

It's Your Neighbourhood

June 2, 2020

The City of Victoria is seeking your input on the proposed Official Community Plan amendment for **1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue**. The proposed development consists of a four and five-storey multi-unit residential building and three blocks of three-storey townhouses with approximately 158 affordable and below-market rental dwelling units. The proposal is for an overall density of 1.29:1 floor space ratio (FSR).

The *Official Community Plan* (OCP, 2012) currently identifies the properties located at 1218, 1219, 1220 and 1226 North Park Street, 1230 Grant Street and 1219 Vining Street within the Public Facilities, Institutions, Parks and Open Space Core urban place designation, which supports uses, such as recreational, institutional (i.e. government offices), educational buildings and structures within open space. Variable heights ranging from two and a half storeys or higher depending on the adjacent context, and a density of approximately 0.5:1 FSR is supportable. The OCP identifies the properties located at 1211 Gladstone Avenue and 1209-1215 North Park Street within the Traditional Residential urban place designation, which supports ground-oriented residential buildings up to two-storeys, such as single-family dwellings, duplexes and attached housing, and a density of up to approximately 1:1 FSR.

The City is considering an application to amend the OCP Bylaw by changing the urban place designations from Public Facilities, Institutions, Parks and Open Space Core and Traditional Residential to Urban Residential to facilitate this development. The proposal is consistent with the Urban Residential urban place designation, which supports multi-unit residential buildings up to six-storeys and a density of generally up to 1.2:1 FSR along with the further advancement of other OCP objectives related to urban design and place-making, affordable housing, parks and open space, transportation, food security and multi-generational neighbourhoods. It is important to note that this designation would not confer any additional development rights to the property beyond those included in the proposed zoning.

Detailed information on this proposal is available at www.victoria.ca/devtracker. Launch the tracker and search for the property by address (1211 Gladstone Avenue).

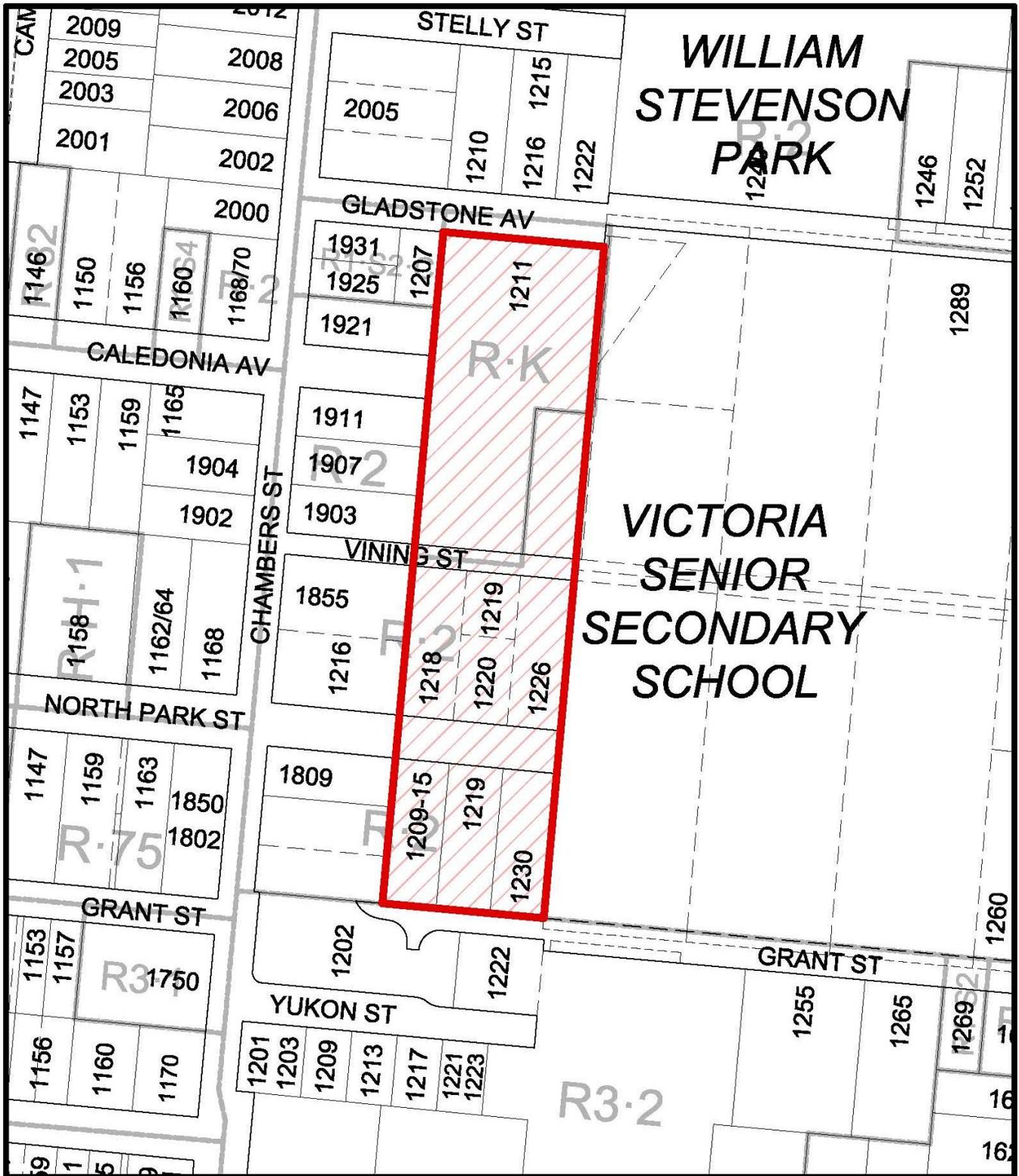
Please provide your questions and feedback on this proposal by end of day, Tuesday, June 30, 2020 to:

Leanne Taylor, Senior Planner
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E: ltaylor@victoria.ca

All input received will be shared with City Council for their consideration prior to the introduction of the proposed Bylaw Amendments. Once a date for the public hearing has been set, notice will be posted on the property and at www.victoria.ca/publicnotices.

We look forward to hearing from you.

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1211 Gladstone Ave, 1235 Caledonia Ave, 1219 Vining St,
1230 Grant St, and 1209 - 1226 North Park St

Rezoning No.00715

