

**THE ROYAL BC MUSEUM CORPORATION
(MUSEUM AND ARCHIVES)**

**Comprehensive Development Zone
Urban Design Guidelines**



TABLE OF CONTENTS

1. OBJECTIVES	3
2. STREETSAPES & URBAN EDGES	3
2.1 Corner of Government and Belleville Streets	3
2.2 Government Street	3
2.3 Belleville Street	4
2.4 Douglas Street	4
3. SITE ACCESS & CIRCULATION	4
4. OPEN SITE SPACE & LANDSCAPING	4
5. BUILDING MASSING	5

1. OBJECTIVES

- 1.1 Encourage the Royal BC Museum and BC Archives complex (RBCM) to be designed as a leading world-class cultural showcase - an iconic facility in a landmark destination.
- 1.2 Encourage the character of the RBCM redevelopment to complement and integrate with the two flanking icons of the inner harbour: the BC Legislature and the Fairmont Empress Hotel.
- 1.3 Encourage a landscape design that is fully integrated with the architecture, is coherent, and is sustainable with intellectual roots.
- 1.4 Encourage sustainability measures to be incorporated into building and landscape design. These may include but are not limited to rain-water collection and storm-water retention, on-site water management for irrigation, green roof gardens and terraces and living walls, low albedo roofing, solar control and solar energy capture from a variety of possible sources such as sunshades, building cladding, and rooftop panels, use of natural and enduring materials, high performance glazing, and high efficiency and intelligent lighting and mechanical systems.

2. STREETSCAPES & URBAN EDGES

2.1 Corner of Government and Belleville Streets

- 2.1.1 A new public plaza shall be created at the corner of Belleville and Government Streets.
- 2.1.2 The plaza shall be well-integrated with surrounding open space and public streets and provide a welcoming link from the inner harbour to the museum entrance.
- 2.1.3 Barrier free access from the street to the lobby that does not include steps, railings, or special ramps is encouraged. A gently sloping, smooth surface that does not detract from the overall integration of the plaza with surrounding public open space may be considered.
- 2.1.4 The new public plaza shall include both hard and soft landscaping.
- 2.1.5 The new entrance lobby for the RBCM shall face the corner of Belleville and Government Streets with the new public plaza as forefront to the inner harbour.

2.2 Government Street

- 2.2.1 Animate the Government Street frontage at street level by encouraging the presence of museum related commercial-retail activities such as café with outdoor seating, bookstore, gift shop, and community gallery.
- 2.2.2 A separate access to the IMAX Theatre may be provided along the Government Street frontage.
- 2.2.3 Encourage the tree-lined ambiance of Government Street to be maintained by retaining or replacing existing trees as appropriate to reinforce the Government Street corridor as a "people priority greenway".
- 2.2.4 Any commercial-retail frontages shall be designed so that they are well-integrated into the overall architecture of the RBCM.
- 2.2.5 Signage integrated into building architecture and landscape design is encouraged.

2.3 Belleville Street

2.3.1 The architectural character of the Belleville Street facade of the existing Exhibitions Building and adjacent north plaza may be protected and conserved.

2.3.2 The landmark presence of the Netherlands Centennial Carillon shall be maintained, recognizing that the Carillon may be relocated along the Belleville Street frontage.

2.3.3 A bus pull-out and pick-up/drop-off area may be provided and, if feasible, located along the Belleville Street frontage.

2.3.4 A pedestrian boulevard that integrates with significant landscapes nearby such as the grounds of St. Ann's Academy and Beacon Hill Park is encouraged.

2.4 Douglas Street

2.4.1 A pedestrian boulevard reflecting a BC West Coast landscape is encouraged on site along Douglas Street from Thunderbird Park to the Glenshiel Building.

2.4.2 Historic Elliot Street shall be acknowledged as the original street frontage for Helmcken House which may be achieved by providing a pedestrian link from Douglas Street to Helmcken House.

3. SITE ACCESS & CIRCULATION

3.1 Barrier free access around and through the entire RBCM site is encouraged.

3.2 Linkages to city sidewalks are encouraged on the RBCM site from the corner of Government and Belleville Streets, the corner of Belleville and Douglas Streets, and periodically along Government and Douglas Streets.

3.3 Encourage the provision for at least three dedicated bus parking stalls, either on site or by easement on adjacent sites with access from Superior Street.

3.4 Access to underground parking below the Galleria Building may be from Belleville Street.

3.5 Access to underground parking below the Collections Building may be from Superior Street.

3.6 Parking shall be primarily provided underground.

3.7 Access to underground parking shall provide for pedestrian friendly crossing.

3.8 There shall be bicycle friendly access to surface bicycle racks and to underground bicycle storage.

3.9 Access to a dedicated loading zone and general delivery shall be from Superior Street.

4. OPEN SITE SPACE & LANDSCAPING

4.1 Thunderbird Park is a provincial Heritage site and shall be preserved as open park space. Landscaping may be replaced to reflect the true BC West Coast ecology as a setting for the Totem poles.

- 4.2 Roof top terraces shall be utilized as additional open space that may include outdoor exhibition space, publicly accessible viewing platforms, or protected green roof areas that perform an aesthetic or environmental function.
- 4.3 New and existing public art may be incorporated into the landscape.
- 4.4 St. Ann's Schoolhouse may be relocated within the public space of Development Area 1 as a part of an indoor or outdoor exhibition space.
- 4.5 The geometry of the Legislative and Empress Hotel grounds may be expressed in the landscape of the public plaza to reference and reinforce the interconnectedness of the precincts bordering the inner harbour.
- 4.6 The mechanical space for a district wide shared energy facility shall be located underground.

5. BUILDING MASSING

- 5.1 Consider stepping the form of each new building, and the new building composition as a whole, up and back progressively from the inner harbour to a central focal point. Where stepbacks are employed, these should occur at or below the six storey height with additional stepbacks occurring above to mitigate negative impacts of upper level massing as perceived from the street.
- 5.2 Consider expressing the tallest elements of the building as two tower forms with differing heights.
- 5.3 Consider orienting the main axes of the higher portions of new buildings radially from the inner harbour to allow light, air, and views to penetrate the site and prevent the appearance of a single massive building wall from critical vantage points.
- 5.4 A publicly accessible viewpoint shall be provided that may overlook the inner harbour or be located at or near the highest point of the building composition.
- 5.5 The grand entrance lobby shall be a significant feature of the building composition and may include a multi-storey soaring space.
- 5.6 Alternate solutions that are able to demonstrate that they meet the objectives of the Development Permit Area 2 designation to integrate with the inner harbour may be considered.

Sketch Plan Showing Proposed Boundary Adjustments of:

- Lot 1, Plan 80727;
- Lot A, Plan 38662; Except Part in Plan VIP80727;
- All of Section 6, Victoria District.

*Royal British Columbia Museum

Scale 1:500

Metres

0 5 10 15 20 25



Legend:
 Dotted area in metric based on geoid datum.
 (Conversion: 1.527936473 (feet to 1.524 (metres))
 At all points on a, metric and approx
 level unless otherwise indicated.
 --- denotes concrete sidewalk
 --- denotes concrete curb
 --- denotes steel track
 --- denotes steel track
 --- denotes steel track
 --- denotes steel track

Note:
 Hatched Area (0.16 ha) to be Transferred from Douglas Bldg. Property to the RBCM Bldg. Property

Description	Area
Existing RBCM Property (Lot 1, Section 6, Victoria District, Plan VIP80727) Transfer from Douglas Bldg. to RBCM Bldg Property. (Part Lot A, Plan 38662; Except Part in Plan VIP80727)	2.13 ha (21,349 m ²)
Proposed Total Area RBCM	0.16 ha (1,557 m ²)
Existing Douglas Bldg Property (Part in Plan VIP80727)	2.29 ha (22,906 m ²)
Less Transfer from Douglas Bldg. to RBCM Bldg Property.	1.12 ha (11,161 m ²)
Proposed Remainder Area Douglas Bldg Property	0.16 ha (1,557 m ²)
	0.96 ha (9,604 m ²)



Note: Species and diameters confirmed by Arborist

Lot No.	Tree #	Species	Diameter @ 1.37m	Height	Notes
1	1	0.1m Western Red Cedar	50	10	
1	2	0.1m Western Red Cedar	50	10	
1	3	0.1m Western Red Cedar	50	10	
1	4	0.1m Western Red Cedar	50	10	
1	5	0.1m Western Red Cedar	50	10	
1	6	0.1m Western Red Cedar	50	10	
1	7	0.1m Western Red Cedar	50	10	
1	8	0.1m Western Red Cedar	50	10	
1	9	0.1m Western Red Cedar	50	10	
1	10	0.1m Western Red Cedar	50	10	
1	11	0.1m Western Red Cedar	50	10	
1	12	0.1m Western Red Cedar	50	10	
1	13	0.1m Western Red Cedar	50	10	
1	14	0.1m Western Red Cedar	50	10	
1	15	0.1m Western Red Cedar	50	10	
1	16	0.1m Western Red Cedar	50	10	
1	17	0.1m Western Red Cedar	50	10	
1	18	0.1m Western Red Cedar	50	10	
1	19	0.1m Western Red Cedar	50	10	
1	20	0.1m Western Red Cedar	50	10	
1	21	0.1m Western Red Cedar	50	10	
1	22	0.1m Western Red Cedar	50	10	
1	23	0.1m Western Red Cedar	50	10	
1	24	0.1m Western Red Cedar	50	10	
1	25	0.1m Western Red Cedar	50	10	
1	26	0.1m Western Red Cedar	50	10	
1	27	0.1m Western Red Cedar	50	10	
1	28	0.1m Western Red Cedar	50	10	
1	29	0.1m Western Red Cedar	50	10	
1	30	0.1m Western Red Cedar	50	10	
1	31	0.1m Western Red Cedar	50	10	
1	32	0.1m Western Red Cedar	50	10	
1	33	0.1m Western Red Cedar	50	10	
1	34	0.1m Western Red Cedar	50	10	
1	35	0.1m Western Red Cedar	50	10	
1	36	0.1m Western Red Cedar	50	10	
1	37	0.1m Western Red Cedar	50	10	
1	38	0.1m Western Red Cedar	50	10	
1	39	0.1m Western Red Cedar	50	10	
1	40	0.1m Western Red Cedar	50	10	
1	41	0.1m Western Red Cedar	50	10	
1	42	0.1m Western Red Cedar	50	10	
1	43	0.1m Western Red Cedar	50	10	
1	44	0.1m Western Red Cedar	50	10	
1	45	0.1m Western Red Cedar	50	10	
1	46	0.1m Western Red Cedar	50	10	
1	47	0.1m Western Red Cedar	50	10	
1	48	0.1m Western Red Cedar	50	10	
1	49	0.1m Western Red Cedar	50	10	
1	50	0.1m Western Red Cedar	50	10	
1	51	0.1m Western Red Cedar	50	10	
1	52	0.1m Western Red Cedar	50	10	
1	53	0.1m Western Red Cedar	50	10	
1	54	0.1m Western Red Cedar	50	10	
1	55	0.1m Western Red Cedar	50	10	
1	56	0.1m Western Red Cedar	50	10	
1	57	0.1m Western Red Cedar	50	10	
1	58	0.1m Western Red Cedar	50	10	
1	59	0.1m Western Red Cedar	50	10	
1	60	0.1m Western Red Cedar	50	10	
1	61	0.1m Western Red Cedar	50	10	
1	62	0.1m Western Red Cedar	50	10	
1	63	0.1m Western Red Cedar	50	10	
1	64	0.1m Western Red Cedar	50	10	
1	65	0.1m Western Red Cedar	50	10	
1	66	0.1m Western Red Cedar	50	10	
1	67	0.1m Western Red Cedar	50	10	
1	68	0.1m Western Red Cedar	50	10	
1	69	0.1m Western Red Cedar	50	10	
1	70	0.1m Western Red Cedar	50	10	
1	71	0.1m Western Red Cedar	50	10	
1	72	0.1m Western Red Cedar	50	10	
1	73	0.1m Western Red Cedar	50	10	
1	74	0.1m Western Red Cedar	50	10	
1	75	0.1m Western Red Cedar	50	10	
1	76	0.1m Western Red Cedar	50	10	
1	77	0.1m Western Red Cedar	50	10	
1	78	0.1m Western Red Cedar	50	10	
1	79	0.1m Western Red Cedar	50	10	
1	80	0.1m Western Red Cedar	50	10	
1	81	0.1m Western Red Cedar	50	10	
1	82	0.1m Western Red Cedar	50	10	
1	83	0.1m Western Red Cedar	50	10	
1	84	0.1m Western Red Cedar	50	10	
1	85	0.1m Western Red Cedar	50	10	
1	86	0.1m Western Red Cedar	50	10	
1	87	0.1m Western Red Cedar	50	10	
1	88	0.1m Western Red Cedar	50	10	
1	89	0.1m Western Red Cedar	50	10	
1	90	0.1m Western Red Cedar	50	10	
1	91	0.1m Western Red Cedar	50	10	
1	92	0.1m Western Red Cedar	50	10	
1	93	0.1m Western Red Cedar	50	10	
1	94	0.1m Western Red Cedar	50	10	
1	95	0.1m Western Red Cedar	50	10	
1	96	0.1m Western Red Cedar	50	10	
1	97	0.1m Western Red Cedar	50	10	
1	98	0.1m Western Red Cedar	50	10	
1	99	0.1m Western Red Cedar	50	10	
1	100	0.1m Western Red Cedar	50	10	

TREE SURVEY PLAN

'Royal British Columbia Museum'

Scale 1:500



Distances are in meters, based on ground level.
 (Elevation: 5,523.0' and 5,523.0' (vertical: 5,584.0').
 All distances are in metric and decimal.
 Horizontal distance is used.
 July 2010 - The University of British Columbia (UBC)

July 2010 - The University of British Columbia (UBC)

July 2010 - The University of British Columbia (UBC)

LEGEND



SUMMARY STATISTICS

Bowling Trees	28
RBCM Trees	220
(High-value or Below Protected Trees)	(19)



Tree ID	Species	DBH (cm)	Height (m)	Health	Notes
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100



GYE & ASSOCIATES LTD.
 213 - 2144 St. Johns Street
 Vancouver, BC V6L 2K6
 Tel: 604-681-1111
 Fax: 604-681-1112
 www.gye.ca

Issued for Review: July 27, 2010

File: 333816

TREE IMPACT ANALYSIS

'Royal British Columbia Museum'

Scale 1:500

0 5 10 15 20 METERS

For every 5 meters shown (1:500), the distance shown on the drawing is 1/500th of the actual distance. All dimensions are in millimeters unless otherwise specified.

March 2010 - Location of trees (Inventory)

July 2010 - Tree Inventory with condition (ICMA)

LEGEND

- TREE CANOPY
- TREE TRUNK
- TREE ID #
- MAIN VALUE OR RBCM TREE ID
- COMMON NAME
- ESTIMATED TREE HEIGHT (in CM)
- REMOVE TREE
- HIGH-VALUE OR BYLAW TREE
- TREE AT RISK - "TREE AT RISK" INDICATOR

SUMMARY STATISTICS

Boundary Trees	26
Boundary Trees at Risk	4
RBCM Trees	220
RBCM Tree Removals	80
High-value or Bylaw	19
Tree Removals	3
Trees at Risk	5



Tree ID	Common Name	Height (cm)	Condition	Notes
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

ISSUED FOR REVIEW: JULY 27, 2010

CYE & ASSOCIATES LTD

 Environmental & Planning Consultants

413 - 224 Spoke Road

 Vancouver, BC V6L 2K1

 (604) 741-5288

FIG. 22/2010