



Town Centre Illustrative Design Handbook, 2014

1.0 INTRODUCTION

- 1.1 The District of Sooke *Official Community Plan* includes Development Permit guidelines for the form and character of development in the Sooke Town Centre, the area highlighted in red on Map 1 – Schedule “A” Official Community Plan Land Use Map. Where possible, the Town Centre Illustrative Design Handbook attached as Schedule A of this Policy, illustrates the guidelines in Section 7.4 *Development Permit Area (DPA) #1 – Town Centre* of the District’s *Official Community Plan* for the purpose of assisting and guiding development in the Sooke Town Centre. The Illustrative Design Handbook is a guide and does not replace or supercede the District of Sooke Bylaws.

2.0 PURPOSE

- 2.1 To reflect the development permit guidelines in Section 7.4 *Development Permit Area (DPA) #1 – Town Centre* of the District’s *Official Community Plan*

3.0 ILLUSTRATIVE DESIGN HANDBOOK

- 3.1 To illustrate a “West Coast” theme for the Town Centre that promotes Sooke’s natural beauty, cultural and maritime history through architectural form and character and landscaping.
- 3.2 To provide clear guidance for future development in the Town Centre using diagrams and text. The photographs in each section should be viewed as examples that illustrate design concepts rather than suggest specific developments.



Town Centre Illustrative Design Handbook

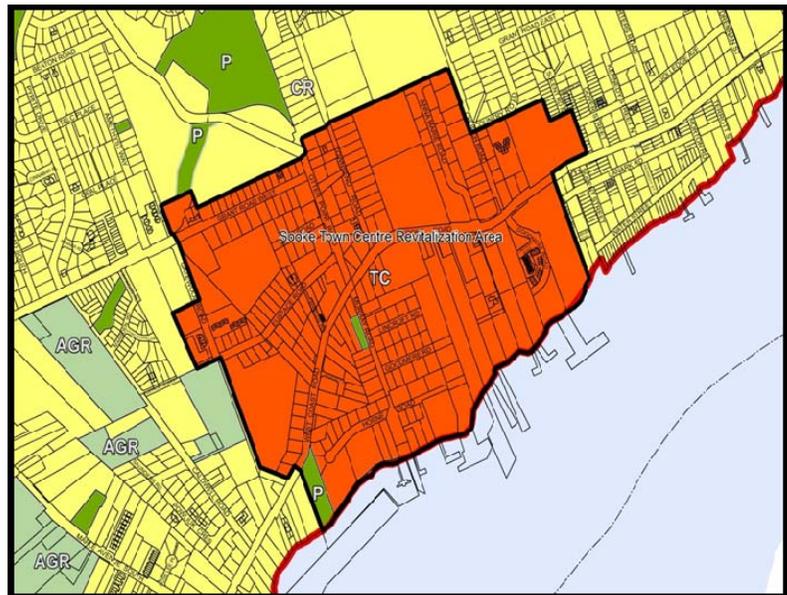


DISTRICT OF SOOKE

Information on Municipal Guidelines and Associated Regulations for Developers and Business Owners interested in Improving and Developing Properties in the Town Centre of Sooke.

Introduction

The District of Sooke's Bylaw No. 400, *Official Community Plan, 2010* (2010 OCP), includes Development Permit guidelines for the form and character of development in the Sooke Town Centre, the area highlighted on the map below. Where possible, this handbook illustrates those guidelines to assist area residents and the development community in developing property in the Town Centre.



Background

In 2009, a Town Centre (TC) Plan was adopted by Council. The TC Plan expanded upon the Downtown Design Guidelines that were completed in 2006 by providing more details on building massing and street profiles.

Many of the recommendations from the TC Plan are embedded in the policies of the 2010 OCP, the 2009 Parks and Trails Master Plan and the 2009 Transportation Master Plan. Recommendations from the 2006 Downtown Design Guidelines and TC Plan have been adopted by bylaw with the most notable examples being Bylaw No. 600, *Sooke Zoning Bylaw, 2013* and Bylaw No. 480, *Sign Regulation Bylaw, 2011*.

Much of the design work for the Town Centre has been completed and is already integrated into many of the District's plans and bylaws. On June 25, 2012 Council endorsed a "West Coast" design theme for the Town Centre. Policy statements have been strengthened in the 2010 OCP on a "West Coast" theme and more form and character guidelines have been established in Development Permit Area (DPA) #1 for the Town Centre around architectural details, storefront design and building materials and colours .

Town Centre Illustrative Design Handbook

Goals of the Sooke Town Centre Plan

To establish a Sooke Town Centre that will:

1. Be a well defined, compact, mixed-use 'village core'
2. Provide a strong "heart" for the community
3. Reflect Sooke's distinct cultural heritage
4. Reinforce its unique geographic location and spectacular natural setting



The Sooke Town Centre Plan addresses land use, urban design and streets for Sooke's future downtown

This handout will provide an illustrative guide on:

- Materials
- Building Massing
- Building Design
- Site Design & Layout
- Landscaping
- Awnings and Canopies
- Signs
- Parking
- Waterview Street
- Sooke Road & Otter Point Road
- Streetscape Improvements



This Illustrative Design Handout is intended to guide development in the Sooke Town Centre. It is a guide and does not replace or supersede the District's Bylaws and policies. For information on the applicability and use of this guide and the Town Centre Development Permit Area (DPA #1) Guidelines, please contact District of Sooke Planning staff.





MATERIALS

Promote the use of authentic stone/rock and wood to help establish a distinct, coherent look of the Town Centre area.

Use of rustic forms and materials such as stone, rock and wood as a dominant building material or as building accents promotes a sense of authenticity that reflects the West Coast geography and geology of Sooke.

Corrugated metal, respectful of Sooke's maritime history is permitted as a siding texture when used as a linking element between stone and wood. Must be treated to protect from rust.

Building should utilize several coordinated, complementary colours to highlight architectural features.

Monotone colour palettes are discouraged. Bright colours may be considered where appropriately incorporated into awnings, canopies, public art, architectural detailing and landscaping

Example of corrugated aluminum siding mixed with natural rock and natural wood

Stone and wood can be effectively used **in conjunction with established commercial logos** without detracting from the recognition factor of the corporate signage or colors



Example of careful selection and mixture of natural stone



Thrifty Foods grocery store in Central Saanich with Totem poles as part of entrance feature

BUILDING MASSING

Larger and longer buildings should be visually broken into “human scaled” proportions, with bulk and massing reduced, especially along street frontages.

Massing should be devised to minimize shadowing effects on surrounding buildings or open spaces.

Proportional relationships between street width and buildings must be considered.



Example of a consistent line of building fronts, which clearly defines the space of the street, is desired.



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BUILDING DESIGN

Orient windows to overlook streets, lanes, sidewalks, pedestrian passages, children’s play areas, parking areas, public open spaces and the water’s edge to **increase neighborhood security**.

Visual **street level interaction** and activity is encouraged (eg people walking along sidewalk are able to see inside building. Professional offices occupying ground floor may be an exception;

For buildings facing the waterfront, architectural features should include the use of double facing fronts.

Buildings must have “broken roof lines” and a **pedestrian oriented streetscape** design contiguous with adjacent development.

Require **high architectural design** standards that are sensitive to land use transition zones and streetscape issues.

Avoid ground level blank walls. Consider unique design features (i.e. architectural elements, artistic treatment, mural, living wall) for all blank walls.



SITE DESIGN & LAYOUT



Example of art installation and integration of public and private space.



Pedestrian signage for distance to Ed Macgregor Park



Improve pedestrian connections and routes between the Town Centre, the waterfront and the outlying residential areas and within the Town Centre.

Establish safe pedestrian sidewalks and crossings.

Maintain view corridors to the waterfront and where possible, incorporate elevated public viewing locations such as urban lighthouse towers.

New developments should provide for opportunities for the installation of art in landscaped areas and in front of buildings.

Select and locate lighting in a manner that maximizes pedestrian safety while not resulting in glare, light pollution or nuisance to residents or adjacent properties.

Opportunities to achieve the integration of public and private space should be supported.

Outdoor cafes should be encouraged adjacent to the public realm.



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LANDSCAPING



A historical/beautification exhibit located on the grounds of the municipal/firehall

Retain existing valuable trees and vegetation as much as possible.

Retain trees along the waterfront with respect to viewscape corridors.

Coordinate landscape materials to provide shade from direct sunlight during the summer, while allowing sunlight penetration into the building in winter.

Improve streetscape appearance and pedestrian experience through upgraded sidewalks, furniture, lighting, landscaping, signage and underground servicing



Entrance to Ed Macgregor Park

Select plants that are drought tolerant and are appropriate to Sooke's natural climate while being conscientious of colour choices and preserving old heritage species and landscaping.

Opportunity to **animate and decorate** the base area of the front wall with flower boxes and landscaping.



Examples of improving streetscape and pedestrian appearance through landscaping



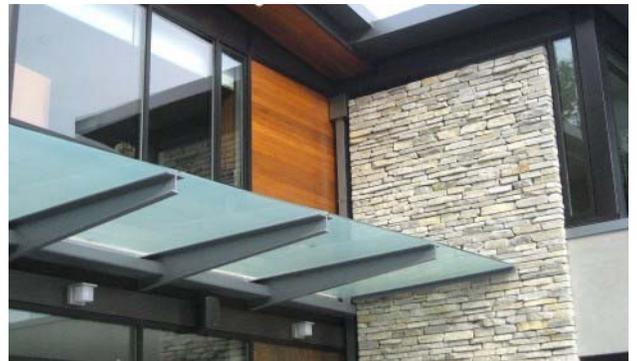
AWNINGS & CANOPIES

Awning and canopies are desired in the Town Centre and should coordinate with and complement the building colour scheme.

Awnings and canopies should be used to provide shelter from rain and sun and are encouraged to provide usable outdoor area for shops and restaurants.

Permission to construct over a sidewalk will require an encroachment agreement (District will not be held liable for private structures)

The awning or canopy should be designed or broken up into sections that reflect the various components of the building, and so that the massing of an otherwise large or long awning/canopy is minimized.



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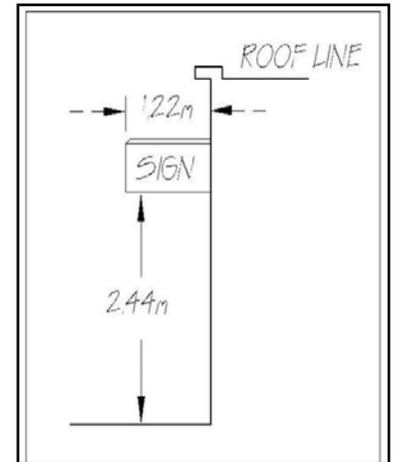
SIGNS

Signage needs to be primarily of pedestrian scale and integrated with the overall design of the building and landscaping

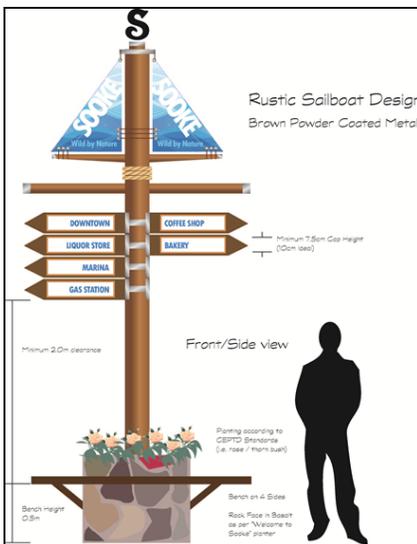
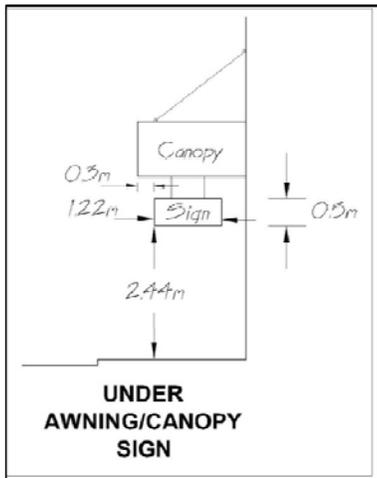
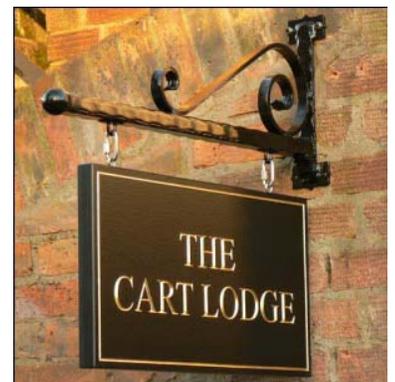
To create a consistent look and increase sign visibility, projecting signs or canopy signs (hanging signs) as per Sooke Sign Bylaw No. 480 should be on the ground level of buildings located along Waterview Street

Signs should be professionally designed and of a high quality construction and material.

All signs within the Town Centre shall be subject to sign design guidelines of the Town Centre Plan (2009) and the Sooke Sign Regulation Bylaw for details on sign motifs and standards.



PROJECTING SIGN



WAYFINDING SIGN



Example of projecting signs

PARKING

Off street parking areas shall be concealed within structures, where possible, or screened from view from the streets



Design off-street parking access, service and loading areas in a manner that minimizes disruption to the continuity of the building frontage, pedestrian movement zone and streetscape

Minimize vehicle parking in front of buildings and locate the parking beside or behind the building

Break up surface parking areas and other large areas of paved surfaces with landscape planting



Brentwood Bay Resort and Spa

WATERVIEW STREET

Waterview Street is a proposed new street that will run north to south connecting Sooke Road to the waterfront. Waterview Street will have a landscaped linear park promenade and will focus future development along and around it.

Commercial uses along the street-front of the ground floor will create vitality.

To provide a commercial pier development as part of the commercial development at the foot of the proposed Waterview Street and at the proposed extension of Church Road South.

No residential only buildings are supported along Waterview Street.

Commercial or mixed use buildings along Waterview Street will be primarily up to 4-6 stories in height and of a character espoused by the Town Centre Plan.



Town Centre Illustrative Design Handbook

SOOKE ROAD AND OTTER POINT ROAD

Build mixed use developments along Sooke Road and Otter Point Road (i.e. commercial, retail, office and residential combined) to create diversity and a lively Town Centre precinct.

Below are examples of Mixed Use developments – neither of which are at Otter Point Road

Latoria Walk in Colwood – Commercial/Residential



Mariners Village Phase 2 Commercial/Residential at intersection of Church Road and Sooke Road

STREETSCAPE IMPROVEMENT

Include cyclist lanes on major routes.

Establish safe pedestrian sidewalks and crossings using creative, pedestrian friendly solutions.

Create traffic calming within the main commercial zone of the Town Centre (i.e. between Church Road and Otter Point Road).

As a condition of certain approvals, a developer is responsible for undertaking frontage improvements in accordance with current servicing standards as prescribed by bylaw. As a condition of rezoning, additional amenities in the form of streetscape improvements may be agreed upon that the developer will also provide.

Listed in below slides are the guidelines for:

- **Street trees**
- **Sidewalks**
- **Street lighting**
- **Street furniture**

For the specific servicing requirements, please contact the Engineering Department.



STREET TREES

District of Sooke's Subdivision and Development Standards Bylaw provides the standards for street trees

Suitable Street Trees:

Snake Bark Maple, Korean Dogwood, Carriere Hawthorn, Ironwood tree, Ornamental fl cherry, Jacquemont birch, Paperbark birch, River birch, Hornbeam, Katsura tree, Thornless honeylocust, Mountain ash, Norway Maple, Red maple, Ash, American sweetgum, Tulip tree, Pine oak, Lime/linden, Incense cedar, Serbian spruce, Austrain pine, Douglas fir, Western red cedar, Western hemlock

Columnar Trees Suitable for Medians and Narrow Streets:

Fastigate red maple, Columnar Norway maple, Fastigate beech, Fastigate oak, columnar pear

Ensure that tree species are consistent within each street block to avoid a patchwork appearance.

EXAMPLES



Acer davidii (Snake barkmaple)



Parrotia persica (Ironwood tree)



Acer platanoides (Norway maple)

SIDEWALKS

Pavers are to be in autumn shades like Indian Summer Blend



STREET LIGHTING



Standard: Cyclone Lighting NEL3001 with a total of 2 receptacles (1 top and 1 bottom), banner arms and plant hanger hardware to accommodate one (1) banner and one (1) hanging basket.

Laneways and narrower streets may use Cyclone Lighting CY1507 (see standard below).

Colour: RAL9005TX (Jet Black)



Cyclone – model specification # CY1507 (Standard for laneways and narrower streets)

Logan Lane & Murray Road use Cyclone – model # CY1507

STREET FURNITURE - BENCHES

The District is receptive to benches that are safe and low maintenance.
See examples below.



Bench at Whiffin Spit



Bench on Sooke Boardwalk



Example of an art bench



Bench at Ed Macgregor Park

STREET FURNITURE - WASTE RECEPTACLES

Waste receptacles should have a covered opening that is small enough to prevent entry by animals. If uncovered receptacles are used, smaller openings are required to prevent entry by animals and birds.

Limiting the collection of rainwater by having openings that slope downwards away from the opening is important.

Receptacles should be designed to accommodate recyclable beverage containers.



Town Centre Illustrative Design Handbook



Downtown bicycle rack in Bend, Oregon (Image Source: Photo by by Jeff Datwyler)

STREET FURNITURE - BICYCLE LOCK-UP

As more people begin to work in, live in and visit Sooke, facilities will be required to support alternative modes of transportation.

Secure bicycle parking should be located in well-lit and highly visible locations to ensure security and personal safety.

The bicycle rack or stand should fit in with the surrounding streetscape.

Bicycle racks and/or stands should be located to ensure parked bikes do not encroach into pedestrian or vehicle zones.

Consideration should be given to creative or 'art' stands that provide visual interest, as well as a functional service.



Sooke bicycle rack



Artistic bicycle rack in Toronto, Ontario (Image Source: Copyright © 2010-2013 Occasional Toronto)