

Draft Old Town Design Guidelines

New Buildings and Additions to Existing Buildings (2019)



Background

- Council direction provided in February 2018 and project began in April 2018
- Focus on developing design guidelines for new buildings and additions to existing buildings
- Integration of additional design guidelines for Chinatown, Old Commercial District and the Waterfront
- Initial meetings held with key stakeholders to identify potential improvements and request involvement on project Working Group



Old Town Design Guidelines

What we heard...

- Provide improved clarity and interpretation
- Current document does not contain clear guidance or direction
- Current document does not address additions to heritage buildings or rooftop additions
- Build upon existing document as well as Standards & Guidelines
- Allow for creativity in design – do not pre design buildings
- Ensure good fit within historic context
- Maintain and reinforce the area's low-scale building height (3-5 storeys)
- Support guidelines with photographs and illustrations that include contemporary building designs



Old Town Design Guidelines

Approach

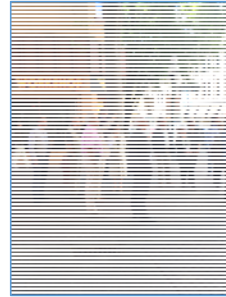
- **Working Group established** with representatives from:
 - Heritage Advisory Panel
 - Urban Development Institute
 - Victoria Downtown Residents Association
 - Advisory Design Panel
 - Hallmark Heritage Society
 - Victoria Civic Heritage Trust
 - Downtown Victoria Business Association
- Working Group met three times and also attended a walking tour.
- City retained Steve Barber (former Senior Heritage Planner) as a project consultant to provide technical expertise, best practices and support engagement efforts.



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Engagement and Consultation

- Workshops and meetings with Working Group
- Old Town Walking Tour
- Public Open House
- Project Website
- Presentations to stakeholder organizations
- Guidelines refined based on feedback



Old Town Design Guidelines

OTDG Structure

1. **Introduction** – Historic importance, urban structure and future of Old Town
2. **Old Town Context** – Statements of Significance and Character Defining Elements for Old Commercial District, Chinatown and Waterfront
3. **How to Use the Guidelines** – Purpose and structure of the guidelines and their relation to the statements of significance and character defining elements for each sub area
4. **Design Principles** – Basis for the design guidelines
5. **Design Guidelines for New Buildings and Additions**
6. **Design Guidelines for Rooftop Additions on Heritage Buildings**



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Design Principles

The design guidelines are premised on achieving the following principles, which provide the basis for the design of new buildings and additions to existing buildings to ensure they are responsive and complementary to the existing historic character, local topography, urban design and sense of place that is evident throughout Old Town.



Old Town Design Guidelines

Design Guidelines (New Buildings and Additions)

Topic Areas and Intent



Old Town Design Guidelines

Design Guidelines (Rooftop Additions)

Topic Areas and Intent



Meaningful Conservation and Enhancement
Intent: Use new rooftop additions as an opportunity to meaningfully conserve and enhance the heritage character of the historic building.



Compatibility
Intent: Make new rooftop additions physically and visually compatible with the historic building.



Hierarchy
Intent: Make new rooftop additions subordinate to the historic building.



Distinguishability
Intent: Make new rooftop additions distinguishable from the historic building.



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Recommendation

That Council:

1. Approve, in principle, the Old Town Design Guidelines – New Buildings and Additions to Existing Buildings (2019).
2. Direct staff to bring forward an Official Community Plan Amendment Bylaw to amend Development Permit Area 1(HC): Core Historic with an updated reference to the Old Town Design Guidelines - New Buildings and Additions to Existing Buildings (2019); to remove reference to the Chinatown Guidelines for Buildings, Canopies, Landscaping, Colours & Signs (1983); and to amend Development Permit Area 9(HC): Inner Harbour with an updated reference to the Old Town Design Guidelines - New Buildings and Additions to Existing Buildings (2019).



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3. Consider consultation under Section 475(2)(b) of the *Local Government Act* and direct staff that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
4. Consider consultation under Sections 475(1) and 475(2) of the *Local Government Act* and direct staff to undertake consultation with the community including downtown residents, Old Town property owners, local development and business communities and local heritage organizations on the proposed amendments to the Official Community Plan through online consultation concurrent with public review of the proposed Old Town Design Guidelines (2019).

