



Downtown Core Design Guidelines

Victoria 2050 OCP Schedule 2B



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1. INTRODUCTION

1.1. Overview and Intent

The Downtown Core Design Guidelines provide clear direction for designers, architects and property owners who are actively planning or considering a new building, retrofit or addition to an existing building in the area. The guidelines are also an important evaluation tool for City staff and municipal decision-makers when reviewing new development applications to ensure that a proposed development is a 'good fit' within the downtown, demonstrates an appropriate design response and enhances the surrounding context and public realm. The guidelines are intended to foster innovative, creative and unique design responses to individual site conditions, opportunities and constraints within the broader context of the design principles and goals established in the Downtown Core Area Plan (DCAP).

Downtown Victoria's rich, varied and highly walkable streets and open spaces are a defining characteristic of the city and region. The downtown's traditional urban fabric is generally characterized by a development block pattern with buildings located, oriented and designed to positively frame and activate public open spaces. This includes human scaled façades with active ground floors that together provide a sense of enclosure and support pedestrian activity.

The guidelines focus on how buildings interact with streets, open spaces and the urban forest to create comfortable, human scaled, pedestrian oriented and memorable public spaces. To this end, these guidelines are premised on reinforcing the block pattern of development while accommodating the broad diversity of land uses, building types and open spaces set out in the DCAP, along with increasing and protecting the urban forest. This includes the integration of taller, vertically proportioned buildings through a form of development that seamlessly integrates a defined base building, middle (tower) and top, expressed in a building form and design that is both contemporary and contextual.



Buildings should contribute to the creation of high quality and memorable public open spaces that support pedestrian activity and comfort.



The Downtown traditional block pattern is characterized by development blocks that frame the street, provide a sense of enclosure and enhance the public realm.

1.2. How to Use The Guidelines

The Downtown Core Design Guidelines are an important resource that provide clear direction for designers, architects and property owners who are actively planning or considering a new building, retrofit or addition to an existing building within the area. The design guidelines apply to development permit areas and heritage conservation areas as set out in Victoria's Official Community Plan.

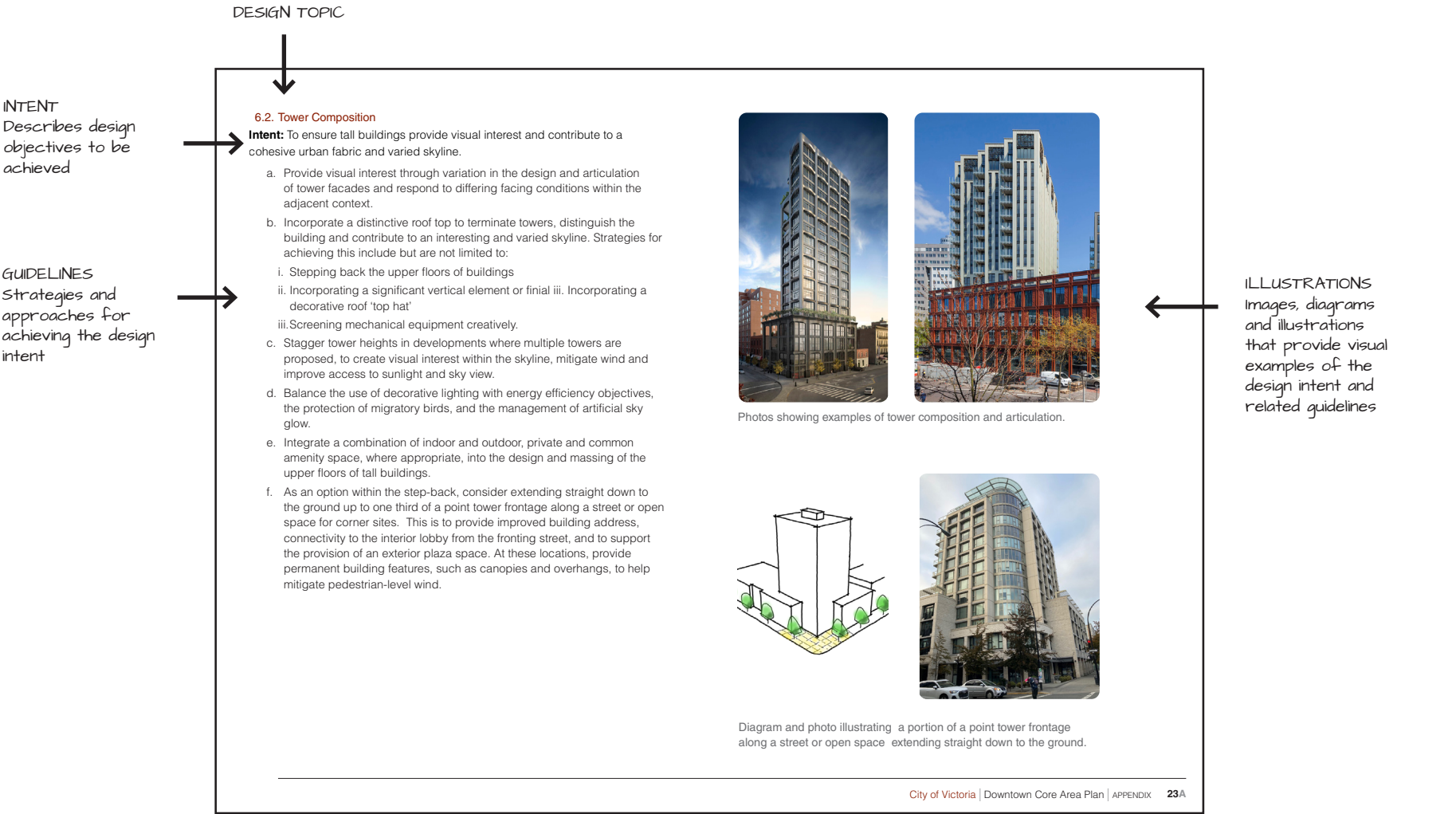
Given the focus of these guidelines on commercial, office, mixed use, industrial and residential land uses and building forms, greater discretion and a more broad interpretation of the design guidelines is envisioned when reviewing institutional, civic and cultural buildings throughout the downtown.

The guidelines are structured around a set of key urban design topics, with a clear statement of design intent articulated for each topic. A set of design strategies are included under each statement of intent to be considered in the application of the guidelines. Each design topic is also supplemented with photographs, diagrams and images to illustrate how the design strategies can be implemented to achieve the broad design intent.

It is important to note that the design strategies included under each statement of intent are not an exhaustive list, and that additional design strategies may be considered in response to specific site conditions, constraints and adjacencies and further, to advance emerging innovation with building design, energy efficiency and sustainability on a case-by-case basis. In this way, the design guidelines are not intended to be an absolute checklist for all developments. Rather they function as a benchmark and design framework to ensure that careful thought and consideration has been given to important design objectives while still supporting creativity, innovation and design excellence. Where alternative design approaches are proposed by an applicant, they will be reviewed against the statements of design intent to ensure that key design objectives are still being achieved. Applicants may be required to provide additional diagrams and studies to support the proposed design solutions.



1.3. Sample Guideline Structure



2. RELATIONSHIP TO STREET: ACHIEVING A HUMAN SCALE

Overview

This section applies to all buildings, including Tall Buildings which have further design guidance in section 6. 'Human scale' refers to architectural features, details and building design elements that are scaled and proportioned to support pedestrian activity. Buildings and the open spaces they define have a human scale if their details, elements and materials allow people to feel comfortable using and approaching them. This includes ensuring buildings positively frame and define public open spaces to support pedestrian comfort, safety and vitality.

2.1. Form, Scale and Orientation

Intent: To positively frame and define open spaces, improve access to sunlight and support livability.

- Locate and orient buildings to provide continuity and a sense of enclosure along the perimeter street frontage. Buildings should be placed such that primary façades are oriented toward streets and interior courtyards.
- Buildings should be placed closer to the outside perimeter of the development block to increase open space within the centre of the development block, provide sunlight penetration and enhance privacy.
- Consider utilizing interior spaces within development blocks for private amenity spaces for residents and building occupants such as, landscaped areas, courtyards, communal gardens, children's play space. Interior spaces within development blocks should also be considered for service yards, and access to parking and loading.
- Through-block walkways, lanes and alleys, consistent with the Section 3.2.2 Through-block Walkway Policies and Actions, and Map 16 – Pedestrian Network, are encouraged.
- Scale and design the building and street wall to minimize shadowing impacts from buildings on public open spaces and sidewalks while providing comfortable street enclosure and definition.
- Where unshaded by existing off-site conditions, provide a minimum of approximately 4 hours of sunlight between 10:00 am and 4:00 pm during the equinoxes on at least 60% of area of an impacted sidewalk or open space. The relevant sidewalk or open space impact area for a parcel is located directly to the north of the project's north parcel line. In addition, for a corner parcel, sidewalk areas at opposite corners shall also be included in the impact area calculations. Demonstrate compliance with a sun and shadow study. Alternate methods of analysis to meet guideline intent may be proposed for consideration.
- Incorporate upper storey step-backs on the north, east and west facing façades of the base building to minimize shadowing of adjacent streets and open spaces.

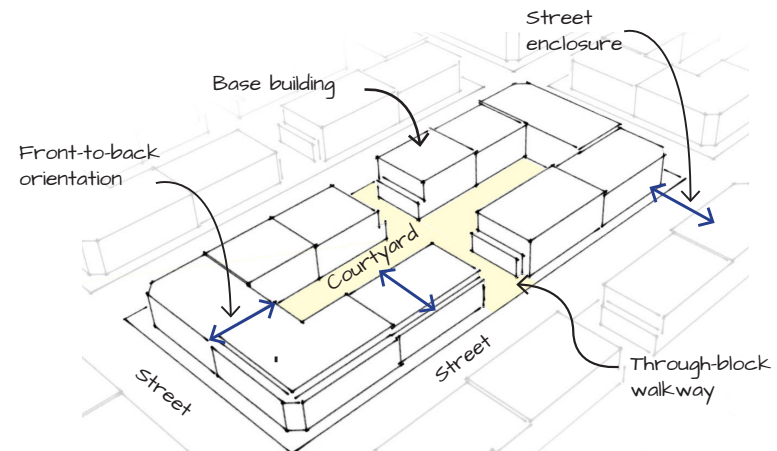
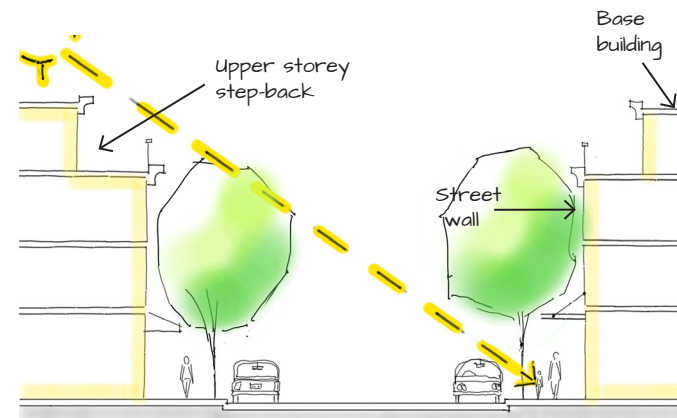
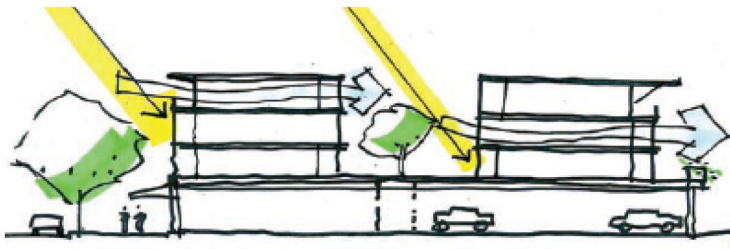


Illustration of a perimeter form of development.



Upper storey step-backs can be used to achieve sunlight access to the street and create comfortable street enclosure.

- h. Where an exterior hallway or exterior staircase faces directly toward an adjacent residential building, mitigate any impacts from overlook, privacy, noise and light on the adjacent property through strategies such as architectural screening, trees or landscaping, light shielding and the location and siting of these building elements.
- i. Provide sound attenuation for rooftop mechanical units.
- j. Incorporate balconies, terraces and other outdoor spaces at upper storey step-backs and roof tops, with adequate soil volumes to accommodate landscape, green roofs, or trees.
- k. Refer to the tall building guidelines in Section 6 that apply to buildings greater than 23 m in height (approximately 6 storeys).
- l. Incorporate a minimum 8 m rear yard setback for portions of the building located above the first storey that contain residential uses.
- m. Buildings that are up to 23 m (approximately 6 storeys) in height may orient a portion of their residential units toward a side yard where:
 - i. A minimum 5 m side yard setback is provided for 1/3 of the building depth measured from the front façade.
 - ii. Residential units are primarily oriented to the fronting street or interior courtyard.
 - iii. Windows and balconies facing the side yard are designed and located to mitigate overlook and enhance privacy.
- n. Incorporate dual-aspect residential units into buildings to support the livability of individual units. This can be achieved through the provision of internal courtyards.
- o. Where the existing setback pattern is consistent and not planned to change, align new base buildings with neighbouring building frontages.
- p. When existing setbacks are well-established, but vary on either side of a site, locate and design the base building to provide a transition.



Courtyard buildings with dual aspect units provide opportunities for passive heating and cooling and improved liveability for residents.

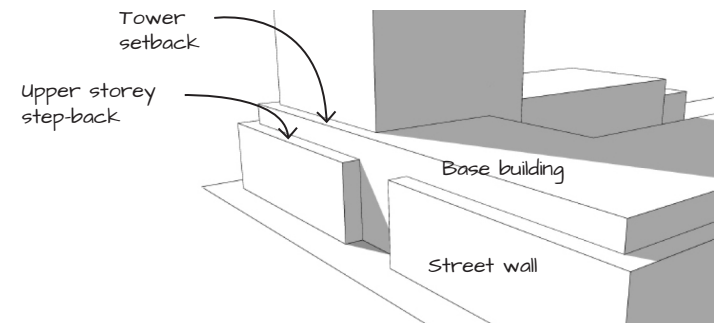


Diagram illustrating tower setback, upper storey step-back, base building and street wall components.

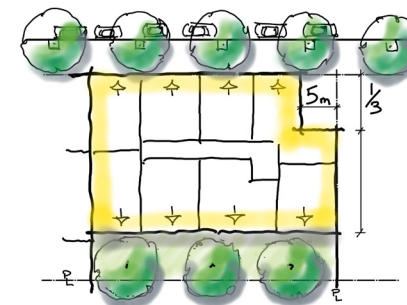


Illustration of residential unit orientation including a 5 m setback for units oriented to a single side yard.

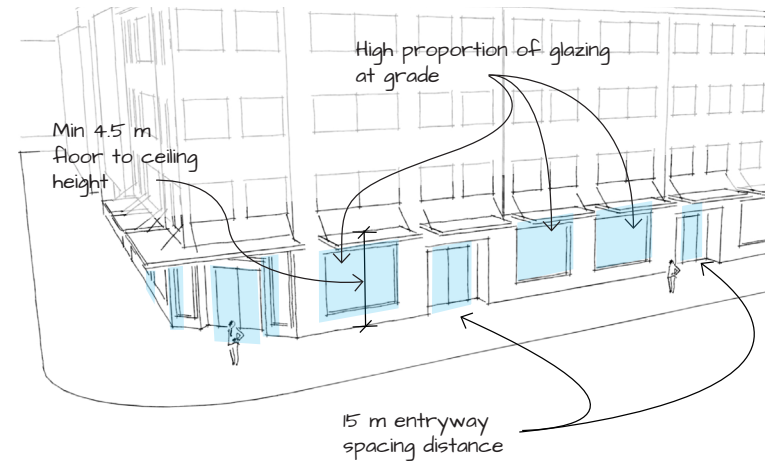


Example of incorporating a vertical break in the building façade associated with a lobby entryway.

2.2. Building to Street Interface

Intent: To support street vitality and safety through the creation of active and interesting streets including an increased urban forest canopy.

- a. Incorporate entrances along commercial frontages at a maximum spacing distance of 15 m to create visual interest and support pedestrian activity while avoiding impacts with adjacent street trees. Additional entrances are encouraged to activate the street. Ground floor commercial spaces are encouraged to be designed for multiple demising configurations for future tenancing flexibility.
- b. Emphasize entrances to buildings with lighting, architectural detail or other design strategies so they are clearly visible and have direct access from public streets and sidewalks.
- c. Recess building entrances slightly from the main building façade to enhance the building address and provide 'punctuation' along the street.
- d. Incorporate a high proportion of transparent glazing at the street level to enhance the visual presence of ground floor uses. Incorporate bird friendly glass to minimize bird collisions as described in section 3. (Bird-friendly Building Design).
- e. Avoid at grade blank walls over 5 m in length.
- f. Mitigate blank walls where unavoidable, through screening, landscaping, public art, patios, special materials, or other solutions to make them more visually interesting.
- g. Incorporate generous floor heights for ground floor commercial space with a minimum height of 4.5 m to allow for access to natural light spaciousness and greater flexibility for future changes of use.
- h. Provide and maintain clear sight lines and accessibility from the public sidewalk to the primary building entrance.
- i. Locate large format commercial uses on upper floors or below grade. Where at grade locations are necessary, locate large format uses toward the building interior and include frequent entries, shop windows and smaller retail units around the periphery. This is to activate streets, create visual interest and avoid large expanses of blank walls associated with large format commercial uses.
- j. Locate and design common facilities such as bicycle storage rooms, lounges and other common rooms in a manner that does not result in 'non active' space along the street. Strategies to mitigate this include limiting the maximum length of the common area to 10 m along building elevations adjacent to a street and differentiate residential and commercial entrances where possible in mixed-use buildings.
- k. Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.
- l. Incorporate entries to ground floor residential units, where permitted, that are clearly visible from the fronting street or open space.



Design the ground floor ceiling height, glazing and entryway spacing to support a pedestrian-oriented streetscape.



Example of a ground floor façade design that supports street vitality and pedestrian activity.

- m. Where ground floor residential units are permitted, locate ground floor residential units 3–5 m from the fronting property line adjacent to a street.
- n. Consider slightly elevating ground floor residential units to incorporate a patio or stoop with sufficient space and soil volumes for landscaping to create a semi-private transition zone.

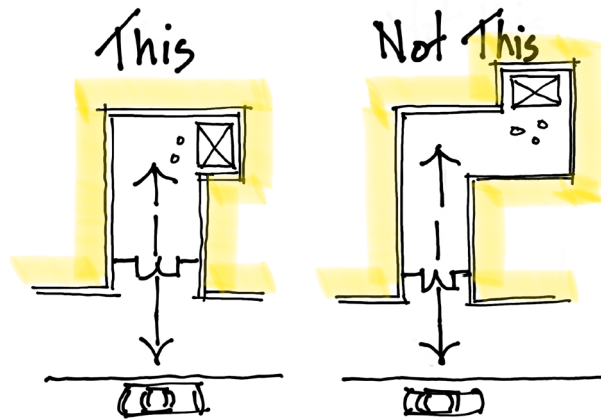


Diagram showing direct visibility between a building entrance lobby and the adjacent street provides improved safety and security.

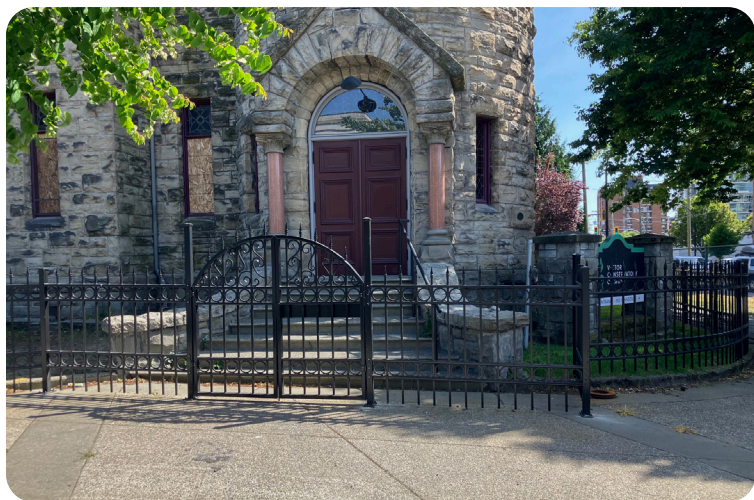


Diagram showing incorporation of entries to individual ground floor units that are accessible and clearly visible from the fronting street.

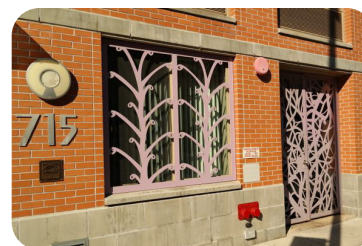


Above: Examples of active street frontages with transparent glazing and weather-protective elements that enhance safety, vibrancy and visual interest in the public realm.

- o. Fences, gates and shutters should be designed to provide security, when necessary, while also providing visual interest and avoiding a “fortress” appearance. Strategies to achieve this include but are not limited to:
 - i. Using high quality, durable and attractive materials that compliment, are subordinate to and do not detract from, the overall character of the building and adjacent open space.
 - ii. Ensuring transparency to allow visual permeability into and out of the space. Opaque, blank surfaces for fences, gates and shutters are not permitted.
 - iii. Incorporating lighting to supplement fencing and gates to improve safety and visibility into the area being secured.
 - iv. Security with interest: consider integrating an ornamental grill or other artwork that reflects the building use or streetscape or other special character.
 - v. Locating and designing gates to ensure they do not obstruct public walkways when open. If gate encroachments are proposed, applicants must demonstrate to the City that the gate can be secured in the open position and does not negatively impact the public realm
 - vi. Consider in-board mounting (i.e., behind windows and doors) of grilles, gates and shutters, particularly for heritage buildings, where conditions allow.
 - vii. Spikes or other pointed elements are generally discouraged to avoid a fortress look.
 - viii. Ensuring principles of crime prevention through environmental design (CPTED) in the design and location of fences adjacent landscaping.



Example of a fence design that compliments the character of the adjacent building and open space and makes use of high quality, attractive materials.



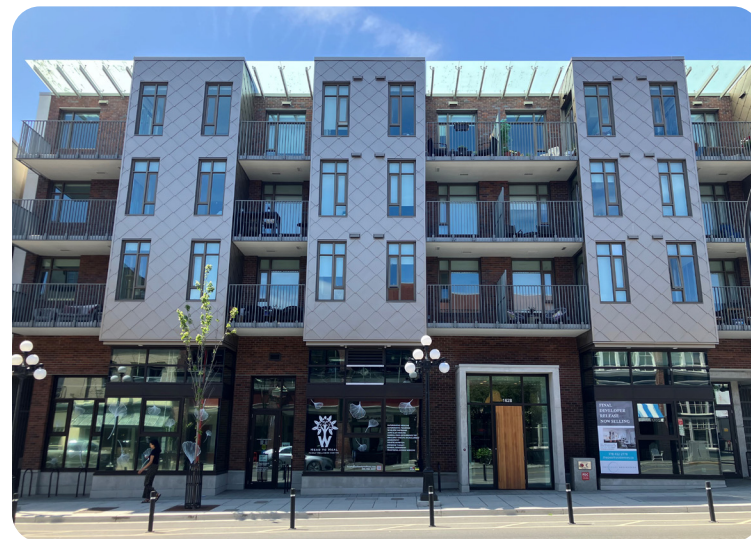
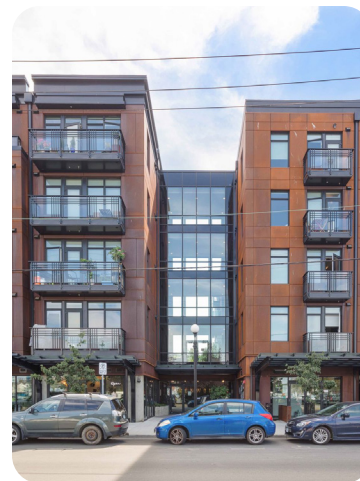
Left: Photo credit to Jeff Reuben for Untapped Cities.



Above: Examples of ornamental window grills that provide visual interest and reflect the building use or special character of the streetscape.

2.3. Façade Composition

- a. Design building façades to provide visual interest for pedestrians. Strategies to achieve this include, but are not limited to:
 - i. Reflecting the patterning and proportions of adjacent heritage building façades including structural bays, fenestration (i.e., windows, balconies, entryways, weather protection) and rooflines along the street.
 - ii. Consider vertical and/or horizontal articulation of façades such as recessed façades, projecting bays, balconies, changes in building plane, varying colours and texture.
 - iii. Break up the apparent horizontal length of façades greater than 35 m in length by, for example, incorporating a significant vertical break in the façade associated with a recessed lobby or other entryway at ground level, and considering strategies identified in guideline (ii.) above.
 - iv. Considering strategically shaped floorplates, building separation and upper storey step-backs to allow views and sunlight access to and from interior courtyards.
 - v. Variations in façade height along the street in response to the surrounding context and topography.
- b. Use high-quality, durable materials to maintain the condition of façades and provide visual interest, prioritizing highest quality materials for public-facing portions of the façade including lower floors and entryways facing public streets and open spaces.
- c. Consider unique textures and details and higher quality exterior cladding materials to highlight building features and accents, especially on view terminus sites or on those where built form has heightened presence in the city silhouette.
- d. Ensure that the design of the building base integrates materials, finishes and patterns to provide a cohesive and complementary design with the taller parts of built form.
- e. Ensure balconies and terraces are integrated cohesively and contribute positively to the overall building façade composition and expression (see guidelines 2.4).



Top left: Example of a façade featuring a vertical break associated with a recessed entryway.

Top right: Material and color change provide visual interest and articulate the building massing.

Bottom: Example of vertical and horizontal articulation through recessed balconies, consistent window patterning and a combination of high-quality, durable materials that enhance visual interest and complement the surrounding streetscape.

2.4. Balconies

Intent: To encourage provision of useable balconies and other private outdoor spaces to contribute to liveability and support building energy performance.

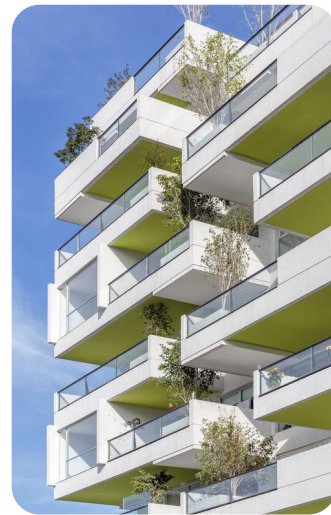
- The provision of balconies and private outdoor open spaces is strongly encouraged.
- Design, place and pattern balconies to contribute to a cohesive tower composition and expression.
- Design balconies to maximize usability, comfort and building performance, while minimizing increases to perceived bulk and mass of buildings.
- Avoid continuous horizontal balconies or wrap around balconies to minimize increase in the visual mass of buildings.
- Consider inset or partially inset balconies, which also offer greater privacy, comfort and wind protection, particularly on upper floors.
- Consider balcony projections up to a maximum of 2 m into required building setback areas and step-back areas, while avoiding potential impacts with adjacent tree canopies at maturity.
- Consider a smaller tower floor plate and/or greater tower separation distances where large continuous horizontal balconies or wrap around balconies are used, to offset the impacts on shadowing, sky view, privacy and daylighting.
- Design balconies and other private outdoor common spaces to be a minimum depth of 2 m and a minimum width of 2.7 m.
- Consider incorporating thermally separate floor slabs into balconies to minimize heat loss from thermal bridging.
- Locate and design balconies to control sunlight penetration and passive heat gain.
- Provide a gate for access to balconies or terraces that are located adjacent to common or shared outdoor spaces, where possible.



Examples of balconies as an integral part of building composition.



A combination of projecting and recessed balconies can help articulate building mass.



Examples of balconies located and designed to provide shade in summer and sunlight access in winter.

2.5. Weather Protection, Signage and Lighting

Intent: To integrate weather protection, signage and lighting into building designs in a cohesive manner.

- a. Provide weather protection along all commercial streets and plazas.
- b. Consider architecturally distinctive weather protection at the entrances of major buildings, adjacent to bus zones and street corners where people wait for traffic lights, over store fronts, display windows and other areas where significant waiting or browsing by people occurs.
- c. Integrate and design awnings, canopies and overhangs as an extension of the building's architectural expression.
- d. Consider locating canopies and awnings to correspond with the placement of windows in upper storeys of the façade.
- e. Consider placement of awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque (solid) canopies that run the full length of façades.
- f. Place awnings to achieve a minimum vertical clearance of 2.5 m and minimum of 1.5 m extension out from the building. Canopies should have a minimum 2.8 m vertical clearance and extend a minimum of 2 m with a maximum extension distance not to exceed 50% of the sidewalk width. Canopies and awnings should also be located to avoid potential impacts with tree canopies at maturity and to accommodate periodic tree maintenance.
- g. Limit signage in number, location and size to reduce visual clutter and make individual signs easier to see.
- h. Ensure signs on commercial buildings are located in a manner that is easily identified and scaled to pedestrians.
- i. Locate exterior signs within the first floor of buildings at the street level to ensure clear visibility. Signs located on upper storey façades are discouraged and should be avoided.



Above: Examples of architecturally designed weather protection incorporated into building design.

- j. Use lighting to highlight building features and illuminate the public realm while avoiding over illuminating the building, projecting light into the sky and spillover on adjacent buildings. A photometric lighting analysis may be required to demonstrate mitigation of light spill over.
- k. Utilize low energy lighting options that emit warm colour temperature light, where appropriate.
- l. Consider lighting that is human-scaled (e.g. light standards of appropriate height for pedestrians) for nighttime visibility, comfort and security.
- m. Use high quality light fixtures that are durable.



Above: Examples of lighting as a key element of design of the effect of building façades.



Locate weather protection to reflect the placement and dimensions of ground floor windows and entryways.

2.6. Site Servicing, Parking and Access

Intent: To accommodate servicing, vehicle parking, access and loading while minimizing adverse impacts on the public realm and maximizing tree planting locations with adequate soil volumes and space overhead.

- a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, pad mounted transformers and parking access) away from public view, where possible.
- b. Reduce negative impacts on the safety, comfort and quality of the public realm where it is not feasible to integrate 'back of house' uses underground or within the building mass. Use strategies like high-quality materials and creative landscape design to screen service activities from public view.
- c. Minimize the extent of site area dedicated to servicing and vehicular access through the use of shared infrastructure and efficient layouts.
- d. Locate off-street parking (if provided) underground. If located at ground level, parking should be wrapped by active ground floor uses and capped with an interior courtyard, roof top garden or other amenity space.
- e. Provide clear sight lines at access points to parking to enable casual surveillance and safety.
- f. Consolidate driveway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.
- g. Combine access to parking with commercial loading if feasible, with on-site branching of loading activities and parkade ramp. This is to minimize street frontage dedicated to vehicle access and to increase safety.
- h. Minimize the size of service openings and garage doors visible from public streets and open spaces.
- i. Minimize negative impacts of parking ramps by using strategies such as, but not limited to incorporating a slight recess from the main building façade and through treatments such as enclosure, screening, high quality doors and finishes, lighting strategies and landscaping.
- j. Provide pedestrian and cyclist access to and from parking areas that is clearly visible, well-lit, convenient and easily accessible from the street.
- k. Locate underground parking structures to avoid impacts on existing or future tree root health.
- l. Provide soil cells underneath the sidewalk to provide structural support as well as ample growing medium for healthy street trees and landscaping.
- m. Ensure that long-term viability of street trees and mobility objectives are not compromised by underground parking or above ground projections such as balconies, canopies, awnings, or utility boxes.
- n. Avoid free-standing vehicle ramps, loading areas, garbage storage and collection areas or enclosures.

- o. Locate ventilation shafts, grates and other above-ground mechanical or site servicing equipment away from the public sidewalk and open spaces.
- p. Ensure utility areas are clearly identified at the development permit stage and are located to minimize negative impacts on public or common open spaces.
- q. Locate Pad Mounted Transformers (PMT) on private property within development projects. Where possible, place transformers within the building envelope and locate external transformer room doors along the service street façade' and ensure adequate space is provided on private property to service the utility.
- r. Coordinate access to PMTs for BC Hydro maintenance with proposed driveway access to minimize impacts to streetscape and public infrastructure.



Above: Locate and screen back-of-house uses to minimize impacts on the public realm.



Locate parking entrances and ramps to minimize impacts on the public realm and pedestrian activity.

2.7. Universal Accessible Design

- a. A high standard of accessibility in site, building and landscape design is encouraged to address the needs of all users, including people who have disabilities.
- b. Disabled access should be appropriately designed and clearly visible from the main entrance, not relegated to a secondary building frontage for the sake of architectural convenience.
- c. When provided, access ramps and related elements should be visually integrated with the overall building design and site plan so as to not appear disjointed from the building façade.
- d. Smooth routes should be provided. Vertical disruptions along pedestrian routes should be avoided for ease of use by people with wheeled mobility devices, strollers and bicycles.
- e. Landscaping should be accessible for people with varying levels of ability and mobility.
- f. Ensure accessible paths of travel between public sidewalks and pedestrian areas to common building entries.
- g. Exterior accessible paths of travel should:
 - i. Have a minimum clear width of 1.5 m, to allow room for mobility devices and service animals going both ways along a path.
 - ii. Have a minimum head room clearances of 2.1 m, to ensure paths are free of obstacles overhead that white canes cannot detect.
 - iii. Have firm, stable and slip-resistant surfaces that canes, crutches, or the wheels of mobility devices will not sink into.
 - iv. Be free of stairs or other barriers to mobility aids.
- h. Smooth walking surfaces are preferred. Where interlocking pavers are used, they should be laid on a firm, well-compacted backing (e.g., concrete base), be level and with joints no greater than 6 mm wide.
- i. Gratings or grills should generally be located to one side of accessible paths of travel.
- j. Any change in the level of a path should have a slope or ramp. Similarly, sidewalks with steep or depressed curbs should have curb ramps. Accessible paths of travel should have a minimum number of curb cuts to keep the accessible path of travel as level as possible.
- k. Where steeply sloping landscaped areas are located adjacent to pedestrian routes and where slope exceeds 3:1 (horizontal to vertical), a clear boundary edge; such as an up-stand curb or retaining wall, (minimum 150 mm high) is desirable as a locational aid for persons who have visual limitations.
- l. Common building entryways should be clearly light and be fully accessible.
- m. Accessible paths of travel should have a minimum number of curb cuts to keep sidewalk as level as possible.
- n. Benches, bike racks, bins and other furnishings should be located to one side of accessible entryways and pathways, and maintain a minimum pathway clear zone of 1.5 m.
- o. Benches should be mounted on a firm and level base, with space made available beside the bench for at least one person using a wheelchair or scooter with a minimum hard surface clearance area of 1.0 m by 1.2 m.
- p. Signage should generally be designed using highly visible and contrasting colours.
- q. Gratings or grills should generally be located to one side of pedestrian walkways.
- r. Accessible entrances should provide basic protection from the weather and include doors and vestibules that are useable autonomously by persons with varying disabilities.
- s. Main entrance doors and other accessible entrance and exit doors should be a minimum of 915 mm wide to allow safe passage of persons who use mobility aids.
- t. Entryways should be well light and clearly visible.
- u. In buildings where there is a significant amount of glazing at grade, it is recommended that door frames be clearly colour differentiated to aid in locating the entrance.



Example of a highly visible access ramp integrated into overall building design.

2.8. Bird-friendly Building Design

Overview

Windows are considered one of the largest sources of direct human-caused mortality for birds in North America. Birds collide with windows because they are trying to fly into the habitats they see beyond or reflected by the glass. Untreated glass is responsible for virtually all bird collisions with buildings. The relative threat posed by individual buildings depends significantly on the amount, location, type and design treatment of exterior glass within a façade. At the same time, light emanating from urban areas obscures natural navigation cues, which disorients and confuses migrating birds.

Intent: To reduce threats to birds in the urban built environment and reduce bird deaths caused by collisions with buildings. To reduce light pollution. To encourage opportunities to protect and create bird habitats through landscape design.

- a. Design buildings with a low window-to-wall ratio and consider the strategic use of exterior shading devices, such as exterior sunshades, brise-soleils and screens, to address both bird-friendly design objectives as well as building energy performance and environmental control objectives.
- b. Avoid large areas of glazing and fly-through conditions such as glass bridges and walkways, outdoor railings, free-standing glass architectural elements and building corners where glass walls or windows are perpendicular, or other conditions where birds can see through them to sky or habitat on the other side.
- c. Use of mirrored glass and glass with high reflectivity is strongly discouraged and should be avoided.
- d. Incorporate design treatments that increase the visibility of glass by integrating visual cues for birds, avoid, reduce and dampen glass reflection and minimize light pollution. Apply visual markers with high contrast to the exterior of glass surfaces (e.g., etched glass, ceramic frit, sandblasted glass and textured glass).
- e. Reduce the dangers of attractants and landscape reflections by ensuring outdoor landscaping and features (e.g., trees, shrubs, fountains, ponds, stormwater retention basins, wetlands, swales) are located at appropriate distances from glass so as to reduce reflections. Avoid interior landscaping near windows.
- f. Reduce unnecessary light-spill through shielding, targeted lighting and reduction of vanity lighting.
- g. Use Dark Sky compliant, full cutoff exterior fixtures and targeted lighting to reduce unnecessary light-spill/light trespass.
- h. Downlighting should be selected over uplighting, and floodlighting should be avoided.



Above: Examples of glass treatments and designs that reduce the likelihood of bird strikes.



Left: Example of a screen made of cedar lumber, providing both environmental control and bird-friendly design.



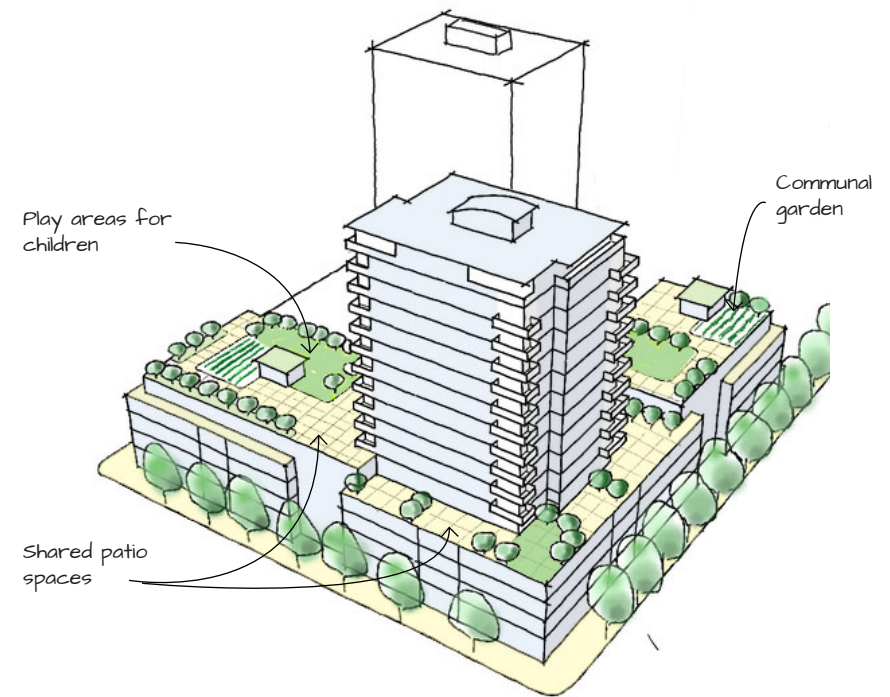
Right: Example of a mixed-use development featuring areas of high and low glazing-to-wall ratios.

3. OUTDOOR COMMON SPACES

Intent: To provide a range of shared outdoor amenity spaces that are available for all building residents and that encourage social interaction, play and urban food production.

3.1. Terraces and Roof Tops

- a. Incorporate outdoor common spaces into upper storey terraces, roof tops and/or internal courtyards to support a variety of activities, social interaction and gathering for all ages.
- b. Locate and design shared outdoor spaces to:
 - i. Maximize access to sunlight while providing areas of shade in the summer.
 - ii. Provide direct access from adjacent private balconies and terraces.
 - iii. Provide clear access and visibility from circulation space to increase opportunities for social interaction and casual surveillance.
 - iv. Minimize views into adjacent or nearby residential units by using fencing, landscaping or architectural screening while encouraging socializing and passive supervision.
 - v. Incorporate soft landscaped areas including trees to reduce heat island effects.
 - vi. Incorporate planted and green roof areas including trees with sufficient soil depths to filter stormwater.
 - vii. Include appropriate soil volumes and infrastructure (e.g., hose bibs, planters, storage, greenhouses) to support planting of trees, landscaping and for different types of urban agriculture.



Conceptual illustration of outdoor common spaces incorporated into building terraces and roof tops.



Example of a roof top garden and play area.



Example of a roof top patio.

3.2. POPS (Privately Owned Public Spaces)

Overview

As development continues to occur in the Downtown Core Area there will be an increasing need and demand for parks, open space and public realm improvements. To help meet this demand the City may negotiate with private developers to include 'privately owned public spaces' (POPS) as part of a proposed development where feasible and appropriate. POPS are often compact forms of open space such as a patio, plaza, atrium, or green space that are privately owned and maintained but designed to allow for public access and to complement the adjacent public realm.

These guidelines are intended to be used where a small plaza, park, through-block pedestrian walkway or other publicly accessible open space is proposed as part of a development project, or as indicated in the policies of DCAP Chapter 6 and Map 27 for plazas and open spaces.

Intent: To incorporate POPS with a high quality of design and usability as an extension of the City's open space network.

General Guidelines

- Ensure the usability of POPS by providing visibility and access from adjacent public streets, parks and other public spaces.
- Provide appropriate signage to identify POPS as open to the public, and to indicate their location when not fully visible from the street.
- Optimize the siting and design of open space in new developments to enhance views or visual corridors to public streets, open spaces, heritage sites and landmarks.
- Design POPS to complement character defining elements of adjacent heritage buildings through use of materials and spatial proportions.
- Incorporate universal age and ability accessibility.
- Maintain public access where desired and appropriate through the use of legal mechanisms, such as the dedication of the through-block walkway as a right-of-way or through the use of an easement.
- Ensure maintenance agreements include detailed criteria for the operation and function of through-block walkways.



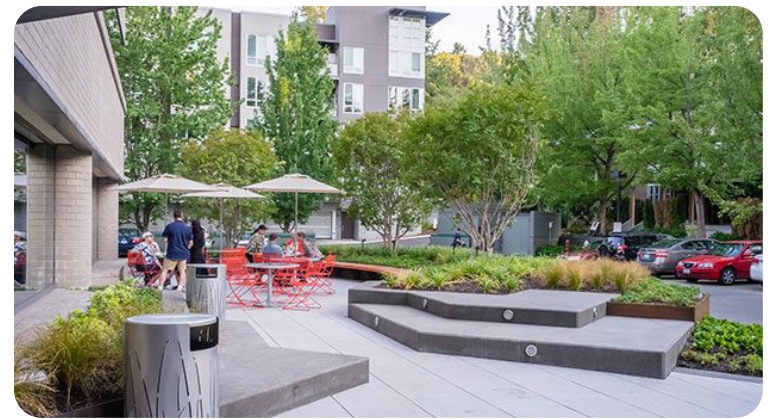
Above: Examples of POPS (Privately Owned Public Spaces).

Types of POPS

3.2.1. Small Plaza

A privately owned, publicly accessible plaza is an animated gathering place flanked by a public street with predominantly hard surfaced landscape features.

- a. Locate and orient plazas to maximize sunlight access throughout the day and provide uses that take advantage of the sunny location (e.g. cafés and patios). Plazas should be of sufficient size to include seating areas and appropriately sized tree plantings that offer shading for plaza users.
- b. Create an attractive and welcoming space using design elements such as landscaping, architectural lighting, seating, water features or public art.
- c. Plazas should be located directly adjacent to and accessible from sidewalks and other public outdoor spaces.
- d. Locate the plaza at the same grade level as the public sidewalk where possible. Where there are changes in topography and grading is a necessary component of the plaza, clear and direct access from the public sidewalk must accommodate universal access.
- e. Line the edges of plazas with active uses at-grade, including building entrances, to animate and support the open space.
- f. Encourage spill-out spaces, such as patios, seating, etc.
- g. Provide continuous weather protection in the form of canopies or arcades at the perimeter of the space in large plazas, while avoiding potential conflicts with adjacent tree canopies at maturity.
- h. Provide at least one primary building entrance facing the plaza where possible.
- i. Define smaller sub-areas within the plaza for ample seating and gathering in the sun and shade.
- j. Provide pedestrian-scale lighting at appropriate locations.
- k. A minimum of at least 25% of the small plaza surface area should include soft landscaping through a combination of grass, trees and plants that are appropriate for site conditions and that do not interfere with sub surface infrastructure and utilities.
- l. Provide adequate soil volume and/or soil cells to support healthy tree planting and growth.



Above: Examples of a publicly accessible plaza on private space.

3.2.2. Through-block Walkways

Where feasible and appropriate, a publicly accessible through-block walkway may be negotiated as part of the development approvals process as per DCAP policy 5.32. Through-block Walkways are an exterior publicly accessible pedestrian route at street level, usually providing a connection or short-cut through the block and secured through a legal agreement such as an SRW (Statutory Right of Way).

- a. Provide through-block walkways as indicated in Map 16 Pedestrian Network in DCAP.
- b. Provide through-block walkways to provide direct visual and physical connections from adjacent public sidewalks and open spaces.
- c. Consider additional walkways to improve connections to community uses such as parks, community centres, schools, etc.
- d. Consider additional street crossings to connect walkways on either side of streets.
- e. Design buildings facing through-block walkways to include ground floors with active edges oriented to the walkway, including entrances and windows facing the walkway.
- f. Design through-block walkways to achieve a minimum width of 6 m between building faces and correspond to the open space width to façade height guidelines in section 6.1 (d).
- g. Explore opportunities for temporary public art displays and interactive programming to animate through-block connections.
- h. Provide direct access to public destinations, including sidewalks, buildings, parks, open spaces and natural areas.
- i. Provide clear sight lines at all access points to increase public safety.
- j. Introduce landscape elements that provide visual interest while ensuring Crime Prevention Through Environmental Design.
- k. Provide seating, which may be integrated into building façades or planted areas.
- l. Use signage to identify connecting streets, adjacent buildings or open spaces.
- m. Provide pedestrian scale lighting along through-block walkways and pedestrian pathways.
- n. Ensure that if gates are provided at walkway entry and exit points, that they are attractive and designed in a manner to be fully opened and do not impede access during public use hours.

3.3. Open Space and Landscaping

Intent: To provide well designed and attractive open space and landscaped areas that complement the overall building design, increase tree canopy cover, mitigate heat island effects, reduce storm water runoff and greenhouse gas emissions, are welcoming and help to connect to or extend to the adjacent public realm.

- a. Ensure open space is usable, attractive and well-integrated with the design of the building.
- b. Consider tree species in landscaped areas that contribute to the City's urban forest objectives. Strategies include:
 - i. Inclusion of deciduous tree species to provide cooling and shading benefits in summer and allow sunlight access in winter.
 - ii. Inclusion of coniferous species in landscape plantings to provide year-round interest through bird habitat, as well as provide storm-water runoff benefits.
 - iii. Medium to large canopy trees, with adequate soil volumes are recommended to contribute to the downtown urban forest.
- c. Ensure a minimum of 30% of the required common landscaped areas include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing (capable of being harvested for food and medicine) or that provide pollinator habitats.
- d. Design landscaped areas to avoid the location of plants and trees immediately adjacent to air intakes on mechanical equipment and also consider potential impacts from plant-based allergens within common outdoor gathering spaces.
- e. Integrate design elements such as surface materials, furnishings and pedestrian-scale lighting that are high quality, functional and universally accessible.
- f. Integrate a green wall or green tower for visual interest where possible.



Above: Examples of publicly accessible seating areas and walkways integrating landscaping.

4. TERMINATED VISTAS

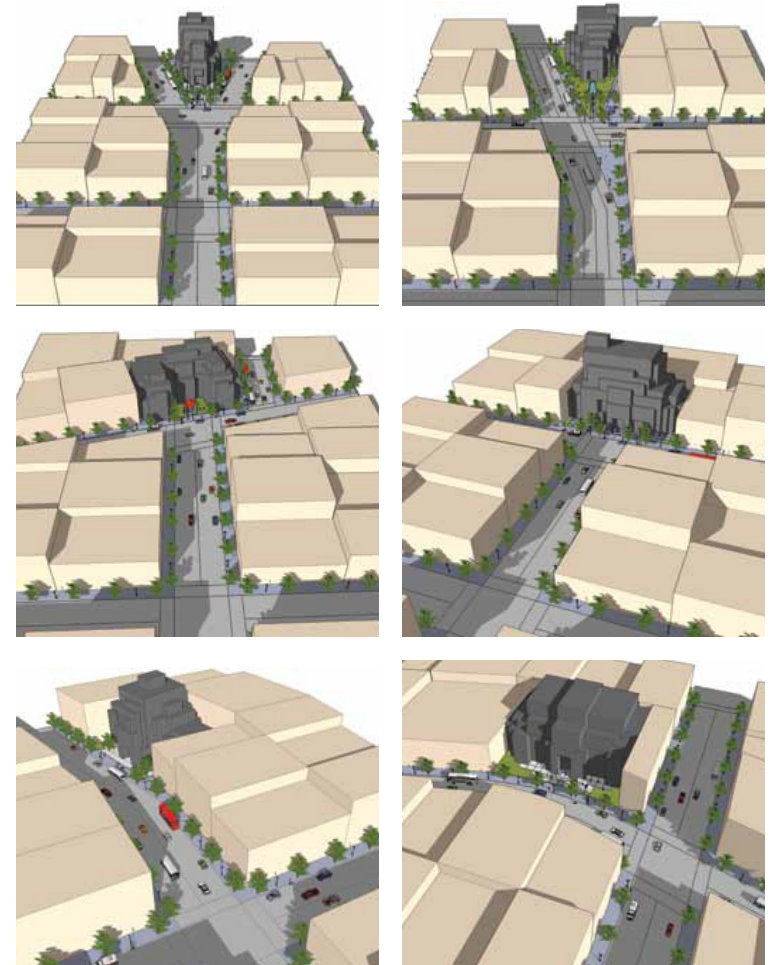
Intent: To contribute to a memorable and distinct public realm and support legibility and wayfinding through the termination and framing of street-end vistas.

- a. Consider potential terminated vista locations determined by the surrounding context including the prominence of the street, its function as a key pedestrian route, surrounding building heights and the overall appropriateness and benefit of a terminated vista.
- b. Consider the use of appropriate measures for terminating vistas, including but not limited to the placement of landmark elements, public plazas, public art, water features, accented architectural façades, tall buildings, special lighting or a combination of these.
- c. Ensure that developments on terminated vistas consider design features that serve to enhance wayfinding, function as landmarks to emphasize the prominent location, augment the local skyline and provide a focal point to welcome pedestrians.
- d. Provide appropriate spatial separation between new development and landmark buildings.
- e. Consider including open space and landscaping that frames and enhances views of the water for terminated vista locations located along the waterfront.



Example of a building terminating a sightline along an open space through building placement, design and scale.

- f. Consider opportunities to create a 'layering effect' by terminating vistas with lower scale buildings or landmarks, or large trees in the foreground and taller buildings in the background where they are all located along the same sight line.
- g. Consider opportunities to frame and enhance sight lines toward the terminated vista. This can be achieved through the placement of adjacent buildings close to the public sidewalk, streetscape features and design.



Above: Diagrams showing street conditions that provide opportunities for terminated vistas resulting from the block structure and shifts in the street pattern.

5. HERITAGE BUILDINGS – ADDITIONS AND ADJACENCIES

Intent: To ensure the design of new buildings and additions complement adjacent heritage buildings.

5.1. New Buildings Adjacent to Heritage Buildings

- Ensure the design of new developments adjacent to a property on the Heritage Register complements the character-defining elements, and mitigates negative impacts, including obscuring them from public view.
- Design new buildings or additions to reflect the spatial organization and elements of historic façades of adjacent heritage buildings, including general proportions, rhythm of structural bays, window-wall ratios and composition.



Consider proportions, rhythm of structural bays, window-wall ratios, composition and spatial organization of the adjacent historic façade in the design of new infill buildings (in yellow).



Design new development to minimize impacts on adjacent heritage façade details such as the stone façade wrapping the building corner as shown in the example above.



Example of an infill development sensitive to its heritage context.

5.2. Additions to Heritage Buildings

- a. Where a new rooftop addition is proposed as part of a heritage restoration and seismic upgrade project, ensure the rooftop addition is designed and integrated in a manner that is sensitive and compatible with the principle heritage building and that enables conservation of the whole building including its original structure to the greatest extent possible
- b. Construct new additions in such a manner that if removed in the future, the essential form and integrity of the heritage building would still be legible.
- c. Conserve and reuse original finishes, columns, or other elements within publicly accessible, ground floor interior spaces.
- d. Restore missing façade features and preserve existing features when a new rooftop addition is proposed.
- e. Design new rooftop additions with high quality, durable materials and finishes.
- f. Rooftop additions should be stepped back no less than 3 m from the façade of the building that faces a street in order to reduce the impact of the additional building mass on the public street, improve sunlight access on the public street and better distinguish the form and scale of the original heritage building.
- g. Design and locate balcony railings, plantings, mechanical equipment, furniture, or any other structures associated with a new addition so that they are minimally visible when viewed from the adjacent street.

5.3. Murals on Heritage Buildings

- a. Avoid the application of murals on heritage building façades. Murals may be considered on secondary (not street fronting) façades provided they do not occupy the entire wall surface and where they do not detract from the heritage value or character defining elements of the property.



Above: Examples of roof-top additions that are both compatible and contrasting (above).

6. TALL BUILDINGS

Overview

The tall building guidelines are premised on maintaining and expanding the development block form of development while accommodating densities and uses identified in the Downtown Core Area Plan. The guidelines are also premised on differentiating between tall commercial office buildings versus residential and mixed-use buildings, acknowledging specific design considerations and functional requirements specific to each building type and use. For example, commercial buildings typically require a larger floor plate than residential buildings to ensure that office space can be designed to address functional requirements and reduce the need to locate employees on different floors. Design guidelines for residential buildings are primarily focused on improving liveability conditions for residents through greater building separation distances and requirements for private amenity spaces.

The integration of taller, vertically proportioned buildings is achieved through a traditional form of development that seamlessly integrates a defined base building, middle (tower) and top. The role of the base building is to frame and activate the public realm as a series of comfortably proportioned and human scaled outdoor rooms. The middle (tower) portion of the building must be located, oriented and scaled to address sky view (the amount of sky seen between buildings), privacy, wind impacts, building energy performance and the amount of sunlight and shadows that reach the public realm and neighbouring properties. The tops of buildings must contribute to an interesting and varied skyline.

Access to direct sunlight improves the usability and enjoyment of outdoor spaces and allows

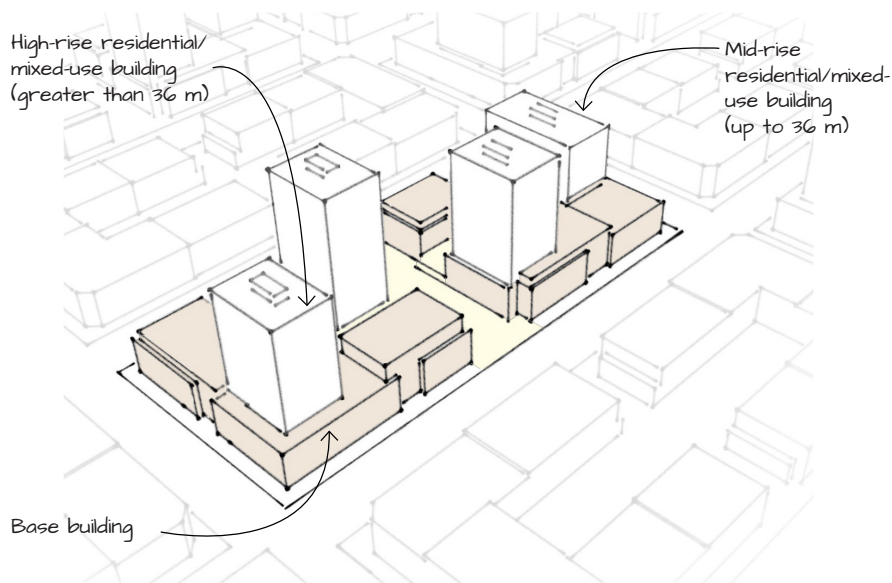


Diagram illustrating accommodation of mid and high rise buildings within a perimeter-block form of development.

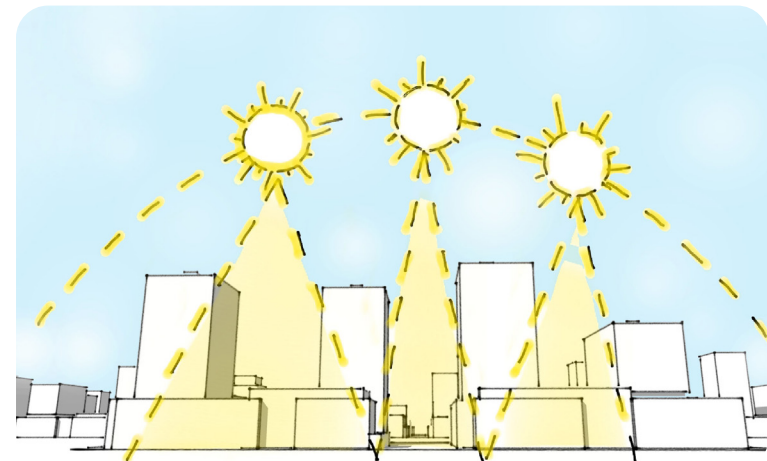
trees and vegetation to thrive. For tall buildings, protecting skyview and access to sunlight is generally achieved through balanced street width to building height proportions, overall massing, generous tower setbacks and separation distances.

For the purpose of these guidelines, a tall building is defined as any building over 23 m in height. As tall buildings will be interspersed with lower buildings within blocks, specific strategies are provided for:

- Mid-rise residential and mixed-use buildings (including hotels) (up to approximately 36 m in height).
- High-rise residential and mixed-use buildings (including hotels) (greater than 36 m in height).
- Tall commercial (office) buildings (excluding hotels) (greater than 23 m in height).

Blocks in the Downtown Central Business District are generally oriented in an east-west direction and with a typical dimension of approximately 180 m x 75 m. The varied shape and distribution of development blocks can have an influence on the pattern, type, scale and orientation of tall building developments.

The recommended minimum tower setbacks and step-backs will determine the resultant floor plate size and whether a site can accommodate a tall building. Given the general pattern of parcel and block depths throughout Downtown, developments with tall buildings will generally require a minimum parcel size of 1400 sq m for a corner lot and 1600 sq m for an interior lot. In addition, consolidation across rear property lines may be required to achieve desired building separation distances for tall building projects.

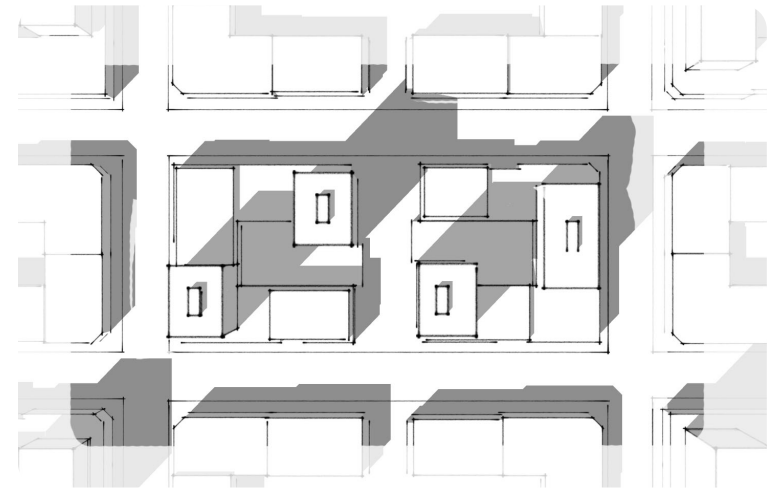


Protecting skyview and access to sunlight are achieved through the placement, form and scale of tall buildings.

6.1. Form, Scale and Orientation: Sunlight Access and Sky View

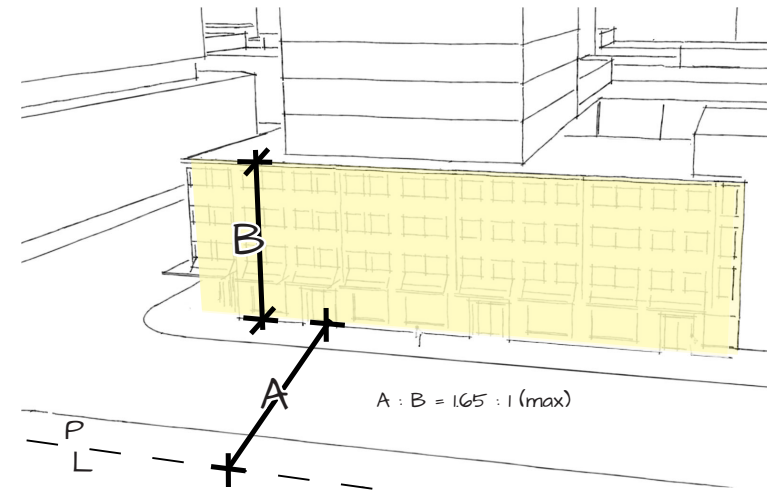
Intent: To ensure tall buildings maintain access to sunlight and sky view from public open spaces, and achieve livability and privacy for individual residential units.

- a. Set tall buildings back from streets, parks, open space and neighbouring properties to reduce visual and physical impacts of the tower or mid-rise building and allow the base building to be the primary defining element for the site and adjacent public realm.
- b. Locate, orient and design tall buildings to minimize adverse wind tunnel impacts on adjacent streets, parks and open space, at building entrances and in public and private outdoor amenity areas. Strategies to achieve this include but are not necessarily limited to:
 - i. Step back the tower from the base building to dissipate down drafts;
 - ii. Incorporate landscaping into roof areas of base buildings and terraces to further reduce wind speeds
 - iii. Incorporate architectural elements such as projecting cornices, screens, terraces, overhangs, permanent canopies and colonnades to reduce effects of wind around the base building and within roof top areas;
 - iv. Integrate and locate permanent site features such as walls, landscaping and where feasible, berming to help reduce wind speed or to create sheltered areas
- c. Where a proposed development is likely to result in significant wind tunnel effects on the pedestrian realm, a wind tunnel study may be required at the discretion and to the satisfaction of the Director of Planning.
- d. Demonstrate through a sun and shadow study how the proposed tall building maintains as much access to sunlight as possible and adequately limits shadowing of neighbouring streets and open spaces:
 - i. Where unshaded by existing off-site conditions, a minimum of approximately 4 hours of cumulative sunlight provided on at least 60% of the length of the sidewalk located across the street from the development should be achieved between 10 a.m. and 4 p.m. on the equinoxes.



A sun-shade study can be used to evaluate shadow impacts on the public realm.

- e. To achieve comfortable street and open space enclosure, individual building projects should contribute to creating the following horizontal (open space width) to vertical (street-wall height) open space proportions should be achieved:
 - i. Streets:
 - » Minimum of 2.5:1
 - » Maximum of 1.6:1
 - ii. Plazas:
 - » Maximum 2.5:1
 - » Minimum 4:1
 - iii. Laneways or Mews:
 - » Maximum 1:1
 - iv. Internal Courtyards
 - » Maximum of 1.5:1 (applies to any two sides)
- f. A minimum street wall height of 10 m should be achieved.
- g. Single development projects encompassing a full city block should have a maximum of four tall buildings.
- h. For tall buildings (greater than 23 m in height) the base building should not exceed an overall height of 18 m (approximately 5 storeys) while also achieving the required horizontal to vertical open space proportions in guideline 6.1 d.



Example of calculating street width to street wall height ratio for a public street.

i. For mid-rise residential and mixed use buildings (up to 36 m in height):

- i. Design and orient tall buildings to minimize overlook and other impacts to and from adjacent tall buildings.
- ii. Locate the tower a minimum of 10 m from the adjacent rear and side property lines.
- iii. Where a parcel contains more than one residential tower, provide a minimum 20 m separation distance between the closest points of the residential towers.
- iv. Where a parcel contains a residential and commercial tower, provide a minimum 16 m separation distance between the closest points of the residential and commercial towers.
- v. Incorporate a maximum tower floor plate size of 900 sq m and a maximum floor plate width of 22 m.
- vi. Maintain a minimum 3 m setback of the tower from all property lines fronting public streets.
- vii. Differentiate the base building from the mid-rise tower to help articulate building mass. Strategies for achieving this include but are not limited to:
 - » Incorporating a landscaped step-back between the base building and tower.
 - » Incorporating a reveal or recess in the first floor of the tower.
 - » Incorporate a change of materials and fenestration pattern between the base building and tower.
- viii. Consider orienting building mass in a north-south direction for portions of buildings above the base building (tower), where possible. This is to minimize shadowing of public streets and open spaces and to provide ample daylight to units.

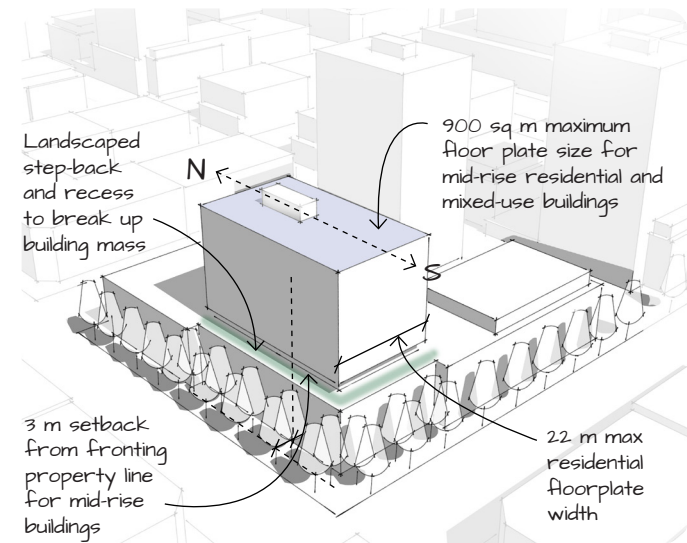


Diagram illustrating form, scale and orientation considerations for mid-rise buildings.



Example of a mid-rise building that articulates its building mass through a combination of vertical and horizontal stepbacks and changes in material.

j. For high-rise residential and mixed use buildings (greater than 36 m in height):

- i. Provide slender point towers with generous separation distances.
- ii. Locate the tower a minimum of 10 m from the adjacent rear and side property lines.
- iii. Where a parcel contains more than one residential tower, provide a minimum 20 m separation distance between the closest points of the residential towers.
- iv. Where a parcel contains a residential and commercial tower, provide a minimum 16 m separation distance between the closest points of the residential and commercial towers.
- v. Incorporate a minimum tower step-back of 3 m from the street wall.
- vi. Ensure tower floor plates do not exceed a maximum size of 650 sq m.
- vii. Consider a maximum floor plate width of 24 m and a north to south tower orientation.
- viii. Consider orienting building mass in a north-south direction for portions of buildings above the base building (tower), where possible. This is to minimize shadowing of public streets and open spaces and to provide ample daylight to units.
- ix. Locate tall buildings in a manner that generally achieves a staggered formation within a block and in response to adjacent tall buildings on neighbouring blocks to achieve desired building separation, sunlight access and sky-view and mitigate wind.

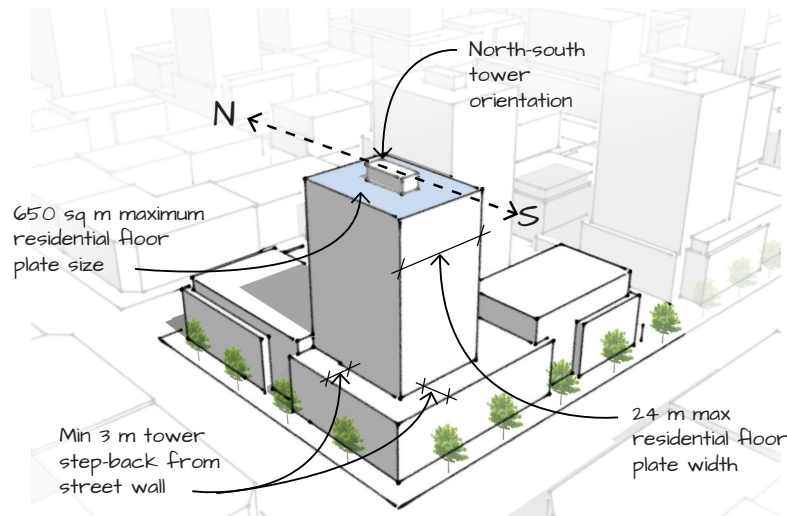


Diagram illustrating form, scale and orientation considerations for high-rise residential and mixed use buildings.

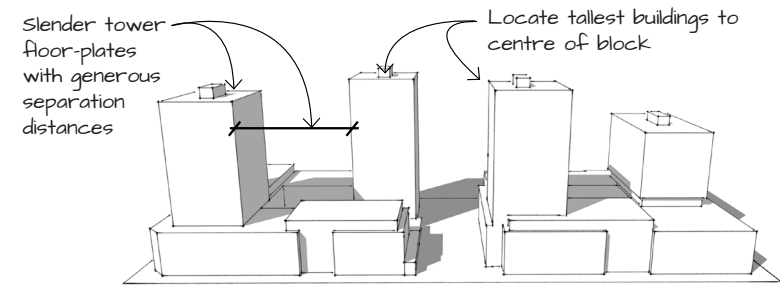


Diagram illustrating tower spacing and location considerations.

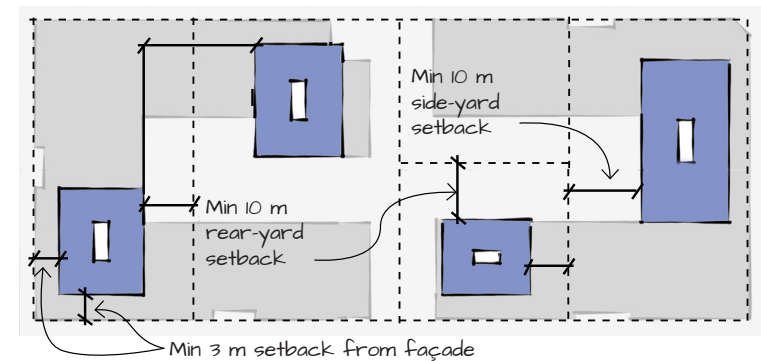


Diagram illustrating setback considerations for mid and high-rise residential and mixed use buildings.



Example of a high-rise incorporating building separation and architecturally differentiated base buildings.

k. **For tall commercial/office buildings (greater than 23 m):**

- i. Ensure floor plates do not exceed a maximum size of 1500 sq m for portions of the building above 23 m.
- ii. Ensure floor plates do not exceed a maximum size of 1200 sq m for portions of the building above 45 m.
- iii. Ensure floor plates do not exceed a maximum 1000 sq m for portions of the building above 50 m.
- iv. Incorporate a minimum 6 m side yard and rear yard setback from the adjacent rear and side property lines for portions of the building above 23 m.
- v. Maintain a minimum 3 m setback of the tower from the fronting property line.
- vi. Differentiate the base building from the mid-rise tower to help reduce perceived building mass from the street. Strategies for achieving this include but are not limited to:
 - » Incorporating a landscaped step-back between the base building and tower.
 - » Incorporating a reveal or recess above the established base building façade.
 - » Incorporating a change of materials and fenestration pattern between the base building and tower.
 - » Where a parcel contains more than one commercial tower, provide a minimum 12 m separation distance between the closest points of the commercial towers.



Example of a tall commercial/office building incorporating a combination of upper storey recesses, projections and stepbacks to articulate building mass.



Example of a mid-rise building that architecturally distinguishes the base from the tower.



Example of a tall commercial/office building incorporating architecturally differentiated base building and change of materials.

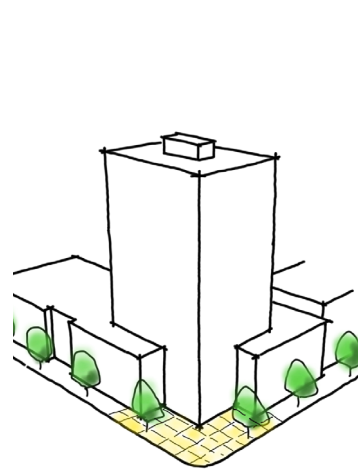
6.2. Tower Composition

Intent: To ensure tall buildings provide visual interest and contribute to a cohesive urban fabric and varied skyline.

- a. Provide visual interest through variation in the design and articulation of tower façades and respond to differing facing conditions within the adjacent context.
- b. Incorporate a distinctive roof top to terminate towers, distinguish the building and contribute to an interesting and varied skyline. Strategies for achieving this include but are not limited to:
 - i. Stepping back the upper floors of buildings.
 - ii. Incorporating a significant vertical element or finial.
 - iii. Incorporating a decorative roof ‘top hat’.
 - iv. Screening mechanical equipment creatively.
 - v. Incorporating roof top landscaping and green roof features.
- c. Stagger tower heights in developments where multiple towers are proposed, to create visual interest within the skyline, mitigate wind and improve access to sunlight and sky view. A minimum 2 storey height difference is recommended.
- d. Architecturally differentiate, if only subtly, towers in a single development project to allow for greater variety.
- e. Consider a smaller tower floor plate and/or greater tower separation distances where large continuous horizontal balconies or wrap around balconies are used, to offset the impacts on shadowing, sky view, privacy and daylighting.
- f. Balance the use of decorative lighting with energy efficiency objectives, the protection of migratory birds and the management of artificial sky glow.
- g. Integrate a combination of indoor and outdoor, private and common amenity space, where appropriate, into the design and massing of the upper floors of tall buildings.
- h. As an option within the step-back, consider extending straight down to the ground up to one third of a point tower frontage along a street or open space for corner sites. This is to provide improved building address, connectivity to the interior lobby from the fronting street and to support the provision of an exterior plaza space. At these locations, provide permanent building features, such as canopies and overhangs, to help mitigate pedestrian-level wind.



Above: Examples of tower composition and articulation.



Above: Diagram and photo illustrating a portion of a point tower frontage along a street or open space extending straight down to the ground.

7. ALIGNMENT WITH HIGH PERFORMANCE BUILDINGS

Overview

The BC Energy Step Code establishes measurable energy efficiency requirements for new construction, up to net-zero energy ready performance by the year 2032. The City of Victoria intends to incrementally raise minimum energy performance to the highest levels of the Step Code by 2025. Victoria's climate is also anticipated to change, with increased need for space cooling expected. Within this context, these guidelines are intended to highlight alignment between high performance buildings, human scale design and liveability.

Intent: To design buildings that result in reduced energy demand while ensuring human scale, visual interest and a pleasing architectural composition.

- a. Consider building design with a simplified form and massing and fewer complex junctions to minimize building envelope heat loss. Use simple shifts in massing, balcony placement and design and changes in exterior colours and textures to articulate façades.
- b. Consider a lower window-to-wall ratio on upper storeys to reduce heat gain and loss through the building envelope by increasing the area of insulated wall.
- c. Consider the design and articulation of each tower façade to respond to changes in solar orientation and increase opportunities for natural ventilation.
- d. Consider lower window-to-wall ratios on north facing façades than on south facing façades to account for lower solar gain potential.
- e. Articulate tall building towers with high-quality, sustainable materials and finishes to promote design excellence, innovation and building longevity.
- f. Include operable windows, where possible, to provide natural ventilation and help reduce mechanical heating and cooling requirements.
- g. Consider passive heating, cooling and lighting design principles in landscape and building designs, including, but not limited to:
 - i. Orienting for maximum solar-gain potential to reduce heating demand in colder months; and
 - ii. Using deciduous trees to provide natural shading to reduce over-heating in warmer months.



Example of a high performance building with human scale design that contributes to a high quality public realm, supports pedestrian activity and liveability for residents.



Example of fixed fins and other green building elements as part of the expression and articulation of the building façade.

8. BUILDINGS WITH WORK/LIVE AND LIVE/WORK UNITS

Overview

This section provides design guidance for development including areas where work activities (e.g., light industrial or commercial uses and artist studios) are pursued on the same property that can be used as the home(s) of the worker(s). Work/Live areas prioritize work components of intensity and continuous priority use while the residential use is incidental and optional. Live/Work areas, on the other hand, have both work and residential uses at equal, interchangeable priority where the flexibility between work and residential or concurrent use is anticipated. The residential components of work/live or live/work units may be incorporated directly into the work areas or be separate but immediately adjacent to them or be nearby on the same property.

Intent: To ensure the success integration of work/live and live/work uses with light industrial and commercial uses.

- a. For all work/live and live/work areas:
 - i. Design building systems (e.g., structural, mechanical and electrical) to be suitable for work use (light industrial use and/or commercial use per zoning), with adequate spatial separation to prevent reversion to purely residential use.
 - ii. Provide adequate storage, circulation, loading and waste management areas for light industrial and commercial equipment and goods to ensure the viability of work uses.
- b. For work/live and live/work areas for specific use cases:
 - i. Where work/live areas are incorporated within the ground floor of light industrial or commercial buildings, provide at least 4.5 m of floor-to-floor height (6 m recommended) and a storefront appropriate for commercial use and walk-in grade, fronting the public realm.
 - ii. Where work/live areas include artist studios, design buildings to provide visibility and facilitate customer walk-ins and access to arts and culture.
 - iii. Where live/work units are incorporated within the ground floor of a residential, commercial or mixed-use building, provide at least 4.5 m of floor-to-floor height (6 m recommended) and a storefront appropriate for commercial use and access from the public realm. Patios at grade should be designed to allow future modifications to suit both commercial or residential uses and be barrier-free.



The lower level of a two-storey purpose-built artist work/live unit enables a cultural event with guests.



Patio areas of a live/work unit includes a public storefront area and a semi-public residential entrance area for its 'work' and 'live' components, respectively.

9. INDUSTRY, ARTS AND INNOVATION DISTRICT DESIGN GUIDELINES

These Guidelines serve as a comprehensive framework, offering adaptable direction for site planning and the anticipated forms of development within the Industry, Arts and Innovation District. Intended to foster creativity and functionality, they provide performance-based design guidance for the development of built environments that seamlessly integrate with the District's distinct identity and long-term planning vision. They are a non-exhaustive collection of strategies that may help achieve the urban design objectives expressed in intent statements. They should not be thought of as a complete list of requirements on a regulatory checklist.

The District is broken into four sub-areas which have distinctive land use approaches, encouraging employment, industrial and mixed-use development in different ways. Likewise, the design guidance for site design, built form and open space varies.

These Guidelines are primarily intended for employment-only land use sub-areas of the District. They complement the City's existing design guidance framework, particularly the Downtown Core Design Guidelines and the General Urban Design Guidelines (GUD), and should therefore be read together.

Additionally, the public realm framework, design guidance and standards at the District is provided in the Industry, Arts and Innovation District Action Plan and in the Downtown Public Realm Plan & Streetscape Standards. Defined terms originating from the Action Plan are italicized in this document.

- 1** Building Form, Scale and Orientation
- 2** Building-to-Street Interface
- 3** Building Composition

- 4** Parking, Circulation, Access
- 5** Open Space and Landscaping
- 6** Livability

9.1. BUILDING FORM, SCALE AND ORIENTATION

INTENT:

To ensure that new development adheres to the District vision and sense of place and is compatible with its context, including its topography, public realm and heritage sites.

SPECIFIC STRATEGIES INCLUDE:

General Guidelines

- All buildings should be oriented towards the fronting street(s) and sidewalk(s). Exterior areas such as unenclosed parking and loading courts, storage and work yards should be hidden away by buildings fronting the street where possible.
- Building massing with simpler form is strongly encouraged for building energy performance.
- Setbacks and stepbacks are encouraged where feasible from an operations and building performance standpoint. If they are utilized, street-facing frontage(s) should be prioritized.
- Consider incorporating *through-block laneways*, where feasible, for open space activation and to facilitate vehicular access and loading, especially on larger sites.

Development on Sloped Sites

- Buildings should respond to and reflect grade changes in topography and maintain a strong relationship to the street.
- Provide loading access to multiple floors/sides to minimize service entrances, where possible.
- Explore opportunities for internalized mews to facilitate direct and common at-grade loading where development parcel width and depth permit.
- High bay loading areas should be located on the lower parts of the site to reduce overall building height.
- Freight elevators are encouraged for upper-level loading on all sites where feasible, and are strongly recommended on sites larger than 670 sq m (0.17 ac).
- Where provided, parkades convertible to other future uses are encouraged. Consider flat floor plates and ample floor to floor heights with access to natural light.



Mixed-use commercial development defines the street and reinforces area character in Victoria's Selkirk Waterfront.



Sloped site at 34 West 7th Avenue, Vancouver where light industrial-office mixed-use development maintains a continuous orientation to the fronting street.



Ironworks in Vancouver makes use of an internalized mews that allows direct truck deliveries and visitor parking.

Articulation and Sense of Scale

- Use new built form massing, composition and exterior materials to emphasize heritage built form as key character-giving elements on development sites, maintaining a continued sense of place for the District.
- Distinguish building bases to echo the scales of adjacent heritage built form.
- Use setbacks and stepbacks to mitigate the visual impacts of taller buildings adjacent to historic buildings where possible, especially on larger sites.
- Consider articulation in a strategic manner, in balance with operational and performance requirements.
- Building articulation should be used sparingly and strategically at locations where it has the most impact on the quality of open spaces and on livability.
- For buildings with simple forms, use materials and window placement to articulate buildings and provide visual interest.

Horizontal Mixed-Use on Larger Sites

- Minimize and consolidate vehicular access to as few access points as operationally possible.
- Locate outdoor amenity areas and uses to activate open space along the streetscape.
- Internal loading and service courtyards are encouraged to mitigate impacts to the public realm where possible.
- Building composition and massing should respond to different locations on blocks with designs responding to sites facing more than one street, such as corners.
- Vehicular ramps and loading areas should be internal to buildings where possible.
- For buildings with deep floor plates, provide natural light via tall storeys, strategically located and sized fenestration, light shelves, skylights, lightwells, or courtyards.



Simple setback and step-back gestures articulate employment built form massing and impart a sense of human scale in Victoria's Selkirk district.



Using built form to frame, juxtapose and accentuate heritage features. Houss, Vancouver.



An example where the heritage component is proposed to be relocated to more visible portion of the site and turned into an arts hub to compliment light industrial and office uses. 123 E 6th Street, Vancouver.



The parking and loading areas of a mixed-use employment development in Victoria's Selkirk district are 'lined' by street-fronting light industrial and office spaces.

9.2. BUILDING-TO-STREET INTERFACE

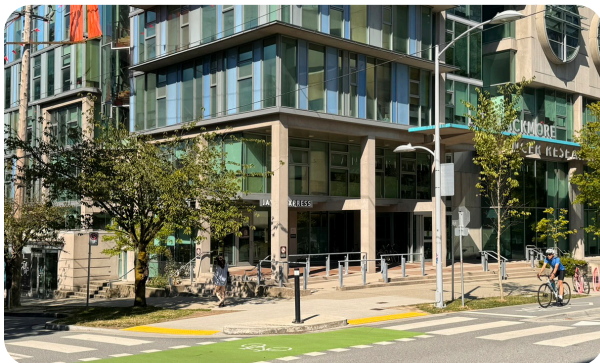
INTENT:

To ensure a cohesive streetscape, while also responding to frontage needs of different uses, such as light industrial, ancillary retail and office.

SPECIFIC STRATEGIES INCLUDE:

General Guidelines

- Focus retail uses and other public realm-activating uses at key locations, including at corners of multi-modal streets with active transportation and transit emphasis (i.e. Government Street and Douglas Street, respectively).
- Off-street parking, loading and service areas are encouraged, especially on larger sites. Widths of openings, driveway crossings and curb cuts should be kept minimal as operationally feasible.
- Ground floor openings, such as doors, windows and storefronts, should maximize transparency and operable doors and windows to create a visual and physical connection to the public realm, where applicable and possible.
- Incorporate generous floor heights for ground floor light industrial and commercial spaces with a minimum floor-to-floor height of 4.5 m (or 6 m where a mezzanine level is provided) to allow for flexible use, building systems, spaciousness and daylight access.
- At locations with ground floor elevations higher than the street grades (e.g. due to flood construction levels), transitions from the public realm to the first habitable floor should be equitably accessible and be activated by design elements such as planting, public art and built-in seating.
- Provide lines of sight from upper level windows and patios to sidewalks and adjacent public spaces, where possible.



Strategically located corner plaza, colonnade at a biomedical research facility (675 10th Avenue, Vancouver) with a coffee shop serving local workers and visitors.



A transparent and operable storefront provides a public interface to arts-production uses at 316 West 5th Avenue, Vancouver.



Public art, seating and vegetation animate the forecourt of a mixed-use commercial building lobby at 285 West 5th Avenue, Vancouver.



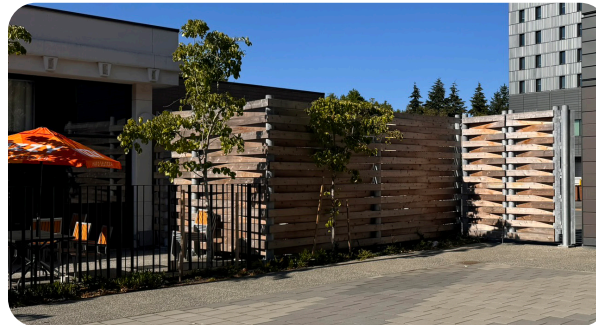
Public art and patio encourages activity at the ancillary retail storefront of an urban winery at 7 East 7th Avenue, Vancouver.

Public Realm Activation at Industrial, Employment Lands and Office Uses

- Provide design elements for visual interest, such as building address signage, public art, murals, feature walls, planting or green walls, especially at public realm-fronting locations not directly activated by light industrial, commercial office or retail uses (e.g. due to back-of-house uses or structural walls with little to no opportunity for openings).
- Use lobbies and circulation areas as opportunities for interpretive displays at the building-public realm interface.
- In keeping with the industrial character of the District, eclectic, utilitarian signage is encouraged. Examples include murals, blade signs and supergraphics.
- At heavy industrial site-public realm interfaces, consider visual screening at least 5' high (e.g. landscaping, green walls, artwork, fencing with privacy slats). Integrated lighting illuminating the public realm and interpretative displays of industrial uses are encouraged. Chain link fencing is discouraged.



Loading access and service spaces are spatially and visually consolidated with a colourful mural in Mount Pleasant, Vancouver.



Screening at the public realm interface of a loading court serving multiple back-of-house areas on the University of Victoria campus.



Concrete Canvas Rock Bay Mural Project, Calvin Coles. Rock Bay, Victoria



Left: Lobby spaces double as interpretive displays about cancer research at a biomedical laboratory and office development in Cambridge, Massachusetts.

9.3. BUILDING COMPOSITION

INTENT:

To create building forms that use architectural design approaches to respond to the District's sense of place and employment lands character while also delivering an excellent public realm and built fabric

SPECIFIC STRATEGIES INCLUDE:

General Guidelines

- New building designs should draw inspiration from and innovatively complement the District without mimicking existing heritage buildings. This might entail the use of building design elements such as sawtooth roofs, monitor windows among others.
- Express the buildings' internal function and use, including expression of structural and mechanical systems, to create a unique identity and visual interest within the District.
- Through massing and building articulation, define and support small park and plaza spaces, anchored by public-realm activating uses (e.g. retail, building lobbies) where feasible, especially on the public realm interfaces of large sites.
- On large-format industrial and office built-form, use smaller structural bays and modules, where possible, to develop a more fine-grain urban fabric.
- Consider including on-site energy generation measures, such as rooftop solar panels and wind turbines and building-integrated photo-voltaic (BiPV) cladding into the building design.
- Lobbies and other public access entry points should be in easily accessible locations, visible from the public realm, be welcoming with signage, canopies and lighting and architecturally distinct from the rest of the façade for legibility.
- Buildings with multiple separate uses should architecturally differentiate individual entrances.



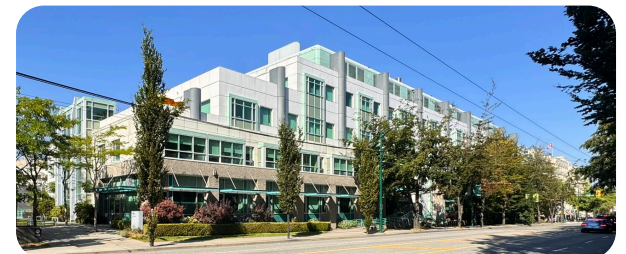
Lobby and circulation spaces are expressed in the building composition of a mixed-use employment development in Victoria's Selkirk area.



This non-exhaustive selection cladding materials (corrugated metal, old brick, corten steel, glass) are recurring features of many light industrial and employment mixed-use developments in Victoria and away.



Sawtooth roofs and complementary building mass. Wick Lane, London



Expression of building systems in the composition of a biomedical research building (653 W 12th Avenue, Vancouver) provides a sense of rhythm and scale to the massing.

Façade Activation and Exterior Materials

- Consider expressing the circulation and activity of workers and visitors on building façades where possible, e.g. the expression of shared collaboration and production spaces. Massing articulation and distinctive materials may be used to highlight these spaces.
- Consider using exterior materials and finishes such as metal cladding, brick, heavy timber structural elements, glass and steel, architectural concrete, among other materials.
- Prioritize the use of materials with low carbon footprints where possible.
- Consider expressing areas with mechanical systems and other machinery, where they are part of the overall composition of the building.
- Transparency towards the street is encouraged. This might include visual permeability or operable window walls. Grilles, shutters and similar features integrated into the built form-public realm interface should be of high-quality materials.
- Dynamic façades that change and adapt over the course of a day or year are encouraged. Elements may include solar shading, lighting treatments, green walls or art installations.

Outdoor Amenity Spaces

- At least one shared outdoor amenity space for workers and visitors is strongly recommended at new development for light industrial and commercial uses. The amenity space may be at grade or a terrace or rooftop patio. Public access to amenity spaces is encouraged where locationally and operationally feasible.
- The amenity space should have ample landscaping and seating, as well as access to both sun and weather protection over the course of a year.
- Spaces should include water and electricity services for operational flexibility. Spaces are encouraged to be equipped for food preparation and sharing.



Elevated plaza in North Vancouver creates an outdoor room between different elevations of a sloping site, providing activation by the use of chairs, tables, umbrellas and turf.



Outdoor public area with shaded seating provide improved comfort and expanded usability at Granville Island, Vancouver..



Semi-covered outdoor plaza with seating, green roofs and plantings provide amenity and activity at the public realm interface of a broadcasting and media production facility in Vancouver.

9.4. OPEN SPACE AND LANDSCAPING

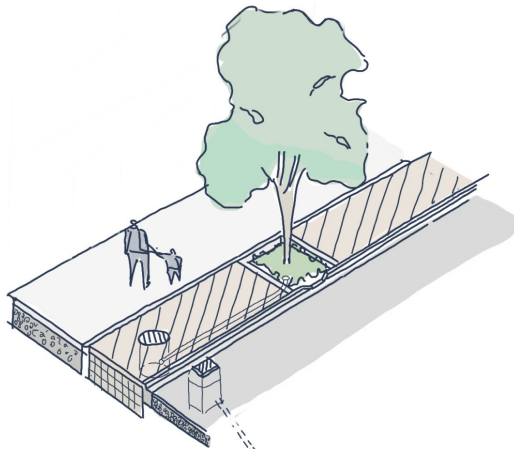
INTENT(S):

To provide guidance for incorporating green space in a district with high lot coverage and impervious ground cover.

SPECIFIC STRATEGIES INCLUDE:

Open Space

- Local worker and visitor-serving “mini-plazas” are encouraged on multi-modal streets with active transportation and transit emphasis (i.e. Government Street and Douglas Street). The plazas are recommended to be at least 46 sq m in size, with considerations for planting, seating, public art, lighting, electrical outlets, drinking fountains, weather protection and a combination of sun and shade access.



Street trees can be supported by curbside soil cell systems in tree trenches especially on Flex Streets in the District, as shown in this conceptual cut-away section by City staff.

Urban Forest and Stormwater Management

- Address citywide urban forest objectives with District-specific strategies such as prioritizing street tree planting and employing soil cells or structural soils to provide adequate growth along development site frontages.
- Prioritize tree planting in areas with high pedestrian activity and impervious ground cover to provide shade and improve comfort.
- Minimize impervious surfaces and maximize the use of permeable paving materials or vegetated ground covers wherever possible to reduce stormwater runoff and promote on-site infiltration.
- Softening the built-form of high-lot coverage development through the integration of green roofs, stormwater detention or other low-impact development measures.



Above: A publicly accessible and barrier-free outdoor amenity space is located on the roof of a biomedical research, parking and loading spaces support at 600 West 10th Avenue, Vancouver.



A courtyard defined by a revitalized heritage building and a new mass timber addition serves as an outdoor amenity and event space for a jewelry factory and showroom at 181 West 5th Avenue Vancouver.

Phytoremediation

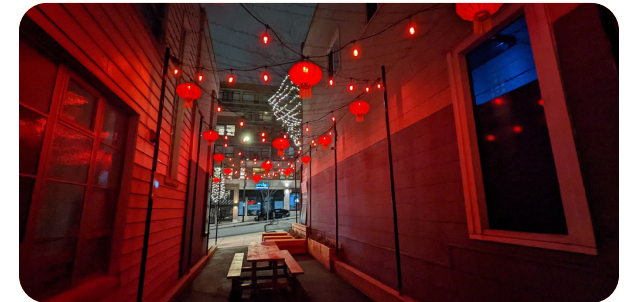
- Select plant species known for phytoremediation potential (or the ability to manage and remove hazardous contaminants in soil, air or water) such as sunflowers, mustard, or field pennycress. Select plant species based on the specific contaminants present or anticipated.

Lighting

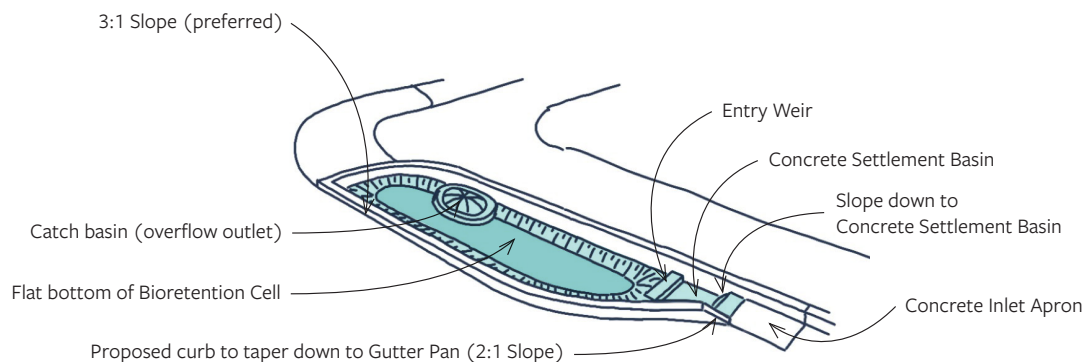
- Lighting strategies should provide visual interest, security and utility throughout all hours on development sites as well as privately owned public spaces.
- Use lighting strategies that provide visual interest such as catenary lighting for lanes, feature lighting posts for *Flex Streets*, building-integrated lighting, expressed and illuminated circulation spaces.
- Clearly illuminate building entrances, pathways, courtyards and laneways to help people navigate the site and use pedestrian scaled lighting to create pedestrian-friendly environments.
- Illuminate potential hazards like grade changes, provide uniform lighting in parking lots, and use occupancy/vacancy sensors.
- Exterior lights should be oriented away from any residential properties, with cut-off shields to minimize light pollution.



Lighting illuminates a plaza and coffee shop at a broadcasting and media production facility in Vancouver.



Lanterns and string lanes illuminate a repurposed laneway space (Living Lane) in North Vancouver.



Curbside bioretention features are designed to absorb rainfall and partially infiltrate runoff and can be located in bulb-outs, shown above in a conceptual illustration by City staff. They may be located along certain development site frontages, capturing runoff from the road surfaces and sidewalks, especially on the District's Employment Streets.



Certain native species, such as field mustard (*Brassica rapa*), are also known for their phytoremediation capability for contaminants like lead.

9.5. PARKING, CIRCULATION AND ACCESS

INTENT:

To accommodate servicing, vehicle parking and loading while minimizing adverse impacts on the public realm, for sites without rear laneway access.

SPECIFIC STRATEGIES INCLUDE:

General Guidelines

- Vehicular access points are discouraged on multi-modal streets with active transportation and transit emphasis (i.e. Government Street and Douglas Street) and should be avoided if access off of an *Employment Street* is possible.
- Minimize the widths of vehicular access gates and driveway crossings as much as operationally possible.
- Consider including bicycle parking, charging and end-of-trip facilities for staff and emission-free delivery operations.

Through-block Laneways

- Where feasible, create *through-block laneways* between streets to facilitate vehicular access (e.g. to loading docks, garage entrances and other back-of-house spaces), especially on sloped large sites.
- When through-block laneways are provided, consider locating open space amenities and any secondary entrances or active uses along them.

Loading Areas

- Provide screening for unenclosed exterior parking, loading and storage areas, where possible.
- Loading areas should have adequate lighting and weather protection to ensure comfort during all seasons, enabling social use when not actively utilized for loading.
- Where possible, design loading areas to be level with the surrounding ground plane to ensure maximum flexibility when not in use.
- Consider using durable and permeable paving materials other than concrete to create a more inviting space to socialize and linger when the area is not in use for loading.
- Parkade, service and loading access points should generally be consolidated or in close proximity to each other to provide greater contiguous active frontages in other areas.



Loading area doubles as a place for activity and interaction for employees at 611 Alexander Street, Vancouver, a heritage light industrial - office building.



Weather protection enhances the public realm interface and facilitates loading at a curb-side loading area, serving industrial arts maker space and retail in Granville Island.



An adjustable loading platform offers flexibility for both the ground plane and for vehicular access at the University of Victoria.

9.6. ENVIRONMENTAL QUALITY AND FLEXIBILITY

INTENT:

To ensure that large-format forms of development occurring within the District have a high quality of built environment which enhances the health and satisfaction of workers and visitors to the area.

SPECIFIC STRATEGIES INCLUDE:

Daylight Access

- Where possible, orient buildings to maximize daylighting and natural ventilation opportunities (e.g. enable access to light and air from multiple directions).
- To allow deeper light penetration into interior spaces, consider using tall floor-to-floor heights; incorporating breaks, lightwells and courtyards into the massing; using narrower floor plates where functionally possible; specifying high head heights for fenestration and incorporating light shelves into building envelope systems.

Thermal Comfort

- Consider year-round thermal comfort to size and place openings and incorporate shading devices where appropriate, while being mindful of near-term and anticipated thermal loads associated with industrial, office and research and development uses

Air Quality and Noise

- Pursue an agent-of-change approach to minimize noise-related land use conflict by design: Specify acoustic separations of uses other than light industrial, commercial office and retail and arts-production to preemptively address noise and vibration that may originate from these uses in proximity
- Employ acoustical mitigation and isolation measures, such as air-tight building envelopes, high-performance fenestration systems, acoustic isolation pads and underlays, to minimize external and internal noise disruptions and vibration.

Flexibility of Use and Modification

- To promote long-term building flexibility, built form massing heights and floorplate widths should be configured to enable adequate floor-to-floor heights, long-span spaces and floors with high structural capacity to accommodate both near- and long-term employment uses.
- Maximize the ability to personalize and adjust spaces to individual and changing daily and near-term needs (e.g. operable windows, diverse indoor and outdoor spaces, flexible spaces for multiple uses over time).



A courtyard can serve to break down long elevations of built form and improve daylight access and autonomy, as seen in this proposed scheme for 4-36 West 3rd Avenue and 5 West 4th Avenue, Vancouver.

10. INNER HARBOUR SPECIAL URBAN DESIGN AREA



Birds-eye view of the Inner Harbour.

Intent: To ensure the design of new developments complement and reinforce the unique character of the Inner Harbour, Victoria's most iconic urban landscape.

- a. Consider the architectural context of the surrounding buildings including vertical street walls, façade rhythm and horizontal cornice lines.
- b. Design new buildings within the Inner Harbour to be contemporary in expression while still reflecting and complementing this traditional urban context.
- c. New development in the vicinity of the Inner Harbour should consider and respond appropriately to the original planning for the area with a special attention to:
 - i. Maintaining the established visual dominance, spatial configurations and relationships (Axial geometries) of the Parliament Building, Empress Hotel and CPR Steamship Terminal.
 - ii. Ensuring that the location, scale, form, proportions and orientation of new development complement the character defining elements of the Parliament Building, Empress Hotel and CPR Steamship Terminal.
 - iii. Avoiding any negative impacts on the organization and design of spaces used by the public such as the grounds of the Parliament Building and the Empress Hotel.
 - iv. Providing a sense of appropriately scaled building enclosure around the Inner Harbour basin and adjacent sites.
- d. Consider the use of high-quality finishing materials, with detailed architectural quality for new building and open space design surrounding the Inner Harbour basin. Use of masonry, brick, dressed stone and architectural finishing metal work is encouraged.

- e. Design streets, plazas, marine facilities and landscaped open spaces to reflect the unique identity of the Inner Harbour.
- f. Design roof lines for new buildings to complement the existing roof lines and not detract from or diminish the visual prominence of the Parliament Building and the Empress Hotel roof lines.
- g. Design new institutional and cultural buildings to express their own individuality and prominence, without diminishing the visual prominence of the Parliament Building, the Empress Hotel and their surrounding open spaces.
- h. Integrate night lighting effects into new building designs to enrich and maintain a balance with existing architectural illumination.
- i. Provide opportunities for additional public access to the waterfront as part of new development along Belleville Street and Wharf Street.
- j. Incorporate opportunities to enhance and improve the public realm through the provision of public docks, wharves and viewing areas along the shoreline.
- k. Ensure that residential development is located, designed and sited to mitigate any potentially negative effects on the general operation and function of adjacent employment activities.
- l. Maintain a dual aspect and frontage for buildings located on the west side of Wharf Street, to provide attractive and active frontages along Wharf Street and along the waterfront.
- m. Ensure that all new developments that are located directly adjacent to the Harbour Pathway consider building designs and detailing that serves to enhance the visual appearance and interaction of the building with the Harbour Pathway.



Early planning for the Inner Harbour by architect Francis Rattenbury was predicated on a proportional and spatial relationship between the Parliament Building, the Empress Hotel and the CPR Steamship Terminal.

11. 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.

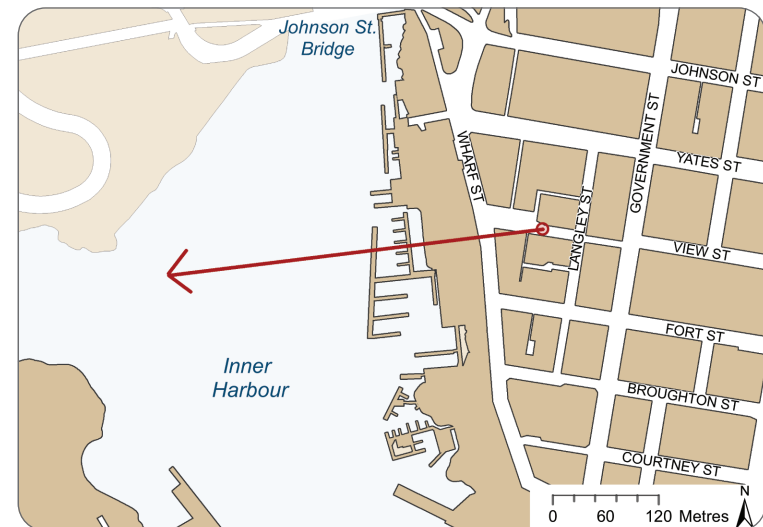
Design Guidelines

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	Frames south side of view corridor with pathway and park space
B. Inner Harbour Entrance	- Distant views to Shoal Point - Background view of Sooke hills
C. Songhees Point	- Frames north side of view corridor - Rock outcrop provides geographic containment of the Harbour mouth

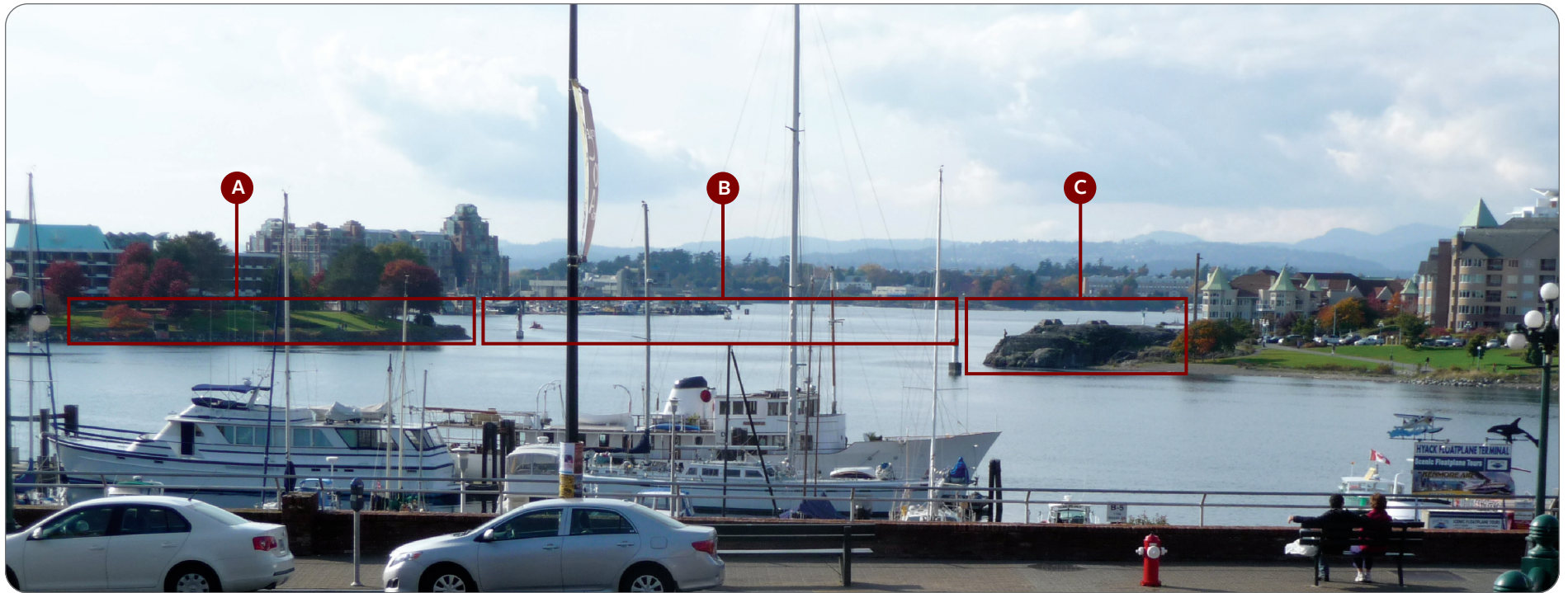


Vantage Point



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

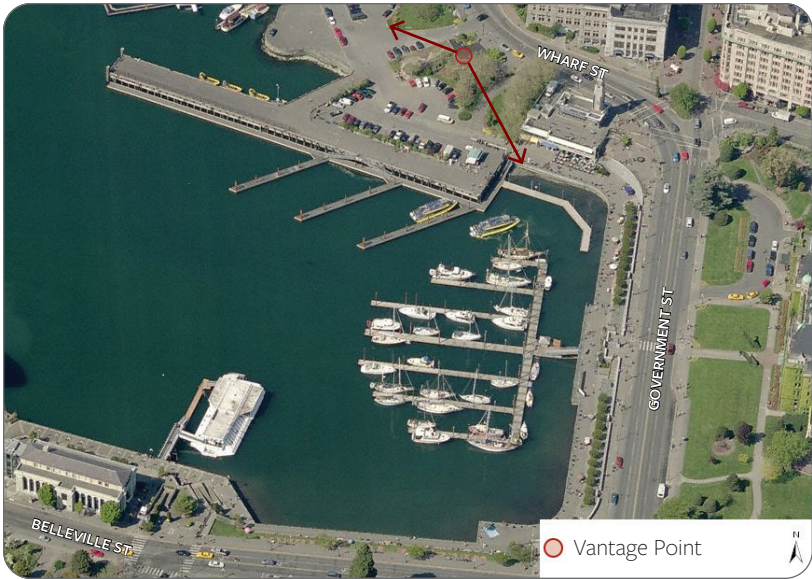
View Context

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.

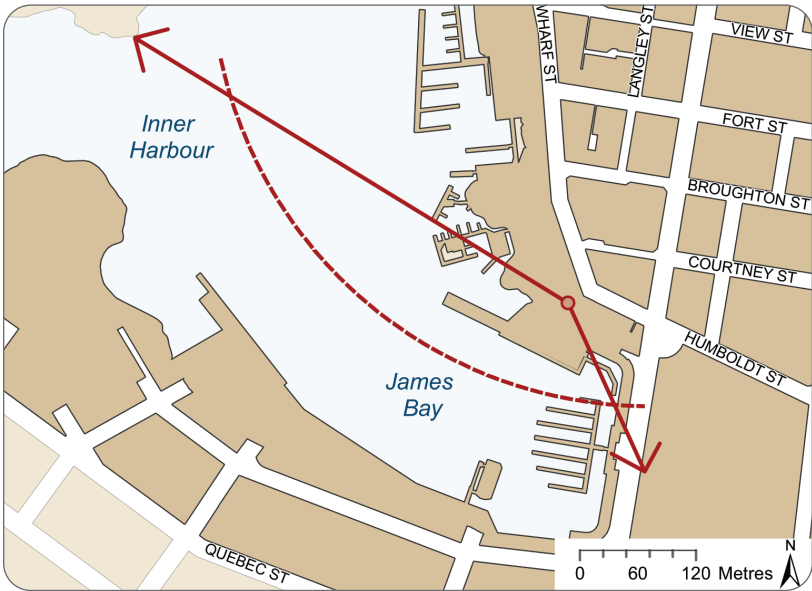
Design Guidelines

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	• Historic landmark building • Key elements include roofline, front façade, front grounds and architectural night lighting
B. Inner Harbour Causeway	• Key elements include portions of Upper and Lower Causeway
C. Parliament Buildings	• Historic landmark building • Key elements include copper roof, cupola, front façade, night lighting and front lawn
D. CPR Steamship Terminal	• Historic landmark building • Key elements include waterfront façade
E. Inner Harbour Entrance	• Entrance to Inner Harbour for marine vessels and float planes • Flanked by Laurel Point and Songhees Point

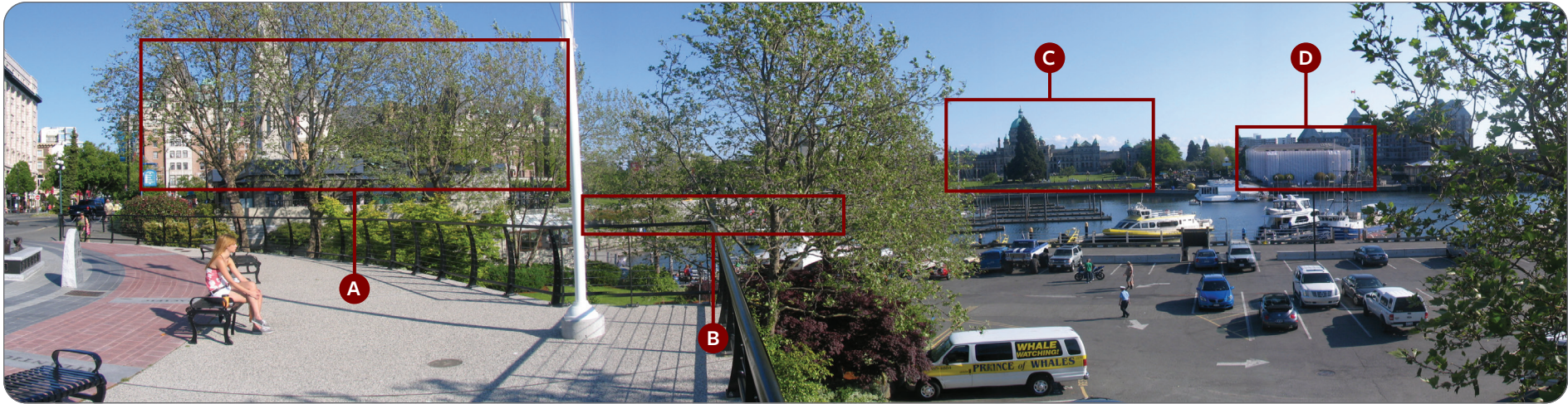


Vantage Point



View Corridor

View 2: Ship Point Panorama



Ship Point Panorama – East



Ship Point Panorama – West

Character-defining Elements

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

View 3: Upper Harbour View from Turner Street

Vantage Point

Turner Street south of Bay Street

View Orientation

South across the Upper Harbour

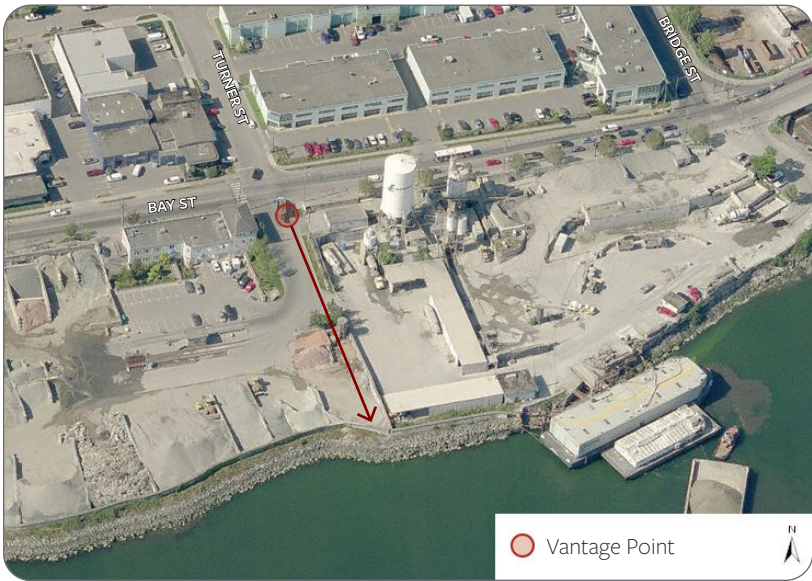
View Context

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

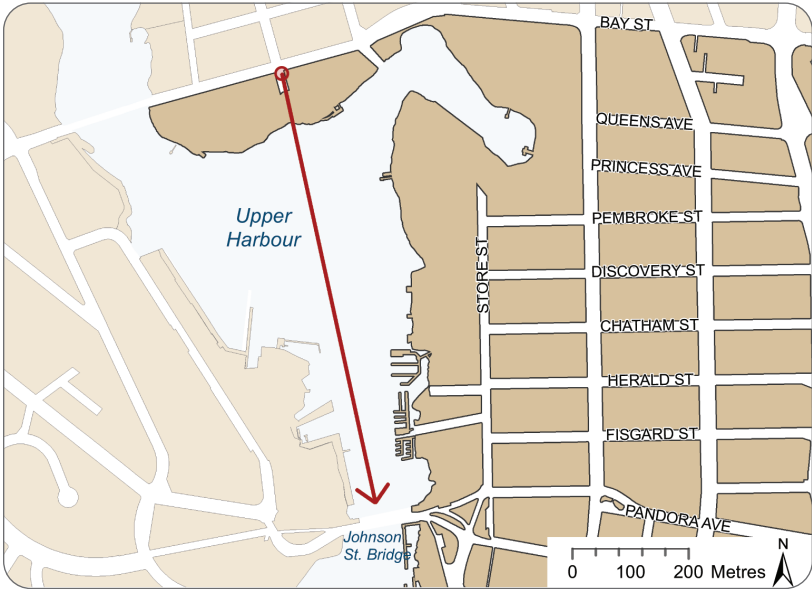
Design Guidelines

- 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	• Unique compound Harbour view of the Johnson Street Bridge and the Parliament Building
B. Olympic Mountains	• Natural landscape feature in the distant background

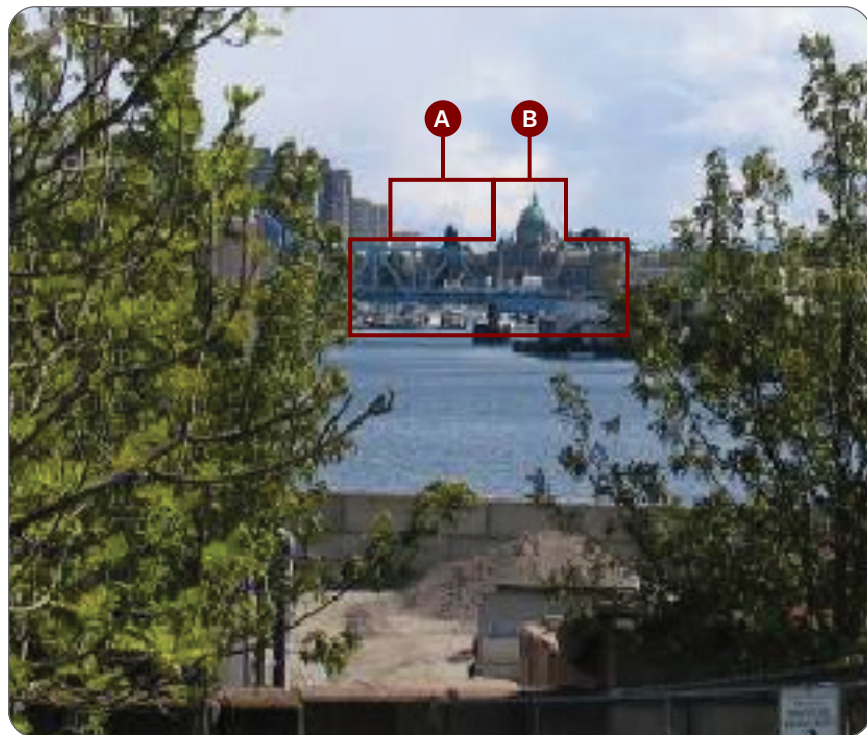


Vantage Point



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.

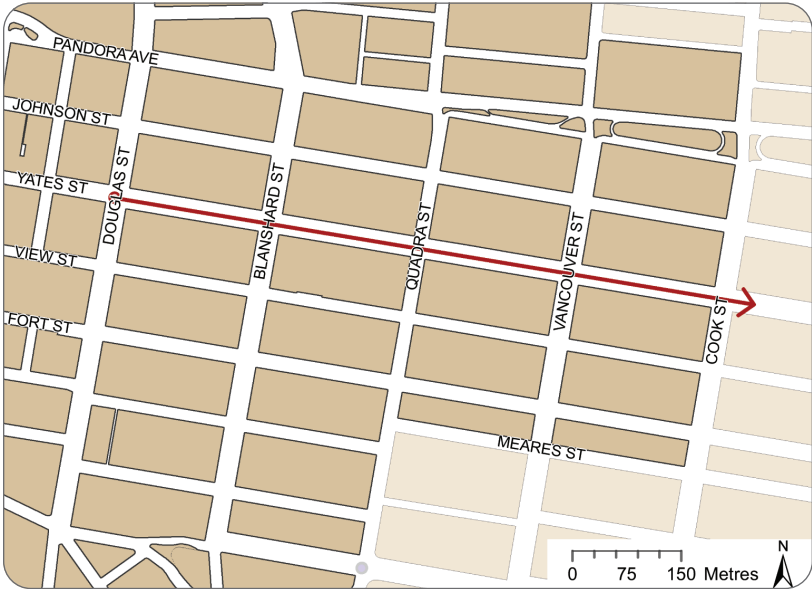
Design Guidelines

- 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	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	• 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

12. PUBLIC EXTERNAL VIEW GUIDELINES

View 1: Laurel Point to Downtown Core Area

Vantage Point

Public pathway at Laurel Point

View Orientation

Northeast to Southeast across Inner Harbour

View Context

Inner Harbour vista centered on Historic Commercial District (HCD) including waterfront areas and the skyline formed by the Central Business District (CBD).

Design Guidelines

1. Ensure that new development within the specified view corridor is located, sited and designed 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 within the specified view corridors consider the view elements and corresponding guidelines described in this section.

Character-Defining Elements	Attributes
A. Johnson Street Bridge	• Visually prominent structure
B. Historic Commercial District	• Concentration of historic buildings and streetscapes • Tiers up from the Harbour • Marine and pedestrian-oriented waterfront • Key elements include: modest scale buildings, richly detailed masonry façades, accentuated cornice lines, irregular rooflines and feature lighting
C. Inner Harbour Causeway Area	• Causeway Area provides the south flank or termination of both the HCD and the CBD • Key framing element – the Empress Hotel

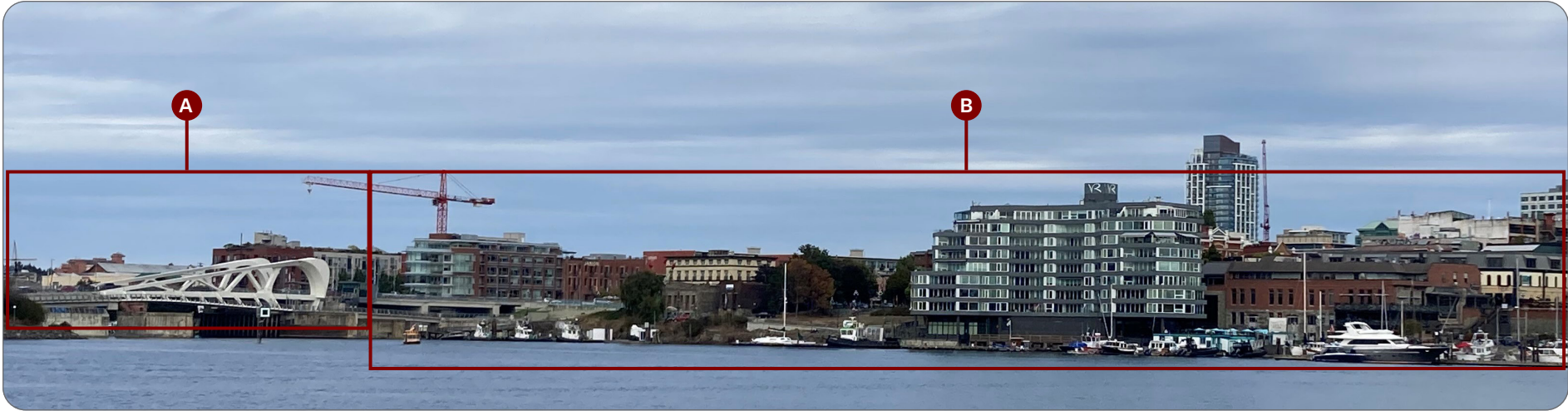


Vantage Point

View Corridor Guidelines

View Element	Guidelines
1. CBD Backdrop	New development within the Central Business District should be designed and located to provide an attractive and elaborated urban profile and backdrop to this view.
2. Johnson Street Bridge	Ensure that any design elements such as illumination, decorations, public art or banners, serve to enhance the visual presence of the bridge within the context of this view corridor
3. Waterfront	Enliven waterfront areas with visually vital marine-oriented uses, wharves, docks, waterfront activity, boat access, public outlook spaces and marine-oriented landscaping and lighting
4. Massing, Proportion and Spacing	Enrich the Historic Commercial District and its associated waterfront with compatible in-fill buildings that are complementary in massing, proportion and spacing to the existing context
5. Street Wall, Horizontal Roofline and Cornice Elements	Relate new building design on the waterfront, and in the Historic Commercial District to the existing scale of street walls, articulated window rhythms, horizontal emphasis of roof crowns and cornices
6. Design Details, Materials, Colours	Utilize sympathetic materials and colours for new buildings, with well-crafted detailing, to relate to adjacent historic buildings
7. Tiering up to Backdrop Buildings	Continue the existing pattern of gradual tiering up, with detailed pedestrian-scale features along the waterfront, mid-scale buildings in the mid-ground, overlooked by larger buildings stepping up and receding to a background urban profile
8. Building Illumination	Old and new buildings may be accented with architecturally designed lighting

View 1: Laurel Point to Downtown Core Area



Laurel Point looking northeast



Laurel Point looking southeast

Character-defining Elements:

- A. Johnson Street Bridge
- B. Historic Commercial District
- C. Inner Harbour Causeway Area

View 2: Inner Harbour from Songhees Point

Vantage Point

Songhees Point public outlook along Westsong Walkway.

View Orientation

Southeast across Inner Harbour

View Context

Wide vista looking southeast from Songhees Point across Inner Harbour toward towards the Inner Harbour Causeway including its clustering of prominent historic landmark buildings and various marine activities along the waterfront.

Design Guidelines

- 1. Ensure that new development within the specified view corridor is located, sited and designed 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 within the specified view corridor considers the view elements and corresponding guidelines described in this section.

Character-Defining Elements	Attributes
A. Empress Hotel	• Heritage landmark building • Anchors the east side of view, and frames the south end of the Downtown skyline • Key elements include roofline, front façade, front grounds, cornice lines and architectural night lighting
B. Royal BC Museum	• Prominent Provincial cultural institution
C. Parliament Building	• Historic landmark building • Key elements include copper roof, cupola, front façade, front lawn, unique night lighting
D. CPR Steamship Terminal	• Historic landmark building • Key elements include waterfront façade and connection to Lower Causeway
E. Inner Harbour Causeway	• Causeway wall and esplanade • Key elements include Upper and Lower Causeway



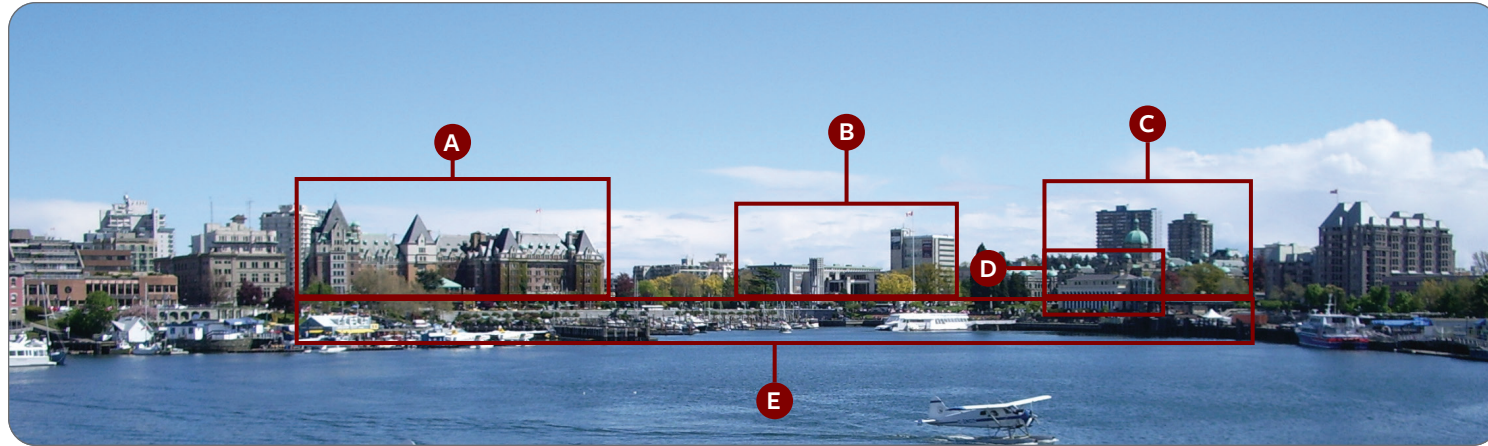
Vantage Point

View Corridor Guidelines

View Element	Guidelines
1. Integrity of View	Sustain the Inner Harbour Causeway Area as a preeminent image of Victoria, with high quality visual and architectural stature
2. Landmarks	Maintain the Parliament Buildings, the Empress Hotel, the Royal British Columbia Museum and the CPR Steamship Terminal as predominant landmarks
3. Supporting Buildings	Retain the visual role of supporting buildings including the Belmont Building and Dominion Customs House
4. Building Scale, Massing and Spacing	Maintain the general moderate scale of the built surrounds in this area, with massing and spacing in character with existing buildings
5. Tiers of Buildings	Reinforce the general pattern of buildings rising in tiers from the Harbour
6. Tall Buildings as Backdrop	Ensure that taller buildings in the distant background are designed, located and oriented to not overwhelm or detract from the visual presence of the character-defining elements described in this section.
7. Roofline Profile	Express new roofline profiles as part of a unified ensemble. Maintain the visual dominance of the Parliament Building and the Empress Hotel rooflines
8. Architectural Excellence	Ensure new buildings reflect high quality architectural design to complement the surrounding context
9. Building Materials and Colours	Relate building materials and building colours to those of existing landmark buildings
10. Building Frontages	Provide that the character and scale of articulation of building frontages surrounding the Inner Harbour be maintained and extended in adjacent new buildings – with richly detailed street walls, punctuated window rhythms and inviting entrances
11. Horizontal Crown Lines	Crown street walls with horizontally emphasized architectural accents or cornice lines, within a varying and irregular height range similar to the existing variety of building cornices

View Element	Guidelines
12. Progressive Architectural Design	Encourage new building design to be of a contemporary nature, expressing progressiveness and creativity for the city
13. Public Realm	Provide for continuity and complementary quality for the treatments of the public realm waterfront areas and landscapes flanking the Inner Harbour Causeway
14. Building Illumination	Coordinate illumination of new buildings with existing architectural lighting, taking care not to diminish the prominent lighting of the Parliament Buildings, the Empress Hotel and the CPR Steamship Terminal
15. Promenade Lighting	Coordinate illumination of new waterfront promenades with existing

View 2: Inner Harbour from Songhees Point



Looking southeast from Songhees Point to the Inner Harbour Causeway Area.

Character-Defining Elements

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

View 3: James Bay / Belleville Street from Johnson Street Bridge

Vantage Point

Johnson Street Bridge – Pedestrian Walkway

View Orientation

South across Inner Harbour

View Context

Inner Harbour vista looking south to Belleville Street Waterfront and James Bay Skyline.

Design Guidelines

- 1. Ensure that new development within the specified view corridor is located, sited and designed 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 within the specified view corridor considers the view elements and corresponding guidelines described in this section.

Character-Defining Elements	Attributes
A. Inner Harbour Causeway Area	• Key framing elements include the CPR Steamship Terminal and Parliament Building
B. Laurel Point	• Public park space with elements of Harbour Pathway



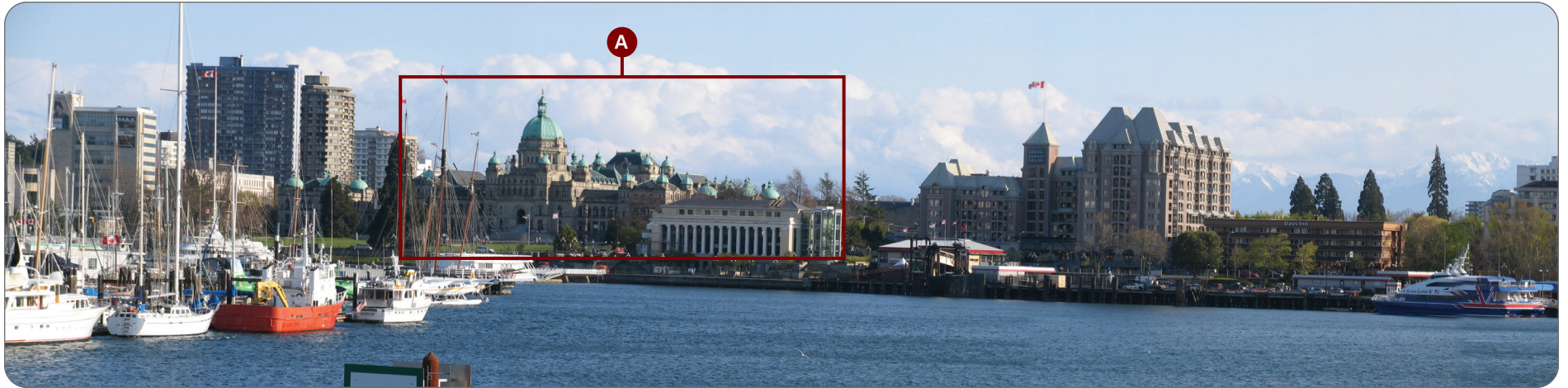
Vantage Point

View Corridor Guidelines

View Element	Guidelines
1. Integrity of View	Ensure that the waterfront and the buildings along Belleville Street provide for an important visual south flank to the Inner Harbour
2. Building Scale	Respect the scale and quality of design of the surrounding historic structures in the design of new buildings, with contemporary architectural expression
3. Building Profile	Buildings along Belleville Street should create a modest scale, attractively articulated secondary skyline that will frame the south edge of the Inner Harbour
4. Scale and Character of Building Enclosure	Relate new buildings to the scale of enclosure of the Inner Harbour and the architectural character of the street wall faces and horizontal crown lines of the older buildings surrounding the Inner Harbour basin, while expressing contemporary architectural design
5. Building Scale	Retain the moderate and fine scale building context of the Inner Harbour Causeway and the Belleville Street waterfront area
6. Building Massing and Spacing	Provide for in-fill buildings sympathetic in massing and spacing to contribute to an integrated, visually cohesive grouping of buildings
7. Building Character and Articulation	Provide that the character and articulation of waterfront building frontages adjacent to the Inner Harbour Causeway Area be maintained and extended in adjacent new buildings – with richly detailed street-walls and punctuated window rhythms
8. Building Crowns or Cornices	Crown street walls with horizontally emphasized architectural accentuations or cornice lines, within a varying and irregular height range similar to the existing variety of building cornices
9. Building Rooflines	Encourage new buildings to contribute to an expanded picturesque profile of cornice lines and roof-lines surrounding the Inner Harbour, without upstaging the primary landmarks of the Empress Hotel and the Parliament Buildings

View Element	Guidelines
10. Laurel Point as a Visual Frame	Relate new buildings in the vicinity of Laurel Point to the taller, terracing profile established in this location
11. Active Public Waterfront	Encourage the visual expression of an active public interface with the water edge, and the Harbour itself
12. Fine Scale Design, Sympathetic Materials and Colours	Enrich the Belleville Street area and its associated waterfront with finely-scaled new and in-fill buildings, with richly detailed materials and colours to complement existing colour and material palettes
13. Illumination of Roofline Profile	Include architecturally integrated lighting effects along the developing roofline profile, to complement, and not upstage, the night lighting of the Parliament Buildings, Empress Hotel and CPR Steamship Terminal
14. Public Realm Waterfront	Support public waterfront terraces and pathways that are visually rich and vital in usage, with pedestrian lighting and landscaping which is complementary to the existing Inner Harbour Causeway Area

View 3: James Bay / Belleville Street from Johnson Street Bridge



From Harbour Bridge looking south to Belleville Street Waterfront / James Bay Skyline.

Character-Defining Elements

- A. Inner Harbour Causeway Area with Parliament Building and CPR Steamship Terminal
- B. Peter Pollen Waterfront Park