CITY OF VICTORIA | Sustainable Planning & Community Development

Development Permit With Variances

For 1050 Yates Street























Extend Government Street Mall to Pembroke Street Integrate rapid transit on Douglas Street D ST NORTH PARK RD ST ntennial CORMORANTST Target increased height and density along PANDORA AVE Yates and Douglas Streets N.ST RNWOOD OUGLAS Add parks and open spaces to support increased population growth Strengthen role of Core Business District

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)



JOHNSON STREET BAR BUILDING (15 STOREY) PODIUM (5 STOREY) TOWER (25 STOREY) 1030 YATES STREET 1032 YATES YATES STREET

Site Plan

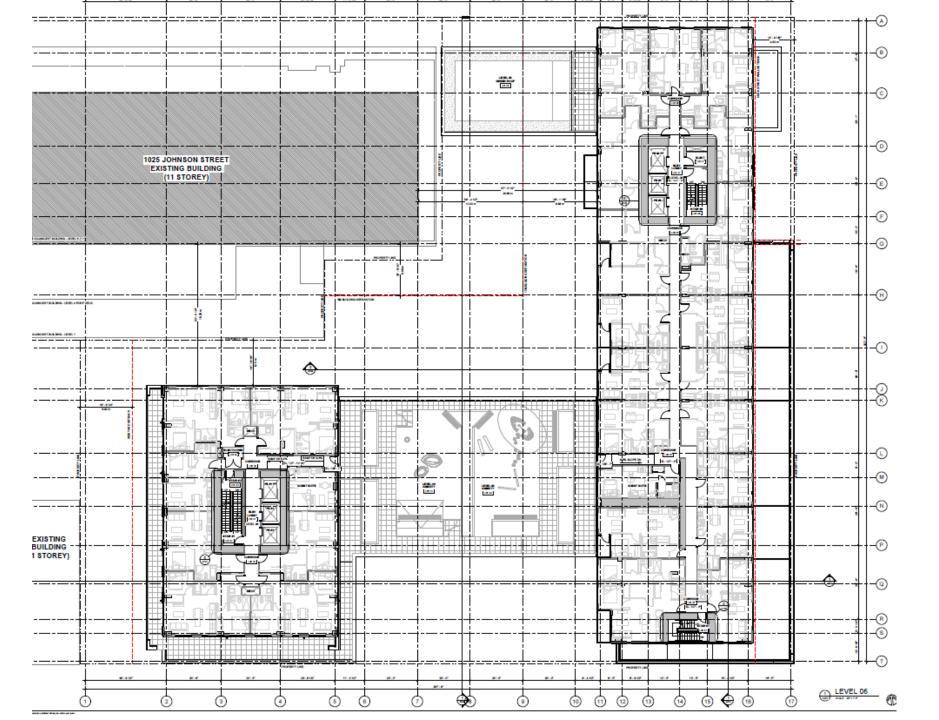


CHARLES NO. 1025 JOHNSON STREET EXISTING BUILDING (11 STOREY) (00 000 (00 07 (0, 27. 9 STING (OREY)

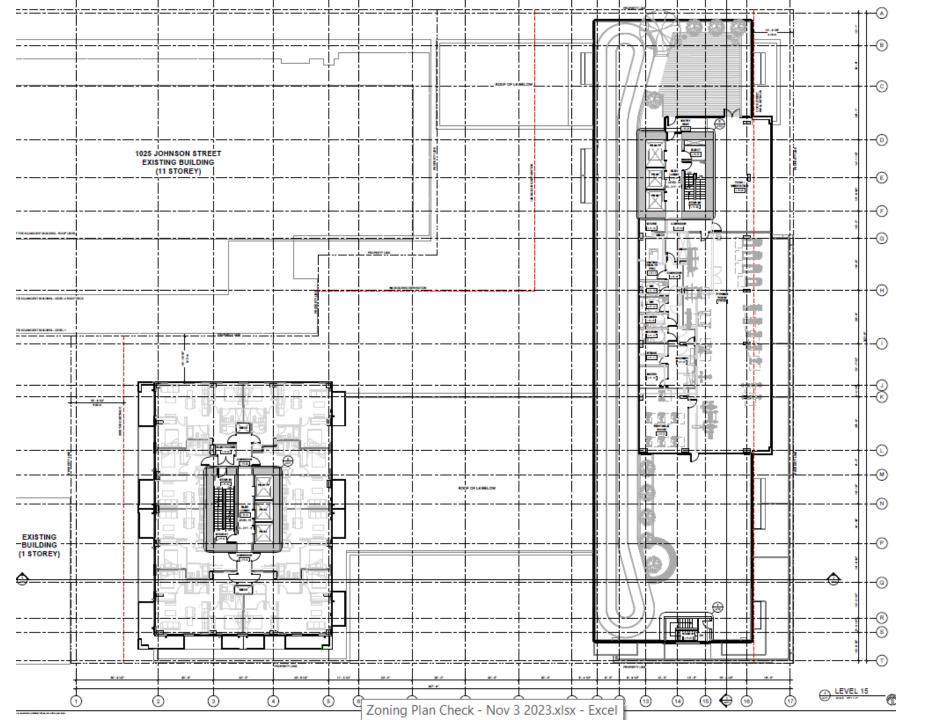


1025 JOHNSON STREET EXISTING BUILDING (11 STOREY) EXISTING BUILDING (1 STOREY)

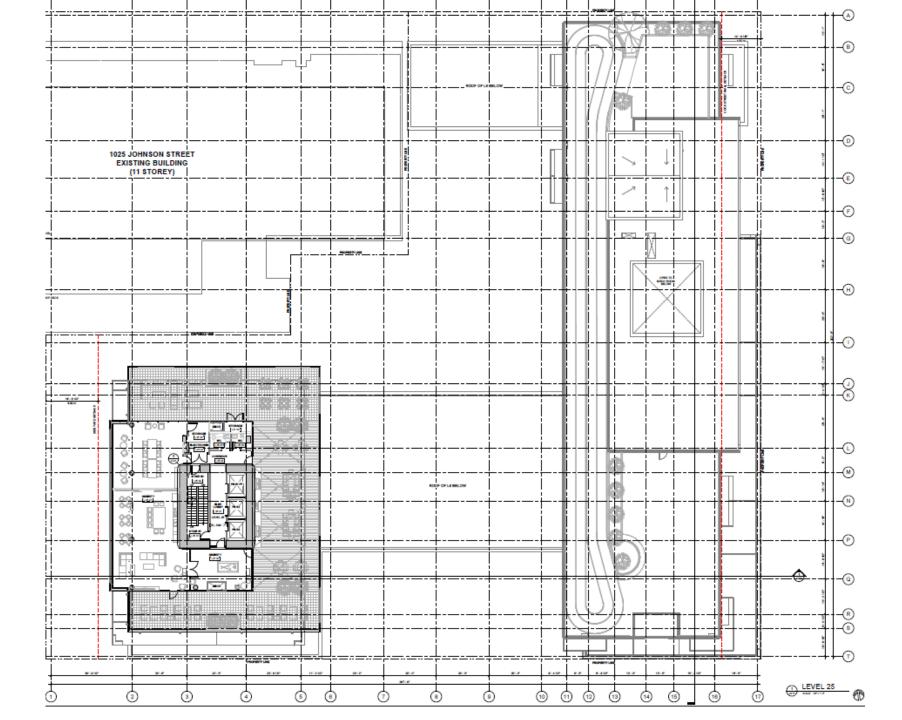














BAR BUILDING JOHNSON ST.

Elevations North

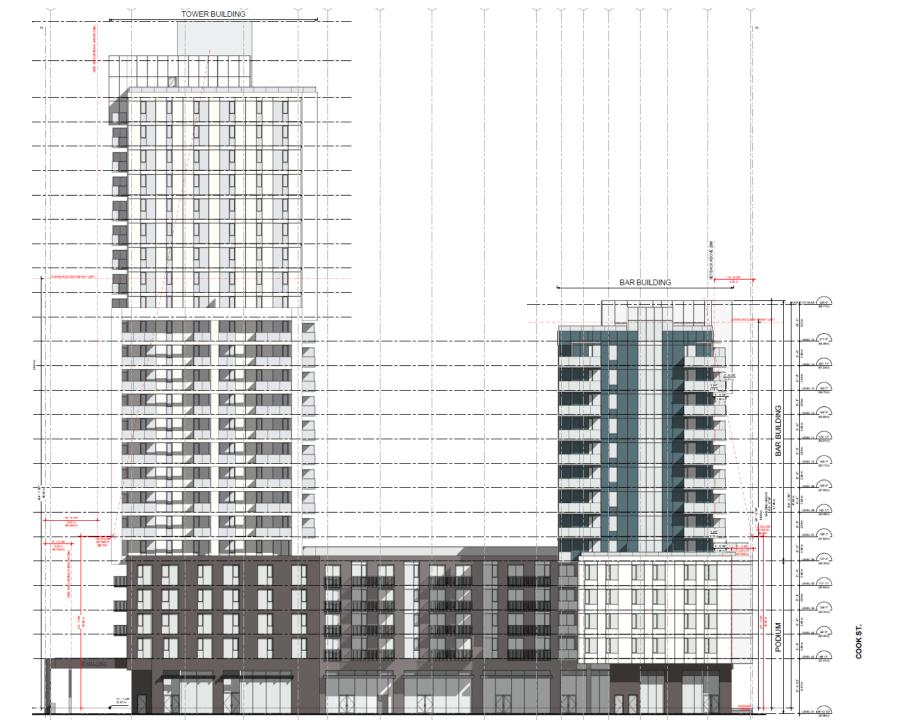


Elevations North





Elevations South



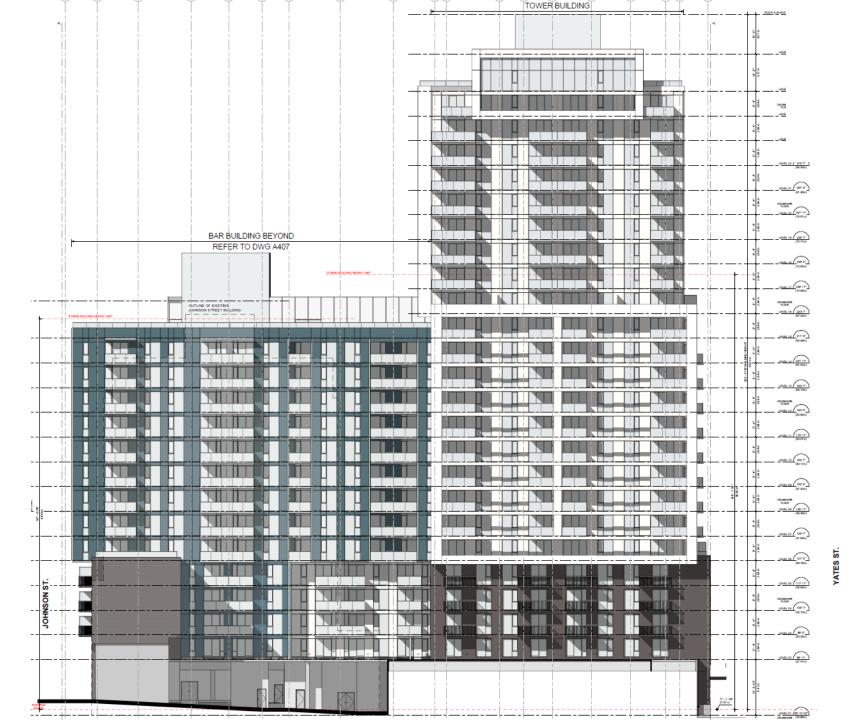


Elevations East



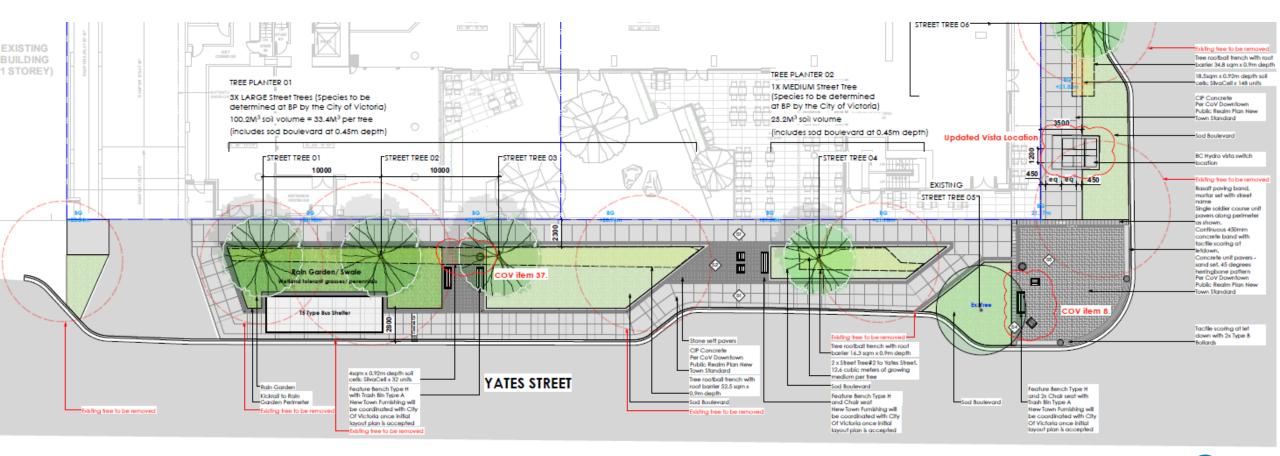


Elevations West



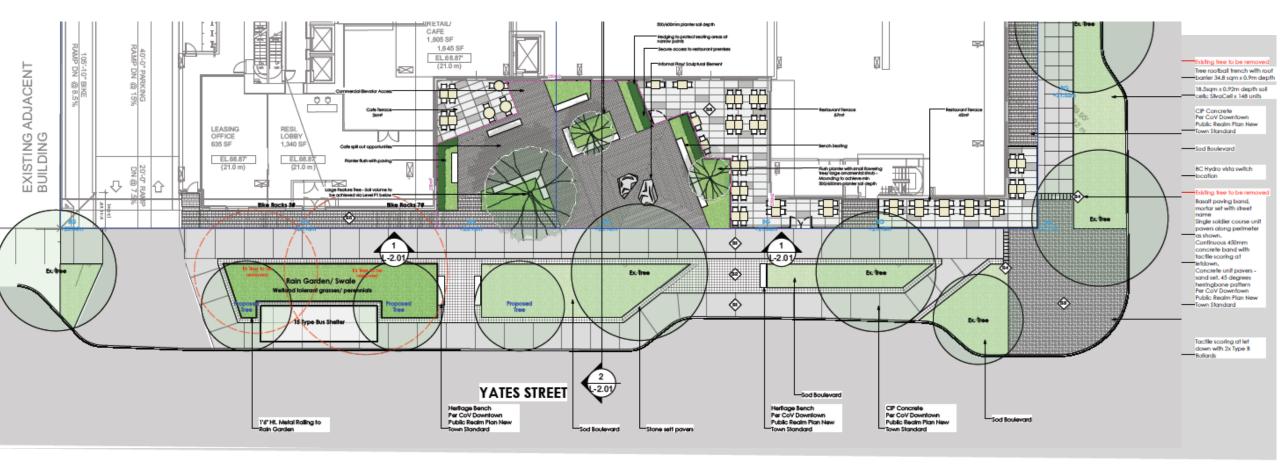


Landscape Plan



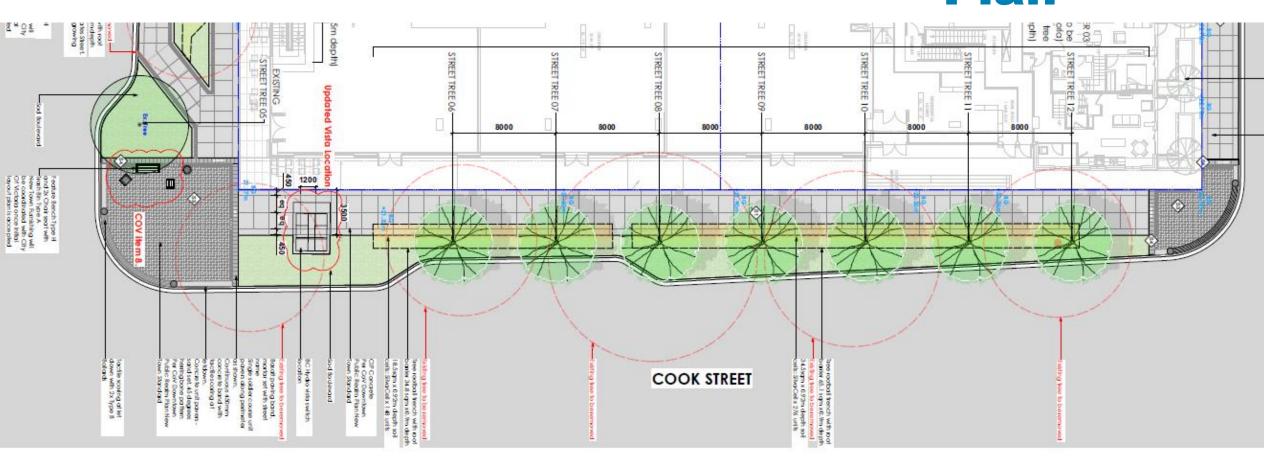


Landscape Plan



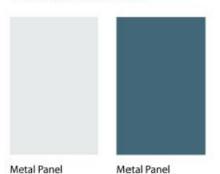


Landscape Plan





BUILDING CLADDING



Blue

PODIUM CLADDING



Concrete Light Grey

Brick Coal Creek

MATERIAL LEGEND

GLAZING

White



Double Glazed Vision Aluminum Frame



Double Glazed Spandrel Aluminum Frame

B1 BRICK

CONCRETE

DOUBLE GLAZED CURTAINWALL

DOUBLE GLAZED WINDOW WALL

GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME

GUARDRAIL - WIND

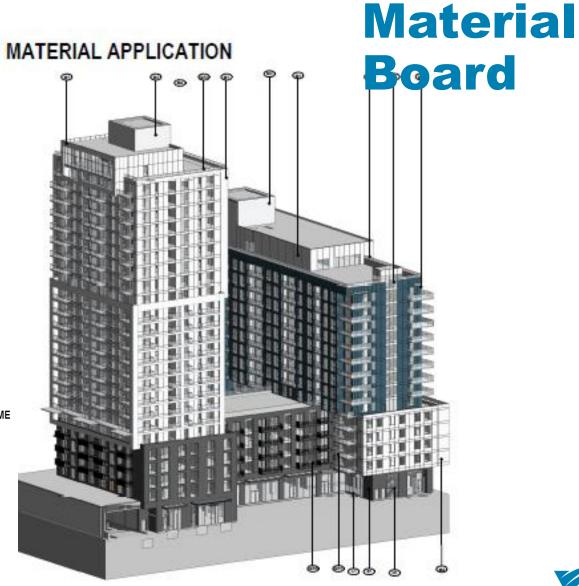
GUARDRAIL - ALUMINUM PICKET

ALUMINUM COMPOSITE METAL PANEL (ACM)

PREFORMED METAL PANEL **M2**

WINDOW WALL RAISED METAL PANEL - WHITE

WINDOW WALL RAISED METAL PANEL - BLUE



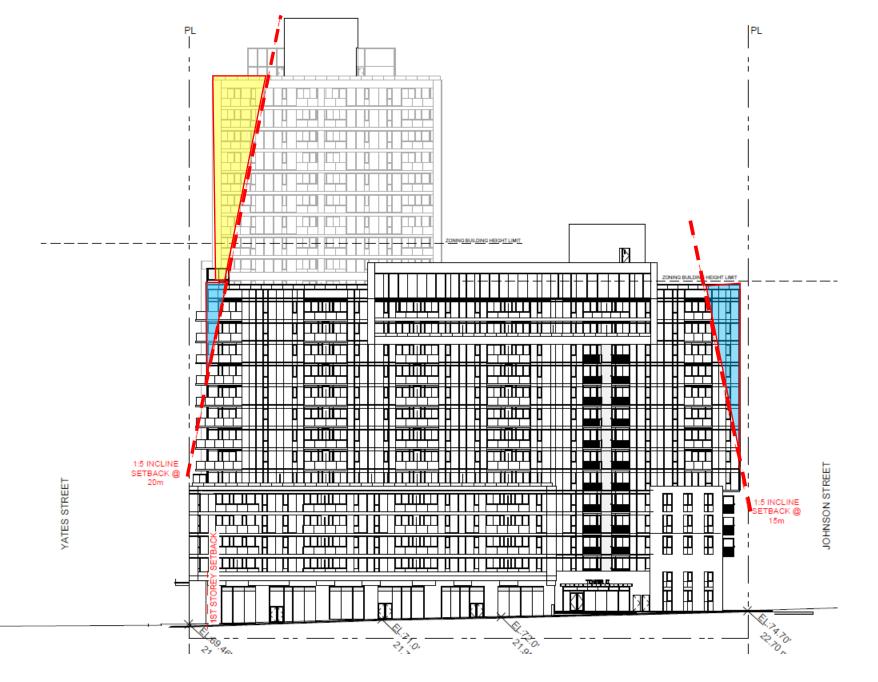


PL 1:5 INCLINE SETBACK @ 20m

R. 200

Variances Height

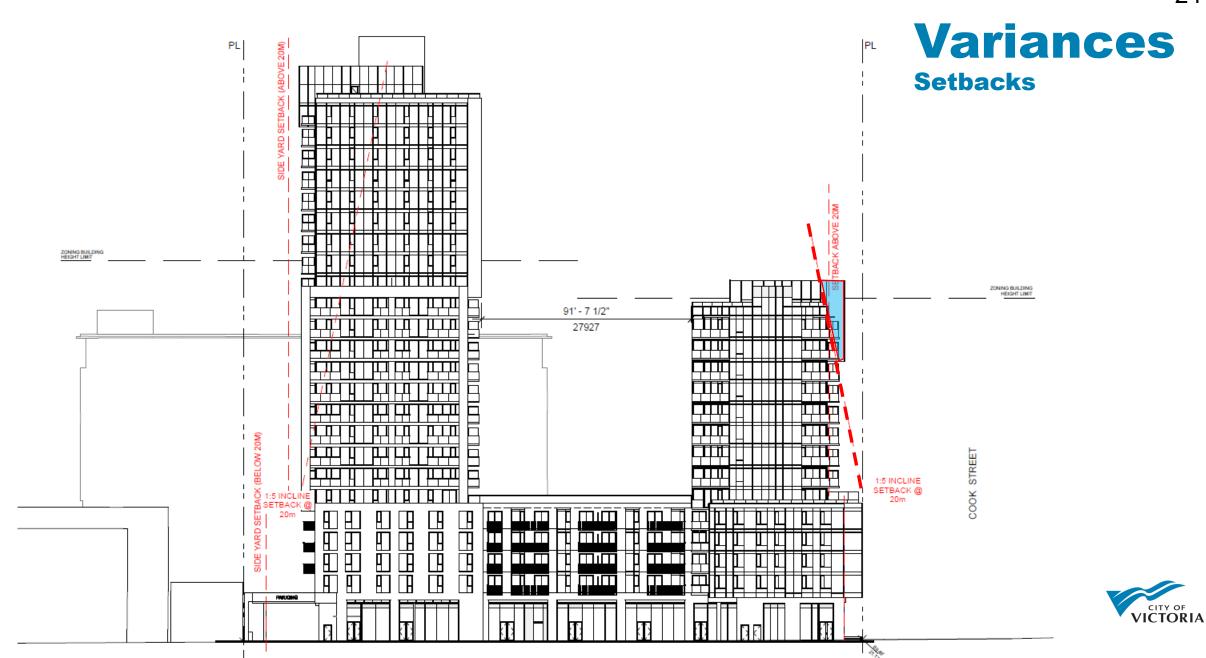


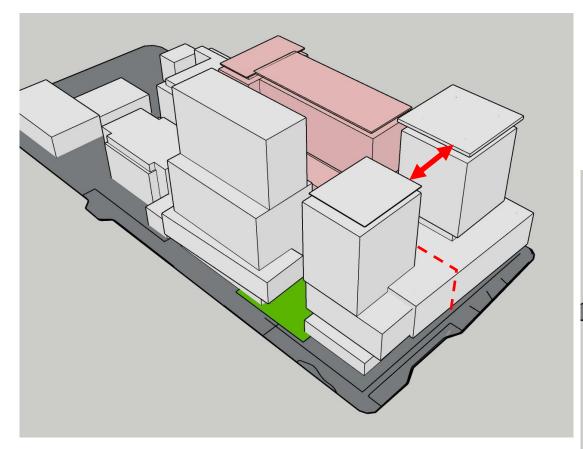


Variances

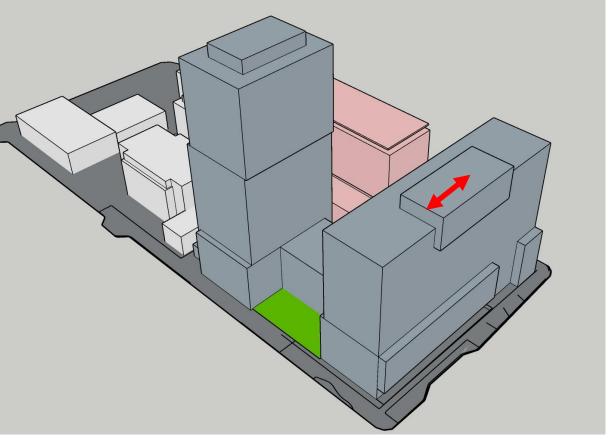
Setbacks







Variances Building Separation





Renderings











Extra Slides

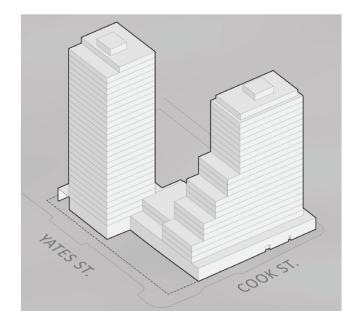


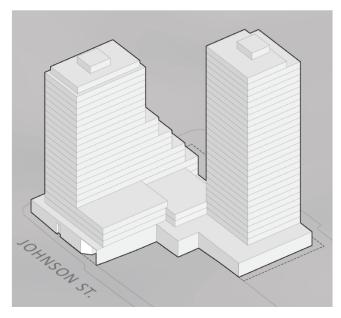
Adjacent Properties

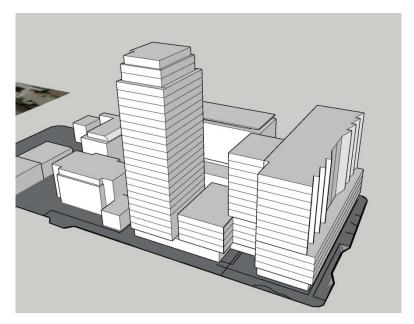


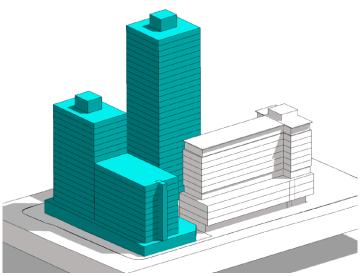


Massing Explorations











Old Render



