

Capital Culture District | Appendix C

Submission history:

- October 2021, Rezoning Submission
- June 2022, Revised Resubmission (r1)
- May 2023, Revised Resubmission (Development Tracker Package)
- June 2023, Revised Resubmission (r2)
- November 16, 2023 Partial Resubmission (r3) (revisions to page 12 and 14 only)
- November 13, 2024 Resubmission (r4)

Please note: The 3D illustrations that appear in this document are intended to assist in envisioning the urban design, future contextual fit and integration with public infrastructure that would result from compliance with the proposed CD Zoning and related City regulations. The digital modelling and renders depict general building massing and location per the proposed CD Zoning parameters. Architectural detail, materiality, fenestration and colour concepts have been applied to assist in envisioning the completed redevelopment. The final Architectural Design of the individual buildings and their commensurate Landscape Architecture will be developed through a full design process as each phase is developed. Each Phase and Building Design will be the subject of Development Permit Application and the required Municipal review and permitting processes.

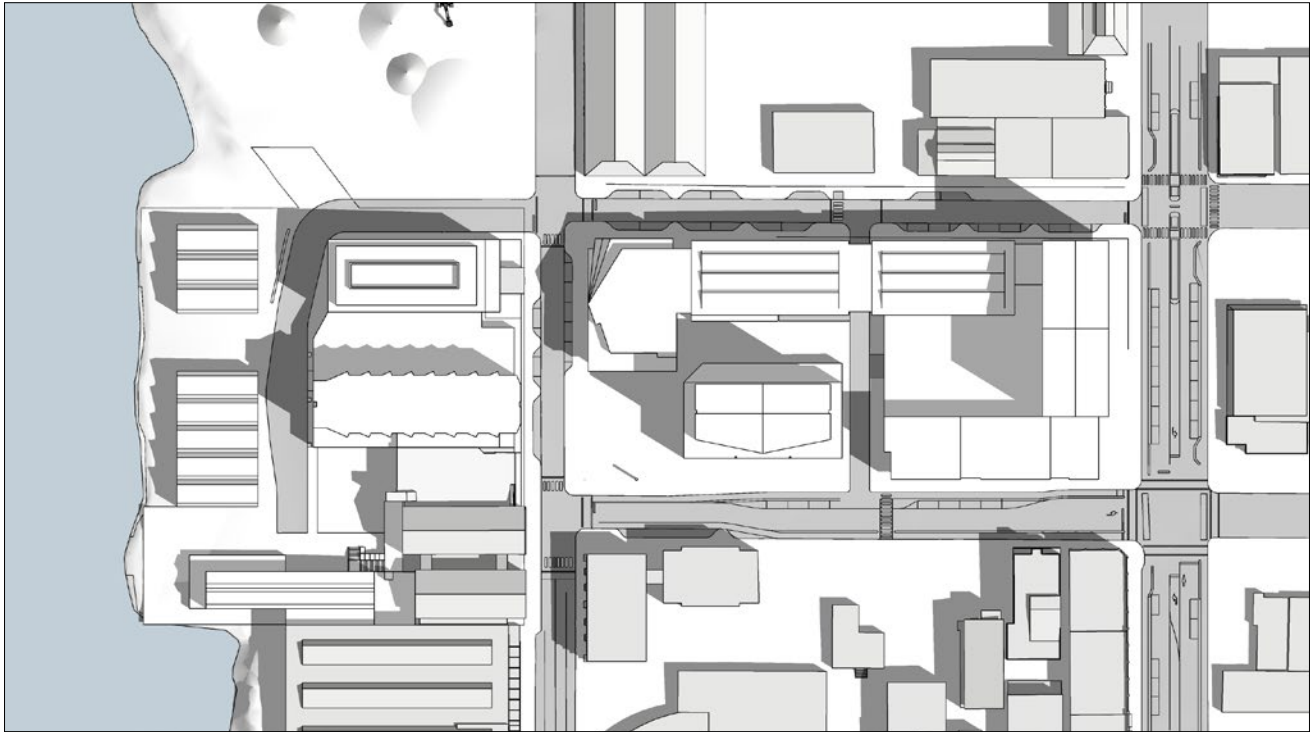


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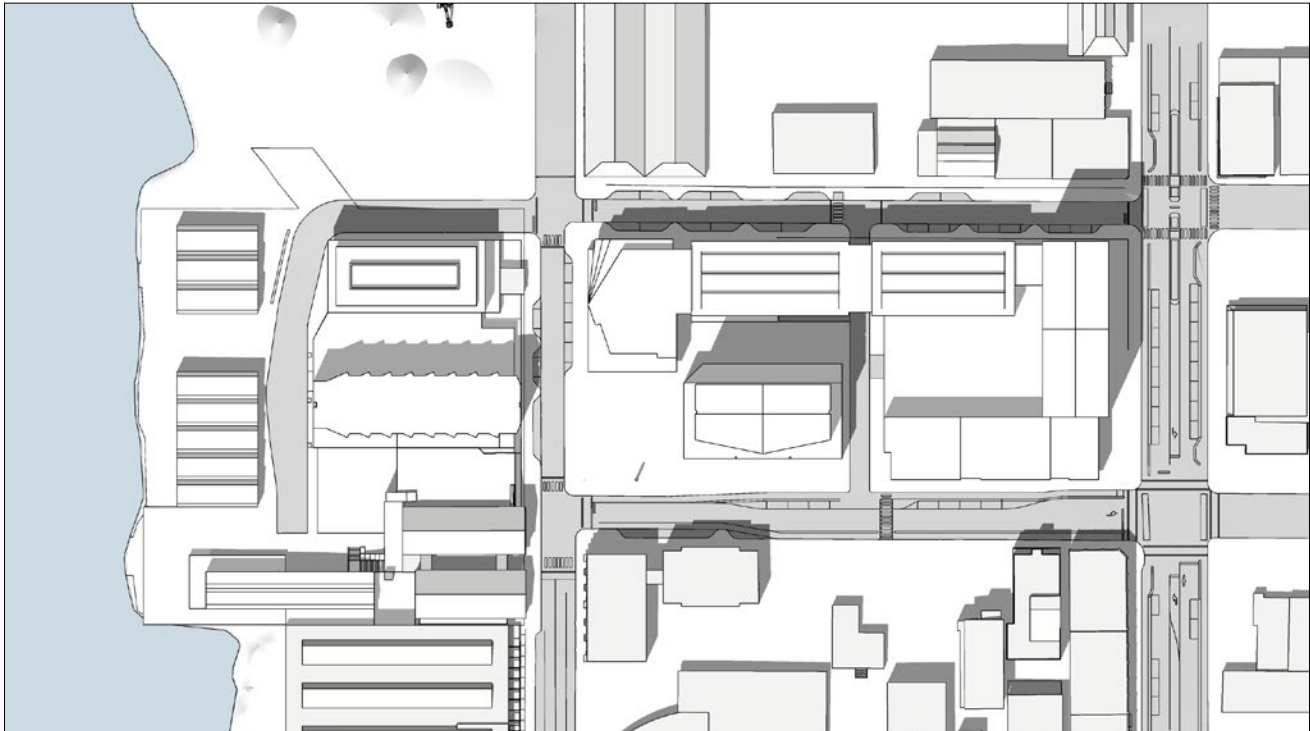
Sunlight and Shade Studies

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

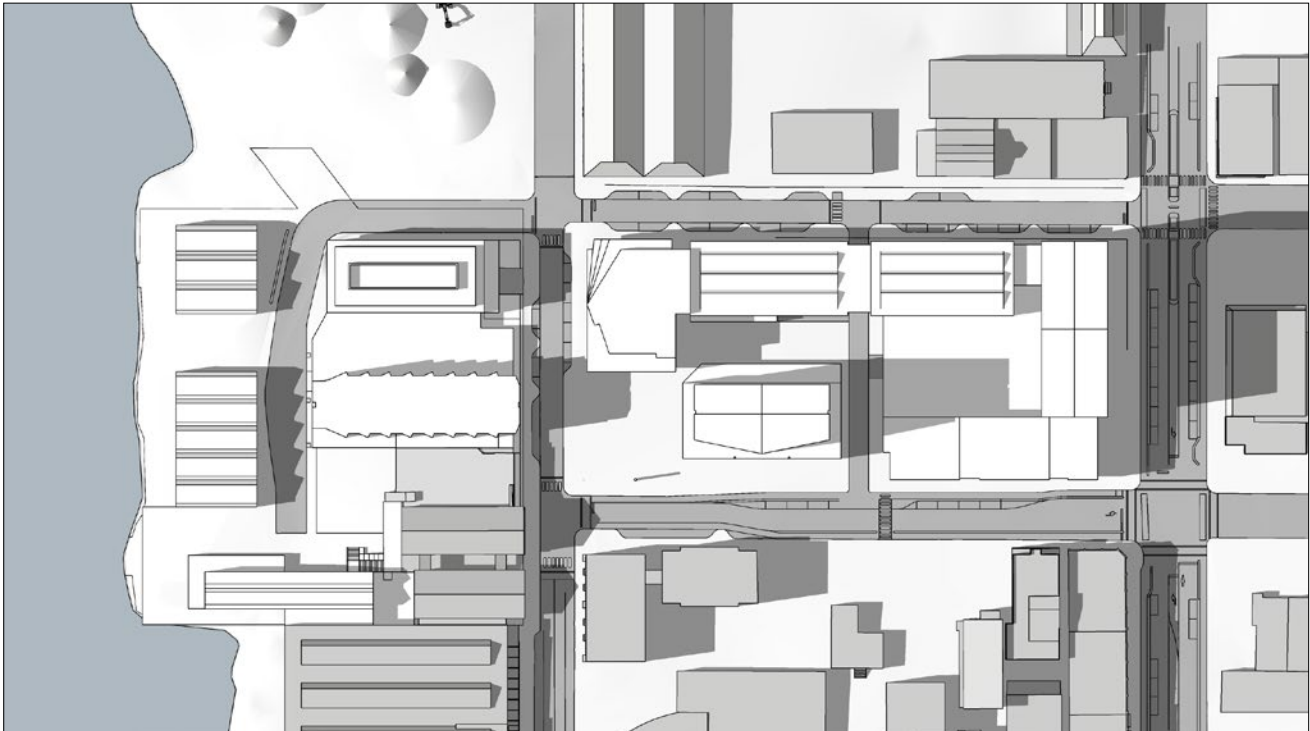
The summer solstice marks the start of summer and is the day of the year with the most daylight hours and the highest sun angle.



10:00am
Summer solstice (June 21, 2024)



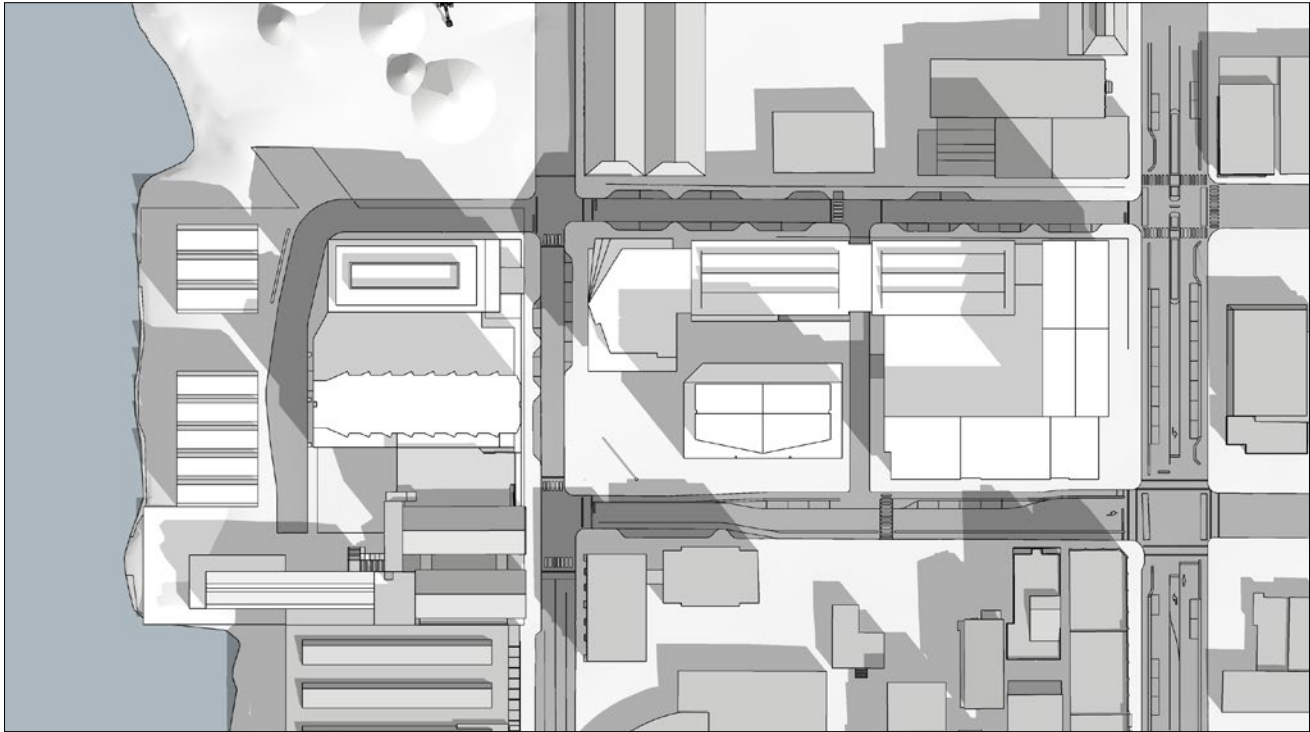
1:00pm
Summer solstice (June 21, 2024)



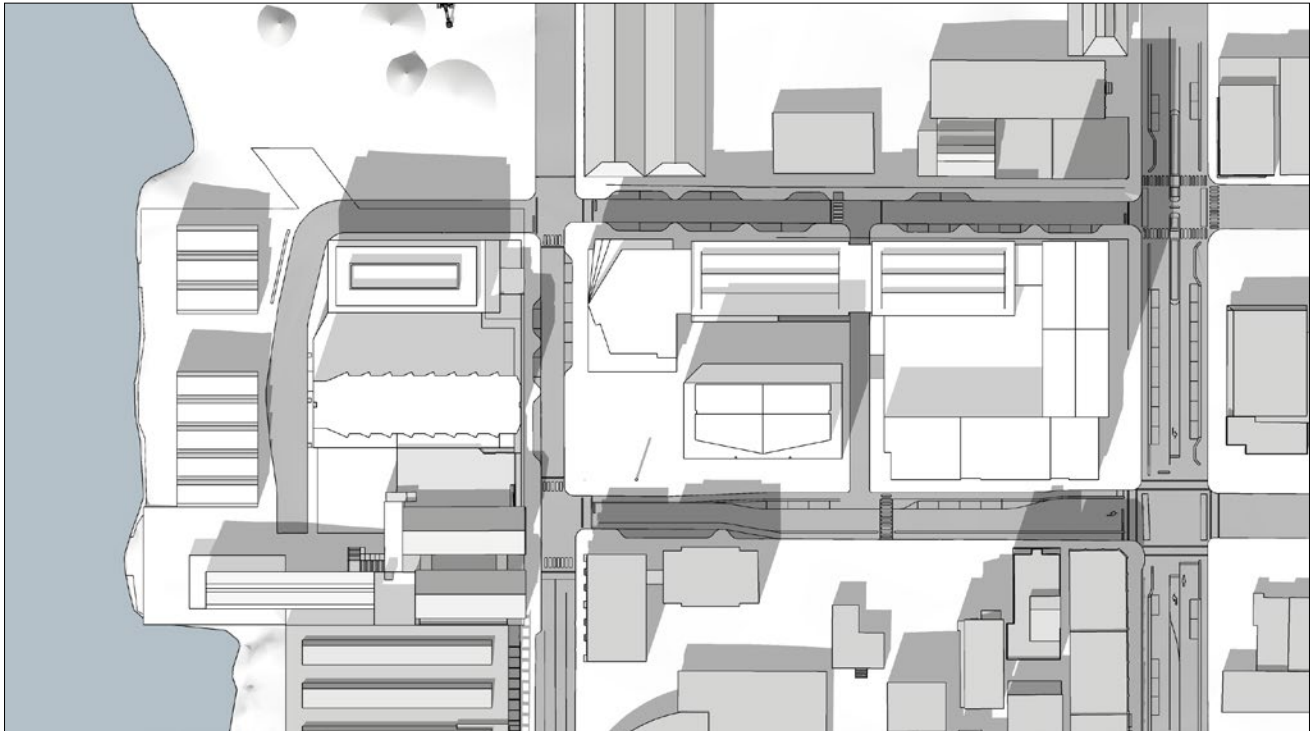
4:00pm
Summer solstice (June 21, 2024)

Sunlight and Shade (continued)

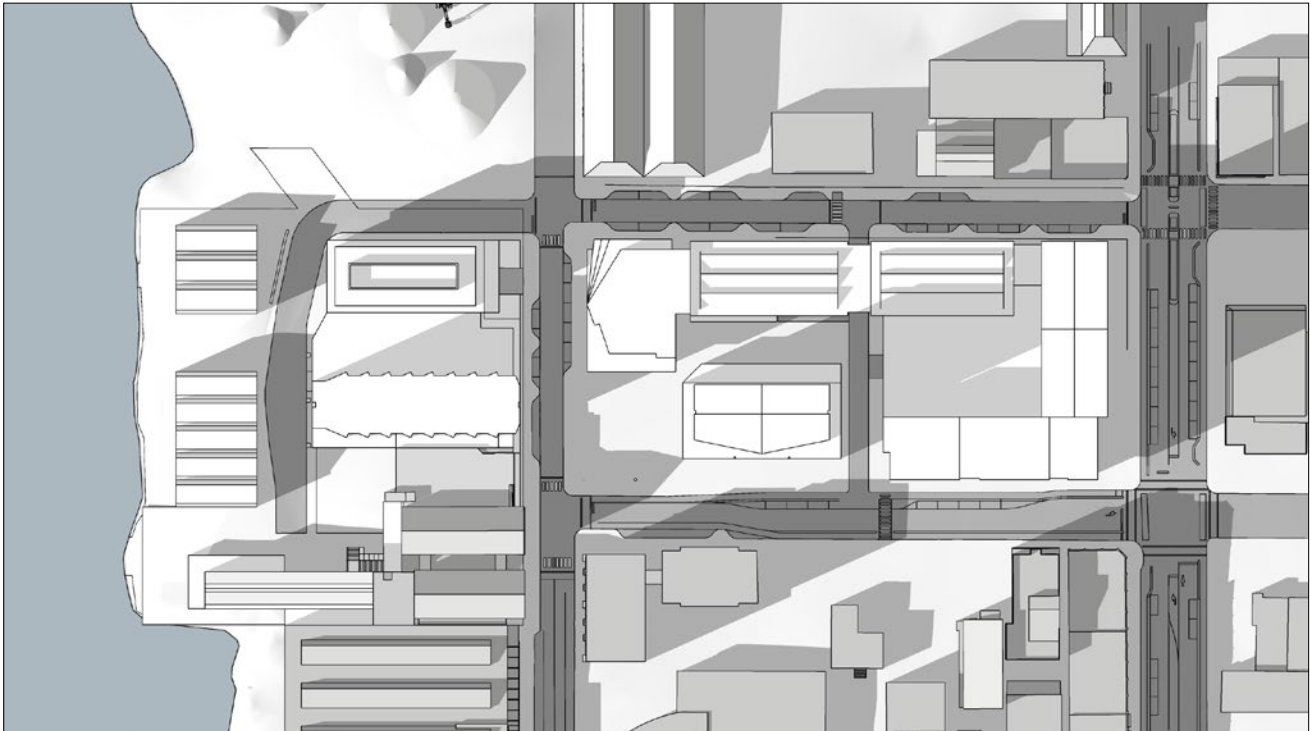
The equinoxes mark the beginning of spring and fall and are the times when daylight and night-time are approximately the same length. The shadows on the fall equinox and the spring equinox are equivalent.



10:00am
Equinox (Sept 22, 2024)



1:00pm
Equinox (Sept 22, 2024)



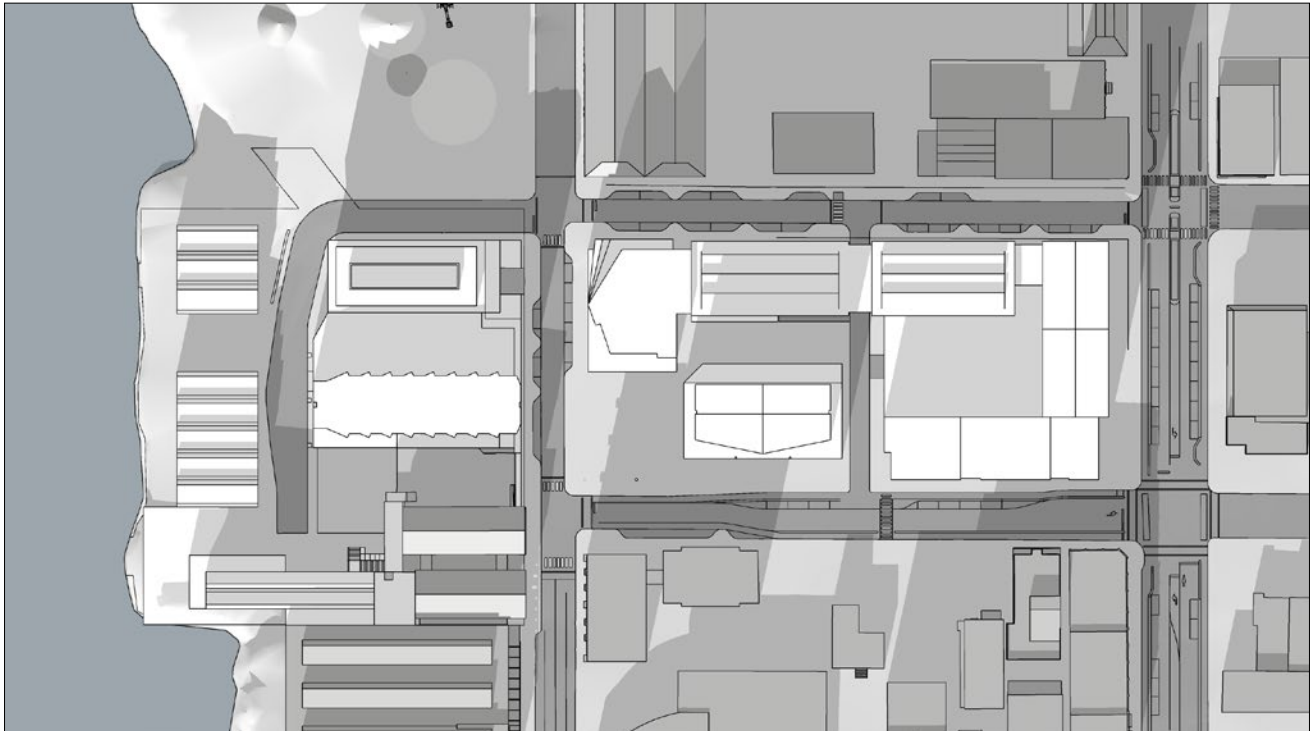
4:00pm
Equinox (Sept 22, 2024)

Sunlight and Shade (continued)

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



10:00am
Winter solstice (December 21, 2024)

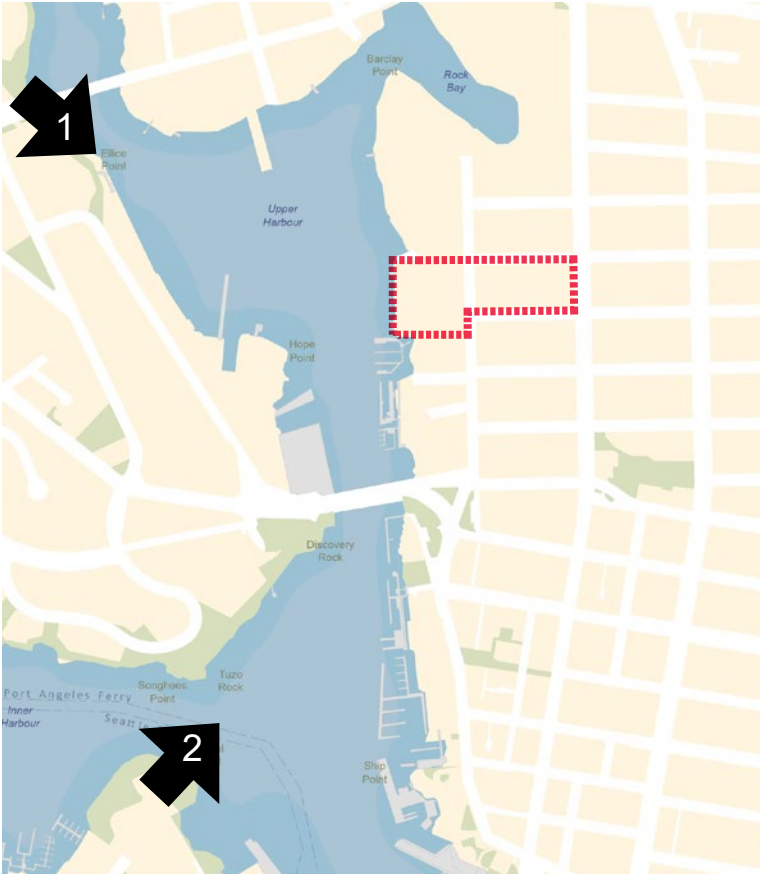


1:00pm
Winter solstice (December 21, 2024)



3:00pm
Winter solstice (December 21, 2024)

View Analysis



Key Plan



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



2. View from Laurel Point

View Analysis (continued)



Key Plan



3. View from Government at Herald



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

View Analysis (continued)



Key Plan



5. View from Pembroke at Government



6. View along Store Street at Herald Street



Key Plan



Victoria 2021 - view to the south



Capital Culture District at build out



Key Plan

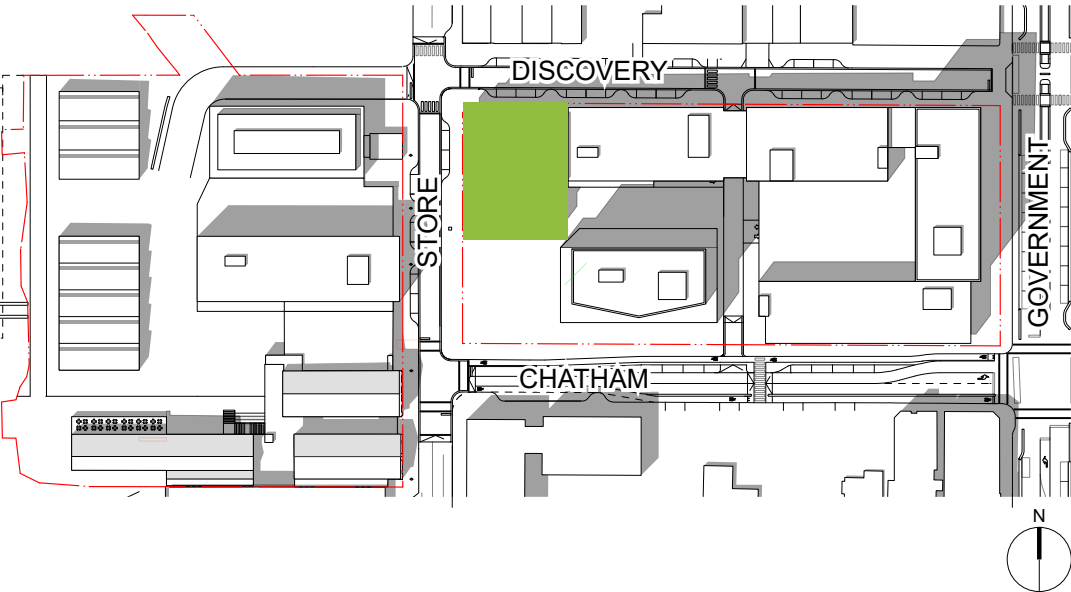


Victoria 2021 - view to the west



Capital Culture District at build out

Enlarged Plaza Study



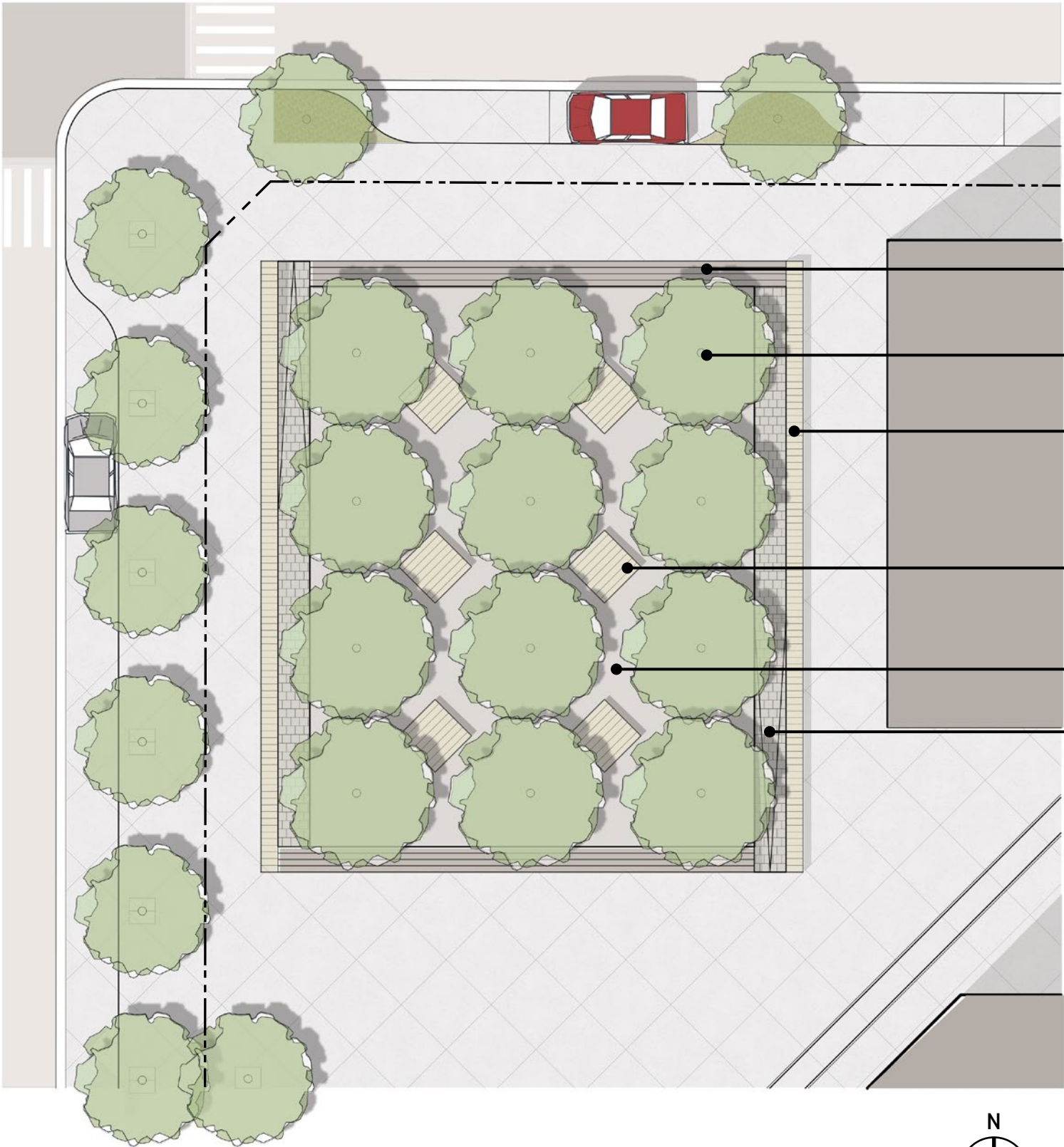
Enlarged Plaza

The proposal features the provision of an air space parcel (land amenity contribution) to the Art Gallery of Greater Victoria (AGGV) for a new public art gallery. Should the AGGV not move forward with the development of an art gallery, the parcel is proposed to be provided for a cultural institution or other non-profit art gallery.

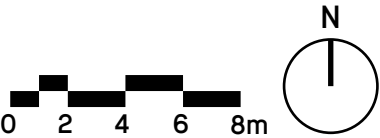
In the event that neither of the above uses are feasible, the plaza could be expanded to include this area. The adjacent illustration is a conceptual design for the expanded plaza space on the air space parcel.



A view of the Plaza at the corner of Chatham and Store streets flanked to the north by the Art Gallery and to the east by a mixed-use building.



NORTHEAST CORNER PLAZA OPTION - PLAN



- Stairs - CIP Concrete
- Trees in 600mm raised planter
- Timber top seat wall
- Timber top bench seats
- Granular paving
- 5% sloped walkway - unit pavers