



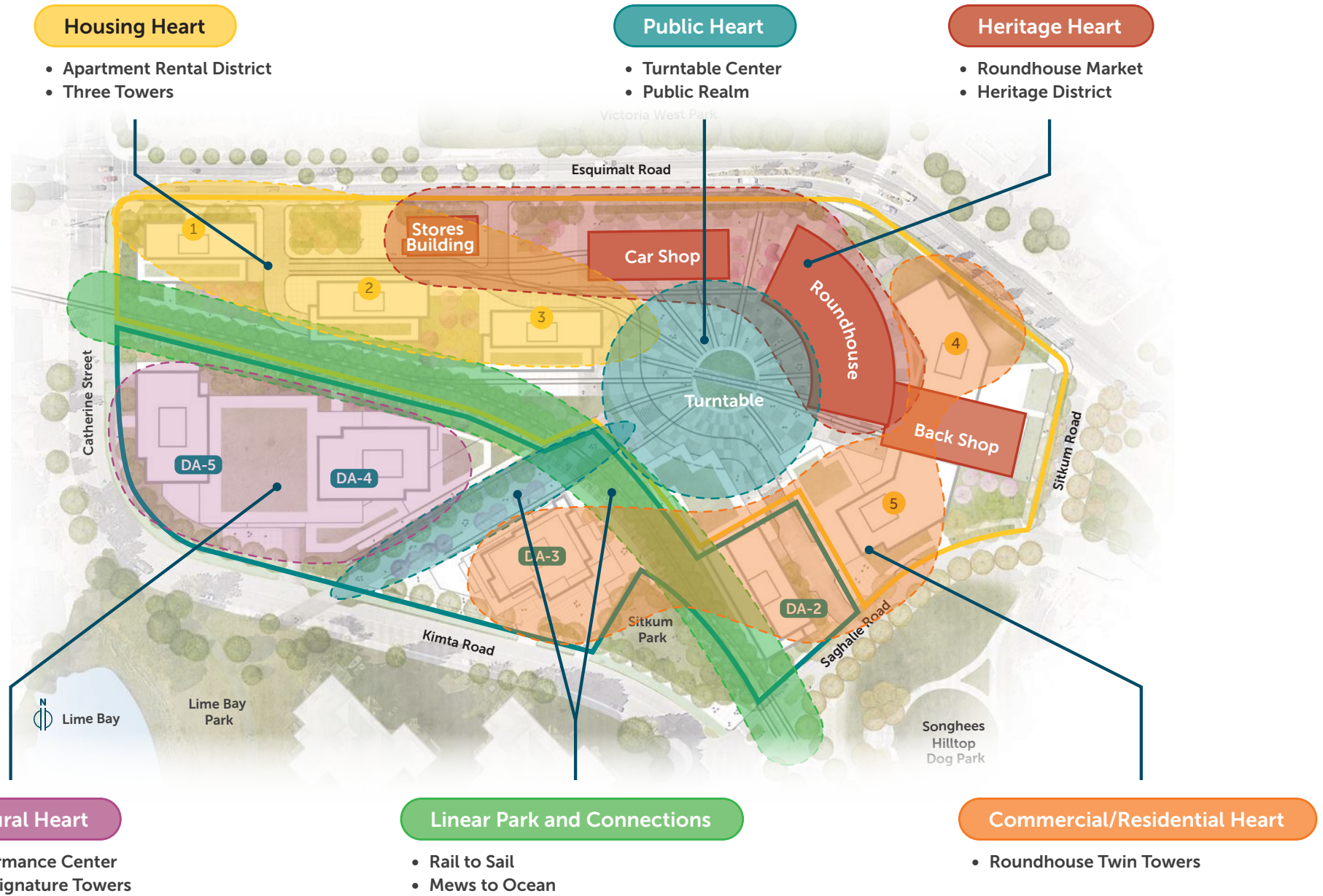
B

Architectural and Urban Design

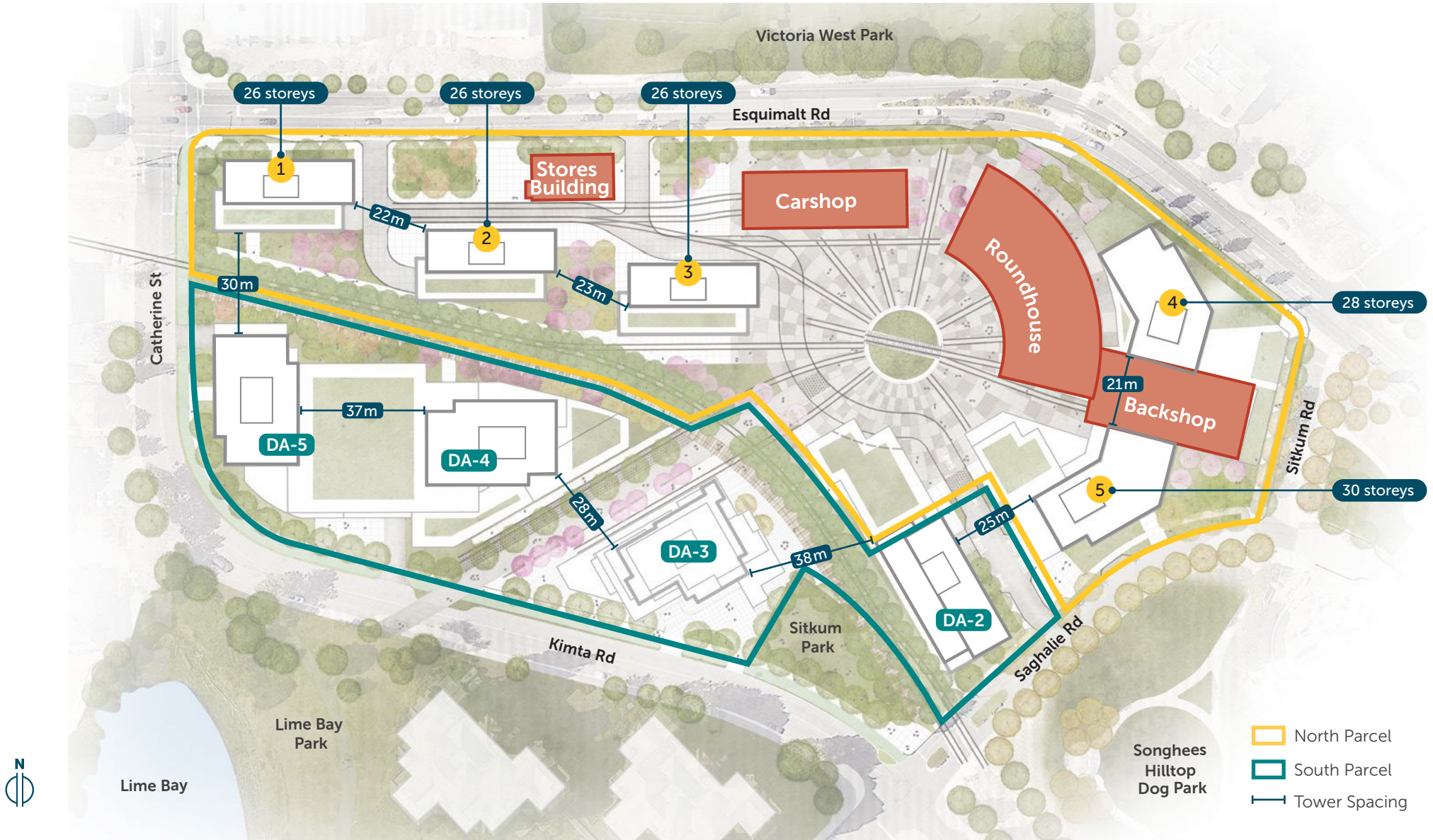
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B.1 Form of Development

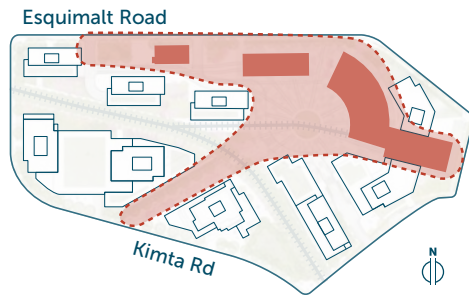
Site Character Districts



Tower Spacing and Building Heights

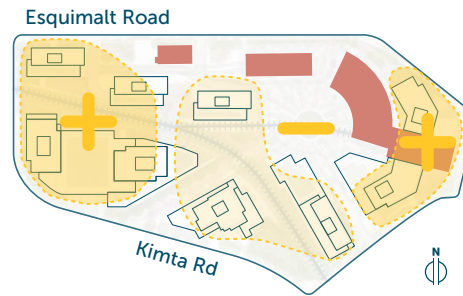


Design and Planning Rationale



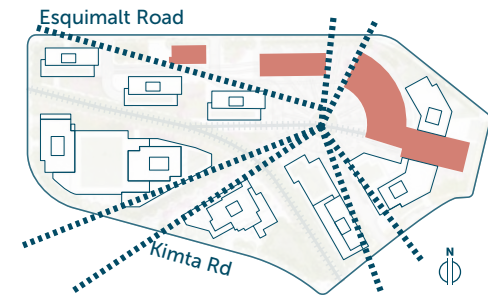
View Historic Buildings as a Collection

- Historic buildings to be viewed as a collection of buildings that are connected.
- Frame Historic buildings with open space that set the buildings in the site context.
- Infuse the public open space with elements that interpret the history of the site and buildings.
- Link buildings with open space and pedestrian connections.



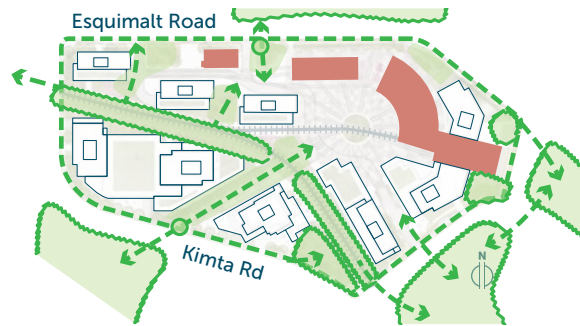
Build up the Ends, Carve out the Middle

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



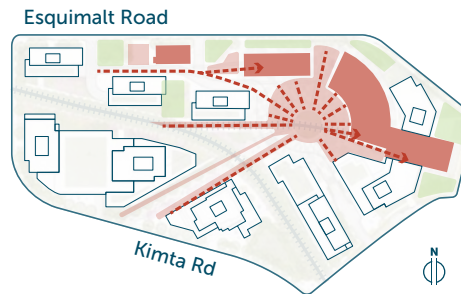
Visually Connect the Site and Context

- Create views that connect the interior of the site with its immediate and distant context.
- Maintain site porosity to create connections to the context and neighbourhood integration.



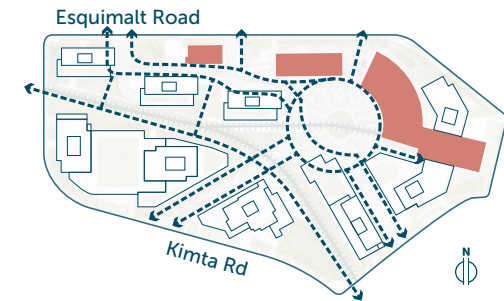
Create a Connected Landscape

- Connect the site to its adjacent, significant parks and open spaces.
- Create continuity of landscaped open space through the site.



Curated Rail Integrated Through Site

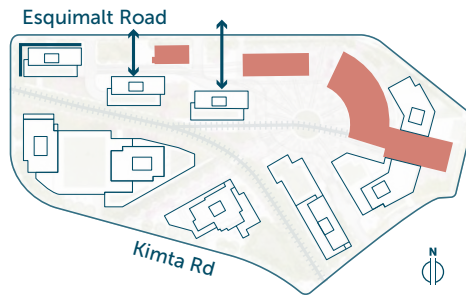
- Provide infrastructure for active, curated rail to be integrated throughout the site.
- Create hardscape character to open space associated with Historic rail activity.
- Create pockets of urban landscape distributed through the site to balance scale of open space.



Connected and Pedestrian Oriented

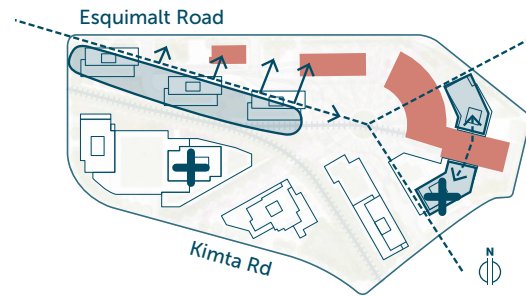
- Create a connected network of pedestrian links and pathways through the site.
- Route pedestrian activity along building faces to activate and animate buildings.
- Flank both sides of internal vehicle route with pedestrian circulation on both sides.

Design and Planning Rationale (continued)



New Buildings that Respond to Existing

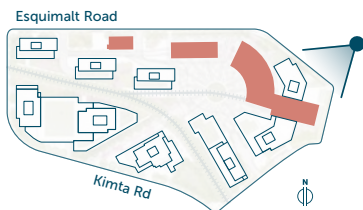
- Site new building relative to existing Historic buildings and surrounding public streets.
- Mitigate shading and massing impacts on Esquimalt Road and adjacent park.



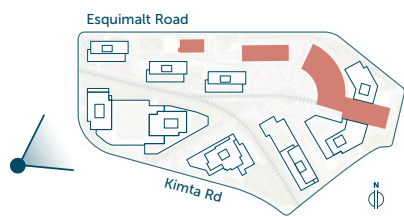
Background and Foreground Buildings

- Create distinction between background and foreground buildings.
- Historic buildings are foreground buildings that are 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.

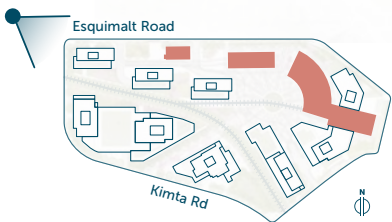
Massing: View looking South West



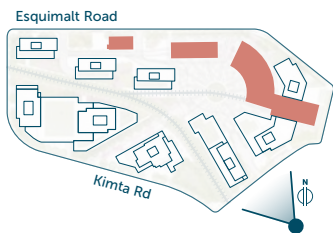
Massing: View looking North East



Massing: View looking South East



Massing: View looking North West



B.2 View Analysis

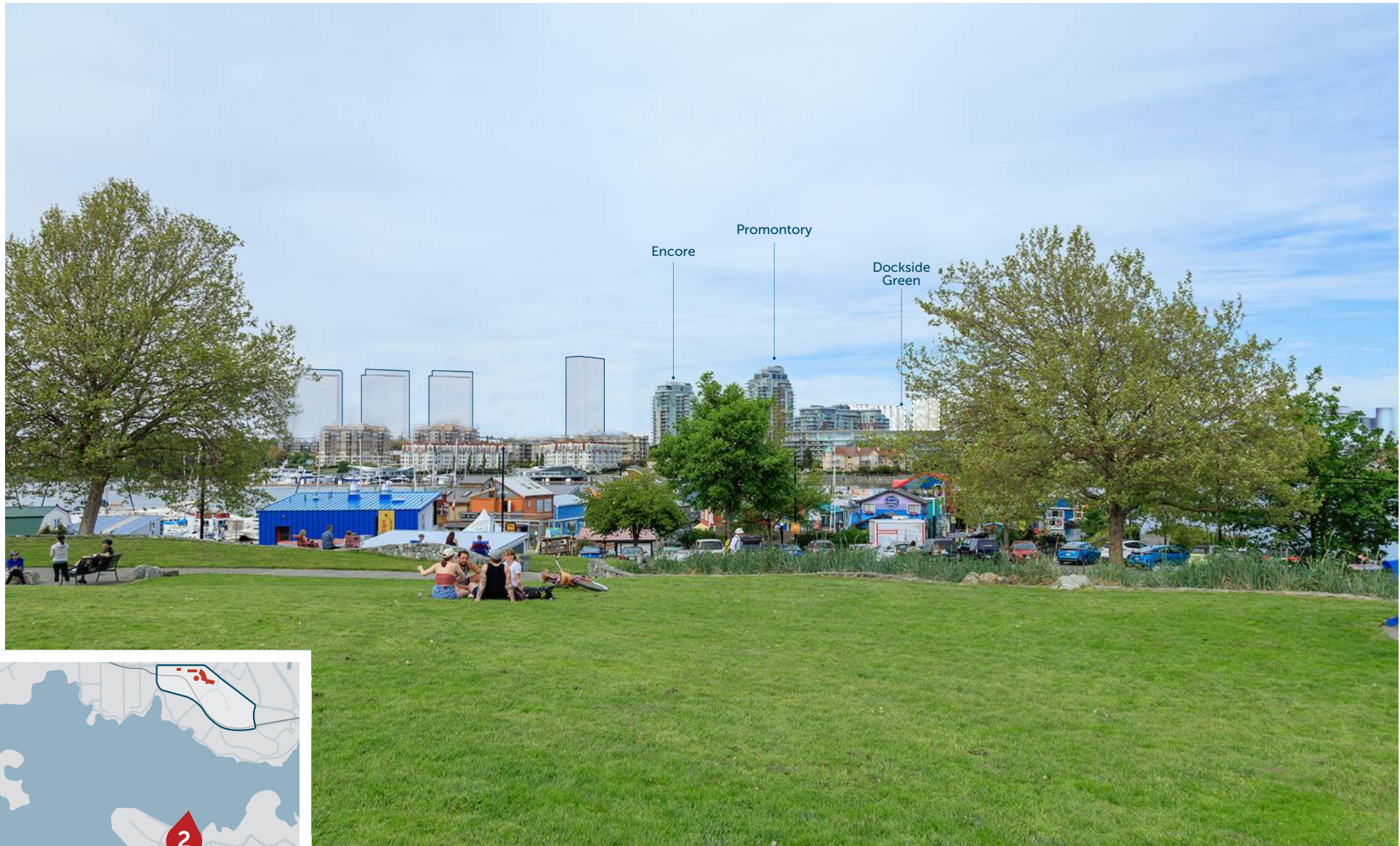
The following views have been created to visualize the development within the future and existing skyline from various vantage points.



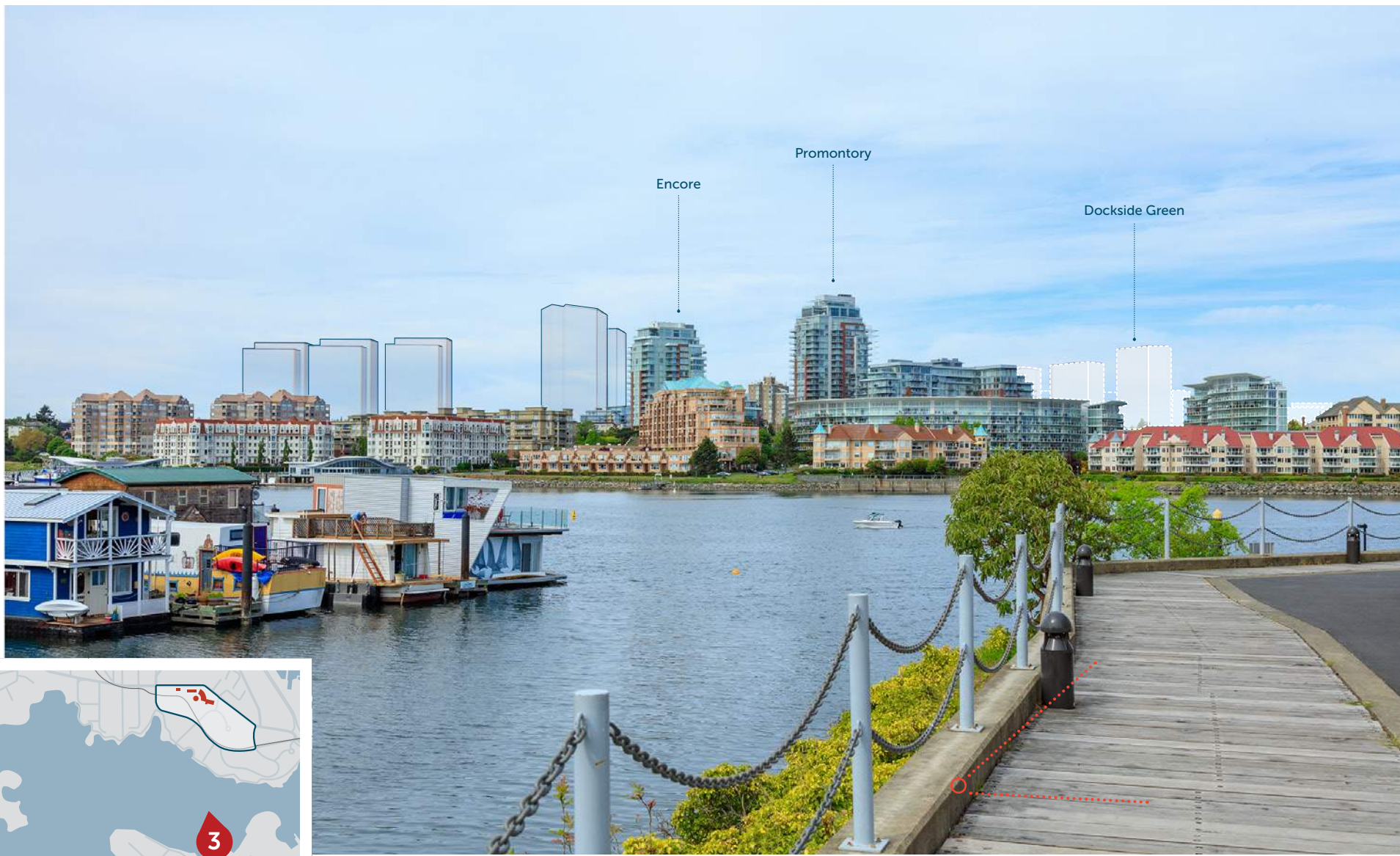
1 View from West Bay



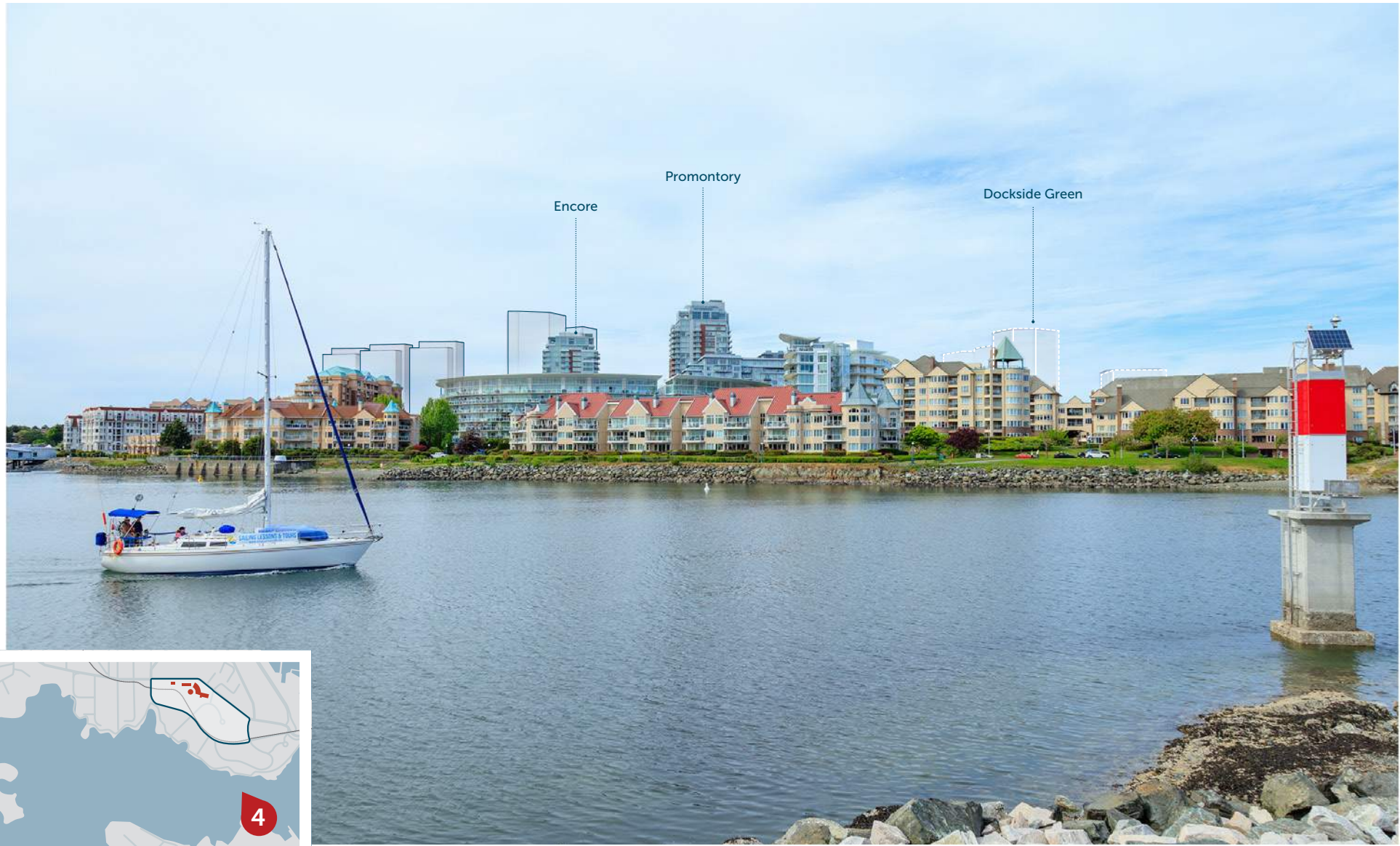
2 View from Fisherman's Wharf Park



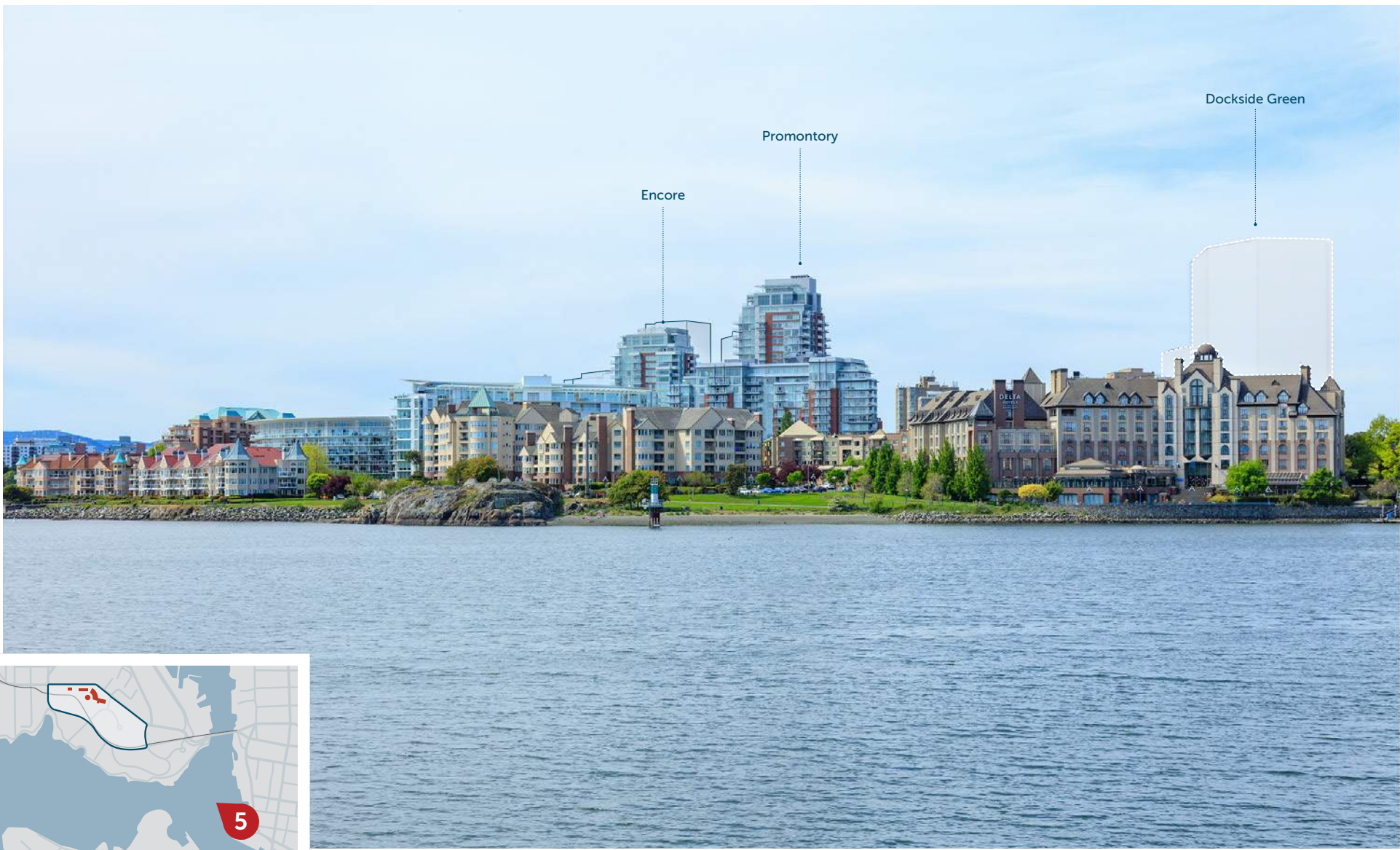
3 View from Coast Interwest



4 View from Laurel Point



5 View from Ship Point

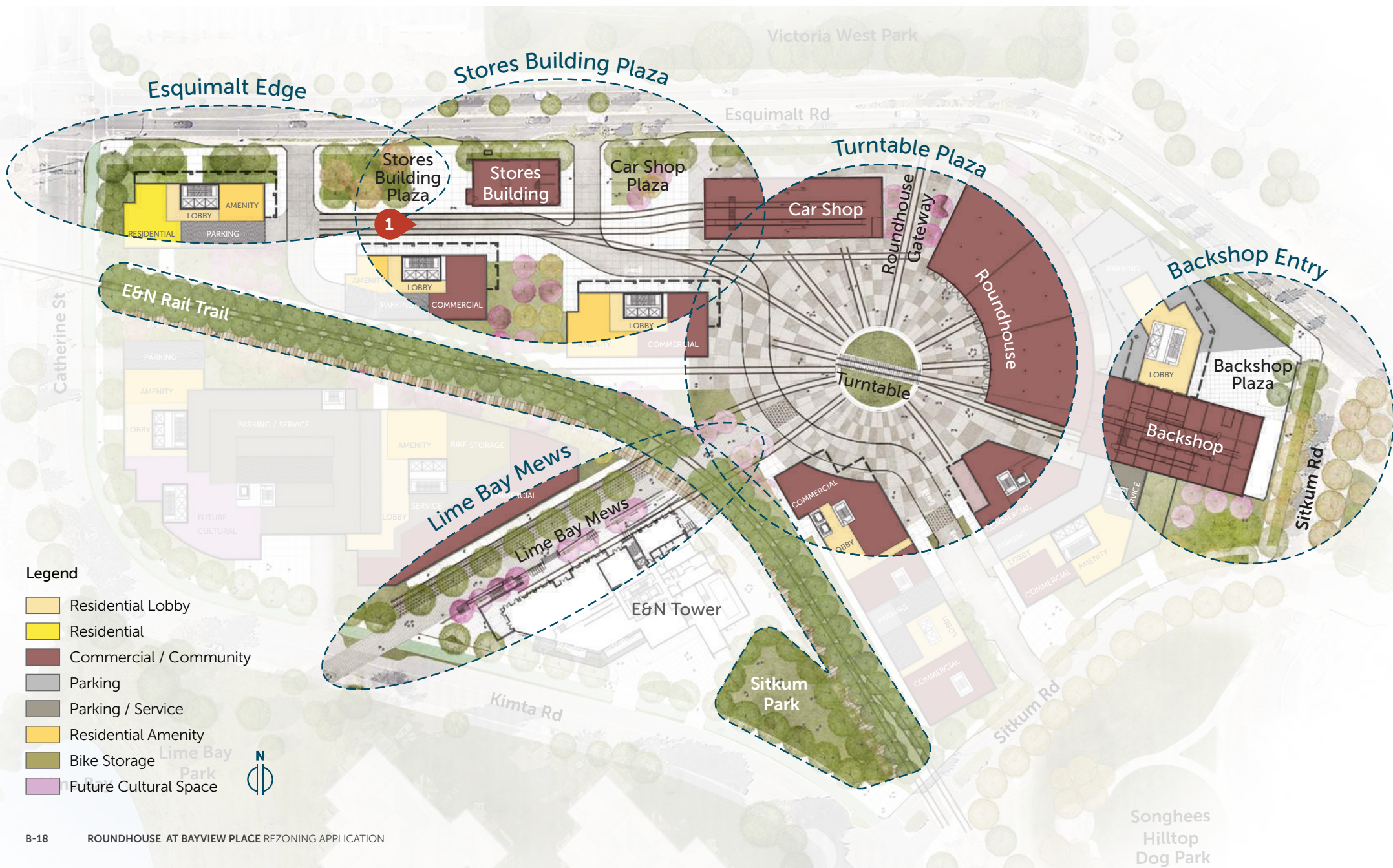


6 View from Harbour Road



B.3 Urban Design

Public and Open Space Framework



1 Carriage Lane looking East



Heritage public realm design elements



Corten planters can provide seating and a space for community gardening, or a kitchen garden for a nearby restaurant.



Planters are scattered through the plaza like artifacts of the site's industrial past.

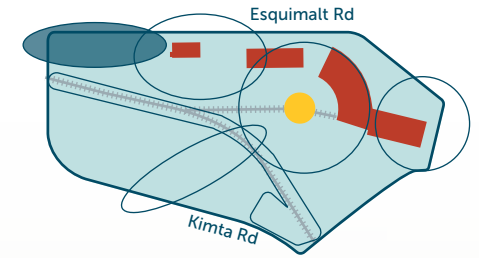


Corten sculptures frame the stores building and create a bridge to the historical building.

Public and Open Space Framework

Esquimalt Edge

Urban in nature, the Esquimalt Edge is largely residential, enlivened by lobby and amenity areas. Made level with the adjacent sidewalk, these spaces are universally accessible which helps ensure continuous use.



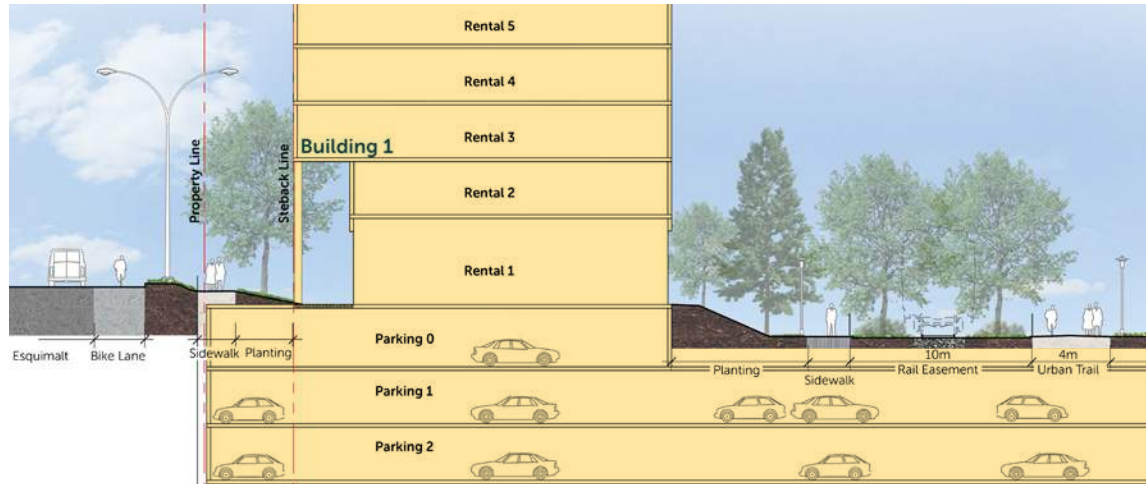
Legend

- Residential Lobby
- Residential
- Commercial / Community
- Parking
- Parking / Service
- Residential Amenity
- Bike Storage

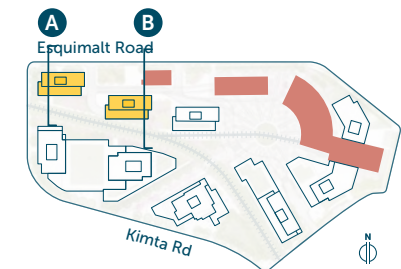
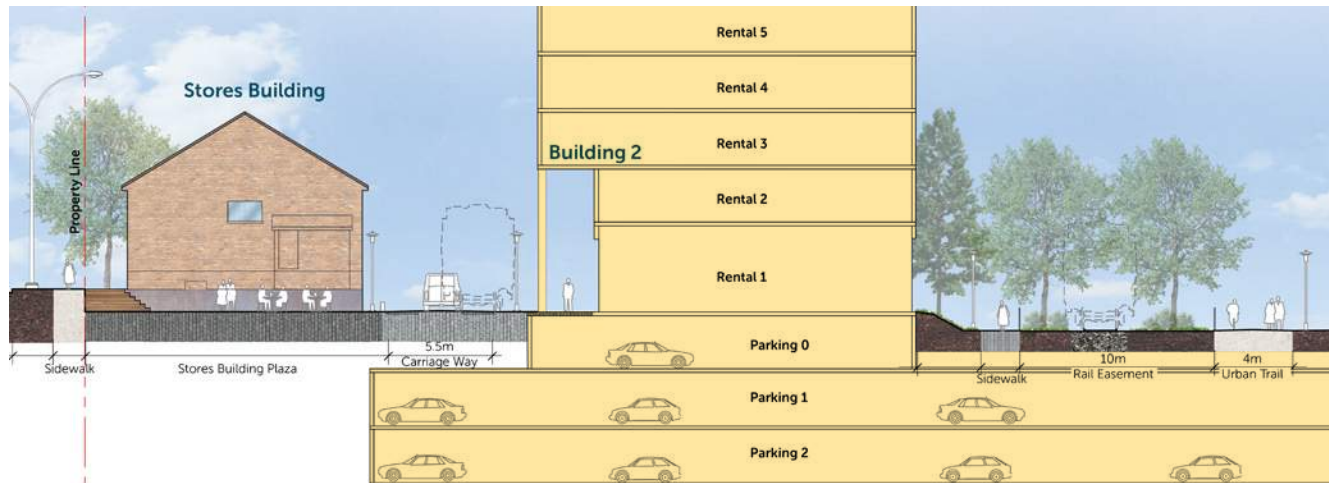


Esquimalt Edge

Section A Building 1 on Esquimalt Road Looking East

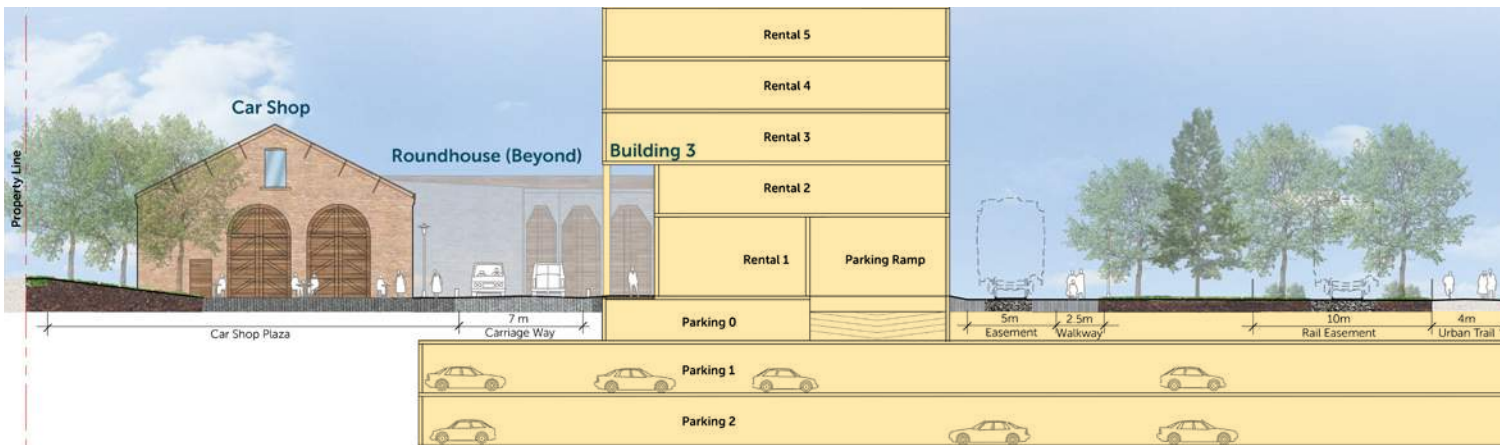


Section B Stores Building Plaza Looking East

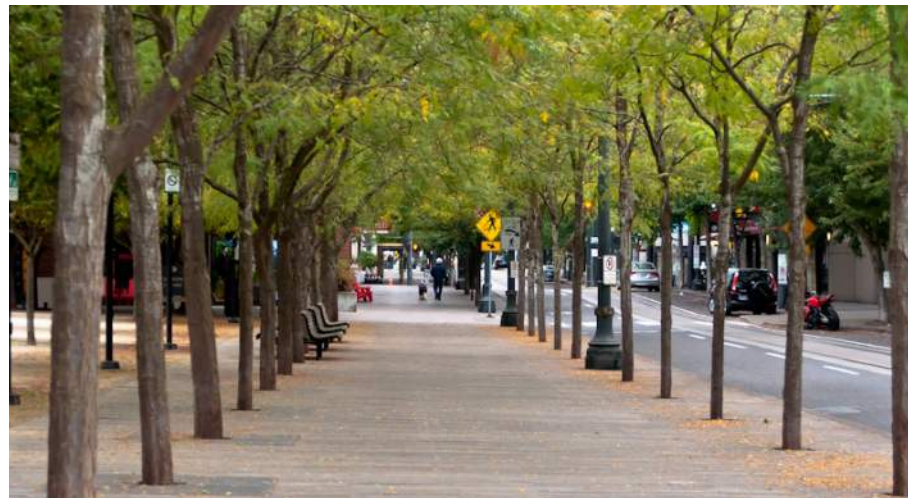


Esquimalt Edge

Section C Car Shop Plaza Looking East



Esquimalt Edge Looking East Precedent

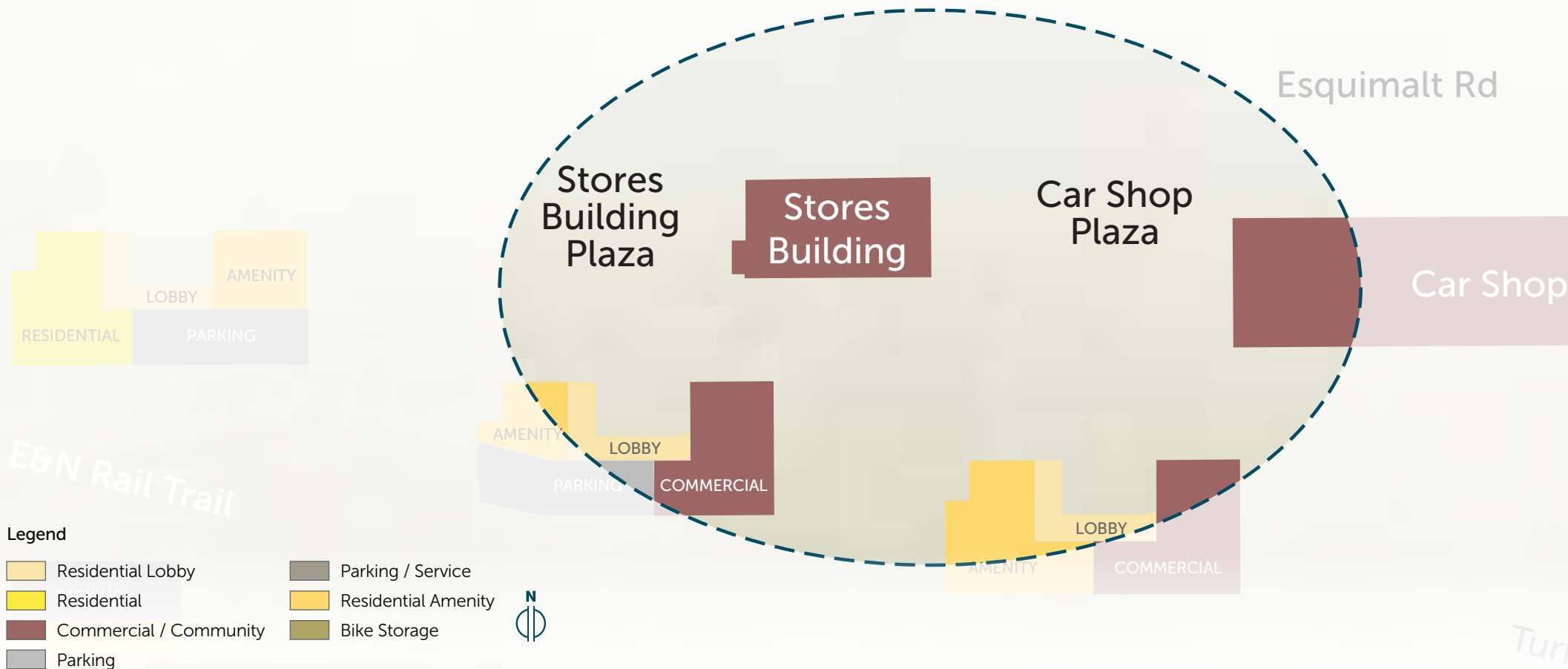
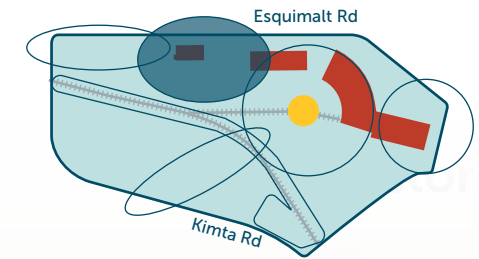


Esquimalt Edge Looking West Precedent

Public and Open Space Framework

Stores Building Plaza

A public open space connected to and level with Esquimalt Road, the Stores Building Plaza provides the Stores Building itself greater presence and accessibility, connecting it to the urban context.



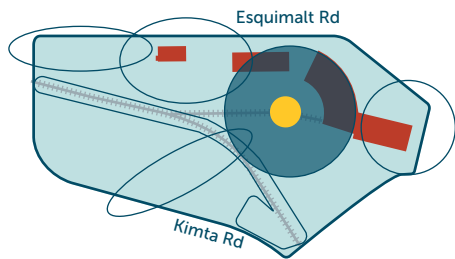
Legend

- | | |
|------------------------|---------------------|
| Residential Lobby | Parking / Service |
| Residential | Residential Amenity |
| Commercial / Community | Bike Storage |
| Parking | |

Public and Open Space Framework

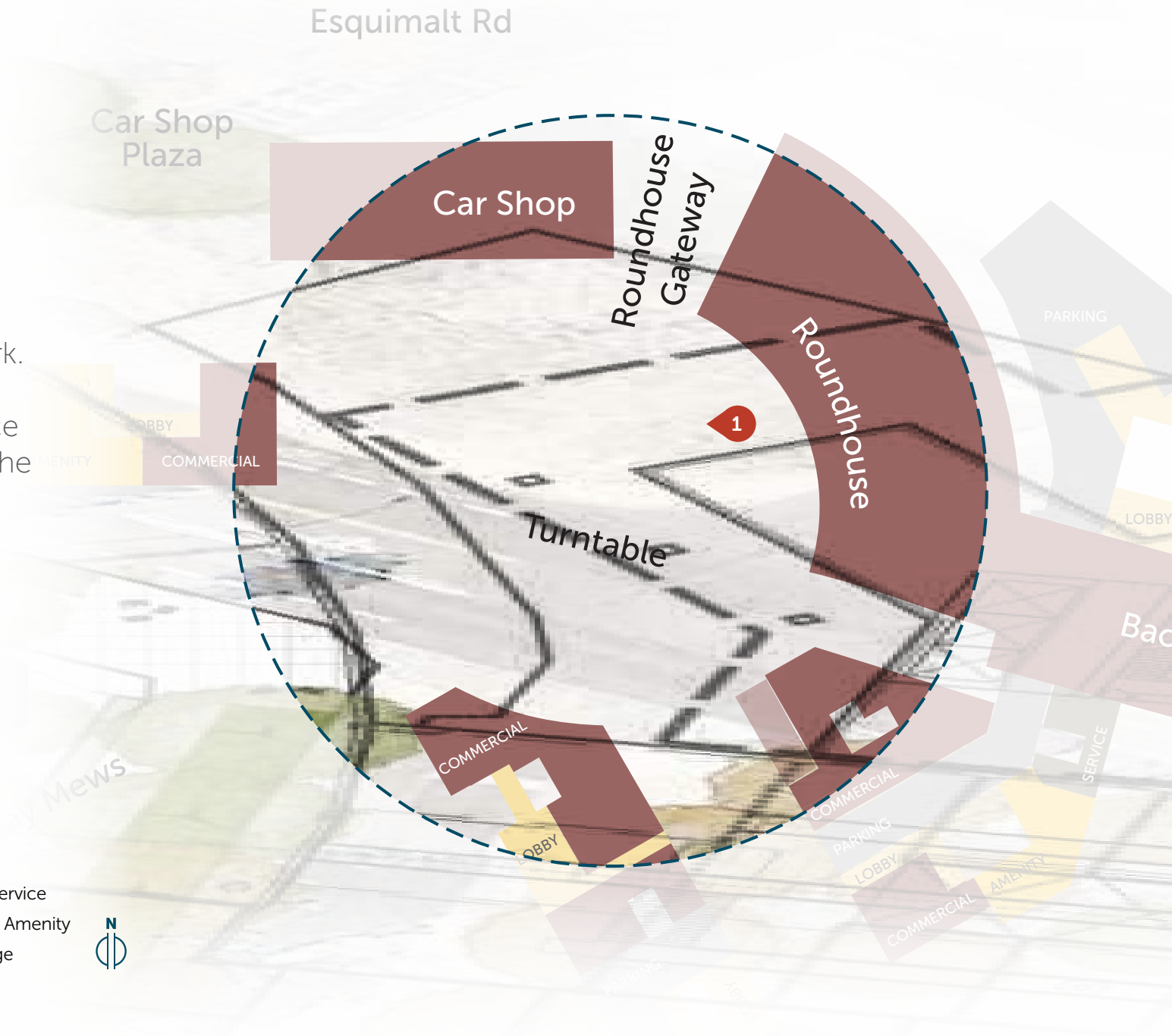
Turntable Plaza

Turntable Plaza is the heart of the community and accessible to pedestrians via Roundhouse Gateway, which connects the community to Victoria West Park. Framed by active commercial and cultural spaces, public space design is intended to highlight the Roundhouse, the site's historic centrepiece.



Legend

- Residential Lobby
- Residential
- Commercial / Community
- Parking
- Parking / Service
- Residential Amenity
- Bike Storage



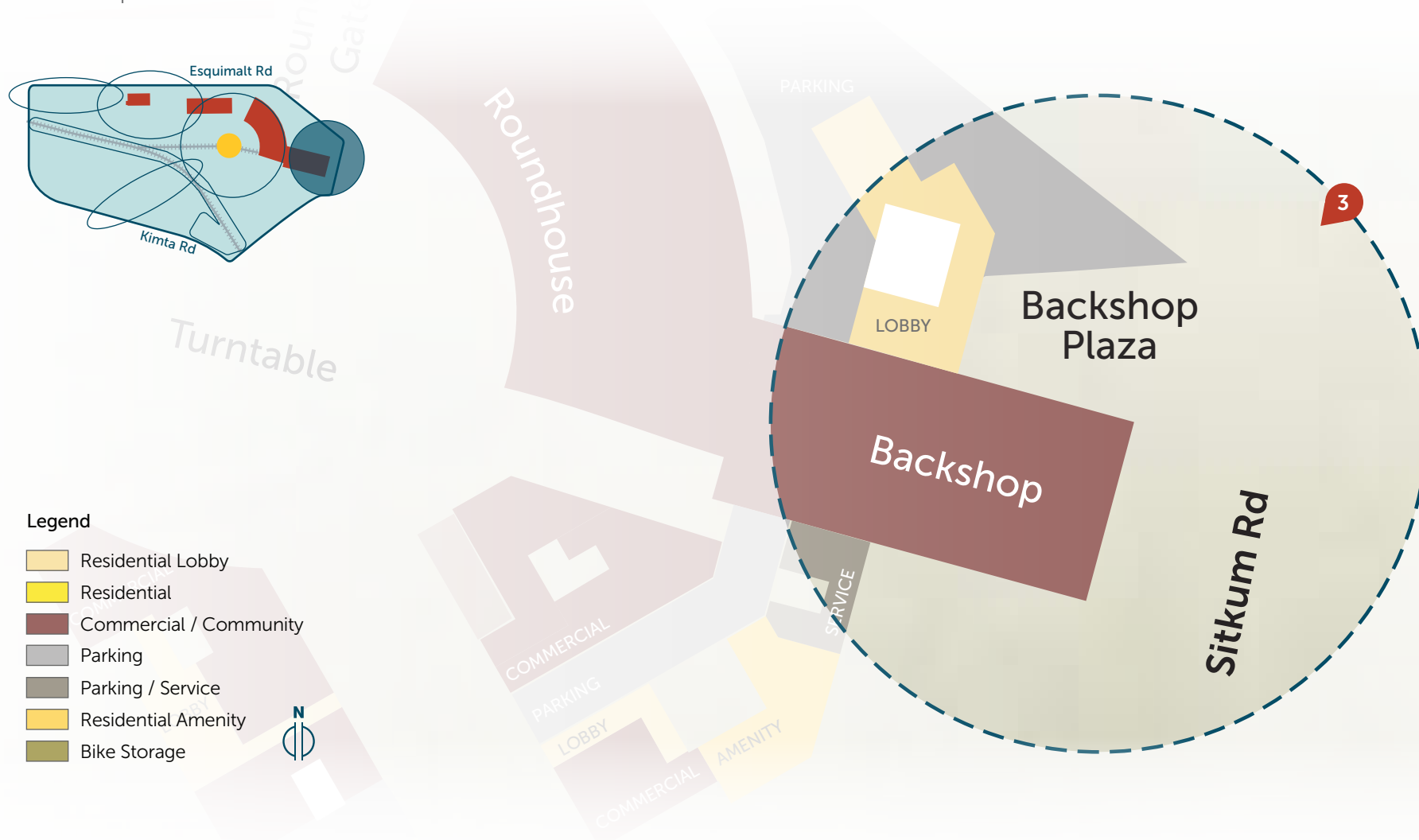
1 Turntable Plaza Looking West



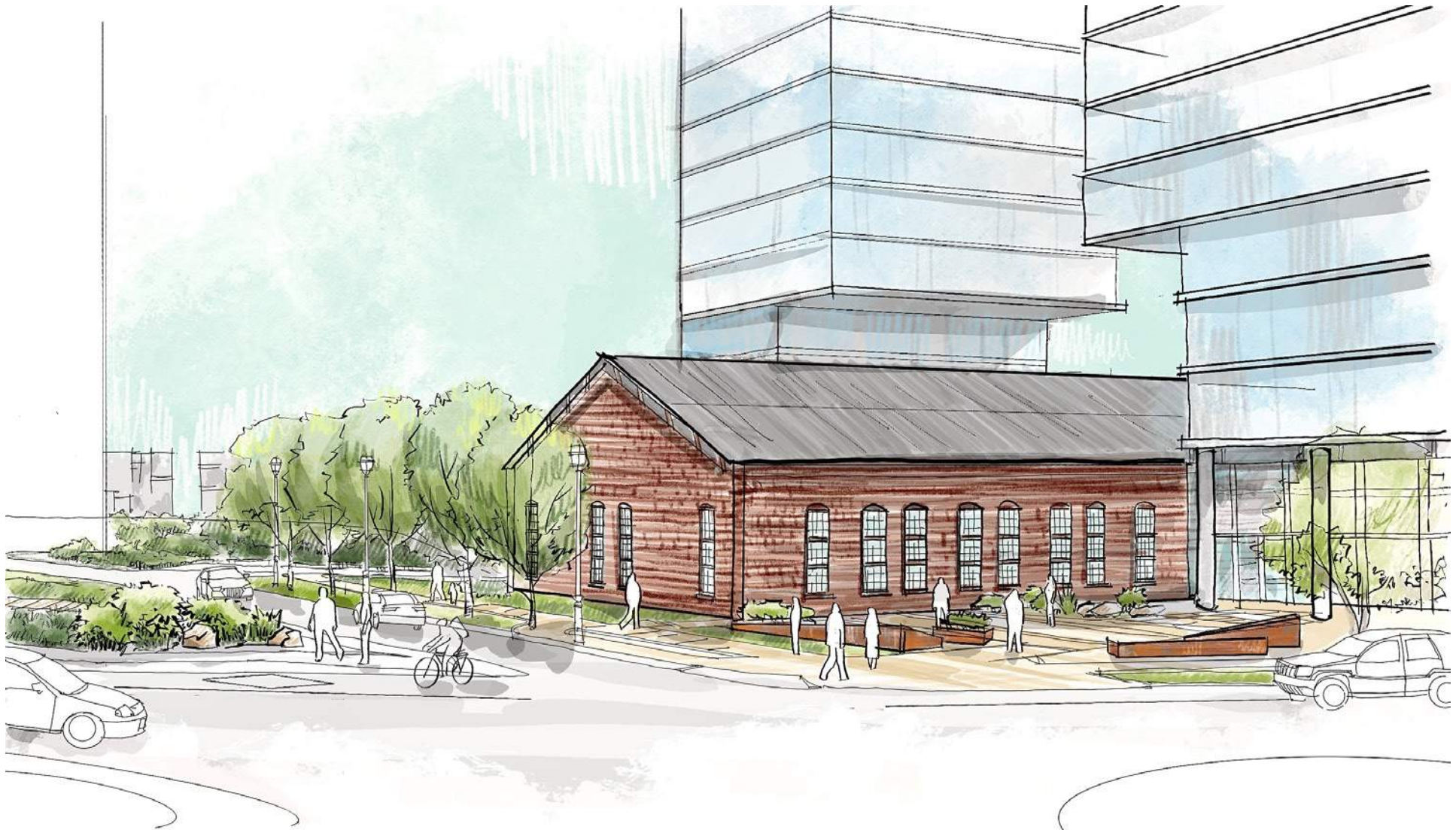
Public and Open Space Framework

Backshop Plaza

The Backshop Plaza is the site’s pre-eminent pedestrian entry point, offering a direct link to Turntable Plaza. Definition of a plaza and adjacent residential lobby activates the Backshop while elevating the residential tower provides continuous views of historic structures.



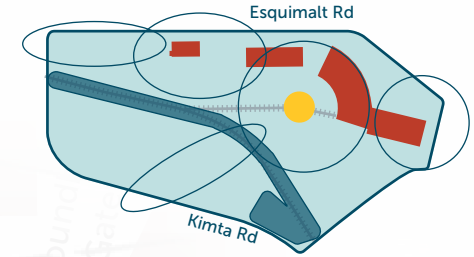
3 Sitkum Road at Esquimalt Rd, looking south to Backshop



Public and Open Space Framework

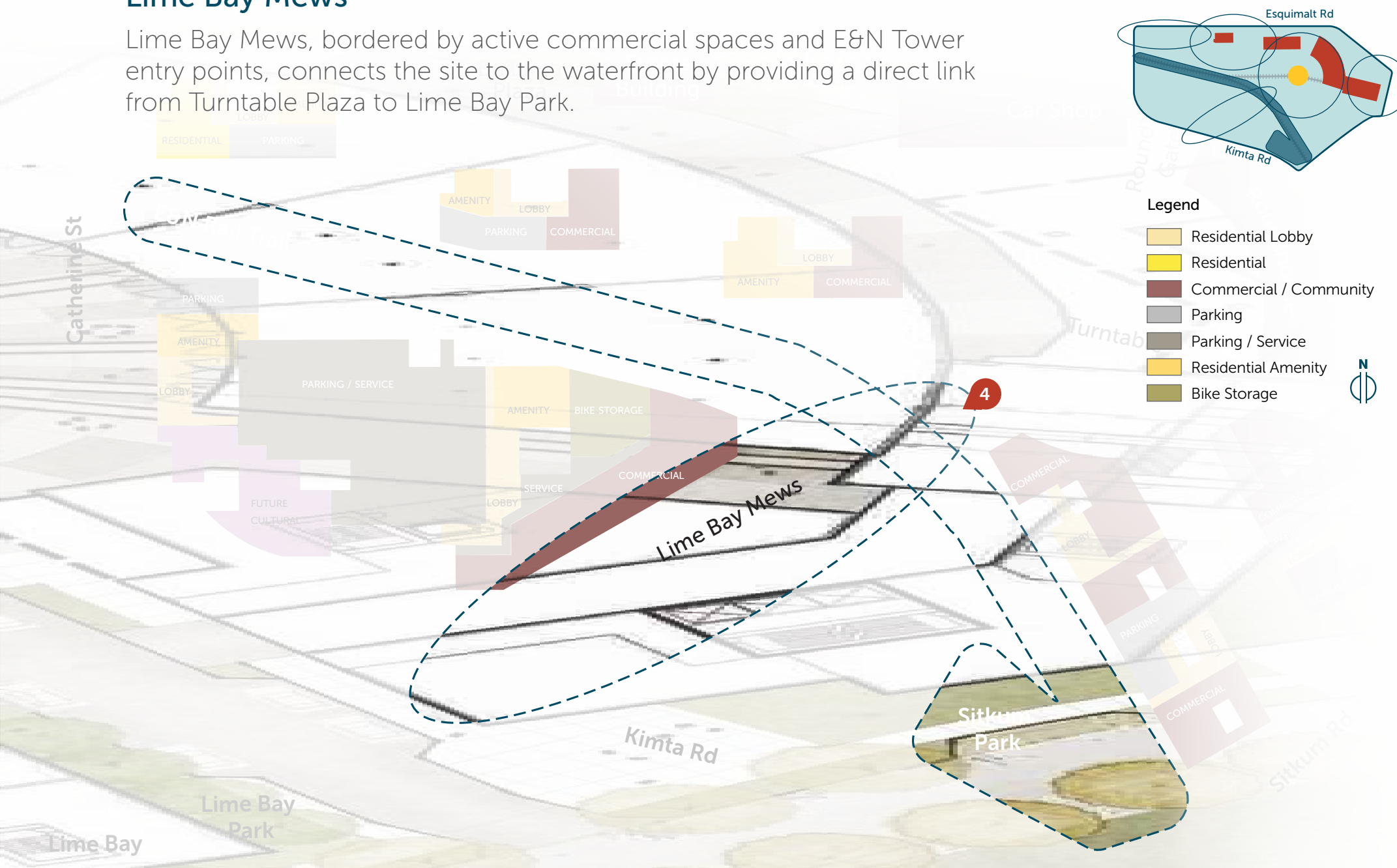
Lime Bay Mews

Lime Bay Mews, bordered by active commercial spaces and E&N Tower entry points, connects the site to the waterfront by providing a direct link from Turntable Plaza to Lime Bay Park.



Legend

- Residential Lobby
- Residential
- Commercial / Community
- Parking
- Parking / Service
- Residential Amenity
- Bike Storage



E&N Rail Trail and Sitkum Park

Completion of this portion of the E&N Rail Trail will connect cyclists and pedestrians to downtown Victoria while fortifying a strong regional connection. The trail is anchored by Sitkum Park, designed to provide residents and visitors flexible and programmable park space.



Lime Bay Mews character precedents



4 Lime Bay Mews looking south

