

**VICTORIA**  
*ACCORD*

**Legislative**

**Precinct**

**Volume Two**

**Built Form Guidelines**

prepared  
on behalf of  
**The British Columbia Buildings  
Corporation**  
by  
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Built Form Guidelines

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# SECTION ONE

## BUILT FORM

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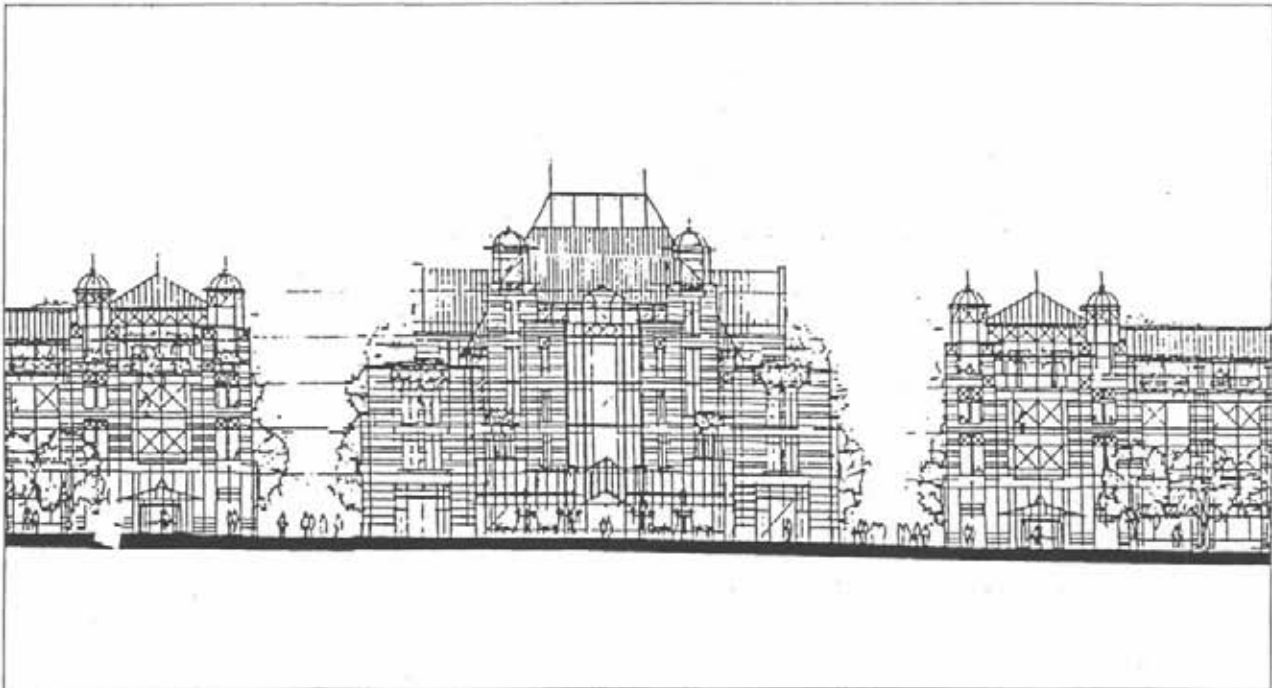
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## Residential Building Character

The distinctive palette of elements, characteristic of the best houses in James Bay, should be reflected in new buildings. Detail and proportion should take precedence over replicating the existing architecture. Surface details such as paving, light fixtures, and planting are fundamental to integrating new buildings in the historic area.

The following architectural elements play an important role in assuring that residential development in the Legislative Precinct will be compatible with the adjoining James Bay neighbourhood:

### Roof Profiles

Roof lines should be broken in such a manner as to evoke a cluster of residences rather than a monolithic whole. This may be accomplished by marked changes in roof elevation, by intersecting gables, by chimneys, towers or other architectural appurtenances. Eave lines should cascade to approximate adjacent residential eave lines.

### Roof Planes

Roof planes should be broken into discrete segments by dormers, gables, roof decks, chimneys and other architectural features.

### Roof Pitch

The minimum roof slope should be 8 in 12, the maximum, 12 in 12. Combinations of slopes may be used. Flat roofs should only occur as terraces or balconies and should integrate with sloped roofs, except in cases where special architectural merit may be acknowledged.



Towers, broken roof lines, intersecting gables, lowered eaves lines.



Discrete roof segments, emphasis on chimneys and gables.



Combinations of roof pitches.



Classic 8 in 12 roof pitch.

## Roof Termination

Roofs, at their ends, should be resolved into either gabled or hipped forms. A gable should substantially overhang the wall below and have expressed trim and barge boards, or rafter ends, or bracketing. Hip ends should include a dormer or gable element, or expressed chimney.

## Roof Eaves

Roof eaves should substantially overhang the wall below. Fascia boards should be as narrow as possible with all gutters exposed. Rafter ends and roofing materials should be expressed where possible to emphasize a thin edge.

## Appurtenances

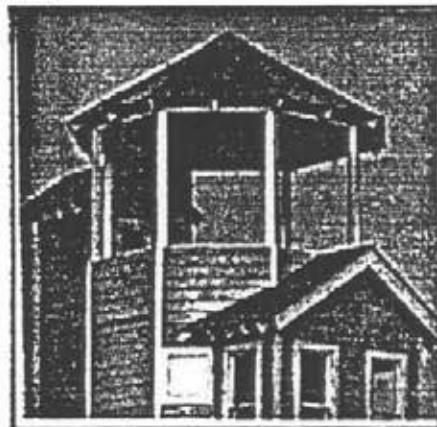
Turrets, chimneys, bracketing, and finials should reinforce the grain of existing character buildings.



Overhanging gable end with expressed brackets. Exposed gutter at eave line.



Turret to visually break ridge and eave lines.



Widow's walk; a classic architectural appurtenance.



Expressive chimney in brick.

## Windows

Windows should strongly emphasize the vertical proportion, and be placed in single, double, or occasionally triple combinations.



Vertical window proportions.

## Window Frames

Window frames should be set deeply within the wall to emphasize wall thickness. Detailing should mediate between a broad and a fine grain, between a generous window reveal and sill, and a delicate pattern of mullions and edge trim. The face of window trim should lie proud of the adjacent wall surface.



Glass recessed deeply into wall. Generous trim and delicate mullions.

## Bay Windows

Bay windows should be angled or square, and emphasize the vertical proportion. They should rise to the eaves of the wall, and be topped with either a gabled or hipped roof, which may also incorporate internal balconies.



A combination angled and square bay.



Vertical proportion of bay window.



## Wall Surfaces

### Articulation

Wall surfaces should not exceed in breadth those found in houses characteristic of the James Bay neighbourhood. Changes in wall direction should generally occur perpendicular to the principal planes of the building, except in the case of angled bays. Low roofs and trellises should reduce the buildings to pedestrian scale, particularly at entrances and porches, and adjacent to low-roofed neighbourhood houses.

Balconies, verandahs, porches, roofs, bay windows and other features should animate most planar walls. Their presence should occur with sufficient frequency to approximate the grain of the existing character houses of the neighbourhood. Planting boxes should enrich public elevations at balconies and below windows.

### Entrances

Entrances should be characterized by projecting or recessed porches with a combination of steps, railings, garden walls, fences, gates, porticoes, etc.

### Building Bases

Building bases should be expressed by a trim line or change in material in the same plane as the main wall. The base should be raised above the street level, typical of James Bay residences.

### Corners

Corners should be characterized by corner trim extending proud of the main wall surface. Alternatively, corners may be chamfered, with a wall to roof relationship similar to that shown in the photograph at right.



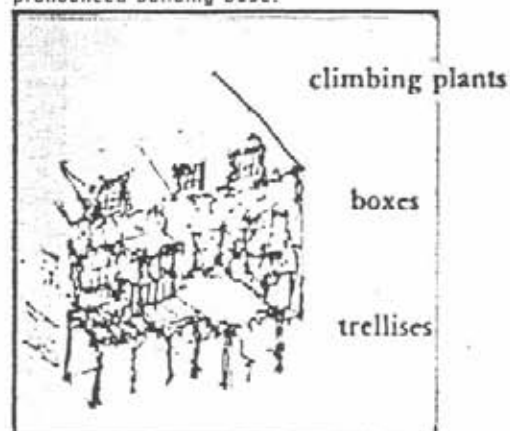
Discrete wall segments. Low roofs and porches give pedestrian scale.



Expressed entrance, entry steps and pronounced building base.



Projecting porch, chamfered corner, pronounced building base.



## Landscape

### Private Outdoor Areas

Private outdoor areas and front gardens should be separated from publicly-accessible areas by fences and landscaping. Fences should be no more than waist-high, and should allow gardens to be visible from the street. Hedges and other waist-high planting may replace or augment fencing. Entrance porticoes may reinforce the identity of individual entrances off the street.

### Paving Material

Different paving materials should be used to distinguish pedestrian, vehicular, entry and bicycle pathways. Public pedestrian areas should have consistent paving surfaces to ensure continuity. Banding with different materials, or grass and planting should be used as accents in larged paved areas. Small pavers or flagstones with grass between the stones should characterize inner courtyard pathways and front paths, and public sidewalks.

### Lighting

All exterior lighting fixtures should be consistent in style and lighting characteristics. Lighting should be set low, typically at or near pedestrian scale, and be warm, low glare, with multiple fixtures.

### Street furniture, signage & planting

Ample planting should be emphasized in all public areas. Exterior signage, as well as benches, garbage receptacles, bicycle racks, bollards, etc., should be high quality and consistent in style and finish, in natural, warm colours which harmonize with landscaping.



Low fence emphasizes private realm while permitting views in and out.



Intimate terraced gardens ameliorate transition from public to private realms.



Intimate landscape pathways into courtyards.



Well-integrated, resolved palette of landscaping elements.

## 1.1 SITING AND FORM

*Buildings do not move. Light, though, moves over them, and the surfaces change, in lightness, darkness and shadow, and therefore in colour, as it does. The changes may be slow but are changes nonetheless, and it would seem that the eyes, ever sensitive, are happy to respond. Complex building facades over which light can pass or change make for better streets than do more simple ones.*

--from Great Streets, by Allan B. Jacobs

### 1.1A GENERAL MASSING AND WALL TREATMENT

#### OBJECTIVES:

To create massing that contributes to the image and character of a 'Parliamentary Precinct' which at the same time harmonizes with the existing residential and open space context.

To create massing that is at once comfortable at a human scale and within the massing profiles of the central Victoria area.

To ensure that massing contributes to, and maintains a variety of primary view corridors to, through and from the Legislature, and wherever possible, between landmark spaces.

To generate massing that defines and reinforces public spaces as landmark elements or as opportunities for discovery and pedestrian exploration.

To create opportunities for connection between a variety of landmark elements on the project site and adjacent to it, ie. nearby parkland and adjacent streets of an outstanding and typically 'Victorian' residential character.

To ensure ample sun penetration into public outdoor spaces and to avoid shading these spaces for long periods of the day.

To build on, without replication or mimicry, the character that is Victoria, thereby creating a benchmark for future development.

## Guidelines

### A.1

Generally, building massing should present a strong image of medium rise (up to six storeys) density and urbanity along the edges that face the Legislature, with particular attention to a base condition, a central mass (the piano nobile), and cornice or parapet profile. Upper floors may step back from parapets, particularly adjacent to residential parcels, thereby reducing their apparent bulk. Massing shall respond to all adjacent (existing or anticipated) forms and shall be modulated in scale adjacent to all public outdoor spaces, particularly those providing an interface between residential and office uses.

### A.2

Massing on low rise buildings, particularly residential buildings, should generally be varied and broken to give an individualized expression to dwelling units and to reduce their bulk to a human scale.

### A.3

The desired total effect of the above combined massing principles should create well-defined urban space at the centre of the Precinct, the 'South Lawn', providing a focus for the unified elements and emphasizing the public character of the overall development.

### A.4

Massing at the site perimeter should have a lower percentage of individual building bulk, stepping down to adjacent residential City street edges and residential neighbourhoods and conforming to Clause A.2

### A.5

Placement of opaque or predominantly opaque wall surfaces should contribute to the sense of well-considered massing by being well articulated rather than flat and blank.

### A.6

Special emphasis should be placed on the character and articulation of building massing at street level.

## 1.1A ROOFSCAPE

### OBJECTIVES

In general, roofscape is a critical component of successful massing. It should provide a particularity and personality to individual forms within dense areas of development.

Roofscape should complement existing urban elements and relationships and reflect a natural and rational response to the neighbourhood environment and climate.

Roofscape should assist in giving buildings human scale and evoke the sense of history of the area.

### Guidelines

#### B.1

Create broken, stepped roofscape that perceptually distribute project height and density of the buildings within the parcels.

#### B.2

Limit flat roofs at lower levels so that they cumulatively represent only a percentage of all roof types. Landscaped and terraced roofs are encouraged.

#### B.3

Develop roof forms in character that harmonize in colour and material with the neighbouring context.

#### B.4

Low rise roof forms should have a visible and distinct eave line or cornice.

#### B.5

Trellises are encouraged where sloped roof forms are held back from parapet railings enclosing flat roof terraces.

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## 1.1C BUILDING EDGES

### OBJECTIVES

To create an intimate pedestrian scale and bring a sense of place to the street levels of buildings. The desire is to create a well-articulated, varying, active edge to squares and particular streets. Introduction of a variety of uses along the building edges is encouraged.

To encourage the design of facades to support and contribute to a dense, lively and colourful convivial street atmosphere that is highly public, especially in the commercial zones.

To clearly and richly delineate entryways to residential complexes and commercial frontages and buildings through well-considered, sophisticated and enduring facade design.

To ensure through design a clear distinction between public and semi-public and private open spaces.

To integrate building service, parking access, commercial frontages and building entry points as a continuous and harmonious street wall.

### Guidelines

#### C.1

Building edges should be designed to avoid high unbroken street walls.

#### C.2

At entrances and commercial frontages, building edges should be designed to include or accommodate arcades, canopies, awnings, directories, signage, lighting and planting.

#### C.3

Building facades should be carefully detailed to reflect pedestrian scale.

#### C.4

Bottom edge or underside of canopies and awnings shall be approximately 9'-0" in height above sidewalks or pedestrian thoroughfares.

#### C.5

Where parcel property lines constitute the face of buildings, canopies, awnings, directories, signage, lighting and planting, can extend beyond the property line, upon review and approval by the City of Victoria.

#### C.6

A consistent theme of lighting utilizing selected street lighting fixtures, as appropriate to the context and identified in Section 2.4, should be provided at and along building edges that front on public streets and squares.

#### C.7

Continuous and/or intermittent prefabricated signage bands, particularly backlit signage strips, along commercial frontages will not be permitted.

## 1.1D STORE FRONTS

### INTRODUCTION

Store fronts can be a major element in urban place-making. By virtue of the business type and significance, material and spatial treatment of shop fronts and their visual and physical accessibility, shop fronts may greatly contribute to an enhanced sense of activity and life in and around public spaces and streets. The interface between the public realm and commercial frontages and spaces will determine to a significant degree, the character, quality of use and integrity of the atmosphere of the urban village.

### OBJECTIVES

To make commercial zones uniquely legible as urban elements, contributing to the overall character and living environment of the development.

To enhance the streetscape by incorporating mixed activities and amenities in commercial zones along designated streets.

To encourage a variety of shop frontages that, in their variations, are generally perceived as small in character, reinforcing the nature of historic Victoria.

To reinforce the 'urban village' theme.

To enhance the liveability of the Legislative precinct by encouraging uses reflecting seasonal changes (i.e. commercial activities which can move outdoors in fine weather).

### Guidelines

#### E.1

Generally, shop frontages should be narrow, although they can vary within prescribed limits for variety. Large occupancy tenants should not diminish street and place character by large unvaried transparent edges. Exceptions to the above would include, for example, restaurants, which require larger areas but generally add a large bonus in amenity. Large tenant areas shall have the bulk of their spaces extend behind neighbouring shop spaces to accommodate area requirements, preserving a commercial street wall of small shop fronts.

#### E.2

Commercial edge design and treatment will encourage outdoor spaces, seating and eating areas. Wherever possible, shop fronts should open and expand their activities into pedestrian zones encouraging a variety of walkway amenities.

#### E.3

Shop front infills shall vary in type, space, and treatment within a consistent theme of building edge development and finishes.

#### E.4

Shop fronts should accommodate personalized tenant improvements and adaptations, such as individual signage and lighting, within appropriate constraints.

#### E.5

Shops should appear to be individual tenancy spaces thereby composing a street wall. Any elements that may be homogeneous in character, such as lighting, bands, continuous shop frontage, flat shop fronts, and colour or materials lacking articulation or detail, will not be permitted.

#### E.6

Where possible storefronts should include transom windows above the display and entry glass. Awnings and signage are encouraged to be hung in front of or below this transom.

#### E.7

Storefront awnings are to provide intermittent protection from rain or sunshine. Materials are to be glass or fabric. Fabric awnings may be adjustable or operable.

## 1.2 EXTERIOR FINISH

### INTRODUCTION:

The general purpose of this subsection is to describe the intentions inherent in the previous guidelines in terms of specific elements and a palette of materials for each element.

The palette of materials is not a specification, because specifications change over time. However, the palette of materials is a specific outline of a direction which reflects the aspirations of the City of Victoria. This section provides a physical definition of appropriate materials for project development within Victoria's urban context and natural landscape.

### 1.2A ROOF MATERIALS

#### OBJECTIVES

To maintain regional continuity in roofscape form, coloration and materials.

To permit a choice of materials, and at the same time, provide thematic continuity to generic building types such as low and medium rise residential and commercial and public amenity buildings.

Roof materials may vary in type but be in character with the heritage and context of Victoria.

#### Guidelines

##### A.1

Visible sloped roof material choices shall be drawn from the following palette: Wood, Metal, Glass and Slate.

##### A.2

Asphalt roofing materials such as shingles will not be permitted on pitched surfaces.

##### A.3

Cementitious materials such as roof tiles are not permitted on pitched surfaces.

##### A.4

Cedar shingle materials are recommended for use on low rise residential buildings, here identified as one to three storeys. Slate shingles are also permitted.

##### A.5

Metal roofs shall be standing seam or equivalent with shallow profiles. Metal roofs shall have a natural, galvanized, or baked enamel finish, within an appropriate range of colours.

##### A.6

Metal roofs shall be used on buildings over three storeys in height.

##### A.7

Heavy corrugations are not permitted.

##### A.8

Glass roofs shall be encouraged and should be supported by a metal structural system which is integrally decorative in its structural design. The same applies to glass awnings.

##### A.9

Fabric roofs are permitted but limited to building edges and private outdoor areas such as terraces. They shall be limited in type to awnings or seasonal sunshades, etc.



**A.10**

Fabric roofs must be of a durable material. Their support system shall be of a high quality design, materials and construction, and be rust proofed.

**A.11**

Flat roofs are to be surfaced with high quality gravel ballast; exposed membrane roofing is not permitted.

**A.12**

Terrace treatments are strongly encouraged for any visible flat roofs; terrace surfaces shall be of durable modular cementitious materials or preserved wood or cedar decking.

**A.13**

Roof flashing materials shall be prefinished metal to match roof, wall colour or accent colours, within an overall coordinated colour scheme.

**A.14**

Connecting buildings shall have their roof materials co-ordinated or matched. Similarly, adjoining eaves, peaks, gables and slopes will be appropriately co-ordinated.

**A.15**

Exposed party walls projecting through roofs are not permitted, unless expressed as a gable end.

**A.16**

Metal chimneys and/or fireplace flues shall be carefully clad and integrated into the building by considering roof and wall materials. Bare metal stacks are not permitted. Venting stacks, flues and other similar projections shall be concealed or integrated within the roof form as sculptural elements. Decorative chimney pots are encouraged at lower levels.

**A.17**

Satellite dishes, communications antennae and mechanical equipment shall be planned as part of the roof so they are concealed from all pedestrian viewpoints and any overlooking buildings and development.

## 1.2B WALL MATERIALS

### OBJECTIVES

To develop building facades that provide a rich collection of varied yet harmonious surfaces that contribute to the urban village scale and character of the development.

To maintain a regional continuity throughout the Precinct, in materials, finish and coloration.

To permit a choice and variety of materials, and at the same time, provide thematic continuity to generic building types such as low and medium rise residential buildings, commercial buildings and public amenity buildings.

To encouraged the use of 'noble' materials having a natural, authentic quality: stone, wood, masonry, textured concrete, decorative tiles and clear glass.

To discouraged the use of inauthentic, poor-quality materials such as artificial brick, stone or wood, mirrored glass, or vinyl siding.

### Guidelines

#### B.1

Generally, wall/facade design shall exhibit good proportioning of vertical and horizontal surfaces, materials, structural and decorative elements. When the basis of proportional development is in question, human scale will be taken as the normative value.

#### B.2

Development of wall surfaces shall take into account the critical influence that the design of horizontal and vertical rhythm has on differentiation and interest of material surfaces.

#### B.3

Wall surfaces shall be designed to take advantage of the interplay between light and shadow in order to create surface foreground and background, and render such modelling fully perceptible.

#### B.4

Use of the following palette of materials is encouraged: Stone, Wood, Masonry, Textured Concrete, Decorative tiles, and, in limited quantity, Acrylic Stucco.

#### B.5

Artificial or cultured stone may be permitted in limited quantities at the discretion of the City. Non-acrylic stucco or painted concrete is not permitted.

#### B.6

Polished natural stone is not permitted as a monolithic wall surface, as its character is in contradiction to the texture and scale of the Legislature and any proposed new development. It may, however, be used as an exterior accent material or interior floor finish.

#### B.7

Brick tiles are not permitted as a wall surface or wall veneer. Full-sized face brick is strongly encouraged, providing it is not red or orange.

**B.8**

Precast concrete as a finished surface is discouraged. Evidence of high quality detailing, texturing, jointing and surface modelling shall be submitted to the City to support any case for precast concrete components/surfaces. This also applies to any proposed use of precast brick panels.

**B.9**

Plywood or particle board is not permitted as an exterior cladding material.

**B.10**

Wall materials on low, medium, and high rise buildings around major public spaces shall be durable and capable of sustaining prolonged wear and abuse incurred from use and activities in these public areas.

**B.11**

The use of heavier materials such as masonry, stone or textured concrete is encouraged as a base material for all facades.

**B.12**

Buildings on and surrounding hard surfaces (i.e. paved courtyards and streets) shall be of a hard character material, such as textured concrete, stone, masonry, or combinations of these, to reinforce the 'permanence of building' and intended urban pedestrian scale.

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## 1.2C WINDOWS AND WINDOW MATERIAL

### OBJECTIVES

To provide flexibility and choice in window form, profile, materials and colour while maintaining general continuity and calibre throughout the development.

To respond to and reinforce the historical context by providing windows of particular materials and characteristics without mimicry or replication.

To create window wall treatments that exhibit good proportions, rhythm, character and a sense of vibrant activity along streets and public spaces.

### Guidelines

#### C.1

For information on storefronts, refer to section 1.1E.

#### C.2

Generally, the geometry and shape of windows and glazed frontages shall reinforce and maintain the thematic character of the development.

#### C.3

Window to wall relationships will exhibit an appropriate sense of proportion relating to a human scale.

#### C.4

Wherever appropriate and possible, windows will contribute to generating a harmonious rhythm in walls, and perceptually engage interior spaces with exterior streets and squares.

#### C.5

Window development will support and contribute to the definition or hierarchy of place between public, semi-public, and private areas. Window design will reinforce the layering and character of spatial uses and progression.

#### C.6

Window design will take advantage of wall openings and frame components, such as sills, lintels and jambs, by expressing and developing these components as architectural features that will contribute to the richness of wall surfaces and exterior spaces.

#### C.7

All windows and glazed surfaces will be designed with due care and consideration given to overlook and privacy.

#### C.8

Stained or coloured glass will be encouraged as a feature element in public spaces and as an element to reinforce architectural and spatial hierarchy, passage and order.

**C.9**

Except for curtain walls or floor to ceiling glass walls, flush mounted and ribbon type windows will not be permitted. Windows shall be recessed to express the substantial nature of the building wall and a sense of punched openings. Curtain wall or floor to ceiling window walls shall be broken by spandrel panels or articulated mullions to reflect the floor to floor scale.

**C.10**

Boxed or garden windows are encouraged.

**C.11**

Individually distinct bay windows or french balconies are encouraged.

**C.12**

Reflective or heavily tinted glass types are not permitted.

**C.13**

Glass may be clear or lightly tinted blue or green. Gold, brown or bronze tints are not permitted.

**C.14**

Wood windows will be encouraged on low rise and medium rise buildings, especially in residential buildings, and on windows in commercial and residential frontages along streets, boardwalk and public squares. Clarification of use under building code regulations must be obtained.

**C.15**

Wood windows shall have small scale, authentic, non-removeable, muntin elements.

**C.16**

Under no circumstances will window panes articulated by tape applique be permitted.

**C.17**

All windows shall be finished and integrated into the wall faces, finishes and colour scheme.

**C.18**

Clear-finished aluminum windows are not permitted. Window colour and finish must be coordinated with the wall face colour and finish. Windows may be used as accent colours. On-site painting of window frames is not permitted.

**C.19**

Vinyl clad windows are discouraged at storefront locations.

**C.20**

Steel frames and sections are encouraged on ground level communal spaces and storefronts as an alternative to wood.

**C.21**

The purpose of operable windows will be to OPEN interior spaces to the out-of-doors, and not merely function as ventilation. Sills shall be as low as possible. Muntins shall not conflict with sight lines when sitting or standing.

**C.22**

Hopper or jalousie windows are not permitted in either wood or metal frames.

1.2D  
COLOUR

OBJECTIVES

To maintain regional continuity in colours of materials.

To provide thematic continuity.

Guidelines

D.1

Colour schemes may make reference to Victoria's historical and contemporary setting.

D.2

All colour treatments shall be planned and considered to harmonize with adjacent or adjoining buildings.

D.3

Colours shall be generally factory applied to materials in order to maintain a high quality of finish.

D.4

The use of accent and/or focal colours for doorways, window frames, signs, graphics, storefronts or displays will be encouraged in a limited application, at the discretion of the City.

D.5

All colour treatments must compliment, maintain and encourage the project theme.

D.6

A colour schedule, accompanied by examples of colour schemes, and all materials having colour applied to them, must be submitted to the City for review and approval.

# 1.3 STORE FRONT AND BUILDING ENTRANCE SIGNAGE

## OBJECTIVES

To maintain regional continuity in material presence, colour, and overall material quality. Victoria's 'Old Town' signage by-law is to be taken as exemplary for the purpose of establishing standards for signage in conjunction with this Manual.

## Guidelines

### A.1

Shop front sign faces shall be fabricated from metal and/or wood. Sign faces may be painted, screened, sandblasted, etched or fabricated in a combination of metals.

### A.2

Supports for signs shall be fabricated decorative steel work.

### A.3

Decorative signage design shall be the responsibility of commercial tenants, but shall conform to the standards of this guideline. For information on store fronts, refer to subsection 1.1.D.

### A.4

Coloured neon tubing is not permitted on wood or metal sign faces or within storefront windows, except as limited small-scale 'logo' emblems, at the discretion of the City. No 'boxed' backlit signage boxes will be allowed.

### A.5

Continuous and/or intermittent prefabricated signage along commercial frontages is not permitted. The intent is to encourage tenants to personalize shops with hung placard type, or wall mounted custom signage. Any elements that may be homogeneous in character, such as sign lighting or bands is not permitted.

### A.6

All store front signage shall be illuminated at night whether or not the store is open.

### A.7

All building entrance signage or doorways shall be illuminated at night.

### A.8

Building entrance signage shall consist of individual letters either in silhouette or face lit. Letters shall be of cast metal. Maximum letter size shall be 12", minimum letter size shall be 6". Placement and size is subject to actual location and may be modified at the discretion of the City.

### A.9

All building directional, regulatory or information signage shall be placard type with raised letters. Letter size shall be minimum 2" and maximum 6". No painted signs are permitted except for ornamental retail uses.

### A.10

No backlit signage boxes are permitted.

### A.11

No 'tivoli' type or other decorative lights which outline buildings will be permitted.

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OLD TOWN SIGN ZONE

Permitted Signs

The signs permitted in the Old Town Sign Zone are a

- (a) fascia sign;
- (b) free standing sign;
- (c) projecting sign;
- (d) sign on an awning;
- (e) a canopy sign;
- (f) suspended sign;
- (g) temporary signs;
- (h) roof top signs.

Regulations

- (1) Unless otherwise stated, the sign allowance permitted in the Old Town Sign Zone is a 1 to 1 ratio requirement.
- (2) A fascia sign in the Old Town Sign Zone
  - (a) shall not have a total display area exceeding 4.5 m<sup>2</sup>;
  - (b) shall not be higher than
    - (i) the lowest sill of the second storey of the building on which the sign is displayed or;
    - (ii) the bottom of the eave or cornice of the building on which the sign is displayed where the building has only one storey; and
  - (c) shall not obscure an architectural feature of a designated heritage building or a building on the City's heritage registry.
- (3) A free standing sign in the Old Town Sign Zone
  - (a) may have up to a 1/2 to 1 ratio requirement;
  - (b) shall not have a display surface exceeding 1.9 m<sup>2</sup>; and
  - (c) shall not be higher than the lower of
    - (i) a height of 4.5 m; and
    - (ii) the eaves of the building on which the sign is displayed.
- (4) A projecting sign in the Old Town Sign Zone may
  - (a) not have a display surface exceeding 1.9 m<sup>2</sup>;
  - (b) not be higher than the lowest sill of the second floor of the building on which it is displayed or, where the building has only one storey, the bottom of the eave or cornice; and
  - (c) not obscure an architectural feature of a designated heritage building or a building on the City's heritage registry.
- (5) In the Old Town Sign Zone, a canopy sign may have up to a 1/2 to 1 ratio requirement.
- (6) In the Old Town Sign Zone, a suspended sign
  - (a) may have up to a 1/2 to 1 ratio requirement; and

- (b) shall not have a display surface exceeding 0.55 m<sup>2</sup>.

Prohibited Material and Illumination

- (1) The following materials and forms of illumination are prohibited in the Old Town Sign Zone:
  - (a) plastic, other than for individual channel letters and routed faces on a sign;
  - (b) sign panels with backlighting, other than opaque metal panels with routed lettering and other graphic elements;
  - (c) spotlights, floodlights, or other lighting fixtures, other than neon lights, unless the light is focused on the sign.



## SECTION TWO

# SHARED OPEN SPACE/LANDSCAPE

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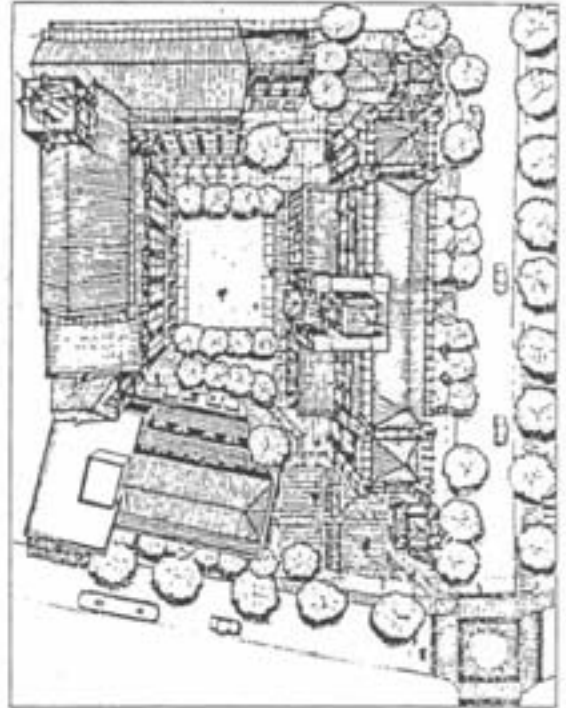
#### PREAMBLE

#### 2 A PUBLIC OPEN SPACE

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## SHARED OPEN SPACE/LANDSCAPE

### PREAMBLE

The following section discusses those elements of open space which are considered important in establishing senses of place throughout the Legislative Precinct. Of fundamental importance in choosing and the architectural and spatial elements of the open spaces will be the desire to maintain clear, appropriate distinctions between the public and private spatial realms.

Among those spaces which are normally considered public are streets and paths, squares, and plazas. By public we mean spaces which are normally accessible to all members of society, including families, the aged, the handicapped, etc. This free accessibility implies the possibility of spontaneous, significant interaction between strangers. A further proposition about the definition of public space is that it is available for use on a seven-day-a-week, 24-hour-a-day basis, though this need not be true in all cases. Finally, and perhaps most importantly, by public space we mean places where it is appropriate to expect and encourage 'public' action, whether this means commercial activity (street vendors, hawkers, kiosks, etc.) or expressions of public sentiment (celebrations, parades, rallies, expressions of political opinion by individuals or groups). Clearly, then, public space is not definable merely in 'ownership' terms, i.e., merely as publicly-owned land. It may well include privately-owned land which is designed to encourage public entry and use (shopping malls are good, if not always desirable, examples of this tendency).

By private open space, on the other hand, we normally mean places where the public realm ends and the life, whether active or contemplative, of the individual (at the level of the family and the local community) begins. It is the realm of experience and interaction between persons known to each other, and with ongoing social relations. Such spaces are, naturally enough, often directly related to individual dwelling units in the form of lawns, terraces, balconies, patios, etc., but they also include larger spaces for collective private uses, such as quadrangles, cloisters, courtyards and passageways. Such places support and encourage casual and essentially private functions such as strolling, neighbourly interaction, sporting and physical activity, and children's play.

Effort has been made throughout this Manual and in the following section to propose a legible form and hierarchy of public and private open space for the Legislative precinct, and to identify specific qualities for the architectonic and spatial elements which compose them.

It should be emphasized that for a successfully-knit sequence of open spaces to be created, careful attention will have to be paid to the selection and use of these elements. Sensitivity, consideration and rigour will be required if the range of open spaces, from the largest, most formal and public to the most intimate and private is to be realized as a coherent whole made up of well-designed individual pieces in the Legislative Precinct.

## 2A PUBLIC OPEN SPACE

### A1 GENERAL OBJECTIVES AND GUIDELINES

#### Overall Objectives:

To create an identifiably pedestrian-oriented environment, consisting of a series of public and publicly accessible spaces interconnected by essentially pedestrian movement. Pedestrian traffic shall serve as the primary means for interior site circulation.

To develop a street system with a strong urban character which respects the need for car, bicycle, and pedestrian traffic, parking and street furniture, all carefully considered in arriving at a sensitively-designed whole.

To generate a circulation network that has continuity throughout the development area, and is linked effectively in treatment and character to the adjacent parks and lands.

To develop a safe level of shared use which integrates the pedestrian with traffic and considers important criteria regarding bicycle pathways and commercial access and loading areas.

To accommodate pedestrians and cyclists in the streets and throughout the various development parcels.

To design public rights-of-way to safely accommodate vehicular traffic flow and pedestrian activity and that serve as places for social interaction.

## A2 SURFACE TREATMENT

### A2a Paving

"Curbs and sidewalks are the most common ways of separating and thereby protecting pedestrians from vehicles. They may be physically separate but do not necessarily offer a sense of safety or tranquillity. No physical separation at all between vehicle and pedestrian paths, that is, no curbs, can be a better solution, particularly on crowded, small streets; let cars and people mix. The auto is forced to move at the pedestrian's pace. The requirements for a great street that people be able to walk easily and safely on it is, on its face, obvious and easy to achieve. Still, they are often absent from many streets."

--from Great Streets, by Allan B. Jacobs

#### Objectives

To generate a street texture and grain that is oriented towards a pedestrian scale and environment on all roadways and pedestrian areas throughout the site area. Areas of decorative paving patterns, banding and material changes should be designed at a comfortably pedestrian scale.

To develop particular and harmonious yet distinct characters for the various public and pedestrian spaces within the Precinct. The character should sufficiently distinguish these spaces as area landmarks.

To develop a hierarchy of street elements and materials so that there is a perceptible order of richness and diversity.

To communicate the essence of craftsmanship and the expression of details in the public domain. Sentimental treatment of or explicit references to certain historical periods in dealing with the streetscape of the environment should be avoided. Rather, a timeless character sympathetic to the architecture of the Legislative Precinct is encouraged.

To create an integrated palette of surface materials which define and give character to the Precinct as a district within the context of Victoria.

To vary the use of surface treatments within the overall palette of materials to define and acknowledge pedestrian routes, pedestrian cross-ings of streets, special places, and to delineate one place from another.

#### Guidelines:

- a) Short-term parking areas and drop-off pull-ins shall be designed so that pedestrian areas are distinctly delineated from vehicular traffic areas, although not necessarily by a change in grade.
- b) Short-term surface and visitor parking areas shall be clearly marked by signage conforming to standards in the Design Guidelines.
- c) Surface treatment of short-term parking areas shall be integrated into the overall paving/surface treatment scheme, ie. its presence should not be visually obtrusive.

Guidelines:

- a.1 Monolithic surfaces are discouraged in favour of unit patterning, jointing and scoring.
- a.2 Banding patterns shall be used to identify specific elements, such as pedestrian crossings, or to serve as accent materials.
- a.3 Within the Precinct, pedestrian walkways and crosswalks shall be identified by the use of a distinct material and pattern. Crossings may be individual in their treatment but shall be composed of materials and patterns from the overall palette of materials used for site work.
- a.4 In keeping with the urban atmosphere, walkways shall be in the same plane as vehicle pathways wherever possible. Raised curbs are not to be used unless otherwise indicated on site drawings or at site entry points.
- a.5 At places of junction between two differing road surfaces, a mediating element consisting of banding shall be designed. Such junctions should be located in a place where the change can be appropriately and successfully integrated into the project elements. All materials should be within the palette of site materials.
- a.6 A hierarchy of pathways, distinguished by the variation of materials and pathway widths, shall be created.
- a.7 The surface paving materials may consist of a colour range of natural concrete and Nelson Island granite grey. Grey tones and other integrated colours shall be permitted in small areas for highlight.
- a.8 Materials shall include the use of pre-cast concrete pavers, scored concrete, and cut or neutral stone, particularly granite.
- a.9 All public areas shall be accessible to the handicapped, and be designed to meet regulatory requirements for accessibility.
- a.10 The intersections of streets shall be constructed using a combination of concrete pavers, scored concrete and granite in distinctive patterns. Wide banding shall define the edge of crossings, with integrated ornamental patterning to define the centre of the intersections. Wide concrete or granite curbs shall define the edges.

*A2b Special Areas: Superior Street  
(refer to Supplementary Illustrative Material)*

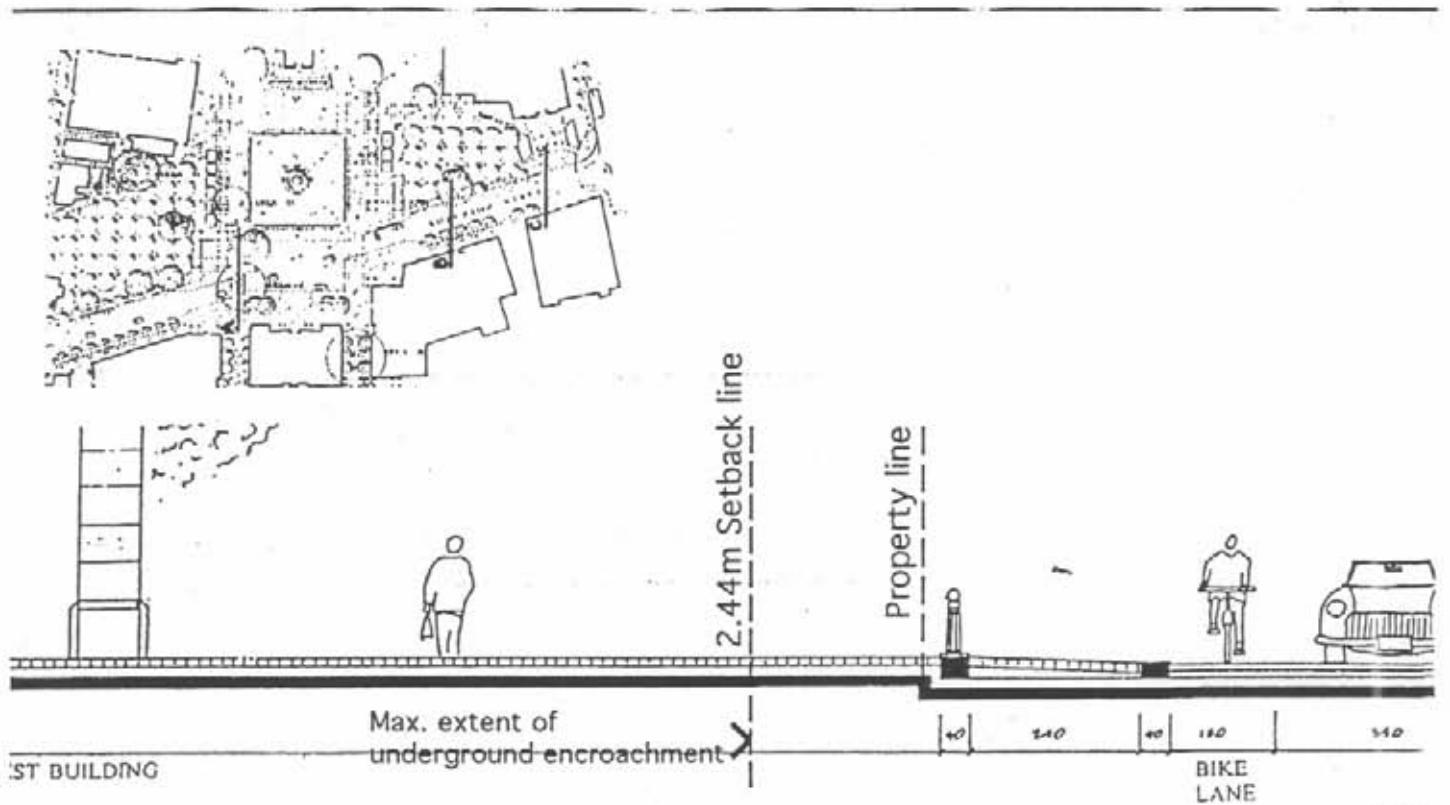
Objectives

To define the central lawn as an open space which is bounded to the south by the new buildings on South Block and to the north by the Legislature Buildings.

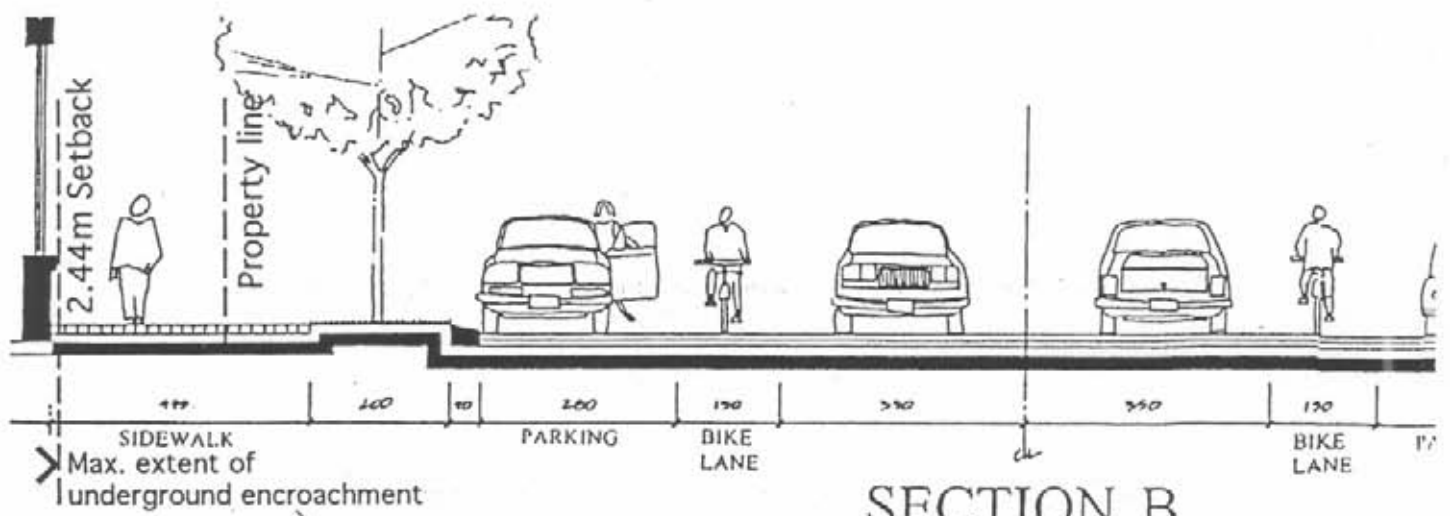
To encompass Superior Street as an integral piece of this open space, creating a comfortable pedestrian realm for this block of Superior Street which acknowledges both pedestrians, cyclists and vehicles as equally important.

Guidelines:

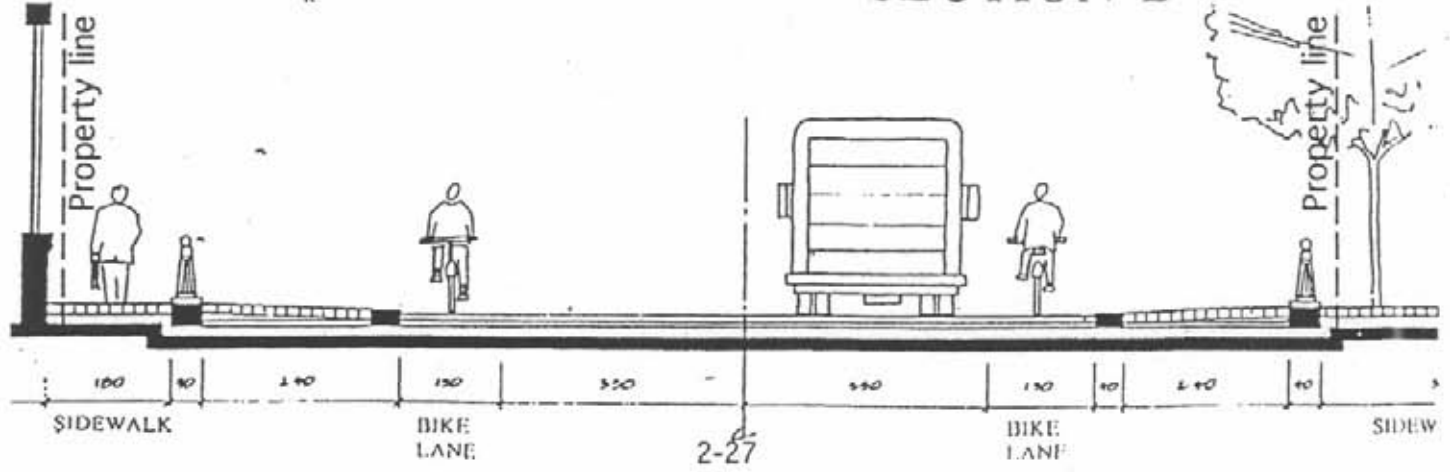
- b.1 Superior Street shall be reconfigured to contain a vehicular travel lane, a bicycle lane and a parking lane on each side of the street. Except at the mid-block and intersections of Menzies and Government Street, widened sidewalks shall encroach to replace the parking lanes. The widened sidewalks shall be paved in sidewalk materials.
- b.2 Traffic may be separated from widened pedestrian areas by installing wide granite curbs and bollards with chains to define the edge.
- b.3 The widened pedestrian areas shall be either at street grade or at a sidewalk grade as coordinated with City Engineering.
- b.4 The roadways shall be asphalt except where the pedestrian crossings are located and within the central space of the mid-block connection.
- b.5 The central space of the mid-block connection shall be scored concrete paving and bounded by bollards and wide granite curbs.
- b.6 The crosswalk at mid-block shall be a combination of wide concrete bands with alternating paver and granite bands. The crosswalk shall have bands at their edges to match the bands of the primary walkway of the South Lawn. Bollards shall articulate the crossing.
- b.7 The sidewalks on the north side of Superior Street shall be located north of the existing hedge, with a grass boulevard with street trees planted between the hedge and the curb. Openings in the hedge with bands of pavers shall be provided for access to the curbside parking.
- b.8 On the south side of Superior Street grass boulevards with street trees shall be planted between the curb and the sidewalk.



SEC

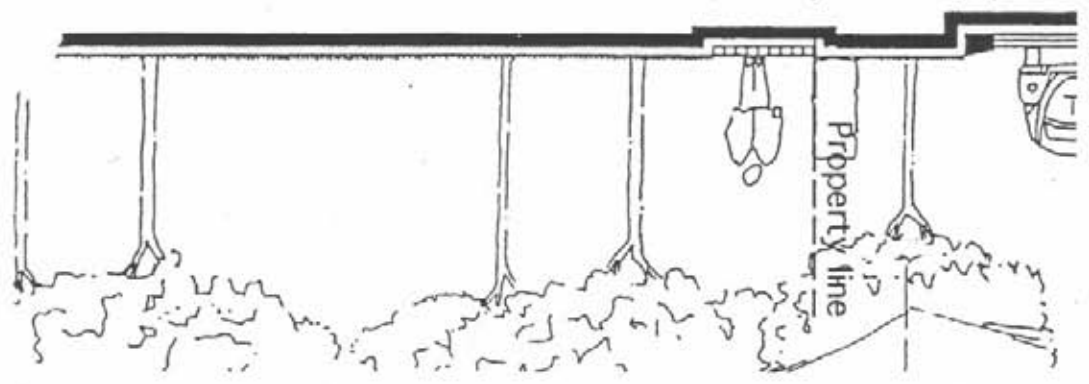
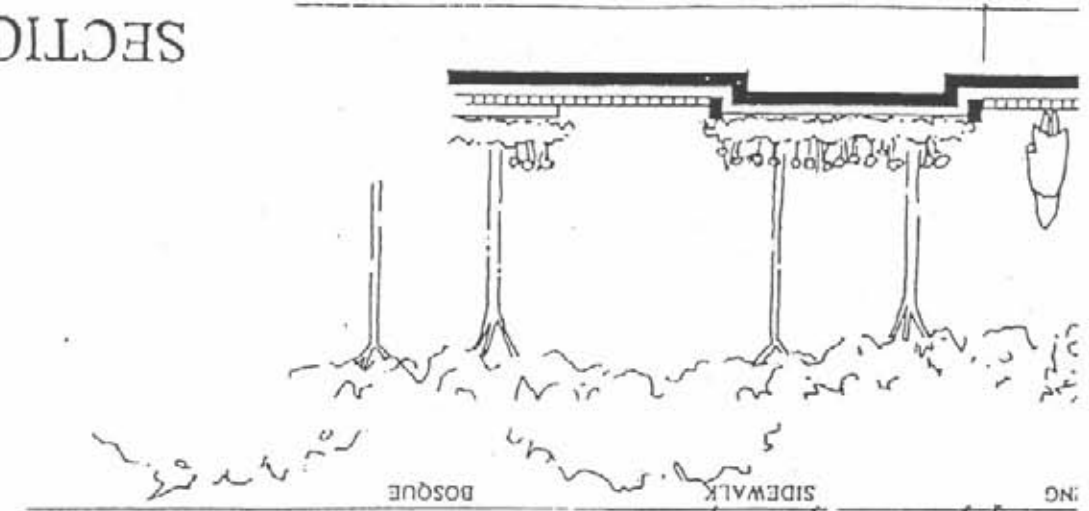


SECTION B

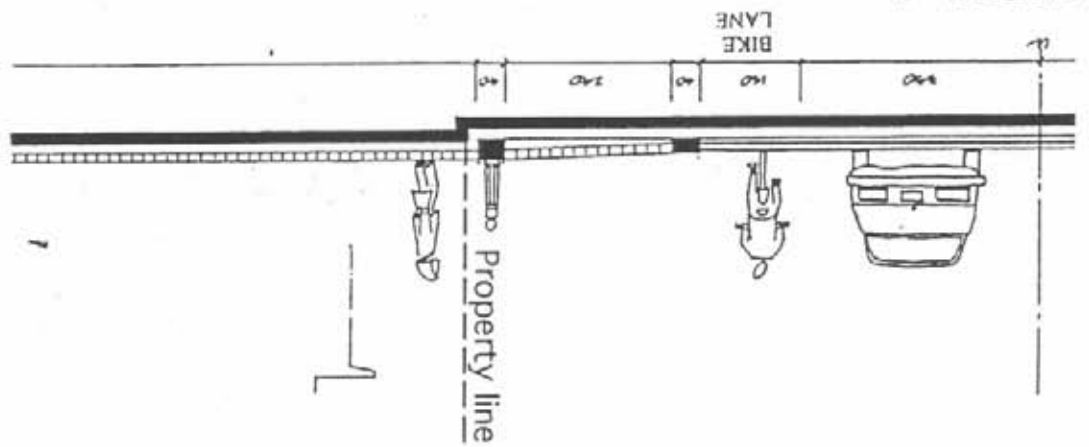




SECTION C



SECTION A





## A3 SITE FURNISHINGS

"Details are the special seasonings of a great street."  
--from Great Streets, by Allan B. Jacobs

### General Objectives

To provide an integrated system of site furnishings throughout the Precinct, with a more traditional, Rattenbury-inspired treatment for the South Lawn and variations of this treatment within other areas.

To create a theme of materials, colours, styles, motif and graphic symbols for furnishings which are to provide a cohesive character and a sense of place appropriate to the traditions of Victoria's open space.

### A3a Motif

#### Objectives

To provide embellishment of furnishings utilizing a motif incorporated within the design which marks a sense of place and unique identity.

#### Guidelines:

- a.1 Site furnishings shall, where appropriate, incorporate the Precinct motif within the design. The motif shall be considered as a means to embellish standard furnishings.
- a.2 The motif shall be derived from a recognized symbol or representation which is associated with British Columbia (e.g. the Dogwood flower).

### A3b Lighting: Street/Walkway Lighting/Building Lighting

#### Objectives

To provide lighting and light fixtures which enhance the quality of the open space both in the daytime and nighttime.

To use lights which fit within the traditional Victoria character.

#### Guidelines:

- b.1 Lighting shall be provided within publicly accessible areas to ensure a level of lighting which provides safety and a pleasant character.
- b.2 Light fixtures within pedestrian areas shall be of an approved ornamental type. Lighting of street areas shall have either colour-corrected metal halide or colour-corrected high pressure sodium sources. Light sources shall be specified and tested for maximum 'warmth' and 'incandescent' quality.

- b.3 Light fixtures may be painted cast metal fixtures similar to traditional Victoria character fixtures. Those within the South Lawn shall be the existing five-globe standard used throughout the Legislative grounds. Those in other areas of the Precinct can be of a more contemporary derivative.
- b.4 Light standards shall have the ability to incorporate signage and flower baskets.
- b.5 Ornamental light fixtures shall not exceed in height the traditional, existing five-globe fixture within the Legislative grounds.
- b.6 Ornamental light fixtures shall be located as an ordering element along path ways, courtyards and streets and the perimeter of South Lawn central open space. They shall be placed to respond to paving banding, architectural modulation and edges.
- b.7 Outlining building edges with decorative lights will not be permitted.

### *A3c Bollards*

#### Objectives

To define the separation between vehicular and pedestrian areas.

#### Guidelines:

- c.1 Bollards shall be metal painted in colours which are suited to the guiding colour palette of the Precinct and which are suitable for easy identification by the visually impaired.
- c.2 Bollards shall be traditional in character relating to the other metal bollards within the Legislative grounds and Victoria.

### *A3d Seating*

#### Objectives

To provide comfortable seating throughout the open space.

#### Guidelines:

- d.1 Fixed benches of a traditional Victoria character shall be provided which are wood-surfaced with comfortable backs: Where durability is a factor, supports and frames shall incorporate or mimic cast metal and be painted in colours which are suited to the guiding colour palette of the Precinct and which are suitable for easy identification by the visually impaired.

### *A3e Trash Receptacles*

#### Objectives

To provide trash receptacles within open spaces where people can be expected to need them (ie, bus stops, outdoor seating, areas, etc.)

Guidelines:

- e.1 Trash receptacles shall be metal and painted a colour in keeping with the character of traditional furnishings of the Legislative Precinct and which is suitable for easy identification by the visually impaired.
- e.2 A removable inner liner shall be provided.

*A3f Tree Grates, Manholes and Drain Grates*

Objectives

To select site appurtenances which are well designed and are integrated elements within the streetscape.

To recognize the function of appurtenances and the delight that they can bring to the open space.

Guidelines:

- f.1 Painted cast metal with traditional patterns shall be used for tree grates, manhole covers and drain grates.
- f.2 These fixtures shall incorporate the theme and style or motif of other site furnishings in order to create a sense of place.

*A3g Informational and Interpretative Signage/Monuments*

Objectives

To provide a cohesively designed system of signage and monuments to present information and interpretation within the Precinct.

Guidelines:

- g.1 Existing commemorative and historic signage and monuments shall be protected and relocated if required, at the direction of the proper authority.
- g.2 A system of informational and directional signage shall be developed which shall fit within the traditional character of the Legislative grounds and Victoria. It shall be able to be integrated within the overall system of site furnishings where possible, ie., on light posts.

*A3h Bicycle Racks*

Objectives

To provide places to safely secure bicycles.

Guidelines:

- h.1 Bicycle racks shall be provided close to building entries and at public destinations.
- h.2 Bicycle racks shall be metal structures painted in colours suitable to the Precinct and suitable for easy identification by the visually impaired.
- h.3 Additional ways to secure bikes to supplement the traditional bicycle racks shall be provided, ie. by integrating bike security opportunities into external building details.

## A4 SOFT LANDSCAPE

### Overall Objectives:

To incorporate the indigenous landscape and/or the botanical tradition of Victoria which is recognized by its diverse range of exotic and native plantings and extensive use of flowering plants. Botanical interest should be created within the Precinct.

To protect the unique specimen trees which are part of the heritage of the Legislative Precinct.

To use soft landscape including groundcover, flowers, shrubs, hedges and trees as a defining and ordering element to define streets, walkways and open spaces.

To consider the landscape of South Lawn as a formal, ceremonial and large scale landscape where soft landscaping is a key element in defining its spirit and form.

### *A4a Retention of Existing Landscape Features*

#### Objective

To protect and retain significant existing vegetation within the Precinct.

#### Guidelines:

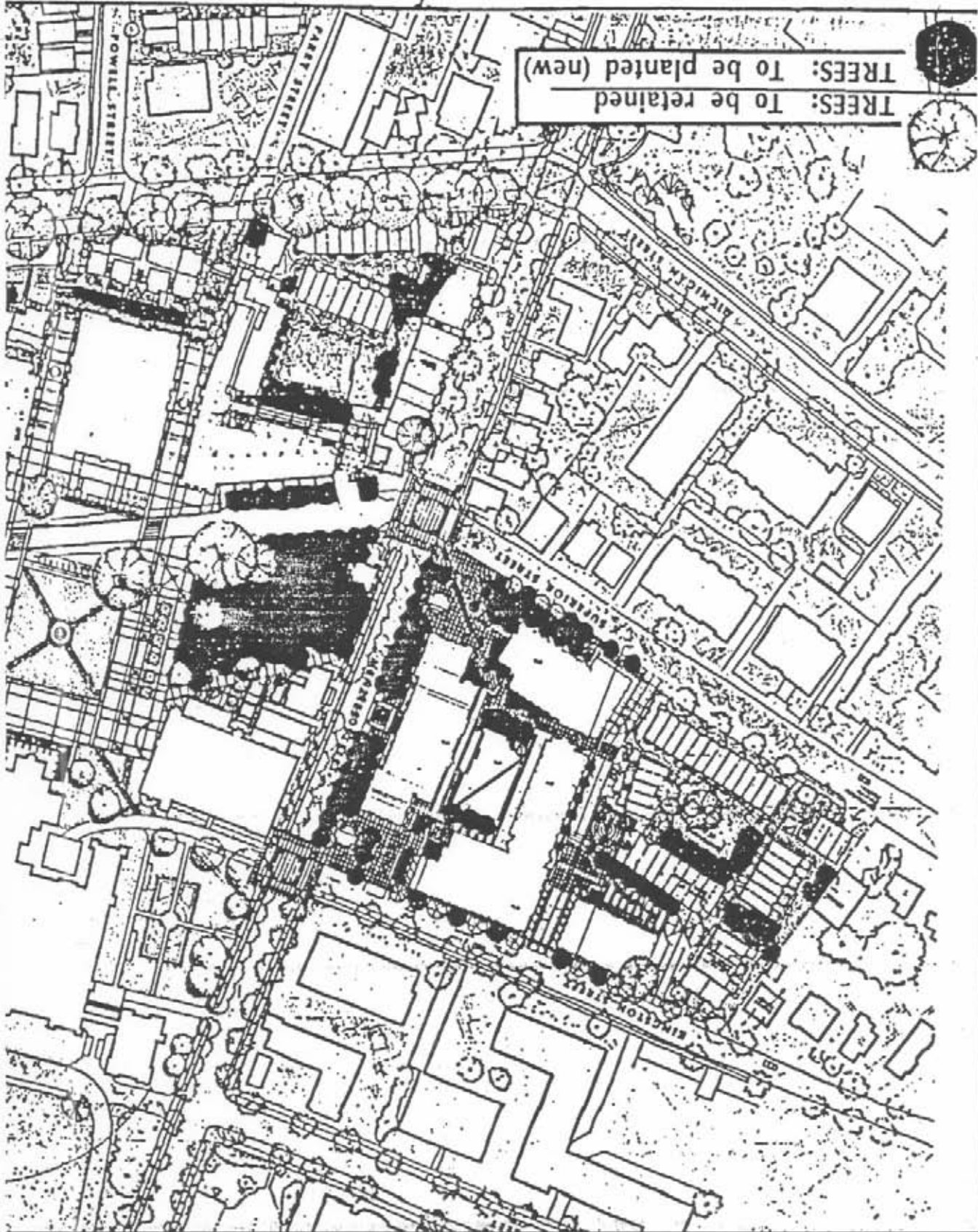
- a.1 All existing vegetation shall be inventoried and evaluated.
- a.2 All heritage landscape resources suitable for retention and protection shall be identified.
- a.3 Design measures for the retention, relocation and protection of existing plants shall be developed.
- a.4 Where natural features occur, ie. indigenous plant species, retain and protect these features.
- a.5 Incorporate and retain existing specimen trees as features within the landscape.

### *A4b Street Trees*

#### Objective

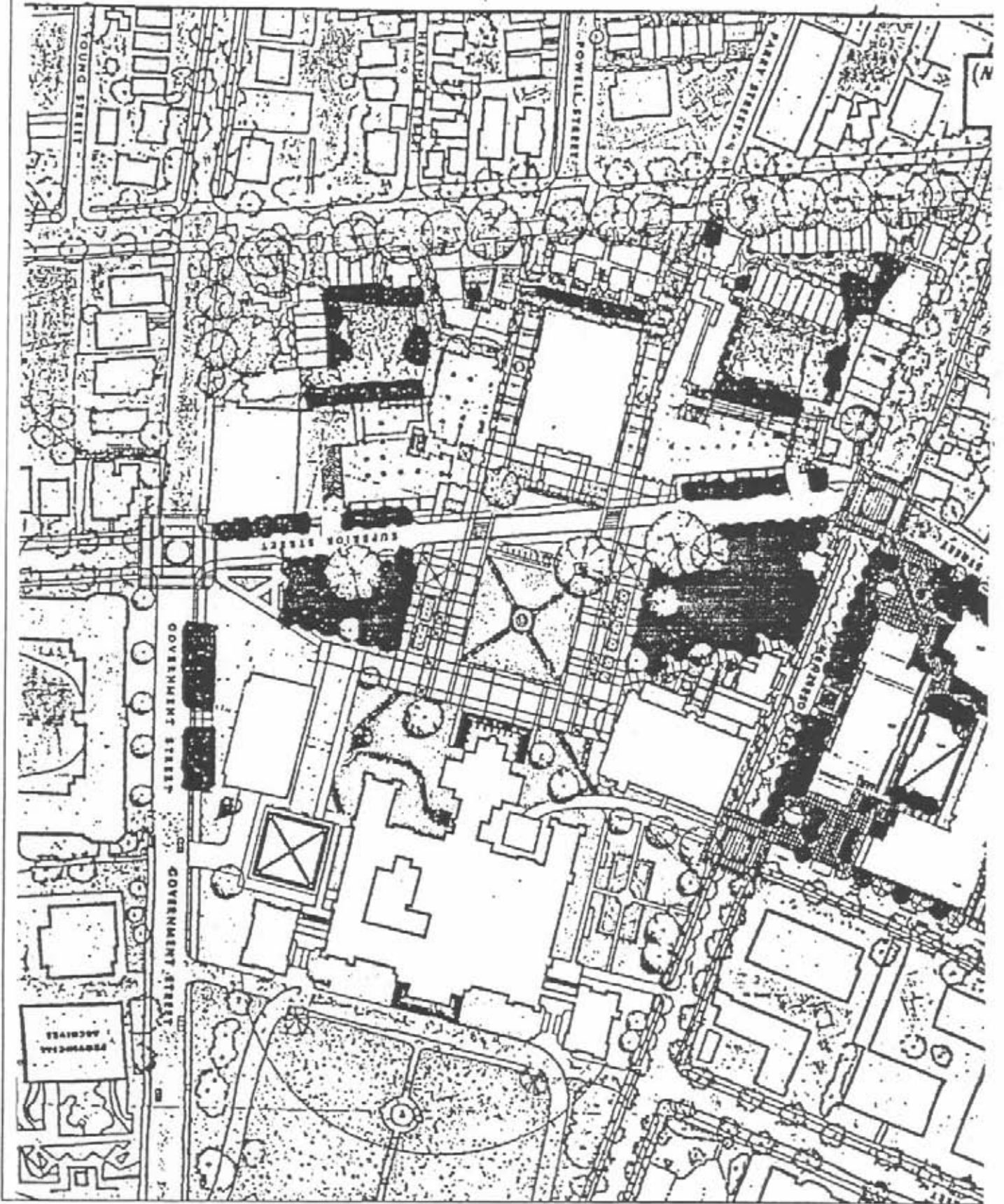
To provide street trees to establish street identity and character for all streets and open spaces.

# TREE INVENTORY--EXISTING AND PRO

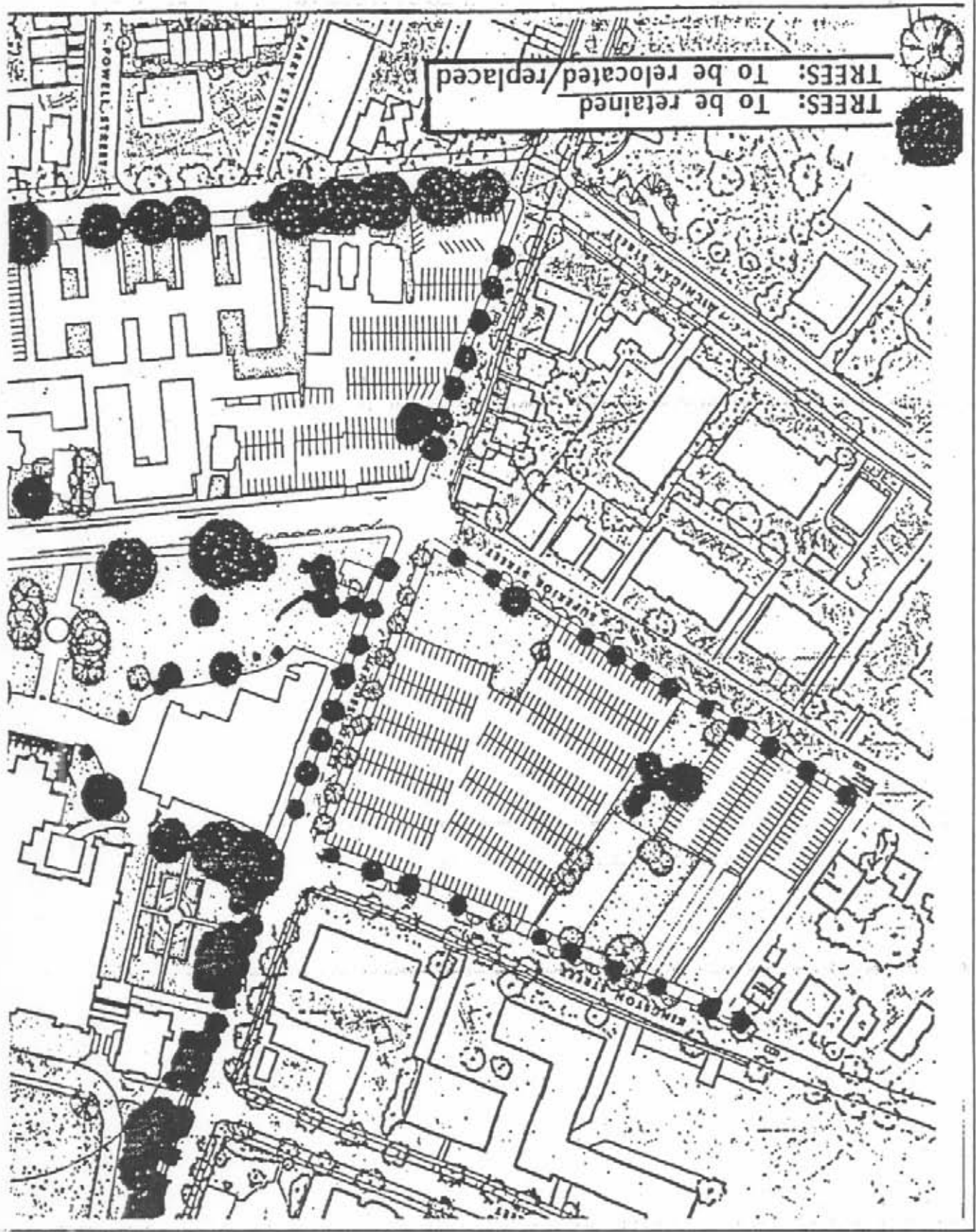




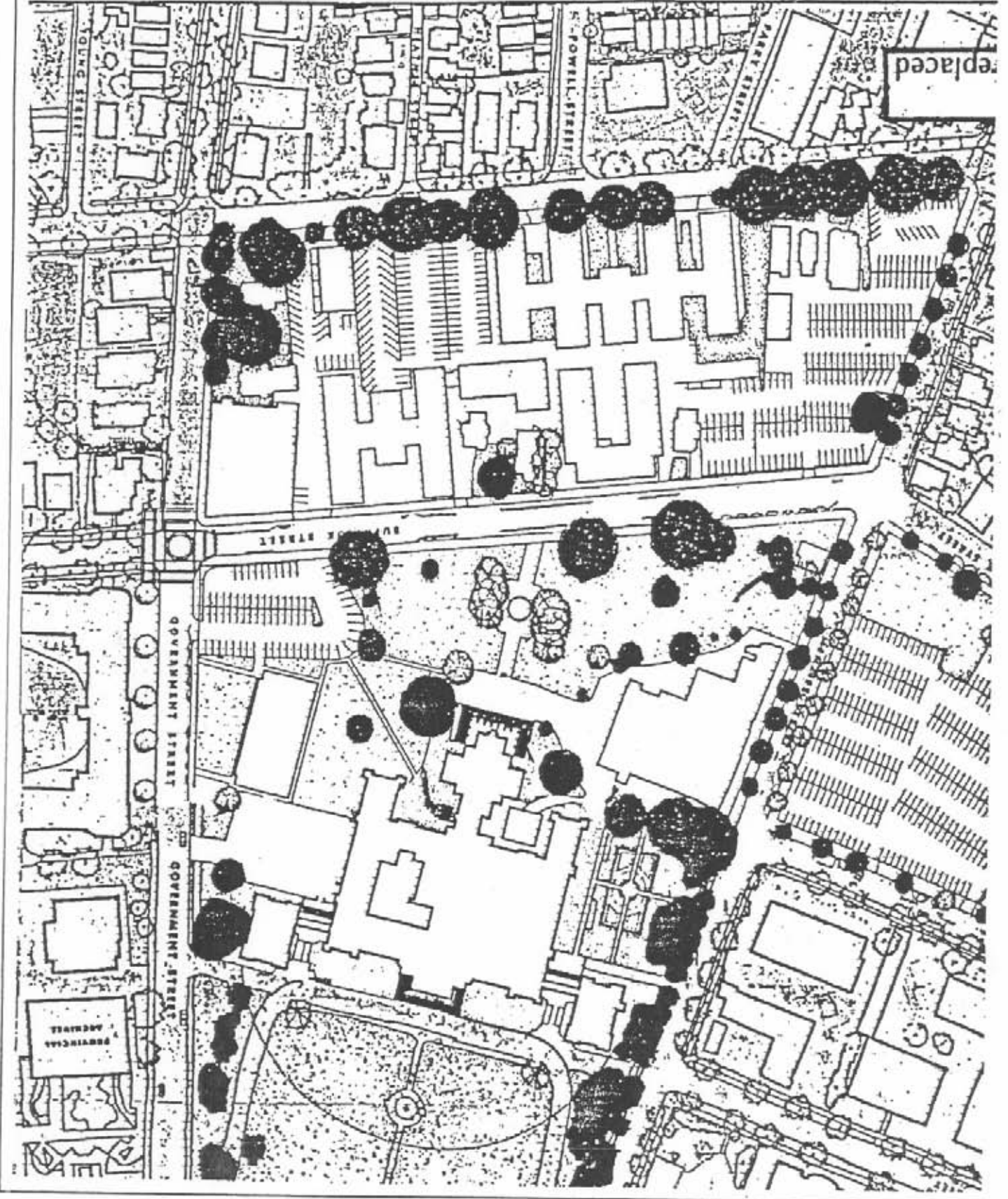
# ENTORY-EXISTING AND PROPOSED



# TREE INVENTORY--EXISTIN



# TREE INVENTORY--EXISTING





#### Guidelines:

- b.1 Street trees shall be planted in rows along all streets.
- b.2 Groupings of different tree species shall be used to create an individual identity for all plazas and streets.
- b.3 Street trees in groupings shall serve to collectively order openings and enclosures of open spaces.
- b.4 The placement of street trees shall be organized to align with the form and rhythm of the building organization and elements, ie. columns.
- b.5 Where possible, street trees shall be planted in grass boulevards between the curb and sidewalk along streets where little pedestrian activity occurs. Where more street parking occurs and boulevards are paved, street trees shall be planted within tree grates and/or paving blocks.

#### A4c Plant Material

##### Objectives

To use plant material in such a manner to continue the bio-diverse and flowering botanical tradition of the Victoria landscape.

To enhance the presence of the unique indigenous plant material of the landscape of Southern Vancouver Island.

To use plant material to define identity of place.

To use plant material to order open space.

##### Guidelines:

- c.1 Vegetation indigenous to Southern Vancouver Island shall be used within special areas of the Precinct.
- c.2 Vegetation shall be selected to enhance bio-diversity throughout the Precinct.
- c.3 Plantings shall be chosen to provide a botanically interesting landscape throughout the year.
- c.4 Plant material shall be used to create definition within the landscape, ie. to create edges, focus, visual interest, background, enclosure and framing.
- c.5 Plant material shall create visual interest through variety of scale, texture, colour and form.
- c.6 Flowering plant material shall help to identify significant places where people will frequently congregate or pass through.

## 2B PRIVATE OPEN SPACE

### B1 GENERAL OBJECTIVES AND GUIDELINES

#### Overall Objectives:

To create an identifiably pedestrian-oriented environment, consisting of a series of public and publicly accessible spaces interconnected by essentially pedestrian movement. Pedestrian traffic shall serve as the primary means for interior site circulation.

To generate a circulation network that has continuity throughout the development area, and is linked effectively in treatment and character to the adjacent parks and lands.

To maintain extend and integrate a continuous and accessible open space with the South Lawn of the Legislature as a central focus.

To establish a network of paths which will connect residential areas and work places with the public accessible open spaces on and off the site.

To provide communal open spaces of different sizes to offer places of solitude or to accommodate a variety of recreational activities, large and small gatherings, and special events.

To compose a landscape for the site which is inspired by indigenous and historic landscapes while responding to specific local context.

## B2 COURTYARDS

### Objectives:

To create an integrated pedestrian system which promotes a rich experience and offers opportunities for discovery within the built form throughout the sites.

To create a network of routes that will interconnect with the present Legislative forecourt system and set a tone for future extension of the precinct's pedestrian system.

To promote a pedestrian environment as the primary means of interior site circulation.

### Guidelines:

- a) Generally, pedestrian paths and courts shall be surfaced with unit pavers of scored and patterned paving.
- b) Paths within and through site areas and through courtyards, public corridors and foyers, atrium spaces and interior courts shall be composed in an integrated manner such that a variety of routes and intensity of site use and experience are provided.
- c) Composition of materials used in surfacing public pathways and courts shall stress continuity of routes, continuity of interior and exterior space, and generally reinforce the integrated nature of urban design/site planning.
- d) Soft surface, heavily planted landscaping, reflecting indigenous plant varieties and planned in consideration of seasonal changes, shall be incorporated as identified in the concept site plan and landscape sections of these Guidelines and other drawings as shall be issued by the City of Victoria.
- e) Lawns, trees and other planting shall be introduced into internal courtyards, creating points of interest, intensity of use and repose in the pedestrian system, as well as providing focal points/ views from spaces which overlook or open into these spaces.
- f) Internal courts shall have a decorative pattern of banding material or pavers. This shall contribute to creating focal prominence, and a distinct sense of place in order to distinguish these communal spaces as local area landmarks.
- g) There shall be visual interest within each courtyard such as garden structures (gazebo, arbours, gates), planting, water features, etc. where these features shall be visible from pathways travelled by the public.

### B3 PARKING AREAS

Objectives:

To provide a limited amount of short term, designated surface parking for recreational and commercial areas.

To provide short term visitor parking and drop-off zones around residential buildings and in close proximity to building entrances.

### B4 SURFACE TREATMENT

Guidelines:

- a) Short-term parking areas and drop-off pull-ins shall be designed so that pedestrian areas are delineated with bollards which define vehicular traffic areas.
- b) Short-term surface and visitor parking areas shall be clearly marked by signage conforming to standards in the Design Guidelines.
- c) Surface treatment of short-term parking areas shall be integrated into the overall paving/surface treatment scheme, ie. its presence should not be visually obtrusive.

*B4a Paving*

"Curbs and sidewalks are the most common ways of separating and thereby protecting pedestrians from vehicles. They may be physically separate but do not necessarily offer a sense of safety or tranquillity. No physical separation at all between vehicle and pedestrian paths, that is, no curbs, can be a better solution, particularly on crowded, small streets; let cars and people mix. The auto is forced to move at the pedestrian's pace. The requirements for a great street that people be able to walk easily and safely on it is, on its face, obvious and easy to achieve. Still, they are often absent from many streets."

--from Great Streets, by Allan B. Jacobs

Objectives

To generate a texture and grain that is oriented towards a pedestrian scale and environment on all private roadways and pedestrian areas throughout the site area. Areas of decorative paving patterns, banding and material changes should be designed at a comfortably pedestrian scale.



To develop particular and harmonious yet distinct characters for the various public and pedestrian spaces within the Precinct. The character should sufficiently distinguish these spaces as area landmarks.

To develop a hierarchy of private street elements and materials so that there is a perceptible order of richness and diversity.

To communicate the essence of craftsmanship and the expression of details in the private domain. Sentimental treatment of or explicit references to certain historical periods in dealing with the streetscape of the environment should be avoided. Rather, a timeless character sympathetic to the architecture of the Legislative Precinct is encouraged.

To create an integrated palette of surface materials which define and give character to the Precinct as a district within the context of Victoria.

To vary the use of surface treatments within the overall palette of materials to define and acknowledge pedestrian routes, pedestrian crossings of streets, special places, and to delineate one place from another.

#### Guidelines:

- a.1 In general, vehicle and pedestrian pathways within sites and walkways shall both be surfaced with a combination or hierarchy of durable, proven paving materials.
- a.2 Monolithic surfaces are discouraged in favour of unit patterning, jointing and scoring.
- a.3 In general, private road surfaces shared with pedestrian areas and circulation throughout the site shall be surfaced in materials common to pedestrian areas, ie. not asphalt.
- a.4 In keeping with the urban atmosphere, walkways shall be in the same plane as vehicle pathways wherever possible. Raised curbs are not to be used unless otherwise indicated on site drawings or at site entry points. Curbs shall be a minimum of 450 mm in width and a maximum of 100 mm in height.
- a.5 A hierarchy of pathways, distinguished by the variation of materials and pathway widths, shall be created.
- a.6 All private areas shall be accessible to the handicapped, and be designed to meet regulatory requirements for accessibility.

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*B4b Special Areas: The South Lawn*

Objectives

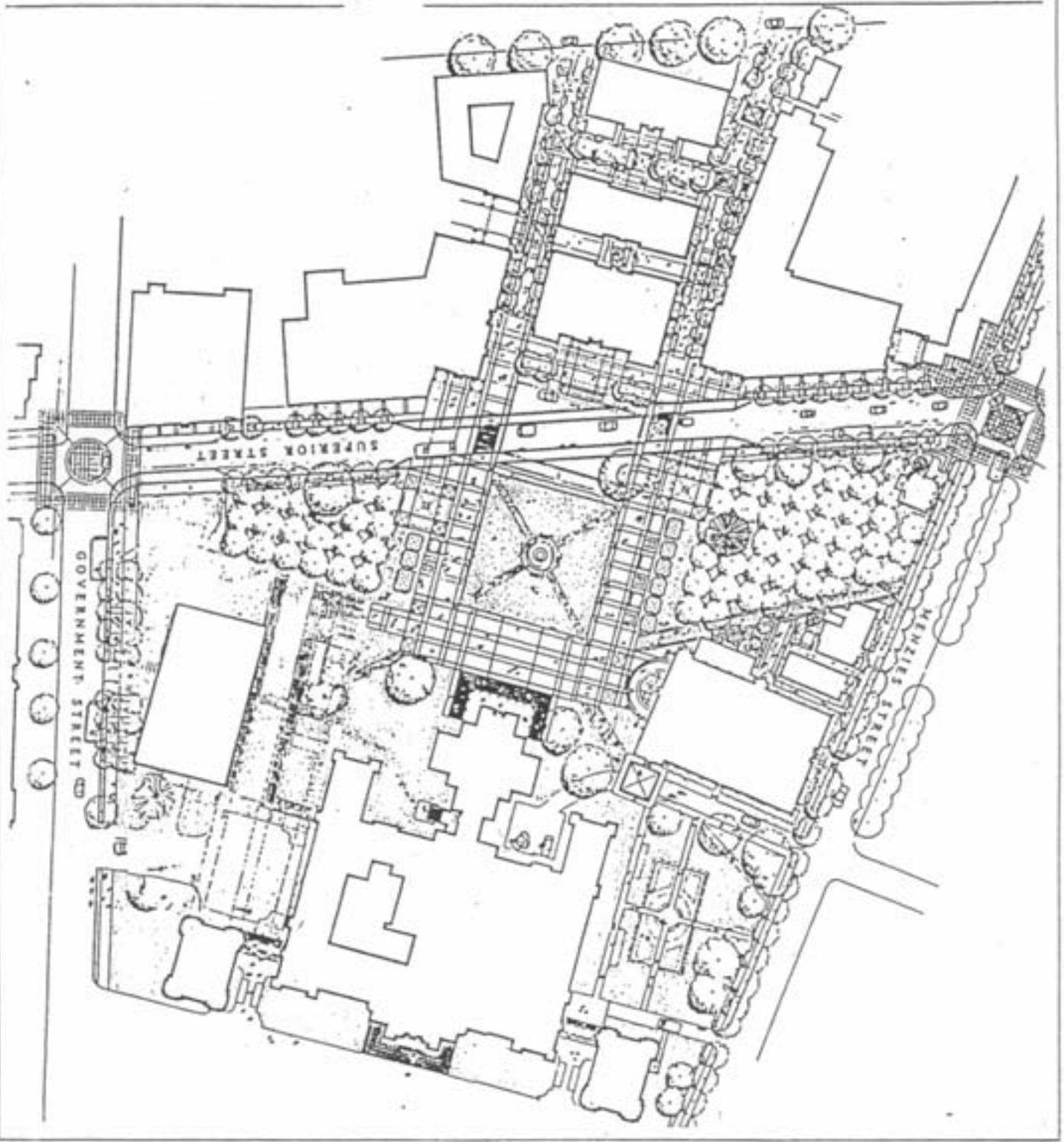
To create an open space central to the Precinct to act as a place for ceremony, a setting for the Legislative Buildings, and pedestrian circulation.

To create a hierarchy of pedestrian walkways, to serve circulation needs.

Guidelines:

- b.1 People shall be able to move unimpeded through the site, either on paved walkways or lawn.
- b.2 The primary walkway which surrounds the central lawn and fountain shall be a field of grey and natural colour precast concrete pavers, ie. Roman and Manor pavers. Banding highlights consisting of precast concrete pavers, cobbles and Nelson Island grey granite shall be integrated into the walkways.
- b.3 Secondary pathways shall consist of a variation of the primary pathways, with an introduction of materials and patterns which may partially vary in order to highlight the difference between the two types of pathways. Variation shall relate to materials used with the surrounding areas within the Precinct.
- b.4 Tertiary walkways shall consist of either granite slabs or concrete pavers to match the primary walkways but set with a minimum of 10% lawn as spaces between slabs or pavers.
- b.5 Special feature areas of paving shall be provided outside building entrances which shall incorporate primary and secondary pathway materials but shall have variations in patterns. Highlights of different materials may be used.
- b.6 Granite curbs shall define the lawn areas around the perimeter of the site and the central lawn, to match the curbs around the lawns to the north of the Legislative Building.

THE SOUTH LAWN



## B5 SITE FURNISHINGS

"Details are the special seasonings of a great street."

--from Great Streets, by Allan B. Jacobs

### General Objectives

To provide an integrated system of site furnishings throughout the Precinct, with a more traditional, Rattenbury-inspired treatment for the South Lawn and variations of this treatment within other areas.

To create a theme of materials, colours, styles, motif and graphic symbols for furnishings which are to provide a cohesive character and a sense of place appropriate to the traditions of Victoria's open space.

### B5a Motif

#### Objectives

To provide embellishment of furnishings utilizing a motif incorporated within the design which marks a sense of place and unique identity.

#### Guidelines:

- a.1 Site furnishings shall, where appropriate, incorporate the Precinct motif within the design. The motif shall be considered as a means to embellish standard furnishings.
- a.2 The motif shall be derived from a recognized symbol or representation which is associated with British Columbia (e.g. the Dogwood flower).

### B5b Lighting: Open Space

#### Objectives

To provide lighting and light fixtures which enhance the quality of the open space both in the daytime and nighttime.

To use lights which fit within the traditional Victoria character.

#### Guidelines:

- b.1 Lighting shall be provided to ensure a level of lighting which provides safety and a pleasant character.
- b.2 Light fixtures within pedestrian areas shall have incandescent light sources.

- b.3 Light fixtures shall be painted cast metal fixtures derived from traditional Victoria character fixtures. Those within the South Lawn shall be the existing five-globe standard used throughout the Legislative grounds. Those in other areas of the Precinct can be of a more contemporary derivative.
- b.4 Light standards shall have the ability to incorporate signage and flower baskets.
- b.5 Light fixtures shall not exceed in height the traditional, existing five-globe fixture within the Legislative grounds.
- b.6 Light fixtures shall be located as an ordering element along path ways, courtyards and streets and the perimeter of South Lawn central open space. They shall be placed to respond to paving banding, architectural modulation and edges.

#### *B5c Lighting: Wall Lights*

##### Objectives

To supplement the lighting of open spaces by using wall mounted lights.

##### Guidelines:

- c.1 Wall mounted light fixtures shall meet the guidelines for street/walkway lighting.
- c.2 Wall mounted lights shall be a derivative of any adjacent pole mounted lights.

#### *B5d Bollards*

##### Guidelines:

- d.1 Bollards shall be metal painted in dark colours.
- d.2 Bollards shall be traditional in character relating to the other metal bollards within the Legislative grounds and Victoria.

#### *B5e Seating*

##### Objectives

To provide comfortable seating throughout the open space.

##### Guidelines:

- e.1 Movable chairs shall be made available within the South Lawn area around the pavilion and outdoor eating areas.
- e.2 Fixed benches of a traditional Victoria character shall be provided which are wood-surfaced with comfortable backs. Where durability is a factor, supports and frames shall incorporate or mimic cast metal and be painted in dark colours.

### *B5f Trash Receptacles*

#### Objectives

To provide trash receptacles within open spaces where people can be expected to need them (ie, bus stops, outdoor seating, areas, etc.)

#### Guidelines:

- f.1 Trash receptacles shall be metal and painted a dark colour in keeping with the character of traditional furnishings of the Legislative Precinct.
- f.2 A removable inner liner shall be provided.

### *B5g Tree Grates, Manholes and Drain Grates*

#### Objectives

To select site appurtenances which are well designed and are integrated elements within the streetscape.

To recognize the function of appurtenances and the delight that they can bring to the open space.

### *B5h Flagpoles*

#### Objectives

To provide replacement flagpoles for the existing flagpoles on the South Lawn.

#### Guidelines:

- h.1 The new flagpoles shall be designed to reflect the traditional character of site furnishings of the Legislative grounds and Victoria.
- h.2 The poles shall be designed to have a distinct top, middle and bottom.
- h.3 Lighting of the flags shall be provided.
- h.4 The flagpoles shall be located as an ordering element within the design for the open space of the South Lawn.

### *B5j Bicycle Racks*

#### Objectives

To provide places to safely secure bicycles.

#### Guidelines:

- j.1 Bicycle racks shall be provided close to building entries and at public destinations.
- j.2 Bicycle racks shall be metal structures painted in dark colours and shall have a traditional Victoria character.
- j.3 Additional ways to secure bikes to supplement the traditional bicycle racks shall be provided, ie. by integrating bike security opportunities into external building details.

### *B5k Drinking Fountains*

#### Objectives

To provide drinking fountains within important public areas.

#### Guidelines:

- k.1 Drinking fountains shall be located in higher activity areas within the Precinct.
- k.2 Drinking fountains shall be designed as a derivative of traditional Victoria styles, and shall be delightful in character, and celebrate water as a source.
- k.3 Drinking fountains shall be integrated where possible as elements within building or wall structures.

### *B5l Feature Elements: Pavilions and Arbours in the South Lawn*

#### Objectives

To use landscape structures to establish an ordering and definition of open space and to provide places for facilities which contribute to the public activity within the South Lawn.

#### Guidelines:

- l.1 Pavilions and arbours shall be designed to be stylistically sympathetic to the style and period of Rattenbury's architecture for the Legislative Building.
- l.2 Only facilities which contribute to the public activity of the South Lawn shall be located within these pavilions and arbours.
- l.3 Movable chairs for public use shall be provided. Storage shall be provided for the chairs.

*B5m Landscape Structures***Objectives**

To incorporate landscape structures such as gates, fences, walls, trellises, arbours, and planters which enrich the open space.

**Guidelines:**

- m.1 The design of landscape structures shall be derived from traditional Victoria examples and materials.
- m.2 Open spaces and walkways shall be embellished with structures to define edges, frame views, control access, announce entries and articulate spaces.

*B5n Feature Element: South Lawn Centennial Fountain***Objective**

To enhance the setting for the existing fountain within the South Lawn.

**Guidelines:**

- n.1 The existing soft and hard landscape which dates from the 1960s shall be removed from around the fountain.
- n.2 A design for the setting around the fountain which is more sympathetic to the Legislative Building shall be created as a focus for the South Lawn.



## B6 SOFT LANDSCAPE

### Overall Objectives:

To incorporate the indigenous landscape and/or the botanical tradition of Victoria which is recognized by its diverse range of exotic and native plantings and extensive use of flowering plants. Botanical interest should be created within the Precinct.

To protect the unique specimen trees which are part of the heritage of the Legislative Precinct.

To use soft landscape including groundcover, flowers, shrubs, hedges and trees as a defining and ordering element to define street edges (where and as deemed appropriate by City authorities), walkways and open spaces.

To consider the landscape of South Lawn as a formal, ceremonial and large scale landscape where soft landscaping is a key element in defining its spirit and form.

### *B6a Retention of Existing Landscape Features*

#### Objective

To protect and retain significant existing vegetation within the Precinct.

#### Guidelines:

- a.1 All existing vegetation shall be inventoried and evaluated.
- a.2 All heritage landscape resources suitable for retention and protection shall be identified.
- a.3 Design measures for the retention, relocation and protection of existing plants shall be developed.
- a.4 Where natural features occur, ie. indigenous plant species, retain and protect these features.
- a.5 Incorporate and retain existing specimen trees as features within the landscape.

### *B6b Trees*

#### Objective

To provide trees to establish street identity and character for all private and public open spaces.

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Guidelines:

- b.1 Trees shall be planted in rows in accordance with a comprehensive Precinct landscaping plan.
- b.2 Groupings of different tree species shall be used to create an individual identity for all plazas and streets.
- b.3 Trees in groupings shall serve to collectively order openings and enclosures of open spaces.
- b.4 The placement of trees shall be organized to align with the form and rhythm of the building organization and elements, ie. columns.

*B6c Plant Material*

Objectives

To use plant material in such a manner to continue the bio-diverse and flowering botanical tradition of the Victoria landscape.

To enhance the presence of the unique indigenous plant material of the landscape of Southern Vancouver Island.

To use plant material to define identity of place.

To use plant material to order open space.

Guidelines:

- c.1 Vegetation indigenous to Southern Vancouver Island shall be used within special areas of the Precinct.
- c.2 Vegetation shall be selected to enhance bio-diversity throughout the Precinct.
- c.3 Plantings shall be chosen to provide a botanically interesting landscape throughout the year.
- c.4 Plant material shall be used to create definition within the landscape, ie. to create edges, focus, visual interest, background, enclosure and framing.
- c.5 Plant material shall create visual interest through variety of scale, texture, colour and form.
- c.6 Flowering plant material shall help to identify significant places where people will frequently congregate or pass through.

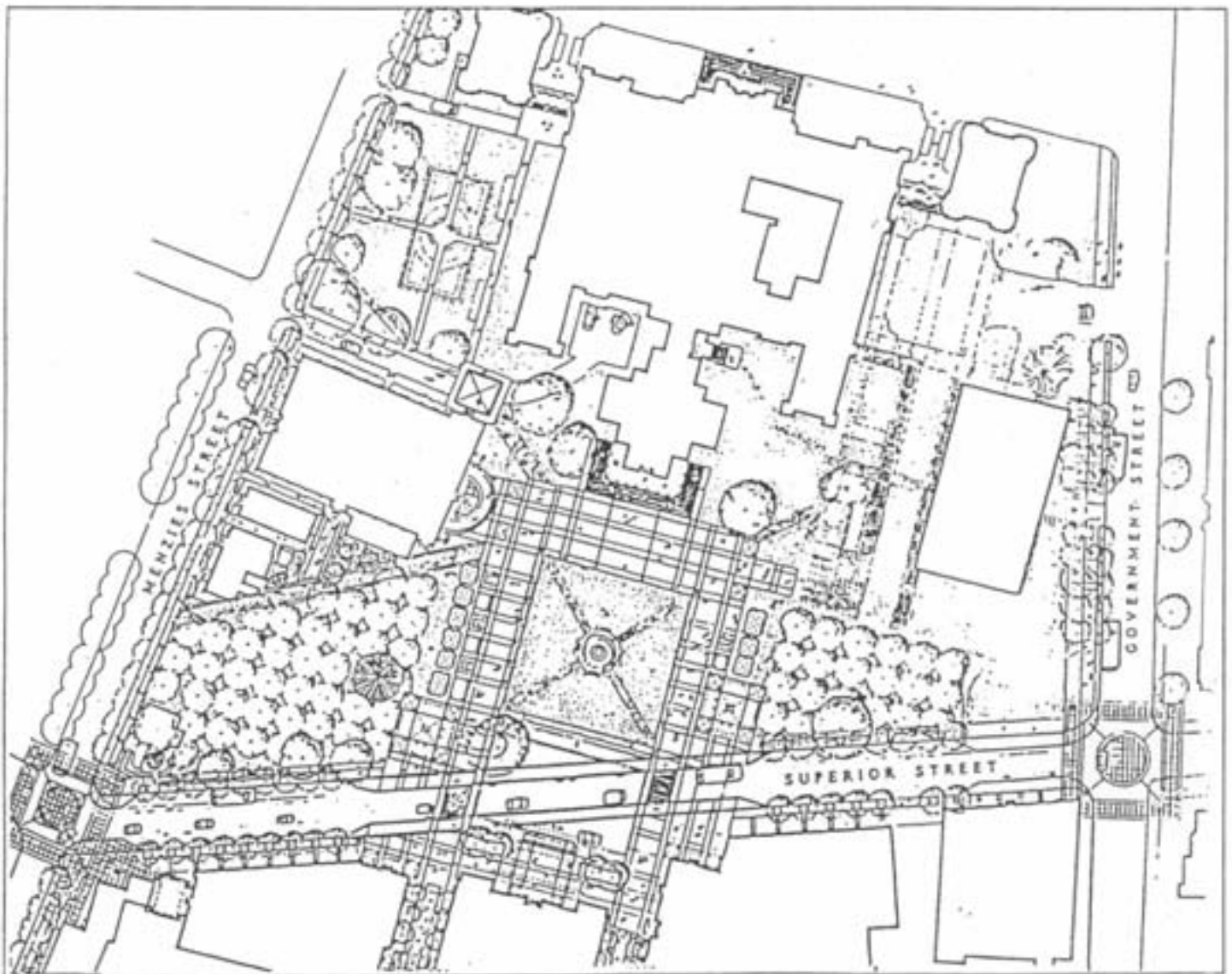
## B6d The South Lawn

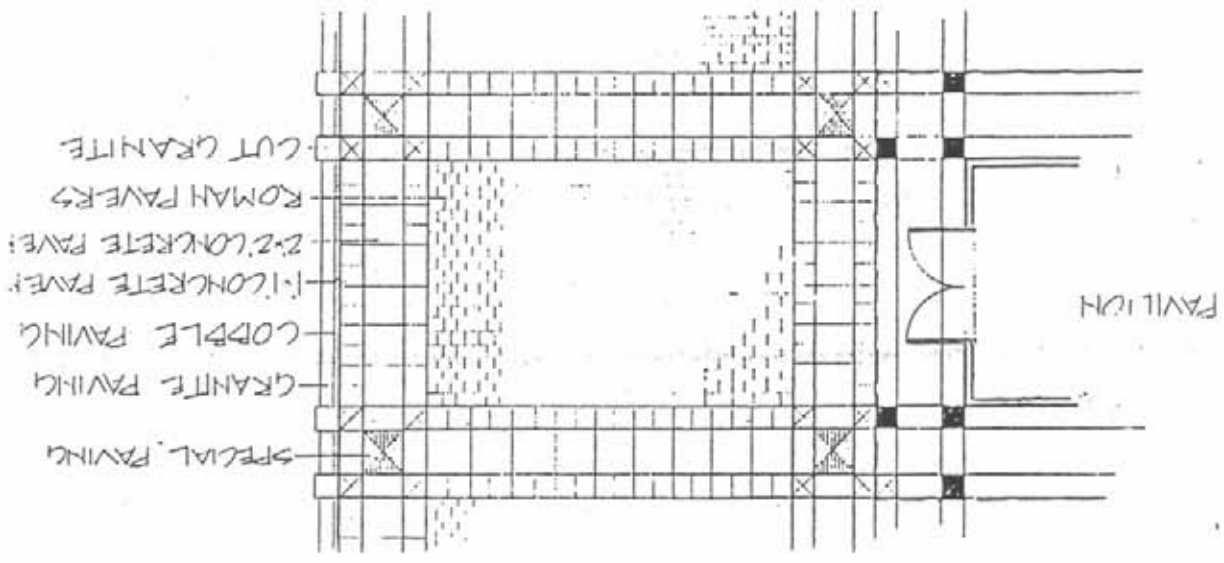
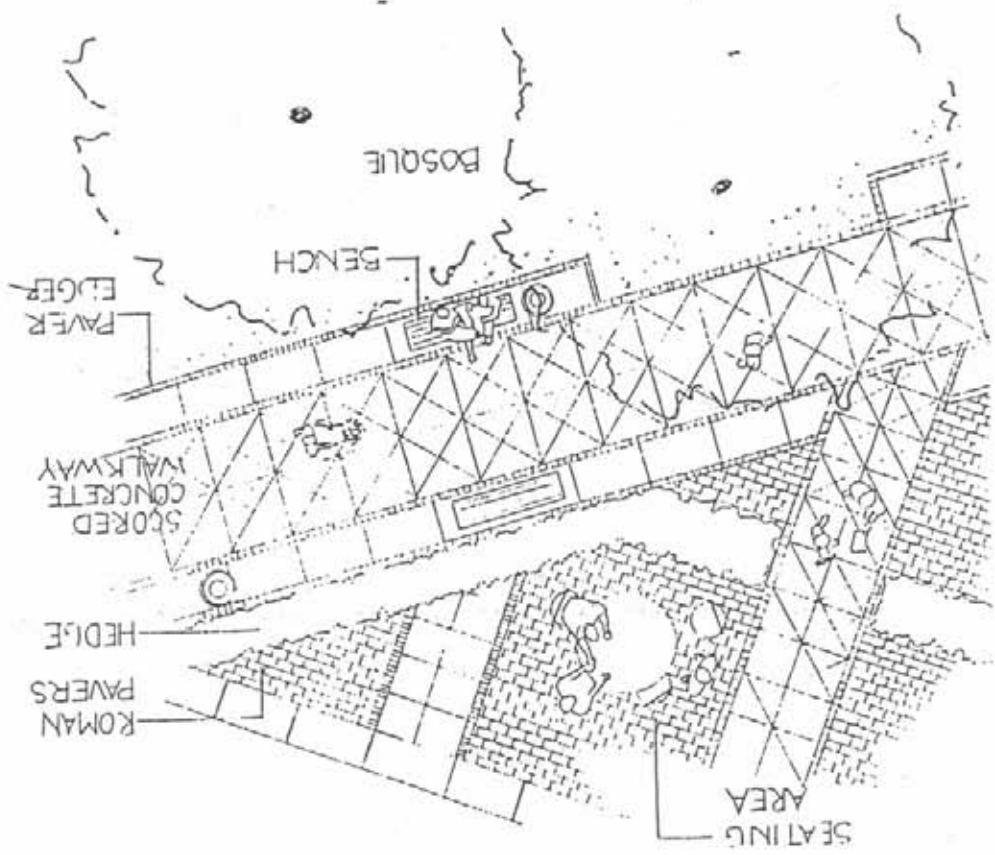
### Objective

To create a formal and significant ceremonial space.

### Guidelines:

- d.1 A bosque of large specimen trees shall be planted on both sides of the South Lawn in a formal order to create enclosure for this central open space. A single tree species shall be used. Grass shall be planted under the trees. Examples of trees include London plane, Tulip and Lime Trees.
- d.2 Small scale flowering trees shall be planted between the pavilions and the bosque of large specimen trees. Examples include flowering Japanese cherry, snow drop, dividia, magnolia, dogwood (Eddie's White Wonder). Flowering plants shall be located as a groundcover under these trees.
- d.3 Existing specimen trees shall be incorporated within the design as features.





B4B SPECIAL AREAS: THE SOUTH LAWN