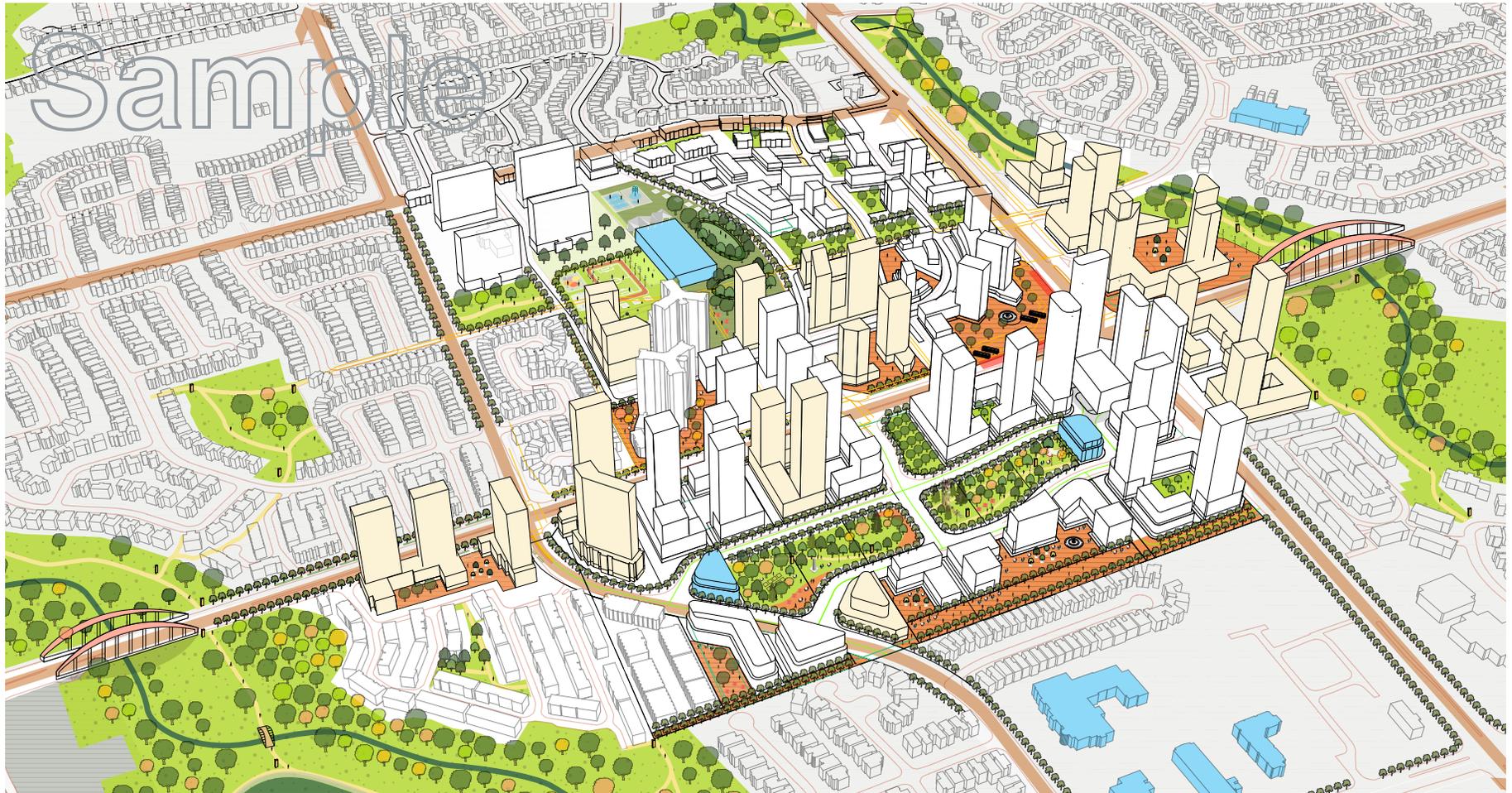


Urban Design Brief Template

Submission Title Location



Note: This document is a template and is for reference purposes only.

Prepared by: Company Name

Prepared for: Company Name/Site

City File Number:

Submission Number:

Submission Date:



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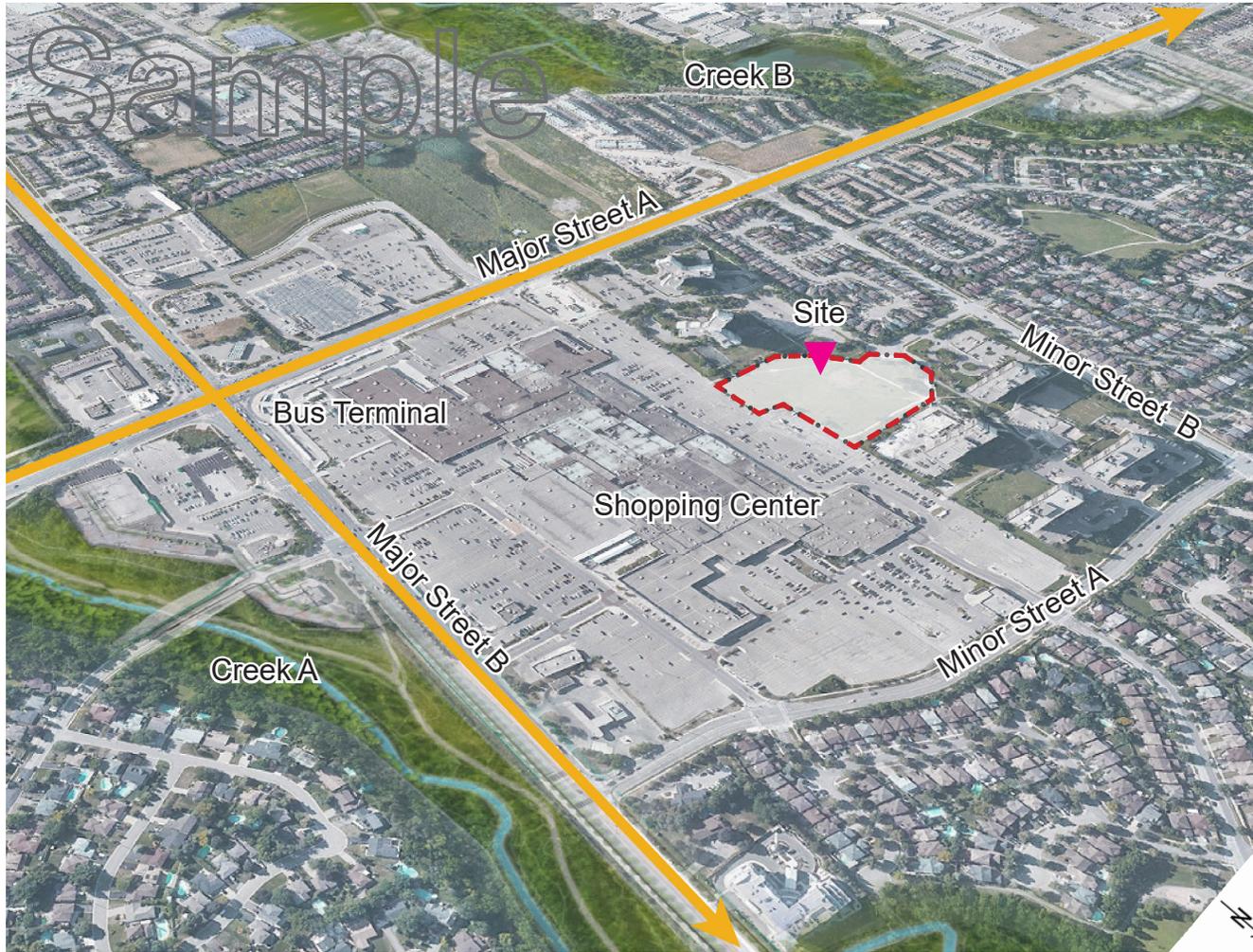
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1. Site Plan & Overview

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- Briefly introduce the site location and surrounding context.
- Describe the goals and objectives.

Figure 1: Aerial of the Subject Site

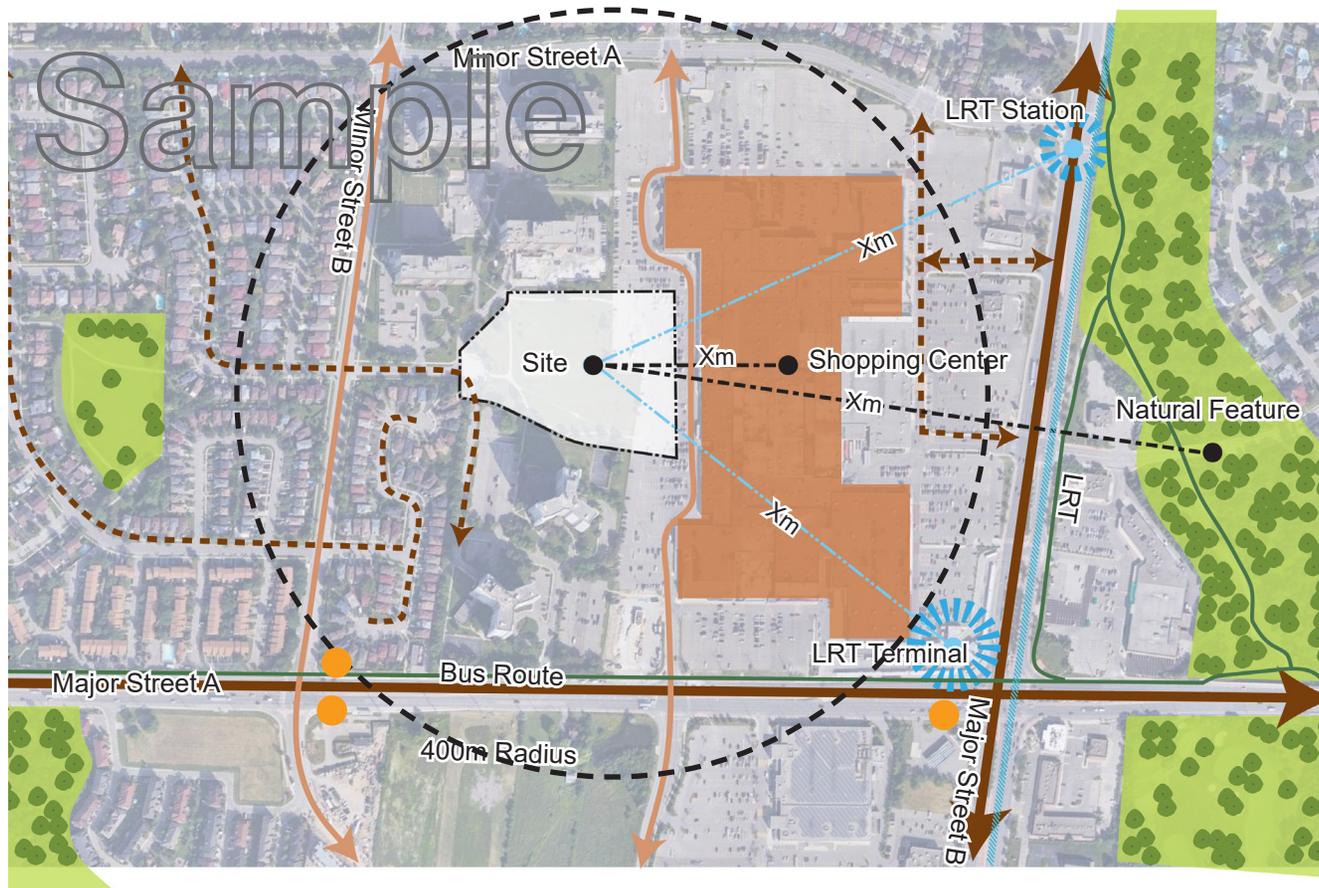
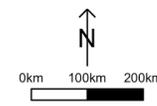


Figure 2: Site Context Diagram



1.1 Context

The site context mapping needs to include at minimum the following:

- Size and arrangement of blocks
- Major street network
- Land use
- Active transportation network
- Distance to public transit
- Trails and cycling Infrastructure
- Open space networks
- Proximity to amenities
- Heritage properties and Natural features

Legend

-  LRT Station
-  Bus Stop
-  Major Street
-  Minor Street
-  Internal Street
-  Cycling Routes

1.2 Opportunities and Constraints Analysis



Figure 3: Opportunities and Constraints Diagram

Opportunities (Example):

Through the site analysis, list the development opportunities, examples as below:

- Potential for transit supportive development.
- Potential for high density development.
- Potential pedestrian connectivity.
- Potential to utilize the existing retail, commercial and institutional infrastructure surrounding the site.

Constraints (Example):

Through the site analysis, list the development constraints, examples as below:

- Built form requires a transition with the adjacent low density residential.
- Architectural style of the built form should be conforming to the adjacent heritage building.

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Sustainability (Example):

Approximately 60% of the site area is devoted to the public realm, and most of the public realm are designed to be soft landscape. Tree planting and large green open spaces in the form of community parks will be provided to assist in the effective management of stormwater.

Extensive Greenroofs are designed to reproduce natural habitats and achieve an ecological community.

Accessibility (Example):

Pedestrian access and circulation are the first priorities of the site design. Streets on all sides of the site are provided with wide sidewalks, with direct connections to the proposal and adjacent building entrances.

Livability (Example):

The goal is to create a livable community hub to provide services to the surrounding communities. To achieve above goal, the network of smaller amenity spaces are anchored by larger, centralized amenity spaces within or at the roof top.

Safety (Example):

Separate vehicle and pedestrain circulation networks within the site to acheive safety walkability.

1.3 Development Vision and Design Principles

Briefly states Development Vision.

Briefly describe how the design proposal achieve Accessibility, Safety, Diversity, Livability, Health and Sustainability.

Provide diagram or rendering as required.

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Figure 4: Site Plan Concept

1.4 Site Plan Concept

Provide a Site Plan Concept showing at minimum the following:

- Ground floor plan with uses, entry/exit points
- Site access points
- Building setbacks to the property limit, setbacks (if applicable)
- Building separation distances between all proposed and adjacent existing buildings
- Site Statistics

Legend

- ▲ Combined Vehicular/Pedestrian Site Entry
- ▲ Pedestrian Site Entry
- ① XXX
- ② XXX
- ③ XXX
- ④ XXX
- ⑤ XXX

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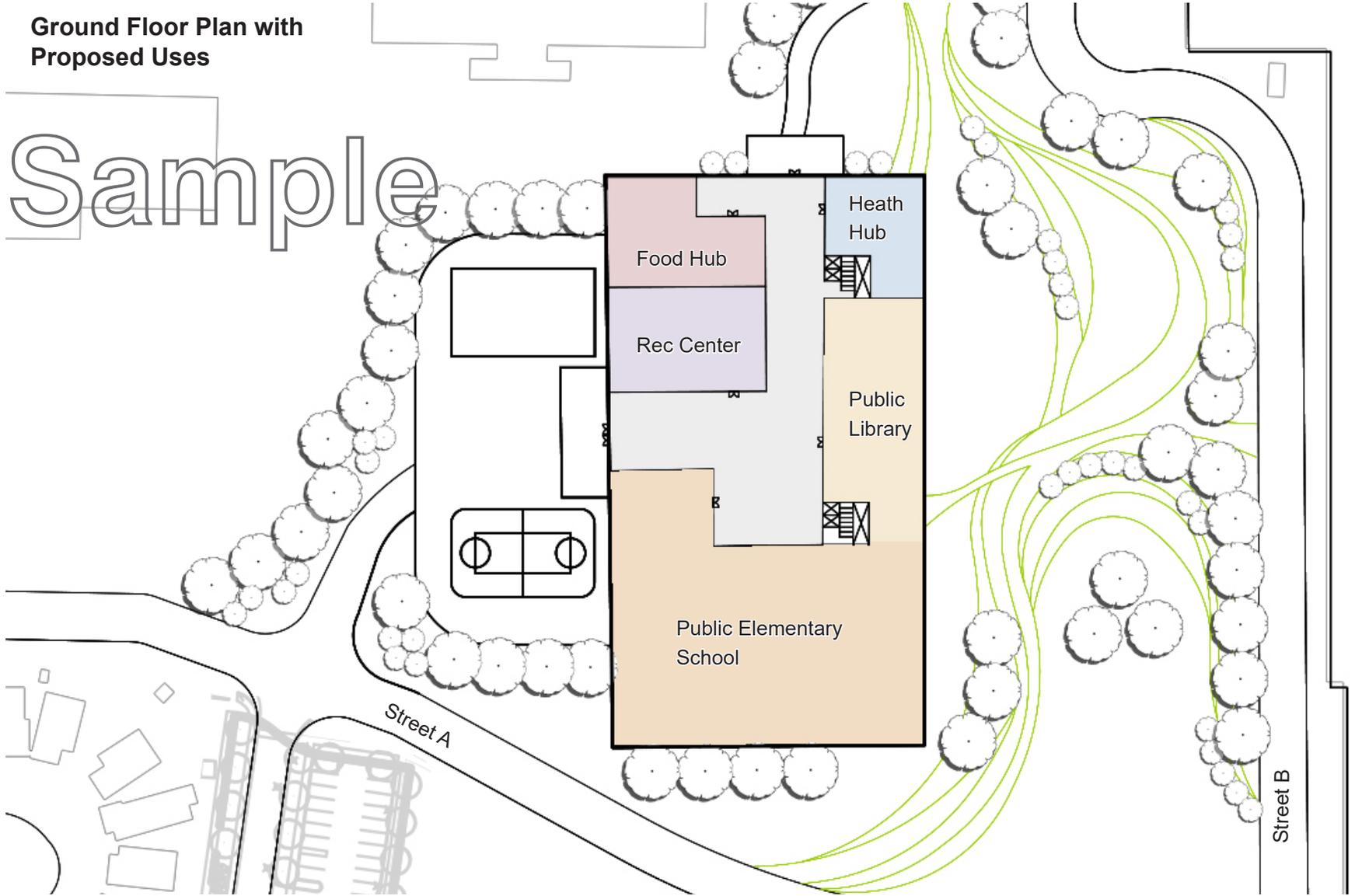


Figure 5: Ground Floor Plan with Proposed Uses

2. Public / Private Realm

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Figure 6: Active Transportation Connection

2.1 Linkage, Connections and Circulation

2.1.1 Active Transportation

- Provide a map showing the subject lands, a 400 meter buffer from the boundaries of the subject lands, and any existing or planned cycling networks.

2.1.2 Transit

- Include a map that shows the 200 meter, 400 meter, and/or 800 meter radius and the existing or planned commuter rail, subway, light rail, and bus stops with frequent service.

Legend

- Existing Bus Stop
- ⊙ Planned LRT Stop
- LRT
- BRT
- Existing Cycling Network
- - - Planned Cycling Network

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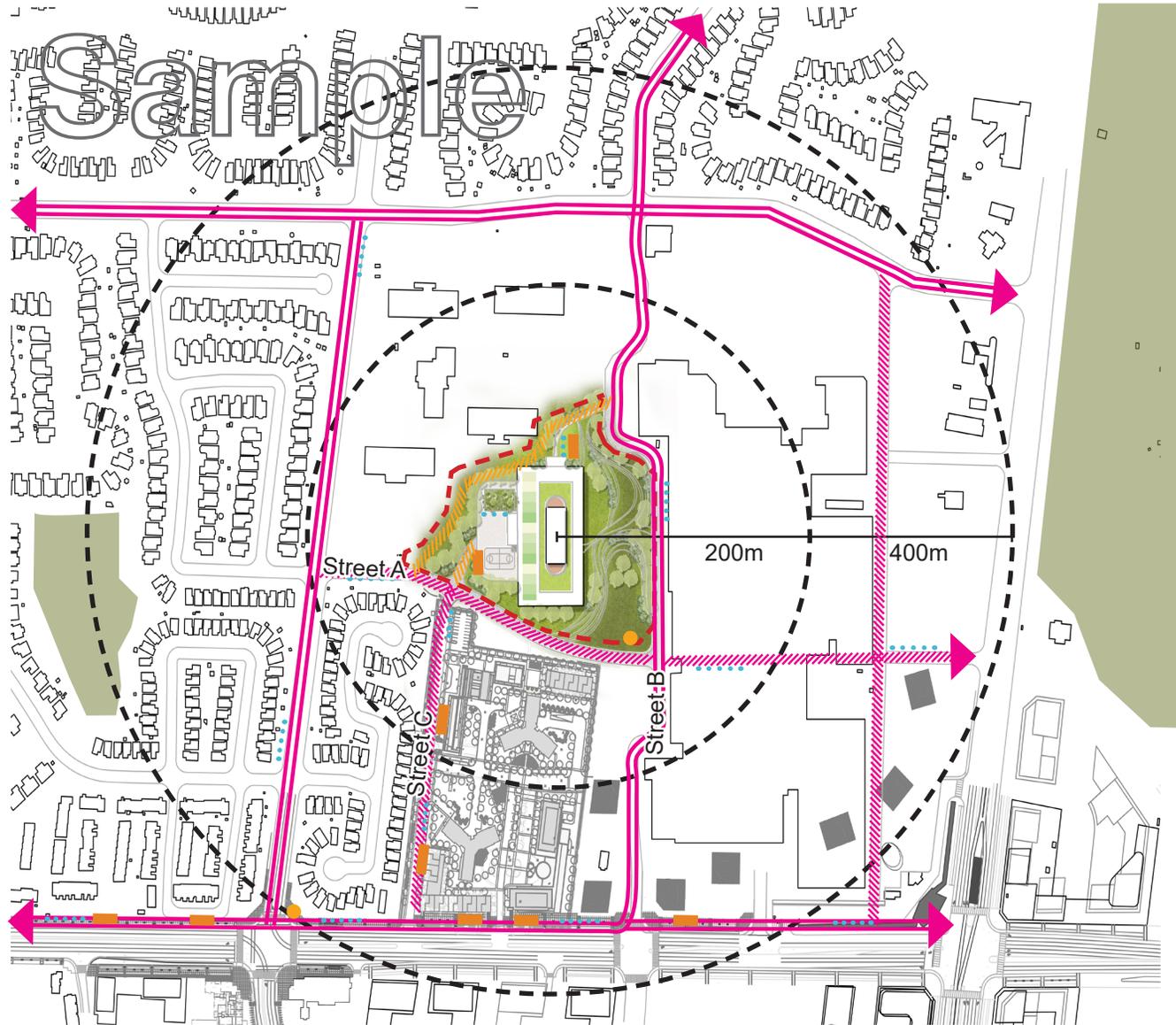


Figure 7: Transit Connection

2.1.3 Trails and Cycling Infrastructure

- Mapping existing and planned multi-use trails, bicycled infrastructures, and amenities for pedestrians and cyclists located in the proposed development.

Legend

- Pedestrian & Cycling Maps
- Siting Areas
- Bike/Scooter Parking
- Existing Multi-Use Trail
- ▨ Planned Multi-Use Trail
- ▨▨▨ Site Proposed Connections

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Infrastructure and Amenities for Pedestrians and Cyclists Examples:

				
Human-Scaled Wayfinding Signage	Boulevard Bike / E-Scooter Parking	Pedestrian & Cycling Maps / Trailhead Signs	Bicycle Repair Stands	Water Bottle Fill Stations
				
Water Fountains	Shaded Areas (not fulfilling MB-5)	Seating Areas (not fulfilling MB-5)	Bicycle-Friendly Stairways	Blue Light Emergency Phones and Call Buttons

Figure 8: Trails and Cycling Infrastructure

Note: This document is a template and is for reference purposes only.



Figure 9: Circulation Plan

2.1.4 Circulation Plan

- Demonstrating vehicular and pedestrian circulation to the site

-  Pedestrian Crossing
-  Vehicle Circulation
-  Pedestrian Circulation

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Figure 10: Landscape Programming Plan

2.2 Landscape Plan

Approximately 60% of the site area is devoted to the public realm, or XX hectares (XX acres) of publicly accessible walkways, plaza area, gardens, landscaping and street edges including the internal laneways.

-  Streetscape
-  Front Plaza
-  Pedestrian Link
-  Greenroof
-  Community Forest

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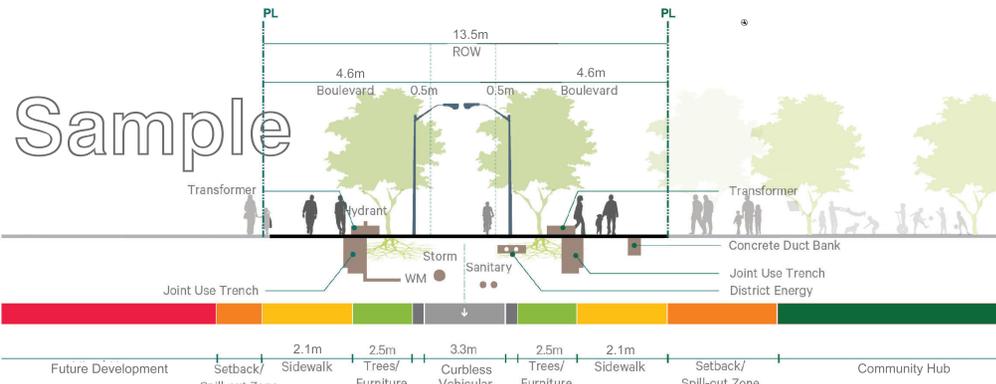


Figure 11: Streetscape Section



Enhanced Permeable Paving Material



Creative Street Furniture



Canopy Street Trees



Living Street

2.2 Landscape Plan

2.2.1 Streetscape

- State how streetscape design proposal accommodates cars, pedestrians, cyclists and public transit. Street shall provide landscape buffers, trees, pedestrian amenities, street furnitures, and way-finding.

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Landscape Amenity



Rooftop Amenity



Outdoor Amenity



Plaza Use in Winter



Ground Loading Area



Layby Parking

2.2 Landscape Plan

2.2.2 Outdoor Amenity

- Identify new proposed outdoor amenities and state how can they providing functionality throughout all 4 seasons.

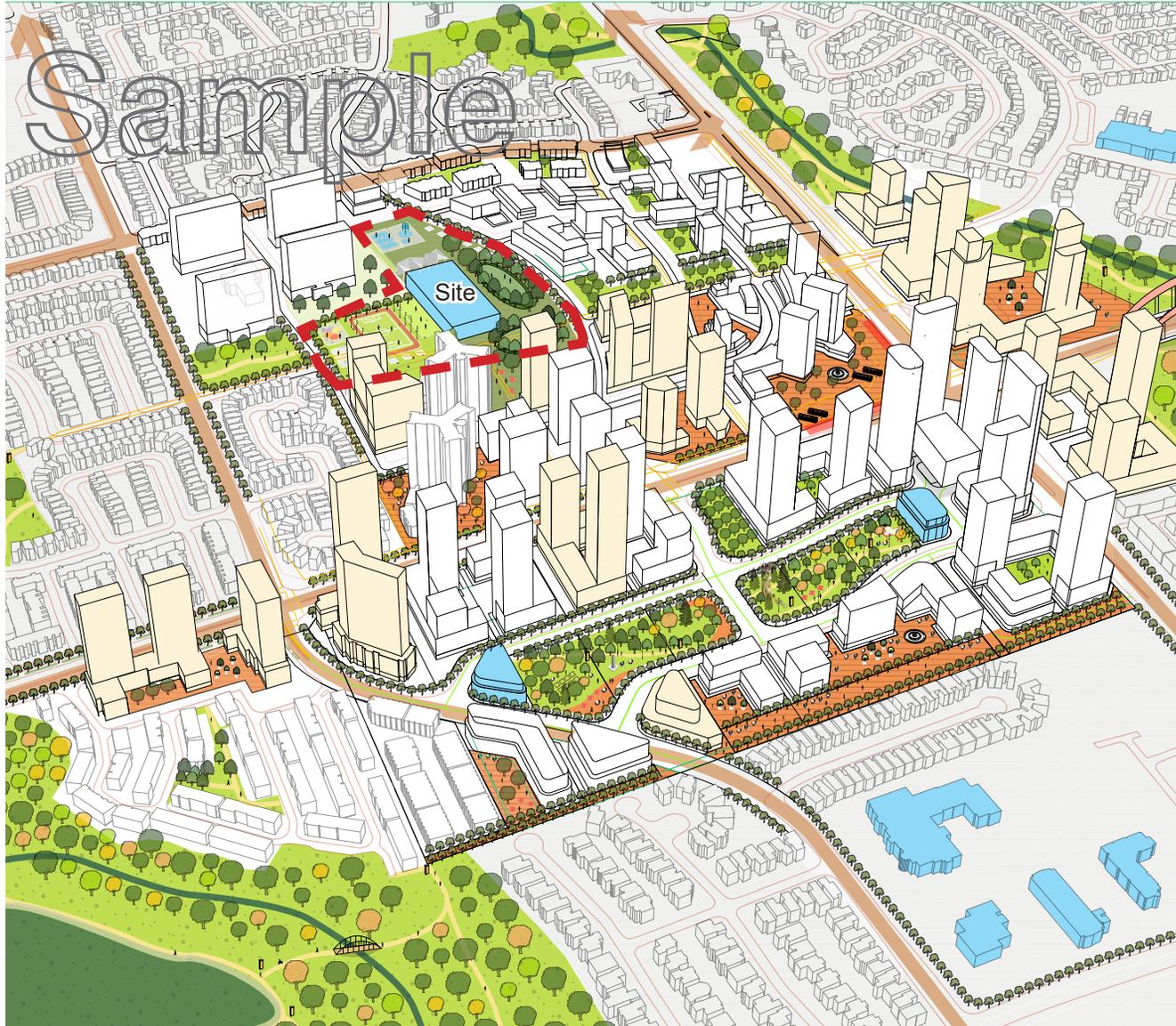
2.2.3 Parking

- Mapping/Identify car parking location, numbers both ground level and underground.
- Provision of Bicycle parking numbers, both covered and uncovered along with additional amenities provided.

2.2.4 Service Areas

- Specify loading and garbage areas.

3. Built Form



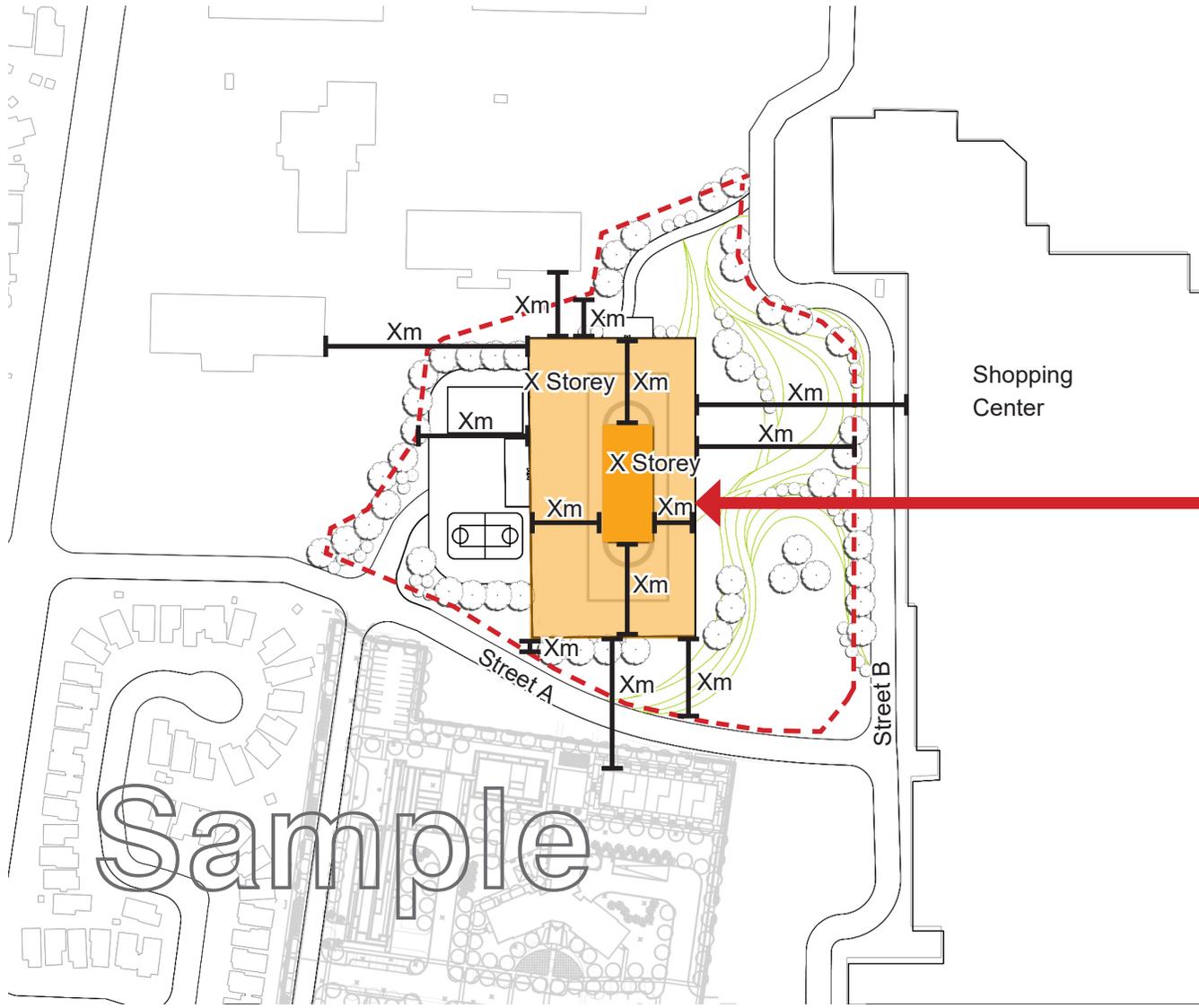
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Figure 12: Built Form Massing 3D

3.1 Built Form

- State or graphically shows base and tower heights, ground floor uses, building setbacks, step backs and floor plate sizes.
- Provide at least one 3D Massing model view.
- If the development is High-Rise and adjacent to a Low-Rise neighborhood, need to provide Transition to adjacent uses and built form analysis and/or 45 degree Angular Plane analysis.

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- In case of High-Rise Building application, indicate Podium and Tower heights
- Show podium setbacks, tower stepbacks, and floor plate areas
- Include Building Statistics for the proposal

Building Floor Plate Size:
XXXX

Figure 13: Built Form Setback, Stepback and Separation

3.2 Elevation Drawings & Perspective Renderings/Views

Note: This document is a template and is for reference purposes only.



Figure 14: Built Form Rendering/Perspective

4. Sustainability

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Extensive Green Roof



Eco-Friendly Street



Permeable Paver



Landform as Natural Drainage



Bicycle and Pedestrian Connection



Livable Green Space with Canopy Trees

- What is the final score this project achieve on Sustainable New Communities Program? Does the design proposal achieve a minimum score (within the Bronze threshold)?
- Is the project applying for green building certification such as Leadership in Energy and Environmental Design (LEED)?
- What building and landscaping approaches or technologies are being used to reduce the building environmental impact?

5. Implementation

5.1 Recommended OPA / ZBL Policies

5.2 Residential Design Brief: Design Review and Approval Process (If Applicable)

Step 1: Orientation Meeting

Step 2: Preliminary Design Presentation Meeting

Step 3: Preliminary Review

- Building Design
- Submission to Design Control Architect
- Exterior Building Material and Colour Schedule

Step 4: Final Approvals

- Revisions to Approved Drawings
- Site Reviews

5.3 Conform to the most updated City-wide Development Design Guidelines

6. Sun/Shadow and Wind Study

Note: This document is a template and is for reference purposes only.

Placeholder for
diagrams

6.1 Sun/Shadow Study

Refer to [Sun/Shadow Study Terms of Reference](#)
– attached at the end of the Urban Design Brief
Design Submission Terms of Reference.

6. Sun/Shadow and Wind Study

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Placeholder for
diagrams

6.2 Pedestrian Level Wind Study

Refer to [Wind Study Terms of Reference](#) for more details