

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning, Heritage Designation and Development Permit with Variances Application

515 Foul Bay Road

COMMITTEE OF THE WHOLE | April 25, 2024





1

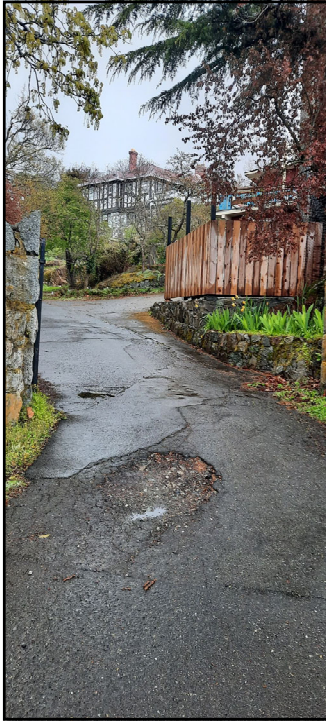
2

3D Aerial





2

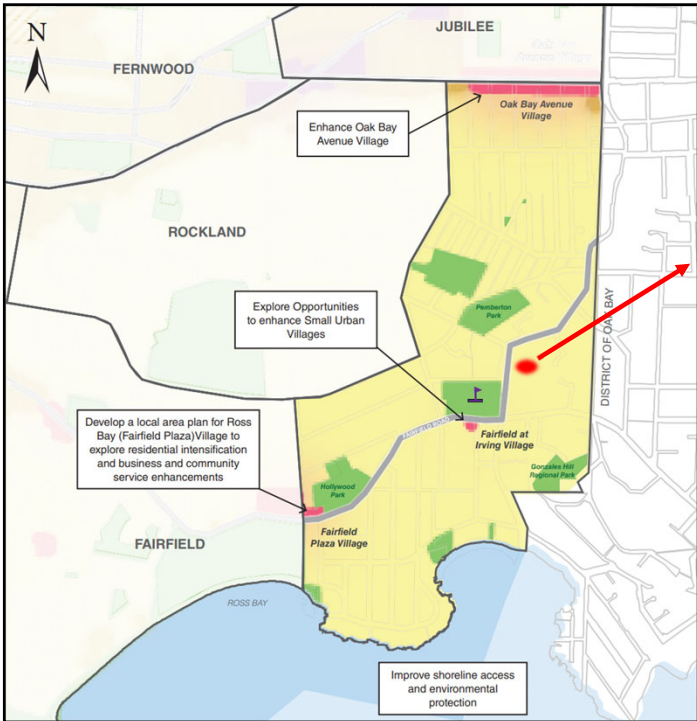


**Subject
Property**
(from street)

3



3



MAP 25
Gonzales
Strategic Directions

- Urban Place Designations*
- Small Urban Village
 - Urban Residential
 - Traditional Residential**
 - Public Facilities, Institutions, Parks and Open Space
 - Marine
- Public Facilities
- Existing Public School

**OCP
Designation**

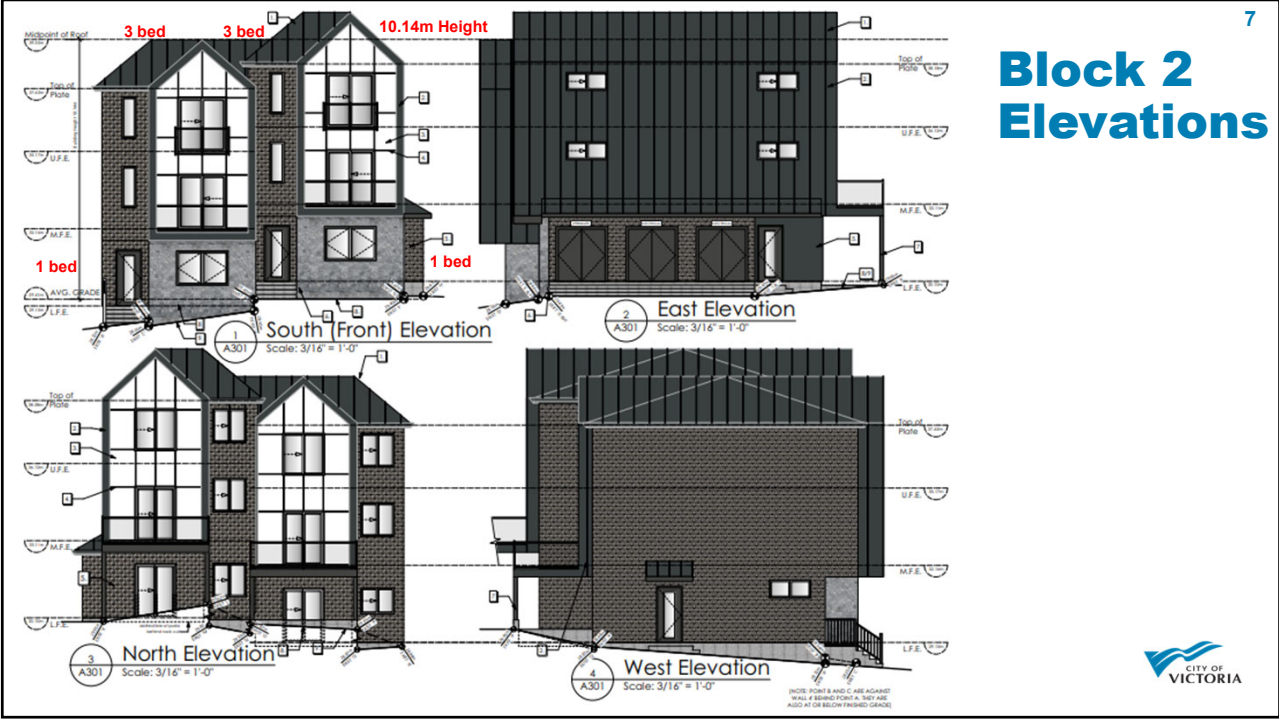
4



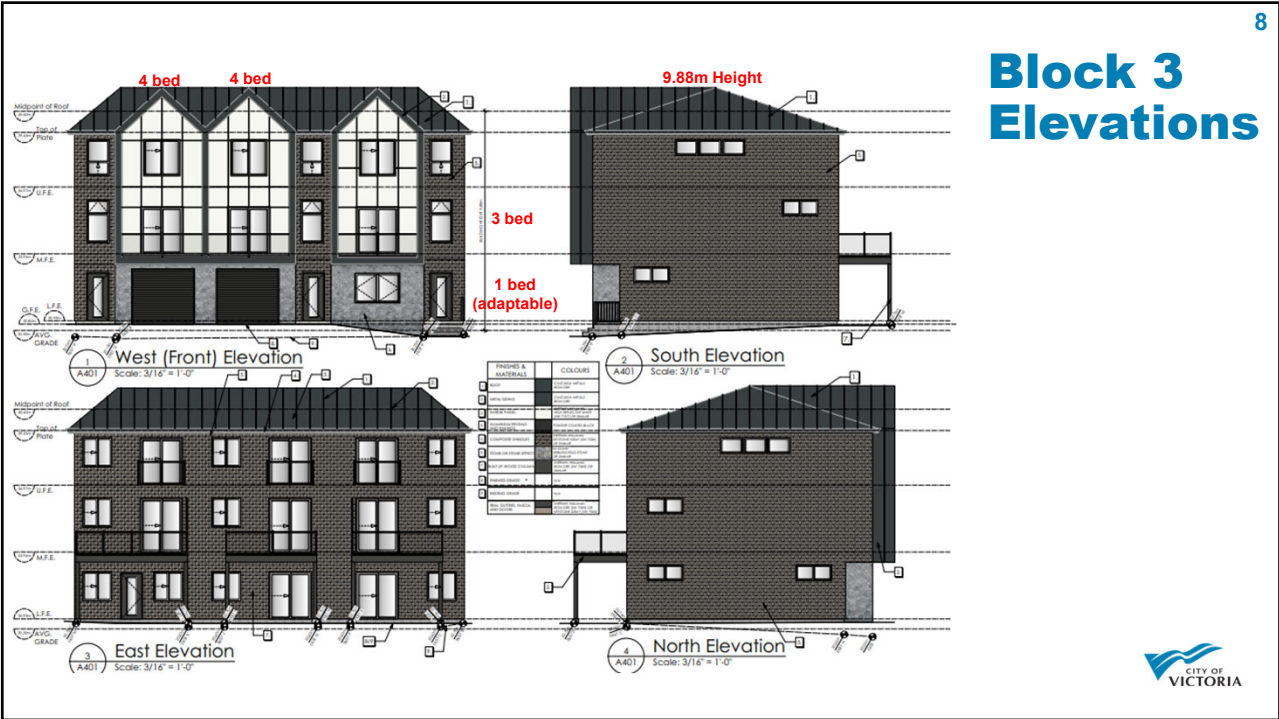
*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.

4

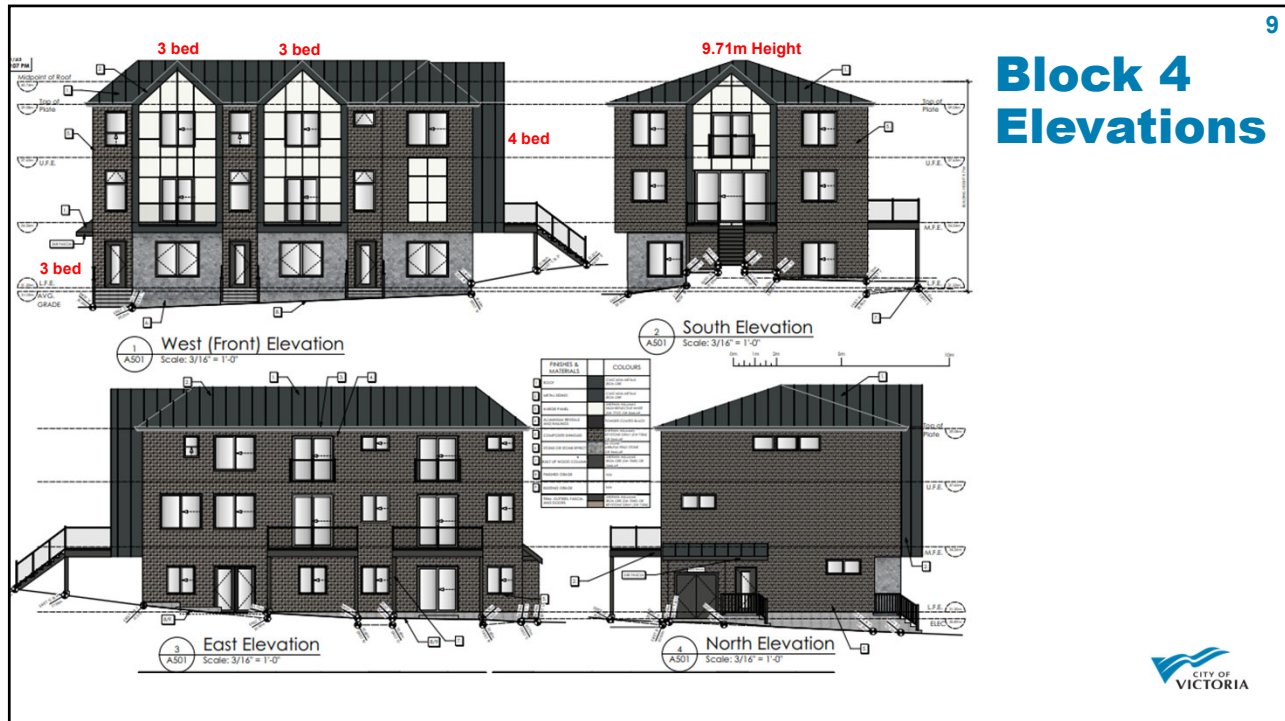




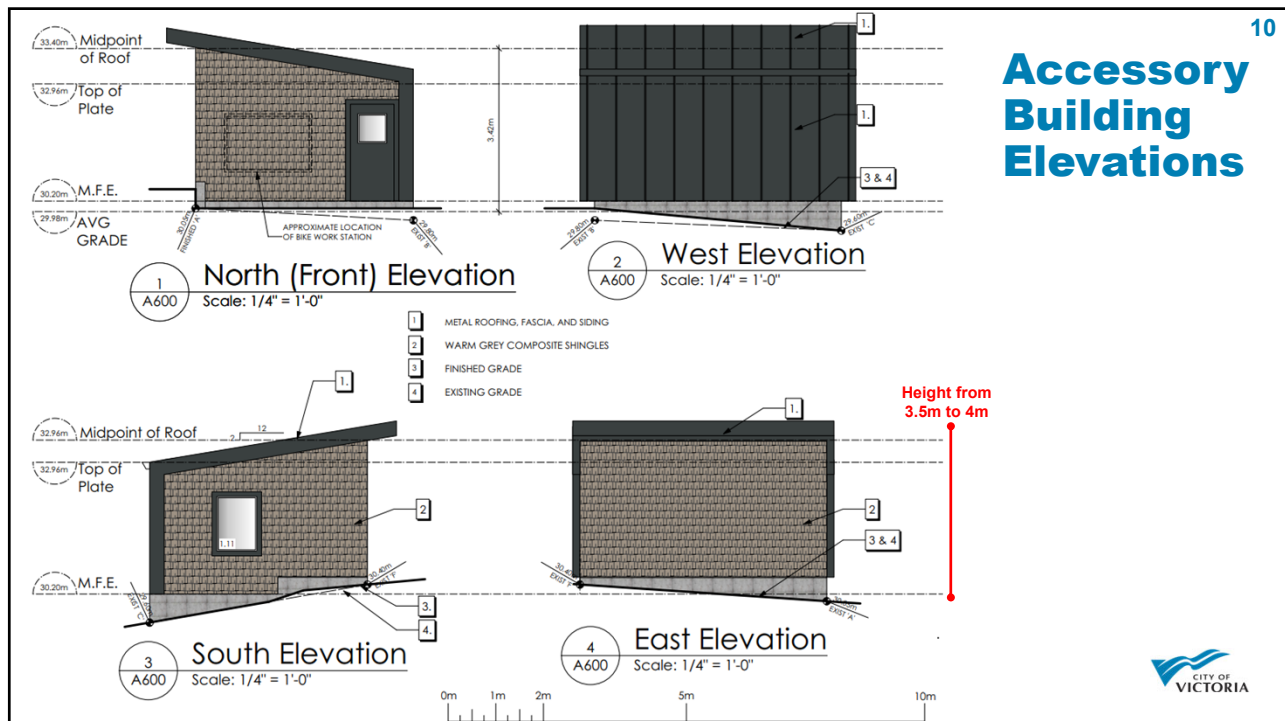
7



8



9



10

11

Council Motion

“That Council refers this matter to staff to negotiate a stronger heritage response and more certain rental housing tenure.”

Changes in response:

- now proposing to designate the building without provisions to permit demolition
- retention of rental units “for the life of the building” but with provisions to permit stratification if uninsured liability occurs

Other conditions:

- two parking spaces removed
- permeable pavers to permeable asphalt
- accessible parking relocated (adaptable unit 303)



11

12

Conclusion

Generally consistent with OCP (ground-oriented residential, 1.1:1 FSR):

- Heritage designation
- Mix of unit sizes, limited protection of rental units
- Public realm improvements

Generally consistent with design guidelines:

- Protects existing features
- Adequate setbacks and open space
- Building design compliments heritage building
- Reduced front yard parking improves site design



12