



appendix **4** DESIGN GUIDELINES





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## 1. INTRODUCTION

### 1.1. Overview and Intent

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

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

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



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



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

## 1.2. How to Use The Guidelines

The Downtown Core Area Plan design guidelines are an important resource that provide clear direction for designers, architects and property owners who are actively planning or considering a new building, retrofit or addition to an existing building within the Downtown Core Area. The design guidelines only apply within those portions of the respective development permit areas and heritage conservation areas that are located within the boundary of the Downtown Core Area as illustrated in Map 1A. The specific applicable design guidelines are identified in the Official Community Plan for each development permit area and heritage conservation area.

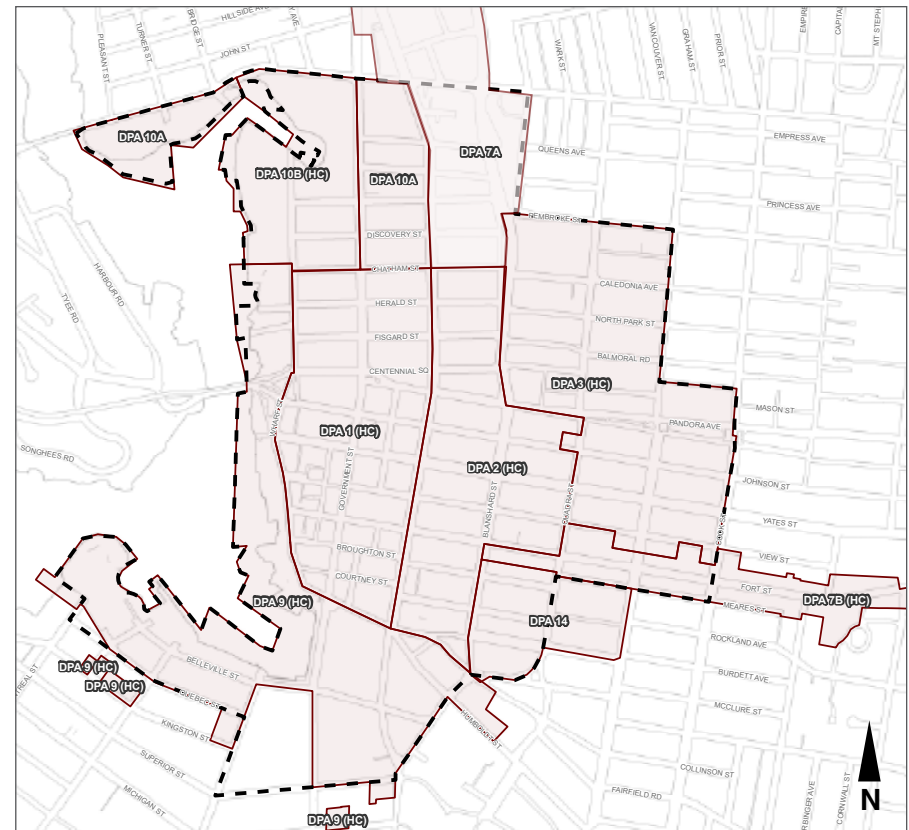
In addition, the Downtown Core Area contains two special sub areas, each with their own unique design guidelines. The design of new buildings and additions to existing buildings within the historic Old Town Area are guided by the Old Town Design Guidelines (2019) while the specialized guidelines for the Inner Harbour are contained within Appendix 4 of this plan.

Similarly, DPA 10B (HC) is an area intended to support light industrial uses and the emerging Arts and Innovation District. To support light industrial uses along with institutional and cultural uses and building forms in this DPA, greater discretion and a more broad interpretation of the design guidelines is envisioned.

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

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

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



**MAP 1A**

--- DCAP Boundary

Development Permit Areas (DPA)

- » DPA 1 (HC): Core Historic
- » DPA 2 (HC): Core Business
- » DPA 3 (HC): Core Mixed-Use Residential
- » DPA 7A: Corridors
- » DPA 7B (HC): Corridors Heritage
- » DPA 9 (HC): Inner Harbour
- » DPA 10A: Rock Bay
- » DPA 10B (HC): Rock Bay Heritage
- » DPA 14: Cathedral Hill Precinct

### 1.3. Sample Guideline Structure



## 2. RELATIONSHIP TO STREET: ACHIEVING A HUMAN SCALE

### Overview

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

### 2.1. Form, Scale and Orientation

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

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

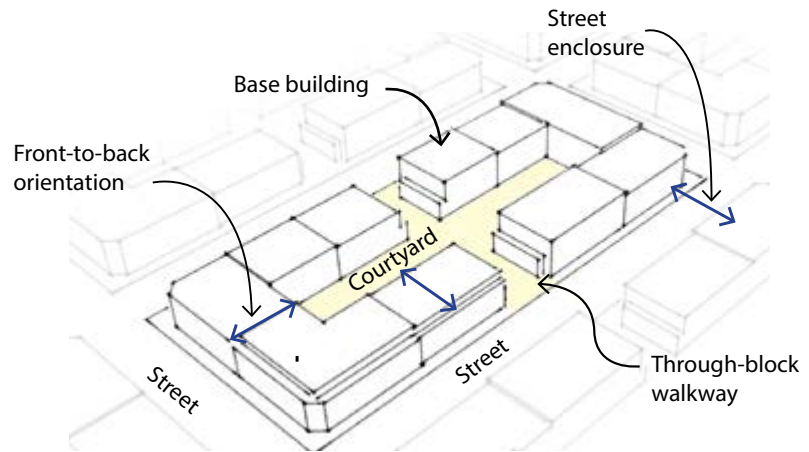
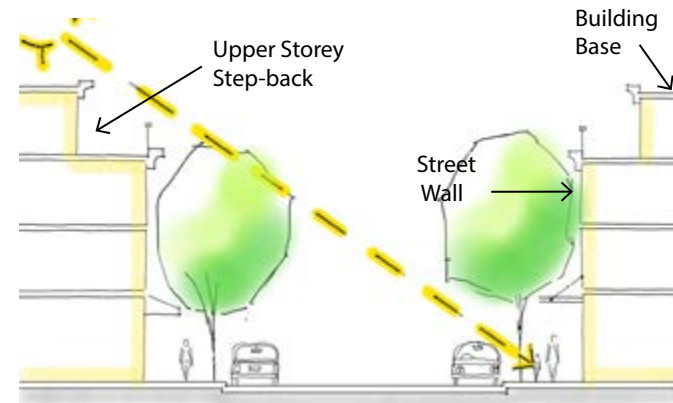


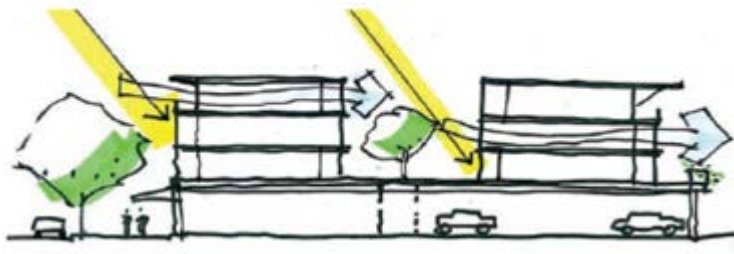
Illustration of a perimeter form of development.



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



- g. Incorporate upper storey step-backs on the north, east and west facing facades of the base building to minimize shadowing of adjacent streets and open spaces.
- h. Where an exterior hallway or exterior staircase faces directly toward an adjacent residential building, mitigate any impacts from overlook, privacy, noise and light on the adjacent property through strategies such as architectural screening, trees or landscaping, light shielding, and the location and siting of these building elements.
- i. Provide sound attenuation for rooftop mechanical units.
- j. Incorporate balconies, terraces and other outdoor spaces at upper storey step-backs and roof tops, with adequate soil volumes to accommodate landscape, green roofs, or trees.
- k. Refer to the tall building guidelines in Section 6 that apply to buildings greater than 23 m in height (approximately 6 storeys).
- l. Incorporate a minimum 8 m rear yard setback for portions of the building located above the first storey that contain residential uses.
- m. Buildings that are up to 23 m (approximately 6 storeys) in height may orient a portion of their residential units toward a side yard where:
  - i. A minimum 5 m side yard setback is provided for 1/3 of the building depth measured from the front facade.
  - ii. Residential units are primarily oriented to the fronting street or interior courtyard.
  - iii. Windows and balconies facing the side yard are designed and located to mitigate overlook and enhance privacy.
- n. Incorporate dual-aspect residential units into buildings to support the livability of individual units. This can be achieved through the provision of internal courtyards.



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

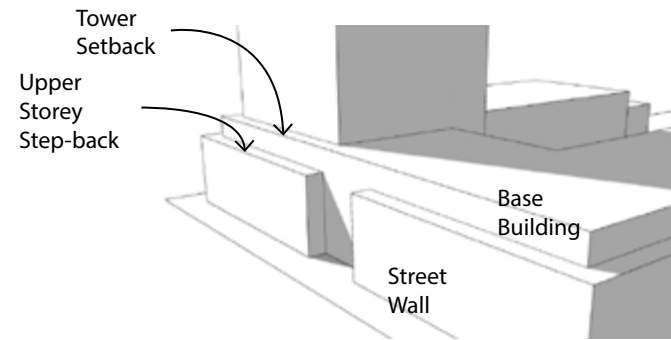


Diagram illustrating tower setback, upper storey step-back, base building, and street wall components.

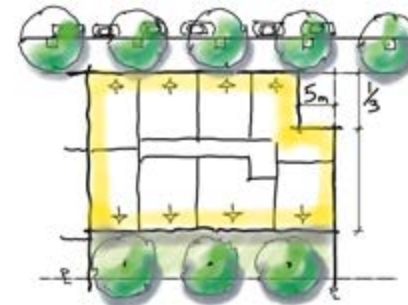


Illustration of residential unit orientation including a 5 m setback for units oriented to a single side yard.



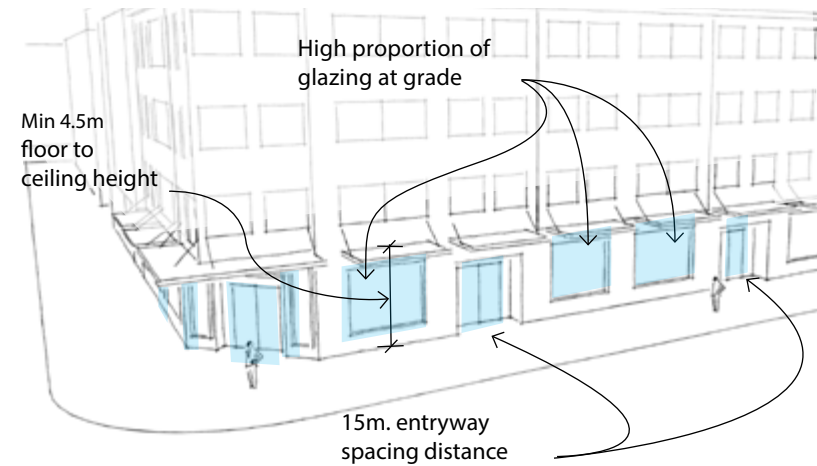
Example of incorporating a vertical break in the building facade associated with a lobby entryway.

- o. Where the existing setback pattern is consistent and not planned to change, align new base buildings with neighbouring building frontages.
- p. When existing setbacks are well-established, but vary on either side of a site, locate and design the base building to provide a transition.

## 2.2. Building to Street Interface

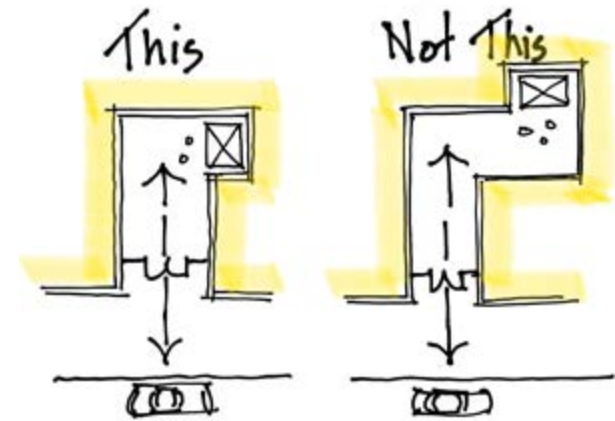
**Intent:** To support street vitality and safety through the creation of active and interesting streets including an increased urban forest canopy.

- a. Incorporate entrances along commercial frontages at a maximum spacing distance of 15 m to create visual interest and support pedestrian activity while avoiding impacts with adjacent street trees. Additional entrances are encouraged to activate the street. Ground floor commercial spaces are encouraged to be designed for multiple demising configurations for future tenancing flexibility.
- b. Emphasize entrances to buildings with lighting, architectural detail or other design strategies so they are clearly visible and have direct access from public streets and sidewalks.
- c. Recess building entrances slightly from the main building facade to enhance the building address and provide 'punctuation' along the street.
- d. Incorporate a high proportion of transparent glazing at the street level to enhance the visual presence of ground floor uses. Incorporate bird friendly glass to minimize bird collisions as described in section 3. (Bird-Friendly Building Design).
- e. Avoid at grade blank walls over 5 m in length.
- f. Mitigate blank walls where unavoidable, through screening, landscaping, public art, patios, special materials, or other solutions to make them more visually interesting.
- g. Incorporate generous floor heights for ground floor commercial space with a minimum height of 4.5 m to allow for access to natural light spaciousness and greater flexibility for future changes of use.
- h. Provide and maintain clear sight lines and accessibility from the public sidewalk to the primary building entrance.
- i. Locate large format commercial uses on upper floors or below grade. Where at grade locations are necessary, locate large format uses toward the building interior and include frequent entries, shop windows and smaller retail units around the periphery. This is to activate streets, create visual interest and avoid large expanses of blank walls associated with large format commercial uses.



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

- j. Locate and design common facilities such as bicycle storage rooms, lounges and other common rooms in a manner that does not result in 'non active' space along the street. Strategies to mitigate this include limiting the maximum length of the common area to 10 m along building elevations adjacent to a street and differentiate residential and commercial entrances where possible in mixed-use buildings.
- k. Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.
- l. Incorporate entries to ground floor residential units, where permitted, that are clearly visible from the fronting street or open space.
- m. Where ground floor residential units are permitted, locate ground floor residential units 3–5 m from the fronting property line adjacent to a street.
- n. Consider slightly elevating ground floor residential units to incorporate a patio or stoop with sufficient space and soil volumes for landscaping to create a semi-private transition zone.



Direct visibility between a building entrance lobby and the adjacent street provides improved safety and security.

### 2.3. Facade Composition

- a. Articulate building facades to provide visual interest for pedestrians. Strategies to achieve building articulation include, but are not limited to:
  - i. Reflecting the patterning and proportions of adjacent heritage building facades including structural bays, fenestration (windows, balconies, entryways, weather protection), and rooflines along the street.
  - ii. Incorporating a vertical break in the facade associated with a recessed lobby entryway or retail at ground level.
  - iii. Incorporating a massing break in the upper storey facades to allow views and sunlight access to and from interior courtyards.
  - iv. Provide vertical and/or horizontal articulation of facades such as step-backs, insets, projections, balconies, varying colours and texture.
  - v. Variations in facade height along the street in response to the surrounding context and topography.
- b. Use high-quality, durable materials to maintain the condition of facades.
- c. Consider a variety of textures and details in exterior cladding materials to achieve visual interest.
- d. Consider the use of durable natural materials for building features and accents to provide visual interest.
- e. Provide useable balconies and other private outdoor spaces to be a minimum depth of 2 m and minimum width of 2.7 m. Balconies and spaces shall contribute to a cohesive facade composition.
- f. Ensure that the design of the building base integrates materials, finishes and patterns to provide a cohesive and complementary design with the upper storey tower.

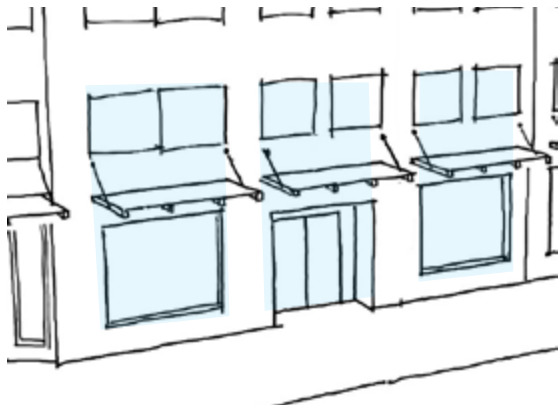


Diagram showing incorporation of entries to individual ground floor units that are accessible and clearly visible from the fronting street.

## 2.4. Weather Protection, Signage and Lighting

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

- a. Provide weather protection along all commercial streets and plazas.
- b. Consider architecturally distinctive weather protection at the entrances of major buildings, adjacent to bus zones and street corners where people wait for traffic lights, over store fronts, display windows, and other areas where significant waiting or browsing by people occurs.
- c. Integrate and design awnings, canopies, and overhangs as an extension of the building's architectural expression.
- d. Consider locating canopies and awnings to correspond with the placement of windows in upper storeys of the facade.
- e. Consider placement of awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque (solid) canopies that run the full length of facades.
- f. Place awnings to achieve a minimum vertical clearance of 2.5 m and minimum of 1.5 m extension out from the building. Canopies should have a minimum 2.8 m vertical clearance and extend a minimum of 2 m with a maximum extension distance not to exceed 50% of the sidewalk width. Canopies and awnings should also be located to avoid potential impacts with tree canopies at maturity and to accommodate periodic tree maintenance.



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



Examples above of architecturally designed weather protection incorporated into building design.

- g. Limit signage in number, location and size to reduce visual clutter and make individual signs easier to see.
- h. Ensure signs on commercial buildings are located in a manner that is easily identified and scaled to pedestrians.
- i. Locate exterior signs within the first floor of buildings at the street level to ensure clear visibility. Signs located on upper storey facades are discouraged and should be avoided.
- j. Use lighting to highlight building features and illuminate the public realm while avoiding over illuminating the building, projecting light into the sky, and spillover on adjacent buildings. A photometric lighting analysis may be required to demonstrate mitigation of light spill over.
- k. Utilize low energy lighting options that emit warm colour temperature light, where appropriate.
- l. Consider lighting that is human-scaled (e.g. light standards of appropriate height for pedestrians) for nighttime visibility, comfort and security.
- m. Use high quality light fixtures that are durable.



Examples above of lighting as a key element of design of the effect of building facades.

## 2.5. Site Servicing, Parking and Access

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

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



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



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

- m. Ensure that long-term viability of street trees and mobility objectives are not compromised by underground parking or above ground projections such as balconies, canopies, awnings, or utility boxes.
- n. Avoid free-standing vehicle ramps, loading areas, garbage storage, and collection areas or enclosures.
- o. Locate ventilation shafts, grates and other above-ground mechanical or site servicing equipment away from the public sidewalk and open spaces.
- p. Ensure utility areas are clearly identified at the development permit stage and are located to minimize negative impacts on public or common open spaces.
- q. Locate Pad Mounted Transformers (PMT) on private property within development projects. Where possible, place transformers within the building envelope and locate external transformer room doors along the service street facade' and ensure adequate space is provided on private property to service the utility.
- r. Coordinate access to PMTs for BC Hydro maintenance with proposed driveway access to minimize impacts to streetscape and public infrastructure.

## 2.6. Universal Accessible Design

- a. A high standard of accessibility in site, building and landscape design is encouraged to address the needs of all users, including people who have disabilities.
- b. Disabled access should be appropriately designed and clearly visible from the main entrance, not relegated to a secondary building frontage for the sake of architectural convenience.
- c. When provided, access ramps and related elements should be visually integrated with the overall building design and site plan so as to not appear disjointed from the building façade.
- d. Smooth routes should be provided. Vertical disruptions along pedestrian routes should be avoided for ease of use by people with wheeled mobility devices, strollers, and bicycles.
- e. Landscaping should be accessible for people with varying levels of ability and mobility.
- f. Ensure accessible paths of travel between public sidewalks and pedestrian areas to common building entries.



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

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



## 2.7. BIRD-FRIENDLY BUILDING DESIGN

### Overview

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

### Intent:

To reduce threats to birds in the urban built environment and reduce bird deaths caused by collisions with buildings. To reduce light pollution.

- a. Design buildings with a low window to wall ratio. Less than 40% window surface area relative to entire facade is desired.
- b. Avoid large areas of glazing and fly-through conditions such as glass bridges and walkways, outdoor railings, free-standing glass architectural elements and building corners where glass walls or windows are perpendicular or other conditions where birds can see through them to sky or habitat on the other side.
- c. Use of mirrored glass and glass with high reflectivity is strongly discouraged and should be avoided.
- d. Incorporate design treatments that increase the visibility of glass by integrating visual cues for birds to avoid, reduce and dampen glass reflection, and minimize light pollution. Strategies to achieve this include, but are not limited to:
  - i. Apply visual markers with high contrast to the exterior of glass surfaces (markers on the interior surface of glass are less effective):
    - Examples of visual markers include etched glass, ceramic frit, sandblasted glass, and textured glass.
    - Incorporate patterns with high contrast into the exterior surface of glazing. Visual markers should be at least 5 mm in diameter. Gaps between markers should be no greater than 5 cm vertically or 10 cm horizontally.
    - A simple, repeating pattern such as dots or lines that are less obvious to the human eye, are encouraged.



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

- ii. Where applied visual markers are not an optimal solution, interrupt reflective glass by increasing the density of external visual markers including spandrel panels, mullions, screen shutters, or ornamental grills. Other strategies can include adapted fenestration patterns, external blinds, shutters, sunshades, grilles, louvers, or artwork.
- iii. Design corner windows, glass walkways, glass railings, and other similar features to reduce the appearance of clear passage to sky or vegetation, including through incorporation of visible markers (see above).
- iv. Application of visual markers should apply as follows:
  - A minimum of 85 percent of all exterior glazing within the first 12 m of the building above grade or to the height of the surrounding tree canopy at maturity, whichever is greater.
  - All glass balcony railings within the first 12 m of the building.
  - Fly through or parallel glass conditions (see description above) at all heights.
  - To the first 4 m of glazing above vegetation located on rooftops.
- v. Reduce the dangers of attractants and landscape reflections by ensuring:
  - Outdoor landscaping and features (e.g., trees, shrubs, fountains, ponds, storm water retention basins, wetlands swales) are located at appropriate distance from glass to reduce reflections.
  - Measures should be taken to make glass visible (see strategies above).
- vi. Avoid interior landscaping near windows.
- e. Reduce unnecessary light-spill through shielding, targeted lighting, and reduction of vanity lighting.
- f. Use Dark Sky compliant, full cut off exterior fixtures and targeted lighting to reduce unnecessary light-spill/light trespass.
- g. Down lighting should be selected over up lighting and floodlighting should be avoided.
- h. Ventilation grates and drains should have openings no larger than 2 cm x 2 cm or 1 cm x 4 cm to ensure that birds cannot be trapped within.
- i. The ends of all open pipes should be capped so that birds do not become entrapped when investigating these openings for nesting opportunities.

### 3. OUTDOOR COMMON SPACES

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

#### 3.1. Terraces and Roof Tops

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



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



Example of a roof top garden and play area.



Example of a roof top patio.

### 3.2. POPS (Privately Owned Public Spaces)

#### Overview

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

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

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

#### General Guidelines

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



Examples of POPS (Privately Owned Public Spaces).

## Types of POPS

### 3.2.1. Small Plaza

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

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

### 3.2.2. Through-block Walkways

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



Examples of a publicly accessible plaza on private space.

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

### 3.3. Open Space and Landscaping

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

- a. Ensure open space is usable, attractive, and well-integrated with the design of the building.

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



Examples above of publicly accessible seating areas and walkways integrating landscaping.

#### 4. TERMINATED VISTAS

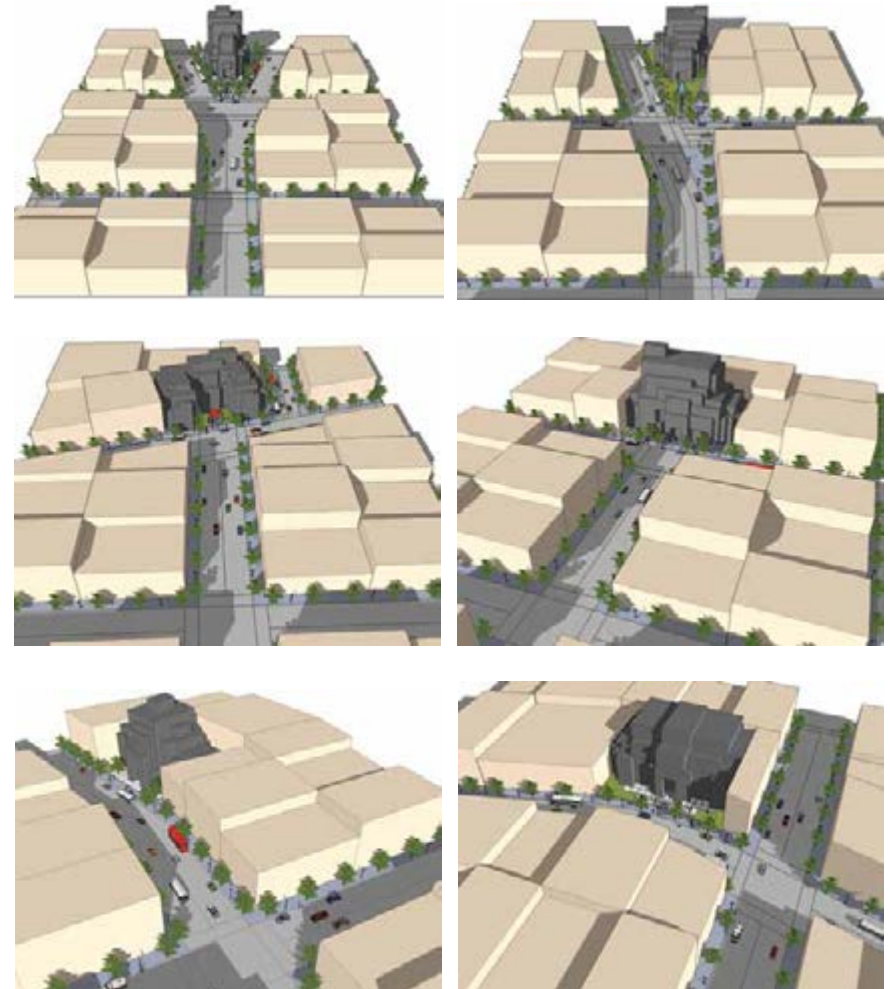
**Intent:** To contribute to a memorable and distinct public realm and support legibility and wayfinding through the termination and framing of street-end vistas.

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



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

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



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

## 5. HERITAGE BUILDINGS – ADDITIONS AND ADJACENCIES

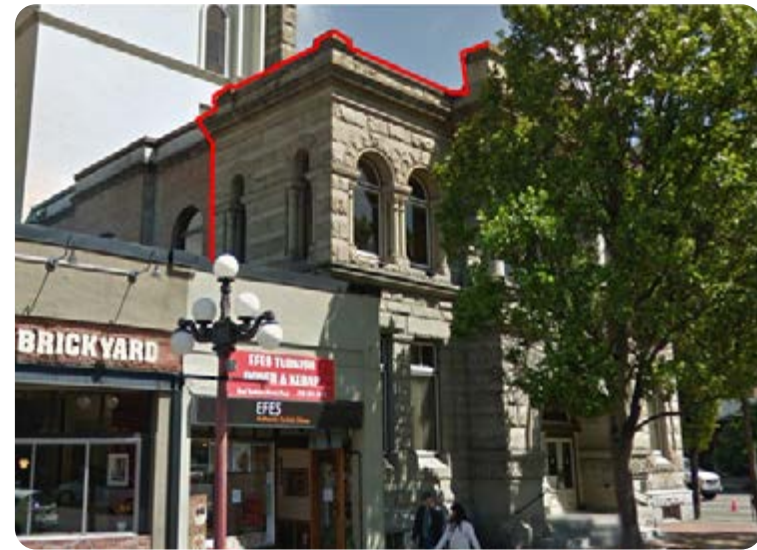
**Intent:** To ensure the design of new buildings and additions complement adjacent heritage buildings.

### 5.1. New Buildings Adjacent to Heritage Buildings

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



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



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



Example of an infill development sensitive to its heritage context.



## 5.2. Additions to Heritage Buildings

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

## 5.3. Murals on Heritage Buildings

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



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

## 6. TALL BUILDINGS

### Overview

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

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

Access to direct sunlight improves the usability and enjoyment of outdoor spaces and allows trees and vegetation to thrive. For tall buildings, protecting skyview and access to sunlight is generally achieved through balanced street width to building height proportions, overall massing, generous tower setbacks and separation distances.

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

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

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

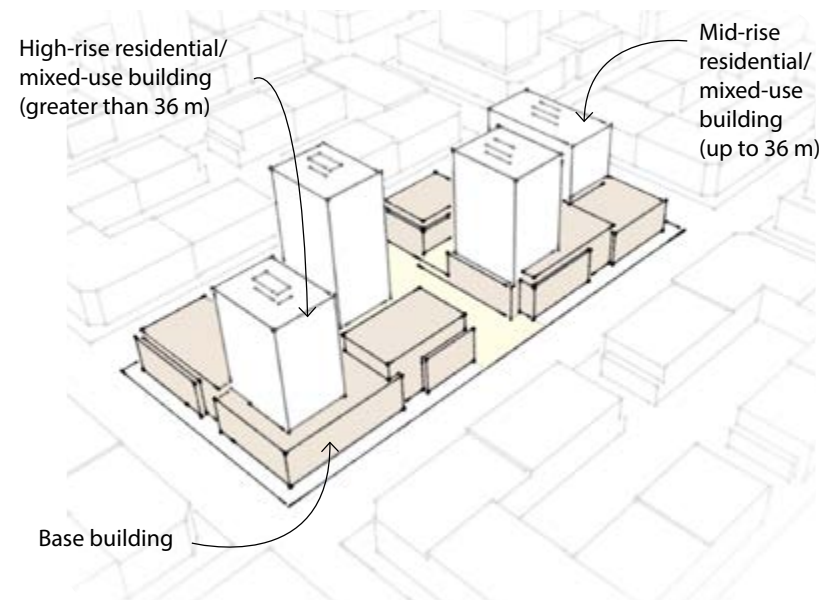
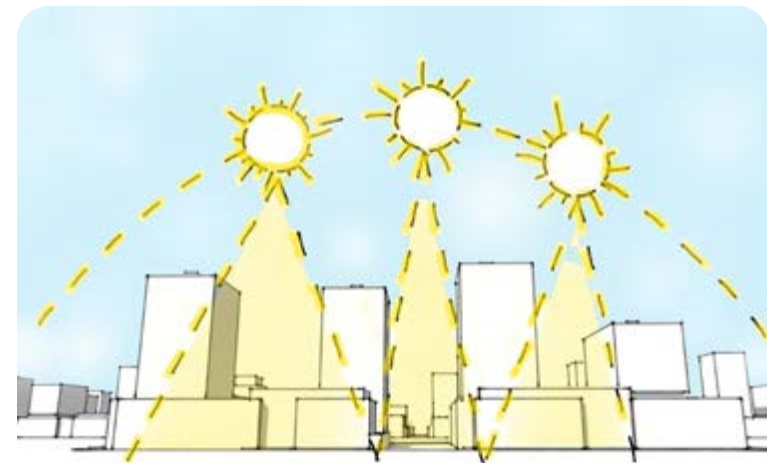


Diagram illustrating accommodation of mid and high rise buildings within a perimeter-block form of development.



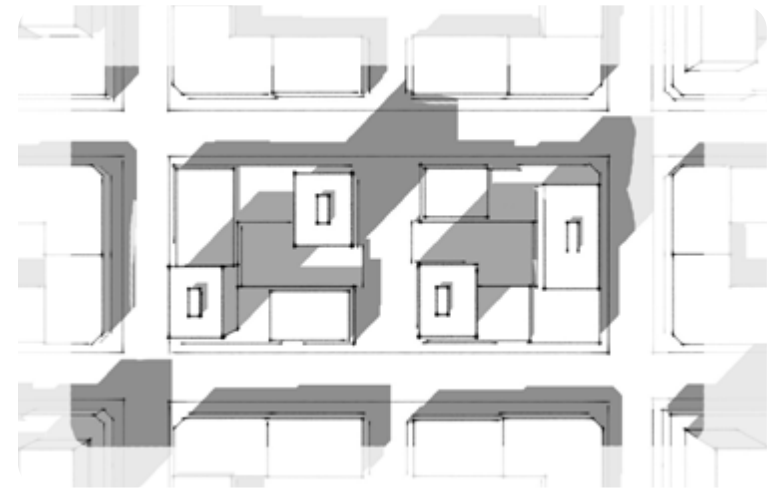
Protecting skyview and access to sunlight are achieved through the placement, form and scale of tall buildings.

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

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

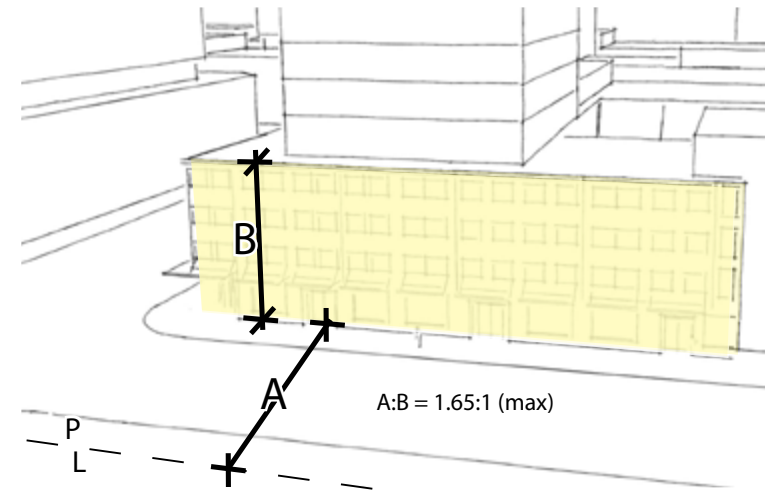
**Intent:** To ensure tall buildings maintain access to sunlight and sky view from public open spaces, and achieve livability and privacy for individual residential units.

- a. Set tall buildings back from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower or mid-rise building and allow the base building to be the primary defining element for the site and adjacent public realm.
- b. Locate, orient, and design tall buildings to minimize adverse wind tunnel impacts on adjacent streets, parks and open space, at building entrances, and in public and private outdoor amenity areas. Strategies to achieve this include but are not necessarily limited to:
  - i. Step back the tower from the base building to dissipate down drafts;
  - ii. Incorporate landscaping into roof areas of base buildings and terraces to further reduce wind speeds
  - iii. Incorporate architectural elements such as projecting cornices, screens, terraces, overhangs, permanent canopies, and colonnades to reduce effects of wind around the base building and within roof top areas;
  - iv. Integrate and locate permanent site features such as walls, landscaping, and where feasible, berming to help reduce wind speed or to create sheltered areas
- c. Where a proposed development is likely to result in significant wind tunnel effects on the pedestrian realm, a wind tunnel study may be required at the discretion and to the satisfaction of the Director of Planning.



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

- d. Demonstrate through a sun and shadow study how the proposed tall building maintains as much access to sunlight as possible and adequately limits shadowing of neighbouring streets and open spaces:
  - i. Where unshaded by existing offsite conditions, a minimum of approximately 4 hours of cumulative sunlight provided on at least 60% of the length of the sidewalk located across the street from the development should be achieved between 10 a.m. and 4 p.m. on the equinoxes.
- e. To achieve comfortable street and open space enclosure, individual building projects should contribute to creating the following horizontal (open space width) to vertical (street-wall height) open space proportions should be achieved:
  - i. Streets:
    - » Minimum of 2.5:1
    - » Maximum of 1.6:1
  - ii. Plazas:
    - » Maximum 2.5:1
    - » Minimum 4:1
  - iii. Lane ways or Mews:
    - » Maximum 1:1
  - iv. Internal Courtyards
    - » Maximum of 1.5:1 (applies to any two sides)
- f. A minimum street wall height of 10 m should be achieved.
- g. Single development projects encompassing a full city block should have a maximum of four tall buildings.
- h. For tall buildings (greater than 23 m in height) the base building should not exceed an overall height of 18 m (approximately 5 storeys) while also achieving the required horizontal to vertical open space proportions in guideline 6.1 d.



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

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

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

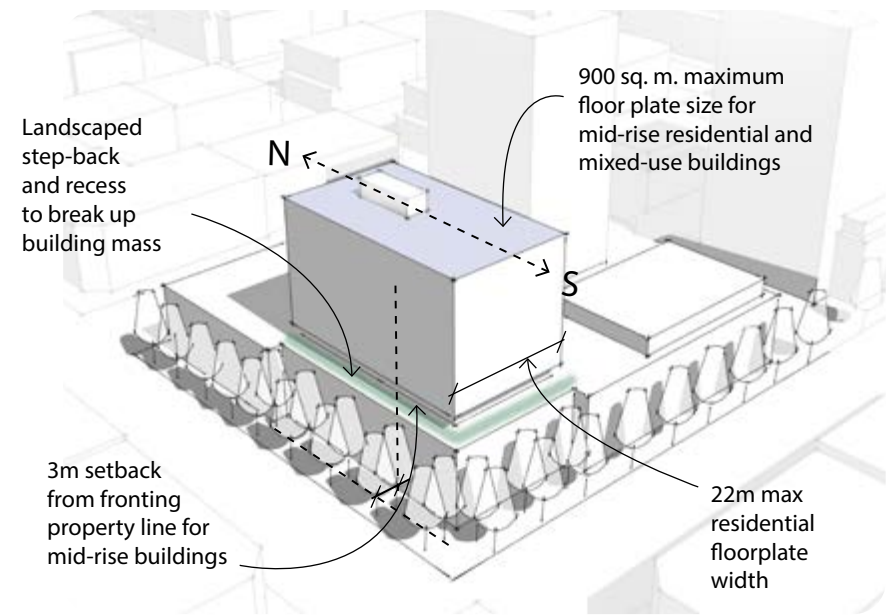


Diagram illustrating form, scale and orientation considerations for mid-rise buildings.



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

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

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

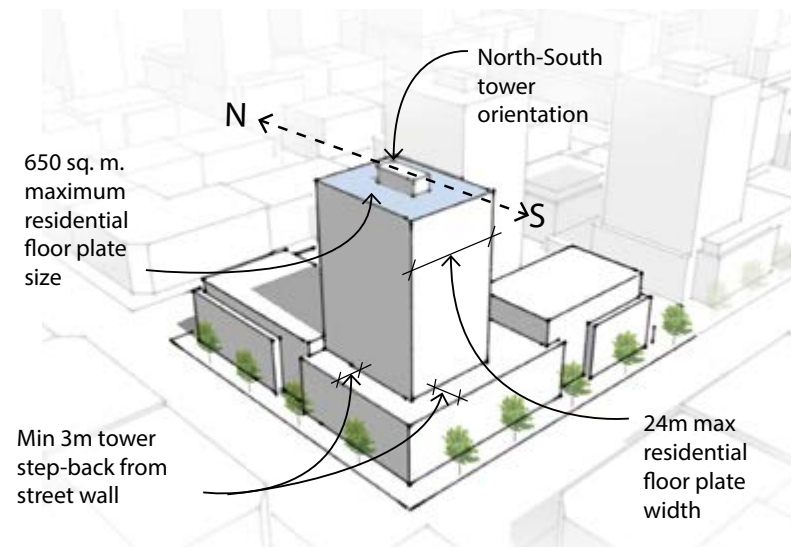
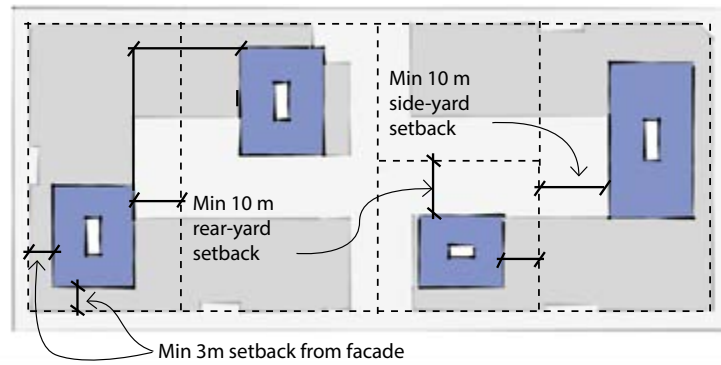


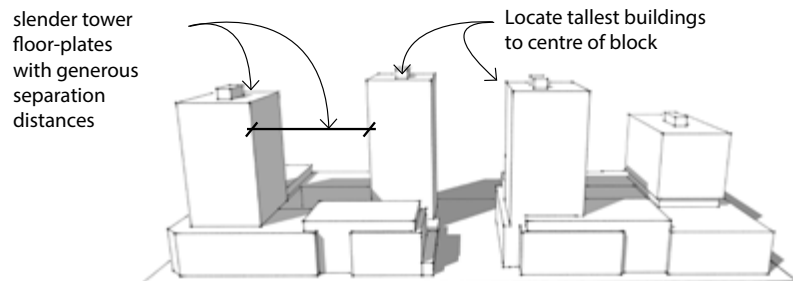
Diagram illustrating form, scale and orientation considerations for high-rise residential and mixed use buildings.



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



Diagrams illustrating setback considerations for mid and high-rise residential and mixed use buildings (above) tower spacing and location considerations (below).



- ix. Locate tall buildings in a manner that generally achieves a staggered formation within a block and in response to adjacent tall buildings on neighbouring blocks to achieve desired building separation, sunlight access and sky-view and mitigate wind.
- k. **For tall commercial/office buildings (greater than 23 m):**
  - i. Ensure floor plates do not exceed a maximum size of 1500 sq m. for portions of the building above 23 m.
  - ii. Ensure floor plates do not exceed a maximum size of 1200 sq m. for portions of the building above 45 m.
  - iii. Ensure floor plates do not exceed a maximum 1000 sq m for portions of the building above 50 m.
  - iv. Incorporate a minimum 6 m side yard and rear yard setback from the adjacent rear and side property lines for portions of the building above 23 m.
  - v. Maintain a minimum 3 m setback of the tower from the fronting property line.
  - vi. Differentiate the base building from the mid-rise tower to help reduce perceived building mass from the street. Strategies for achieving this include but are not limited to:
    - » Incorporating a landscaped step-back between the base building and tower.
    - » Incorporating a reveal or recess above the established base building facade.
    - » Incorporating a change of materials and fenestration pattern between the base building and tower.
    - » Where a parcel contains more than one commercial tower, provide a minimum 12 m separation distance between the closest points of the commercial towers.



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



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



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

## 6.2. Tower Composition

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

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



Examples of tower composition and articulation.

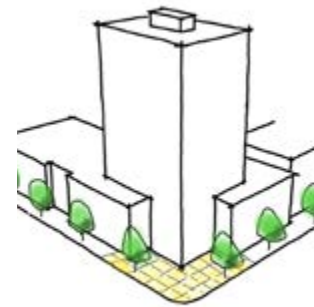


Diagram and photo illustrating a portion of a point tower frontage along a street or open space extending straight down to the ground.



### 6.3. Balconies

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

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



Examples of balconies as an integral part of building composition.



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



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

## 7. ALIGNMENT WITH HIGH PERFORMANCE BUILDINGS

### Overview

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

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

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



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



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

## 8. INNER HARBOUR SPECIAL URBAN DESIGN AREA



Birds-eye view of the inner Harbour.

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

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

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



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