



City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6
VIA ELECTRONIC DELIVERY

Attention: Mayor Alto and Council

Re: Development Permit Application – 3075 Douglas Street, Victoria

Dear Mayor Alto and Council,

On behalf of M'akola Housing Society, M'akola Development Services is pleased to submit this Application for Rezoning and Development Permit for our Indigenous, mixed-use development at 3075 Douglas Street in the Burnside Gorge neighbourhood. The attached application package is intended to replace the previously submitted re-zoning application (June, 11 2025) and includes consultant responses to City of Victoria re-zoning review summary comments received from City of Victoria Staff. This proposal includes 208 units of rental housing and over 6,000 sqft of commercial space. The property was recently purchased by M'akola Housing Society, a non-profit housing provider with extensive experience operating affordable housing across British Columbia. M'akola Development Services will be acting as the project lead for this development.

M'akola Development Services is requesting approval for the following:

- A Zoning Bylaw amendment to rezone the subject sites from **C1-Ca Limited Casino Commercial District** to the **Comprehensive Development (CD-site specific) Zone**.
- A Development Permit for the project, which falls under **Development Permit Area 1: General Urban Design in Victoria 2050**, Council Endorsed OCP update.

This letter serves as an introduction to the application package, and includes the following details:

- Project Summary
- Amendment to the Zoning Bylaw
- Application for Development Permit
- Compliance with Community Plans and Policies
- CALUC Meeting Summary
- Project Funding and Financing
- Closure

Thank you for your consideration to support this affordable Indigenous rental housing project.

Sincerely,

Holly Pridie, RPP, MCIP

Project Manager | M'akola Development Services

hpridie@makoladev.com | 778-265-7489

Attachments:

1. Application Form for Rezoning
2. Application Form for Development Permit
2. Letter of Owner Authorization
3. CALUC Letters
4. Set of Plans, including:
 - a. Site Plan
 - b. Landscape Plan
 - c. Survey Plan
 - d. Floor Plans
 - e. Elevations
 - f. Cross Sections
 - g. Building Elevations and Streetscape Plan
5. Building Code Compliance Report
6. Sanitary Sewage Impact Report
7. Transportation Impact Assessment
8. Parking Study (Updated)
9. Environmental Site Assessments I & II
10. Title Search and Charges
11. Archaeology Data Request
12. Arborist Report
13. Rezoning Response Letter

1. PROJECT SUMMARY

M'akola Housing Society is proposing to develop a 23-storey, 208-unit rental housing development for Indigenous families, individuals, and Elders, with one level of underground parking, and surface parking at 3075 Douglas Street, Victoria. This proposed development will provide a mix of studio, one-bedroom, two-bedroom, and three-bedroom homes, with an emphasis on culturally appropriate larger units that encourage intergenerational living. The ground floor will include 6,250 sqft of commercial space, a residential lobby, residential cargo bike storage and bike workstation. Additional standard bike storage is proposed on the mezzanine level of development, accessed by an elevator.

This project responds to a clearly demonstrated need and demand for Indigenous rental housing in Victoria. There is significant lack of new independent, family-oriented, Indigenous housing in the City, underscoring a critical gap in the local housing supply. This project addresses a critical need without displacing any existing residential tenants. The proposed development incorporates ample outdoor space, including a plaza on the corner of Douglas Street and Finlayson Street, landscaped street frontages, and a large, landscaped courtyard on the second floor for residential use and enjoyment. This development will also include culturally significant Indigenous-designed artwork that provides visual interest through variation in the design and articulation of the tower façades. North and south elevations will incorporate Indigenous artwork with the east and west elevations showcasing a wave pattern. A significant public art piece (the trigon) will be located on the corner of Douglas and Finlayson Street and the second-floor amenity space will be framed by a Longhouse parapet design. These interventions create a culturally significant and unique building design.



Figure 1: Rendering of the proposed development looking South from the corner of Douglas and Finlayson Street

1.1.SITE CONTEXT

The subject site is located at 3075 Douglas Street, Victoria, within the Burnside Gorge Neighbourhood Plan. This site is close to an abundance of services, amenities, transportation options, and parks which encourage healthy living, community connections, and support overall tenant wellbeing. The subject site is also situated directly across from Mayfair Mall and is located within 2km of the downtown Victoria core, recreation centres, grocery stores, secondary and elementary schools, and Uptown Centre. There are several major BC Transit routes on Douglas Street and Finlayson Street, including RapidBus and BC Ferries Connector Stops. Nearby active transportation options include shared and AAA (All Ages and Abilities) bike lanes, and the Galloping Goose regional trail. Refer to Table 1 below for additional site details.

Table 1: Site Details

Site Details	
Site location	3075 Douglas Street
Legal description	LOT 1, SECTION 4, VICTORIA DISTRICT, PLAN 13031 PID 004-698-452
Current registered owner	M'akola Housing Society
Surrounding land use	Commercial, Retail, General Employment
Proximity to public transportation	Bus stop = <50 m; airport = 23 km
Proximity to public amenities	Library = 1.7 km; park = 0.5 km
Proximity to commercial services	Grocery store = 1.2 km; bank = 0.4 km; fitness centre = 0.8 km; shopping centre = 0.1 km
Utilities	All utilities available

1.2.ABOUT THE OWNER AND OPERATOR

M'akola Housing Society (MHS) is a non-profit organization based in Victoria with over 40 years of experience providing safe, affordable, and high-quality rental homes for Indigenous Peoples. MHS's current housing portfolio includes over 2,000 units in communities across British Columbia, and more than 600 in the capital region.

Victoria continues to experience a rise in housing costs, which has resulted in increases to housing insecurity and homelessness. Based on 2016 data, 30% of Indigenous households in Victoria are in Core Housing Need compared to 21% of non-Indigenous households. Both figures exceed average rates of Core Housing Need in the Capital Regional District (CRD), BC, and Canada. As of 2020, 1,523 people were experiencing homelessness in Victoria, with the most prevalent demographics being Indigenous People, women fleeing violence, families with children, youth under the age of 25, and youth leaving ministry care.

There is an immediate need to diversify housing options in Victoria—an estimated 11,300 dwellings are needed by 2041 to accommodate projected household demand. This includes more housing for low to moderate income families, Indigenous Peoples, people with disabilities, immigrants and refugees, and individuals and families leaving transitional or supportive housing. In 2023, the City of Victoria was listed in the first round of the Provincial Housing Target Orders and a total of 4,902 units were required under this order. Indigenous individuals and families continue to be overrepresented in core housing need and housing demand numbers. An estimated 8,254 new dwellings are needed in the next 5 years to meet need projected in the City of Victoria’s 2024 interim housing need update. As of April 2024, BC Housing’s waitlist for homes in Victoria currently has 1,486 applicants, with largest need being seniors (503), families (328), and people with disabilities (315).

This project leverages the depth and breadth of M’akola’s experience, as both a housing developer and provider, to address growing challenge of affordable housing in Victoria. MHS brings the following to the project:

Extensive experience and capacity. MHS has over 40 years experience in housing operations and asset management. MHS possesses mature operating infrastructure and successfully operates affordable Indigenous properties across the province.

Critical need and demand and high degree of impact. The need for affordable, suitable, and safe housing for Indigenous families is well documented. As per their mission, MHS will prioritize Indigenous tenants in this building thereby reducing some of the need and demand in the area.

Advancement of Truth and Reconciliation. As demonstrated in this proposal, the project will honor and promote local Indigenous culture and support the Calls to Action from Canada’s Truth and Reconciliation Commission.

M’akola Housing Society and the City of Victoria have an established relationship centered around shared goals of expanding affordable, Indigenous, and family-friendly housing options in the region. Forty percent (40%) of the proposed homes in this project are two- and three-bedroom units, which are suitable for families. The public benefit associated with this unit mix is indisputable as recent reports indicate a near-zero vacancy rate and low construction rate for units of this size over the past five years. The location of the proposed development is also highly suitable for families due to the proximity to rapid and frequent transit routes, parks, recreation centres, schools, and numerous other services and amenities.

The proposed development provides 31% two-bedroom and 9% three-bedroom units, this unit mix exceeds Current Policy Requirements for Family Housing and is well aligned with proposed zoning modernization approach which outlines a minimum of 20% two-bedroom and 10% three or more-bedroom units for family housing developments.

2. AMENDMENT TO THE ZONING BYLAW

The subject site is currently zoned as C1-CA Limited Casino Commercial District, which permits a range of uses such as Class 1 Casino, chartered banks, offices and professional businesses, mixed residential uses with ground floor commercial, retail, and restaurants. M’akola Development Services is requesting to rezone the subject site to a **Comprehensive Development (CD-site specific) Zone** to allow for the residential and commercial uses and density levels as outlined in Table 2.

M’akola Housing Society has explored the commercial potential of the site, taking into account structural feasibility and market viability. The designs submitted alongside this application have been adjusted to account for findings of a recently completed geotechnical study, including slight revisions to unit layouts and sizes based on seismic considerations and recommendations. The adjustments to the design do not represent a material change to the building design or public benefit proposed.

M’akola Housing Society is requesting flexibility in the proposed zoning bylaw amendment to allow for several potential commercial uses, and confirmation of commercial tenancy based on market viability closer to project completion.

Table 2: Proposed Zoning

Proposed Comprehensive Development Zone		
Permitted Uses	<ul style="list-style-type: none"> • Mixed Use Residential • Offices • Medical Offices • Personal Services • Professional Businesses • Financial Services • Restaurant 	<ul style="list-style-type: none"> • Retail • Grocery Store • Institutional • Arts and Culture • Health and Fitness • Care Facility
Maximum Lot Coverage	76.71%	
Maximum Density	5.81 FSR	
Maximum Height	68.14 m (23 storeys)	
Minimum Front Yard Setback (North)	4.2 m	
Minimum Rear Yard Setback (South)	2.51 m	
Minimum Side Yard Setback (East)	3.05 m	
Minimum Side Yard Setback (West)	0.67 m	
Parking Variances	<ul style="list-style-type: none"> • Variance of 65 Residential Parking Stalls • Variance of 12 Commercial Stalls • No Variance for Bicycle Parking proposed 	

APPLICATION FOR DEVELOPMENT PERMIT

Based on the recently endorsed City of Victoria 2050 OCP, the proposed development falls within Development Permit Area 1: General Urban Design. As the proposed development is also within walking distance of the Mayfair Town Centre, the design has been developed to be consistent with the City of Victoria's General Urban Design Guidelines, the vision and intent for Town Centres. Through creating a sense of place, achieving a unique character and acting as a gateway into Victoria, the design and form of this project is responsive to the envisioned context of the Mayfair Mall Town Centre.

2.1. GENERAL DESIGN

Design of the form and character of the building has been progressed considering Urban form and Design Principles put forward in Vision 2050.

- MHS is proposing a 23-storey tower landmark building that will mark the entrance to the Douglas Corridor and the City of Victoria. The exterior building features are intended to create a desirable sense of place for visitors and emerging businesses, while interior and private outdoor space features create comfort and enjoyment for residents.
- The mixed-use, high-density building contributes to a compact residential area, with strong connections to the Mayfair Town Centre, low-carbon mobility options, and employment opportunities.
- The project will feature Indigenous art, including a trigon at the main entrance that will be visible from the intersection of Douglas and Finlayson Streets. The trigon holds cultural significance and provides weather protection to create a pedestrian friendly environment. The trigon design also preserves key sightlines and contributes to a high-quality design supporting street vitality and visual interest.
- Indigenous artwork is planned for the north and south façades (details included in Section 2.2 below. This design carries cultural meaning and is being developed in collaboration with local Nations, representing an opportunity for storytelling and placemaking.
- A culturally appropriate Longhouse-inspired parapet design surrounds a generous second-level outdoor amenity space. This design acts as a sound barrier, enhances the vertical expression of the podium, and supports social interaction, play, and urban food production. The amenity space includes seating nooks, a play area, and a communal garden. These elements serve to create a livable and inclusive building as well as opportunities for urban food production.
- Building articulation is achieved through varied massing and material use, contributing to visual interest for pedestrians and building users.
- Indoor multi-purpose room for residents including an outdoor balcony, located on the twenty-second storey contributes to creation of spaces for social interaction and development of a family-friendly environment for all ages and abilities.

- With canopies to provide weather protection as well as customer bike parking outside commercial entrances. The proposed development includes site elements intended to create a pedestrian and cyclist friendly streetscape and building design.

2.2. INDIGENOUS DESIGN AND PUBLIC ARTWORK

M'akola Housing Society has engaged Indigenous Artist and Designer Connie Watts to lead the design and coordination of the Indigenous design elements and public art pieces proposed for this development. Please refer to the Artist Statement below for the significance of the design.

Artist/Designer: Connie Watts

Date: May 22, 2025

Artist's Statement: Respect is the guiding force for the 3075 Douglas Street building project's art and design. As a Nuuchah-nulth, Gitksan and Kwakwaka'wakw artist and designer, I wanted to honour our old ways of our artists traveling distances to come together to share knowledge, ways and our creative gifts. I will be working with Butch (Clarence) Dick of the Songhees Nation, to create the final art held within the prominent building shapes: the circles; crescents; and trigon. This project centres on leading with respect and working together; this is what is at the centre of our First Nations' potlatching communities.

The circle design with crescents moving out from the center is like a drop of water that ripples out. Water connected us. It was our strength used for healing, providing a wealth of food and ease of traveling. The extension of circle to the three crescents on the top and bottom honours this vast connectivity of our water and waterways. The design is repeated on both the south and north side visual showing the movement of our travels up and down the coast and symbolizes the robustness of water as a central part of our First Nations' histories, culture, and livelihood.

Welcoming you into the building is the trigon. It's four points, the three surface points and a fourth inner point represent the four parts of human nature: the physical; the mental; the emotional; and the spiritual. Four is an important ritual number and is central to our teachings. In our cultural ways, everything is alive, including what we create. With this in mind, all the artistic designs are like beings that are honouring the local Nations, our First Nations' histories and bring respect and good energy to the building residents.



Figure 2 Northeast Perspective (Finlayson)



Figure 3 West Perspective (Douglas)

2.3. CLIMATE CHANGE AND SUSTAINABILITY

- The project will be built to BC Step Code 3, and the residential portion will be fully electric. Natural gas is required for commercial units to allow for a range of tenants and uses. Building features include high performance glazing, airtight building envelope, and LED fixtures throughout.
- Mechanical cooling has been incorporated to ensure appropriate cooling and thermal comfort for tenants in a changing climate.
- Natural design elements are included to support stormwater management and habitat areas including boulevard trees and landscaping with a specific focus on biodiversity and support of native and pollinator plantings.
- Low maintenance, native species will be featured in landscaping to minimize the need for watering and chemical treatments and contributing to long-term environmental resilience.
- While the design team did work to explore additional low-carbon building systems including Mass Timber, these methods are not compatible under the BC Housing Community Housing Funding, which this project is pursuing. (See attached Re-zoning Application Response Letter for additional detail).
- The proposed development provides access to low-carbon, multi-modal transportation options and is located within walking and rolling distance to employment opportunities, amenities and key services.

2.4. TRANSPORTATION AND PARKING

The site is well-served by multimodal transportation options. Along Douglas Street, a RapidBus route and access to the BC Ferries Connector Bus provide frequent and convenient transit connections. Adjacent to Finlayson Street, there is additional frequent transit service, with four bus stops located within 200 metres of the site. The area is also supported by shared and AAA (All Ages and Abilities) bike lanes, further enhancing accessibility by active transportation. (See Attachment 5: Traffic Impact Assessment.)

The proposed development includes one level of underground parking with 55 vehicle stalls for the residential units, accessed from Larch Street. Surface parking, also accessed from Larch Street, will include 14 stalls shared between commercial use and visitor parking after business hours. Signage will be installed to manage the shared uses. Based on M'akola Housing Society's extensive experience operating affordable rental housing, parking uptake is typically lower in developments located near transit, services, and schools compared to what standard bylaws require.

The project also includes robust active transportation support, with 236 long-term and 30 short-term bicycle parking spaces.

Watt Consulting completed a Parking Study (Attachment 7: Parking Study), including recommendations for Transportation Demand Management (TDM), supporting the requested parking variance. TDM measures include oversized parking stalls to accommodate cargo bikes, electric charging facilities, provision of carshare services and contributions to BC Ecopass or similar program. By implementing the proposed TDM measures, existing residential parking is expected to be reduced by 27%, resulting in a surplus of 2 vehicle parking stalls.

2.5.2.5 INFRASTRUCTURE

The proposed development is serviceable with adequate sewers, sidewalks and roads to accommodate additional density on the site. Civil service has been reviewed with City of Victoria staff and design team to ensure any upgrades needed are captured in the design. The proposed development is one block away from Topaz Park and the associated recreation opportunities are available and is a 15–20-minute walk to Summit Park. In addition, the development includes rooftop outdoor amenities on the podium to increase the available outdoor space for residents.

This property is also close to bike infrastructure including the Galloping Goose Regional Trail and is well connected to priority bicycle and transit routes along Finlayson and Douglass Street.

3. COMPLIANCE WITH MUNICIPAL PLANS AND POLICY

3.1. OFFICIAL COMMUNITY PLAN

The proposed development complies with the City of Victoria's Official Community Plan (OCP) and the Downtown Core Area Plan (DCAP). Although the subject site is not located within the Downtown

Core, the proposed development is subject to Appendix 4: Design Guidelines, Section 6 Tall Buildings.

The OCP situates the subject site within the Town Centre Urban Place Designation, and on the edge of General Employment. The Town Centre is envisioned as a vibrant, transit-supportive hub characterized by low- to mid-rise buildings accommodating a diverse mix of uses. Built form may include multi-unit residential, mixed-use, and freestanding commercial buildings, with heights generally ranging from four to ten storeys, depending on the surrounding context and as guided by local area plans.

Permitted land uses within the Town Centre include residential, mixed-use, commercial (such as office, destination retail, and visitor accommodation), as well as live/work and home occupations. The designation also emphasizes a high-quality public realm, featuring wide sidewalks, regular street tree plantings, and buildings set close to the street frontage. Town Centres are typically anchored by a full-service grocery store or an equivalent mix of food and destination retail and serve as hubs for frequent or rapid transit.

While the proposed project exceeds the specified density typically envisioned for the Town Centre designation, the OCP permits departures where significant public benefits are provided, such as non-market housing. In this case, the proposal delivers meaningful public benefit through the provision of non-market housing. The following OCP Land Management and Development policies (page 40) further support the proposed development:

Item 6.8: Where a site or area is providing primarily non-market housing, achieving (*sic.*) heritage conservation objectives, or other significant public benefit, development can depart from the guidelines established for Urban Place Designations, if the development is consistent with City policies, good urban design principles, and the objectives of this plan, and is responsive to the envisioned context of the surrounding area.

Item 6.9: Site specific development can depart from the guidance established for Urban Place Designations if the development goes through a rezoning, is supported by the local area plan, is consistent with City policies, good urban design, good urban design principles, and the objectives of this plan, and is responsive to the envisioned context of the surrounding area.

Based on proposed height and density, City of Victoria Staff have indicated their support for this development without an OCP amendment based on the proposed affordability and rental tenure. (See attached Re-zoning Application Response Letter).

Alignment with OCP Objectives

The proposal supports several key goals of the OCP, including:

- Accommodating population growth in or near Town Centres.

- Focusing on new growth along the Douglas Street Corridor and linking land use changes to the planning and implementation of Rapid Transit (S21.2.2, p. 170).
- Working in partnership with senior levels of government for the provision of non-market housing.
- Supporting a range of housing types and tenures across the city and within neighbourhoods to meet the needs of residents at different life stages, household compositions, and abilities.
- Encourage partnerships that address the need for affordable non-market housing for households with children.
- Recognizing Douglas Street as a significant transportation corridor that serves all transportation modes such as pedestrians, cyclists, public transit passengers and vehicles (p. 221).
- Achieve a unique character and sense of place in the design of each Town Centre through high quality architecture, landscape and urban design with the inclusion of new landmarks.
- An emphasis on establishing housing units directed toward specific groups in core need.
- Encouraging buildings adjacent to sidewalks to maximize entrances at ground level to support active land uses and provide interest for pedestrians.
- Integrate off-street vehicle parking in a way that does not dominate development or streetscapes.
- Reduce greenhouse gas emissions through compact land use patterns, high building performance measures for new building construction, and the BC Step Code.

Alignment with DCAP Objectives

Although the proposed development is outside of the Downtown Core, the project aligns key DCAP Tall Building Design Guidelines, including:

- Providing visual interest through variation and articulation of tower façades for buildings over 36 m.
- Maintaining a minimum 3 m tower setback from the street wall.
- Including canopies to reduce pedestrian-level wind impacts.
- Differentiating the building base with Indigenous design elements like the trigon and longhouse details, and shared amenity spaces on the second level.
- Delivering a high-performance, human-scale building that creates a pedestrian-oriented environment and resident livability.

Overall, the proposed development is well aligned with the OCP's policy direction, including its land use, urban design, built form and sustainability principles. It also responds to DCAP guidance for tall buildings and delivers significant public benefit in the form of non-market housing, creating a sense of belonging and focusing high density development along the Douglas Street corridor, confirming its consistency with both policy frameworks.

3.2. BURNSIDE GORGE NEIGHBOURHOOD PLAN

M'akola Housing Society's proposed development is well-aligned with the vision and objectives of the Burnside Gorge Neighbourhood Plan (2017). The site is located within the Mayfair Town Centre, a designated sub-area of the Douglas Corridor, which is identified as a priority location for growth, revitalization, and transit-oriented development. As part of this broader mixed-employment area stretching along Douglas Street to Blanshard Street, the site plays a strategic role in supporting a vibrant mix of housing, employment, and community services. Located at the intersection of Douglas and Finlayson Streets, the site is directly adjacent to a future rapid transit station, identified as a key node for long-term investment. This area is envisioned to evolve into a main street environment, with active storefronts and employment uses fronting Douglas Street and opportunities for residential development above. Planned improvements in transit infrastructure, pedestrian experience, and urban greenery will further support its transformation into a connected, livable, and inclusive urban hub.

The proposed development supports several key goals of the Burnside Gorge Neighbourhood Plan:

- Encourages the creation of diverse housing types to meet community needs.
- Contributes to an enhanced public realm through thoughtful and attractive design.
- Promotes transit-oriented development along a Frequent and Rapid Transit corridor.
- Mitigates the effects of increased density by incorporating public amenities.
- Includes structured or underground parking to minimize surface-level impact.
- Is designed to integrate with and support the Douglas Street Frequent and Rapid Transit stops.
- Improves pedestrian experience at the southeast corner of Douglas and Finlayson Street.
- Provides ground-floor commercial uses along a key arterial road.
- Offers shared outdoor amenity spaces that enhance livability for residents.

Overall, the proposal is consistent with the land use policies and urban design principles outlined in the Mayfair Town Centre Douglas Corridor Sub-Area of the Burnside Gorge Neighbourhood Plan.



Figure 4: Rendering of the proposed development looking North from Douglas Street

4. CALUC MEETING

On April 7, 2025, the project’s rezoning proposal was presented to the Burnside Gorge Community Association Land Use Committee (CALUC). Members of the project team attended the meeting to respond to questions from neighbours and community members regarding the proposed development. While the proposed height of 23 storeys exceeds the 12 storeys typically envisioned in the OCP, the Committee expressed support for the project, recognizing its alignment with the objective of encouraging higher density along the Douglas Corridor. CALUC submitted a letter of support to Mayor and Council, as well as Planning Staff, on April 28, 2025.

5. PROJECT FUNDING & FINANCING

M’akola Housing Society has submitted an application to Housing’s Community Housing Fund (CHF) and may explore CMHC financing to deliver a mix of market and below-market rental homes. Access to CHF funding is critical as it enables the inclusion of deeply affordable and rent-geared-to-income units within the proposed development. As funding is not yet secured, the project has been designed to balance multiple funding programs with flexible uses to ensure future viability and protect the significant investment by MHS. MHS’s mandate is to provide affordable rental housing but as funding has not been secured, we request a housing agreement not be tied to this application to allow for

additional flexibility for alternative financing should the Project not be awarded under the Community Housing Fund.

To date, M'akola Housing Society has invested significant capital to acquire the subject property, and advance design and due diligence work. This investment demonstrates their deep, long-term commitment to creating meaningful, community-focused housing across British Columbia. This level of investment is rare among non-profit housing providers and represents a significant contribution to the City of Victoria's affordable housing landscape. In addition, as neither BC Housing nor CMHC fund non-residential spaces, M'akola Housing Society is self-financing the commercial spaces within the development, as required by the OCP and zoning bylaw, assuming further financial risk in advance of securing tenants to ensure the delivery of a vibrant, mixed-use community hub.

6. CLOSURE

Given the surrounding land uses and proximity to key amenities and the Mayfair Town Centre, the subject site is well-suited for increased residential density. The proposed mixed-use residential building and site design align with the City of Victoria's policy objectives and will meaningfully contribute to the community by introducing 208 much-needed affordable rental homes for Indigenous individuals, Elders and families. This development addresses a critical housing gap in Victoria and supports the City's broader goals of equity, inclusion, and housing affordability. The culturally significant, Indigenous-designed façade elements and public art will enhance the public realm and play a vital role in the revitalization of the Douglas corridor and town centre area. M'akola is eager to advance the project, and the rezoning and development permit is a significant step as it will support MHS in unlocking project funding and securing affordability for much-needed rental homes.