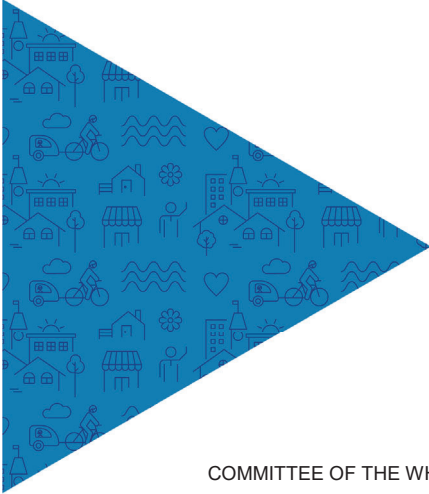


2026

CITY OF VICTORIA | Planning and Development

Rezoning Application

For 1101 Yates Street



COMMITTEE OF THE WHOLE | March 5, 2026



Aerial Photo



Subject Property



Subject Property



Neighbouring Properties



----- Approximate property line



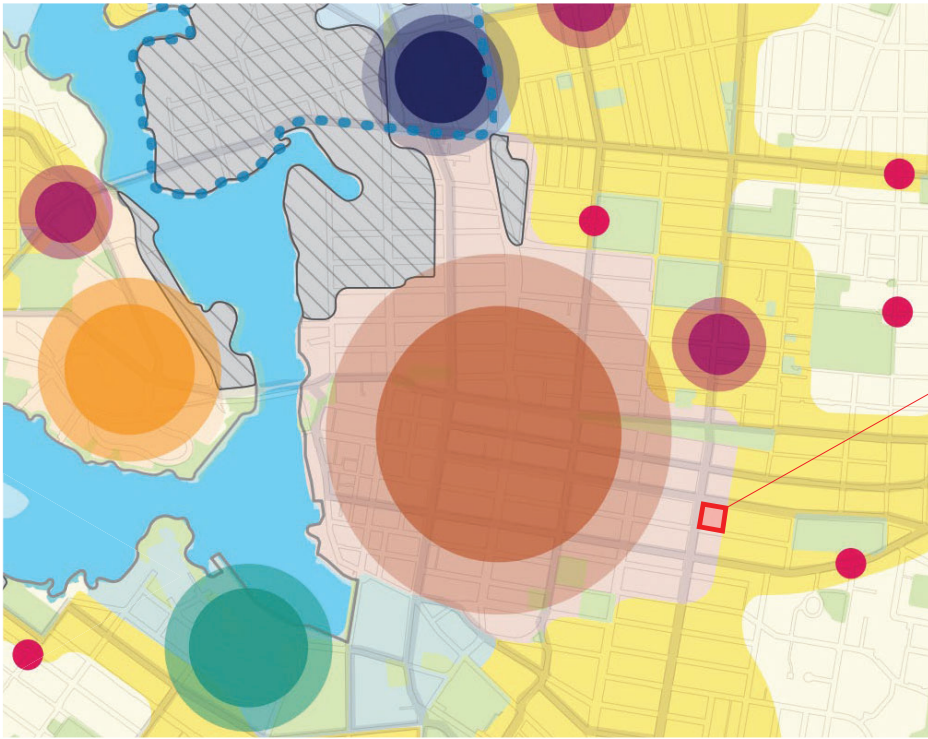
Legislative Authority

Local Government Act

- Section 479 – Rezoning
- Section 491 – Development Permit



OCP Designation

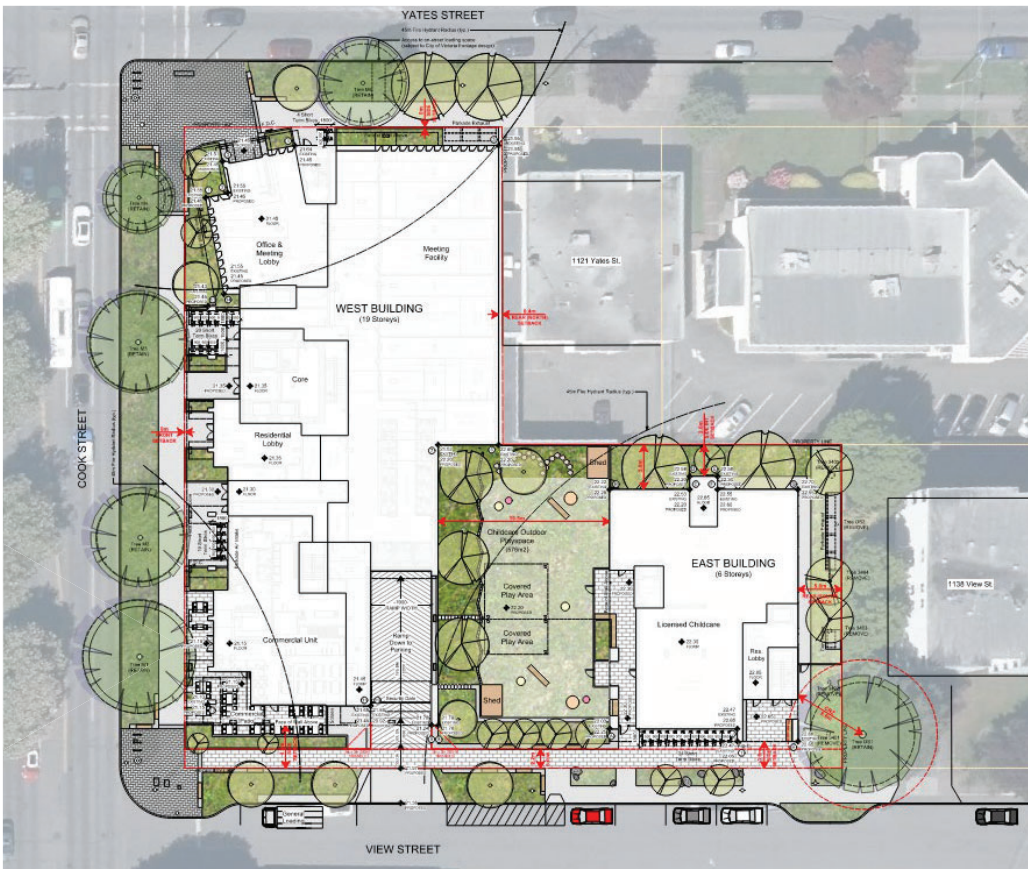


Subject Property

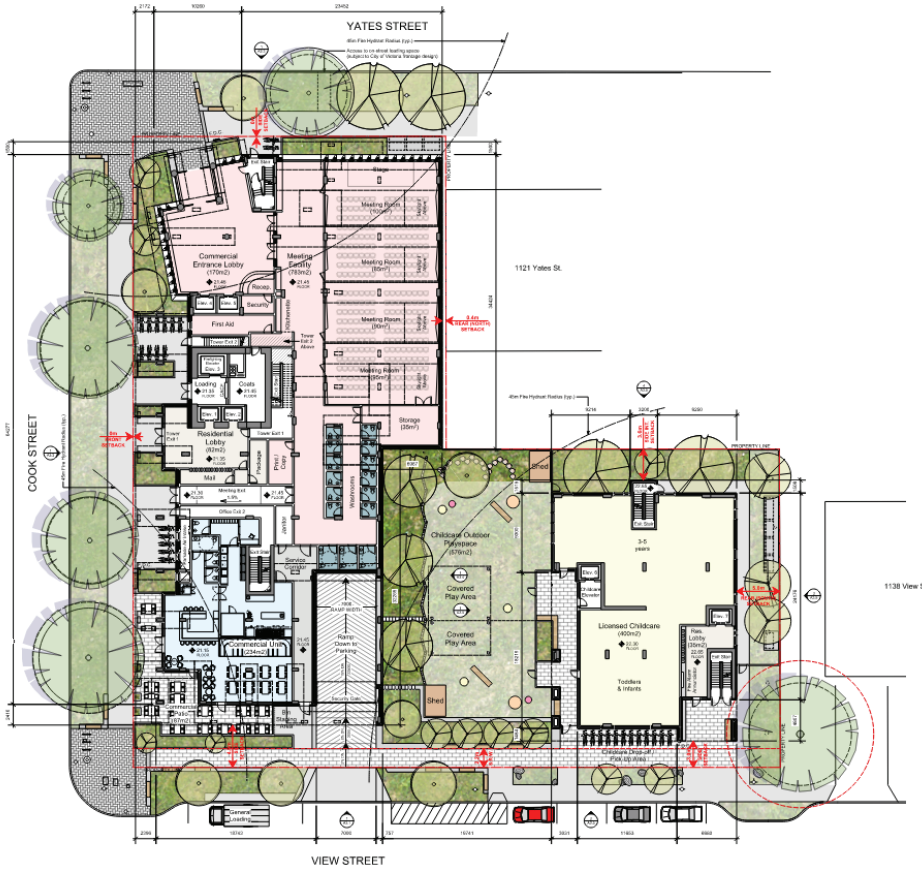
Downtown Core



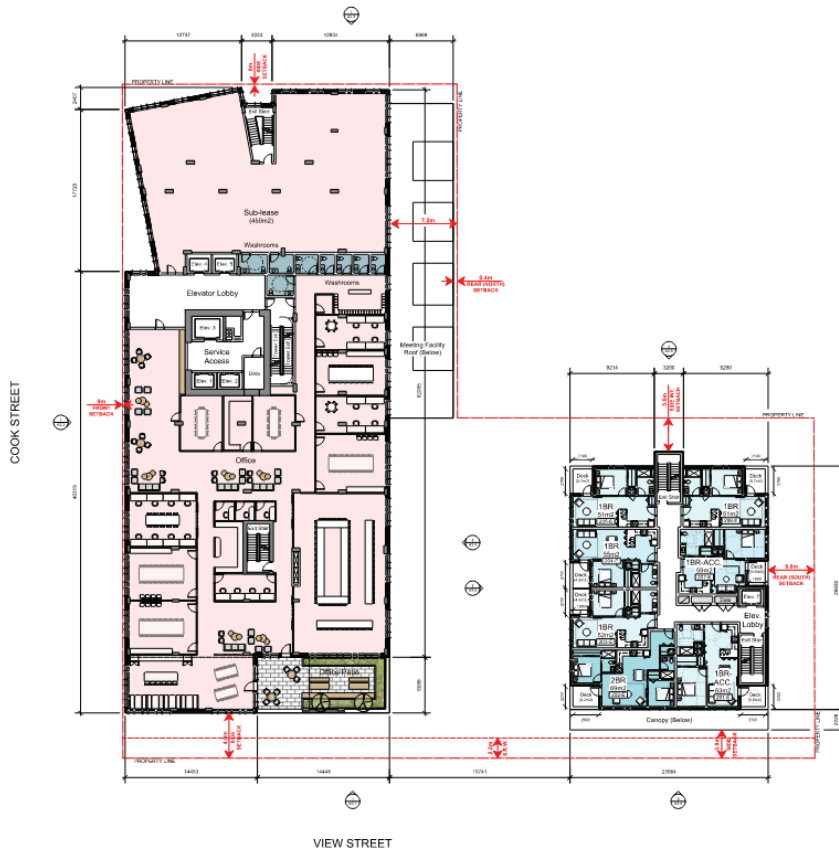
Site Plan



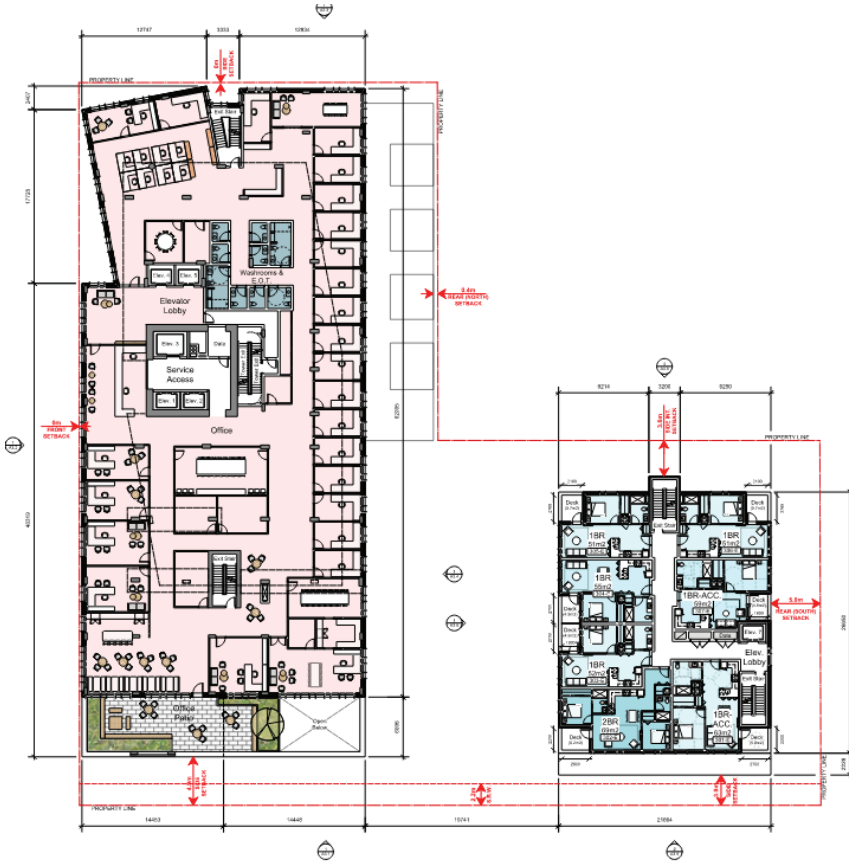
Floor Plan



Floor Plan



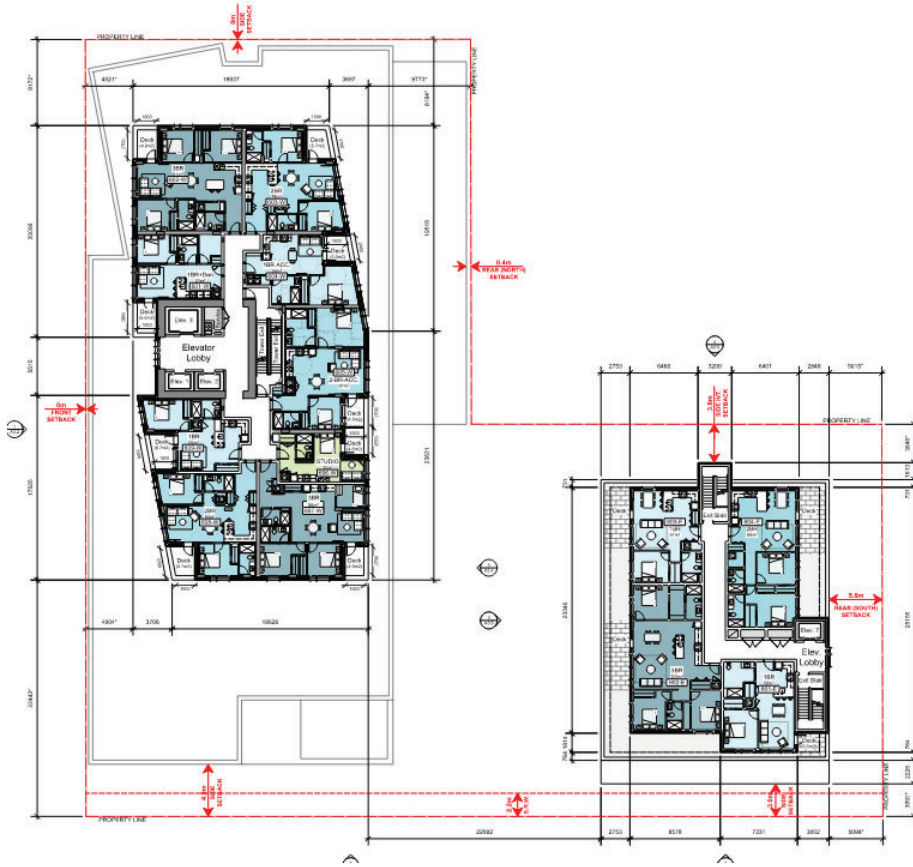
Floor Plan



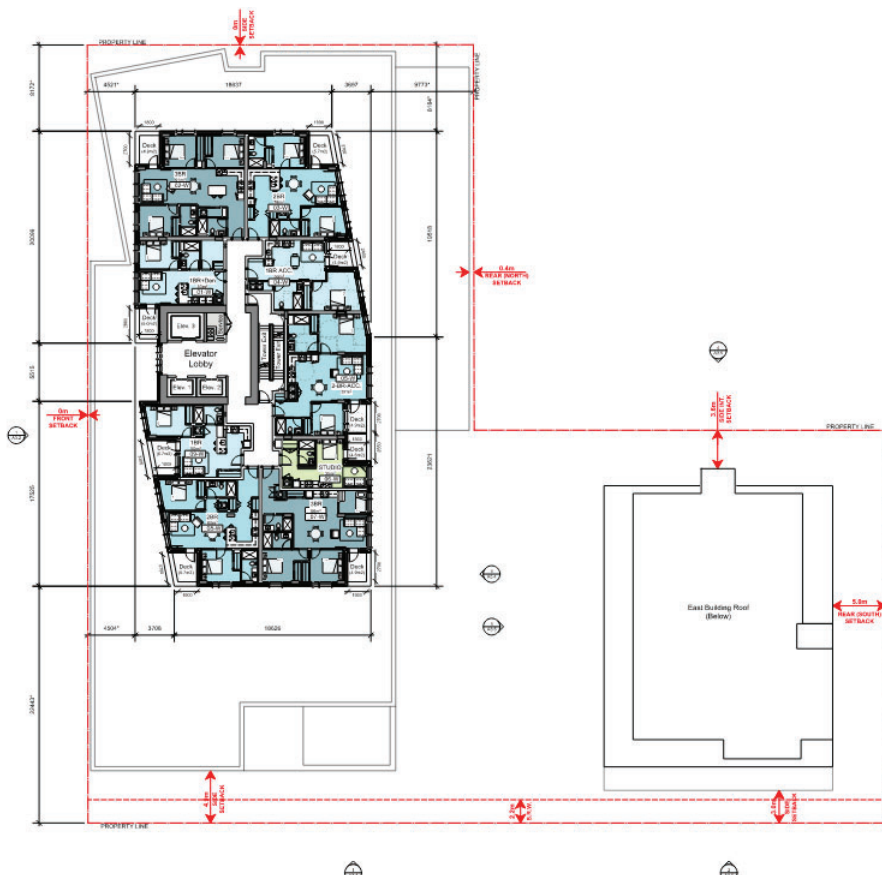
Floor Plan



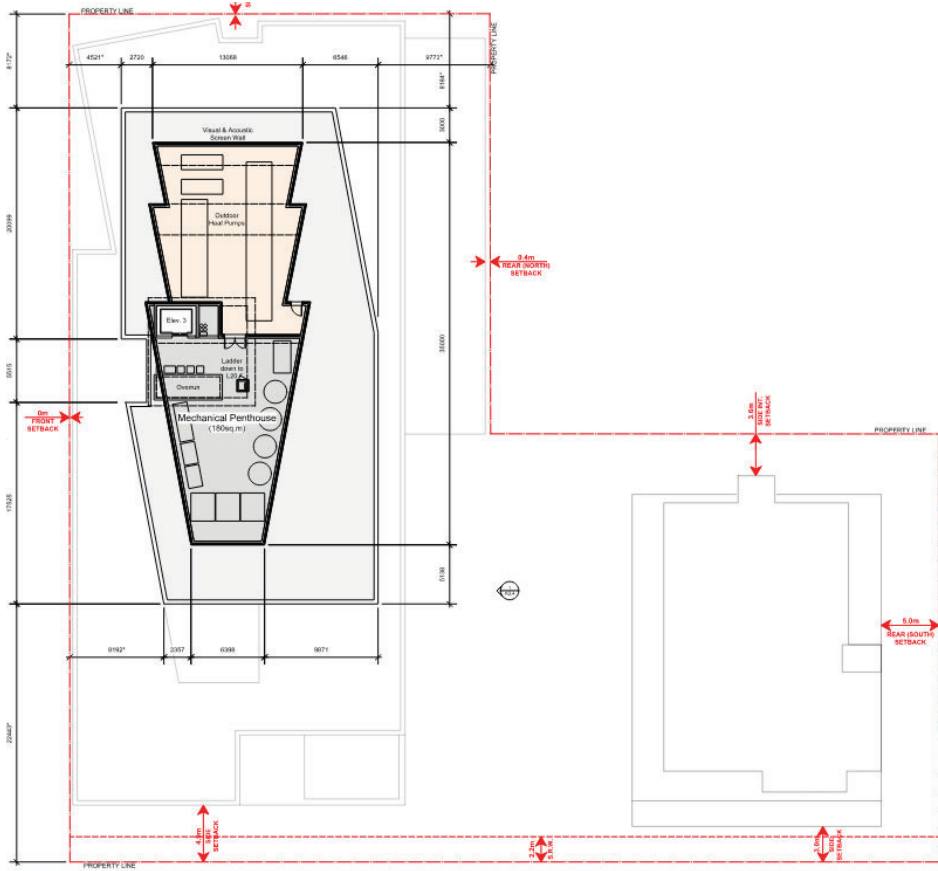
Floor Plan



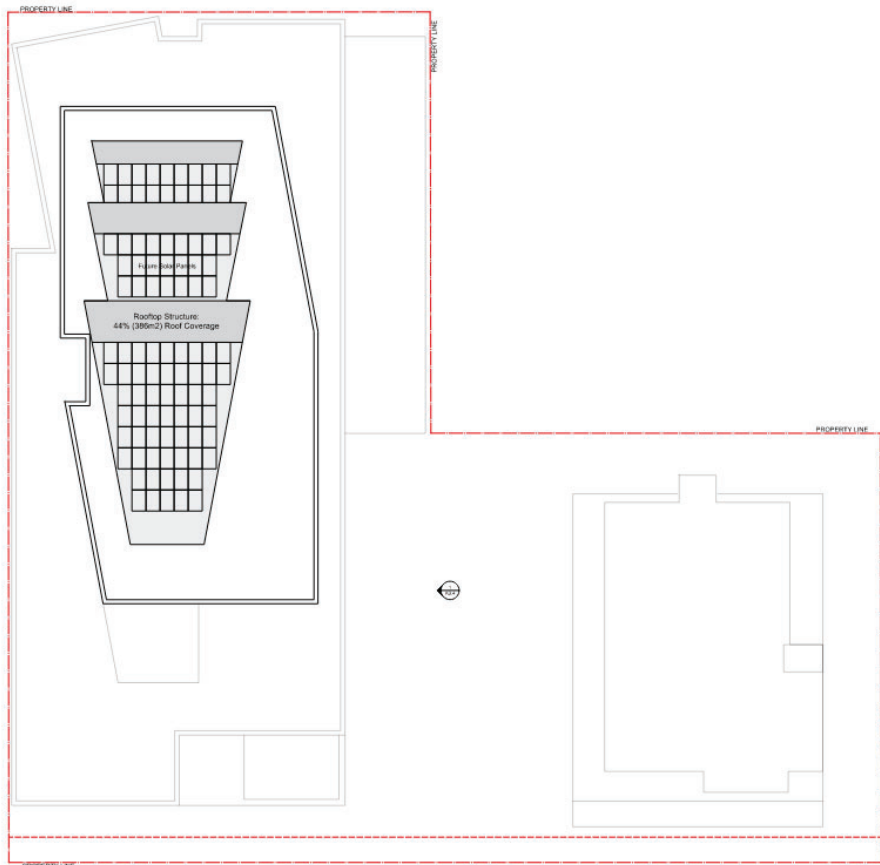
Floor Plan



Floor Plan



Floor Plan



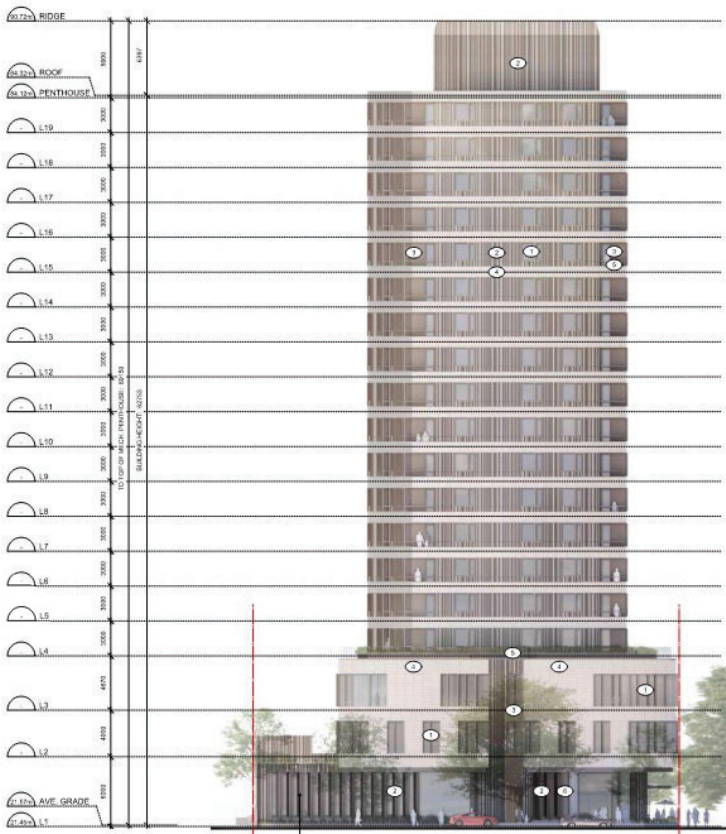
Elevations South



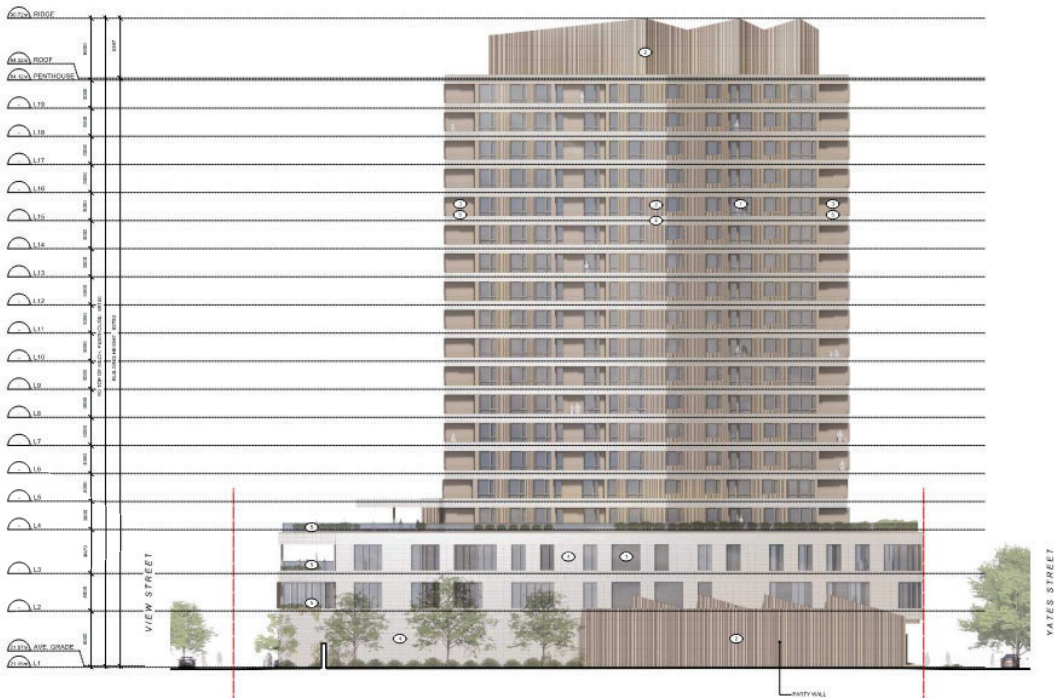
Elevations East



Elevations West



Elevations North



Shadow Study

Winter Solstice (December 21)



Equinox (March / September 20)



Summer Solstice (June 20)

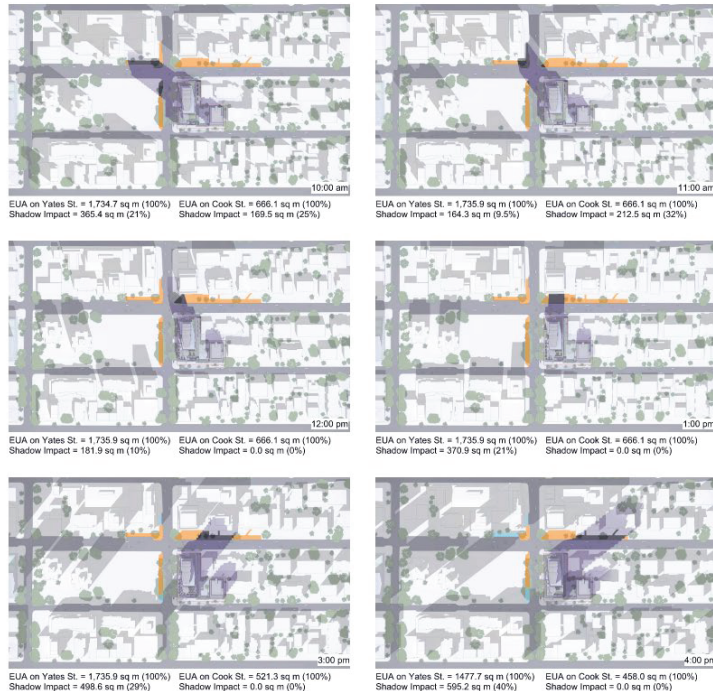


Shadow Study

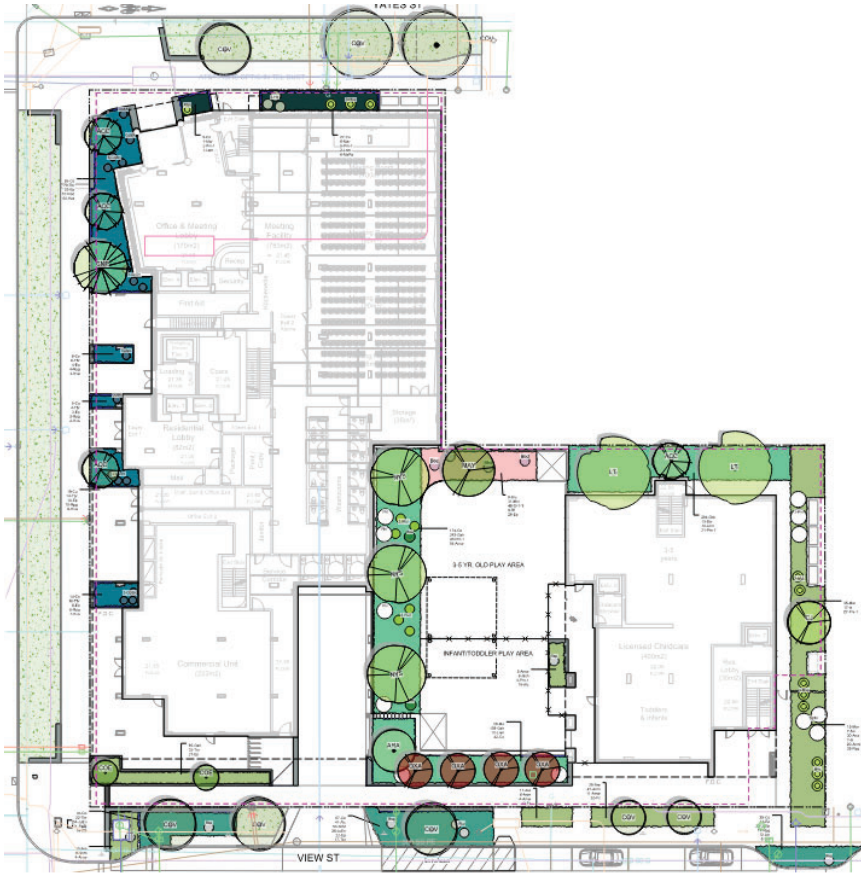
Spring Equinox (March 20)

LEGEND
 - DISTRICT (UNIMATED) HEIGHTS
 - AREA SURROUNDED BY YATES
 - AREA SURROUNDED BY NEIGHBOURLINE BUILDINGS

NOTE: THE IMPACT OF THIS STUDY DOES NOT TAKE INTO ACCOUNT THE SHADOWS OF NEIGHBOURLINE BUILDINGS. THE SHADOWS OF NEIGHBOURLINE BUILDINGS ARE NOT SHOWN IN THIS STUDY.



Landscape Plan



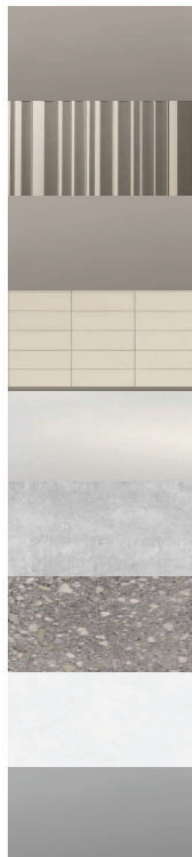
Landscape Plan



Landscape Plan



Material Board



Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized

Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile

Pre-finished Metal Panels: Champagne Finish, Flat

Cement Panels: Sandstone Finish

Clear Glazed, Metal Framed Guards: Light Bronze Finish

Architectural Concrete

Ground-Face Concrete Block

Stucco Soffit: Warm White

Fiberglass or vinyl Windows: Charcoal



Renderings



Renderings



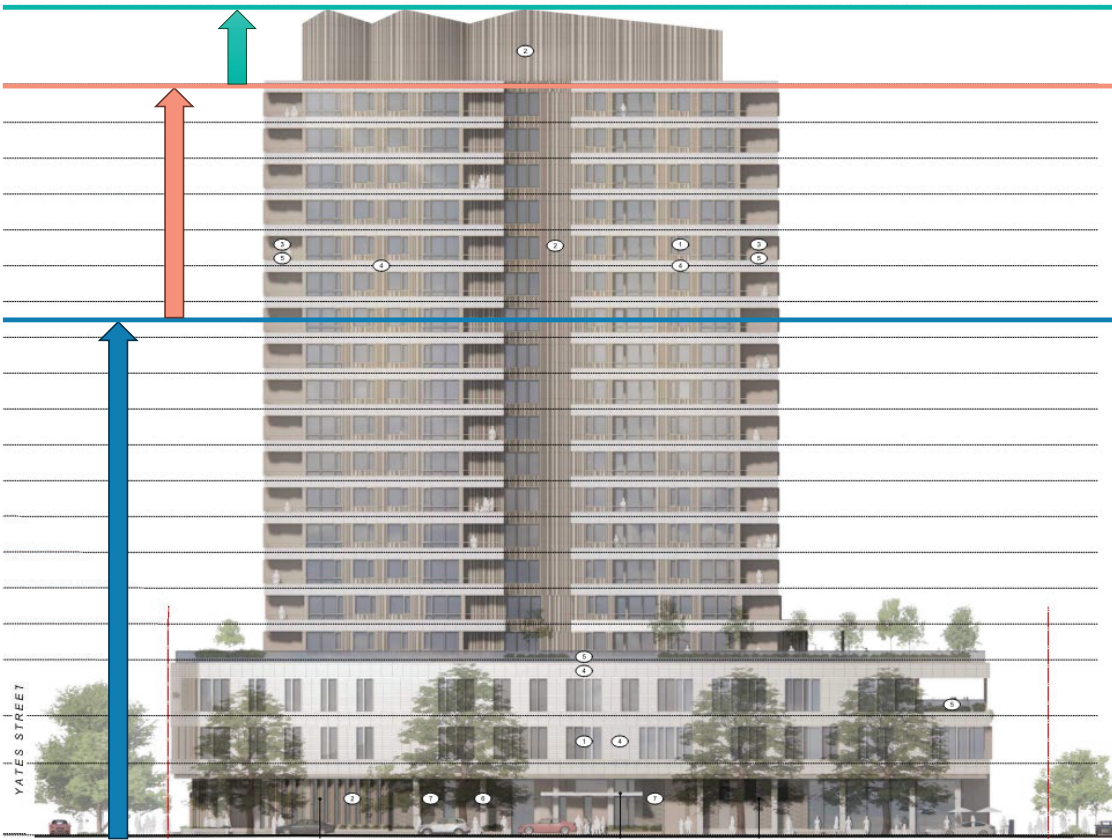
Renderings



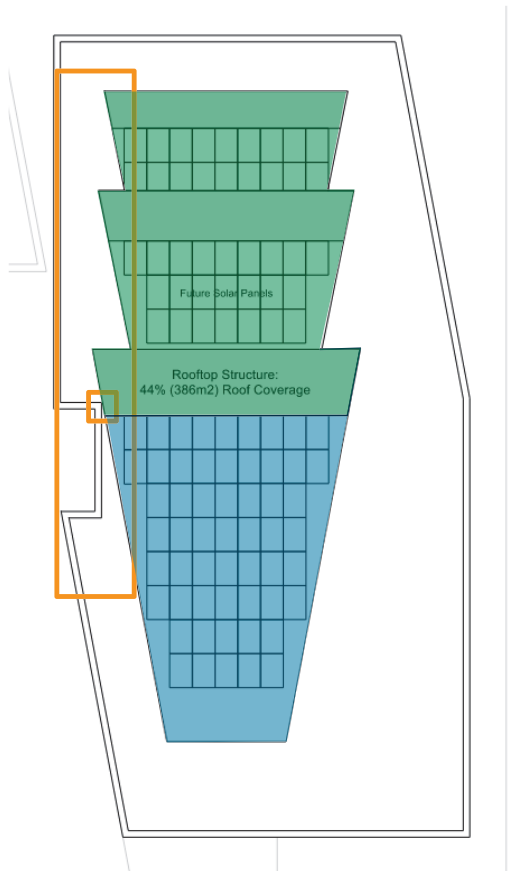
Renderings



Variations



Variations



Variations

