

2023

CITY OF VICTORIA | Sustainable Planning &amp; Community Development

# Development Permit With Variances

For 1050 Yates Street

COMMITTEE OF THE WHOLE | December 7, 2023

# Aerial Photo





# Subject Property





## Neighbouring Properties





## Neighbouring Properties





# OCP Designation

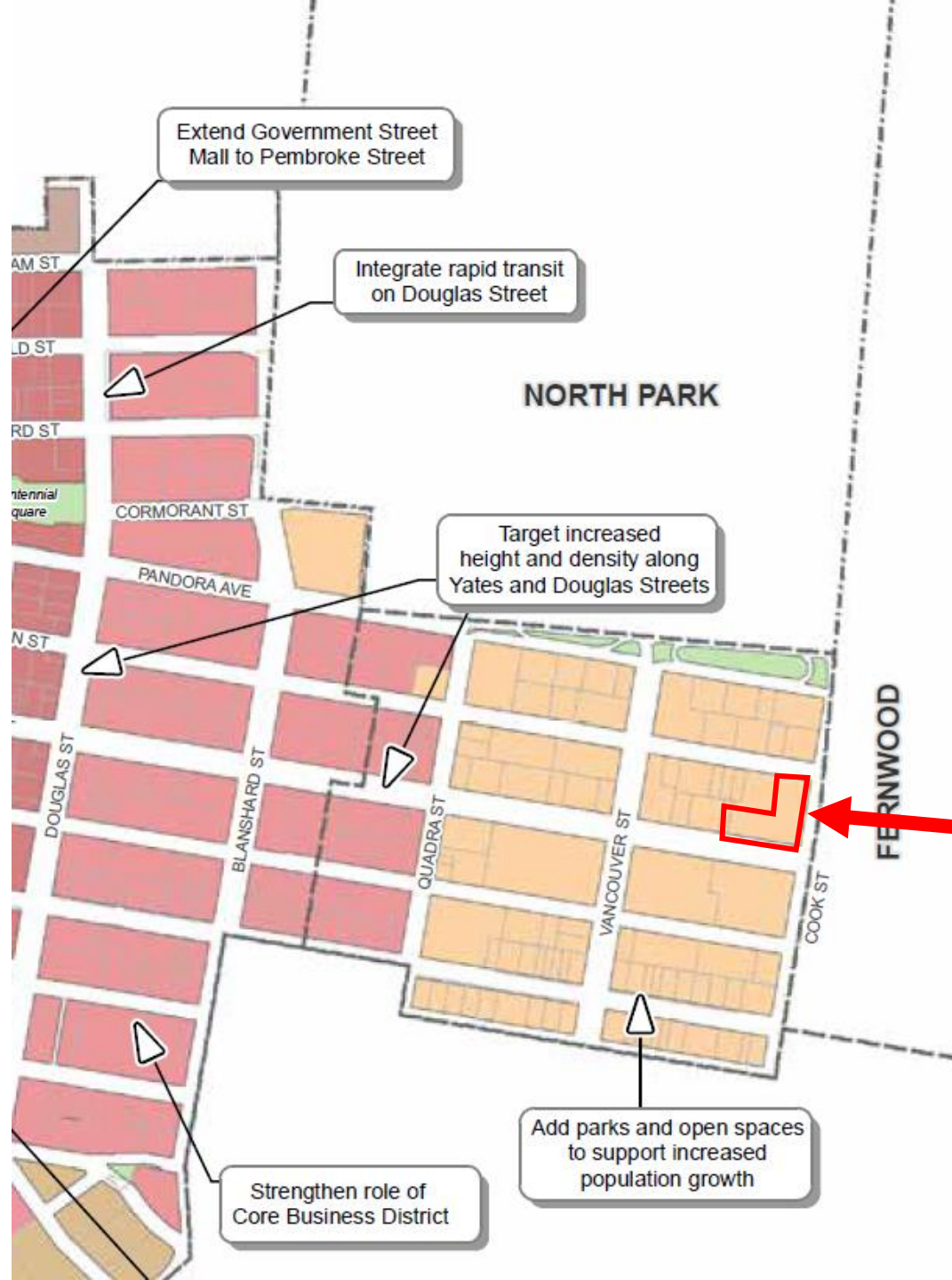
## MAP 20 Downtown and Harris Green Strategic Directions

### Urban Place Designations\*

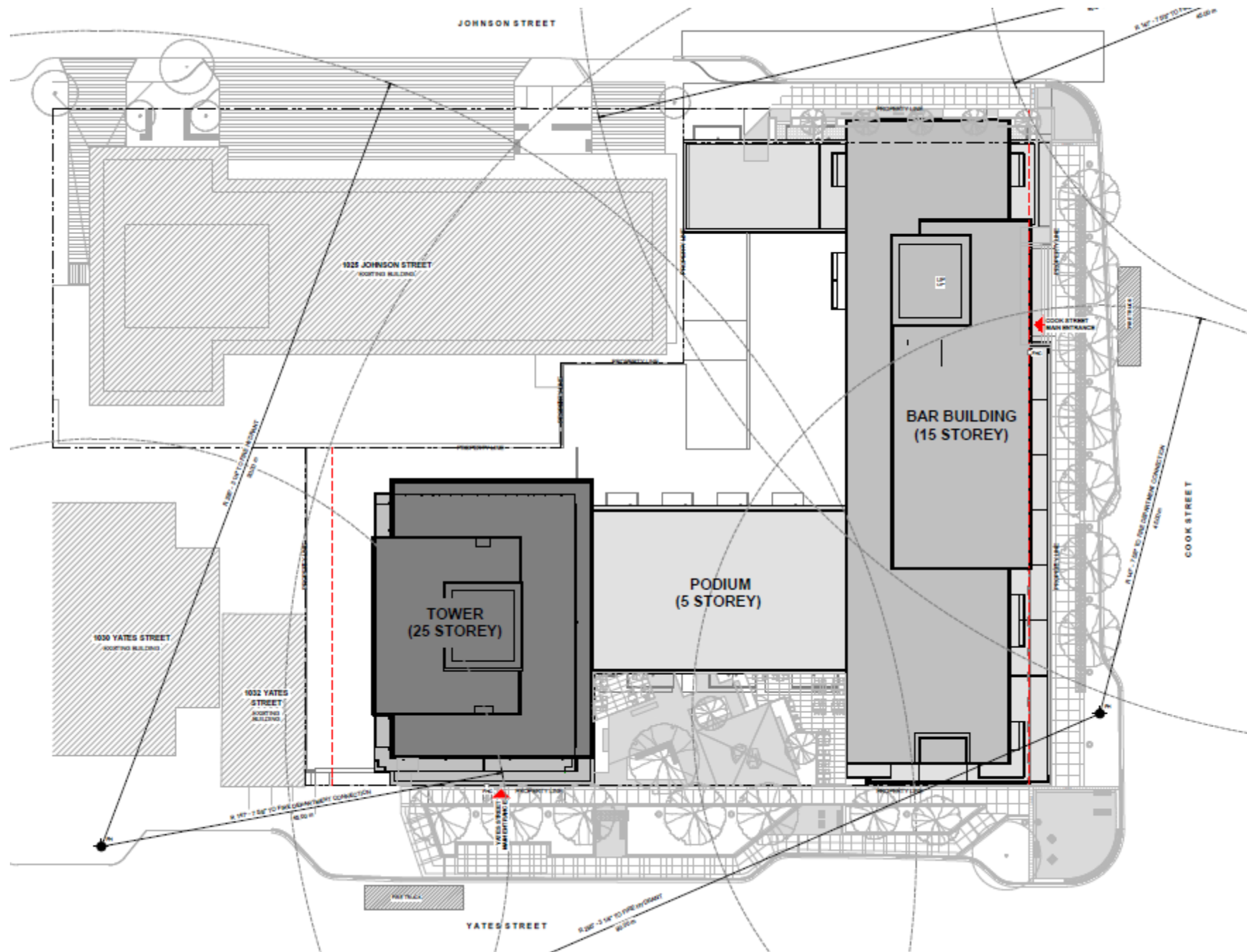
- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

### Public Facilities

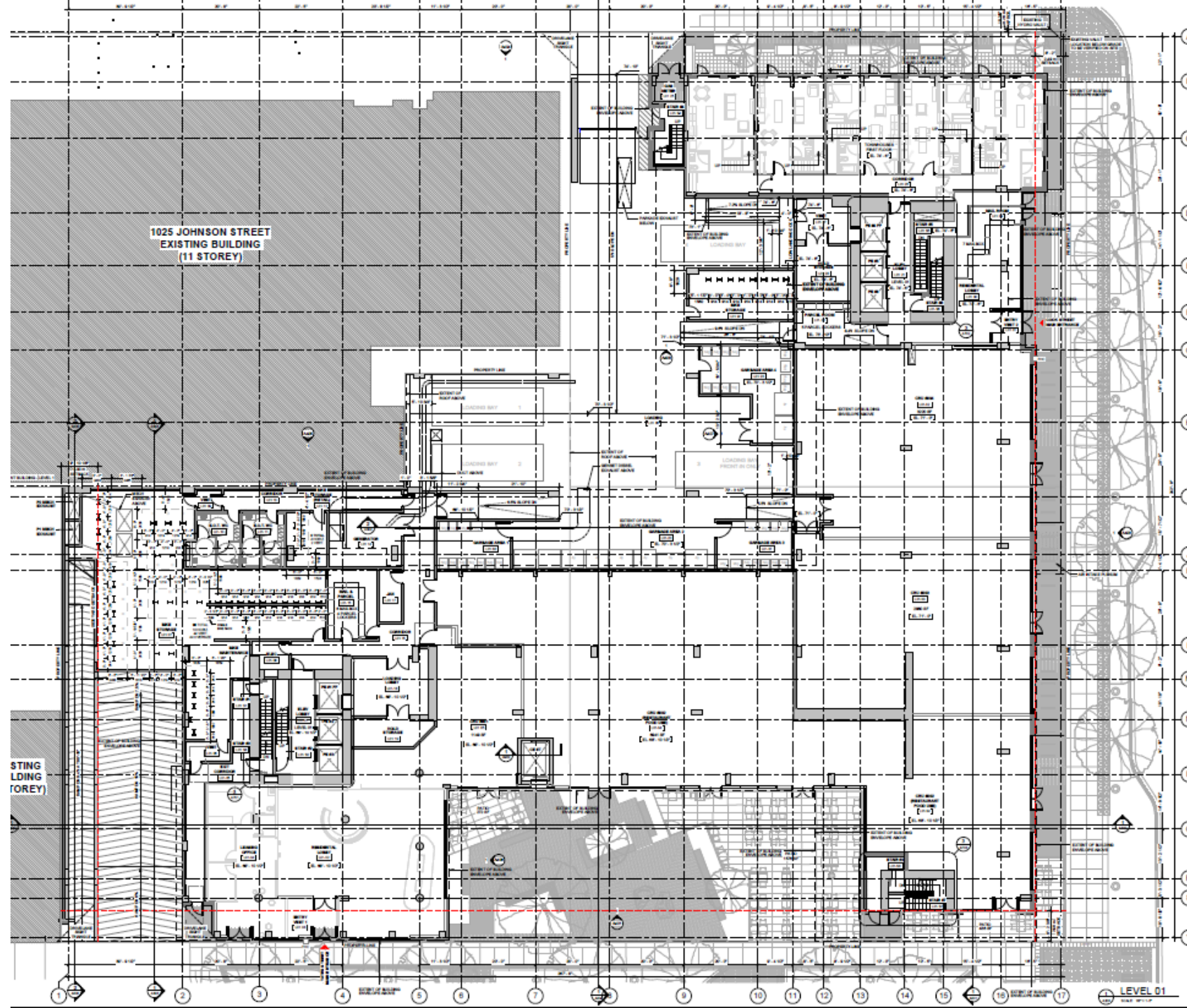
- Proposed Park (approximate location)



# Site Plan

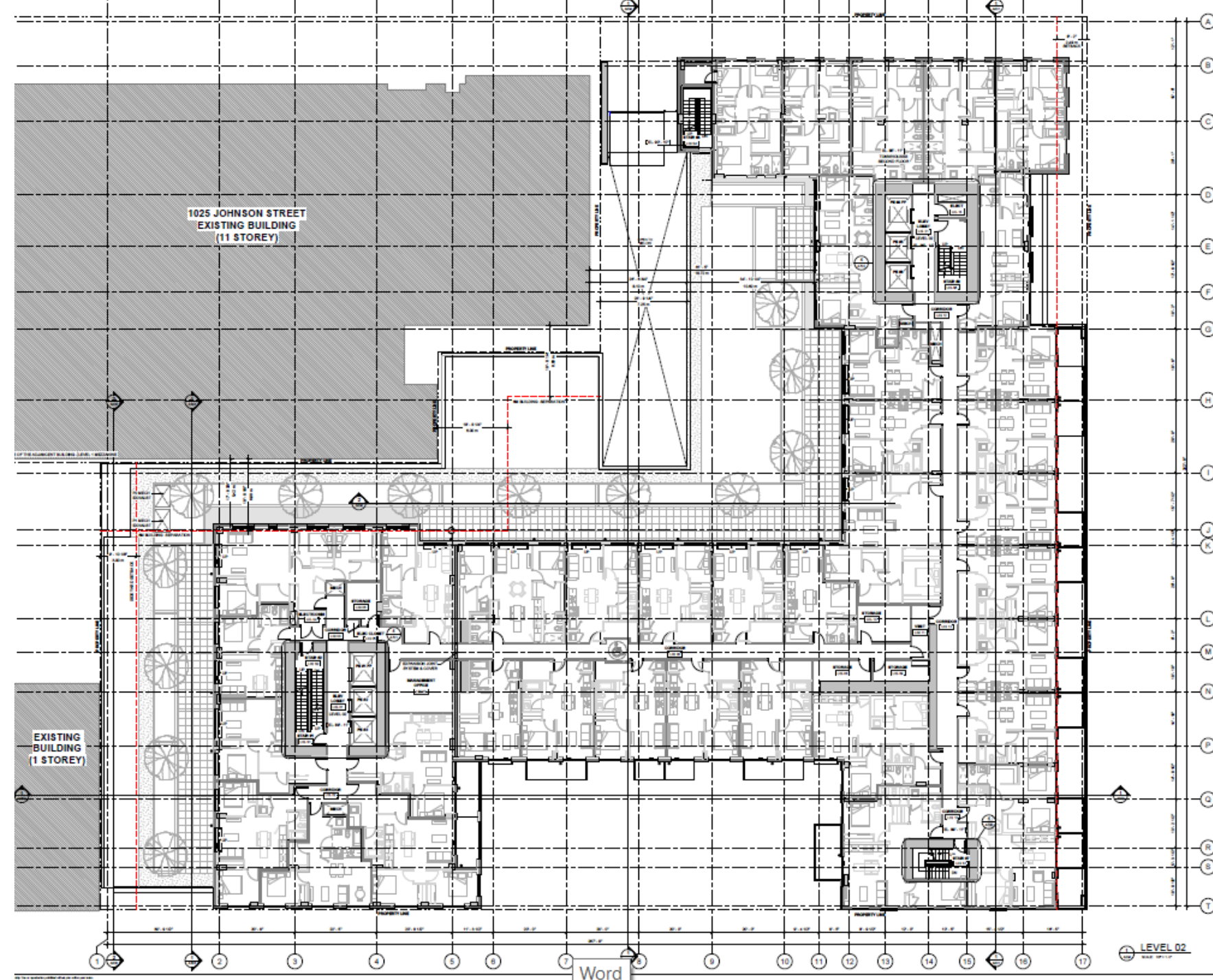


# Floor Plan



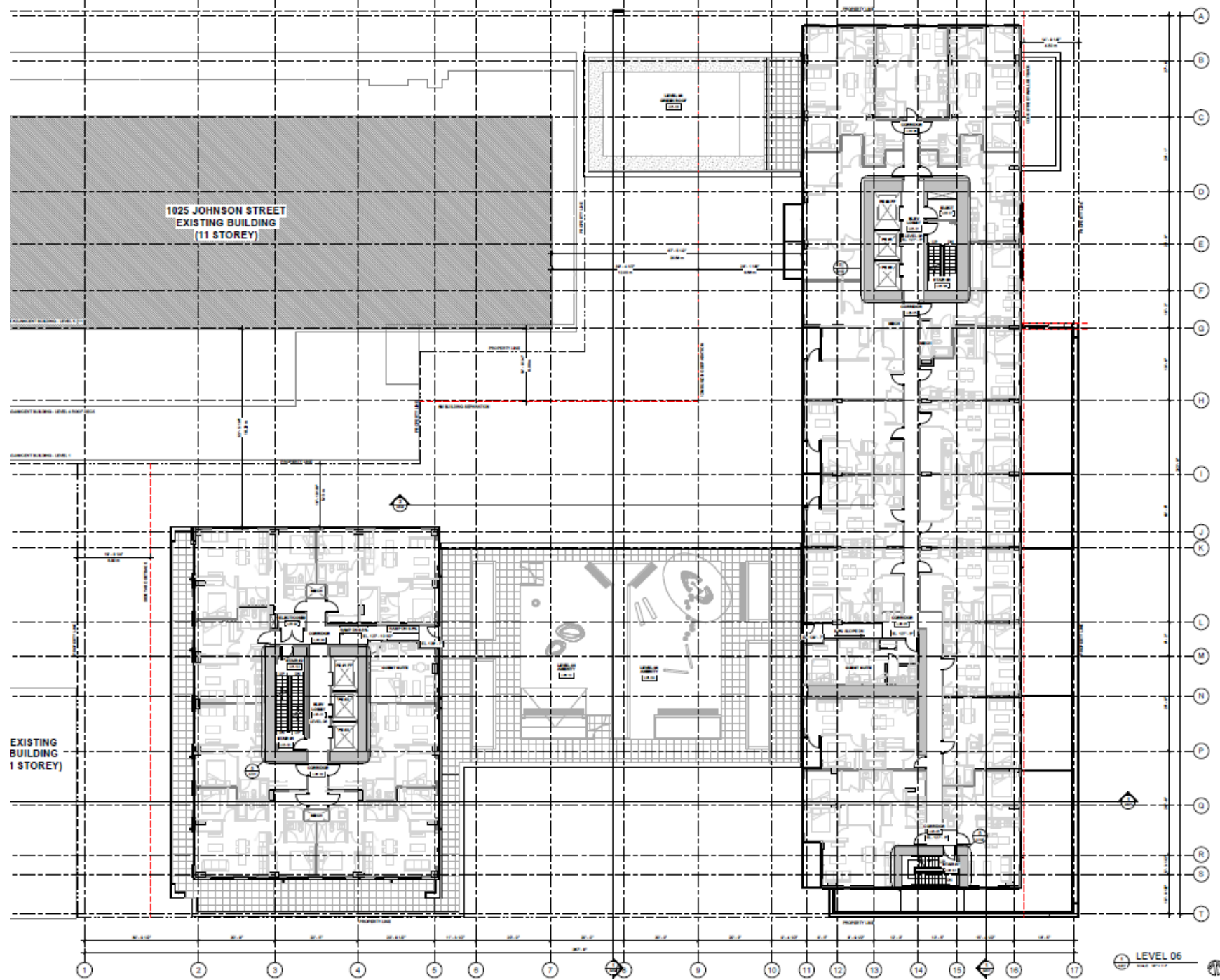


# Floor Plan





# Floor Plan

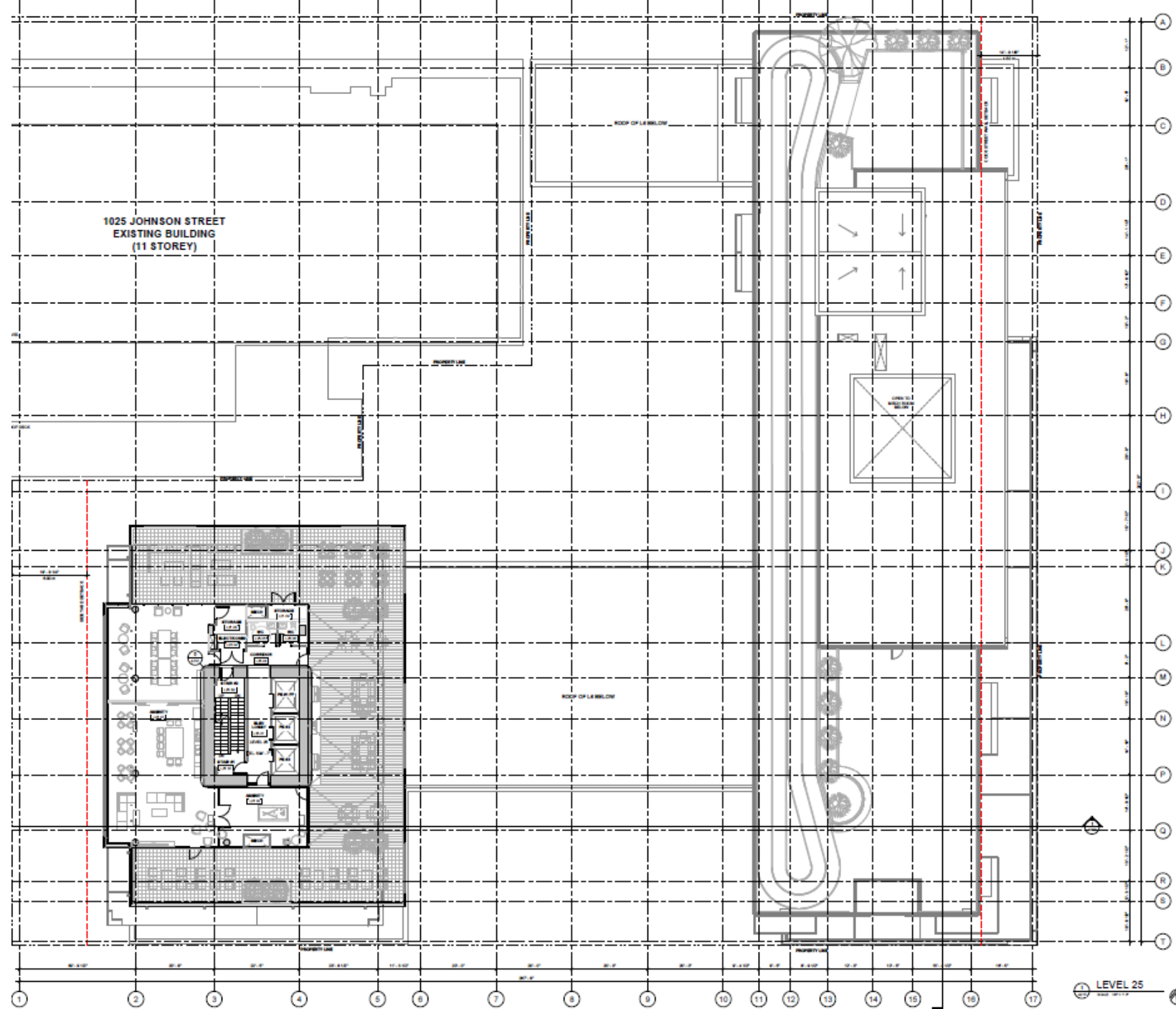




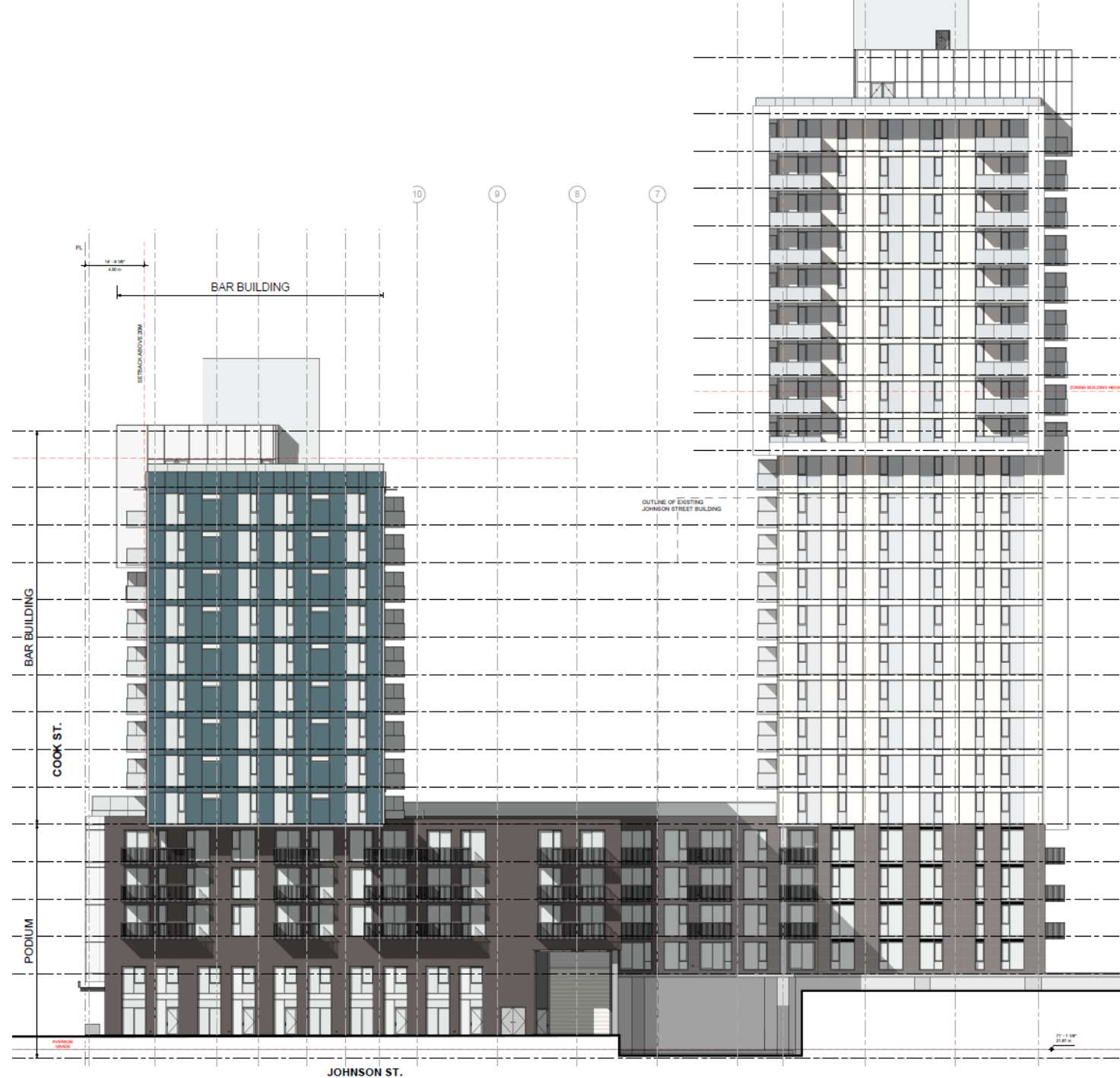




# Floor Plan

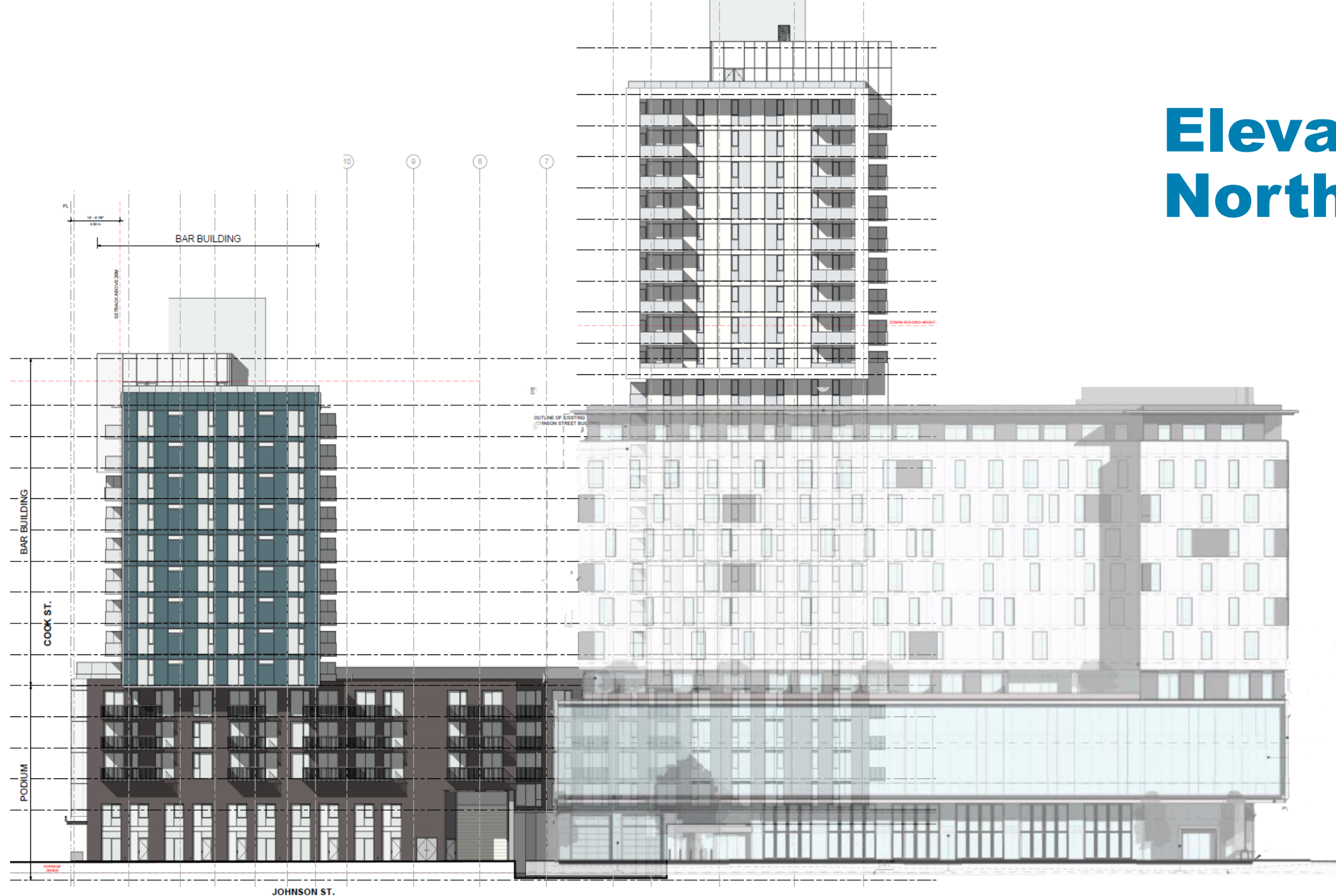


# Elevations North





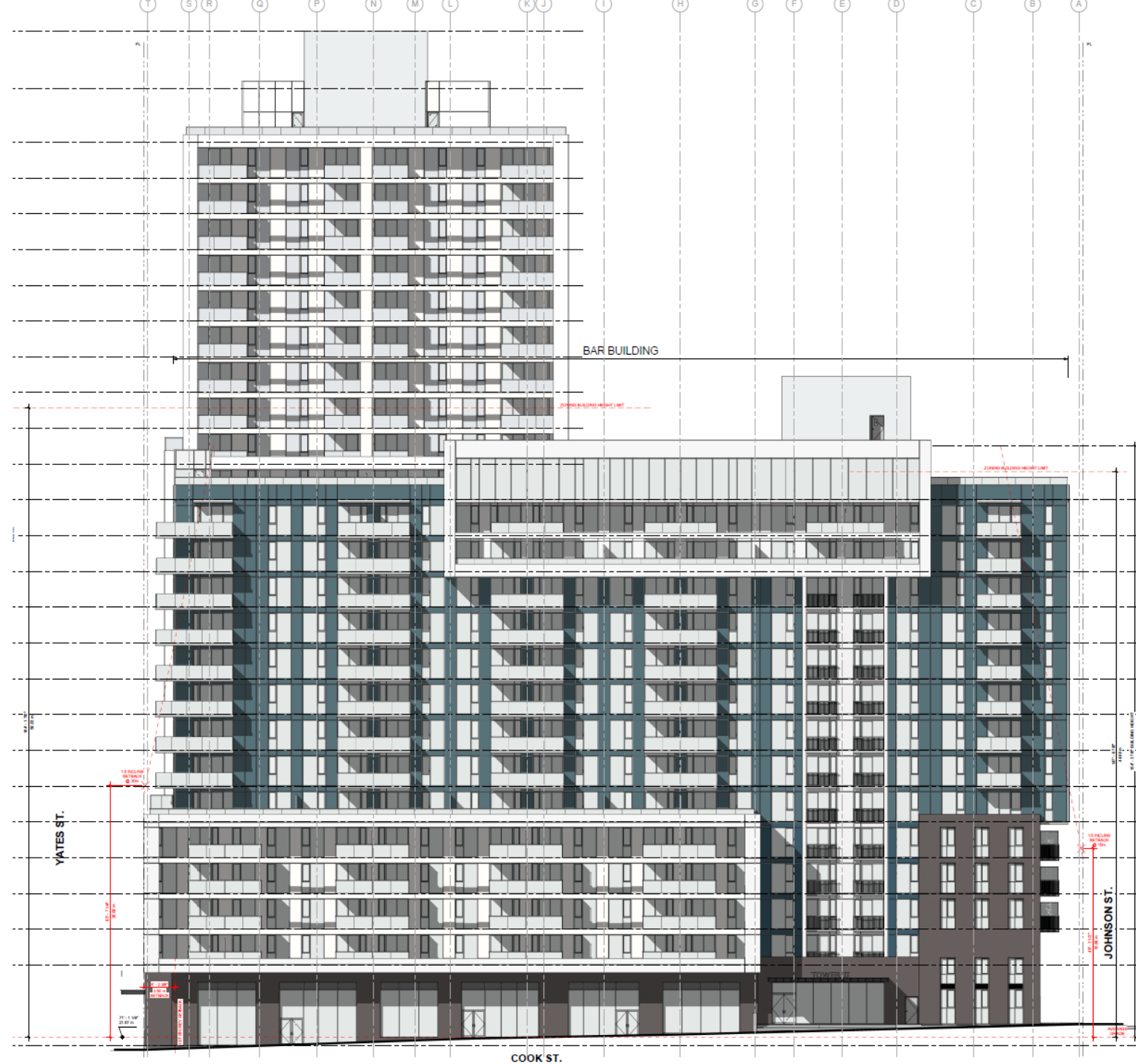
# Elevations North



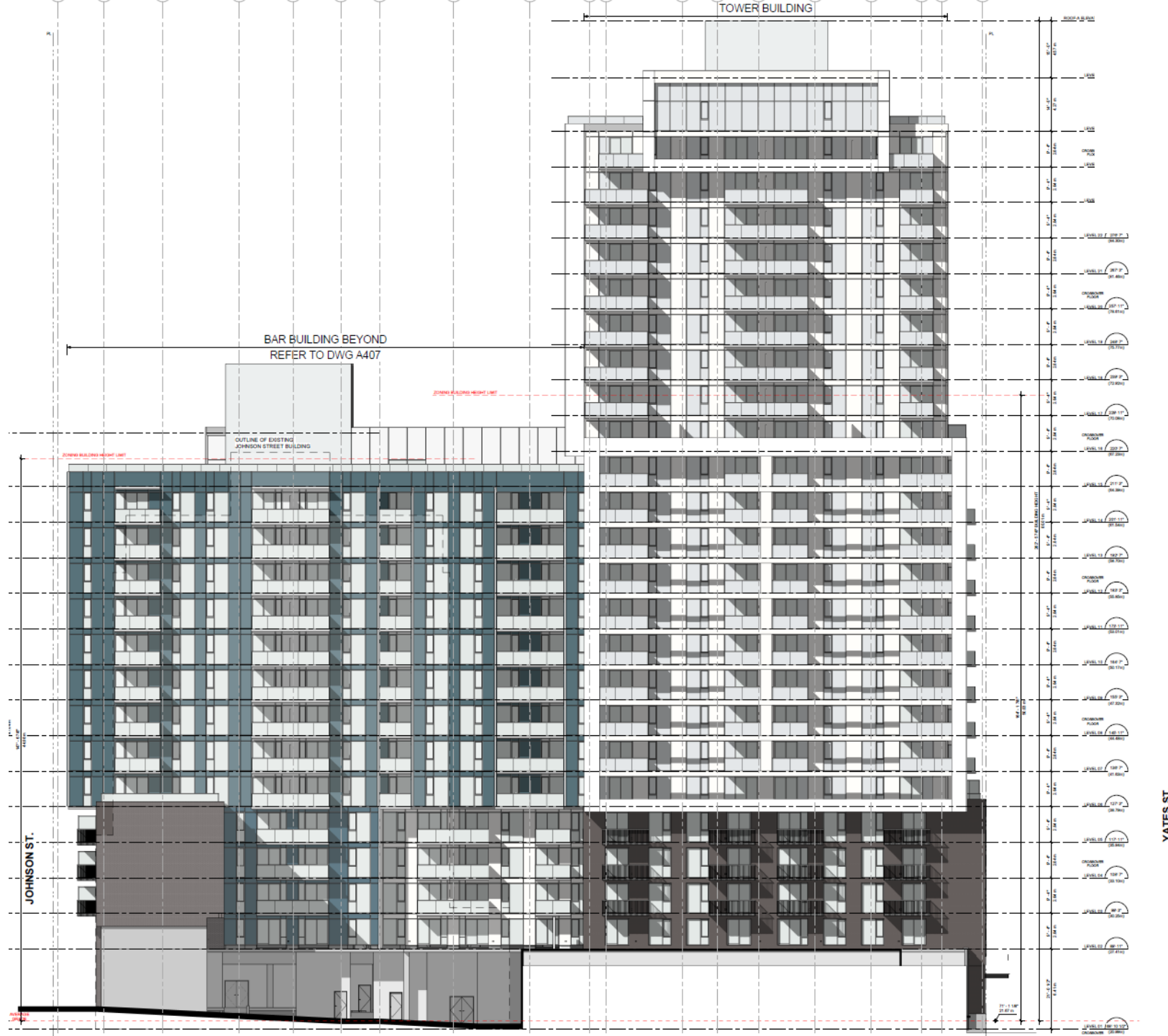




# Elevations East



# Elevations West







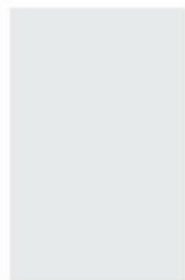






# Material Board

## BUILDING CLADDING



Metal Panel  
White



Metal Panel  
Blue

## PODIUM CLADDING



Concrete  
Light Grey



Brick  
Coal Creek

## GLAZING



Double Glazed  
Vision  
Aluminum Frame



Double Glazed  
Spandrel  
Aluminum Frame

## MATERIAL LEGEND

- B1 BRICK
- C1 CONCRETE
- G1 DOUBLE GLAZED CURTAINWALL
- G5 DOUBLE GLAZED WINDOW WALL
- GR1 GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
- GR2 GUARDRAIL - WIND
- GR3 GUARDRAIL - ALUMINUM PICKET
- M1 ALUMINUM COMPOSITE METAL PANEL (ACM)
- M2 PREFORMED METAL PANEL
- M4 WINDOW WALL RAISED METAL PANEL - WHITE
- M5 WINDOW WALL RAISED METAL PANEL - BLUE

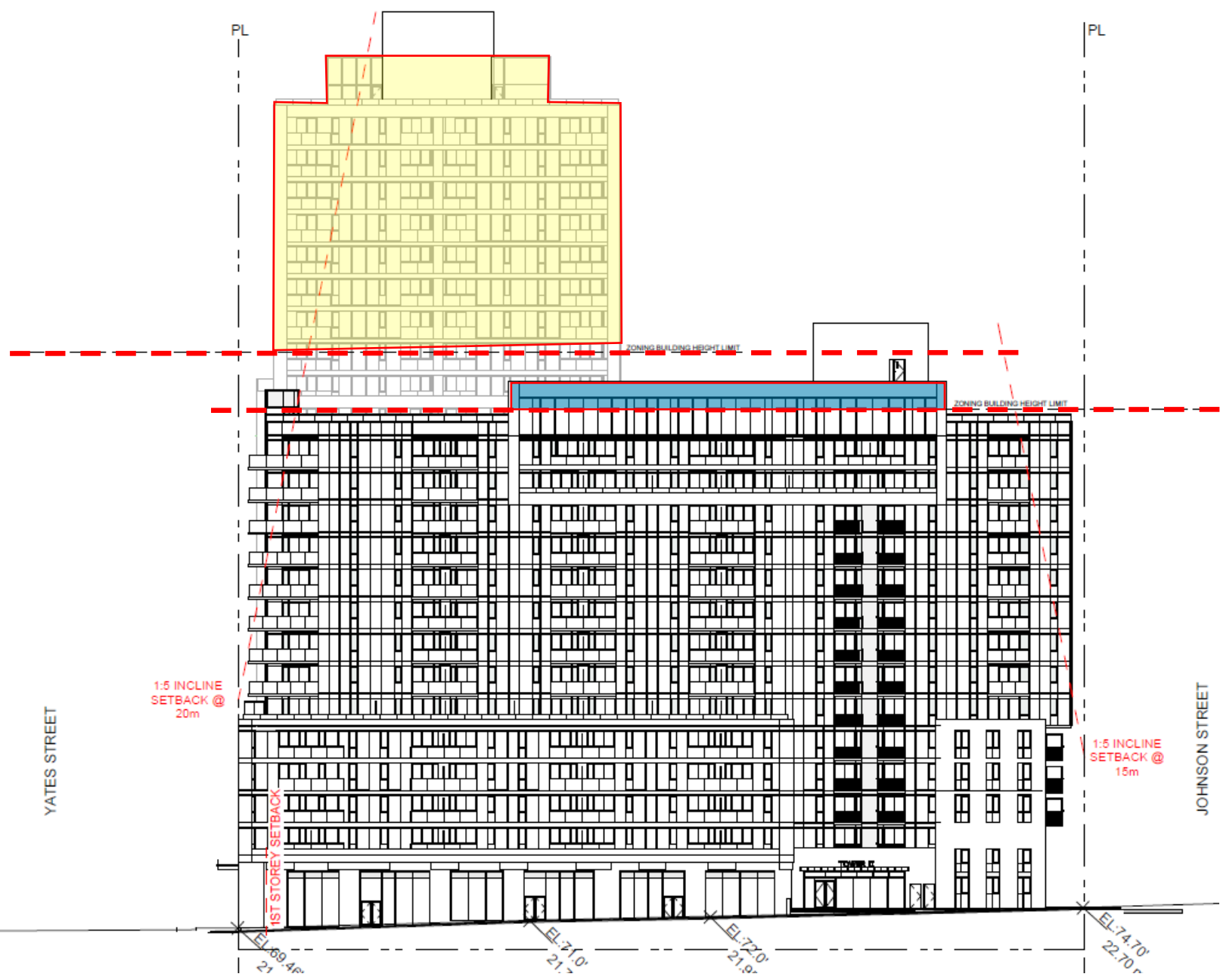
## MATERIAL APPLICATION





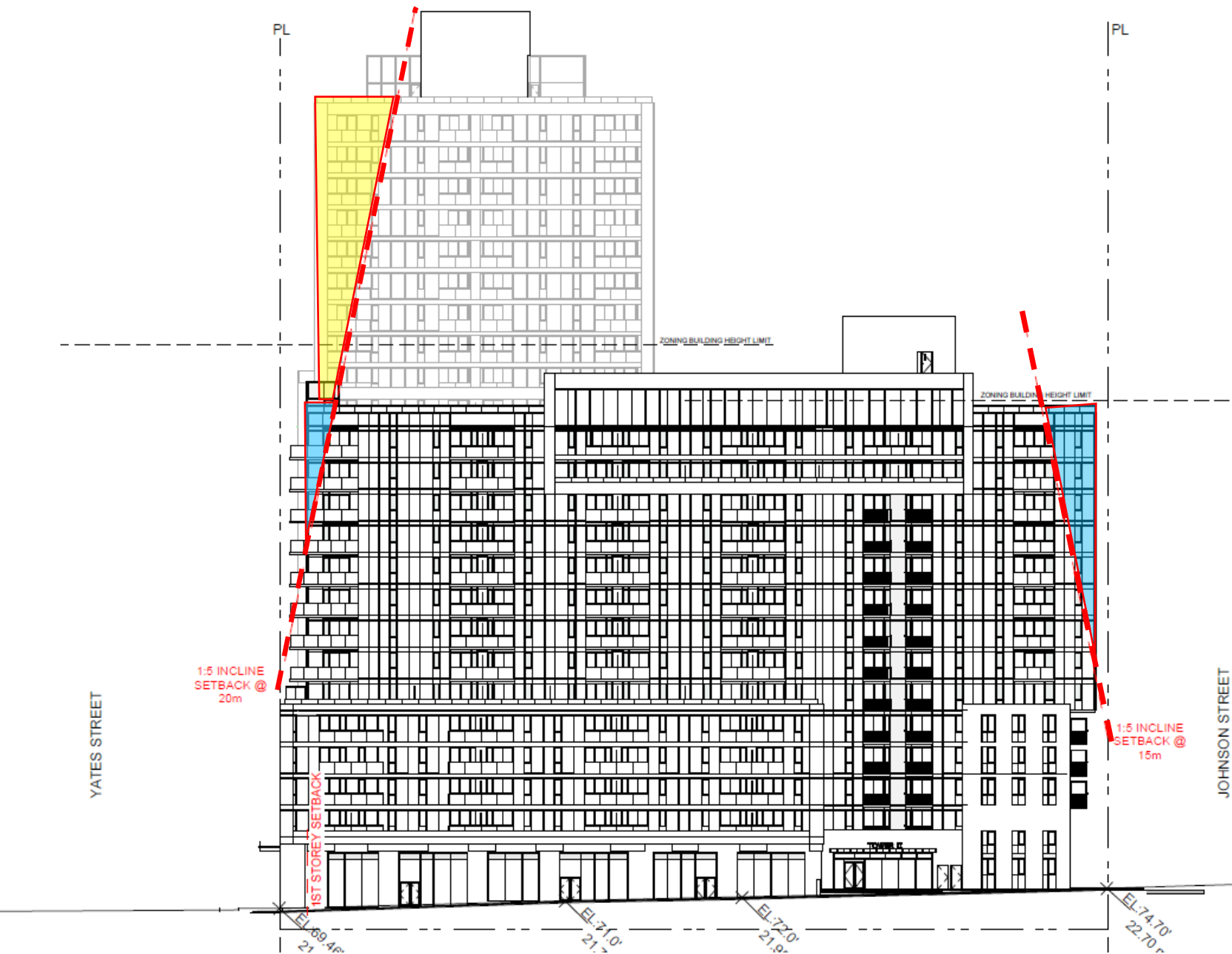
# Variances

## Height



# Variances

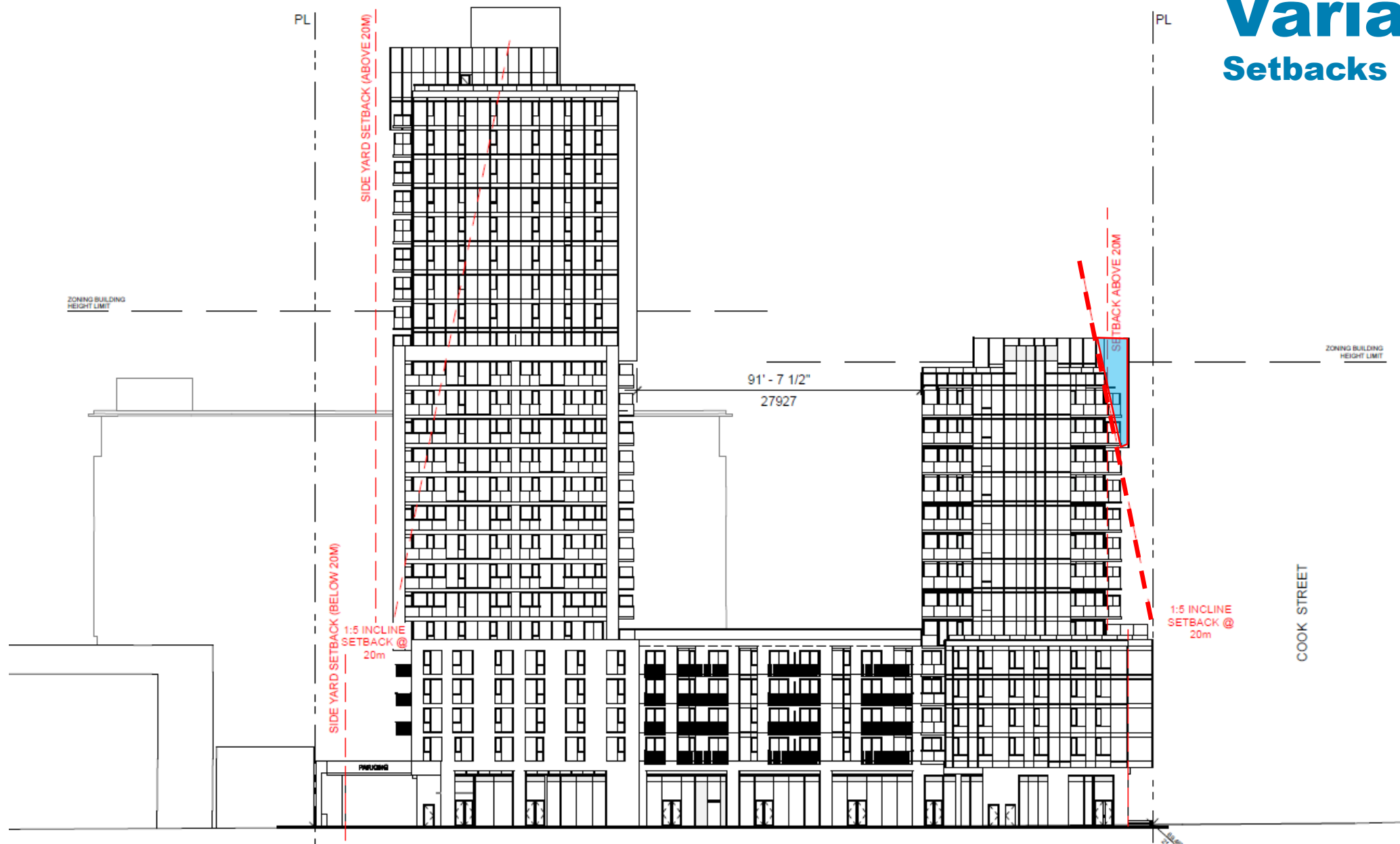
## Setbacks





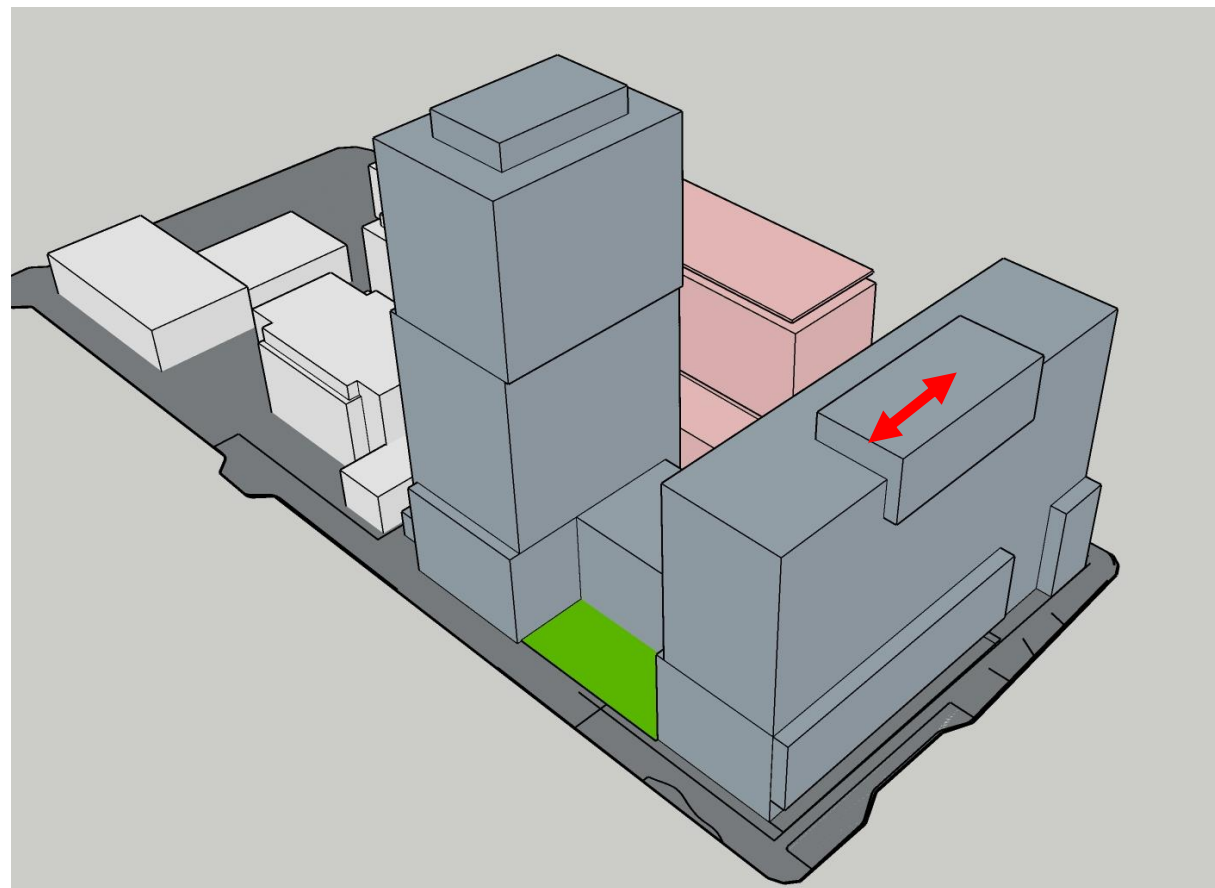
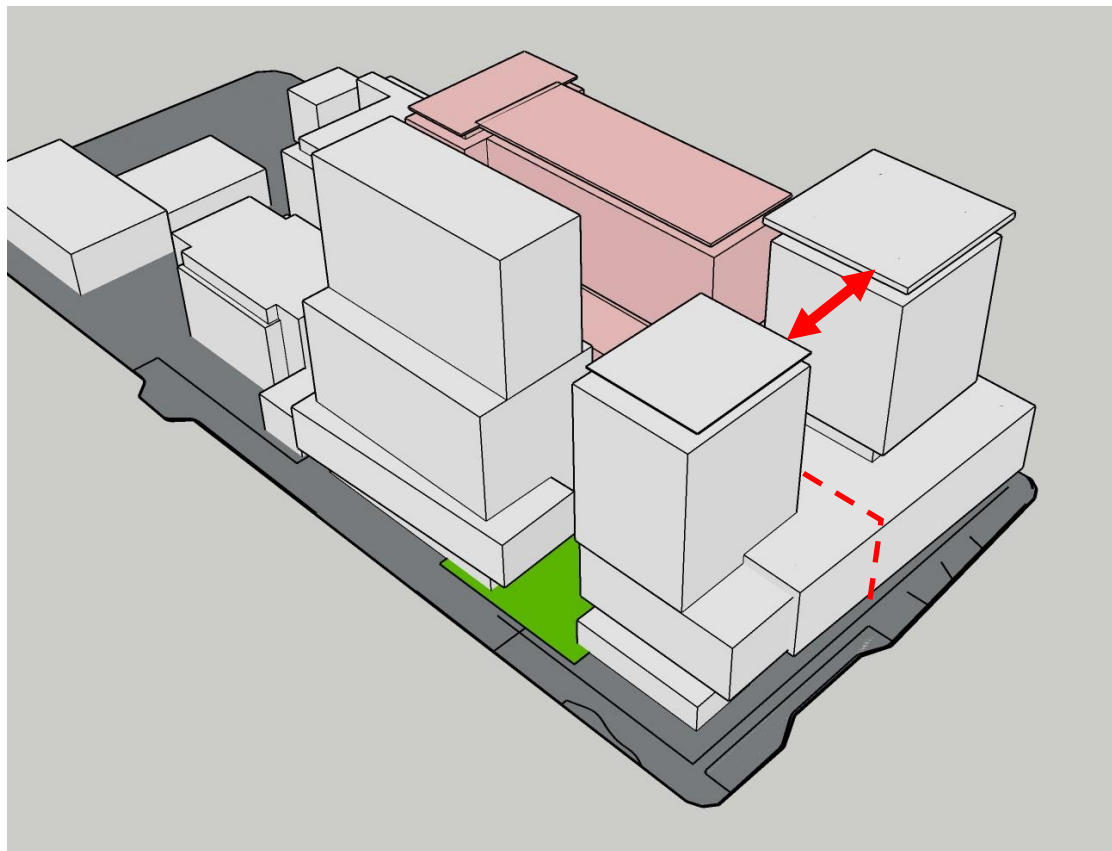
# Variances

## Setbacks



# Variances

## Building Separation





# Renderings















# Extra Slides



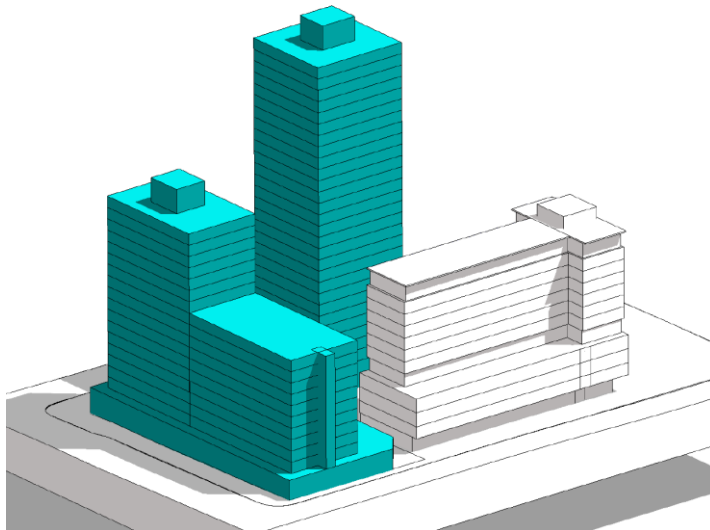
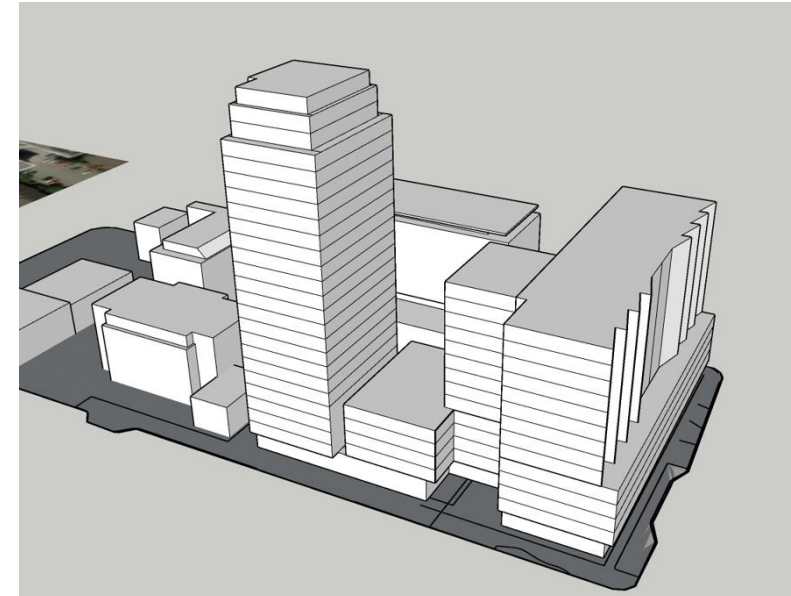
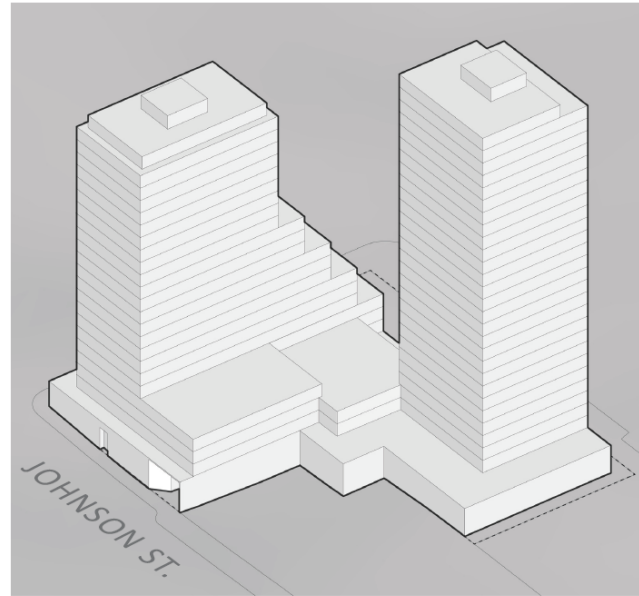
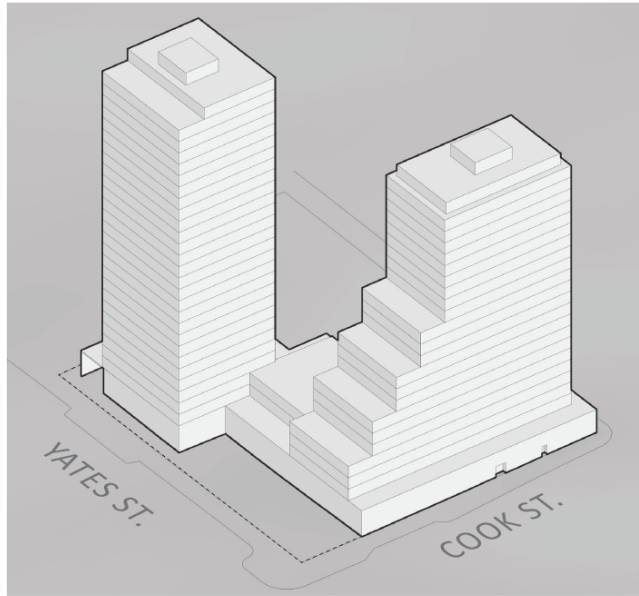
## Adjacent Properties

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# Massing Explorations

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## Old Render

