

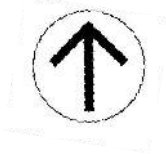
HERITAGE ADVISORY PANEL – MARCH 11, 2025



1909 COOK STREET + 1110 / 1112 CALEDONIA AVENUE

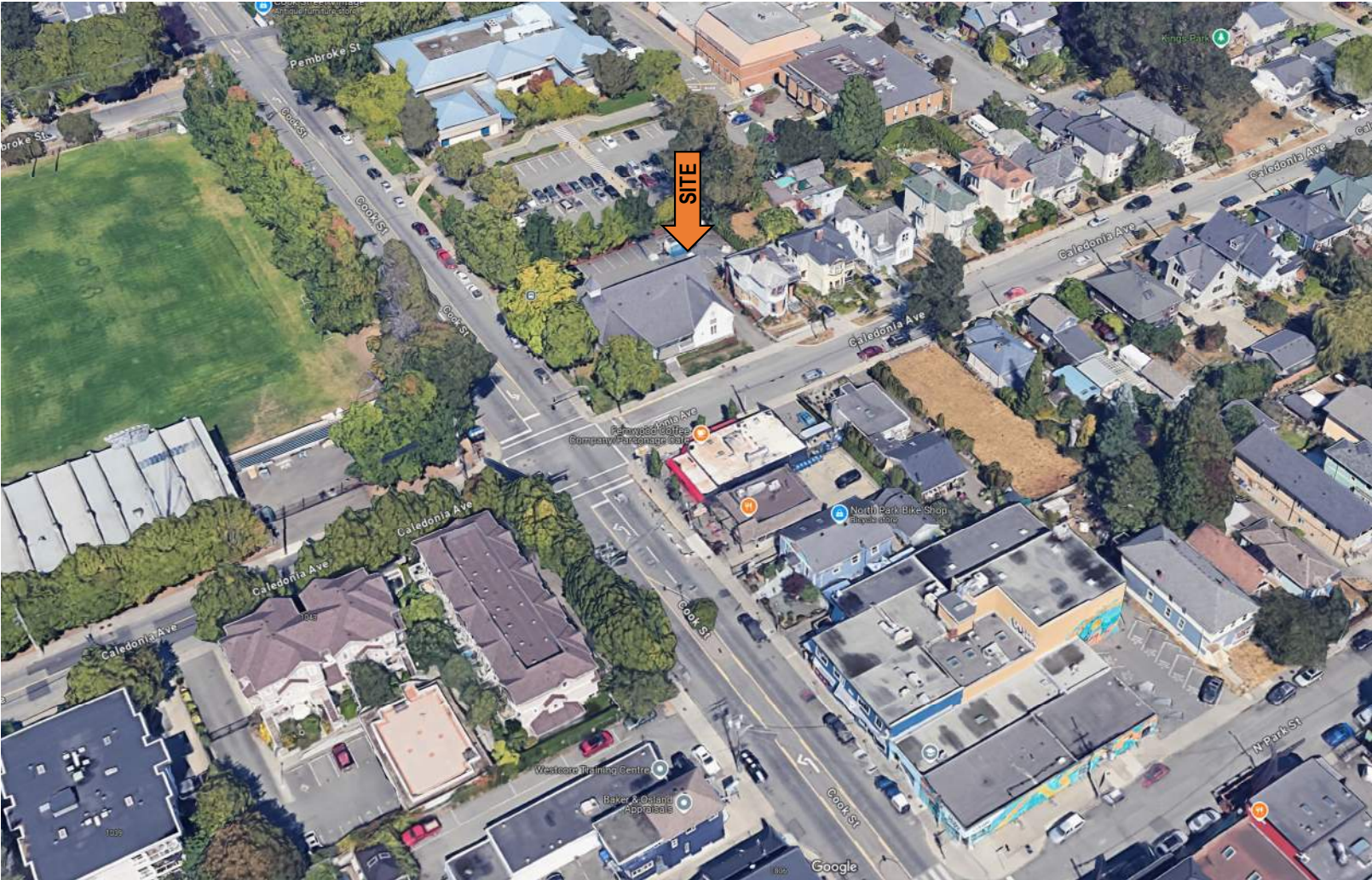
PROPOSED REZONING TO PERMIT
6 NEW TOWNHOUSES AND 5 NEW 1BR UNITS

LOCATION PLAN



EXISTING CONTEXT

THIS SITE IS WELL PLACED WITHIN THE BOUNDARY OF NORTH PARK VILLAGE



EXISTING FIRE-DAMAGED HERITAGE HOUSE



RJC ENGINEERS: STRUCTURAL CONDITION ASSESSMENT
FIGURE 1 – SOUTH ELEVATION OF 1112 CALEDONIA AVENUE



MANY CHARACTER DEFINING ELEMENTS OF THE HERITAGE HOUSE HAVE BEEN DAMAGED OR FULLY DESTROYED BY THE SHOCKING ARSON IN APRIL OF 2022.

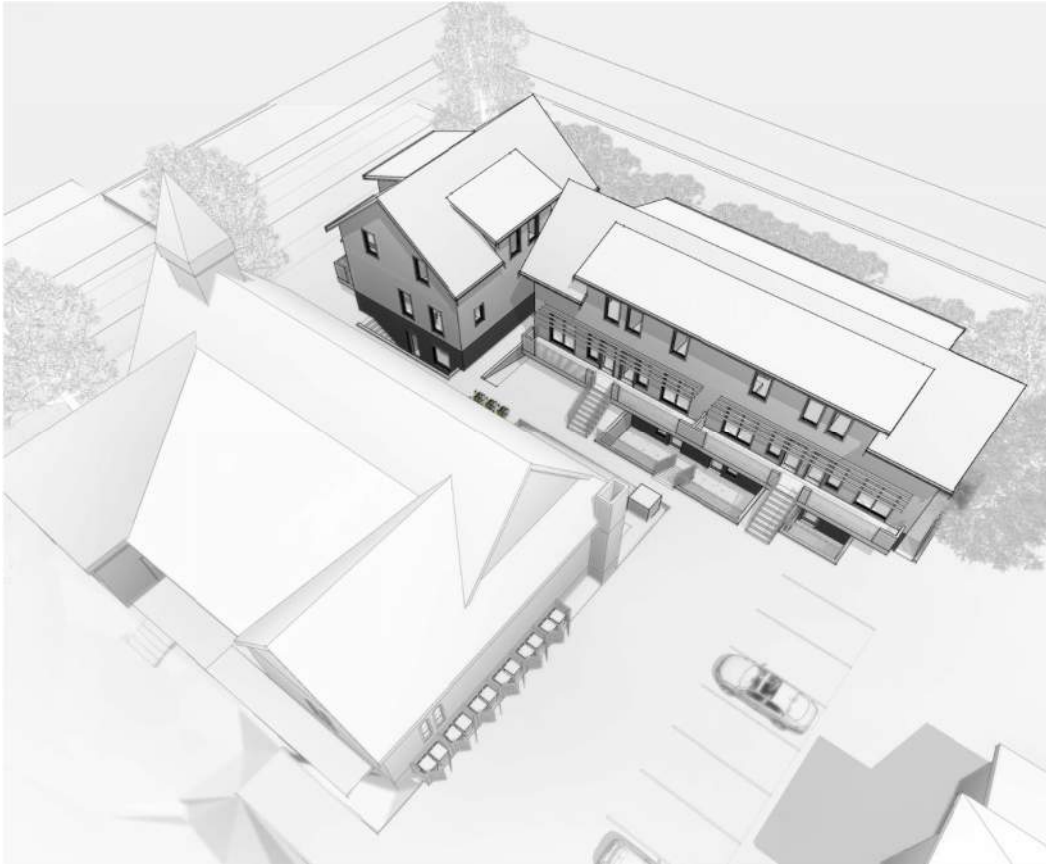
SOME CHARACTER DEFINING ELEMENTS, SUCH AS ORIGINAL WINDOWS, SURVIVED THE FIRE BUT HAVE SINCE BEEN BROKEN BY VANDALS DURING THE TIME SINCE THE FIRE WHEN THE BUILDING HAS BEEN VACANT.

A HERITAGE CONSERVATION PLAN HAS BEEN PREPARED BY CUMMER HERITAGE CONSULTING AND HAS BEEN SUBMITTED WITH THE APPLICATION AND INCLUDED AS A SEPARATE ATTACHMENT WITH THE PRESENTATION.

IN ORDER TO CELEBRATE WHAT HAS BEEN LOST AND THE HISTORY OF THIS CORNER, AN INTERPRETIVE PANEL IS BEING PROPOSED TO BE INSTALLED ON THE STREET.

IT IS TIME TO LET THE BUILDING GO AND TO ALLOW THE COMMUNITY TO MOVE FORWARD AND FULLY HEAL, WHILE STILL REMEMBERING AND CELEBRATING WHAT ONCE WAS.

DESCRIPTION OF PROPOSAL



THE SITE IS CURRENTLY OCCUPIED BY THE UKRAINIAN CATHOLIC CHURCH OF ST. NICHOLAS , THE RECTORY AND A PARKING LOT.

THE PROPOSED REDEVELOPMENT OF THE SITE INCLUDES THE REMOVAL OF THE RECTORY AND A REDUCED AREA OF PARKING.

CURRENT ZONING = R2 ZONE (TWO FAMILY DWELLING DISTRICT)

PROPOSED RE-ZONING = NEW COMPREHENSIVE DEVELOPMENT

EXISTING ZONING DENSITY = 0.45:1 (ESTIMATED)

PROPOSED DENSTY = 0.9:1 (SITE AREA EXCLUDING DEDICATIONS)

RENTAL UNITS: TOTAL OF 11 UNITS, EACH HAVING DIRECT ACCESS TO THE OUTSIDE FOR ENTRANCE AND EXIT

QTY. 4 – 2 BEDROOM UNITS

QTY. 2 – 3 BEDROOM UNITS

QTY. 5 – 1 BEDROOM UNITS

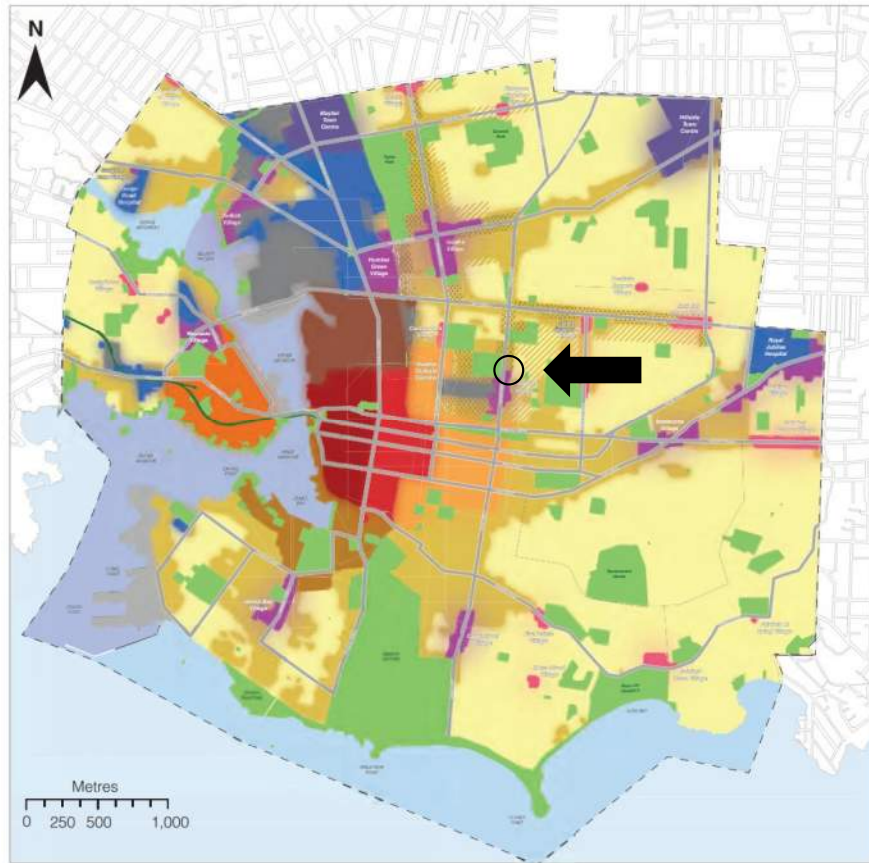
INCLUSION OF ADAPTABLE HOUSING FEATURES:

A ONE BEDROOM UNIT COULD BE DESIGNED TO BE ADAPTABLE

OFFICIAL COMMUNITY PLAN

URBAN PLACE DESIGNATIONS (MAP 2) – LARGE URBAN – NORTH PARK VILLAGE, FERNWOOD

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT



MAP 2
Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour / Legislative
- Core Songhees
- Core Residential
- General Employment
- Urban Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Housing Opportunity
- Urban Residential
- Mixed Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Areas adjacent to a different designation should consider transitional scales, which may depart from the guidance in this plan.

- **BUILT FORM** = LOW AND MID-RISE MULTI-UNIT, MIXED USE AND FREESTANDING COMMERCIAL

- **USE** = RESIDENTIAL AND MIXED USE, COMMERCIAL, INCLUDING VISITOR ACCOMMODATION, LIVE/WORK AND HOME OCCUPATIONS

- **DENSITY UP TO 1.5:1 IS PERMITTED**

- **30 YEAR GROWTH MGMT CONCEPT** – SITE IS LOCATED IN AN AREA OF THE CITY EXPECTED TO SEE 10% OF THE POPULATION GROWTH

- **PROJECT BENEFITS AND AMENITIES:**

- SUPPLY OF DESPERATELY NEEDED HOUSING FOR FAMILIES IN ESTABLISHED NEIGHBOURHOOD WITH GENTLE DENSIFICATION

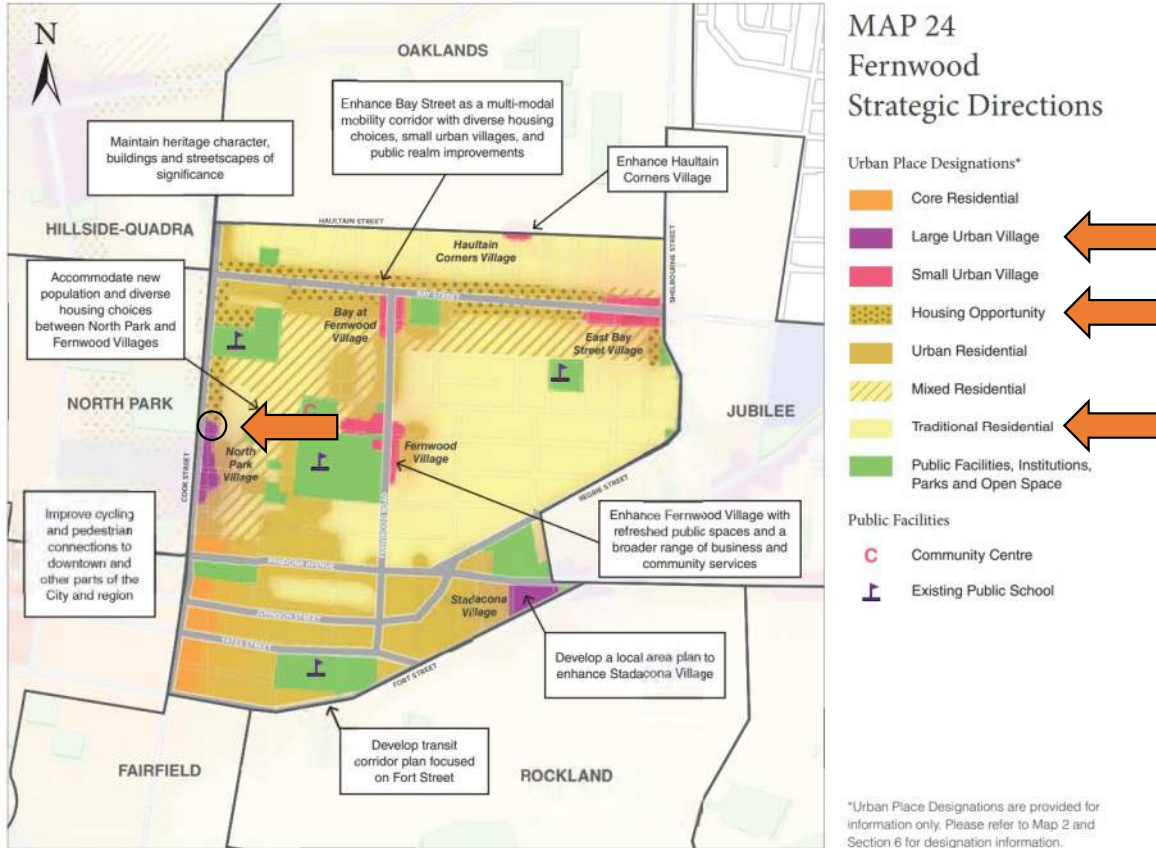
- ENCOURAGE LOCAL ENGAGEMENT THROUGH PROXIMITY TO THE UKRAINIAN CHURCH AND ITS CULTURAL ACTIVITIES

- OPPORTUNITIES FOR HOSTING COMMUNITY EVENTS AND ACTIVITIES WITHIN THE CHURCH PROPERTY, FOSTERING NEIGHBOURLY CONNECTIONS AND CULTURAL EXCHANGE

OFFICIAL COMMUNITY PLAN

SECTION 21: NEIGHBOURHOOD DIRECTIONS

MAP 24
Fernwood
Strategic Directions



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

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NEIGHBOURHOOD

- APPROPRIATE SCALE WITHIN THE CONTEXT OF ADJACENT BUILDINGS
- EXISTING UKRAINIAN CHURCH IS LOCATED ON THE PROPERTY
- NORTH PROPERTY LINE BORDERS CAPITAL HEALTH REGIONAL SERVICES PARKING LOT
- EAST PROPERTY LINE BORDERS A SINGLE FAMILY DWELLING LOT
- A CORNER LOT IS AN IDEAL LOCATION FOR GENTLE DENSIFICATION BY PROVIDING MULTIPLE ACCESS POINTS AND MINIMIZING IMPACT ON NEIGHBOURING PROPERTIES



REGIONAL GROWTH STRATEGY

- VICTORIA SUPPORTING TARGET OF 95% OF NEW DWELLING UNITS – SOME OF WHICH WILL BE LOCATED IN HUMAN-SCALED NEIGHBOURHOODS SUCH AS NORTH PARK VILLAGE / FERNWOOD

FERNWOOD STRATEGIC DIRECTIONS (MAP 24)

- ACCOMMODATE NEW POPULATION AND DIVERSE HOUSING CHOICES BETWEEN NORTH PARK AND FERNWOOD VILLAGES
- IMPROVE CYCLING AND PEDESTRIAN CONNECTIONS TO DOWNTOWN AND OTHER PARTS OF THE CITY AND REGION

CLIMATE LEADERSHIP PLAN

- LOW CARBON HIGH-PERFORMANCE BUILDINGS
 - DESIGN AND BUILD WELL
 - BC ENERGY STEP CODE COMPLIANT
 - MINIMIZE THERMAL BRIDGING
 - ENSURE BUILDING IS AIRTIGHT
 - USE RESILIENT EXTERIOR FINISHES
- LOW CARBON MOBILITY
 - CONSIDER INFRASTRUCTURE FOR EV
 - BOOKLETS OF BUS TICKETS FOR RESIDENTS
 - CAR SHARE MEMBERSHIPS
 - ENHANCED LONG-TERM BIKE PARKING, INCLUDING FOR E-BIKES AND CARGO BIKES

NEED AND DEMAND:

- IN ORDER TO HELP SUPPORT EXPECTED POPULATION GROWTH, PROPERTY NEEDS TO BE REZONED TO ACCOMMODATE HOUSING THROUGH GENTLE DENSIFICATION
- IT IS ANTICIPATED THAT VICTORIA WILL NEED AN ADDITIONAL 2,700 GROUND-ORIENTED HOUSING UNITS OVER THE NEXT 30 YEARS

MULTI-MODAL TRANSPORTATION OPTIONS

SITING

THIS SITE IS LOCATED WITHIN A 'VILLAGE / CENTRE' (SCHED. C)

ACCESSIBILITY

THIS SITE IS CONSIDERED TO BE ACCESSIBLE BY ALL TRANSPORTATION MODES

Walk Score 

TRANSIT

TRANSIT SCORE OF 86 = EXCELLENT TRANSIT (TRANSIT IS CONVENIENT FOR MOST TRIPS) BUS STOP @ SITE.

WALKING

WALK SCORE OF 96 = WALKER'S PARADISE (DAILY ERRANDS DO NOT REQUIRE A CAR)

WALK SCORE IS BASED ON THE FOLLOWING CATEGORIES: DRINKING AND DINING, GROCERIES, SHOPPING, ERRANDS, PARKS, SCHOOLS, CULTURE & ENTERTAINMENT
SIDEWALKS ALONG COOK STREET AND CALEDONIA AVENUE, WITH SAFE CROSSING FACILITIES AT INTERSECTIONS NEARBY

CYCLING

BIKE SCORE OF 97 = BIKER'S PARADISE (DAILY ERRANDS CAN BE ACCOMPLISHED ON A BIKE)
AREA AROUND THE SITE CURRENTLY WELL SERVED BY CYCLE NETWORKS WHICH WILL IMPROVE AS THE CITY MOVES FORWARD ON ACTIVE TRANSPORTATION NETWORK.

POSSIBLE TRANSPORTATION DEMAND MANAGEMENT MEASURES TO HELP REDUCE PARKING AND ENVIRONMENTAL IMPACT



MODO MEMBERSHIPS PURCHASED AND ATTACHED TO EACH UNIT FOR THE LIFETIME OF THE BLDG
ACCORDING TO MODO, MEMBERS REDUCE THEIR VEHICLE OWNERSHIP BY 47%
NEED FOR PARKING IS POTENTIALLY REDUCED AS MORE PEOPLE ARE SHARING FEWER VEHICLES
4 VEHICLES LOCATED CLOSE BY; 1 WITHIN 150m, 1 WITHIN 250m



BOOKS OF BUS TICKETS PROVIDED TO RESIDENTS



CYCLING

ADDITIONAL MEASURES TAKEN TO ENCOURAGE CYCLING:
LONG-TERM BICYCLE PARKING FOR RESIDENTIAL USE
= > 2 SPACES PER UNIT (ALL GROUND-ORIENTED)

INCLUDES SPACE FOR 6 CARGO BIKES

INCLUDES POWER FOR E-BIKES

CONSIDER BIKE REPAIR / MAINTENANCE FACILITIES

COOK STREETScape: EXISTING + PROPOSED



EXISTING STREETScape



PROPOSED STREETScape



CALEDONIA STREETScape: EXISTING + PROPOSED



EXISTING STREETScape

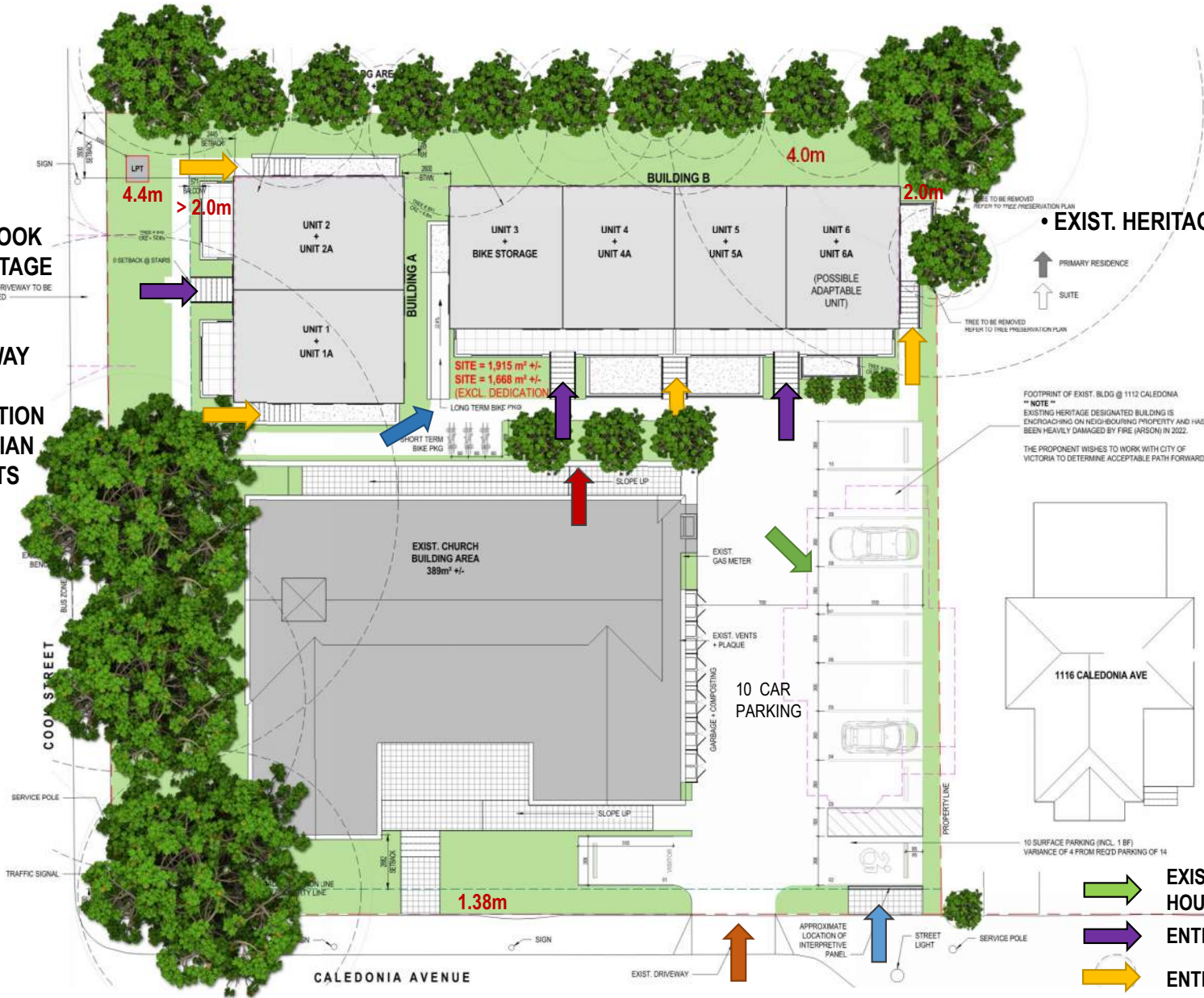


PROPOSED STREETScape



SITE

- IMPROVED COOK STREET FRONTAGE
- REMOVAL OF EXIST. DRIVEWAY
- 4.4m DEDICATION FOR PEDESTRIAN IMPROVEMENTS



• 1.38m DEDICATION FOR PEDESTRIAN IMPROVEMENTS

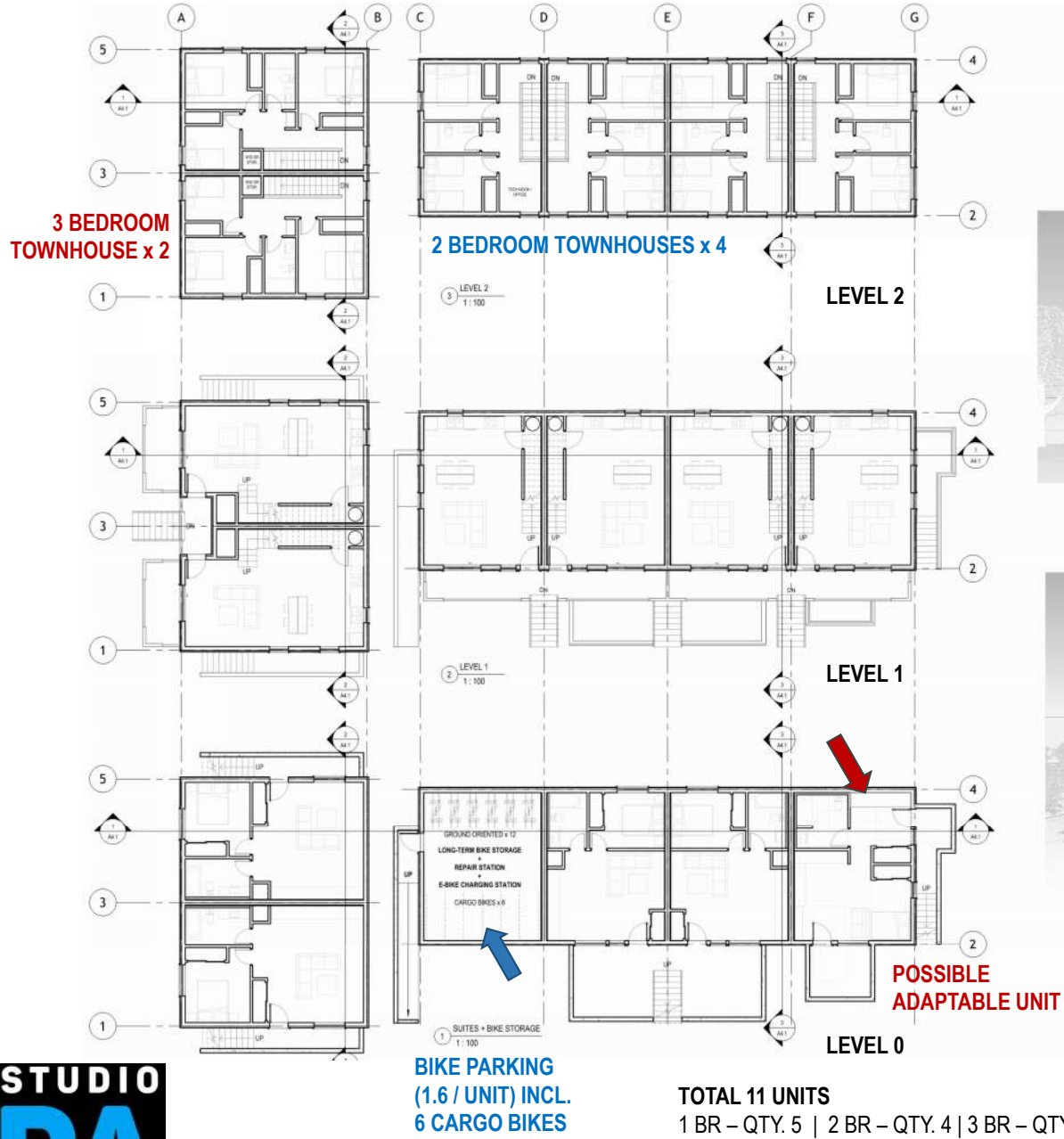
• INTERPRETIVE PANEL TO PRESERVE THE SPIRIT OF HERITAGE DESIGNATION

• EXIST. HERITAGE HOUSE

- EXIST. FIRE DAMAGED HERITAGE HOUSE
- ENTRANCE TO "UPPER" LEVEL
- ENTRANCE TO "LOWER" LEVEL
- ACCESS TO PARKING
- BIKE RACK FOR 6 + ACCESS TO LONG-TERM BIKE STORAGE
- NEW TREES



FLOOR PLANS + CONCEPTUAL 3D VIEWS



VIEW FROM CALEDONIA AVENUE



VIEW FROM COOK STREET



BUILDING ELEVATIONS



SOUTH ELEVATION (FACING CALEDONIA, BUT PARTLY BEHIND CHURCH)



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION (COOK STREET)



PROPOSED MATERIAL FINISHES



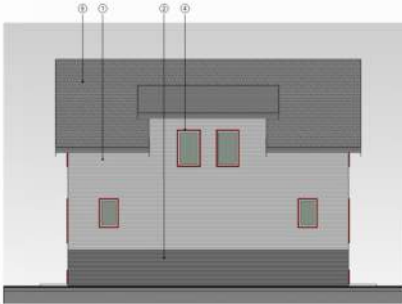
NORTH ELEVATION



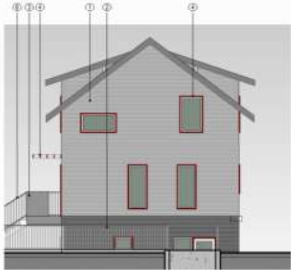
SOUTH ELEVATION



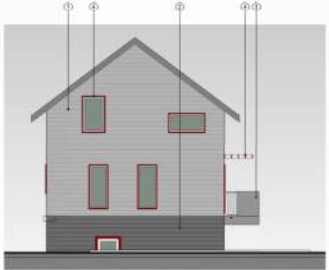
WEST ELEVATION – BLDG A



EAST ELEVATION – BLDG A



WEST ELEVATION – BLDG B



EAST ELEVATION – BLDG B

- 

FIBRE CEMENT LAP SIDING
BENJAMIN MOORE HC-179 / PM-7 PLATINUM GREY
- 

FIBRE CEMENT LAP SIDING
BENJAMIN MOORE HC-178 / PM-8 CHARCOAL SLATE
- 

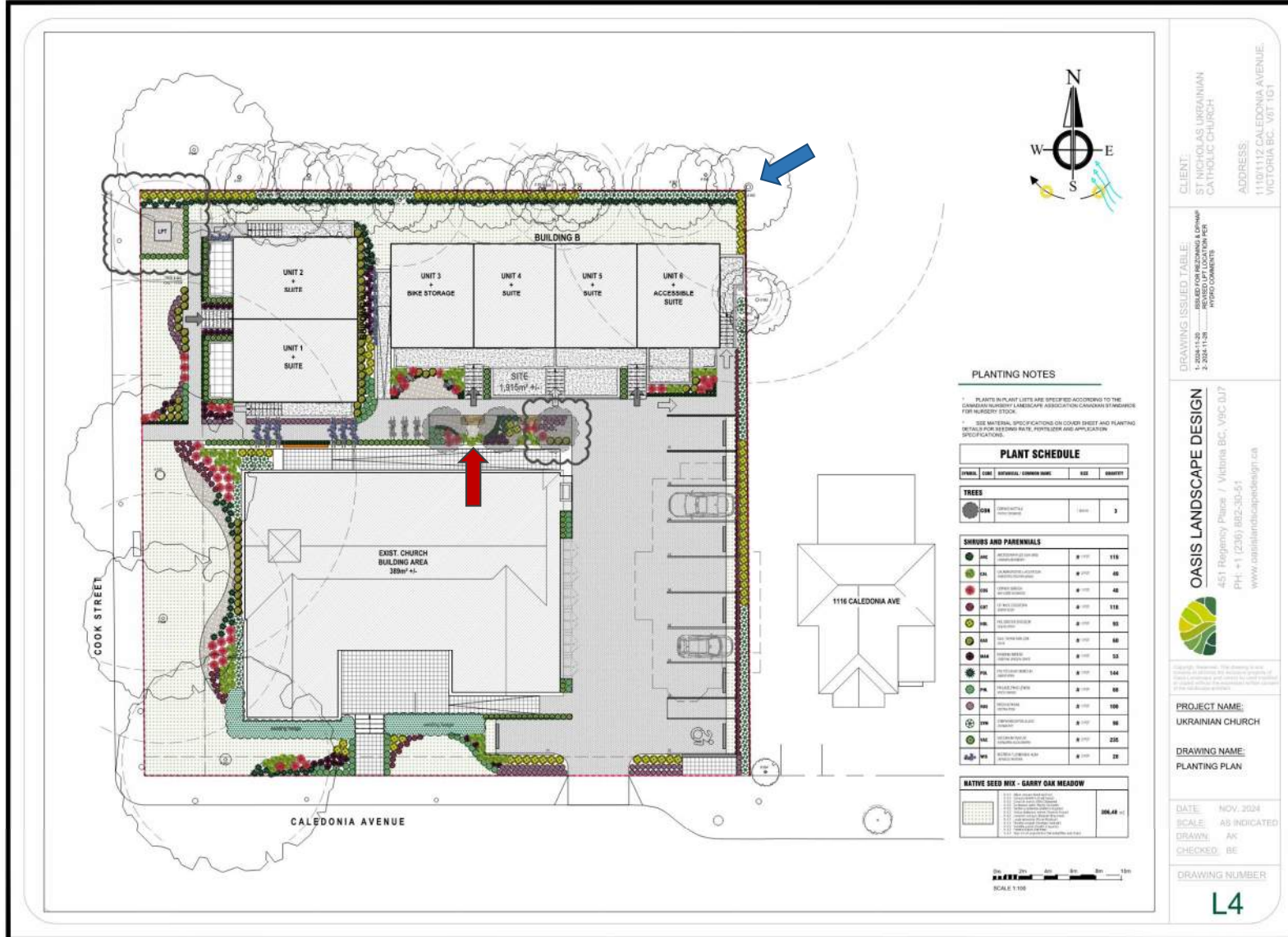
OPAQUE PANEL IN RAILING SYSTEM
TO MATCH GREY SIDING
- 

WINDOW / DOOR TRIM, EXTERIOR SHADING DEVICE
BENJAMIN MOORE CC-66 RAPTURE OR
- 

ASHPALT SHINGLES
GRAPHITE BLACK
- 

RAILINGS
BLACK METAL

LANDSCAPE CONCEPT PLAN



- NO PROTECTED TREES ARE PLANNED TO BE REMOVED
- MEASURES WILL BE TAKEN TO MITIGATE IMPACT ON EXISTING TREES THAT ARE AFFECTED BY THE PROPOSED DEVELOPMENT AS OUTLINED IN TREE PRESERVATION PLAN PREPARED BY ARBORIST
- THREE NEW TREES ARE PROPOSED + PLANTED AREAS WILL PROVIDE HABITAT FOR POLLINATORS



WE FEEL THE PROPOSED DEVELOPMENT WILL GREATLY IMPROVE THE EXISTING NEIGHBOURHOOD BY:

- REVITALIZING THE SITE BY REMOVING THE FIRE-DAMAGED VACANT HOUSE AND ALLOWING THE COMMUNITY TO MOVE FORWARD AND FULLY HEAL FROM THIS TRAUMATIC EVENT
- PROVIDING MUCH NEEDED HOUSING
- CREATING A COMMUNITY WITHIN A COMMUNITY



THANK YOU!