



# CAPITAL PARK URBAN DESIGN GUIDELINES







# CAPITAL PARK URBAN DESIGN GUIDELINES



JANUARY 5, 2015



# TABLE OF CONTENTS

## 1.0 OVERVIEW

1.1 Site Description and Background	2
1.2 Purpose of the Guidelines	3
1.3 How to use the Guidelines	3
1.4 Plan Administration	3
1.5 Vision Statement	4
1.6 Guiding Principles	4

## 2.0 SITE DESIGN, FORM, AND DEVELOPMENT CONSIDERATIONS

2.1 Urban Context	6
2.2 Neighbourhood Context, Land Use, and Scale	7
2.3 Relationship to the Legislature	8
2.4 Views and Pedestrian Access / Sightlines	9
2.5 Menzies and Michigan Street Residential	10
2.6 Mixed Use / Grade Level Uses	11
2.7 Pedestrian / Open Space Network	12
2.8 Transportation and Circulation	13
2.9 Parking and Service Access	14
2.10 Heritage House Relocation and Rehabilitation	15
2.11 Development Areas	16

## 3.0 GENERAL GUIDELINES FOR ALL DEVELOPMENT AREAS

3.1 Introduction / Development Concept Plan	18
3.2 Form and Massing / Building Frontages	20
3.3 Building Height	21
3.4 Parking and Loading	22
3.5 Safety and Security / CPTED Principles	22
3.6 Sustainability and Green Design	23
3.7 Architectural Expression	24
3.8 Roofscape	25
3.9 Materials and Exterior Finishes	26
3.10 Colour	39
3.11 Building Lighting	39
3.12 Building Signage	30

## 4.0 OPEN SPACE / LANDSCAPE GUIDELINES

4.1 General Objectives and Guidelines	33
4.2 Streets	33
4.3 Pedestrian Pathways	36
4.4 Plazas	37
4.5 Courtyards	38
4.6 Hard Landscape	39
4.7 Soft Landscape	40
4.8 Artwork	43

## 5.0 DEVELOPMENT AREA SPECIFIC GUIDELINES

5.1 Development Area 2A: Buildings A1, A2, and Plaza Pavilion	44
5.2 Development Area 2B: Building B	46
5.3 Development Area 2C: Buildings C, D, and E	48
5.4 Development Area 2D: Heritage Houses D1, D2, and D3	50

## 6.0 PROJECT IMPLEMENTATION

6.1 Phasing	51
6.2 Subdivision	51
6.3 Interim Conditions	51

## APPENDICES

A. Site History	A-54
B. Relevant Planning Background	A-55
C. Glossary of Terms	A-56

# 1.0 OVERVIEW

## 1.1 Site Description and Background

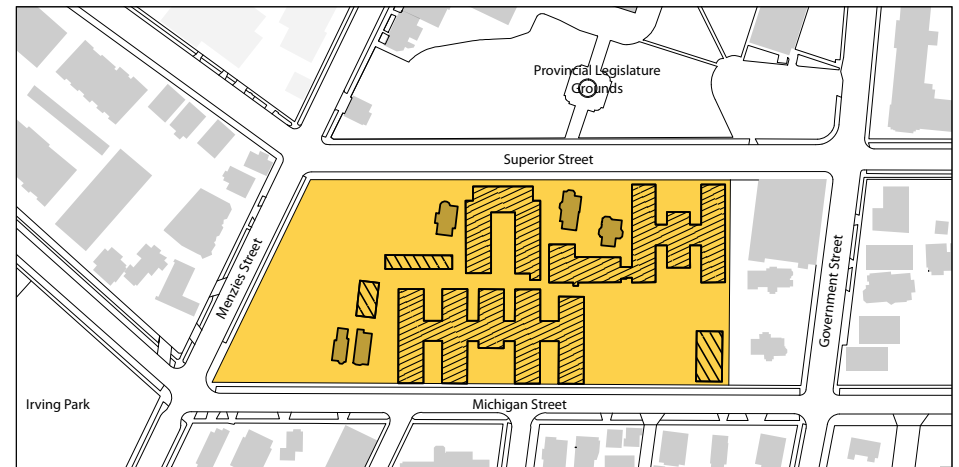
This documents outlines the design standards and guidelines which shall inform the development of a mixed-use project (the “Project” or “Capital Park”) on lands located in Victoria’s James Bay neighbourhood directly to the south of the Provincial Legislature. The lands, legally described as Lot 2 of Lots 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, and 1743, Victoria City, Plan EPP38872 (the “Site”), are bordered by Superior Street, Menzies Street and Michigan Street, and on the east by a land parcel owned by the Province of British Columbia (the “Province”) which is home to the Queen’s Printer and two heritage houses.

Located in the James Bay district of the City of Victoria, the Site occupies over 80% of the block immediately to the south of the Legislature and totals 23,042 square meters (248,030 square feet) in size. The Site currently accommodates a number of surface parking lots, three commercial buildings accommodating provincial government offices, three temporary storage buildings and five unoccupied heritage houses.

Jawl Precinct Lands Corp and South Block (Concert) Ltd (collectively the “Applicant” or “Proponent”) acquired the Site from the Province in March, 2014 following an extensive public offering process. Through the sale of the Site and a commitment to a long term lease back of office premises, the Province intended to induce the realization of the re-development of the Site to a higher and better use and reaffirm the Province’s long term commitment to retaining government offices in the City of Victoria. It is in connection with the realization of this mandate from the Province to re-develop the Site that these design guidelines have been created.

It should be noted that the Site has previously been subject to a comprehensive development planning exercise which culminated in the creation of the Victoria Accord and associated development guidelines. The Victoria Accord Design Guidelines were prepared on behalf of the British Columbia Buildings Corporation as a result of planning work initiated in July 1992 for the area known as the Legislative Precinct in Victoria. The subject Site comprised a major portion of the Legislative Precinct and many of the core aspects of the Victoria Accord Design Guidelines have informed these updated design guidelines applicable to the development of Capital Park.

For more information pertaining to the Victoria Accord and its context within the current guidelines for the Site, please refer to Appendix B.



## 1.2 Purpose of the Guidelines

The purpose of these design guidelines is to direct future development of the Site. The guidelines are intended to assist the City in regulating the form and character of buildings, as well as exterior design, finishes and landscaping.

These guidelines are intended as a reference for designers involved with the detailed development proposals for the Site to understand the community values and the City's goals, objectives, and site design principles for a high quality mixed use development on the Site. The guidelines are also intended to assist Council's decision making with respect to future development proposals applicable to the Site.

An important aspect of these guidelines is that they are not hard and fast rules. They are intended to have a degree of flexibility to allow for design interpretation on the part of all those involved in the development process. That said, the general intentions of the guidelines must be respected in any design and design review process.

## 1.3 How to Use These Guidelines

Guidelines applicable to the entire Site are included in sections 3.0 and 4.0, while guidelines specific to sub-areas of the Site are included in section 5.0.

These guidelines use the zoning boundaries for Development Areas when describing sub-areas of the Site. The City of Victoria Zoning Bylaw separates the Site into four Development Areas: 2A, 2B, 2C and 2D.

Permitted buildable areas have been identified for each Development Area and these form the basis for the general architectural building layout formats for each of the Development Areas.

## 1.4 Plan Administration

### Must, Will and Shall

Throughout this document the terms "must", "will" and "shall" are used to describe mandatory guidelines or provisions which must be met. There is no recourse for negotiation as long as these items remain part of these guidelines.

### Figures and Illustrations

Figures, maps, precedent images and plans have been included in this document to assist in the explanation and description of certain concepts. These are for illustrative purposes only. Building shapes, sizes, forms, details and locations are subject to change. All references in these guidelines to building height (expressed in number of storeys) refer to occupied storeys and do not apply to nor shall restrict the enclosure of service areas, mechanical equipment, stair landings, elevator landings, and the like at the uppermost roof or penthouse level of any building.

### Plan Precedence

These guidelines form part of a series of regulatory documents that, when combined, will direct future development on the Site. Once adopted, these guidelines will form part of the Official Community Plan, which along with the Zoning Bylaw, take precedence over previously developed planning policies.

### Changes to the Document

After adoption, this document may be amended as required from time to time through a formal bylaw amendment process.

### Companion Documents

These guidelines are intended to be used in conjunction with the following City of Victoria policy documents applicable to the Site, as well as other documents as may be determined by the City of Victoria:

- the City of Victoria Official Community Plan
- the City of Victoria Zoning Regulation Bylaw
- Capital Park Master Development Agreement
- Crime Prevention Through Environmental Design (CPTED)

### Review of Development Applications

Consistency with the Design Guidelines does not automatically equate to an approval for a specific application. The Design Guidelines allow for flexibility to review subsequent applications on their own merit and therefore there is a certain degree of discretion to City administration in the review of future applications. In these discretionary cases, the City will review applications in the light of overall intent of the Capital Park Urban Design Guidelines, provided that specific rules and guidelines are met. With respect to subdivision, applications for subdivision that are consistent with the Design Guidelines are exempted from the requirement for a Development Permit.

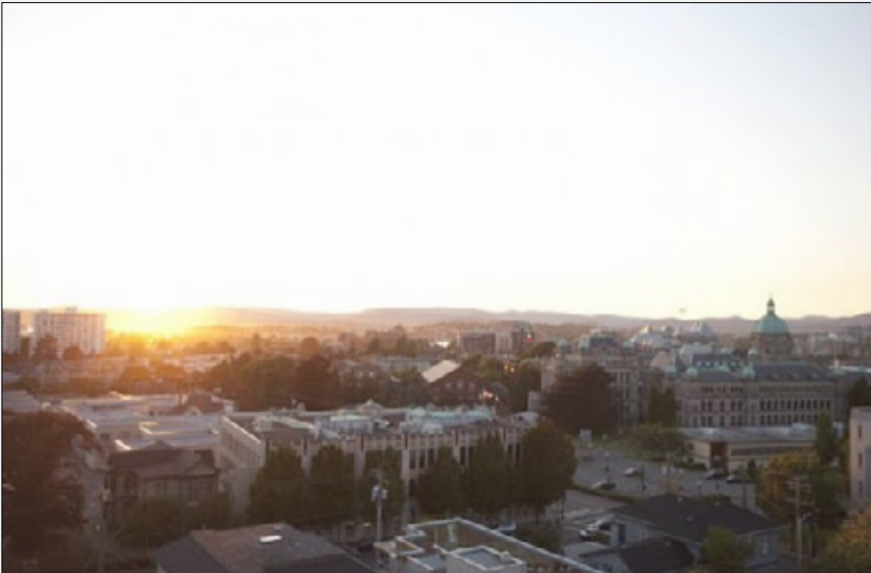
## 1.5 Vision Statement

Capital Park will become a high quality, mixed-use development incorporating market leading office space, dynamic and vital retail amenities, a range of housing options and a comprehensive network of well-appointed public areas. Visitors, occupants and residents will benefit from a high quality of design within an attractive urban environment, which incorporates forward thinking approaches to sustainable development.

## 1.6 Guiding Principles

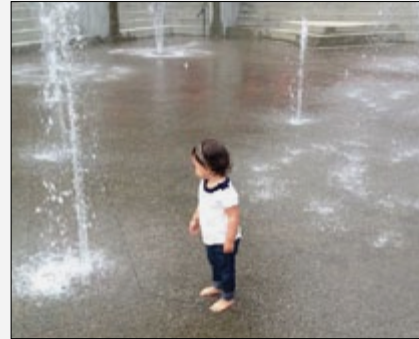
A number of guiding principles have been developed which are intended to serve as overarching themes which speak to the aspirations of the Project and which will inform the more detailed urban design objectives and guidelines outlined in this document. The guiding principles for Capital Park are:

- 1** The Project should respond in a sensitive and complementary way to the Site's unique context proximate to the Legislature and the James Bay neighborhood.



**2**

- The Project should facilitate an enhanced public realm that prioritizes public accessibility and permeability to and through the Site via an integrated network of welcoming and well-appointed plazas, courtyards and walkways.



**3**

- The Project should respect and enhance street level sight lines towards the Legislature from various approach angles and create new publicly accessible areas to enjoy this vista.





**4** The Project should prioritize forward thinking approaches to environmental and operational building performance.



**6** The Project's residential units should be designed to accommodate a range of unit types and resident profiles to ensure a healthy diversity of unit options in an attractive and highly livable setting.



**5** The Project's office space should be designed to market leading quality standards and meet the Province's long term needs.



**7** The Project's retail units should contribute to a dynamic street interface, particularly on Menzies Street, and contribute to an expanded array of retail offerings in the James Bay neighbourhood.



## 2.0 SITE DESIGN, FORM, AND DEVELOPMENT CONSIDERATIONS

### 2.1 Urban Context

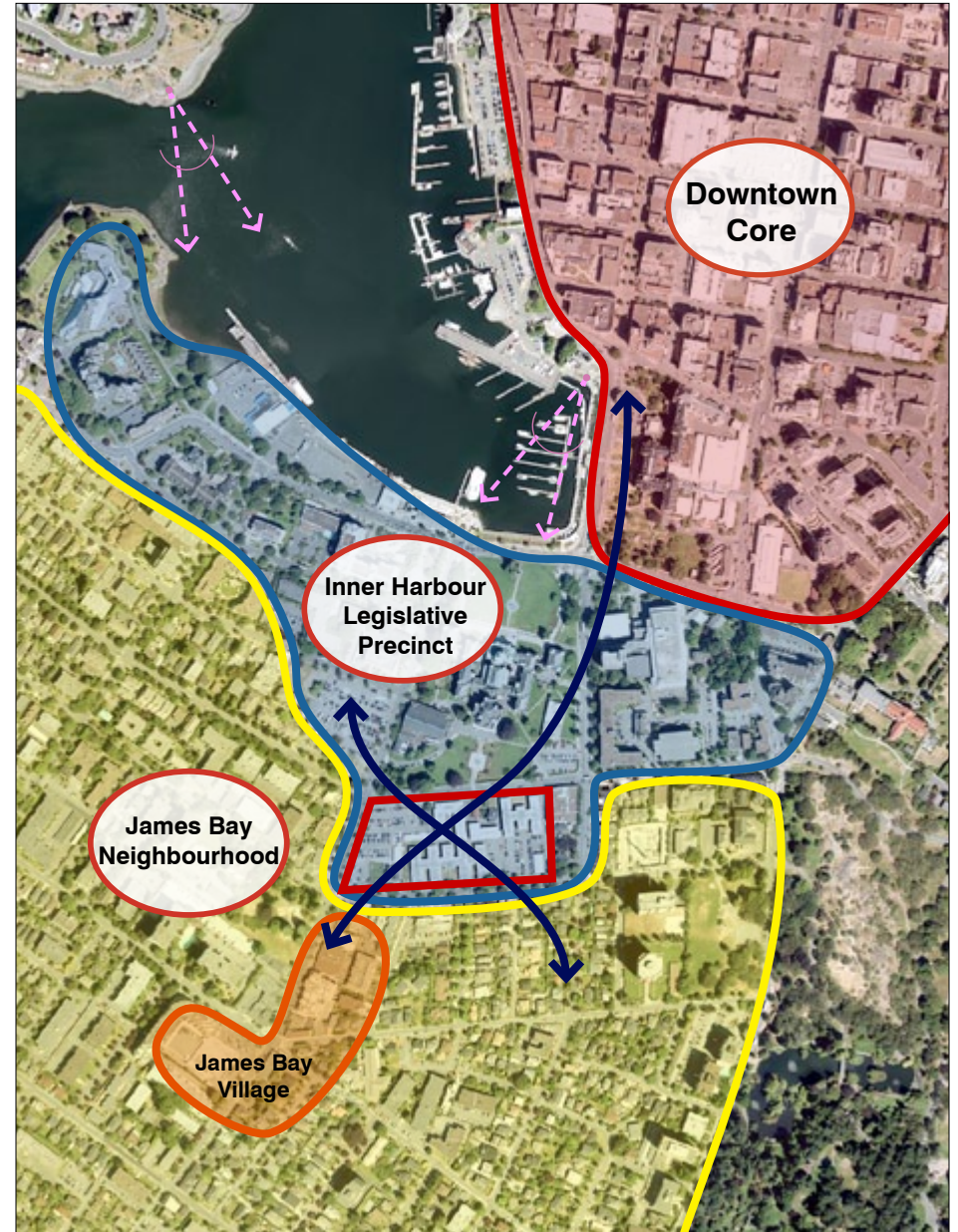
The subject Site is situated in the midst of the Legislative Precinct and the James Bay neighbourhood of the City of Victoria, immediately south of the Provincial Legislature and in close proximity to the Victoria Harbour and the perimeter of the Downtown Core.

The Site's prominent location presents a unique opportunity to provide a development that serves as a destination for people who will live, work, shop and visit, as well as a transitional place that invites people to walk to and through the Site, thereby strengthening connections between the James Bay neighbourhood, the Legislature and the Downtown Core.

- a. The development should be scaled so as to respect the rightful dominance of the Legislature buildings and grounds as an iconic presence on the Harbour and within the historic Downtown Core area.



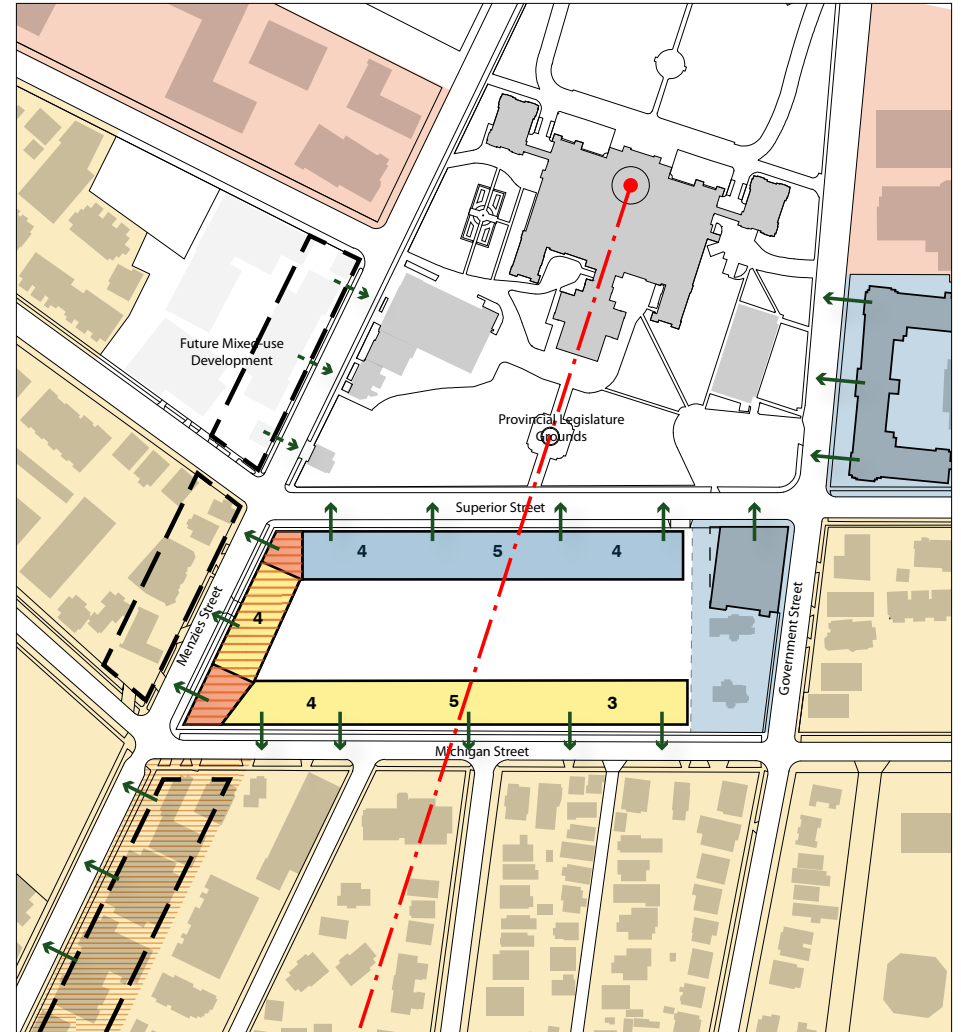
View of Legislature building from Victoria Visitor Information Centre.



## 2.2 Neighbourhood Context, Land Use, and Scale

The use, scale, and form of the development should be derived substantially in response to the Site's relationship to the Legislative and commercial precincts to the north and to historical patterns of development of the James Bay residential neighbourhood to the south, as well as the more recently emerging retail / mixed use character of Menzies Street.

- a. The Project should achieve enhanced contextual integration with the neighbourhood by locating uses on the Site in relation to existing and contemplated future land uses of the adjacent areas.
- b. A transition in scale from the higher, commercial and institutional buildings on the north along Superior Street to the lower scale residential buildings on the south along Michigan Street should be provided.
- c. All uses are to be situated on the Site to relate to the scale, use and character of adjacent neighbourhoods, and positioned to reinforce and define corresponding street edges and building frontages.
- d. Larger scale office uses should be located primarily along Superior Street, relating to the Legislature, and together with the existing Douglas Building on Government Street, the Queens Printer building, and future potential development to the northwest along Menzies Street, reinforcing the edge definition of the South Lawn of the Legislature. Building height along this frontage should be in the range of 4 -5 storeys, with the highest portion being located towards the central area of the frontage opposite the central mass of the Legislature Building.
- e. Street level retail with residential uses above is to be located along the Menzies Street frontage, compatible in scale and character with existing development to the south and to future development anticipated on the west side of the street.
- f. Medium density residential uses are to be located along Michigan Street, increasing slightly in scale from east to west in relation to the corresponding scale of residential and mixed use neighbourhood to the south.



Retail
  Office
  Residential
  Mixed Use (Residential/Retail)

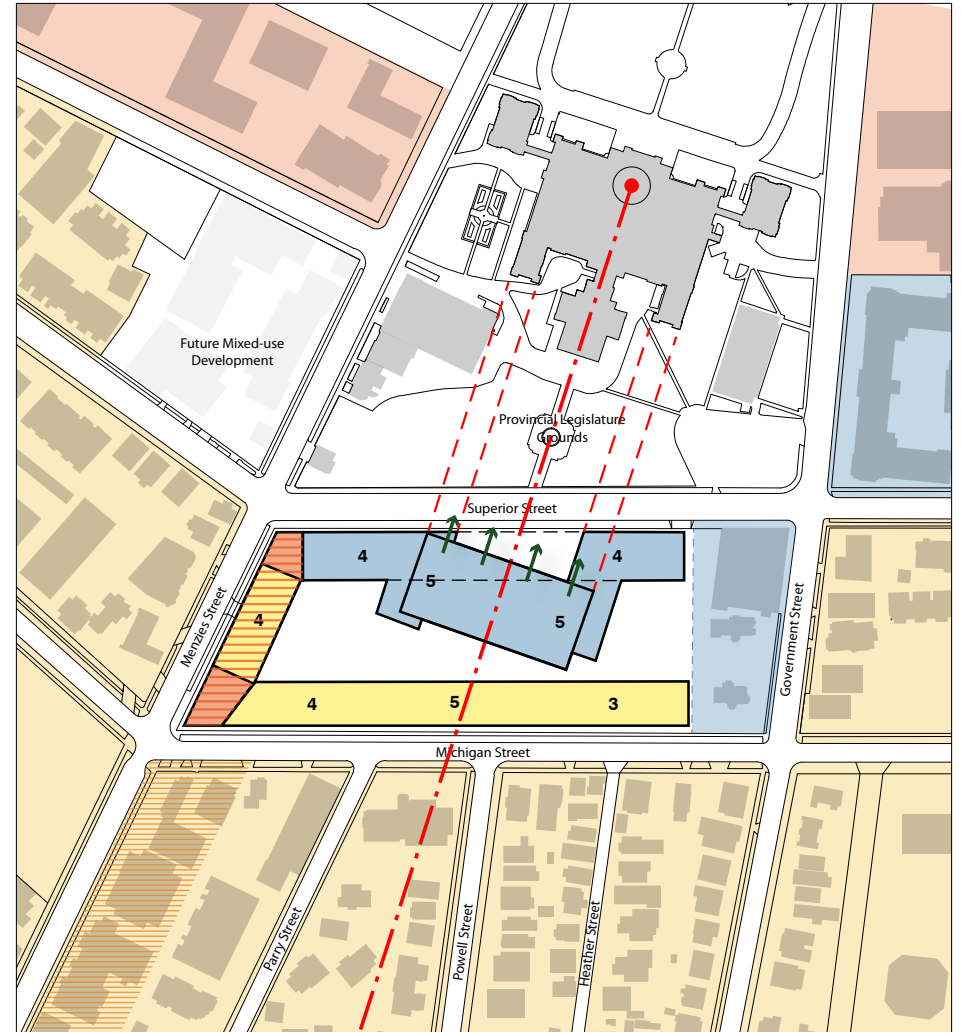
## 2.3 Relationship to the Legislature

An overriding consideration for this prominent site is its proximity to the Legislature building and its south lawn. There is an opportunity for the proposed development to acknowledge and reinforce the unique significance of the Legislature by establishing a formal axial relationship between the two sites.

- a. The plan geometry of the highest central portion of the Superior Street office buildings should be set back to align with the width and perpendicularly to the central axis of the main Legislature building and its “shoulder wings”.



Legislature building south lawn and fountain.

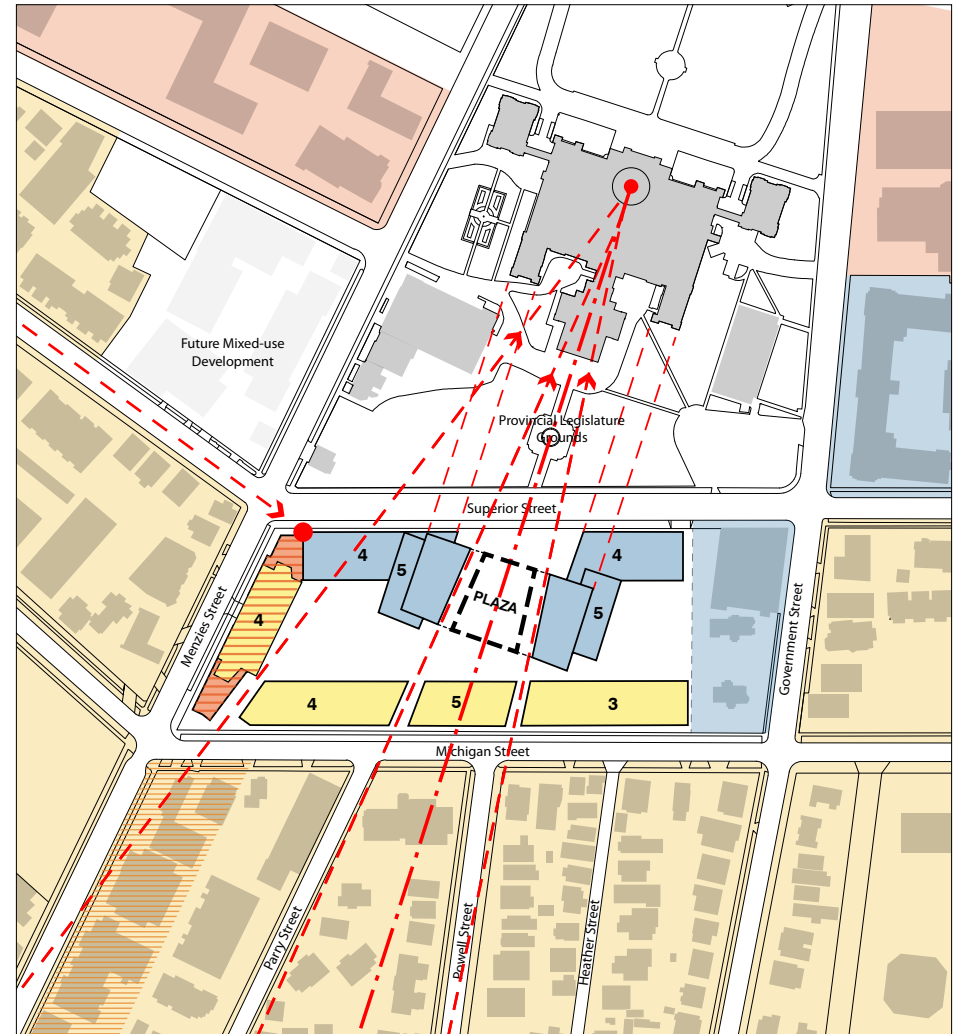


Retail
  Office
  Residential
  Mixed Use (Residential/Retail)

## 2.4 Views and Pedestrian Access / Sightlines

An objective of the Project is to consider, respect, and enhance where possible the numerous key sightlines and approaches to and through the Site, with particular regard to views to the Legislature and its central dome.

- a. The preservation and enhancement of certain views and pedestrian access through the Site to the Legislature northwards from Menzies, Parry and Powell Street are of particular importance. Street level view sequences from these and other vantage points are to be carefully considered so as to result in the provision of clear, inviting public pedestrian pathways and strategic sightlines through the Site, thereby strengthening north / south connections between James Bay, the Legislative grounds and the Downtown Core.
- b. In consideration of improving sightlines along pedestrian approach routes to the Site, and the Province's programmatic and phasing requirements to provide two office buildings of approximately equal size, a central public plaza is to be provided in lieu of a third office building as envisioned in the original Victoria Accord concept. Framed by the two office buildings to the west and east, this plaza promises to become an active and vibrant public space for the City and the surrounding neighbourhood, helping to establish a unique "Sense of Place" for the Project.
- c. The building form at the northwest corner of the Site should be articulated to provide an appropriate visual termination to Superior Street when approached from the west.
- d. Prominent views to the north side of the Legislature from various vantage points around Victoria's Harbour should also be respected by limiting the height of buildings on the Site to five storeys so as to limit interference with the perception of the silhouette and roofscape of the Legislature building.

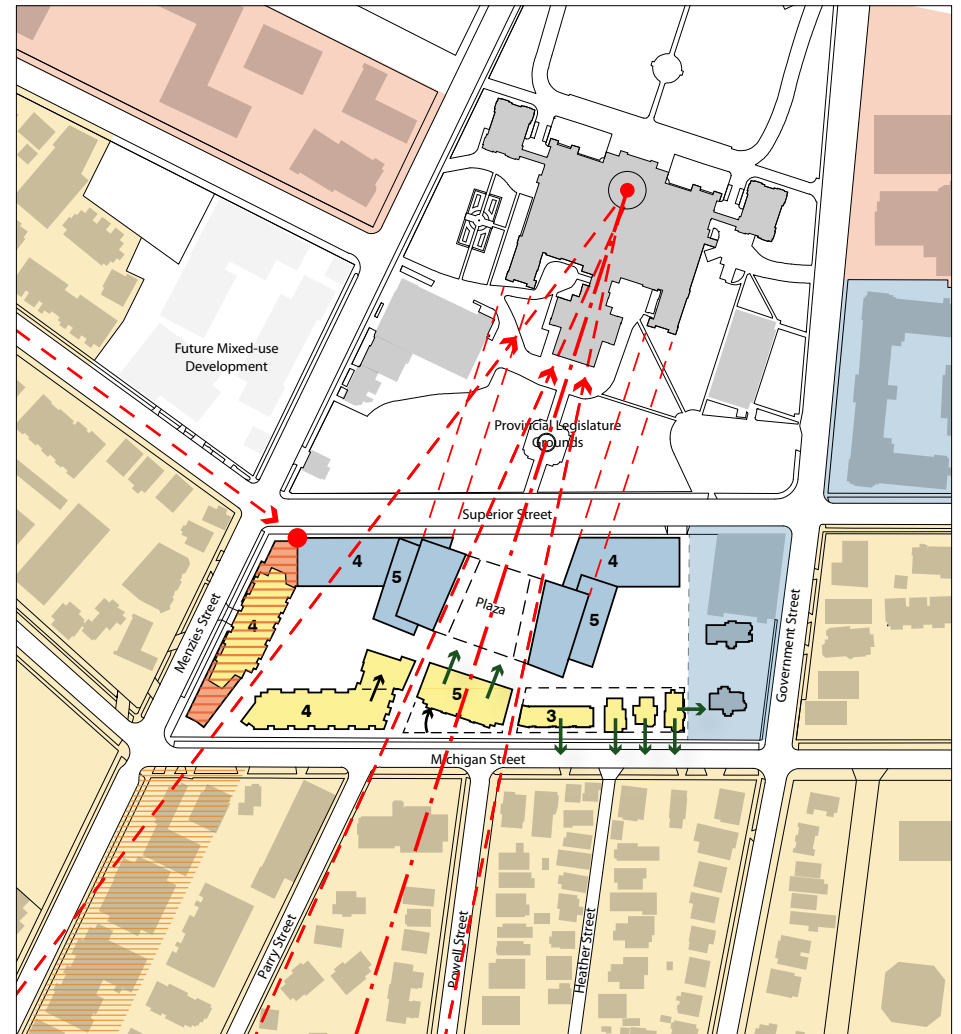


■ Retail ■ Office ■ Residential ■ Mixed Use (Residential/Retail)

## 2.5 Menzies and Michigan Street Residential

An objective of the development proposal is to provide a range of residential unit and building types along Menzies and Michigan Streets that relate in scale and character to the varied mixed use and residential neighbourhoods to the west and south of the Site. The residential buildings anticipated for the Site are characterized as follows:

- A mixed use building situated on Menzies Street above street level retail uses, with quieter frontage onto courtyard space to the east creates an opportunity to provide more compact, market strata or rental housing.
- Residential buildings, varying in scale from 3 -5 stories and allowing for a broad range of unit types, sizes, and tenures are envisioned along the north tree lined frontage of Michigan Street.
- Between the north / south pedestrian walkways on the Parry and Powell Street alignments, the central residential building is to be situated perpendicular to the Legislature central axis, and scaled at 5 storeys to be consistent with the scale of the office buildings to the north and to better define the south edge of the central public plaza.
- On the western portion of the Michigan frontage, a 4 storey apartment is compatible with the slightly larger scale and mixed use nature of buildings across the street. This building should be extended at it's northeast corner to better define the edge of the courtyard spaces to the west and to provide a continuous edge frontage to the walkway entry portal at the foot of Parry Street.
- 2 ½ - 3 storey townhouses, grouped together with a cluster of three relocated and restored heritage houses and the two existing Government Street heritage houses at the east end of the site, are compatible in scale and character with the lower scale residential areas of James Bay on the opposite side of the street.



Retail
  Office
  Residential
  Mixed Use (Residential/Retail)

## 2.6 Mixed Use and Grade Level Uses

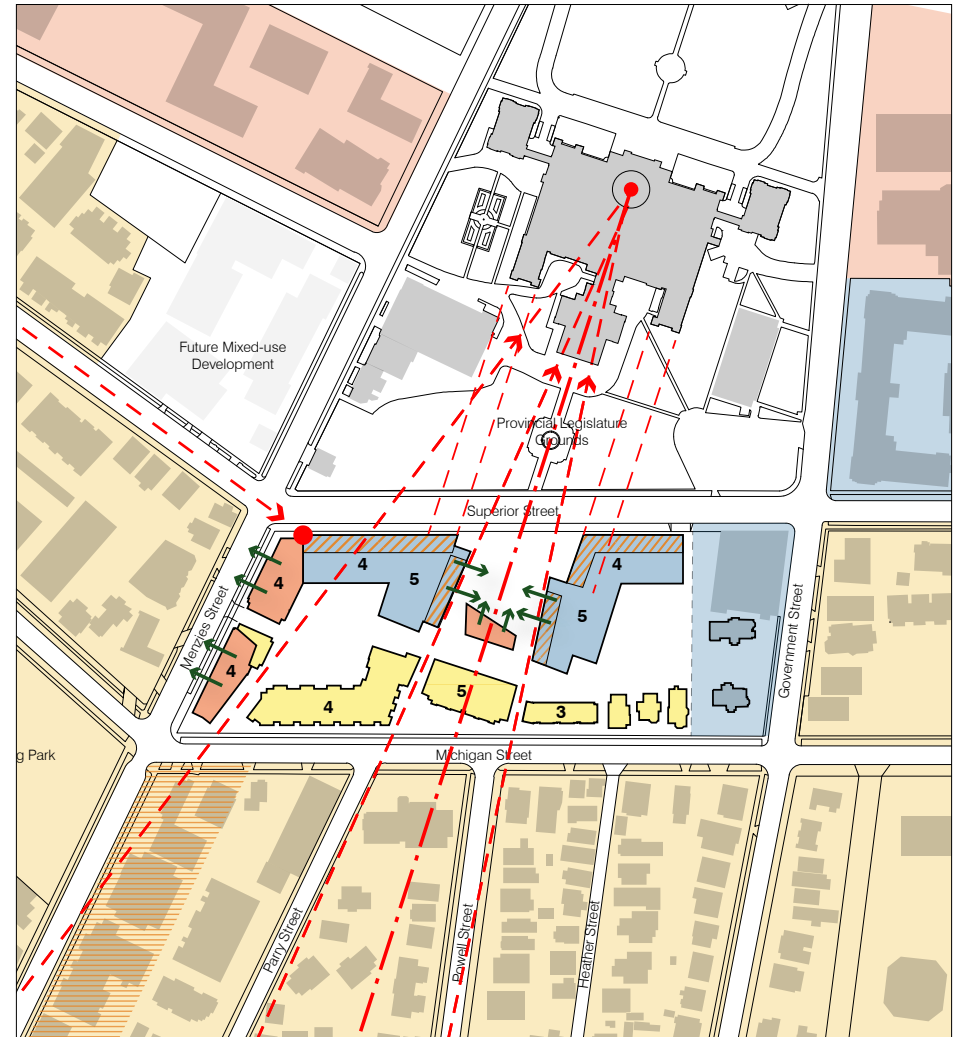
A priority for the Project is to create a vibrant, highly activated development with a diverse, integrated mix of office, retail, residential and amenity uses that will be attractive to occupants, residents and other users year round through the course of the day and evening. The careful planning and placement of office, retail, residential and amenity uses, including building and parking entries, is critical to achieving the synergies that benefit successful mixed use developments, particularly at the pedestrian street level.

*“Successful integration of uses depends on a number of conditions. It is important to have a range of mixed-use areas in a neighbourhood. All buildings or streets may not be appropriate locations for multiple uses. The plan must provide for a range of urban environment opportunities, from all-residential buildings or townhouses on quiet streets, to apartments over a store at a lively corner.”*

(Victoria Accord Urban Design Manual, Volume One, Part One, page 1-11)

In addition to the major components of office and residential uses, as well as retail uses to be provided along Menzies Street, the following range of uses are anticipated to be provided on the Site:

- A small pavilion building that could accommodate additional retail / commercial space is to be located to the south of the central plaza to reinforce the definition of that important, publicly accessible space, and to provide an active, animated edge.
- Retail oriented uses at the base of the flanking office buildings with direct grade level access to the plaza are also to be encouraged, as well as along the Superior Street frontages.
- Although somewhat more passive and less public in nature, uses such as public and residential amenity spaces that front onto the courtyard spaces should also be carefully considered.



■ Retail ■ Office ■ Residential ■ Mixed Use (Office/Retail)

## 2.7 Pedestrian / Open Space network

An objective of the Project is to create an enhanced public realm with a high degree of permeability, accessibility, and visibility achieved through the provision of an integrated network of street frontages, publicly accessible pedestrian pathways, plazas, and courtyards.

Working in concert with thoughtfully planned grade level building uses, amenities, access and entry points, the pedestrian / open space network will provide a range of public, semi-private and private outdoor spaces.

*“The ability of the streets to accommodate vehicle, pedestrian, and bicycle movement, as well as to allow social interaction (meeting, talking, playing, etc.) is widely acknowledged. While not replacing dedicated park space, the streets, with their trees, planting, lighting, sitting places, and general activity should be interesting and lively public places, contributing to the positive life of a neighbourhood by providing a thread of sunlit open space as an extension of the park network, and, wherever possible, frame views.”*

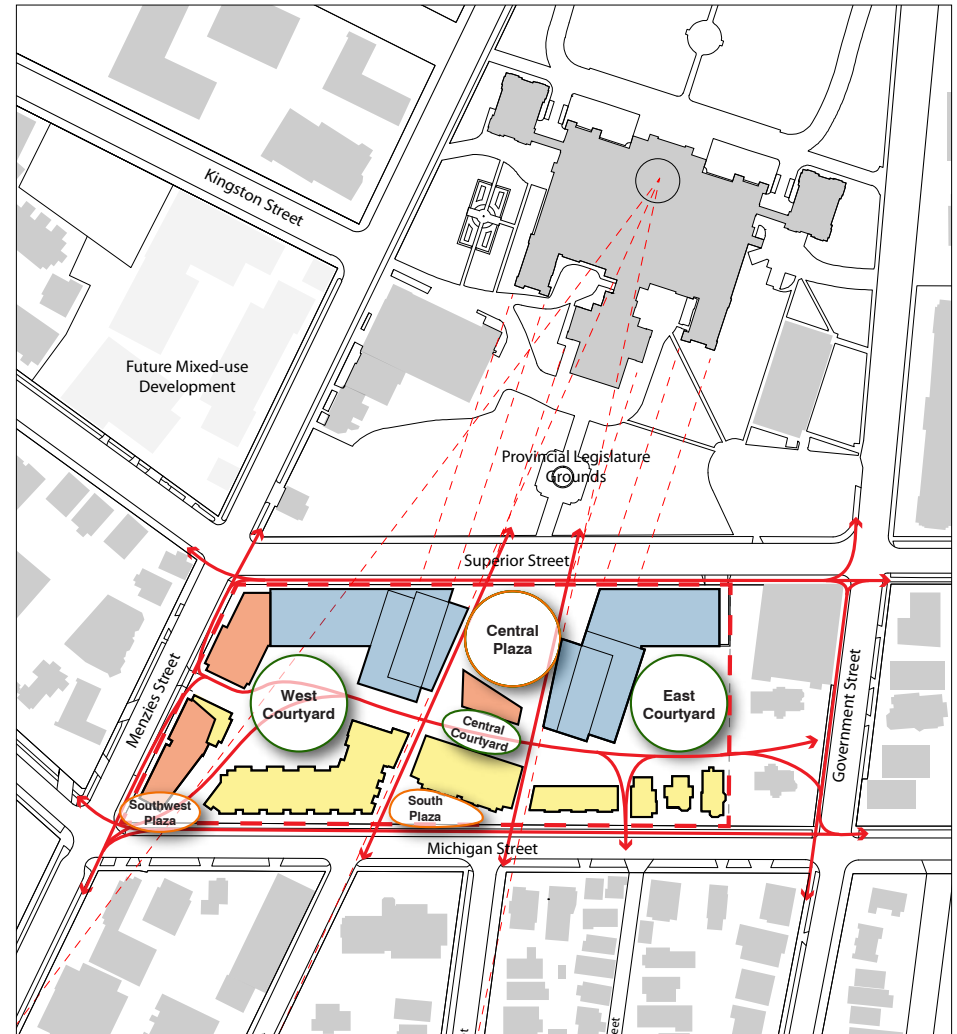
(Victoria Accord Urban Design Manual, Volume One, Part One, Page 1-21)

*“Courtyards are a vital element in the tradition of making workable and humane cities. In addition to the open space they provide, they differentiate communal from semi-public or private space, and they permit light and air into adjacent buildings and views from within them.”*

(Victoria Accord Urban Design Manual, Volume One, Part One, Page 1-19)

“Parks, plazas, and open spaces are important components of complete communities. These spaces exist in a variety of forms and offer a range of functions that respond to the surrounding context. Collectively, these spaces provide community identity, encourage social interaction and enhance community livability and health”\*

\*(From City of Victoria / Downtown Core Area Plan Section on Parks, Plazas and Open Space, pages 70).



↔ Pedestrian Circulation



## 2.8 Transportation and Circulation

The Project's location and design make it very well suited to facilitate multi-modal transport access for occupants, residents and visitors.

### Pedestrians

Pedestrian movement will be encouraged through numerous access points to the Site on the north / south and east / west alignments to the extensive internal pathway and courtyard network. All pedestrian areas are envisioned to feature high quality paving, lighting and streetscape furnishings, landscaping which separates sidewalks from adjacent traffic lanes, numerous pedestrian refuge areas and prominent building entries with good visibility and overlook.

### Public Transit

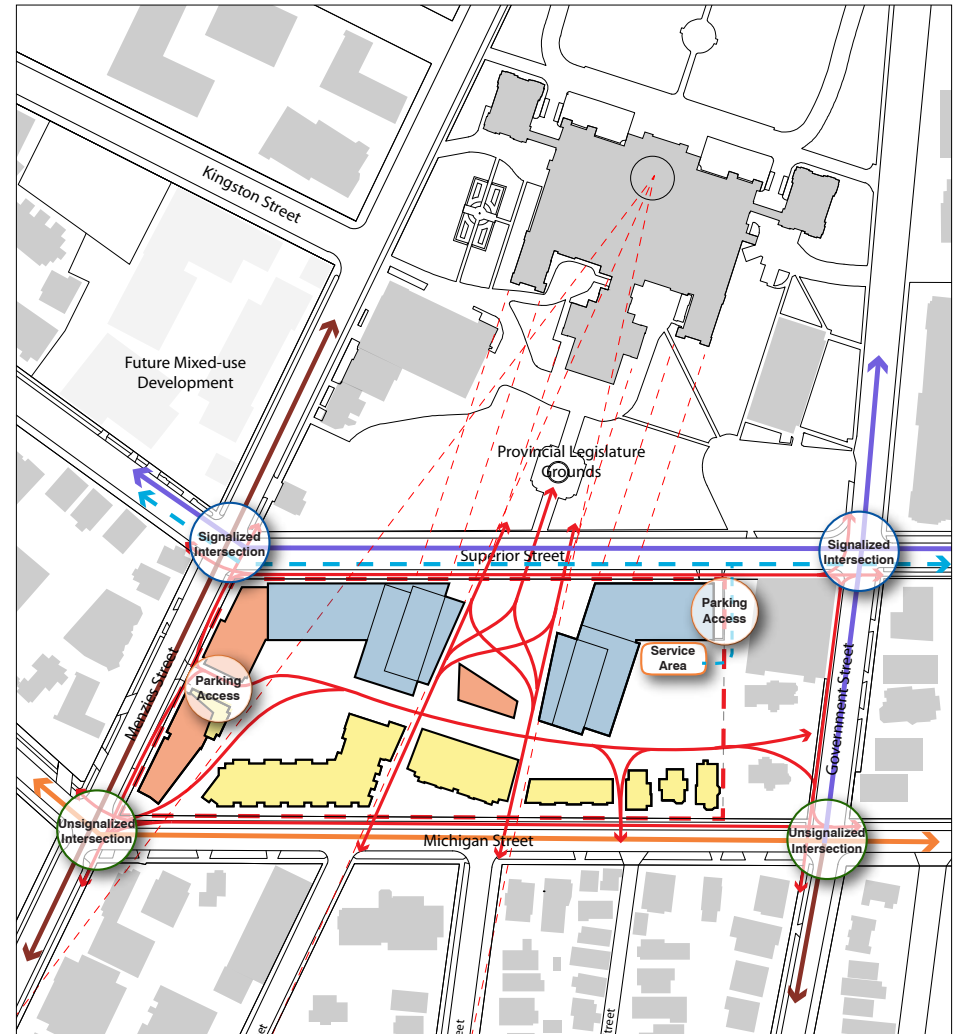
Bus access to the Site is encouraged as Government Street, Superior Street, and Menzies Street are all significant transit routes and one of the downtown's key bus interchange stations is immediately adjacent to the Site. The potential transit exchange location for the envisioned Douglas Street Rapid Transit Corridor is located just two blocks from the Project.

### Bicycles

Bicycle access to the Site is encouraged from a number of perspectives. The Project will be advancing the Cycling Network envisioned in the Downtown Core Area Plan with the creation of a bike lane along the Project's Superior Street frontage. Each phase of the Project should also provide extensive secured and public bicycle parking. Cycling should also be further encouraged by the incorporation of end of trip facilities in the office building component of the Project through the inclusion of shower, changing and locker facilities for use by building occupants.

### Private Vehicles

The Site is bounded by the Menzies Street arterial road on the west. Superior Street is a secondary arterial road that accommodates higher traffic volumes, Michigan Street is considered a secondary road with significantly lower traffic volumes.



## 2.9 Parking and Service Access

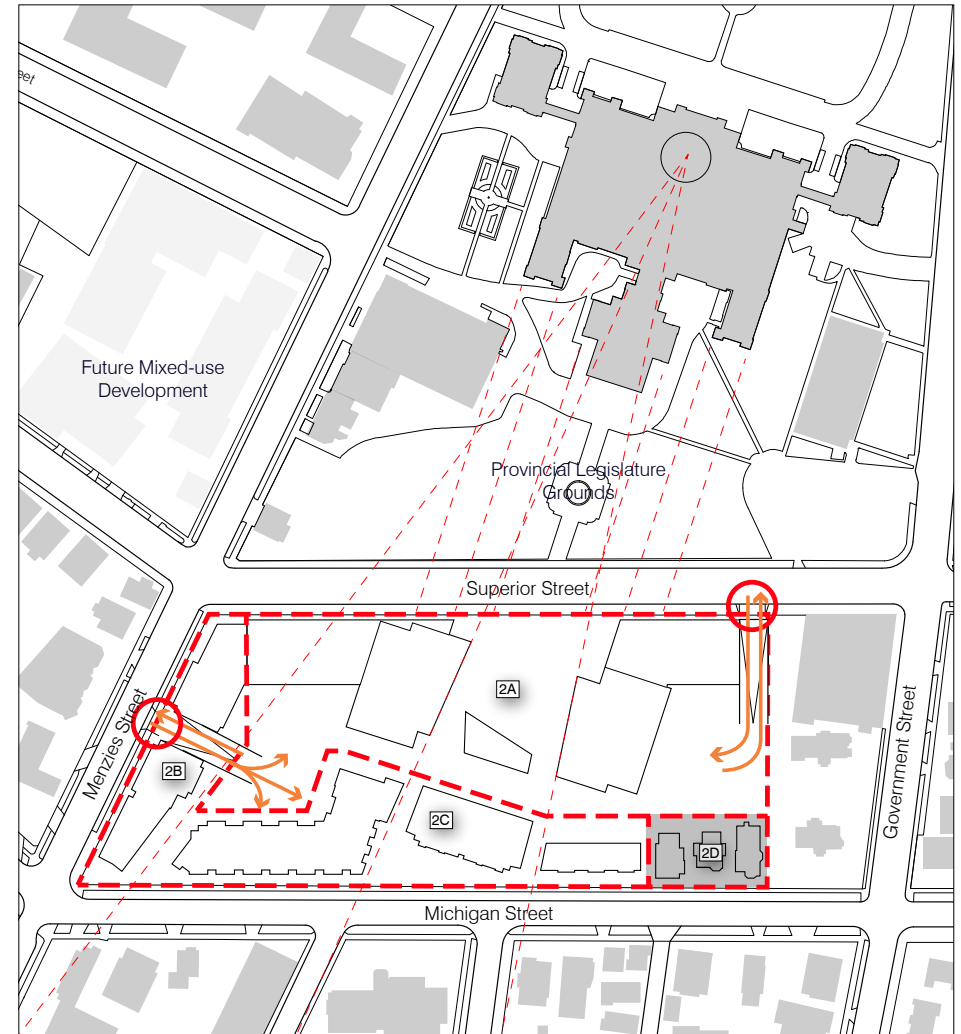
“ Parking shall be accommodated principally under buildings below grade. Commercial vehicle parking, loading areas, and utility access are to be accommodated in the internal areas of commercial blocks or designed in an attractive manner sympathetic to the designed environment.”

(Victoria Accord Urban Design Manual, Volume One, Part One, page 1-22)

“ Short-term parking may be permitted on the street frontages in commercial areas, for instance along Menzies St. south of Superior St., to assist the commercial viability of the small shops in this area. On-street parking for transient users is important because in addition to bringing activity to the street front, it provides a buffering effect against passing traffic.”

(Victoria Accord Urban Design Manual, Volume One, Part One, page 1-22)

- a. All vehicular parking for the Project should be accommodated underground with access provided via two entry ramps (one off Menzies Street and another off Superior Street). Service vehicles will access the Site at the same locations.



←→ Vehicular Circulation    ○ Parking Access

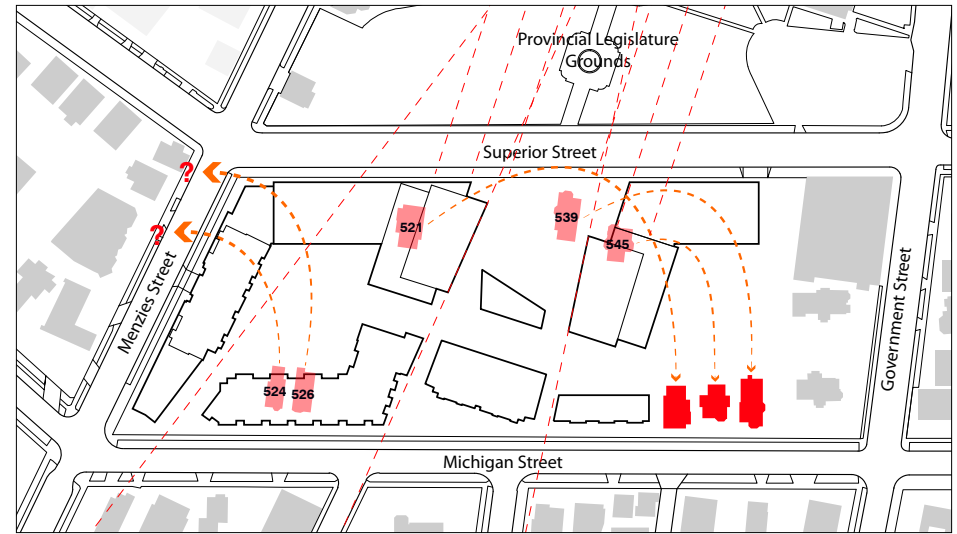
## 2.10 Heritage Houses Relocation and Rehabilitation

At present, there are five heritage houses located on the Site, all of which are listed on the City of Victoria's Heritage Register. To facilitate the office, residential, retail and public realm aspects of the Project and to create an enhanced context for the heritage houses, all five houses are to be relocated.

The Project will see the relocation of the three houses presently situated at various points along the Superior Street frontage to the southeast quadrant of the Site. This relocation strategy is intended to facilitate the creation of a unified cluster of heritage homes along Michigan Street supporting the heritage context of the two adjacent heritage houses that front on to Government Street that are owned by the Province and complementing the residential form on the southern side of Michigan Street.

The remaining two heritage homes, currently situated along the Michigan Street frontage, are proposed to be relocated within James Bay in a location that is complementary to their heritage value. The two Michigan Street houses are typical in style and form for houses of their era and would fit in comfortably on a residential street within James Bay.

The three Superior Street houses were selected for on-site retention as they possess a higher level of heritage value and are more impressive examples of homes from their time period. This relocation strategy will improve the context of all five of the heritage homes.



Heritage house relocation plan.



545 Superior St.



539 Superior St.



524 Superior St.

## 2.11 Development Areas

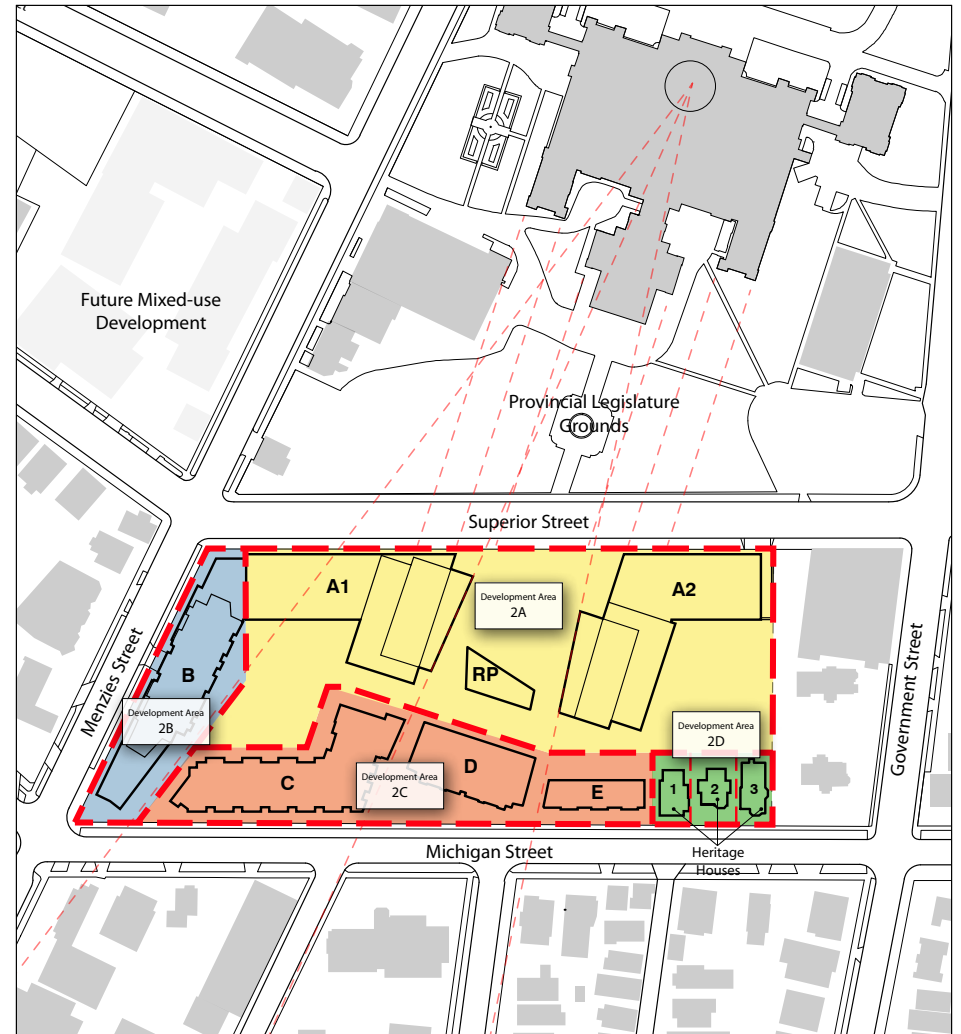
The Project amends the previous Victoria Accord Development Area boundaries as outlined in the accompanying diagram. As indicated, the site of the two heritage houses fronting Government Street has been subdivided and is not part of the subject Site. The Site is now proposed to be comprised of four primary Development Areas, as follows:

**Development Area 2A** – including 2 office buildings (A1 and A2), the central public plaza and plaza retail pavilion (RP), as well as the west, central, and east courtyard spaces.

**Development Area 2B** – including a mixed retail / residential use building fronting on to Menzies Street on the west portion of the Site.

**Development Area 2C** – including a residential building C fronting on to Michigan Street on the southwest portion of the Site, a residential building D fronting on to Michigan Street and aligned perpendicular to the central axis of the Legislature on the south / central portion of the Site, and a townhouse residential building E clustered together with 3 relocated heritage houses and fronting on to Michigan Street at the southeast portion of the Site.

**Development Area 2D** – including the three heritage houses relocated from Superior Street.





## 3.0 GENERAL GUIDELINES FOR ALL DEVELOPMENT AREAS

### 3.1 Introduction / Development Concept Plan

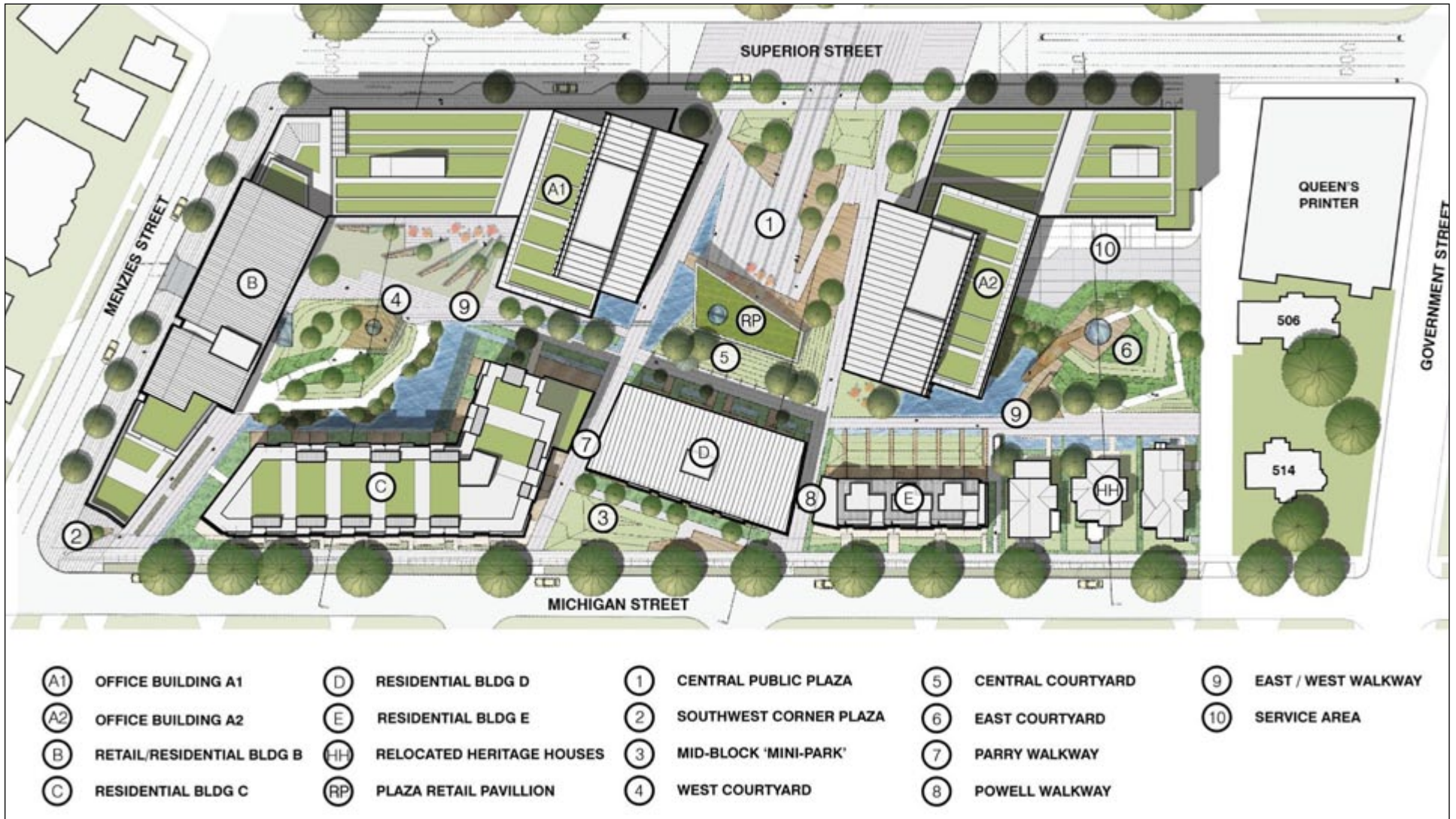
The proposed form of development for the Project has evolved in direct response to the rich and varied aspects of the Site's unique urban context. The Project has also been informed by and is highly conformant with the 1994 Victoria Accord Urban Design Manual and Built Form Guidelines. Although prepared over 20 years ago, the urban design principles established in the Victoria Accord are still very relevant and useful in guiding the formulation of a project that recognizes and responds to the unique attributes of the Site and the surrounding neighbourhood.



Form of development concept view from north.

Capital Park incorporates approximately 37,915 m<sup>2</sup> (408,115 square feet) of total floor area comprised of the following primary components:

- Approximately 21,846 m<sup>2</sup> (235,154 square feet) of office space in two 4 - 5 storey buildings (A1 and A2) on the northern portions of the Site.
- Approximately 14,427 m<sup>2</sup> (155,289 square feet) of residential uses in seven separate buildings (B, C, D, E and three Heritage Houses) on the west and southern portions of the Site. The residential buildings will vary in height from three to five stories and will provide a range of unit types, sizes and tenures to respond to diverse market needs and demands.
- Three existing heritage houses currently fronting onto Superior Street will be relocated and restored as a group, suitable for rental residential use, at the southeast corner of the Site facing Michigan Street. Two other existing heritage houses located on Michigan Street will be relocated and rehabilitated off-site in alternative locations within the James Bay neighbourhood.
- Approximately 1,642 m<sup>2</sup> (17,672 square feet) of street level retail uses, predominantly located along the Menzies Street frontage on the west side of the Site. Approximately 209 m<sup>2</sup> (2,246 square feet) of the retail space will be located in a plaza pavilion between the two office buildings A1 and A2.
- An extensive and integrated network of streetscapes, plazas, landscaped courtyards and pedestrian pathways to provide a full range of well-appointed public spaces and contribute to a unique sense of place for the Project.
- All vehicular parking will be provided on the Site in a below grade parking structures that will accommodate approximately 412 - 493 spaces. The Project will also include extensive bicycle storage and support facilities as well as off-street loading facilities.



Development Character Plan

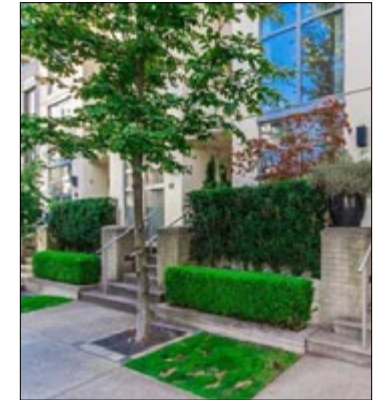
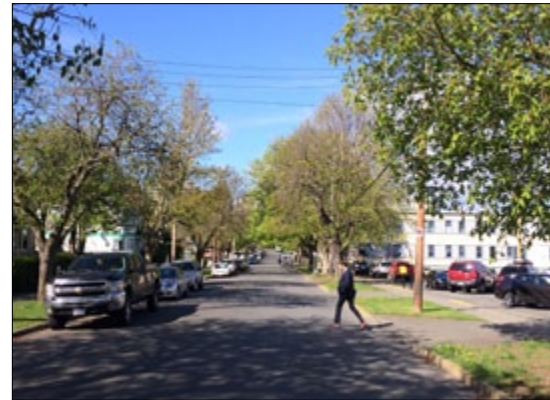
### 3.2 Form and Massing / Building Frontages

#### Objective

- To reinforce and animate the major street frontages and relate to the varying characteristics of the Legislative and commercial precinct to the north, the mixed use / street retail oriented Menzies corridor, and the quieter, tree lined residential neighbourhood along Michigan Street.

#### Guidelines

- a. The office buildings' primary entries and the central public plaza on the Superior Street frontage are to be aligned to establish a formal, axial relationship with the Legislature to the north. Otherwise, a consistent line of building frontage that clearly defines the space of the street and conforms to established setbacks is to be maintained along the east and west portions of Superior Street, as well as along the Menzies Street frontage.
- b. Larger buildings with longer building frontages should be visually broken to relieve and modulate the scale of the buildings' frontage, thereby achieving a more "human scaled" proportion.
- c. Courtyard facing frontages must carefully consider issues of sunlight access, shadowing, privacy, and security to enhance liveability.
- d. Buildings should be sited so as to allow for clear, inviting public pedestrian pathways and strategic sightlines through the Site, particularly along the Menzies, Parry and Powell Street approaches from the south.
- e. Generally continuous weather protection for pedestrians at building frontages and entries along Superior and Menzies Street is encouraged.
- f. Overhangs and canopies to provide rain and sun protection for outdoor seating spaces associated with retail and restaurant uses should also be considered. The design of all canopies and awnings is encouraged to be integrated with the architecture of the building, including lighting and signage.





### 3.3 Building Height

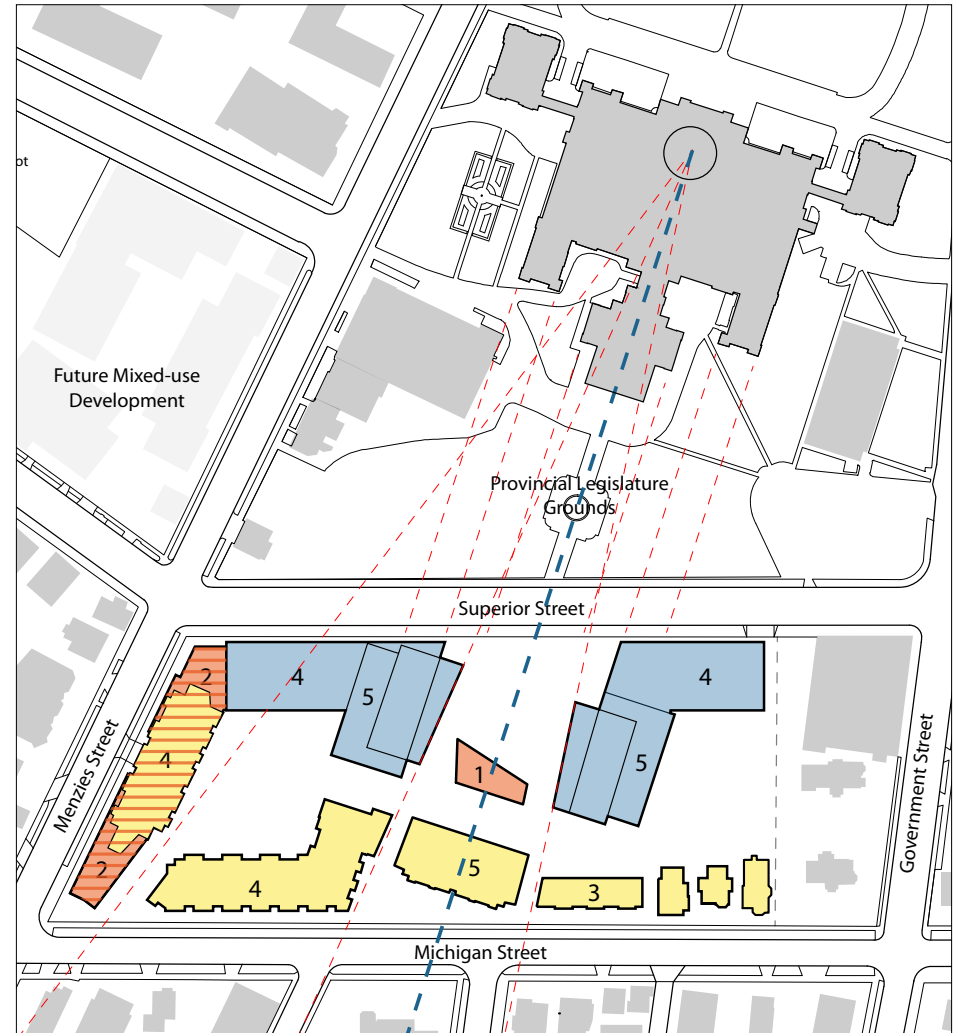
#### Objectives

- To achieve a transition in scale from the higher, commercial and institutional buildings on the north along Superior Street to the lower scale residential buildings on the south along Michigan Street.
- To relate development on the Site to the scale of adjacent neighbouring buildings, to optimize light penetration to interior spaces, and to minimize overshadowing of open spaces.
- To respect existing or potential views to the Legislature building and its central dome.

#### Guidelines

The targeted building heights for the Project as indicated in the adjacent diagram are as follows:

- a. The tallest portion (5 storeys, not including the elevator overrun, machine room, roof mechanical space / screening, and enclosed areas for mechanical equipment) of the office buildings occurs where the building cores are located, flanking the east and west edges of the public plaza and aligned with the “shoulder” wings of the Legislature building. The Superior fronting portions of the buildings should be a maximum of four storeys, compatible in scale with the Legislature building across the street.
- b. The Menzies fronting retail / residential Building B will be a maximum of 4 storeys, compatible in scale with other existing and anticipated future development on this street.
- c. Residential Building C will be a maximum of 4 storeys, compatible in scale with the 2-3 storey residential and commercial uses directly across the street.
- d. To better define the southern boundary of the central plaza, Residential Building D is scaled at 5 storeys to be more consistent with the scale of the office buildings flanking the west and east edges of the plaza.
- e. Residential Building E will be a maximum of 3 storeys.



### 3.4 Parking / Loading

#### Objective

- To give priority to the creation of a high quality pedestrian environment that also allows for efficient vehicular uses, providing safe and convenient access for all users.

#### Guidelines

- a. At full Project completion, on-site vehicular parking associated with each project phase will be provided below grade. Security, legibility, accessibility and ease of circulation are all important considerations in the detailed design of the parking areas. Screening of parking access ramps from public areas and surrounding buildings should be carefully considered.
- b. Bicycle parking is to be provided for every building in compliance with the City of Victoria's specified requirements.
- c. There is a preference to locate loading and recycling areas for each building in the below grade parking structure where practical. Where service / loading areas occur at grade, careful attention to visual screening is required.
- d. To account for circumstances where access by ramp to below grade areas for large moving trucks and service vehicles for shredding operations is not feasible, an appropriately screened, at grade service area is encouraged behind Office Building A2.



### 3.5 Safety and Security / CPTED Principles

#### Objectives

- To provide a high density project with active office, residential and retail uses that will offer natural surveillance and activity support from the hundreds of people expected to occupy, visit, and pass through the Site each day.
- To implement design strategies throughout the Site that contribute to public safety and security, and minimize opportunities for inappropriate or criminal activity.

#### Guidelines

The following provisions should be considered to enhance the safety and security of visitors and occupants of the buildings as well as members of the surrounding community:

- a. Encourage active retail uses at strategic street level frontages to promote natural surveillance as well as positive and desirable activity on Superior Street, Menzies Street and in the Central Public Plaza.
- b. Encourage individual entries and / or for semi-private outdoor terraces for ground level residential units fronting onto Michigan Street to enhance the neighbourhood character and contribute 'eyes on the street' surveillance.
- c. Position building entrances and access to the network of courtyards and pedestrian walkways through the Site in locations that are easily identifiable from street level.
- d. Provide multiple open and inviting access points to the network of courtyards and walkways through the Site to encourage high volume pedestrian traffic.
- e. Coordinate lighting for interior and exterior public spaces so as to eliminate dark corners and encourage



warmly lit, highly visible areas conducive to positive public activity.

- f. Carefully consider landscape design and topography that minimizes visual barriers and hiding spots so as to ensure adequate surveillance, particularly in areas within the courtyards and proximate to building entrances.
- g. Support 24 hour overlook and surveillance of the public courtyards by office building users during the day, and courtyard facing residential units in the evening.
- h. Consider the incorporation of on-site security personnel, CCTV at building entrances, and a card access system controlling ingress to the secure areas of the buildings.

### 3.6 Sustainability and Green Building Design

#### Objective

- To design, build, operate and maintain buildings to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource-efficient materials and indoor air quality, while being mindful of the triple bottom line of environmental, social and economic factors is a priority objective for the Project and for the City of Victoria.

#### Guidelines

By embracing green building principles, it is envisioned that the Project become a showcase project for environmentally responsive office and residential building design and construction through the utilization of strategies that should include:

- a. High performance building envelope systems.
- b. Extensive green spaces on the office buildings including vegetated roof areas to address the heat island effect and manage storm water run-off.
- c. Significant enhancements to the scope of permeable landscape surfaces as compared to the existing condition.
- d. Energy efficient lighting and electrical systems including a reduced lighting power density in all buildings.
- e. Water efficient plumbing fixtures in all buildings.

- f. Bicycle storage and shower and changing facilities for office building occupants.
- g. A fitness facility for office building occupants.
- h. Energy Star appliances for residential buildings.
- i. Electric vehicle charging infrastructure.
- j. Low VOC interior finishes.
- k. Building designs optimized for interior daylighting.
- l. Redevelopment of an underutilized urban site in an area that is well served by transit and highly accessible by pedestrians and cyclist.

Other sustainability strategies to be considered include:

- m. A potential ground-source geexchange based HVAC system.
- n. A potential district energy system solution to diversify overall heating and cooling loads and permit the sharing of excess thermal energy between buildings.
- o. The potential retention and treatment of either stormwater or grey water for the use of irrigating the building landscapes and / or green roofs.
- p. The potential use of solar thermal collectors on building roofs to heat domestic hot water and recharge the geo-exchange loops during summer months.



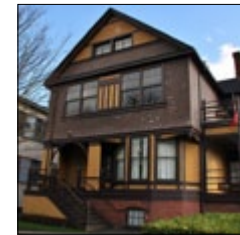
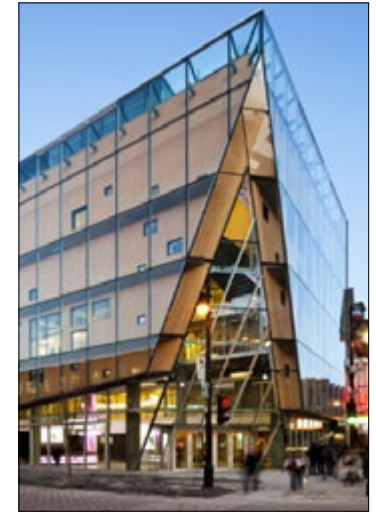
### 3.7 Architectural Expression

#### Objectives

- To establish an architectural expression for the Project that contributes to the image and character of the Legislative precinct and is complimentary to the Site's unique historical context.
- To achieve an exemplary level of contemporary design in the design and detailing of the Project that contributes to establishing an intimate, active experience at the pedestrian scale and a strong Sense of Place.

#### Guidelines

- a. The architectural expression of individual buildings on the Site should be derived from consideration of the inherent use and function of the building, its relationship to the scale and texture of adjacent buildings, the historical and architectural character of the neighbourhood, and the inherent characteristics of the materials and finishes with which it is constructed.
- b. The architectural expression of buildings should be informed by subtle, rather than literal references to neighbouring traditional and / or historical architecture.
- c. Detailed design of buildings should develop in response to considerations of sustainability, durable materials and construction, and current market leading quality standards.
- d. Where possible and appropriate, integrated sustainable design strategies are encouraged to be visibly expressed.
- e. The architectural expression of the different frontages of individual buildings may vary dependent on considerations of solar orientation, privacy and daylight access, and between street facing and courtyard facing frontages of the building.
- f. Given the importance of the public open space and landscaped areas envisioned for the Project, the architectural expression of the buildings is encouraged to be developed in an integrated manner with the landscape vocabulary.



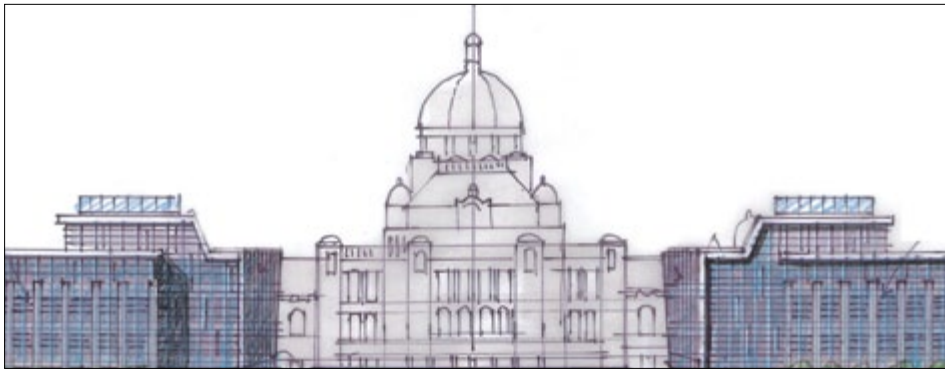
### 3.8 Roofscape

#### Objectives

- To develop a vocabulary of roof forms for buildings within the Development that is derived from the inherent use, scale, form and construction of the buildings, and achieves an appropriate 'fit' with the existing urban / heritage context.

#### Guidelines

- a. Literal mimicry of traditional heritage roof forms and articulations is discouraged.
  - b. It is recommended that the design of roof forms be developed in consideration of how they may be perceived from a distance, particularly in relation to the Legislature roovescape and its central dome.
  - c. The office buildings should be characterized by larger scale, simplified roof forms, whereas the residential buildings should have more articulated, textured roof forms appropriate to their lower scale and height and in relation to existing residential neighbours.
- d. Flat roof areas are encouraged to be considered for their potential as useable outdoor space where practical. Green roof areas on the office buildings are also encouraged to achieve sustainability objectives and an improved appearance when subject to overlook from neighbouring buildings.
  - e. Sloped roof elements are to be considered in certain applications to achieve a consistent scale and texture to the residential buildings in the surrounding neighbourhood.
  - f. Roof elements such as chimneys, mechanical vents and equipment, and stair and elevator service and access points should be screened or enclosed and integrated with the design of the roofscape where possible, and located to minimize impacts on views from street level and surrounding buildings.
  - g. Setbacks, changes in material, and the integration of articulated roof forms at the upper levels of residential buildings are also encouraged to modulate the perceived scale and profile of the buildings.



### 3.9 Materials and Exterior Finishes

#### Objectives

- To incorporate materials, finishes, and colouration that maintain regional continuity.
- To develop an integrated palette of materials and colour that considers roof, wall, and window design together and contributes to a rich, high quality building expression appropriate to the Site's urban and historical context.
- To develop an architectural expression vocabulary for the Project that contributes to an urban village scale and character.

#### Guidelines

- a. Materials should be selected to suit the inherent use and scale of the building and to provide thematic continuity with generic low and medium rise commercial, residential and public building types in the area.
- b. Quality, natural and durable materials that are more easily maintained and weather well over time are preferred.
- c. Inauthentic, poor quality artificial materials such as artificial brick and stone or vinyl siding are strongly discouraged.

#### 3.9.1 Roof Materials

##### Guidelines

- a. Roof materials and finishes should be selected as appropriate to the inherent roof form and construction of the building, and in consideration of issues such as long term performance, durability, and aesthetic appearance.
- b. Appropriate materials for the finishing of sloped roof areas include, but are not limited to, metal roofing, wood, slate or fibreglass laminate shingles, or glass. Cement roof tiles are not permitted.
- c. Where roofing membranes such as tar and gravel, torch applied, rubber, PVC, and thermoplastics systems are installed on flat or shallow slope roof areas, it should be surfaced with materials such as but not limited to high quality gravel ballast, cap sheet, concrete pavers, green roof systems, or a combination thereof, to achieve an appealing appearance

particularly when visible from surrounding buildings.

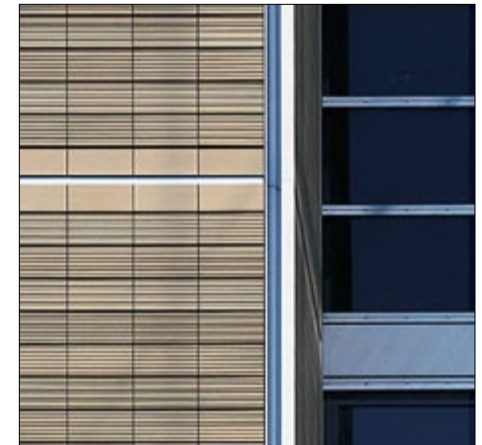
- d. Extensive or intensive vegetated green roofs are encouraged on flat roof areas of the office buildings where practical.
- e. Accessible roof terraces are encouraged on flat roof areas, which should be surfaced with quality materials such as concrete pavers, or preserved wood or cedar decking.
- f. For sloped roof areas on lower scale residential buildings of 1 - 3 storeys, wood or fibreglass laminate shingles or metal roofing are recommended.
- g. Metal roofs should be shallow profile standing seam or equivalent with a natural, galvanized, or factory applied baked enamel finish. Heavily corrugated profiles are not permitted.
- h. Glazed roof areas and canopies should be integrated with the supporting metal and / or wood structural systems.
- i. Quality, durable fabric roofs are permitted to be used as awnings or seasonal sun and weather protection along commercial building frontages or other public or private outdoor areas.
- j. Temporary seasonal structures such as tents and gazebos may be permitted in plaza and courtyard areas provided they are of good quality and in accordance with appropriate construction standards.
- k. Metal roof accessories such as flashings and gutters should be prefinished to coordinate with the overall colour and materials palette.



### 3.9.2 Wall Materials

#### Guidelines

- a. Cladding materials will vary by building type and scale. Residential building materials should be consistent with neighbouring residential and mixed use buildings, whereas office building materials may be more strongly derived in response to contemporary office design requirements as well as to the surrounding urban context.
- b. Wall materials for lower scale residential and retail buildings should be selected from a range of products that include, but are not limited to, brick, terra cotta, stone, cast-in-place or pre-cast concrete, composite fibre cement, wood and architectural wood products. Large expanses of window wall glazing and / or metal panel application are discouraged.
- c. Wall cladding materials for the office buildings should be selected from a range of products that include, but are not limited to, brick, terra cotta, stone, zinc, cast-in-place or pre-cast concrete, composite fibre cement panels, wood and architectural wood products, as well as glazed and / or metal panel curtain wall or window wall systems.
- d. The use of smooth acrylic stucco as a wall finish of low rise residential buildings may be considered at the upper levels. It should not be used at the lower levels, or at the base of building facades and columns, where more durable materials such as brick, wood, concrete, or fibre cement siding are appropriate.
- e. Brick is most appropriate when it can be expressed as a load bearing material. Brick tiles or stone veneer tiles are not permitted as a wall surface.
- f. Where cast-in-place concrete is left exposed, it should have quality detailing and may consider using an architectural sand-blasted or textured finish, or elastomeric paint.
- g. Stone cladding should have a honed, flamed, cleft cut, or otherwise textured finish. Polished stone is discouraged as a wall surface, and should be limited to use as an accent material or interior floor finish.
- h. Wood siding should have a re-sawn or smooth finish, and stained with a solid or semi-solid product. Horizontal applications are preferred.
- i. Prefinished metal and metal panel systems may be utilized in limited applications as a wall finish system or fascia material.
- j. Steel is an appropriate material for finishing details such as rails, grates, privacy screens, trellises, and canopies.



### 3.9.3 Windows and Window Materials

#### Objectives

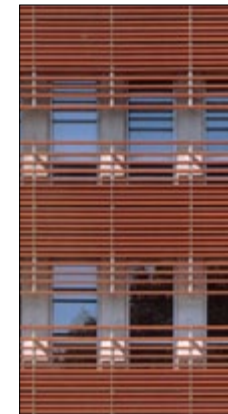
- To develop a design vocabulary for the Project that permits flexibility and choice in window form, profile, material and colour and maintains a high quality and a sense of local and regional continuity throughout.
- To provide window arrangements and materials that respect and relate to the historical context without mimicry or inauthentic replication.

#### Guidelines

- a. Window placement and detailing should be carefully considered such that the façade of each building may achieve a sense of rhythm and proportion that is appropriate to its urban and historical context, while at the same time optimizing considerations of views, daylighting, privacy, overlook, and the visual and spatial connection between interior and exterior spaces.
- b. Windows should generally be recessed and expressed as “punched” openings to reveal the depth of the building’s exterior wall, except where flush, floor to ceiling curtain wall glazing sections are utilized in more contemporary office building applications. Flush mounted and continuous, horizontal strip windows are discouraged.
- c. Office building window and wall assembly design should prioritize considerations of daylighting, thermal performance, and reduction of

solar heat gain to reduce energy loads. Curtain wall or window wall glazing systems should be considered, along with other exterior wall cladding materials and assemblies as described in 3.9.2.

- d. For lower scale residential buildings, wood, aluminium, metal clad wood, vinyl, and other window materials may be considered. All window framing should have a durable, factory applied finish. Clear finished anodized aluminium window framing is discouraged for lower scale residential buildings, and on site painting of window frames should be avoided.
- e. Residential window openings should be predominantly vertical in proportion with integrated detailing of sills, lintels and jambs to achieve a rich and textured appearance that is compatible in relation to traditional residential buildings in the area. Projecting, framed bay windows are encouraged, particularly at the lower levels of residential buildings along Michigan Street.
- f. Street oriented retail frontages should be provided with clear glazed windows of an appropriate size, proportion, and character to enhance visibility between the exterior and interior, and provide animation to pedestrian areas.
- g. The use of heavily tinted or reflective glass is discouraged, except perhaps in limited applications as an accent device, or as a means to mitigate excess solar heat gain.





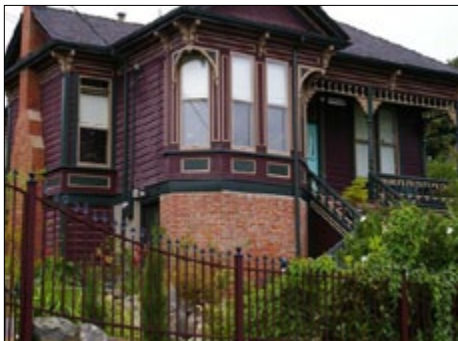
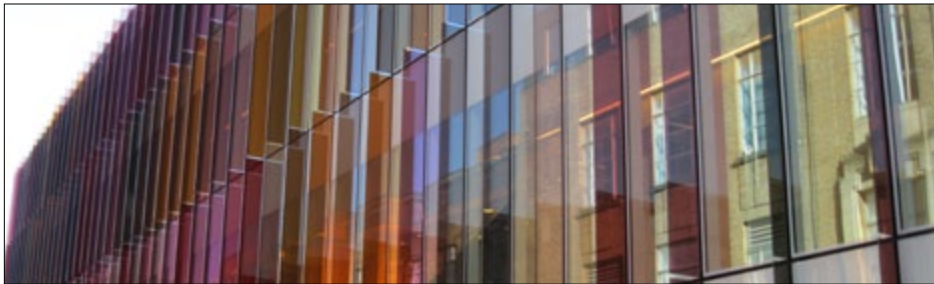
### 3.10 Colour

#### Objective

- To develop a colour palette that maintains regional continuity and is integrated to enhance the architectural expression of the buildings and landscape.

#### Guidelines

- a. Natural colours are preferred and should be derived from the inherent characteristics and qualities of the materials used for the primary surfaces of the buildings. Colour continuity with historical and contemporary precedents in the area should also be taken into account.
- b. Accent and / or secondary finish material colours should be selected to harmonize with the primary materials.
- c. For durability and consistency, colours should be factory applied to all materials and finishes whenever possible.



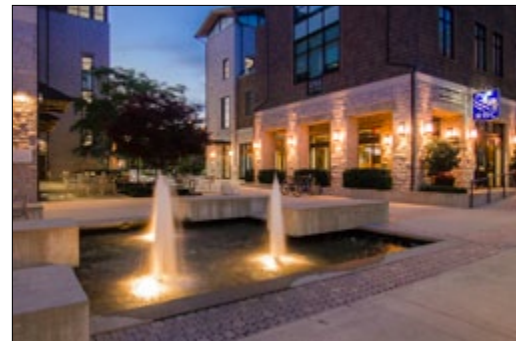
### 3.11 Building Lighting

#### Objective

- To provide appropriate daytime and nighttime lighting that enhances the architectural expression of the buildings and quality of the open space, with lighting fixtures that are contemporary in their form and expression and complement the traditional Victoria character.

#### Guidelines

- a. Building lighting should be provided to create a subdued night lit landscape that, in combination with lighting for security within all publicly accessible areas, contributes to a safe and pleasant character for the Site.
- b. Lighting strategies should be integrated with the overall architectural, landscape and colour concepts for the Site. Subtle direct and / or indirect lighting of building facades and features with fixtures that are concealed or integrated with the design of the buildings should be considered providing it does not compete with or detract from the prominence of the Legislature building. Outlining of building edges with decorative or linear lighting systems will not be allowed.
- c. Building lighting fixtures should be of a contemporary design, and should be unobtrusively placed to subtly enhance the definition of buildings and their surroundings.
- d. Appropriate lighting with building signage should be provided at building entries and retail frontages.



### 3.12 Building Signage

#### Objective

- To encourage the development of an integrated signage strategy that provides for way-finding, building and retail signage appropriate to the character and context of the Site.

#### Guidelines

- Signs will be regulated by the City of Victoria sign bylaws and these guidelines.
- Approximate dimensions of signs and letters are to be specified and their approximate locations illustrated on architectural drawings as part of Development Permit applications.
- Signage should contribute to the development of a distinct identity for the Site, and give direction to individual buildings, public areas and amenities.
- Building signs should be integrated with the architectural design and expression of the building.
- Appropriate sign types and materials include wall mounted, podium, hanging, individual letters, punched metal, porcelain enamel, wood, and carved stone.
- Backlighting of signs may be considered.
- Retail signs should be fabricated in metal and / or wood and may be painted, screened, sandblasted, etched or fabricated using a combination of metals. They may be supported by decorative supports and incorporate front or edge lighting for their illumination. Use of neon may be considered.



## 4.0 OPEN SPACE / LANDSCAPE GUIDELINES

### 4.1 General Objectives – Overall Site

- To create an interconnected and pedestrian oriented urban environment consisting of public, publically accessible, and private spaces which are complementary in character, aesthetic, and use to the Site's architecture, history and locational context.
- To establish a circulation network that establishes logical and intuitive movement patterns within the Site and with the surrounding street, sidewalk and pathway networks.
- To establish a street system with an urban character which facilitates a safe level of shared use between cars, bicycles, and pedestrians.
- To create new spaces for public interaction, social gathering, rest and play which bring liveliness and interest to the Site.
- To incorporate landscape strategies which complement the sustainability aspirations of the Project and enable an enhanced level of interaction with the natural environment for those who work, reside, visit or shop at the Site.



### 4.2 Streets

The transitions between the Project and the surrounding community are fundamentally expressed within the streetscape environment. Each of the street frontages should be unique in its design response, with careful consideration given to complimenting the facing side of the street, retaining existing street trees where appropriate, considering sustainable storm water management practices, and creating a pedestrian environment that responds to the uses, texture and scale of building adjacencies.

#### Objectives for all Streets

- To generate a street texture and grain that is oriented towards a pedestrian scale on and adjacent to all roadways which abut the Site.
- To establish a contextually appropriate yet distinctive set of characteristics for the Project's street frontages including the creation of an integrated palette of surface materials which define and give character to the Project and define its special places within the context of the James Bay neighborhood.
- To employ design and landscape strategies that emphasize multi-modal Site access and which prioritize pedestrians, bicyclists, and transit users over single occupancy vehicles while still acknowledging the necessity for efficient and safe vehicular access to the Site.



## 4.2.1 Superior Street

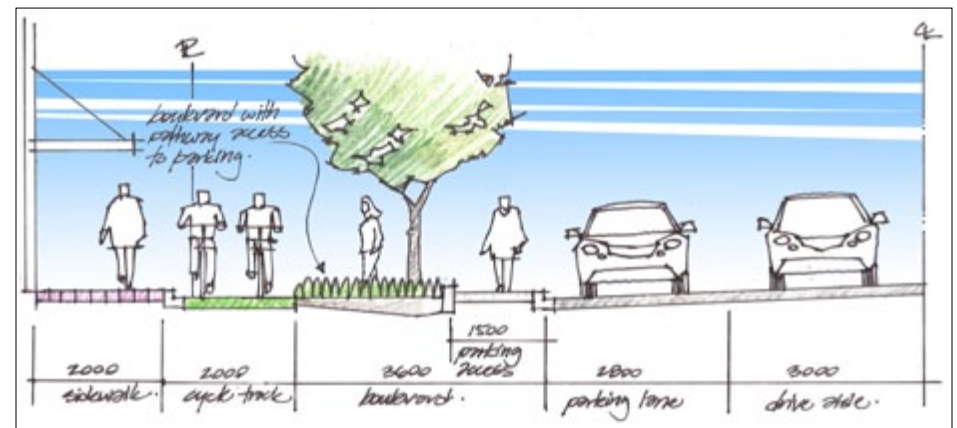
### Objectives

- To establish a design expression for Superior Street founded upon reinforcing the formal relationship between the Project and the south portion of the Legislature grounds.
- To treat this block of Superior Street as an integral piece of open space which acknowledges pedestrians, cyclists and vehicles as equally important.

### Guidelines

- Superior Street should be reconfigured to contain a widened sidewalk and interactive zone that accommodates potential retail along the office building frontages, a boulevard zone designed to accommodate planters or rain gardens, street trees and seating alcoves, and reconfiguration of the street to allow for a dedicated and potentially segregated bike lane or cycle track.
- A bus stop, passenger loading zone, street parking, and maneuvering lanes for vehicular traffic access to the Site should all be considered in the detailed design of the streetscape.
- Widened pedestrian areas shall be either at street grade or at a sidewalk grade subject to coordination with City Engineering.
- Roadways shall be asphalt except where pedestrian crossings are located towards the central space of the mid-block connection.
- The central space of the mid-block connection may be a combination of scored concrete banding and concrete or stone unit paving within the crosswalk and vehicular travel ways and potentially bounded by bollards, planted boulevards and/or rain gardens. All such treatments and improvements should be of high quality befitting the profile of the location.
- Where crossings are flush with sidewalks, entry points should be defined with shrub plantings and / or bollards to guide pedestrian access to designated crossing zones. Special paving within the plaza extension into the street must use vehicular rated treatments conforming to City of Victoria Engineering requirements.

- On the south side of Superior Street, boulevards should consist of an alternating arrangement of concrete or stone unit paving and landscape boulevard with tree and shrub planting which may also include rain gardens where grading permits. Planted boulevard edges should be defined with a combination of concrete or stone banding combined with stone, concrete, or wood seat walls oriented to face either the sidewalk or the paved boulevard sections.



Conceptual Superior Street section.

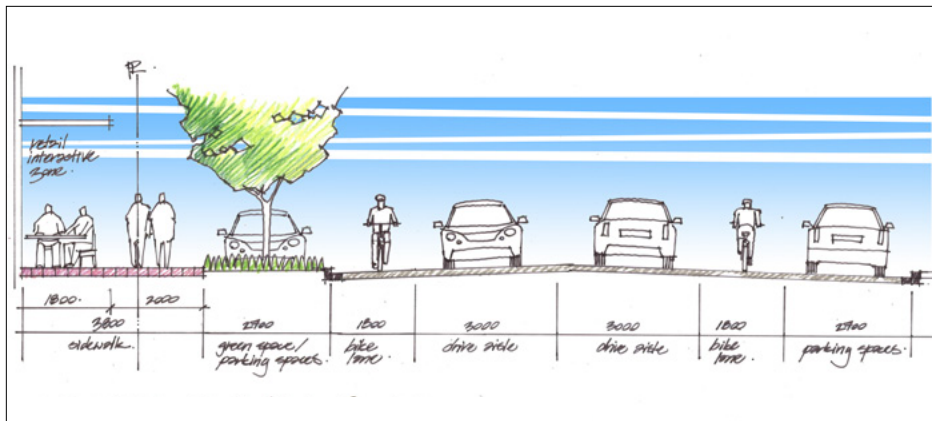
## 4.2.2 Menzies Street

### Objectives

- To accommodate a vibrant retail environment with anticipated retail uses that will enhance Menzies Street as the neighbourhood high street.
- To achieve a streetscape scale that is more intimate and finer grained than Superior Street with shallow interactive zones to accommodate the potential for outdoor retail displays and café seating.

### Guidelines

- A segmental planted boulevard interspersed with seating should be introduced to enhance outdoor spaces for pedestrian activity.
- Boulevards should consist of an alternating arrangement of concrete or stone unit paving and landscape boulevard with tree and shrub planting which may also include rain gardens where grading permits. Planted boulevard edges should be defined with a combination of concrete or stone banding combined with stone, concrete, or wood seat walls oriented to face either the sidewalk or the paved boulevard sections.



Conceptual Menzies Street section.

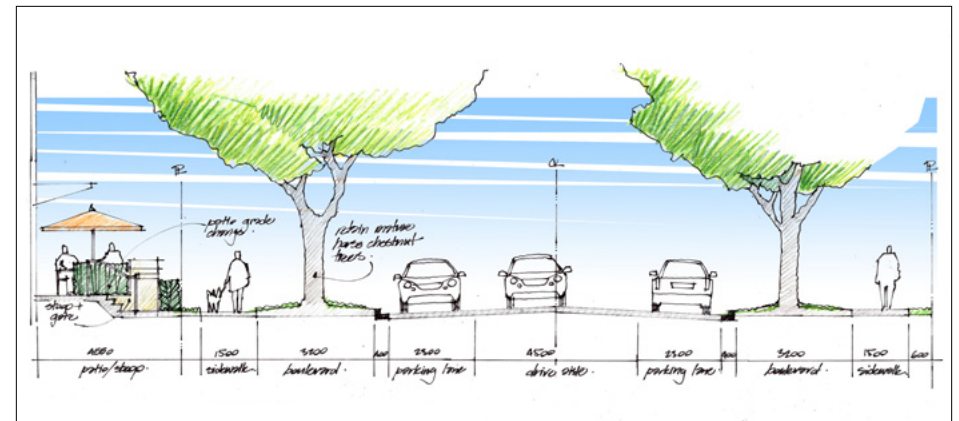
## 4.2.3 Michigan Street

### Objectives

- To maintain Michigan Street as a quiet, tree-lined residential street fronted with private 'front yard' expressions and the potential for terraces that correspond with the scale and grain of the residential homes on the opposite facing side of the street.

### Guidelines

- Strategies to retain and preserve the health of the mature Horse Chestnut trees to the maximum practical extent should be employed to create an enclosed street corridor with a leafy shade canopy.
- An adequately sized sidewalk shall be provided wide enough to accommodate the mobility impaired with adequate room for passing.



Conceptual Michigan Street section.

## 4.3 Pedestrian Pathways

### Objectives

- To provide multiple, clearly defined and inviting pedestrian walkways to encourage utilization of the open space network throughout the central zones of the Site.

### Guidelines

- a. The approach and access routes north-south through the Site from Menzies Street and from along the Parry and Powell Street alignments should be designed to take into account certain sightlines to the Legislature.
- b. Upon entering the Site from the south or the north, walkway alignments should be characterized by an inviting, sequential experience of moving between the smaller, more intimate passageways framed by the Michigan Street residential buildings and the Superior Street Plaza with its water

feature, retail pavilion and office building frontages.

- c. A greenway should serve as the primary east-west linkage, connecting the southwest corner of the site and the Menzies Street commercial retail environment through to the eastern boundary of the site and the park-like space between the two Government Street heritage houses.
- d. Pathways should be constructed of stone, concrete pavers, scored concrete, synthetic timber or wood to convey a high quality ground plane expression.
- e. Pathways must be a minimum of 1.5m wide, sufficient to permit pedestrian passing in both directions and to provide adequate space for the mobility impaired. Slopes on paved surfaces should not exceed 5%.
- f. The ground plane must be adequately lit generally using indirect lighting sources in the form of post top standards, in wall and in ground lighting or a combination thereof.



Parry walkway through the Site from Michigan to Superior Street.



Powell walkway through the Site from Michigan to Superior Street.

## 4.4 Plazas

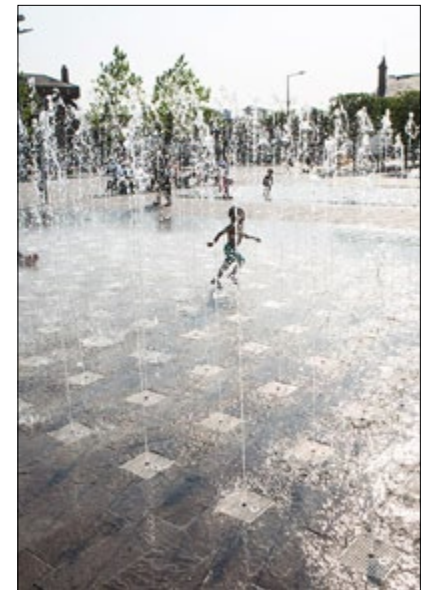
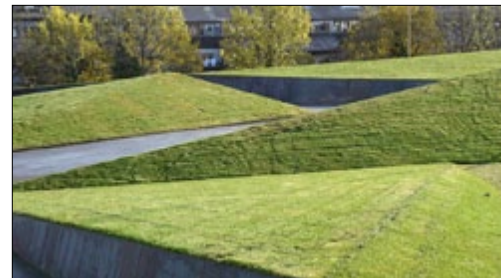
### Objectives

- To create two new plazas of differing scales that facilitate public gathering and accommodate a range of active and passive activities for residents and the surrounding community.
- To prioritize the central public plaza off of Superior Street as the ‘front door’ to the Project and enable it to become a community focused destination for social gatherings, performances and public life for the Legislative Precinct and James Bay Neighbourhood.
- To establish the southwest corner plaza at the corner of Menzies Street and Michigan Street as an informal, neighbourhood scale meeting point and a spill-out space for a potential café patio with casual outdoor seating, as well as an entry forecourt to the West Courtyard.

### Guidelines

- a. Hard surfaced plaza spaces should be surfaced with stone, concrete pavers, scored concrete, synthetic timber or wood to convey a high quality ground plane expression.
- b. Designated places for seating must be integrated into plaza design which allow for a range of seating options including the ability to accommodate larger groupings of people or events. The potential to design seating as customized sculptural elements should be considered.
- c. Trees must be introduced into plazas to provide shade, frame views and create pedestrian scale spaces. Trees of the same or complementary species should be selected. Trees should be arranged more formally and ordered around plazas, and less formally in courtyard contoured landscape areas.
- d. Each plaza space should be unique in its scale and program to maximize variation in activities within the public open space network.
- e. Lighting must be incorporated in plaza design to provide adequate ground plane illumination at night. LED or other warm lighting shall be incorporated into indirect light fixtures that may be pole mounted, post top standards, integrated into seating or integrated into the ground plane.

- f. The Southwest Corner Plaza should incorporate seating and landscape elements that demonstrate consistencies with the landscape vocabulary of the Superior Street Plaza to enhance the thematic continuity within the Site.
- g. The Superior Street Plaza should have a continuous ground plane with and bear a formal axial relationship to the grounds of the south lawn of the Legislature.
- h. The Superior Street Plaza should have a landscape vocabulary which includes timber seating terraces, lawn berms, and water features to create a plaza that merges both formal and informal elements.
- i. Timber seating elements should be incorporated on the north and east sides of the Superior Street Plaza, responding to orientations toward the morning and afternoon sun and creating comfortable edge conditions for respite, informal gathering and spectating.
- j. The Superior Street Plaza’s potential to accommodate passive and active outdoor events should be considered including provision for power sources in strategic locations.



## 4.5 Courtyards

### Objectives

- To establish a series of courtyards at the East, Central and West interior areas of the Site that provide publicly accessible green space, coupled with both active and passive outdoor programming elements, to facilitate healthy active living within the community.
- To establish the courtyards as a series of interconnected outdoor “rooms” that are linked together by the Site’s pedestrian pathway network.
- To provide for extensive contoured landforms in each of the courtyard spaces in support of a common themed “folded landscape” vocabulary and to serve functions which may include concealing parking access ramps and service spaces, creating natural visual buffers between residential and commercial areas, or providing a natural setting for a variety of uses.
- To design each courtyard to have its own unique and distinct character, yet unified and visually connected by common elements such as water courses, tree lined pathways, seating, and lighting details that link them together and provide thematic continuity.

### Guidelines

- a. Hard surfaced pedestrian areas within courtyards should be surfaced with stone unit pavers, concrete pavers, scored concrete, synthetic timber or wood to convey a high quality ground plane expression.
- b. Pathways through the West and East courtyards should be composed in an integrated manner such that a variety of routes and intensity of site use are provided.
- c. The composition of materials used in surfacing hard surfaced areas within courtyards should stress continuity of routes, wayfinding, continuity of interior and exterior space, and reinforce the coordinated nature of the Site’s urban design and planning.
- d. Trees, grassy areas and other plantings should be introduced into courtyards to create areas of interest, modulate the intensity of use and to provide focal points from spaces which overlook on these spaces.



Landscape key plan.





- e. There should be visual interest within each courtyard such as garden structures, play elements, planting, furnishings water features, etc. and these features should be visible from pedestrian pathways.
- f. The West courtyard should be considered for opportunities for play, potentially including play sculpture or a sunning lawn for example.
- g. A shallow water feature should be considered in the West courtyard between the publicly accessible areas of the courtyard and the ground oriented residential units in Building C to provide a privacy separation and visual amenity.
- h. The Central courtyard should be designed to provide a soft transition and visual screening between the Superior Street Plaza and residential Building D.
- i. A sloping lawn in the Central courtyard, consistent with the contoured landform theme, should be considered with the south side of the retail pavilion to create a desirable south facing slope for sunning.
- j. The knoll of the East courtyard should provide a publicly accessible amenity such as an edible landscape which could be comprised of an assortment of food producing vegetation that provides year round appeal.

## 4.6 Hard Landscape

### 4.6.1 Site Furnishings

#### Overall Objectives

- To provide an integrated system of site furnishings throughout the Precinct, with a contemporary palette of materials and finishes that complements the character of the Legislature Precinct and the James Bay Neighbourhood.



## 4.6.2 Open Space Lighting

### Objective

- To provide appropriate daytime and nighttime lighting that enhances the quality of the open space, and lighting fixtures that are contemporary in their form and expression, and complement the traditional Victoria character.

### Guidelines

- Adequate lighting must be provided within publicly accessible areas to ensure a level of lighting that provides safety and a pleasant ambience.
- Light fixtures within pedestrian areas should be of an approved contemporary type. Lighting of street areas should have colour-corrected LED sources. Light sources should be specified for optimal warmth and incandescent quality.
- Contemporary light fixtures should be utilized as an ordering element along or within pathways, courtyards, plazas and streets. They should be placed to respond to paving banding or patterning, architectural modulation and pedestrian area edges.
- Street light fixtures should be specified to be a form and type which are durable in material, complementary to the Site's open space design, satisfactory to the City's Department of Engineering and procured from or fabricated by suppliers which can provide additional fixtures in the future if so required.
- A minimum level of illumination to satisfy universal access and CPTED requirements must be provided.



## 4.6.3 Bollards

### Objective

- To physically define the separation points between vehicular and pedestrian areas.

### Guidelines

- Bollards must be either stainless steel or metal painted in colours which are suited to the colour palette of the Project and which are suitable for easy identification by the visually impaired.
- Bollards must be vehicular rated and allow for access by emergency vehicles wherever appropriate.

## 4.6.4 Seating

### Objective

- To provide comfortable and varied seating options throughout the Site's publically accessible open spaces.

### Guidelines

- Fixed benches of a contemporary character should be provided with seating surfaces consisting of concrete, stone, synthetic timber or hardwood.
- Designated places for custom seating should be integrated into larger outdoor spaces that can accommodate larger groupings of people and facilitate social gathering and allow for a range of seating options.



- c. The potential to design seating as customized sculptural elements should be considered.

#### 4.6.5 Bicycle Racks

##### Objective

- To provide locations to safely secure bicycles at strategic locations throughout the Site.

##### Guidelines

- a. Bicycle racks should be provided close to building entries and at public destinations such as the Superior Street Plaza.
- b. Opportunities for covered and/or weather protected bicycle racks should be explored.
- c. Bicycle racks should comply with the City of Victoria’s guidelines contained within the 2011 Bicycle Parking Strategy.

#### 4.6.6 Site Signage

##### Objective

- To provide an intuitive system of wayfinding and information sharing throughout the Site to guide pedestrian circulation and identify key landmarks.



##### Guidelines

- a. Intuitive landscape design, paving strategies, and clear and visible desire and sight lines should be the primary means of guiding pedestrian traffic to and through the Site. Signage should be used as a supplementary strategy when required.
- b. Site signs should be cohesively designed to form a unified expression involving common or complementary fonts, construction materials, and colour palette throughout the Project.

#### 4.6.7 Trash Receptacles

##### Objective

- To provide a trash and recycling receptacles within the Site’s open spaces in locations where people can be expected to need them to offer convenience for pedestrians and minimize the potential for litter.

##### Guidelines

- a. Trash and recycling receptacles must be provided in strategic locations throughout the Site where high volume pedestrian use is expected including the Site’s plazas.
- b. Trash and recycling receptacles must be made of a durable material and finished in a colour or material that is in keeping with other Site furnishings.
- c. Trash and recycling receptacles shall incorporate a removable inner lining.



## 4.7 Soft Landscape

### Overall Objectives

- To incorporate indigenous landscape elements typical to the James Bay neighborhood and Beacon Hill Park and respect the botanical tradition of Victoria which is notable for its diverse range of exotic and native plantings and extensive use of flowering plants.
- To create botanical interest within the publically accessible areas of the Site.
- To protect unique and mature specimen trees which are part of the heritage of the Site and lend character to the interface with neighboring blocks.
- To utilize soft landscaping elements including groundcover, flowers, shrubs, trees and hedges as an ordering tool to define streets, pathways and open spaces.

### 4.7.1 Street Trees

#### Objective

- To provide street trees to establish identity and character for streets and open spaces.



### Guidelines

- a. Appropriately placed street trees should be provided along the Superior and Menzies Street frontages of the Project.
- b. On Michigan Street, strategies to retain and preserve the health of existing mature Horse Chestnut trees to the maximum practical extent should be employed to contribute to an enclosed street corridor with a leafy shade canopy.
- c. Groupings of potentially different but complementary tree species should be used to contribute to an individual identity for the Site's plazas and streets.

### 4.7.2 Plant Material

#### Objectives

- To utilize plant material to continue and advance the bio-diverse and flowering botanical tradition of the Victoria landscape.
- To enhance the presence of the indigenous ecology typical to Southern Vancouver Island and to James Bay and Beacon Hill Park in particular.
- To thoughtfully deploy plant material to define the identity of the Site and lend a degree of order to the Site's open spaces.



- To encourage the provision of green, vegetated roof areas to contribute to sustainability objectives and improved appearance when subject to overlook from adjacent buildings.

### Guidelines

- Vegetation indigenous to Southern Vancouver Island shall be used within special areas of the Site such as the plazas.
- Vegetation shall be selected to enhance bio-diversity throughout the Site.
- Plantings shall be chosen to encourage a botanically interesting landscape throughout the year.
- Plant material should be used to create definition within the landscape of the Site's open spaces. For example, to create edges, focus, visual interest, background, enclosure or framing.
- Plant materials should contribute to visual interest through variety in scale, texture, colour and form.
- Green roofs should be encouraged where suitable in advancing sustainability objectives on buildings with appropriate roof forms (such as Office Building A1 and A2).



### 4.7.3 Recommended Plant Palette

The recommended plant palette for the Project is meant to provide general direction on Site planting but it is not exhaustive. Other plants may be considered if they are complimentary to the overall landscape strategy. The recommended palette shall include but not be limited to the following items for General Character Planting, Rain Garden Plants, and Edible Plantings:

#### General Character Planting

##### Trees

- *Arbutus menziesii* (arbutus)
- *Cedrus deodara* (Deodar Cedar)
- *Pinus contorta* (Shore Pine)
- *Platanus x acerifolia* (London Plane)
- *Pseudotsuga menziesii* (Douglas fir)
- *Quercus garryana* (Garry oak)
- *Quercus palustris* (Pin Oak)

##### Shrubs

- *Aronia melanocarpa* (Autumn Magic Chokeberry)
- *Calycanthus* varieties (Sweetshrub)
- *Ceanothus gloriosus* (Point Reyes Creeper)
- *Clethra alnifolia* (Sweet Pepperbush)
- *Euonymus japonica* (Evergreen Euonymous)
- *Hebe buxifolia* (Boxleaf Hebe)
- *Juniperus horizontalis* (Creeping Juniper)
- *Lonicera pileata* (Lonicera Hedge)
- *Mahonia nervosa* (Low Oregon-Grape)
- *Spiraea douglasii* (Hardhack)
- *Taxus X media 'Hicksii'* (Eddie Yew)

#### Perennials, Grasses, Ferns & Groundcover

- *Achillea millefolium* (common yarrow)
- *Arctostaphylos uva-ursi* (kinnikinnick)
- *Camassia quamash* (common camas)
- *Danthonia californica* (California oatgrass)

- *Elymus glaucus* (blue wild rye)
- *Festuca roemerii* (Roemer's fescue)

## Rain Garden Plants

### Trees

- Liquidambar varieties (Sweetgum)
- *Platanus x acerifolia* (London Plane)
- *Quercus palustris* (Pin Oak)

### Perennials, Grasses, Ferns & Groundcover

- *Ajuga reptans* (Carpet Bugleweed)
- *Aster chilensis* (California Aster)
- *Blechnum spicant* (Deer Fern)
- *Geranium sanguineum* (Cranesbill Geranium)
- *Hemerocallis* varieties (Day Lily)
- *Iberis sempervirens* 'Snowflake' (Candytuft)
- *Lupinus polyphyllus* (Large Leaved Lupine)
- *Mahonia nervosa* (Dwarf Oregon Grape)
- *Miscanthus sinensis gracillimus* (Maiden Hair Grass)
- *Pennisetum alopecuroides* 'Hameln' (Dwarf Fountain Grass)
- *Rudbeckia fulgida* 'Goldstrum' (Black-eyed-Susan)

## Edible Planting

### Trees

- *Quercus garryana* (Garry Oak) – Acorns/flour
- *Malus domestica* 'Discovery' – Apple 'Discovery'
- *Prunus virginiana* (Chokecherry) – Berries/jam, jelly, wine, flour, vegetable
- *Rhus glabra* (Smooth sumac) – Berries/juice

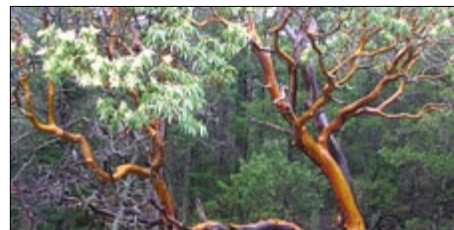
### Shrubs

- *Amelanchier alnifolia* (Serviceberry) – Berries/pie filling, pudding, flavoring, pemmican

- *Camassia quamash* (Common camas) – Bulbs/Flavoring, vegetable or pie filling
- *Cornus sericea* (Red osier dogwood) – Flower/tea
- *Corylus cornuta* (Western Hazelnut) – Nuts
- *Gaultheria shallon* (Salal) – Berries
- *Lavandula* (lavender) – herbs
- *Ledum glandulosum* (Laborador) – Leaves/tea
- *Malus fusca* (Western crabapple) – Fruit/Jam, jelly, wine
- *Oxalis* (Wood sorrel) – Leaves/beverage, salad
- *Ribes aureum*, *Ribes cereum* (Golden currant, Red currant) – Fruit/jam, jelly, wine
- *Rosa gymnocarpa*, *r. nutkana*, *r. pisocarpa*, *r. woodsii* (Bald-hip, nootka) – pea-fruit roses Jam, jelly, wine, sweet, tea, vegetable Hips, petals
- *Rosmarinus officinalis* (Rosemary) – herbs
- *Rubus leucodermis*, *r. parviflorus*, *r. spectabilia*, *r. vitifolius* (Blackcap, thimbleberry, salmonberry, blackberry) – Fruit
- *Sambuca cerula* (Blue Elderberry) – Berries
- *Shepherdia canadensis* (Russet buffaloberry) – Berries
- *Vaccinium caespitosum*, *v. membranaceum* (Huckleberries) – Fruit/pies, puddings, tea, wine

### Perennials, Grasses, Ferns & Groundcover

- *Polypodium glycyrrhiza* (Licorice fern) – Vegetable Roots, leaves



## 4.8 Artwork

### Objectives

- To incorporate artwork into indoor and outdoor areas of the Project to contribute aesthetic value and add visual interest.
- To supplement the design expression of the architectural and landscape features with artwork which aims to complement both.

### Guidelines

- a. When placed outdoors, artwork should be positioned in such a way as to be either within publically accessible areas or be visible from publically accessible areas.
- b. Artwork can include, but is not limited to, painting, photography, sculpture, bas relief, murals, water features, mosaics, earth works and landscape features, site-specific paving and street furniture designed with artist input and installations of sound and light works.
- c. Artwork should not be reproductions or unlimited editions of original works, mass-produced art objects, heritage restoration, nor any objects for renovation, improvement or modification of buildings designed without consultation with artists.
- d. An artist shall be considered any person who by virtue of professional training, exhibition history, or critical review is recognized as skilled in creating works of art.



## 5.0 DEVELOPMENT AREA SPECIFIC GUIDELINES

### 5.1 Development Area 2A: Buildings A1, A2, and Plaza Pavillion

Urban Design Objectives for this area are:

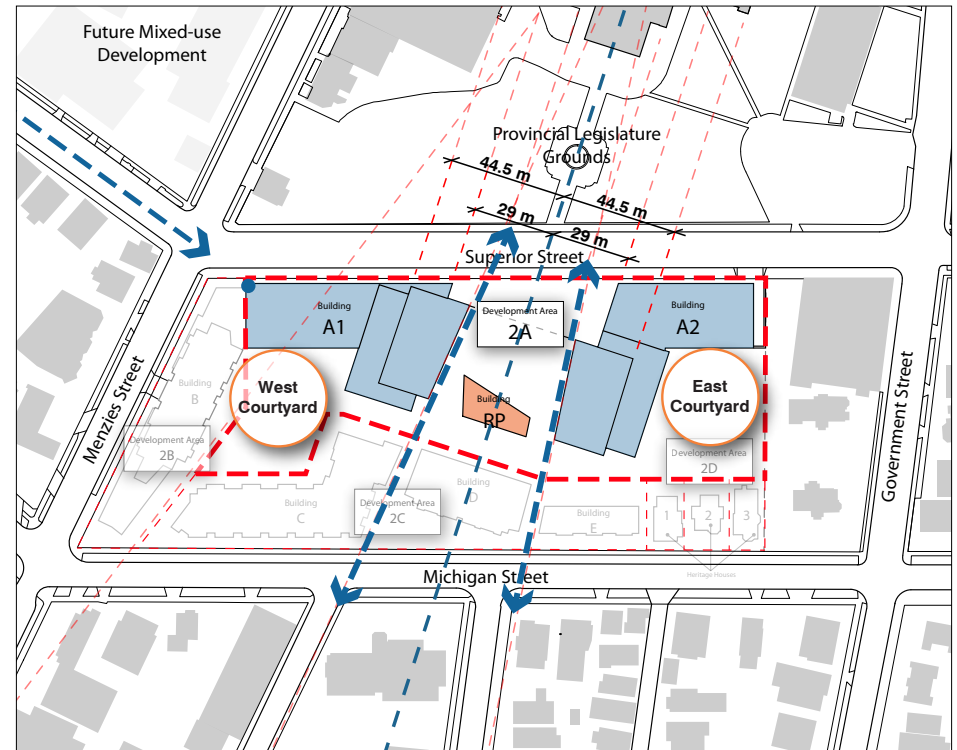
- To maintain an appropriately scaled street wall frontage on the south side of Superior Street between Menzies Street and the Queens Printer building.
- To allow for pedestrian and visual access through the Site in approximate alignment with Parry and Powell Streets, and focused on the Legislature building.
- To provide an appropriate visual termination to Superior Street when approaching the Site from the west.
- To contribute to the creation of an integrated network of pedestrian pathways and landscaped open spaces for the enjoyment of residents, office users, and the general public.
- To create an inviting central plaza that provides an active, vibrant public space and a unique “Sense of Place” for the Project, the City and the surrounding neighbourhood.

#### Office Buildings A1 and A2

These two commercial office buildings are located on the north portion of the Site along Superior Street, reinforcing the Superior Street frontage and establishing a formal massing relationship with the Legislature buildings and grounds.

To address the Provincial tenant’s programmatic requirements, the buildings are to be developed in two phases with a central public plaza located between the two buildings, on axis with the Legislature.

- a. Each office building should provide a prominent entry and entrance lobby oriented towards Superior Street and the Legislature, and flanking the east and west sides of the plaza.
- b. As viewed from the south lawn of the Legislature, the form and articulation of the office building entry areas should consider the opportunity to create a dramatic invitational gesture to the public plaza and the pedestrian walkways leading southwards through the Site to Parry, Powell and Menzies Street.



- c. To further reinforce the formal axial relationship to the Legislature, the office building penthouse levels should be closely aligned with the ‘shoulder’ wings of the Legislative building.
- d. The northwest corner of Building A1 should be articulated to provide an appropriate visual termination to Superior Street when approached from the west.
- e. Subtle, contemporary architectural references to the materiality, as well as the horizontal and vertical proportioning of the historic Legislature and Queens Printer buildings should be considered to inform the architectural expression of the office buildings.
- f. Vertical interruptions in the continuous four storey streetwall along Superior Street are encouraged to relieve the long expanse and modulate the scale of the buildings’ frontage.





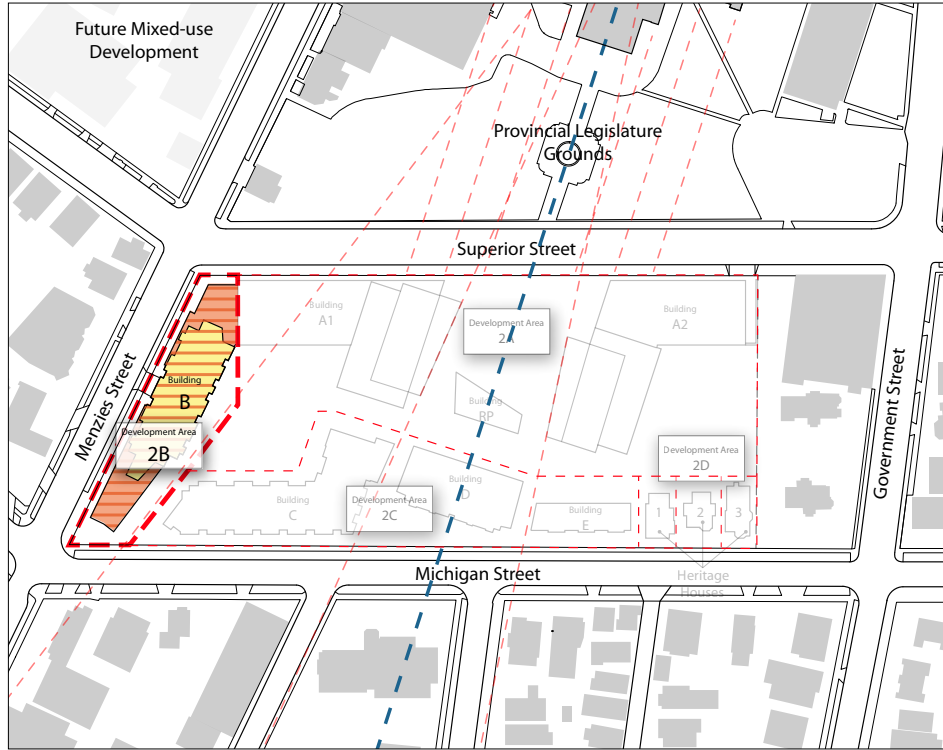
## 5.2 Development Area 2B: Building B

Urban Design Objectives for this area are:

- To create a continuous, animated, low rise street edge along the Menzies Street frontage, providing street level retail uses complimentary in character to those existing to the south of Michigan Street.
- To contribute to the creation of a vibrant, mixed use neighbourhood by locating residential uses above the street level commercial / retail uses.

### Building B

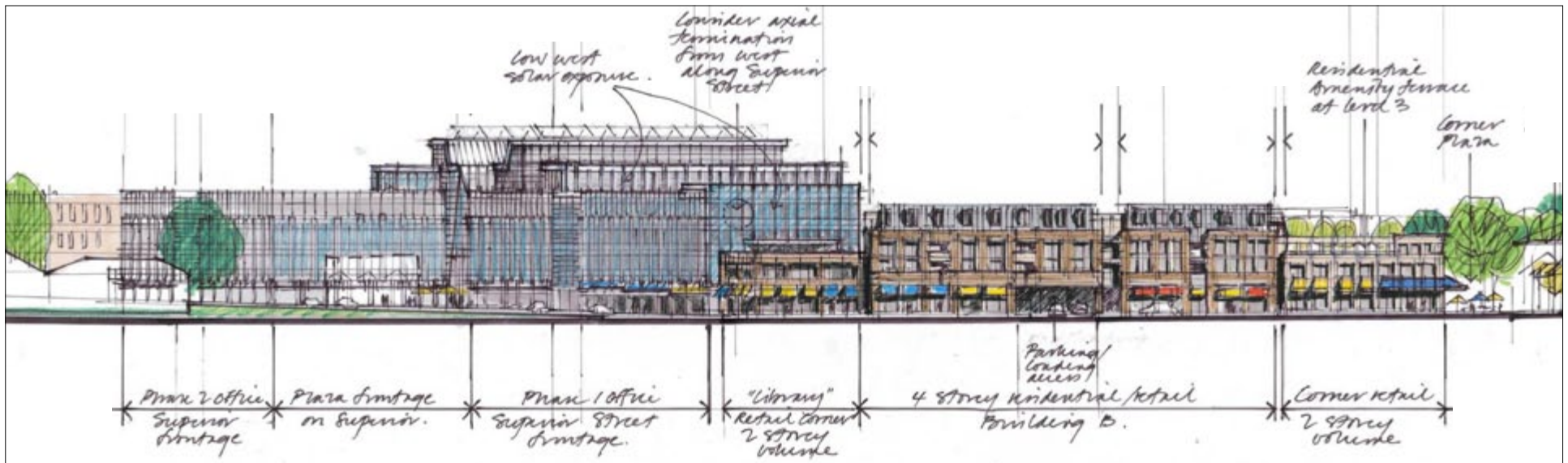
This building is intended to have the grain and texture of a traditional “village” retail streetscape, potentially derived through subtle references to traditional 2 -3 storey scale commercial retail buildings similar to those found at the ‘five corners’ intersection of Menzies and Toronto Streets.

- The massing of the building should be articulated to modulate the scale of the long street frontage in a manner similar to smaller buildings that have been constructed incrementally over a period of time.
  - The street level retail spaces should be flexible and able to accommodate a range of retail tenants of varying sizes, with large transparent individual shop front windows and entries, weather protection canopies and integrated signage and lighting. The potential for access to the Building B retail premises from the east side of the building should be considered where feasible in collaboration with the ultimate building retail tenants.
  - A volume retail space should be provided at the Site’s Menzies / Superior corner retail component. The scale and design of this corner, in combination with an articulated corner at the west end of Office Building A1 should provide an appropriate visual termination to Superior Street when approached from the west.
  - Double height retail space with room for a potential mezzanine, expressed on the exterior as a corner “flat iron” building, is also encouraged at the Site’s Menzies / Michigan corner. This space, possibly ideal for a larger food tenant, could be associated with outdoor seating on the sunny corner plaza, providing additional animation to the street experience.
- 
- The roof of the retail space at the southwest corner may provide an opportunity for a landscaped amenity terrace for residents of the building.
  - The uppermost residential level of the building may be set back slightly on both the street and courtyard sides of the building, which together with a change in exterior finish material would contribute to maintaining a lower scale perception of the building.
  - The primary entry and street address for Building B’s residential component should be located on the Menzies Street frontage. However, opportunities for an additional grade level access to the lobby from the west courtyard space may also be considered to encourage pedestrian activity and security within the courtyard.

- h. One of two primary vehicular access points to the Site's below grade parking structure is positioned midway along the block, bisecting the north and south retail spaces. This entry "breezeway" should also incorporate pedestrian and bicycle access to the interior landscaped courtyards and walkways, and to bicycle parking facilities provided below grade.
- i. The architectural expression of the building could make subtle references to traditional, lower scale commercial buildings in the area through the vertical proportioning of window openings and pronounced horizontal floor lines.
- j. Opportunities to architecturally differentiate between the Menzies Street frontage and courtyard facing frontages in consideration of daylighting, acoustic and privacy issues are encouraged.
- k. Roof forms and the articulation of the southwest corner of the building should contemplate opportunities to 'draw the eye' to views of the Legislature Dome and to create a sense of invitation to the west courtyard as one approaches the site from the south along Menzies Street.



Building B.



Menzies Street conceptual elevation sketch.

### 5.3 Development Area 2C: Buildings C, D, and E

Urban Design Objectives for this area are:

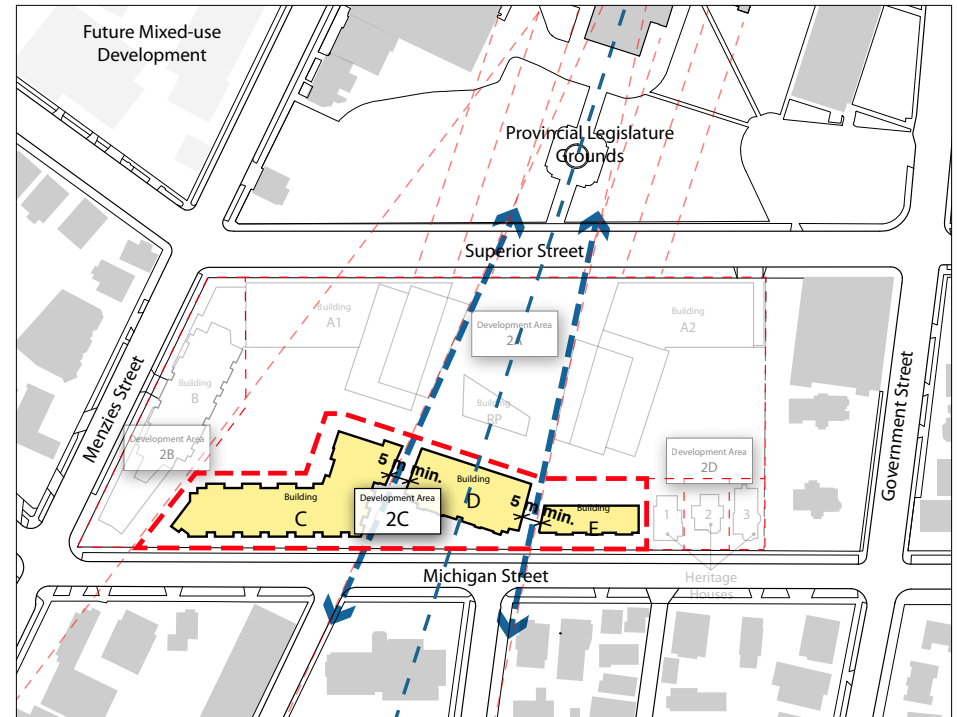
- To create a continuous edge of medium density residential uses along the north side of Michigan Street that is appropriate in scale and texture to the residential neighbourhoods to the south.
- To allow for pedestrian and visual access through the Site in approximate alignment with Parry and Powell Streets, and focused on the Legislature building.

Development Area 2C includes residential buildings C, D and E, all located along the Michigan Street frontage and relating to the scale of James Bay residential areas to the south.

- a. All buildings fronting on to Michigan Street are encouraged to incorporate a 2 -3 storey “townhouse” expression in keeping with the rhythm and character of this quiet tree lined residential street, potentially including street facing, raised garden terraces with low garden walls and / or individual unit entry gates.
- b. The pedestrian passageways between Buildings C and D, and between D and E, should have a minimum width of 5m.

#### Building C

- c. Situated opposite the 2 - 3 storey commercial and residential uses directly across the street, the 4 storey building C should be the largest of the Michigan Street residential buildings.
- d. The western edge of Building C should be aligned opposite the ‘flat iron’ retail space and plaza at the south end of building B to frame the view from the south on Menzies Street to the dome of the Legislature and to create a strong invitational gesture to the west courtyard space.
- e. The main entry lobby and residential amenity space should be located towards the east face of the building fronting the Parry Street walkway through the Site to enable convenient pedestrian access from both the south and the north and to provide animation and overlook for the walkway areas.



- f. The fourth level may be set back from the face of the lower floors to diminish the perceived scale of the building and to potentially allow for generous, outdoor terraces.
- g. The articulation of the Michigan fronting portion of the building and consideration of design elements that reflect the scale and texture of the adjacent mixed use and residential neighbourhood is encouraged.
- h. Consideration of shadowing, daylight access, acoustics and privacy should inform the detailed design of Building C, possibly resulting in some differentiation in the architectural expression between the Michigan Street and courtyard facing frontages of the building.

## Building D

- i. This 5 storey residential building, located between the north / south pedestrian walkway “portals” at the foot of Parry and Powell Streets, should be situated perpendicular to the Legislature central axis and scaled to be consistent with office buildings A1 and A2, thereby helping to define the south edge of the central public plaza.
- j. Coincidental with its axial relationship to the Legislature, the plan form of the building should also be skewed in relation to the Michigan Street alignment to create a strong invitational gesture to the public pedestrian walkways through the Site, and to allow for a triangular landscaped forecourt and pocket park that will relieve an otherwise lengthy street wall frontage.
- k. The entry and lobby / lounge spaces for Building D should be oriented towards the Parry and / or Powell Street walkways to provide overlook and convenient access to the building from multiple directions.
- l. The north façade of Building D performs a critical role as a backdrop to the central public plaza, and will be highly visible from the Legislative grounds. Much attention must be afforded to the design and detail of this façade, and it is intended that it relate closely to the expression of the office building facades framing the plaza, rather than assuming the appearance of a typical residential apartment building. Strategies to maintain a clean, controlled order to this façade without compromising

outdoor living spaces and the splendid views to the Legislature from the building should be explored and integrated with the design.

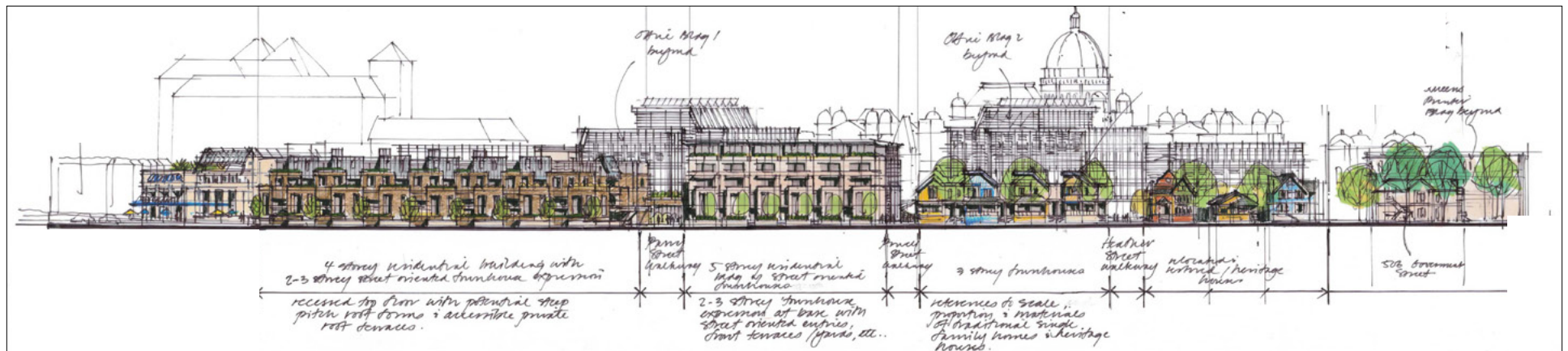
- m. To alleviate the perceived height of Building D from the south and to maintain an appropriate residential scale and texture consistent with other buildings along Michigan Street, it is important that a three storey townhouse expression with raised garden terraces and individual entry gates be incorporated on the south facing frontage. Furthermore, the uppermost level of the building should be set back from the primary south face of the building and maintain a low profile, articulated roof edge such that this level recedes when viewed from street level.



Building C.



Buildings D & E.



Michigan Street conceptual elevation sketch.

## Building E

- n. This row of 2 ½ to 3 storey townhouses should be scaled to relate to the height and proportion of the adjacent heritage houses, and to relate to the lower scale, predominantly single family residential neighbours across Michigan Street.
- o. The townhouse units shall have individual street facing entries with front yards overlooking the street.

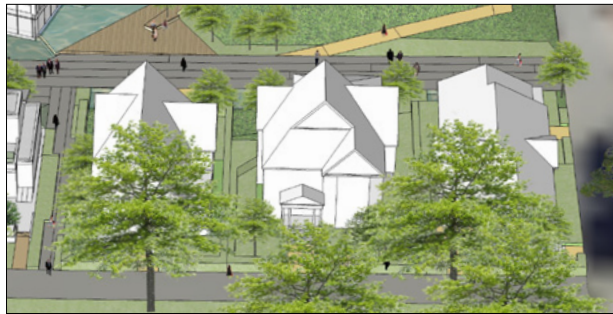
- p. Rear yards should also be provided together with integrated landscaping to provide privacy measures and separation from the public walkway and office zones to the north.
- q. Though distinctly contemporary in character, the townhouses should also be designed to reference the material, colour and detail of neighbouring residential buildings.

## 5.4 Development Area 2D: Heritage Houses

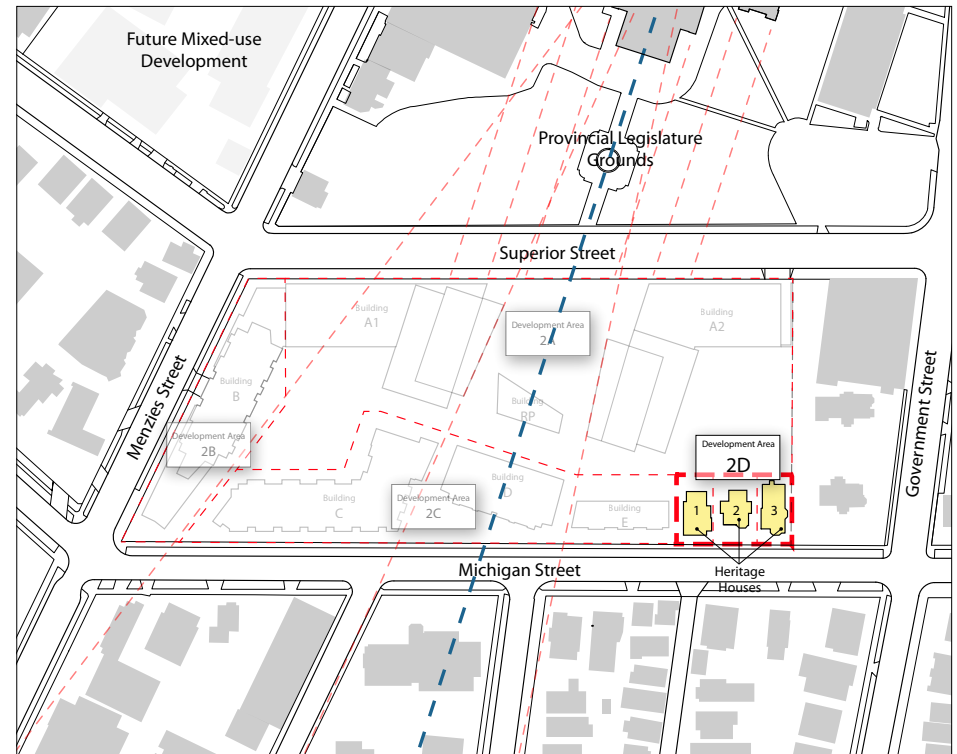
The three existing heritage houses that currently front on to Superior Street (521 Superior, 539 Superior and 545 Superior) are to be relocated and preserved at the southeast quadrant of the Site. Together with the two adjacent heritage houses fronting on to Government Street they will create an authentic cluster of heritage homes in keeping with the traditional single family scale and character of the neighbourhood.

### Heritage Houses D1, D2, and D3

The relocation and restoration of the three heritage houses is the subject of a separate application to the City of Victoria (H.A.P. Applications #00184, #00187, and #00185). Detailed Conservation Guidelines and recommendations that outline the steps to be taken to rehabilitate the houses and protect their heritage value are included in the Conservation Plan and Relocation Plan provided as part of that submission.



Heritage Houses.



# 6.0 PROJECT IMPLEMENTATION

## 6.1 Phasing

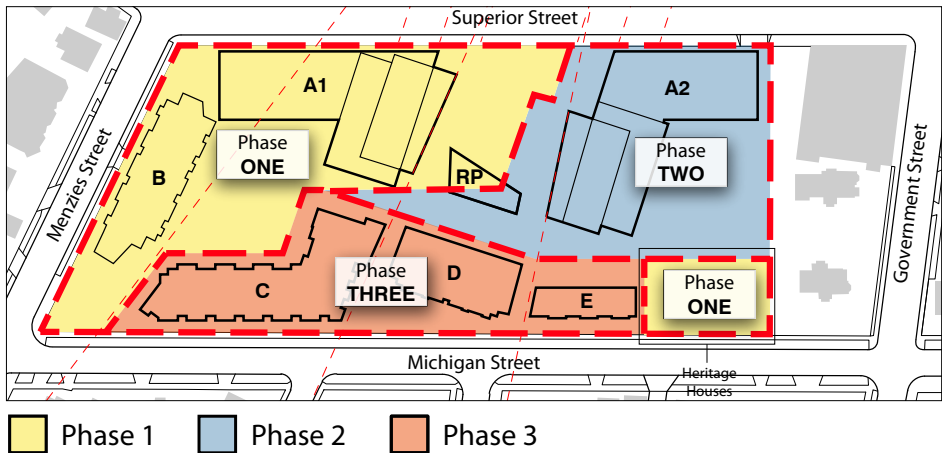
To accommodate interim use requirements for some of the existing Provincial office tenancies on the Site, it is anticipated that construction of the overall project be completed in two or more phases.

Phase 1 is envisioned to entail the removal of the existing 2 storey office block at 525 Superior Street and the relocation of three heritage houses to make way for the construction of the A1 office building and building B (the Menzies fronting retail / residential building).

Phase 2 construction includes the demolition of the existing 541 / 553 Superior Street office block, and likely the existing 544/548 Michigan office block as well, to allow for the construction of the A2 office building on the eastern portion of the Site.

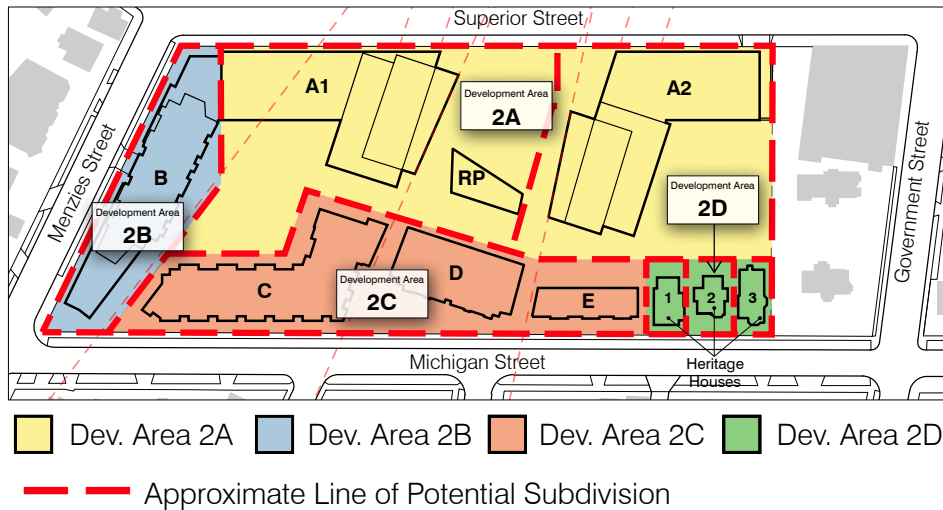
Phase 3 includes the concurrent or sequential construction of residential buildings C, D, and E, and may commence concurrently or partially overlap with the construction of Phase 2 depending upon construction logistics and prevailing market conditions.

In light of restrictions associated with phased construction and the interim retention of existing buildings on the Capital Park site, the timing for completion of certain aspects of the Project such as plaza and courtyard landscape components and the Plaza Retail Pavilion may not coincide with the anticipated phasing sequence noted above.



## 6.2 Subdivision

In addition to accommodating the phased construction requirements, the Project has been planned to allow for the future potential subdivision of the Site into as many as seven separate legal parcels. Office buildings A1 and A2, together with the plaza retail pavilion would form one or potentially two parcels (Development Area 2A), and building B another (Development Area 2B). Buildings C, D, and E would form an additional parcel (Development Area 2C). Development Area 2D could be subdivided into three separate parcels accommodating the 3 rehabilitated heritage houses. Subdivision that is consistent with the above does not require a Development Permit.



## 6.3 Interim Conditions

Given the phased construction aspects of the Project, there will likely be periods where construction activity and partially completed site works occur in proximity to existing, occupied buildings and site areas.

The design and Development Application for each individual phase of the Project should consider such interim site conditions and incorporate appropriate measures to maintain safe and secure access and egress and minimize potentially detrimental effects to existing buildings and their occupants during and between construction phases.





APPENDICES  
CAPITAL PARK URBAN DESIGN GUIDELINES

# APPENDIX A

## Site History

The block to the south of the British Columbia Legislature was once a resource rich traditional hunting and gathering territory for the Esquimalt and Songhees (Lekwungen) First Nations, known as “Whosaykum” after the tidal mud flats that once existed where the Empress Hotel now stands.

Historic records indicate that physical development of the Site and the surrounding areas of James Bay commenced in the 1850s. The flat topography of the James Bay peninsula made it valuable as farmland to provide food for Hudson Bay Company employees stationed nearby at Fort Victoria.

Following the development of the Bird Cages (the Province’s first legislative buildings) in 1858, it became increasingly fashionable for Victoria’s early social and political elite to reside in close proximity to the seat of government. By the turn of the century, most large tracts of James Bay (including the Site) had been subdivided and with the exception of Rattenbury’s new and expanded Legislature Buildings and industrial operations along the



James Bay community from the new Parliament Building c. 1898

Waterfront, the majority of James Bay was residential in character. Indeed the five residential buildings currently located on the Site date their origins back to this period. 521 Superior Street was constructed in 1892 and relocated to the Site in 1910. 539 Superior Street was constructed in 1892. 545 Superior Street was constructed in 1891. 524 Michigan Street was constructed in 1892 and relocated to the Site in 1910. 526 Michigan Street was constructed in 1910.

The Site remained principally occupied by residential uses until the 1940s when the Province looked to the Site to meet temporary office occupancy needs to support legislative functions. In the years following World War II (the mid 1940s to the mid 1950s), the Province commissioned the construction of the three low rise commercial buildings currently situated on the Site (525 Superior Street, 553/541 Superior Street, and 544/548 Michigan Street). These buildings were constructed with the intention of being temporary in nature and were envisioned to be replaced in short order with a more permanent facility for government offices. The Province has occupied the three “temporary” buildings for the past 60+ years and over the years supplemented the on-site Provincial requirements with a number of small storage buildings and surface parking areas.



King's Printer Warehouse on Superior Street c. 1939

# APPENDIX B

## Relevant Planning Background

### The Victoria Accord

In July of 1992, planning work was initiated through a joint agreement between the Province of British Columbia and the City of Victoria called the Victoria Accord to devise a long term redevelopment plan for a number of Provincially owned land parcels (including the Site) in close proximity to the Legislature. The lands subject to the Victoria Accord planning efforts were part of an area known as the Legislative Precinct. The planning efforts that unfolded over the subsequent years included extensive community consultation, input from Provincial stakeholders and various departments at the City of Victoria. Paul Merrick Architects Ltd. coordinated the design aspects of the undertaking. These planning efforts concluded in 1994 with the creation of a new Comprehensive Development Zone for the Legislative Precinct, a Master Development Agreement, and supplementary design guidelines. In the years since 1994, a small portion of the lands contemplated under the Victoria Accord were built out according to the plan's intentions but the majority of the parcels remained in their previous condition. It should be noted that the Victoria Accord land use and planning frameworks have been amended several times between 1994 and 2014.

Three supplements to the Victoria Accord were created to govern the design of the build out of the undeveloped Province owned lands in the Legislative Precinct including the Site:

- Volume One – Part One: Urban Design Manual
- Volume One – Part Two: Development Area Guidelines
- Volume Two – Built Form Guidelines



The three guideline documents noted above have been strongly considered in formulating the development proposal for Capital Park and we believe the foundational urban design strategies codified in these documents remain relevant today. That said, a number of aspects of the design guidelines require updating and amendment to reflect:

- Current best practices for sustainable building and site design.
- A subdivided parcel from the balance of the Legislative Precinct with amended development area boundaries.
- Provincial requirements for office floor plates of certain dimensions to meet specific functional parameters and the need to consolidate into two office buildings instead of three.
- A modified and expanded approach to enhancing site permeability and publically accessible open space.
- A cohesive architectural expression that is optimized to its context and meets the functional parameters of future occupants, residents and the public.

### Precedent Design Guidelines and Acknowledgements

The Victoria Accord Design Guidelines have served as a foundation for these updated design guidelines for the Site. Though the original Accord Guidelines apply to the broader Legislative Precinct, text sections that help to describe foundational issues for the subject Site have been extracted and retained as part of this document. It should be noted that all extracted text is highlighted in italics within quotation marks and Paul Merrick Architects Ltd. is acknowledged as the original author of that text.

The Selkirk Waterfront Urban Design Manual, prepared by D'Ambrosio Architecture + Urbansim for the City of Victoria in the early 1990s, strongly influenced the format and general content of the Victoria Accord guidelines and has also served as a useful reference in the preparation of this document.

# APPENDIX C

## Glossary of Terms

“City” means the Corporation of the City of Victoria.

“CPTED” means crime prevention through environmental design.

“Downtown Core Area Plan” means the July 2011 Downtown Core Area Plan prepared by the Community Planning Division – Planning and Development Department for the City of Victoria.

“Floor Space Ratio” means the ratio of the total floor area of a building to the area of the lot on which it is situated.

“Green Infrastructure” is an adaptable term used to describe an array of products, technologies and practices that use natural systems or engineered systems that mimic natural processes, to enhance overall environmental quality and provide utility services.

“Guiding Principle” means an overarching theme which speaks to the aspirations of the Project and which informs the more detailed urban design objectives and guidelines outlined in this document.

“Heritage Houses” means the three existing houses at 524, 539, and 545 Superior Street, and the two existing houses at 524 and 526 Michigan Street, that are to be relocated and rehabilitated.

“Heritage Property” means a structure, building, group of buildings, district, landscape, or other place in Canada that has been formally recognized for its heritage value.

“Legislature” means the British Columbia Provincial Legislative Building and Grounds bordered by Belleville Street, Government Street, Menzies Street and Superior Street in Victoria, BC.

“Objective” means a specific quality or outcome intended to be achieved through the implementation of the detailed urban design objectives and guidelines outlined in this document

“Official Community Plan” means the July 2012 City of Victoria Official Community Plan (Schedule “A” to Bylaw No. 12-013).

“Open Space” means land that provides outdoor space for unstructured and structured leisure activities, recreation, ecological habitat, cultural events, business activities or aesthetic enjoyment that is often publically accessible, and that is not a designated City of Victoria park. Open space includes private lands, public lands, and City-held property.

“Sense of Place” means the subjective experience of a place as having physical and social attributes that make it distinctive and memorable.

“Street Level Sightline” means a defined public outdoor location at street level from which a view or vista is obtained.

“Traffic Calming” means physical or management measures taken to mitigate the negative impacts of traffic.

“Vision Statement” means the forward looking statement describing what the Project hopes to achieve and accomplish over the long term.

“Urban Design” is concerned with the human-made environment. It is a discipline that is dedicated to the relationships among the fields of urban planning, architecture and landscape architecture. The concerns of urban design range from broad level, such as the layout of entire cities, to particular aspects of designed environments such as architectural detailing, landscaping and street furniture.

“Wayfinding” means a system of signage, distinctive physical features and/or information that aid in the navigation of urban areas, primarily but not limited to pedestrians.



