



ROUNDHOUSE AT BAYVIEW PLACE

BUILDING A COMMUNITY BUILDING A CITY

Roundhouse Design Guidelines

March 1, 2021



Bayview Place Hillside

Roundhouse at Bayview Place



FOCUS
EQUITIES

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MASTER PLAN COMMUNITY

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Roundhouse at Bayview Place Design Guidelines

Submitted by
Focus Equities

Submission Date
March 1, 2021

Location
Victoria, BC

Previous Submissions
Roundhouse Design Guidelines (July 2008, Revised 2015)
Submitted By: Focus Equities

Roundhouse at Bayview Place—a KW Mariash Sr. master planned community—visionary leadership and sustained commitment to the creation of an exceptional, landmark community worthy of this world-class site.





Table of Contents

Development Vision	7
i. Context & Urban Opportunity	10
ii. Master Plan Objectives	12
iii. Design Strategies	16
iv. The Master Plan	28

Design Guidelines	31
1. Relationship of New and Existing Structures	34
2. Interpretation and Character	36
3. Commercial Character	38
4. Residential Livability	40
5. Views	42
6. Building Massing and Scale	44
7. Architectural Expression	46
8. Shadow Analysis	48
9. Landscape and Public Realm	50
10. Landscape Character	52
11. Site Circulation	56
12. Signage and Wayfinding	58
13. Rail Corridor	60
14. Parking and Service Access	62

This section will form the body of the formal Design Guidelines to be included in the Zoning Bylaw.



Roundhouse at Bayview Place

Bayview Place Hillside



Development Vision

A changing world requires a renewed vision to respond to a broader range of needs.

A vision of a more complete neighbourhood at the heart of Victoria West, with a mix of uses that activate historic buildings and create a vibrant community.

A Place for Everyone

Perched atop 20-acres overlooking Victoria's inner harbour, the vision for Bayview Place has always been to build a diverse and resilient community unique to Victoria West. Representing the cultural heart of the community, Roundhouse at Bayview Place will become a vibrant, mixed-use neighbourhood hub showcasing the best in architectural and urban design.





Community
gathering space.

Active and accessible multi-modal corridor.



Development Vision

Engaging rail history.

FOCUSEQUITIES

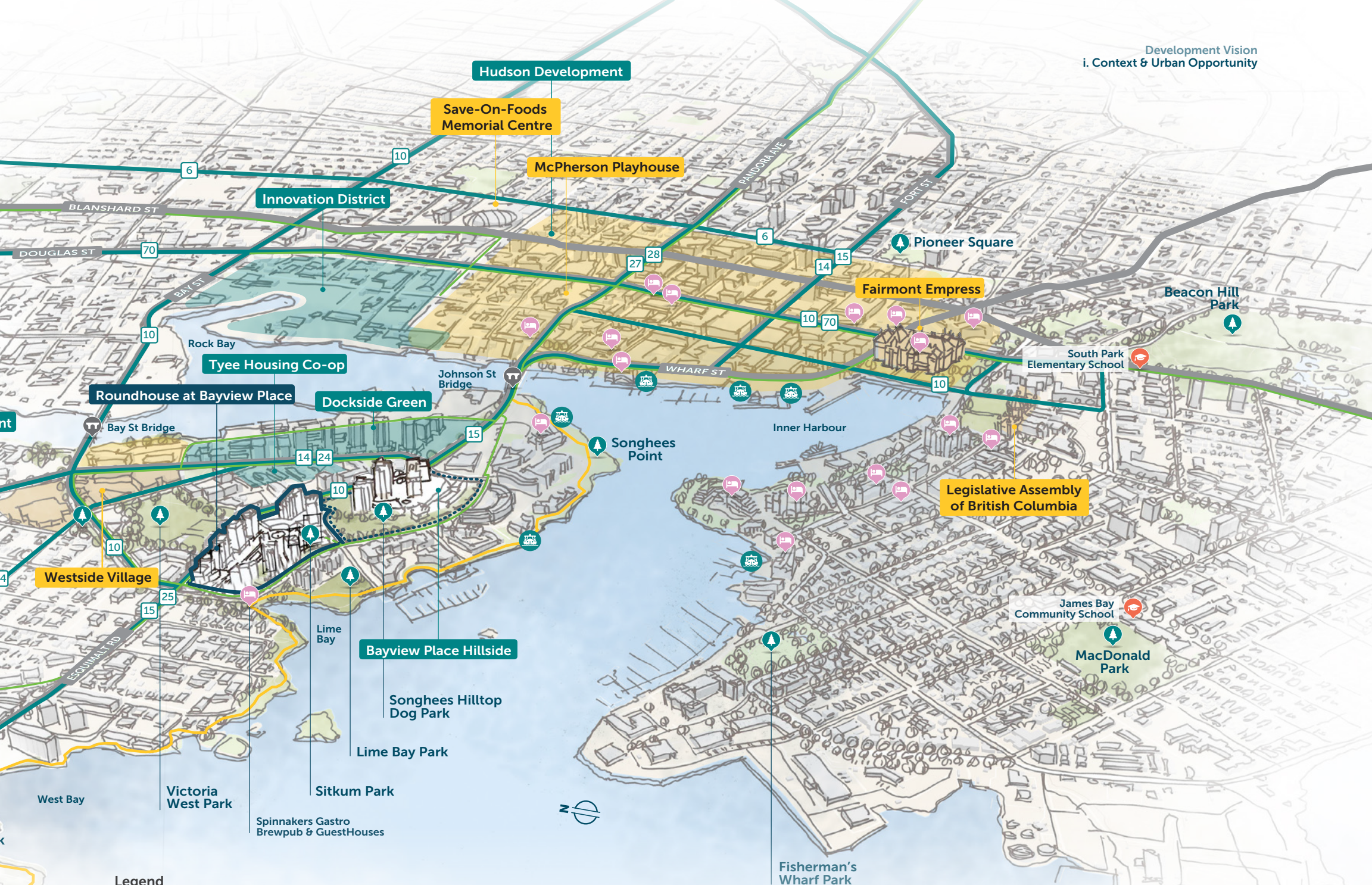
KW MARIASH SR.
MASTER PLAN COMMUNITY

i. Context & Urban Opportunity

The Bayview site is situated at the heart of Victoria West and provides the unique and exceptional opportunity to become the vibrant and distinctive centre of the community.

Building on the legacy of the Esquimalt & Nanaimo Railway, historic buildings are activated and become the character defining elements of Victoria's next great neighbourhood. A vibrant mix of retail and residential uses, including rental and affordable housing, are connected with publicly accessible open space and amenities.





ii. Master Plan Objectives

The Master Plan strives to address a number of community priorities and strategic directions of the City of Victoria, as outlined in the Official Community Plan and other policy documents.

All of the existing plans and strategies identify the Roundhouse at Bayview Place site as a node for growth and the master plan presents a vision for how the growth can be accommodated to create a diverse and amenity-rich, livable, connected and sustainable urban neighbourhood. These master plan objectives speak directly to the requirements and goals of the below City of Victoria policy:

Statutory Plans & Regulations:

- Regional Growth Strategy – Capital Region District (January 2018)
- City of Victoria, Official Community Plan (July 2012, updated April 17, 2019)
- City of Victoria Zoning Regulation Bylaw (No. 80-159)
- Roundhouse Design Guidelines (Revised 2015)
- Roundhouse Master Development Agreement (2008, amended in 2014 & 2018)

Non-Statutory Plans & Regulations:

- City of Victoria 2019-2022 Strategic Plan
- Inclusionary Housing and Community Amenity Policy (2019)
- Victoria Housing Strategy (2018-2025)
- Victoria West Neighborhood Plan (May 2018)
- Victoria Sustainability Framework (2017)
- Climate Leadership Plan (2019)
- Open Spaces Master Plan (2017)
- Urban Forest Master Plan (2013)
- Go Victoria Draft Mobility Strategy (2020)
- Pedestrian Master Plan (2013)
- Bicycle Master Plan (2015)
- Bicycle Parking Strategy (2011)

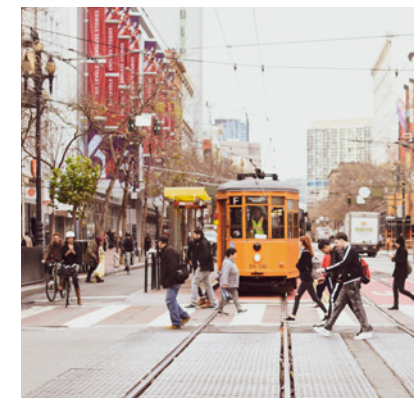
Roundhouse at Bayview Place aligns with the City of Victoria's aspirational vision and city-building goals. Victoria is a growing city, with pressing housing affordability and sustainability challenges. Roundhouse at Bayview Place provides an opportunity to address this situation through thoughtful, focused urban densification within its strategic Urban Core location—a place where growth is targeted.



Deliver Diverse Housing and Increase Overall Affordability

With housing affordability impacting many existing and new residents, the City of Victoria has created policy intended to “increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria...” (***Victoria Housing Strategy***).

Roundhouse at Bayview Place will support this goal by growing Victoria's supply of **purpose-built rental housing** — a move that promises to increase overall affordability by providing an alternative to ownership housing, inaccessible to many. Additional rental housing will also encourage greater generational diversity in Victoria West while supporting community wellbeing targets and creating a vibrant new neighbourhood.



Establish a Transportation and Mobility Hub

The City of Victoria's ***OCP*** sets out a number of policies intended to accommodate and encourage walking, biking, and transit trips.

Located at the intersection of several key transportation corridors, the Roundhouse at Bayview Place will become a transportation hub **for all ages, abilities, and modes of transit**. Esquimalt Road will be activated, delivering a spirited pedestrian experience that facilitates movement to the downtown core. Completion of the Bayview Place component of the E&N Rail Corridor will also provide new cyclist and pedestrian infrastructure, while offering an opportunity for **new public transportation**.



Remediate Contaminated Lands

Compact, mixed-use development accomplished through brownfield remediation is exactly in line with Victoria's bold history of climate action, exemplified by the *Climate Leadership Plan*.

By **creating a compact, mixed-use neighbourhood** above a remediated brownfield, Roundhouse at Bayview Place will provide Victoria a truly innovative example of contemporary development. Undertaken at significant expense to the developer, this type of **sustainable community building** is exactly in line with Victoria's bold history of climate action



Action for Climate Change and Resilience

The City of Victoria's *OCP* ambitions to develop the city as "more sustainable and resilient" in the face of uncertainty wrought by climate change.

Roundhouse at Bayview Place is a valuable development opportunity both for its proximity to downtown and its prominent gateway location. By creating a resilient and livable community built above a **remediated brownfield**, the neighbourhood will not only be deserving of its unique Victoria West location, but it will be a highly-visible demonstration of what **climate leadership** looks like in built form.



Enhance Human Experience, Health, and Community Wellbeing

"A sustainable community provides both the physical and social infrastructure to achieve community wellbeing." (*Victoria OCP*).

The new plan for Roundhouse at Bayview Place centres wellbeing by prioritizing diverse and **good quality housing options**; accessible all ages and abilities **transportation infrastructure**; employment opportunities; and public benefits, such as cultural assets, parks and open spaces that promote **social inclusion**. Together, the vision promises to create not simply a neighbourhood, but a community.



Establish a Robust Financial Strategy to Support Municipal Objectives

The *Victoria West Neighbourhood Plan* calls for the re-purposing of industrial land in the Core Songhees area to support "high-density, multi-unit housing, public parks and open spaces, commercial areas, and pedestrian networks".

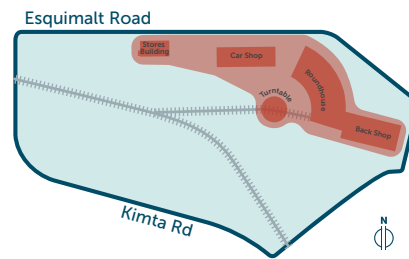
Roundhouse at Bayview Place prioritizes smart urban development by **remediating former industrial lands** and **strategically densifying** an area proximate to Victoria's downtown core. This type of development will ensure municipal services are optimized by making use of what's already there.





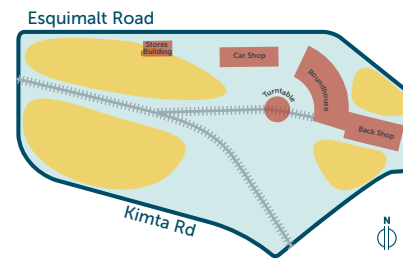
iii. Design Strategies

The following strategies are intended to guide the development of Roundhouse at Bayview Place and inform the design guidelines that follow this section.



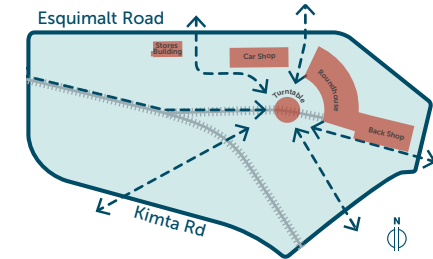
1. View Historic Buildings as a Collection

Keep all existing buildings and retain the historic buildings to be viewed as a collection of buildings.



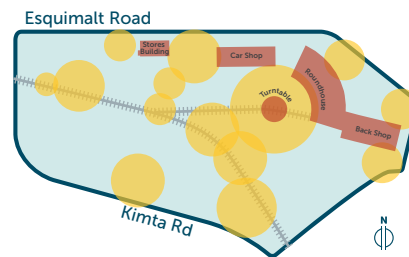
2. Build up the Ends, Carve out the Middle

Locate additional density to the East and West ends of the site.



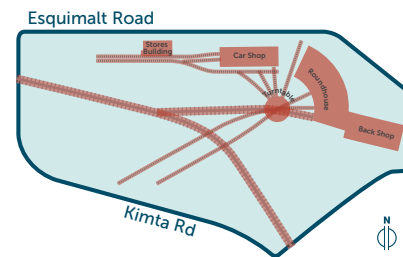
3. Visually Connect the Site and Context

Create a public realm that is porous, publicly accessible, and connects to the interior of the site with context.



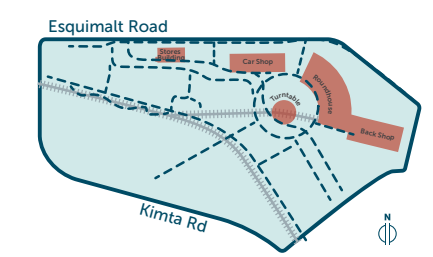
4. Create a Connected Landscape

Connect the site to adjacent parks and open spaces. Create a hierarchy of public spaces that have unique character and reflect the site's history.



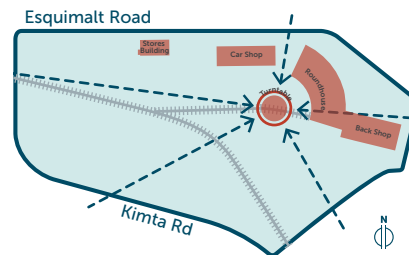
5. Curated Rail Integrated Through Site

Retain rail infrastructure as an active element of site



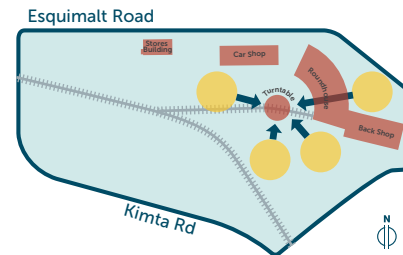
6. Connected and Pedestrian Oriented

Create a connected network of pedestrian links and pathways throughout the site.



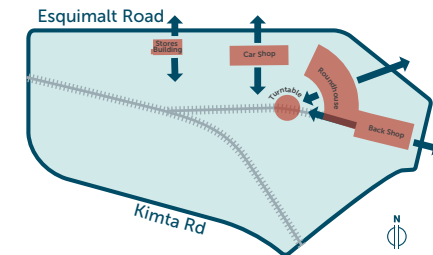
7. Turntable as a Focal Element

Retain and enhance the turntable as a focal element of the site.



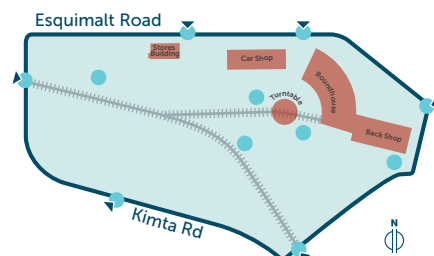
8. Respond to the Turntable

Create a response to the turntable in the form, orientation, or articulation of new buildings.



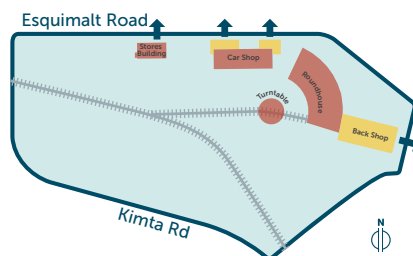
9. Outward-Inward Expression

Turn the project outward to animate public street frontage with active uses. Retain the inward focus of the buildings and function connection to historic rail activity.



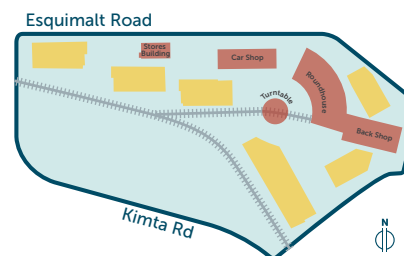
10. Interpretive Opportunities

Create wayfinding and interpretive opportunities at gateways to the site. Identify opportunities for locating nodes for public art and historic interpretation.



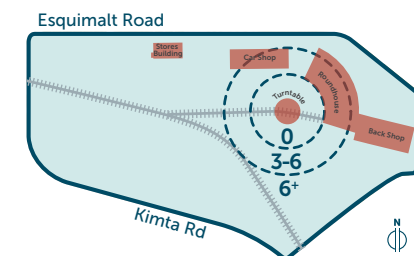
11. Adapting historic buildings

Enhanced opportunities for adapting historic buildings for a range of new uses (canopies, signage, building systems, openings, grading).



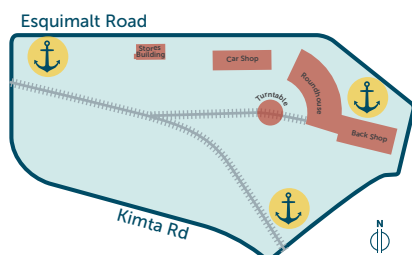
12. New Buildings that Respond to Existing

New buildings adjacent to existing buildings to respond in ways that reflect historic buildings (podiums, pilotis, material, texture, arch expression, building form, etc).



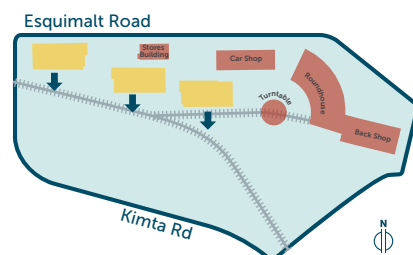
13. Massing Transitions

Transition building massing stepping down toward Turntable Plaza, with podium elements 3-6 storeys, and tower elements 6+ storeys beyond.



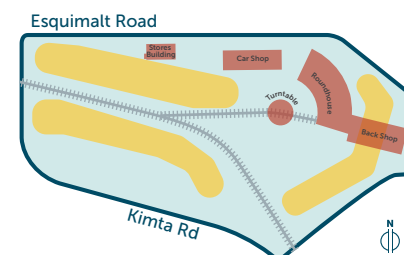
14. Anchor the corner

Anchor the corner and then orient new buildings to the E&N Urban Forest Trail corridor.



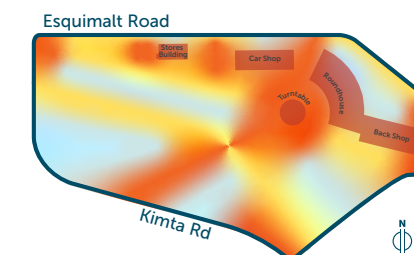
15. Nest the new buildings

Nest the new building behind each other on approach to the site from the West.



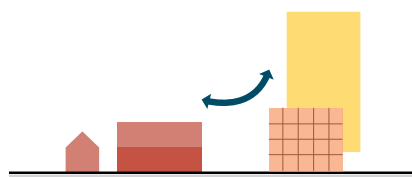
16. Background and Foreground Buildings

New Buildings as a backdrop to Historic buildings.



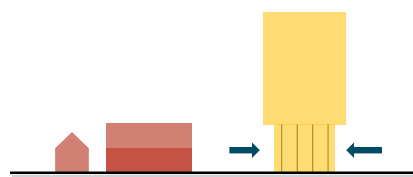
17. Hierarchy of Public Open Space

Indicates the hierarchy of public open spaces that prioritize which portions of the site are the highest priority for retention of the maximum percentage of available daylight.



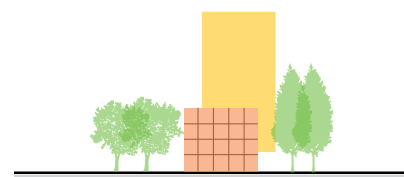
18. Podiums Transition in Scale

Create a transition in scale between lower scale historic buildings and new buildings. Use podium elements to relate to human scale.



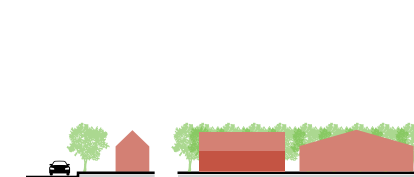
20. Undercutting Buildings at Grade

Consider undercutting ground floor spaces to increase view angles at eye level. Consider using arcades along commercial ground floor uses to create pedestrian amenities.



19. Landscape that Supports Architecture

Consider using trees to support and reinforce architectural transitions.

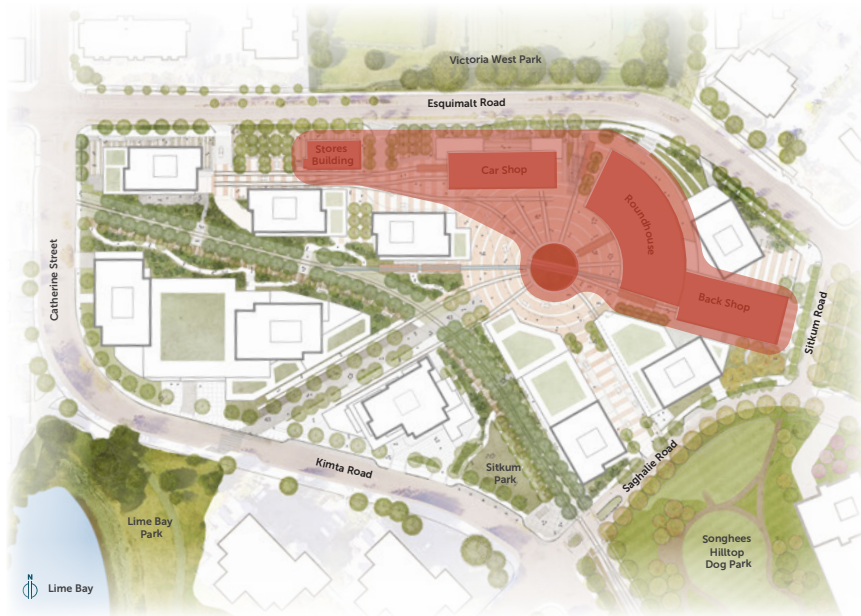


21. Landscape as a Framing Element

Use street trees to define the street edge and form a backdrop that unifies historic buildings as a collection.

1. View Historic Buildings as a Collection

- Historic railyard buildings to be viewed as a legible collection of built features.
- Frame historic buildings with open space that set the buildings in context.
- Infuse the public open space with elements that reference the historic industrial features of the railyard.
- Link buildings with open space and pedestrian connections.



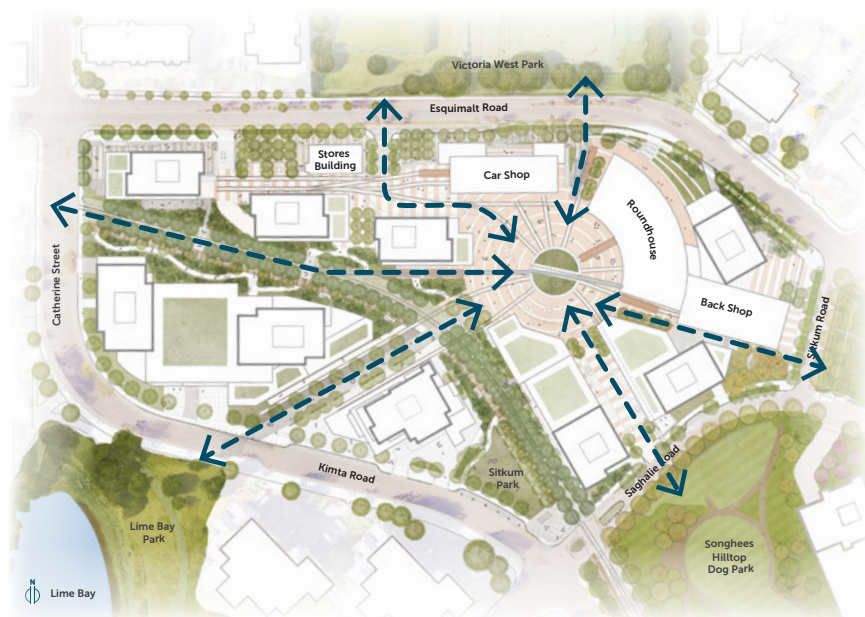
2. Build up the Ends, Carve out the Middle

- Focus additional density at the west and east ends of the site.
- Carve out the middle of the site, particularly around the Turntable Plaza.



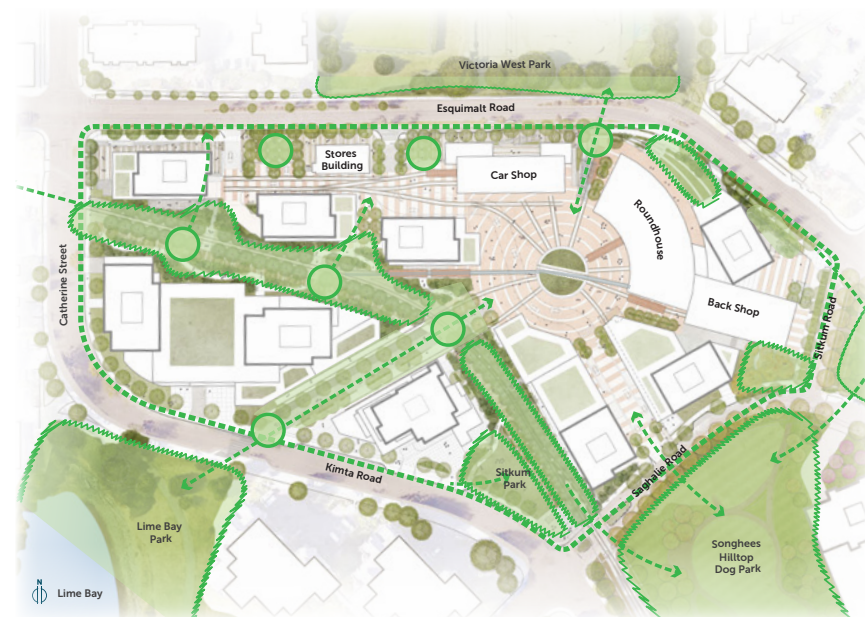
3. Visually Connect the Site to its Context

- Create views that connect the interior of the site with its immediate and distant context.
- Create views looking in to the site.
- Create a public realm that is porous, publicly accessible, and connects to the context and neighbourhood integration.



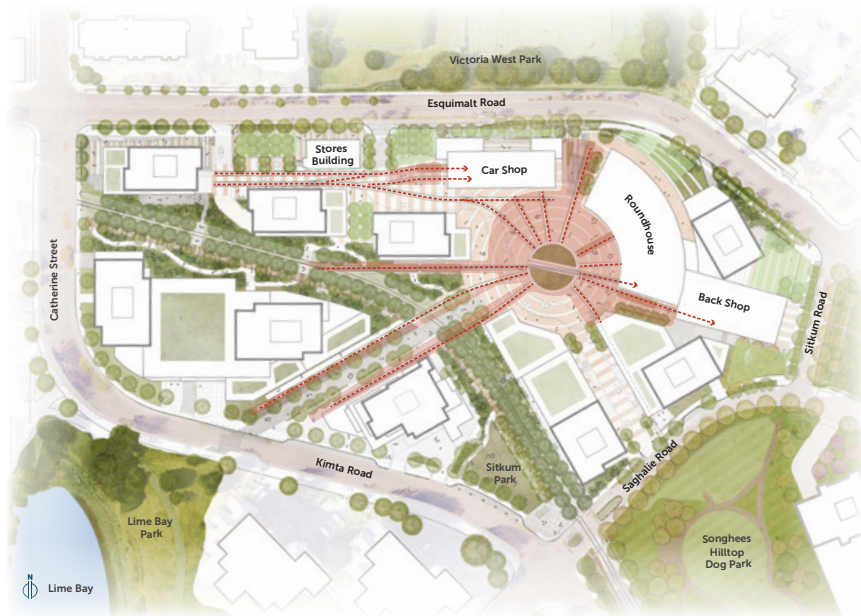
4. Create a Connected Landscape

- Connect the site to its adjacent, significant parks and open spaces.
- Create continuity of landscaped open space through the site.
- Create a hierarchy of connected public spaces that have unique character but collectively reflect the site's history.



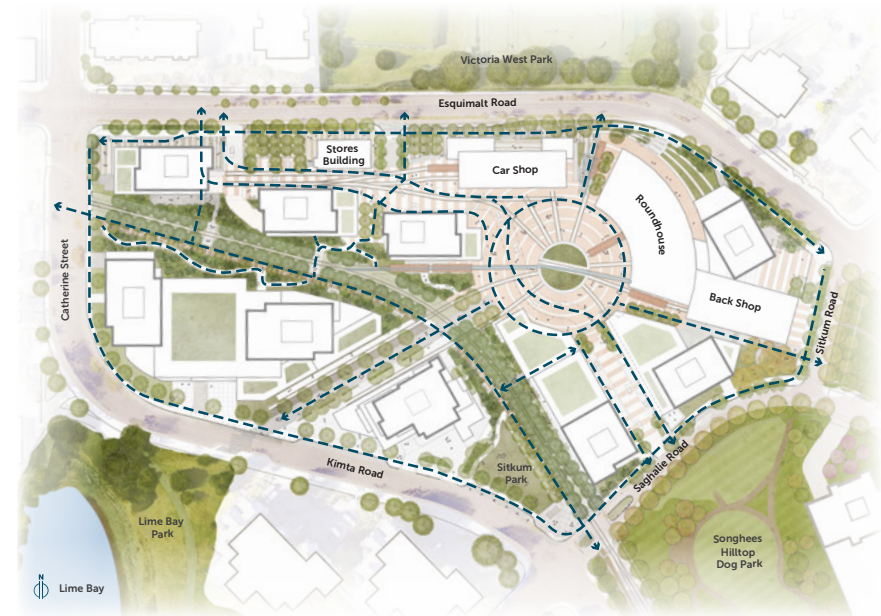
5. Curated Rail Integrated Through Site

- Provide infrastructure for active, curated rail to be integrated throughout the site.
- Create hardscape character to open space associated with Historic rail activity.
- Create pockets of urban landscape distributed through the site to balance scale of open space.



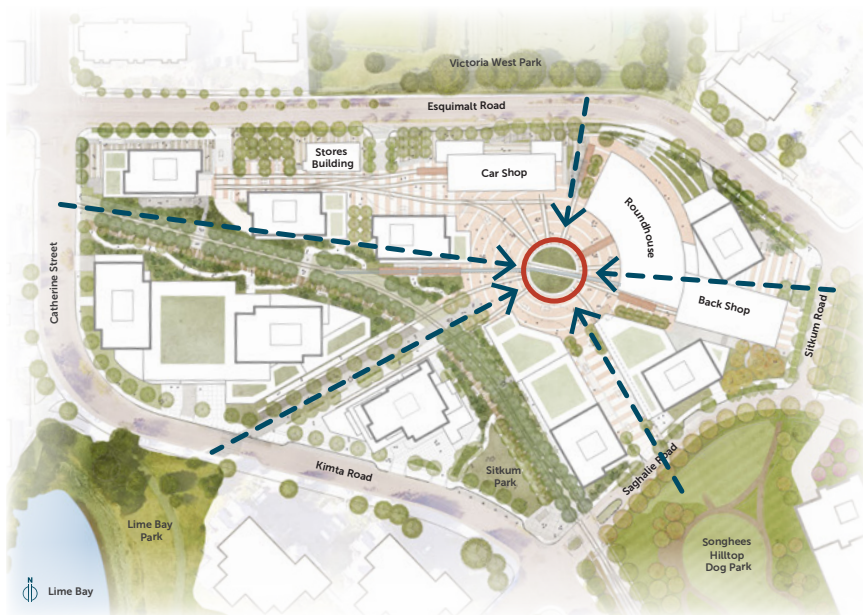
6. Connected and Pedestrian Oriented

- Create a connected network of pedestrian links and pathways throughout the site.
- Route pedestrian activity along building faces to activate and animate.
- Flank both sides of internal vehicle route with pedestrian circulation.



7. Turntable Plaza as a Focal Element

- Retain and enhance the turntable as the character-defining centrepiece of Turntable Plaza.
- Frame the Turntable with open space that maintains the legibility of its relationship to the surrounding historic buildings.
- Locate new infrastructure and servicing below-grade, where possible, to preserve views and open spaces within Turntable Plaza.



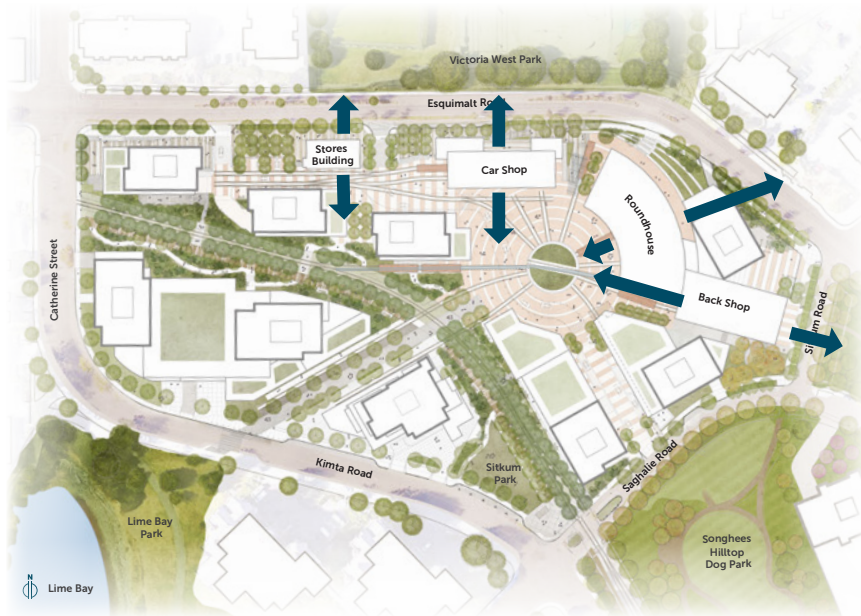
8. Respond to the Turntable

- Create a response to the turntable in the form, orientation, or articulation of new buildings.
- Buildings have an "address on the plaza".



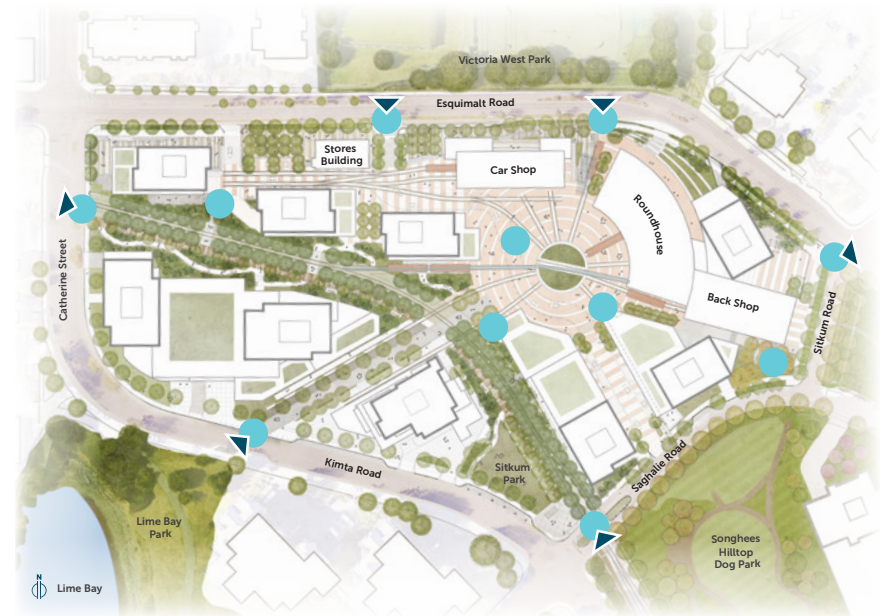
9. Outward-Inward Expression

- Turn the project outward to animate public street frontage with active uses.
- Retain the inward focus of the buildings and function connection to historic rail activity.



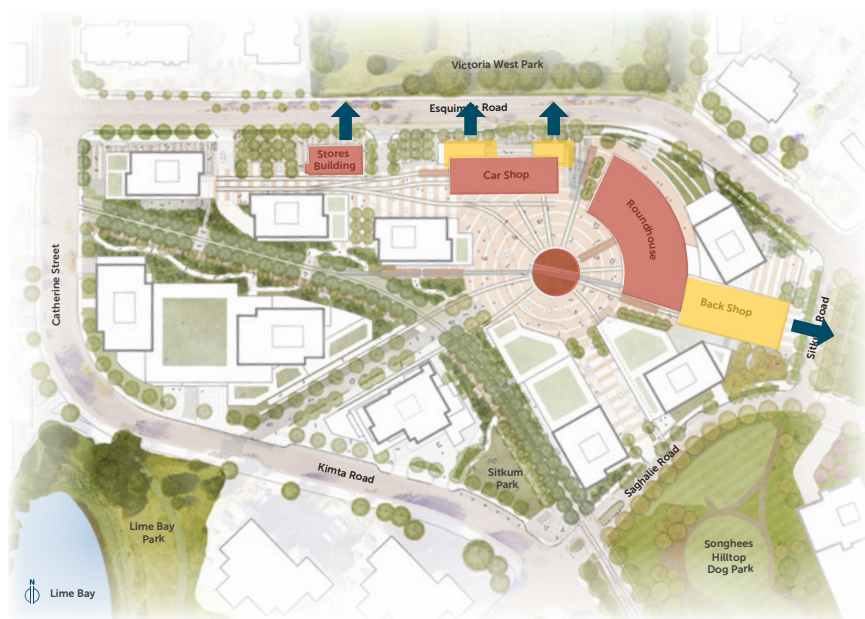
10. Interpretive Opportunities

- Create wayfinding and interpretive opportunities at gateways to the site.
- Explore storytelling opportunities along the Carriage Lane and E&N Rail Trail that speak to rail heritage and intangible values.
- Use diverse interpretive media to express site history.
- Identify opportunities for locating nodes for public art and historic interpretation.



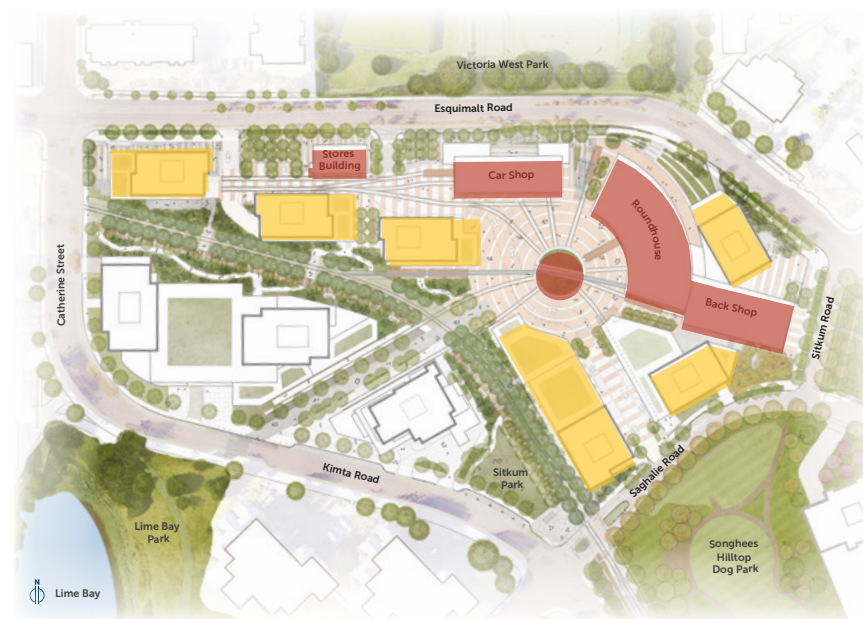
11. Adapting Historic Buildings

- Enhance opportunities for adapting historic buildings for a range of new uses using elements such as canopies, signage, building systems, openings, grading.
- Restore the character-defining elements of historic buildings.
- Provide compatible alterations where necessary in order to activate historic structures.



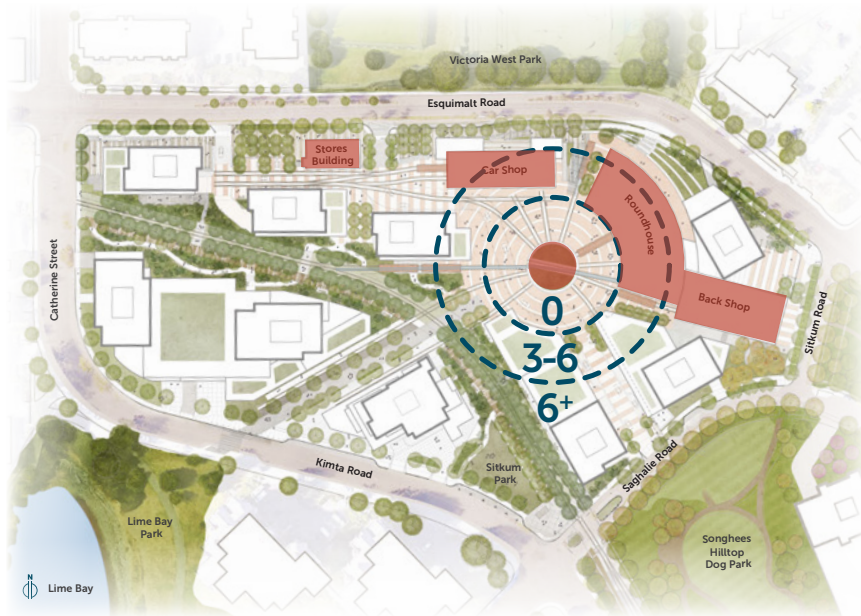
12. New Buildings that Respond to Existing

- Site new building relative to existing Historic buildings and surrounding public streets.
- Mitigate shading and massing impacts on Esquimalt Road and adjacent park.



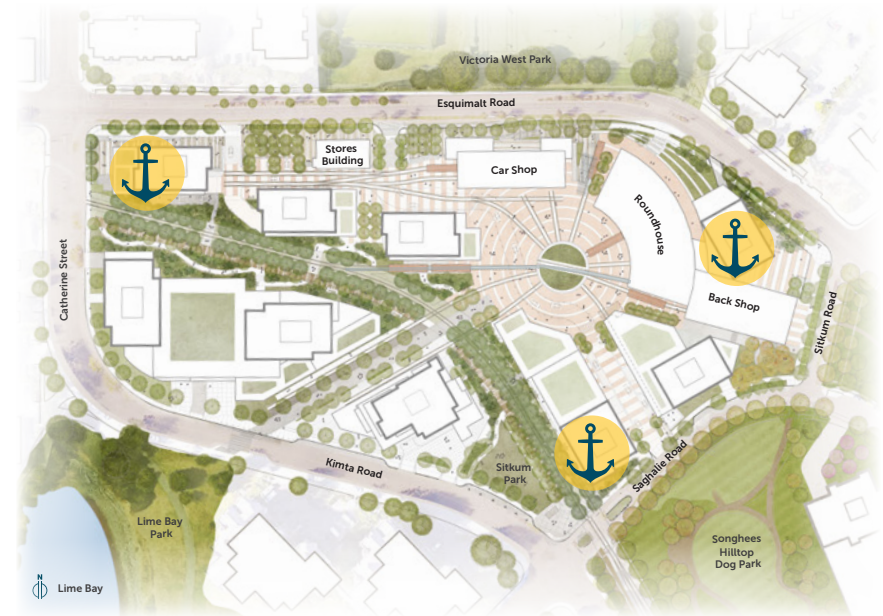
13. Massing Transitions

- Transition building massing stepping down toward Turntable Plaza, with podium elements of 3-6 storeys on the plaza, and tower elements of 6+ storeys beyond.



14. Anchor the corners

- Anchor the corners with new buildings.



15. Orient Buildings to Interior of the Site

- Orient buildings to interior of the site and open space.



16. Background and Foreground Buildings

- Create distinction between background and foreground buildings.
- Historic buildings are foreground buildings and all unique in form and type.
- New buildings are background buildings that serve as a contrasting background to foreground buildings.
- New buildings should relate to the historic buildings in their orientation, form, and character.

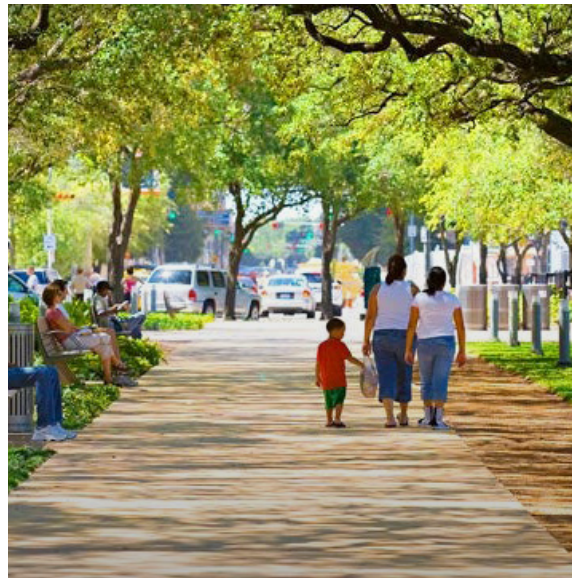


17. Hierarchy of Public Open Space

Indicates the hierarchy of public open spaces that prioritize which portions of the site are the highest priority for retention of the maximum percentage of available daylight.



Zone 1 Primary Public Open Space



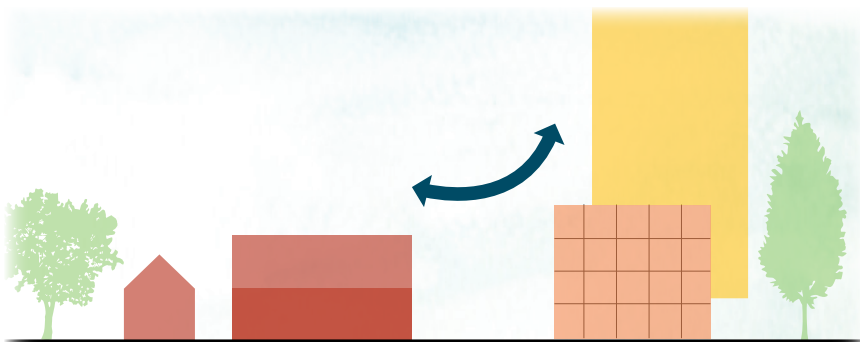
Zone 2 Secondary Public Open Space



Zone 3 Tertiary Public Open Space

18. Podiums Transition in Scale

- Create a transition in scale between lower scale historic buildings and new buildings.
- Taller buildings to incorporate a podium of 4-8 storeys in height to transition to building scale.
- Use podium elements to relate to pedestrian and human scale of adjacent public open space.



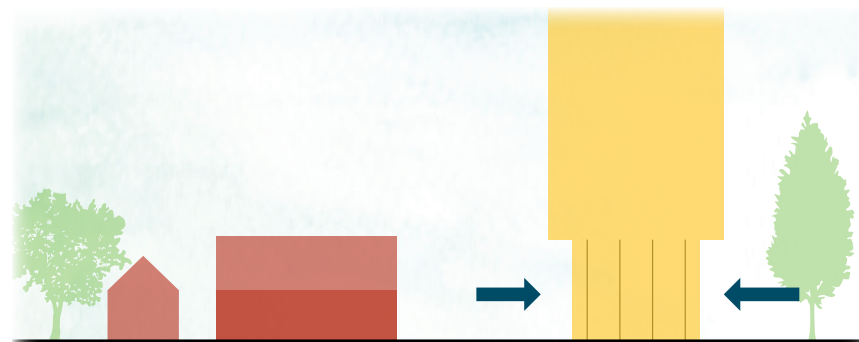
20. Landscape that Supports Architecture

- Consider using trees to support and reinforce architectural transitions.



19. Undercutting Buildings at Grade

- Consider undercutting or recessing ground floor spaces at grade to increase horizontal view angles through the site at eye level.
- Consider arcades along commercial ground floor uses to create pedestrian amenity through weather protection and creation of pedestrian zones along shared roadways and plazas.



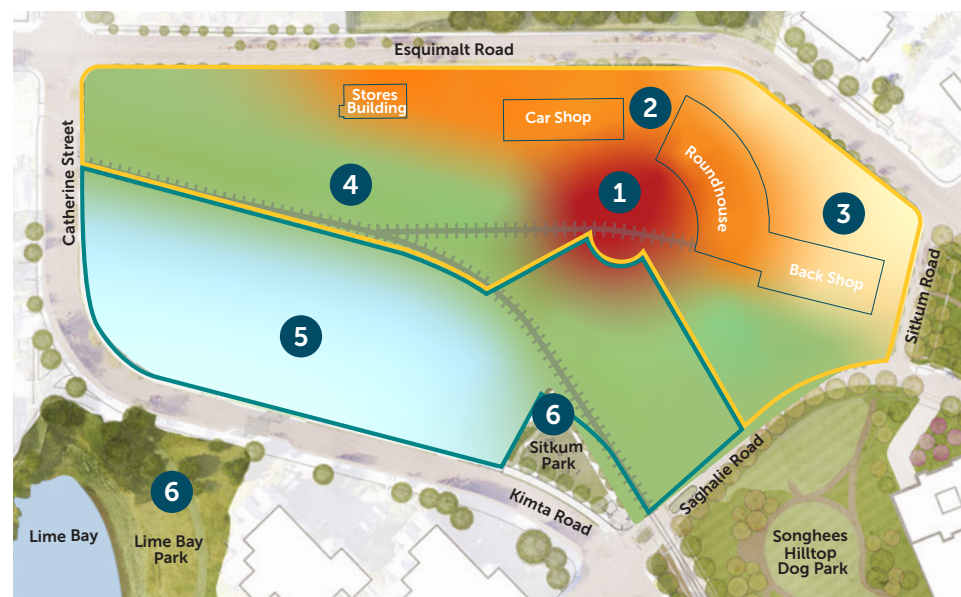
21. Landscape as a Framing Element

- Use street trees to define the street edge and form a backdrop that unifies historic buildings as a collection.



iv. The Master Plan

The site consists of six distinct *Character Districts* that create a cohesive and vibrant community, while connecting residents of Roundhouse at Bayview Place to each other and Greater Victoria.



- North Parcel Boundary
- South Parcel Boundary
- - - Parcel Boundary

- ■ ■ Character Districts
- Existing Rail Corridor
- Future Rail Corridor



1 Turntable Plaza

The neighbourhood's central gathering place, Turntable Plaza, retains active rail elements, while remaining flexible for community programming. The function of the turntable itself is reinstated, allowing for use by rail cars.

2 E&N Roundhouse District

The Roundhouse heritage complex serves as the neighbourhood's centrepiece, designed to embrace the site's history of rail while creating a cultural asset within Victoria West. Public spaces are flexible and adaptable to a variety of uses, a move that will create activity and use throughout the day.

3 Back Shop District

Residential development complements and activates the Roundhouse historic complex. Plaza spaces, retail, and cultural uses drive activity, with the area connected to Turntable Plaza via a pedestrian laneway link.

4 Rail Parkway

This district provides key connection and animation through its active commercial and recreational uses. Ground level retail, residential amenities and lobbies help activate Esquimalt Road and the internal carriage lane, adding vibrance to the community. Arching across the site, the E&N Rail Trail links pedestrians and cyclists to destinations east and west of the site while integrating into the regional cyclist network.

5 Lime Bay District

The Lime Bay District provides space for cultural and artistic activities, centring Roundhouse at Bayview Place as Victoria West's cultural heart. Lime Bay Mews connects Turntable Plaza to Lime Bay Park and provides a vibrant pedestrian corridor animated by retail.

6 Park Improvements

These areas include the establishment of Sitkum Park and improvements to Lime Bay Park, developed in coordination with the City of Victoria.







Design Guidelines

This document presents a set of design guidelines that will shape the form of development and quality anticipated in the redevelopment of the Roundhouse site.

Document Purpose and Use

This document presents a set of design guidelines that will shape the form of development and quality anticipated in the redevelopment of the Roundhouse site.

These guidelines will have application at the Development Permit stage for individual parcels within the site. The *Roundhouse Design Guidelines* have been developed in consultation with the City of Victoria and project stakeholders.

These guidelines are intended to reflect design preferences pertaining to architectural typology, massing, scale, and heritage rehabilitation while allowing enough latitude for architectural creativity as well as flexibility to respond to changing local development conditions over time. The contents of this document are not exclusive nor exhaustive. Additional provisions, such as the Roundhouse at Bayview Places Heritage Guidelines and Strategy, are intended to help guide the design proposals to ensure compatibility with the overall site development concept, while allowing for creativity and flexibility in the design process.

How to Use the Design Guidelines

Design guidelines are meant to “guide” the development team, the City of Victoria, and the general public interested in ensuring that a qualitative approach is taken to the redevelopment of the site. Another important feature of guidelines is that they are not hard and fast rules. They are intended to have a degree of flexibility to allow for design interpretation on the part of all those involved in the development process. The terms “design principle” and “design intent” are used throughout this document but in all cases provide only guidance and are not to be read as prescriptive requirements.

Companion Documents

These guidelines shall also be used in conjunction with the following City of Victoria policy documents and others as determined by the City of Victoria:

- City of Victoria Official Community Plan
- Victoria West Neighbourhood Plan
- City of Victoria Zoning Regulation Bylaw

- Standards and Guidelines for the Conservation of Historic Places in Canada
- Roundhouse Master Development Agreement
- Roundhouse at Bayview Place Heritage Guidelines and Strategy
- Crime Prevention Through Environmental Design Guidelines

In addition, the document entitled “Interpretive Program Report”, March 2014 will be referenced for guidance when considering heritage interpretive elements; however, the contents of the document will not be mandatory guidelines.

Figures and Illustrations

A number of illustrative figures and diagrams have been used in the Roundhouse Design Guidelines as a means of conveying design principles and main concepts. These visuals are not intended to be comprehensive, prescriptive, or definitive. It is expected that details, dimensions and other qualified and quantified aspects of the proposed project appearing in this manual will be addressed in full detail at the Development Permit Application stage in the process.

From General to Specific Guidelines

The Roundhouse Design Guidelines serve to capture the intended development vision for the overall site. Design of buildings and open spaces will be guided by the directions of the Roundhouse Design Guidelines and advanced at the Development Permit Application stage.

The Roundhouse Design Guidelines pertain to built form and open spaces across the entire site.

Key Topic Areas

This section provides design principles, concepts and guidelines applicable to the site as a whole and organized by key topic areas provided below.

1. Relationship of New and Existing Structures

Provides guidance related to the integration of new development with existing buildings.

2. Interpretation and Character

Addresses expression of current and historic site uses through interpretive elements.

3. Commercial Character

Provides guidance related to storefronts and ground-level activation.

4. Residential Livability

Provides guidance related to privacy and overlook, noise abatement, as well as residential amenities.

5. Views

Considers sightlines and views within the site and to its context.

6. Building Massing and Height

Provides guidance related to form, scale and ground-level experience.

7. Architectural Expression

Provides guidance on architectural expression and materiality.

8. Shadow Analysis

Addresses sun exposure in relationship to public spaces.

9. Landscape and Public Realm

Discusses design of on-site public spaces and integration with adjacent parks and trails.

10. Landscape Character

Discusses the integration of industrial site influences within the landscape.

11. Site Circulation

Discusses vehicular, pedestrian, and cyclist circulation and neighbourhood connectivity.

12. Signage and Wayfinding

Provides guidance related to site and building signage.

13. Rail Corridor

Provides guidances related to the E&N Rail Corridor.

14. Parking and Service Access

Provides guidance related to surface and underground parking, loading and servicing.

1. Relationship of New and Existing Structures

Provides guidance related to the integration of new development with existing buildings.

Design Intent

Develop an Integrated Design

The revival of historic elements of the site are imagined as an integral part of a new neighbourhood that derives its distinct character of place from these elements. Sensitive integration of old and new development can help do so in a way that retains its existing character, ensuring its history and identity is retained and enhanced in the process.

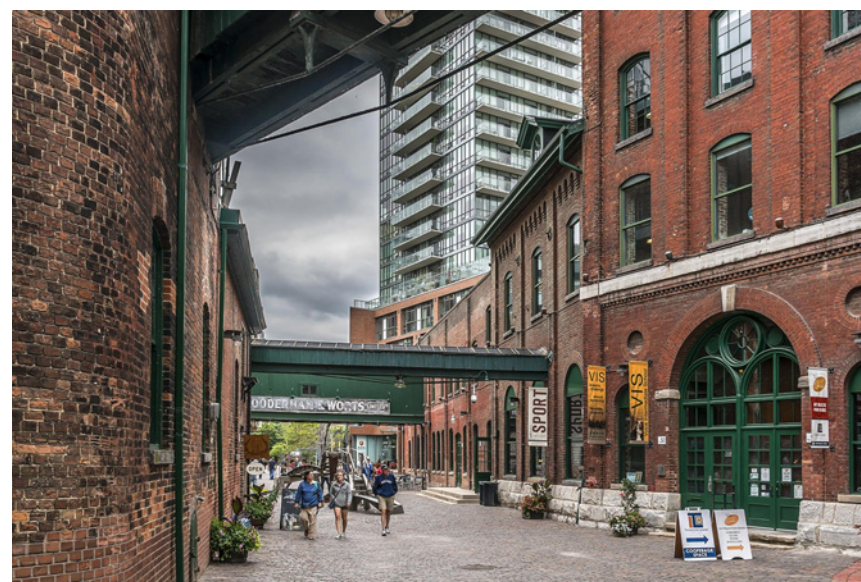
New buildings should integrate with the Roundhouse historic complex, serving as a backdrop to the existing structures. This design scheme should maximize the positive on-site benefits of additional development, including activation of the public realm and heritage buildings, while ensuring existing structures remain the centrepiece of the neighbourhood.

Guidelines

- 1.1 Consider locating buildings at the east and west ends of the site as a way of creating a sense of openness within the Roundhouse historic complex.
- 1.2 Explore using location, orientation and articulation to develop contemporary buildings as a backdrop to historic structures and open spaces.
- 1.3 Ensure that historic structures retain their legibility and enhance their presence along public street frontages.



Precedent: Strategic siting allows heritage buildings to maintain street presence.



Precedent: Historic structures retain their legibility.



Design Intent

Design Building Forms to be Relative to Each Other

Successful integration of contemporary and historic building forms can be achieved by a variety of methods. These include articulation and architectural elements, use of complementary materials and finishes, and use of colours and textures drawn from existing structures.

New buildings should explore use of these methods to successfully integrate with the Roundhouse historic complex. The intention should be to read contemporary buildings not as separate from existing structures, but as a progression of form, scale, and design. New development should also support the legibility of historic buildings being read as a cohesive collection.

Guidelines

- 1.4 Explore the use of articulation and architectural elements to imply a progression of scale that integrates new and existing buildings.
- 1.5 Consider selecting materials and finishes from a range that provides elements of continuity and distinction.
- 1.6 Colours and textures should be selected relative to historic buildings, ensuring materials, colours and textures are complimentary.
- 1.7 Ensure new buildings do not re-create or duplicate historic elements or materials found in existing buildings.



Precedents: Building materials and textures remain compatible with historic structures while providing contrast.

2. Interpretation and Character

Addresses expression of current and historic site uses through interpretive elements.

Design Intent

Develop a Curated On-site Rail Experience

The historic railway use on this site and within the Roundhouse buildings should be celebrated through the interpretation of E&N Railway history. Providing a curated selection of active and inactive rail elements will provide the site a unique character, while creating an experiential environment in which to engage with this legacy.

The majority of rail elements should be located within the Roundhouse historic complex, which may help draw residents and visitor's into the neighbourhood heart. Consideration should also be given to the accommodation of ongoing railway use and maintenance in this area.

Guidelines

- 2.1 Consider retaining spur lines in Turntable Plaza, integrating them into open space design
- 2.2 Explore the option of retaining a portion of the site for active rail maintenance. This could include dedicating a portion of the Roundhouse to industrial use and restoring operability of the turntable.
- 2.3 Consider integrating a selection of rail elements into the Roundhouse historic complex. This could include the adaptive reuse of rolling stock, locomotive displays, and exhibits of smaller rail artifacts.



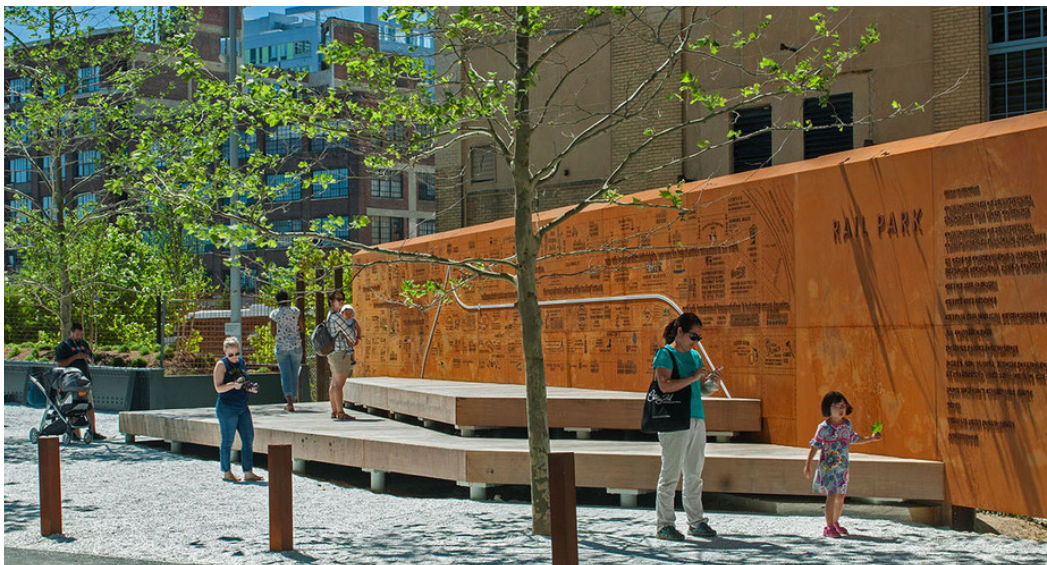
Precedent: Locomotive display.



Precedent: Spur lines inlaid in plaza.



Precedent: Large scale graphic.



Precedent: Graphic panels describe site history.

Design Intent

Use a Variety of Elements to Celebrate Site History

A mixed-media interpretation strategy can help increase engagement with site history. Consideration should be given to interventions that will appeal to different age groups and to local visitors, tourists, and residents.

The Roundhouse at Bayview Place interpretive strategy should engage with the fulsome history of the site, from its traditional Indigenous uses, its time as an industrial rail hub, and its current redevelopment. This diverse historical timeline may also be represented by a variety of methods, such as public art displays, to interpretive signage, to experiential exhibits.

Guidelines

- 2.4 Explore ways to acknowledge traditional First Nations use of the site.
- 2.5 Consider using large scale graphics, sculptural installations, and other examples of public art to express the site's history.
- 2.6 Explore the use of interpretive graphic panels to tell stories of the site's past.
- 2.7 Artifacts and interpretive features should be welcoming and engaging for all age groups, including interactive opportunities for children.

3. Commercial Character

Provides guidance related to storefronts and ground-level activation.

Design Intent

Activate the Public Realm

Commercial spaces can animate the ground-level by providing continuous activity through business hours. Strategic siting and use of architectural elements can help optimize retail spaces and promote activity and vibrance.

Commercial areas located along the site's internal circulation routes and Lime Bay Mews can take advantage of and generate additional activity. These types of spaces near to Turntable Plaza should use architectural elements to help frame the plaza, activate heritage buildings, and draw residents and visitors into the Heritage Heart.

Guidelines

- 3.1 Create commercial and retail spaces that promote pedestrian activity, visually connected to the public realm.
- 3.2 Create retail zones along storefronts for outdoor seating and merchandising to activate the public realm.
- 3.3 Adapt existing historic buildings and design new buildings to reinforce the commercial and retail character of public street frontages.



Precedent: Outdoor seating and porous buildings increase connection to the street.



Precedent: Activated historic buildings with new, pedestrian-oriented commercial uses.



Precedent: Elements such as colonades, seating, canopies create a human-scale environment.



Precedent: Canopies and weather protection support pedestrian comfort.

Design Intent Design for Pedestrian Comfort

Ground-oriented retail spaces can use architectural elements to help establish a pedestrian-scale environment. These elements can help create a comfortable public realm and reduce perception of overall mass.

Architectural elements such as canopies, ground level setbacks, and materials should be used to encourage pedestrian activity and benefit the public realm.

Guidelines

- 3.4 Design solutions may explore a range of storefront designs and signage to generate a varied commercial landscape.
- 3.5 Features that protect pedestrians from the elements, such as canopies, may be explored to foster a comfortable public realm.
- 3.6 Colonnades may be used to humanize the pedestrian realm.
- 3.7 Ensuring the first floor of commercial spaces are level with the sidewalk and outdoor space may increase physical connection.
- 3.8 Storefront designs for those located within historic structures should be aesthetically respectful of these structures.

4. Residential Livability

Provides guidance related to privacy and overlook, noise abatement, as well as residential amenities.

Design Intent

Provide a Network of Sitewide Amenities

Residential livability is enhanced by a network of sitewide amenities that range in size, orientation, and configuration in the public realm. These spaces allow for a variety of uses and programming opportunities.

The amenity network for Roundhouse at Bayview Place is made up of a range of plazas and green spaces. Turntable Plaza is intended to serve as the community's central gathering space while smaller open spaces provide additional amenity areas. These destinations should be connected by pedestrian pathways that run throughout the site, including the multi-modal E&N Rail Trail anchored by Sitkum Park.

Guidelines

- 4.1 The site should include a combination of plazas and open spaces to create an enhanced public realm and offer a range of functions.
- 4.2 Passive and active use of spaces could be encouraged by providing spaces of different size and surfacing (i.e., hard and softscape areas).
- 4.3 Connection between sitewide public spaces should be achieved by providing a network of pedestrian links and pathways through the site.



Precedent: Pathways connect to on-site amenities.



Precedent: Plaza spaces provide opportunities for social connection.



Design Intent Noise Abatement

Strategies to abate noise from sources such as harbour aircraft, potential railway operations and vehicular traffic along Esquimalt Road should be used to increase residential livability.

Residential units located adjacent to the E&N rail corridor may require noise mitigation in anticipation of future rail use.

Guidelines

- 4.4 Strategies such as increased wall mass and updated window and door systems may reduce the impacts of noise
- 4.5 Industry standards should guide the design of buildings of that face in the direction of noise sources
- 4.6 Development permit applications may require an opinion of the chosen noise mitigation method by a professional certified in acoustics measurement and analysis or by the architect for the development



Precedents: Development adjacent to at-grade rail.

Design Intent Tower Separation

Provides guidance to address privacy and overlook in the siting of adjacent residential towers to increase residential livability.

Residential towers should be sited with appropriate tower separation to address potential for overlook, maintain privacy for individual units, and support livability.

Guidelines

- 4.7 Tall buildings on the same block should achieve sufficient tower separation distances.
- 4.8 The tower separation minimum is 20m, with consideration for overlook and privacy in the orientation of the buildings and residential units.
- 4.9 The podium separation minimum is 10m, with consideration for overlook and privacy in the orientation of buildings and residential units.

5. Views

Considers sightlines and views within the site and to its context.

Design Intent

Connect the Site to its Surrounding Context

Views are essential in connecting people to their environment, providing for spatial orientation within the city context, and connecting with physical landmarks that assist in wayfinding. Sightlines within the site as well as views into and from the site are essential in creating inviting, safe, and vibrant public spaces.

For Roundhouse at Bayview Place, the integration of Lime Bay Mews and Roundhouse Gateway is intended to establish a strong visual connection between the Heritage Heart, Lime Bay, and Victoria West Park. This connection may help signal the importance of Turntable Plaza while linking it to other important open spaces. Locating residential towers along the rail corridor may further connect this plaza via the sightline created from the site's western gateway.

Guidelines

- 5.1 Visually connect the turntable and plaza to Lime Bay, Hillside Park, and Vic West Park with view corridors and pedestrian mews.
- 5.2 Maintain sightlines to historic buildings to retain their legibility and prominence both individually and as a collection of buildings.
- 5.3 Consider axial view opportunities in the location and orientation of open spaces and structures as an urban design element that creates a hierarchy of elements and visual interest.



Precedent: View looking south to Lime Bay Park.



Precedent: View looking south from Victoria West Park gateway.



Precedent: Looking south to Lime Bay Park.



Precedent: Looking east to Turntable Plaza.

Design Intent Create Interior Sightlines

Interior sightlines can help create a sense of place and generate visual interest, while aiding with wayfinding. The creation of sightlines along internal pathways, the E&N rail corridor, and between buildings should be explored to achieve these objectives and accentuate the relationship between historic buildings.

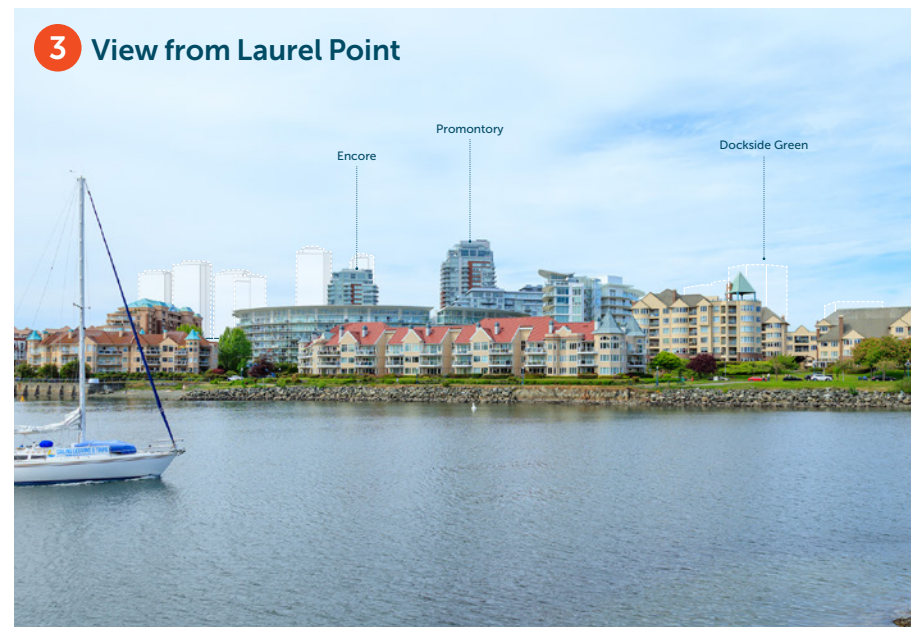
Guidelines

- 5.4 Consider the creation of internal sightlines when determining building placement and location of vehicular, pedestrian, and cyclist pathways.
- 5.5 Explore the use of tower spacing and separation of residential towers from heritage buildings to create unobstructed views that link contemporary and historic development.
- 5.6 Consider providing views of Turntable Plaza when designing internal pathways to direct movement towards the Heritage Heart.
- 5.7 Tall, slender building forms may be used to create interior sightlines.

Views to the Site

The following views have been created to visualize the development within the future and existing skyline from various vantage points.





6. Building Massing and Scale

Provides guidance related to form, scale and ground-level experience.

Design Intent

Create a Pedestrian-Scale Environment

Building massing and articulation can be modulated to create facades that relate to a pedestrian scale and allow for a transition between buildings of different scale and height.

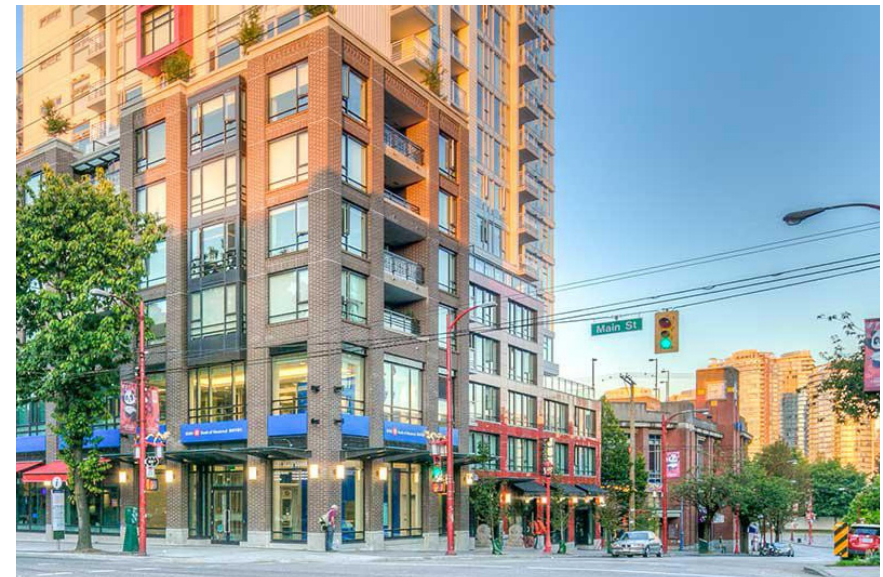
Roundhouse at Bayview Place should embrace strategies that reduce perceived mass of taller buildings. By anchoring buildings at the ground level and breaking vertical repetition.

Guidelines

- 6.1 Buildings should employ a podium expression that anchors them in the ground plane and provides a transition to adjacent buildings and open space.
- 6.2 Consider a range of strategies to articulate the podium expressions across the site, such as podiums as plinth elements at the base of the building or podiums that undercut the building to create pedestrian arcades.
- 6.3 Consider breaking long building frontages to relieve and modulate their scale and create visual interest for pedestrians at the ground level and at the base of buildings.
- 6.4 Consider the relative scale and articulation of collections of adjacent buildings to create a profile with a variety of forms.



Precedent: Pedestrian-scale environment.



Precedent: Podium expression reduces preception of building mass.



Caption: Tktk



Caption: Tktk

Design Intent **Achieve a Variety of Building Forms**

Providing a variety of building typologies and heights can stimulate interest in the built environment and create a more visually appealing urban neighbourhood.

Development at Roundhouse at Bayview Place should embrace heterogeneity by infusing the site with a range of built forms that complement existing structures. This approach is intended to revitalize and enhance the area by diversifying building types and providing options for new on-site residential, cultural, and commercial uses.

Guidelines

- 6.5 Explore a variety of building heights as a way of increasing on-site diversity and avoiding architectural homogeneity.
- 6.6 Consider the heights of existing structures when determining podium height.
- 6.7 Explore a range of building typologies to support new on-site uses and increase visual interest.
- 6.8 Consider locating the site's tallest buildings at the east and west ends of the site.
- 6.9 Consider the height impacts of buildings on areas outside of the site boundaries.
- 6.10 Tall buildings on the same block should achieve sufficient tower separation distances.

7. Architectural Expression

Guidelines to provide inspiration for ways in which building designs might interpret and reflect the site's industrial and cultural history

Design Intent

Develop a materials palette that reflects these influences

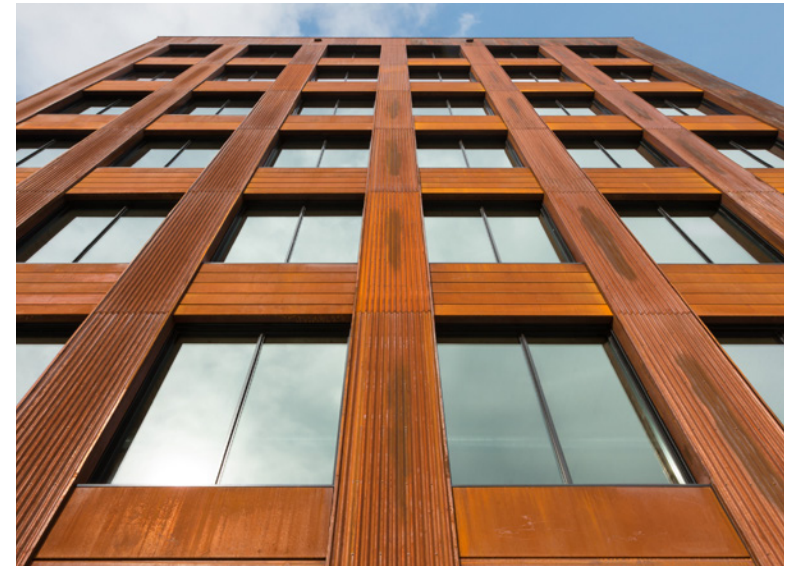
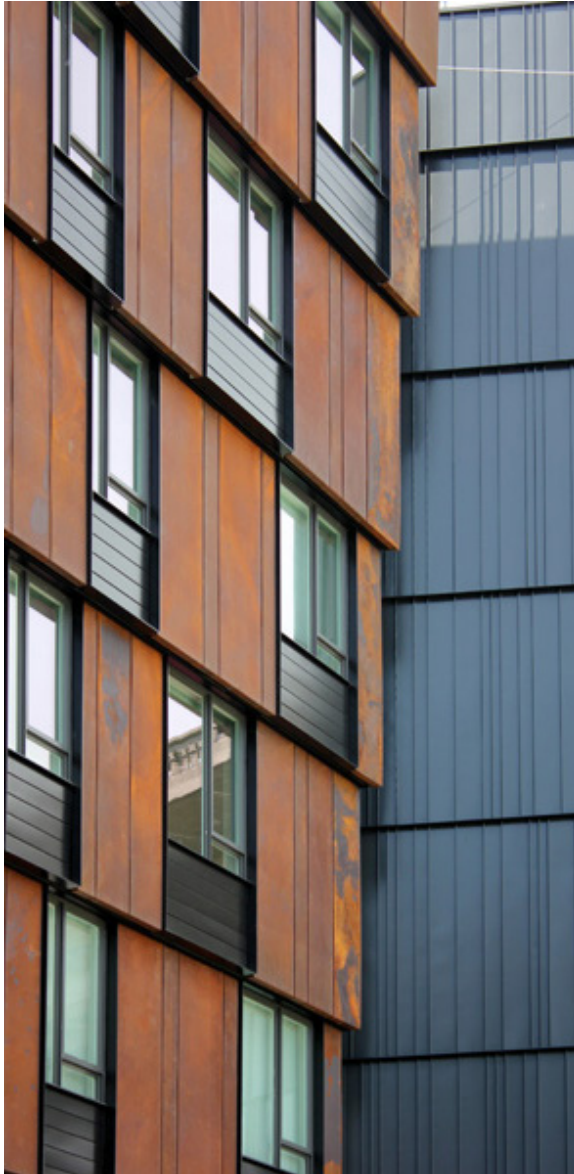
Consider an architectural expression connected to the site's physical features, cultural significance or historic uses.

Guidelines

- 7.1 Draw inspiration and a connection to the site's physical characteristics, its industrial and cultural history.
- 7.2 Develop a palette of materials that exudes aspects of the site's history, particularly materials associated with rail infrastructure, natural local materials, and the urban context.
- 7.3 Consider contrasting building forms, use of materials, articulation and expression that enhance the legibility of existing historic rail buildings.
- 7.4 Consider intentional diversity in building designs and use of materials across the site.
- 7.5 Consider design elements in the architecture and landscape that provide for continuity across the site.



Site influences: Site influences such as historic rail uses should influence architectural expression and help shape the development's material palette.



Precedents: Material palette and architectural expression reflects site influences.

8. Shadow Analysis

Provides guidance related to the relationship between buildings and impact on solar access to public open space.

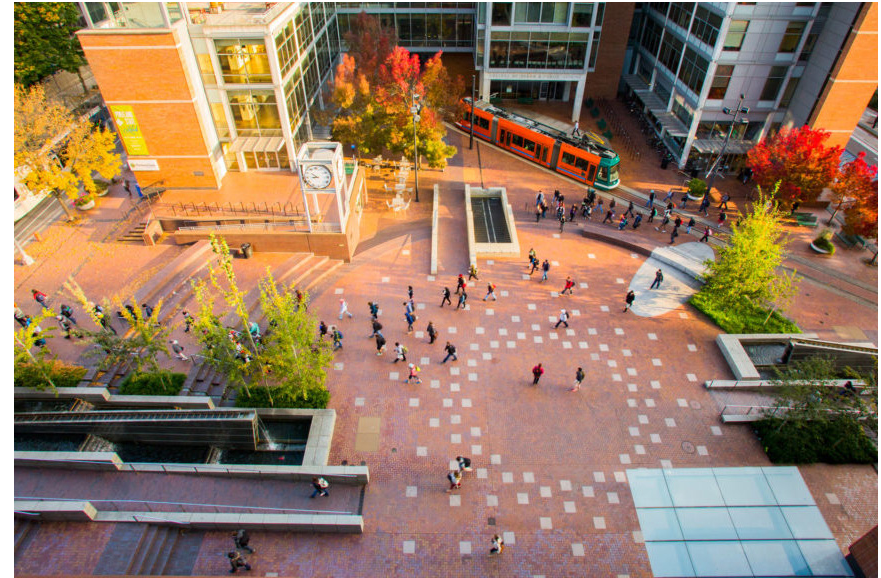
Design Intent

Maximize Sun Penetration into Public Spaces and Adjacent Parks

The Roundhouse site is envisioned as fully accessible open space throughout. The Turntable and Roundhouse Plaza will be at the top of the hierarchy of public spaces at the heart of the site's social, commercial and community uses. The shadowing impact of new buildings on the site should give consideration to reducing shading of the plaza during peak daily and seasonal periods, as well as surrounding public realm including streets and adjacent public park spaces.

Guidelines

- 8.1 Consider the hierarchy of privately owned, but publicly accessible spaces on the site, prioritizing the retention of higher percentages of available daylight in primary spaces.
- 8.2 Maximize percentage of available daylight during peak times mid-day at and between the spring and fall equinoxes.
- 8.3 Consider locating outdoor uses such as retail, dining, recreational, public, social and gathering activities in areas with best access to daylight.
- 8.4 The siting and massing of buildings should address how Turntable Plaza has areas of sun exposure during the important spring and fall equinoxes during high use times at mid-day.
- 8.5 The siting and massing of buildings should consider strategies to mitigate potential shading on Victoria West Park to the north.



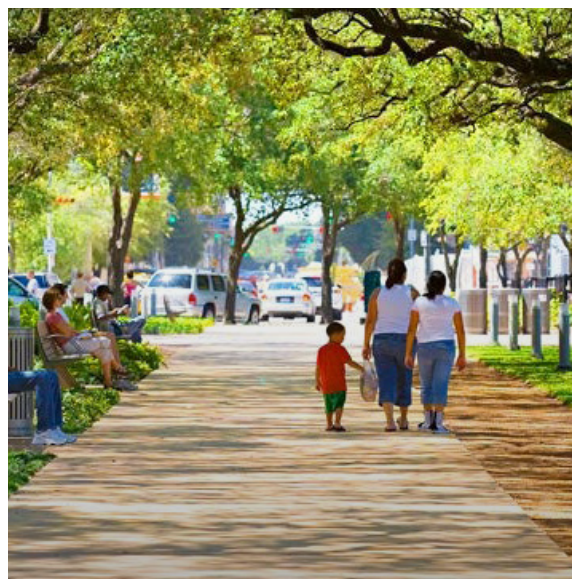
Precedents: Positive impacts of sun exposure on public spaces.

Hierarchy of Public Open Space

A hierarchy of public open spaces prioritize which portions of the site are the highest priority for retention of the maximum percentage of available daylight.



Zone 1 Primary Public Open Space



Zone 2 Secondary Public Open Space



Zone 3 Tertiary Public Open Space

9. Landscape and Public Realm

Discusses the design of on-site public spaces and integration with adjacent parks and off-site trails and open spaces.

Design Intent

Create a Diverse and Vibrant Public Realm

A diverse public realm, made up of plazas, green spaces and pedestrian paths provides something for everyone by offering access to a variety of activities. The continual use of these spaces can be further encouraged by design that anticipates both passive and active enjoyment.

Roundhouse open spaces are intended to encourage diverse use and should range in size, function, and configuration. Larger, programmed spaces, such as Turntable Plaza and Lime Bay Mews, should be complemented by smaller and more flexible areas as a way of ensuring provision of a dynamic open space network.

Guidelines

- 9.1 Open spaces should vary in size, configuration and surfacing but ensure universal accessibility.
- 9.2 Open spaces should be designed for flexibility to accommodate a variety of public events and programming.
- 9.3 Consider providing furnishings including fixed and movable seating, such as benches, seat steps, seating platforms, and movable bistro tables and chairs.
- 9.4 Elements reflective of the site's rail history as well as the legacy of First Nations may be used to express a sense of place.
- 9.5 Design should promote safe and animated public spaces through consideration of CPTED principles.



Precedent: Design for flexibility supportive of passive and active use.



Precedent: Rail elements create a unique sense of place.



Design Intent **Establish a Natural Site Ecology**

Native landscaping can convey a sense of place reflective of the site's natural surroundings, while providing a host of ecological benefits. These can include preservation of biodiversity, support of functioning ecosystems, stormwater management, reduced irrigation and maintenance requirements, and reduced demand for fertilizers and pesticides.

Roundhouse at Bayview Place should incorporate native species across the site, where feasible. Some landscaped areas may take the form of natural forest typologies in order to provide a unique experience for residents and visitors, particularly those using the E&N Rail Trail.

Guidelines

- 9.6 Plantings indigenous to the surrounding area are preferred for landscaped spaces.
- 9.7 Designs may explore the creation natural forest typologies in order to create a unique user experience.
- 9.8 Consideration should be given to establishing a significant urban tree canopy across the site to reduce urban heat island effects and stormwater runoff.
- 9.9 Consideration should be given to the integration of stormwater management strategies into the landscape.



Precedents: Urban trail greening.

10. Landscape Character

Discusses the integration of industrial site influences within the landscape.

Design Intent

Reflect the Site's Industrial Character through Landscape Elements

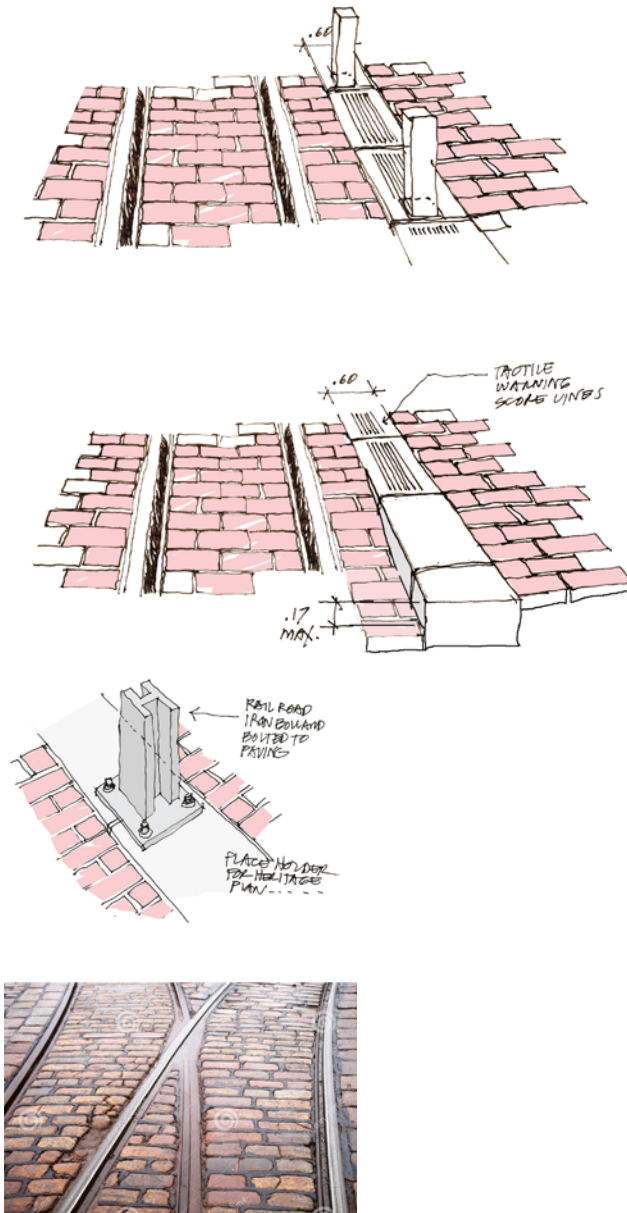
Develop the ground-plane and site design with a rich palette of materials that evoke the industrial and rail history of the site, as a fully integrated and shared environment

Guidelines

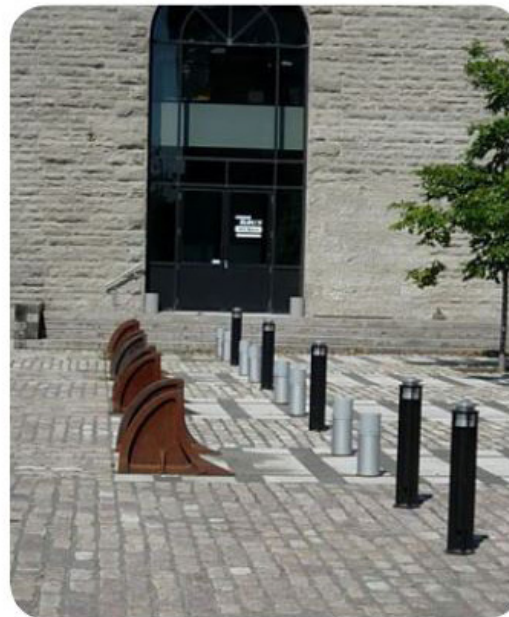
- 10.1 Include historic rail elements into landscape design and materials palette to infuse the site with the site's industrial and rail history.
- 10.2 Design public areas as shared surfaces, blending pedestrian, vehicular, and curated rail activity.
- 10.3 Prioritize pedestrian movement, safety and site-wide, barrier free access to public open space and consider integration of accessibility design elements within the ground plane, while balancing rail history and interpretive programming.



Precedent: Rail elements reflect the site's industrial past.

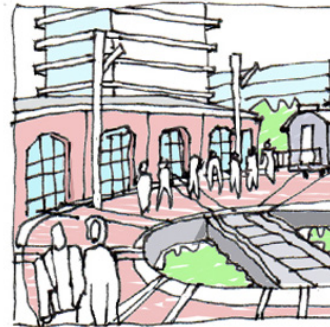
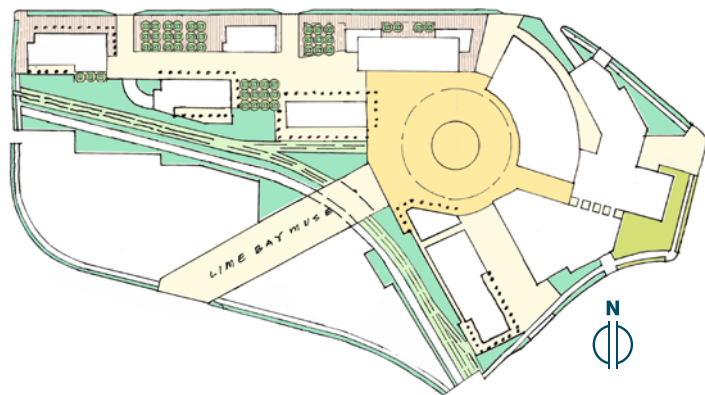


Precedent: Rail elements reflective of the site's industrial past.

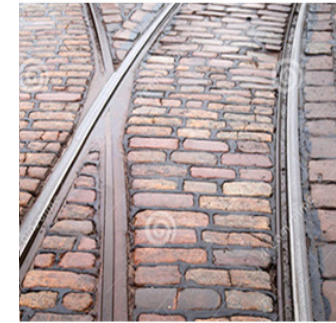


The site's typology provides a juxtaposition between industrial materials taken from its history and soft planted elements that reflect the surrounding coastal ecology with a focus on native and drought tolerant species.

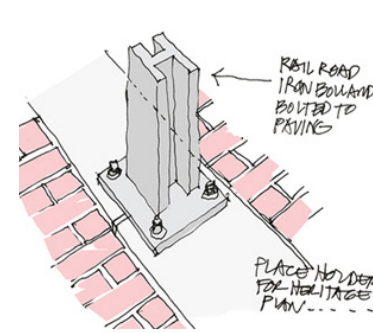
Key Plan



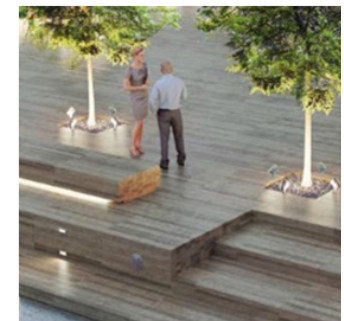
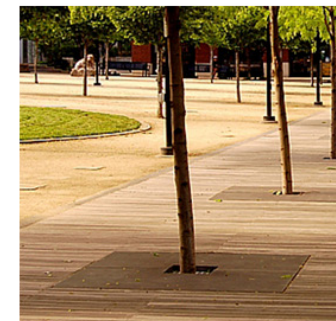
 Roundhouse Rail Plaza



 Connecting Rail Streets and Carriage Lane

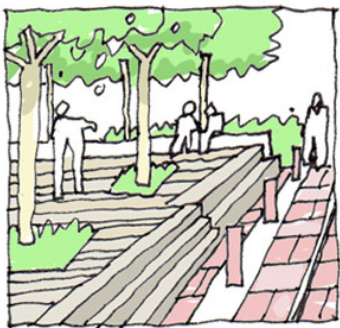
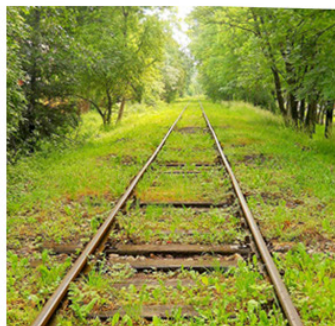


 Esquimalt Destination Retail





 Native Forest



 Gathering Groves



 Garry Oak Outcrop



11. Site Circulation

Discusses multi-modal circulation and neighbourhood connectivity.

Design Intent

Develop a Safe and Connected Multi-modal Movement Network

Streets and pathways that are designed to meet the needs of drivers, cyclists, and pedestrians, including those with diverse abilities, encourage safer travel. Roundhouse at Bayview Place should establish a movement network that supports a diversity of users and is well connected internally, to the context and city's broader mobility network. Integrate the diverse range of types of movement into shared surfaces with appropriate measures to manage conflict between uses.

Guidelines

- 11.1 Circulation routes should prioritize pedestrian and cyclist travel while allowing for safe and efficient vehicle passage.
- 11.2 Consider creating a single shared roadway through the site to reduce vehicle speeds and minimize conflict points.
- 11.3 Consider using a woonerf condition to improve user safety along routes that permit vehicle travel.
- 11.4 The E&N Rail Trail should accommodate pedestrians and cyclists and facilitate east-west movement across the site.
- 11.5 Consider providing routes that connect residents and visitors to local destinations, such as Lime Bay Park, Westsong Walkway, Victoria West Park, Songhees Hillside Dog Park.
- 11.6 A series of well-marked site gateways accessible via multiple transportation modes should be established across the site to enable easy access.



Precedent: Shared street.



Precedent: Shared pathways.



Precedent: Pedestrian pathways connect to plaza areas.



Precedent: Mews typology.

Design Intent

Establish an Interconnected Web of Pedestrian Pathways

Dedicated pedestrian pathways can increase comfort, reduce points of conflict, and animate the ground-level. By connecting to on-site and nearby destinations, these pathways can also help drive activity towards key areas.

For Roundhouse at Bayview Place, pedestrian paths should connect to Turntable Plaza and radiate outwards, centring the plaza as a focal-point. Additional walkways should be established along Esquimalt Road and the E&N Rail Corridor, facilitating cross-site movement.

Guidelines

- 11.7 A high-quality public realm should be provided along all roads within the site and along its perimeter.
- 11.8 A key pedestrian corridor should be provided between Turntable Plaza and the waterfront at Lime Bay. The diagonal alignment of this corridor should enable sightlines to visually and physically connect the heritage Roundhouse buildings to the waterfront. Lime Bay Mews should be designed as a high-quality, pedestrian-scaled street absent of vehicles.
- 11.9 The E&N Rail Trail should be developed along the south side of the E&N Rail tracks as they travel through the site. The trail corridor is intended as an important regional facility that should accommodate pedestrians, cyclists, and rolling users (rollerbladers, strollers, wheelchairs, etc.).
- 11.10 Pedestrian walkways fronting retail areas may need to be widened to accommodate spill from commercial businesses.
- 11.11 Benches and lighting should be provided along pedestrian paths to increase comfort and accessibility.
- 11.12 Consider a range of typologies, such as laneways, shared pathways, and sidewalks to facilitate pedestrian travel.

12. Signage and Wayfinding

Provides guidance related to site and building signage.

Design Intent

Ensure Signage Contributes to the Character of the Neighbourhood

Signage can contribute to the establishment of a neighbourhood identity depending on sign type, size, position, and material.

For Roundhouse at Bayview Place, signage should contribute to neighbourhood character and encourage a lively and attractive streetscape. Design and location of signage should relate largely to the human-scale, aiding in the creation of a pedestrian-friendly environment.

Guidelines

- 12.1 Signage should contribute to the development of a distinct neighbourhood identity.
- 12.2 Building signs should be integrated with architectural design and expression.
- 12.3 Appropriate sign types and materials may include wall mounted, hanging, individual letters, porcelain enamel, wood, and carved stone.
- 12.4 Signage should be scaled for the pedestrian realm.
- 12.5 Encourage durable and high-quality signage.
- 12.6 Consider the impacts of light pollution beyond the property line.



Precedents: Signage consistent with neighbourhood character.



Precedent: Landmark signage.



Precedents: Directional signage.

Design Intent

Ensure Signage Contributes to Development of a Coherent Wayfinding Strategy

A coherent wayfinding strategy can help increase on-site activity, build confidence in multi-modal travel, and provide a distinct sense of place.

The Roundhouse at Bayview Place wayfinding strategy should endeavour to accomplish these objectives in a way that is aesthetically unified. A combination of intuitive landscape design, mapping and directional signage should span the site, helping to identify access points, circulation routes, and key destinations while reinforcing the neighbourhood's industrial character.

Guidelines

- 12.7 Site design should endeavour to intuitively guide residents and visitors using visible desire and sight lines, paving strategies, and landscape design with directional signage providing supplemental guidance.
- 12.8 Consider constructing signage from materials cohesive with the site's industrial rail past, such as metal and wood.
- 12.9 Consider designing signage using high quality graphic design and consistent identity to help establish a "brand" for the neighbourhood.
- 12.10 Wayfinding and building addresses should relate to building entrances.
- 12.11 Signage should be designed using principles of universal accessibility (e.g., use of contrast, pictograms, height and placement).

13. Rail Corridor

Provides guidance related to the E&N Rail Corridor.

Design Intent

Create a Dynamic Active Transportation Route Alongside the E&N Rail Corridor

The E&N Rail Trail is expected to be an active multi-use mobility corridor through the site, linking it to downtown Victoria and other regional destinations. It is intended to be an important public amenity for Roundhouse residents, the city and the region.

The rail-trail parkway is also envisioned to be the neighbourhood's green spine, planting should be considered along the rail trail. Exploring a landscape typology that delivers functional, recreational, and environmental benefits.

Guidelines

- 13.1 Consider both the current and potential future range of levels of rail activity and infrastructure in the design of rail trail.
- 13.2 Develop the design of the rail trail to address the needs of a broad range of users including cyclists and pedestrians with varying levels of intensity of movement and ability.
- 13.3 Provide multiple opportunities within the site to connect with the rail trail.
- 13.4 Develop the landscape design as a contribution toward the city's urban forest initiative.



Precedent: Prior to activation, plantings can provide the rail a new identity.



Precedent: Active transportation paths run adjacent to rail corridor.



Precedent: Rail corridor separated from pedestrian, cyclist route using special paving.



Precedent: Functionality of rail is maintained through creative design solutions.

Design Intent

Maintain the Usability of Rail Lines Throughout the Site

Planning for the future use of the rail corridor is underway by the Island Corridor Foundation and transportation stakeholders and could include future commuter rail service to western communities, passenger excursion service up island, light rail service, heavy rail service or other rail-based transportation use.

Site planning for Roundhouse at Bayview Place should accommodate the ongoing transportation use of the rail corridor. This may entail providing sufficient rail right-of-way and ensuring interim uses do not prohibit future activation.

Guidelines

- 13.5 A minimum right-of-way should be retained throughout the site that enables the ongoing transportation use of the rail corridor.
- 13.6 The rail corridor should be separated from adjacent pedestrian, cyclist and vehicular circulation routes through the use of elements such as bollards, special paving materials, level changes, and/or vegetation.
- 13.7 Designs should avoid the use of continuous fencing as a separation material.

14. Parking and Service Access

Provides guidance related to surface and underground parking, loading and servicing.

Design Intent

Provide Adequate Parking

Provision of sufficient parking can benefit residents, visitors, and commercial operators while increasing sitewide accessibility. The majority of parking should be accommodated underground, with a small amount of surface parking to facilitate short-term parking demand.

Service vehicle access and circulation and location of required service and loading spaces to be located within buildings or below grade as much as possible.

Guidelines

- 14.1 Accommodate the majority of required off-street parking spaces below grade or within buildings wherever possible.
- 14.2 Locate service spaces such as refuse, recycling and loading within buildings or structured parking wherever possible.
- 14.3 Provide surface parking for short-term uses, such as delivery, pick-up and drop-off, and short-term retail uses.
- 14.4 Provide off-street loading spaces for residential uses at grade, and designated commercial or retail off-street loading spaces within buildings wherever possible.



Precedent: Bike parking.



Precedent: bike lounge, wash, maintenance as an amenity space.



Precedent: Well-integrated parking entry.



Precedent: Parking entry perpendicular to the street.

Design Intent Ensure Parking Entries are Safe and Conveniently Located

Strategic parkade access points can encourage the efficient flow of traffic and minimize risk of queueing. Parkade entries should be conveniently located across the Roundhouse site to facilitate efficient traffic flow. Following CPTED principles, entries should also prioritize pedestrian and user safety.

Guidelines

- 14.5 Parking entries should be located across the site to enable ease of access.
- 14.6 Access point siting should strive to enable efficient traffic flow.
- 14.7 Access ramps should be located perpendicular to streets.
- 14.8 Entry security gates should be used for resident parking areas.
- 14.9 Elevator/stairway cores within the underground parking area should be designed with glazing and sufficient lighting for enhanced visibility.
- 14.10 Parking entries should consider CPTED principles in their design.