

Community Design Guidelines (2019)

INTRODUCTION

The Gorge Tillicum Community Association (GTCA) works to promote a healthy, vibrant community by addressing issues such as environment and parks, traffic and transportation, land use planning and streetscapes, social wellness and community celebration.

We envision a community that has attractive, walkable streets with robust and vibrant streetscapes including: local businesses, community gathering spots, and neighbourhood services and amenities that allow residents to find nearly all they need within the neighbourhood.

This document outlines what the GTCA would like to see with respects to new building developments in the Gorge/Tillicum neighbourhood. We are building on concepts outlined in the **Gorge Tillicum Burnside Charrette (2004)**, the **Tillicum Burnside Action Plan (2005)** and **Saanich Official Community Plan/Tillicum Local Area Plan (2008)**. However, we have outlined more specific concepts that have been voiced by the community over the years at various open houses. In addition, we have looked at issues that have arisen since the writing of the OCP in 2008, such as the emergence of electric vehicles, the importance of multi-modal transportation, the imperative to lower our carbon footprint, and the changing housing needs arising from the housing crisis and shifting demographics in our community.

The Charrette outlined a vision for three village centres within our community (Burnside/Tillicum, Burnside/Harriet, and Tillicum/Gorge) along with pedestrian friendly streetscape designs. The GTCA still believes in that vision and is looking for developments that will move the community closer to fulfilling that vision.



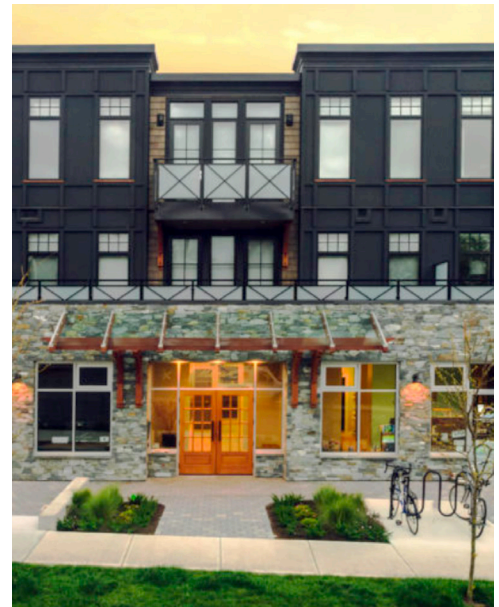
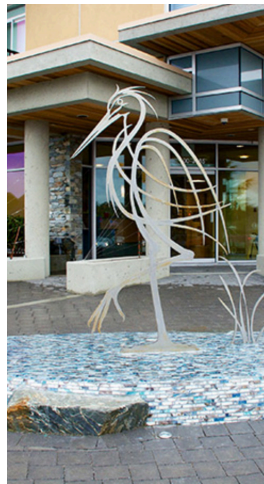
The village centres identified in the Gorge Tillicum Burnside Charette (2004)

DEFINING OUR COMMUNITY CHARACTER

- Variety is the quintessential character of our neighbourhood but what people appreciate most is the historic nature of the neighbourhood including the numerous historic homes of varying eras
- The Gorge waterway, and its history as indigenous harvesting spot and Victoria's recreation centre
- Many new single family homes are built with a historic design aesthetic in order to maintain the character of the neighbourhood.
- Once known as a "blue collar" neighbourhood, the neighbourhood is now a culturally and socio-economically diverse neighbourhood with many young families and white collar professionals
- We are not a "suburban neighbourhood" but an "urban neighbourhood"
- Our community is largely defined by large properties with mature trees and gardens
- Our community would love to see our commercial streets have more businesses that could serve their day-to-day needs such as coffee shops, restaurants/pubs, boutiques and locally owned shops

Design Features

- Attention to height (different in different areas) - stepped back designs to fit with neighbouring single family homes
- Textured surfaces – actual variations in surface depth as well as accentuating through colour variation
- Exterior art (i.e. Heron's Landing)
- Community gathering locations and street furniture such as benches
- Balconies, private outdoor spaces (patios & decks) and shared gathering space that increase quality of life and animate the building
- Interesting surfaces such as natural stone at ground level
- QUALITY buildings are key – we want buildings that will age well and will last



We do not want:

- ✗ Institutional looking buildings (square boxes)
- ✗ Ultra-modern designs (mostly glass – like downtown)
- ✗ Industrial looking buildings, particularly next to single family homes
- ✗ “Theme” buildings/complexes that are not West Coast (i.e. Tuscany Village)

WHAT THE GTCA WOULD LIKE TO SEE FROM NEW DEVELOPMENTS

Preserving and Increasing Green Space

- Saving trees and wherever possible adding additional green space
- Planting new trees
- Landscaping features such as:
 - rain gardens and swales
 - drought tolerant plants/native plants
 - shrubs, ornamental/flowering plants
- Tenant garden space for multi-family buildings



Sidewalks

- Inset from the traffic, with trees and other landscaping providing a buffer between cars and pedestrians
- Better curb cuts for mobility challenges
- Proper sidewalks i.e. not substandard sidewalk such as on Cowper St.
- Meandering sidewalks where space allows



Mixed Use Buildings

- Would prefer spaces suitable for business that would improve services to the neighbourhood such as dining, coffee shops, pubs/bars, retail, bakery and green grocers
- On larger properties such as the V lot (Burnside/Tillicum), businesses that are economic drivers such as day surgeries, hospice, long term care, etc.
- Would like to see service organizations, offices, small commercial along Burnside and Tillicum



Parking, Bikes, Personal Mobility and Drop off Zones

- The GTCA is in favour of giving reductions to current Saanich parking requirements
- Buildings must build in some flexibility with respect to transportation
- Parking should be unbundled from units
- Providing space for recreational & commuter bikes, scooters etc. (This would include charging stations for electric bikes and scooters)
- Drop off zones for delivery vehicles (increasingly important in the Amazon era)
- Guest parking & guest bike racks
- Alternative transportation such as free bus passes or car share for tenants that don't have a car

Housing Types

- Variety of housing types including owned, rented, affordable (some at market or below), co-op housing...
- A variety of unit sizes - from studios to 3 bed or 2 bed with den (i.e. housing suitable for families or downsizing couples)
- Buildings with a variety of units, including town-homes



Other Attributes

- Use of vapour barriers between units (to cut down on smoke, incense, cooking smells etc.)
- Pet friendly buildings
- On-site supervisor for rental buildings

Community Amenity Contributions

- Community amenity contributions should support amenities in close proximity to the property
- Contributions towards a GT Public Arts Fund
- Park improvements/contributions to nearby parks
- Contribution to nearby daycare center
- Improvements to various local traffic features (i.e.installation of a crosswalk)
- Contributions towards the operation of a GTCA office / community use space
- Public art
- Offsetting increased parking in the area by offering busses or car share membership (i.e. for one year)
- Meeting places for local residents and visitors such as coffee shops, tea rooms, galleries
- Affordable housing
- Below market units SHOULD NOT constitute a public amenity contribution

Green Features

- Properties should be encouraged to do a cost/benefit analysis of green features including: solar PV, passive temperature designs, solar hot-water, water management, etc.
- Solar, or at a **minimum**, solar ready
- Exclusive use of electricity as a power source
- Electric charging (cars, scooters, bikes) preferably wired for each parking spot, not just a single charging station
- Green roofs/walls
- Storm water management
- Permeable surfaces
- Buildings designed to mitigate heat signature



Desired Proposal Features

- Highly accurate drawings - for example do not show fully grown trees if small immature trees will be planted
- 3D modeling or 3D digital mapping to show how the development will fit into the surrounding neighbourhood (for large developments only)