

767 Douglas Street

Rezoning Application



TELUS ocean

Mayor and Council,

This letter outlines the core content of our application to rezone the property at 767 Douglas Street to allow for an 11-storey commercial-office development. 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 $\pm 54\text{m}$ and a maximum Floor Space Ratio (FSR) of ± 5.6 . To provide additional certainty to stakeholders and ensure an outcome that is directly aligned with the proposed zoning change, the project team has submitted a supporting Development Permit application concurrently.

Site Context & History

At the southern end of Victoria's Downtown, the TELUS Ocean 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 mix of hotels, gathering spaces, apartment buildings, and local businesses. Today, the subject site operates as a surface parking lot for two car rental companies — presenting a landmark development opportunity.

James Bay once extended across the site as a tidal mudflat within the traditional territory of the Songhees First Nation who called the area "Whosaykum". Along the drier shore, camps housed people tending the camas fields of "Meegan" (Beacon Hill), managed for thousands of years by the Lekwungen Peoples. Located on the traditional territory of the Lekwungen peoples and the Songhees and Xwsepsum (Esquimalt) Nations, whose historical relationships with the land continue to this day, TELUS Ocean seeks to pay respect to their culture and the area's natural features.

Commitment to Victoria

TELUS and the City of Victoria share a common vision of creating sustainable, high-value employment opportunities within Victoria's emerging and growing technology sector. 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. Including other future building tenants, TELUS Ocean is anticipated to host over 500 full- and part-time employees. With a commitment to business innovation and continued investment in Victoria in the face of COVID-19, TELUS aims to bolster Victoria's economic recovery by ensuring that its Downtown remains the economic and commercial heart of the Capital Region. TELUS Ocean also represents a vital step in realizing the 'Victoria 3.0' vision of building a new local high-value economy by achieving the Victoria 3.0 objectives of:

1. Telling and Selling Victoria's Tech Story;
2. Re-imagining Victoria's Brand and Story; and
3. Redeveloping Victoria's Convention Centre.

Heritage Context

TELUS Ocean is notably situated within the landmark radius of The Empress Hotel. Given the site's layered history, special design consideration has been made to ensure that historical relationships are not only maintained but enhanced by TELUS Ocean. The building responsively uses its design and materials to respect and complement the existing built context, creating an unimposing backdrop to highlight the historic Empress landmark. The singular character of TELUS Ocean will enhance the detailed geometry of The Empress' roofline, instead of offering competing texture, grain and materiality. The height and angles of TELUS Ocean respond to the "Urban Amphitheater Concept", with the building's slope echoing the rise of layers towards Downtown's centre.

Policy Context

Official Community Plan (OCP)

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. Locally, 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, and local planning has strategically targeted increased height and density along Douglas Street.

Downtown Core Area Plan (DCAP)

Victoria's Downtown Core Area Plan (DCAP) 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 floor space shortfall of up to 616,900m² within the next 5 years. Under the DCAP, TELUS Ocean is located within the Inner Harbour District, a celebrated world-class gateway identified for economic growth, public realm improvements and business activities. The Inner Harbour District falls within a Special Density Area that does not set out density objectives. Changes to density in this area are instead considered through rezoning applications. Notably, 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 FSR of 6.0.

Mobility Context

Traffic Analysis

Based on a Transportation Impact Assessment undertaken by Bunt & Associates, 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 future vehicle trips generated by the proposed development is anticipated to be minor.

Parking Demand

TELUS Ocean is proposed with one-hundred and twenty-seven (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 area's parking supply. As part of a Transportation Demand Management strategy, TELUS Ocean's bicycle parking significantly exceeds bylaw guidance. One-hundred and six (106) long-term bicycle parking stalls will be provided in a bicycle storage room, along with sixty-four (64) short-term bicycle stalls provided near the building's main entry.

Transportation Options

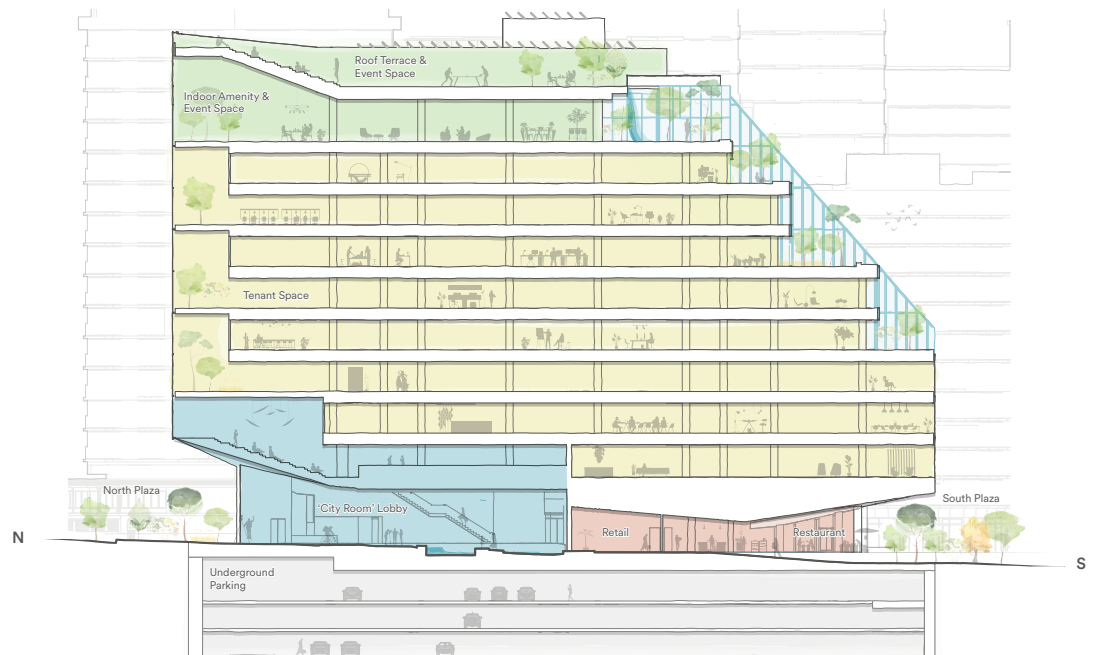
TELUS Ocean is well connected to Victoria's pedestrian network and within walking distance of many day-to-day amenities and services. Two key pedestrian streets—Douglas Street and Humboldt Street—intersect at the site's apex, and a People Priority Greenway is located one-block away. The Humboldt Street cycle track directly connects TELUS Ocean with Victoria's growing cycling network, helping realize Victoria's goal of 70% of all work trips in 2041 transitioning to cycling, walking or transit. The site is also well served by transit—located steps from the planned Douglas Street Rapid Transit Corridor, multiple proposed Frequent Transit lines, and numerous existing bus stops (with a custom integrated bus shelter proposed along the Douglas Street frontage). A Major Transit Exchange also proposed within a block of the site, while a Regional Bus Hub is located across Douglas Street. Both sea plane and ferry terminals are less than 500m from the site.

Development 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. The building 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. The building'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. By placing the bulk of the building's form towards the north, notably stepping itself back from adjacent buildings and drastically reducing its upper level floorplates, TELUS Ocean protects existing views from The Aria, minimizes shadowing impacts on the nearby Falls building and intersection, and keeps the Penwill Extension clear and filled with daylight. The building's glass façade design is inspired by the rolling waves of the ocean, with a terraced corner cut back and intentionally located at the south end of the building to frame the South Plaza.

Spaces for People

TELUS Ocean's design will make a significant contribution to the public realm of the area and features several key public spaces that will further connect the open space system extending from Beacon Hill's Finlayson Point to James Bay. The building will provide generous setbacks, while extending sculptural seating, lush planting masses, high-quality paving and other amenities throughout the site and beyond the property line. The building's mass is carved away along Douglas Street to create more pedestrian room, with a new public plaza created by closing the northern portion of Humboldt Street to vehicular traffic. TELUS Ocean will also improve the plaza space to the south of the building, as well as the pedestrian extension linking Penwill Street to Douglas Street. Numerous natural spaces will be created throughout the building, including its lobby, rooftop and multiple landscaped terraces. The multi-level lobby's 'City Room' acts as an arrival-gathering space, intentionally designed to blur the lines between the public and private realm. While the 'City Room' animates the northern corner and invites people in, retail spaces spanning the remainder of the ground floor allow activity to spill out onto Douglas Street and the south plaza space. TELUS Ocean's new gathering spaces have been designed to accommodate a variety of programming and event needs, including opportunities for community events.



Sustainable Design

TELUS has taken a holistic approach to protecting biodiversity and supporting the well-being of communities by designing this building and planning its construction to support climate change mitigation and adaptation. TELUS Ocean will align with TELUS' sustainability goals including social purpose governance, workplace wellness, active carbon footprint mitigation and achieving carbon-neutral operations by 2030. Some Green Building Features integrated within TELUS Ocean include:

- Smart building technologies to meet or exceed Step 2 of the BC Energy Step Code
- Renewable energy generation via solar photo-voltaic panels to help power exterior lighting
- Rainwater harvesting and recycling for landscaping irrigation and other reuses
- Electric charging capabilities provided throughout the building's parkade and indoor bike room
- Dedicated air systems with demand-controlled ventilation
- Lush tree canopies and pollinator ecosystems
- Energy-efficient heat systems and recovery technologies
- Digital interaction to convey ecosystem health and building performance data
- Enhanced cycling facilities and amenities to further enable sustainable transport
- Passive and resilient envelope design that optimizes solar shading and natural daylighting

Community 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. 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, including:

Digital Outreach Strategies

- Project Web Portal
- Project E-mail Inbox
- Online Feedback Form
- Virtual Events
- Social Media Content
- E-News

Distanced Outreach Strategies

- Project Media Release
- Project Mailers
- Project Advertorial
- Project On-site Signage
- Project Callback Line
- Project Information Package

TELUS, Aryze and the broader project team respectfully ask for Council's support to realize the proposed TELUS Ocean vision—one that celebrates design excellence and leading edge sustainability practice while creating a natural sense of gravity to draws future investment, new business, people, and opportunity to Victoria's core.



Luke Mari
Principal
Aryze Developments

By The Numbers



±54m
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
