



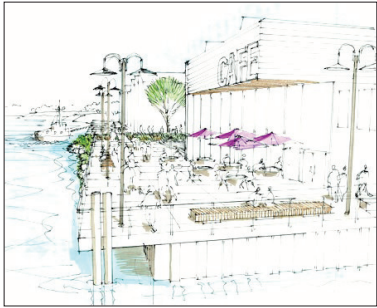
Capital Culture District | Appendix C

Submission history:

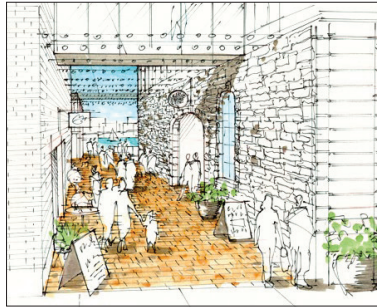
- 1. October 2021, Rezoning Submission
- 2. June 2022, Revised Resubmission (r1)
- 3. May 2023, Revised Resubmission (Development Tracker Package)
- 4. June 2023, Revised Resubmission (r2)
- 5. November 16, 2023 Partial Resubmission (r3) (revisions to page 12 and 14 only)



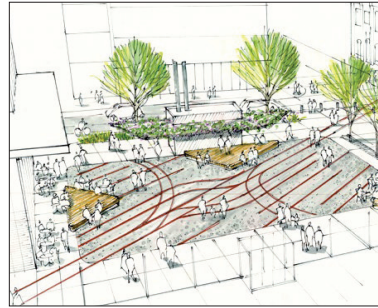
Appendix C1 | Community Amenity Contribution Summary



Harbour Pathway (statutory right-of-way)
The new Harbour Pathway connects the existing pathway from the south to the Harbour Concourse.



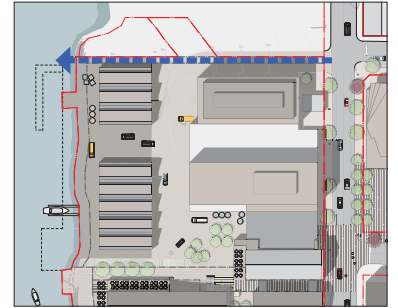
Harbour Concourse; Flour and Rice Alley (statutory r-o-w)
Harbour Concourse, a new landscaped pedestrian route connects the Harbour Pathway to Flour and Rice Alley. Located between two existing heritage buildings, Flour and Rice Alley connects the concourse to Store Street and will frame the view towards the waterfront. An outdoor elevator will provide an accessible route to the harbour level. Circulation, display areas, and seating for the adjacent buildings will animate the alley and concourse.



Street Meet Square (statutory right-of-way)
Located at heart of the district (the sunny south-west corner of Chatham and Store Streets), the new plaza will be inspired by the historical rail lines that cut through the site. The plaza will include trees, seating, and special paving treatment that will also extend West across Store Street to allow for expanded plaza space for larger festivals and events. A planned adjacent restaurant and Gallery programming will create plaza vitality.



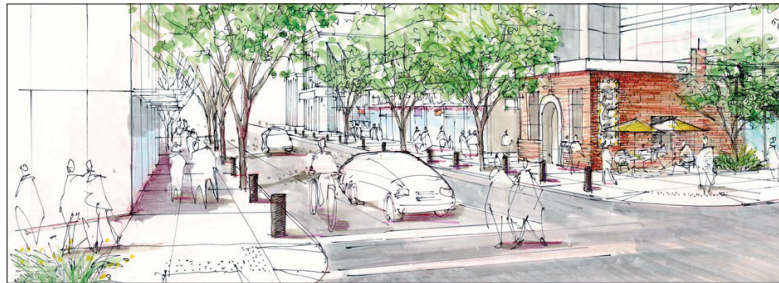
Treed Promenade (statutory right-of-way)
The proposed buildings will be set back to preserve and enhance the existing beautiful rows of London Plane and other mature trees, in a new linear boulevard park visually defined by shop-fronts of the future mixed commercial and residential buildings along the West side of Government Street.



Harbour View (statutory r-o-w)
A visual connection from Store Street to the waterfront along the north edge of the property.



Mid-Block Lane (statutory right-of-way)
The new mid-block lane will provide a connection between Chatham and Discovery Streets and be the physical marker between Phase One (the current parking lot) and future phases to the east.



Streetscape improvements
The public realm of the adjacent streets will be enhanced with improved sidewalks, new street trees, bicycle lanes and other elements of the street.



Heritage Building Retention
1824, 1900 and 1910 Store Street are included on the City of Victoria Heritage Register. Accordingly, they will be maintained and adaptively reused over time.



Housing
A mix of rental and strata title housing will be included. Artist live/work studios will be supported by on-site communal workshops and making facilities, social spaces as well as material storage and exhibition spaces. A measure of affordable live/work studios will be provided; the amount will be confirmed pending the results of the land lift analysis.



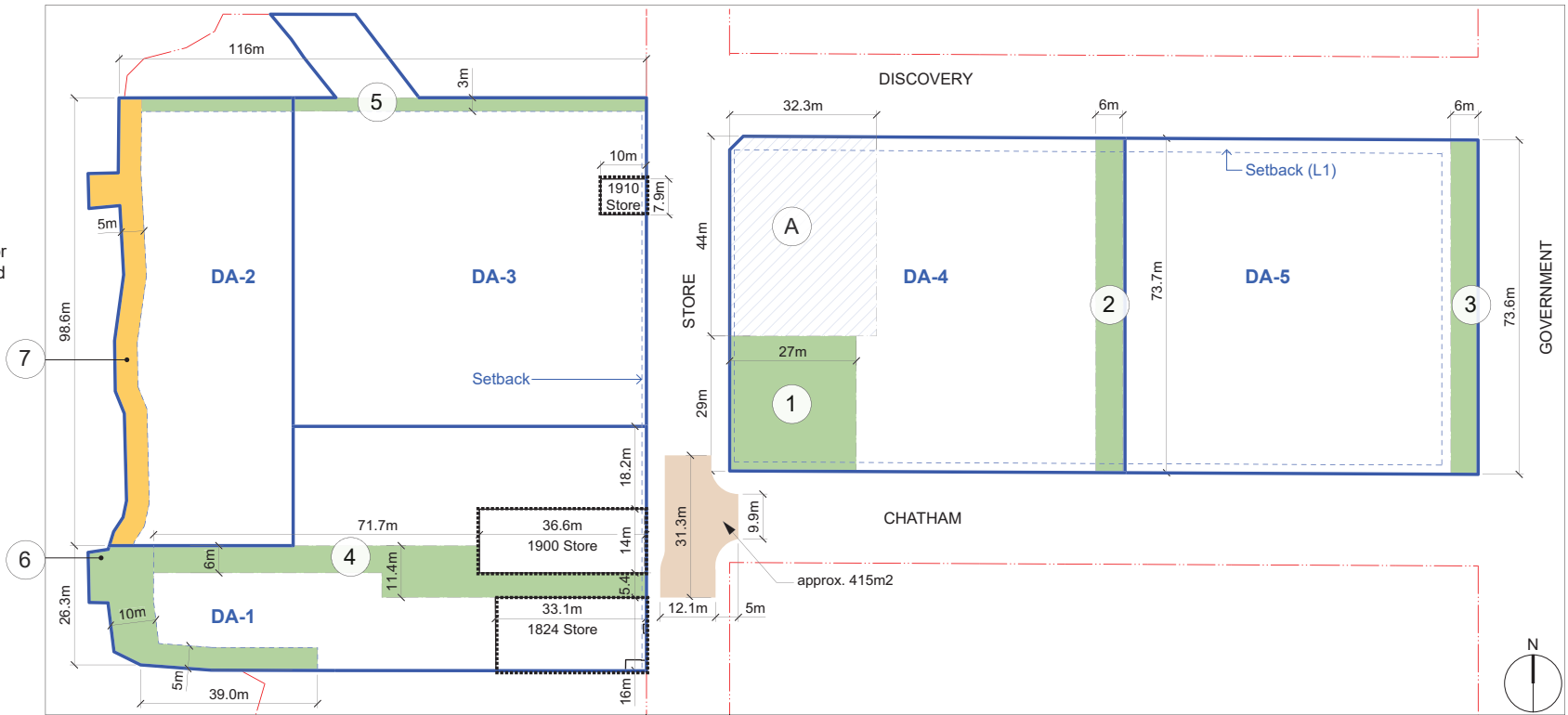
Art Gallery of Greater Victoria (land amenity contribution)
The proposed public art gallery will front onto the new public plaza, which will serve as the entry forecourt to the gallery. While the terms of an agreement between the Applicant and the AGGV are under negotiation, it is anticipated that consultation will continue with the City, as a separate process regarding allocation of value of the gallery site as a contribution to land lift obligations.

C1 | Community Amenity Contribution Summary (continued)

The adjacent diagram illustrates the proposed publicly accessible open spaces that are anticipated to be secured through statutory rights of way. All dimensions and areas are approximate and subject to further study and legal survey.

It is anticipated that the provision of each open space will be tied to development of the specific Development Area within which the open space is physically located. For example, construction of DA-4 would include provision of (1) Street Meet Square and (2) the Mid-Block Lane.

Detailed descriptions of the open spaces are included in the rezoning application.



LEGEND

- 1 Street Meet Square (SRW)**
 Area: Approximately 780 m²
 Note: Included in this area may be circulation that serves the underground parking beneath the plaza.
 Note: Volumetric SRW to accommodate underground parkade.
 - 2 Mid-Block Lane (SRW)**
 Area: Approximately 440 m²
 Note: Volumetric SRW to accommodate building overhead.
 - 3 Treed Promenade (SRW)**
 Area: Approximately 442 m² tbd in consultation with the project arborist.
 - 4 Harbour Concourse; Flour and Rice Alley (SRW)**
 Area: Approximately 745 m²
 Note: Volumetric SRW to accommodate circulation above and below alley. Seating and circulation for the adjacent buildings is included.
 - 5 Harbour View (SRW)**
 Area: Approximately 330 m²
 Note: Located within an existing driveway. No improvements will be made to this area.
 - 6 DA-1 Harbour Pathway (SRW)**
 Area: Approximately 478 m²
 Note: 5 m to 10 m in width.
 - 7 DA-2 Potential Future Harbour Pathway (SRW) conditional to use**
 - See Section 7 of the Rezoning Application
 Area: Approximately 550 m²
 Note: 5 m width.
 - Statutory right-of-way (SRW) Areas 1-6**
 Approximately 3215 m²
 11.8% of total site area
 - A Art Gallery of Greater Victoria (Land Volume Amenity Contribution)**
 Area: Approximately 1416 m²
 Note: Proposed air parcel for construction of a new gallery building.
 - 1824, 1900, 1910 Store Street (Heritage Buildings)**

 - Heritage sub areas are anticipated within DA-1 and DA-3. The extent of each area is to be determined.
 - Raised Area
- General note: Approximate area totals for Street Meet Square, Harbour Concourse, Flour and Rice Alley and Treed Promenade include frontage space for adjacent building activity such as circulation, displays and restaurant seating.

C1 | Community Amenity Contribution Summary (continued)

Conceptual Phasing of Development and CAC's

Phase 1

(estimated commencement mid-2024)

- Street Meet Square
- Mid-Block Lane
- Art Gallery of Greater Victoria
- Streetscape improvements along Discovery, Store, Chatham
- Potential undergrounding of hydro on Discovery

Phase 2:

(timing to be determined)

- Streetscape improvements along Discovery, Chatham, Government
- Treed Promenade

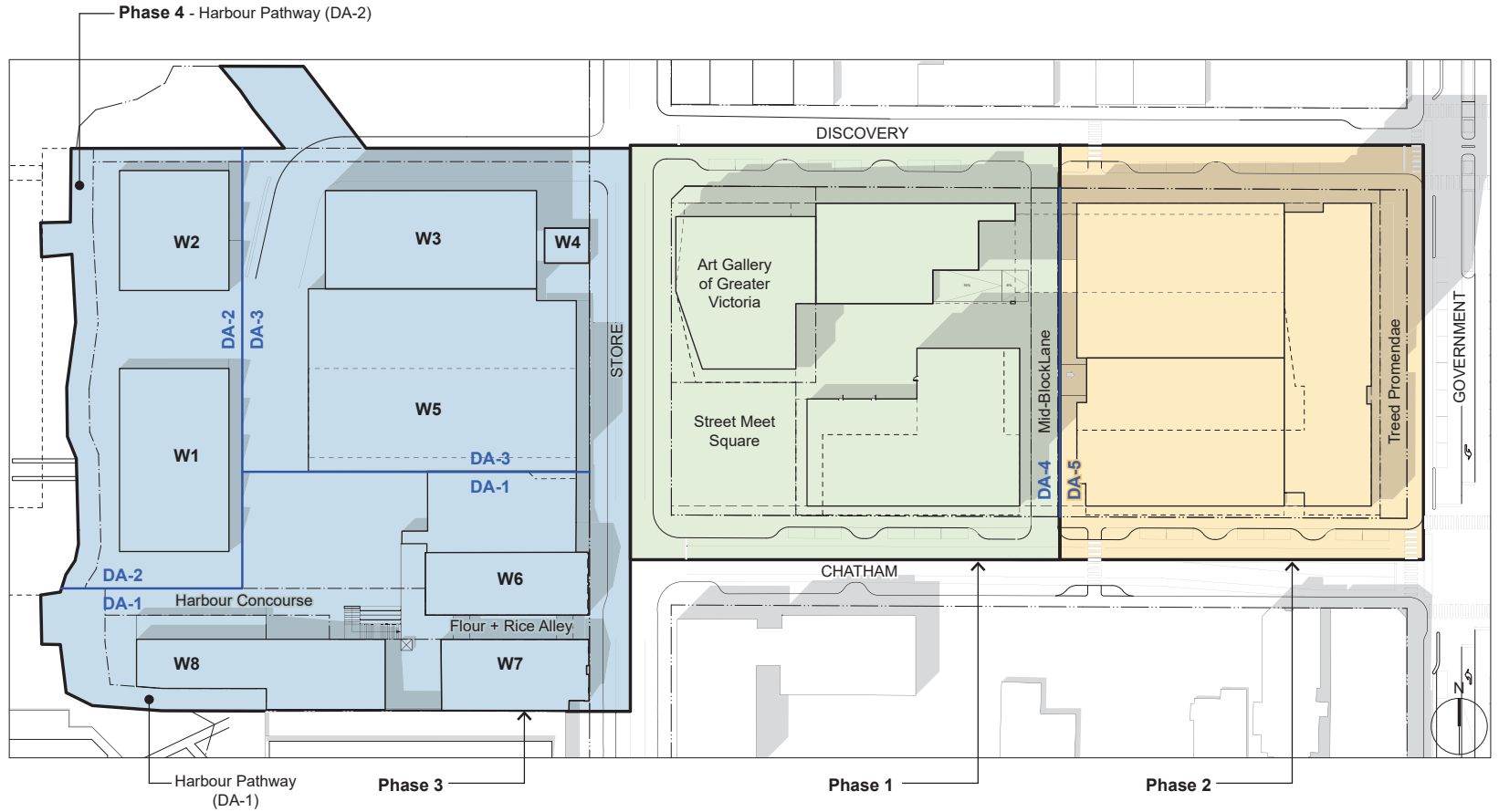
Phase 3:

(timing to be determined)

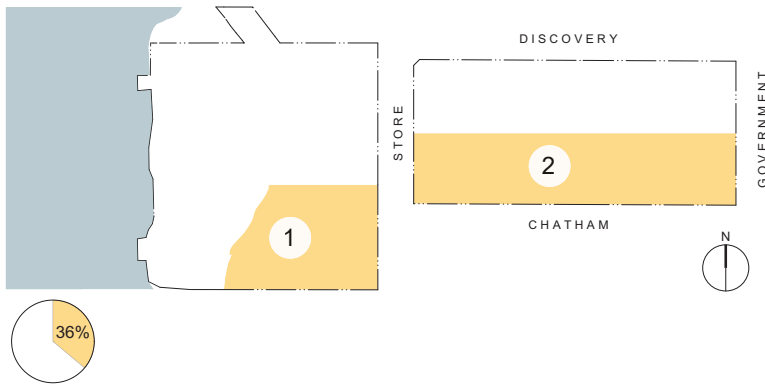
- Harbour Pathway (DA-1 only) provided at time of DP for W8
- Flour and Rice Alley
- Harbour Concourse - provided at time of DP for W8
- Streetscape improvements along Store St.
- Heritage Building Retention and adaptive reuse.

Phase 4:

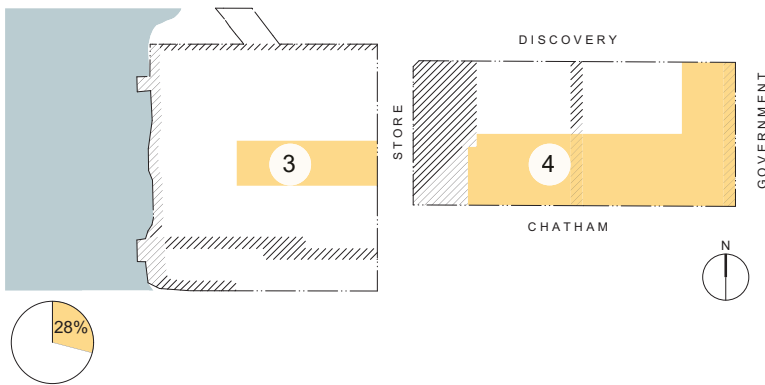
- Harbour Pathway (DA-2) - to be open for public use when this area is no longer being used for industrial purposes - See Section 7 of the Rezoning Application.



Appendix C2 | Comparative Analysis of Land Area



Existing Residential Land Area



Proposed Residential Land Area

Currently Permitted / Anticipated Land Use: RESIDENTIAL

- 1 Residential use is permitted per the existing CA-3C zoning.
- 2 Residential use is anticipated within the Burnside Gorge Local Area Plan

Residential use is permitted in the current zoning or anticipated in the local area plan for approximately 36% of the overall site area.

Proposed Land Use: RESIDENTIAL

- 3 Residential use is proposed in the upper levels of a building slightly to the north of the lot currently zoned for residential.
- 4 Residential use is proposed along Chatham and Government Street above the street level. The incorporation of a new public plaza at the corner of Store and Chatham results in this site area not being used for residential use.

Residential use is proposed to be included within mixed-use zoning for approximately 28% of the overall site area.

Rationale

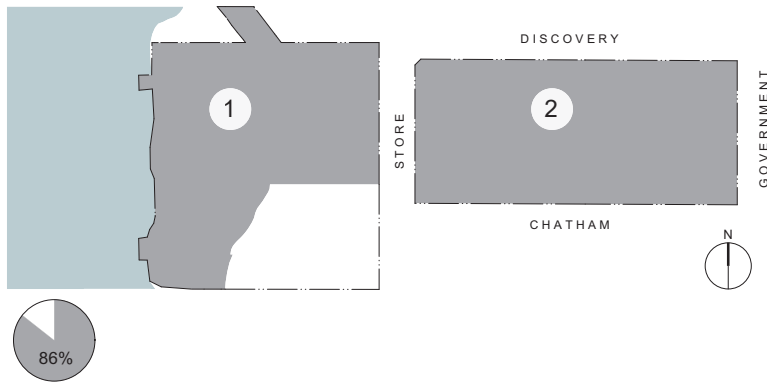
It is proposed that the allowable residential portions of the site be adjusted as part of the comprehensive mixed-use master plan. Meaningful opportunities (both functional and social) for the overall site are made possible by adjusting the boundaries for residential occupation.

By shifting the residential permissions on the waterfront block slightly north, the existing heritage registered buildings can remain with continuation of existing commercial/office uses.

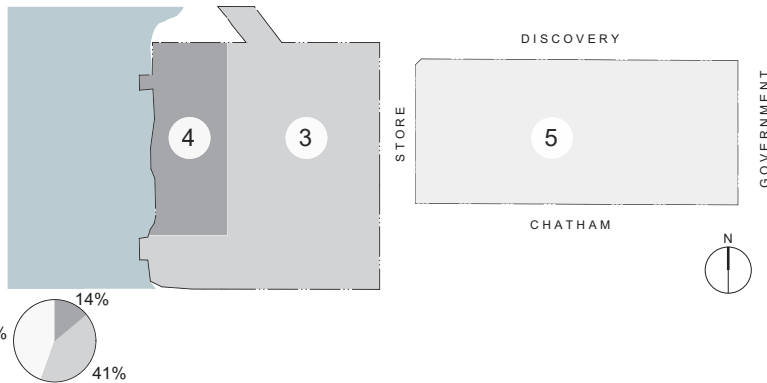
Extending the residential area along Government Street accommodates a new public plaza at the corner of Chatham and Store Streets.

When viewed from the perspective of land area, the total residential use of the site is decreased from what is permitted in current zoning or anticipated in the OCP/Local Area Plan.

Appendix C2 | Comparative Analysis of Land Area



Existing Industrial Land Area



Proposed Industrial Land Area

Currently Permitted / Anticipated Land Use: INDUSTRIAL

- ① Heavy industrial use is permitted per the existing M-3 zoning. Marine industrial use is anticipated in this area within the Burnside Gorge Local Area Plan.
- ② Heavy industrial use is permitted within the existing M-3 and M-3G zoning. Light industrial use is anticipated in this area within the Burnside Gorge Local Area Plan.

Industrial use is permitted in the current zoning or anticipated in the local area plan for 86% of the overall site area.

Currently there are no industrial activities on the site.

Proposed Land Use: INDUSTRIAL

- ③ Marine industrial and light industrial uses are proposed to be permitted.
- ④ Heavy industrial, marine industrial and light industrial uses are proposed to be permitted.
- ⑤ Light industrial uses are proposed to be permitted.

Industrial use is proposed to be permitted for 100% of the overall site area, excluding proposed statutory rights-of-way.

Rationale

The proposed zoning tailors the type of permitted industrial zoning to specific areas in response to the City's desire to retain industrial land, the physical location of the site at the edge of the 'downtown', and opportunities inherent to the site's transitional nature.

In addition, the site is an important one within the context of the Victoria 3.0 Arts and Innovation District. There is a natural synergy between industrial zoning and arts spaces. Artists and makers benefit from permissive zoning, allowing numerous activities to take place and creating a truly mixed use neighbourhood.

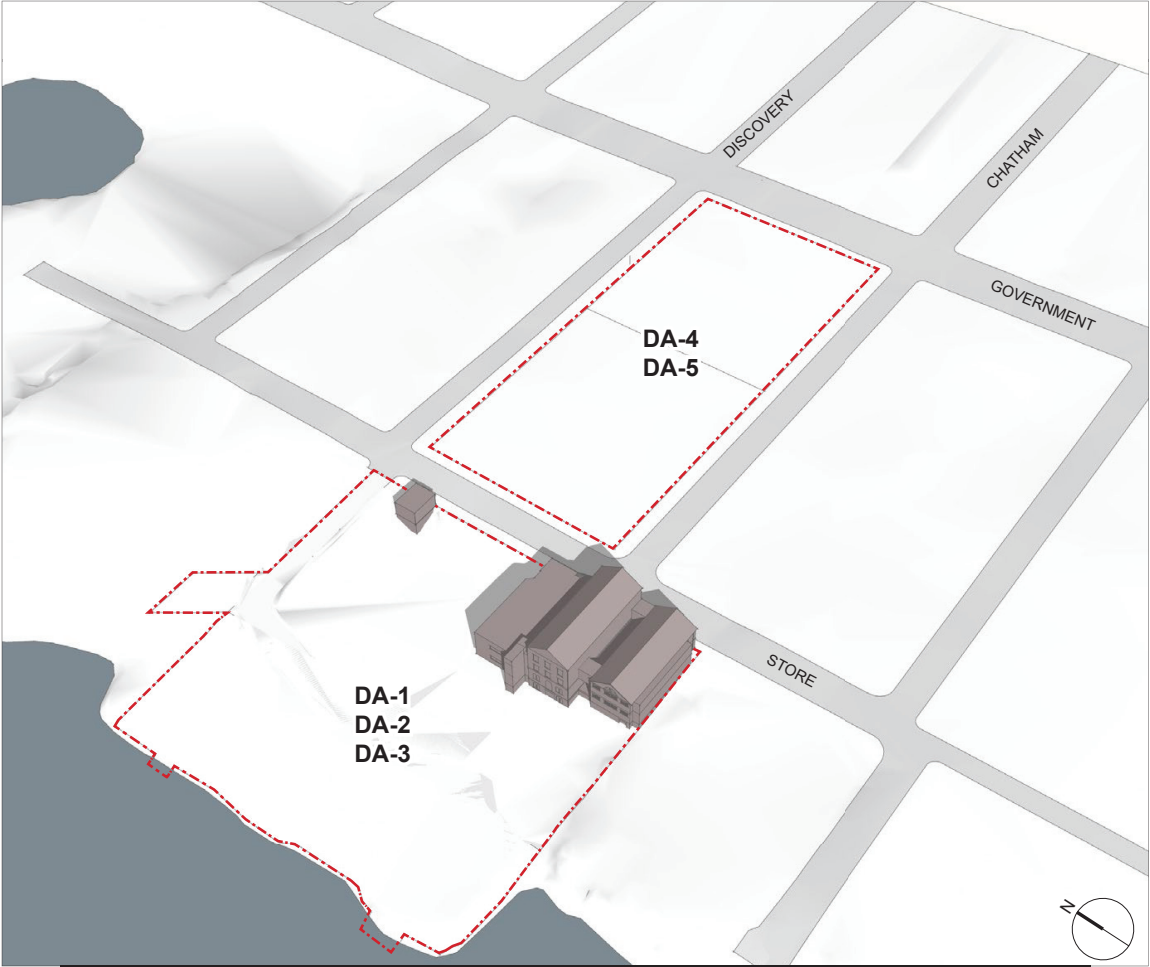
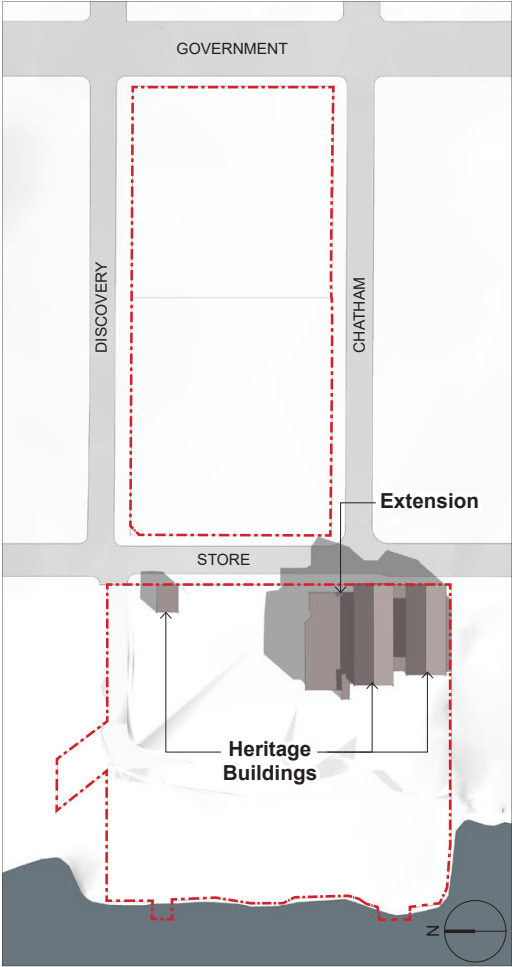
When viewed from the perspective of land area, the total permitted industrial use of the site has increased from what is permitted in current zoning or anticipated in the OCP/Local Area Plan. This does not guarantee industrial uses will occur everywhere on the project site, rather it provides the flexibility for these uses to be accommodated in any location.

Appendix C3 | Massing Rationale

Site Area:

DA-1, DA-2, DA-3:	162,330 ft ² 15,081.0 m ²
DA-4, DA-5:	130,563 ft ² 12,129.7m ²

- Retain 3 heritage registered buildings
- Retain extension to 1900 Store Street

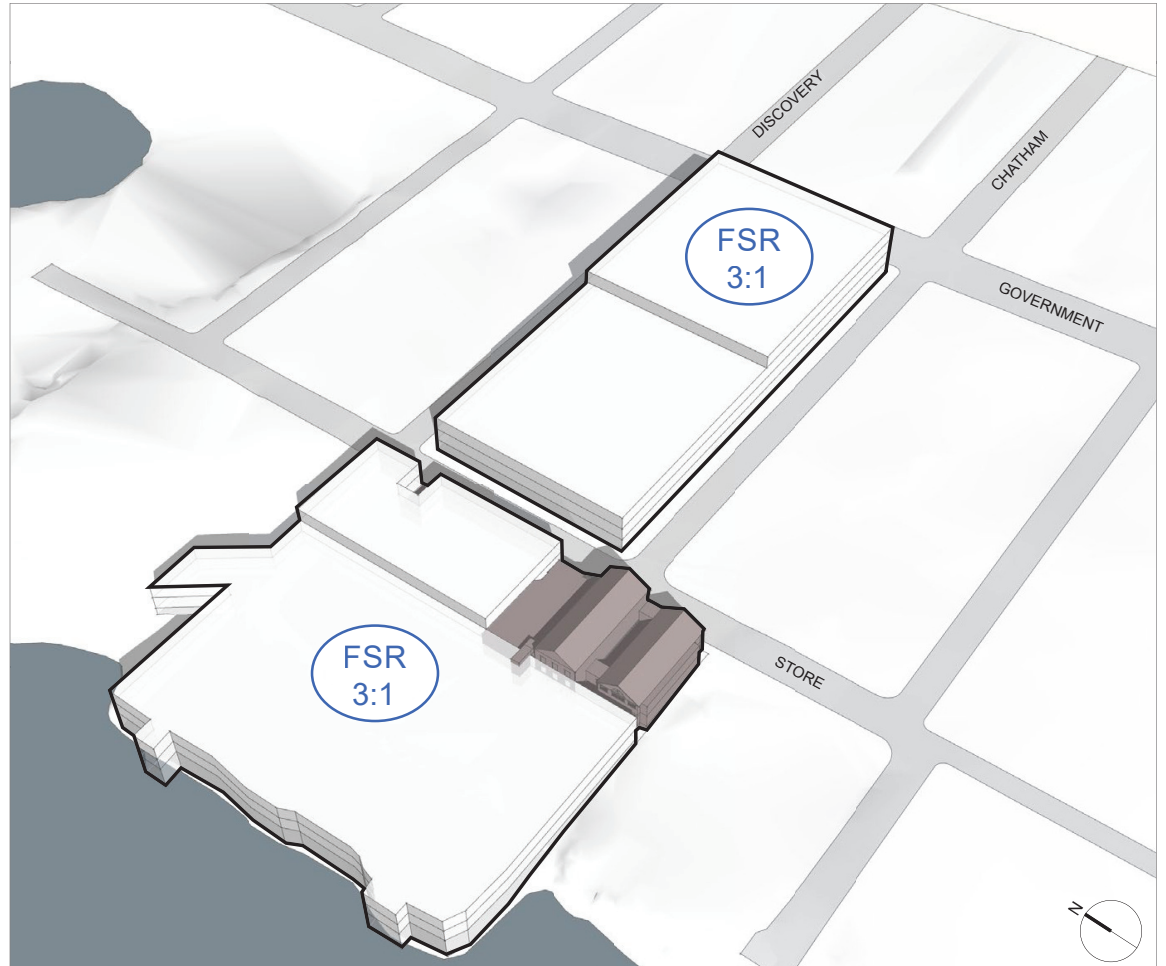
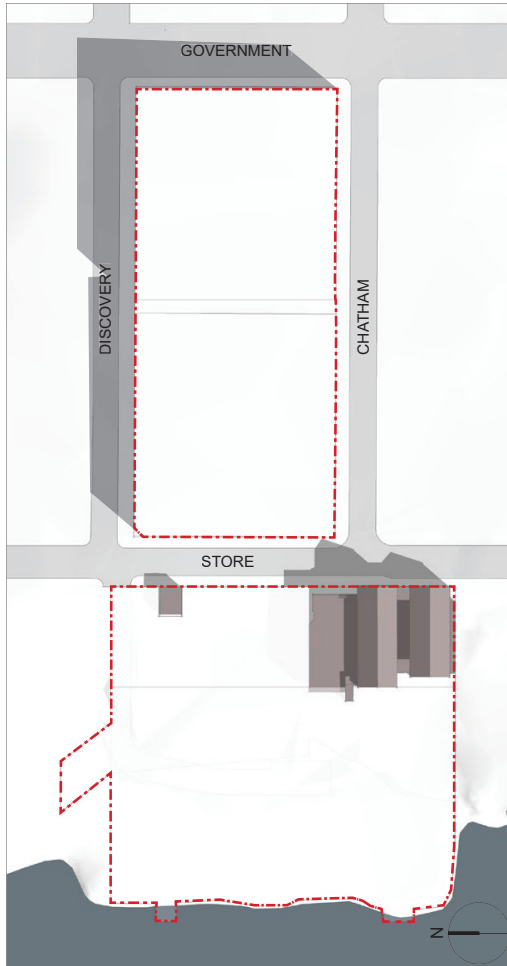


C3 | Massing Rationale (continued)

Existing (and illustrated) Density
(approx.):

DA-1, DA-2, DA-3: FSR 3:1

DA-4, DA-5: FSR 3:1



C3 | Massing Rationale (continued)

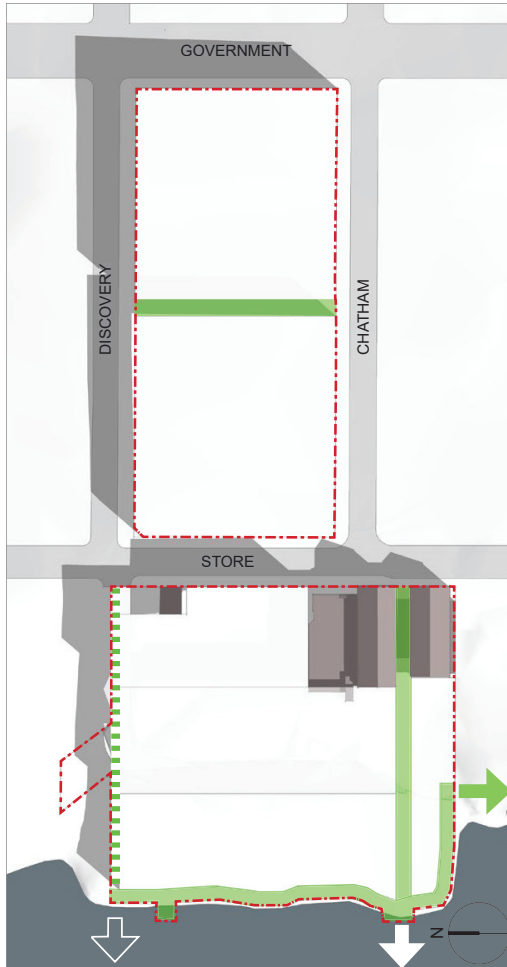
Illustrated Density (approx.):

DA-1, DA-2, DA-3: FSR 3:1

DA-4, DA-5: FSR 3:1

Foundational Open Space:

- Mid-block Lane
- Connection to Harbour
- View to Harbour
- Harbour Pathway (short term and long term/future)



C3 | Massing Rationale (continued)

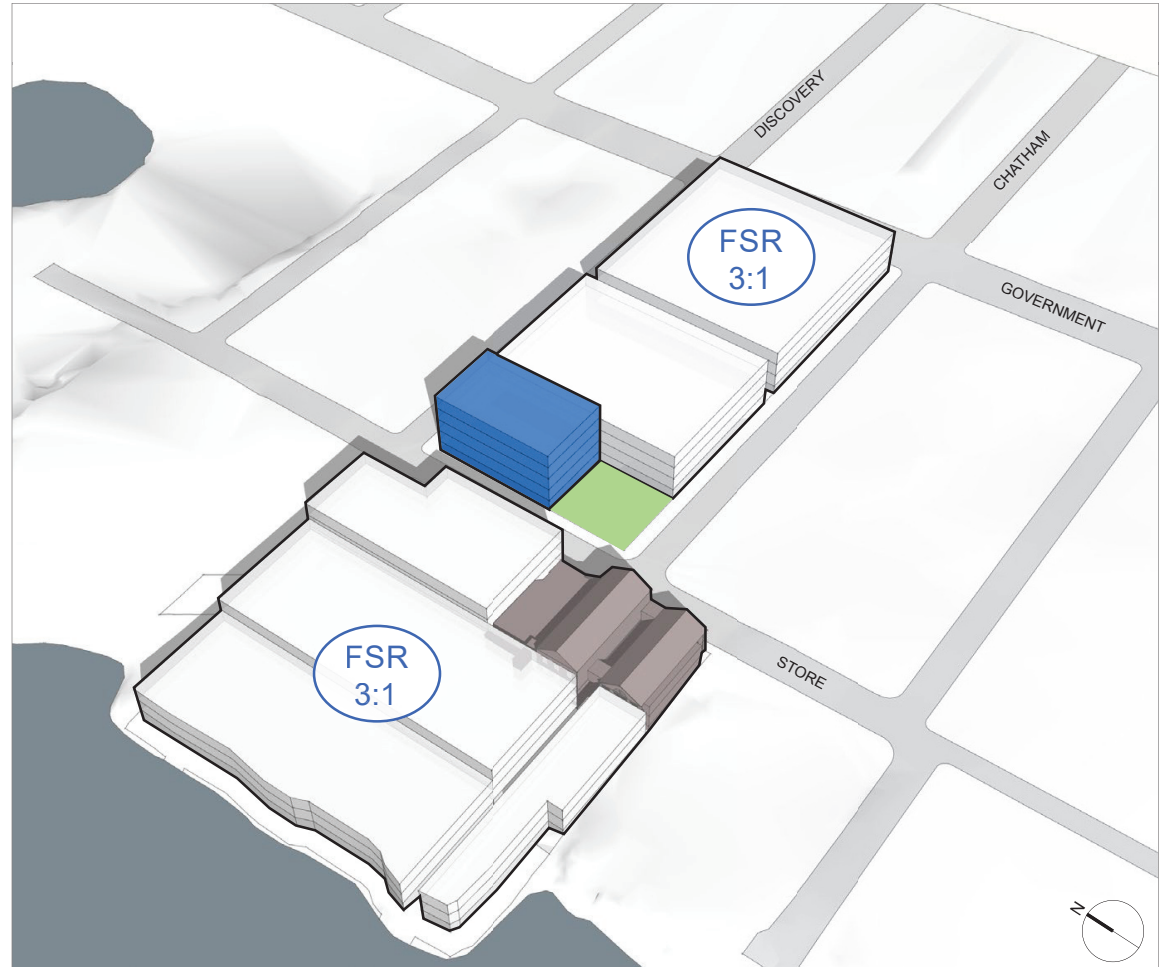
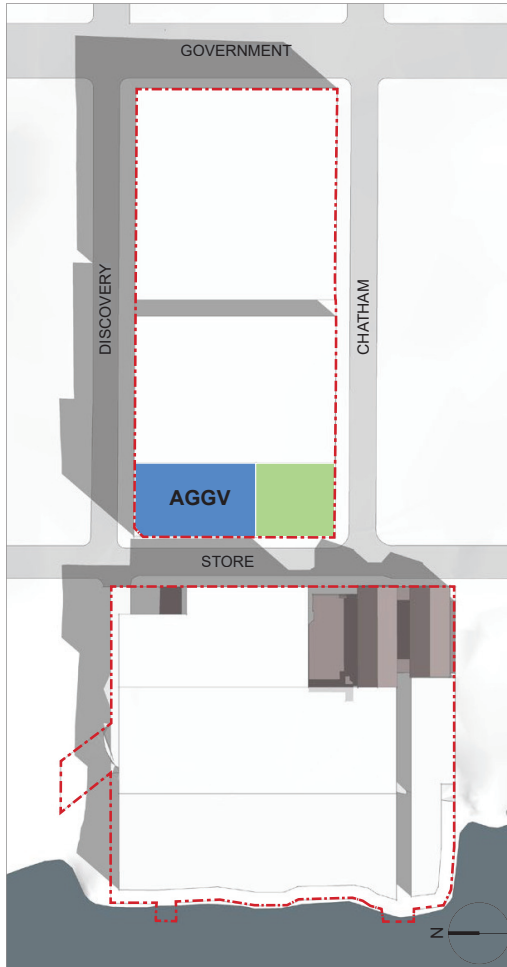
Illustrated Density (approx.):

DA-1, DA-2, DA-3: FSR 3:1

DA-4, DA-5: FSR 3:1

Art Gallery of Greater Victoria:

- Locate a proposed art gallery in a mid-rise building form with a fronting public plaza.



C3 | Massing Rationale (continued)

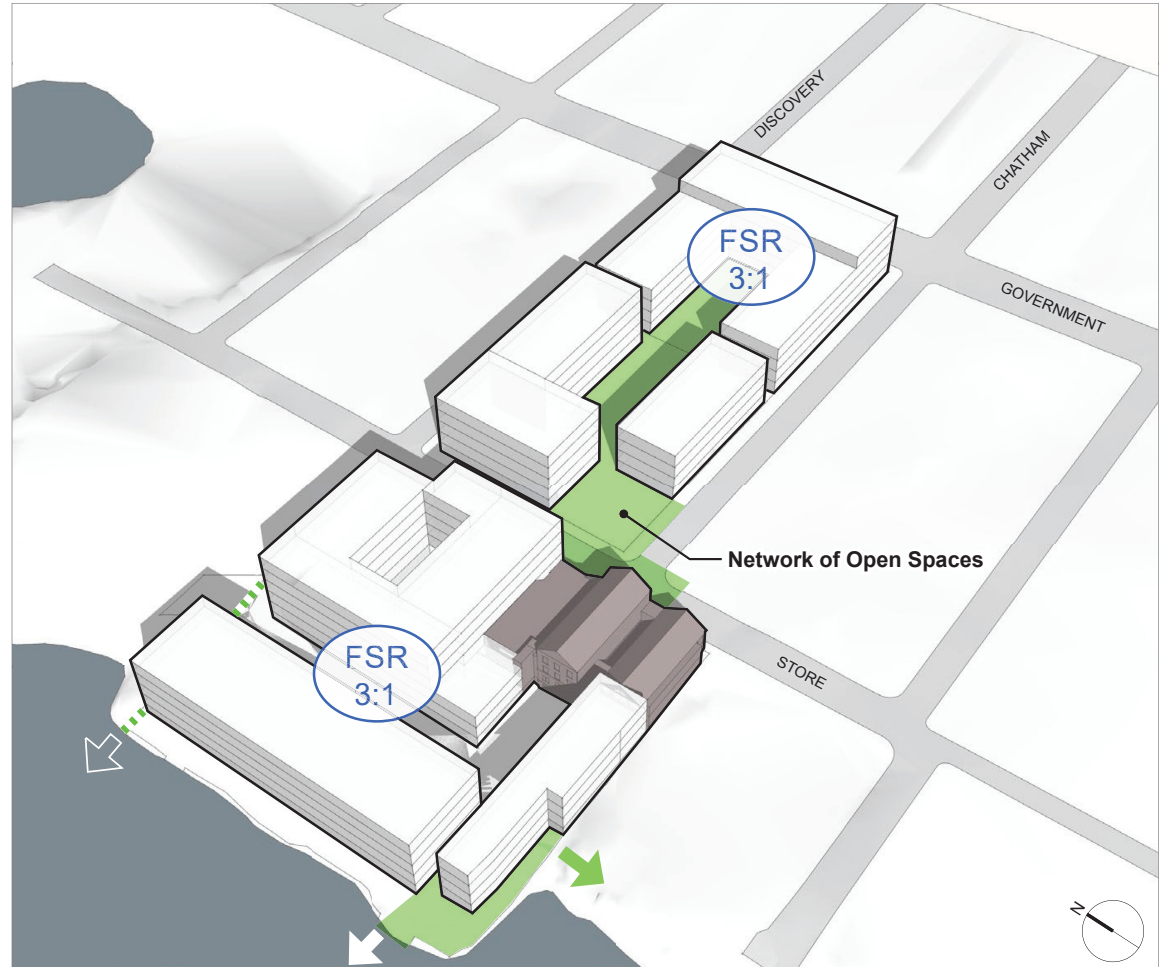
Illustrated Density (approx.):

DA-1, DA-2, DA-3: FSR 3:1

DA-4, DA-5: FSR 3:1

Massing Adjustments:

- Carve out a network of open spaces linking from the mid-block lane through to the waterfront.
- Provide a public connection to the waterfront from Store Street.
- Provide a public connection to the Harbour Pathway.
- Increase the height of the building massing to accommodate the network of open spaces.
- Adjust building proportions (decreased width, increased height) to improve floorplate usability.
- z



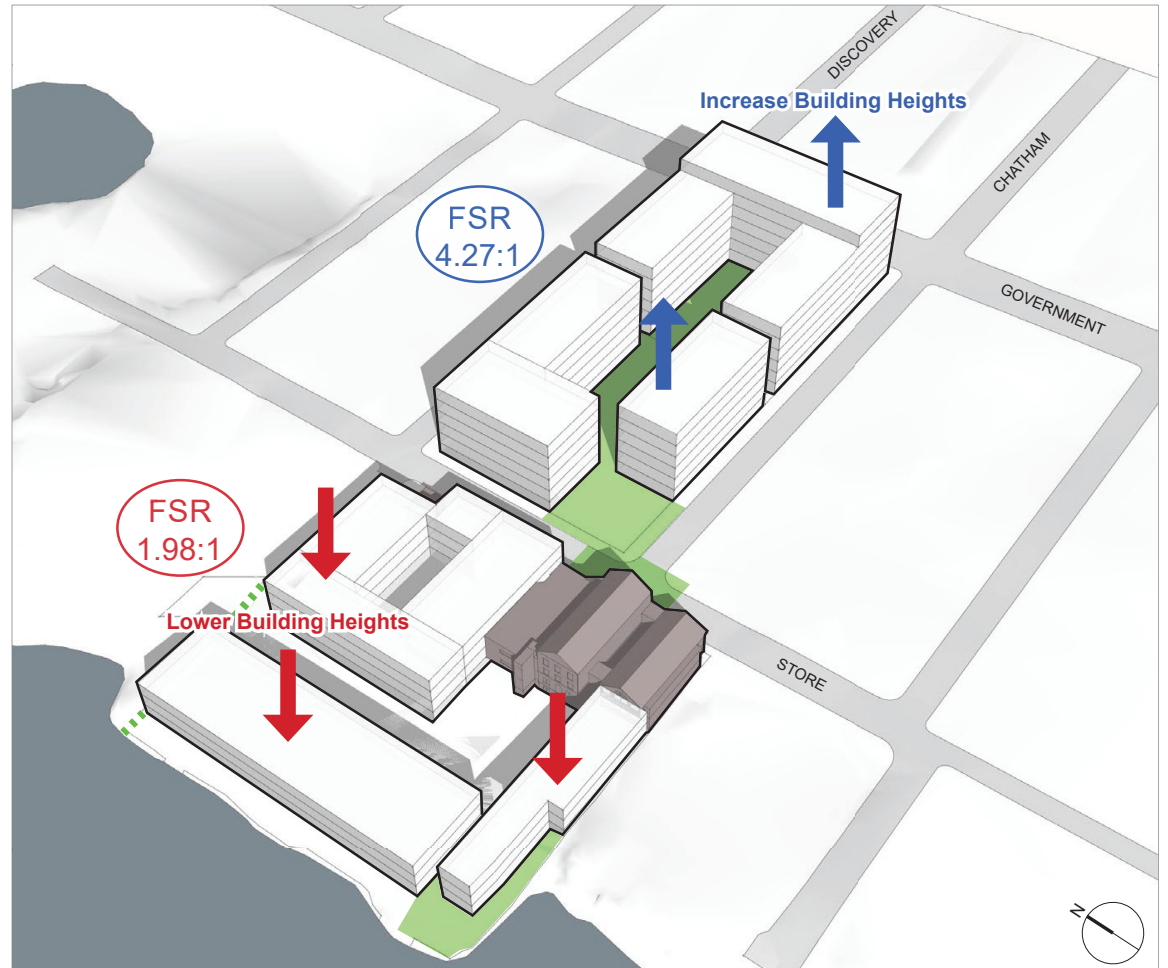
C3 | Massing Rationale (continued)

Density Transfer:

DA-1, DA-2, DA-3: FSR 1.98:1
DA-4, DA-5: FSR 4.27:1
Combined: FSR 3:1

Massing Adjustments:

- Reduce the height and size of the waterfront buildings to provide a building typology more appropriate for industrial uses.
- Accordingly, shift buildable floor area from the West block to the East block.



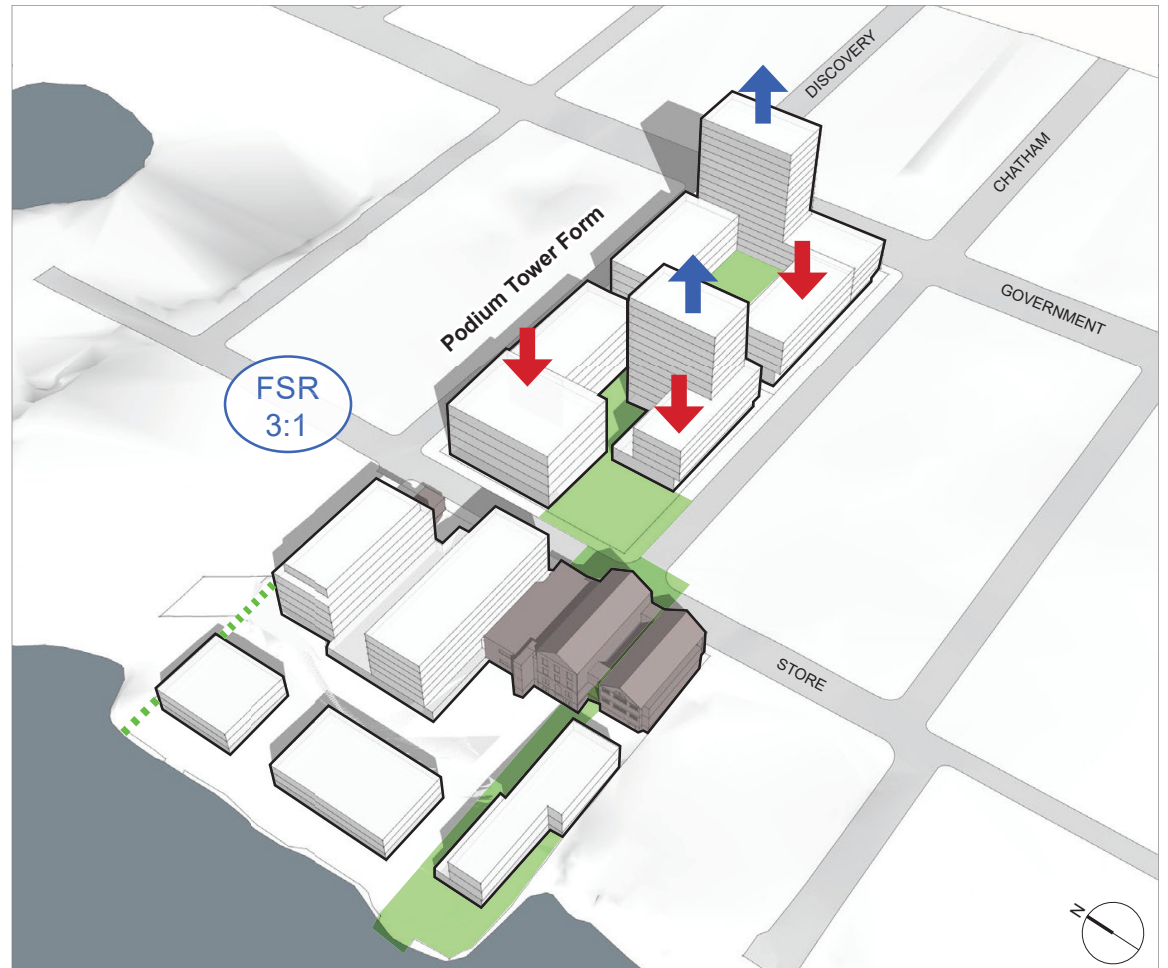
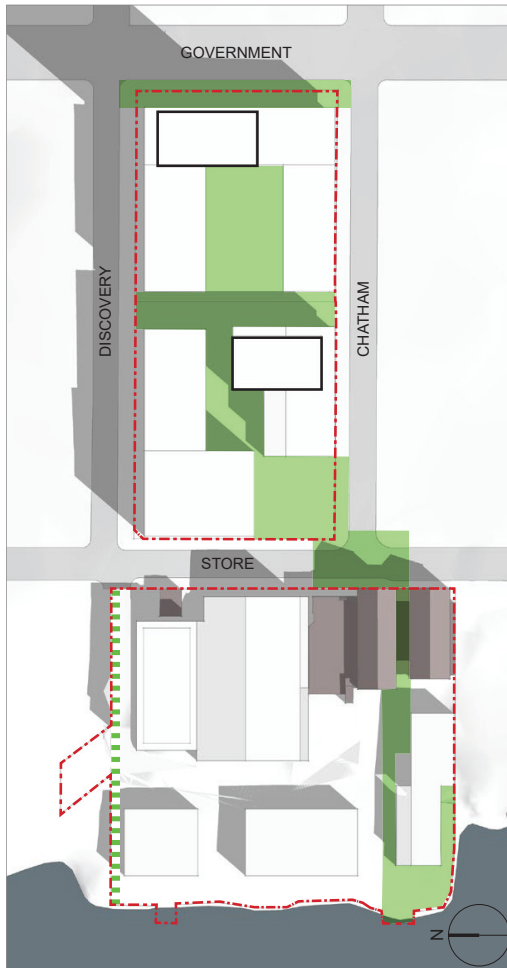
C3 | Massing Rationale (continued)

Illustrated Density (approx.):

Combined: FSR 3:1

Massing Adjustments:

- Reduce bulk and incorporate viable building footprints on the West block.
- Incorporate a podium tower building typology; add height in tower form to the East block.
- Pull building mass away from Government to accommodate existing trees and a new promenade.



C3 | Massing Rationale (continued)

Illustrated Density (approx.):

DA-1, 2, 3, 4, 5 = FSR 3.0:1

DA-1, 2, 3 = FSR 1.98:1

DA-4, 5 = FSR 4.27:1

Massing Adjustments:

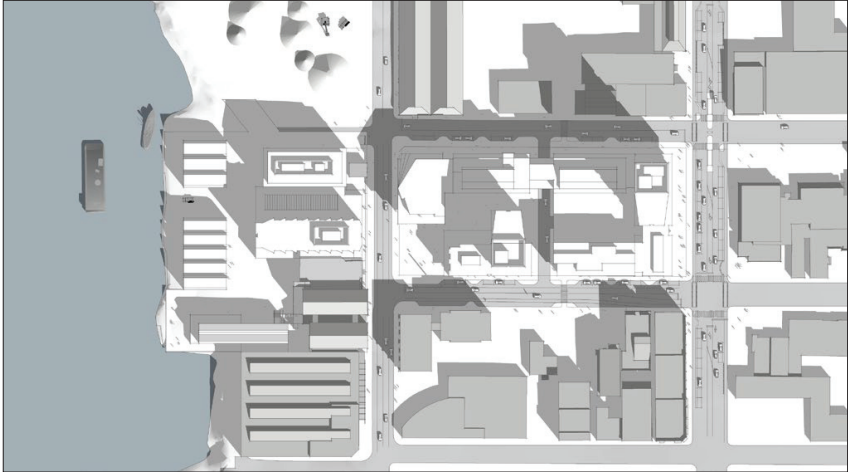
- Refine the massing to respond to the surrounding streets, anticipated use of each building, open spaces and context.
- Incorporate ground level setbacks to increase pedestrian level space.



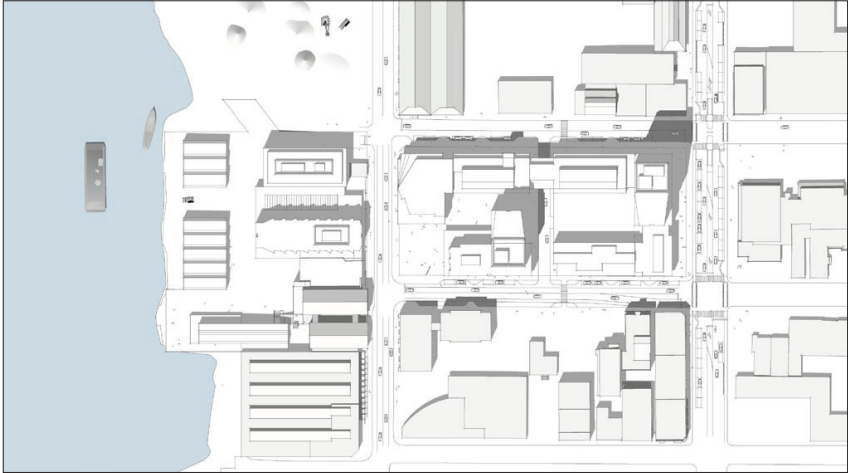
Appendix C4 | Shadows

The following diagrams illustrate the shadowing impact of the conceptual design at the summer and winter solstice and the equinoxes.

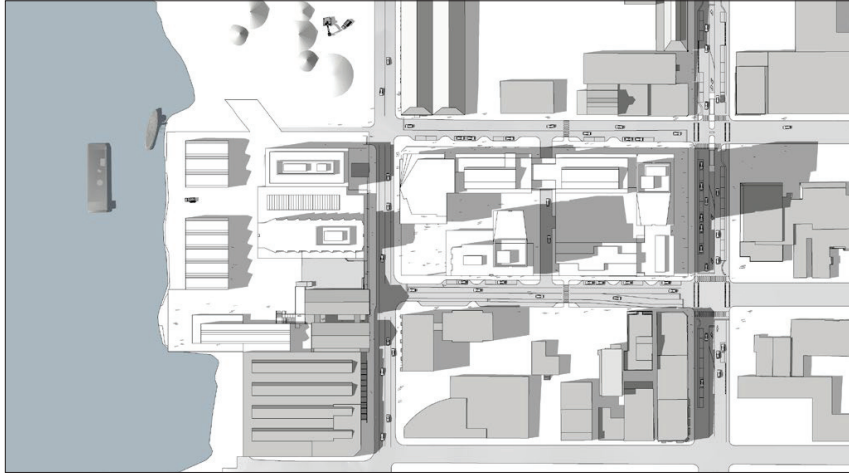
The summer solstice marks the start of summer and is the day of the year with the most daylight hours and the highest sun angle.



10:00am
Summer solstice (June 21, 2022)



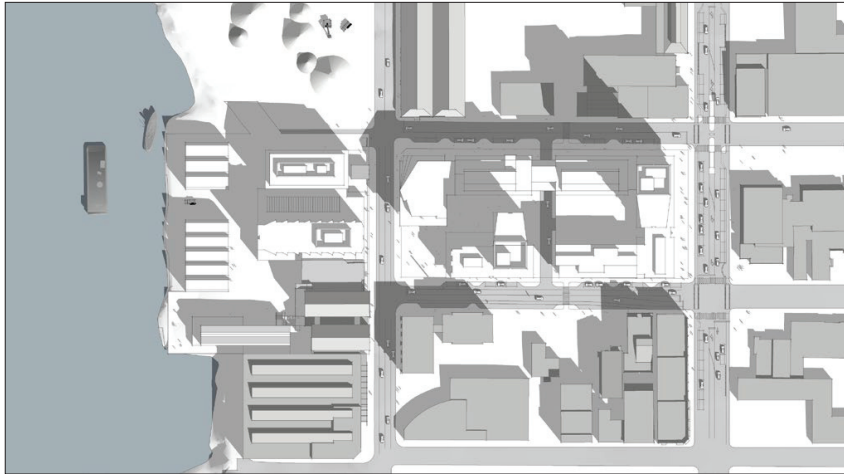
1:00pm
Summer solstice (June 21, 2022)



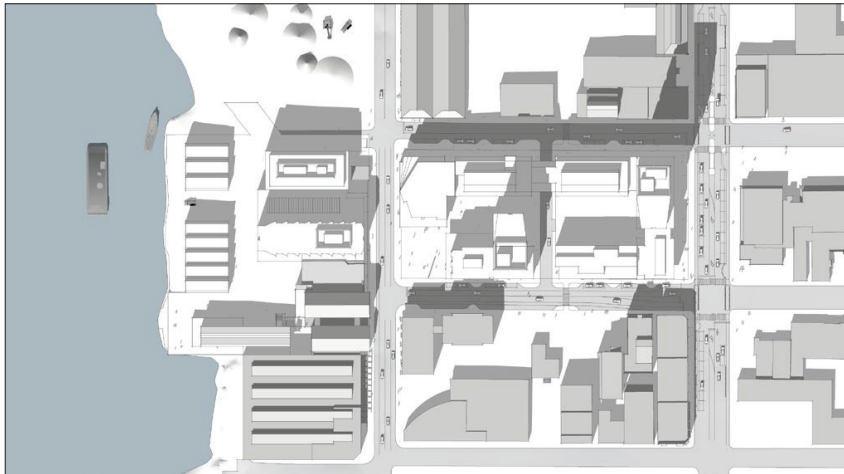
4:00pm
Summer solstice (June 21, 2022)

Appendix C4 | Shadows (continued)

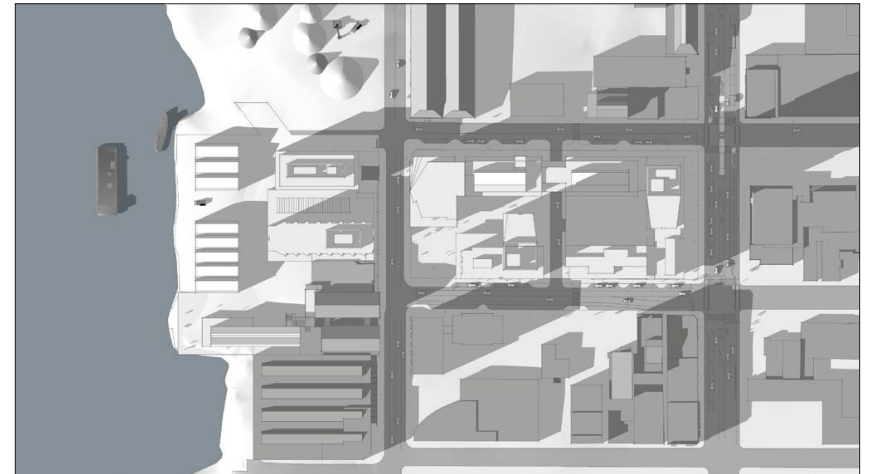
The equinoxes mark the beginning of spring and fall and are the times when daylight and night-time are approximately the same length. The shadows on the fall equinox and the spring equinox are equivalent.



10:00am
Equinox (Sept 22, 2022)



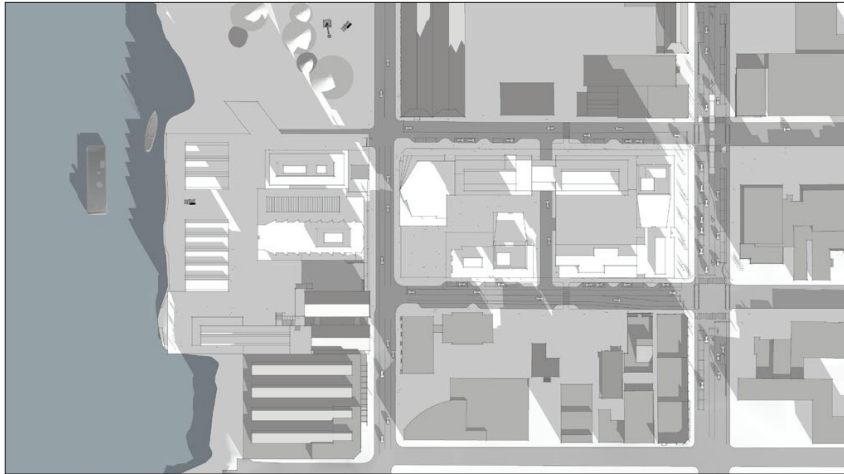
1:00pm
Equinox (Sept 22, 2022)



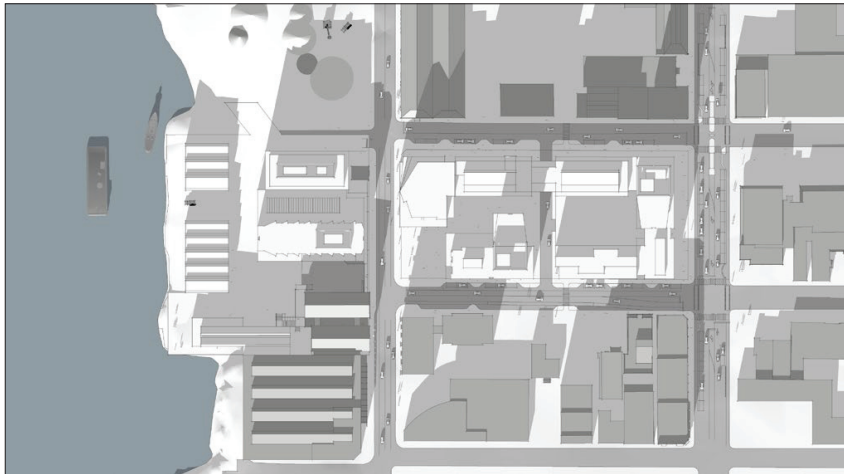
4:00pm
Equinox (Sept 22, 2022)

Appendix C4 | Shadows (continued)

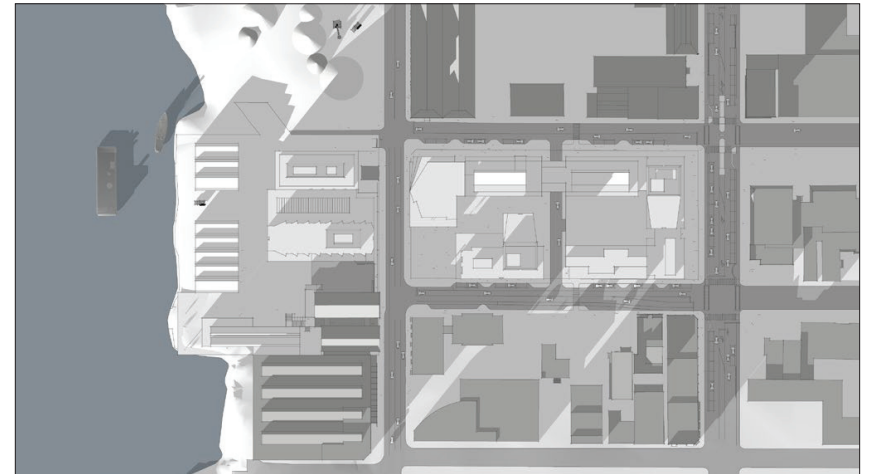
The winter solstice marks the start of winter and has the least amount of sunlight.



10:00am
Winter solstice (December 21, 2022)



1:00pm
Winter solstice (December 21, 2022)



3:00pm
Winter solstice (December 21, 2022)

Appendix C5 | View Analysis



Key Plan



1. View from the west end of the Bay Street bridge



2. View from Laurel Point

C5 | View Analysis (continued)



Key Plan



3. View from Government at Herald



4. View from the west end of the Johnson Street bridge

C5 | View Analysis (continued)



Key Plan



5. View from Pembroke at Government



6. View along Store Street at Herald Street

C5 | View Analysis (continued)



Key Plan



Victoria 2021 - view to the south



Capital Culture District at build out

C5 | View Analysis (continued)



Key Plan



Victoria 2021 - view to the west



Capital Culture District at build out