

ISSUED FOR: Committee of the Whole (COTW)
ISSUE DATE: November 5, 2025

Project Address:

Civic Address
50 Government St
Victoria, BC

Legal Address Description:
Property ID: 007-326-122
Legal Amended Lot 9, Beckley Farm, Victoria
District, Plan 229

OEZA DEVELOPMENTS

Oeza Developments
1558 Beach Dr.
Victoria, BC

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Landscape

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Code Consultant

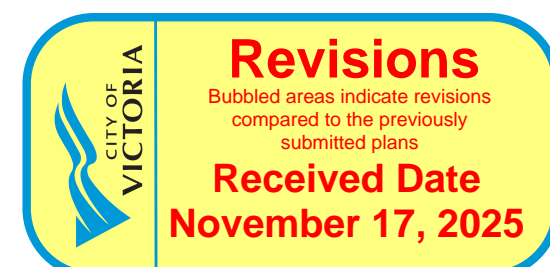
Celerity Engineering Limited
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Civil Engineer

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Project ID: 2025-00



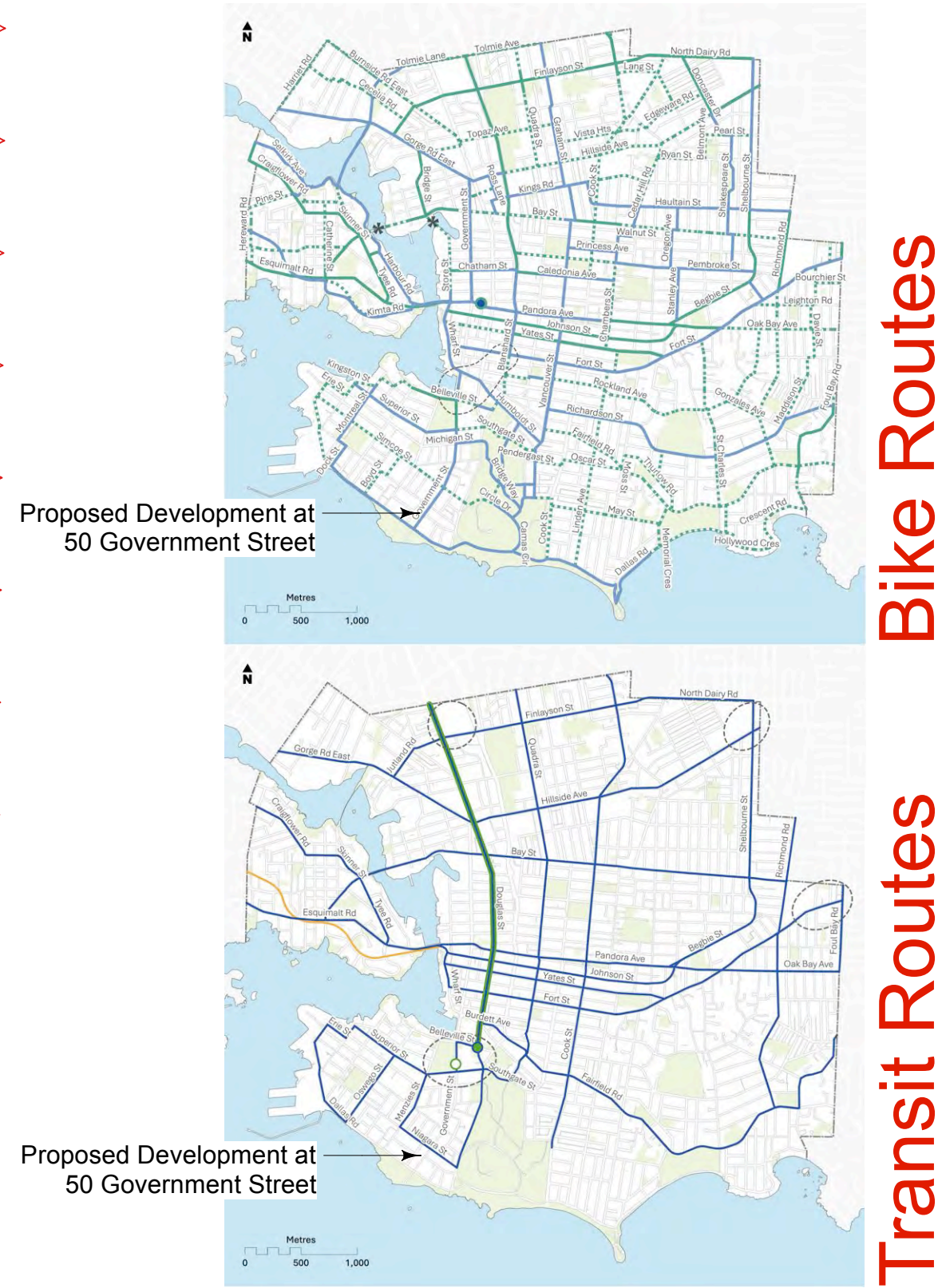
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James Bay Development

2025-04-15
RZ-000
Cover Sheet

HOW THIS PROPOSAL SUPPORTS THE VICTORIA 2050 OCP

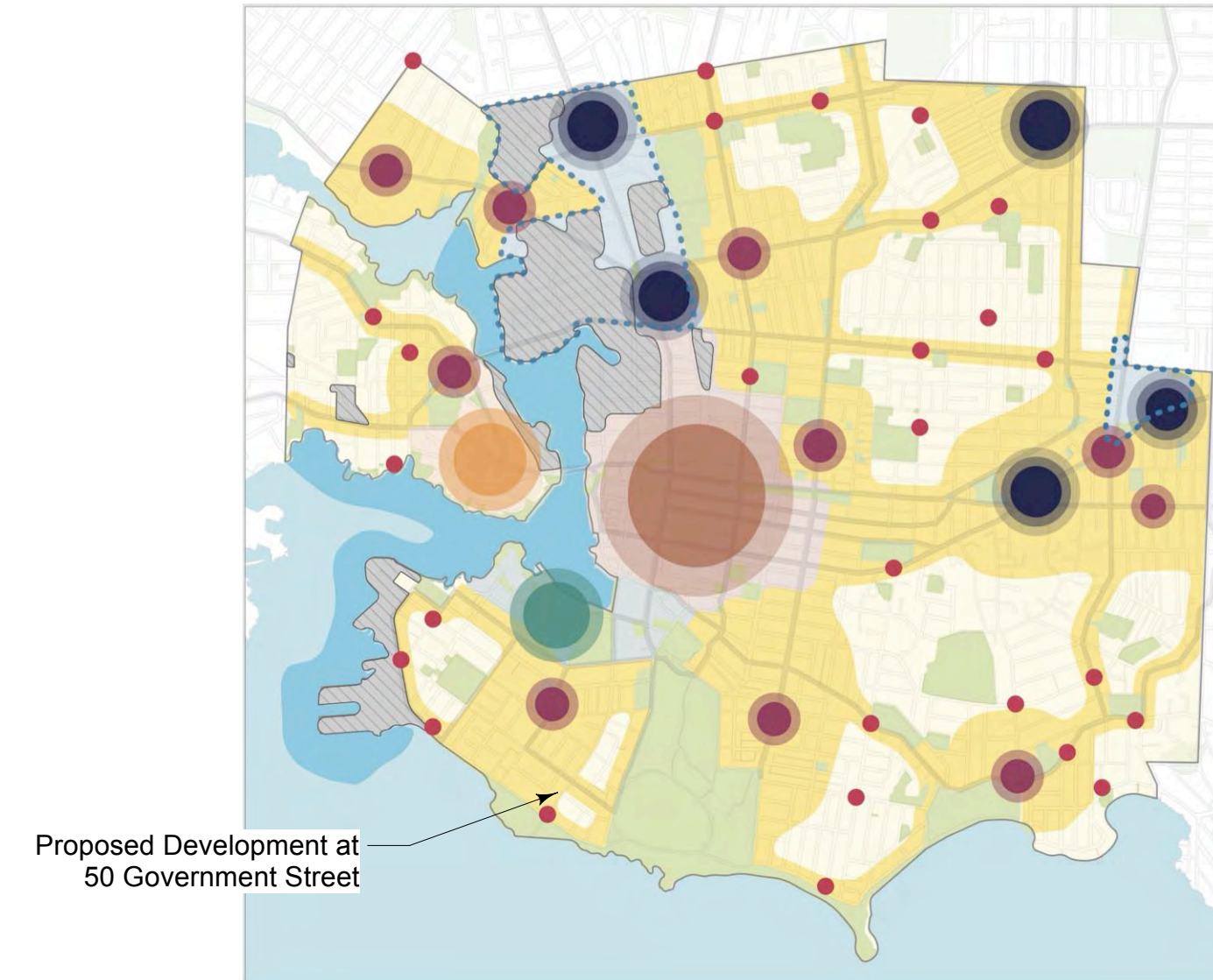
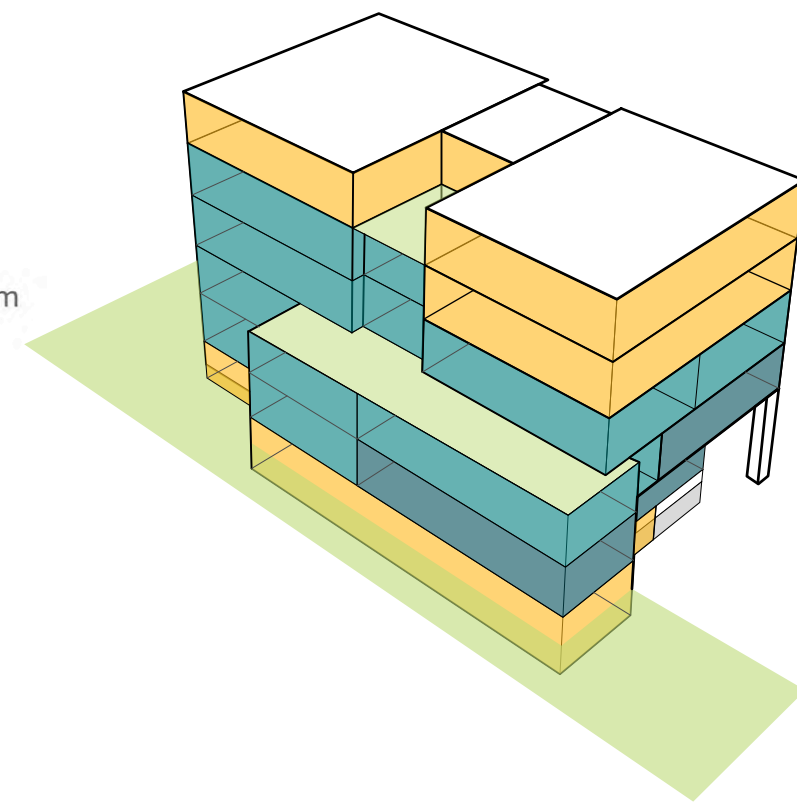
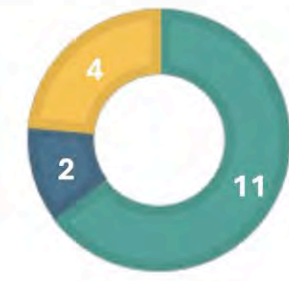


50 Government Street is in a Priority Growth Area, close to James Bay Village and Holland Point Village. It is located along the Government Street bike corridor and close to transit routes along Niagra, Douglas and Menzies.

The development proposes a rental building catering to car-free families and individuals with a focus on car sharing, bikes and other human powered transportation.

SECURED RENTAL UNITS

■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom



50 Government Street is within walking distance to Holland Point and James Bay Neighbourhood Centers. The region is noted as a Priority Growth Area.

Complete Communities Anchored by a Downtown Core:

Providing low-carbon residential infill within walking distance of the Holland Point Village and James Bay community nodes, and with immediate access to the Transit Priority Network.

Climate Forward Growth:

Utilizing low-carbon building materials and providing amenities that support the shift to low-carbon mobility modes.

Diverse Housing Options:

Directly addresses housing diversity with secured rental units, where 35% offer two or more bedrooms and 24% offer three bedrooms, making the project suitable for families and children.

Livable Public and Private Spaces:

Offering generously sized units and three outdoor amenity spaces (including two rooftop decks) and comprehensive bicycle accommodations.

Lands to Thrive and Prosper:

Maximizes land use by replacing and adding rental units on an underdeveloped existing housing lot, thereby efficiently using urban land and supporting the preservation of working lands.



Perimeter block concept envisioned in the 2050 OCP. Multiple housing types and building sizes are shown with interior green space



Existing neighbourhood block with proposed development shown at 50 Government Street

The proposed development maintains the concept of the perimeter block concept with a new 5 story residential rental building. The proposed development provides a new building type within the existing fabric on the block, helping the neighbourhood realize the envisioned built form in the OCP.

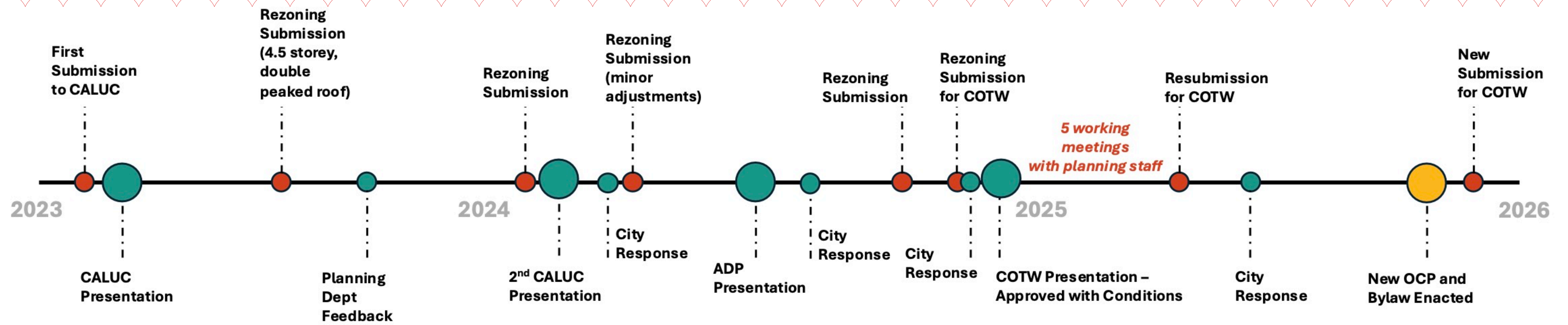
HOW THIS PROPOSAL COMPLIES WITH THE NEW ZONING BYLAW

Category	Zoning Bylaw 2018	50 Government Proposal	Complies?	Explanation
Family Units	3.1.30.c For Buildings greater than 3 Storeys, i) at least 10% of the Dwelling Units must have three Bedrooms or more, and ii) an additional 20% of the Dwelling Units must have two Bedrooms or more;	35% of dwelling units have two bedrooms and 23.5% are three bedrooms	YES	17 rental apartments proposed: (4 – 3 bedrooms, 2 – 2 bedrooms, 11 – 1 bedrooms). Proposal significantly exceeds minimum family unit requirements.
Dwelling Unit Size	3.1.30.a The minimum size of a Dwelling Unit in a Residential Building is 33m ²	Mix of 44 m ² to 100 m ² units	YES	All units exceed minimum size.
Height Limit	4.1.3.a.ii 17m for buildings over 4 storeys and up to 5 storeys	16.565 m (5 storeys)	YES	Complies with the maximum allowable height for a five-storey building.
Lot Coverage	4.1.6.a 55% maximum for buildings greater than 3 storeys with three or more dwelling units	≈ 51.8 %	YES	Provides a balanced approach to coverage while maximizing open space availability.
Open Lot Space	4.1.6.b 30% minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 40 %	YES	The design provides enhanced open space and exceeds the minimum requirement.
Landscape Area	4.1.6.c 10% minimum of lot area for buildings greater than 3 storeys with three or more dwelling units	≈ 13.5%	YES	Exceeds minimum landscaping requirements, contributing to canopy growth. Replacing an existing paved parking area.
Front Setback	4.1.4.a 4.0 m minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 5.0 m	YES	Setback is in keeping with the neighbourhood.
Side Setbacks	4.1.4.c 9.0 m minimum to a Primary Façade above 4 storeys	1.55 m / 2.19 m	VARIANCE	Variance requested to permit setbacks similar to the existing and adjacent buildings
Rear Setback	4.1.4.d 8.0 m or 25% of lot depth, whichever is greater	5.65 m	VARIANCE	Variance requested to permit setbacks similar to nearby buildings.
Lot Area	4.1.7.a 540 m ² minimum for buildings greater than 3 storeys with three or more dwelling units	586.27 m ²	YES	Lot area is adequately sized and compliant with the minimum requirement.
Street Frontage	4.1.7.b.ii 30 m minimum for buildings up to 5 storeys	17.5 m	VARIANCE	Variance requested due to the narrow lot width. Design utilizes a single-stair core and efficient building form to maximize density on the constrained lot.
Parking	5.1.1.2 21 parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	1 car share for residents and 1 visitor parking space sized for accessible van use)	VARIANCE	Variance requested to support the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling and Transit Priority Network.
Accessible Parking	5.7.1.a Minimum of 1 Van accessible parking space for 6-25 spaces	1 accessible sized van parking stall	YES	Compliant with minimum accessible parking requirements.
Short Term Bike Parking	5.1.1.2 6 short term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	6 short term bike parking spaces are provided under cover near the main entry	YES	Compliant with short term bike parking requirements.
Long Term Bike Parking	5.1.1.2 22 long term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	38 bike parking spaces are provided in a ground floor bike room	YES	Ample bike parking supports the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling Network.
Density	Schedule C – Density Benefits a 2.6:1 for A Lot that is in a Priority Growth Area and all Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning,	2.13 FSR, secured rental in perpetuity	YES	Density is well below the 2.6 FSR maximum.

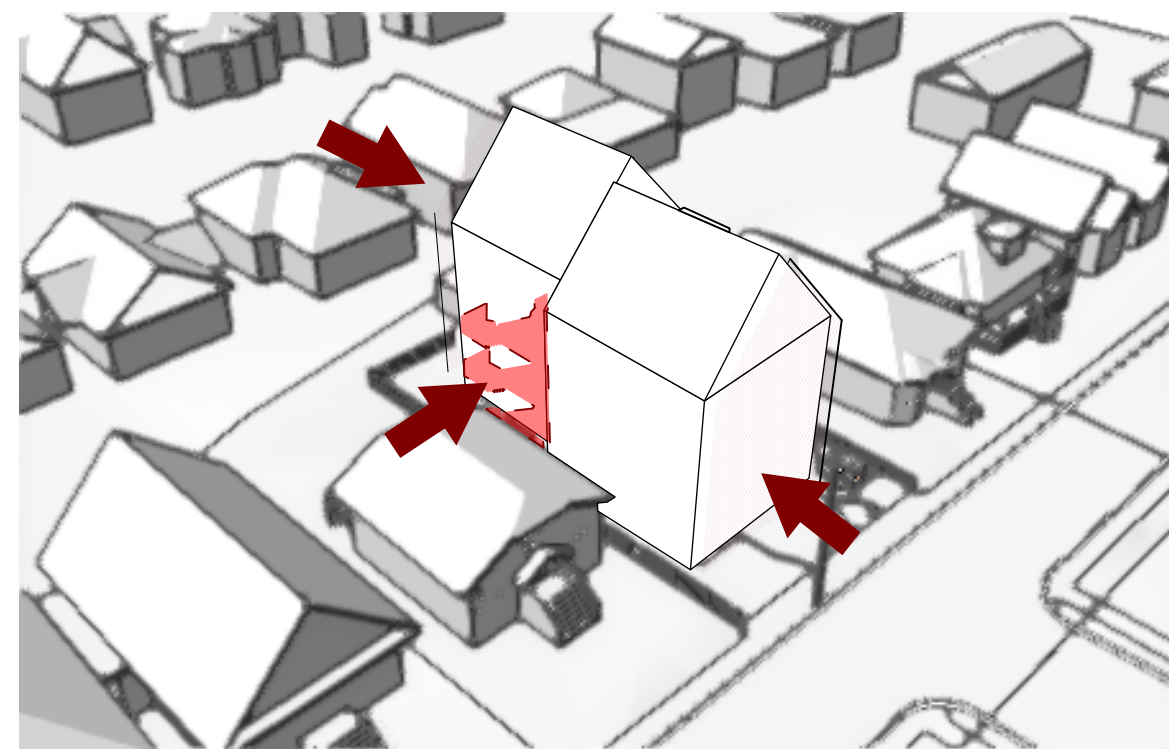
The proposal requires **setback variances** due to the limitations imposed by the **property's frontage requirements**. Importantly, however, the proposed **density** remains fully compliant with the **zoning bylaw** and effectively supports the overall **OCP objectives**.



Proposal at 50 Government Street

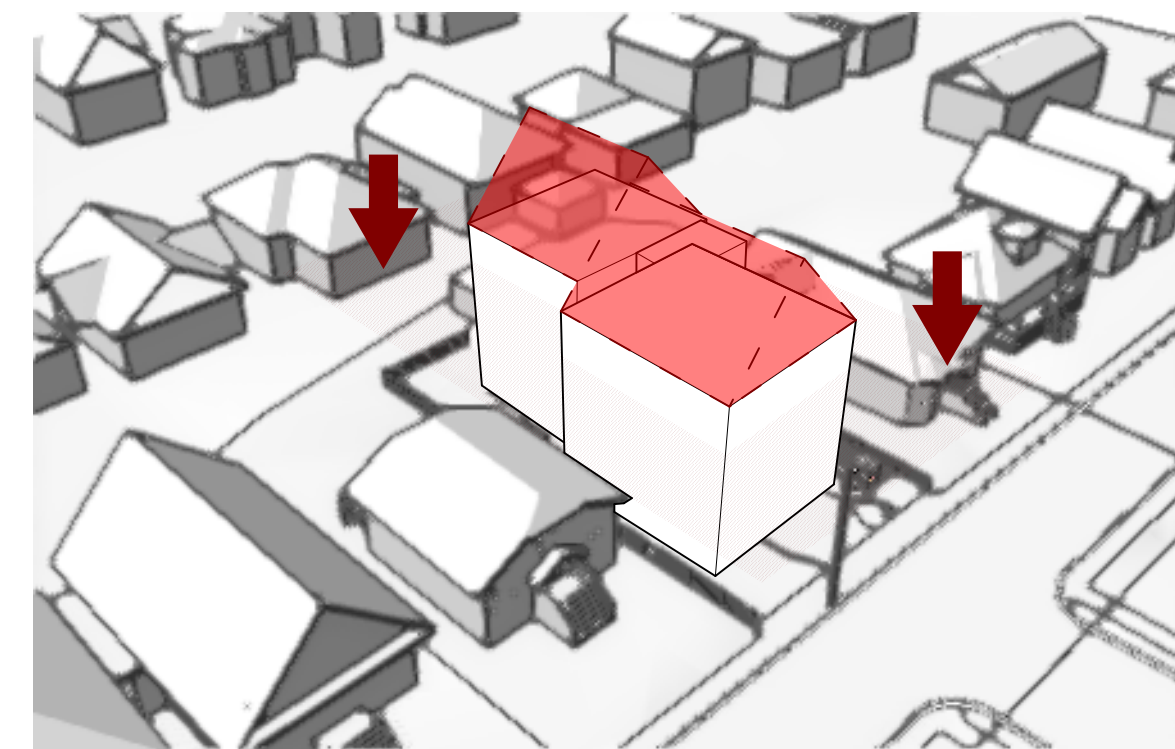


REVISIONS TO MASSING IN RESPONSE TO COTW MOTION AND CITY OF VICTORIA 2050 OCP



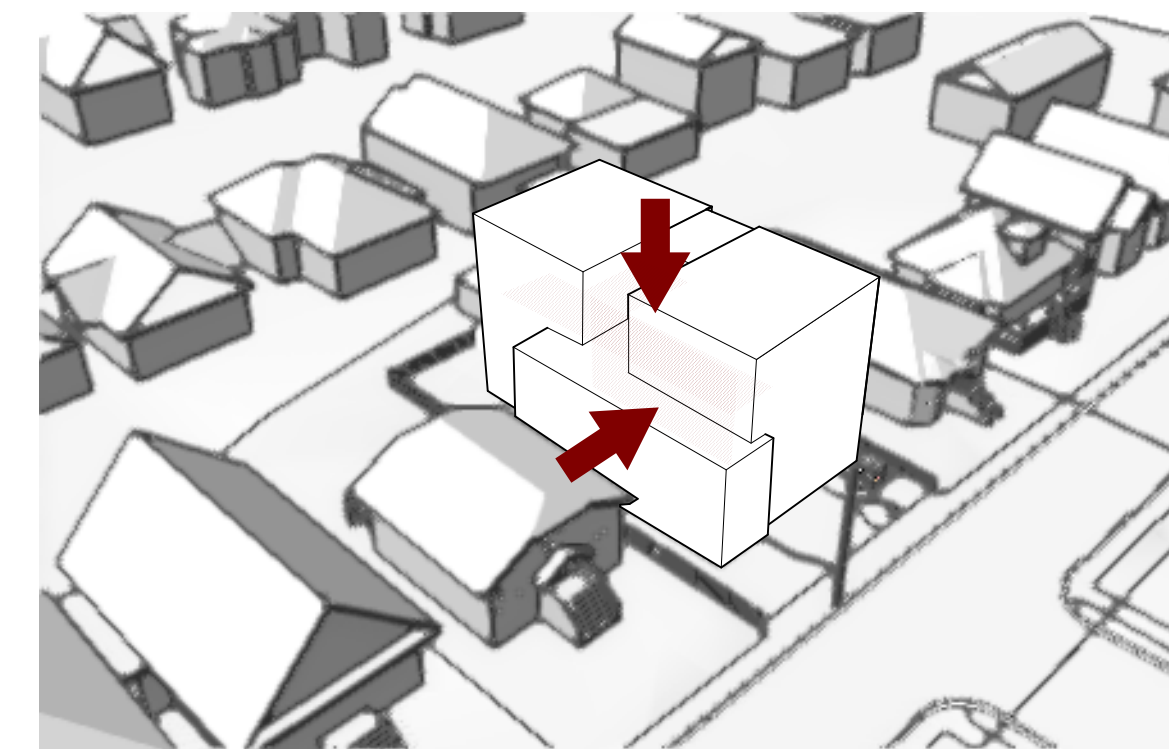
REMOVE EXTERNAL EXIT STAIRS, INCREASE SETBACKS AND OUTDOOR SPACE

External stairs were removed from the building (per COTW resolution 2.c.vii) and placed into a single stair exit configuration with no oversight into neighbour's properties. The building was reduced in size by increasing the front and rear yard setbacks, with significant emphasis on providing amenity space for all residents in the rear yard (to address COTW resolutions 2.c.i, 2.c.ii, 2.c.iii, 2.c.iv and 2.c.vi).



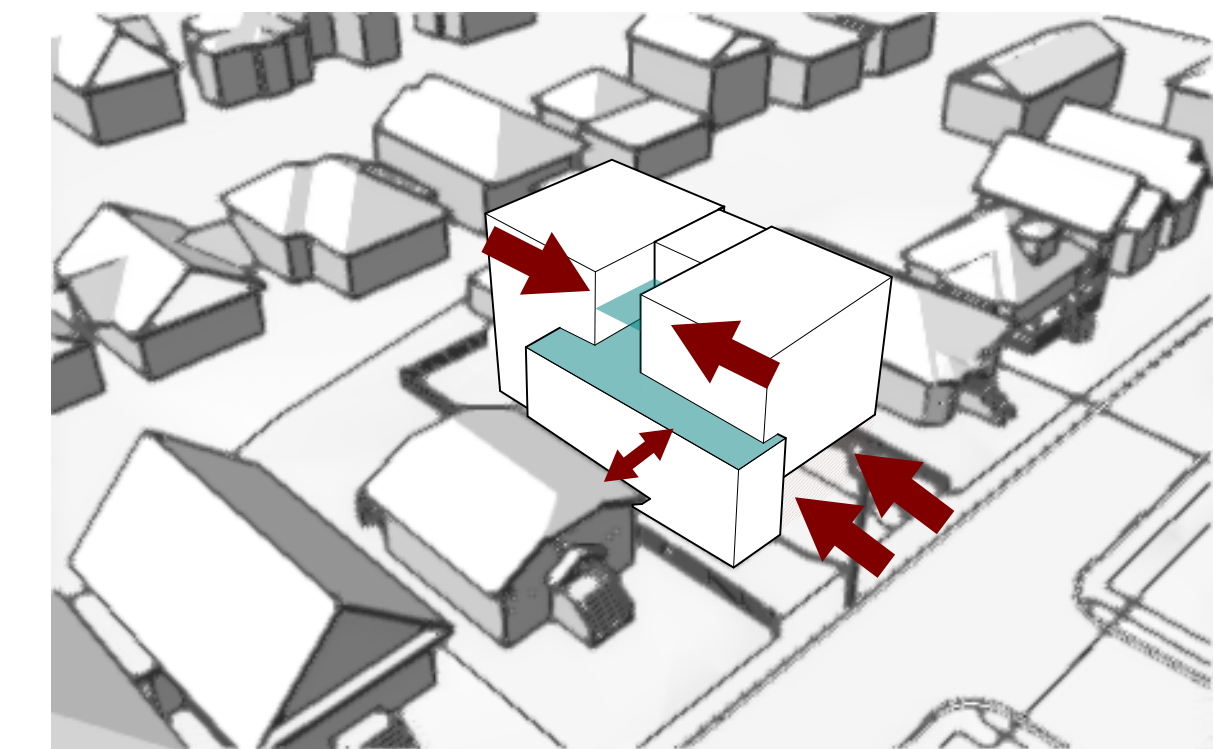
REMOVE PEAKED ROOF AND LOWER BUILDING

The high peaked roof with large open gabled ends was removed, and the overall building height was reduced. Living spaces in the lofts were deleted, and the floor-to-ceiling heights were lowered at each level (per COTW resolutions 2.c.v and 2.c.vi).



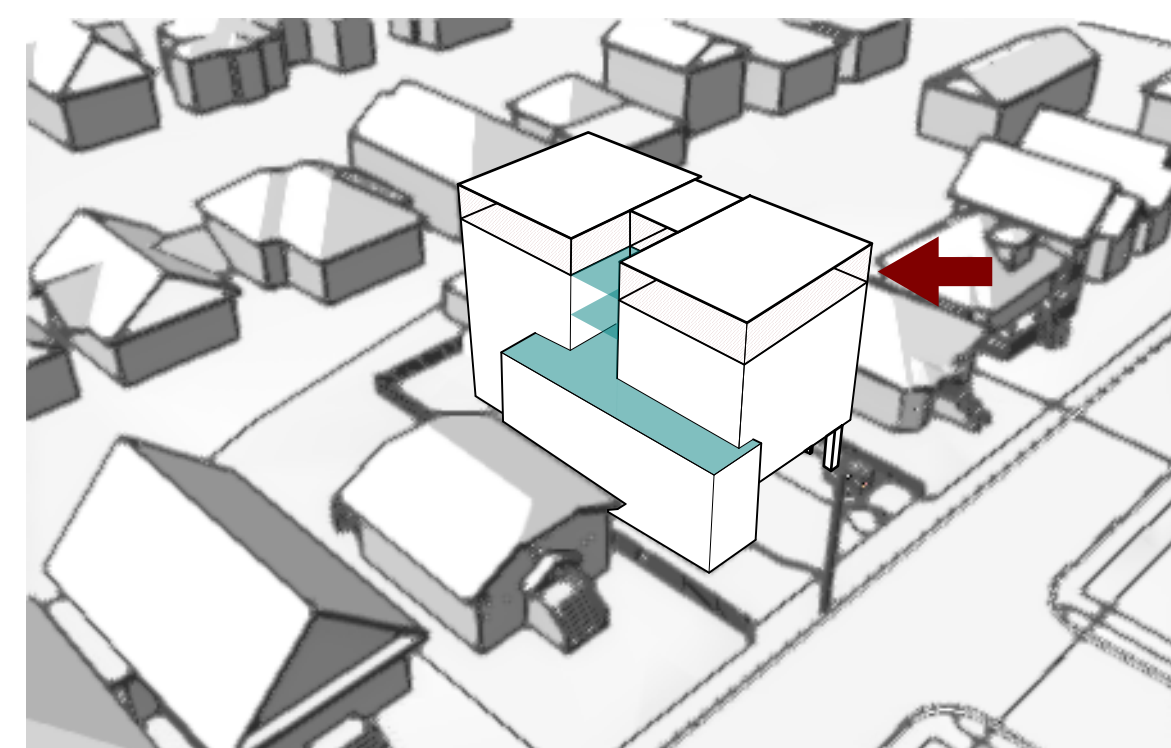
STEP MASSING DOWN ON SOUTH SIDE

The massing of the building is stepped down on the south side to reflect the smaller neighbour (per COTW resolution 2.c.v and 2.c.vi).



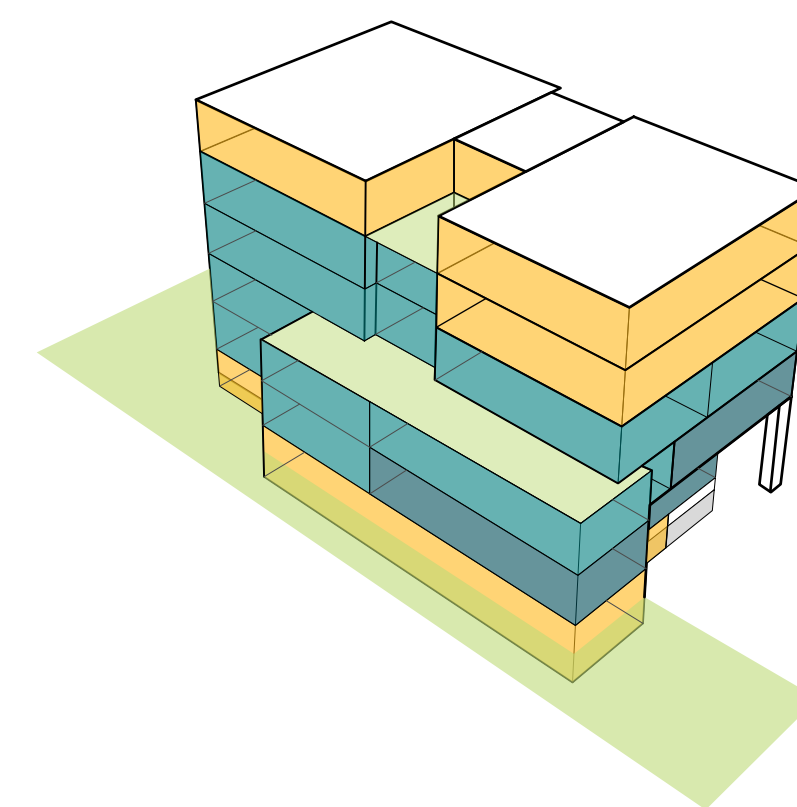
CENTRALIZED BALCONIES AND RECESSED ENTRY

Balconies on upper levels are removed from the front and back and focused on a central exterior area. These exterior spaces are positioned to overlook the roof instead of the neighbour's backyard. The recessed entry provides covered areas for visitor bikes and accessible parking requirements (per COTW resolutions 2.a, 2.c.ii, 2.c.v and 2.c.vi).



ADD ONE FLOOR OF ADDITIONAL HOUSING

An additional floor of rental units was added to the project to align with OCP objectives and to more closely align with the additional density envisioned for rental housing projects in the Priority Growth Area.

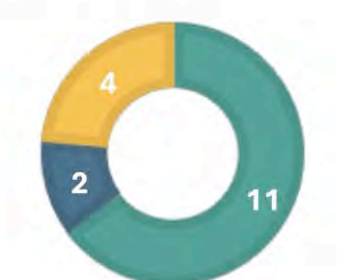


REVISE UNIT MIX TO REFLECT OBJECTIVES OF OCP

The mix of units was revised to include more family oriented 3 bedroom units. Additional bike parking spaces were also added, included more cargo bike spaces.

SECURED RENTAL UNITS

■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom



REVISED PROPOSAL



1 Existing Building, 50 Government



2 Proposed Building, 50 Government



3 Proposed Building, 50 Government



4 Proposed Building, 50 Government



1 Government Street Elevation - Existing Building
Scale: 1:200



2 Government Street Elevation - Proposed Building
Scale: 1:200

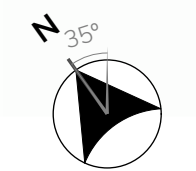
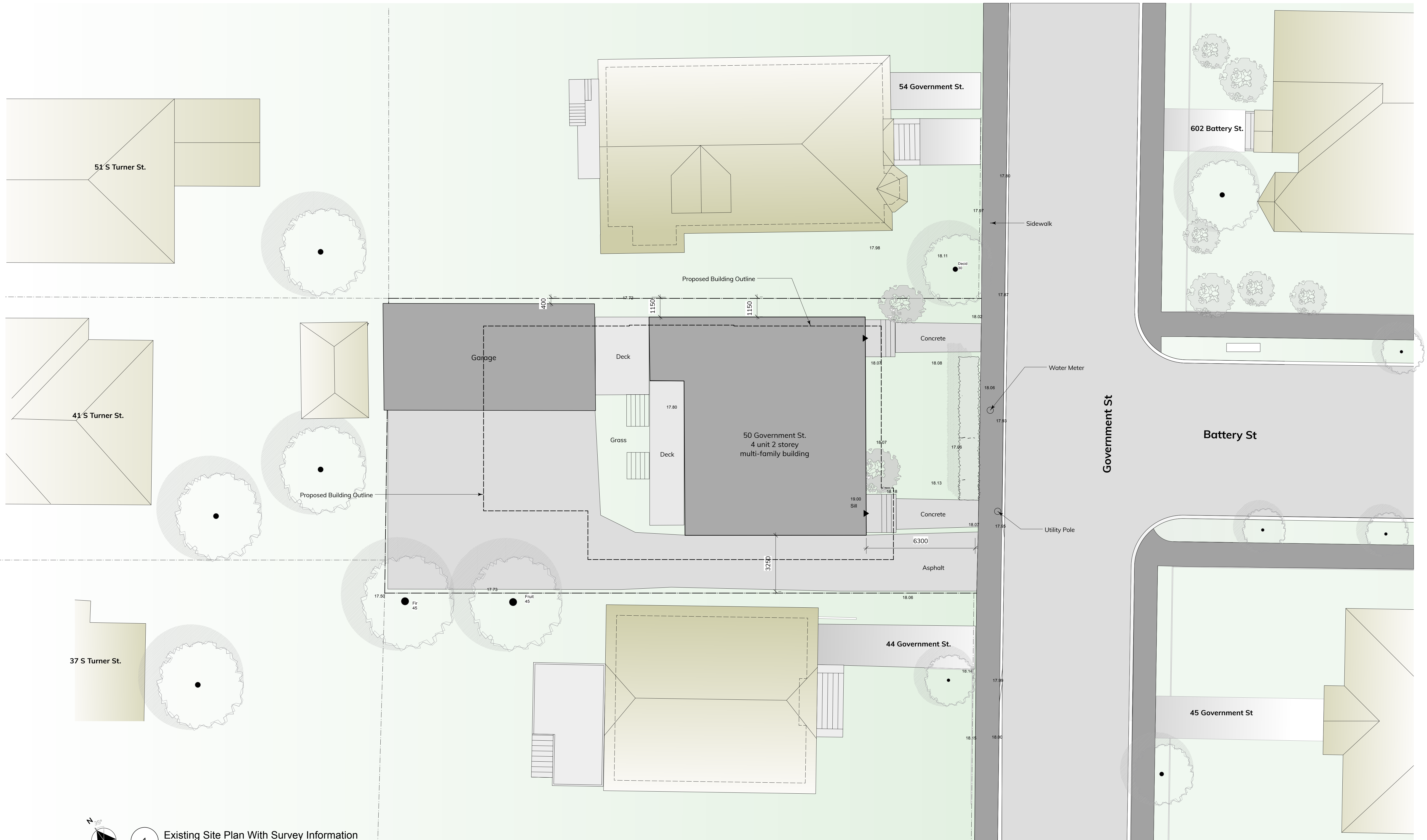


1 Battery Street Elevation - Proposed Building (Looking North)
Scale: 1:200

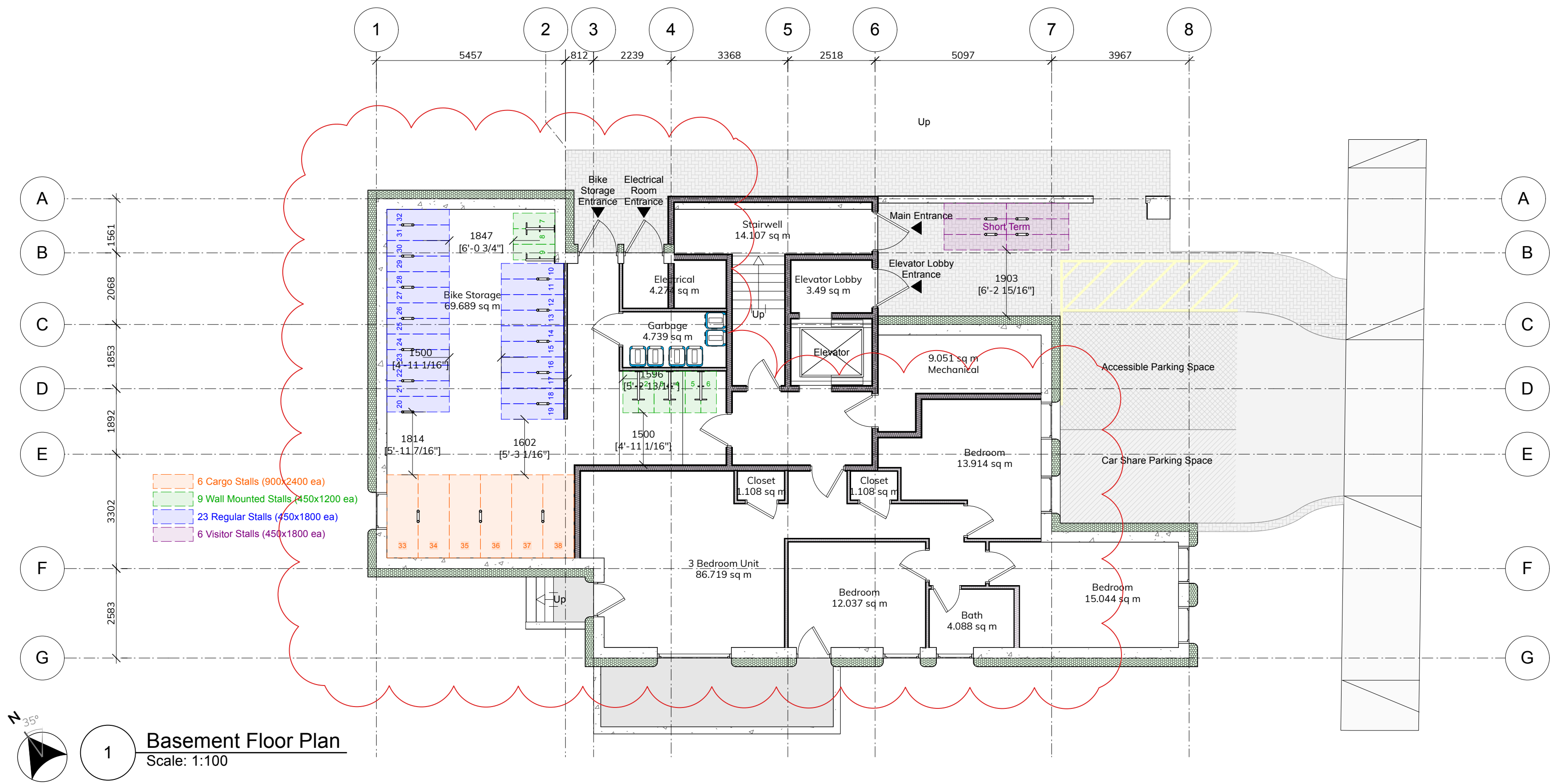


2 Battery Street Elevation - Proposed Building (Looking South)
Scale: 1:200

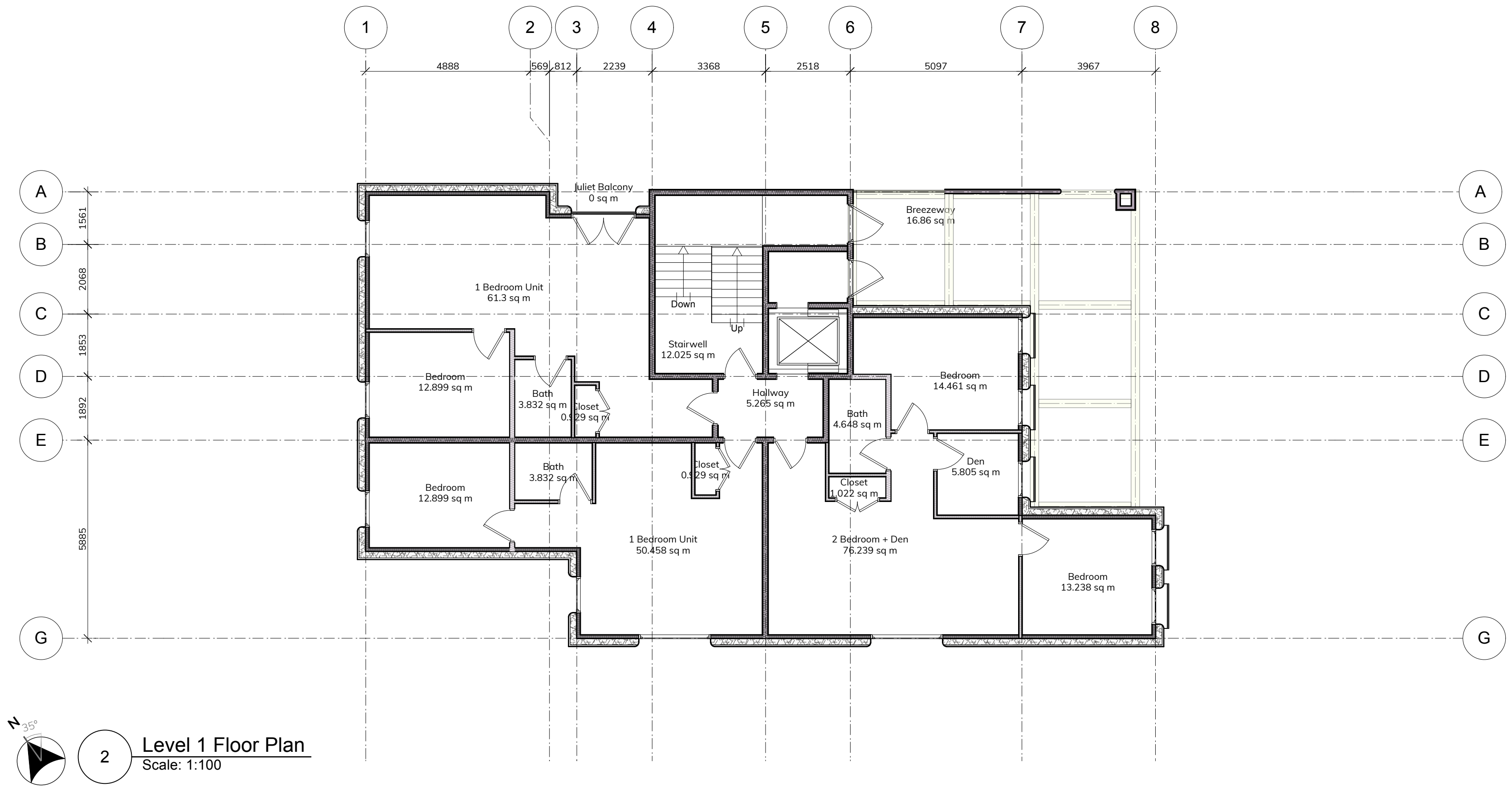
Project ID: 2022-006



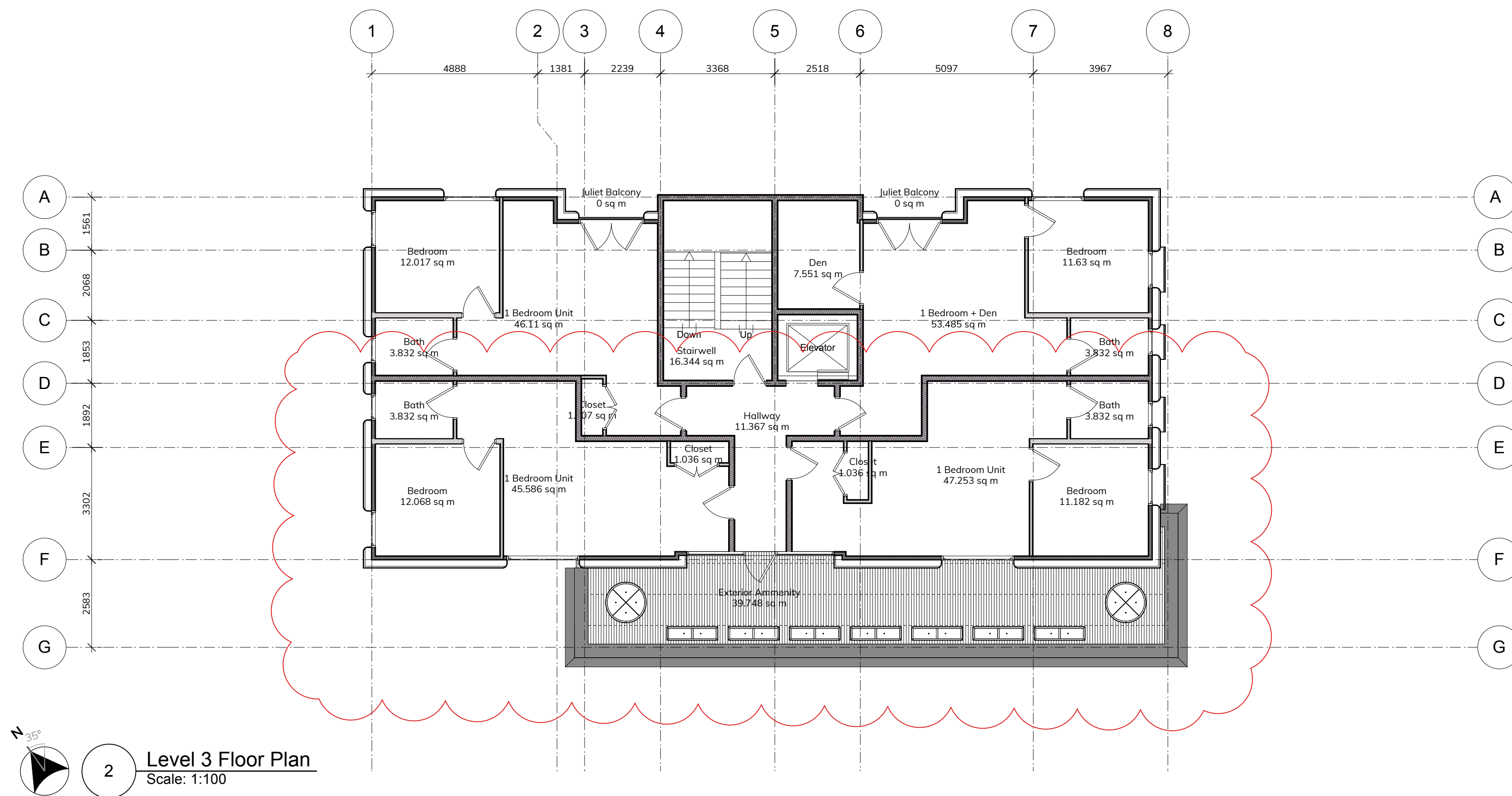
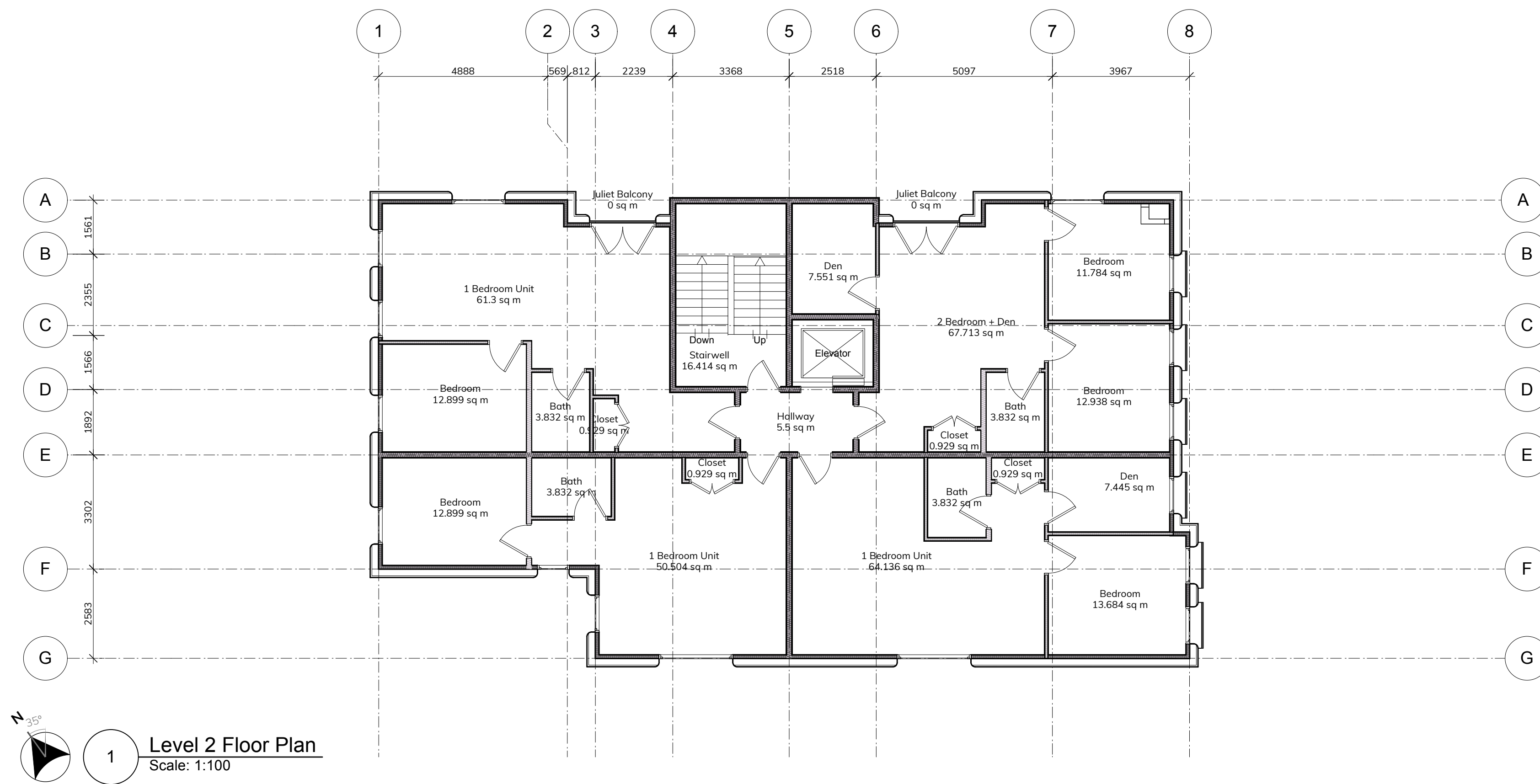
1 Existing Site Plan With Survey Information
Scale: 1:100



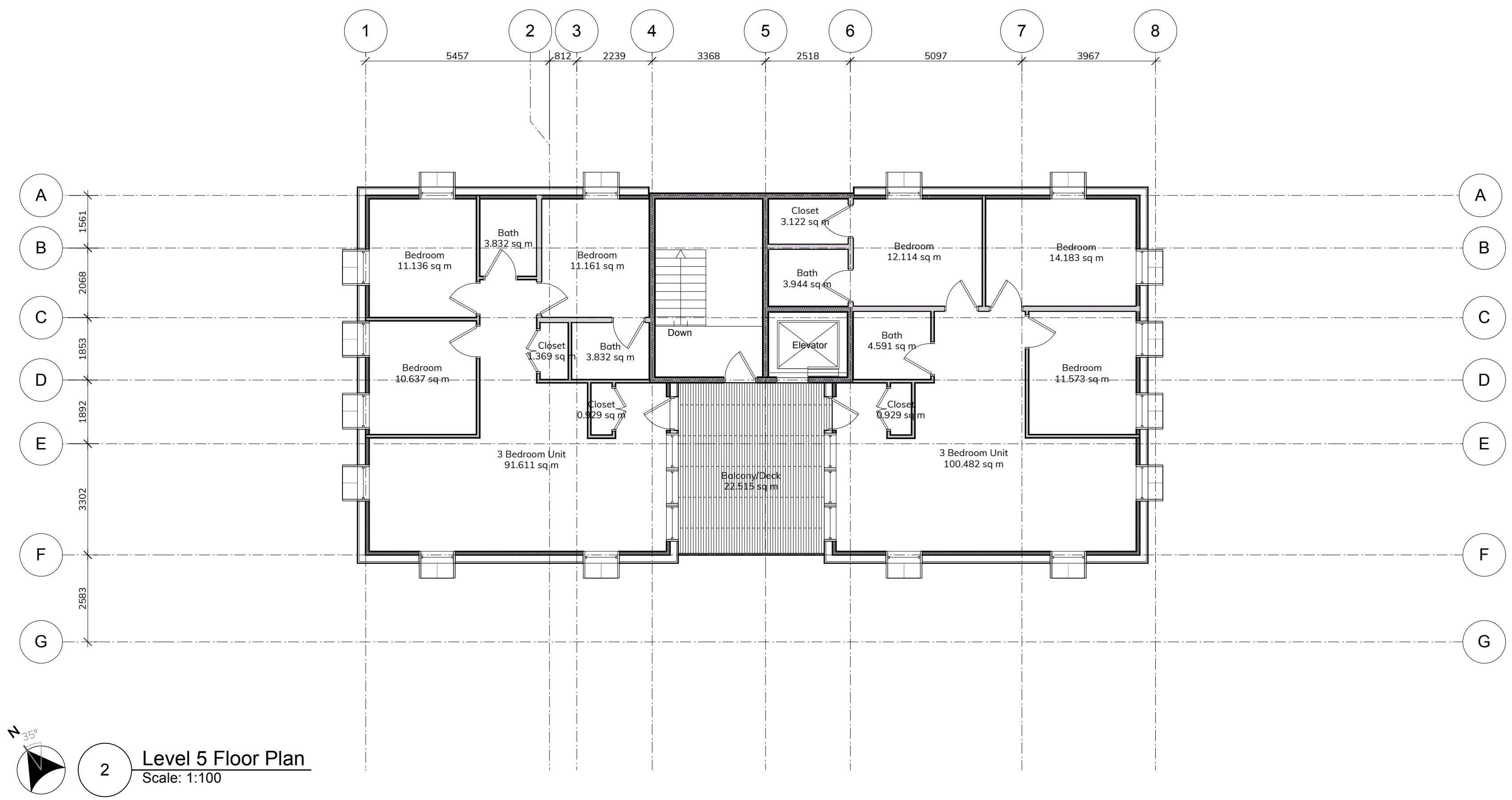
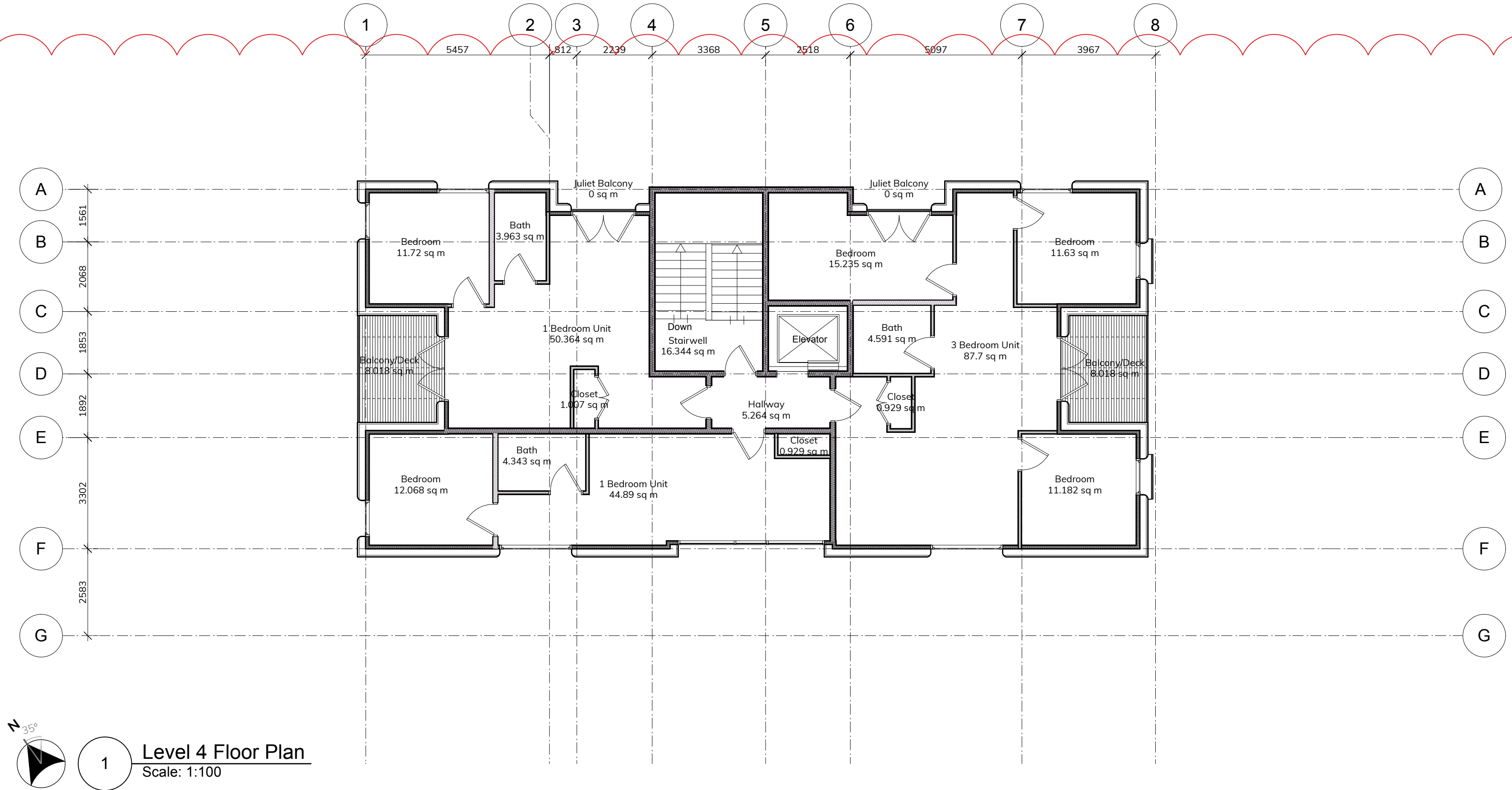
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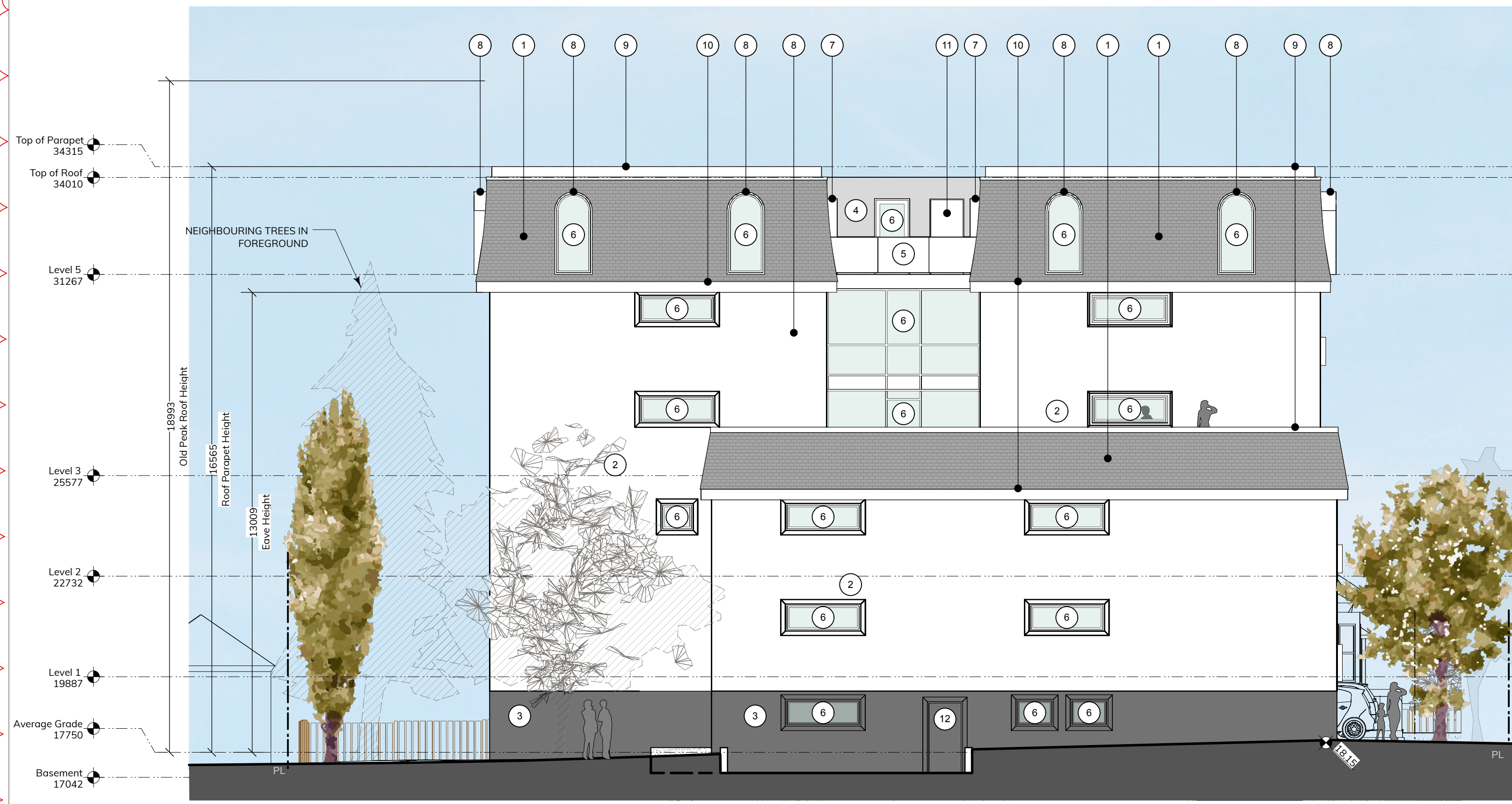
Project ID: 2022-06



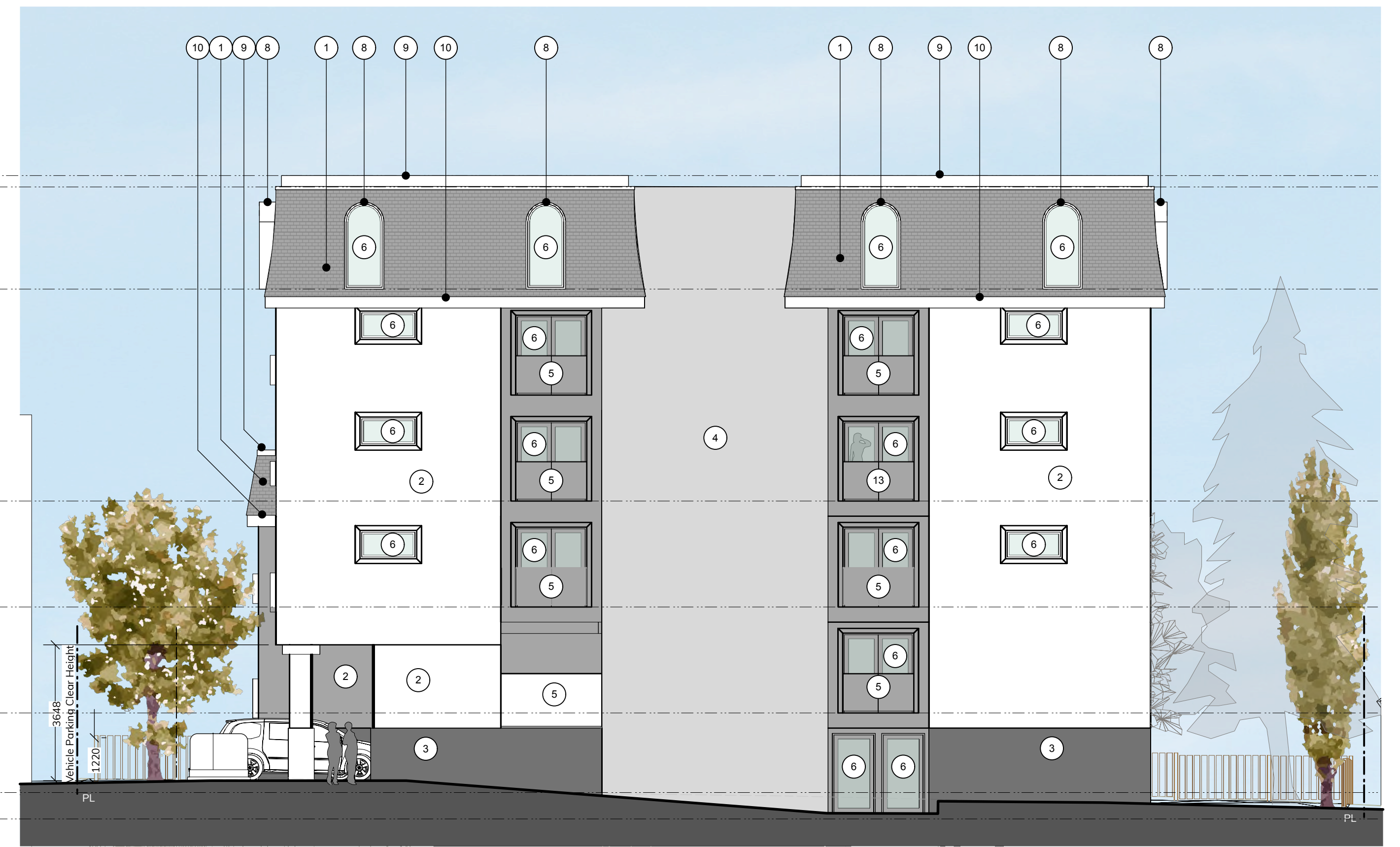
Project ID: 2022-06



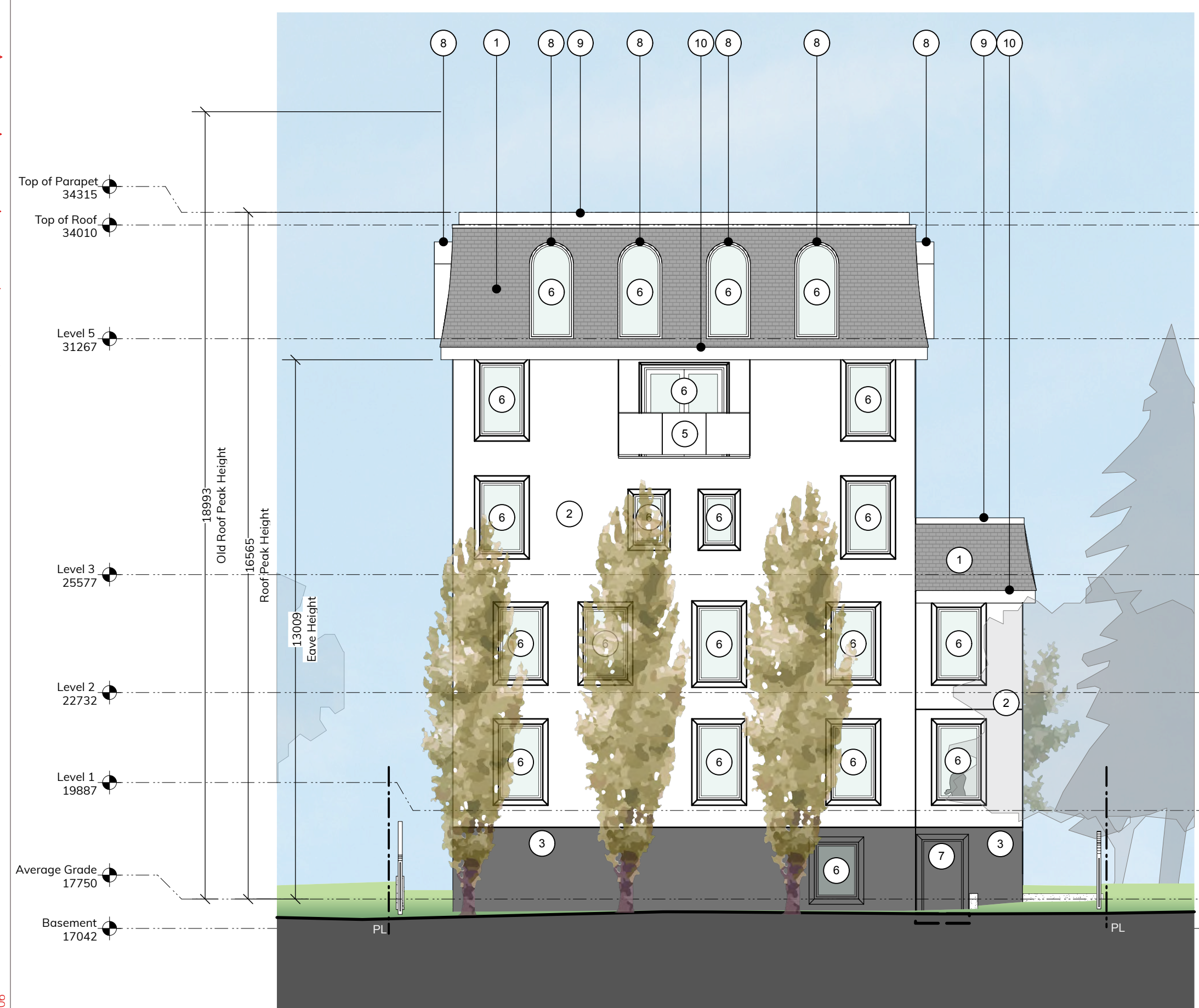
Project ID: 2022-06



3 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

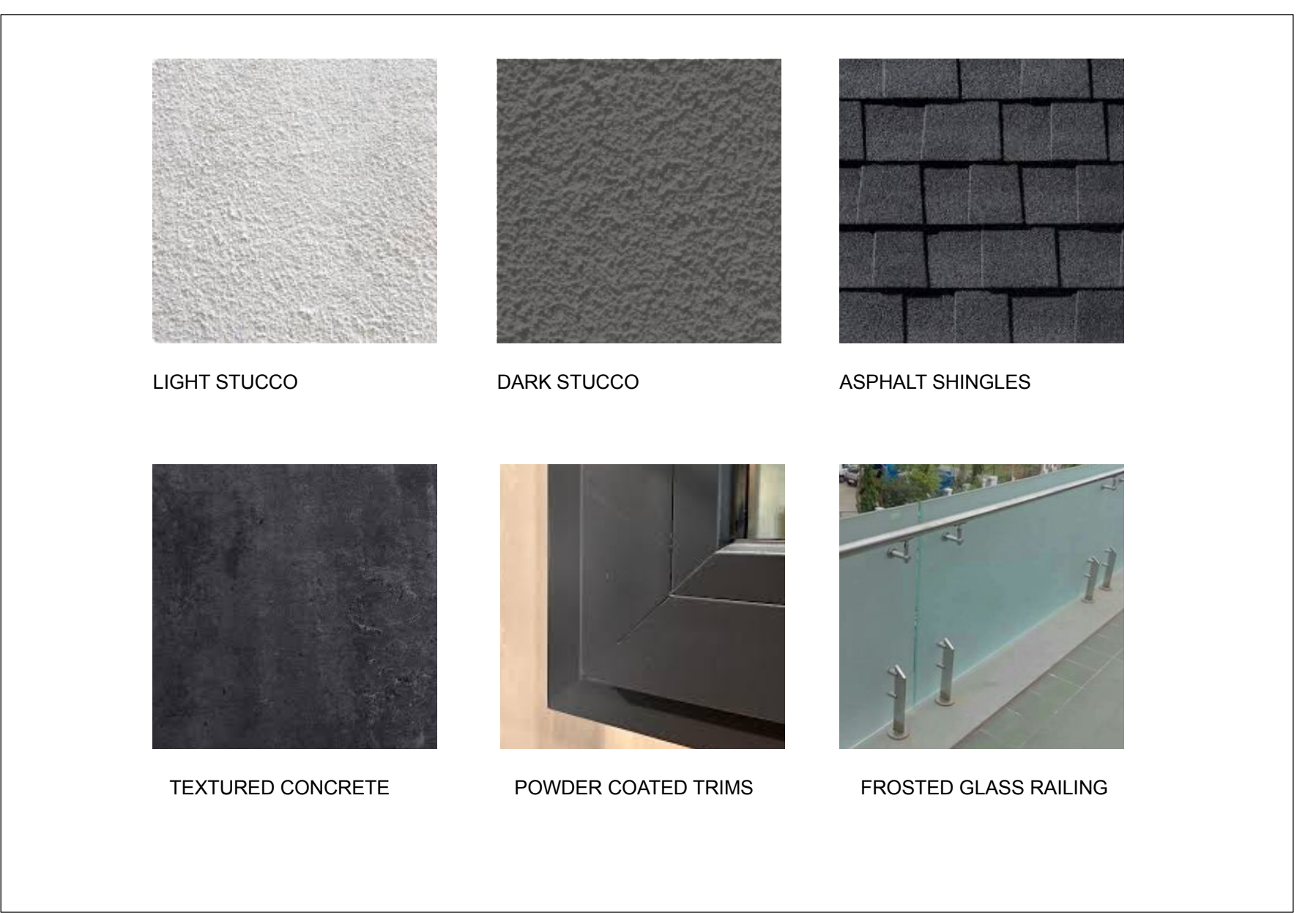


3 Rear Elevation
Scale: 1:100



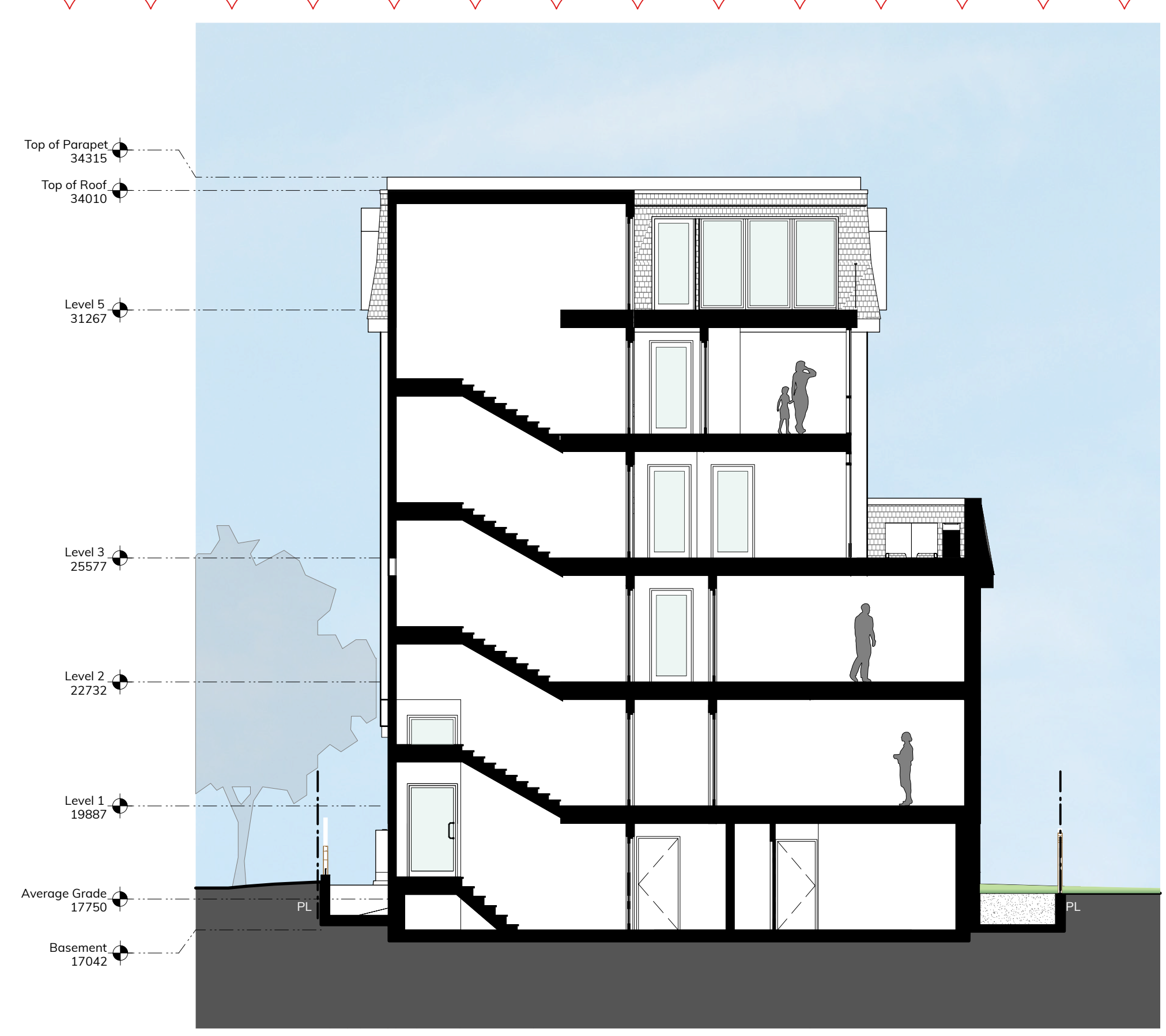
4 Street Front Elevation
Scale: 1:100

- FINISH SCHEDULE:**
- ① ASPHALT SHINGLE ROOF
 - ② LIGHT COLOURED STUCCO
 - ③ DARK COLOURED CEMENTITIOUS COATING
 - ④ DARK COLOURED STUCCO
 - ⑤ FROSTED GLASS RAILING
 - ⑥ GLASS WINDOWS AND DOORS
 - ⑦ METAL DOOR SHROUD
 - ⑧ METAL WINDOW SHROUD
 - ⑨ METAL PARAPET
 - ⑩ METAL CORNICE
 - ⑪ METAL ELEVATOR DOORS
 - ⑫ METAL DOOR
 - ⑬ IRON GUARD





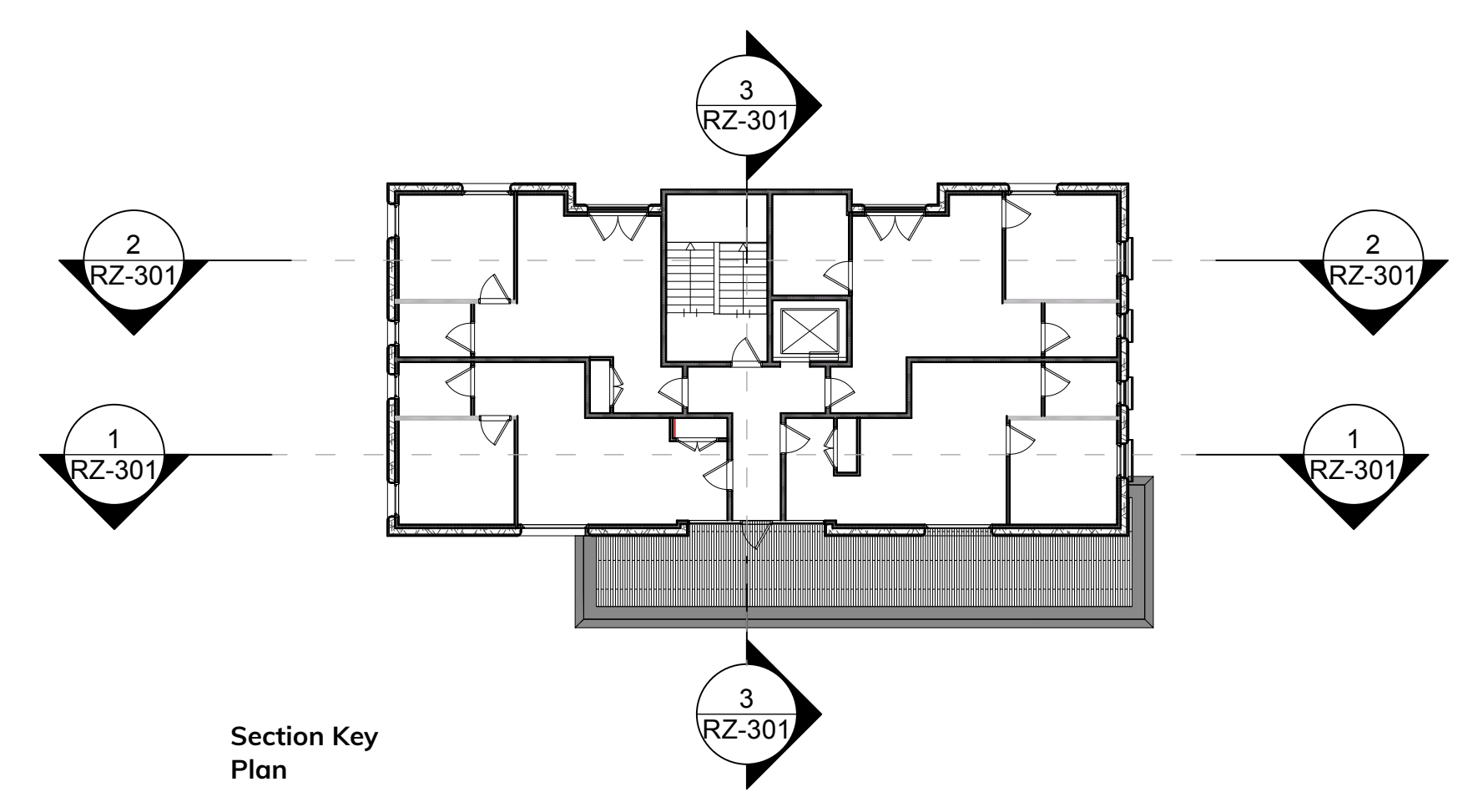
1 Long Section Facing South
Scale: 1:100



3 Building Cross Section
Scale: 1:100



2 Long Section Facing South
Scale: 1:100

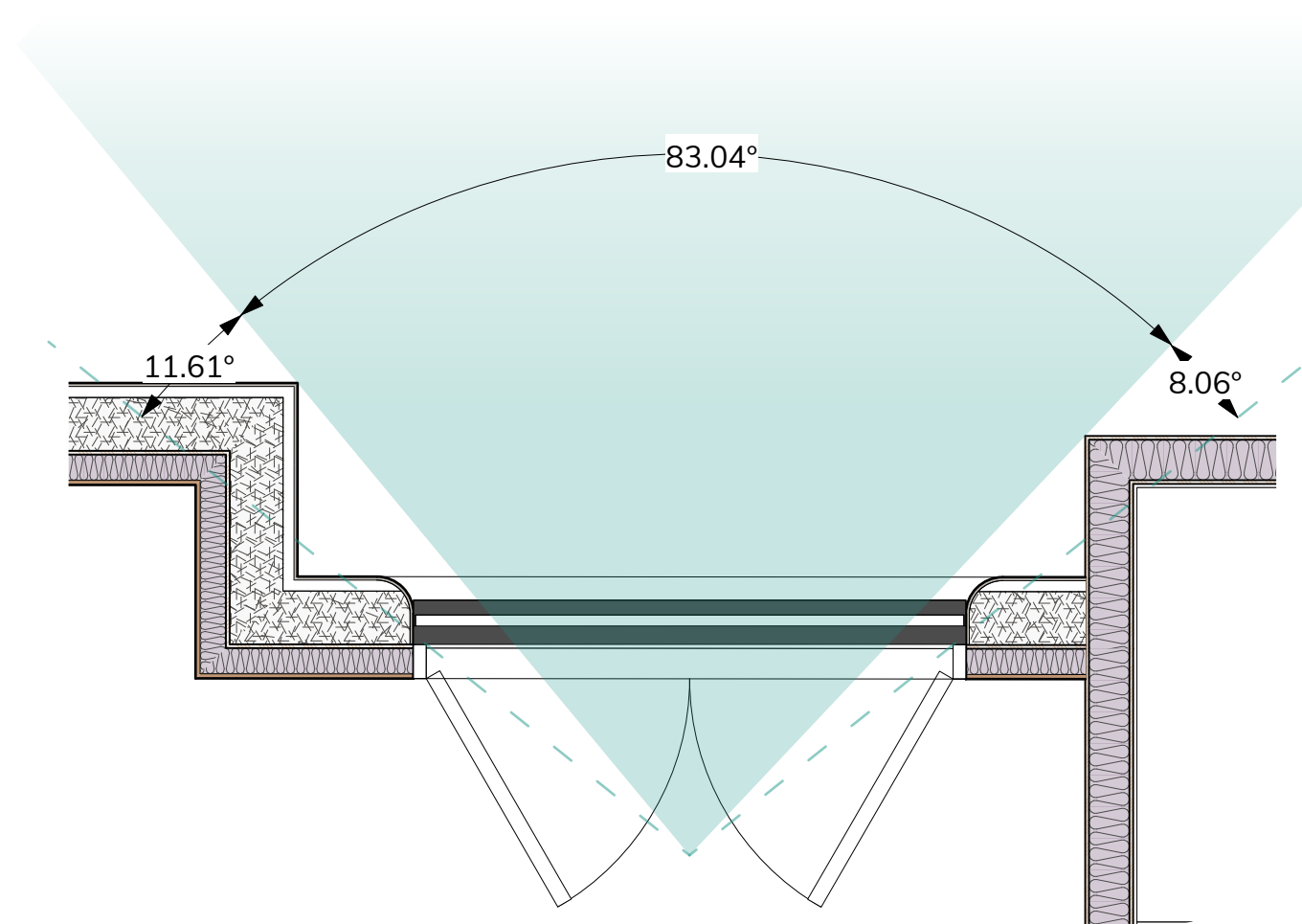


Section Key Plan

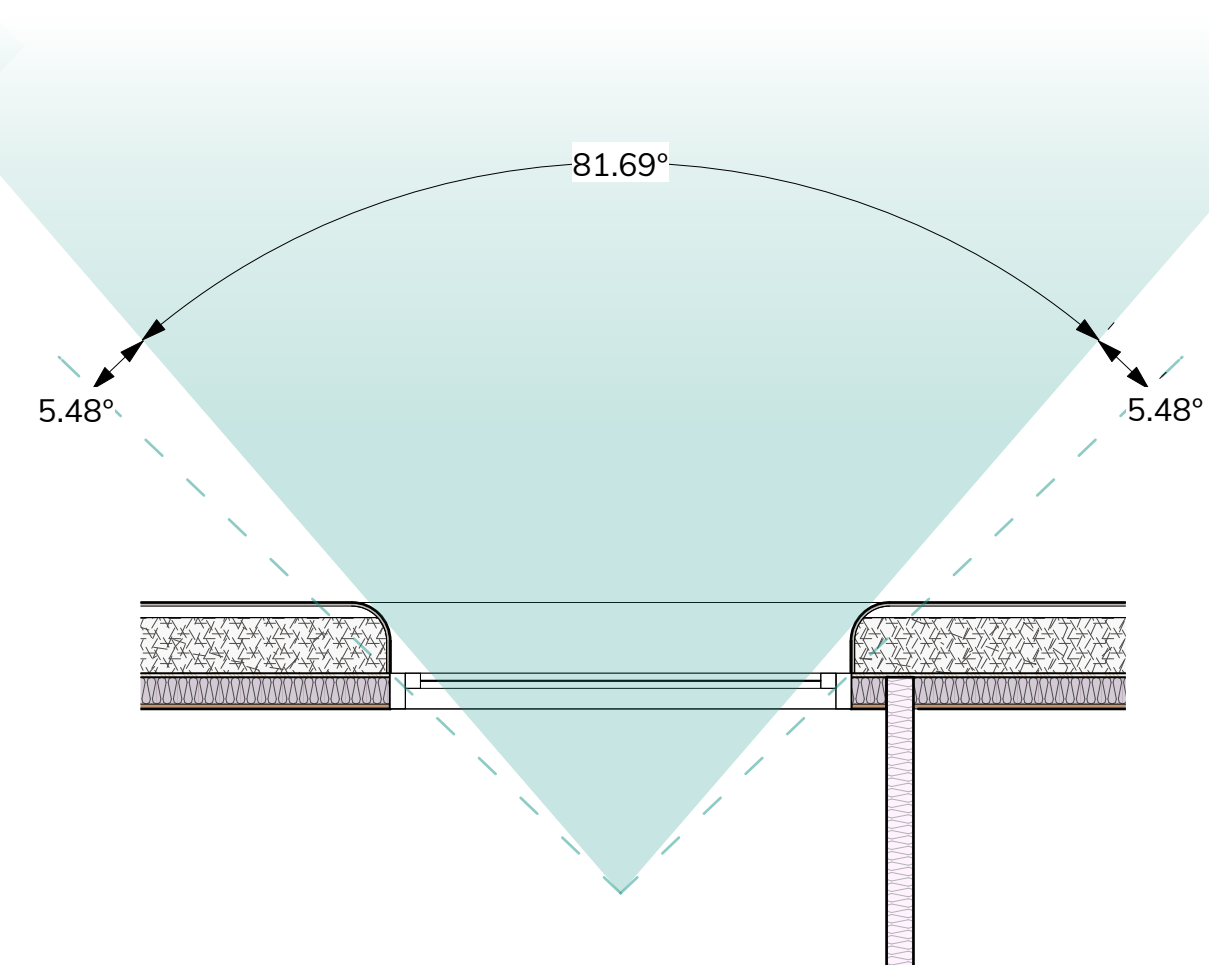
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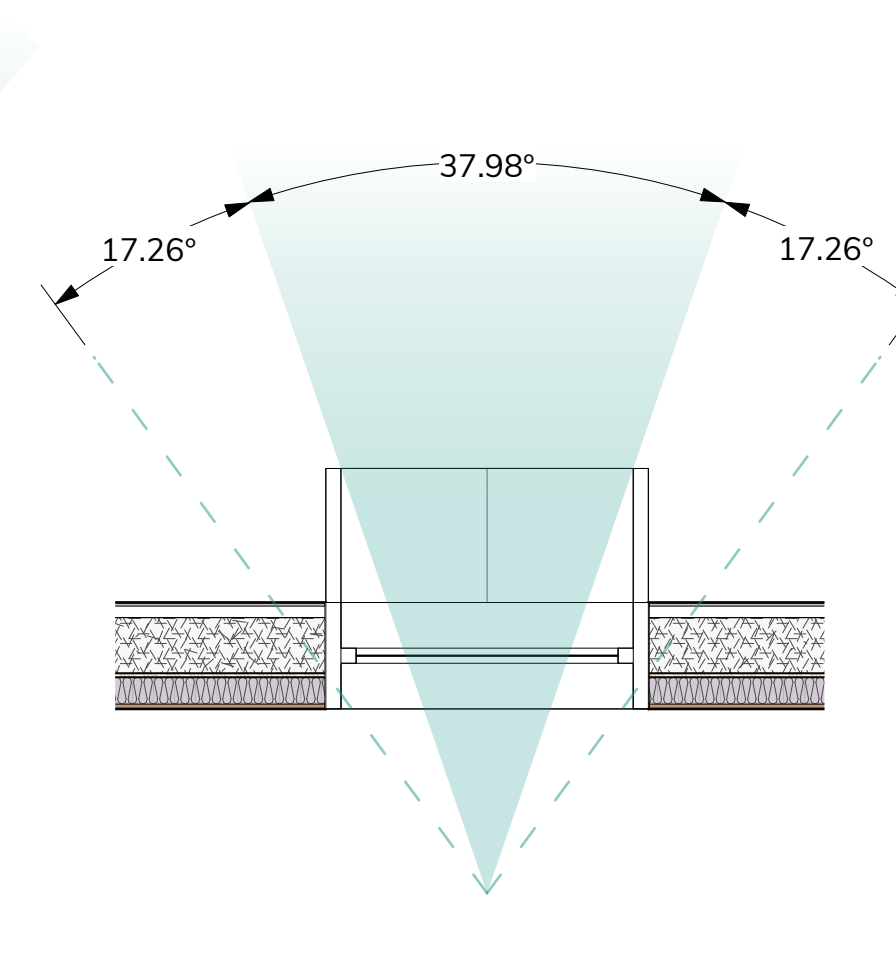
1 Sightlines (Section)
Scale: 1:100



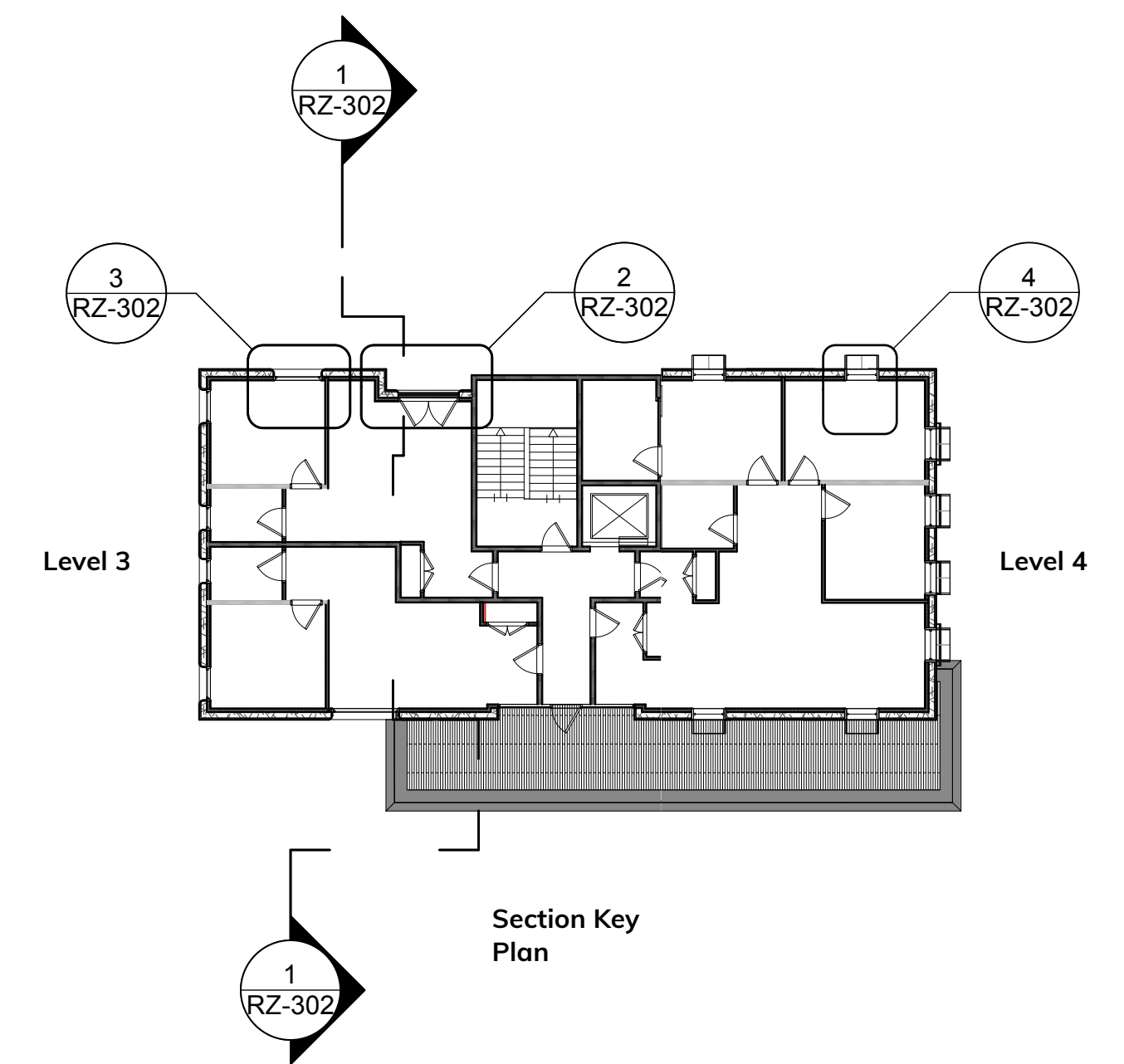
2 Juliet Balcony
Scale: 1:25 Restricted Sightline (Plan)



3 Clerestory Window
Scale: 1:25 Restricted Sightline (Plan)



4 Shrouded Window
Scale: 1:25 Restricted Sightline (Plan)

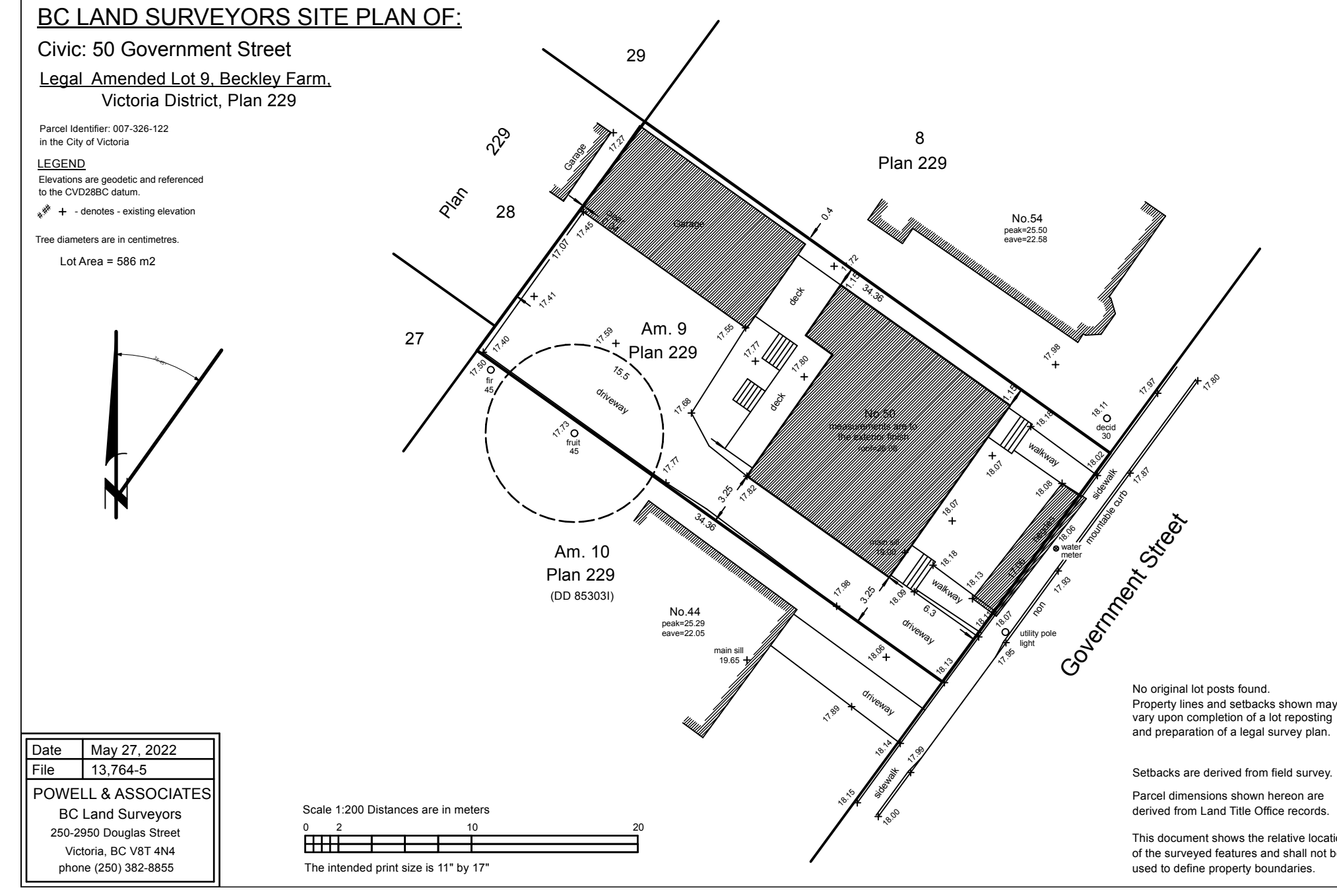


Section Key Plan

Project ID: 2022-06

CODE ANALYSIS	
	BCBC REFERENCE
2018 BC building code, data matrix part 3 (Project in-stream)	References are to division B unless noted [A] for division A or [C] for division C.
Project Description: New Construction	
Major Occupancy: Residential group C	3.1.2.1
Building area: 114.3 m ²	1.4.1.2 [A]
Number of stories: 5	3.2.1.1
Number of streets/fire fighter access: 1	3.2.2.10
Principal building is classified as following: 3.2.2.50. Group C, up to 6 Storeys, Sprinklered	
The building is permitted to be of combustible construction or noncombustible construction used singly or in combination	3.2.2.50.
Floor assemblies shall be fire separations with a fire-resistance rating not less than 1 h	3.2.2.50.
Roof assemblies shall have a fire-resistance rating not less than 1 h	3.2.2.50.
Adjacent Occupancies: C	
Sprinklered: Yes	3.2.2.50.
Fire alarm: Yes	3.2.4.
Standpipe required: Yes	3.2.9.
Water service/supply is adequate: Yes	3.2.5.7
This project will be subject to 3.2.10: Requirements for Residential Buildings with a Single Exit	3.2.10.
Occupant load based on: m ² /person and design of building	
The occupant load for residential suites is two persons per sleeping room: Basement = 6 persons (1 3-bedroom units) 1st floor = 8 persons (2 1-bedroom units, 1 2-bedroom unit) 2nd floor = 10 persons (3 1-bedroom units, 1 2-bedroom unit) 3rd floor = 8 persons (4 1-bedroom units) 4th floor = 8 persons (2 1-bedroom units, 1 3-bedroom unit) 5th floor = 12 persons (2 3-bedroom units)	3.1.17.1
For storage garage: Occupant load = Garage area / 46 (sm/person) Bike parking : (69.7m ² + 7.6m ²) = 77.3m ² / 46m ² = 1.7 (2 persons)	
Total occupancy = 54 persons	
Minimum number of exits per unit required: 1, proposed 1	3.2.10.

DATA SHEET/ZONING ANALYSIS			
LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229			
STREET ADDRESS: 50 Government St			
CURRENT ZONING: GRD-1 Priority Growth Area			
PROPOSED ZONING: GRD-1 Priority Growth Area			
SITE AREA: 586.27 m ²			
BUILDING FOOTPRINT: 303.39 m ²			
Zoning Criteria	Proposal	GRD-1 PGA	Victoria 2050 OCP vision
Site Area (m ²) (min.)	586.27 m ²	540 m ²	
Street Frontage (m) (min.)	17.07 m	30 (for 5 storey buildings)	*Variance requested to meet lot width
Total floor area (m ²) (max.)	1250.5 m ²		
Floor Space Ratio	2.13	1.6 up to 2.6 (Schedule C - Density Benefits)	Site is in a Priority Growth Area, with density envisioned up to 2.6 FSR
Unit floor area (m ²) (min.)	44.89 m ²		
Avg Grade	17.75 m		
Building Height (m) (max.)	16.57 m	17m for 4-5 storey buildings	Buildings that transition between smaller existing buildings and newer larger developments up to 6 storeys
Storeys (max.)	5 storeys	6	Buildings up to six storeys, and taller in some areas
Setbacks (m) (min.)			
Front Setback	5.19m	5.0	
Rear (NW)	5.65 m	8 (or 25% lot depth)	*Variance requested. Setbacks are similar to others in neighbourhood
Side (NE)	1.55 m	7.5 m up to 4 storeys, 9.0 above	*Variance requested. Setbacks are similar to others in neighbourhood
Side (SW)	2.19 m	7.5 m up to 4 storeys, 9.0 above	*Variance requested. Setbacks are similar to others in neighbourhood
Site Coverage	51.75%	60%	
Open site space - lot (min.)	41.21%	30%	
Landscape Area	13.53%	10%	
Off Street Parking			
Car Parking	0 - Visitor 1 - Car Share for Residents	Dwelling Units Secured as Rental 17 spaces 2 - Visitor 19 - Total	Car share parking space will have an electric car charger
Accessible	0	0	
Van accessible	1	1	
Bicycle storage			
Long Term	38*	18	*Bike stalls in excess of those required could be replaced with mobility scooter parking according to resident need.
Short Term Bicycle parking	6	6	
UNIT TYPES			
11 One Bedroom units @ 44.9 to 64.1 m ²			
2 Two Bedroom units @ 67.7 to 86.7 m ²			
4 Three Bedroom units @ 86.7 -100.6 m ²			



1 Survey Plan

Parking required for 50 Government:

0.75 spaces per unit <45 m² - 1 unit
 0.9 space per unit 45<70 m² - 10 units
 1.3 spaces per unit >70 m² - 5 units
 = (0.75x1) + (0.9x10) + (1.3x5) = 0.75 + 9 + 6.5
 = 16.25 = 17z car parking spaces

Visitor parking: 0.1 per unit
 = 0.1 x 17
 = 1.7 = 2 visitor spaces

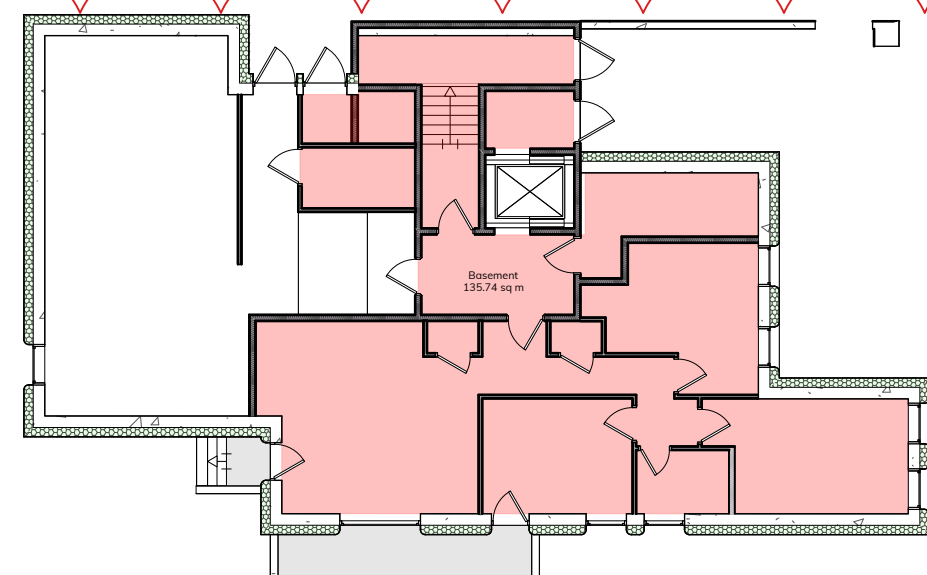
Required bikes:
 1.25 per unit >45 m²
 1 per unit <45 m²
 = (1.25 x 16) + (1x1) = 21
 = 21 bike parking stalls

Visitor bikes required: 6

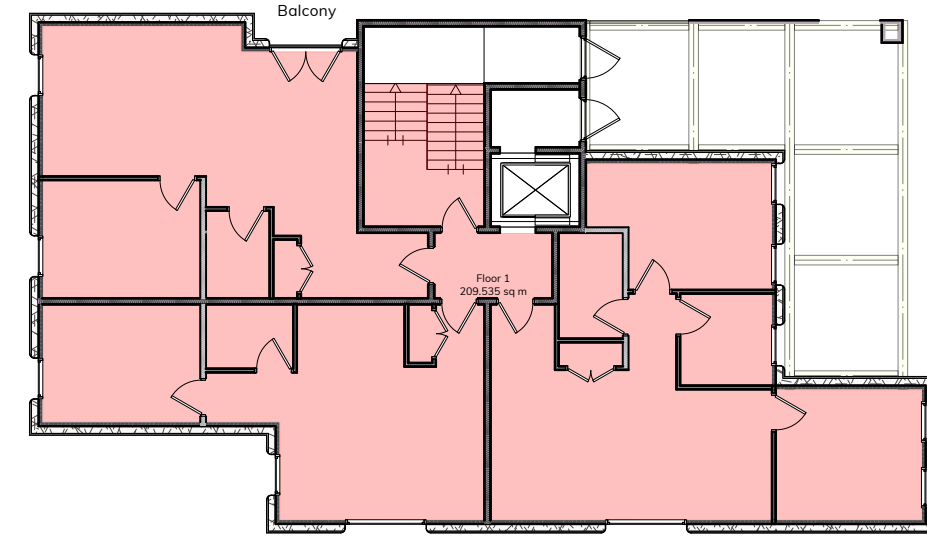
PROPOSED:

1 car share for residents
 1 visitor parking space (sized for accessible van use)

38 total bike parking
 9 wall mounted
 29 ground mounted, including 23 regular bike and 6 oversized bike stalls (>1/4 of required stalls)

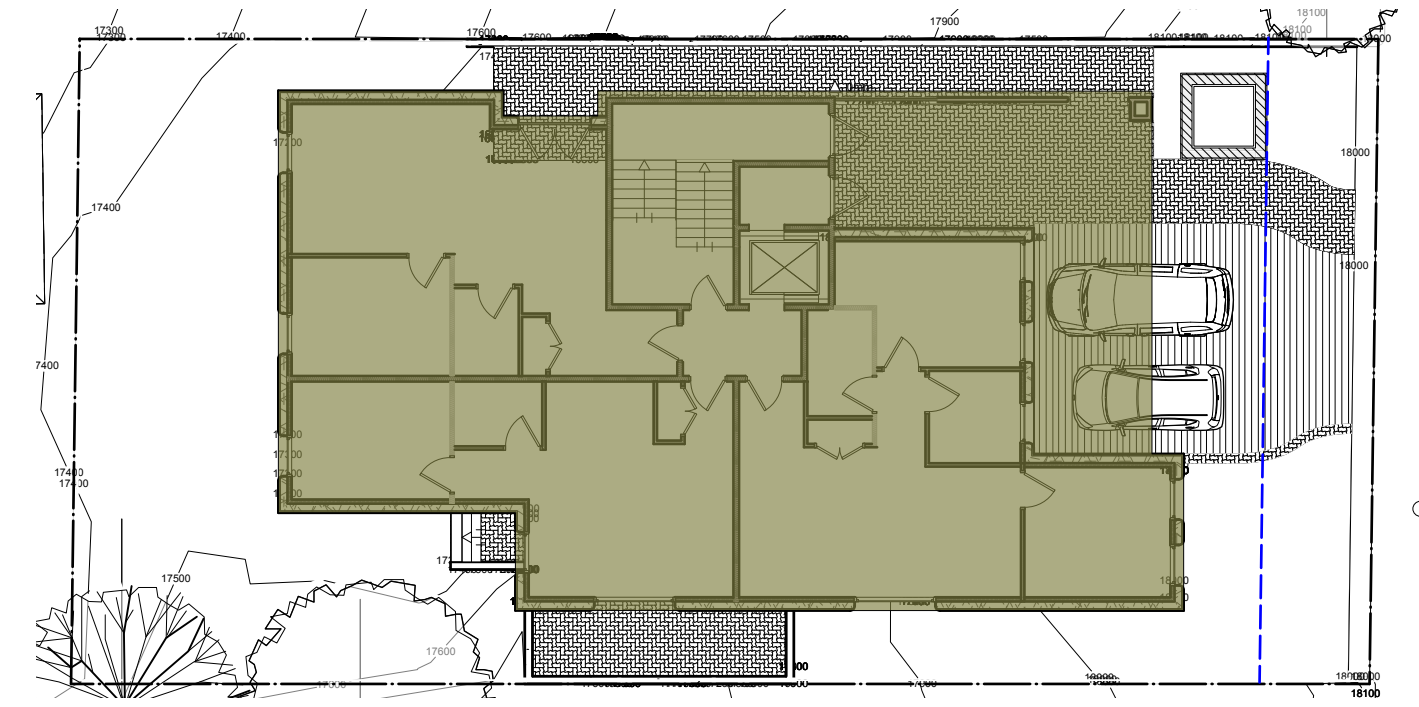


1 Level 1 (FSR Calculation)
Scale: 1:200 Area 135.74 m²

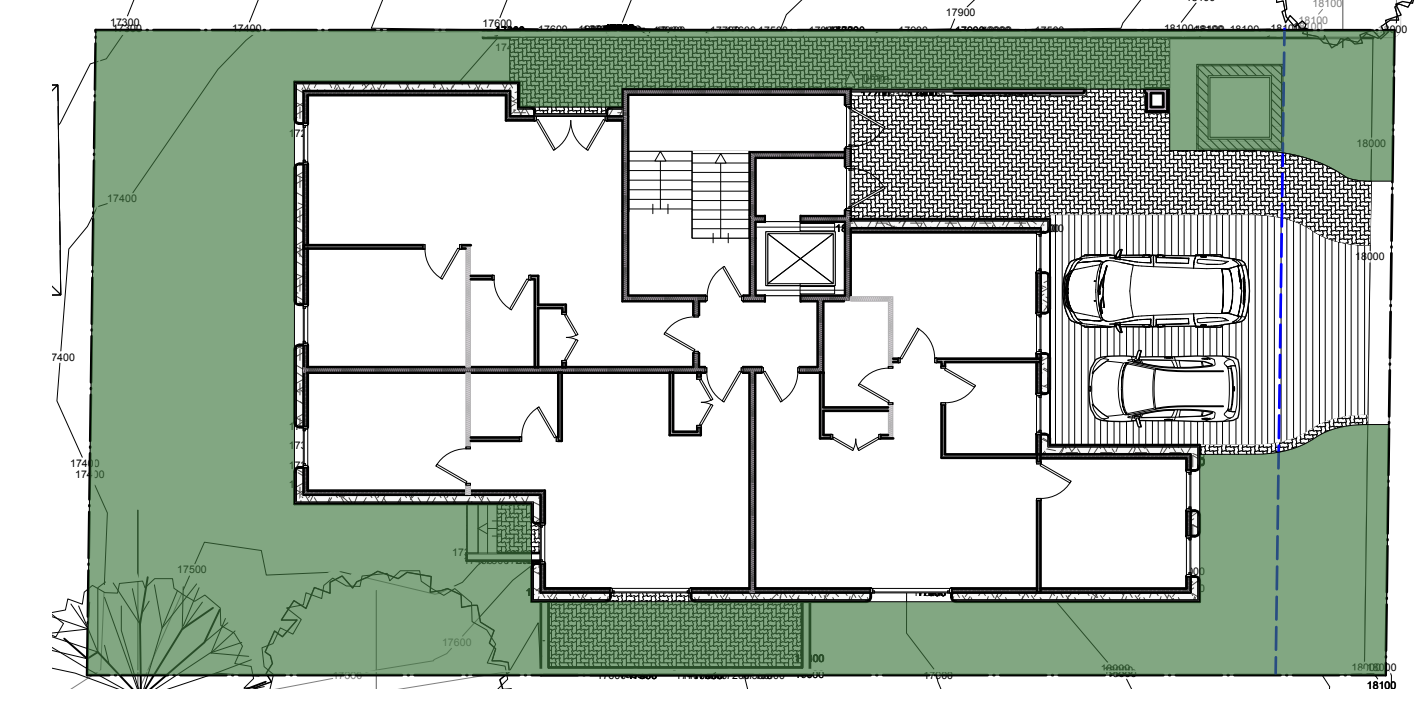


2 Level 2 Floor Area (FSR Calculation)
Scale: 1:200 Area 209.535 m²

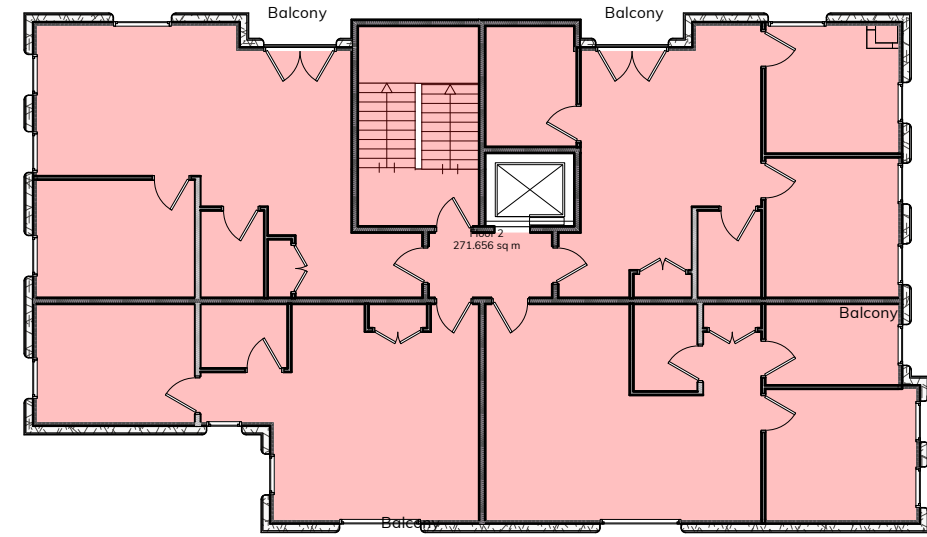
Lot Area: 586.276 m²
Floor Areas:
Level 1: 135.740 m²
Level 2: 209.535 m²
Level 3: 271.656 m²
Level 4: 226.699 m²
Level 5: 209.141 m²
Level 6: 197.766 m²
Total Floor Area
1250.537m²
Floor Space Ratio 2.13:1



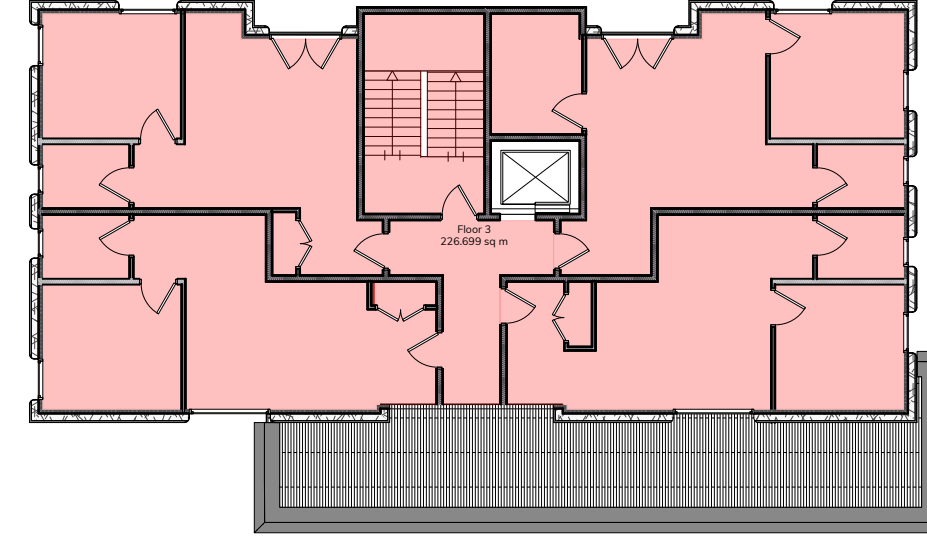
11 Site Coverage
Scale: 1:200 Building Area 303.39 m²
Site Area 586.27 m²
Site Coverage 51.75%



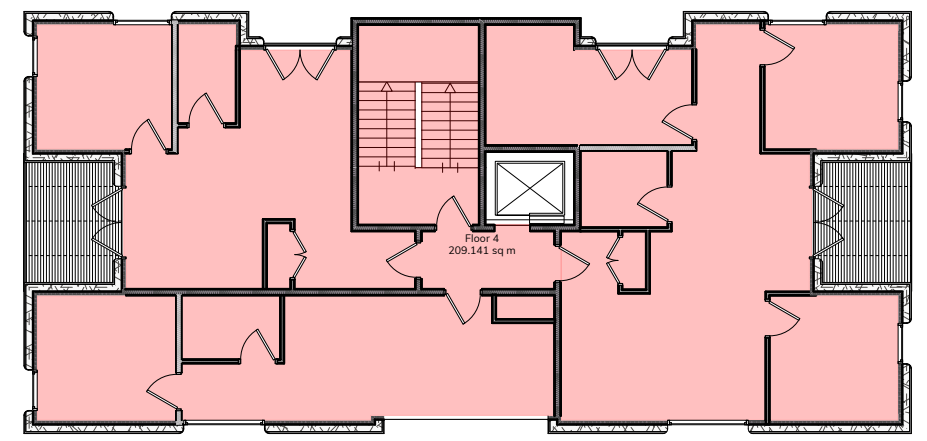
12 Open Site Space
Scale: 1:200 Open Area 241.58 m²
Site Area 586.27 m²
Open space 41.21 %



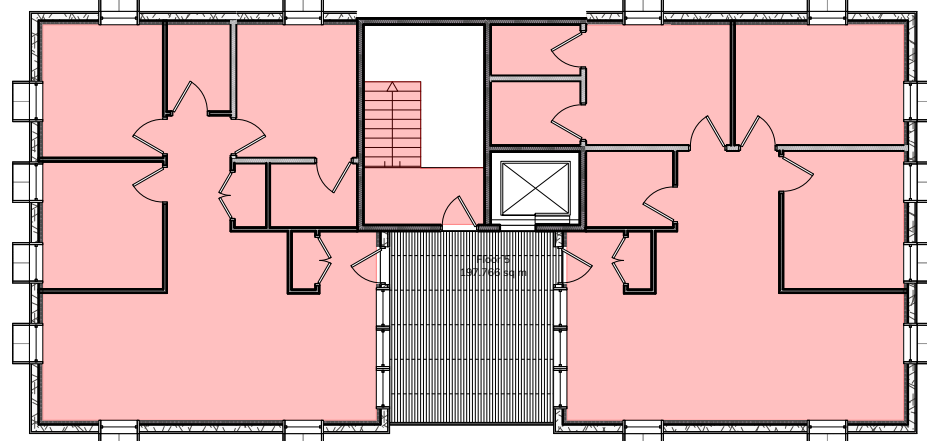
3 Level 3 Floor Area (FSR Calculation)
Scale: 1:200 Area 271.656 m²



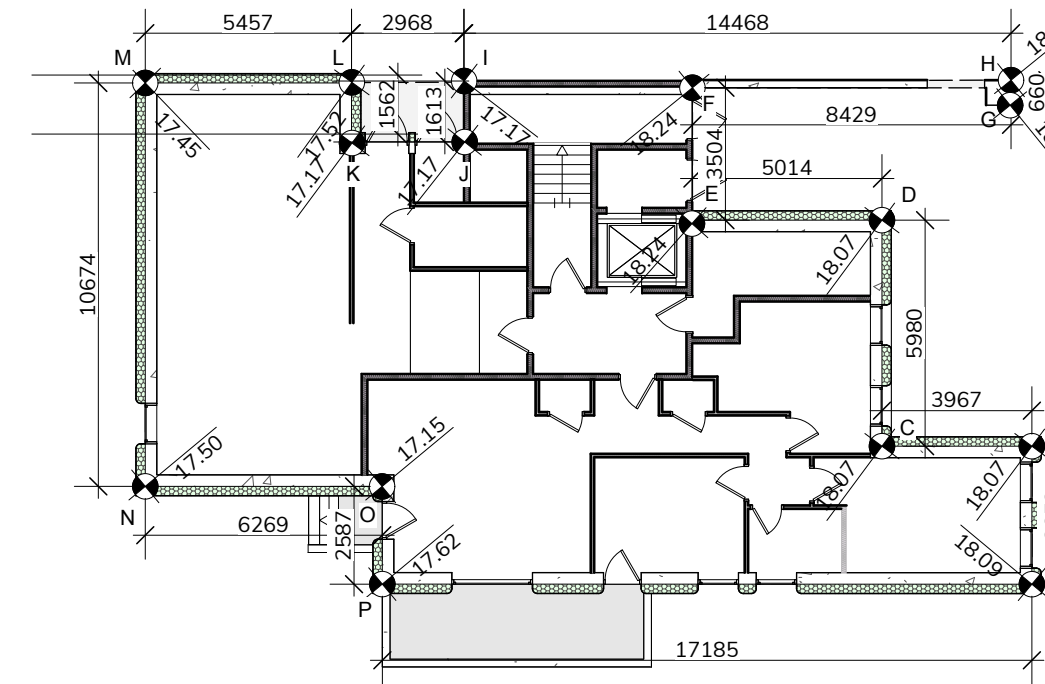
4 Level 4 Area (FSR Calculation)
Scale: 1:200 Area 226.699 m²



5 Level 5 Area (FSR Calculation)
Scale: 1:200 Area 209.141 m²



6 Level 6 Area (FSR Calculation)
Scale: 1:200 Area 197.766 m²



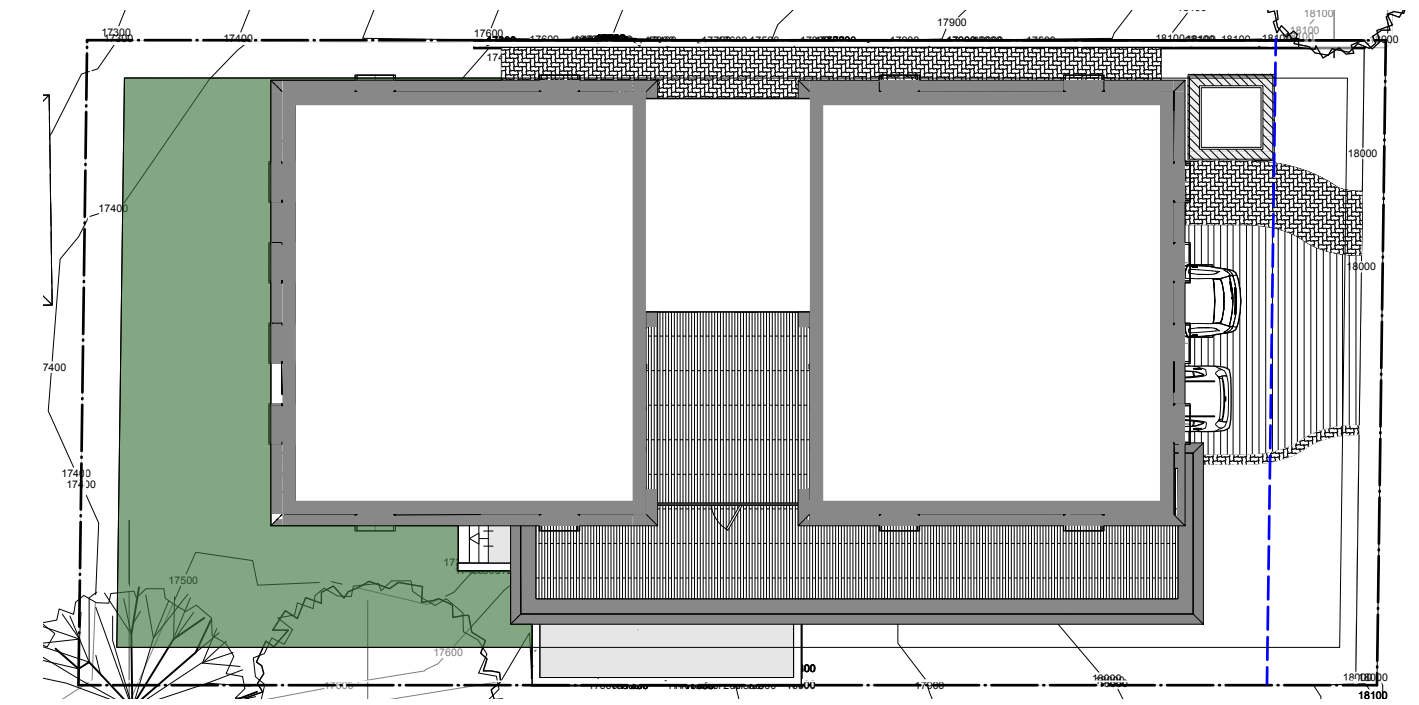
13 Average Grade Calculation
Scale: 1:200

Average Grade Calculation:

- A & B (18.09 + 18.07) / 2 x 3.65 = 65.99
- B & C (18.07 + 18.07) / 2 x 3.97 = 71.74
- C & D (18.07 + 18.07) / 2 x 5.98 = 108.06
- D & E (18.07 + 18.24) / 2 x 5.01 = 90.96
- E & F (18.24 + 18.24) / 2 x 3.50 = 63.84
- F & G (18.24 + 18.07) / 2 x 8.43 = 153.05
- G & H (18.07 + 18.07) / 2 x 0.66 = 11.93
- H & I (18.07 + 17.17) / 2 x 14.47 = 254.96
- I & J (17.17 + 17.17) / 2 x 1.61 = 27.64
- J & K (17.17 + 17.17) / 2 x 2.97 = 50.99
- K & L (17.17 + 17.52) / 2 x 1.56 = 27.06
- L & M (17.52 + 17.45) / 2 x 5.46 = 95.47
- M & N (17.45 + 17.50) / 2 x 10.67 = 186.46
- N & O (17.50 + 17.15) / 2 x 6.27 = 108.63
- O & P (17.15 + 17.62) / 2 x 2.59 = 45.03
- P & A (17.62 + 18.09) / 2 x 17.19 = 306.93

Total = 1668.74, Perimeter = 93.99
1670.27 / 93.99 = 17.75

Average Grade: 17.75



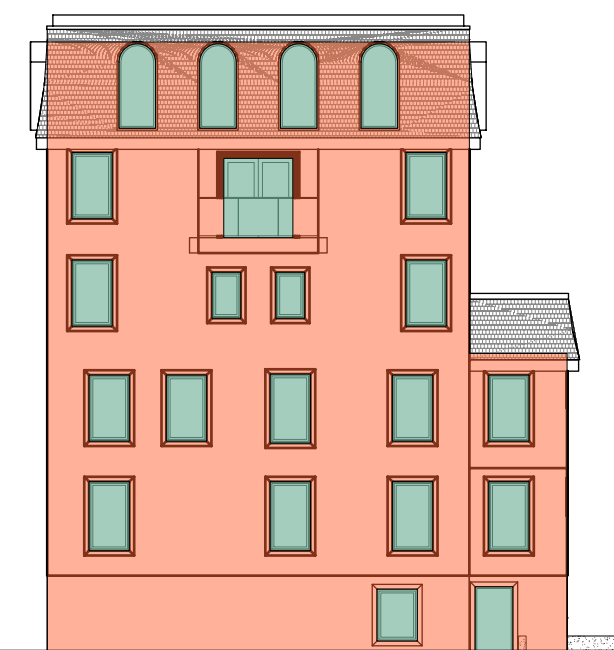
14 Landscape Area
Scale: 1:200 Landscape Area 79.32 m²
Site Area 586.27 m²
Landscape Area 13.53 %



7 South Elevation
Scale: 1:200 Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 2.19 m
AREA = 378.67 m²
PROPOSED UNPROTECTED AREA = 49.77 m²
UNPROTECTED OPENING ALLOWED 16%, 60.27 m²
PROPOSED OPENING 13.21%



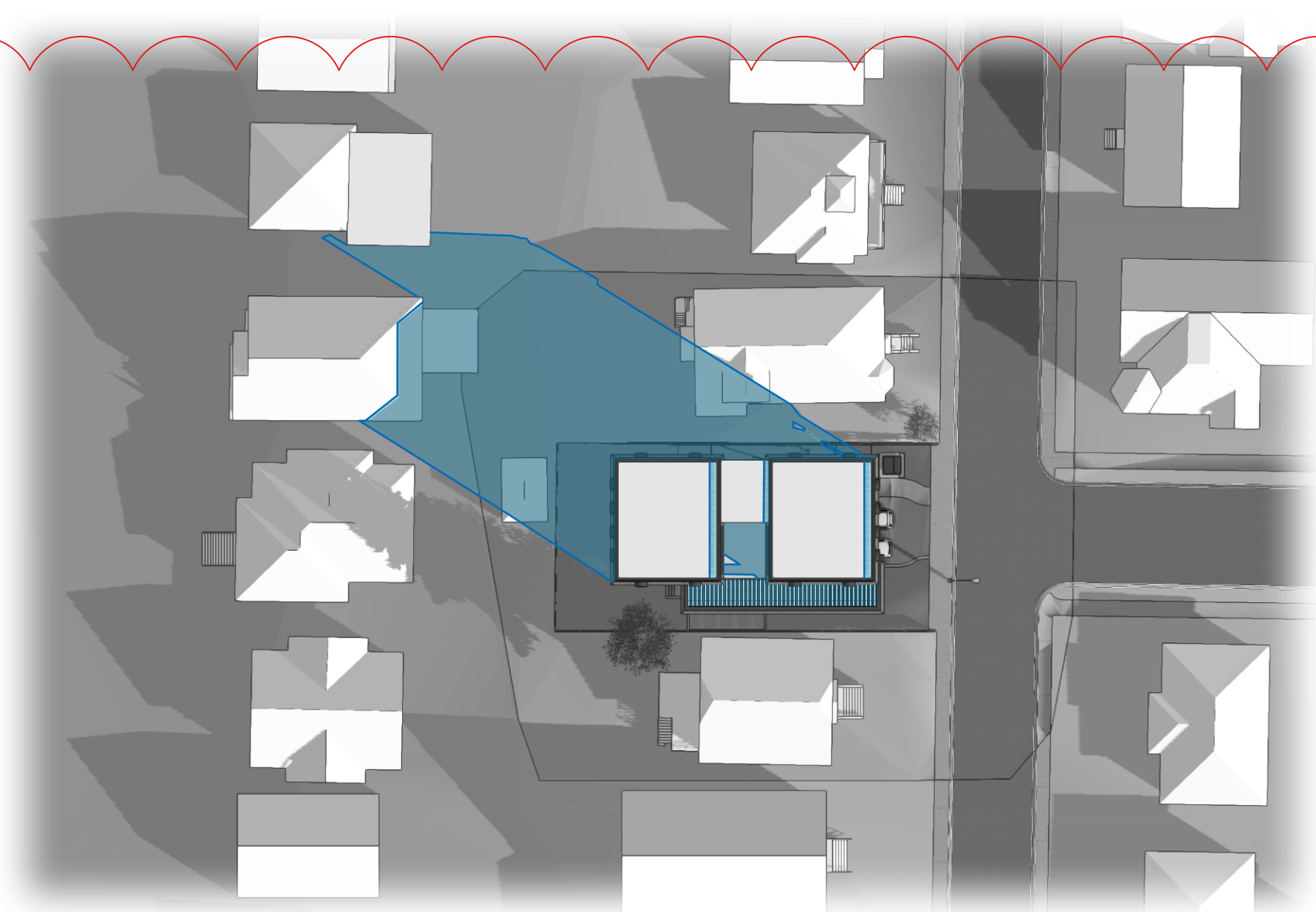
9 North Elevation
Scale: 1:200 Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 1.36 m
AREA = 381.82 m²
PROPOSED UNPROTECTED AREA = 48.8 m²
UNPROTECTED OPENING ALLOWED 14%, 53.43 m²
PROPOSED OPENING 12.79%



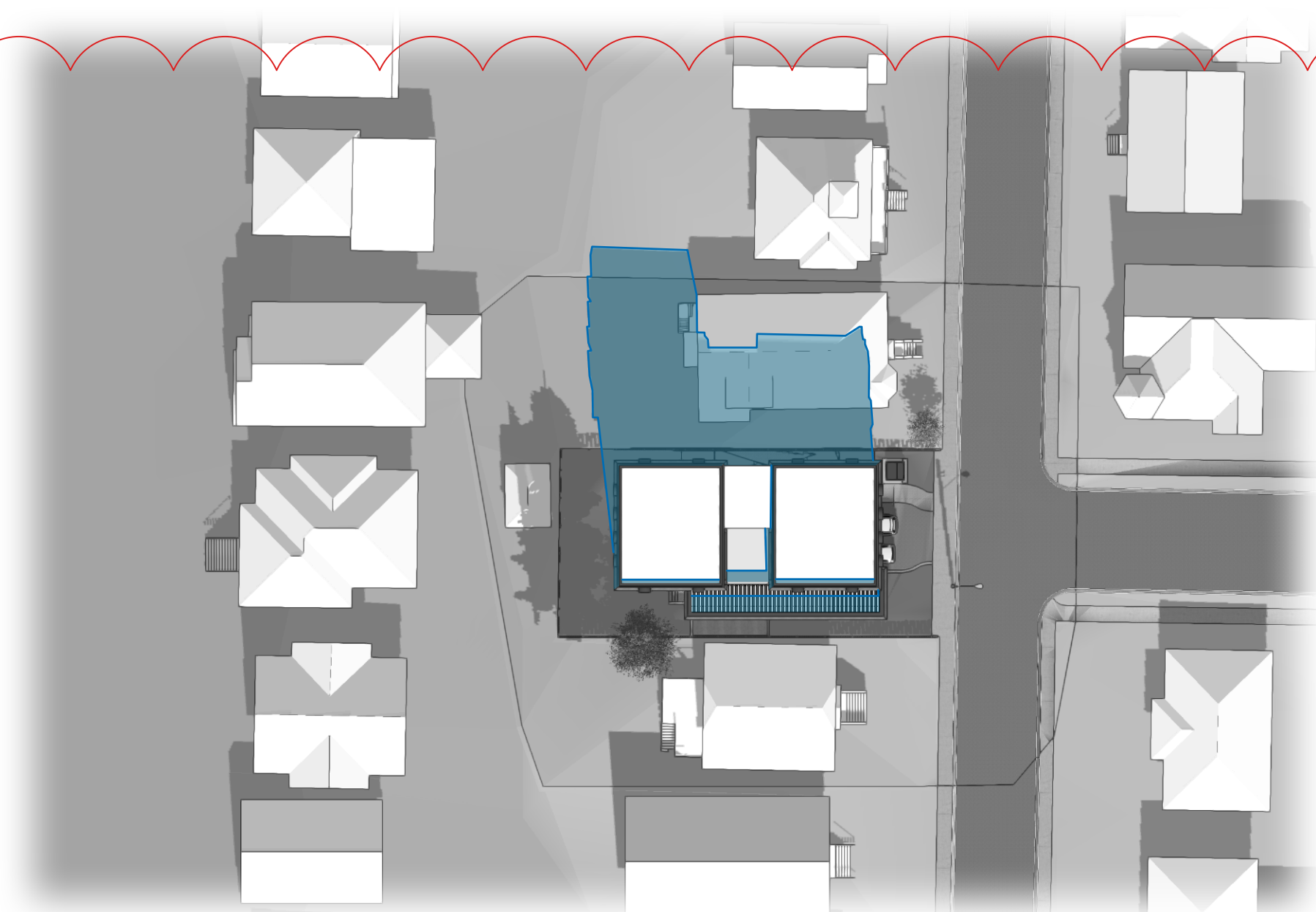
8 Rear/ West Elevation
Scale: 1:200 Table 3.2.3.1-D, BCBC
DISTANCE TO PROPERTY LINE = 5.65 m
AREA = 200.82 m²
PROPOSED UNPROTECTED AREA = 42.06 m²
UNPROTECTED OPENING ALLOWED 40%, 80.33 m²
PROPOSED OPENING 20.94%



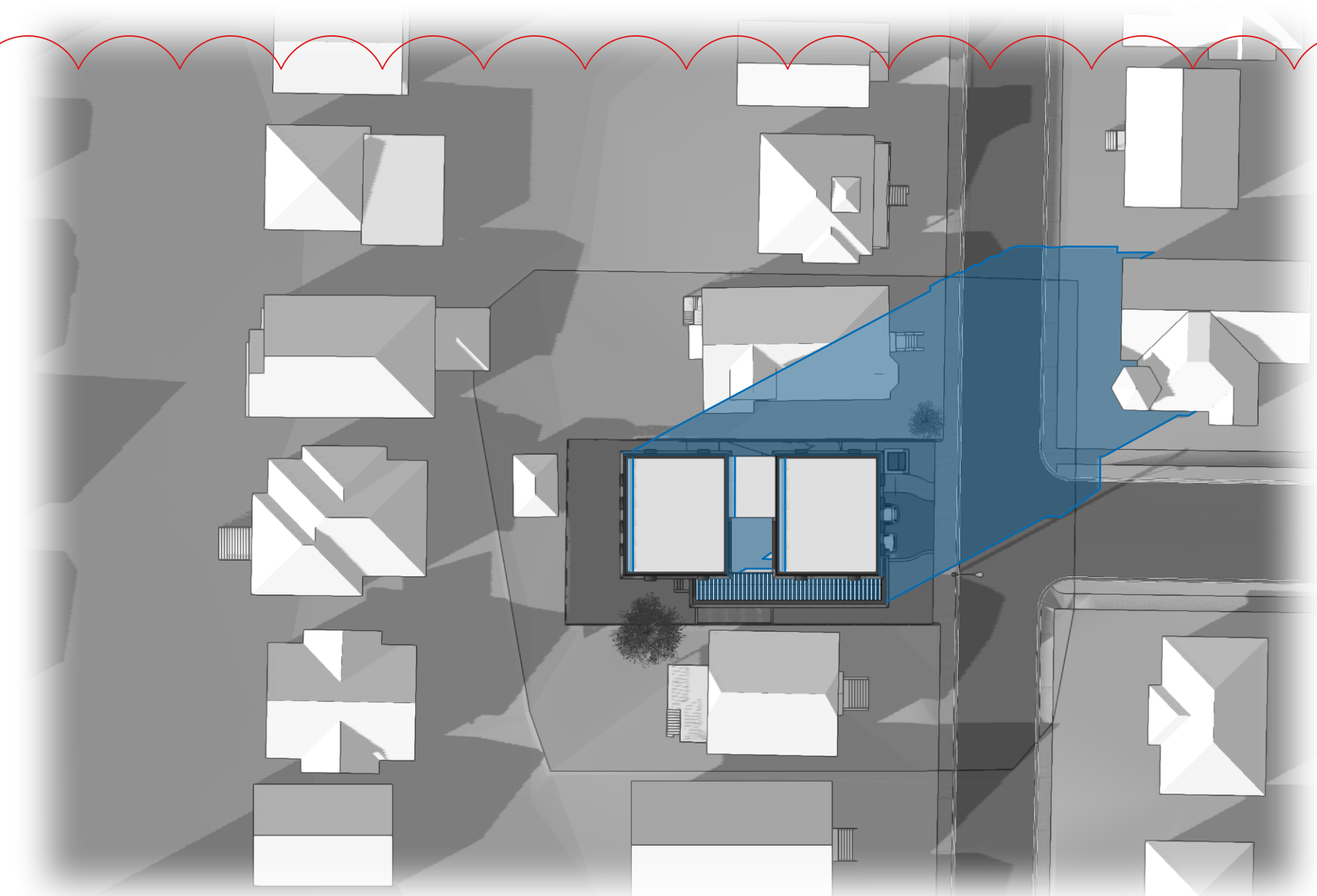
10 Front /East Elevation
Scale: 1:200 Table 3.2.3.1-D, BCBC
LIMITING DISTANCE = 10.08m
AREA = 194.16 m²
PROPOSED UNPROTECTED AREA = 54.17 m²
UNPROTECTED OPENING ALLOWED 100%, 194.16 m²
PROPOSED OPENING 27.90%



1 Equinox @ 9:00am
Scale: 1:500



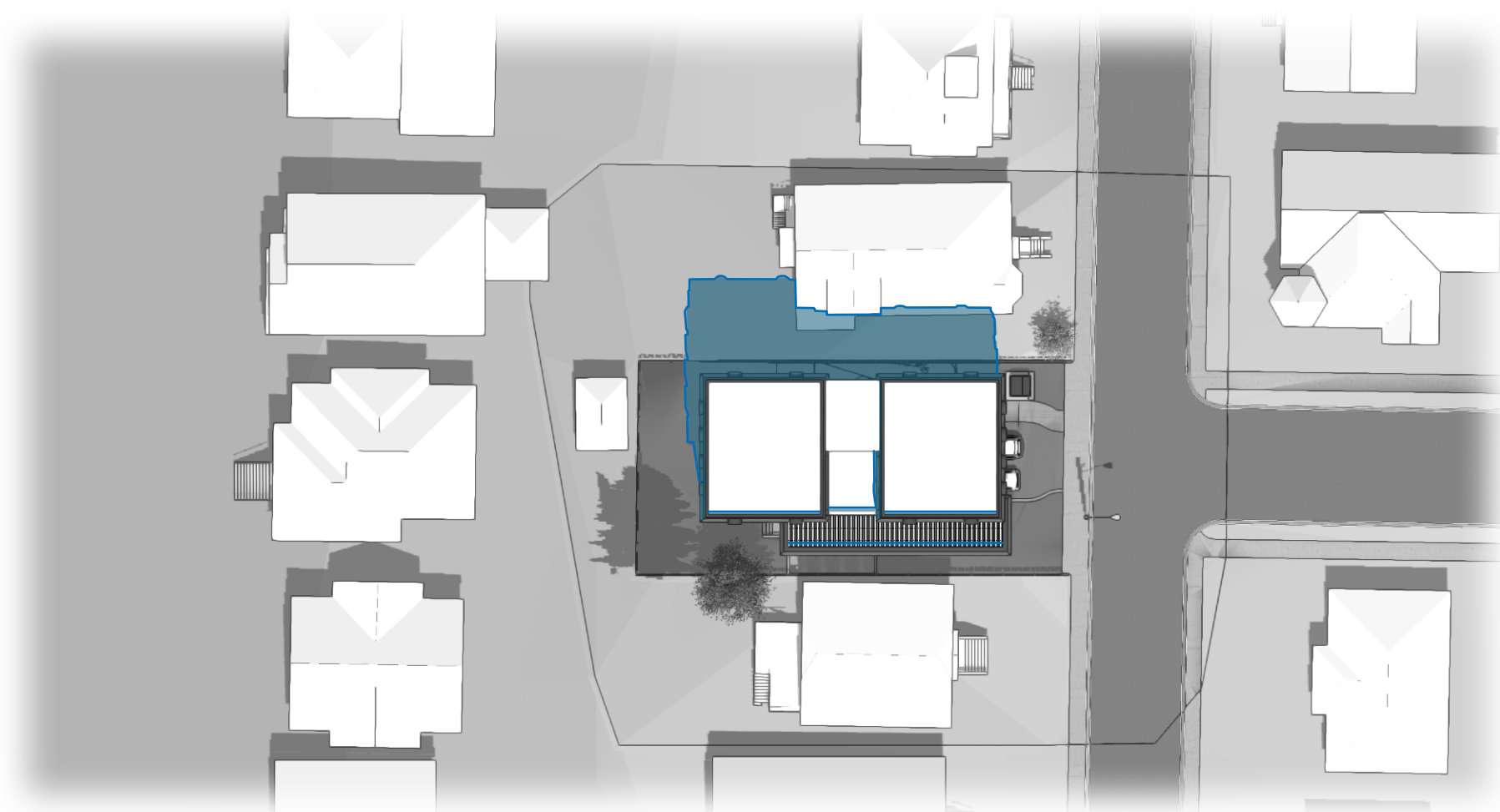
2 Equinox @ 12:00pm
Scale: 1:500



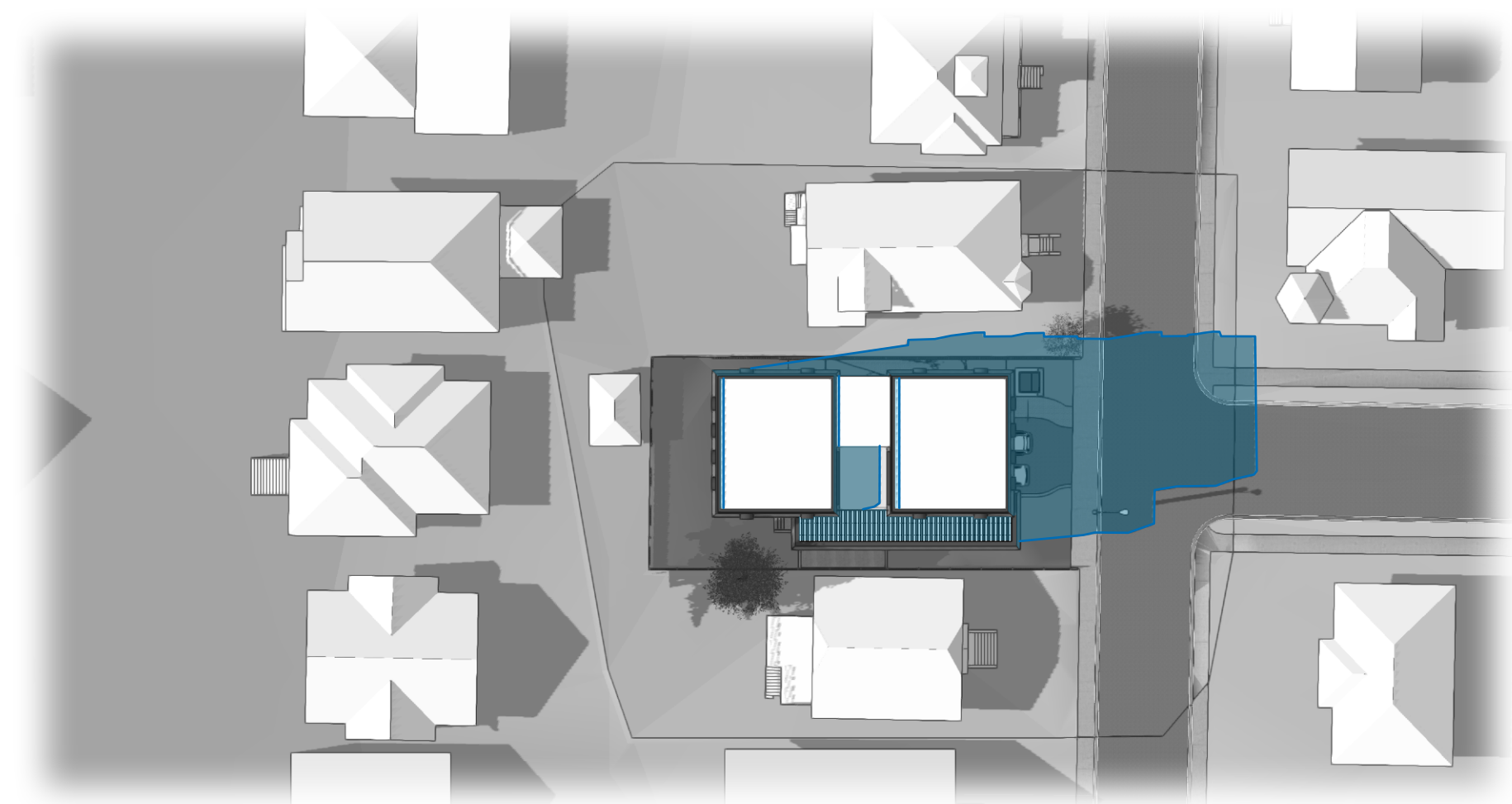
3 Equinox @ 4:00pm
Scale: 1:500



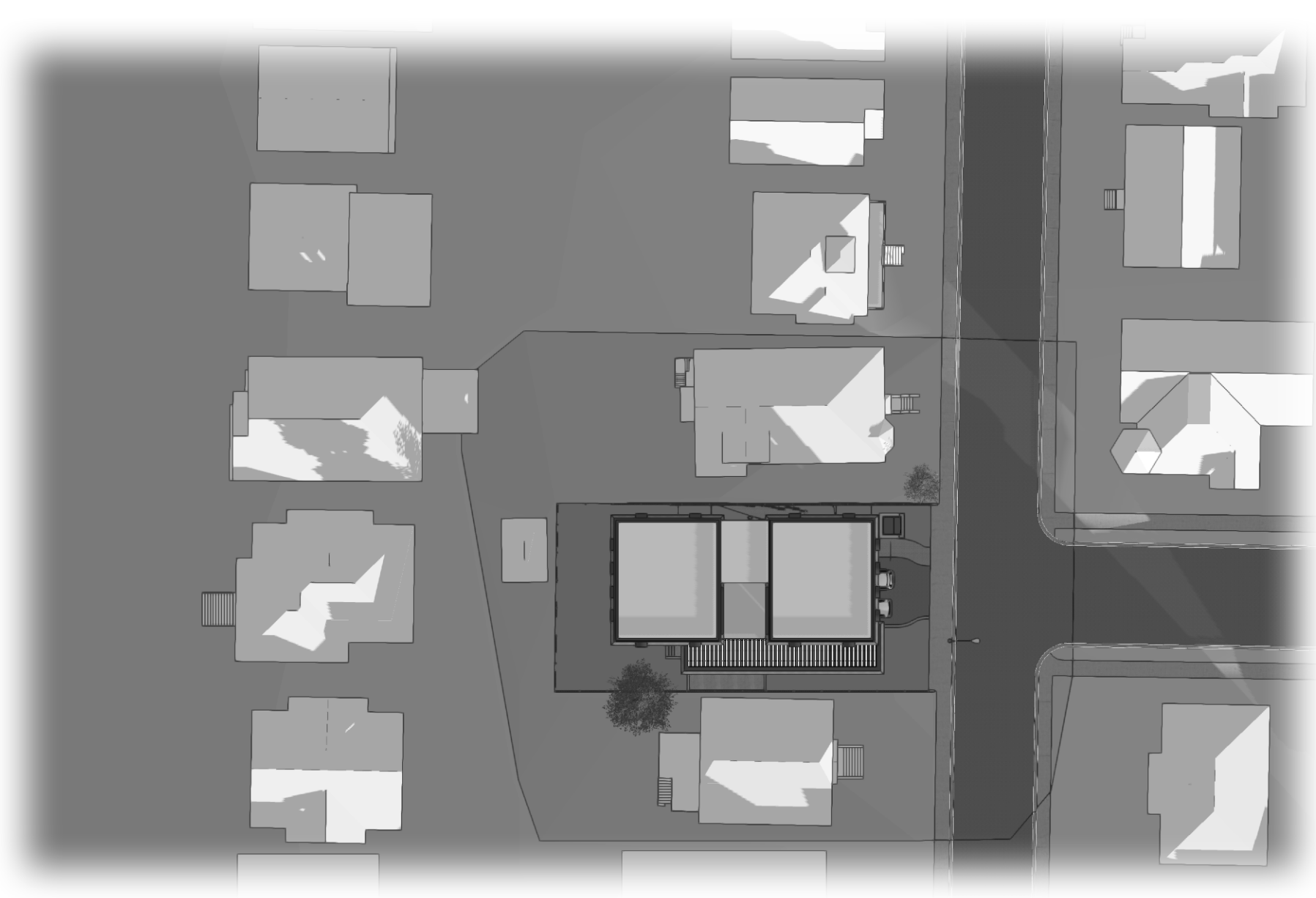
4 Summer Solstice @ 9:00am
Scale: 1:500



5 Summer Solstice @ 12:00pm
Scale: 1:500



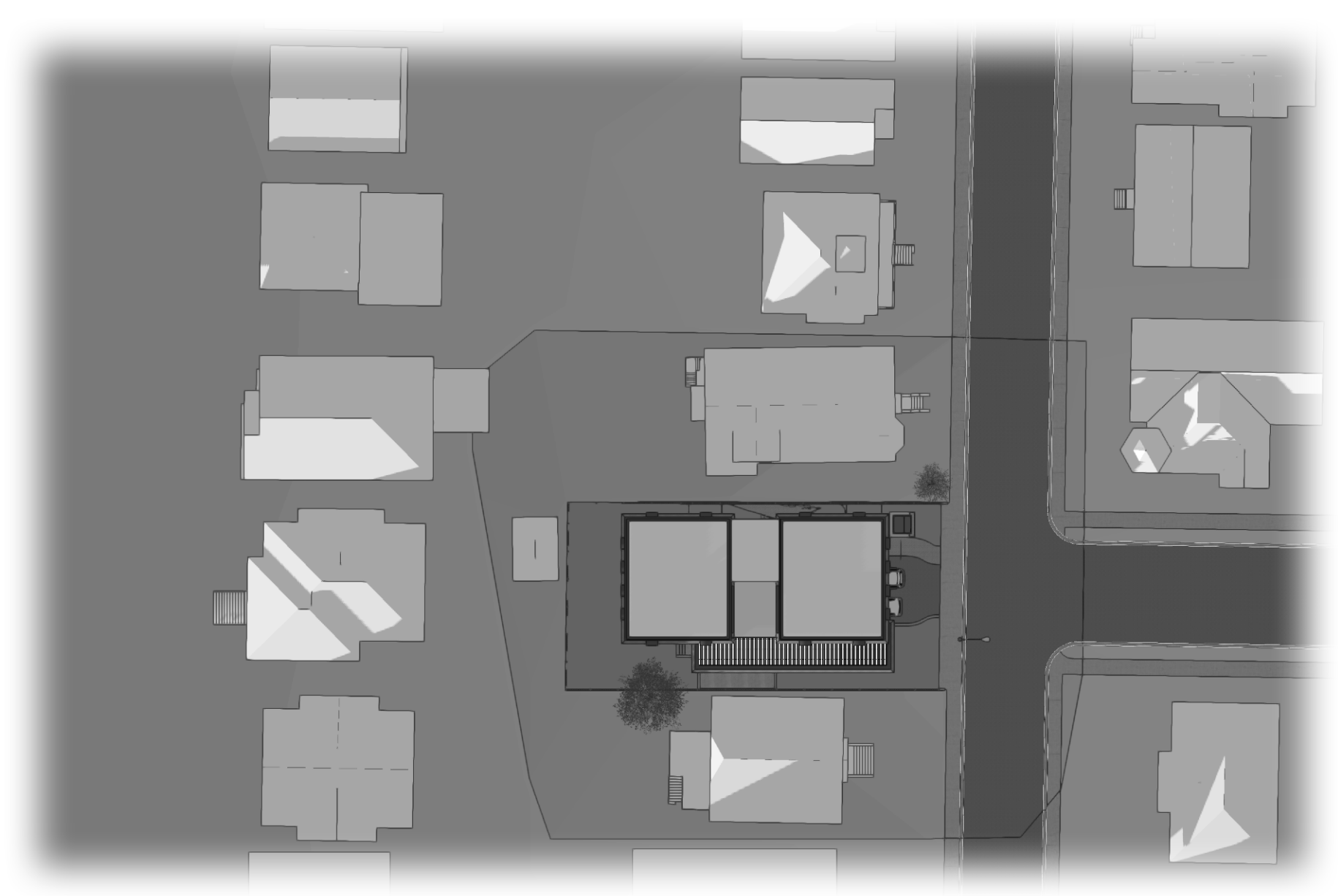
6 Summer Solstice @ 4:00pm
Scale: 1:500



7 Winter Solstice @ 9:00am
Scale: 1:500



8 Winter Solstice @ 12:00pm
Scale: 1:500



9 Winter Solstice @ 4:00pm
Scale: 1:500

Project ID: 2025-03