
WELCOME

1050 YATES PUBLIC PLAZA COMMUNITY DESIGN CHARETTE

Open House to be held in the Victoria Professional Building at
1120 Yates Street on Wednesday, February 1st from 5:00 - 7:00 PM.

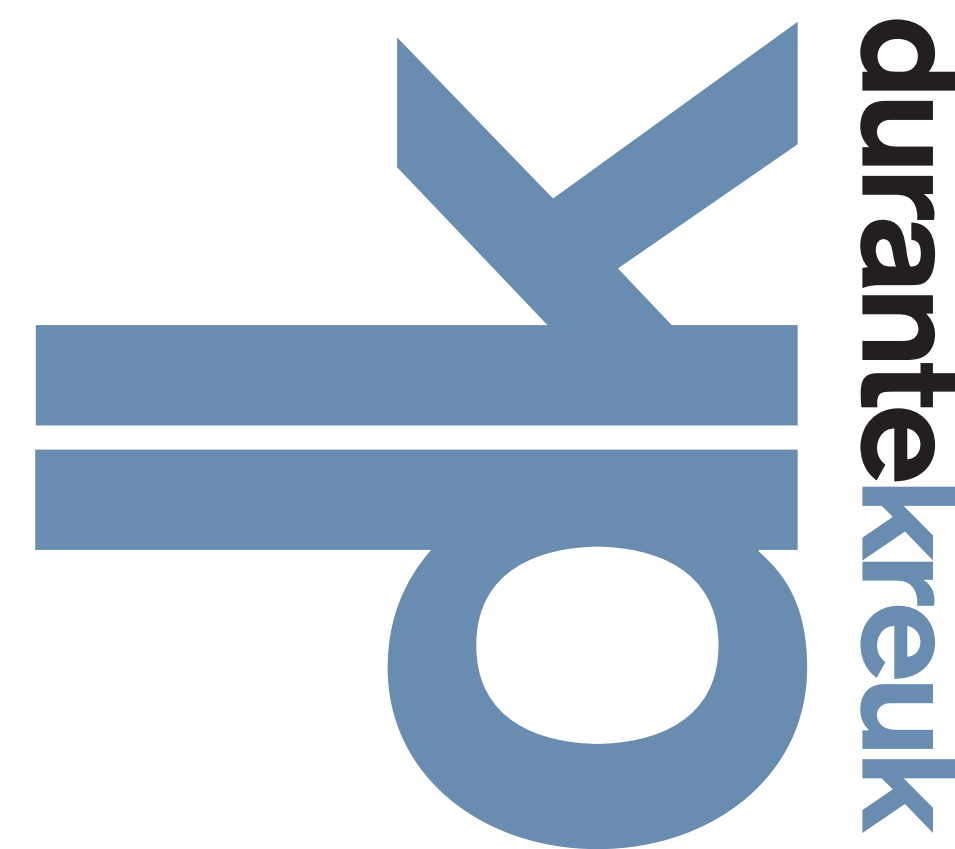
THE TEAM



DEVELOPER

Chard Development Ltd.

Chard Development is a BC-based, award-winning real estate development firm. We specialize in residential and commercial real estate developments in Greater Victoria including market condominiums, purpose-built rental, affordable homeownership opportunities, strata commercial and hotel development.



LANDSCAPE CONSULTANT

DK - Durante Kreuk

Durante Kreuk is an award winning landscape architectural firm with over thirty years experience in the private and public realm design and development.

Our broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. We multiply our thinking through a style of collaboration that nurtures the freedom to explore, push boundaries and ourselves.

Over the years our firm has developed a keen sense of clarity and practicality, which helps us reliably deliver the most challenging and unique solutions.



**Musson
Cattell
Mackey
Partnership**

ARCHITECT

MCM - Musson Cattell Mackey Partnership

Musson Cattell Mackey Partnership operates a full service architectural and interior design practice employing a complement of some 100+ architects, technicians, and designers. We are primarily engaged in commercial, residential, and master planning projects. Our strength is an experience. Our promise is reliability.

INTRODUCTION



CITY APPROVAL

A publicly accessible plaza totaling an area of 250m² was secured as a Public Realm improvement on 1050 Yates Street as part of Rezoning Application No. 00660 in October 2019.

INTRODUCTION



PLAZA PLACEMENT AND USE

The Plaza is to serve as an amenity to the Harris Green neighbourhood.

To align with the Downtown Core Area Plan (DCAP) the Plaza has been positioned to maximize sunlight throughout the day and be easily accessible from sidewalks.

Future developments surrounding the site have been considered in the Plaza's placement.

INTRODUCTION



COMMUNITY DESIGN CHARETTE PROCESS

The strategy includes both an in person and online approach to elicit feedback from a diverse cross section of the immediate and wider community.

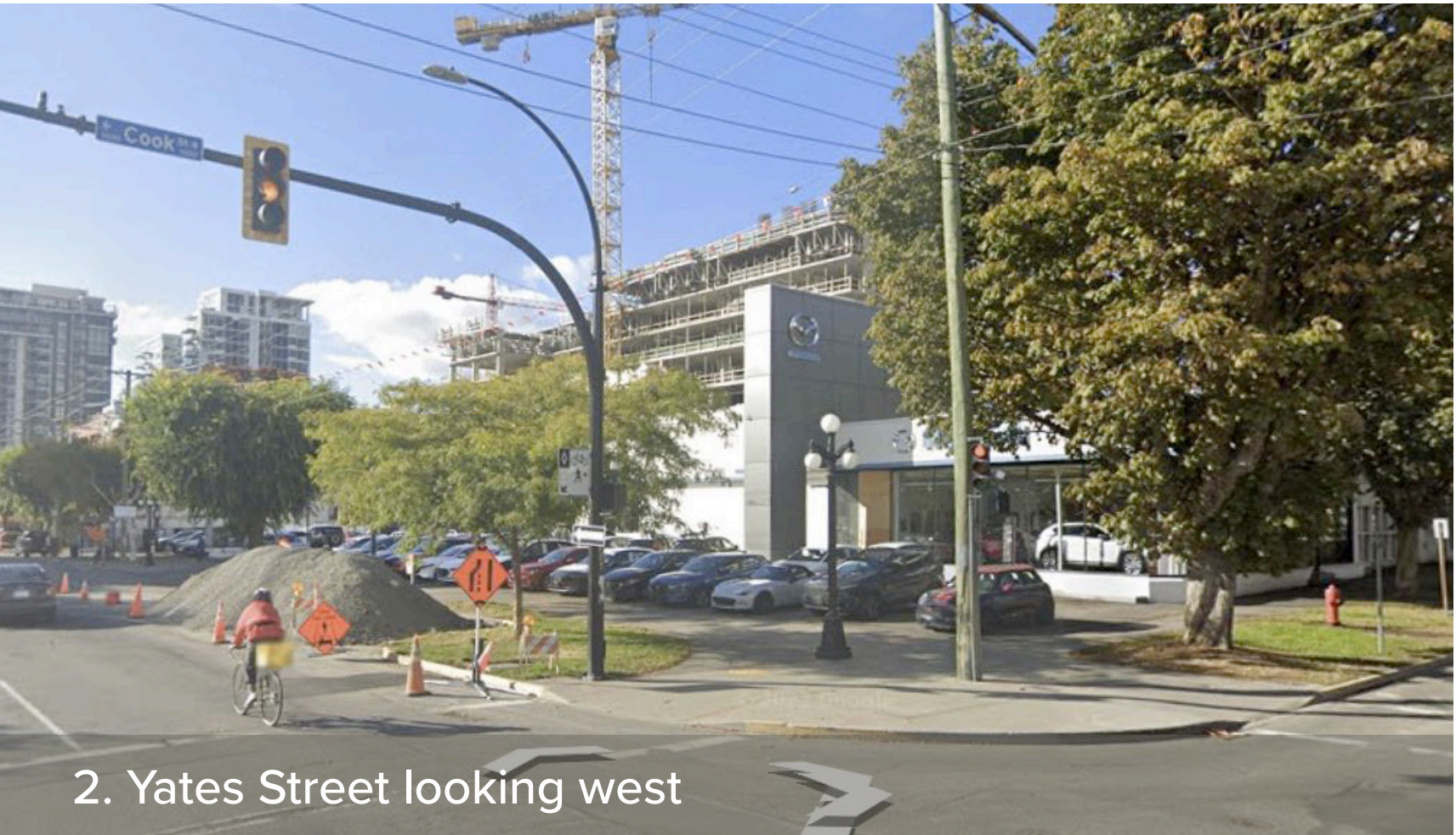
The feedback will be used to shape the design of the Plaza.

The process will be documented by the Landscaped Architect (DKL) and included as part of the Development Permit Application.

SITE CONTEXT



1. Yates Street looking east



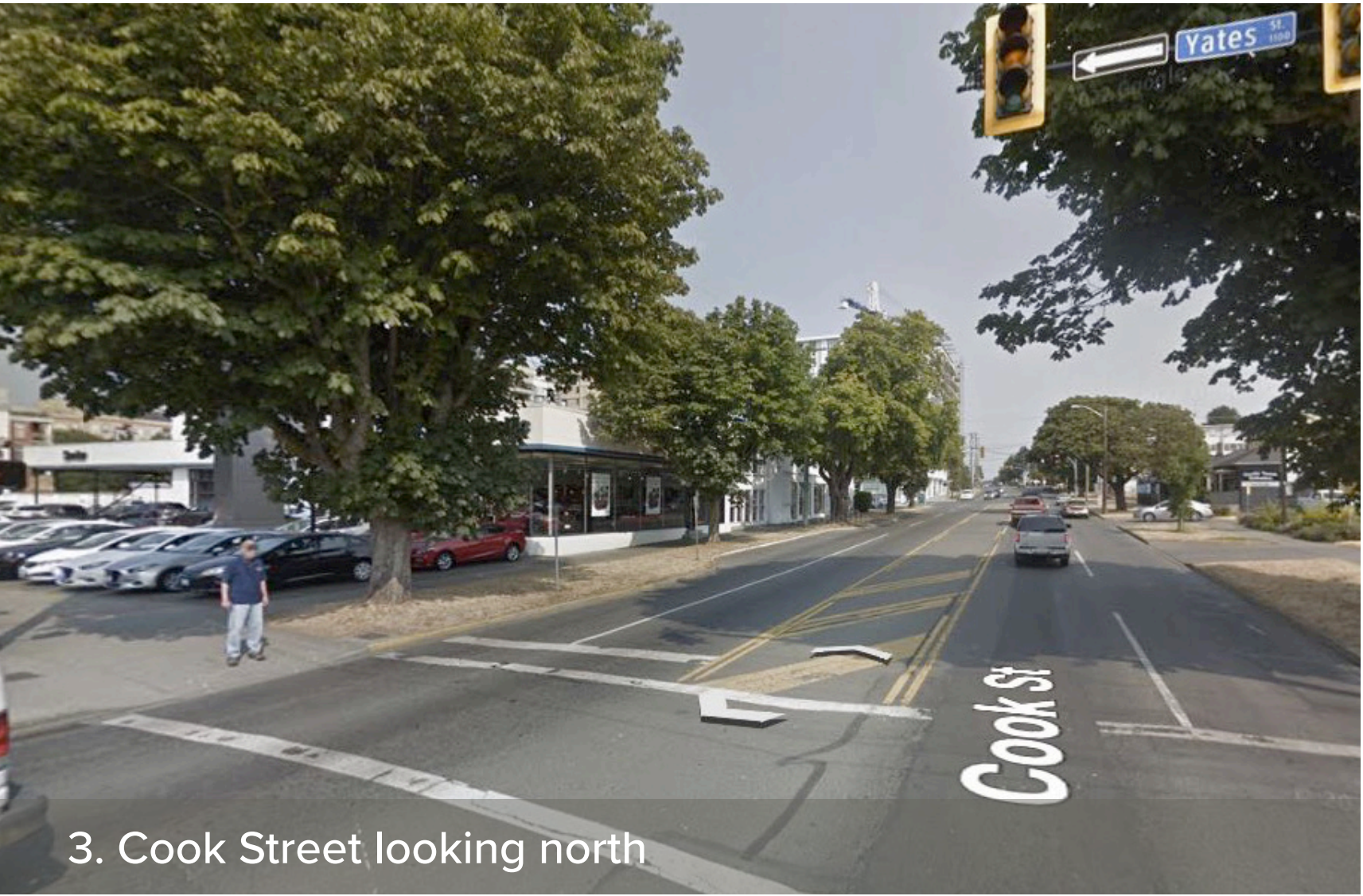
2. Yates Street looking west



5. Johnson Street looking east

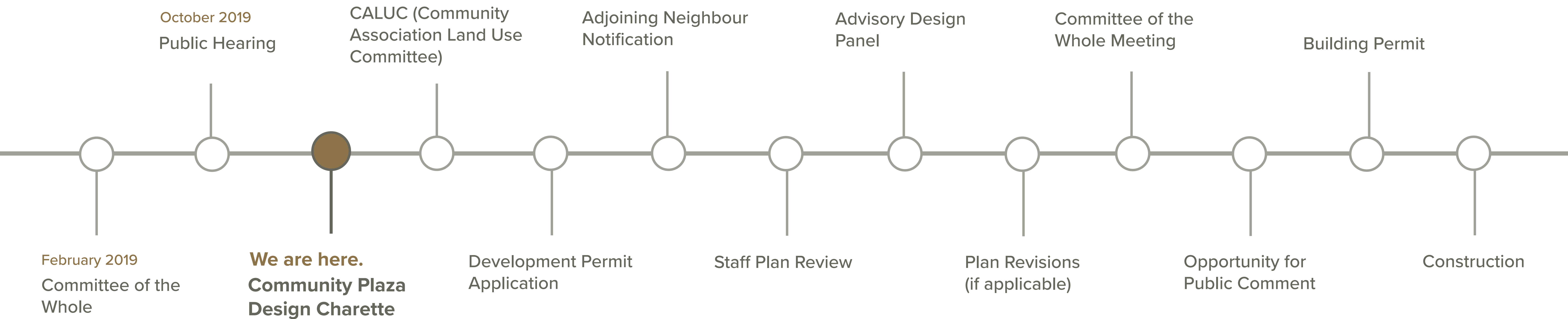


4. Johnson Street looking west



3. Cook Street looking north

TIMELINE



CITY GUIDELINES

CITY OF VICTORIA DOWNTOWN CORE AREA PLAN (DCAP) - APPENDIX 4

3.2 POPS (Privately Owned Public Spaces)

Overview

As development continues to occur in the Downtown Core Area there will be an increasing need and demand for parks, open space and public realm improvements. To help meet this demand the City may negotiate with private developers to include ‘privately owned public spaces’ (POPS) as part of a proposed development where feasible and appropriate. POPS are often compact forms of open space such as a patio, plaza, atrium, or green space that are privately owned and maintained but designed to allow for public access and to complement the adjacent public realm.

These guidelines are intended to be used where a small plaza, park, throughblock pedestrian walkway or other publicly accessible open space is proposed as part of a development project, or as indicated in the policies of DCAP Chapter 6 and Map 27 for plazas and open spaces.

Intent: To incorporate POPS with a high quality of design and usability as an extension of the City’s open space network.

3.2.1. Small Plaza

- a. Locate and orient plazas to maximize sunlight access throughout the day and provide uses that take advantage of the sunny location (e.g. cafés and patios). Plazas should be of sufficient size to include seating areas and appropriately sized tree plantings that offer shading for plaza users.
- b. Create an attractive and welcoming space using design elements such as landscaping, architectural lighting, seating, water features or public art.
- c. Plazas should be located directly adjacent to and accessible from sidewalks and other public outdoor spaces.

- d. Locate the plaza at the same grade level as the public sidewalk where possible. Where there are changes in topography and grading is a necessary component of the plaza, clear and direct access from the public sidewalk must accommodate universal access.
- e. Line the edges of plazas with active uses at-grade, including building entrances, to animate and support the open space.
- f. Encourage spill-out spaces, such as patios, seating, etc.
- g. Provide continuous weather protection in the form of canopies or arcades at the perimeter of the space in large plazas, while avoiding potential conflicts with adjacent tree canopies at maturity.
- h. Provide at least one primary building entrance facing the plaza where possible.
- i. Define smaller sub-areas within the plaza for ample seating and gathering in the sun and shade.
- j. Provide pedestrian-scale lighting at appropriate locations.
- k. A minimum of at least 25% of the small plaza surface area should include soft landscaping through a combination of grass, trees and plants that are appropriate for site conditions and that do not interfere with sub surface infrastructure and utilities.
- l. Provide adequate soil volume and/or soil cells to support healthy tree planting and growth.



CITY OF VICTORIA DOWNTOWN CORE AREA PLAN (DCAP) - APPENDIX 8, OUTDOOR DINING AREAS

General Guidelines

1. Encourage outdoor dining areas on public or private property, coupled with adjacent indoor spaces suitable for cafés, bars, lounges, and restaurants.
2. Encourage outdoor dining areas to be designed and integrated with building and adjacent sidewalk designs, while providing a balance with the function of the sidewalk and the ability to enhance the public realm.
3. Consider the use of permanent or removable low height decorative fencing, planters, windscreens, or landscaping to define outdoor dining areas.
4. Site outdoor dining areas in locations that provide access to sunlight, shelter from the wind and protection from traffic noise, where possible.
5. Consider the use of temporary canopies or awnings that are carefully integrated with the design of adjacent building facades.
6. Consider the use of unique design elements such as signature lighting, signage, water features and art to enhance the aesthetic appearance and improve the vitality of the dining area, when located on private property.



CITY GUIDELINES



CITY OF VICTORIA OFFICIAL COMMUNITY PLAN - SECTION 9 PARKS AND RECREATION

Broad Objectives

The parks and recreation policies of this plan collectively address five broad objectives:

- 9 (a) That a network of parks and open spaces meets citywide and local area needs, including at least one park or open space within walking distance (400 metres) of 99% of households.
- 9 (b) That a well-connected, clearly identifiable, and multi-functional network of greenways is established across the city.
- 9 (c) That parks, open spaces and facilities contribute to the enhancement and restoration of ecological functions.
- 9 (d) That a diversity of facilities, services and programming enables broad community access and participation in an active lifestyle.
- 9 (e) That parks and recreational facilities are designed to achieve multiple benefits and accommodate a diversity of people and activities.

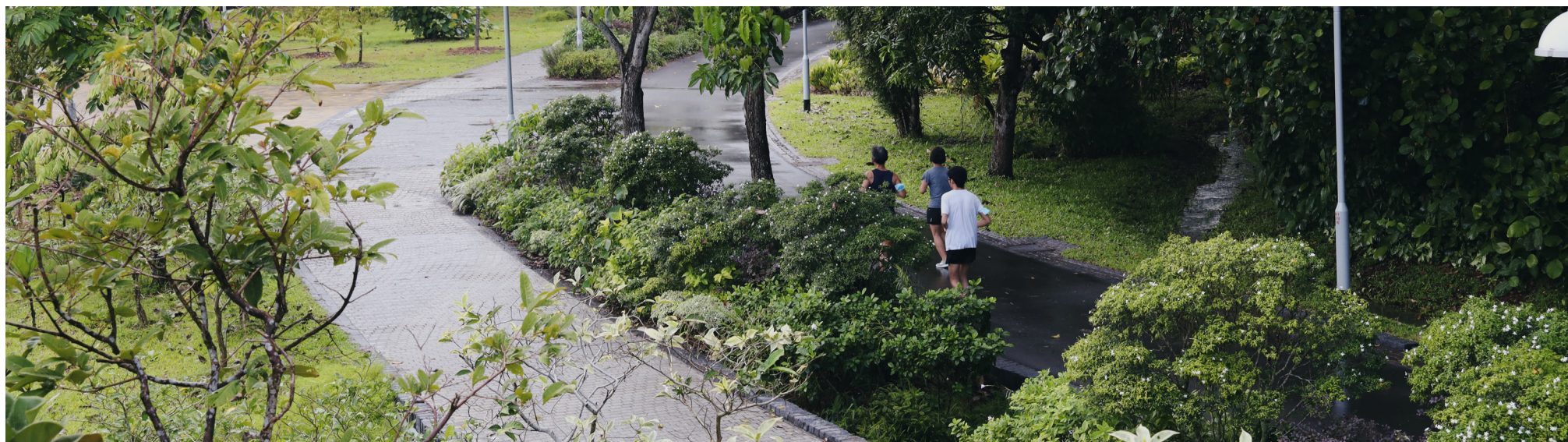
CITY OF VICTORIA URBAN FOREST MASTER PLAN - EXECUTIVE SUMMARY

The vision for Victoria’s urban forest 50 years from now is:

In 2060, Victoria’s homes and businesses lie within a stunning urban forest that is healthy, diverse, and abundant in all parts of the city. Treed environments are valued as an integral part of this vibrant, livable and sustainable community: supporting biodiversity and watershed health; enhancing neighbourhoods; and creating places for activity, enjoyment and relaxation. Victoria’s urban forest exemplifies sound and innovative practice and community stewardship.

The vision is supported by **four goals**:

1. Develop and maintain strong community-wide support for the urban forest.
2. Protect, enhance and expand Victoria’s urban forest.
3. Design and manage the urban forest to maximize watershed health, biodiversity, and conservation of sensitive ecosystems.
4. Maximize the community benefit from the urban forest in all neighbourhoods.



CITY OF VICTORIA DOWNTOWN CORE AREA PLAN - SECTION 6 URBAN DESIGN

Parks, Plazas and Open Spaces - Design Quality

- 6.37. Encourage the use of high quality finishing materials with detailed architectural quality.
- 6.38. Ensure that all new parks, plazas and open spaces are individually designed to reflect and complement the surrounding context and to provide a distinctive identity and character.
- 6.39. Ensure that the overall design, layout and materials result in attractive, identifiable and welcoming spaces.

Minor Public Open Spaces - Design

- 6.55. Consider distinctive identity features such as special paving, landscaping, public art and water features.
- 6.56. Consider overall designs that complement the surrounding buildings and streetscapes.
- 6.57. Limit fencing, windscreens or planters, so that spaces will be perceived as accessible public areas and are integrated well with the pedestrian network.
- 6.58. Include landscaping to enrich spaces, in balance with intended uses and context.

CITY GUIDELINES - DESIGN CONSIDERATIONS



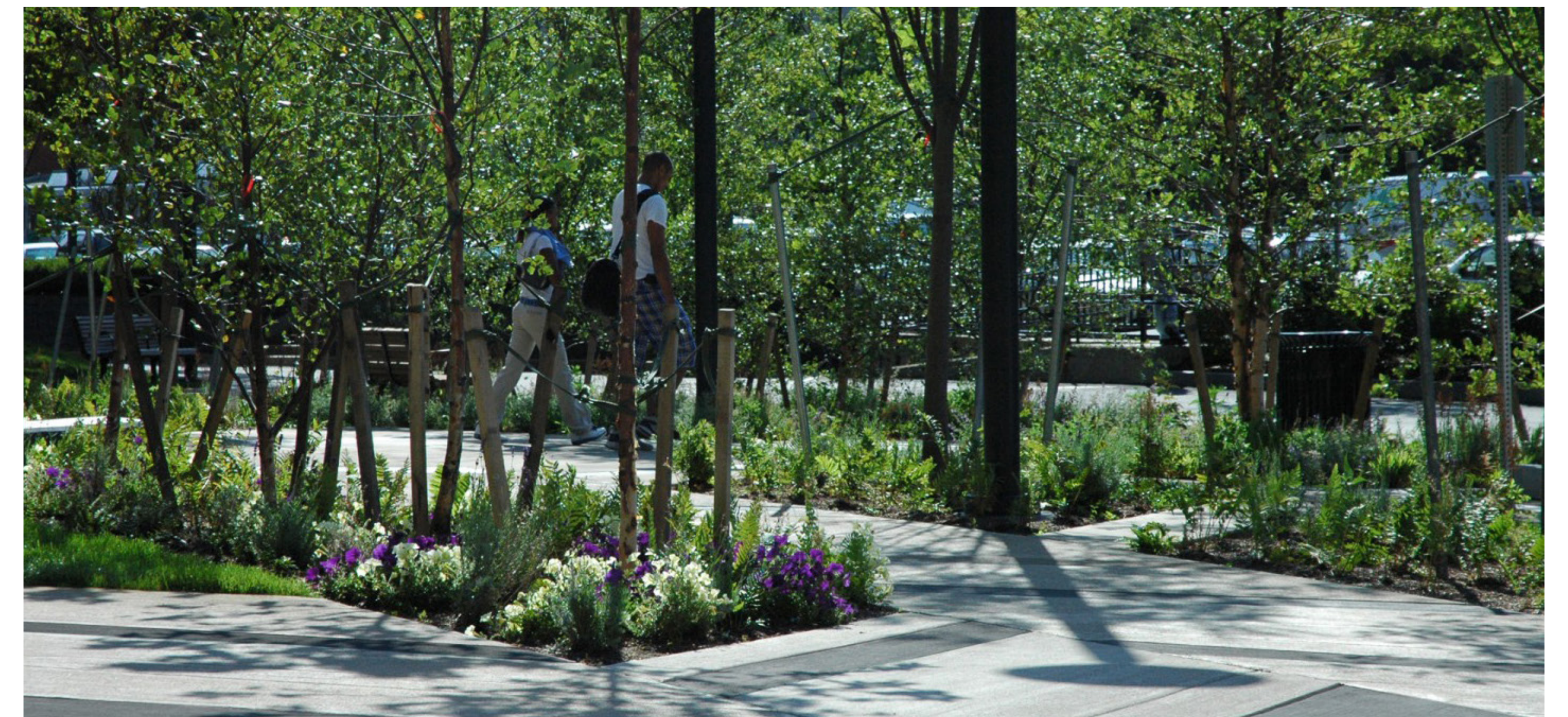
Design Quality - Ensuring high quality finishing materials with planting and seating opportunities to enhance the public realm in accordance with the City of Victoria's *Downtown Core Plan*.



Design Identity - Consider distinctive identity features such as special paving, landscaping, public art and water features.

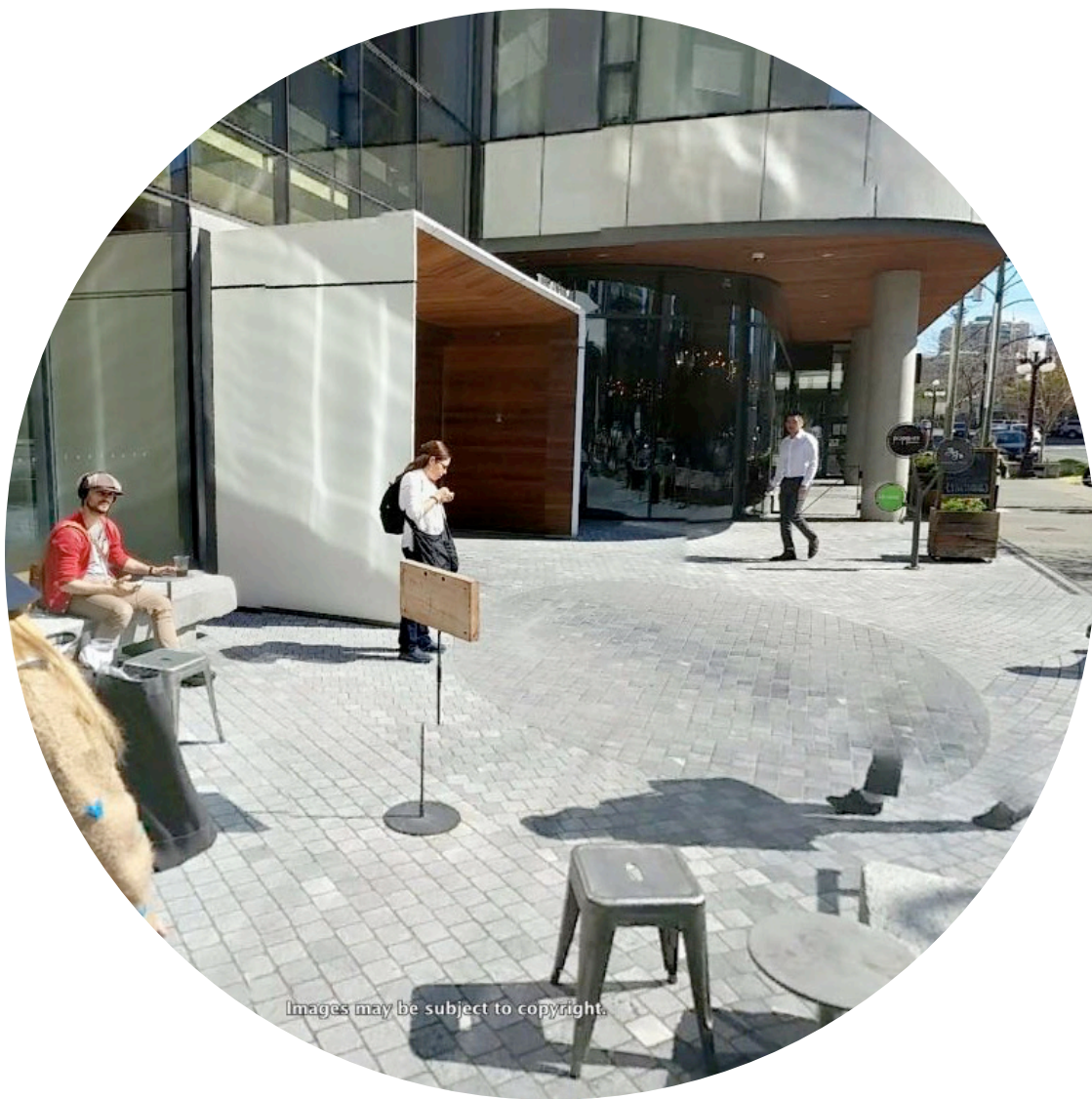


Outdoor Dining - Encourage outdoor dining areas to be designated and integrated with building and adjacent sidewalk designs.



Urban Forest - Include landscaping to enrich spaces, in balance with intended uses and context.

PRECEDENTS



1. THE ATRIUM, 800 YATES STREET

Predominantly hardscape public plaza offset from Yates Street public thoroughfare uses variety in paving material to create interest on the ground plane with pockets of seating to provide rest and gathering opportunities.



2. MILLIE'S LANE

Redeveloped public thoroughfare linking Yates Street with Johnson Street, utilizing high quality paving bands and intermittent tree planters within built public seating and opportunities for retail activity to spill out and occupy the space.



3. THE FORT COMMON, BLANSHARD STREET

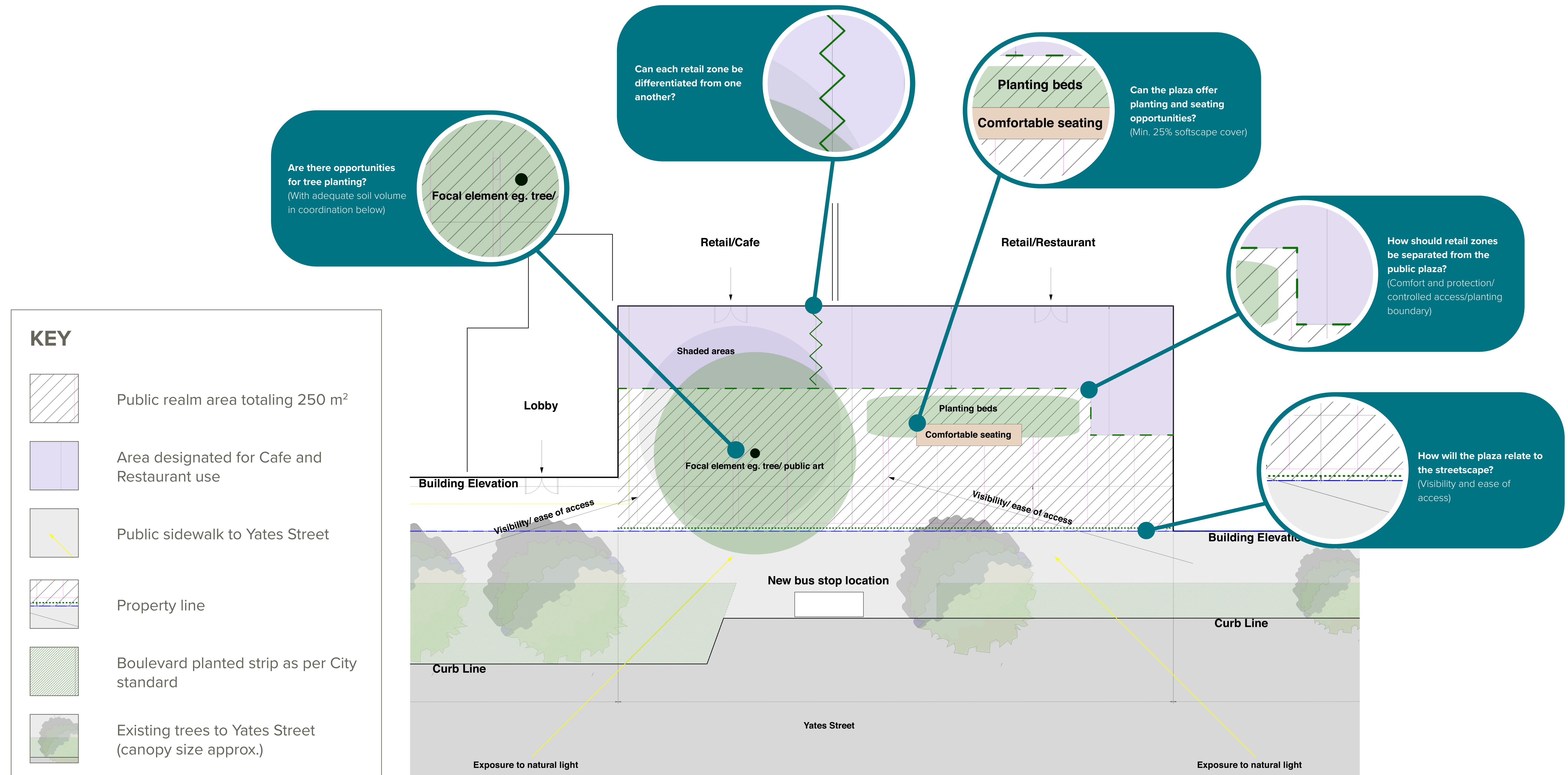
Revitalized brick carriage courtyard repurposed as publicly accessible venue for seasonal activities and events.



4. THE ROTUNDA, 1515 DOUGLAS STREET

Compact public plaza utilizing a large public art piece as principle point of interest. Primarily hardscape with alternating dark and light toned paving bands with some areas of seating. Planter with ornamental tress soften environment with colourful foliage.

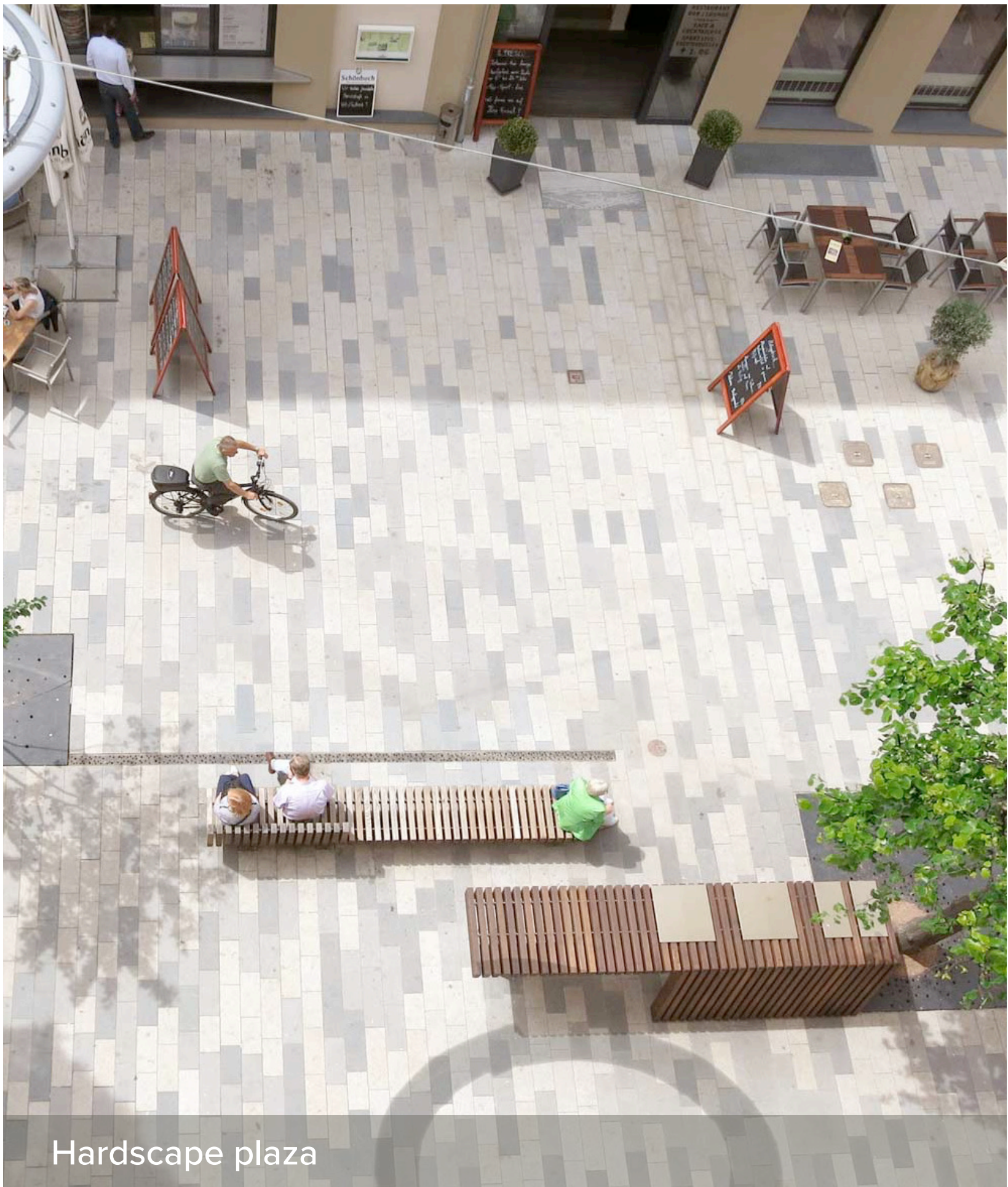
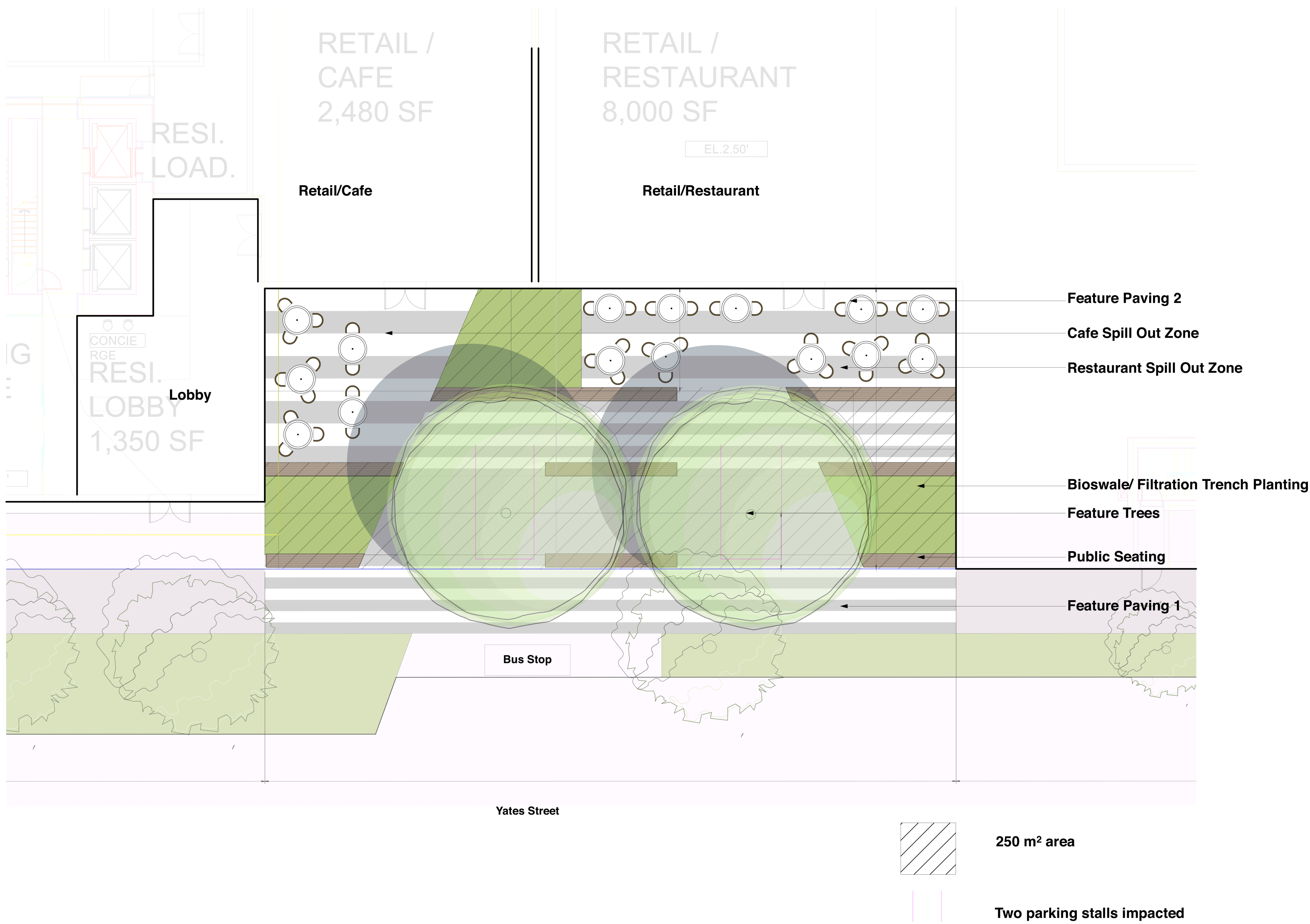
REQUIRED ELEMENTS



DESIGN IDEA A - URBAN FOREST

OBJECTIVE: Two large specimen trees will provide shade, protection and separation from the public realm with an open style plaza environment beneath providing ample public seating.

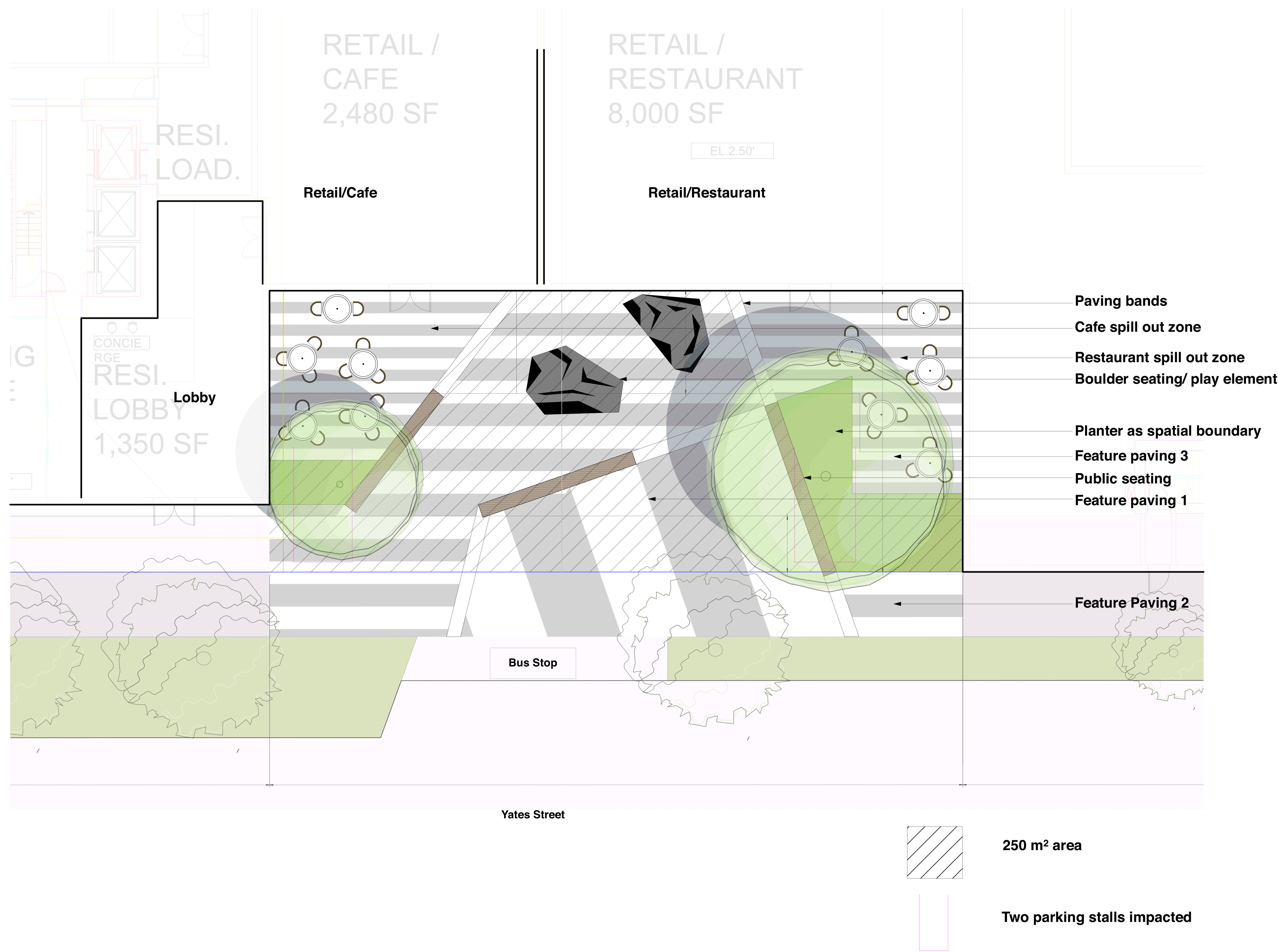
The public plaza merges with retail spill out zones as one large space with a variety of uses. Storm water will be directed to planted beds and connects beneath the ground as a single large soil volume network.



DESIGN IDEA B - INFORMAL PLAY

OBJECTIVE: Using the paving expression to differentiate and define the variety of uses, planted buffers and benches provide separation and protection to retail zones while offering the public ample seating opportunities.

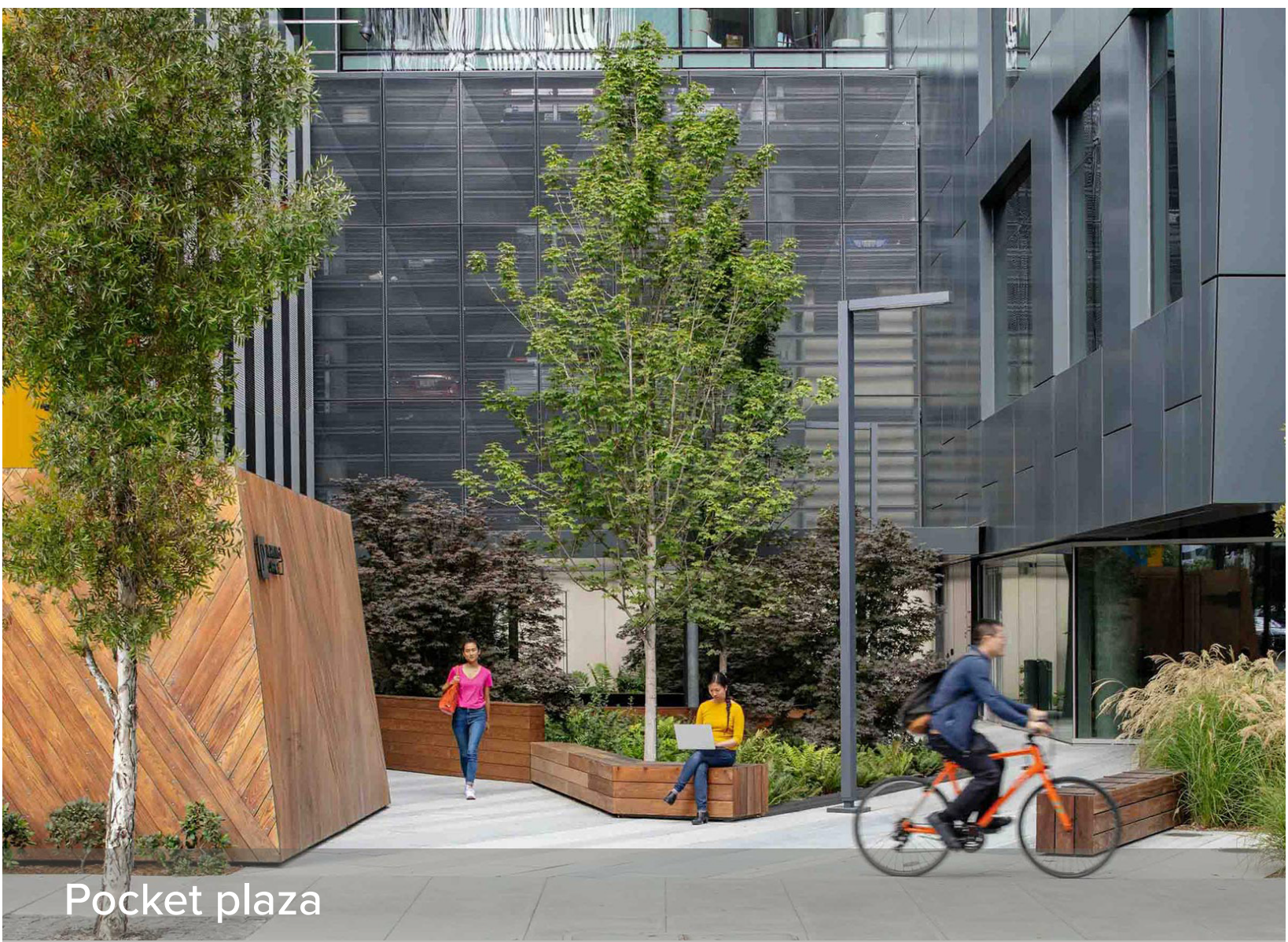
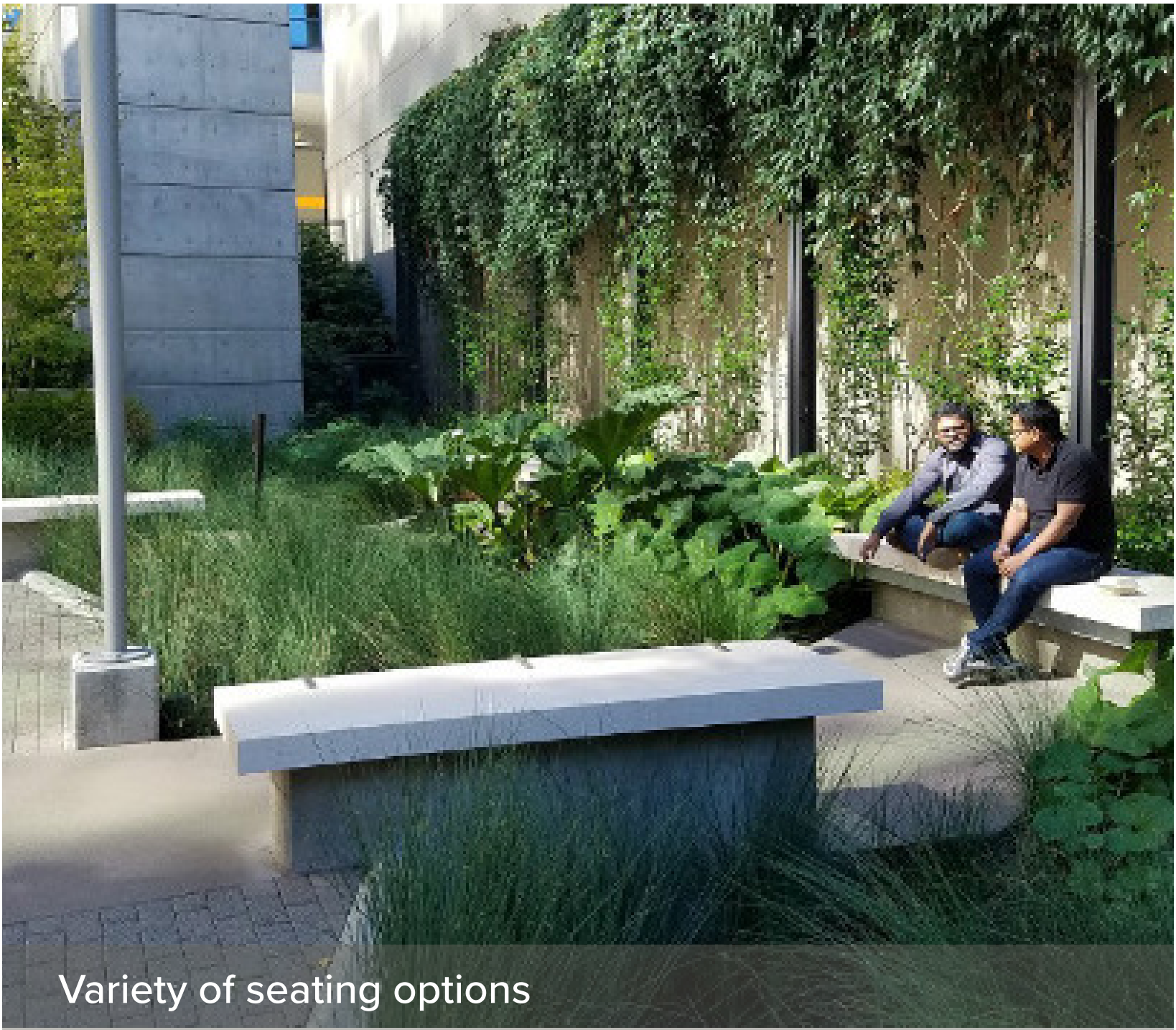
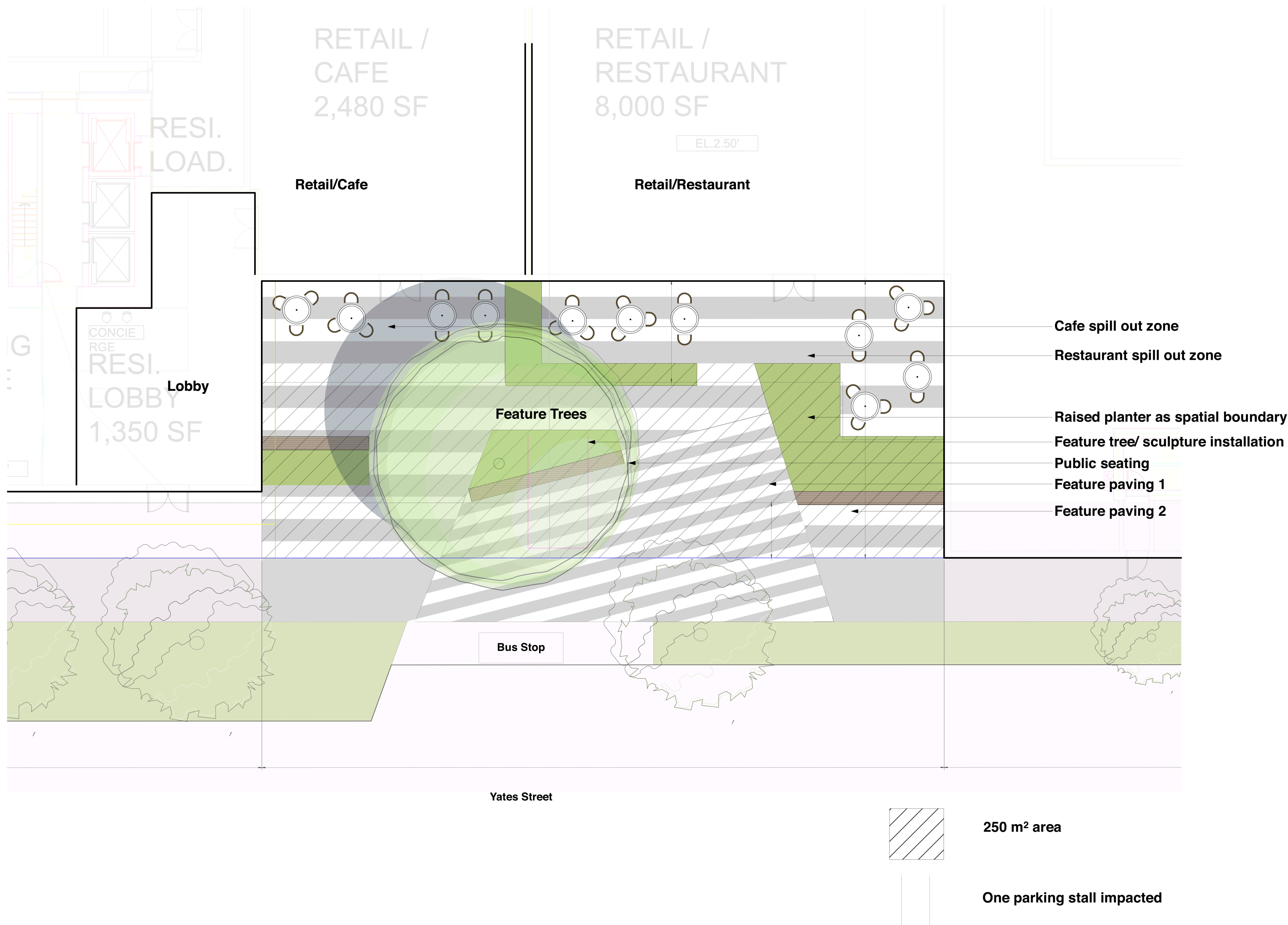
Two feature boulders perform as informal climbing/seating elements for increased engagement with the public plaza.



DESIGN IDEA C - GREENSCAPE

OBJECTIVE: Spaces are defined through planted beds for increased protection and overall greening.

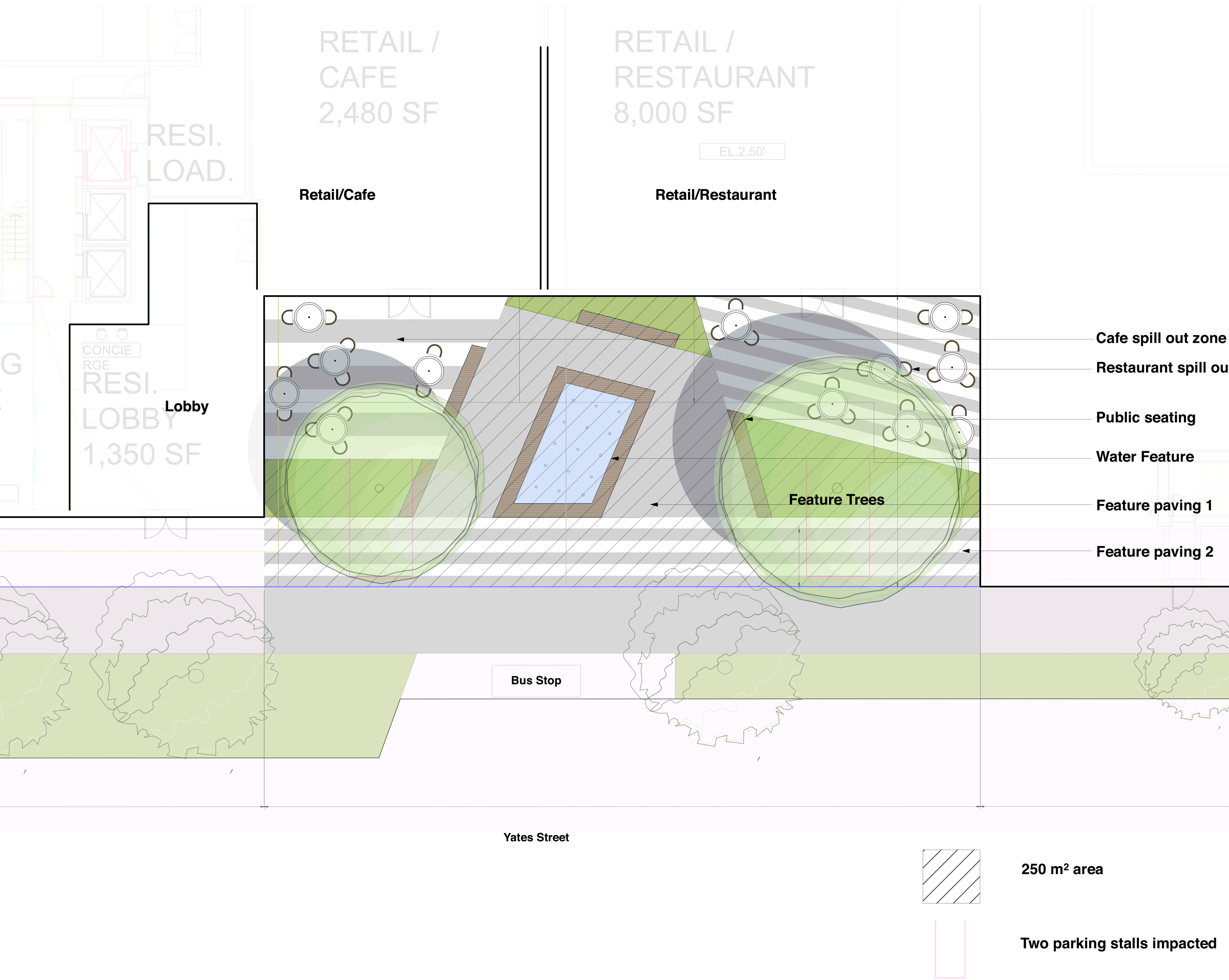
Feature tree will provide a focal element and allow users to sit at its base and observe the streetscape from beneath its canopy.



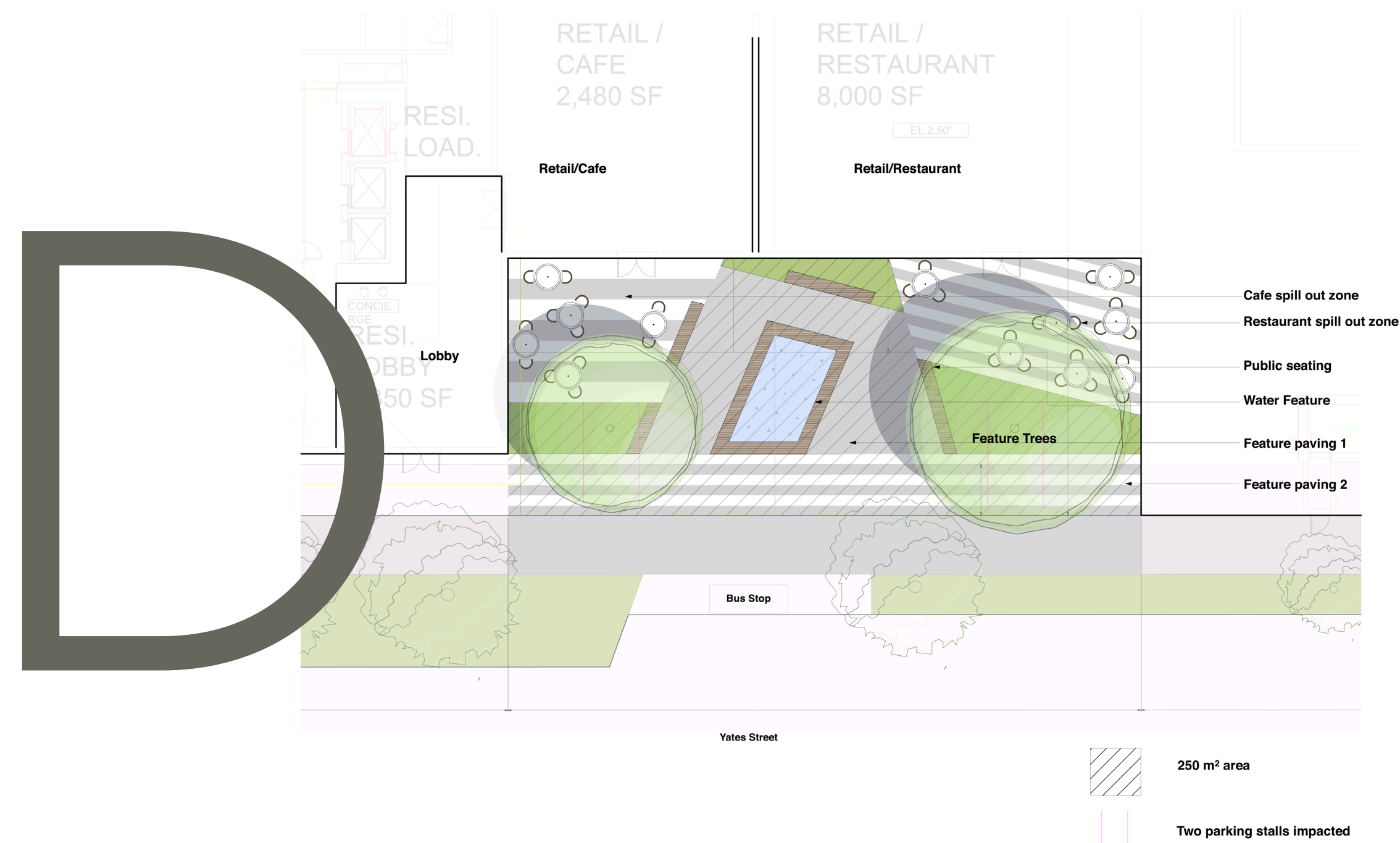
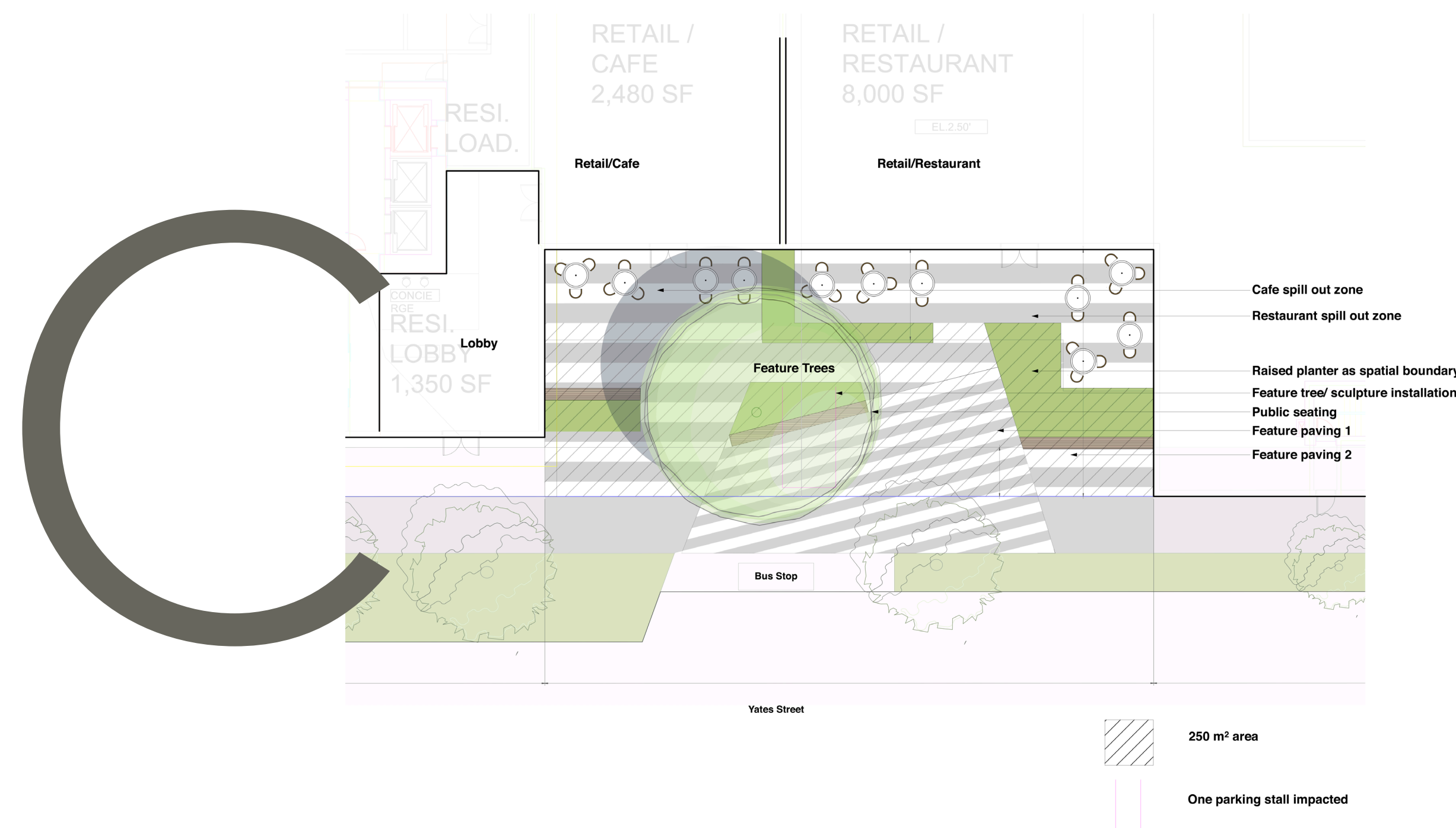
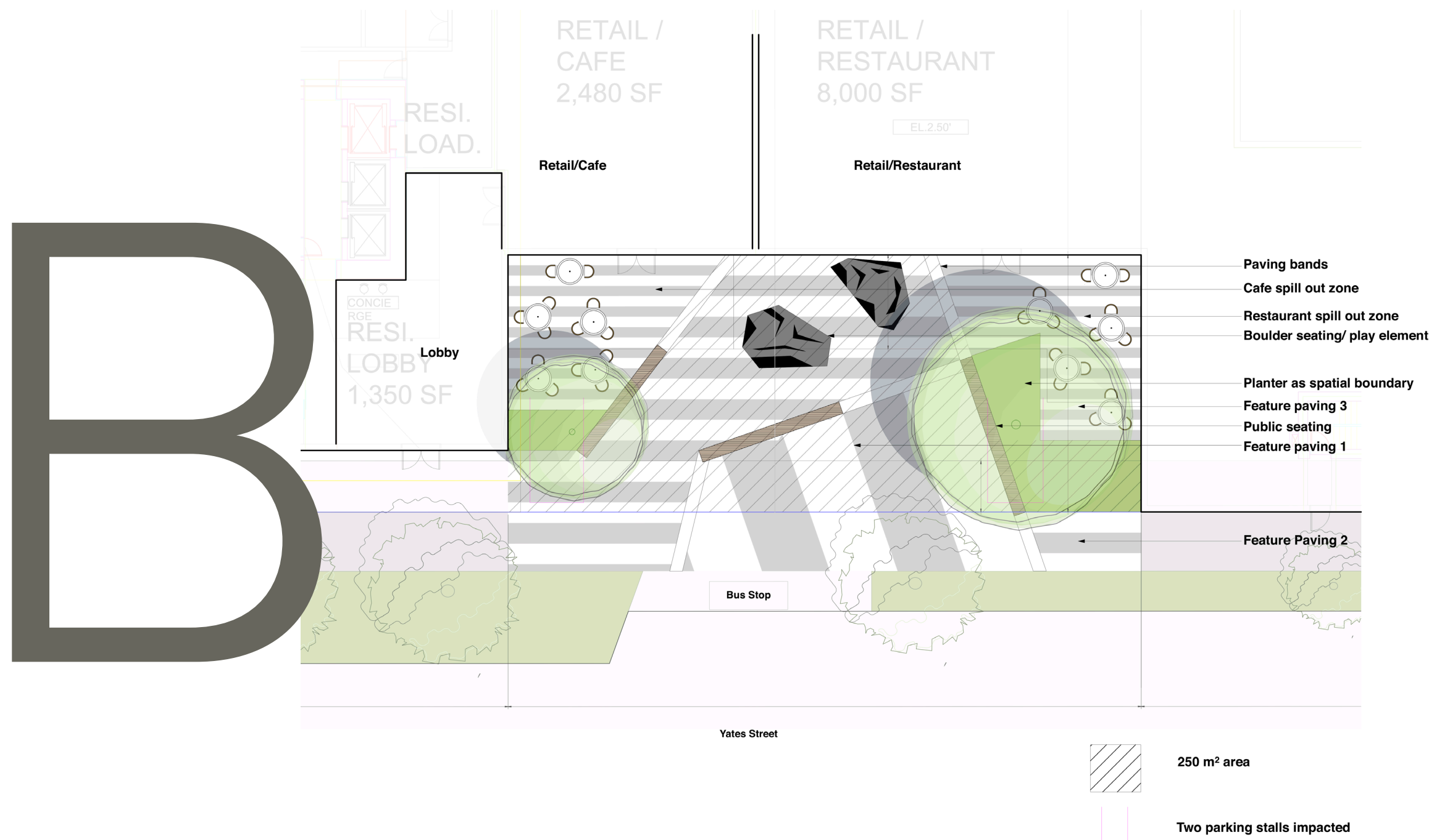
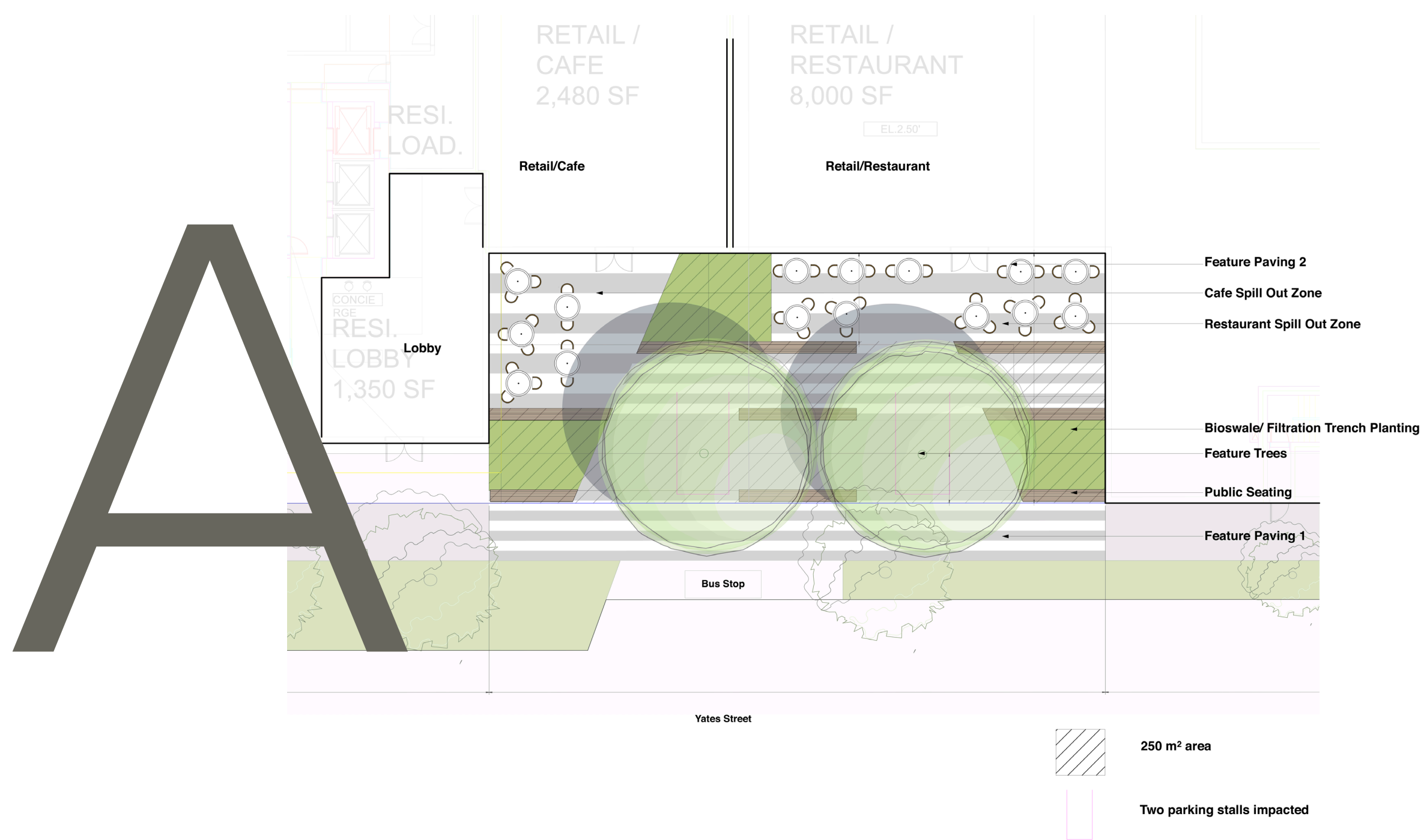
DESIGN IDEA D - WATER FEATURE

OBJECTIVE: A central raised water feature will form the plaza’s focal point, with adjacent seating and planted zones providing separation to retail spill out areas.

Two large specimen trees allow for shaded seating zones and a comfortable human scaled environment below.



SUMMARY



FEEDBACK

Now we want to hear from you! Please scan the QR code to complete our feedback survey and provide your thoughts.



**Please complete the survey before
5:00 PM on Friday, February 3rd.**

THANK YOU

For any inquiries, please contact:

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Chard Development

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