



Revisions

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HarrisGreen
VILLAGE

Starlight
Developments

HARRIS GREEN VILLAGE

URBAN DESIGN MANUAL

ISSUED ON NOVEMBER 10, 2020 IN SUPPORT OF REZ. 00730

DEVELOPER:

STARLIGHT DEVELOPMENTS



Starlight Developments and Starlight Investments hold a North American portfolio of multi-residential and commercial properties. Our Canadian properties are located from coast to coast, with more than 35 multi-residential buildings in British Columbia. We align ourselves with professional management partners and share a common goal of building and operating best in class communities for our residents.

Since our first local investment in 2011, we have grown to become one of the largest rental housing participants in Greater Victoria. With the support of local property management firms, we have expanded our Victoria real estate portfolio to include a dozen buildings with approximately 850 suites, and approximately 250,000 ft² of commercial space.

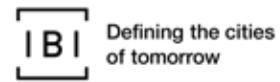
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NOTE TO USER

This document has been formatted for double sided printing on legal paper (14 x 8.5; 216 x 356mm)

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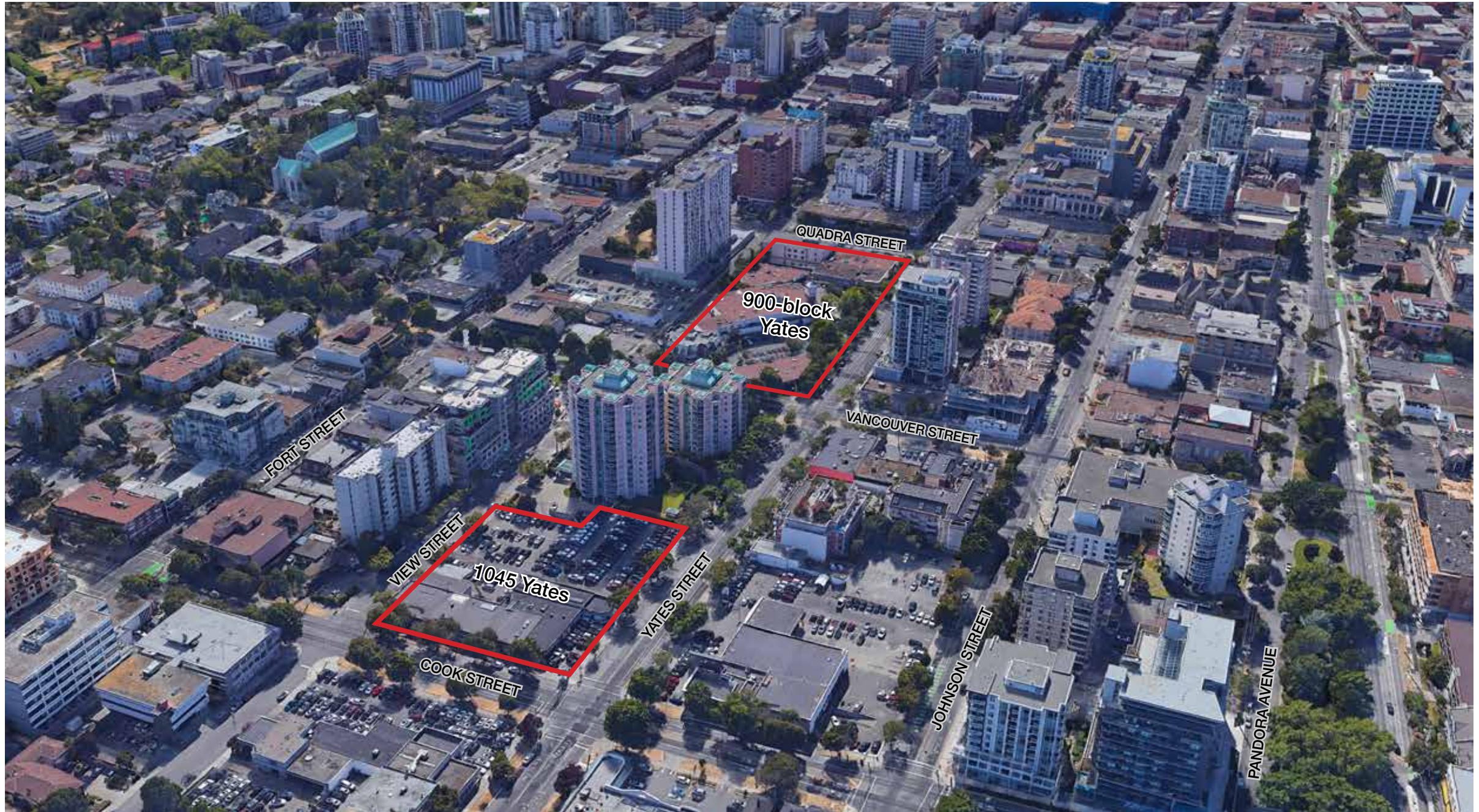


TRANSPORTATION: **WATT CONSULTANTS**



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Aerial view of project site

1 | Introduction

DEVELOPMENT OVERVIEW

The Harris Green Village (HGV) Urban Design Manual (UDM) forms part of a rezoning application for the Harris Green Village project. The project consists of redevelopment of two properties on the south side of Yates Street between Quadra and Cook. They are comprised of the full 900-block and the eastern half of the 1000 block (1045 Yates).

The purpose of the rezoning application is to allow a mix of uses and building that will form a vibrant urban development that complements the character of the surrounding Harris Green neighbourhood. The long-term redevelopment will be subject to the new zone category as well as the design guidelines and other parameters documented in this Urban Design Manual.

Among other amenities, the central focus and signature element will be a public open space comprised of a plaza, an amphitheatre-like terraced incline and the View Street Green, a neighbourhood scale green space.

The proposed program of uses over the two sites includes:

- A publicly accessible plaza
- A publicly accessible green and connecting terraces
- Richly appointed streetscapes
- A Floor Space Ratio (FSR) of 6.0:1
- Approximately 1500 apartments ranging from studios to 3-bedrooms (rental)
- Approximately 9% of the floor area of the complex will be dedicated to commercial retail, offices and daycare uses (leased)

SUBJECT PROPERTIES

While aspects of the guidelines may be transferable to other places, they have been crafted specifically for the 900-block of Yates Street and eastern half of the 1000 block of Yates Street (1045 Yates).

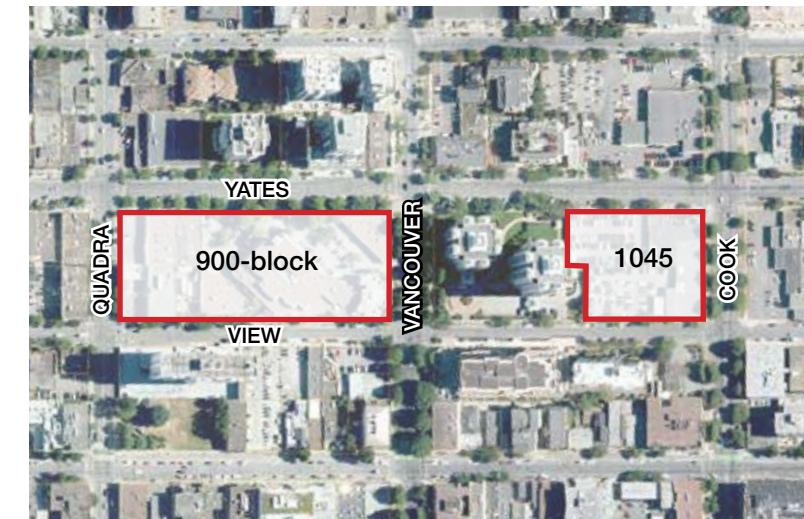
PURPOSE OF THIS DOCUMENT

This manual provides objectives and qualitative guidelines to direct the design of the long-term redevelopment of the subject lands. The guidelines are intended to reflect City preferences pertaining to architectural typology, massing and scale, while allowing enough latitude for architectural creativity as well as flexibility to respond to changing local development conditions and impetuses over time.

The contents of this document are not exclusive nor exhaustive. They are intended to be applied with a degree of flexibility to allow for interpretation and adaptation by Architects and designers of the development proponent team(s) and the city planners who will administer them.

RELATIONSHIP TO THE DOWNTOWN CORE AREA PLAN (DCAP), 2011

The HGV guidelines are supplementary to and customizations of applicable portions of the Downtown Core Area Plan (DCAP) dated September 2011. The UDM proposes site specific refinements to a number of DCAP strategies.



Aerial Key Plan

The Urban Design Objectives stated in the 2011 DCAP, are as follows:

1. The natural setting of the city is considered with development and urban design initiatives.
2. Development and urban design initiatives support economic viability, sustainability and place-making.
3. The qualities of the Downtown Core Area are enriched including its neighbourhoods and character areas by providing development that is appropriate to the building scale and its local setting.
4. The Downtown Core Area contains meaningful destinations that are connected and integrated with well-designed travel networks to encourage pedestrian activity.
5. Development and urban design initiatives are designed to address and respond to future changes in use, lifestyle, economy and demography.
6. The Downtown Core Area contains a diverse mix of building forms and public spaces.
7. The Downtown Core Area provides a blend of new infill development and rehabilitated heritage resources.

The Streetscape Objectives stated in the 2011 DCAP, are as follows:

1. That the Downtown Core Area contains pedestrian-friendly streetscapes that are inviting and active.
2. That streetscapes are legible, attractive and strengthen local identity.
3. That streetscape improvements provide a physical environment that supports and benefits businesses.
4. That the urban tree canopy is enhanced with tree-lined streets.
5. That public amenities and streetscape improvements are appropriate for the function and character of each area.
6. That wider sidewalks are provided where possible.

At the time of the preparation of this document (2019/20), the DCAP (2011) Guidelines were under review by the City of Victoria planning department. The intention of the review was to update the DCAP to address certain challenging aspects that have emerged during implementation of the plan since its adoption. Primary deviations from DCAP guidelines pertinent to this application relate to the built form regarding primary and secondary streetwalls, as well as building heights.

This document strives to fulfill the salient intentions of the DCAP (2011) while responding to the pertinent characteristics and contexts of the specific sites as well as the recent and anticipated future development of the surrounding context.

MUST, WILL AND SHALL

It is intended that a certain degree of flexibility be provided in the interpretation and application of these Guidelines where it can be empirically and objectively demonstrated to the satisfaction of qualified City staff, that a proposal will result in a superior design solution. However, throughout this document the terms “must”, “will” and “shall” are used to describe mandatory guidelines or provisions that must be complied with.

GENERAL NOTE FOR ALL ILLUSTRATIONS (Note 1)

Drawings included in this document illustrate the guiding principles and objectives of the HGV proposal. They are not intended to be comprehensive, prescriptive nor definitive. It is expected that details, dimensions and other qualified and quantified aspects of the proposed project appearing in this manual will be refined and modified during detailed architectural and engineering design. It is expected that Zoning regulations will also specify and confirm dimensions for things such as setbacks, building heights, maximum residential floor plate areas and tower separation.



CIVIC REGULATION

The following City of Victoria policy documents are intended to be used in conjunction with the Harris Green Village Urban Design Manual wholly or in part:

City Of Victoria Official Community Plan

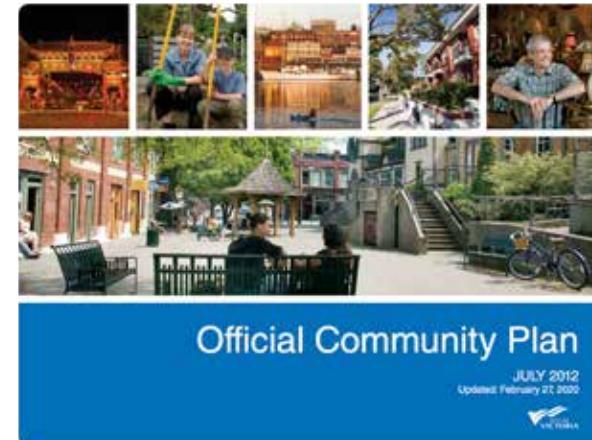
The City of Victoria's Official Community Plan (OCP) was updated in February 2020. It provides a general framework of objectives and policies to inform decisions on land management and planning.

It is anticipated that an OCP amendment will be required to permit the rezoning to be granted.

Downtown Core Area Plan (DCAP), 2011

The Downtown Core Area Plan provides land use, physical development, transportation and mobility, vitality and sustainability policies and actions for the neighbourhoods that fall within the Downtown Core Area.

It is anticipated that the Guidelines and other contents of the Harris Green Urban Design Manual will replace some aspects of the DCAP requirements.



City of Victoria Zoning Regulation Bylaw (80-159), 2019

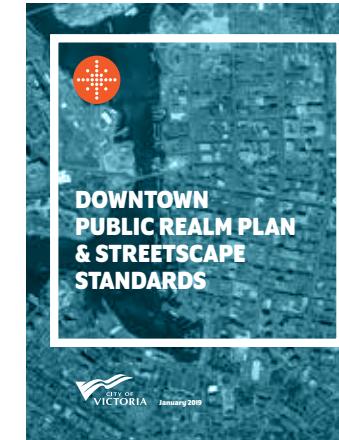
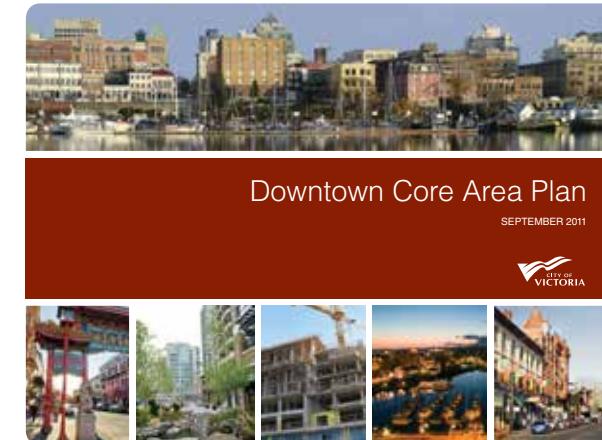
Victoria's zoning bylaws regulate permitted uses, the type and size of buildings and structures that may be constructed, minimum lot sizes, landscaping requirements and off-street parking for motor vehicles and bicycles.

It is anticipated that a new site specific comprehensive zone will be added to the Zoning Bylaw to allow for a comprehensive development.

Victoria Downtown Public Realm Guidelines, 2019

The Downtown Public Realm Plan represents a design framework for downtown public spaces and a detailed catalogue of furnishing, materials, colours and specifications for Downtown Streetscapes.

It is anticipated that there may be site specific adaptations to these guidelines.



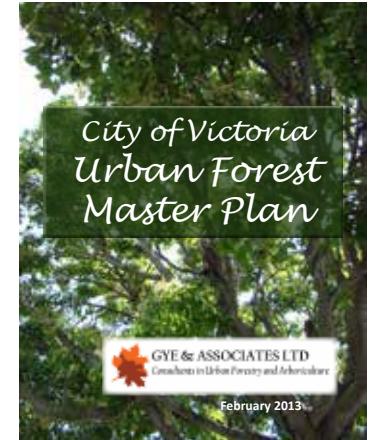
Crime Prevention Through Environmental Design (CPTED) Guidelines, 2004

CPTED refers to a group of strategies intended to reduce the fear of crime and opportunities to commit crimes, such as break and entry, assault and vehicle theft. The City of Victoria has prepared a set of guidelines to consider during the planning and design stage of development.

Urban Forest Master Plan (UFMP), 2013

This plan provides guidance on the management and enhancement of treed environments throughout the city of Victoria. It is a high-level plan that provides a 'road map' to help the municipality invest in and maintain its urban forest for the next 20 years and beyond.

The UFMP will inform the approach to the enhancement of urban forests on public and private land, the introduction of green infrastructure and tree retention and replacement taken in the Guidelines.



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2 | Development Concept

VISION STATEMENT

Harris Green Village is conceived as a hub for downtown Victoria. With a wide range of residential and commercial uses and a dynamic mix of spaces for activities, the reinvigorated urban centre will cater to the diversity of the neighbourhood and augment its role as a vibrant living and meeting place. In a combination of perimeter block buildings and high-rise towers, the project adds substantial numbers of residences, street level shops, office space as well as spaces for daycare and other personal services for the downtown population.

At the mid-point of the 900-block, the new buildings will delineate and form the walls of a significant through-block public space. Consisting of a large urban plaza beside Yates Street, a mid-point terraced garden and a neighbourhood green fronting on View Street, Harris Green Plaza and neighbourhood park are designed to accommodate a wide range of activities. The new public space is at the heart of the redevelopment of the block and will potentially become the heart of the neighbourhood.

A tower and podium typology allows for a sensitive response to the adjacent streets and buildings, as well as the City context. Buildings form pedestrian-scale blocks with corner plazas; podium heights establish an appropriate street wall-to-width ratio on each street and are shaped to define the public rights-of-way, corners and entrances. The building massing is sculpted and composed to allow sunlight into apartments, courtyards and public spaces; slender towers punctuate the block at strategic locations to optimize solar performance and form Victoria's future skyline.

The regional and contextual urban design approach responds to the site's important central downtown location. It will embody both City policy and community aspirations, providing for a wide range of uses as well as significant public amenities and open spaces to accommodate the future growth of BC's Capital City.



Rendering view from east towards downtown

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3 | Urban Design

OBJECTIVES

The following are intended as a convenient guiding checklist of objectives for the developer and design team of each phase of the redevelopment of the subject blocks. They respect the intentions and embody the preferences, aspirations and vision for the urban environment as articulated in Victoria's Official Community Plan. It is anticipated that projects proposed for the subject properties and guided by these objectives, will achieve the high quality design that will benefit both public and private interests.

1
Position buildings to align with and define the street rights-of-way with active ground-level functions



2
Divide the long block with a public right-of-way connecting View and Yates Streets



3
Establish a new public plaza as part of a network of open spaces



4
Establish a new neighbourhood green space as part of a network of open spaces



5
Prioritize natural universal accessibility throughout



6
Make Yates Street the focus of peoples' activity, enlivened with doors and windows of retail shops and upper floor residences



7
Use high quality materials and finishes in all hard and soft landscaping, lighting and furnishing of civic and adjacent private spaces and structures



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GUIDING PRINCIPLES

Connections

Make the proposed large public plaza and park part of the pedestrian network of public spaces and rights-of-way to connect Harris Green Village with the rest of downtown.



Heterogeneity

Public and semi-public spaces that are accessible and welcoming to a diversity of people of all ages, abilities and interests.



Edges, Enclosure and Human Scale

Delineated and defined public open spaces with human-scaled architectural and urban design elements that will elicit feelings of security and comfort.



Adaptability

Anticipate spaces to be used in a variety of ways: from large gatherings for programmed events, to small impromptu encounters and socializing, to solitary, quiet contemplation; throughout the day and night and through all seasons.



Comfort and Security

Physical, acoustic and social comfort of people in streets and public spaces provided through spatial separation, landscaping as well as urban design fitments.



Enjoyment

The composition, materiality, colour and sound and light qualities of public spaces are intentionally designed to interest, intrigue and delight people.



3.1 SITE PLANNING, TOWER PLACEMENT, BUILDING MASSING AND HEIGHT

Objectives:

- To achieve harmonious street-width-to-height proportions.
- To respond to the specific characteristics and qualities of each street.
- To achieve elegantly proportioned, relatively slender tall buildings rather than squat, stepped ziggurat (wedding cake)-form building massing.
- To locate and compose tall buildings to, as much as possible, enable sunlight penetration and views to the sky and surrounding city from sidewalks and open spaces.
- To use the height and alignment of the building façades to define streets to be perceived as positive space and experienced as a human-scaled, pedestrian realm versus a vehicle dominated 'canyon'.
- To minimize the negative impacts of buildings including excessive shadowing and privacy breaches, as well as to maximize access to natural light and views.
- To minimize the number of solely north-facing apartments and orient windows to capture sunlight and views.
- To use architecture and landscape design to enhance the beauty and resiliency of the urban environment.
- To anticipate and mitigate negative microclimate impacts of tall buildings on people in the surrounding outdoor spaces (public street rights-of-way, plaza and green spaces) and nearby buildings (entrances, courtyards, roof terraces and balconies).



Building massing in the neighbourhood context

Approximate maximum building heights (in storeys) are indicated above.



Guidelines:

- a. Line the street with buildings that define and consciously shape the visual proportions of the public rights-of-way. Diagram 1.
- b. Increase the setbacks of a portion of the ground and second levels of building corners at street intersections to expand the public sidewalk space at corners.

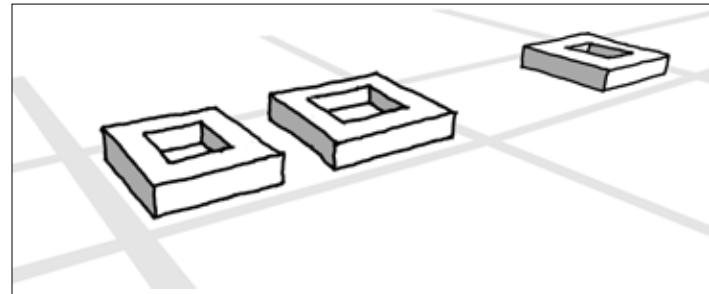


Diagram 1:
Two building parcels in perimeter block form, framing open space.

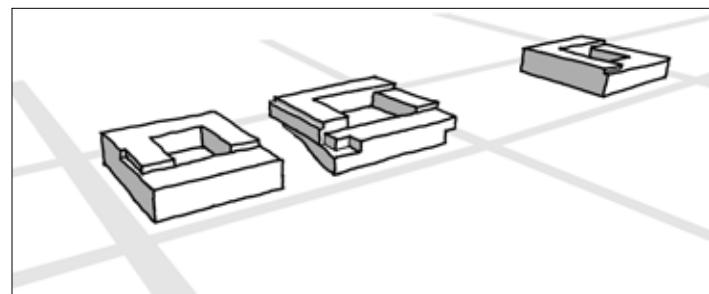
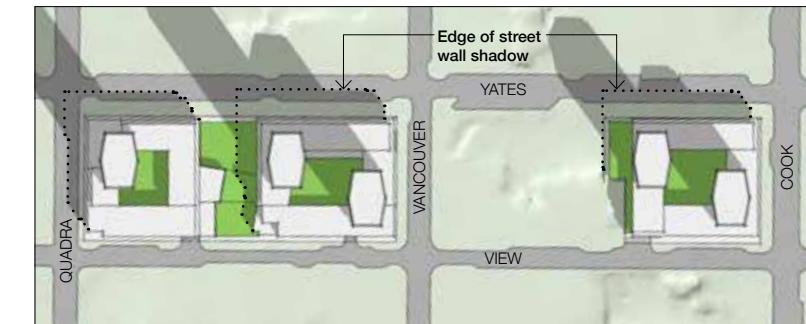


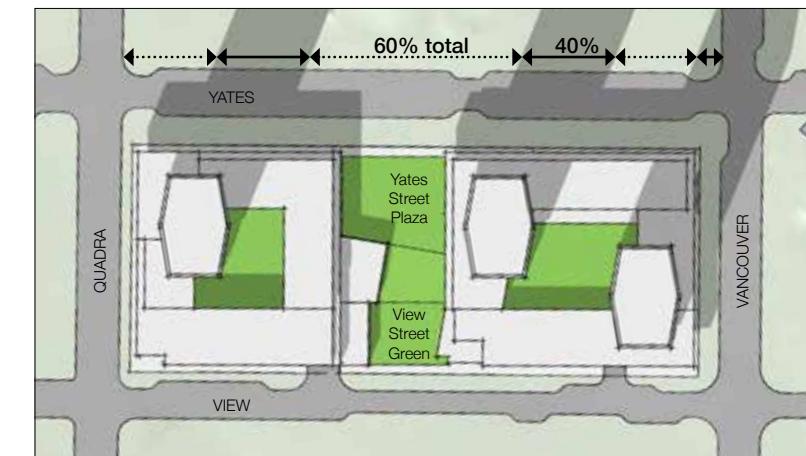
Diagram 2:
Podiums step down on the south side of the block, allowing more sunlight into the private courtyards.

- c. Locate buildings to minimize their shadowing of open spaces on and off-site during high-use periods of those spaces as outlined below:

- i. Limit the scale and height of the street wall to allow approximately 5 hours of sunlight to reach the opposite side of Yates street between 10 am and 4 pm at the equinoxes.
- ii. Where unshaded by existing offsite conditions, locate tall buildings that are within these city blocks to allow 4.5 hours of sunlight to reach the opposite side of surrounding streets over approximately 50% of the length of the sidewalk between 10 am and 4 pm at the equinoxes.
- iii. Limit the scale and height of the buildings to allow 3 hours of sunlight to reach approximately 50% of the Yates Street Plaza between 10 am and 4 pm at the equinoxes.
- iv. Limit the scale and height of the buildings within these city blocks to allow 5 hours of sunlight to reach approximately 50% of the View Street Green between 10 am and 4 pm at the equinoxes.
*Note existing offsite buildings may interfere with sunlight reaching the Green.
- v. Limit the scale and height of the buildings surrounding the private courtyards to allow 3 hours of sunlight to reach approximately 30% of the courtyard area between 10 am and 4 pm at the equinoxes.



Illustrative Example Shadow Study: 11:00 am on March 19, 2020 (Equinox)
(c, i) The street wall does not cast a shadow on the opposite side of Yates Street at this time.



Illustrative Example Shadow Study: 2:00 pm on March 19, 2020 (Equinox)
(c, ii) The tall buildings on the 900-block cast shadows over approximately 40% of length of the sidewalk. 60% of the sidewalk receives sunlight.

- d. Avoid locating new tall buildings in close proximity to existing tall buildings on adjacent or nearby properties. Where adequate spacing is not possible, use architectural and site planning strategies to mitigate potentially intrusive impacts of new buildings on the residents of existing ones. For example: horizontally offset the new façade from the existing by approximately 25% of its width and/or orient the narrowest dimension of the proposed building toward the adjacent one. Diagram 3.
- e. Tall buildings on the same block shall be separated by a minimum of 23m, measured from the building face, excluding architectural appurtenances such as roof and window-head overhangs, parapets, balconies, guards, handrails, artwork, fin walls, slab edges, or exterior sunscreens. Diagram 4.
- f. Above the podium level, orient the longer dimension of the building north-south, to allow the maximum number of apartments to have sunlight. Diagram 5.
- g. For building massing above the podium, taller buildings with smaller floor plate areas yielding slender-proportioned towers are preferred over shorter towers with larger floor plates. Diagram 6.

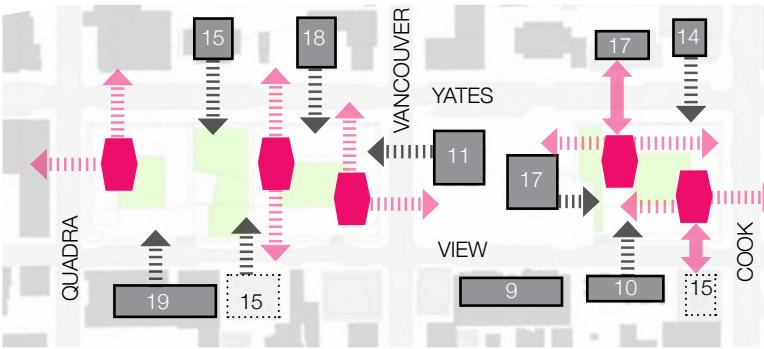


Diagram 3 - Tower Offset

Grey boxes indicate existing or approved buildings above 9 storeys. Dotted lines indicate development proposals that have not received approval at the time of writing.

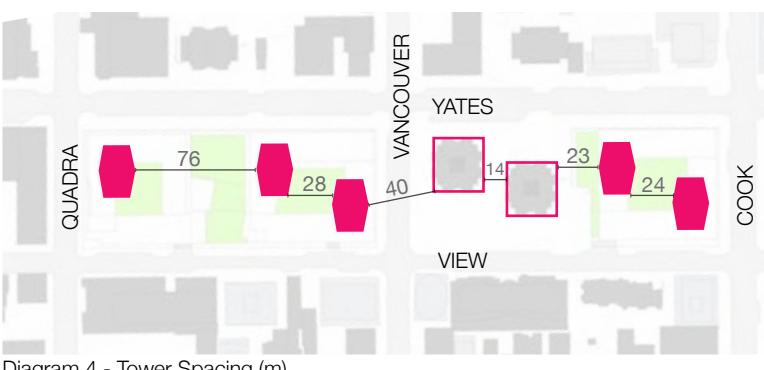


Diagram 4 - Tower Spacing (m)

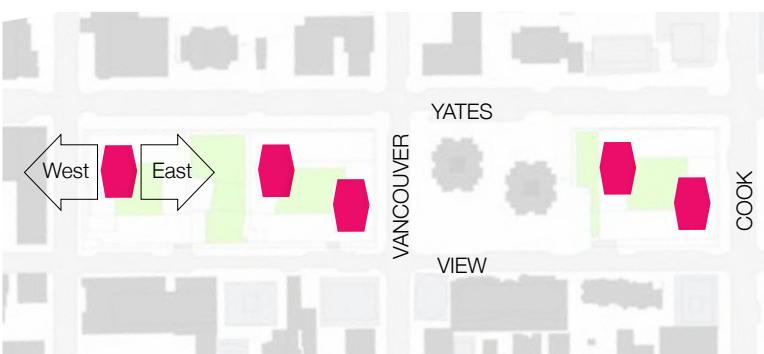


Diagram 5 - Tower orientation for resident sunlight access.

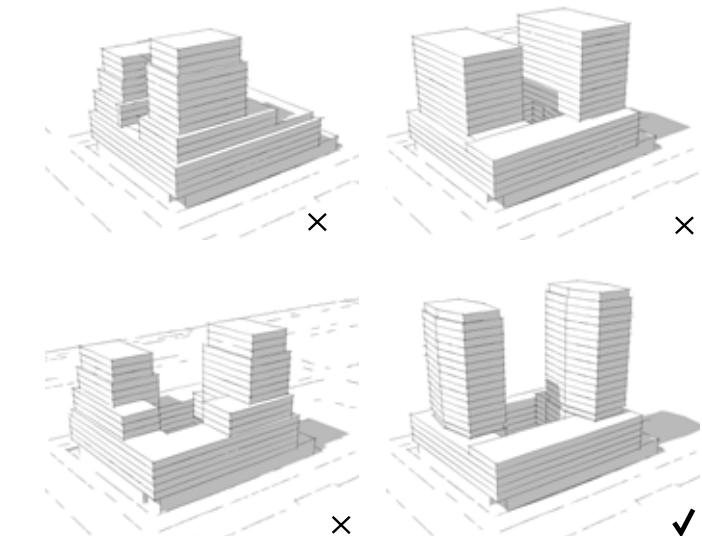


Diagram 6 - Building Massing

Slender-proportioned towers can provide increased sky view, and varied and dispersed shadow casting.

In contrast, tiered and bulky massing can reduce sky view and increase shadowing. Deep floor depths can reduce daylight access to apartments. The stepping of the building can complicate structure, plumbing, and mechanical systems, and increase cost - a barrier to purpose-built rental housing.

- h. Consider architectural geometries and techniques to reduce excessive visual bulk of tall buildings. (Diagram 7)
- i. The tallest building in the project should be located in the centre of the 900-block with at least one façade parallel with Yates Street. Remaining towers should decline in height from Quadra Street toward Cook Street. (Diagram 8)
- j. Integrate roof-top mechanical, telecommunications, sustainability features etc. into the design of the building and its roof.
- k. Where proposed underground structures are proximate to property lines along public rights-of-way and where these may compromise the health and survival of existing street-trees that are selected to be preserved, it is recommended that underground utilities and structures be located a distance away from the tree roots as determined by a qualified arborist and approved by the Director of Parks. If this is not possible, the proposed underground utilities, structure and excavation shall be appropriately configured and located so as not to interfere with the health and preservation of the trees. Such configurations shall be determined by a qualified arborist, designed by a qualified civil engineer and approved by the Director of Parks.
- l. Anticipate and reduce negative impacts of solar reflectance, glare and wind on the microclimate. Use physical and/or digital modelling to test for negative wind impacts of proposed building massing. If required, determine mitigation strategies to be included in the design of the buildings and outdoor spaces, with special consideration to be given to excessive wind at public and private outdoor spaces, doorways and sidewalks.

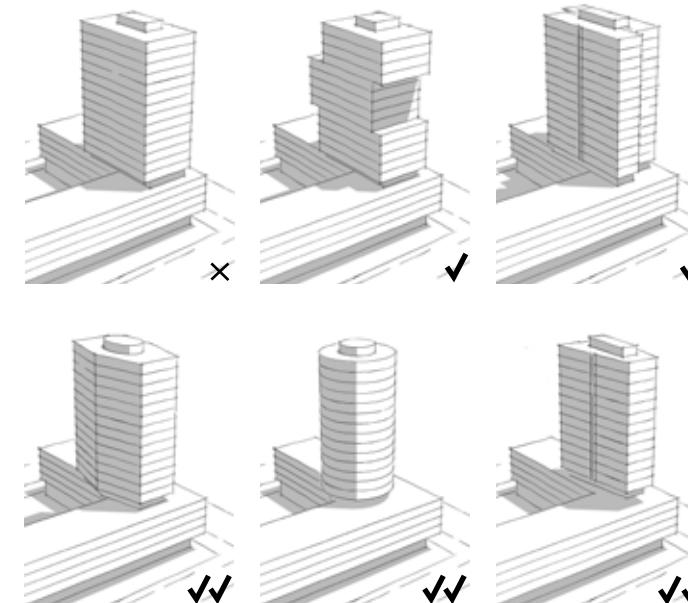


Diagram 7
A variety of tower geometries; some geometries reduce visual bulk more than others.

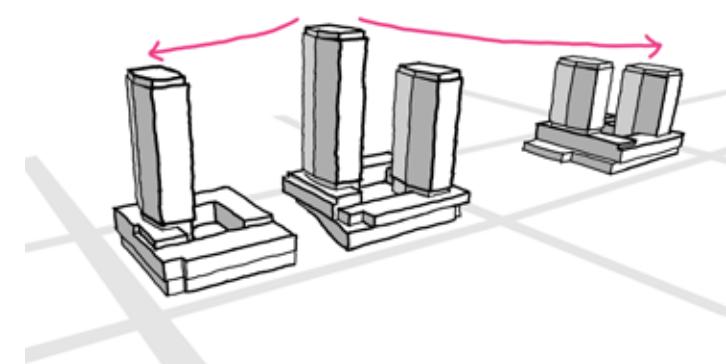
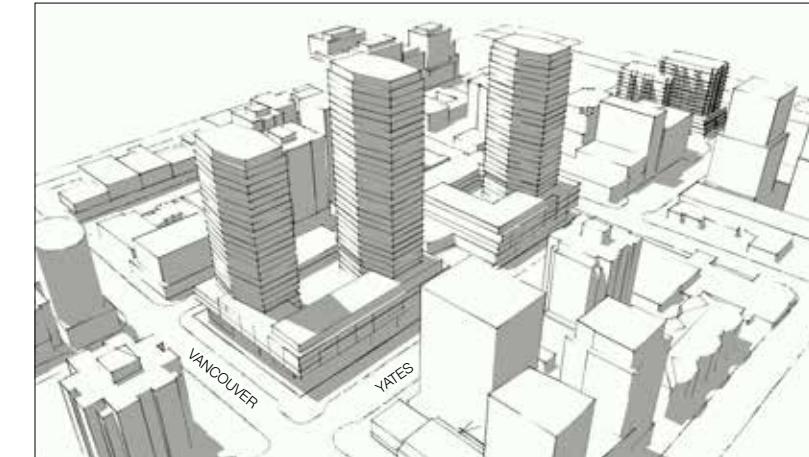


Diagram 8
The tower heights step down towards the edges of the 900-block and 1045 Yates, descending from the tallest tower, positioned on the northeast corner of the large open space, providing a landmark for the plaza.



900-block Yates (above); 1045 Yates (below)



Illustrative Example of the Preceding Guidelines
Each block is comprised of a perimeter podium that frames and defines the street edge and is programmed at street level with active commercial and residential uses to enliven the public spaces.

The podium's height varies in proportion to the adjacent street, being higher on the wide and busy Yates Street, lower on narrower and quieter View Street, and stepping down on the connecting streets, Quadra, Vancouver and Cook. The podium's stepping is also carefully calibrated to maximize sunlight on the central open space of the 900-block and on the courtyards inside the podium buildings.

Each tower is carefully positioned atop the podium, set back significantly from the podium edge so its presence from the street is mitigated. The towers are positioned so they offset from one another and are well separated in order to maximize views, privacy and sunlight for residents of all towers and the adjacent Regent Towers.

3.2 ARCHITECTURAL TYPOLOGY

The DCAP's urban design guidelines embody ideas that express certain values and preferences that have become priorities for the community. These include:

- Respect for and adherence to the human-scaled, orthogonal grid of streets, originally layed out in the 19th century;
- Street rights-of-way defined by aligned building façades;
- Building height-to-street width proportions of the City's rights-of-way; and
- Building façades positioned along the streets so as not to loom over the street nor reduce visibility of the sky to a narrow slot.

To achieve these priorities and respond to the need and desire to accommodate increasing population in an environmentally and economically responsible and socially positive form, the typology selected for the architectural massing of the Harris Green Village project is the so-called podium-and-tower form. Known also as platform or pedestal type structure, podium-tower buildings consist of a relatively low-rise structure usually aligned around the perimeter of a city block, with a tall tower of stacked, relatively smaller floor-plates on top.

This form allows the streets to be defined by buildings of an appropriate height relative to the street width, and for a building containing larger amounts of floor space to be positioned set back and away from the street right-of-way, thereby achieving street definition without overly imposing constriction of the public realm.

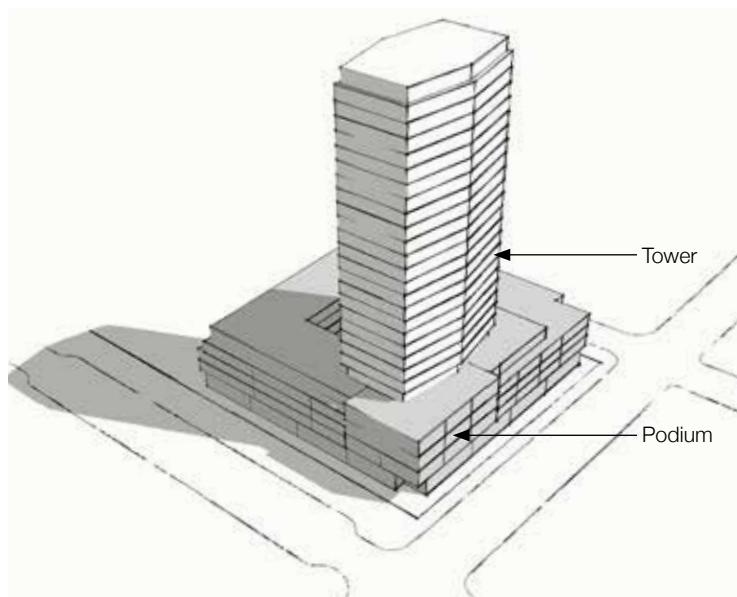
The guidelines in this manual are predicated on employing the podium-tower architectural concept.

Objectives:

- To establish a tower on podium building type, to create a distinctive skyline and have positive effects on the public realm through human scaled built form appropriate to the context.

Guidelines:

- a. The architectural design shall include a 3 to 5 storey podium building form with slender towers setback from the street right-of-way.
- b. The tower form must be distinguished from and begin above the podium.
- c. Provide sufficient height at the first floor for commercial uses and spacious residential lobbies.



Tower set back from podium

3.3 FAÇADES + SETBACKS

The objectives stated in section 3.1 apply to the following right-of-way cross-sections. These drawings illustrate the location and height of the façades that delineate and define the scale of each adjacent public space and right-of-way.

3.3.1 YATES STREET

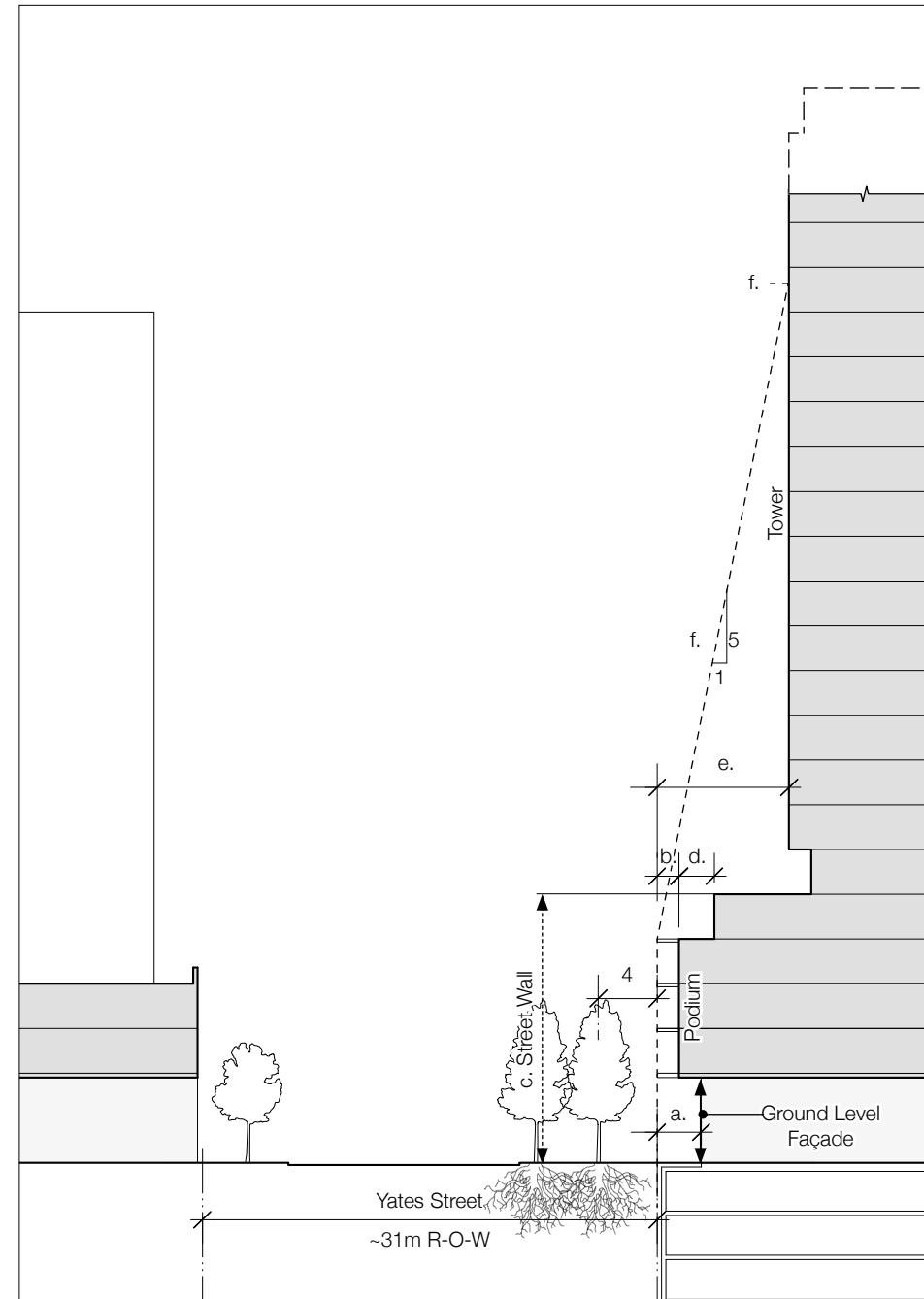
Yates Street is within a public right-of-way of approximately 31m in width. It is considered a primary commercial street per the DCAP (2011) and a major route in the public transit network. Yates runs east-west with vehicle and bicycle traffic restricted to the west-bound direction.

Height and Setback¹ Guidelines:

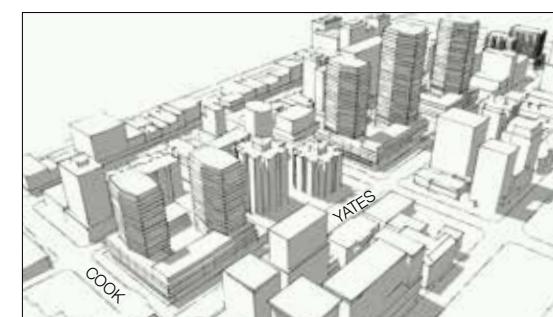
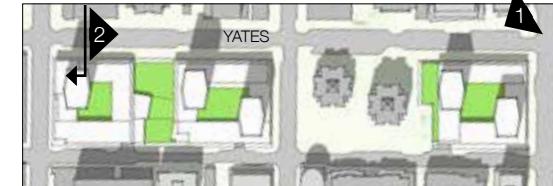
- Ground Level Façade: set back approximately 3.0m or more from the property line.
- Majority of the Podium: set back approximately 1.5m or more from the property line.
- Street Wall: 3 to 5 storeys in height².
- Upper Storey: set back the 5th storey 2.4m or more from the edge of the podium.
- Towers: set back approximately 9m from the street property line.
- Building Massing: locate within a 5:1 inclined setback starting at approximately 18m above grade (at the street property line), up to approximately 63m above grade. No further setbacks are required above 63m.

¹ Minimum setbacks will be confirmed in the zoning bylaw. Setbacks exclude parapets, cornices, balconies, guardrails and other minor architectural elements.

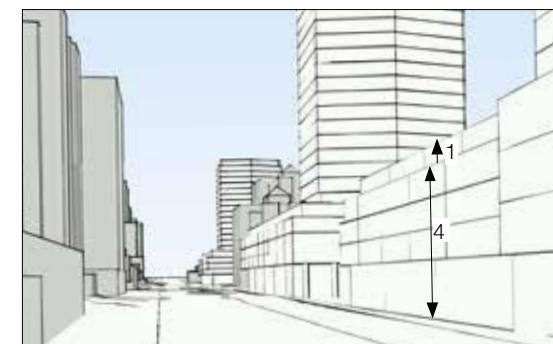
² The street wall may exceed 5 storeys in localized areas due to: the height differential between commercial and residential storeys; the resolution of the building massing at corners; the inclusion of mezzanines as defined by the BC Building Code in non-residential spaces.



Non-prescriptive illustrative example only. See Note 1 on page 6.
Note this section illustrates the building form of both the 900-block and 1045 Yates.



1. Bird's eye view looking south west. The towers along Yates Street illustrate setbacks of 9m or more from the property line.



2. Looking east along Yates Street. The 5 storey street wall provides clear definition to the public realm and is in balance with the width of the right-of-way.



3.3.2 VANCOUVER STREET

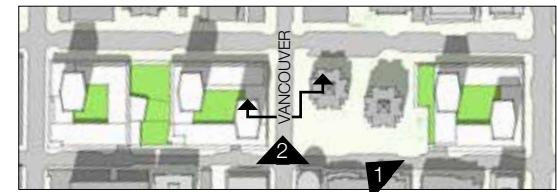
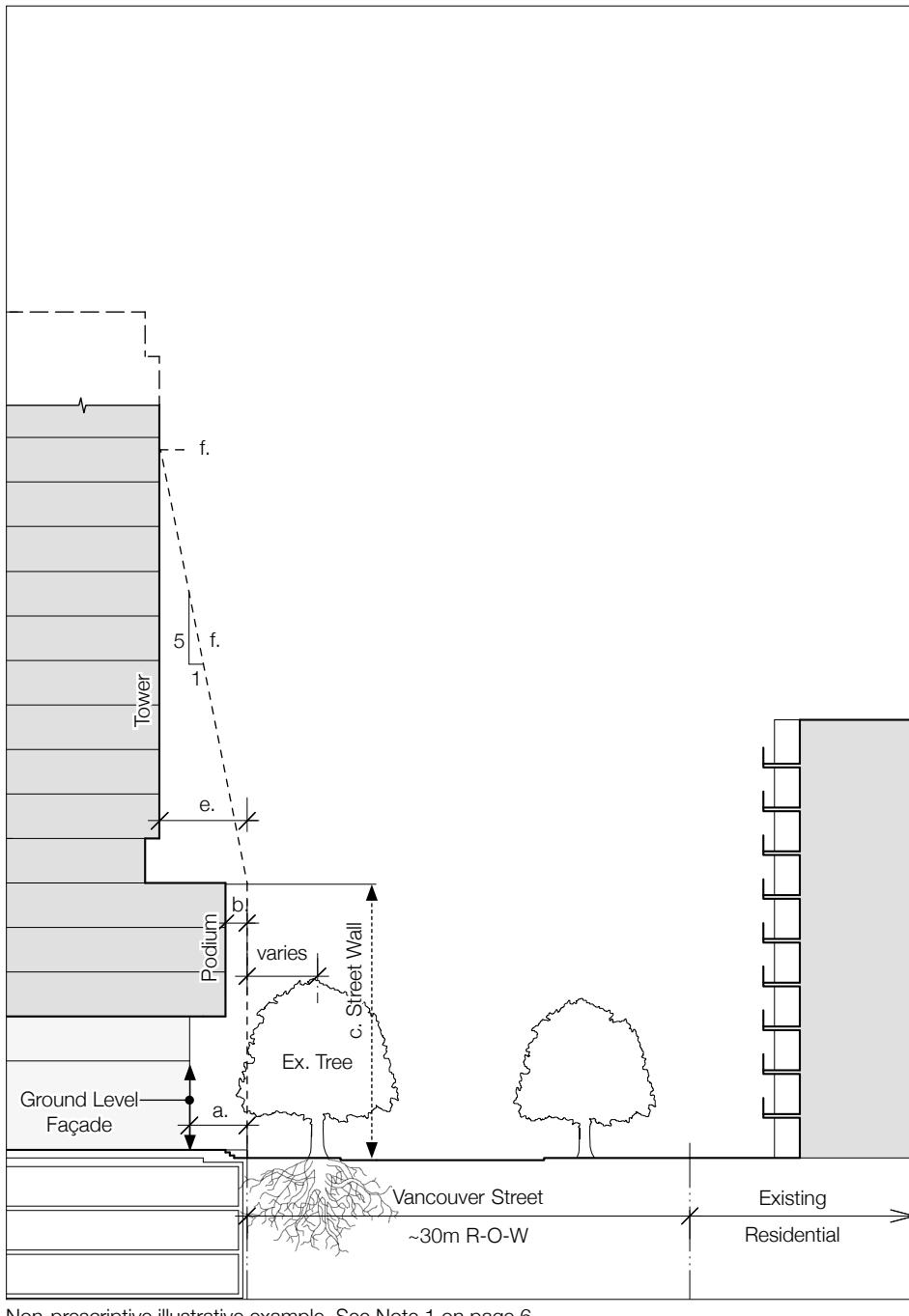
Vancouver Street is within a right-of-way of approximately 30m in width. It is considered an 'Avenue' per the DCAP (2011). Vancouver runs north-south, drops roughly 3m in grade across the length of the block and allows two-way vehicle travel. It is intended for AAA Bicycle infrastructure upgrades in the form of separated bicycle lanes in 2020. Three significant trees are located in linear boulevards in the right-of-way along the project frontage.

Height and Setback¹ Guidelines:

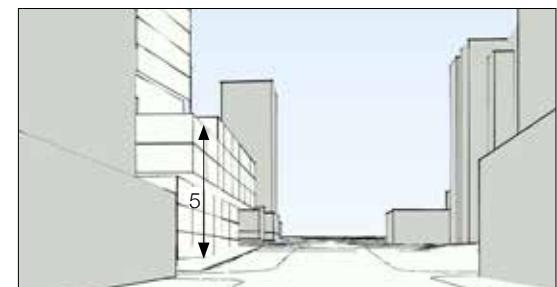
- Ground Level Façade: set back approximately 4.0m or more from the property line.
- Majority of the Podium: set back approximately 1.5m or more from the property line.
- Street Wall: 3 to 5 storeys in height².
- Upper Storey: set back the 5th storey (at the corner of Yates and Vancouver) 2.4m or more from the edge of the podium.
- Towers: set back approximately 6m from the street property line.
- Building Massing: locate within a 5:1 inclined setback starting at approximately 18m above grade at the street property line, up to approximately 48m. No further setbacks are required above 48m.

¹ Minimum setbacks will be confirmed in the zoning bylaw. Setbacks exclude parapets, cornices, balconies, guardrails and other minor architectural elements and are required to support the health of the established Horse Chestnut and Maple trees.

² The street wall may exceed 5 storeys in localized areas due to: the change in elevation along the length of the block; the height differential between commercial and residential storeys; the resolution of the building massing at corners; the inclusion of mezzanines as defined by the BC Building Code in non-residential spaces.



1. Bird's eye view looking north west. The podium massing steps down towards View, providing a transition from the wider and busier Yates to narrower and quieter View.



2. Looking north along Vancouver Street. The street wall steps down from Yates to View to accommodate the sloping topography.



3.3.3 VIEW STREET

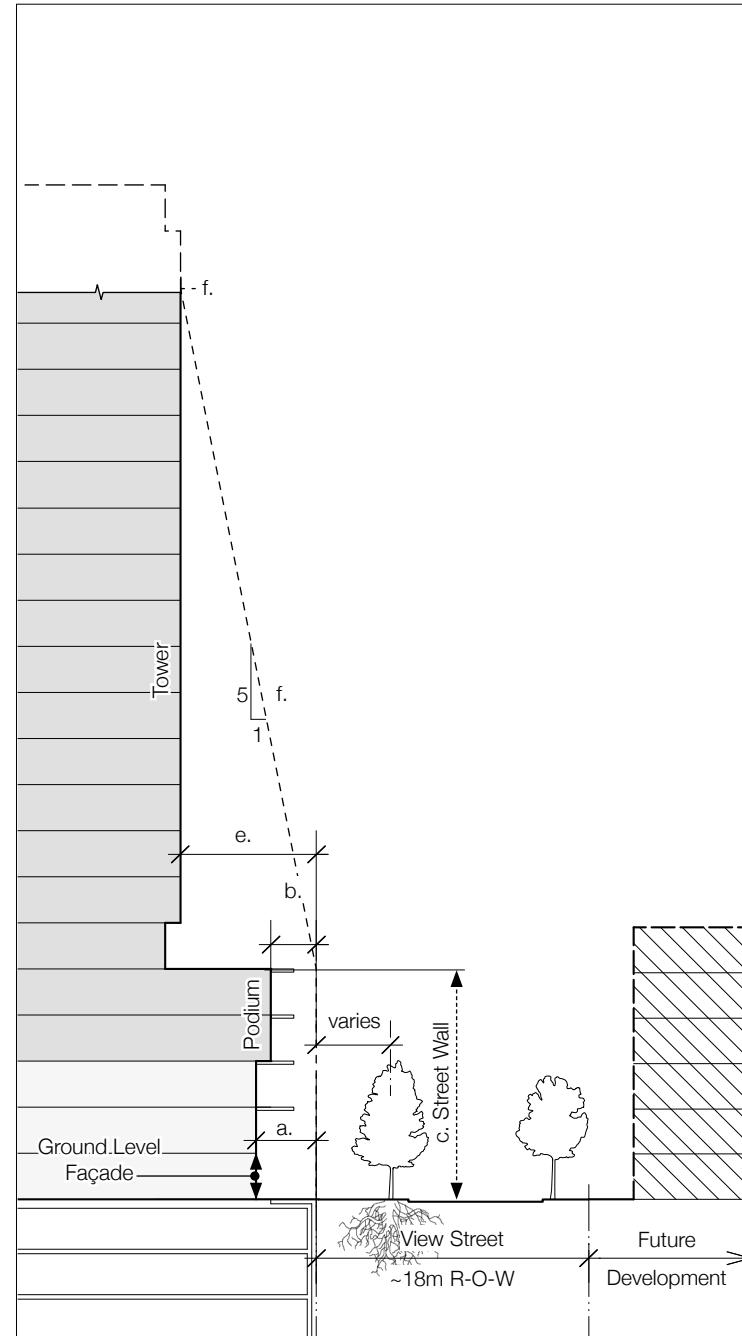
View Street is within a narrow right-of-way of approximately 18m in width. It is considered a 'local street' per the DCAP (2011). View runs east-west and allows two-way vehicle travel.

Height and Setback¹ Guidelines:

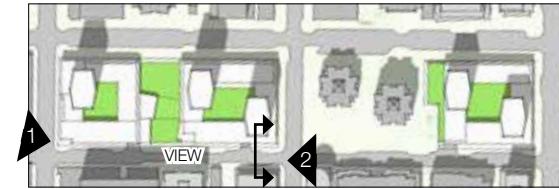
- a. Ground Level Façade: set back approximately 4.0m or more from the property line.
- b. Majority of the Podium: set back approximately 3.0m or more from the property line.
- c. Street Wall: 3 to 5 storeys in height².
- d. Upper Storey: set back the 6th storey 2.4m or more from the edge of the podium.
- e. Towers: set back approximately 9m from the street property line.
- f. Building Massing (eastern half of the 900-Block): locate within a 5:1 inclined setback starting at approximately 15m above grade at the street property line, up to approximately 60m. No further setbacks are required above 60m.
- g. Building Massing (western half of the 900-Block and 1045 Yates): locate the building within a 5:1 inclined setback starting at approximately 18m above grade at the street property line, up to approximately 63m. No further setbacks are required above 63m.

¹ Minimum setbacks will be confirmed in the zoning bylaw. Setbacks exclude parapets, cornices, balconies, guardrails and other minor architectural elements.

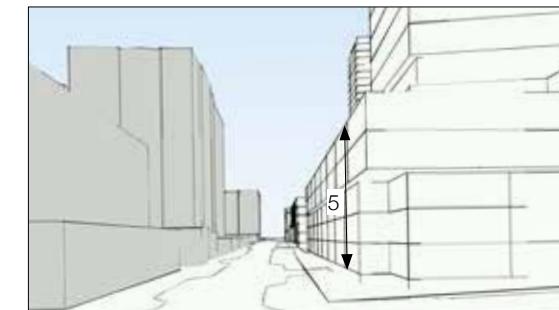
² The street wall may exceed 5 storeys in localized areas due to: the change in elevation along the length of the block; the height differential between commercial and residential storeys; the resolution of the building massing at corners; the inclusion of mezzanines as defined by the BC Building Code in non-residential spaces.



Non-prescriptive illustrative example. See Note 1 on page 6.
Note this section illustrates the building form of the east side of the 900-block.



1. Bird's eye view looking east. The generous setback of the towers opens up the view to the sky along View.



2. Looking west along View Street. The 5 storey street wall, with set back towers provides a sense of enclosure in proportion to the width of the right-of-way.



3.3.4 QUADRA STREET

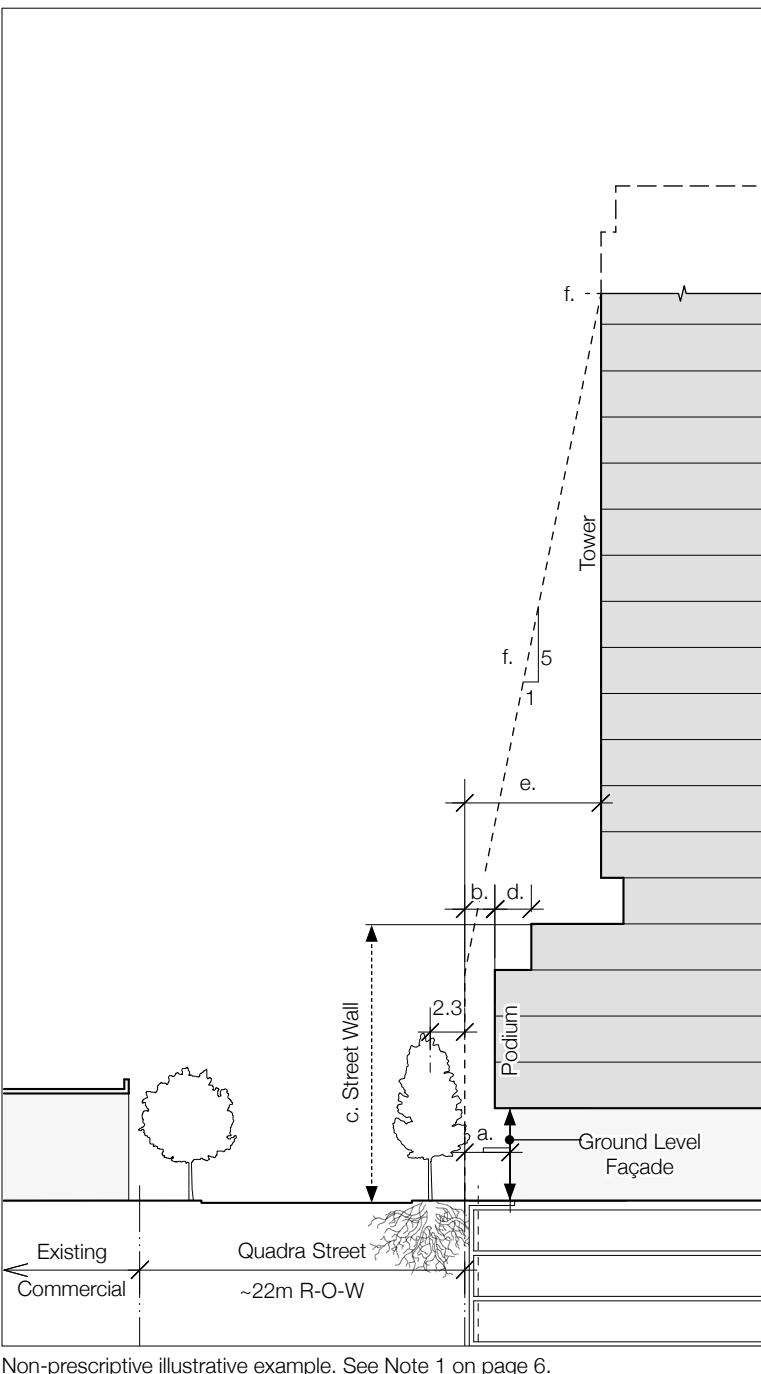
Quadra Street is within a right-of-way of approximately 22m in width. It is considered a 'local street' per the DCAP (2011). Quadra runs north-south and allows two-way vehicle travel. It is also a public transit network route.

Height and Setback¹ Guidelines:

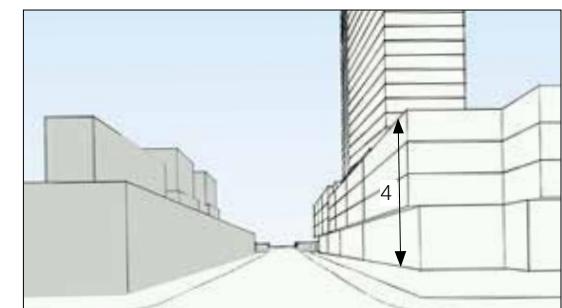
- a. Ground Level Façade: set back approximately 3.0m or more from the property line.
- b. Majority of the Podium: set back approximately 2.0m or more from the property line.
- c. Street Wall: 3 to 5 storeys in height².
- d. Upper Storey: set back the 5th storey 2.4m or more from the edge of the podium.
- e. Towers: set back approximately 9m from the street property line.
- f. Building Massing: locate within a 5:1 inclined setback starting at approximately 18m above grade at the street property line, up to approximately 63m. No further setbacks are required above 63m.

¹ Minimum setbacks will be confirmed in the zoning bylaw. Setbacks exclude parapets, cornices, balconies, guardrails and other minor architectural elements.

² The street wall may exceed 5 storeys in localized areas due to: the change in elevation along the length of the block; the height differential between commercial and residential storeys; the resolution of the building massing at corners; the inclusion of mezzanines as defined by the BC Building Code in non-residential spaces.



1. Bird's eye view looking north east. The elegantly proportioned and set back towers maximize access to natural light.



2. Looking north along Quadra Street. The street wall provides comfortable definition to this short block.



3.3.5 COOK STREET

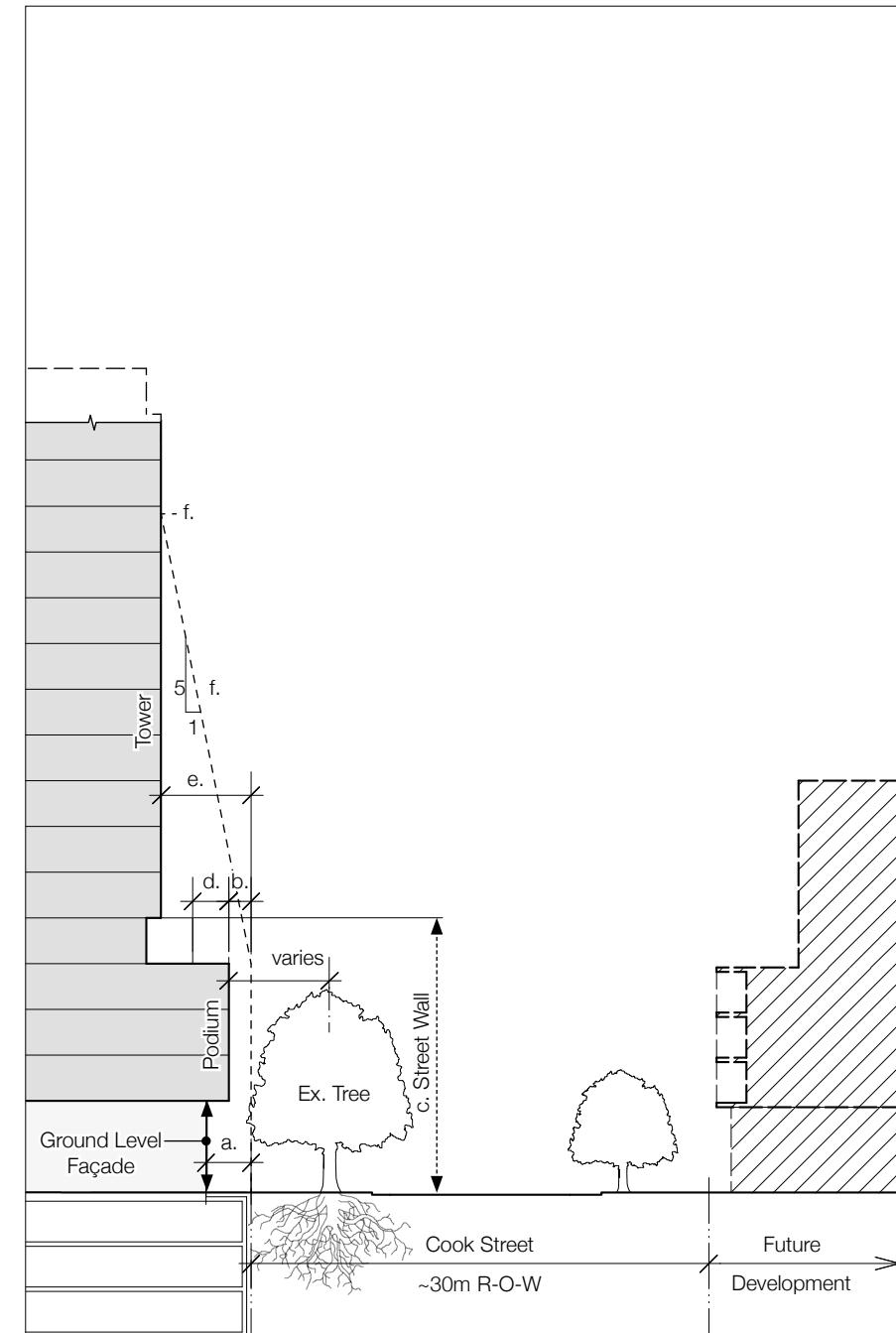
Cook Street is within a right-of-way of approximately 30m in width. It is considered a 'Commercial street' per the DCAP (2011). Cook runs north-south and allows two-way vehicle travel. It is also a public transit route and is intended to be part of the AAA bicycle network in the long term. Four significant trees are located in the linear boulevard within the right-of-way along the project frontage.

Height and Setback¹ Guidelines:

- Ground Level Façade: set back approximately 3.0m or more from the property line.
- Majority of the Podium: set back approximately 2.0 or more from the property line.
- Street Wall: 3 to 5 storeys in height².
- Upper Storey: set back the 5th storey 2.4m or more from the edge of the podium.
- Towers: set back approximately 6m from the street property line.
- Building Massing: locate within a 5:1 inclined setback starting at approximately 18m above grade at the street property line, up to approximately 48m. No further setbacks are required above 48m.

¹ Minimum setbacks will be confirmed in the zoning bylaw. Setbacks exclude parapets, cornices, balconies, guardrails and other minor architectural elements and are required to support the health of the four established Horse Chestnut trees.

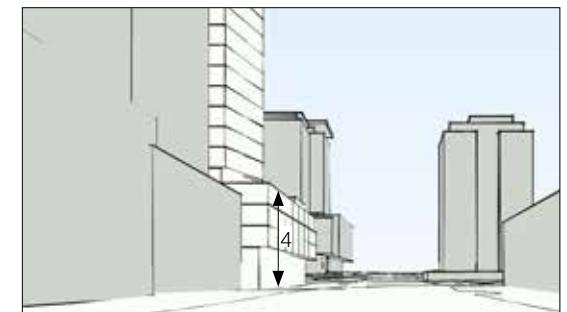
² The street wall may exceed 5 storeys in localized areas due to: the change in elevation along the length of the block; the height differential between commercial and residential storeys; the resolution of the building massing at corners; the inclusion of mezzanines as defined by the BC Building Code in non-residential spaces.



Non-prescriptive illustrative example. See Note 1 on page 6.



1. Bird's eye view looking north west. The towers are oriented to have their long dimensions run north/south providing residents with east or west sun exposure.



2. Looking north along Cook Street. The street wall height is in harmony with the street width and surroundings.



3.3.6 YATES STREET PLAZA

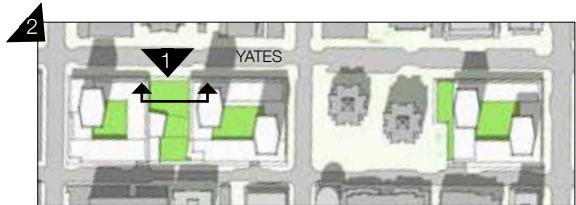
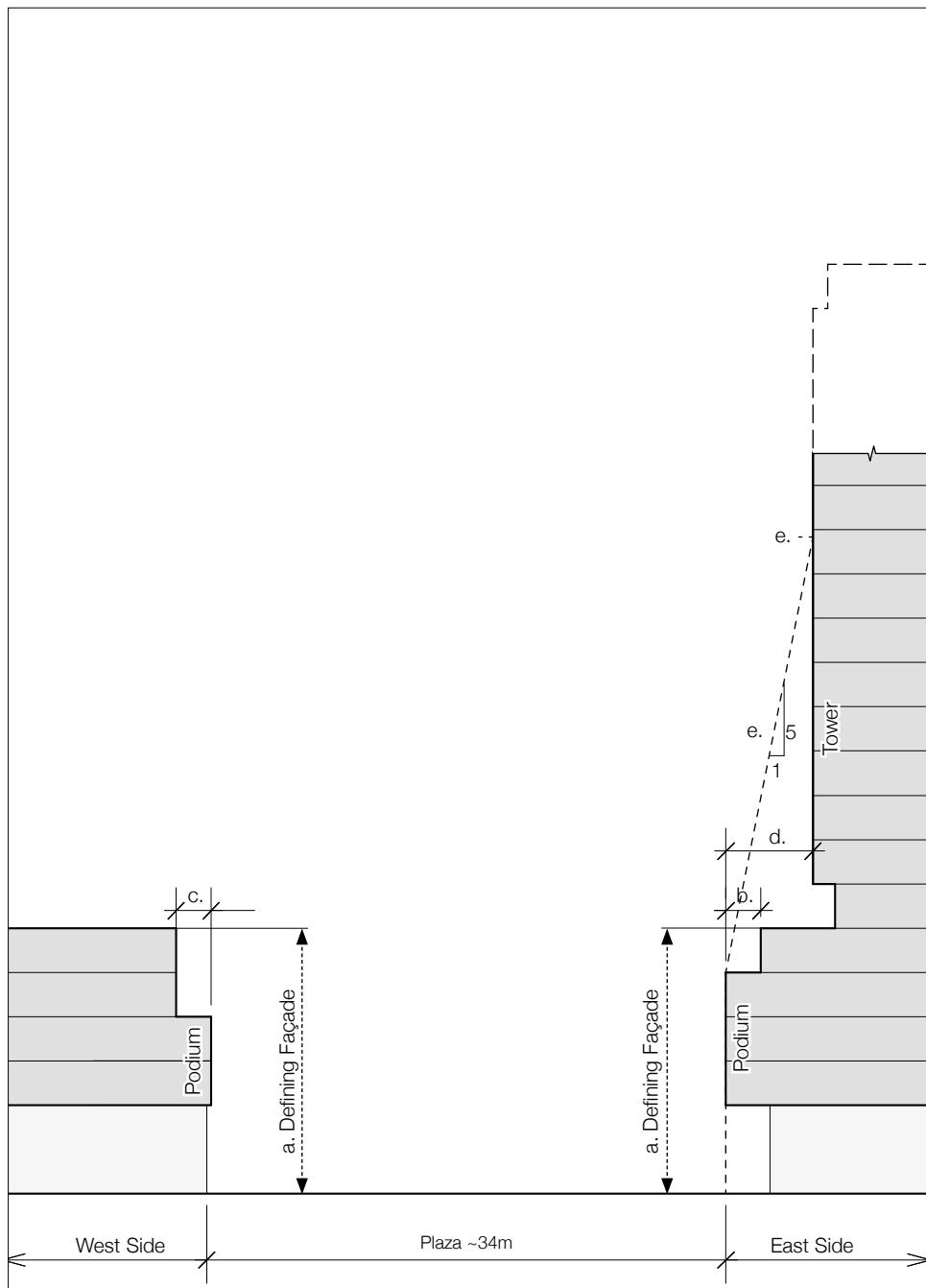
Objective: To create a plaza fronting Yates Street that is defined by building façades, animated by street level uses and, avoids as much as possible, overshadowing by adjacent buildings.

Height and Setback¹ Guidelines: (for buildings on the east and west sides of the plaza)

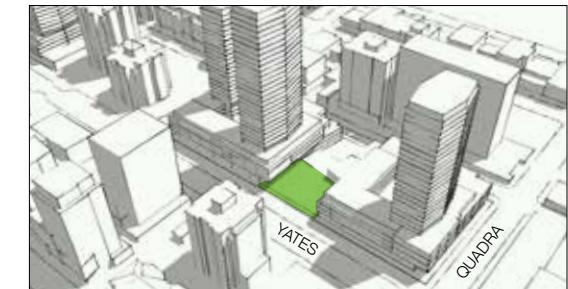
- a. Defining Façade: 3 to 5 storeys in height².
- b. Upper Storey (on the east side of the plaza): set back the 5th storey 2.4m or more from the edge of the podium.
- c. Upper Storey (on the west side of the plaza): set back the 4th and 5th storey 2.4m or more from the edge of the podium.
- d. Towers (on the east side of the plaza): set back approximately 6m or more from the edge of the podium.
- e. Building Massing: locate within a 5:1 inclined setback starting at approximately 18m above grade at the plaza edge, up to approximately 48m. No further setbacks are required above 48m.

¹ Minimum setbacks will be confirmed in the zoning bylaw. Setbacks exclude parapets, cornices, balconies, guardrails and other minor architectural elements.

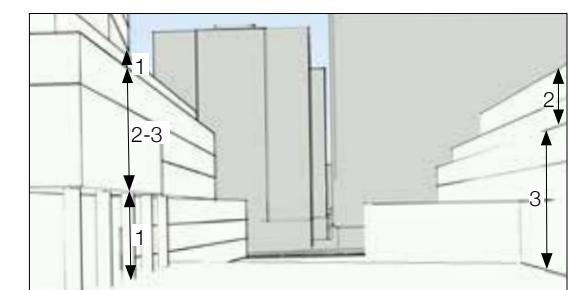
² The street wall may exceed 5 storeys in localized areas due to: the change in elevation along the length of the block; the height differential between commercial and residential storeys; the resolution of the building massing at corners; the inclusion of mezzanines as defined by the BC Building Code in non-residential spaces.



Key Plan



1. Bird's eye view looking south east. The plaza fronts onto Yates Street and provides a secondary connection to View.



2. Looking south from the plaza to the green. The plaza is framed on 2 sides by 5 storey building façades, with set back upper storeys, and further contained by a low rise structure to the south.

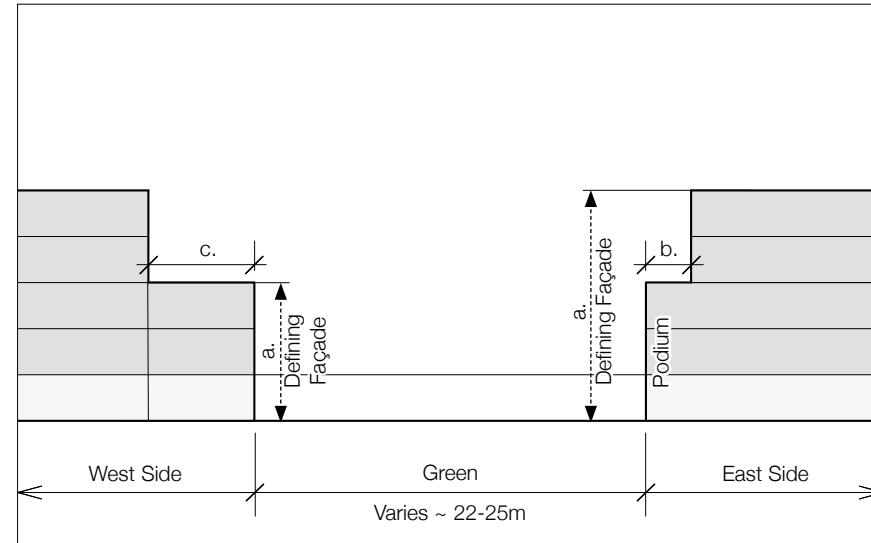


3.3.7 VIEW STREET GREEN

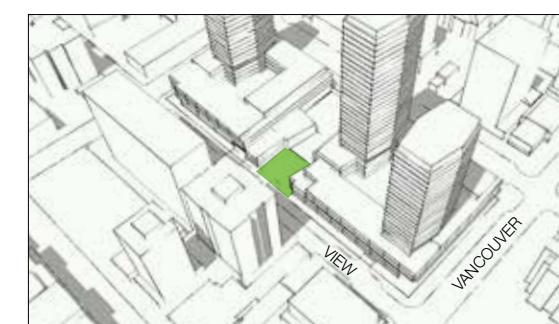
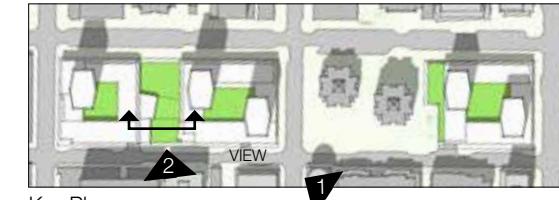
Objective: To provide a neighbourhood scale green space that is framed by residential townhouses and is not overly shadowed by adjacent buildings.

Height and Setback¹ Guidelines:
(for buildings on the east and west sides of the green)

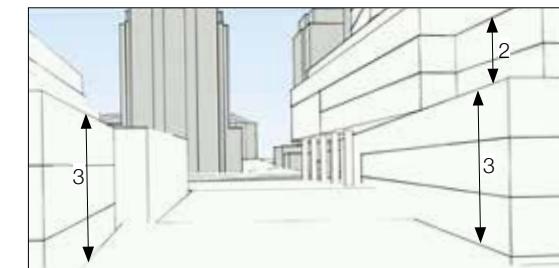
- Defining Façade: 2 to 5 storeys in height.
- Upper Storeys (on the east side of the plaza): set back the 4th and 5th storey 2.4m or more from the edge of the podium.
- Upper Storeys (on the west side of the plaza): set back 7m or more from the defining façade.



Non-prescriptive illustrative example. See Note 1 on page 6.



1. Bird's eye view looking north west. The green is framed on 2 sides by townhouses with upper levels well set back.



2. Looking north from the green to the plaza. The green provides a connection from View to Yates.



3.3.8 ALL AREAS

The following guidelines apply to all streets and public spaces:

- Floor to Floor Height (residential): local industry standard, approximately 3m unless a taller height is required to mitigate the relationship between a ground floor unit and the sidewalk.
- Overhangs and Canopies: 3.5m - 5m above the sidewalk (measured from the underside).



3.4 BUILDING + STREET INTERFACE

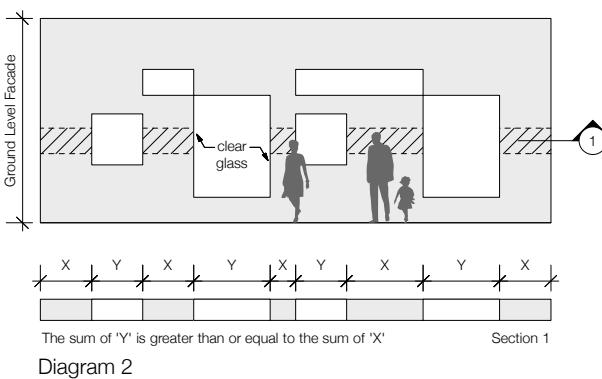
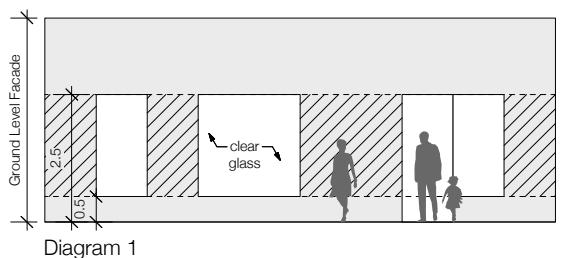
3.4.1 USE & CHARACTER OF GROUND LEVEL

Objectives:

- To contribute to an interesting streetscape that encourages pedestrian activity and supports Yates Street as the primary shopping street.
- To provide visual connection and physical interaction between activities within buildings at street level and the adjacent public right-of-way.
- To relate the building and streetscape to the scale of pedestrians.
- To create a safe and inviting physical and visual environment.

Guidelines:

- The ground floor of the Yates, Quadra and Cook Street frontage spaces shall be designated for commercial and retail uses and entrance lobbies;
- The ground floor of Vancouver and View Streets shall be occupied by commercial and retail uses, residential or commercial lobbies, or ground oriented residences. Ground oriented residential uses are appropriate when commercial space is not viable.
- Provide as many retail and other active entrances on the street as possible.
- Commercial and retail spaces shall have adequate exterior area, within the required setbacks that are level with the adjacent sidewalk, for displays or seating or similar spill-out activity.
- Ground floor residential units shall each have an entrance access to the fronting street.
- Building design shall include weather protection of sidewalks along commercial streets and plaza perimeters.
- Ground floor and up to 5th floor windows shall be clear glass, as opposed to mirrored or heavily tinted.
- For commercial façades along View Street where clear glass is inappropriate, refer to 3.6.6.
- For commercial and retail spaces, not noted in 3.4.1.h, use clear glass at street level measured by one of the following methods:
 - Clear glass for approximately 50% of the frontage, or more, that is contained within a height of 0.5-2.5m of the façade, measured from grade (Diagram 1); or
 - Provide a rhythm of openings that results in a street level façade that is approximately 50% clear glass and 50% solid or opaque, and is measured horizontally at average eye-level (Diagram 2).



Public space with commercial spaces at ground level, residential above



Individual entrances from the street, framed by landscaping



Commercial entrance framed by retail display on the street

3.4.2 ENTRANCES and EXITS

Objective:

- To provide safe, attractive and weather protected entrances and exits.

Guidelines:

- Provide permanent and durable weather protection such as building overhangs or canopies at all primary entrances including ground floor oriented residential units.
- Set residential entrances and lobbies back from the building face to allow sufficient space for arrival, egress and informal encounters and to help transition from the public street to the semi-private realm of the building.
- Residential entrances lobbies to be easily differentiated from commercial entrances;
- Ensure entrances are clearly visible and accessible from the street or public space.
- Entry alcoves, patios or porches for ground floor residential units shall have sight lines to eliminate hiding and dead-end entrapment spots.
- If permitted by code, exit stairs located at outside walls should have natural light.

3.4.3 SIDEWALKS

Objectives:

- Sidewalks that are wide enough to be comfortable, attractive and safe for pedestrians.
- An enhanced pedestrian experience adjacent to commercial and retail spaces.

Guidelines:

- Consider extending the sidewalk surface beyond the property line, to the building face, along commercial frontage.
- Widen high-traffic sidewalks to facilitate all modes of pedestrian movement.
- Provide an unencumbered linear zone for physically challenged pedestrians.
- Provide additional width where sidewalks are adjacent to parallel parking.

3.4.4 PARKING

Objective:

- To accommodate all transportation modes, including automobiles, bicycles, mobility-assisting devices.

Guidelines:

- Locate lock-up racks for various bike and scooter types and sizes at intervals along every street front.
- Provide informal space and lock-up hardware for mobility devices (including strollers) at open spaces and along commercial frontages.
- Encourage short-term designated, instead of multi-hour street parking.



Clear sidewalk area adjacent to commercial uses



Clear sidewalk area adjacent to residential uses



Bicycle parking area outside of clear sidewalk area; sidewalk paving extending beyond property line.

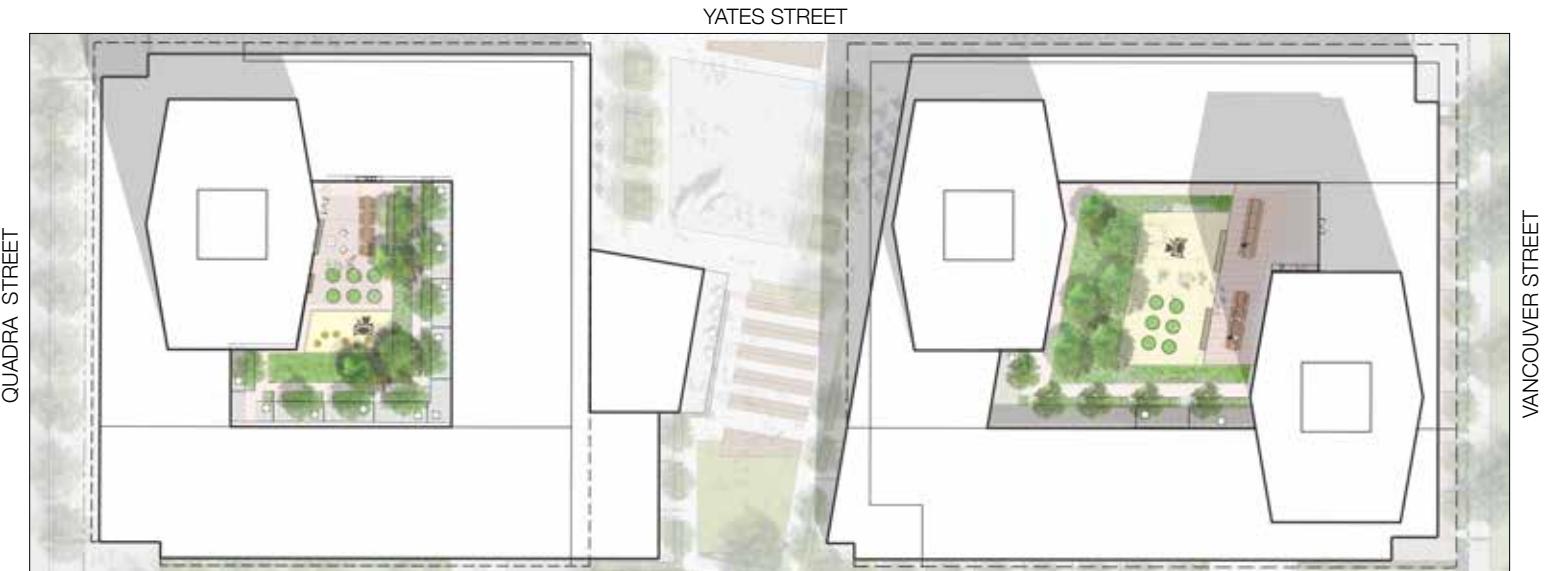
3.4.5 COURTYARDS

Objective:

Shared outdoor amenity space, as well as private patios for residents.

Guidelines:

- a. Private patios facing the courtyard shall be screened for privacy and connected by walkways to amenities.
- b. Provide outdoor spill out areas for indoor amenity spaces.
- c. Provide outdoor cooking and dining areas.
- d. Incorporate informal play elements for a range of ages, with sight lines for caregivers from the amenity area.
- e. Provide a secure connection between the plaza and courtyards, where feasible.
- f. Ensure adequate sunlight reaches the courtyards.
- g. Provide a variety of high-quality fitments in the common outdoor areas.
- h. Provide adequate growing medium volume, water and drainage to make viable specimen trees and rich planting on suspended slab courtyard structure.



Planting in courtyard



Outdoor amenity area in courtyard



Informal play area in courtyard for a range of ages



3.4.6 STREET FURNITURE

Objective:

To provide a high quality suite of fixed and movable street furnishing of custom and/or off the shelf products that complement the furnishings outlined in the Downtown Public Realm and Streetscape Plan (DPRSP).

Guidelines:

- a. The Yates Street Plaza should be furnished with a wide variety of fixed and movable seating types and sizes, in addition to integrating seating-level elements of planters, rain gardens, landscape walls, terraces and other public open space features and fitments.
- b. Provide raised planters with bench seating.
- c. Incorporate seat steps at Harris Green Terrace.
- d. Provide movable tables and chairs in Yates Street Plaza.
- e. Use DPRSP 'New Town' Standard feature benches at corners close to intersections.
- f. Trash receptacles, bike racks, bollards, streetscape paving, tree grates etc. will be confirmed during design development, but will be based on the intent of the recommended furnishings in the Downtown Public Realm and Streetscape Plan.



Megabench



Seat steps



Benches and raised planters



Movable tables and chairs

NEW TOWN PAVING MATERIALS		
1 TROWEL JOINT CONCRETE	2 CONCRETE UNIT PAVERS	3 BASALT PAVERS
<ul style="list-style-type: none"> • Installation Method: Cast-in-place • Application: Sidewalk fill and frame • Colour: Natural • Finish: Fine broom finish 	<ul style="list-style-type: none"> • Dimensions: 225mm x 75mm x 60 • Installation Method: Mortar set • Application: Paving field • Colours: Natural grey • Finish: Unsealed 	<ul style="list-style-type: none"> • Dimensions: 300mm x 450mm x 60mm • Installation Method: Mortar set • Application: Entry banding • Colour: Charcoal grey • Finish: Flamed

Downtown Public Realm Plan and Streetscape Standards



Platform seating



Long bench

3.4.7 LIGHTING

Objectives:

- To feature exterior lighting as an integral component of the design of the building architecture, landscape design and streetscape.
- To provide a combination of lighting strategies that provide nighttime, event and seasonal lighting that can extend the use of the streets and plaza into the evenings and darker winter season.



Specialty lighting



Combination of catenary, pedestrian scale, soffit and plaza lighting



Under bench lighting



Catenary lights

Guidelines:

- a. Provide specialty plaza lighting that shall act as a focal point for the plaza. Specialty plaza lighting to include under bench lighting and overhead lighting such as catenary lights.
- b. Provide pedestrian scale lighting for safety and security while guiding pedestrians through the site. Incorporate 'New Town' Standard pedestrian lighting at street level.
- c. Integrate soffit lighting into recesses in building overhangs to provide lighting for the surrounding building frontage, streetscape and plaza areas.

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3.5 STREETS and OPEN SPACE

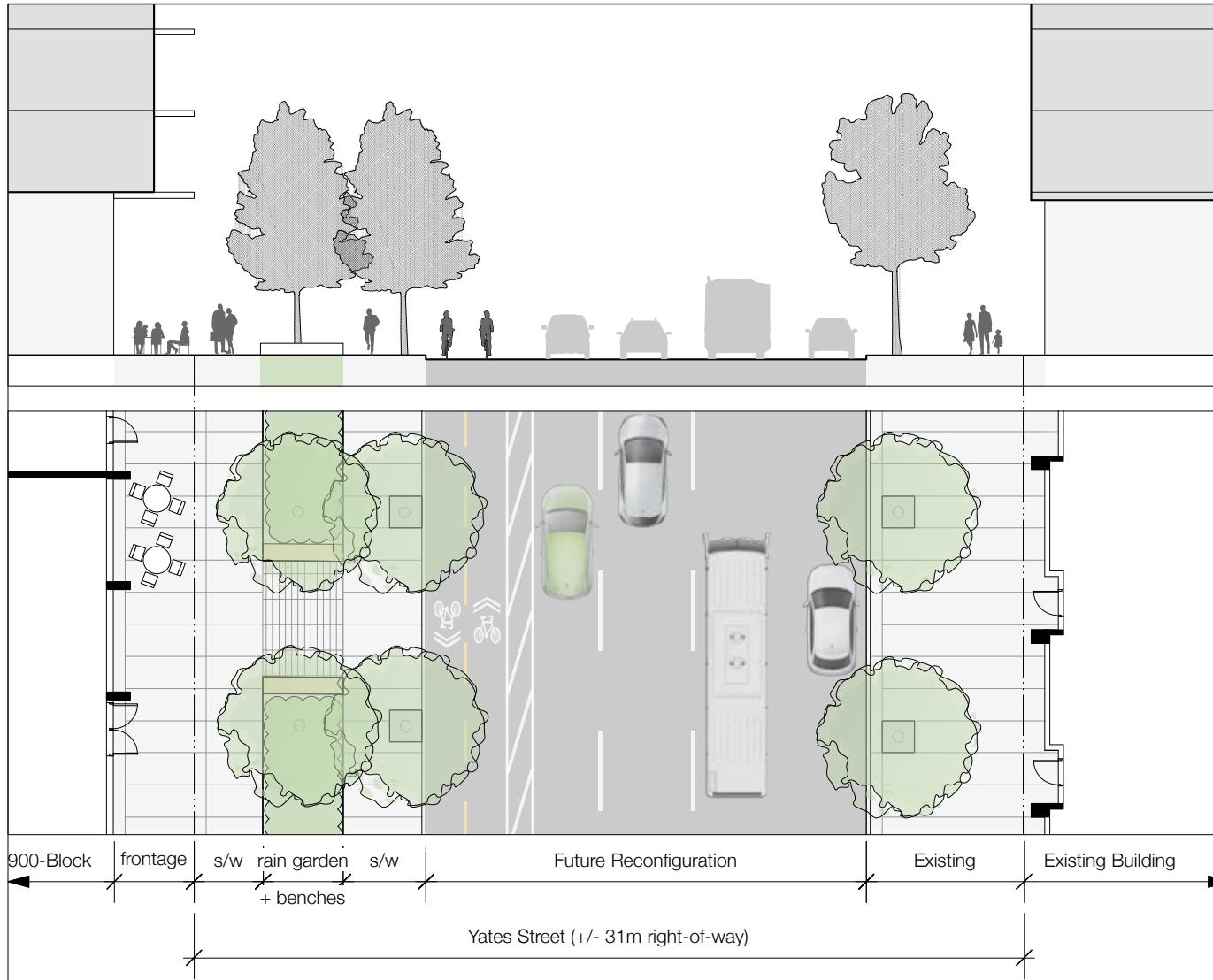
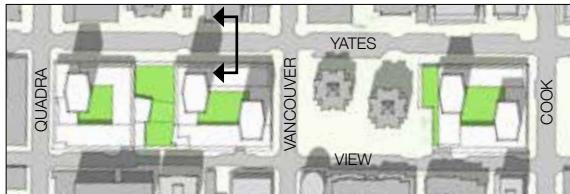
The following images show examples of how ideas embodied in the preceding guidelines could be applied. They are not intended to be prescriptive nor definitive. Detailed design for each street will be developed by design professionals, in consultation with City of Victoria staff and in conformance with pertinent policies and statutes, as part of the Development Permit and Building Permit procedures for each phase.

3.5.1 YATES STREET (900-block)

Yates Street is envisioned as a vibrant shopping street, with a double row of trees creating a continuous tree canopy, rain gardens and wide sidewalks. Street level activity includes restaurants, cafés, shops, residential and commercial lobbies. The future separated bicycle lane along Yates contributes to the active transportation options for the residents and users of the Harris Green Village.



Lively street frontage



Non-prescriptive illustrative example. See Note 1 on page 6.

3.5.2 YATES STREET (1045 Yates)

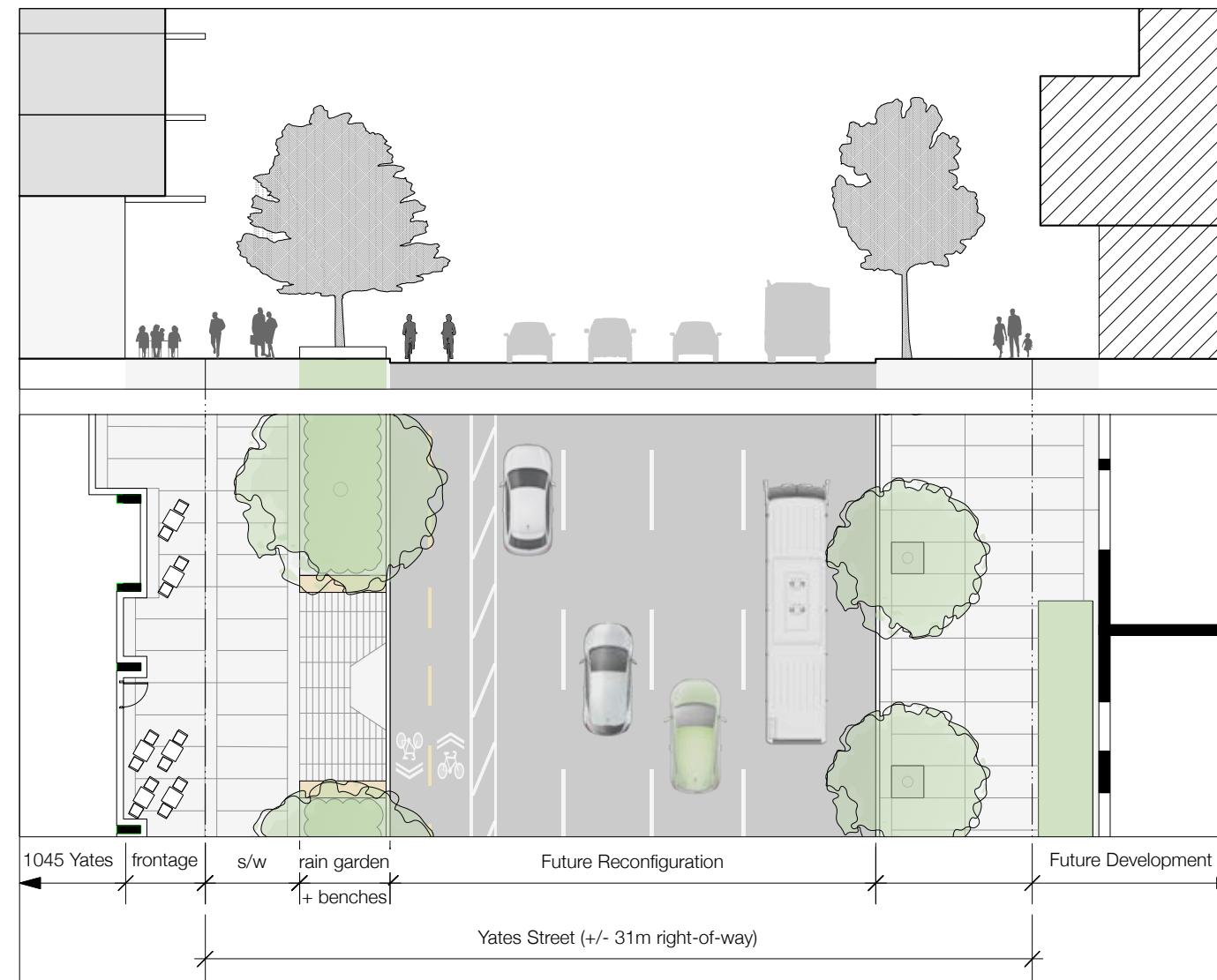
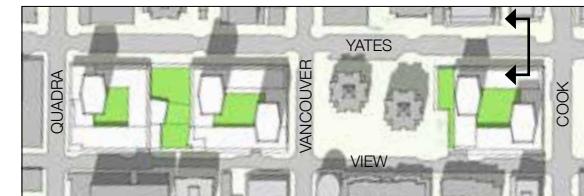
A single row of trees distinguishes this portion of Yates Street from the 900-block. Wide sidewalks, a continuous tree canopy, rain gardens and benches create an enjoyable pedestrian environment. Street level activity includes residential and commercial lobbies and retail.



Benches support pedestrian activity



Interior activities spilling out onto the street



3.5.3 VANCOUVER STREET

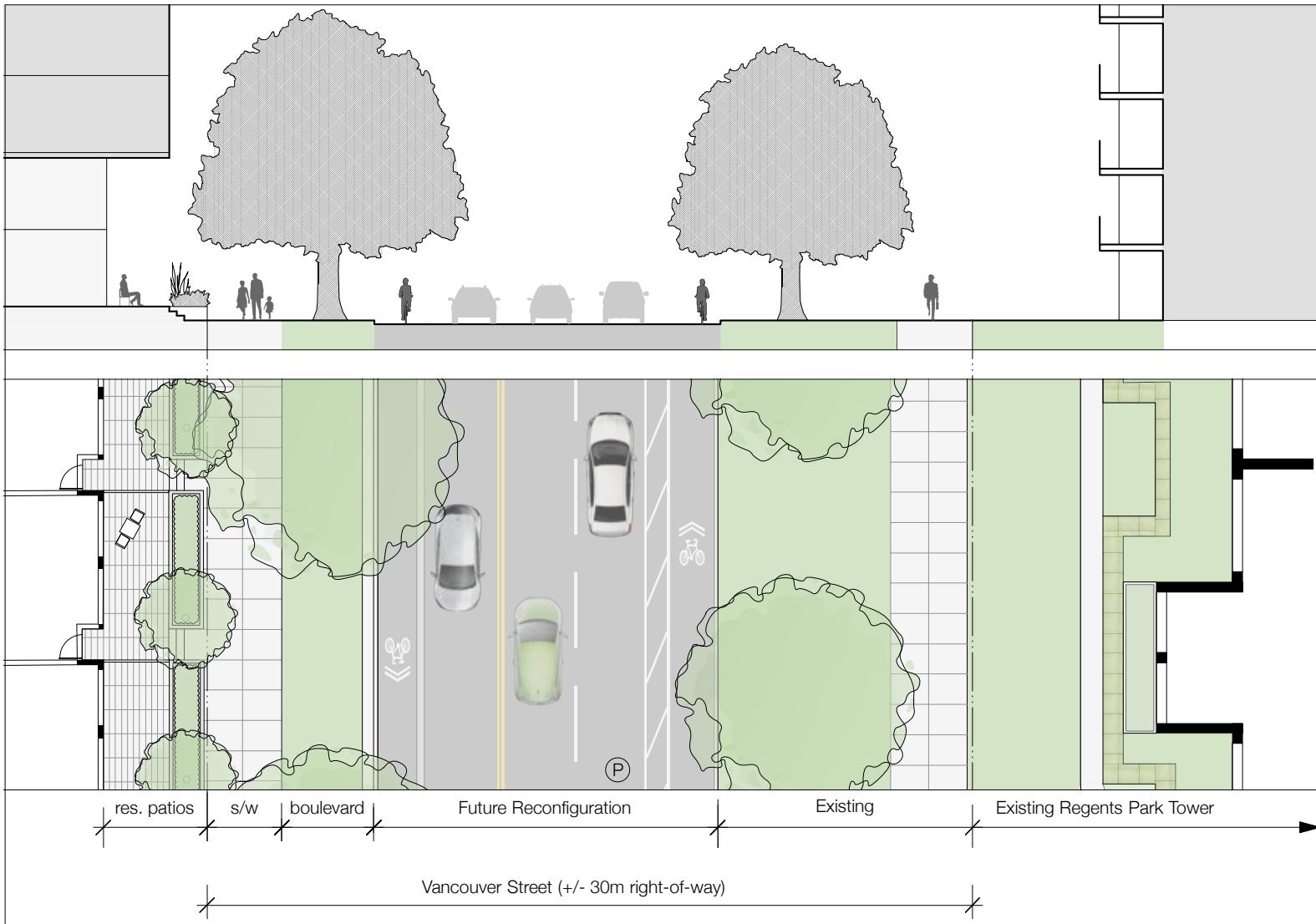
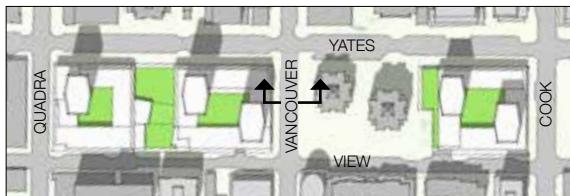
The proposed townhouses along Vancouver Street are intended to become part of an emerging, mixed-residential streetscape. There will be some commercial shops that will turn the Yates Street corner. The wide sidewalks, healthy Horse Chestnut and Maple trees and plants along Vancouver Street, are intended to be preserved. The townhouse entrance porches will be elevated from the sidewalk and large enough for personalized use. These private outside spaces will be separated from moving traffic by the wide sidewalk, boulevard and future bicycle lane.



Wide, tree-lined sidewalk



Ground oriented residential



3.5.4 VIEW STREET

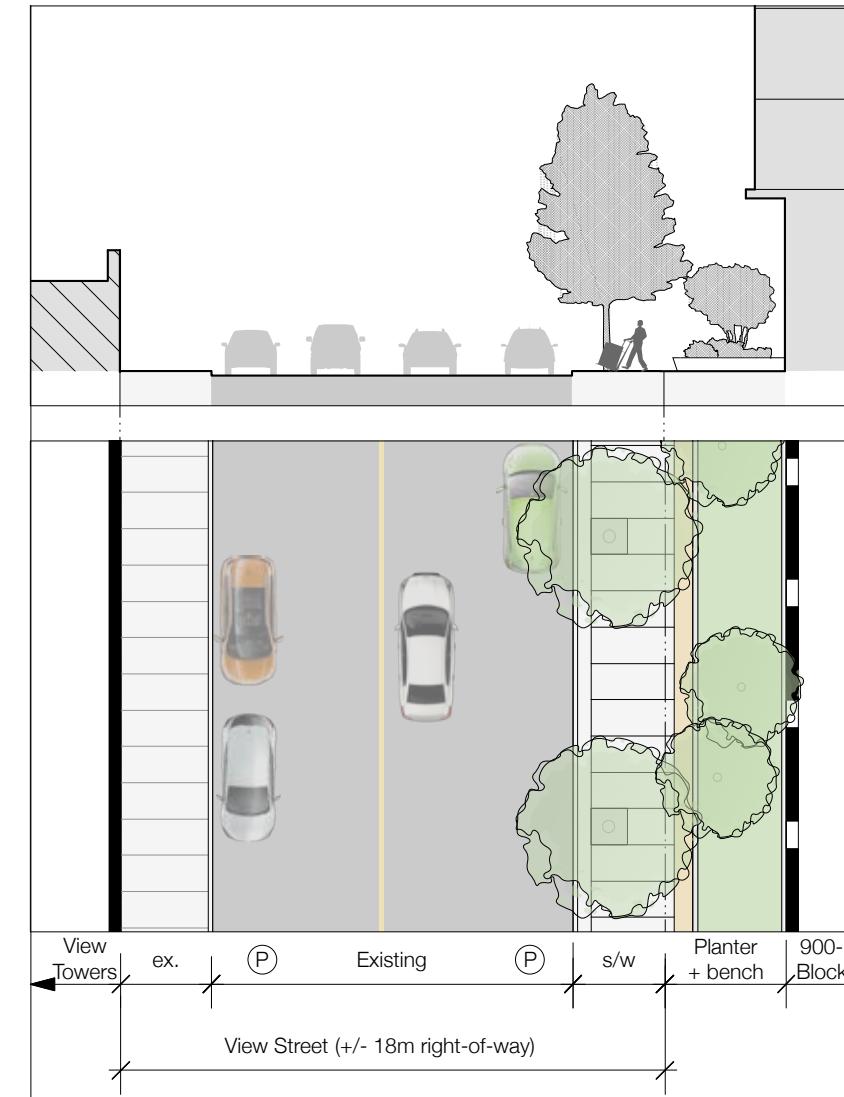
View Street will also have townhouses with entrances along the sidewalk. Sharing this long block will be entrance lobbies for the apartment podium and towers above, and portals to underground parking. Significantly, the mid-point of this long, south-facing frontage will be divided by the View Street Green with its flanking, east and west-facing townhouses it will add a new green space and public pedestrian route to the new Plaza and Yates Street to the north. Similar to Vancouver Street, the townhouse entrance porches will be elevated from the sidewalk and large enough for personalized use. A continuous row of trees, a clear sidewalk zone and planted areas create a pleasant and calm pedestrian environment. Any windowless expanses of wall that result from grade differences are seen as an opportunity and must be thoughtfully designed and considered part of the architectural and landscape composition.



Attractive pedestrian environment



View Street (commercial/service frontage) - A



Non-prescriptive illustrative examples. See Note 1 on page 6.

View Street (residential frontage) - B



3.5.5 QUADRA STREET

Quadra Street is envisioned to be a minor commercial street lined with shops sharing sidewalk-level access with entrance lobbies of residential apartments above. Wide sidewalks, space for commercial activity to spill onto the street, a continuous row of trees and wide sidewalks will create an interesting vitalizing pedestrian environment.



Transparent glazing provides glimpses to the interior activity



Seating, signage and plantings animate the sidewalk



Non-prescriptive illustrative example. See Note 1 on page 6.

3.5.6 COOK STREET

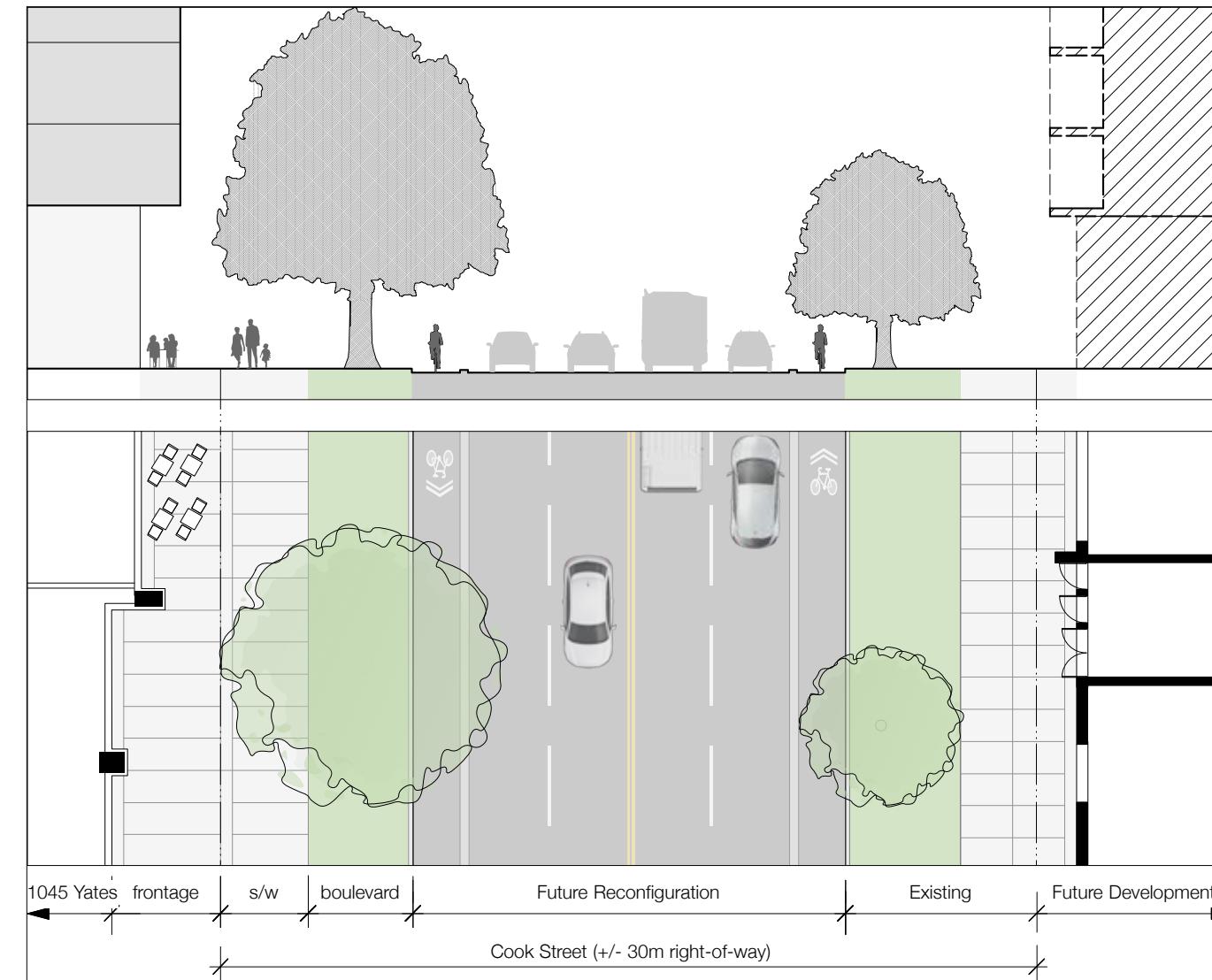
Cook Street is envisioned as a vibrant shopping street, with an established tree canopy and wide sidewalks. Restaurants and café patios, shops and residential entrance lobbies will contribute to vitality. The future separated bicycle lane along Cook will extend the active transportation network for the residents and users of the Harris Green Village.



Large trees provide a buffer between pedestrians and moving vehicles



Pedestrians, dogs, and sidewalk displays animate the street



3.6 ARCHITECTURE

3.6.1 ARCHITECTURAL EXPRESSION

Materials and colours are selected by Architects as part of building design and, along with the architectural massing and materiality of the façades, are the most visible aspects that contribute to the character and quality of the public realm. These guidelines are meant to encourage Architects and Engineers to aspire to and execute designs that achieve excellence in both performance and aesthetics.

Objectives:

- To achieve excellence in both building performance and aesthetics.
- To prioritize imagination, exploration and sculptural harmony.
- In an urban context, individual buildings or complexes of buildings must be designed as positive integral parts of the urban ensemble and fabric. Along with the fulfillment of program and expression of private or personal intent, it is imperative that architecture in the city equally prioritize urban fit and the improvement of the public realm.

Guidelines:

- a. Select materials and systems of high quality that are responsive to the local climate and context.
- b. Use robust and durable materials that age and weather gracefully, in authentic ways.
- c. Use materials and methods that have renewable and recycled sources.
- d. Ensure proper protective architectural detailing for materials that are vulnerable to deterioration by weather (sun, wind, rain, salt).
- e. Consider the quality of light in our region when selecting colours. Natural and locally inspired tones are preferred for buildings and streetscapes, and should come from predominately integrally coloured materials.
- f. Materials shall be selected by the Architect through a rigorous design process including an articulated rationale.
- g. Particular attention should be paid to the appearance of all façades of the building as three-dimensional compositions together with adjacent existing streets and structures.
- h. Materials selected for buildings and the public realm should be complimentary.
- i. Explore the use of bird friendly glazing strategies such as etched glass, fritted glass, films, decals or other methods to reduce collision risk.
- j. Building design should reflect the architectural practices of the time. Recreation and imitation of historic architectural styles are not encouraged.
- k. Buildings at intersections and key focal points should be given special attention to reinforce their role as urban landmarks or gateways. Differentiation in massing, vertical articulation, materials, glazing and other façade enhancing elements should be considered.
- l. Endeavour to design buildings with the lowest possible embodied energy consumption and operational contribution to greenhouse gas emissions.
- m. At the lower floors consider the human scale and a finer pattern of materials and details. Articulation of façade elements could include the functional expression of structural elements, relationship to floor levels, etc.
- n. Except for studios, all residential units shall have a balcony that has at a minimum, room for 2 chairs and a small table.
- o. Balconies or other architectural elements, that project beyond the minimum setbacks shall balance their physical and shadowing impact on the public realm with their function.
- p. The facades of larger buildings should consider human scale.



Projecting balconies provide interest above the street level



Carefully balanced façade composition



Use of colour to define corner element



Building materials coordinated with the public realm



Variety of materials to define different façades.



Sun shading screens integrated into façade



Use of colourful sunshades enliven a neutral façade



Contrasting materials to highlight features



Generous glazing at the street level



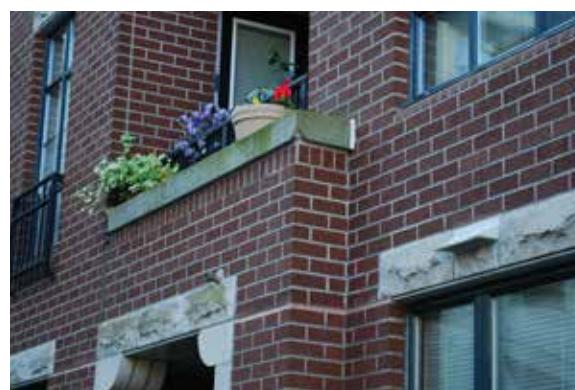
Durable materials – locally sourced, where possible



Coordinated colour scheme to break up the façade



Use of durable, solid materials such as brick, metal, and concrete.



Change in material pattern to emphasize building elements, in this case windows and entrances.



Sustainable components such as green walls

3.6.2 GROUND FLOOR TOWNHOUSES

Objective:

- To invigorate the neighbourhood with residential activity and thereby enhance the security of public streets and spaces.

Guidelines:

- Provide individual entrances with connections to the public realm.
- Set residences back from the property line to allow for a private patio or porch space.
- Provide a well defined and partially screened semi-private porch or patio at each residential doorway.
- Residential entrance floor levels and entry spaces should be slightly raised from adjacent public sidewalk levels.
- Provide transparency with windows to permit views between the public and private realm.
- Outdoor public and private realms (spaces, paths, etc.) should be clearly and physically defined and if required, separated.
- Separate residences from adjacent parking or commercial entrances visually and with physical barriers or other devices to ensure pedestrian safety.
- Provide sufficient amount of exterior space to allow for personal expression. i.e. landscaping, furniture, etc.

3.6.3 RESIDENTIAL APARTMENT ENTRANCES

Objectives:

- To clearly identify and differentiate the entrances for multi-unit residential buildings.
- To provide universal access.

Guidelines:

- Design entrances to be clearly identifiable from the street or plaza they face.
- Differentiate residential lobbies from commercial entrances with architectural elements, lighting, signage, artwork or landscape features.
- Incorporate a high degree of transparency to permit visual connection between the public and private realm.
- Provide entrances that are inset from the street and incorporate weather protection to provide an area of refuge.
- Provide automatic openers and adequate widths to accommodate mobility devices (wheelchairs, scooters, etc.).
- Design canopies with longevity, maintenance and cleanliness in mind.



3.6.4 GROUND FLOOR COMMERCIAL SHOPS

Objectives:

- To incorporate architectural elements that help animate and give visual interest to the public realm.
- To provide universal access.

Guidelines:

Commercial spaces at the ground level should:

- a. Provide each commercial unit with an entrance directly from the public realm.
- b. Incorporate modularity to allow for multiple commercial units or a larger commercial user to consolidate units while maintaining the rhythm of multiple storefronts.
- c. Provide ample transparent glazing to permit views between the public and private realm. Refer to 3.4.1. c) for recommended minimum area of glazing.
- d. Incorporate weather protection through building overhang or integrated canopies.
- e. Provide entrances that are level with the sidewalk.
- f. Provide automatic openers and adequate widths to accommodate mobility devices (wheelchairs, scooters, etc.).
- g. Encourage commercial-retail tenants to maintain ample views into retail spaces and avoid opaque graphics and other obscuring of windows to the street.



Ground Floor Commercial Components



Transparency and integrated canopies

3.6.5 LARGE FORMAT RETAIL

Objectives:

- To balance the needs of retail stores requiring large floor areas, with the public mandate to have a vital and interesting streetscape.
- To avoid long sections of inactive street frontages.

Guidelines:

- Wherever possible, the perimeter of large retail spaces should be surrounded by smaller retail shops or other active uses that require street frontage access.
- If a large retail store is located along two or more street frontages, uses such as entrance lobbies, check-out counters, information desks and in-store departments such as post office, flower shop, as well as other active parts of the store that can be behind clear windows, should be located along public sidewalks.
- Windows that are opaque or obscured by display backs or posters are strongly discouraged.

3.6.6 OPAQUE WALLS

Objectives:

- To minimize the length of unintentional opaque walls at ground level along public sidewalks.
- Where opaque walls are an intentional part of the architectural composition, or when they are unavoidable, they should not detract from the beauty and comfort of the public realm.

Guidelines:

- Wherever possible, locate uses on the ground floor that can have windows and doors that make activities inside, visible from the street sidewalks.
- Use unavoidable or intentional opaque walls at street-level as elements in considered and beautiful compositions, an opportunity for public art, vertical planting or another positive contribution to the streetscape.

3.6.7 BUILDING SIGNAGE

Objectives:

- To design and locate commercial signs to relate mainly to the human-scale rather than be designed to catch attention from fast-moving vehicles.
- To avoid visual pollution and contribute to a lively and attractive streetscape.

Guidelines:

- Provide signage that is scaled for the pedestrian realm.
- Develop a consistent signage size, range, and position for commercial and retail storefronts. The location, materials, illumination, size, and colour shall be designed along with the architecture.
- Clearly position wayfinding and building addresses to relate to building entrances.
- Consider light pollution intruding beyond the property line.
- Encourage durable, high quality signage.



Large format retail that provides an active street front



Public artwork enlivens the street



Building signage scaled to the pedestrian

3.6.8 ELECTRICAL SERVICING

Objective:

- To minimize the impact of electrical transformers on the public realm.

Guidelines:

- Whenever possible, electrical transformers shall be located within a unit substation chamber within the building or below ground.
- If a pad mounted transformer is necessary, it shall be:
 - Located within private property;
 - Made compatible with the surroundings to the extent allowable by the electrical authority.
- Avoid placing residential windows in proximity to hydro poles and equipment.

3.6.9 VEHICLE ACCESS, PARKING & LOADING

Objective:

- To manage resident and service vehicle traffic in and around the site to prioritize pedestrian safety, reduce emissions and minimize impact on the public realm.

Guidelines:

- All vehicular parking and services should be underground with access via three entries, two from View Street for the 900-block and one from View Street for the 1045 Yates.
- Parking portals should be visually diminished through the use of recesses, trellis, screens, walls and landscape, while maintaining adequate egress for service vehicles and sight line safety for pedestrians.
- Emergency vehicle access must be provided to the satisfaction of the City and Fire Department. If necessary, emergency access routes should be integrated into the design of the plaza with paving, bollards and other features consistent with the palette of street furnishings.

3.3.10 MECHANICAL EQUIPMENT/ROOFSCAPE

Objectives:

- To minimize the visual and noise impact of mechanical equipment for residents and neighbours.
- To mitigate the urban heat-island effect.

Guidelines:

- Screen rooftop mechanical equipment for acoustic mitigation and appearance with materials that are integrated with the design of the building.
- Locate mechanical equipment, service areas and vents away from windows, accessible patios and terraces, and people wherever possible.
- Design mechanical equipment to mitigate visual obtrusiveness and excessive noise or air flows.
- Use light coloured and heat-reflecting ballast on all unprogrammed roof areas.



Parkade entry screening



Roof treatment using light and reflective colours to minimize urban heat island effect



Equipment screening

3.7 URBAN ECOLOGY

We define urban ecology as a systems approach to harnessing ecosystem services in the urban context. For Harris Green Village urban ecology consists of a three pronged approach. The design intends to use trees and tree canopy, planting in the form of rain gardens and stormwater management to minimize the development's reliance on existing stormwater infrastructure and offer weather protection and favourable microclimates throughout the seasons to end users. The tree, planting and stormwater strategies are described in the following sections.

3.7.1 TREES

Objectives:

- To provide appropriate tree species that enhance the urban forest both in the public and private realm.
- To provide opportunities to support green infrastructure in the public realm.
- To grow a healthy and resilient urban tree canopy.

Guidelines:

- Recommend tree species to best match the hydrological conditions on Yates, Quadra and View Streets. Rain gardens shall be proposed for streets where there is available space in the right-of-way. Final tree species in the street right-of-way will be selected by Urban Forestry Services.
- Recommend tree species and cultivars as recommended in the Downtown Public Realm Plan and Streetscape Standards for the New Town District whenever possible (i.e. medium to large size, round to broad form, transparent canopy).
- Protect and maintain the existing healthy Horse Chestnut trees on Vancouver and Cook streets. Supplement the existing trees with a matching or complementary tree species.
- Increase the overall number of street trees and trees on site, with no net loss in number of trees.
- Wherever possible, provide irrigation to planting and trees in the right-of-way from dedicated irrigation sources to City Standards.
- Incorporate specimen trees appropriate for the microclimatic conditions on private patios and courtyards.
- Tree species selection shall be appropriate to the available space in the right-of-way.



Double row of trees in Downtown Vancouver



Double row of trees on Hornby Street, Downtown Vancouver

Street tree species examples:



Styrax japonicus
Japanese snowbell



Zelkova serrata
Japanese zelkova



Aesculus x carnea
Red flowering horse chestnut

3.7.2 PLANTING

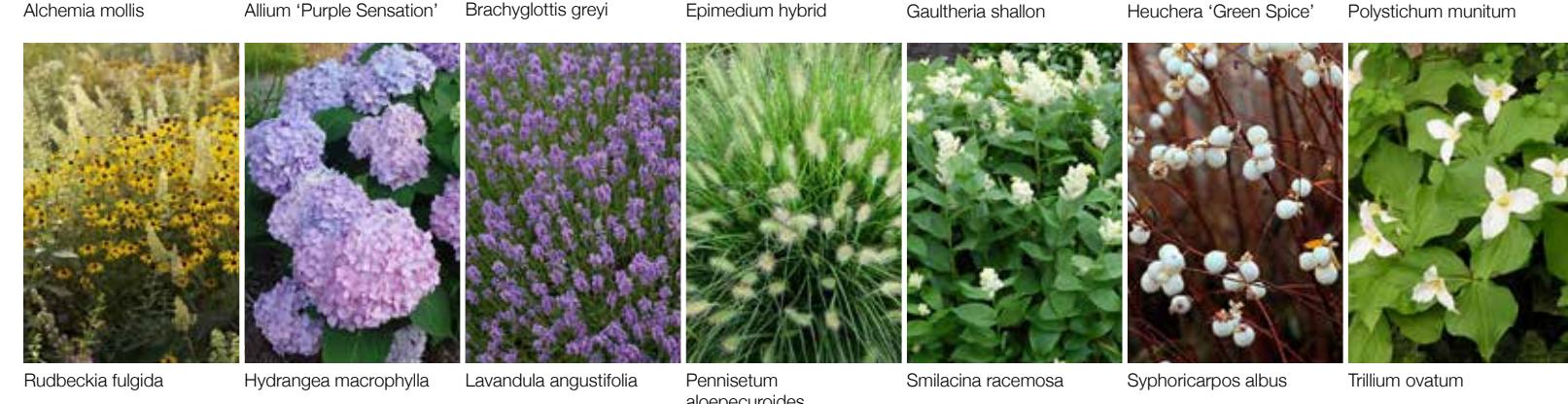
Objective: To provide lush, robust planting with seasonal interest in common and private landscapes that are not only attractive but accommodate green infrastructure and act as an amenity to the neighbourhood.

Guidelines:

- a. Capture, slow, infiltrate and convey sidewalk stormwater runoff through the provision of rain garden planting primarily on Yates and View Streets where conditions and sidewalk and street widths allow.
- b. Raised planters in the Yates Street Plaza and View Street Green shall feature native and adaptive plant species.
- c. Screen and soften blank walls with vertical planting and/or trellises.
- d. Establish a plant palette comprised of west coast native and adaptive drought tolerant species in common and private landscapes that are appropriate for the anticipated microclimatic conditions. Plant species in the rain gardens and planted areas in the right-of-way will be selected by Horticulture and Urban Forestry Services.
- e. Ensure adequate soil volume of a minimum of 450mm for shrub plantings where applicable with special attention taken to ensure adequate medium on embankments of rain garden.
- f. Wherever possible, provide mass planting in the public realm and key areas in the private realm to maximize maintenance and overall effect.
- g. Give special consideration to plant material that has high amenity value and supportive of pollinators.
- h. Design all planted areas to keep sight lines clear for traffic and pedestrians.

Sample plant palette for shrubs, groundcovers and grasses for common and private landscapes within the property line:

<i>Alchemia mollis</i>	<i>Lady's Mantle</i>	<i>Lavandula angustifolia</i>	<i>Lavender</i>
<i>Allium hollandicum</i>	<i>'Purple Sensation' Flowering Onion</i>	<i>Liriope muscari</i>	<i>Lily Turf</i>
<i>Arctostaphylos uva ursi</i>	<i>Kinnickinnick</i>	<i>Lonicera pileata</i>	<i>Box-leaf Honeysuckle</i>
<i>Brachyglottis greyi</i>	<i>Daisy Bush</i>	<i>Pachysandra terminalis</i>	<i>Japanese Spurge</i>
<i>Carex obnupta</i>	<i>Slough Sedge</i>	<i>Pennisetum alopecuroides 'Hameln'</i>	<i>Dwarf Fountain Grass</i>
<i>Carex caryophyllea 'The Beatles'</i>	<i>The Beatles Spring Sedge</i>	<i>Polystichum munitum</i>	<i>Sword Fern</i>
<i>Cornus sericea 'Kelseyi'</i>	<i>Dwarf Red Dogwood</i>	<i>Iris setosa</i>	<i>Dwarf Arctic Iris</i>
<i>Escallonia 'Newport Dwarf'</i>	<i>Escallonia</i>	<i>Juncus 'Carmen's Grey'</i>	<i>Carmen's Grey Rush</i>
<i>Epimedium</i>	<i>Barrenwort</i>	<i>Rosa rugosa 'Fru Dagmar Hastrup'</i>	<i>Single Pink Old Fashioned Rose</i>
<i>Gaultheria shallon</i>	<i>Salal</i>	<i>Rudbeckia fulgida</i>	<i>Rudbeckia</i>
<i>Hakonechloa macra</i>	<i>Japanese Forest Grass</i>	<i>Saxifraga 'Primuloides'</i>	<i>Miniature London Pride</i>
<i>Helleborus orientalis 'Royal Heritage'</i>	<i>Lenten Rose</i>	<i>Smilacina racemosa</i>	<i>False Solomon's Seal</i>
<i>Heuchera 'Green Spice'</i>	<i>Coral Bells</i>	<i>Trillium ovatum</i>	<i>Coast Trillium</i>
<i>Hydrangea macrophylla</i>	<i>Big leaf hydrangea</i>	<i>Vaccinium ovatum 'Thunderbird'</i>	<i>Evergreen Huckleberry</i>



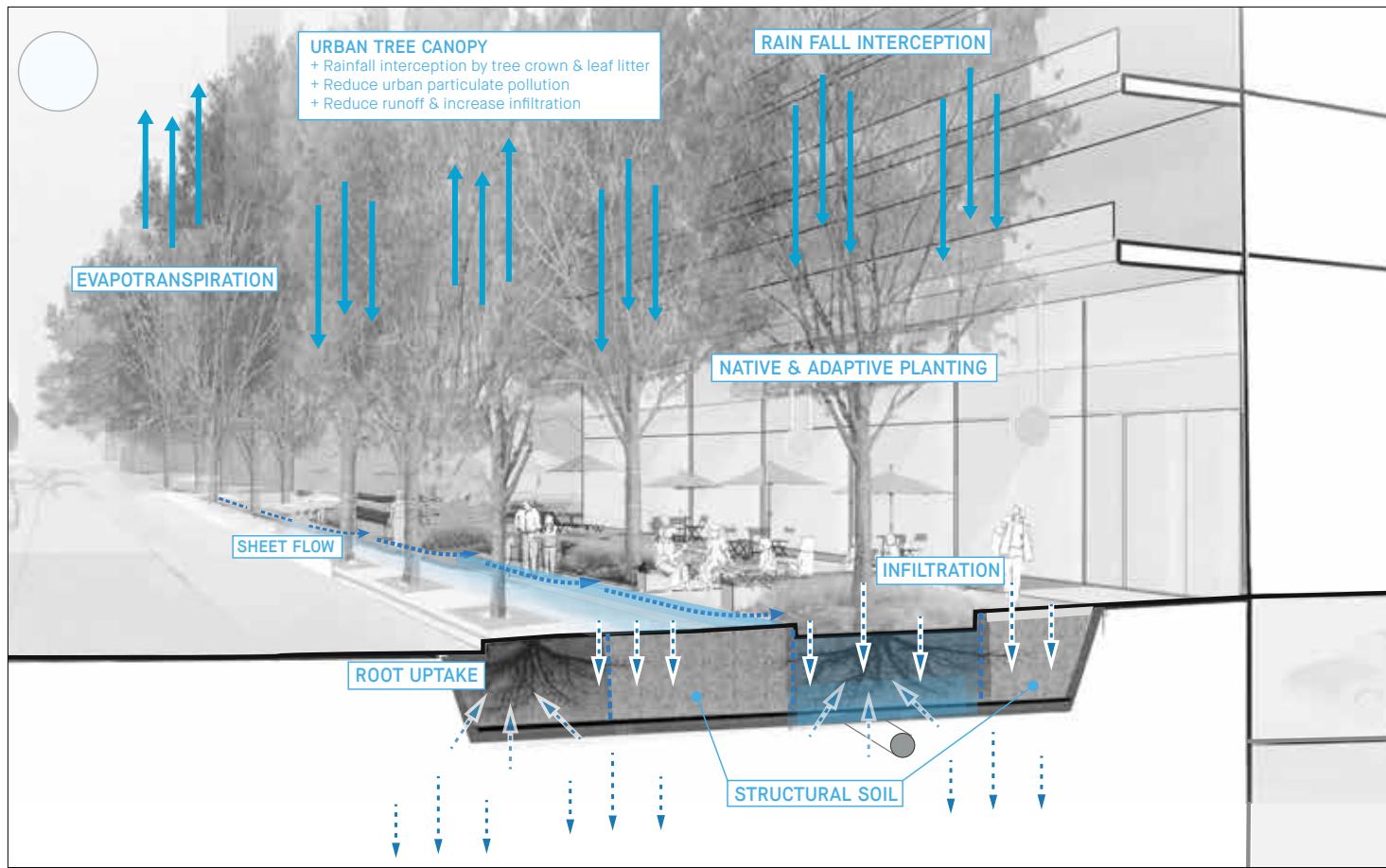
3.7.3 STORMWATER MANAGEMENT

Objectives:

- To prioritize the introduction of stormwater infrastructure in the streetscape.
- To maximize stormwater strategies on site and feature them as an amenity.
- To provide a combination of stormwater strategies that promote interception, collection, infiltration and slow the conveyance of run off.

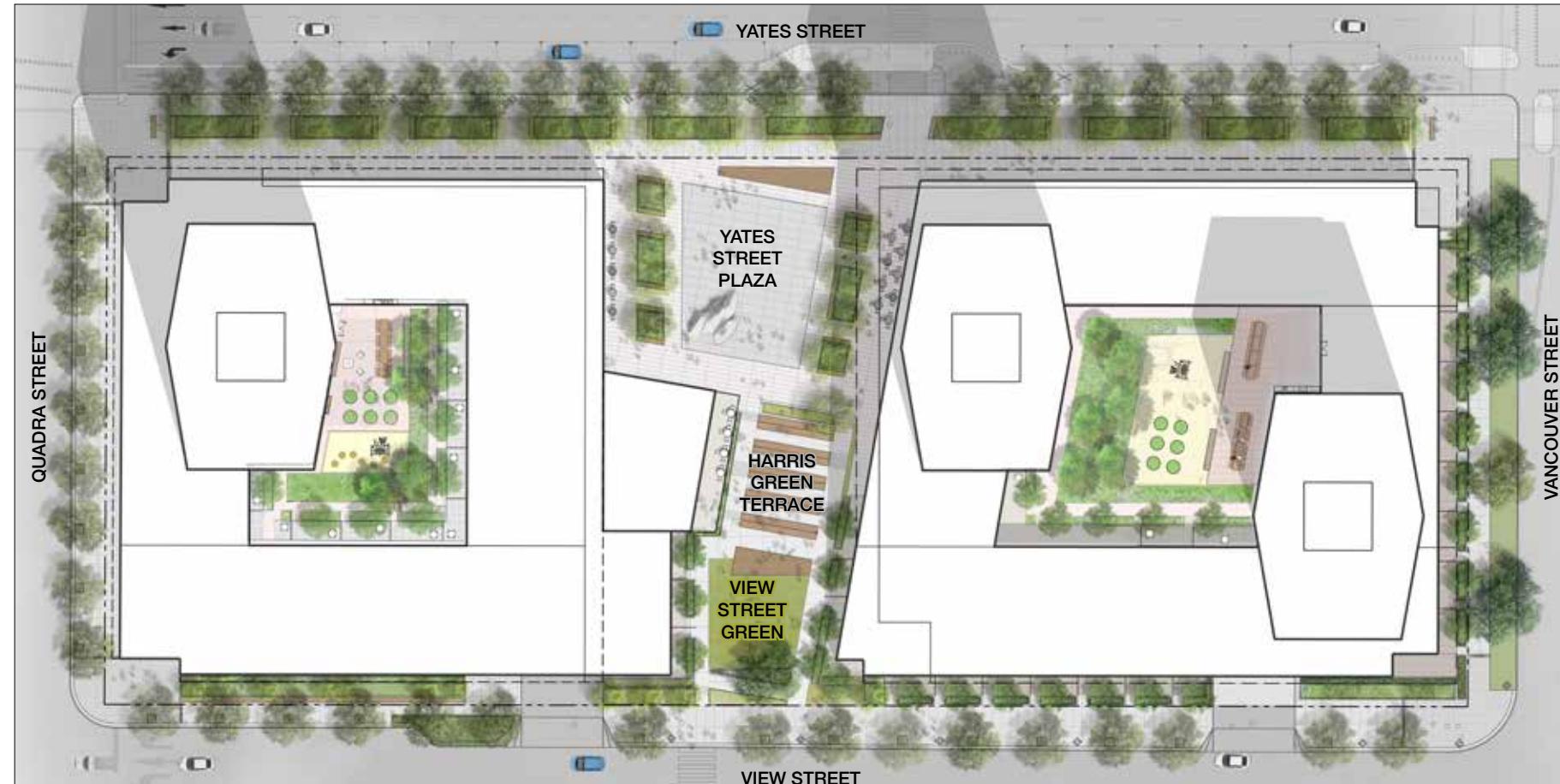
Guidelines:

- a. Increase the number of street trees where there is available space in the right-of-way to encourage rainfall interception, infiltration and evapotranspiration rates.
- b. Provide rain gardens where appropriate and space permits in the streetscape.
- c. Provide rain gardens planted with native and adapted species to capture stormwater runoff from sources that may include the roadway, bike lanes and sidewalk. The removal of the existing trees on Yates Street is recommended to accommodate green infrastructure such as rain gardens.
- d. Wherever possible, provide structural soil to supplement growing medium and supply tree roots with appropriate soil volume to ensure that trees are given the best possible chance at survival, improve growth outcomes and overall mature size.
- e. Provide appropriate detailing for stormwater features and site specific drainage.



4 | Landscape Architecture

In the context of this proposal and as part of this Urban Design Manual, this section is intended to be the most prescriptive. Due to its fundamental importance to the overall development, the illustrations and descriptions are more directives than guidelines. The proposed plaza will be the subject of some interest and importance to the overall development proposal. As such, its size, features and accessibility will be the result of a future detailed design developed with further public input and reviewed and approved by the City.



900-block Landscape Plan

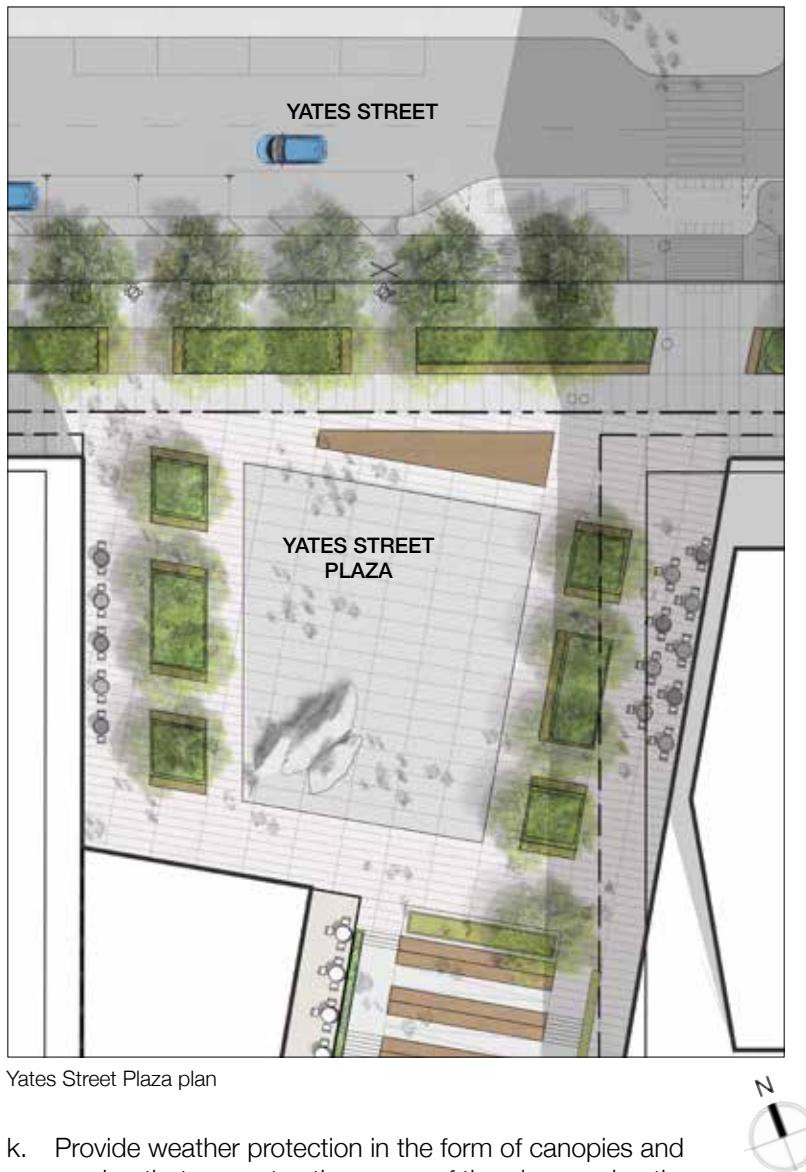


4.1 YATES STREET PLAZA

Objective: To create a vibrant, high quality plaza on Yates Street that complements the active uses on the street and animates the site with a variety of programming options.

Guidelines:

- a. Situate an active, programmable pedestrian plaza mid block on Yates Street between the two 900-block buildings over structural slab.
- b. Line the plaza with active, grade oriented uses such as retail, restaurants, and lobbies, to promote a safe and animated public space. The plaza provides spill out spaces for the active uses at the edges.
- c. Facilitate the use of the space as a gateway to the site.
- d. Provide a universally accessible route from Yates Street down to View Street open to the public at all times.
- e. Design for flexibility to accommodate a variety of public events and programming.
- f. Incorporate informal play elements that are safe for users of all ages to engage with.
- g. Provide a combination of fixed and movable seating in the plaza that will include benches, seat steps, seating platforms and off the shelf movable bistro tables and chairs.
- h. Maximize stormwater capacity using a series of rain gardens and a double row of street trees on Yates Street. Specimen trees are located in raised planters in the plaza. Planters contain native and adapted west coast plant species.
- i. Feature high quality paving throughout the site and specialty paving in a distinct paving pattern in the plaza.
- j. Lighting options include: plaza lighting (i.e. catenary lighting, bollards), pedestrian scale lighting and soffit lighting at the building frontage.
- k. Provide weather protection in the form of canopies and awning that promotes the usage of the plaza and patios along Yates Street throughout the seasons.



Plaza with informal play elements - Foot of Lonsdale Plaza



Plaza with combination of seating options - Vancouver Art Gallery



Pedestrianization - New Road, UK



Yates Street Plaza looking southwest

4.2 VIEW STREET GREEN

Objective: To transition from the active uses on Yates Street to a green space and less active residential uses on View Street.

Guidelines:

- a. Provide a lawn area at View Street Green that flanks the south end of Harris Green Terrace.
- b. Edge the green with grade-related uses such as entrances and townhouse patios to promote a safe and animated public space.
- c. Facilitate the use of the space as a gateway to the site.
- d. Provide a universally accessible route from View Street up to the Yates Street plaza open to the public at reasonable hours.
- e. Accommodate the grade change from Yates to View Street and provide both programmable areas and spaces for informal gathering and quiet contemplation. Incorporate grade appropriate ramps that avoid the need for handrails.
- f. Provide a combination of stairs, accessible ramps and seat steps to accommodate the grade change between Yates and View Streets.
- g. Feature fixed seating in the View Street Green that shall include benches and seating platforms.
- h. Plant specimen trees in raised planters on the Green and street trees in rain gardens or tree pits.
- i. Plant areas with low shrubs, groundcovers and perennials in a native and adapted west coast plant palette.



View Street Green Plan



Seat steps and ramps - The Highline, New York



Green space - Pancras Square, London



Variety of seating - Pancras Square, London



From Yates Street Plaza looking south

4.3 HARRIS GREEN TERRACE

Objective:

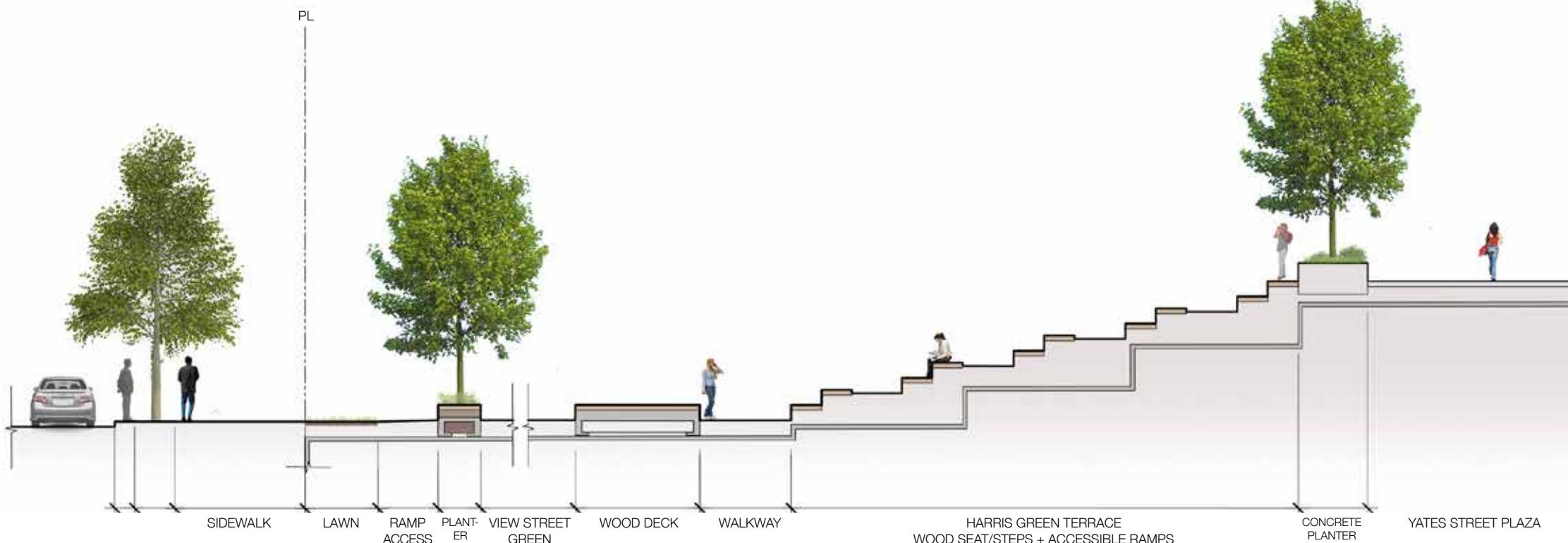
To provide accessible access through the site connecting Yates to View Street, amphitheatre seating and programmable space for performances and special events, every day spaces for informal gathering and quiet contemplation. The Terrace overlooks the lawn at View Street Green.

Guidelines:

- a. Provide a combination of stairs, accessible ramps ≤ 5 percent and seat steps.
- b. Provide a platform deck for both seating and a performance stage area for special events.
- c. Feature planting in a raised concrete planter that frames the terrace steps.



Terraced seat steps with accessibility ramp incorporated



Harris Green Terrace and View Street Green Section



From View Street looking northwest toward View Street Green and Harris Green Terrace

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5 | Phasing

The development will be constructed in multiple phases, each self-sufficient in relation to its access to parking and loading.

1045 Yates is anticipated to contain the first phase of development. A single development permit will be sought for this site to facilitate the anticipated single principal phase of construction.

The 900-block is anticipated to contain the second and third phases of development. A single development permit will be sought for this site to facilitate an anticipated two principal phases of construction. The construction sequence is not yet precisely known, but will be detailed in the development permit application and will depend on a variety of factors including market demand, tenant needs, and technical analysis. It is anticipated that Yates Street Plaza and View Street Green will be completed in the easterly phase of construction on the 900-block.



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6 | Definitions

Architectural Technique

An architectural plan or design element or detail with a particular aim or purpose.

Defining Façade

The portion of a building façade, including the ground level and podium, that defines the edge of the public realm and is key to the experience of it. Upper levels of the podium that are set back less than 2.5m are included in the defining façade.

Façade

The face of a building, especially the portion that looks onto a street or open space.

Guiding Principle

An overarching theme which speaks to the aspirations of the Project and which informs the more detailed urban design objectives and guidelines outlined in this document.

Human scale

Of a size and shape that is relatable to an average person. In an urban design context, the street and building frontages should feel and look good to someone standing at street level, rather than hovering in the sky.

Objective

A specific quality or outcome intended to be achieved through the implementation of the detailed urban design objectives and guidelines outlined in this document.

Pedestrian

A person who is walking. In the context of this document pedestrian is intended to include persons with strollers, mobility supports such as wheelchairs, walkers and scooters.

Public realm

Publicly accessible exterior space in the form of streets, plazas, terraces and green spaces.

Sky view

Sky view is the amount of sky seen from a street, park, or other open space above and in between building masses. Loss of sky view reduces access to light, which affects the comfort, quality, and use of the public realm. (adapted from Toronto TBDG)

Street wall

The portion of a building façade, including the ground level and podium, that defines the edge of the public realm and is key to the experience of the street. Upper levels of the podium that are set back less than 2.5m are included in the street wall.

Tall buildings

Used to refer to buildings that are located above the street wall/podium and are limited in floor plate size.



Human scale



Sky view



Street wall



Pedestrian



Public realm

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