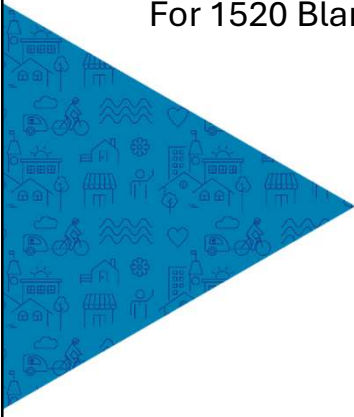


2026

CITY OF VICTORIA | Planning and Development

Issues Report: Rezoning Application No. 00889

For 1520 Blanshard Street



1

Aerial Photo



2 1520 Blanshard | March 12, 2026



2

Subject Property



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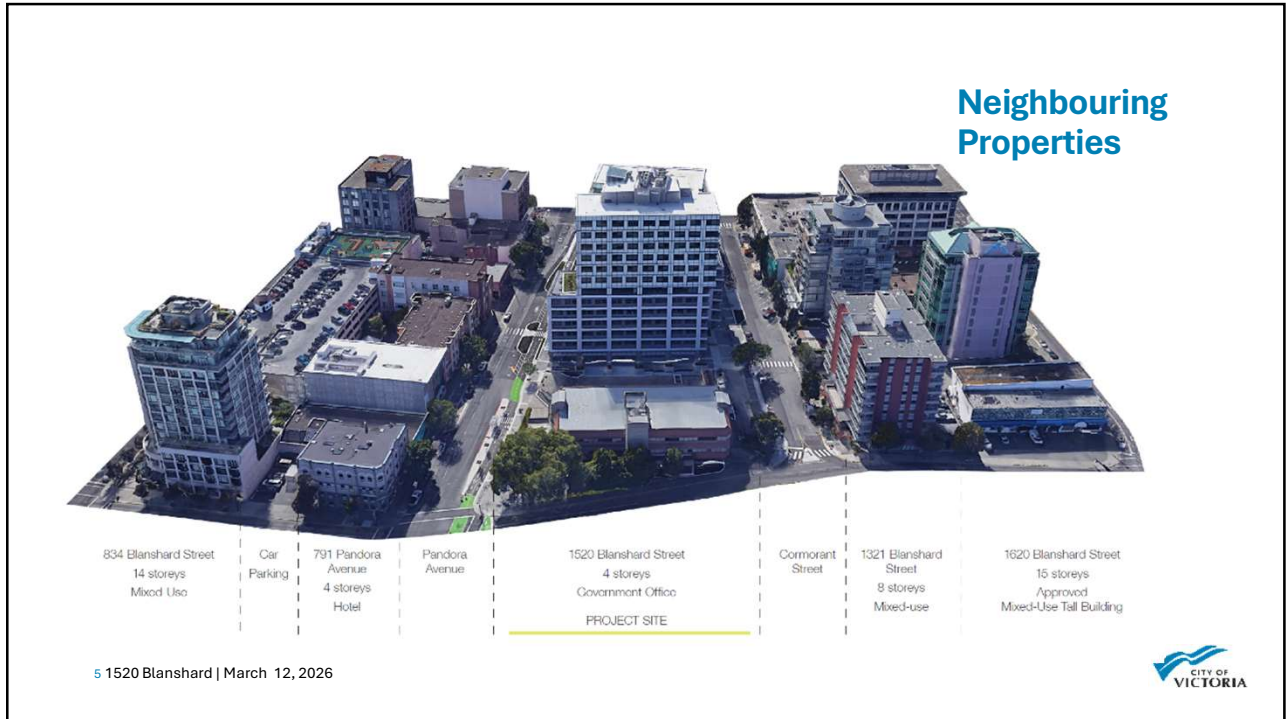
Neighbouring Properties



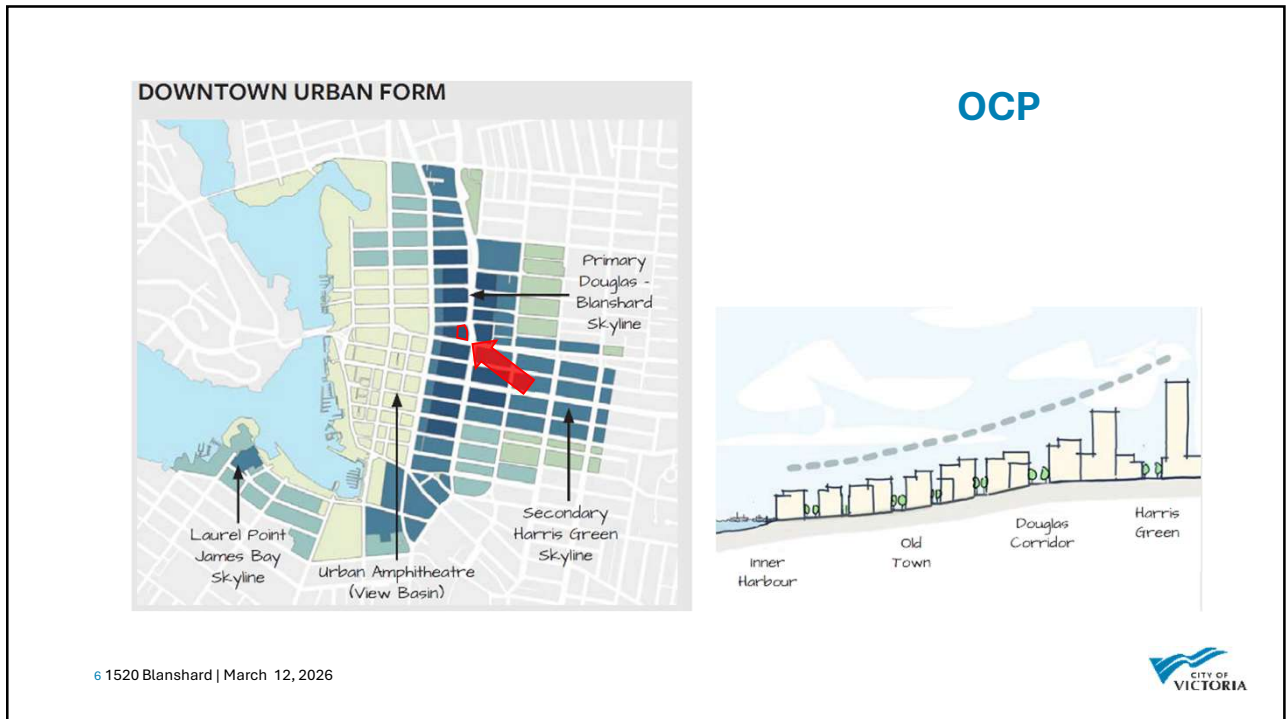
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6


Downtown Core Area Plan (DCAP)



SKYLINE POLICIES AND ACTIONS

- 6.15. Evaluate the impact and influence of new development within the Downtown Core Area skyline from the public vantage point identified in Map 25.
- 6.16. Consider the location of buildings and related building heights that reinforce a skyline profile that rises gradually from the north and south ends of the Downtown Core Area to the area of tallest height within the Central Business District.
- 6.17. Consider the following criteria for tall buildings that are visible within the Downtown Core Area skyline:
 - 6.17.1. Visual impact within the existing skyline;
 - 6.17.2. Location and clustering in relation to other tall buildings;

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View Analysis

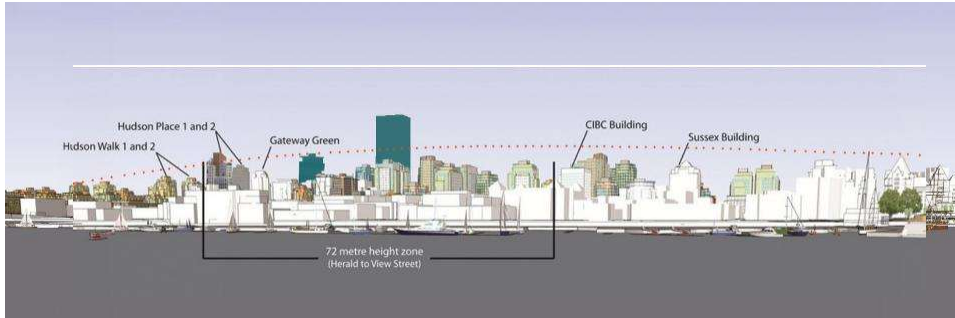



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View Analysis



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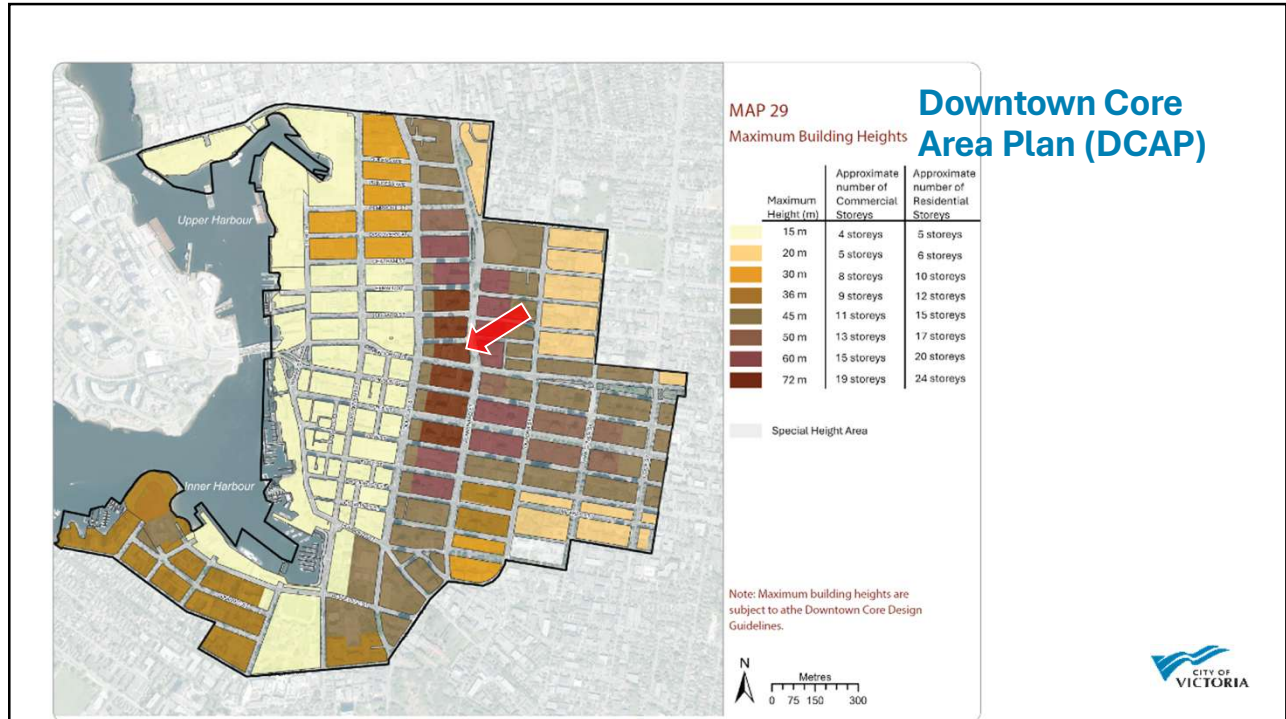
Downtown Core Area Plan



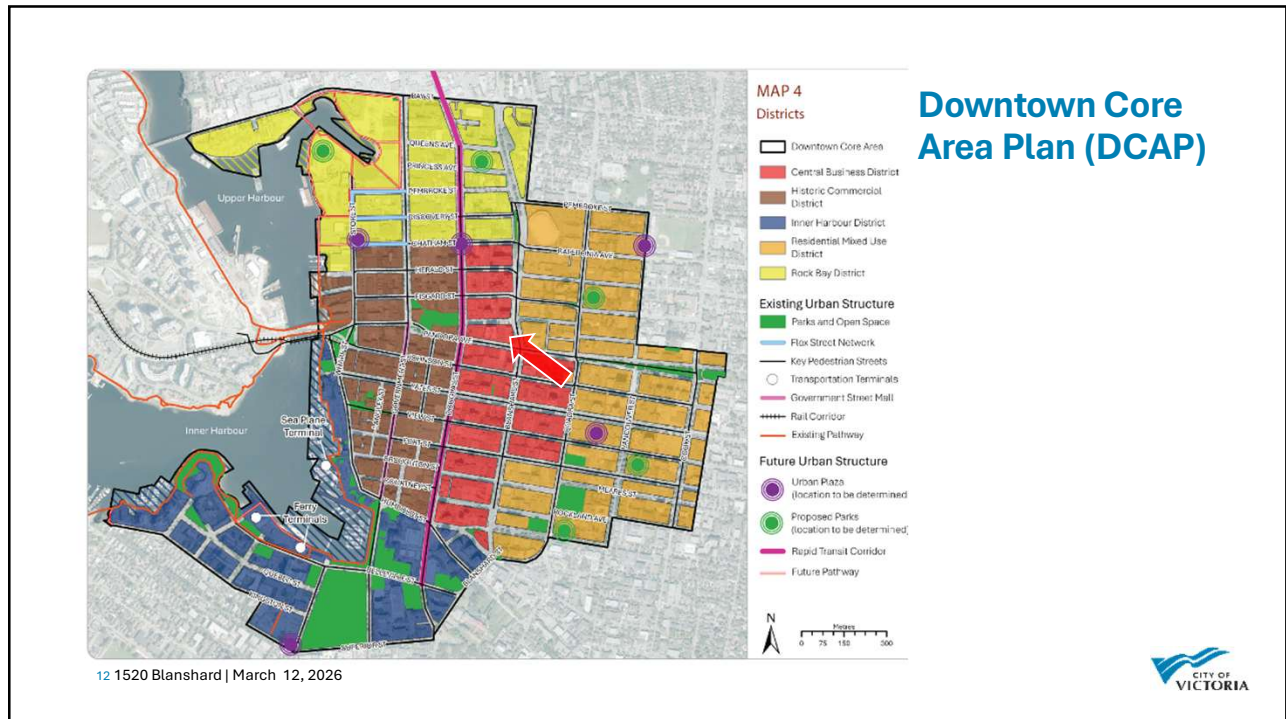
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Downtown Core Area Plan (DCAP)

CENTRAL BUSINESS DISTRICT – POLICIES AND ACTIONS

LAND USE

- 3.1. Provide zoning within the CBD to accommodate a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores.

- 3.5. Residential development should be restricted to a maximum density of 3:1 FSR (Floor Space Ratio) within the CBD to reinforce the CBD's function as an employment centre.

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Downtown Core Area Plan (DCAP)

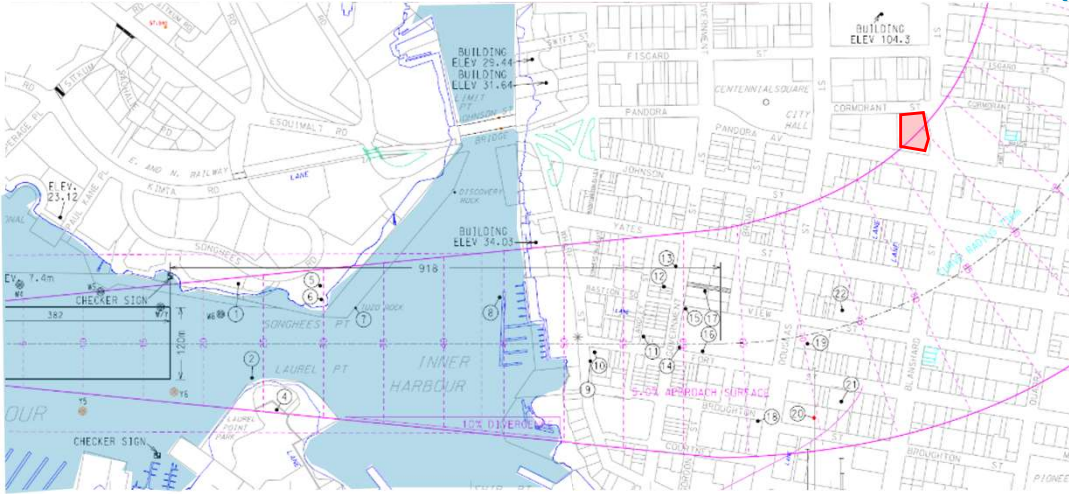
MAP 15 Core Growth Area

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
A-1	commercial	4:1	6:1
	residential*	3:1	3:1
	mixed use ^{1,2*}	4:1	6:1

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14

Transport Canada Object Limitation Surface (OLS)



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Transport Canada Object Limitation Surface (OLS)



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Transport Canada Object Limitation Surface (OLS)



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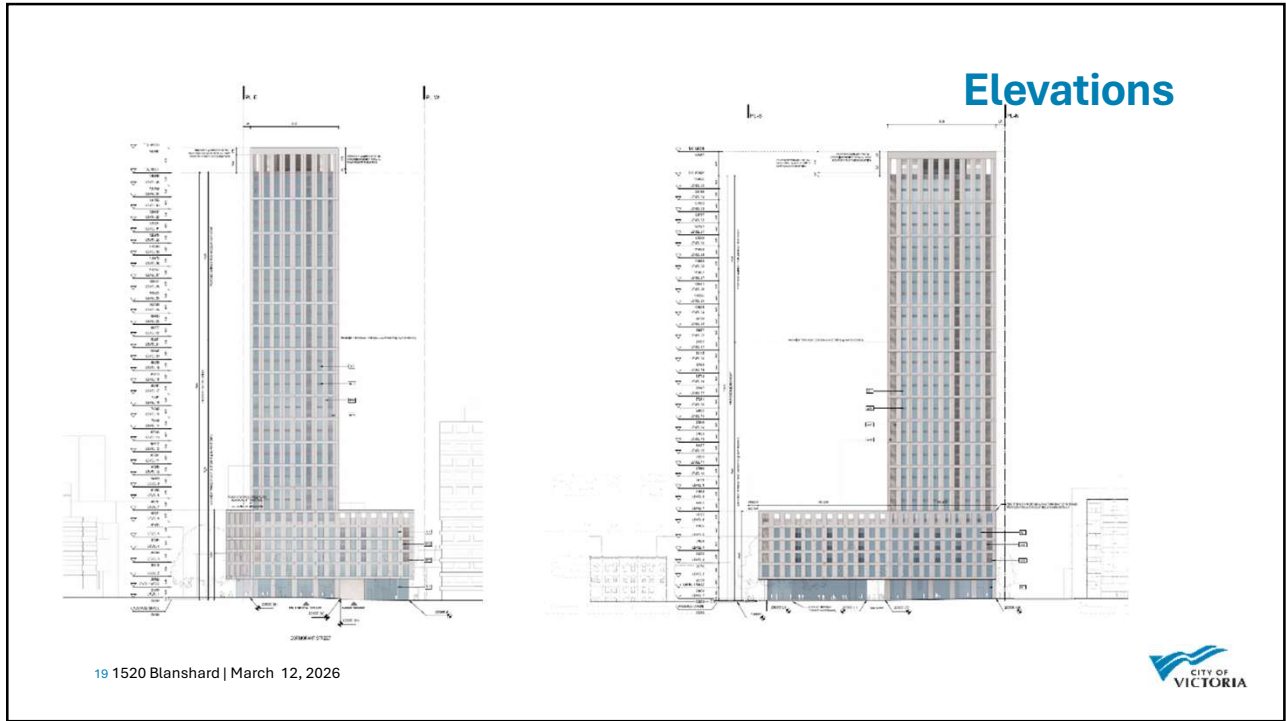
Proposal



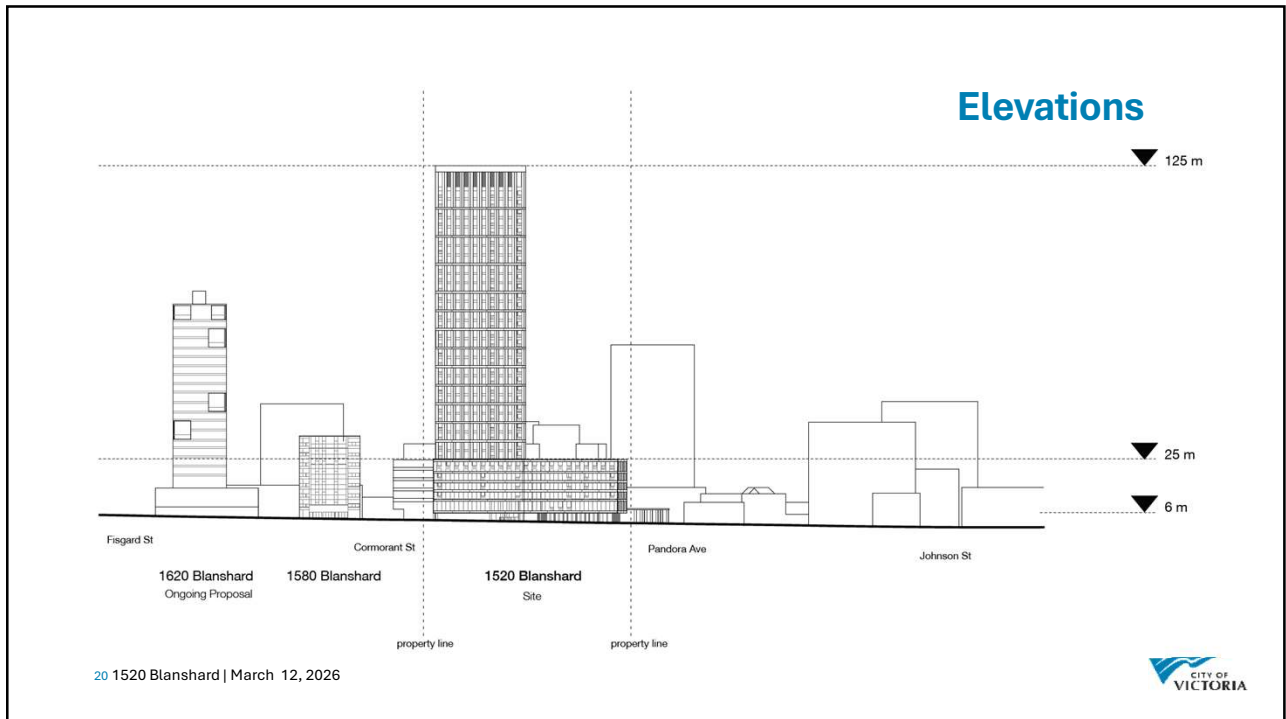
18 1520 Blanshard | March 12, 2026



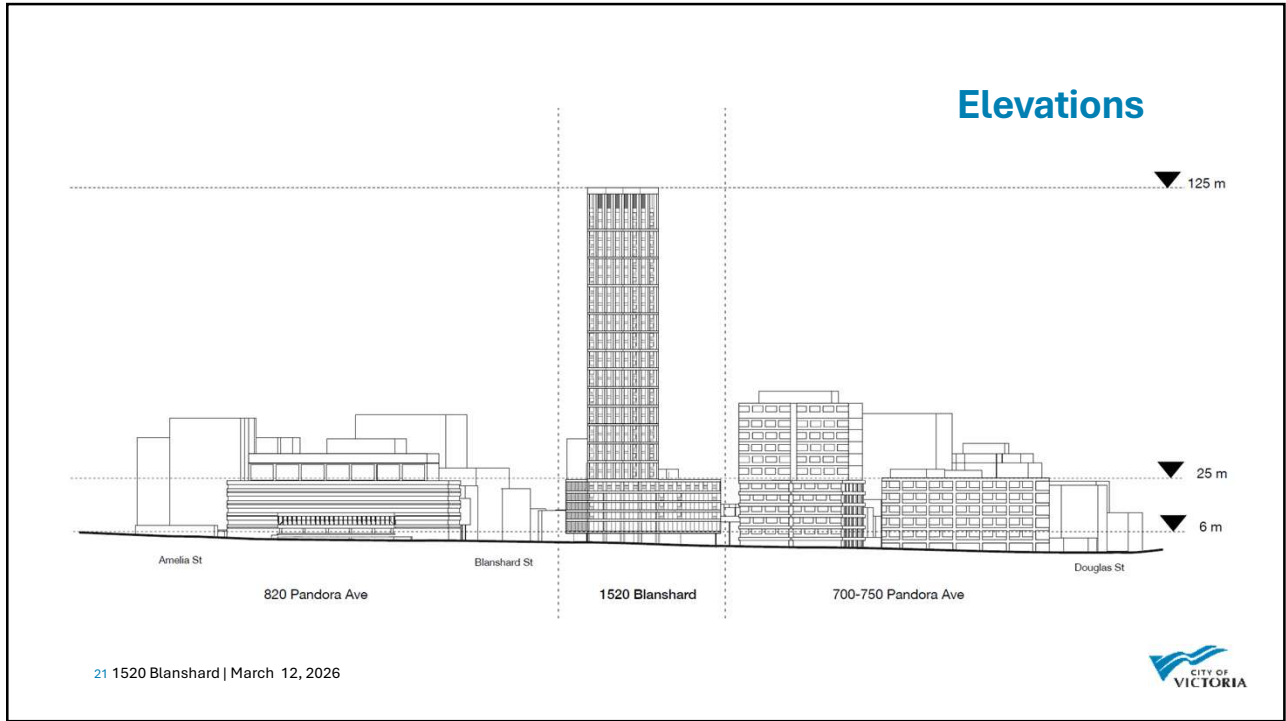
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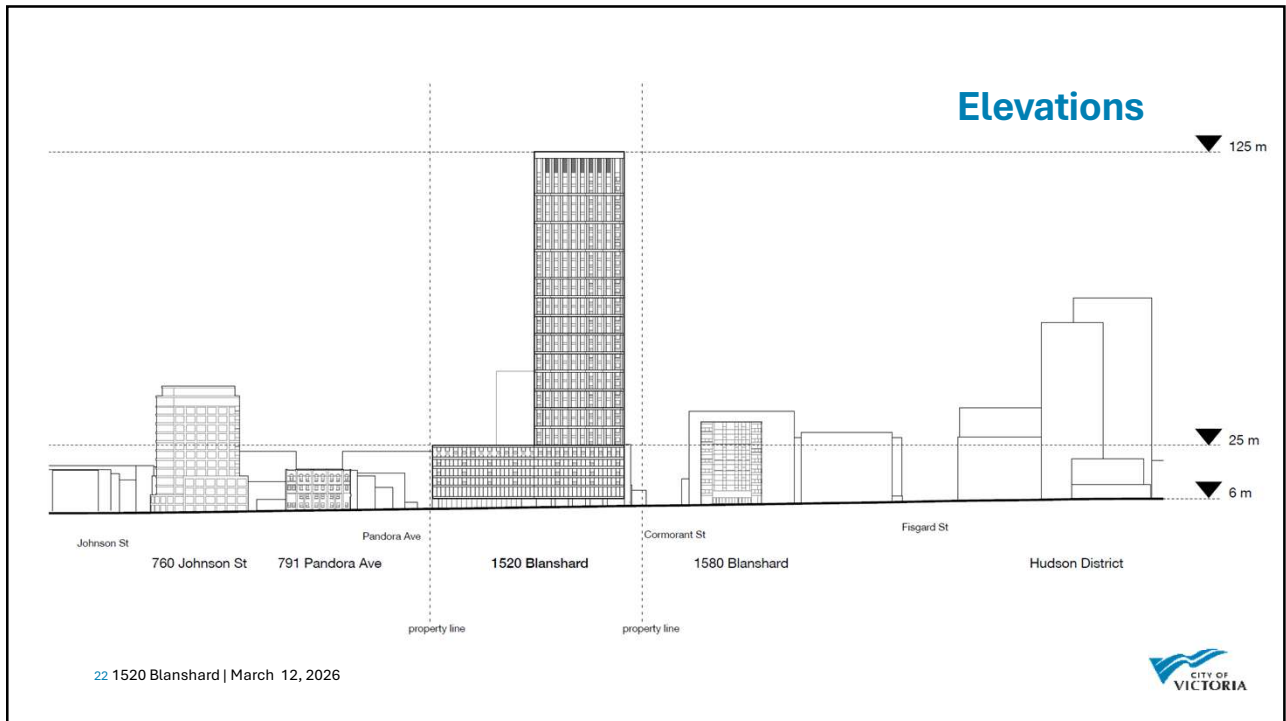
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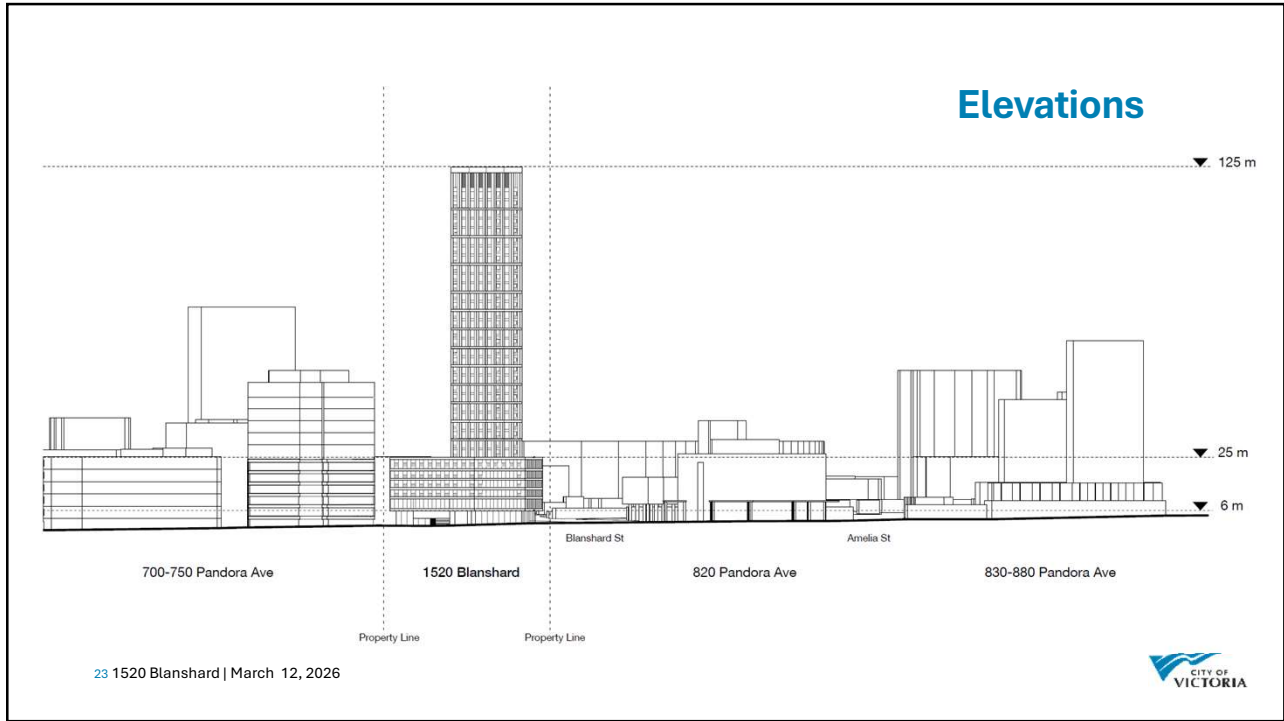
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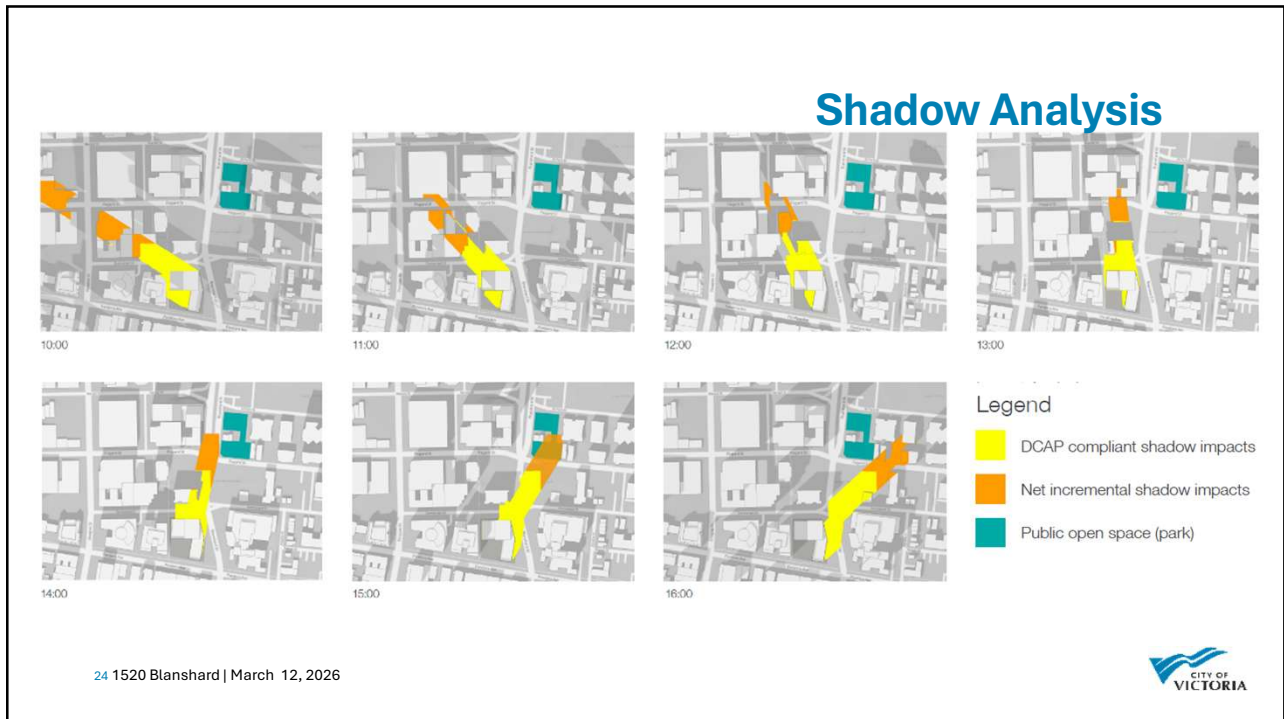
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OCP Amendment

A.3.2 Other Amendments to the OCP

Amendments to this plan that are not triggered by the City as part of the adaptive management cycle described above will generally not be considered. Where an external party, such as a development applicant, seeks to amend this plan for a discreet purpose, the party should:

- Facilitate public engagement commensurate with the degree of change being proposed and in accordance with City policy.
- Consider implications to the full suite of objectives and polices in this plan and ensure the general intent and vision of the plan can still be achieved.



END



Tall Building Analysis

<p>Vancouver Tallest Tower: Living Shangri-La</p>	<p>Edmonton Tallest Tower: Stadaec Tower</p>	<p>Calgary Tallest Tower: The Bow</p>
<p>Toronto Tallest Tower: CN Tower</p>	<p>Ottawa Tallest Tower: Citadel Icon</p>	<p>Québec City Tallest Tower: Edifice Marc Guyart</p>
<p>Halifax Tallest Tower: One 77</p>		

27

Tall Building Analysis

SKYLINE EVOLUTION

Victoria's existing skyline has been formed over time through the development and location of taller buildings within the Downtown. The skyline is further defined by varying building heights, roof top shapes, building profiles, proportions, texture, materials and colour. Together, these elements not only add to the visual interest of the skyline, but also serve to identify unique visual landmarks such as church spires, the City Hall Clock Tower or the clustering of taller buildings within the Central Business District. The rise in topography from the waterfront towards Douglas Street also provides the ability to emphasize the rich detail and roof top patterns of the Old Town in contrast to those of more modern buildings along Douglas Street and Yates Street.

It is anticipated that the skyline will continue to evolve as a result of new development and as influenced by the City's design guidelines and the policies contained in this Plan. This Plan supports the emergence of an undulating skyline that rises gradually from the north and south ends of the Downtown Core Area to an apex within the Central Business District reflecting the general hilly regional geographic setting of Victoria.

The overall urban design and skyline policies and actions contained in this Plan collectively provide general guidance for the evaluation of tall buildings within the overall skyline and encourage sensitive building siting and design.

28 1520 Blanshard | March 12, 2026

28