

appendix 1 PUBLIC OUTWARD VIEW GUIDELINES

View 1: HARBOUR VIEW FROM BASTION SQUARE

VANTAGE POINT

East side of Wharf Street at the top of the stairs on Bastion Square.

VIEW ORIENTATION

West across the Harbour

VIEW CONTEXT

Broad view towards Harbour entrance, framed by Laurel Point on the south and Songhees Point on the north.

DESIGN GUIDELINES

1. Consider the location, siting and design of new development within the specified view corridor to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Support development along the waterfront area west of Wharf Street that is designed to protect, frame and enhance this view corridor.

Character-Defining Elements	Attributes
A. Laurel Point	<ul style="list-style-type: none"> • Frames south side of view corridor with pathway and park space
B. Inner Harbour Entrance	<ul style="list-style-type: none"> • Distant views to Shoal Point • Background view of Sooke hills
C. Songhees Point	<ul style="list-style-type: none"> • Frames north side of view corridor • Rock outcrop provides geographic containment of the Harbour mouth

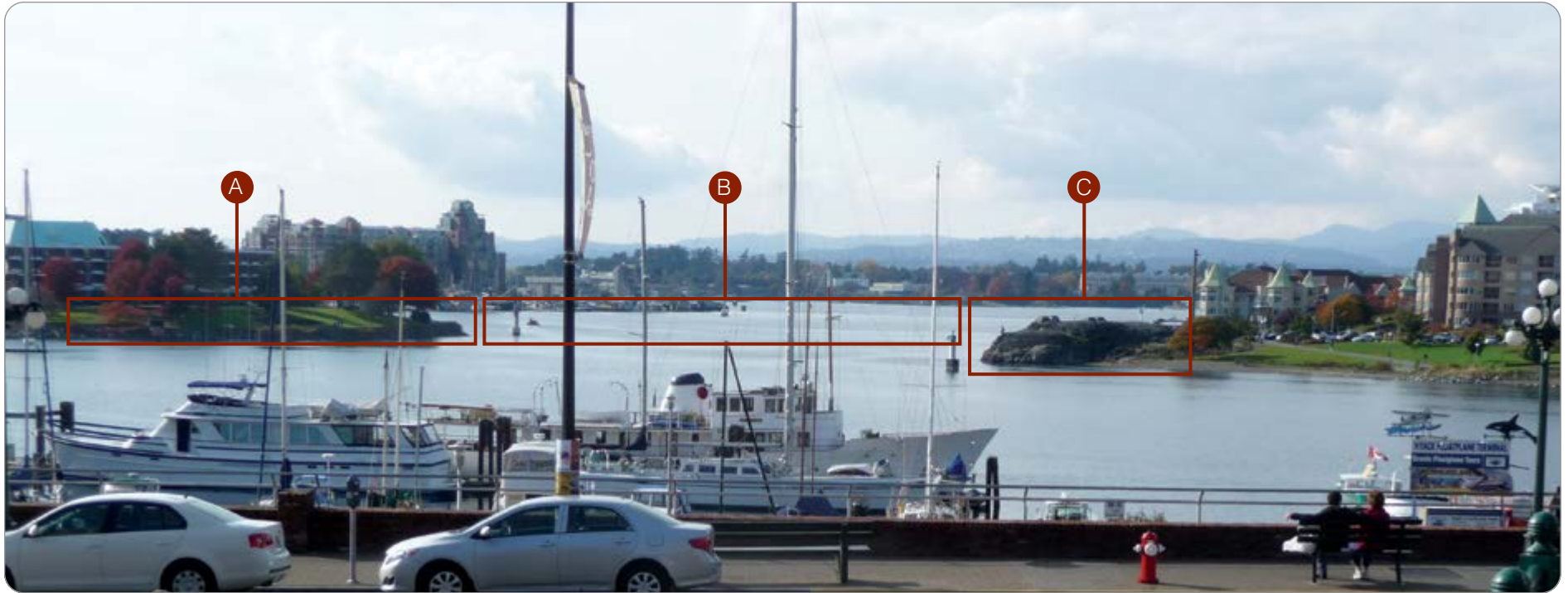


Vantage Point



View Corridor

View 1: HARBOUR VIEW FROM BASTION SQUARE



Looking west from Bastion Square

Character-Defining Elements:

- A. Laurel Point
- B. Inner Harbour Entrance
- C. Songhees Point

View 2: SHIP POINT PANORAMA

VANTAGE POINT

Public plaza on the south side of the entrance to Ship Point (Wharf Street/ Humboldt Street)

VIEW ORIENTATION

West to Southeast panorama across the Inner Harbour

VIEW CONTEXT

Broad panoramic view framed by Songhees Point to the north and the Empress Hotel to the south. Includes view across the Harbour to the ensemble of historic buildings along the Inner Harbour Causeway.

DESIGN GUIDELINES

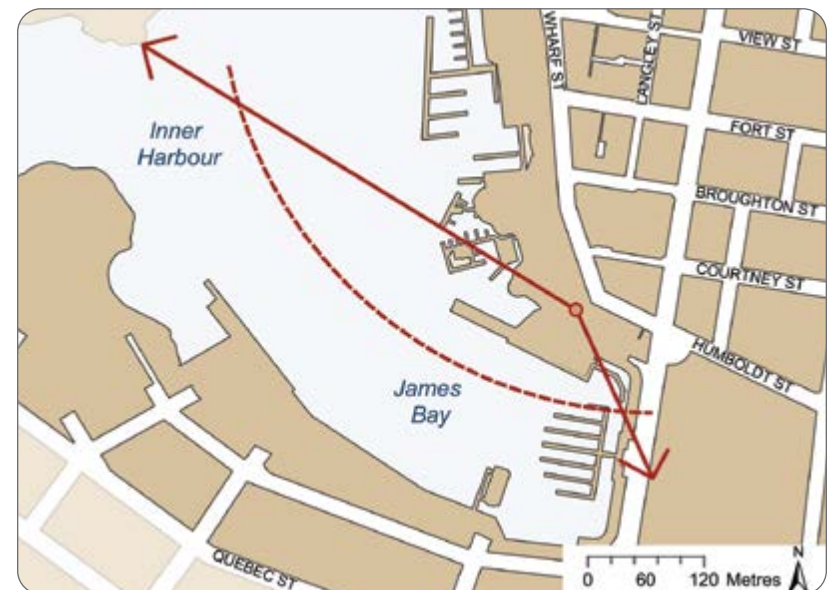
1. Consider the location, siting and design of new development within the specified view corridor to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.

Character-Defining Elements	Attributes
A. Empress Hotel	<ul style="list-style-type: none"> • Historic landmark building • Key elements include roofline, front facade, front grounds and architectural night lighting
B. Parliament Buildings	<ul style="list-style-type: none"> • Historic landmark building • Key elements include copper roof, cupola, front facade, night lighting and front lawn
C. CPR Steamship Terminal	<ul style="list-style-type: none"> • Historic landmark building • Key elements include waterfront facade
D. Inner Harbour Causeway	<ul style="list-style-type: none"> • Key elements include portions of Upper and Lower Causeway
E. Inner Harbour Entrance	<ul style="list-style-type: none"> • Entrance to Inner Harbour for marine vessels and float planes • Flanked by Laurel Point and Songhees Point

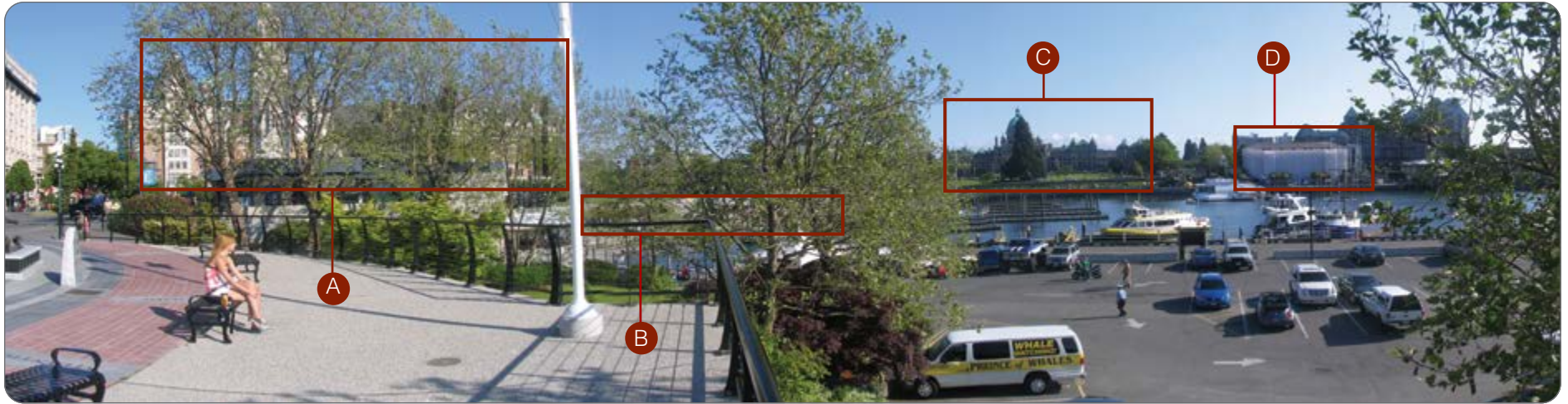
Vantage Point



View Corridor



View 2: SHIP POINT PANORAMA



Ship Point Panorama – East



Ship Point Panorama – West

Character-Defining Elements

- A. Empress Hotel
- B. Inner Harbour Causeway
- C. Parliament Building
- D. CPR Steamship Terminal
- E. Inner Harbour Entrance

View 3: UPPER HARBOUR VIEW FROM TURNER STREET

VANTAGE POINT

Turner Street south of Bay Street

VIEW ORIENTATION

South across the Upper Harbour

VIEW CONTEXT

View looking down the Upper Harbour towards the Parliament Building with the Olympic Mountains in the distant background.

DESIGN GUIDELINES

1. Consider the location, siting and design of new development within the specified view corridor to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Ensure that new development that is located adjacent to the view corridor is designed to help frame and enhance this view corridor.

Character-Defining Elements	Attributes
A. Ensemble of Harbour with Johnson Street Bridge and Parliament Building	<ul style="list-style-type: none"> • Unique compound Harbour view of the Johnson Street Bridge and the Parliament Building
B. Olympic Mountains	<ul style="list-style-type: none"> • Natural landscape feature in the distant background

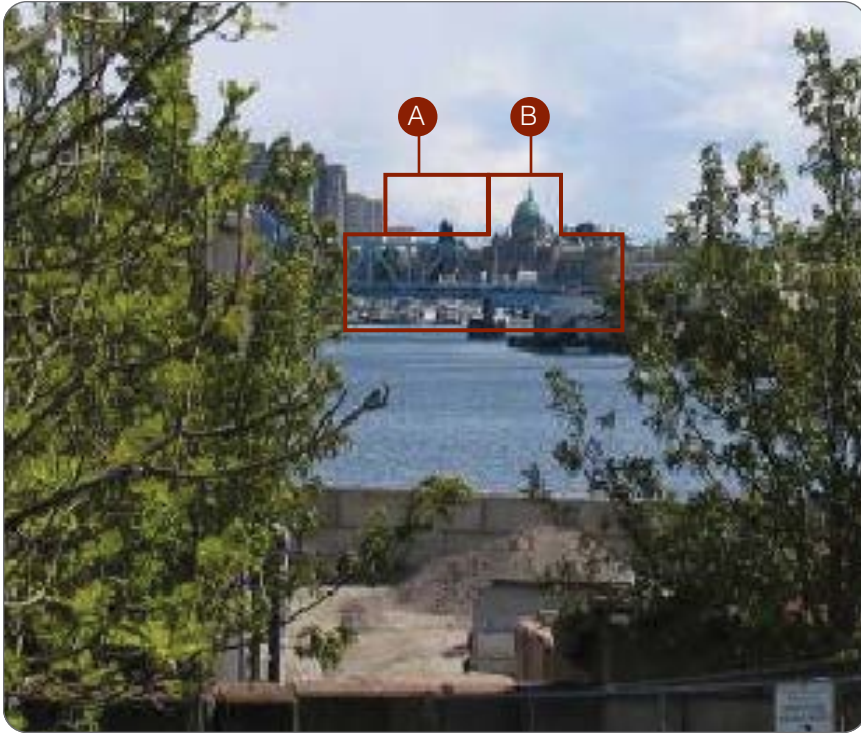
Vantage Point



View Corridor



View 3: UPPER HARBOUR VIEW FROM TURNER STREET



Looking south from Turner Street

Character-Defining Elements

A. Olympic Mountains

B. Johnson Street Bridge and Parliament Building

View 4: ROCKLAND WATER TOWER FROM YATES STREET

VANTAGE POINT

Yates Street at Douglas Street

VIEW ORIENTATION

East to the Rockland and the Water Tower

VIEW CONTEXT

View looking east to Rockland Water Tower.

DESIGN GUIDELINES

1. Consider the location, siting and design of new development within the specified view corridor to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Ensure that new development that is located adjacent to the view corridor is designed to help frame and enhance this view corridor.

Character-Defining Elements	Attributes
A. Rockland Water Tower	<ul style="list-style-type: none"> • Visually prominent landmark on a hill-top location

Vantage Point



View Corridor



View 4: ROCKLAND WATER TOWER FROM YATES STREET



Looking east along Yates Street to Rockland and Water Tower

Character-Defining Elements:

A. Rockland Water Tower

View 5: QUADRA STREET CORRIDOR

VANTAGE POINT

Quadra Street at Burdett Street

VIEW ORIENTATION

South towards the Olympic Mountains

VIEW CONTEXT

Distant view of Olympic Mountains visible above the tree tops of Beacon Hill Park

DESIGN GUIDELINES

1. Consider the location, siting and design of new development within the specified view corridor to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Ensure that new development that is located adjacent to the view corridor is designed to help frame and enhance this view corridor.
3. Encourage the removal of power poles and overhead wiring, where feasible, to enhance the view corridor.

Character-Defining Elements	Attributes
A. Olympic Mountains and Beacon Hill Park tree tops	<ul style="list-style-type: none"> • Natural landscape feature in distant background

Vantage Point



View Corridor



View 5: QUADRA STREET CORRIDOR



Looking south from Quadra Street at Burdett Street to Olympic Mountains above the Beacon Hill Park tree tops

Character-Defining Elements:

A. Olympic Mountains and Beacon Hill Park tree tops