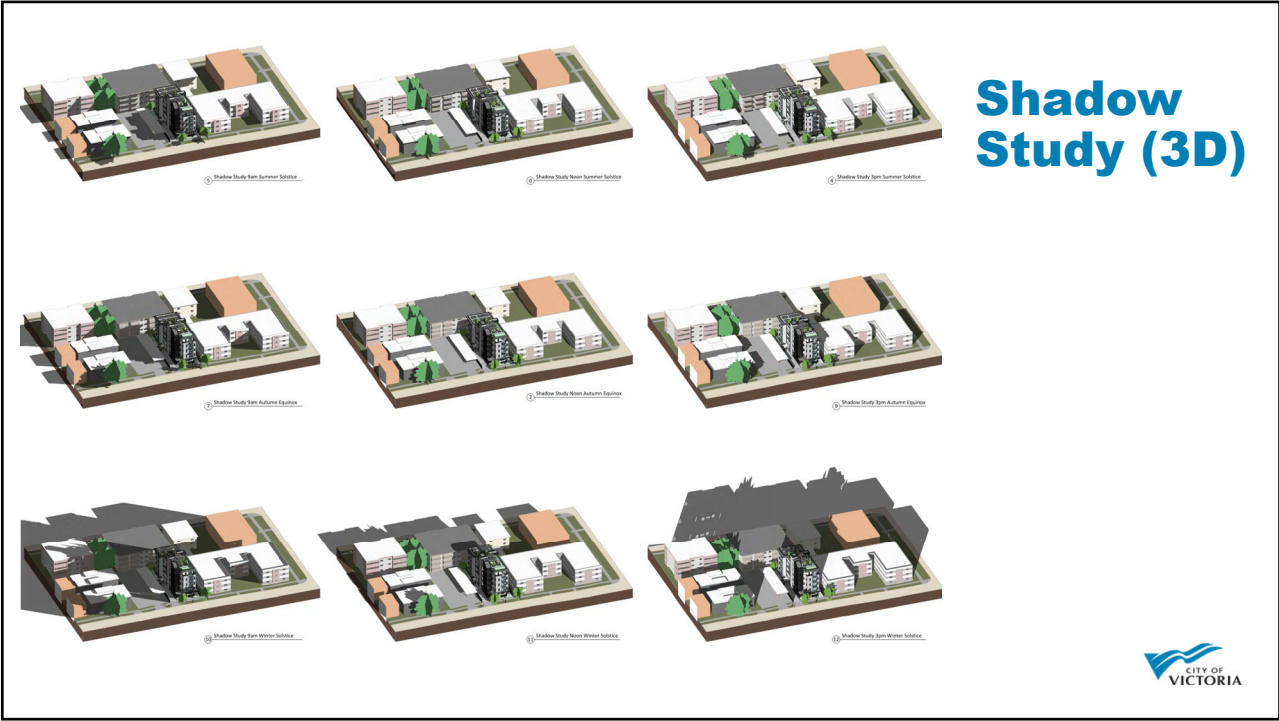


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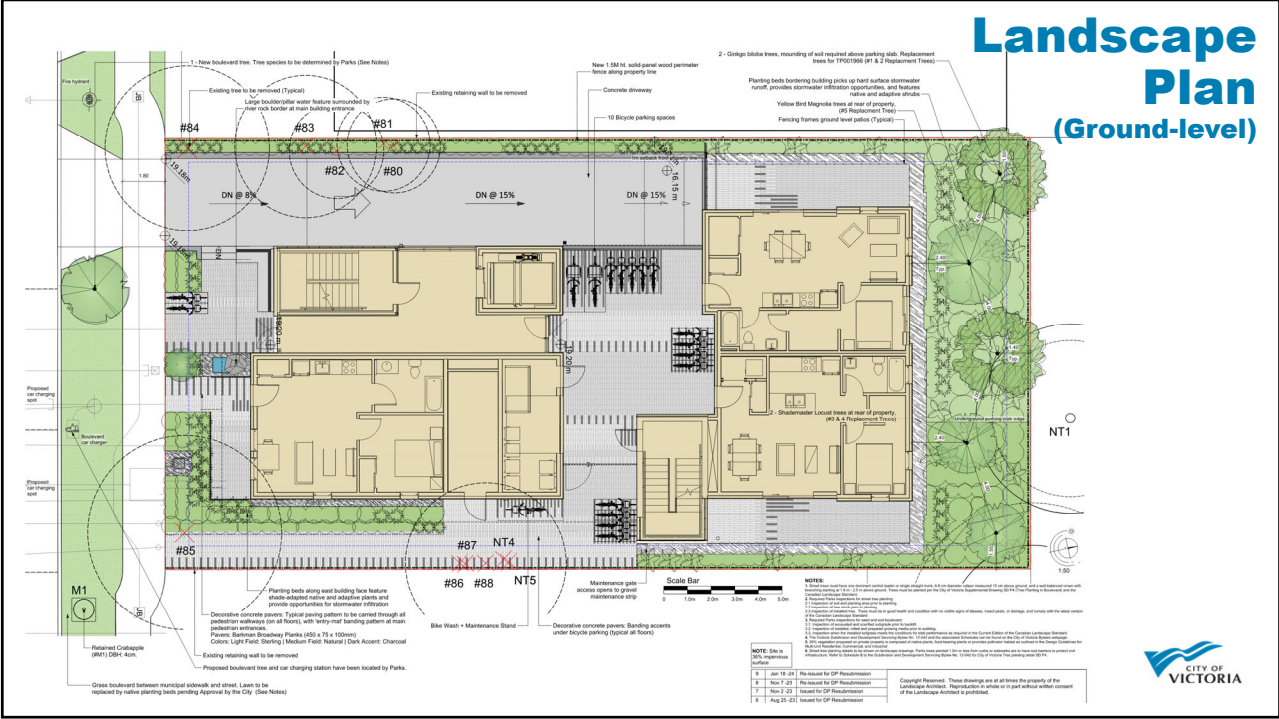




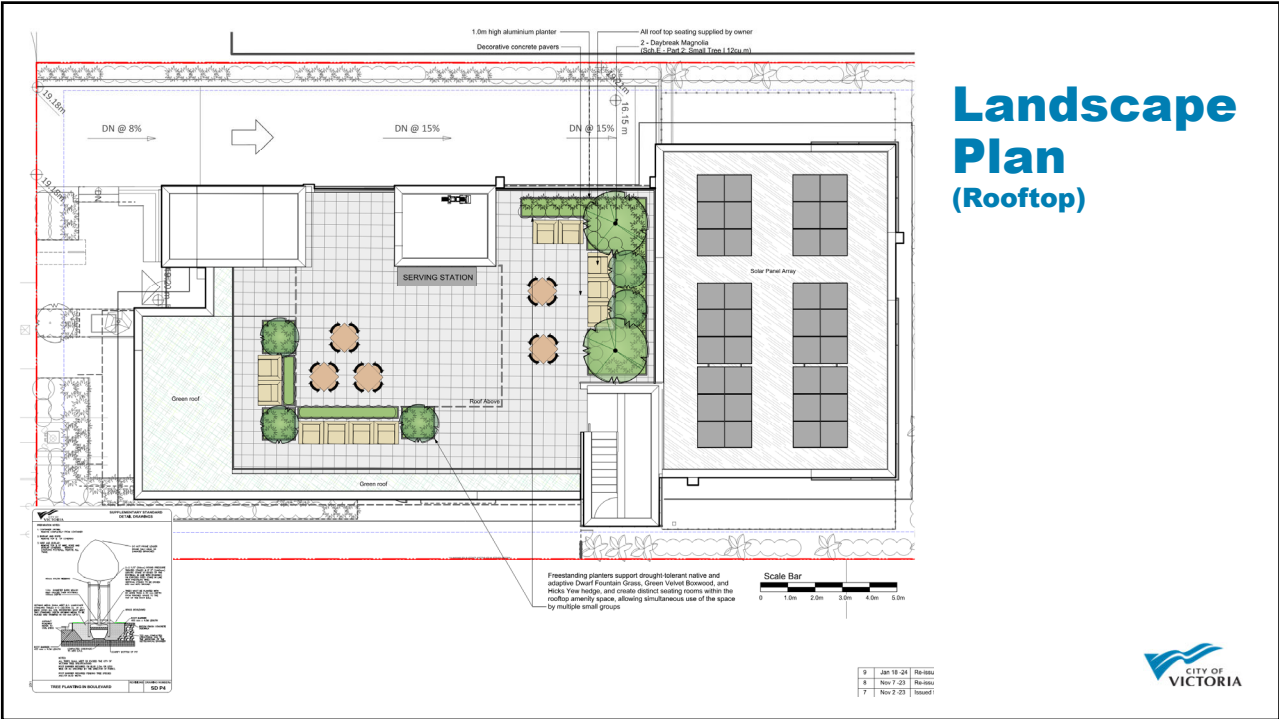
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Reviewed by ADP



Post ADP review

*"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."*

## Renderings (Richardson Street)



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Previous proposal presented at COTW



Current proposal

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".*

## Renderings (Richardson Street)



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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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