

2022

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning, OCP Amendment & Development Permit with Variances Application

For 450 Dallas Road

COMMITTEE OF THE WHOLE | JULY 14, 2022



Aerial Photo



Subject Property





Neighbouring Properties





MAP 26

James Bay Strategic Directions

OCP Designation

Urban Place Designations*

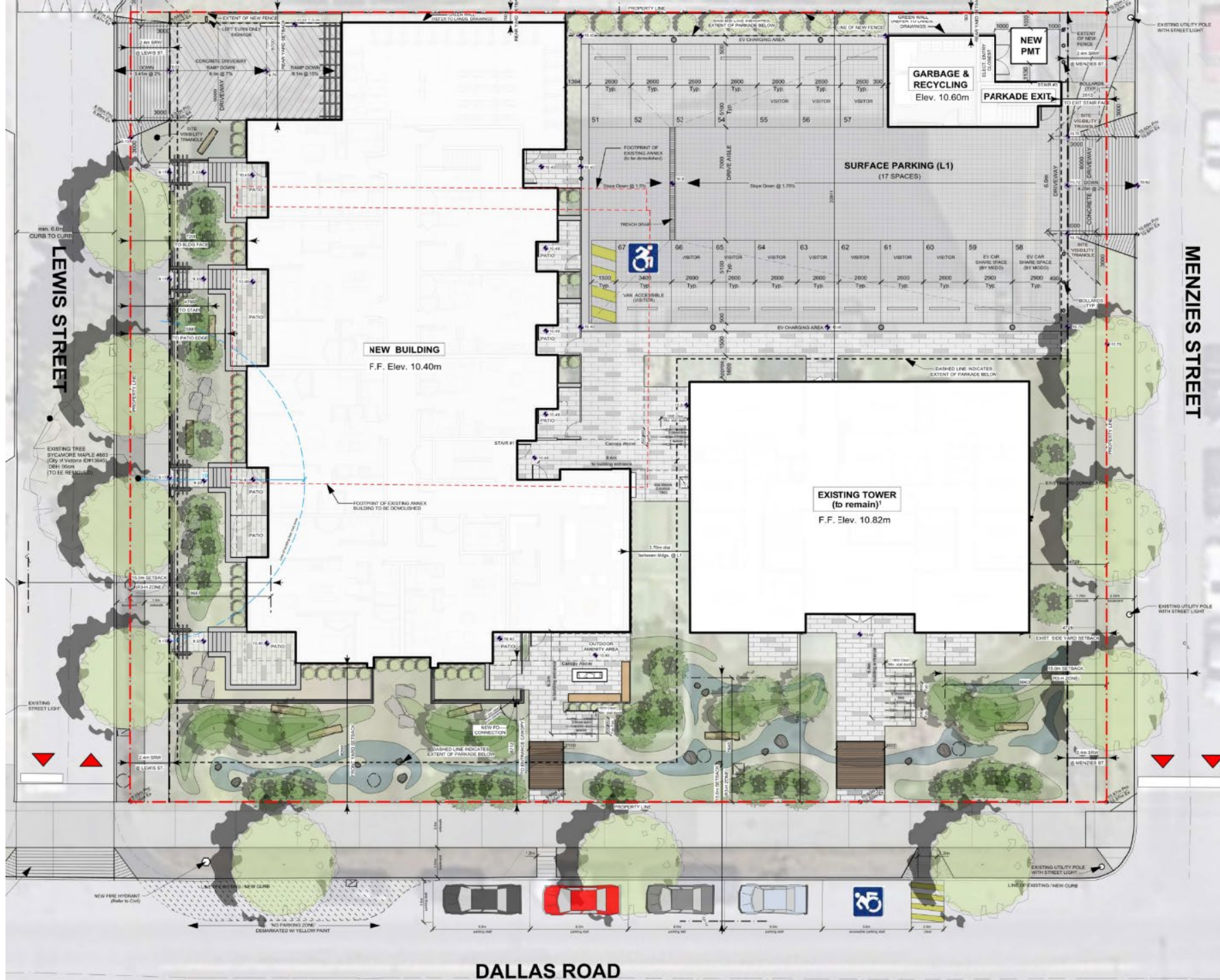
- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

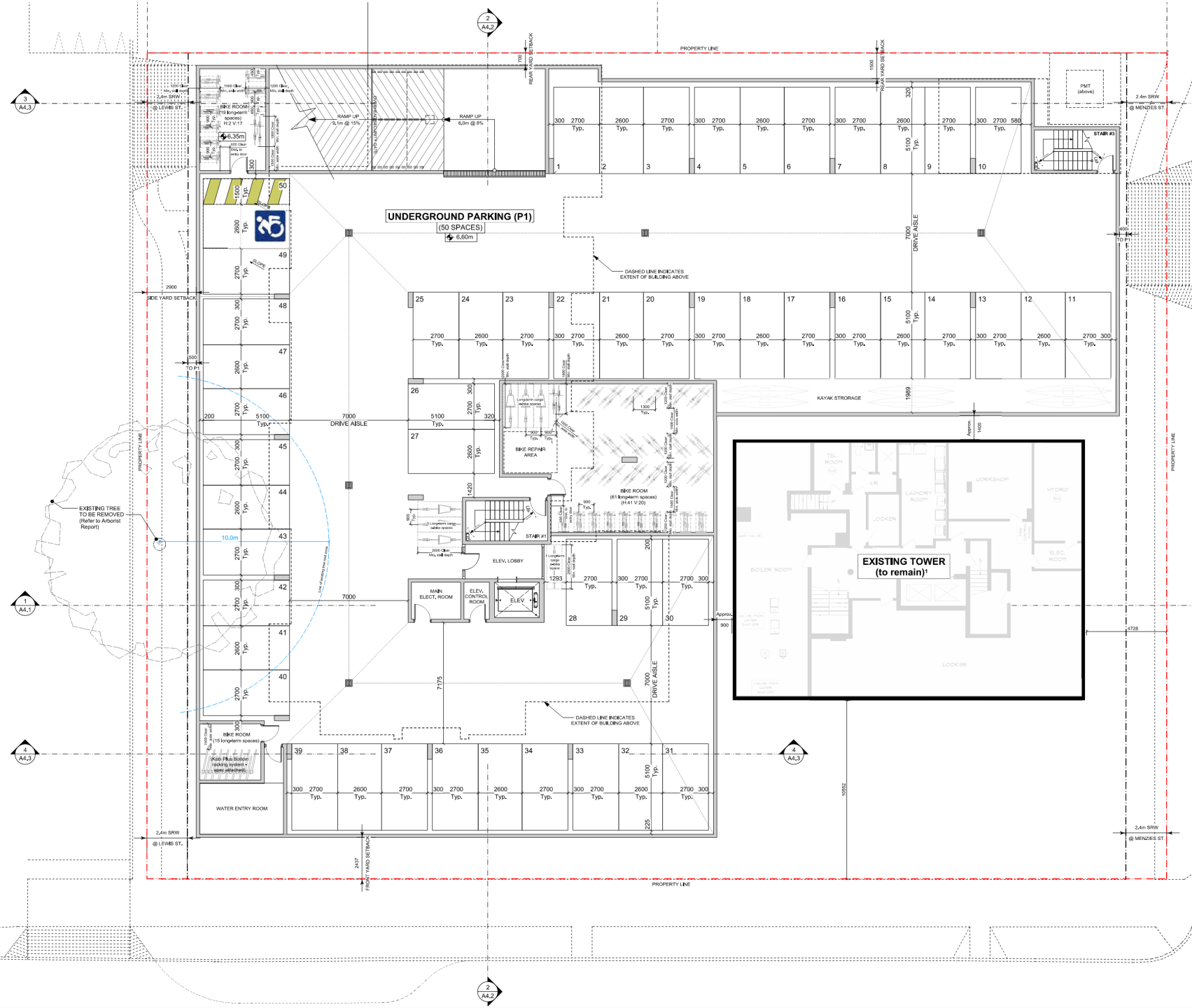
- Existing Public School
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

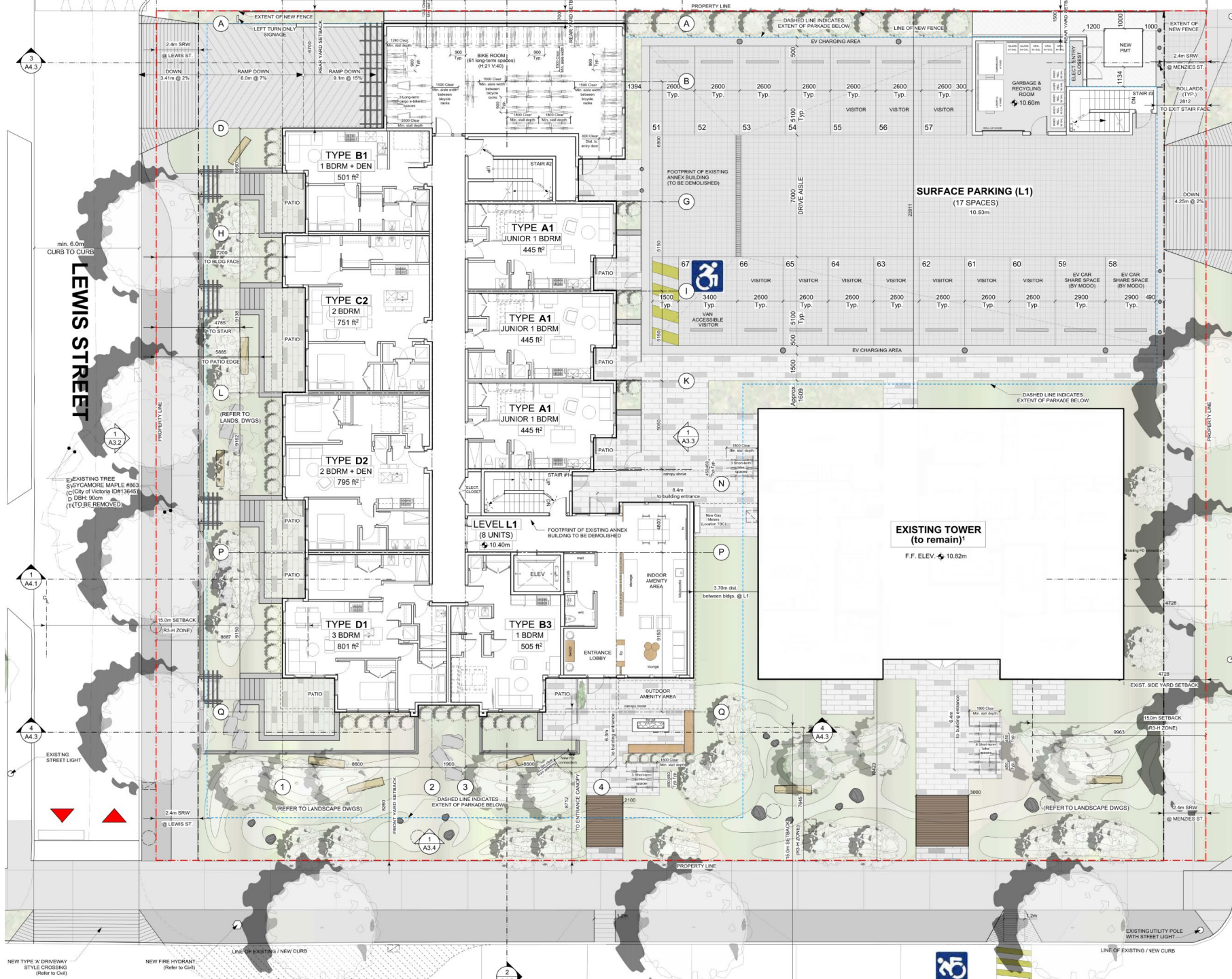
Site Plan



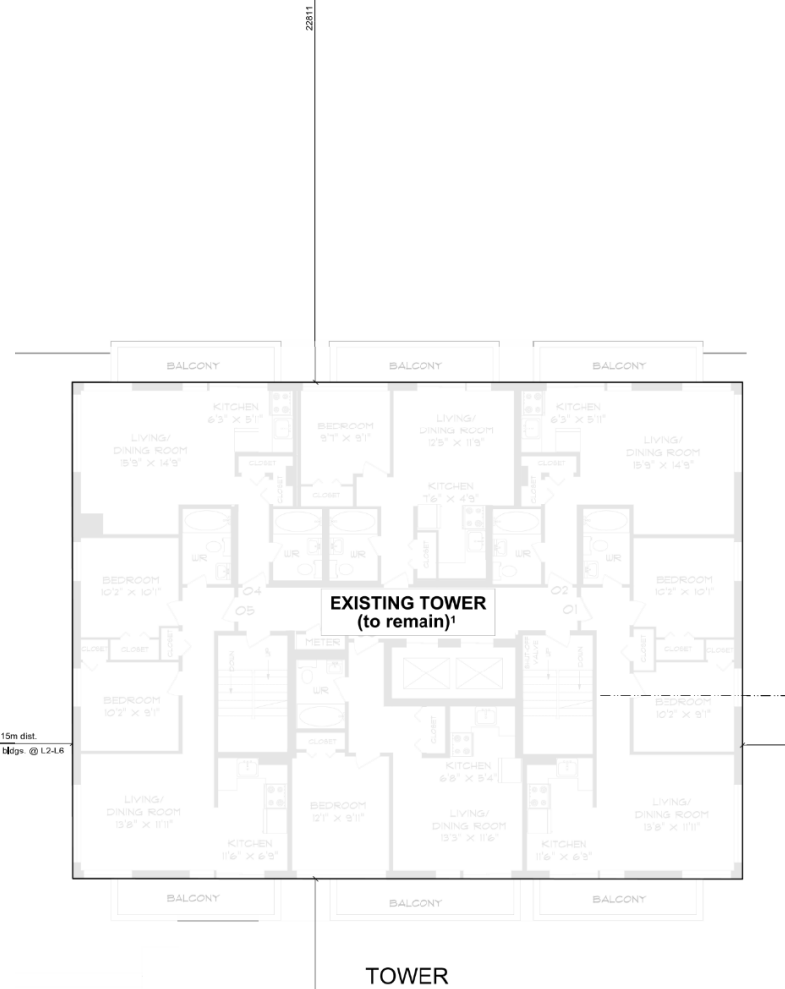
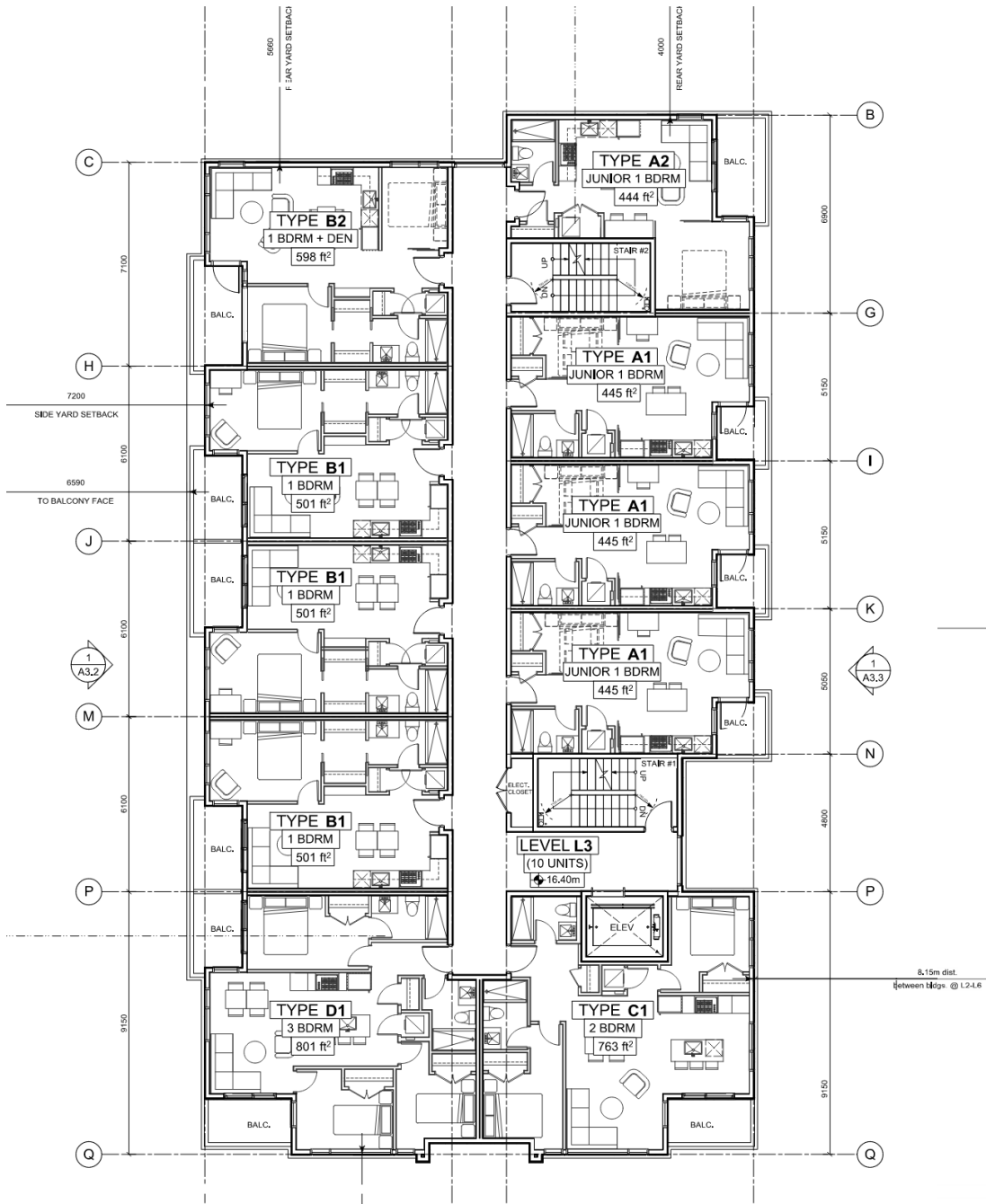
Floor Plan (Parkade)



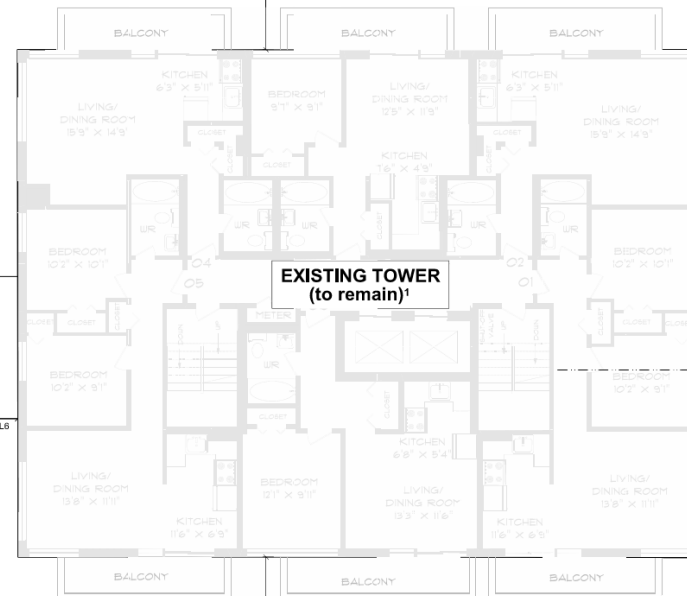
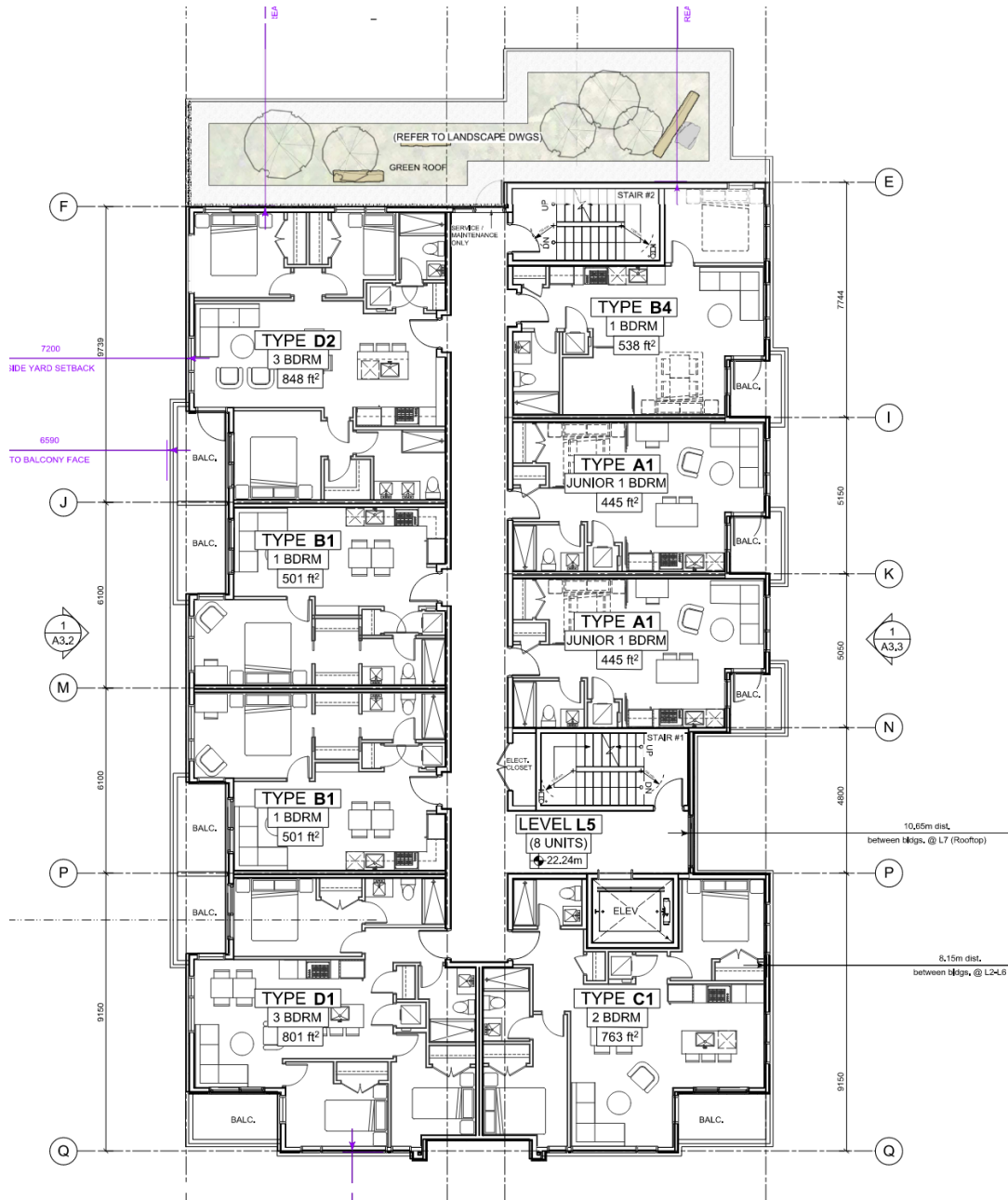
Floor Plan (L1)



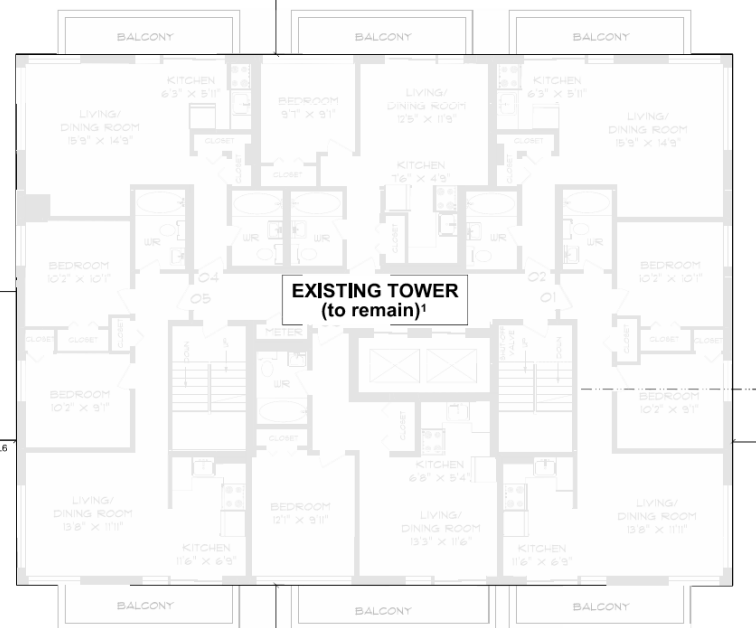
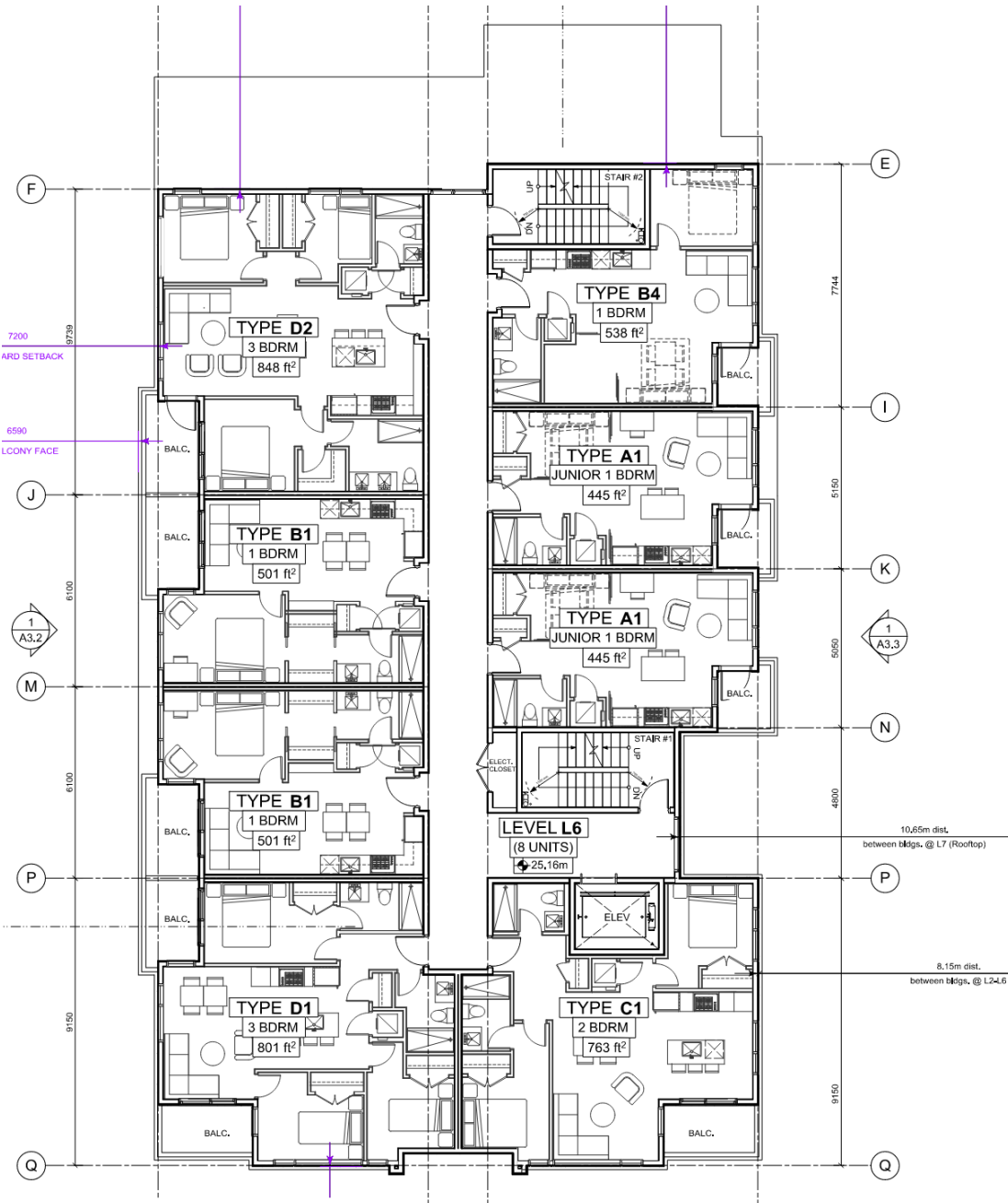
Floor Plan (L3-L4)



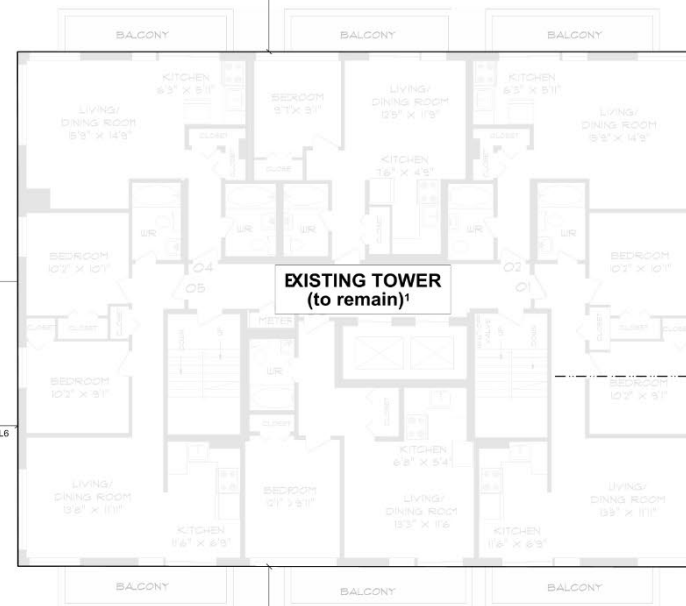
Floor Plan (L5)



Floor Plan (L6)



Floor Plan (Rooftop)



Elevations (Front)



1 South Elevation
Scale: 1:100

Elevations (West)



1 West Elevation
Scale: 1:100

Elevations (East)



Elevations (Rear)

50.95 APPROX. EXIST. BLDG T.O. ELEVATOR OVER RUN
AS PER SURVEY

43.68 APPROX. EXIST. BLDG T.O. ROOF
AS PER SURVEY



1 North Elevation
Scale: 1:100

Street Context



1 Existing Street Elevation
NTS



2 Proposed Street Elevation
NTS

LEGEND

- Shadow generated by existing 12 storey tower
- Shadow generated by proposed new building
- Shadow generated by existing single family house



June 21

5:00 PM



March 20/ September 22

5:00 PM



December 21

5:00 PM

Shadow Study

EXISTING

LEGEND

- Shadow generated by existing 12 storey tower
- Shadow generated by existing 3 storey annex
- Shadow generated by existing single family house
- Difference between existing & proposed shadows



March 20/ September 22

1:00 PM



March 20/ September 22

2:00 PM



March 20/ September 22

3:00 PM



March 20/ September 22

4:00 PM

PROPOSED

LEGEND

- Shadow generated by existing 12 storey tower
- Shadow generated by proposed new building
- Shadow generated by existing single family house
- Difference between existing & proposed shadows



March 20/ September 22

1:00 PM



March 20/ September 22

2:00 PM



March 20/ September 22

3:00 PM



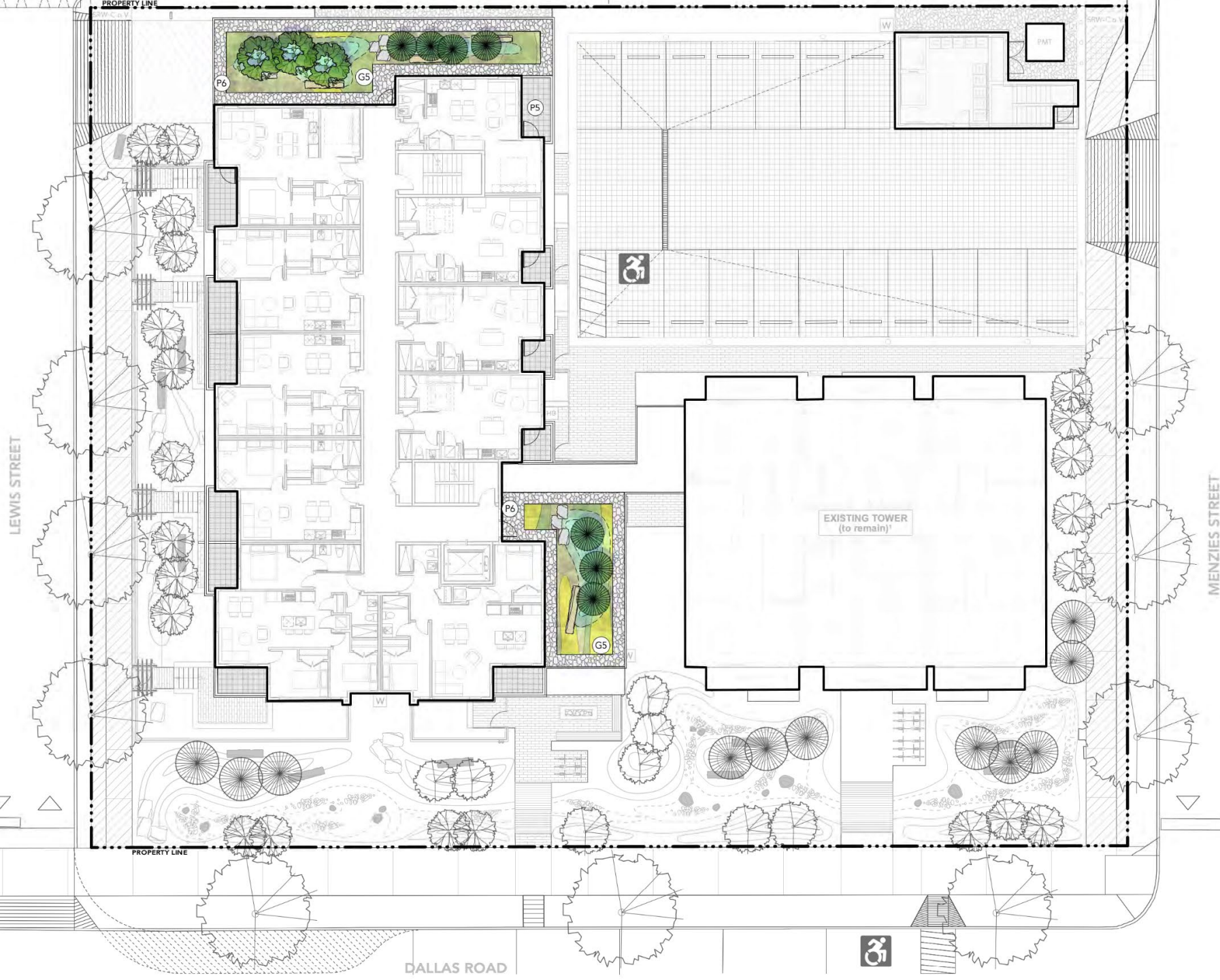
March 20/ September 22

4:00 PM

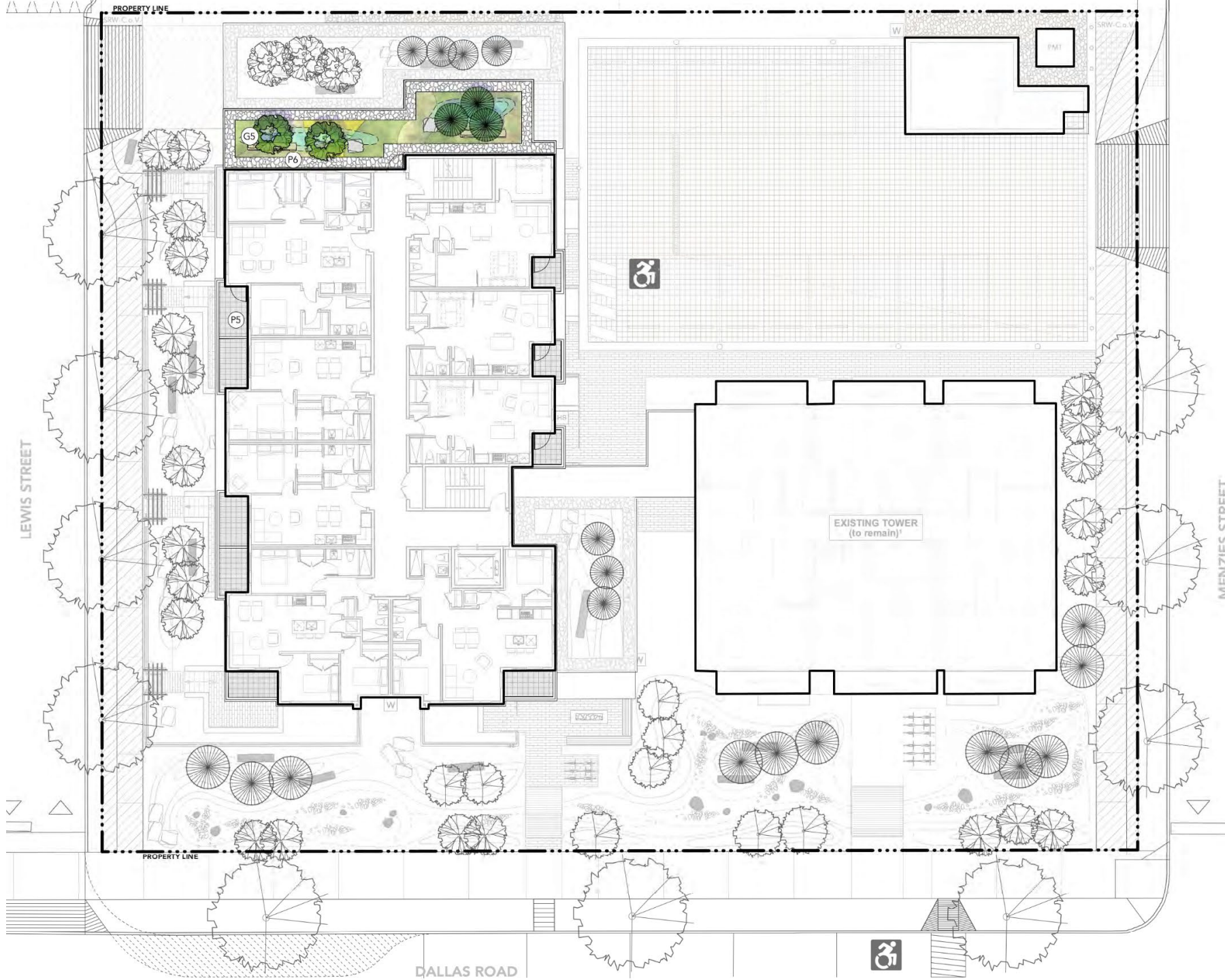
Landscape Plan (Ground)



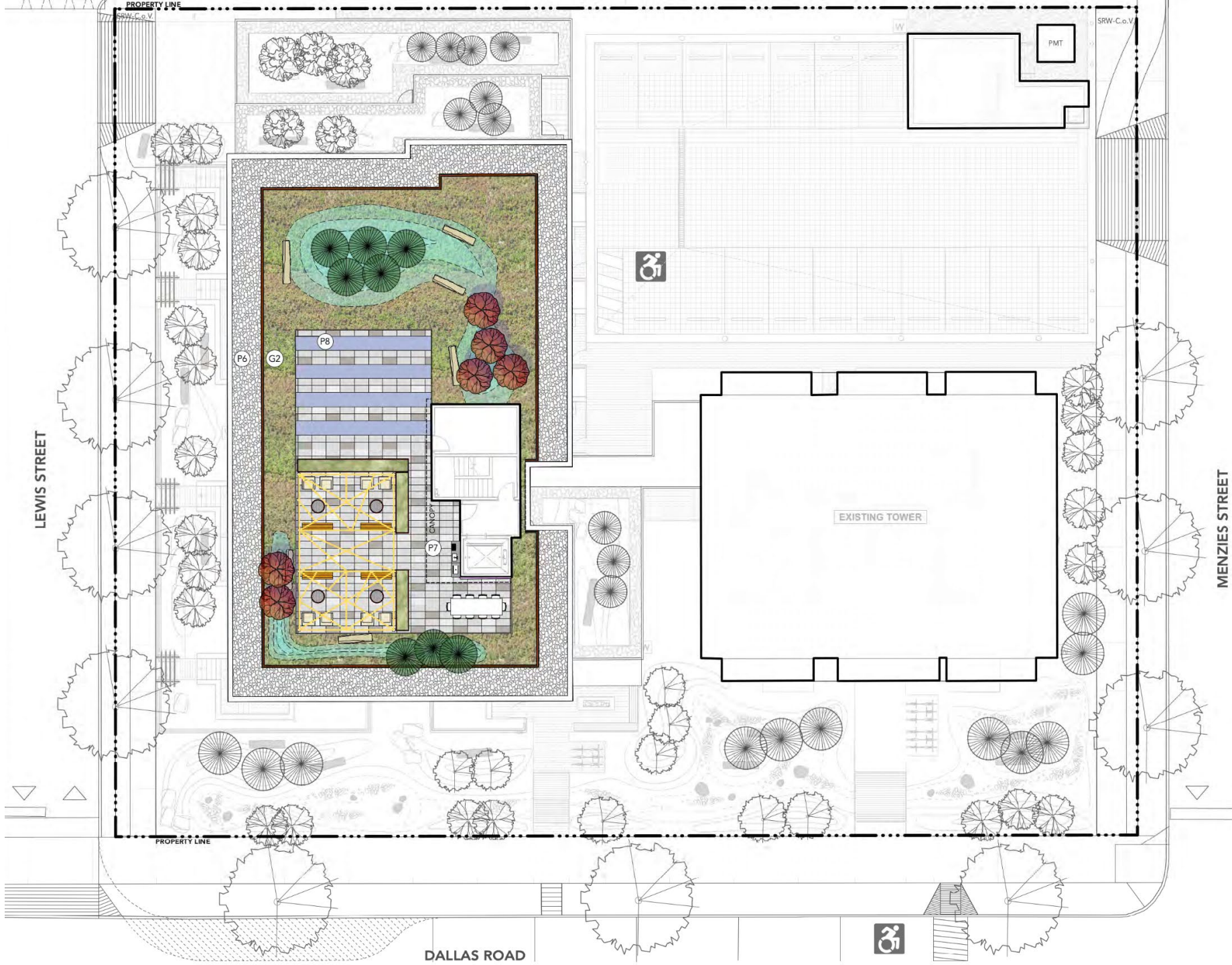
Landscape Plan (L2)



Landscape Plan (L5)



Landscape Plan (Rooftop)



Renderings



1 View north looking across Dallas Road
NIS



3 View west looking along Dallas Road
NIS



2 View south looking along Lewis Street
NTS

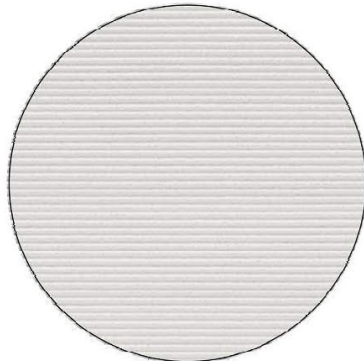


4 View east looking along Dallas Road
NTS

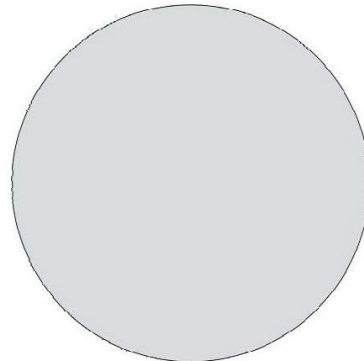
Material Board



1



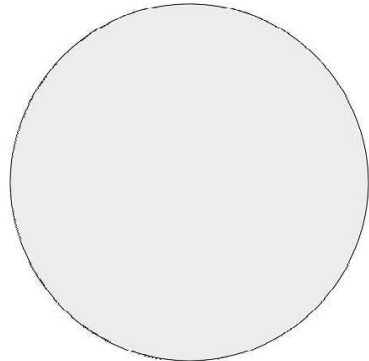
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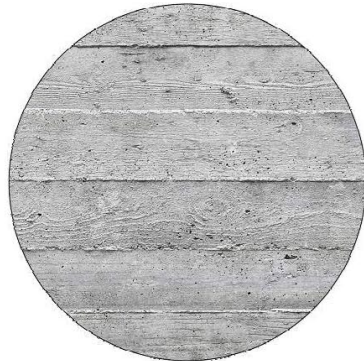
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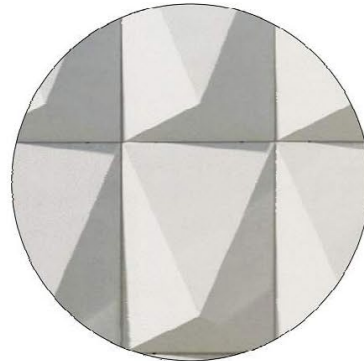
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12



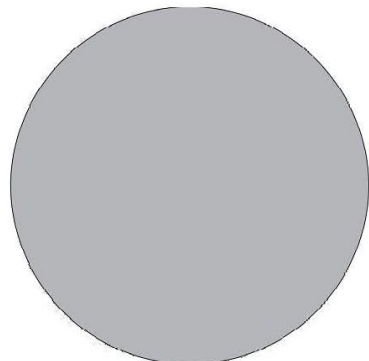
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9



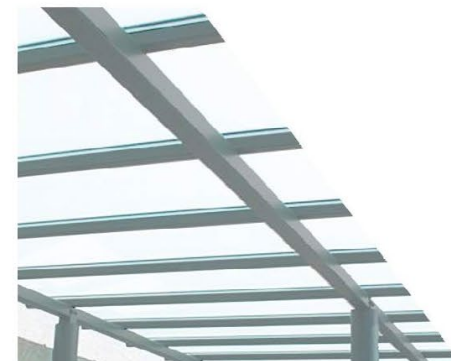
5



10 13 14



15



11

ELEVATION MATERIALS KEY:

- 1 Stack Bond Brick
Colour: Platinum; Texture: Mission
- 2 Ceraclad Ceramic Coated Vertical Panels
Profile: Zen Garden Colour: Light Gray
- 3 Prefinished Alucobond Panel
Colour: Champagne Metallic
- 4 Windows and Doors: Clear Glazing
in Anodized Aluminum Frames
Colour: Sterling Gray
- 5 Glass Guards:
Aluminum Frames
Colour: Medium Gray
with clear laminated glazing
- 6 Prefinished Metal Fascia
Colour: Light Gray
- 7 Prefinished Steel Fascia
Colour: Light Gray
- 8 Architectural Concrete
- 9 Precast Fibre Cement Sculptural Panels
Colour: Concrete; Texture: Natural
- 10 Overhead Security Gate at Vehicle Ramp:
Prefinished Metal Screen
Colour: Medium Gray
- 11 Glazed Canopies: Diffuse White Laminate
Glazing on Painted Steel Structure
Colour: Medium Gray
- 12 Parapet Flashings: Prefinished Metal
Colour: Sterling White
- 13 Hollow Metal Doors:
Colour: Medium Gray
- 14 Painted Metal Pergolas and gates
Colour: Medium Gray
- 15 Horizontal cedar slat fence
Colour: Gray washed cedar



Extra Slide – Driveway Crossing Example