
**OCP Amendment / Rezoning Application No.
00746, and Development Permit with Variances
Application No.000155,
749-767 Douglas Street, Victoria, BC**



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Aerial Map



2

Existing Site



3

Existing Site



4

Existing Site



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Neighbouring Properties



Aria Residential Building – 723 Humboldt St



Marriott Hotel – 728 Humboldt St



Penwill Path



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Neighbouring Properties



Hilton Hotel/ Bartholomew's Pub – 777 Douglas St.



The Falls– 809 Douglas St.



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Neighbouring Properties



Nootka Court – 808 Douglas St.



Victoria Conference Centre– 750 Douglas St.



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Neighbouring Properties

Victoria Conference Centre– 750 Douglas St.



Crystal Garden – 715 Douglas St.

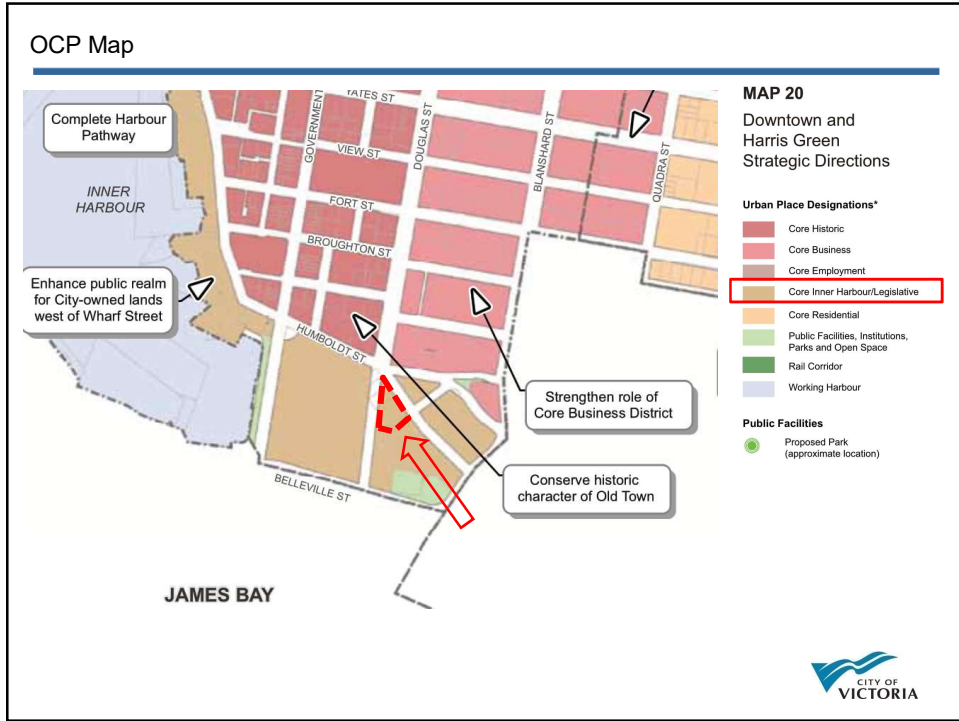


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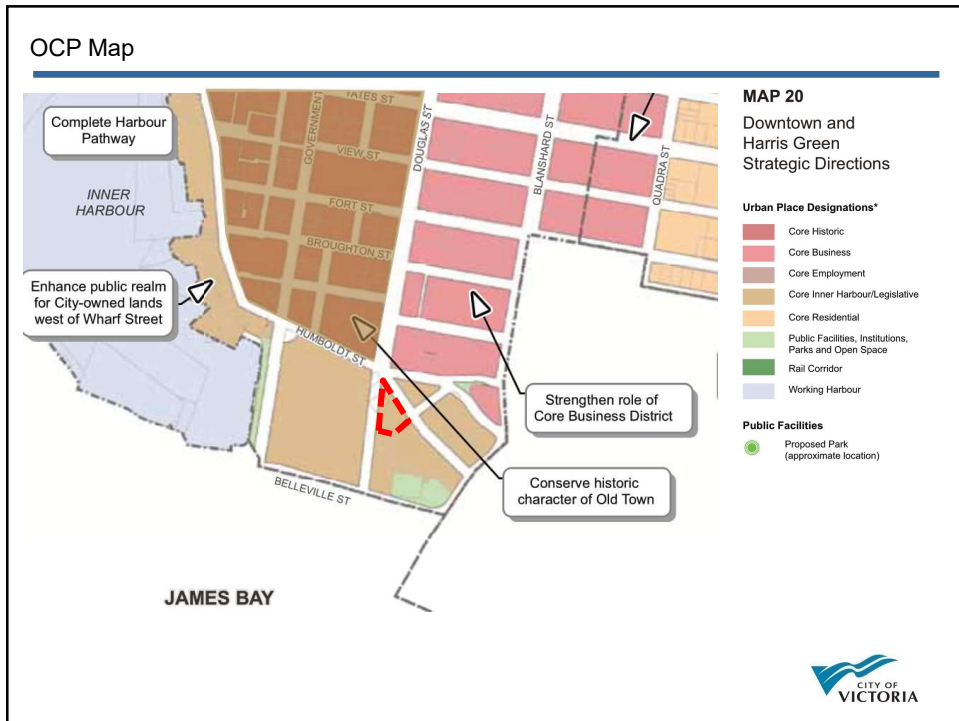
Area Context



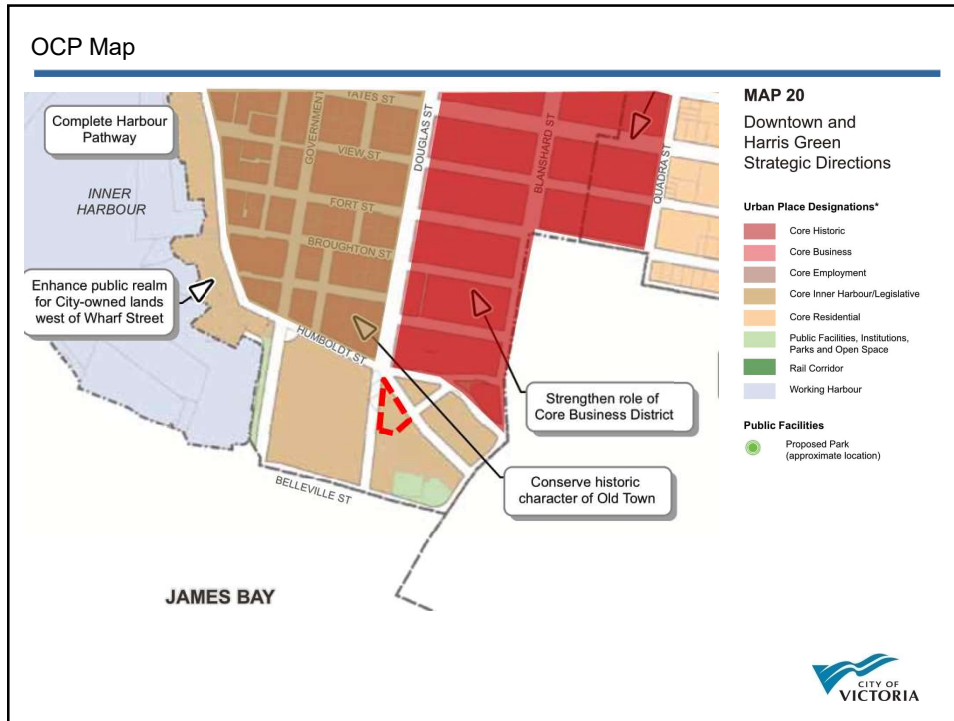
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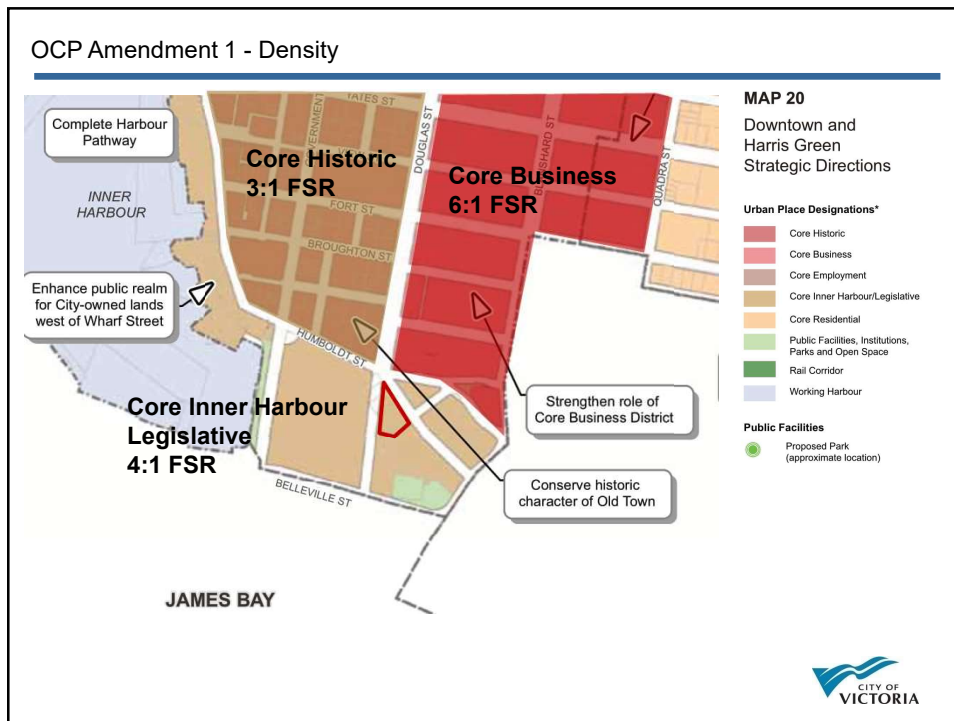
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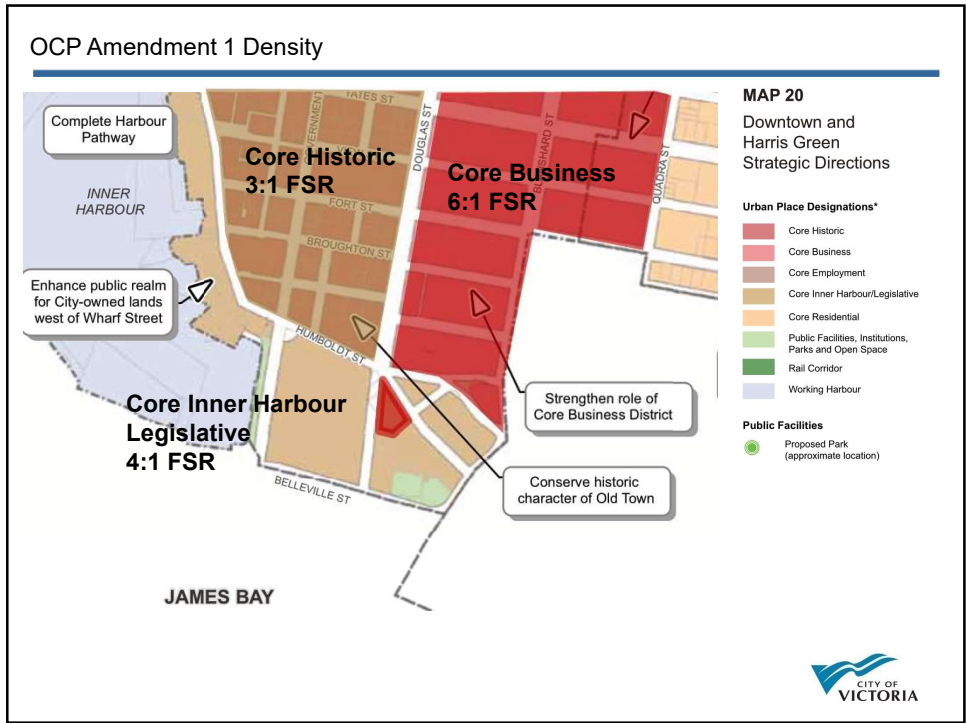
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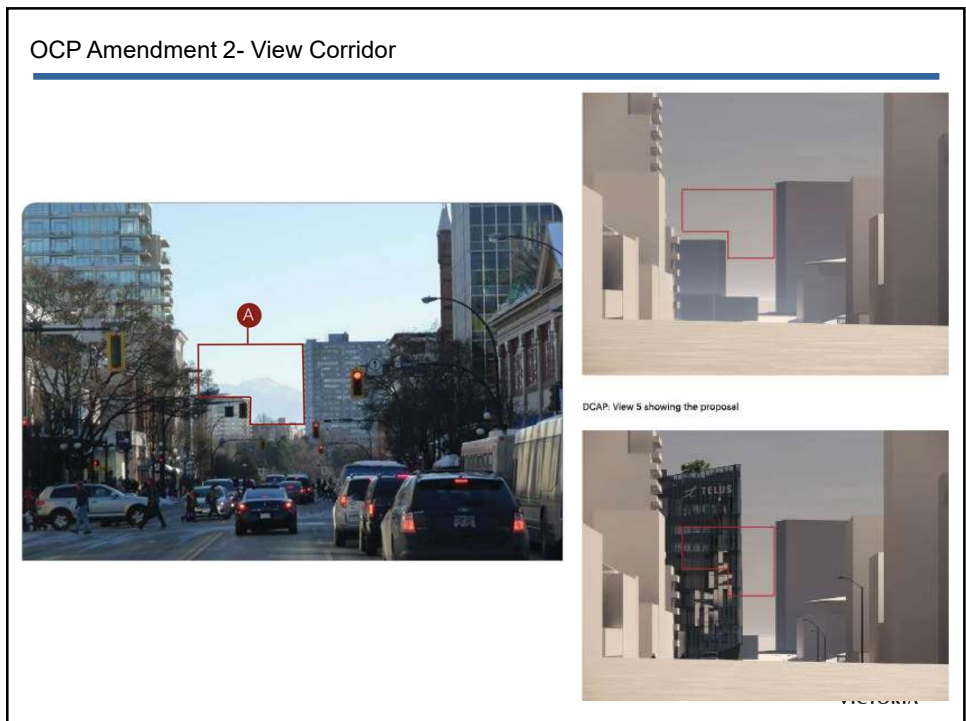
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Views – Laurel Point

View of the Empress from Laurel Point



View of the Empress from Laurel Point and proposed building beyond



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Views - Songhees



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Views – Evening Illumination



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Views – Evening Illumination



Bioluminescence-inspired lighting is integrated into the return of the angled panels on the Douglas facade, creating a shimmering effect



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Heritage Landmark Radius



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Views — Additional - Legislature Lawn



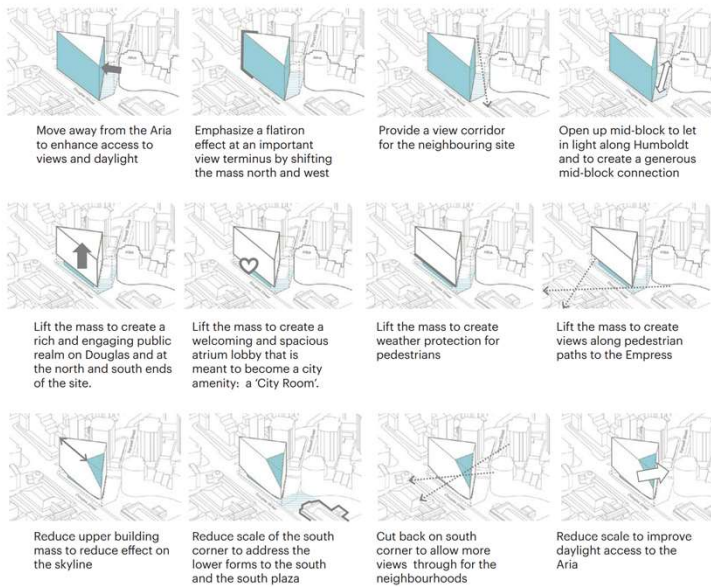
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Views — Additional - Steamship Terminal

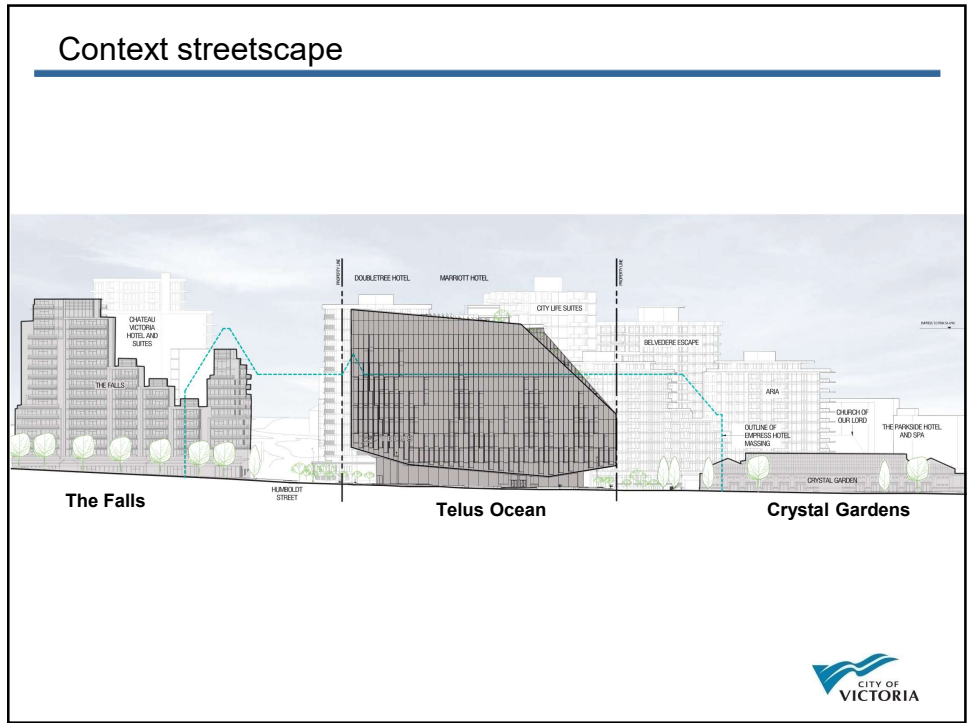


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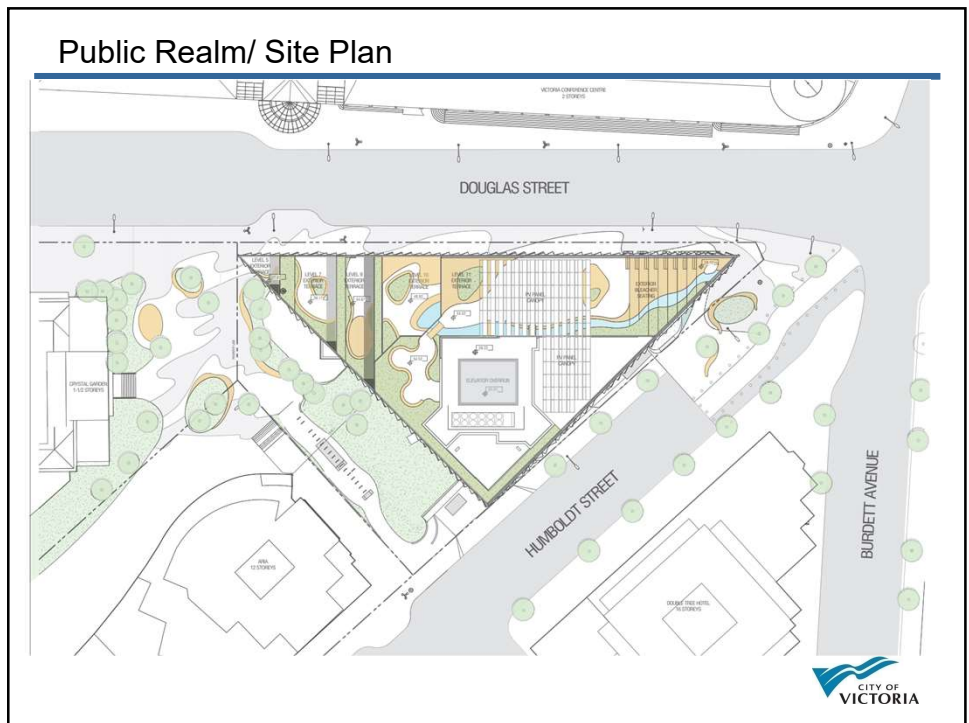
Density



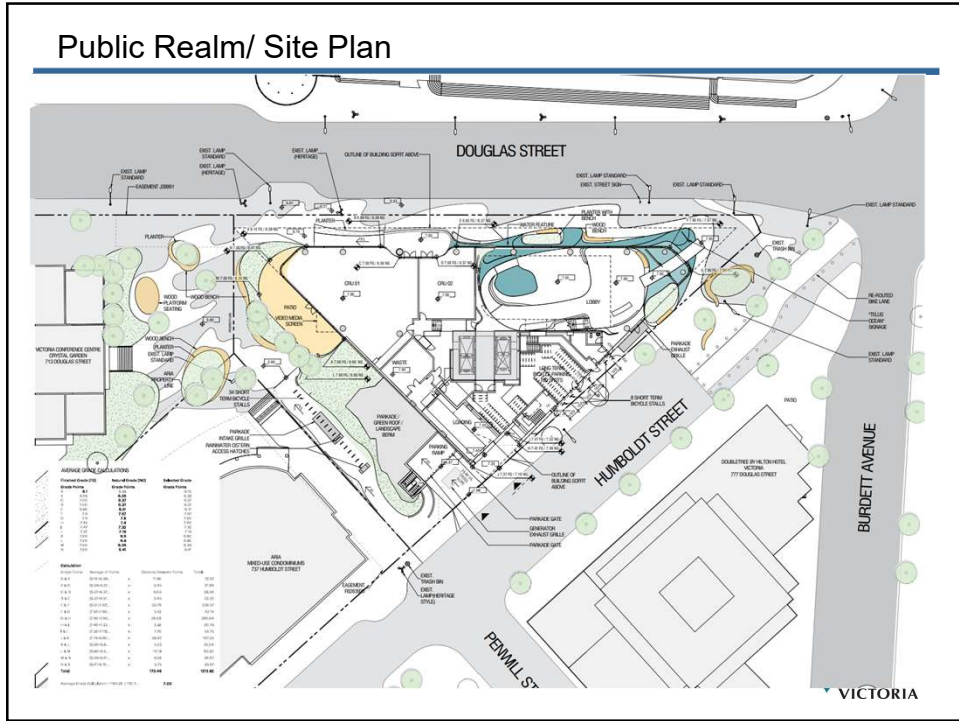
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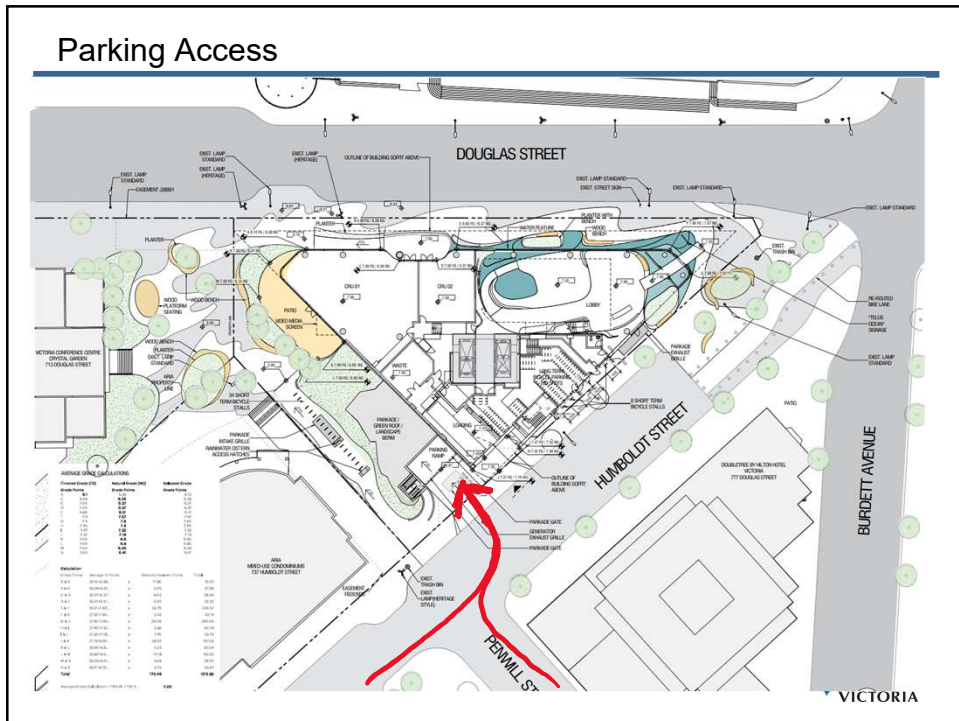
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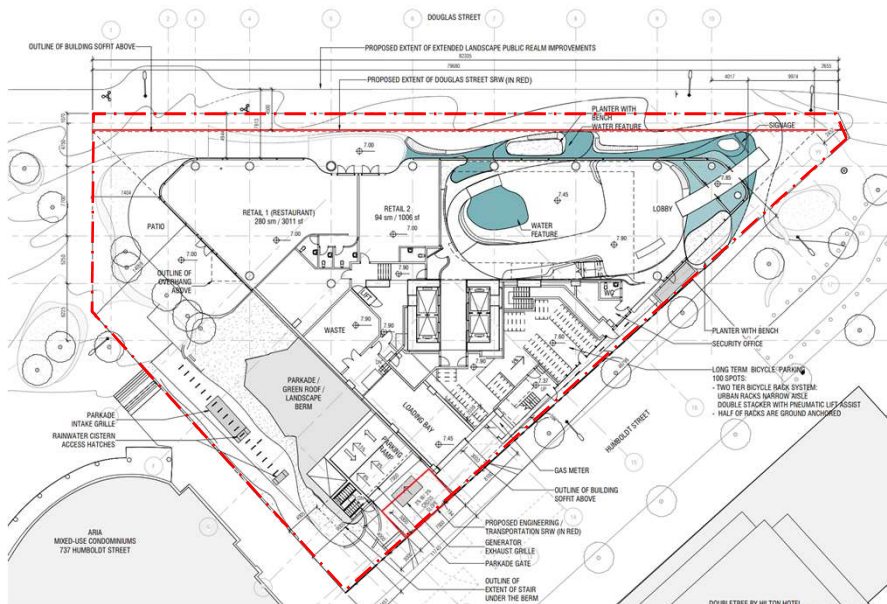
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Under ground Parking



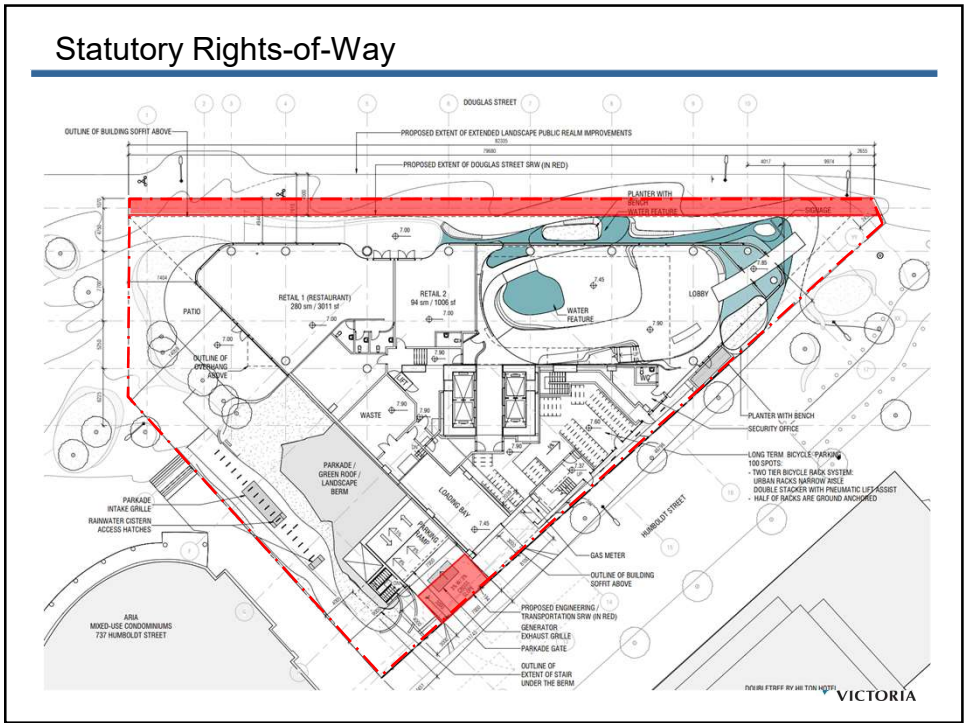
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Ground Floor



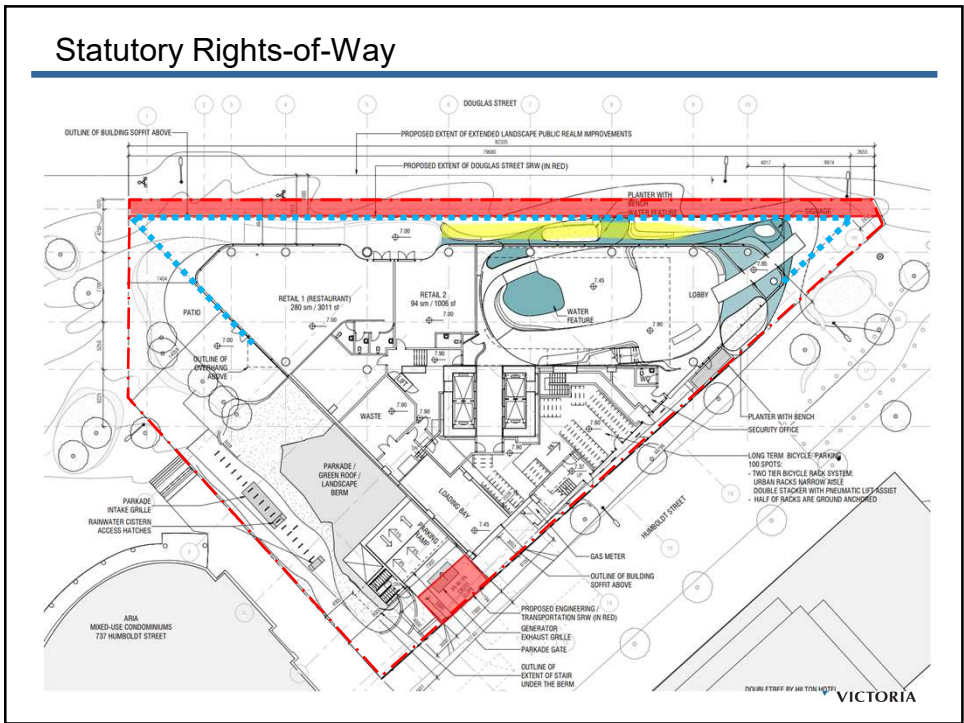
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Statutory Rights-of-Way



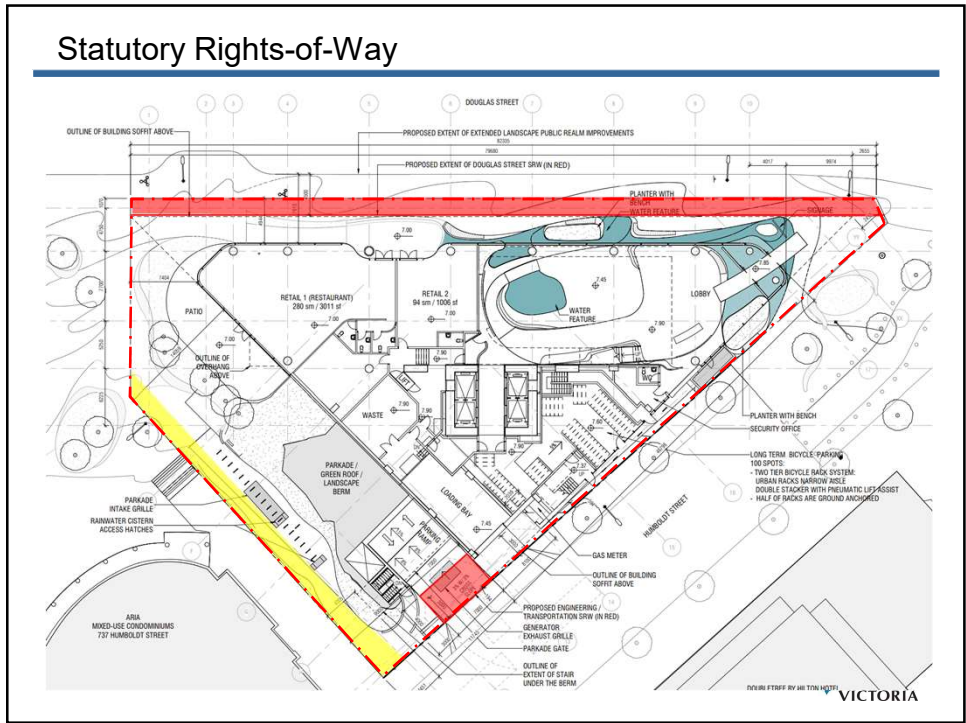
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Statutory Rights-of-Way



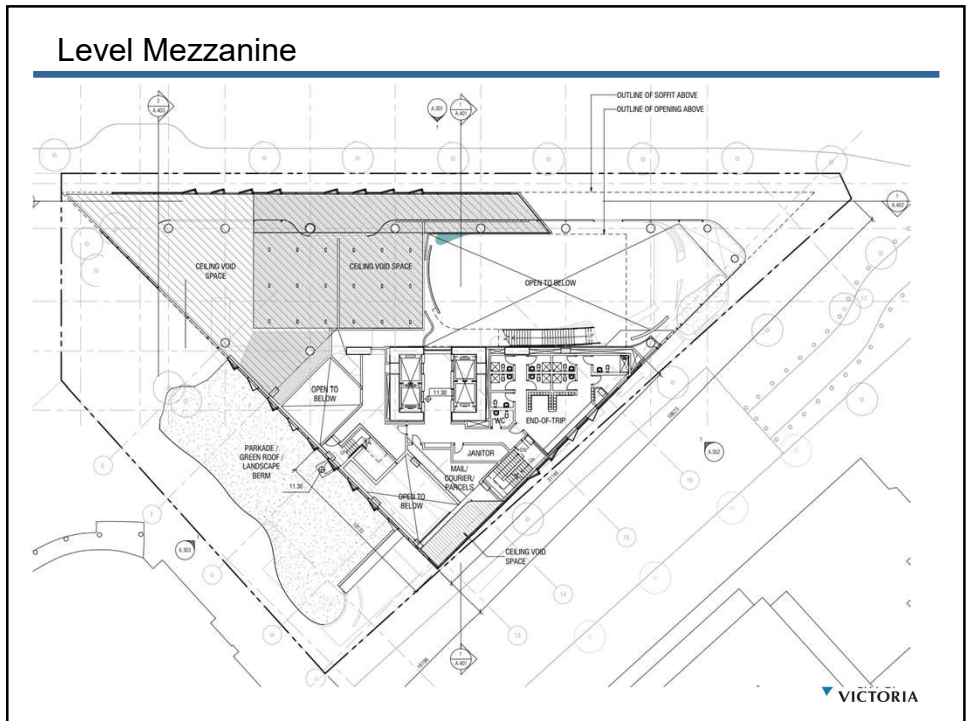
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Statutory Rights-of-Way

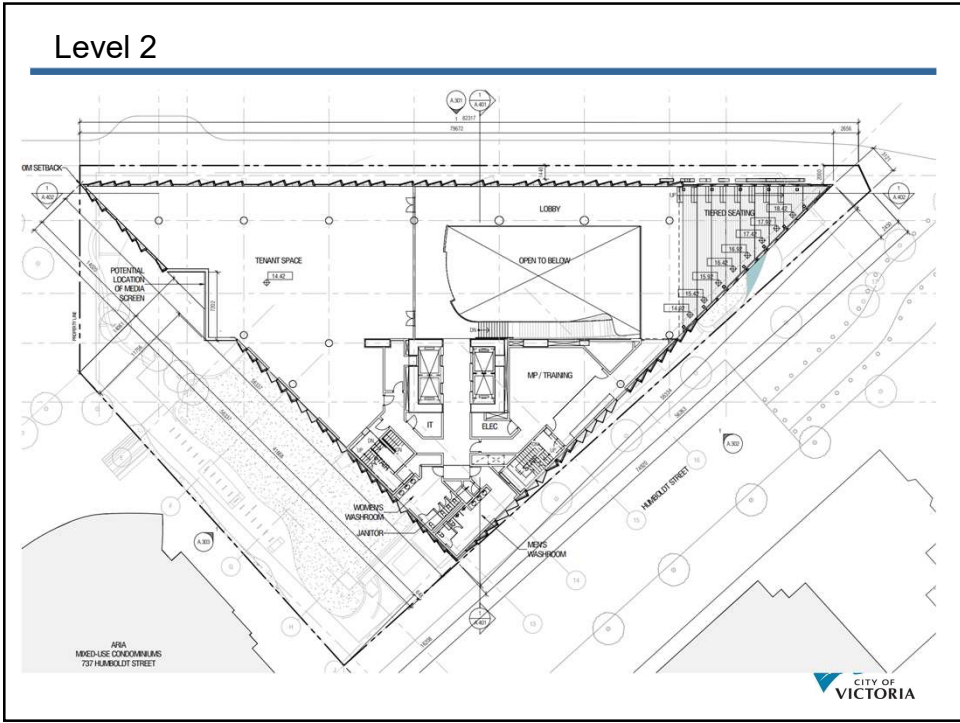


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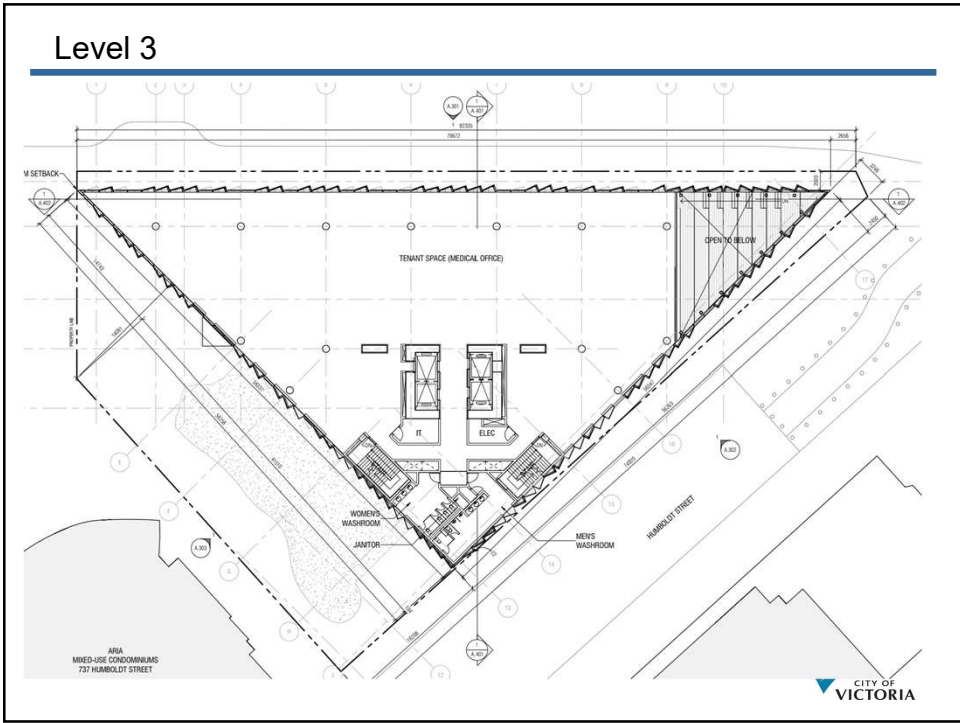
Level Mezzanine



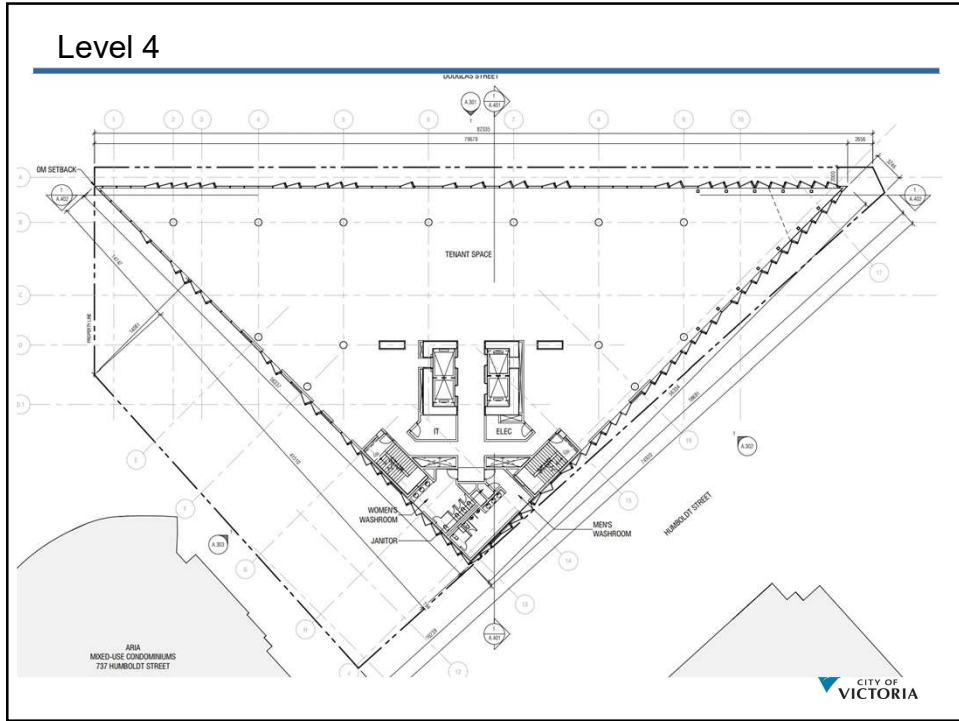
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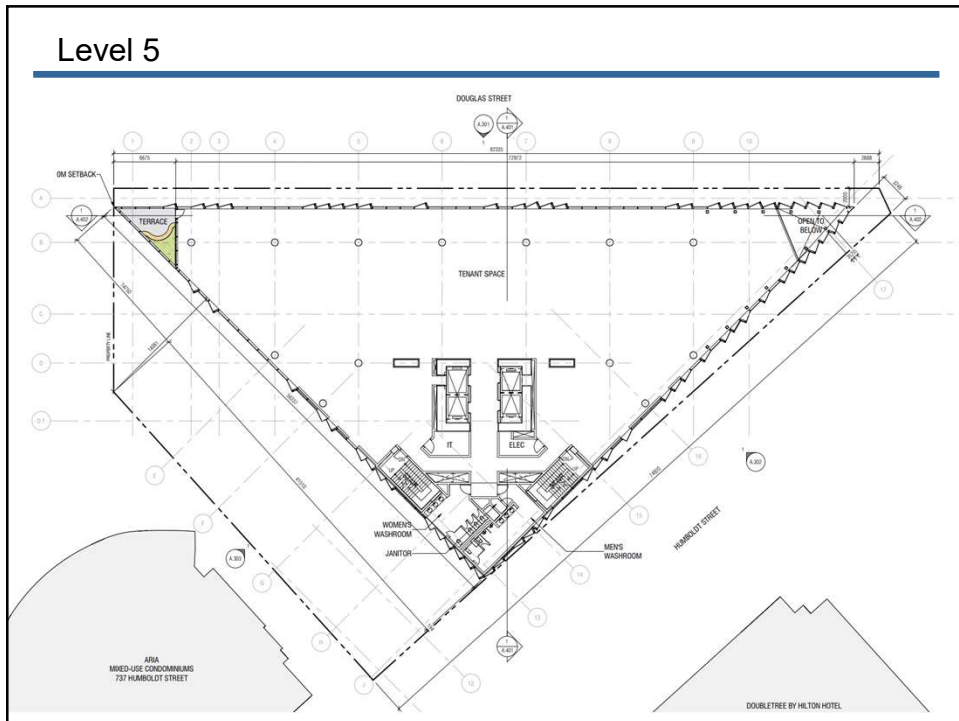
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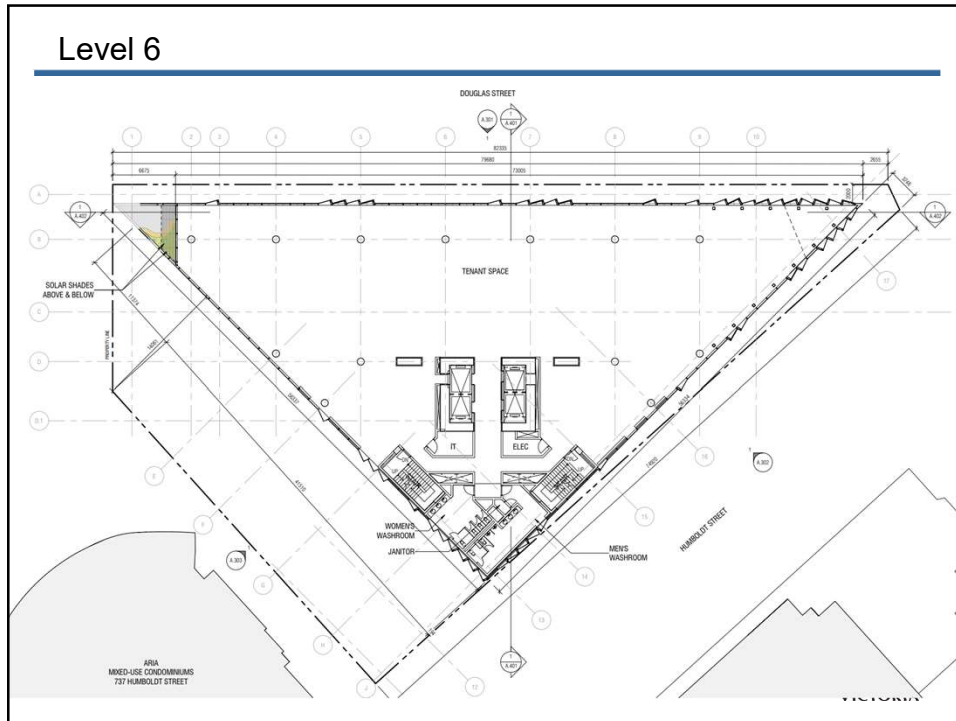
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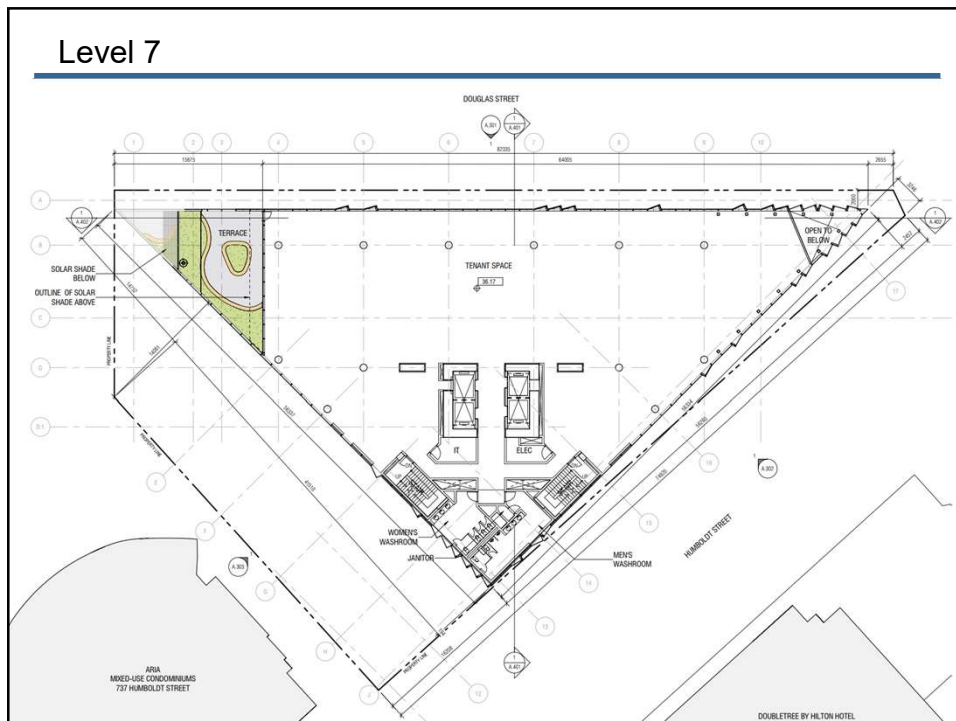
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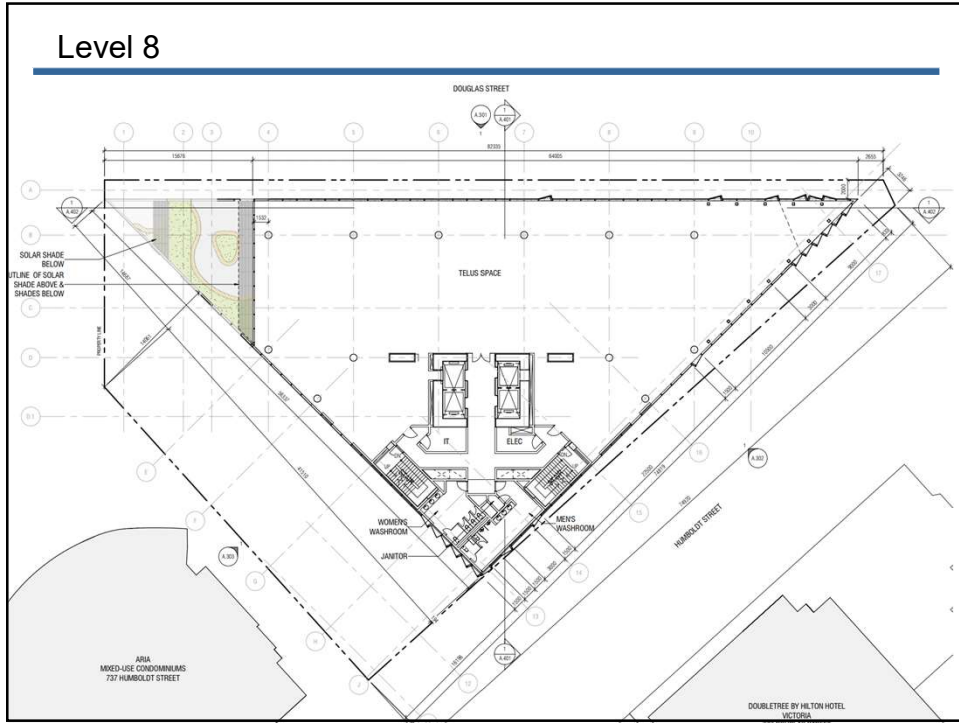
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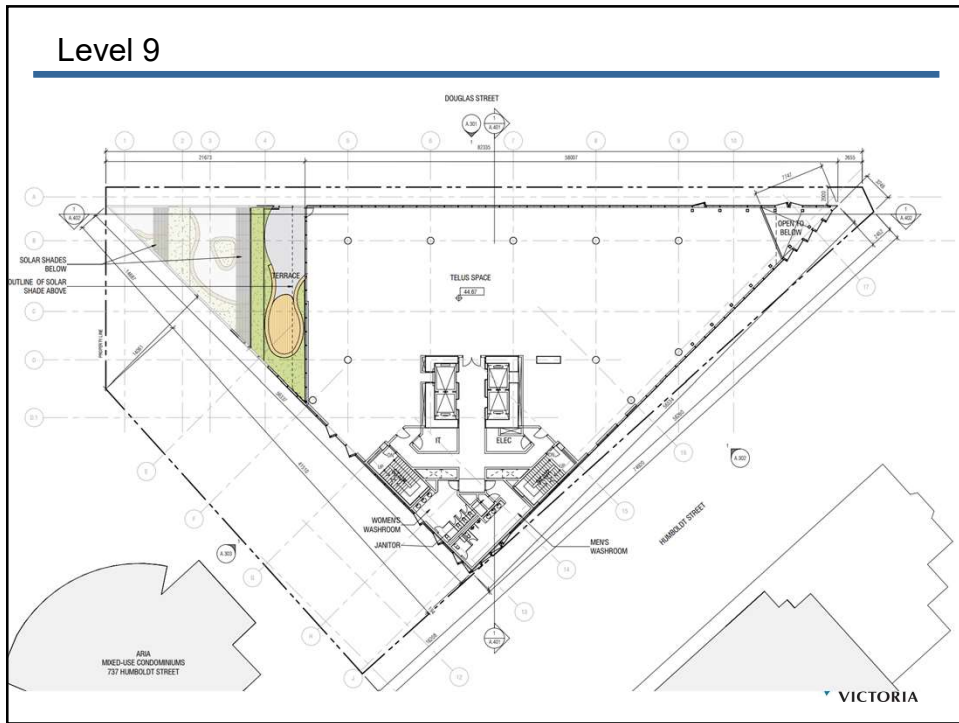
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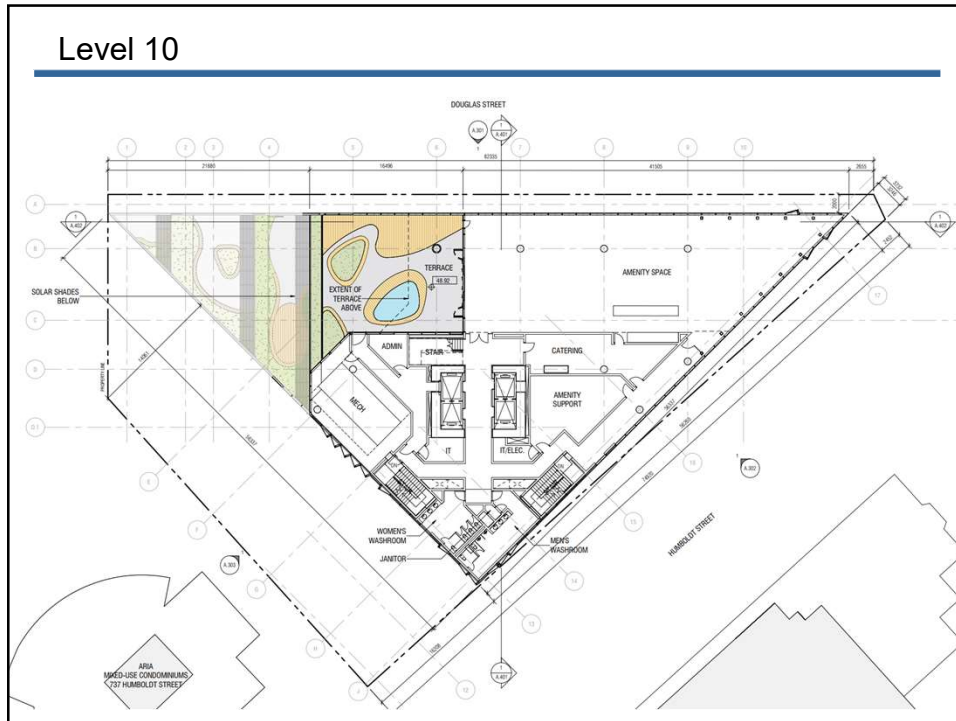
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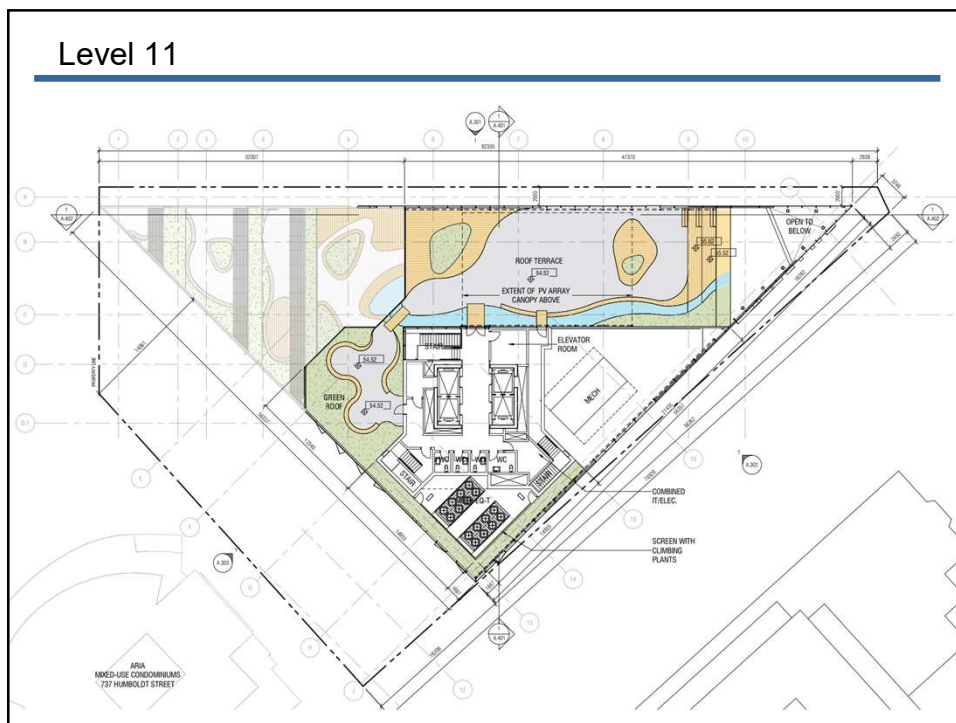
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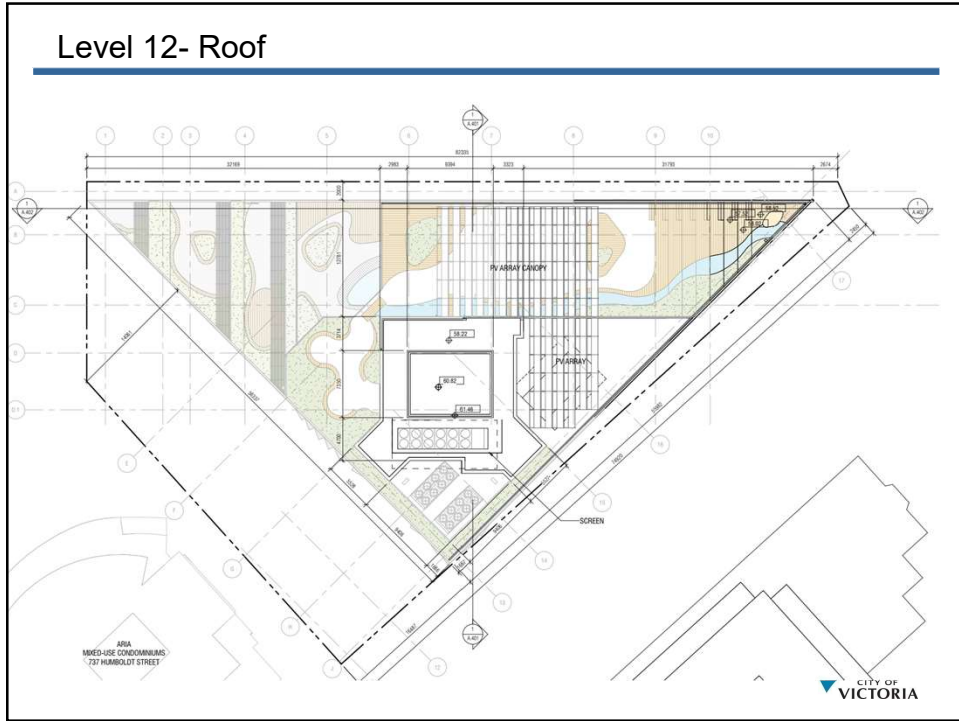
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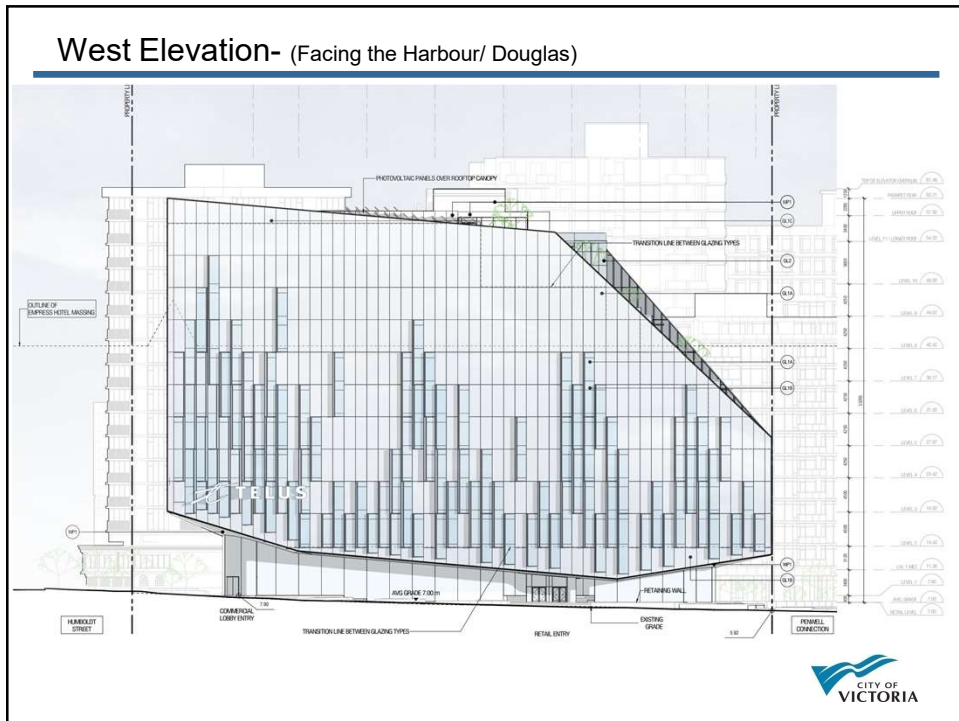
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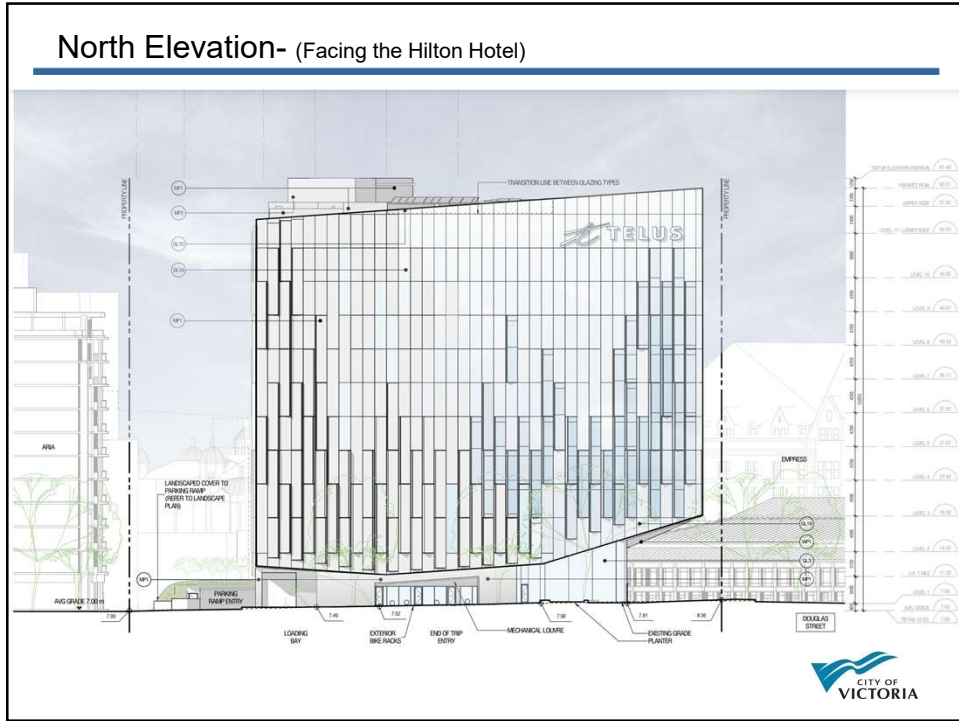
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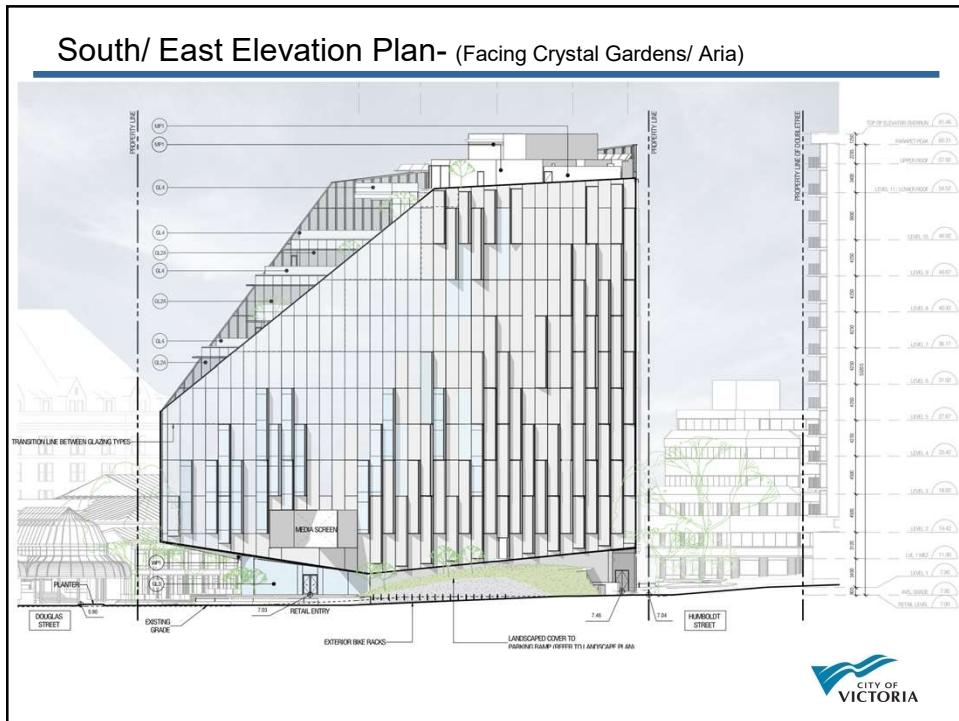
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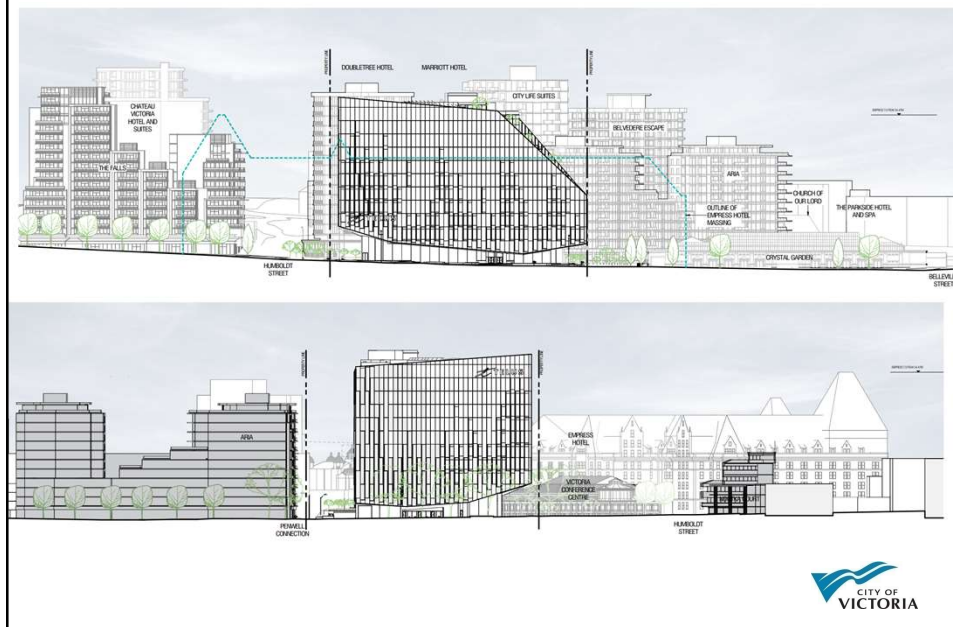


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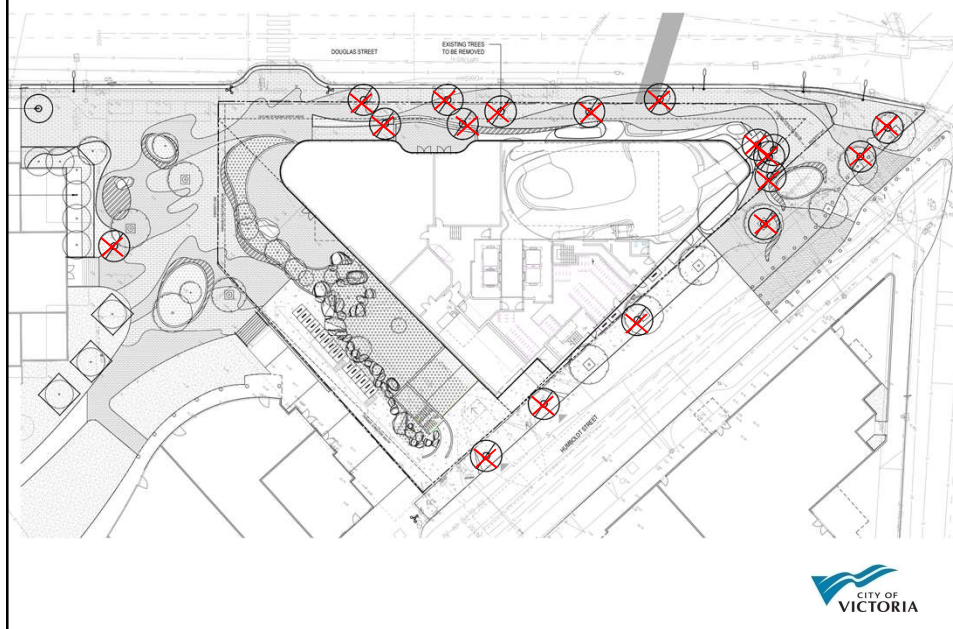
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Context Elevations

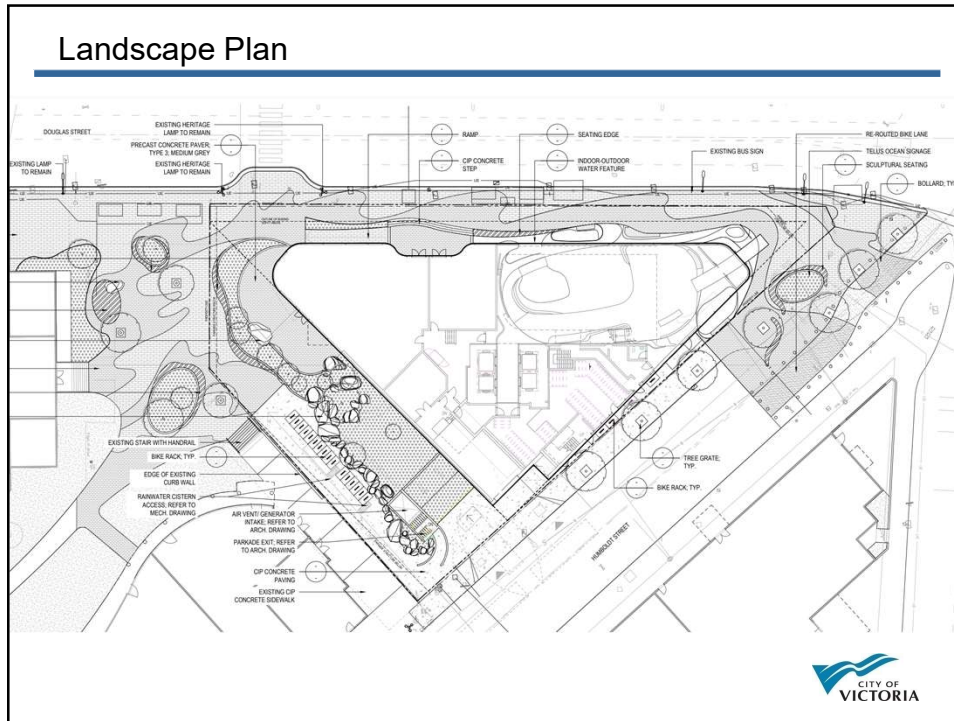


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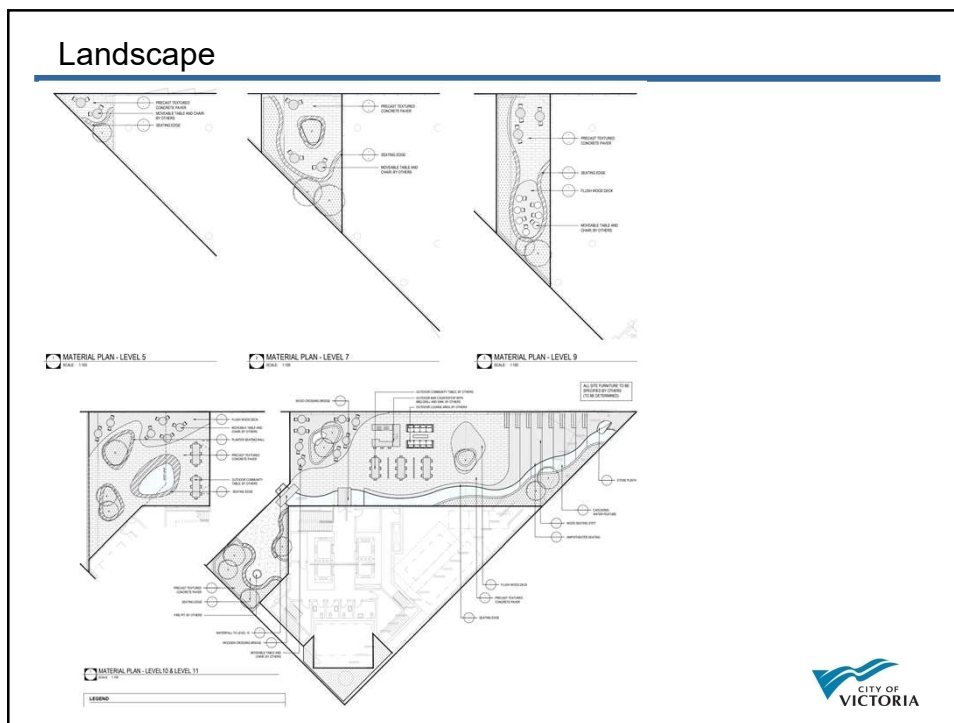
Tree Management Plan



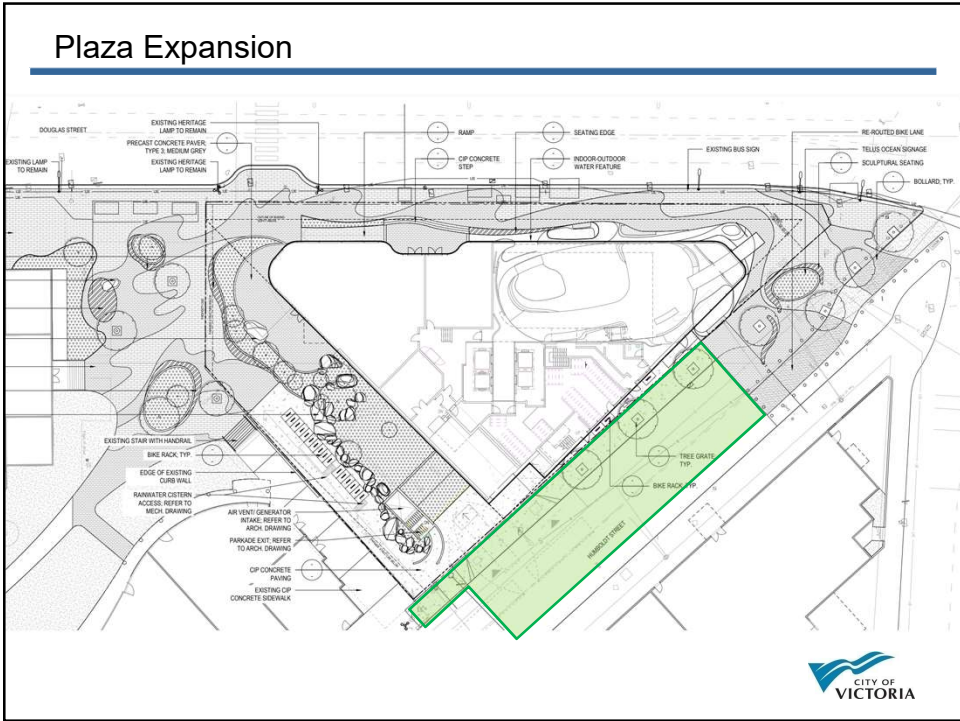
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Additional Information – ADP Commentary



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Rendering 3 – Media Screen

Rendering of potential location of the media screen




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Rendering 3




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END



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Additional Information



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Additional Information – Bird Collision Glass.

Elevations showing the extent of anti-collision treatment

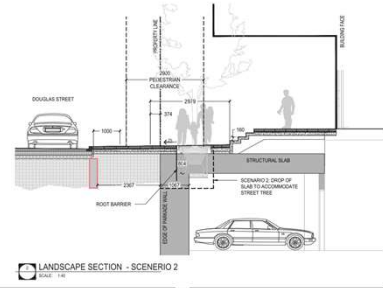
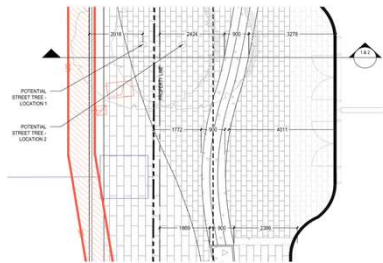


Several strategies will be used to reduce bird collisions. Glazing in proximity to the terrace trees will be treated with frit or film that is only visible to birds (such as Orilux). To reduce the appeal of the interior spaces to birds as potential perches, careful consideration will be given to the location of exterior and interior planting to reduce confusion. Overall lighting levels will be reduced at night time to avoid confusion of migratory birds.



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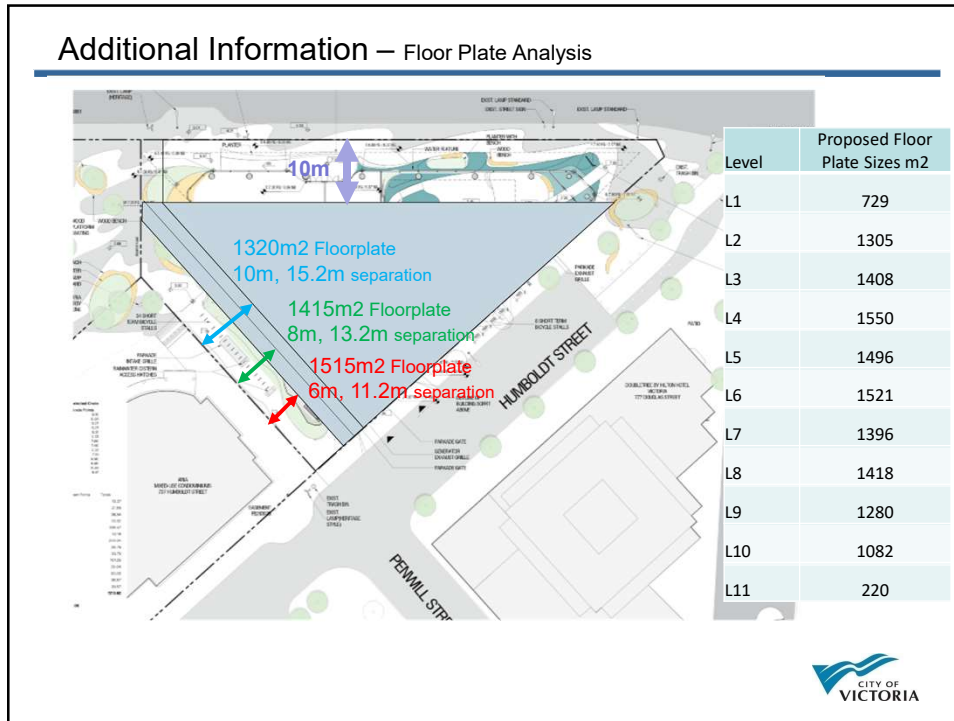
Additional Information – Trees on Douglas St.



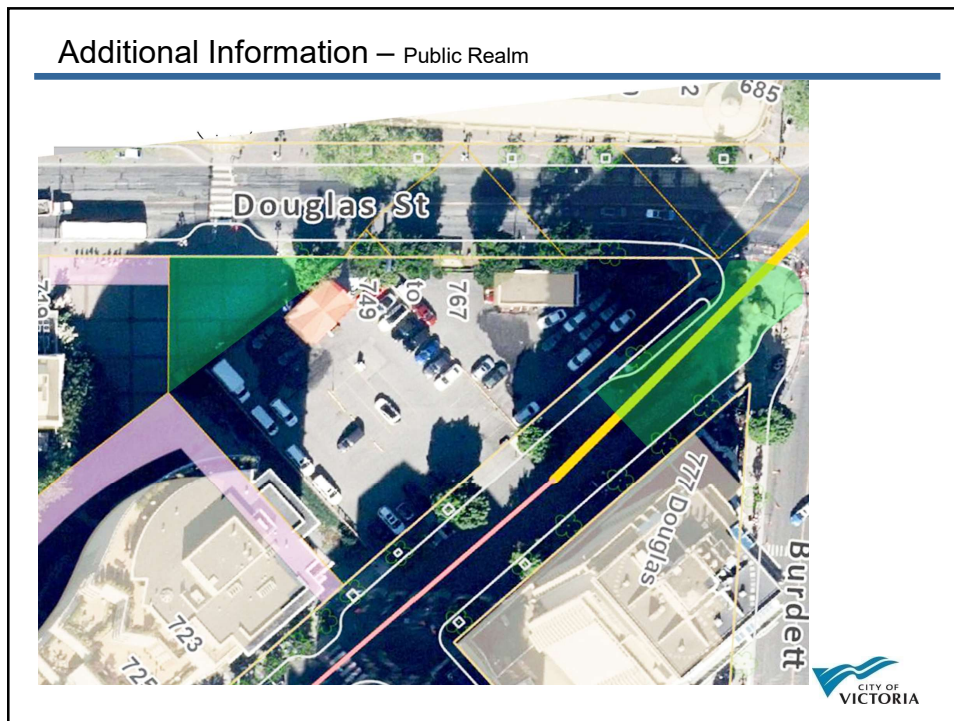
LANDSCAPE SECTION - SCENARIO 2



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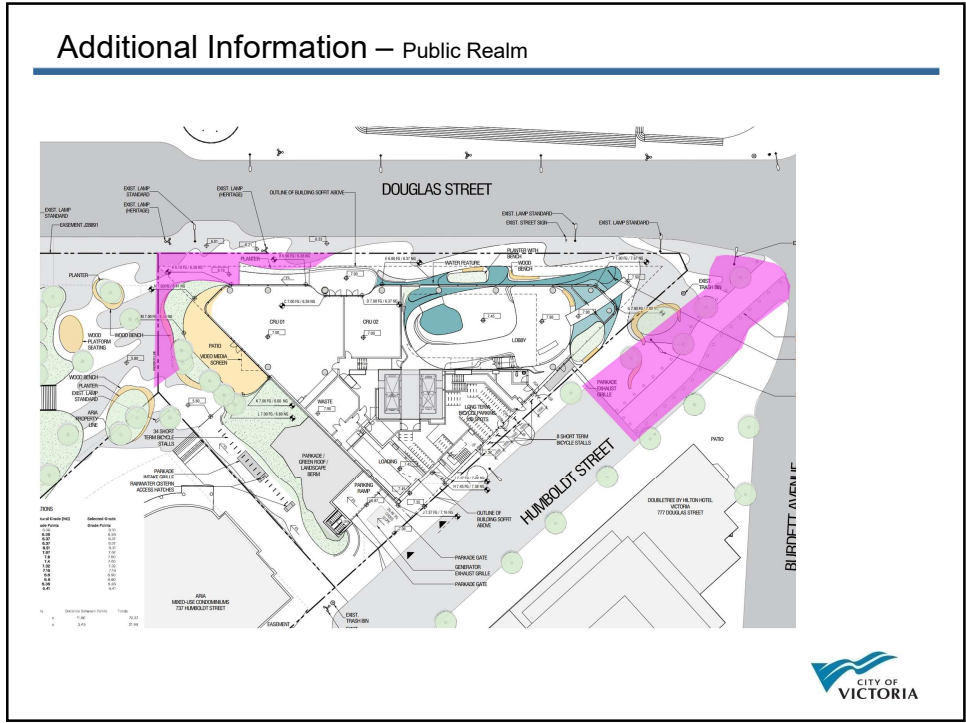


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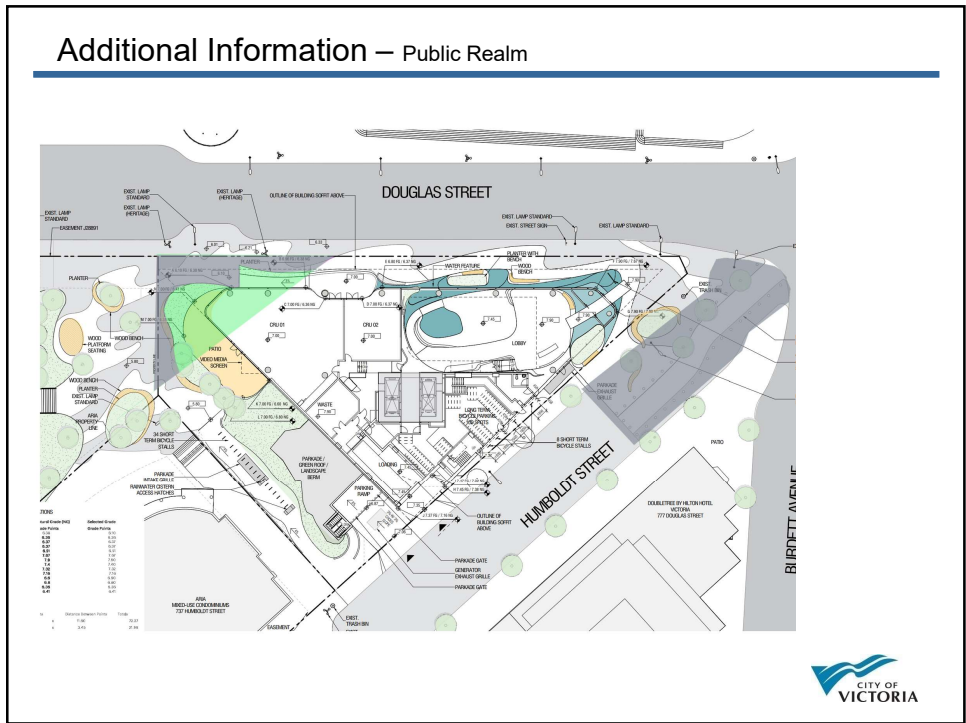
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Additional Information – Public Realm

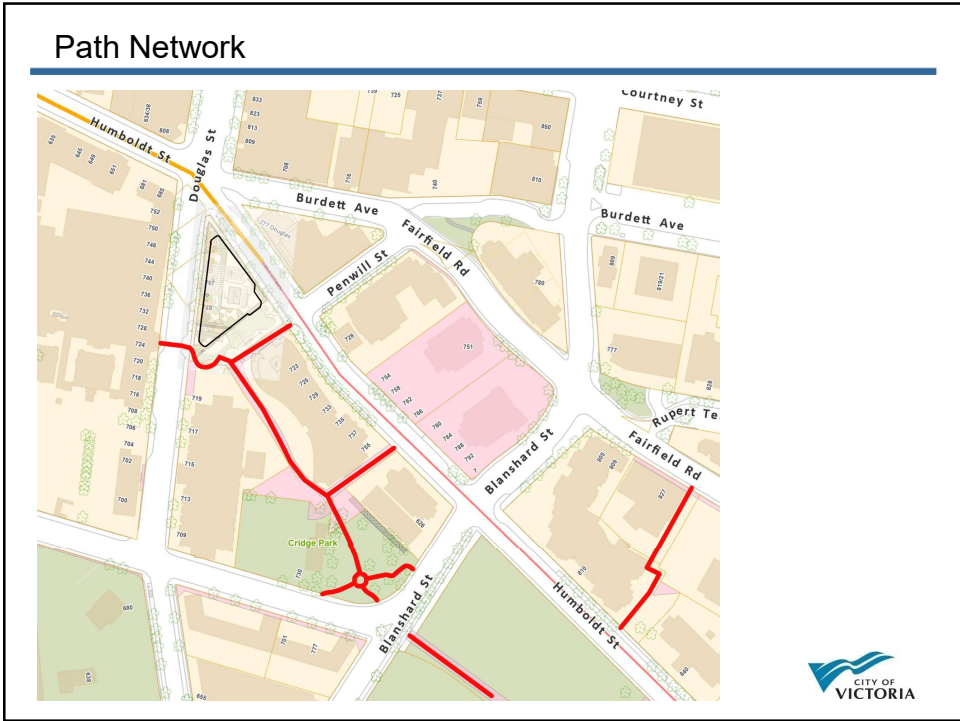


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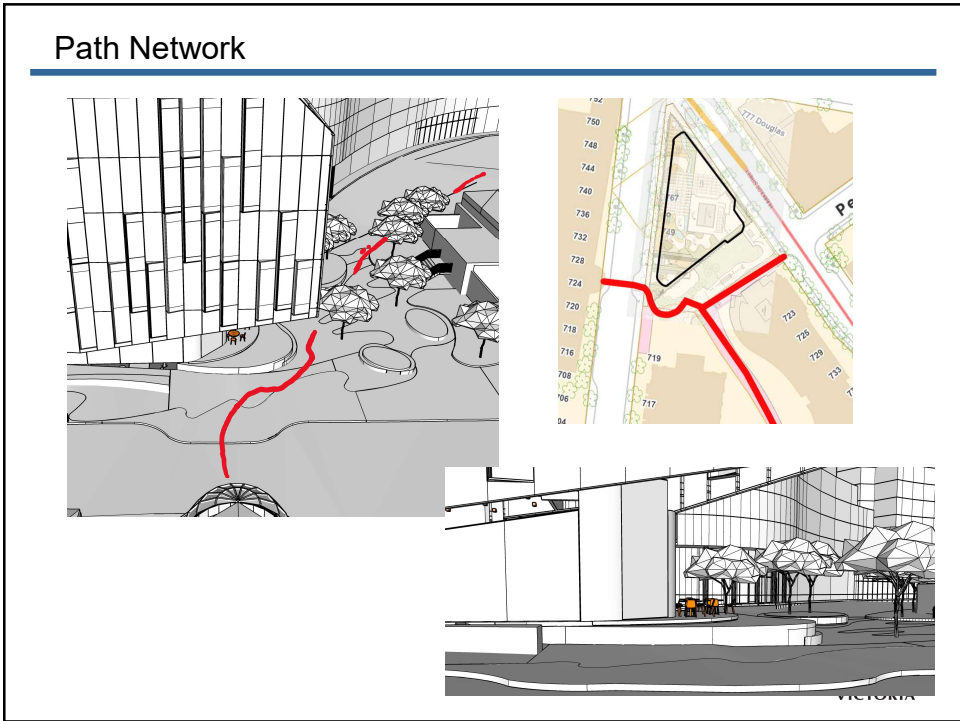
Additional Information – Public Realm



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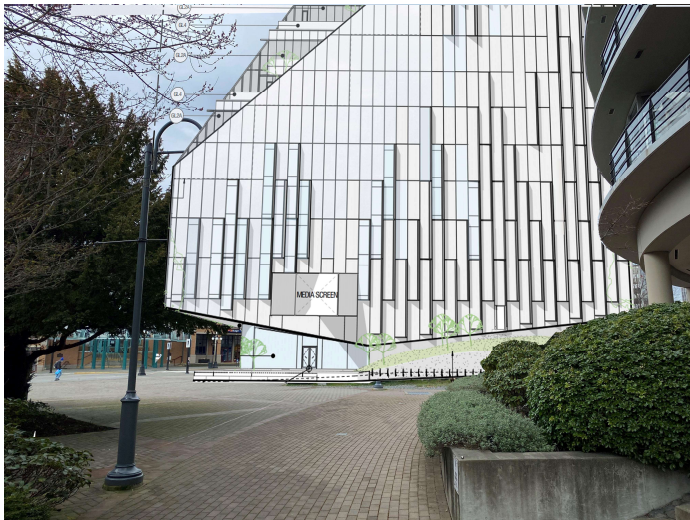
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Views — Additional — Through Block



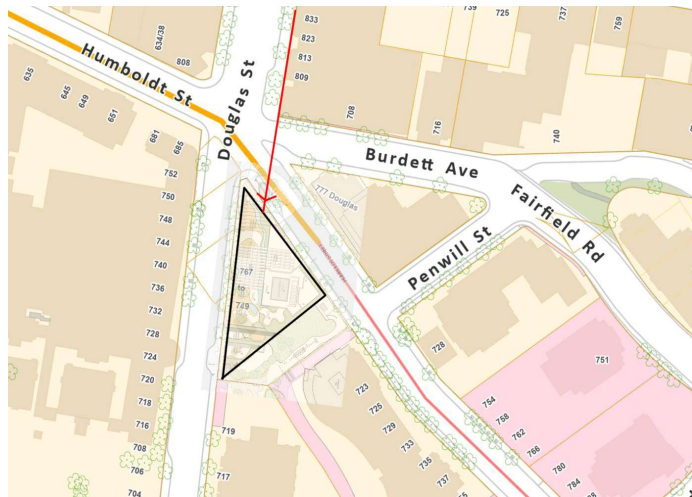
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Views — Additional — Through Block



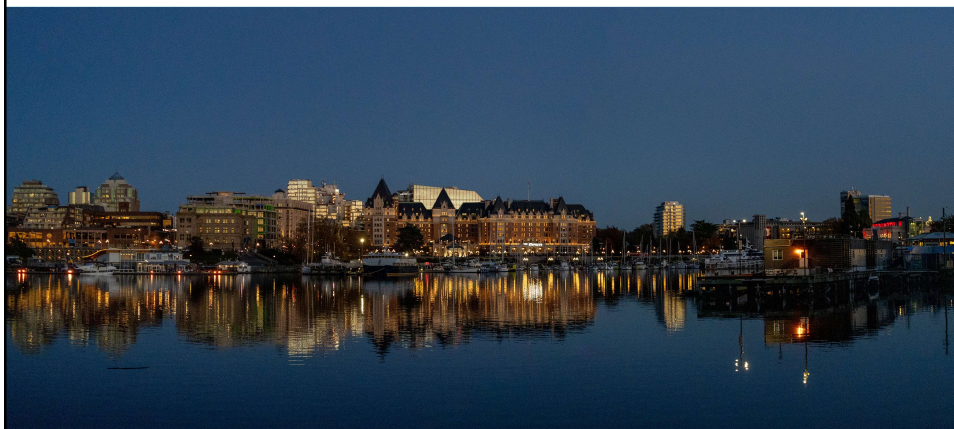
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Building Alignment



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Views – Evening Illumination - Manipulated



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Additional Information – Examples of Building Articulation/ Contemporary

