

Densifying Victoria's Skyline



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July 18, 2025

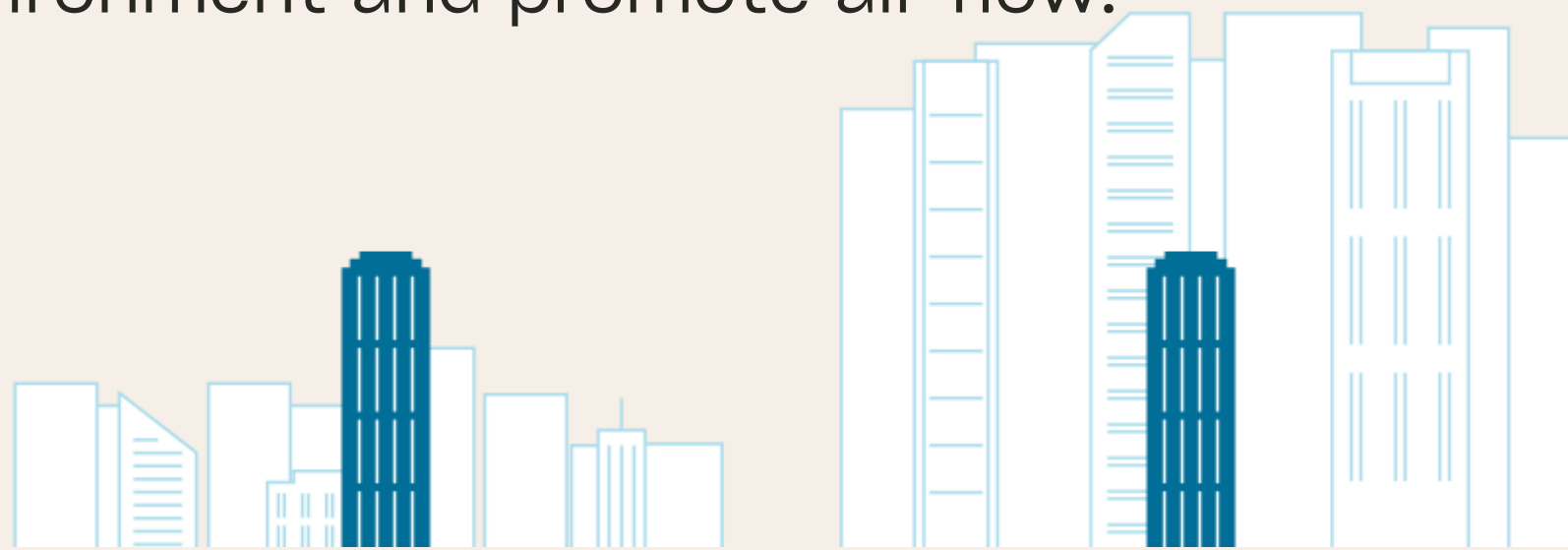


This research was supported by a Valerie Kuehne Undergraduate Research Award, University of Victoria.

Supervised by Reuben Rose-Redwood

“Vancouverism”

An urban design that integrates density with green urbanism. The design encourages **tall slim towers** separated by low-rise buildings to incorporate the views of the surrounding environment and promote air flow.



One Victoria Place

- If approved, One Victoria Place, 1520 Blanshard St., would be the **tallest building on Vancouver Island**, towering at 35-stories.
- Reliance Properties based in Vancouver.
- Tensions between valuing the human scale of the urban experience and the need for housing and density.

The Human Scale vs. the High Rise

“People are attracted to Victoria because of its human-scale feeling; we wouldn't want buildings that interrupt (that)”

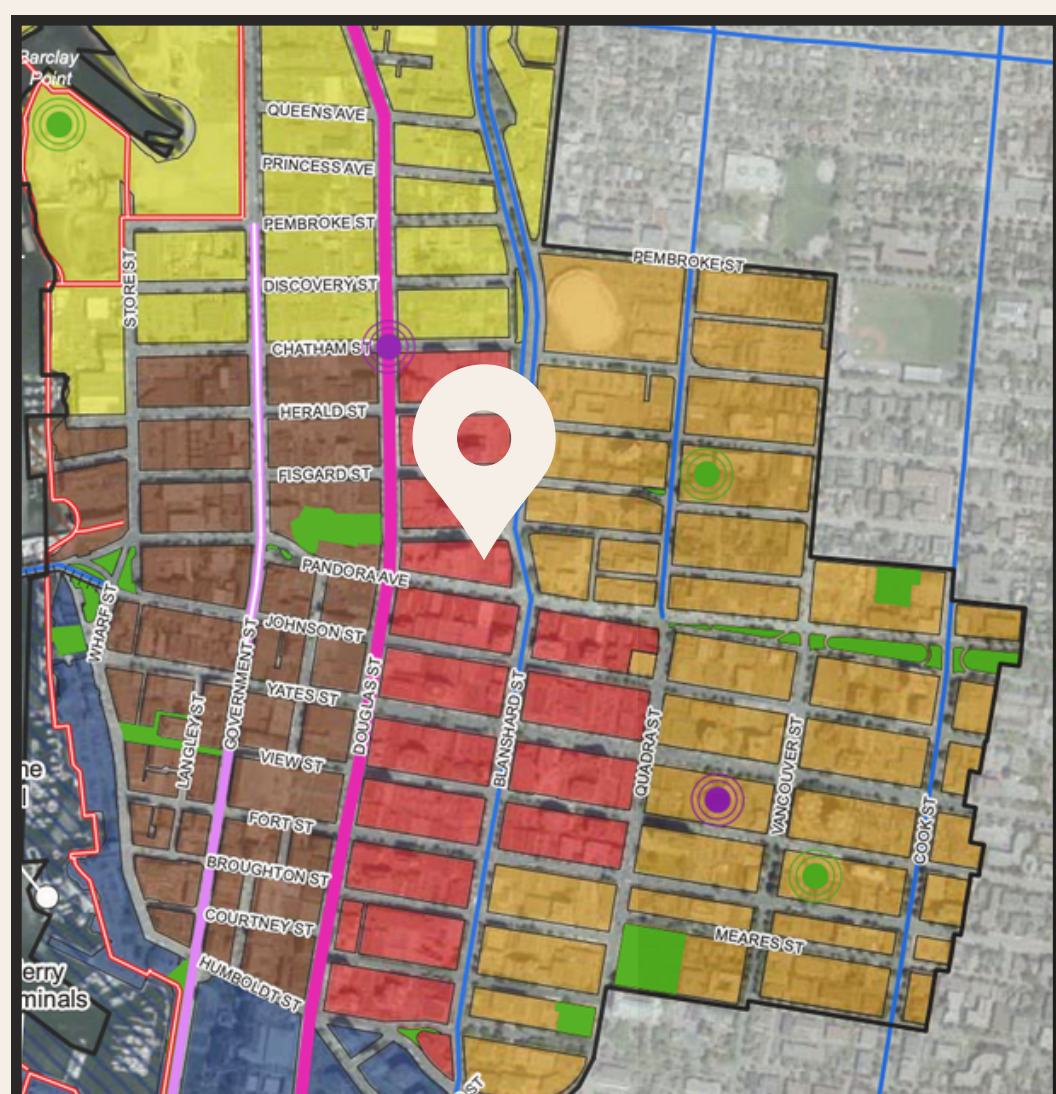
-Former Mayor Lisa Helps

- Increased building density in downtown will cause more traffic.
 - Specifically, One Victoria Place will increase traffic along Blanshard and Pandora.
- Taller buildings cause shadows affecting the light quality of nearby areas.

“One Victoria Place will serve as a contextual landmark within a predominantly mid-rise urban landscape.”

-Reliance Properties

- Urban density responds to the need for housing.
 - One Victoria Place will provide 321 units of housing within the downtown core.
- The proposal has a transition from the exterior environment and activity to the interior.
 - A public plaza
 - Lower levels are horizontal, where the public is able to walk with the activity on the street.



References & Additional Information