

appendix 2 PUBLIC EXTERNAL VIEW GUIDELINES

View 1: LAUREL POINT TO DOWNTOWN CORE AREA

VANTAGE POINT

Public pathway at Laurel Point

VIEW ORIENTATION

Northeast to Southeast across Inner Harbour

VIEW CONTEXT

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

DESIGN GUIDELINES

1. Ensure that new development within the specified view corridor is located, sited, and designed to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Ensure that new development within the specified view corridors consider the view elements and corresponding guidelines described in this section.

Character-Defining Elements	Attributes
A. Johnson Street Bridge	<ul style="list-style-type: none"> • Visually prominent structure
B. Historic Commercial District	<ul style="list-style-type: none"> • Concentration of historic buildings and streetscapes • Tiers up from the Harbour • Marine and pedestrian-oriented waterfront • Key elements include: modest scale buildings, richly detailed masonry facades, accentuated cornice lines, irregular rooflines, and feature lighting
C. Inner Harbour Causeway Area	<ul style="list-style-type: none"> • Causeway Area provides the south flank or termination of both the HCD and the CBD • Key framing element – the Empress Hotel

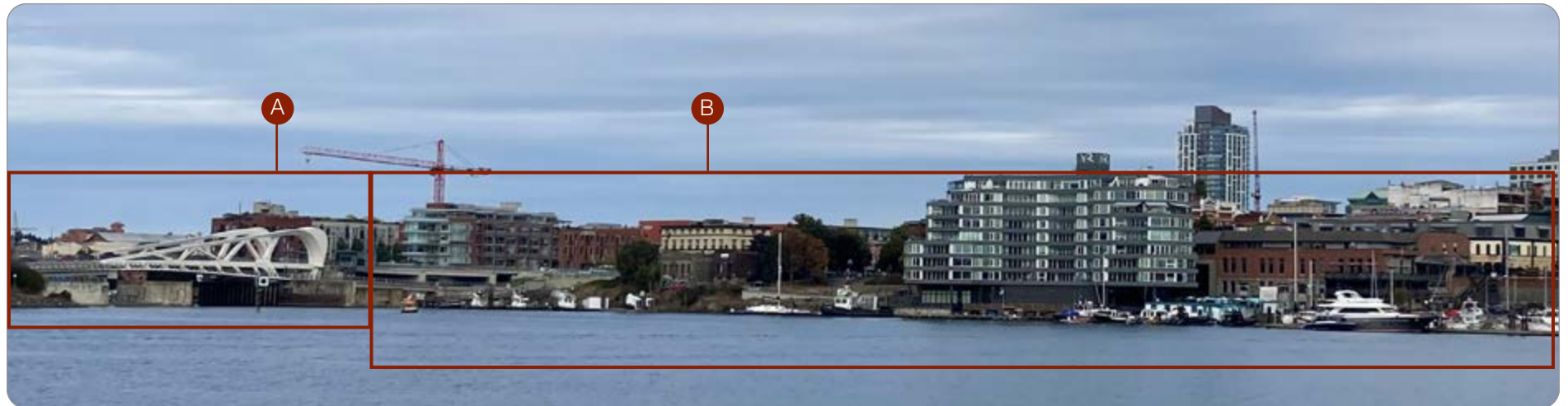
Vantage Point



View Corridor Guidelines

View Element	Guidelines
1. CBD Backdrop	<ul style="list-style-type: none"> New development within the Central Business District should be designed and located to provide an attractive and elaborated urban profile and backdrop to this view.
2. Johnson Street Bridge	<ul style="list-style-type: none"> Ensure that any design elements such as illumination, decorations, public art or banners, serve to enhance the visual presence of the bridge within the context of this view corridor
3. Waterfront	<ul style="list-style-type: none"> Enliven waterfront areas with visually vital marine-oriented uses, wharves, docks, waterfront activity, boat access, public outlook spaces and marine-oriented landscaping and lighting
4. Massing, Proportion and Spacing	<ul style="list-style-type: none"> Enrich the Historic Commercial District and its associated waterfront with compatible in-fill buildings that are complementary in massing, proportion, and spacing to the existing context
5. Street wall, Horizontal Roofline and Cornice Elements	<ul style="list-style-type: none"> Relate new building design on the waterfront, and in the Historic Commercial District to the existing scale of street walls, articulated window rhythms, horizontal emphasis of roof crowns and cornices
6. Design Details, Materials, Colours	<ul style="list-style-type: none"> Utilize sympathetic materials and colours for new buildings, with well-crafted detailing, to relate to adjacent historic buildings
7. Tiering up to Backdrop Buildings	<ul style="list-style-type: none"> Continue the existing pattern of gradual tiering up, with detailed pedestrian-scale features along the waterfront, mid-scale buildings in the mid-ground, overlooked by larger buildings stepping up and receding to a background urban profile
8. Building Illumination	<ul style="list-style-type: none"> Old and new buildings may be accented with architecturally designed lighting

View 1: LAUREL POINT TO DOWNTOWN CORE AREA



Laurel Point looking Northeast



Laurel Point looking Southeast

Character-Defining Elements:

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

View 2: INNER HARBOUR FROM SONGHEES POINT

VANTAGE POINT

Songhees Point public outlook along Westsong Walkway.

VIEW ORIENTATION

Southeast across Inner Harbour

VIEW CONTEXT

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

DESIGN GUIDELINES

1. Ensure that new development within the specified view corridor is located, sited and designed to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Ensure that new development within the specified view corridor considers the view elements and corresponding guidelines described in this section.

Character-Defining Elements	Attributes
A. Empress Hotel	<ul style="list-style-type: none"> • Heritage landmark building • Anchors the east side of view, and frames the south end of the Downtown skyline • Key elements include roofline, front facade, front grounds, cornice lines and architectural night lighting
B. Royal BC Museum	<ul style="list-style-type: none"> • Prominent Provincial cultural institution
C. Parliament Building	<ul style="list-style-type: none"> • Historic landmark building • Key elements include copper roof, cupola, front facade, front lawn, unique night lighting
D. CPR Steamship Terminal	<ul style="list-style-type: none"> • Historic landmark building • Key elements include waterfront facade and connection to Lower Causeway
E. Inner Harbour Causeway	<ul style="list-style-type: none"> • Causeway wall and esplanade • Key elements include Upper and Lower Causeway

Vantage Point

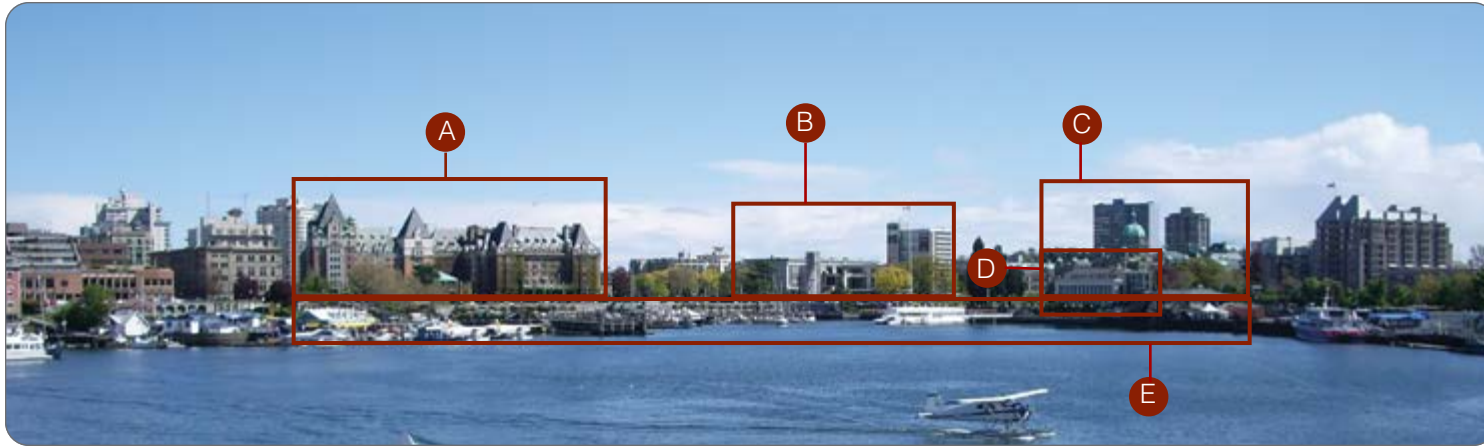


VIEW CORRIDOR GUIDELINES

View Element	Guidelines
1. Integrity of View	<ul style="list-style-type: none"> Sustain the Inner Harbour Causeway Area as a pre-eminent image of Victoria, with high quality visual and architectural stature
2. Landmarks	<ul style="list-style-type: none"> Maintain the Parliament Buildings, the Empress Hotel, the Royal British Columbia Museum, and the CPR Steamship Terminal as predominant landmarks
3. Supporting Buildings	<ul style="list-style-type: none"> Retain the visual role of supporting buildings including the Belmont Building and Dominion Customs House
4. Building Scale, Massing and Spacing	<ul style="list-style-type: none"> Maintain the general moderate scale of the built surrounds in this area, with massing and spacing in character with existing buildings
5. Tiers of Buildings	<ul style="list-style-type: none"> Reinforce the general pattern of buildings rising in tiers from the Harbour
6. Tall Buildings as Backdrop	<ul style="list-style-type: none"> Ensure that taller buildings in the distant background are designed, located and oriented to not overwhelm or detract from the visual presence of the character-defining elements described in this section.
7. Roofline Profile	<ul style="list-style-type: none"> Express new roofline profiles as part of a unified ensemble. Maintain the visual dominance of the Parliament Building and the Empress Hotel rooflines
8. Architectural Excellence	<ul style="list-style-type: none"> Ensure new buildings reflect high quality architectural design to complement the surrounding context
9. Building Materials and Colours	<ul style="list-style-type: none"> Relate building materials and building colours to those of existing landmark buildings
10. Building Frontages	<ul style="list-style-type: none"> Provide that the character and scale of articulation of building frontages surrounding the Inner Harbour be maintained and extended in adjacent new buildings – with richly detailed street walls, punctuated window rhythms and inviting entrances
11. Horizontal Crown Lines	<ul style="list-style-type: none"> Crown street walls with horizontally emphasized architectural accents or cornice lines, within a varying and irregular height range similar to the existing variety of building cornices

View Element	Guidelines
12. Progressive Architectural Design	<ul style="list-style-type: none"> Encourage new building design to be of a contemporary nature, expressing progressiveness and creativity for the city
13. Public Realm	<ul style="list-style-type: none"> Provide for continuity and complementary quality for the treatments of the public realm waterfront areas and landscapes flanking the Inner Harbour Causeway
14. Building Illumination	<ul style="list-style-type: none"> Coordinate illumination of new buildings with existing architectural lighting, taking care not to diminish the prominent lighting of the Parliament Buildings, the Empress Hotel, and the CPR Steamship Terminal
15. Promenade Lighting	<ul style="list-style-type: none"> Coordinate illumination of new waterfront promenades with existing

View 2: INNER HARBOUR FROM SONGHEES POINT



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

Character-Defining Elements

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

View 3: JAMES BAY / BELLEVILLE STREET FROM JOHNSON STREET BRIDGE

VANTAGE POINT

Johnson Street Bridge – Pedestrian Walkway

VIEW ORIENTATION

South across Inner Harbour

VIEW CONTEXT

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

DESIGN GUIDELINES

1. Ensure that new development within the specified view corridor is located, sited, and designed to maintain views of the character-defining elements described in this section, as seen from the identified public vantage point.
2. Ensure that new development within the specified view corridor considers the view elements and corresponding guidelines described in this section.

Character-Defining Elements	Attributes
A. Inner Harbour Causeway Area	<ul style="list-style-type: none"> • Key framing elements include the CPR Steamship Terminal and Parliament Building
B. Laurel Point	<ul style="list-style-type: none"> • Public park space with elements of Harbour Pathway

Vantage Point

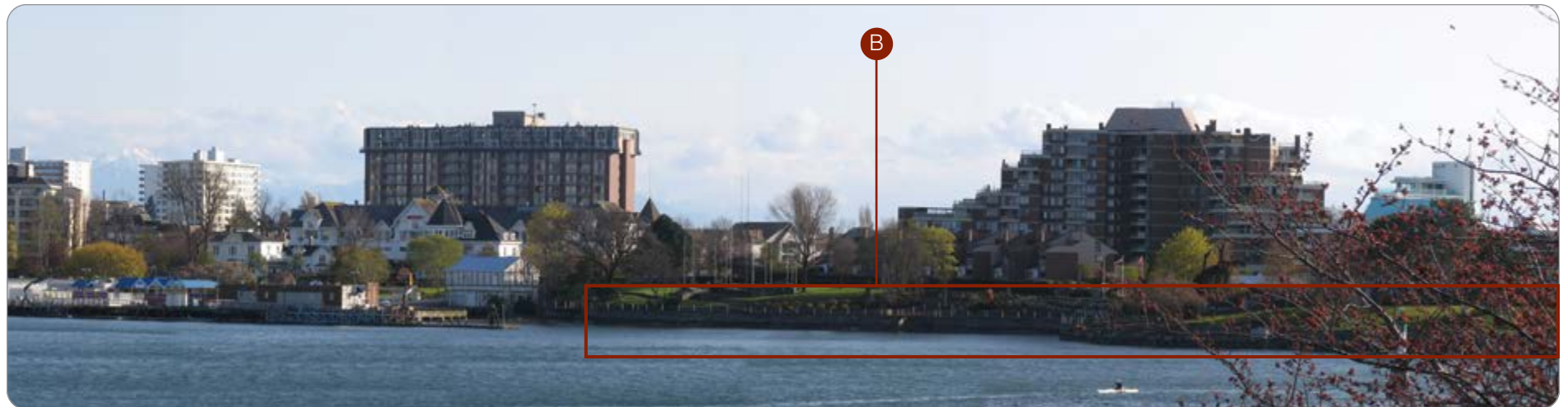


VIEW CORRIDOR GUIDELINES

View Element	Guidelines
1. Integrity of View	<ul style="list-style-type: none"> Ensure that the waterfront and the buildings along Belleville Street provide for an important visual south flank to the Inner Harbour
2. Building Scale	<ul style="list-style-type: none"> Respect the scale and quality of design of the surrounding historic structures in the design of new buildings, with contemporary architectural expression
3. Building Profile	<ul style="list-style-type: none"> Buildings along Belleville Street should create a modest scale, attractively articulated secondary skyline that will frame the south edge of the Inner Harbour
4. Scale and Character of Building Enclosure	<ul style="list-style-type: none"> Relate new buildings to the scale of enclosure of the Inner Harbour and the architectural character of the street wall faces and horizontal crown lines of the older buildings surrounding the Inner Harbour basin, while expressing contemporary architectural design
5. Building Scale	<ul style="list-style-type: none"> Retain the moderate and fine scale building context of the Inner Harbour Causeway and the Belleville Street waterfront area
6. Building Massing and Spacing	<ul style="list-style-type: none"> Provide for in-fill buildings sympathetic in massing and spacing to contribute to an integrated, visually cohesive grouping of buildings
7. Building Character and Articulation	<ul style="list-style-type: none"> Provide that the character and articulation of waterfront building frontages adjacent to the Inner Harbour Causeway Area be maintained and extended in adjacent new buildings – with richly detailed street-walls and punctuated window rhythms
8. Building Crowns or Cornices	<ul style="list-style-type: none"> Crown street walls with horizontally emphasized architectural accentuations or cornice lines, within a varying and irregular height range similar to the existing variety of building cornices
9. Building Rooflines	<ul style="list-style-type: none"> Encourage new buildings to contribute to an expanded picturesque profile of cornice lines and roof-lines surrounding the Inner Harbour, without upstaging the primary landmarks of the Empress Hotel and the Parliament Buildings

View Element	Guidelines
10. Laurel Point as a Visual Frame	<ul style="list-style-type: none"> Relate new buildings in the vicinity of Laurel Point to the taller, terracing profile established in this location
11. Active Public Waterfront	<ul style="list-style-type: none"> Encourage the visual expression of an active public interface with the water edge, and the Harbour itself
12. Fine Scale Design, Sympathetic Materials and Colours	<ul style="list-style-type: none"> Enrich the Belleville Street area and its associated waterfront with finely-scaled new and in-fill buildings, with richly detailed materials and colours to complement existing colour and material palettes
13. Illumination of Roofline Profile	<ul style="list-style-type: none"> Include architecturally integrated lighting effects along the developing roofline profile, to complement, and not upstage, the night lighting of the Parliament Buildings, Empress Hotel and CPR Steamship Terminal
14. Public Realm Waterfront	<ul style="list-style-type: none"> Support public waterfront terraces and pathways that are visually rich and vital in usage, with pedestrian lighting and landscaping which is complementary to the existing Inner Harbour Causeway Area

VIEW 3: JAMES BAY / BELLEVILLE STREET FROM HARBOUR BRIDGE



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

Character-Defining Elements

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