



**Finding a Permanent Home for Biologica  
Proposed Relocation to 721 Aldebury Ave., Esquimalt**

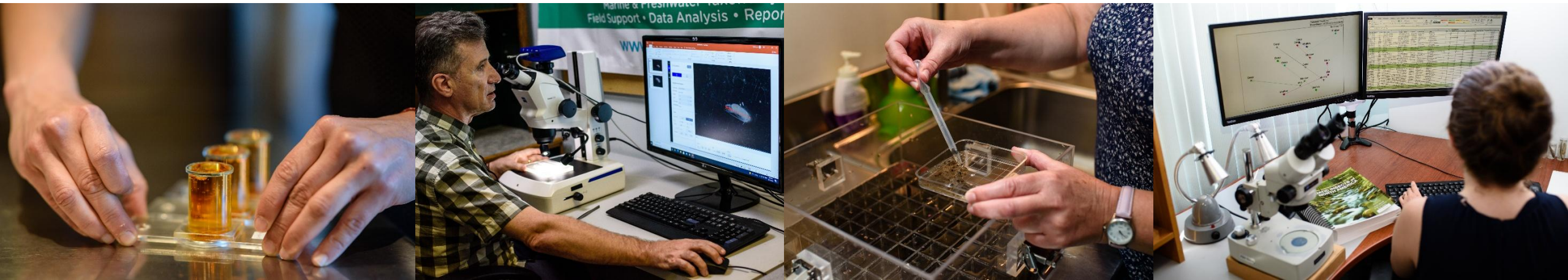
**biologica**

Tara Macdonald, PhD, RPBio, President  
Biologica Environmental Services Ltd.

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# About Biologica – Who We Are

- Specialized aquatic environmental laboratory, est. 1994
- 34 scientists, technicians, taxonomists, and support staff
- Supporting environmental monitoring programs across Canada



# Finding a Permanent Home for Biologica

**1994:** Founded by Valerie Macdonald as a home-based business

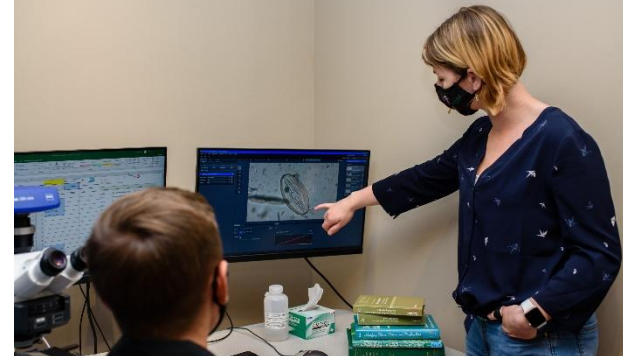
**2001:** Incorporated in Saanich

**2008-2026:** Operated in the City of Victoria

**2012:** Tara Macdonald acquires and leads Biologica

**2024-2026:** Two-year search for a suitable permanent facility

**2026:** Accepted offer on 721 Aldebury Avenue and proposed relocation to Esquimalt



# Why 721 Aldebury?

## Operational Fit

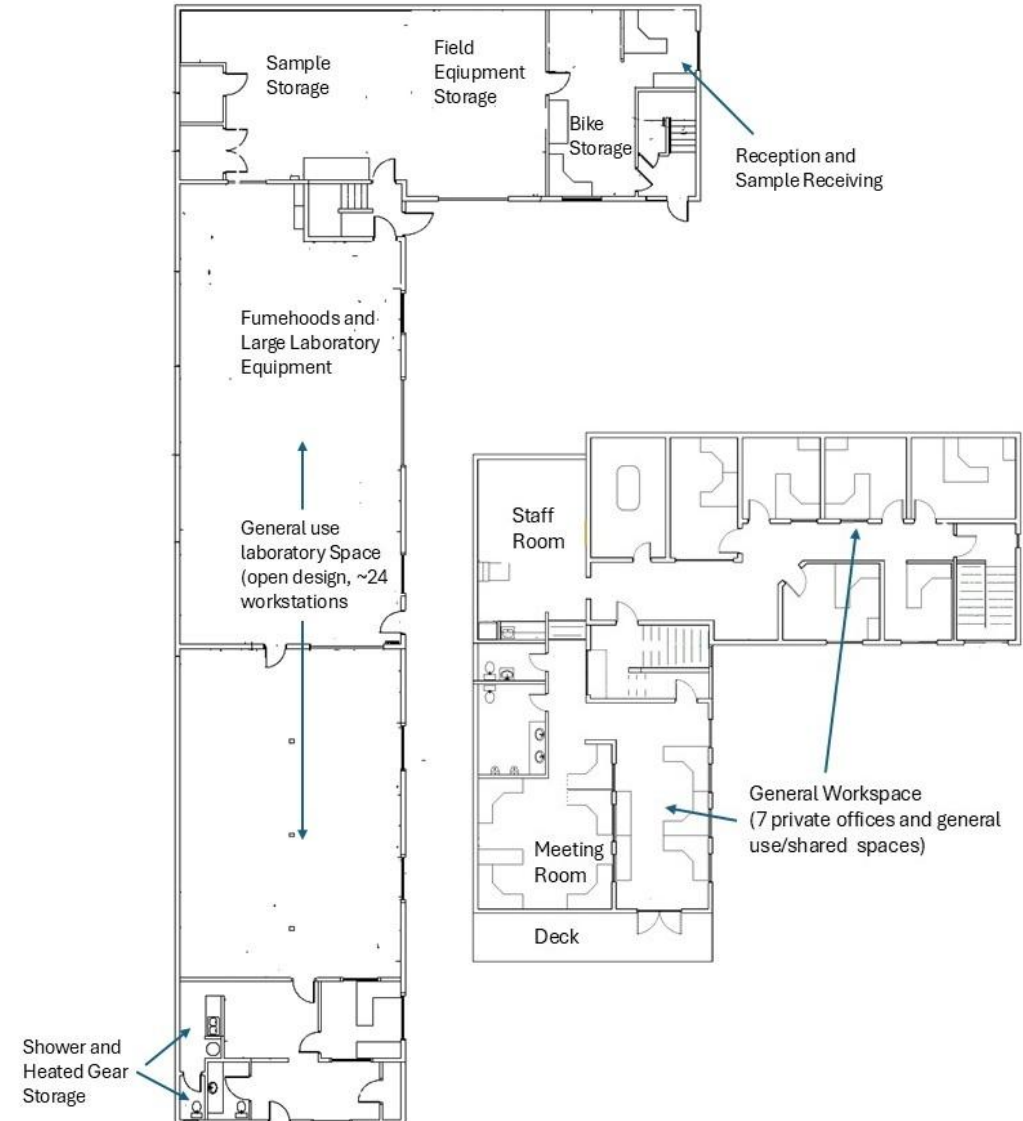
- Light industrial zoning
- Open laboratory space
- Existing offices and warehouse

## Workforce Fit

- Transit-accessible location
- Cycling infrastructure
- Supports existing employee commuting patterns

## Long-Term Fit

- Consolidates operations currently spread across three units
- Permanent home for Biologica within Greater Victoria
- Natural fit within Esquimalt's marine community



# Requested Variances

## Variance #1: Reduction in Parking Spaces

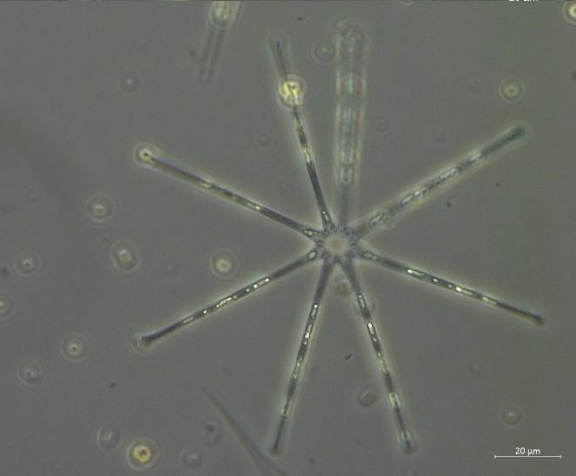
Item	Spaces
Parking required by bylaw	19
Existing on-site parking	11
Variance requested	8

## Variance #2: Reduction in Loading Space

Item	Spaces
Loading spaces required by bylaw	1
Variance requested	0

# Why These Variances Will Work

	Parking	Loading
Current Status (Bay St.)	7	Occasional deliveries
Bylaw Requirement	19	1 loading space
Proposed at Aldebury	11	0 loading spaces
Estimated Vehicle Demand	~14	Occasional deliveries
Mitigation	<ul style="list-style-type: none"><li>- 58% do not drive alone</li><li>- Transit &amp; cycling incentives</li><li>- Hybrid &amp; flexible work</li></ul>	Existing delivery area at front of building



Thank you.  
Questions?

