

BETA AT DOCKSIDE **GREEN** DESIGN GUIDELINES



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1 INTRODUCTION

These Design Guidelines are part of the City of Victoria's Official Community Plan Bylaw. The Guidelines assist the City in regulating the architectural design, exterior finishes and landscaping of BETA, a collection of small-scale structures interspersed with public gathering spaces. The Guidelines will inform future development proposals with the BETA Project at Dockside Green and will be used to both prepare and evaluate Development Permit applications for BETA.

1.1 APPLICATION

The Design Guidelines should be used in conjunction with the CD-9 Zone, Dockside District and the Dockside Green Master Development Agreement.

It is intended that a certain degree of flexibility be provided in the interpretation and application of these Guidelines where it can be clearly demonstrated that an alternative approach will result in a superior design solution in built form, landscape design or environmental sustainability. However, throughout this document the terms "must", "will" and "shall" are used to describe mandatory guidelines or provisions that must be met.

1.2 COMPANION DOCUMENTS

- City of Victoria Official Community Plan Bylaw
- City of Victoria Zoning Regulation Bylaw
- Crime Prevention through Environmental Design
- Dockside Green Master Development Agreement
- Dockside Green Urban Design Guidelines

1.3 APPLICATION LANDS

The guidelines apply to the development sites E-1, D-1 and D-2 identified in the adjacent graphic, which were subject to a Rezoning Application in 2015.

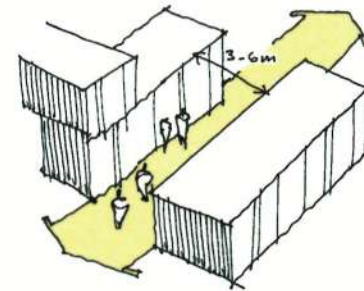
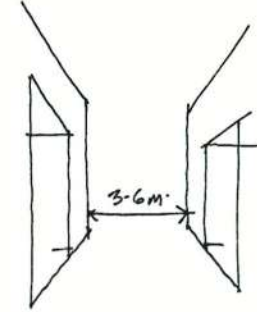


2 DESIGN GUIDELINES

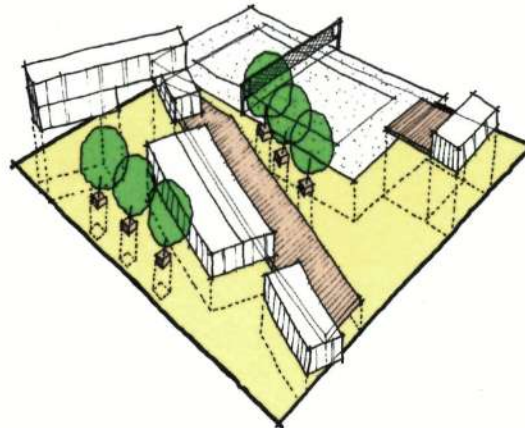
2.1 SITE CONFIGURATION

GUIDELINES

1. Buildings at BETA are encouraged to use shipping containers as a principle building block. Food trucks or small kiosks may also be sited at BETA.
2. Buildings should be sited to create opportunities for plazas, courtyards, 2nd storey terraces and outdoor recreation areas. Building placement, surface treatment, planting, seating, lighting and shading structures shall be used to define the public spaces of BETA.
3. Shipping containers should be sited and/or stacked in an irregular pattern, conveying a modular, light industrial design aesthetic.
4. The BETA site should create a sense of enclosure of public spaces, relying on both adjacent buildings and the placement and configuration of BETA structures and landscaping.
5. Structure design should vary in height and character yet maintain a pedestrian scale.
6. Where containers or structures form pedestrian corridors the width between them should be a minimum of 3m and generally no wider than 6m. A minimum of 1.8 meter width travel path should be provided free of obstructions.
7. Parking for bicycles and vehicles should be located in easily accessible areas that are clearly identified and visible from Harbour Road.
8. Vehicle parking should be screened from Harbour Road / Galloping Goose Trail by buildings, containers, kiosks or landscaping. Given the transient nature of Food Trucks, they shall not be used to screen vehicle parking.
9. The City of Victoria CPTED guidelines should be followed. Courtyards and plazas should be shaped by buildings with consideration of visibility, transparency, security, and wayfinding.
10. Shipping containers shall be in a good state of repair and must not exude rust, damage or major dents.
11. Used shipping containers should be freshly painted.
12. Water and sewer lines should be placed below grade where possible.



Above: Guideline #6



Above: Guideline #2

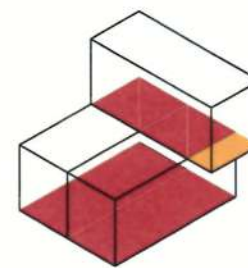
2.2 MASSING

GUIDELINES

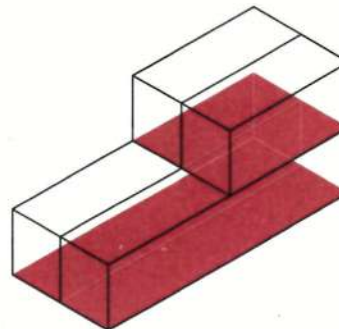
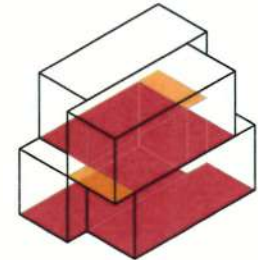
1. Building height should vary throughout the site.
2. Single or double-storey shipping containers will be the most common massing configuration.
3. A single shipping container may be placed on end (as a viewing tower or beacon) in a maximum of two locations.
4. Where shipping containers are double-stacked they should include: large window openings that allow natural light to the interior of ground level containers.
5. Building overhangs and canopies are encouraged over publicly accessible entrances and adjacencies to outdoor spaces to provide weather protection and conveys a modular, light industrial design aesthetic.



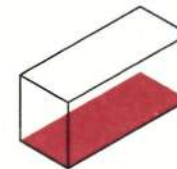
Above: Limited use of a single container on its end can act as a beacon or viewing tower.



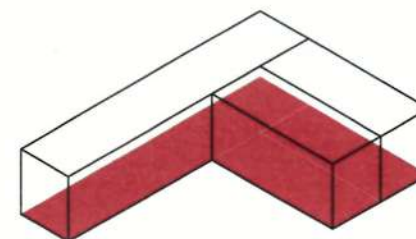
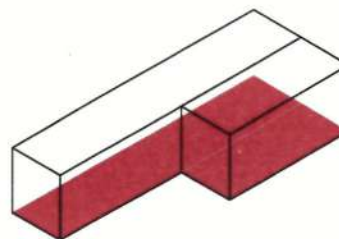
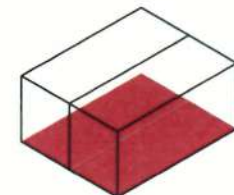
Above: Containers can be stacked and staggered to create overhangs and add visual interest to the building.



Above: Multiple containers can be combined for a larger footprint for uses with more complex requirements.



Above: A single shipping container can provide a simple space for tenant use, but additional containers can be connected to meet spatial needs.



Above: Outdoor spaces can be created with the varied placement and size of containers.

2.3 MATERIALS & FINISHES

GUIDELINES

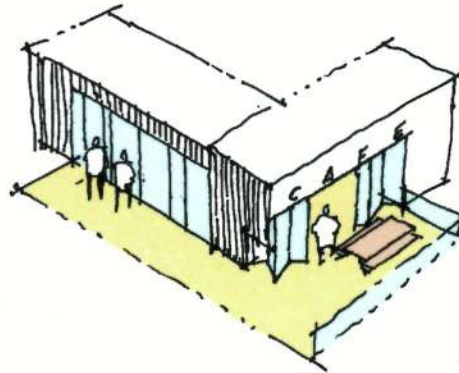
1. The predominant building form shall be steel shipping containers. Wood, concrete, and glass may be used as secondary accent materials
2. Repeating textures and patterns that complement the metal corrugations of container surfaces
3. Industrial accent elements such as exposed fasteners, industrial grating and metal exterior stairs.
4. Use of bright, complementary colours, bold graphics, and clean, simple lines in building design are encouraged.
5. The model for sustainability theme can be showcased by the following, or similar, design elements: Emphasis on the use of recycled or reclaimed materials
6. Green roofs and walls or plant selections that support and showcase the local permaculture



2.4 OPENINGS

GUIDELINES

1. Entrances and openings should be easily identifiable from Harbour Road.
2. Site permeability and public access should be emphasized by designing buildings that are easily accessible from all sides.
3. The placement of openings and glazing should maximize daylight, natural airflow and views into structures while fostering relationships between tenants, visitors, and the larger community.
4. Use of large sliding doors, overhead doors or moveable walls may increase the size and accessibility of customer areas by combining "inside" and "outside" spaces during business hours.



Above: Guideline #3 and 4

2.5 ARTICULATION

GUIDELINES

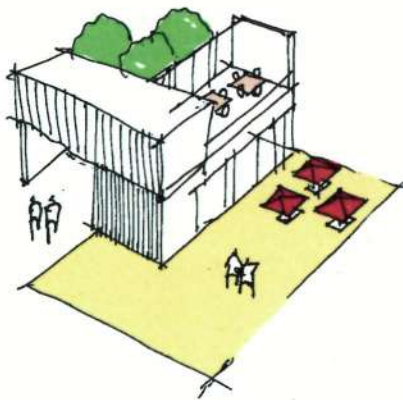
1. Where building roofs or overhangs are not included, integration of shading and weather protection in the form of expressive canopies or awnings are encouraged.
2. Canopies should be constructed using the following materials: steel, glass, canvas
3. Exterior structure design may provide opportunities for creative signage, merchandising and outdoor display of products
4. Unity of exterior aesthetic for retail boutiques and kiosks is encouraged to help focus attention on products and brand-specific interiors.



2.6 SEATING + OUTDOOR PATIOS

GUIDELINES

1. Outdoor seating is encouraged to be primarily accessible to the general public. Where private seating for businesses is provided it should be sited adjacent to a courtyard, with the majority provided at ground level for universal accessibility.
2. A combination of both moveable and fixed seating is encouraged. Cafe tables mixed, with benches or stools, are encouraged in both public and privately accessible seating areas.
3. Landscape design should include opportunities for informal seating areas such as planters and low walls.
4. Encourage unique and flexible seating that can accommodate individuals and small groups and allow for a variety of seating orientation.
5. Seating that uses recycled, particularly industrial, materials is encouraged.
6. Private patio areas should be delineated by planters or low fences.



2.7 PRODUCTION AREAS

GUIDELINES

1. Window placement should allow commercial and light industrial production areas to be observed.
2. Production or service areas may be outdoors. Any outdoor production areas should be on the Harbour Road side of BETA structures. Where public safety is of concern. Outdoor production areas should be separated from publicly accessible areas through, low walls, low fences, and landscaping.
3. Storage of raw production materials must be located within a building.



2.8 STORAGE AND UTILITY

GUIDELINES

1. Storage and garbage / recycling areas must be enclosed and screened from public view, through the use of fences and/or landscaping.
2. Storage and garbage / recycling areas should accommodate pickup and delivery access.
3. The clustering of garbage / recycling areas is encouraged for spatial efficiency.



2.9 GROUND PLANE

GUIDELINES

1. A mixed material palette is encouraged, with some combination of gravel, sand, grass and wooden boardwalks.
2. Use of recycled materials is encouraged.



2.10 LANDSCAPING

GUIDELINES

1. Plantings should be provided in raised planters. Planters should be modular with both anchored and moveable options.
2. Green roofs and walls should be incorporated in building design where possible.
3. The planting palette should focus on native and adaptive species that are drought tolerant and require minimal maintenance.
4. Plantings that bring colour and unique forms to contrast the rectilinear building forms are encouraged.
5. Plant placement is to be strategic and dictated by specimen heights and foliage density to offer varying degrees of vertical separation and outdoor room definition.



2.11 SHADING

GUIDELINES

1. Where structure overhangs or canopies do not provide sufficient shade, additional shade structures in the public realm should be considered. Tensile shade structures made of canvas or recycled material should relate to shapes within the ground plane, while offering a softened contrast to structures.



2.12 LIGHTING

GUIDELINES

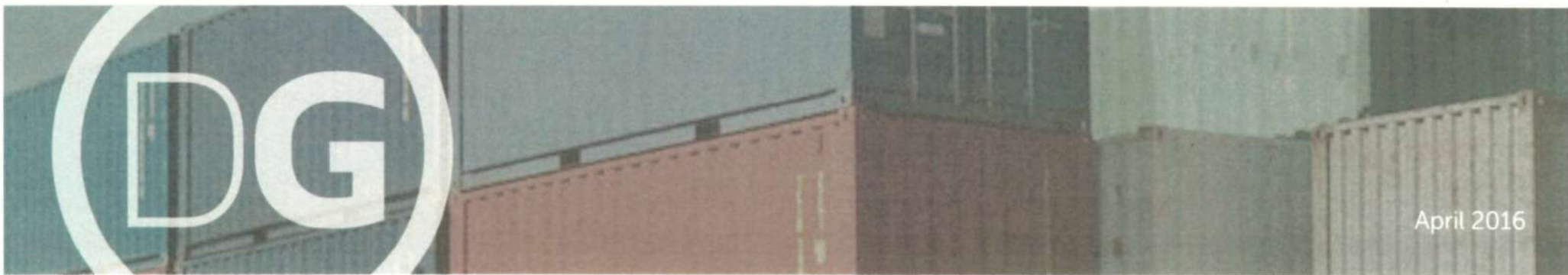
1. Consideration should be given to lighting as a key element of design for the effect on building façades, adjacent or nearby buildings, and any open spaces.
2. Accent and spot lighting is to be incorporated within the facades of the container architecture.
3. In planters and planting beds, accent and recessed lighting is encouraged
4. Lighting should complement the industrial aesthetic and may include string lights to help define outdoor spaces and contribute to the festive mood of a place.
5. Lighting should minimize glare and overspill-over onto adjacent properties.
6. Low energy options that emit soft light are strongly encouraged.
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8. Human-scaled lighting is encouraged (e.g. light standards of appropriate height for pedestrians) for night time visibility, comfort and security.



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