

Application Brief 1.0

July 2020



TELUS ocean

TELUS ocean

Land Acknowledgment

We acknowledge with respect the Lekwungen peoples on whose traditional territory the TELUS Ocean property stands and the Songhees and Xwsepsum (Esquimalt) Nations whose historical relationships with the land continue to this day.

Application Brief 1.0	July 2020
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About

This document outlines the development vision for TELUS Ocean, a proposed commercial office and retail building in Downtown Victoria. The document provides an overview of the proposed development concept – its planning and policy context, foundational planning and design rationale, as well as the associated City of Victoria applications processes.

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"TELUS Ocean will enrich Victoria's unique historical core with stunning, world-class architecture, and enhanced public spaces that create a truly welcoming destination for our team members, the community and indeed all British Columbians."

– Darren Entwistle
President & CEO of TELUS



TELUS Communications Inc.

Project Owner

TELUS is a dynamic, world-leading communications and information technology company with \$14.7 billion in annual revenue and 15.2 million customer connections spanning wireless, data, IP, voice, television, entertainment, video and security. We leverage our globally leading technology to enable remarkable human outcomes.

Our long-standing commitment to putting our customers first fuels every aspect of our business, making us a distinct leader in customer service excellence and loyalty. TELUS Health is Canada's largest healthcare IT provider, and TELUS International delivers the most innovative business process solutions to some of the world's most established brands.

Driven by our passionate social purpose to connect all Canadians for good, our deeply meaningful and enduring philosophy to give where we live has inspired our team members and retirees to contribute more than \$736 million and 1.4 million days of service since 2000. This unprecedented generosity and unparalleled volunteerism have made TELUS the most giving company in the world.



TELUS Garden - Vancouver, BC





TELUS Garden - Vancouver, BC



TELUS Sky - Calgary, AB



TELUS Harbour - Toronto, ON



TELUS Communications Inc. Project Owner

TELUS brings past experience in the successful implementation of our commercial office projects across the country. Examples of TELUS office developments in other key Canadian cities—including Vancouver’s TELUS Garden, Calgary’s TELUS Sky, and Toronto’s TELUS Harbour—showcase the architecturally-advanced and environmentally-sustainable building design that will characterize this new project.

As the leader in social capitalism, we are committed to delivering value to all our stakeholders. That commitment is embedded in everything we do and every decision we make. We are focused on the health of our planet to make the world a better place, and every aspect of our buildings architecture, mechanical design and energy resource utilization provides next-generation energy saving solutions. We endeavour to continue implementing solutions that generate net positive benefits, socially, economically and environmentally, for our team, our company and society.



ARYZE Developments Inc.

Local Community Development Partner & Collaborator



ARYZE is a Victoria-based infill development and construction company that approaches the built environment with a keen curiosity and ongoing search for knowledge. ARYZE blends traditional construction practices, intelligent design, and high performance building technologies—always striving to push the future forward.

The ARYZE mission is to gather the best people, use our business to create healthy, resilient places for our community to call home, and realize projects that shape our city in a positive way. Aryze today is just that—a group of educated, experienced, and skilled professionals working to create a new type of company; a constructor built on a foundation of advocacy, innovation, and performance.

We like to think of ourselves as entrepreneurs with an underlying goal of building better communities. We aim to shape the city we love and helps all Victorians find their ideal neighbourhood. This approach has naturally led us to building homes and projects that are fundamentally aligned with our creative and social values.

Diamond Schmitt Architecture

Architecture & Building Design



Diamond Schmitt Architects (DSA) has built a culture of design excellence and innovation across a range of building types. They design buildings that elevate and enrich communities. By working collaboratively with clients, looking carefully at sites and their broader contexts, their designs improve the organizations that use them. They believe architecture can inspire and empower people to realize their full potential.

Diamond Schmitt Architects operates on the world stage but bring a Canadian understanding to their work. They respect difference, value nature, promote health and safety, work hard, and strive for compassion. Great beauty is created from these principles, and it is immediately evident how their work enhances its surroundings. Their buildings transcend client expectations—and also those of the people who use them.

As a result, Diamond Schmitt Architects has received more than 250 regional, national and international awards for design, including seven Governor General’s Awards for architecture.

PFS Studio

Landscape & Public Realm Design



PFS Studio is a leading Canadian planning, urban design and landscape architecture firm offering consulting services nationally and internationally on a wide range of projects for both the public and private sectors. The firm has been in practice for over thirty years (formerly as Phillips Farevaag Smallerberg) and produces its award-winning work from its Vancouver studio and through a strategically allied joint enterprise in China. PFS Studio has led or been centrally involved in many large scale planning and design projects throughout Canada, the US, China and other international locations abroad.

Over our many years of practice, PFS Studio has received major recognition through numerous planning, urban design, heritage and landscape architecture awards. These awards confirm their commitment to innovation, technical advancement and cost effective design solutions as well as a keen ability to create memorable and engaging public spaces.

Integral Group

Sustainability & Green Engineering



Integral Group is an integrated global network of design professionals collaborating under a single deep green engineering umbrella. They provide a full range of building system design and energy analysis services, with a staff widely regarded as innovative leaders in their field and a passion for sustainable design that runs deep.

Sustainability—the nexus of social, environmental, and economic factors—is imperative to the future success and resilience of our communities. Integral Group's crosscutting services focus on health and wellness, comfort and district-scale planning to reduce our use of resources like energy, water and materials, thus reducing carbon emissions. They take a whole-systems approach to buildings and communities, integrating our building simulations, passive design strategies and resource-efficient active mechanical system designs.

RJC

Structural Engineering



Creative Thinking, Practical Results. It’s not just a tagline – thinking creatively allows RJC to consistently deliver unique and exciting projects and cost-effective, practical solutions. For over seven decades, RJC has been trusted to effectively integrate creativity and practicality to help make projects successful, specializing in structural engineering, building science, structural restoration, structural glass and façade engineering, and parking facility design.

RJC's passion for inspired green design forces them to challenge norms of energy efficiency and material choice. Once regarded as atypical and avant-garde, sustainable design has evolved into a broad-based search for harmony between nature and the built environment and has quickly emerged as the norm in the industry and RJC takes great pride in our lead role.

Vision

TELUS Ocean is envisioned as an iconic architectural landmark—a centre of activity, creativity and innovation in the heart of Victoria’s Downtown and Inner Harbour.

As the future home of the TELUS Victoria team, TELUS Ocean will celebrate design excellence and leading edge sustainability practices, creating a natural sense of gravity that draws future investment, new business, people, and collaboration.

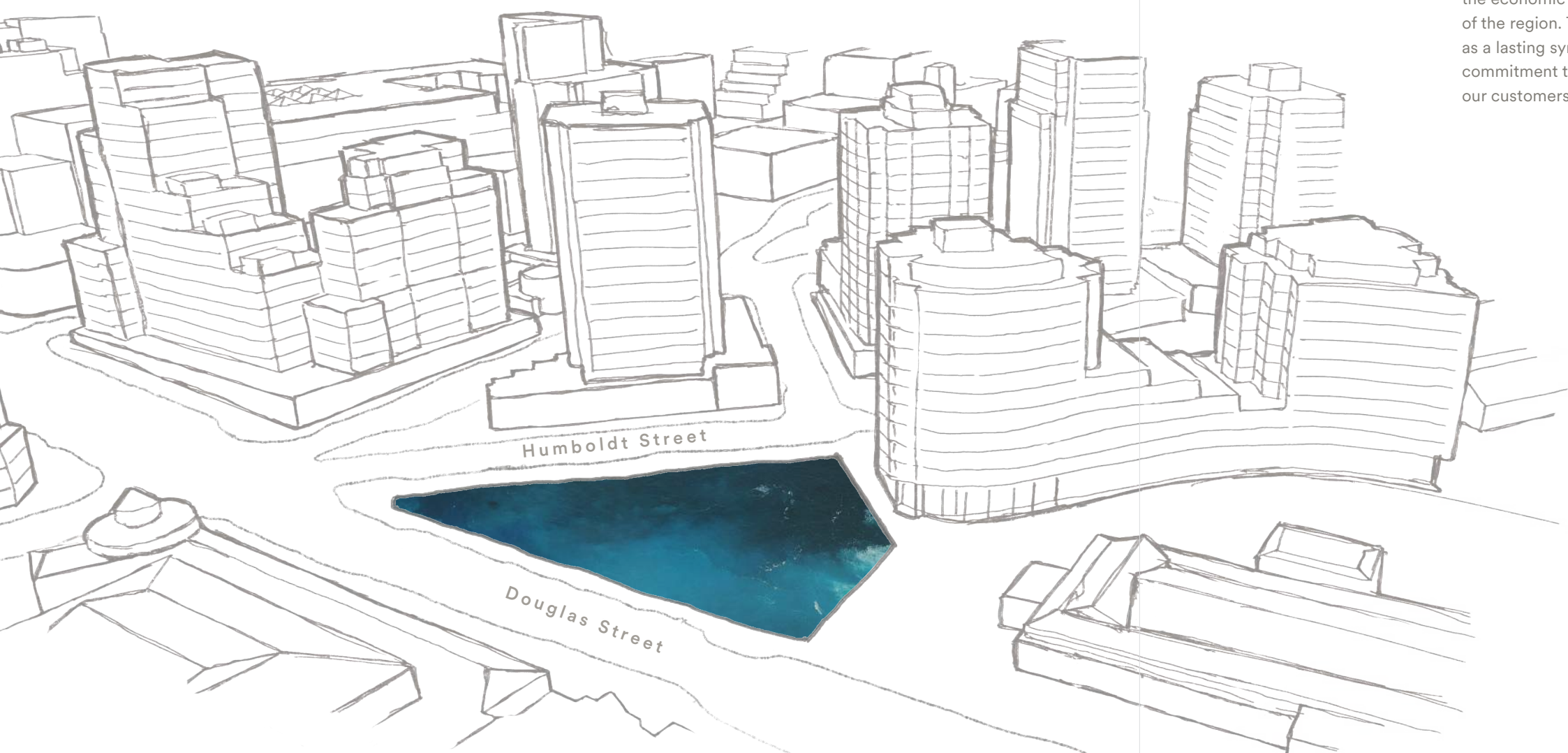
Commitment to Victoria

TELUS Ocean will become the regional headquarters for approximately 250 TELUS employees and home to an innovation hub that will showcase advanced communications and information technology. As a leading international employer, TELUS Ocean will help support the stability and growth of family-sustaining jobs in Victoria. Including other future building tenants, TELUS Ocean is anticipated to host over 500 full and part time employees.

TELUS is committed to business innovation and continued investment in Victoria in the face of COVID-19. As British Columbia's largest private sector employer, TELUS aims to bolster Victoria's economic recovery by ensuring that its downtown continues to remain the economic and commercial heart of the region. TELUS Ocean will stand as a lasting symbol of our passionate commitment to the Victoria community, our customers and our team members.

TELUS and the City of Victoria share a common vision of creating sustainable, high-value jobs within Victoria's emerging technology sector. This major new business and innovation centre will significantly contribute to Victoria’s economic strength, culture and social vitality, while alleviating pressure for additional downtown office space. The proceeds from TELUS’ investment into the community will be used to advance priorities like affordable housing, and additional property tax revenue will help fund City programs, services and public realm improvements.

By injecting millions of dollars into the local community, TELUS Ocean will create hundreds of local jobs and generate new opportunities and economic spinoffs for the Victoria Conference Centre and surrounding Downtown businesses.



Positioning Victoria for the Future

Victoria is quickly emerging as a future-ready global hub for technology and innovation. TELUS Ocean represents a vital step in realizing the City's 'Victoria 3.0' vision of building a new local high-value economy that will meet the needs of today and anticipate those of tomorrow.

TELUS Ocean will help build a stronger, more resilient economy, helping bring the City's recovery, reinvention and resilience plan—Victoria 3.0—to life. The plan outlines six big, bold moves that the City of Victoria plans to make as part of Victoria's evolution into a global hub of technology and innovation. The three key Victoria 3.0 goals that closely align with the TELUS Ocean development vision are detailed on the following page.



Victoria 3.0 Vision

1 Tech is #1 – Tell & Sell Victoria's Tech Story

With Victoria's flourishing tech sector being the region's largest private industry, creating over \$5-billion of economic impact annually, the City plans to actively support, develop and promote its continued growth. TELUS Ocean will become a key hub in Victoria's tech and innovation ecosystem.



2 Re-imagine Victoria's Brand & Story

The City plans to further establish Victoria as a leader in technology, sustainability, innovation and continuous job growth, aligning closely with the TELUS Ocean proposal that intends to support growth by attracting and retaining local talent to high-value tech jobs.

3 Redevelop Victoria's Conference Centre

Located directly across Douglas Street from the TELUS Ocean site, the Victoria Conference Centre has been identified for capacity upgrades and a digital refresh, aiming to boost economic generation in and around the centre and showcase Victoria's thriving tech ecosystem. TELUS Ocean may act as a leading catalyst to seeing these upgrades realized.



Design Excellence & Innovation

As the future home of the TELUS Victoria team, TELUS Ocean will celebrate design excellence and innovation. The TELUS Ocean development vision is underpinned by five key project principles that have guided the project from the outset, weaving together iconic architecture, technology, programming, and the people spaces between them.



Design an Iconic & High Quality Building

TELUS Ocean will be defined by a celebrated, innovative and contemporary building design that complements the surrounding community and nearby landmarks like the Empress Hotel and Crystal Garden. TELUS Ocean will reflect a commitment to high quality indoor environments and healthy spaces by integrating best practices in sustainable site and building design, including water, energy, materials and resource efficiency.



Integrate Smart & Efficient Features

TELUS Ocean will celebrate and embody innovation with cutting-edge technology integration. Smart building features will include building-wide TELUS PureFibre connectivity, automated building management systems, digital wayfinding, public Wi-Fi hubs, and smart solar-powered furniture that doubles as public charging stations. These key features improve building security, operational efficiency, and the user experience across the public and private realm.



Enhance the Private & Public Realm

TELUS Ocean will incorporate building and site design elements that create inviting, productive, and pedestrian-friendly spaces with at-grade retail activity, green spaces, amenity areas, and high-quality streetscape features. TELUS Ocean will capitalize on the strategic site location by encouraging multi-modal transportation and by providing on-site access to bicycle storage, showers, locker facilities, and electric vehicle charging stations.



Promote Community & Local Culture

TELUS Ocean will act as a community innovation hub, showcasing and supporting Victoria’s vibrant and unique urban culture by welcoming local art exhibitions, playing host to local events, partnering with community organizations, building awareness of ocean issues and research, and facilitating start-ups and small business incubation.



Ensure Market Relevance

TELUS Ocean will establish a thoughtful and responsive mid-rise building form that’s appropriately scaled, responsive to the Victoria market, and reflective of the local and economic context.

Principled Approach

At the junction of Douglas and Humboldt Streets, in the heart of Victoria's Inner Harbour, lies one of the last remaining large-scale development sites in downtown Victoria.

Located at 767 Douglas Street, TELUS Ocean will seize on a rare opportunity to create a new centre of gravity, where the historic meets the emergent.

Rare Opportunity



Where Old Meets New

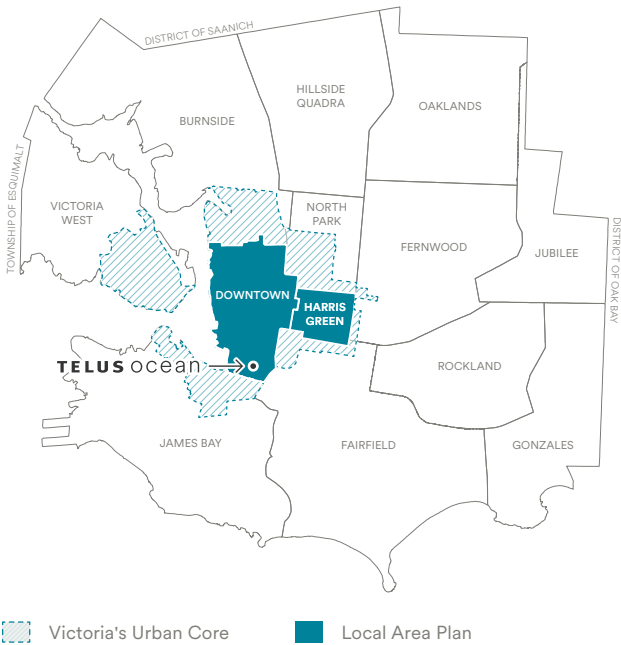


At the southern end of Victoria's Downtown, this unusually shaped site is positioned as a natural urban node and crossroads – for people, transportation networks, varied urban densities and building heights.

Contemporary and historic architecture coexist here, with uses in the area transitioning from cultural and commercial to institutional and residential, with a diverse and eclectic mix of hotels, gathering spaces, apartment buildings, and local businesses.



Official Community Plan



Objectives

The City of Victoria’s Official Community Plan (OCP) provides broad, overarching direction on how Victoria should grow and change over the next 30 years. It plans to position Victoria for the future, with significant population increases and an economic transition away from manufacturing and shipping toward technology anticipated to continue.

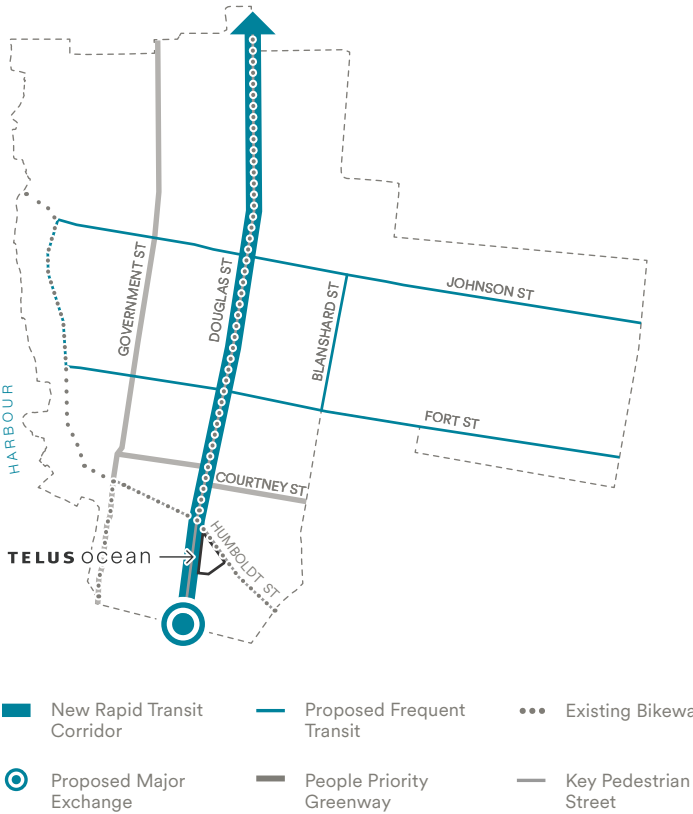
TELUS Ocean falls within the Downtown neighbourhood, which is considered by the OCP in conjunction with the Harris Green neighbourhood. This area is at the heart of Victoria’s Urban Core, a region intended to accommodate at least 50% of Victoria’s population growth and 20% of Victoria’s employment growth. TELUS Ocean will help realize the OCP’s goals for additional economic and employment growth within Victoria’s emerging technology sector.

Policy Context



Local Strategic Direction

The TELUS Ocean site is located within the Core Inner Harbour / Legislative Urban Place Designation, which anticipates buildings up to 15 storeys, with densities up to 4:1 considered in strategic locations. Commercial and office uses are encouraged in this district, and local planning has strategically targeted increased height and density along Douglas and Yates Streets, in addition to the general strengthening of the Core Business area by increasing office capacity.



Transportation Planning

The TELUS Ocean site is located immediately adjacent to a planned Rapid Transit Corridor, at the apex of two Key Pedestrian Streets—Douglas and Humboldt—and less than one-block from a proposed Major Transit Exchange. There are existing Bikeways directly to the site, which are also only a stone’s throw away from a People Priority Greenway and multiple proposed Frequent Transit lines. In addition, the site is directly across Douglas Street from a Regional Bus Hub, and less than 500m from both sea plane and ferry terminals along the harbour.

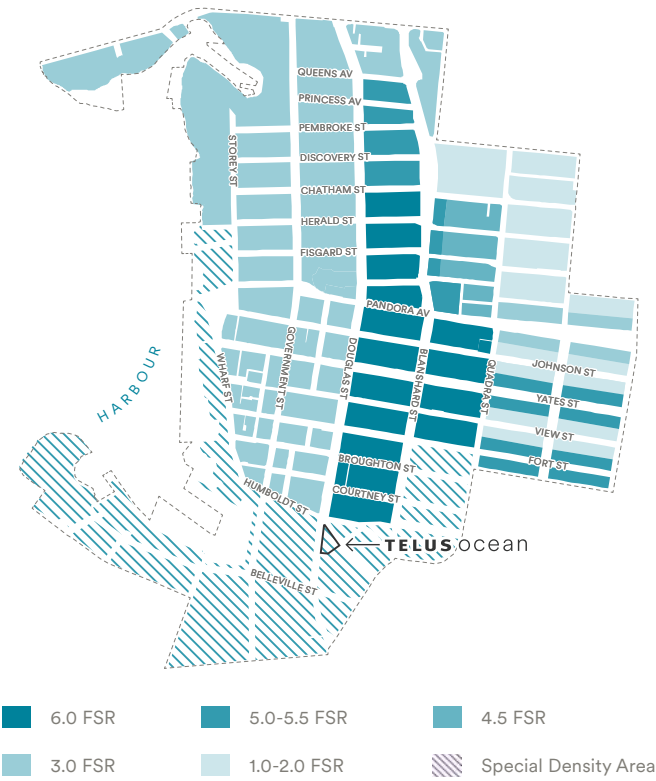
Downtown Core Area Plan



Objectives

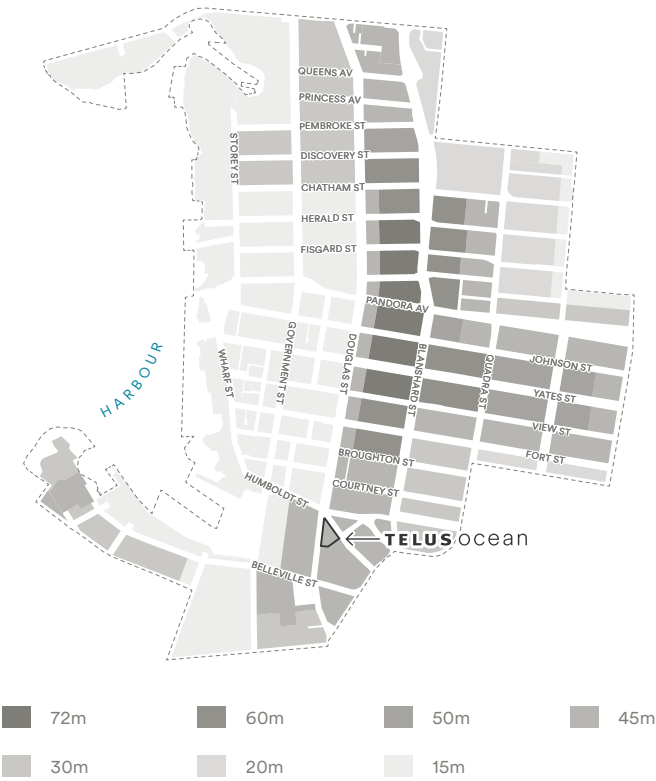
Victoria's 2011 Downtown Core Area Plan (DCAP) provides policy direction for land use, economic growth and development in the heart of the Victoria region over a 30 year time horizon. This Plan also functions as the Local Area Plan for the Downtown and Harris Green Neighbourhoods. Growth forecasts estimate that by 2026 the total demand for additional floor space in Downtown Victoria could exceed 1,000,000m² and that the Downtown neighbourhood alone may experience a shortfall of up to 616,900m² within the next 5 years.

TELUS Ocean is located within the Inner Harbour District, a celebrated world-class gateway to Victoria recognized for its picturesque quality, vitality and concentration of landmarks. This District has been identified for economic growth, public realm improvements and business activities. Bordering the Commercial Business District, the main employment centre for Victoria and the region, TELUS Ocean seeks to reinforce the economic vitality needed for the area's long-term function.



Density Framework

The Inner Harbour District falls within a Special Density Area that does not set out density objectives. Changes to density in this area are considered through rezoning applications in light of local context and other policies and design guidelines. As the site is located at the border of the Central Business District, adjacent to multiple high-density buildings and across the street from an area with a maximum Floor Space Ratio (FSR) of 6.0, TELUS Ocean proposes to support the area with a higher-density building through a rezoning application that seeks to strengthen the area's economic vitality, enhance its public realm and contribute to its employment growth.



Height Framework

The TELUS Ocean site is currently designated for a maximum height of 45m. A major goal within the DCAP is to enhance the skyline of the Inner Harbour District by placing larger buildings behind prominent heritage buildings. Utilizing the “Urban Amphitheatre Concept”, heritage buildings like the Empress Hotel frame the harbour while the City encourages taller buildings to be developed behind them, primarily concentrated along Douglas Street and within the Central Business District. The rising topography from the waterfront towards Douglas Street provides TELUS Ocean the ability to complement the Empress Hotel, emphasizing its rich detail without diminishing its visual prominence.

Great Buildings



Looking towards great buildings, TELUS Ocean is proposed as a striking yet contextually appealing form, taking advantage of its key apex terminus and framing the pedestrian experience at grade. The building's singular modern design creates a commanding 'prow', emphasizing verticality, while its unique façade animates textural detailing, reflection, transparency, and lighting to create an ever-changing appearance that responds contextually to neighbouring buildings like the Empress Hotel.

1

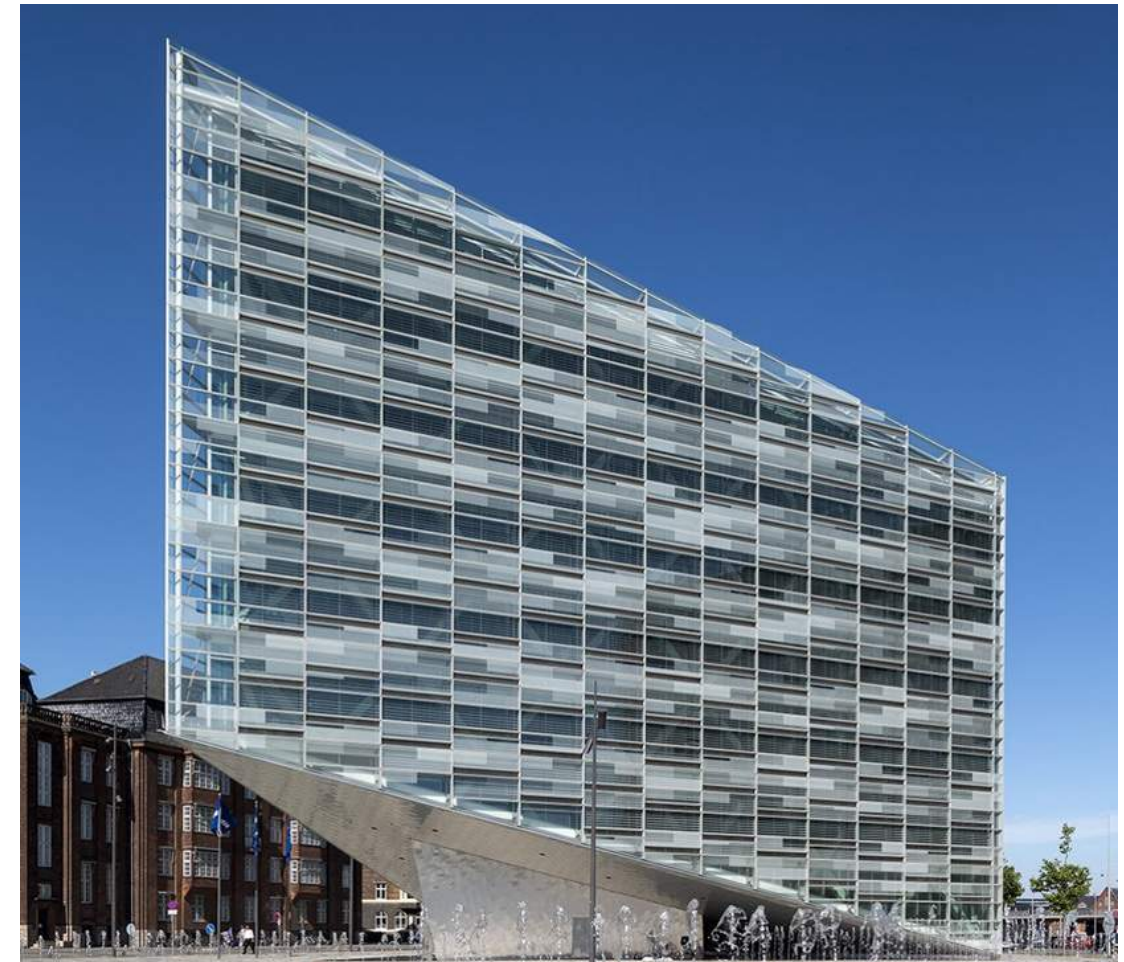
Design Inspiration

- 1 Hanzas Spire (Latvia)
AI Studio
- 2 Kilden Performing Arts Centre (Norway)
ALA Architects
- 3 The Crystal (Denmark)
Schmitt Hammer Lassen Architects



2

3



1



2



3



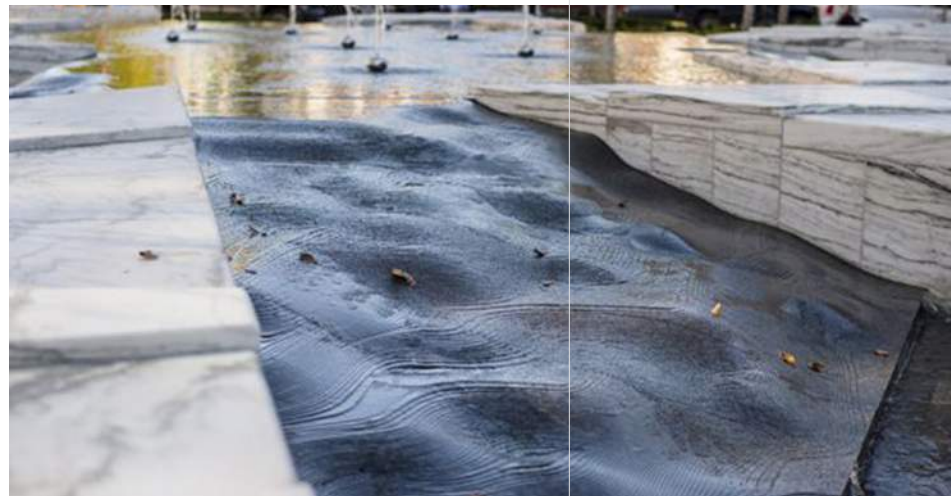
4



5



6



Vibrant Public Spaces

The public space design for TELUS Ocean is generated by its strong relationship to the sea and the open space system that connects Beacon Hill's Finlayson Point to James Bay. The unifying design theme and inspiration for every space is the idea of the Ocean, which is referenced through multiple means.

- 1 Paving patterns evoking oceanic oscillation
- 2 Curved forms and gardens referencing bio-diverse tidal pools
- 3 Subtle 'tidal pool' LED lighting evoking the magic of oceanic phosphorescence
- 4 Undulating wood benches evoking sculptural driftwood
- 5 Mudflat and Garry Oak meadow species referencing the area's historic landscapes
- 6 Undulating water features referencing local geography and native plantings

Key Site Strengths & Opportunities

- 1

Prominent and central Downtown location at a major crossroads, with excellent transit and cycling connections
- 2

Adjacent to one of the few public plazas in Downtown Victoria
- 3

Situated within a context of prominent heritage landmark buildings
- 4

Surrounded by an eclectic mix of modern architecture
- 5

Impressive views of the mountains, Beacon Hill Park and Victoria's Inner Harbour

Challenges & Opportunities



Key Site Challenges

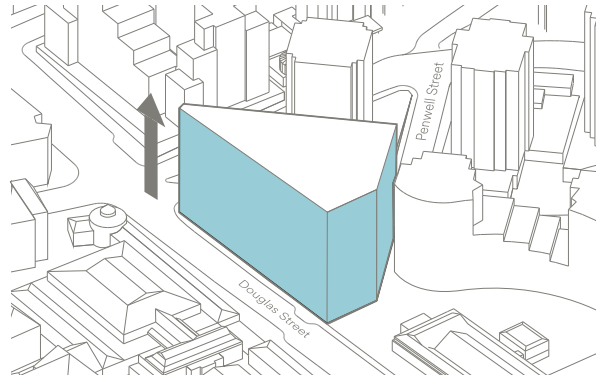
- 7

Compact, sloped and uniquely-shaped lot creates numerous constraints for both site and building design
- 8

Closure of Humboldt Street limits direct vehicular access for parking and loading
- 9

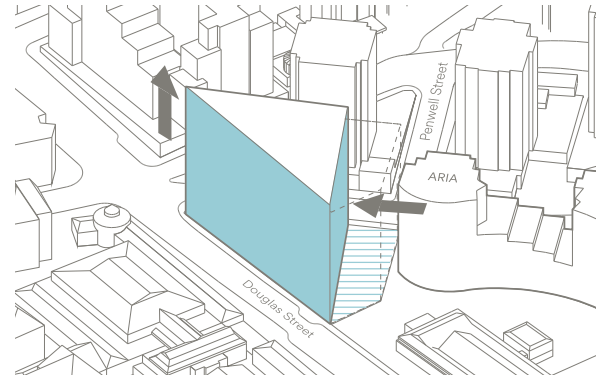
Close interface with nearby buildings requires careful design consideration of all five building façades
- 10

Creating a contemporary and complimentary backdrop to the existing high quality heritage context



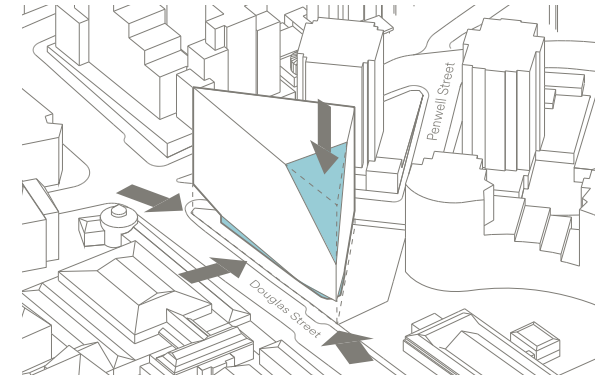
1 Extrude Flatiron Envelope

The triangular shape of the site's boundaries sets the framework for a prominent, flatiron style building envelope, with a strong northern prow.



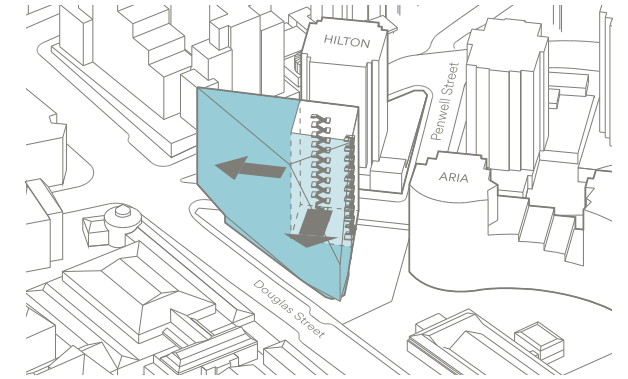
2 Reorganize Building Mass To Prow

The southwest portion of the building envelope is reallocated to the northern portions of the building, creating generous relief from The Aria residences.



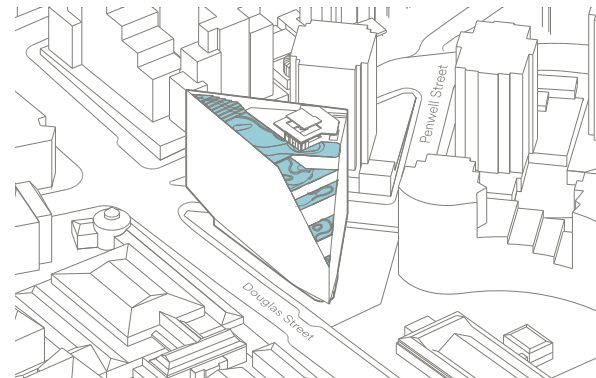
3 Pinch To Street Level

A welcoming public realm is created by pushing the building envelope inwards at grade, while pinching down at the southern vertex to preserve key views.



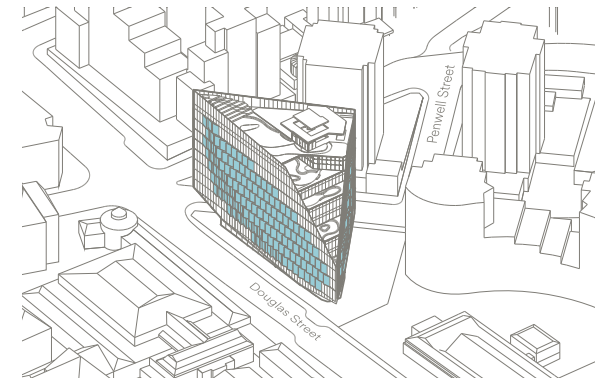
4 Orient Occupied Space For Privacy

Privacy for adjacent area buildings is maintained through strategic location of building core, circulation and operations spaces at the easterly corner.



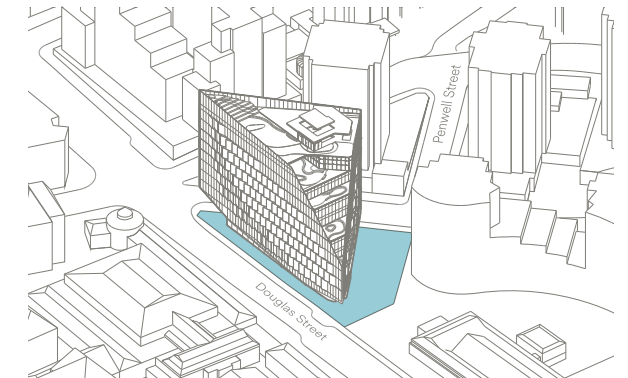
5 Carve Open Air Terraces & Rooftop Deck

Flexible outdoor amenity spaces emerge as more building mass is carved away, creating vibrant people places above street level.



6 Integrate Ocean Wave Façade Gesture

A bold thematic link to the local context is integrated into the building façade, with light shaping window wells that form the visual cue of a rolling ocean wave.



7 Provide A High Quality Public Realm

Generous building setbacks form the site's north and south plazas, creating an expansive and amenity-rich public realm experience.

Big Moves

Development Vision

The ocean is said to symbolize
an open, unknown market;
free from competition,
and an optimistic outlook on the future.
A rich ecosystem essential to life,
with currents circulating the entire globe
—the ocean reminds us that
we are All Connected for Good.

→

View from Douglas Street and
Humboldt Street









TELUS Ocean will be a striking yet contextual form, taking advantage of its flatiron terminus on one of Victoria's most prominent intersections. The design will make a significant contribution to the public realm of the area – both outside and inside the building – and will literally and symbolically engage with the knowledge and imagery of the ocean through its architectural and landscape design, material palette, lighting, water feature and media installations.

A lively edge will be created at the site's at-grade apex, with the building's metallic soffit pulling upwards and reflecting light onto the sidewalk, providing a backdrop to reflect the new water feature's light. The 'City Room' is intentionally designed to blur the usual lines between the public and private realm, dissolving boundaries and opening up a welcoming, new social space. Spill-out activity will animate the corner, inviting people in to sit and enjoy a new art-centred media screen.

↑
View of the main entrance
along Douglas Street
→
View of the lobby 'City Room'
(along Douglas Street)





↑
Looking south from the
northern prow's roof terrace
←
View of the terraces from
above

TELUS Ocean's commanding 'prow' design will be amplified through considerate geometry, detailing, and lighting that will allow it to act as an alluring lantern at night. Numerous new natural spaces will be created throughout the building, including its lobby, rooftop and multiple landscaped terraces. Around the building, generous public spaces that reference the palette of a Pacific beach will be created, with the plaza that extends towards the Crystal Garden being further activated with an overlooking restaurant.

Acting as a marker of the southern edge of Victoria's Downtown, TELUS Ocean will boast high-calibre views of both the city and the harbour. The building will additionally utilize its central location by acting as a draw to people in the immediate neighbourhood and further beyond, with its unique form and functional alignment with nearby buildings establishing TELUS Ocean as an urban identifier and natural centre of gravity.



A Landscape Inspired By Nature

The landscape design for TELUS Ocean is generated by its strong relationship to the sea and the open space system that connects Beacon Hill’s Finlayson Point to James Bay.

James Bay once extended across the TELUS Ocean site, running along the edge of Humboldt and Belleville Streets, extending to nearly Blanshard Street. The bay was a tidal mudflat rich in marine life, and the traditional territory for the Songhees First Nation who called the area “Whosaykum” or ‘Muddy Place’. Along the drier shore, camps housed people tending the camas fields of “Meegan” (Beacon Hill) or gathering rushes for mats in James Bay. The bay was fed by a creek that in the rainy season allowed travel between the Inner Harbour and Ross Bay.

Beacon Hill Park is just south of TELUS Ocean, and was once a vast expanse of Garry Oak Savannah managed for thousands of years by Lekwungen Peoples. The Savannah is composed of rolling hills, rocky outcroppings, flowering prairie, and stands of Garry Oak. Flowers such as blue camas, chocolate and white fawn lilies, satin flower, golden paintbrush and lupines attracted over 40 species of endemic butterflies.

James Bay



Wave-washed Beach



Historic Empress Hotel Gardens



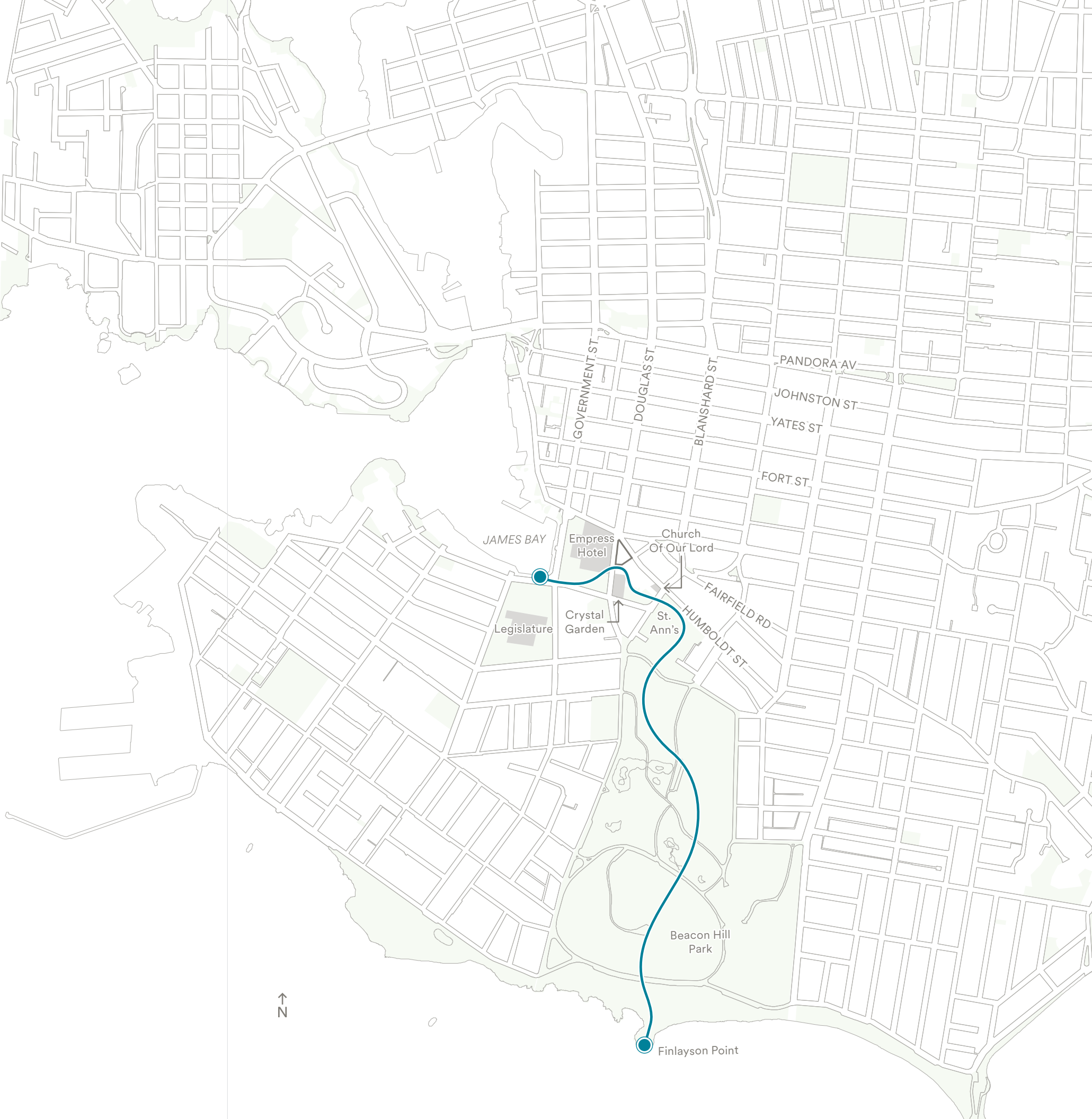
Tidal Mudflat



Garry Oak Ecosystem



Finlayson Point



Landscape Plan

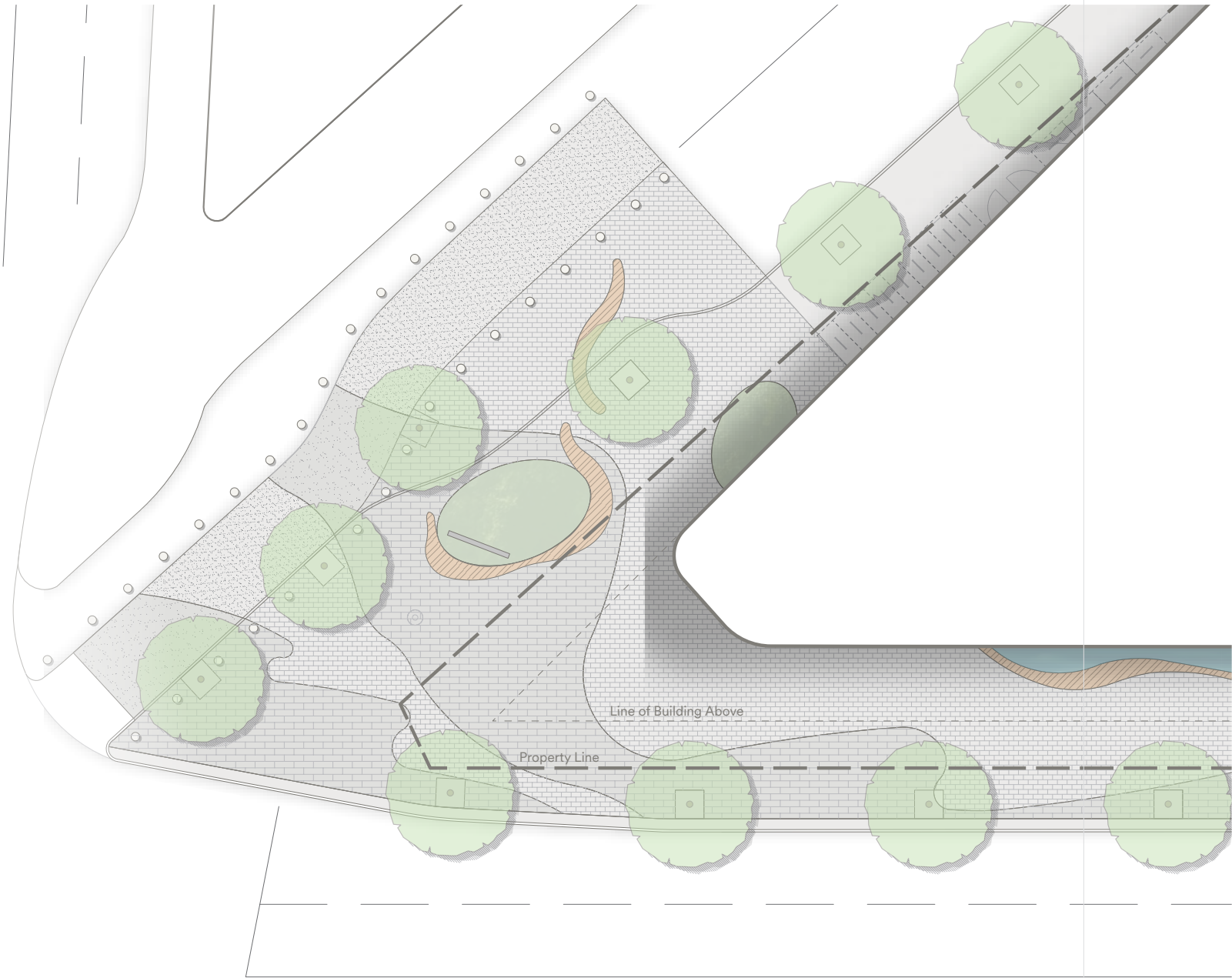


TELUS Ocean features several key public spaces that will contribute to the open space network that connects Beacon Hill Park and the Waterfront in front of the Empress Hotel.

TELUS Ocean provides generous building setbacks that are greater than standard policy and bylaw requirements, creating a spacious and high quality public realm experience. Sculptural seating, lush planting masses, high quality paving and other amenities are extended throughout the site and beyond the property line to enhance the pedestrian experience and improve the legibility, quality and vibrancy of the public spaces adjacent to the project site. A new public plaza is created by closing the northern portion of Humboldt Street to vehicular traffic to allow bicycles and pedestrians only. And the project improves the existing plaza south of the building, as well as the pedestrian extension linking Penwell Street to Douglas Street.

Key Public Spaces

North Plaza



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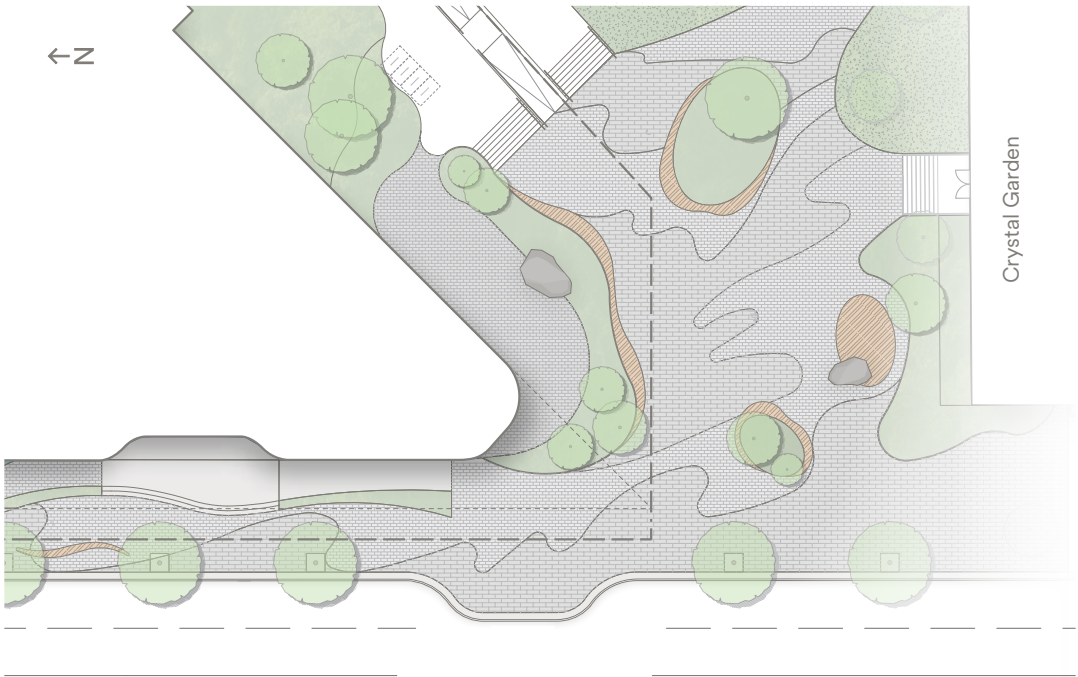
↑
Looking south from Humboldt
Street
←
North Plaza Landscape Plan

TELUS' main entrance is graced with a generous forecourt punctuated by an ovoid glowing 'tidal pool' planter densely planted with massings of colourful native plants. A feature art work could be located in this area. This planter is wrapped with a sinuous sculpted under lit bench that extends out into the plaza enveloping a tree. A second storm water planter with massings of rush spans inside the building. Both planters feature pixelated blue lights. Humboldt's north end is closed to traffic and a new bike lane is delineated with bollards and a row of street trees. Beyond fixed seating, this area could accommodate temporary art and movable furnishings.



Key Public Spaces

South Plaza



↑
South Plaza Landscape Plan
←
Looking north from The Aria

The renovated south plaza features a variety of gardens with sinuous underlit wood seating, a stage / platform for small performances and lounging, and a Garry Oak grove. The layout of the plaza allows for larger audiences to be seated facing the stage or the building's integrated digital display during events, or to configured accommodate movable tables and chairs, or small markets. The digital video display has been oriented away from adjacent residential units in the Aria and will only be active during specific operating hours. An adjacent restaurant terrace helps to activate the edges of the plaza. This plaza connects to the planted path in front of the Aria which leads directly to Cridge Park, and Beacon Hill beyond. Massings of Camas, Chocolate Lily and other Garry Oak meadow species will act as attractors to endemic butterflies and other pollinators.

Key Public Spaces

Penwell Extension



↑
Looking Northeast through
the Penwell Extension
←
Penwell Extension
Landscape Plan

An enhanced pedestrian connection between Douglas and Humboldt Streets expands the existing pedestrian realm adjacent to The Aria and creates a universally accessible through connection to Penwell Street. A Garry Oak meadow landform is mounded up around the parking ramp, creating a landscaped sunny slope where visitors can watch the public life of the plaza unfold. Brick striations extend the existing paving pattern across to the meadow, and a new ramp enables universal access.

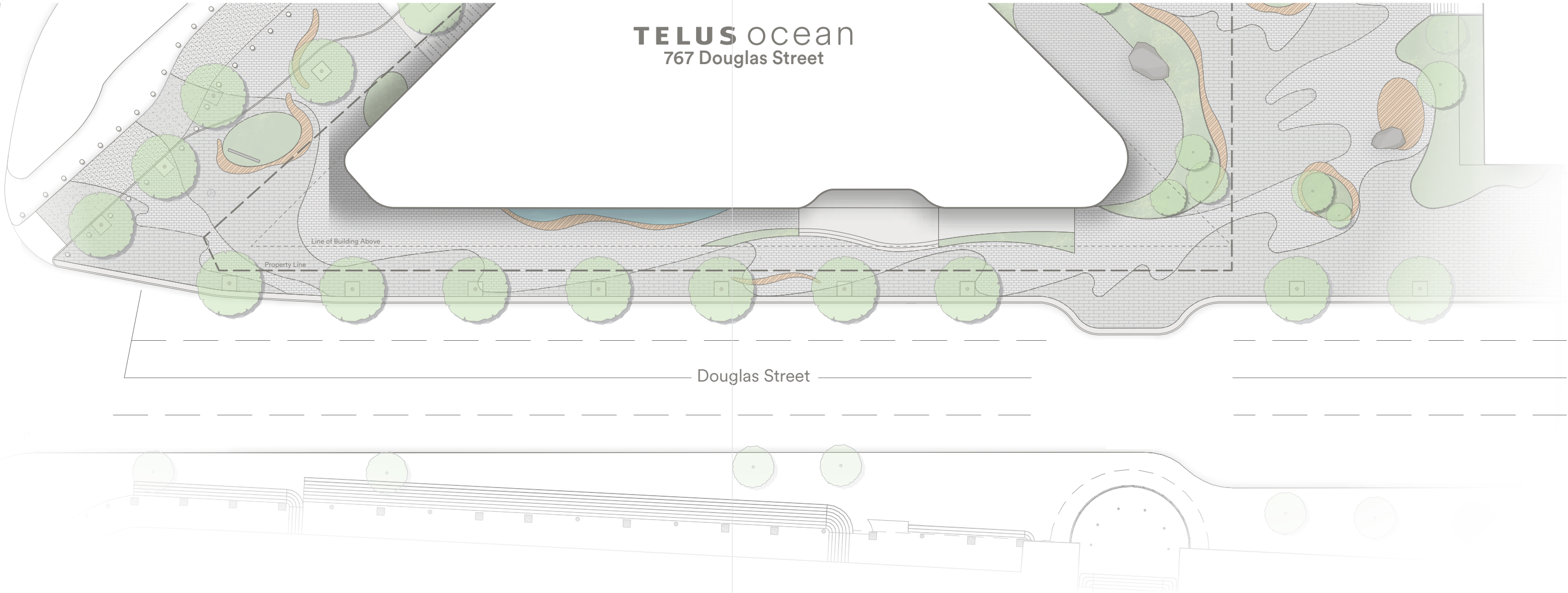
Key Public Spaces

Douglas Streetscape

Douglas Street is Victoria’s traditional ceremonial and retail main street as well as a principal transit corridor. From the north, it is a key gateway to downtown. Across the street from the site is the Empress Hotel and conference centre. The ‘Swash’ paving pattern is extended from building face to back of curb in order to express the connectivity of north plaza to south, and to extend the public realm expression inside the lobby and into its amphitheatre.

An undulating water feature spans interior to exterior and is lined with a sculpted wood bench that acts as an artful backdrop to the amphitheatre. A newly designed bus shelter is located adjacent to another bench to acknowledge the busy nature of the street and to provide seating for those waiting for the bus. New street trees are introduced to create a continuous green edge. A set of three steps lead from the sidewalk to the two commercial retail units with ramps both north and south for ease of access.

TELUS ocean
767 Douglas Street



A Program for People

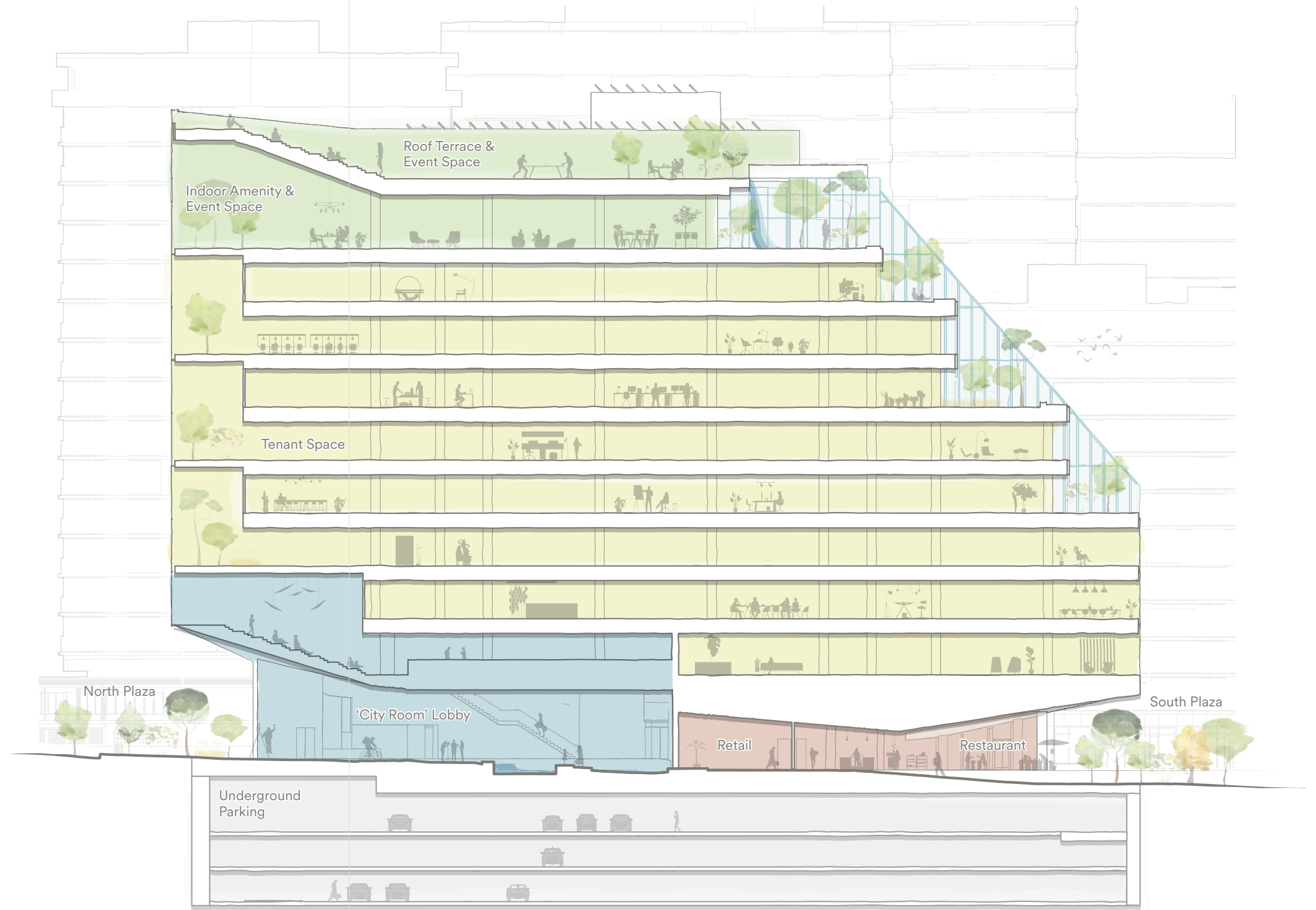
Spaces For All

TELUS Ocean has been thoughtfully designed to integrate a variety of people spaces not only at the street level but throughout the building's interior.

The multi-level lobby acts not only as an arrival space but also a place to gather, learn and reflect. Meanwhile, retail spaces that span the remainder of the ground floor allow activity to spill out onto Douglas street and the south plaza.

Generous and light-filled tenant spaces represent an evolution of the traditional workspace, including the integration of flexible outdoor terrace workspaces that promote wellness, spark casual interaction and promote the exchange of ideas.

Various indoor and outdoor gathering spaces throughout TELUS Ocean have been designed to accommodate a variety of programming and event needs, including opportunities for community events and publicly accessible venue spaces.



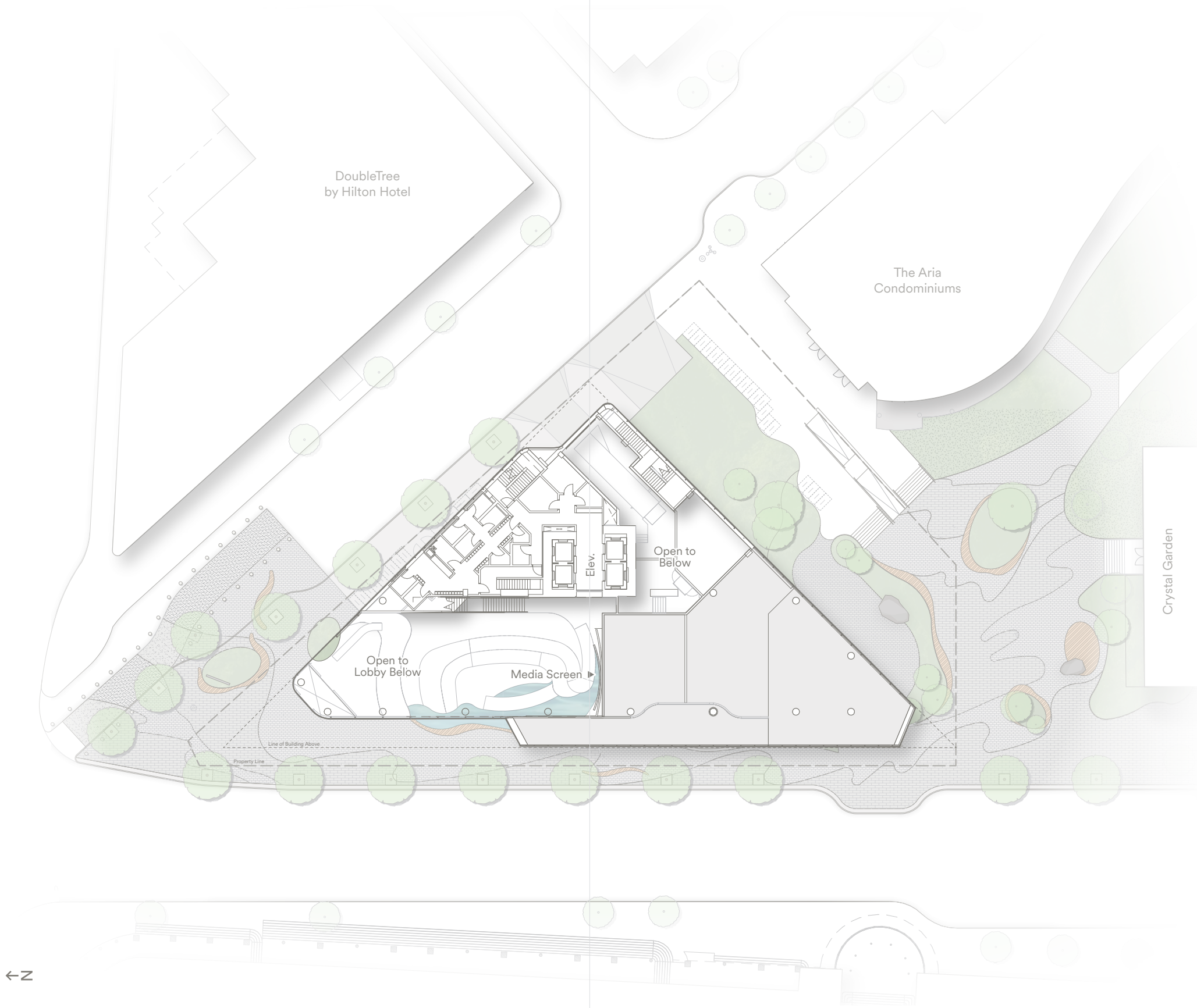
Site Access & Circulation

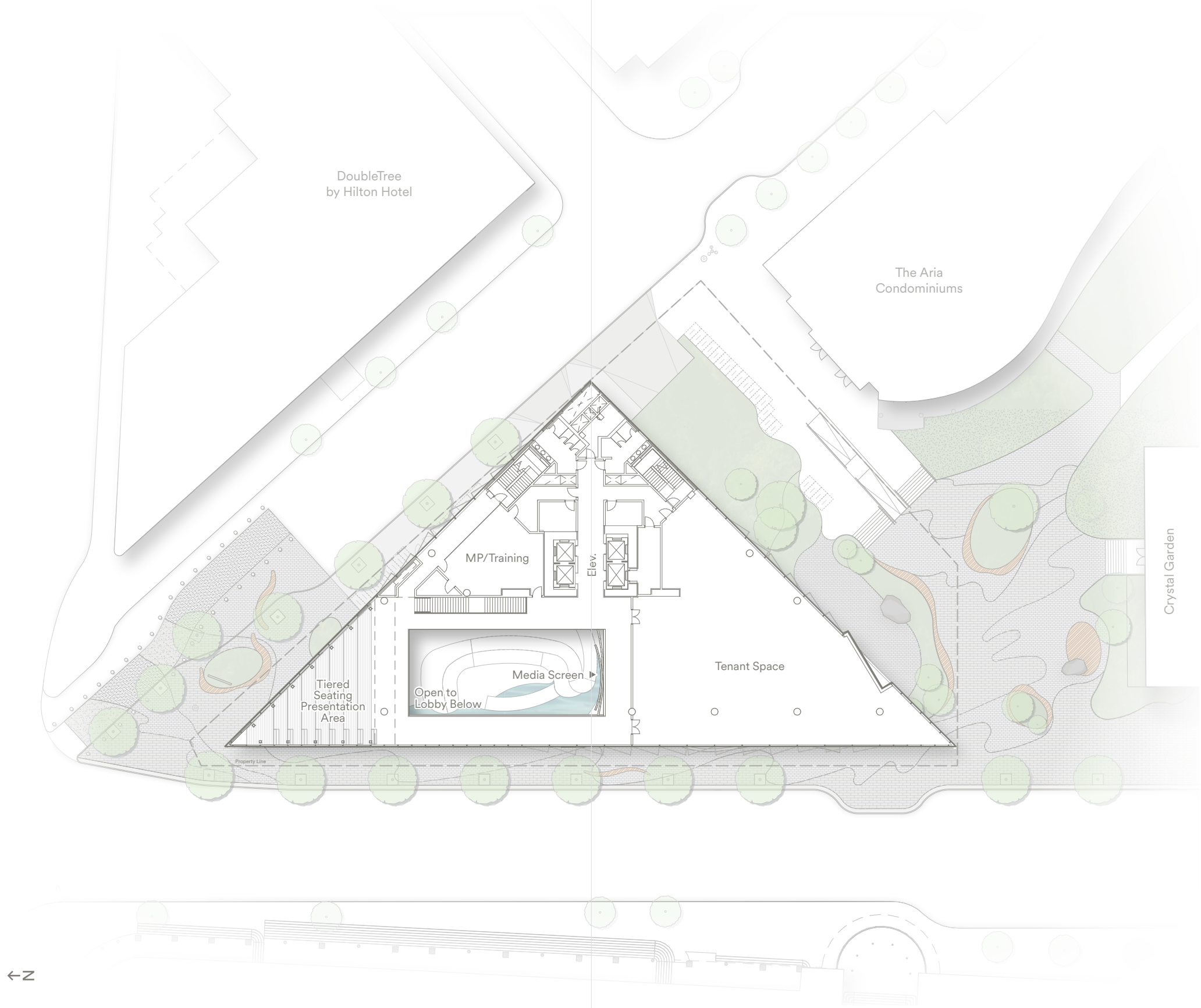




Floor Plan

L01 Mezzanine









Floor Plan

L05 - L06



Floor Plan

L07 - L08



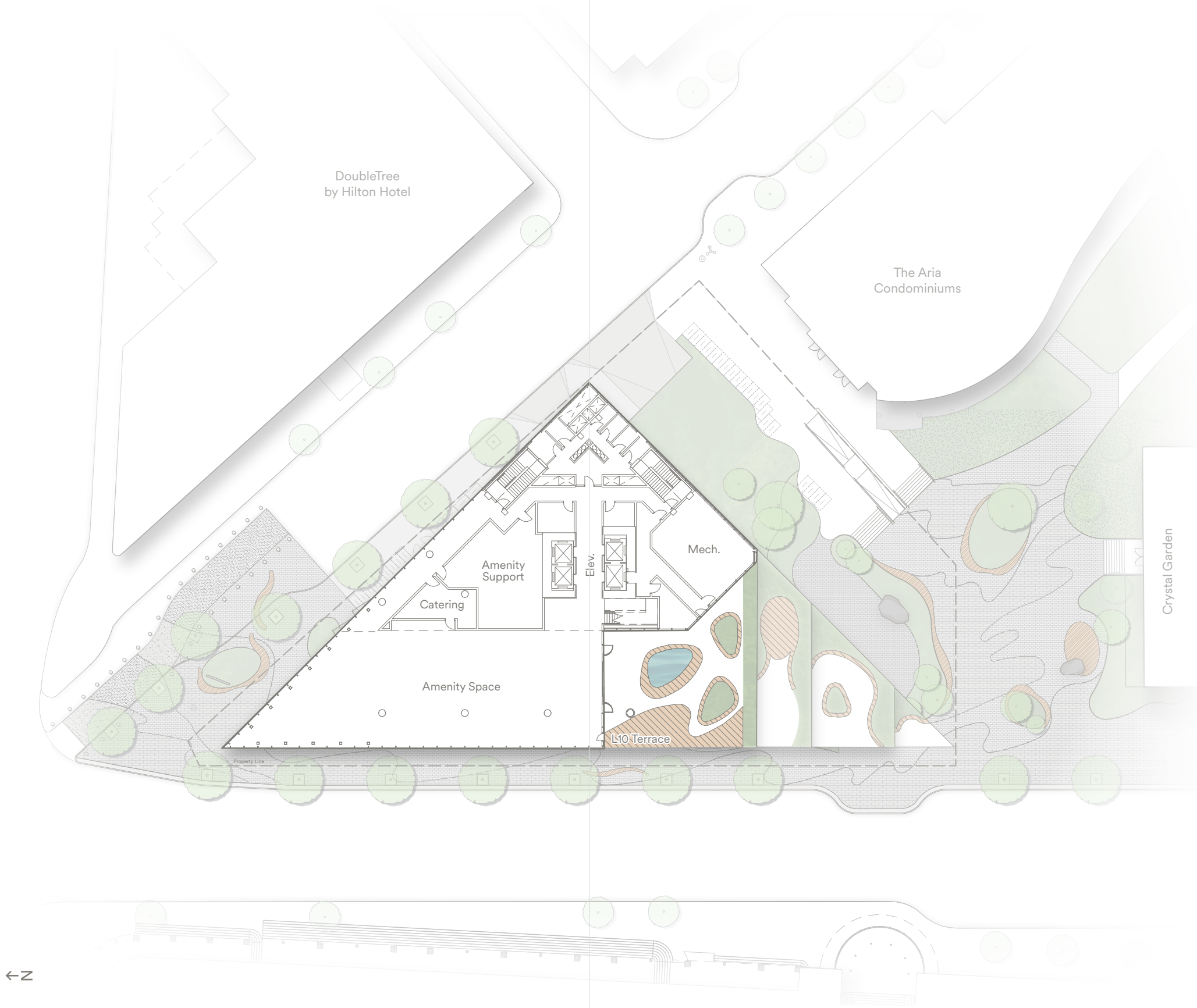
Floor Plan

L09



Floor Plan

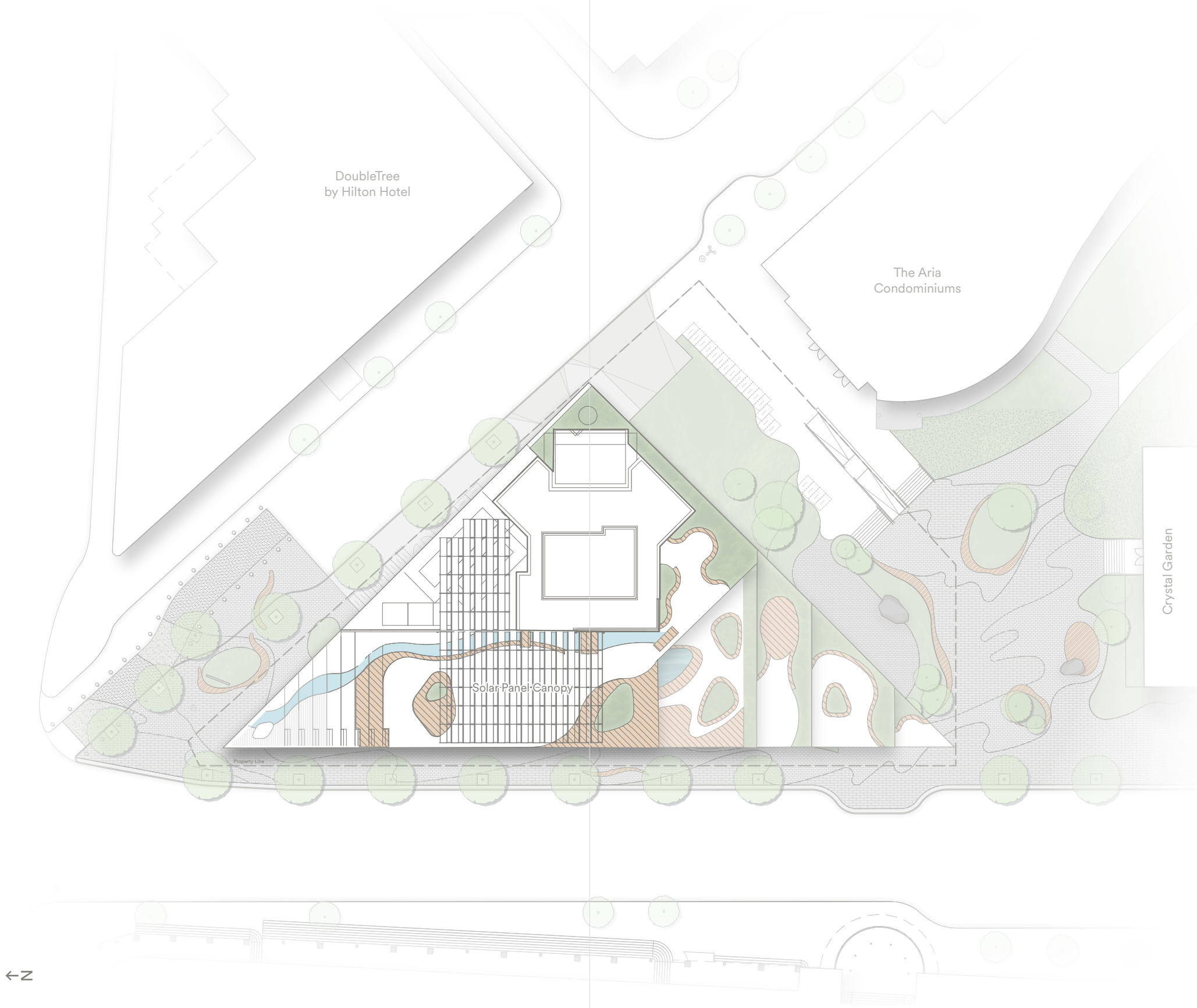
L10





Floor Plan

Roof

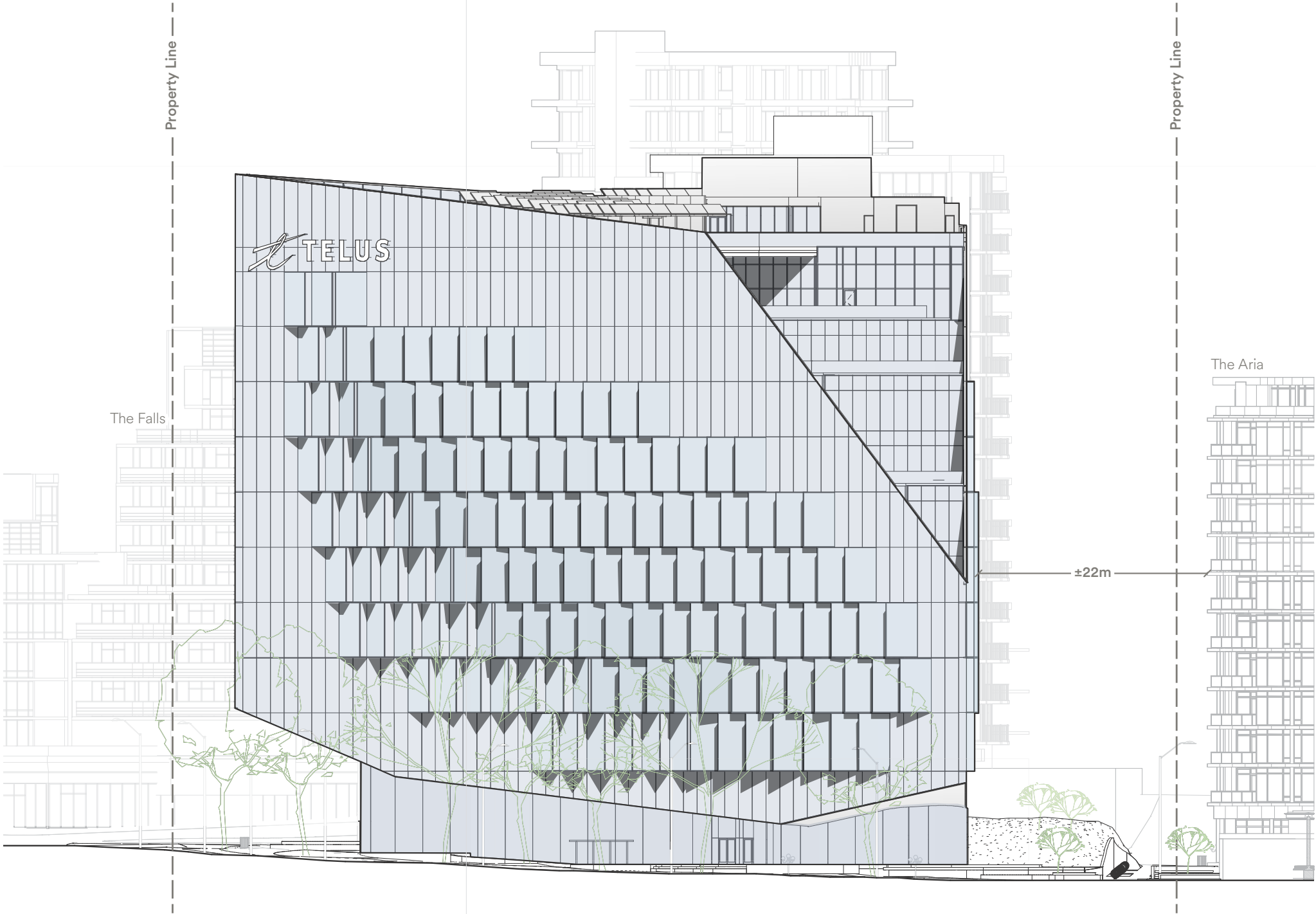


Building Elevations

Looking Northeast

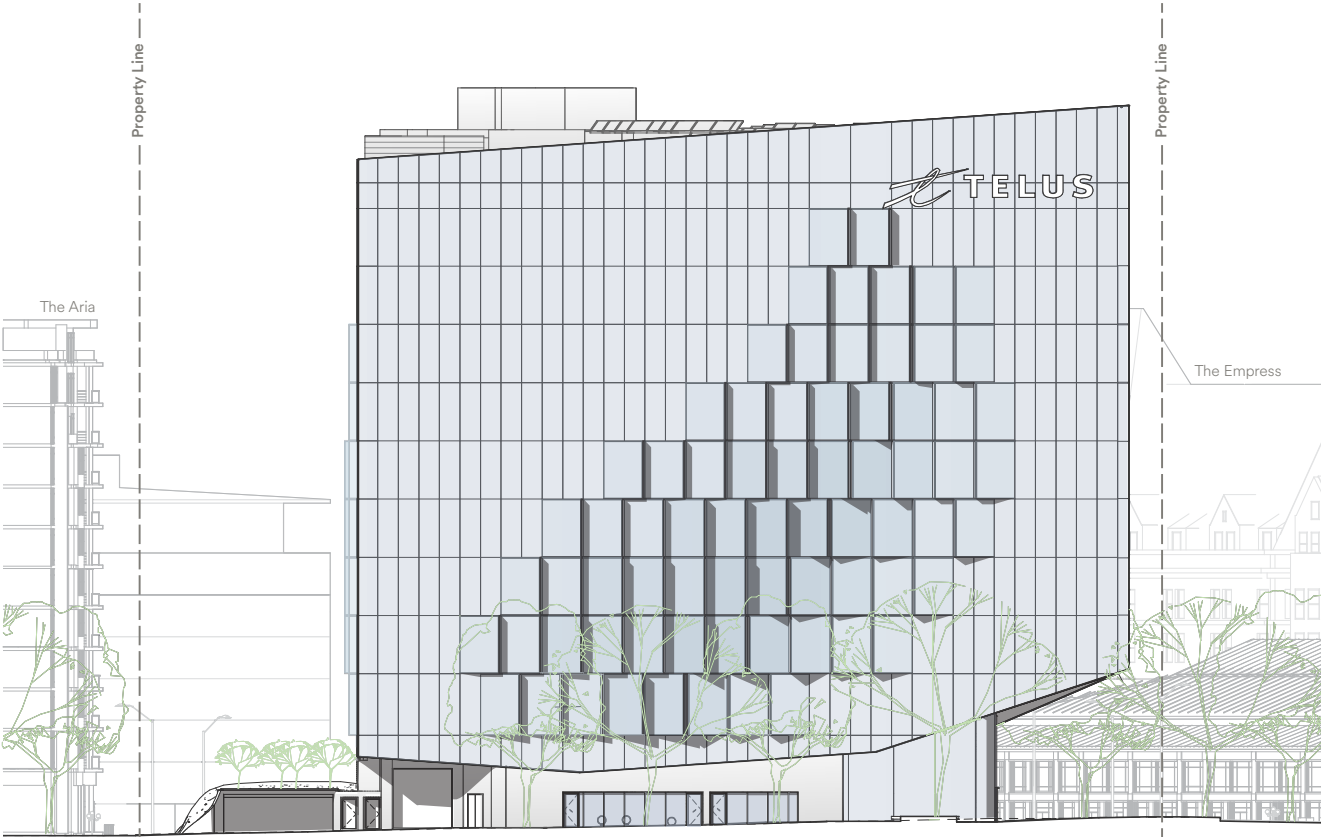
TELUS Ocean's uniquely shaped site seeks to act as an urban node and nexus that transitions itself between surrounding cultural and commercial uses to residential uses such as hotels and apartment buildings. Reflecting the nearby Falls and Aria buildings, TELUS Ocean generally slopes upwards towards the north. By placing the bulk of the building's form towards the north and drastically reducing its upper floorplates, TELUS Ocean allows more access to views at higher levels, protects the existing views from the Aria, and minimizes shadowing impacts on the nearby Falls building and the intersection, all while keeping the Penwell Extension clear and filled with daylight. In order to further preserve equitable access to light and air, the building's form is significantly stepped-back from the Aria's residential homes by ±22m — significantly exceeding existing policy and bylaw requirements.

The building's glass façade design is inspired by the rolling waves of the ocean and the site's historical inter-tidal nature. The 'waves' are detailed abstractly in the glass, eschewing simplistic depiction and creating interest and animation without competing with the form. The terraced corner is cut back and intentionally located at the south end of the building to minimize overlook of residential spaces in the Aria. In addition, terraces are significantly scaled-down and landscaped in order to frame the plaza in a manner similar to the Aria, while addressing privacy along the residential interface.



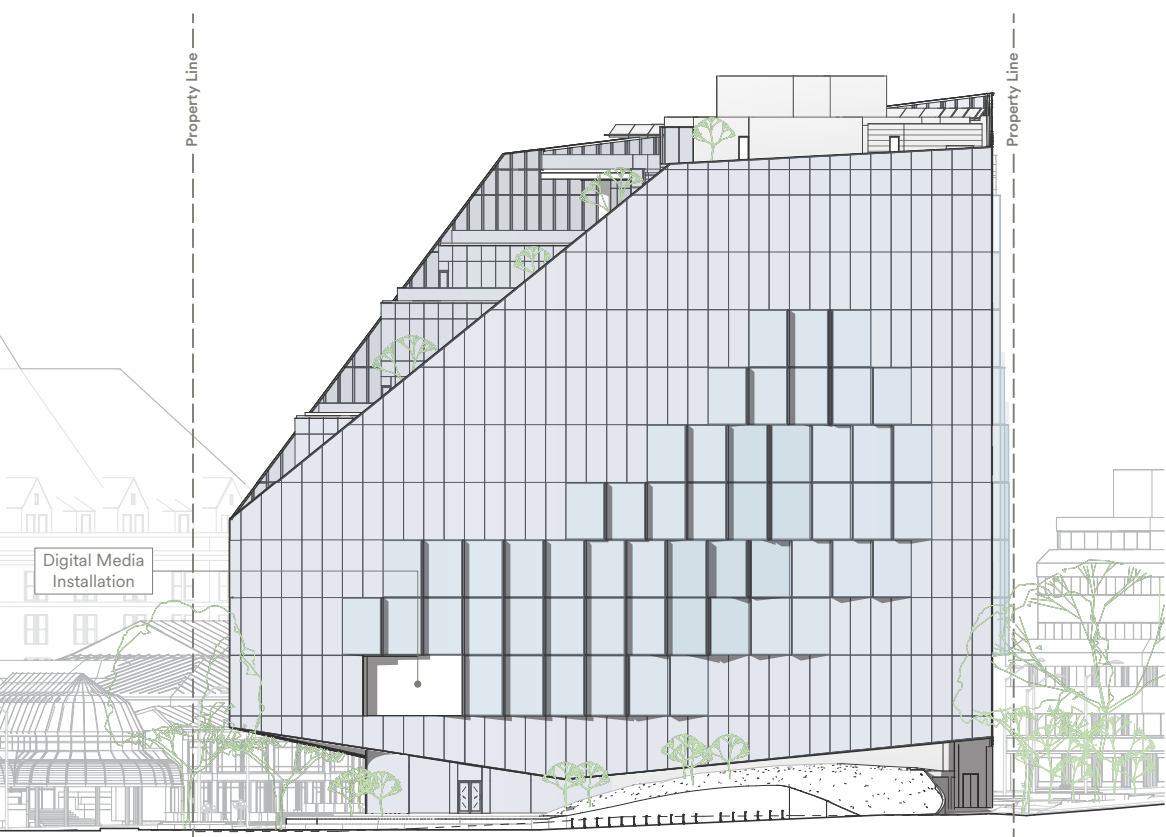
Looking West

The building's 'prow' lifts up to its apex at the north, reflecting the massing of the nearby Aria and Falls buildings, while the sloping roof parapets screen mechanical equipment. The parkade entry is placed along the site's lowest point off Humboldt Street and close to the Aria, minimizing the impact of vehicular and bicycle traffic by facing it towards existing commercial uses and aligning itself with the nearby Doubletree building's parking entry. The setback and height of this parkade and the main building at grade along Humboldt Street reflects the lines created by the Aria, with landscaping above the parkade entry providing the area with additional greenery. The height of the overhang along Douglas Street directly responds to the height of the Conference Centre, and the soffits at the north corner lift to provide a framed visual connection of the Empress when walking towards the harbour.



Looking North

TELUS Ocean's intent is to maximize the extent of pedestrian realm, to animate it, and to enhance it through good design. To achieve this, the building's mass is carved away along Douglas Street to create more pedestrian room, combined with softened landscaping and a lifted soffit that creates a friendly sense of enclosure and frames the street. Overhangs provide weather protection at these key public realm spaces, including the mid-block pedestrian crossing between Penwell Street and The Empress. The southern plaza is enlivened with a restaurant and patio space that activates and animates the edge of this public space, but is placed far enough away from nearby residential units as to not cause undue noise. In addition, the southern plaza enjoys a digital media installation that aims to add further vitality to the area by showcasing content and providing adaptive signage.



View from the Harbour

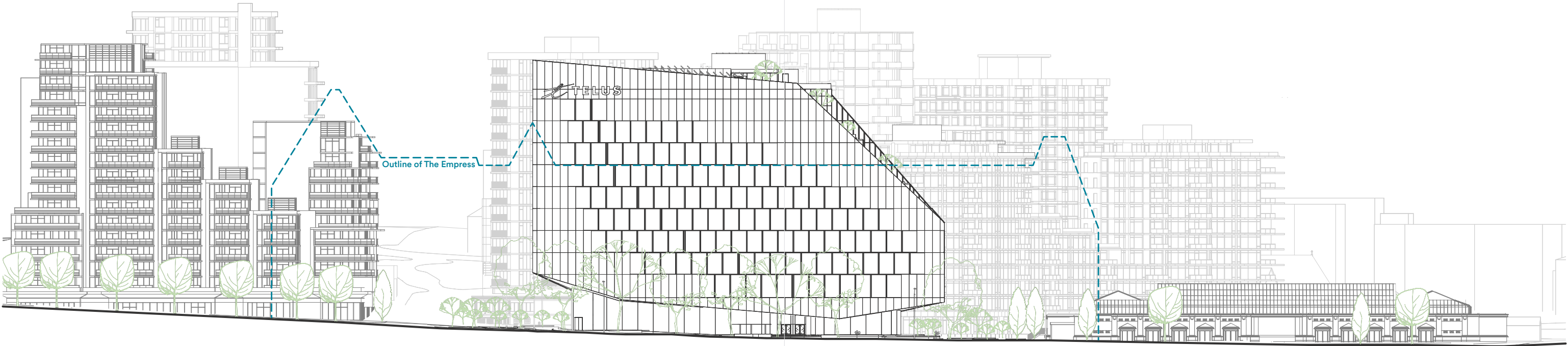
Given the site’s layered history and close proximity to acknowledged heritage buildings, special design consideration has been made to ensure that historical relationships are not only maintained, but enhanced and strengthened by TELUS Ocean. Rather than search for ways to be directly compatible, TELUS Ocean responsively uses its design to respect and complement the existing built context. Materials and detailing have been selected and designed as to stand out as differential, while mirroring the high standards set out by both the heritage and contemporary buildings in the vicinity.

Seeking to bolster the visual impact of The Empress from the harbour, TELUS Ocean creates a uniform and unimposing backdrop to highlight this historic landmark, while also referencing The Empress’ roofline as seen from the water. The height and angles of TELUS Ocean respond to the layered urban amphitheater concept, with the building’s slope specifically echoing the rise of amphitheater layers towards Downtown’s centre. The highest point of the prow’s cantilever in the north is designed in response to the rising scale of The Empress, and the building’s southern cut references the angles of The Empress’ roofline and reduces the building’s bulk seen from the harbour.

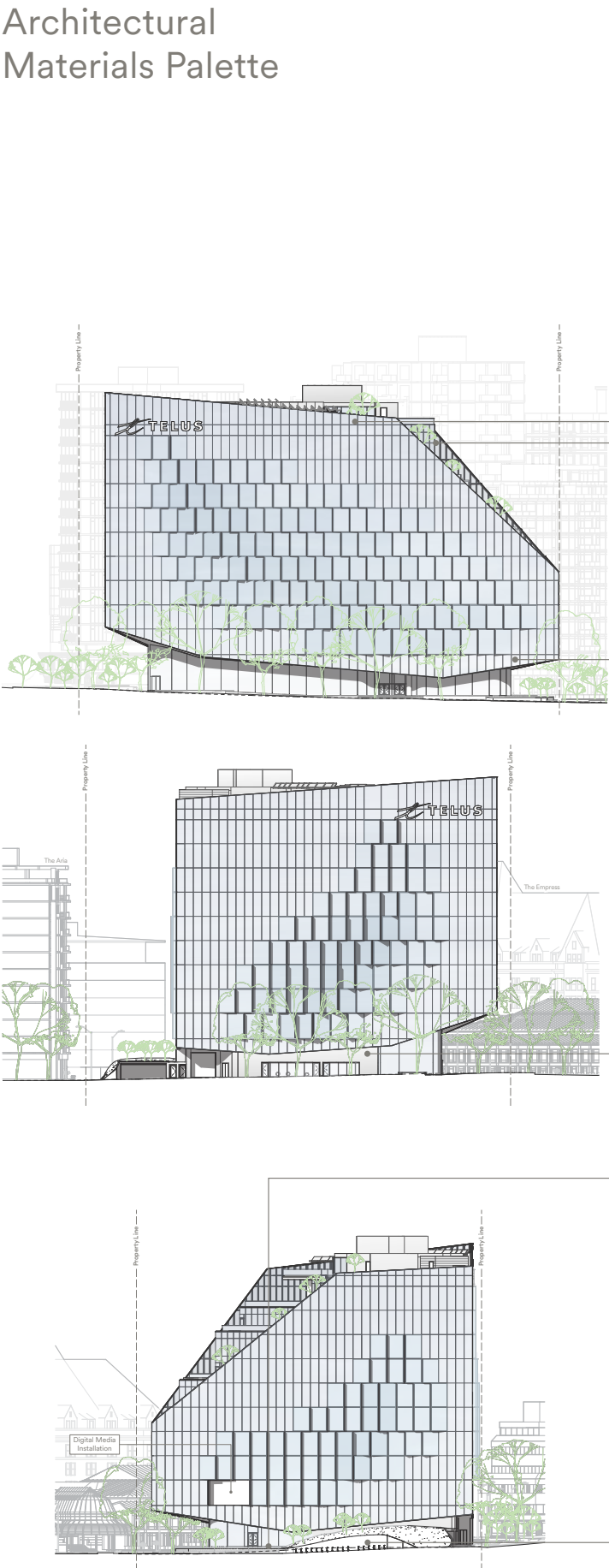
A visual and functional connection between buildings and places is intentionally maintained through reflection and uniformity. The singular character of TELUS Ocean enhances the detailed geometry of The Empress’ roofline, instead of offering competing texture, grain and varying materiality. The upper glass chosen for TELUS Ocean was specifically selected to have higher reflectivity to emphasize The Empress, reflecting the sky and taking on a background quality when viewed from the harbour, while reflecting other nearby buildings when viewed from close-by.



TELUS Ocean behind The Empress as viewed from Laurel Point



Architectural Materials Palette



1 High Reflectance Glass
High Performance Capless Curtain Wall



2 High Reflectance Glass
High Performance Capped Curtain Wall



3 Low Reflectance Glass
High Performance Capless Curtain Wall



4 Composite Metal Panels
Silver Metallic Finish



5 Wood Plank
Cedar or Composite Branch



6 Smooth Slabs and Veneer
Haddinton Stone with Anti-Graffiti Coating



A Holistic Approach
to Future Growth

TELUS has taken a holistic approach to protect biodiversity and support the well-being of communities by designing this building and planning its construction to support climate change mitigation and adaptation. TELUS Ocean will celebrate biodiversity and restore ecosystems, foster a culture of wellness to drive meaningful social change, and reduce emissions through low carbon and resilient design. Some of TELUS Ocean's key green building features are highlighted here.

Sustainable
Design



Achieve Low Carbon Compliance

Smart building technology, passive design, efficient heating and energy recovery systems, and airtightness will improve building performance, with a target to meet or exceed Step 2 of the BC Energy Step Code.



Bolster Biodiversity

Lush tree canopies will support urban habitat corridors and carbon sequestration, supporting local biodiversity connectivity and strengthening urban forest conditions.



Inspire and Educate

Art and digital interaction will convey ecosystem health and building performance data to celebrate biodiversity, and inspire and educate the community.



Restore Ecosystems

Pollinator ecosystems with native flowering plants from Garry Oak Meadows will be integrated throughout the plaza and rooftops.



Provide Fresh Indoor Air

Optimum indoor air quality will be promoted using dedicated outdoor air systems with demand-controlled ventilation.



Harvest & Recycle Rainwater

To reduce potable water use, rainwater will be harvested and reused for greywater, landscaping irrigation and topping-up the lobby's water feature.

Sustainable Business & Environmental Responsibility

TELUS Ocean will align with the company’s sustainability goals including social purpose governance, workplace wellness, active carbon footprint mitigation and achieving carbon-neutral operations by 2030.



Generate Renewable Energy

On-site renewable energy production will be showcased via solar photo-voltaic panels that capture energy from the sun and help power exterior lighting.



Provide Electric Charging

Electric charging capabilities will be provided throughout TELUS Ocean's parkade, as well as its indoor bicycle room, with wiring to allow for further electric charging as demand increases.



Introduce Energy-Efficient Heating

Deep operational carbon emission reductions will be pursued using electric heat pumps, radiant heating and cooling systems, and heat recovery technology with the highest efficiency commercially available for Victoria's climate.



Enhance Cycling Amenities

Short- and long-term bicycle parking will be available on-site, contributing to neighbourhood bikeability and enabling sustainable modes of transportation.



Design Passively & Resiliently

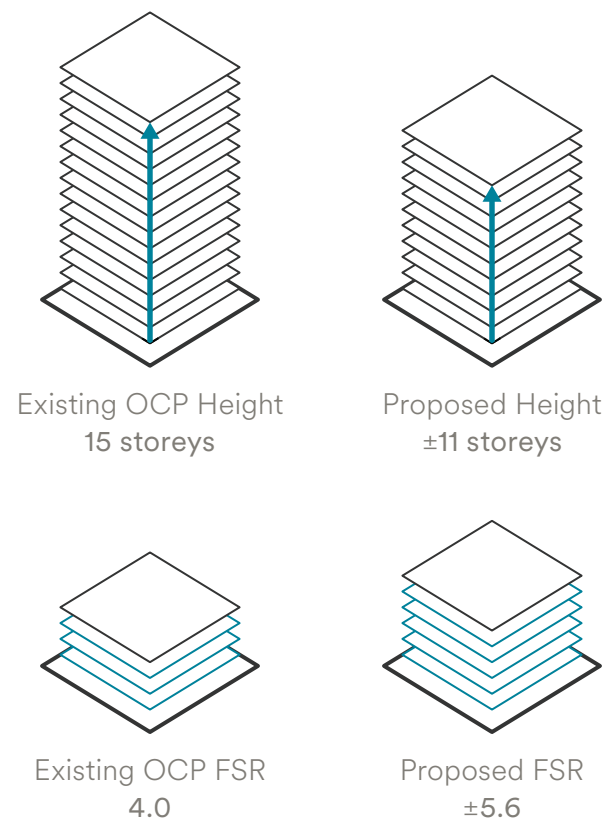
The building's terraces carve away from the south and provide opportunities for shading from tree canopies, and the sawtooth façade delivers solar shading, all while providing access to nature and maintaining valuable views of the City and Ocean.



Optimize Natural Daylighting

Daylighting opportunities have been optimized utilizing modeling, allowing access to natural light while controlling glare to improve comfort.

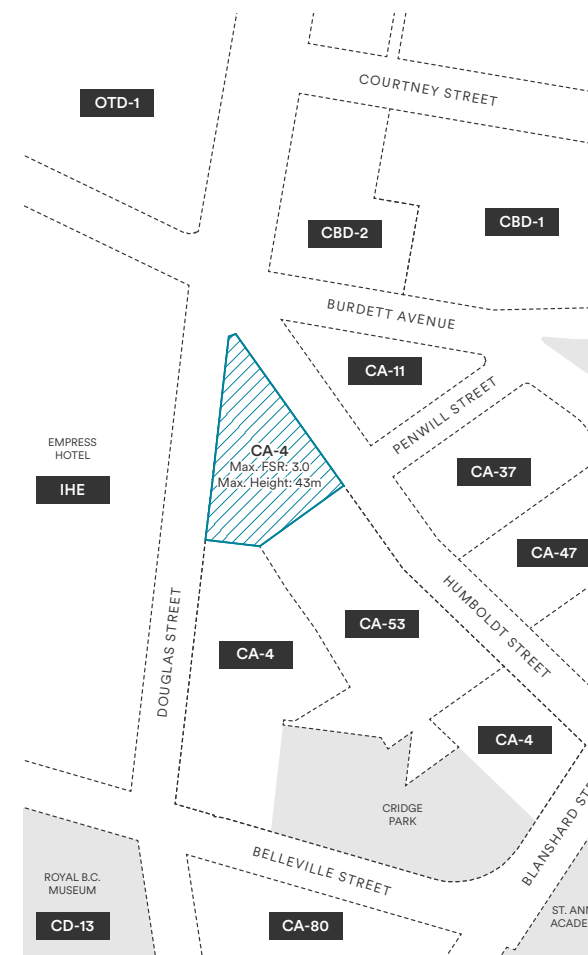
Proposed Change



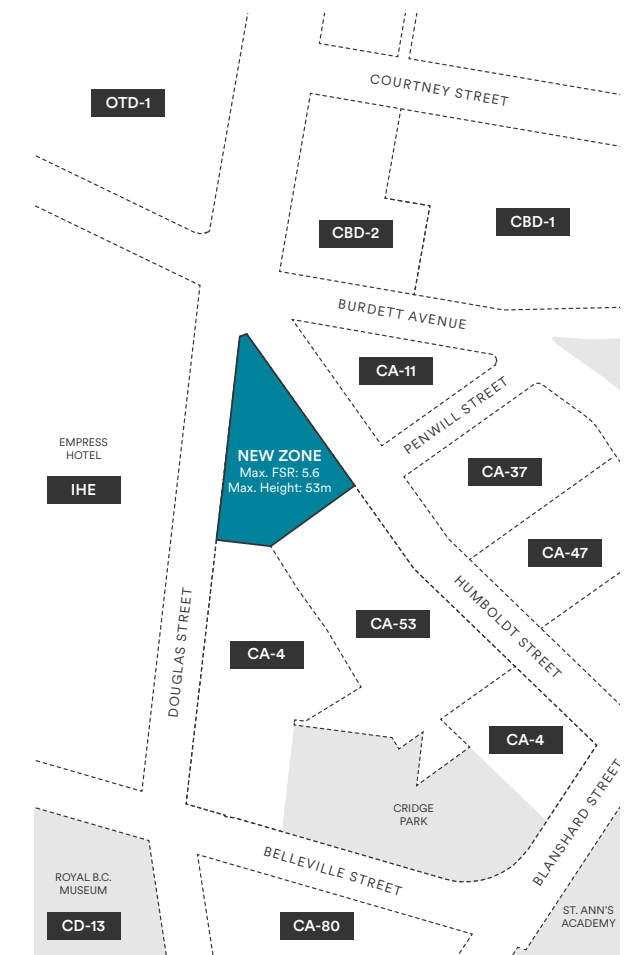
Concurrent Development Process

The site's current zoning (CA-4 Central Area Commercial Office District) does not contemplate the advanced building design features proposed by the TELUS Ocean development vision. As a result, the project team is seeking a Rezoning and supporting Official Community Plan (OCP) amendment to transition the subject lands to a Site Specific New Zone. The proposed zoning change will allow a maximum building height of ±54m and a maximum Floor Space Ratio (FSR) of ±5.6. To provide additional certainty to stakeholders and ensure a high quality outcome that is directly aligned with the proposed zoning change, the project team has submitted a supporting Development Permit application concurrently, allowing both the zoning change and detailed architectural design of TELUS Ocean to be reviewed together by City of Victoria Staff and local area stakeholders.

Existing Zoning



Proposed Zoning



By The Numbers

 ±53m 11 Storeys	 ±48% Open Site Space (1,238m²)
±2,582m² Site Area (±27,792ft²) ±14,379m² Gross Floor Area (±154,774ft²) ±5.6FSR Max. Floor Space Ratio	4 Open Terraces 4 Enhanced Outdoor Spaces 2 Storeys Amenity Space
 ±10,903m² Office / Medical (±117,356ft²)	 ±140 Bicycle Stalls
6 Storeys Tenant Space 2 Storeys TELUS Space	±100 Class 1 stalls ±40 Class 2 Stalls
 ±453m² Retail / Restaurant (±4,876ft²)	 ±127 Vehicle Stalls
1 Storey Retail / Restaurant	3 Levels Underground Parkade
	 ±250 TELUS Employees



Introduction

In support of the proposed rezoning and associated development vision, Bunt & Associates completed a Transportation Impact Assessment (TIA). This investigation included an analysis of the expected impact that TELUS Ocean will have on local area traffic, its parking demand, its mobility context, its proposed site access and circulation, and its Transportation Demand Management (TDM) strategies for lowering traffic and parking demands. The study has been submitted for review by the City of Victoria as part of the application process. Some of the key conclusions of the TIA are outlined here.

Traffic & Parking By The Numbers

	70 Peak Hour Trips	70 Evening Peak Trips 52 Morning Peak Trips
	127 Vehicle Stalls	3 Level Underground Parkade
	140 Bicycle Stalls	100 Class 1 Stalls 40 Class 2 Stalls

Traffic Analysis

TELUS Ocean is anticipated to have minimal impact on the adjacent road network, with all nearby intersections expected to continue to operate below their designed capacity thresholds post-development.

The impact of the vehicle trips that the building is forecasted to generate is considered negligible, highlighting the near indiscernible impact of TELUS Ocean in terms of adjacent intersection operation.

Parking Demand

TELUS Ocean is proposed with 127 parking spaces located in a three-level underground parkade. This vehicle parking supply is anticipated to be greater than the building’s demand, and is in fact expected to add to the downtown parking pool, allowing for parking spaces to be available to external vehicles. TELUS Ocean's office and commercial-retail uses are expected to have different peak demand times, allowing parking spaces to be efficiently shared and occupied, with actual parking demand anticipated to generally be in the range of 30-80 vehicle spaces.

As a TDM strategy, TELUS Ocean's bicycle parking significantly exceeds bylaw guidance. One-hundred and six (106) long-term, well-managed, secure, accessible and covered bicycle parking stalls will be provided in a priority-located bicycle storage room on the building's first-level. Sixty-four (64) short-term bicycle stalls will be provided near the building’s main entry and within sight of the Humboldt Street cycling route, in well-lit and highly visible areas.

Walking

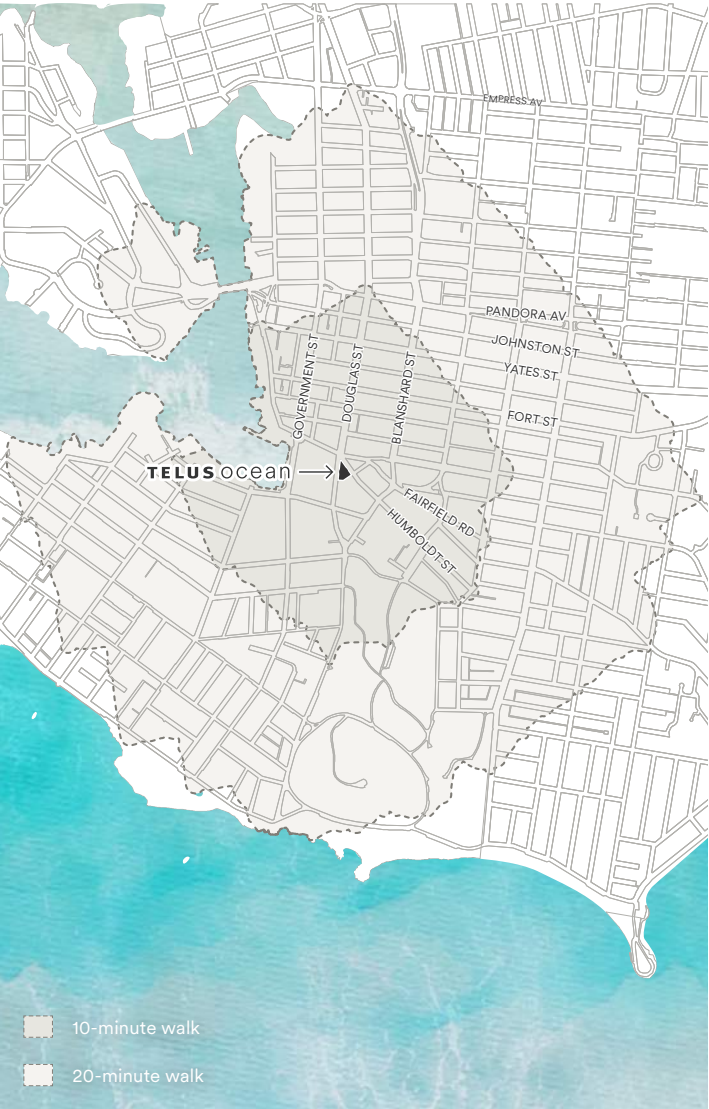
TELUS Ocean is well connected to Victoria's pedestrian network and within walking distance of nearly all typical amenities and services. Two key pedestrian streets—Douglas and Humboldt—intersect at the site's apex, and a People Priority Greenway is located only one-block away. Due to this site's pedestrian-friendliness, the location boasts a "walker's paradise" Walk Score of 96 out of 100.

Cycling

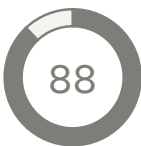
The Humboldt Street cycle track directly connects TELUS Ocean with Victoria’s regional cycling network, assisting Victoria's endeavour to have 70% of all trips to work by 2041 by bike, walking or transit.

Transit

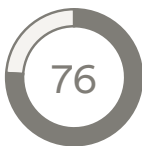
Located adjacent to the planned Douglas Street Rapid Transit Corridor, nearby multiple proposed Frequent Transit lines, and with bus stops located along Douglas Street and Fairfield Road serving local, frequent and regional routes, the site is well serviced by public transit both now and into the future. TELUS Ocean also proposes strong transit integration through a custom bus stop planned along its Douglas Street frontage with weather-protected areas for passengers. In addition, a Major Transit Exchange is proposed one-block to the site's south, a Regional Bus Hub is located across Douglas Street from the site, and both sea plane and ferry terminals are less than 500m from the site.



Walk Score



Bike Score



Transit Score

The Commitment to Outreach

In all we do, we remain committed to being good neighbours and working with the communities where we build. The project team’s community engagement and outreach process is designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation.

Through all of our various engagement channels, TELUS and the project team would like to invite community members to share their ideas. We look forward to working with you to realize our vision.

TELUS and the project team are committed to an equitable, inclusive and transparent process, and make the following commitments to all who want to participate in our process:

-  We will provide you with clear, concise, transparent and accurate information about TELUS Ocean.
-  We will listen to your thoughts on key areas of the TELUS Ocean project.
-  We will broadly share what we have heard and our team’s response to it.



Outreach & Engagement

Digital & Distanced Outreach Strategy



In light of the evolving global response to COVID-19, the TELUS Ocean project team has adapted our stakeholder engagement and outreach process to focus primarily on digital and distanced strategies.

Digital outreach strategies that focus on web-based experiences reach a broad audience by inviting participants to learn and contribute in ways that are customized to their own interests, abilities, and convenience.

Distanced outreach strategies employ more traditional communications channels, like news media, mail and telephone — often favoured by participants who are not comfortable receiving information or contributing feedback through online or digital channels.

Ways We’re Staying in Touch

Digital Outreach Strategies

-  **Project Web Portal**
Dedicated project website, providing convenient 24-hour access to up-to-date project information.
-  **Project E-mail Inbox**
Submit questions and comments via email and receive direct responses from the project team.
-  **Online Feedback Form**
Share questions, comments and feedback with the project team via the project web portal.
-  **Virtual Events**
Participate in virtual events to learn about key project details and share your thoughts.
-  **Social Media Content**
Key project details and engagement opportunities shared via TELUS Ocean social media channels.
-  **E-News**
Subscribe to the TELUS Ocean e-newsletter to receive information and key project status updates.

Distanced Outreach Strategies

-  **Project Media Release**
Project launch media release, with key details about the TELUS Ocean and upcoming outreach process.
-  **Project Mailers**
Project postcards delivered via Canada Post to share key project information with the community.
-  **Project Advertorial**
Key project information and progress updates shared in local area newspapers and publications.
-  **Project On-site Signage**
Large scale signage with key project information and digital and distanced team contact details.
-  **Project Callback Line**
Submit questions and comments via voicemail, with callbacks from the project team.
-  **Project Information Package**
Information-rich project information package available by request and delivered via Canada Post.



