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HIGH-RISE DEVELOPMENT
(13 STOREYS OR MORE)

C5.1 INTRODUCTION

This section addresses the design of High-Rise buildings, generally 13 storeys or more in height, as defined by Brampton Plan / CZBL and including all forms of high-rise building development, including residential, mixed-use, commercial uses and office uses.

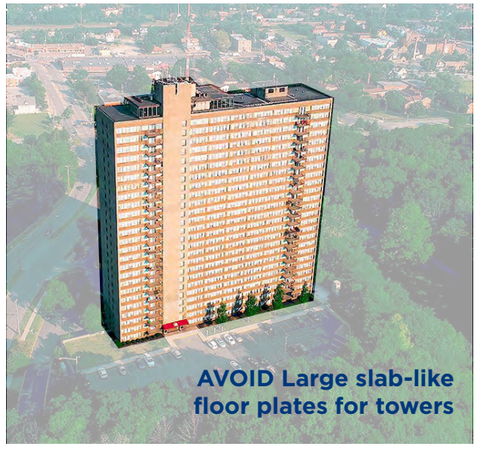
The guidelines provide a framework for designing high-rise developments, whether as individual buildings or as components of a larger development with multiple buildings on the same site. They aim to create a vibrant and street-focused built form that is compatible with its surroundings and contribute to pedestrian-scaled public spaces and placemaking. The guidelines recognize fundamental principles of good urban design, while allowing for creativity and innovation that responds to the site and use-specific contexts. As such, these guidelines address site planning and built-form conditions that are common to all high-rise building forms; they are organized to include directions with respect to site planning, built form design and landscape design.

C5.1.1
MITIGATING TOWER IMPACTS

In order for high-rise buildings to better structure and frame city streets, free standing towers shall be avoided.

Avoiding large floor plates will provide an elegant built form within the City and mitigate shadow impacts on abutting low-rise neighbourhoods and developments. Limiting floor plate sizes can also minimize negative wind conditions and impacts on the micro climate of surrounding streets, parks and open spaces.

Free standing towers without a base/podium to frame the street

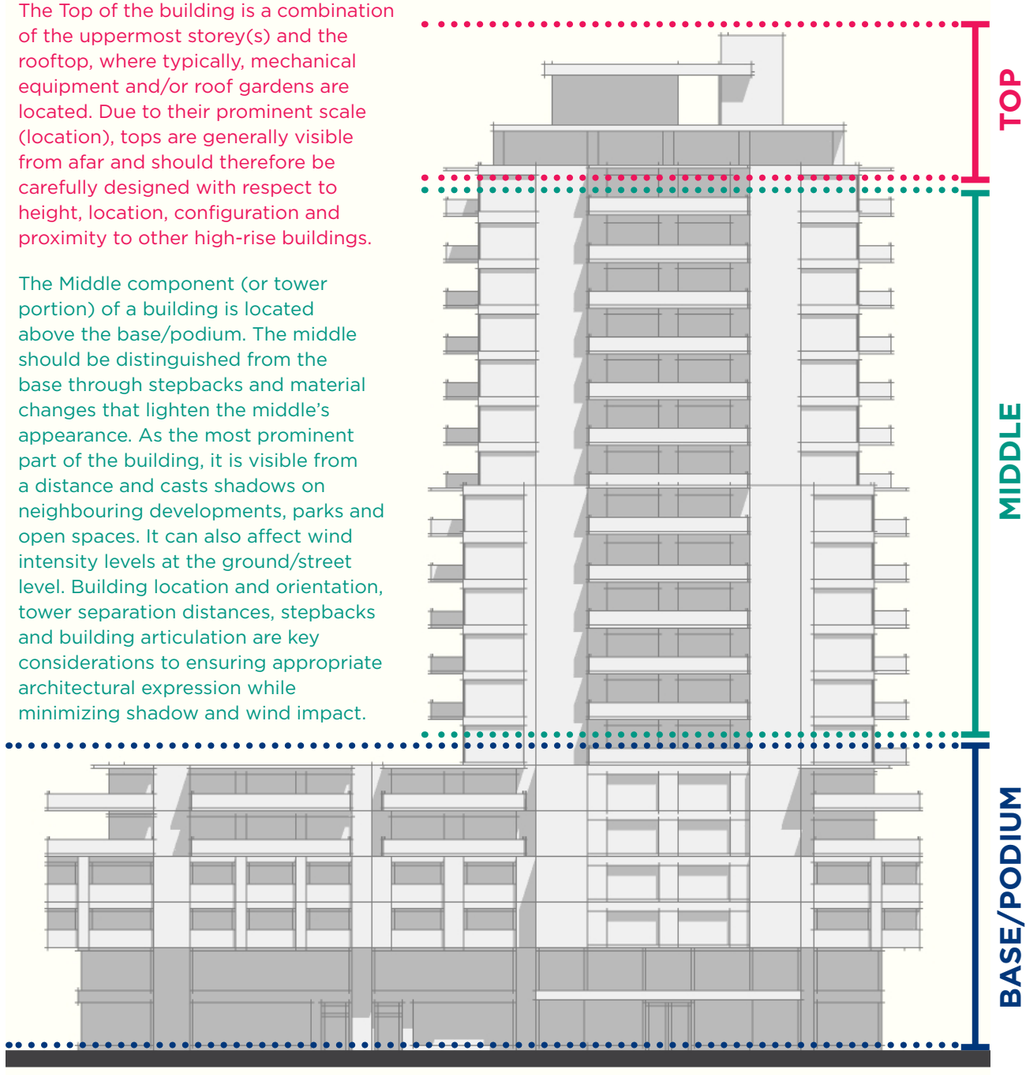


Large slab-like floor plates cast more shadow on streets, parks and open spaces

C5.1.2
HIGH-RISE BUILDING COMPONENTS

The Top of the building is a combination of the uppermost storey(s) and the rooftop, where typically, mechanical equipment and/or roof gardens are located. Due to their prominent scale (location), tops are generally visible from afar and should therefore be carefully designed with respect to height, location, configuration and proximity to other high-rise buildings.

The Middle component (or tower portion) of a building is located above the base/podium. The middle should be distinguished from the base through stepbacks and material changes that lighten the middle's appearance. As the most prominent part of the building, it is visible from a distance and casts shadows on neighbouring developments, parks and open spaces. It can also affect wind intensity levels at the ground/street level. Building location and orientation, tower separation distances, stepbacks and building articulation are key considerations to ensuring appropriate architectural expression while minimizing shadow and wind impact.



The Base/Podium of a building, as the name suggests, is typically in the shape of a podium and has a larger floorplate than the rest of the building. The role of the base/podium is to ground the building and to frame and animate ground-level spaces and the street. Building location and configuration, setbacks, height, scale and articulation are key considerations to ensuring appropriate architectural expression and to defining the pedestrian realm. The base/podium is the primary interface with the surrounding context. It should be designed to address and enhance the public realm.

C5.2 CONTEXT CONSIDERATIONS

C5.2.1 GENERAL CONSIDERATIONS

1 Ensure proposed developments are designed to appropriately respond to the existing and planned context, and to positively contribute or influence their context. They should take into consideration a 500m radius context analysis that assess:

a. Site topography.

b. Block sizing and arrangement of parcels or lots, as well as street/block patterns.

c. Adjacent existing and planned land uses and built form (regarding massing, scale and height, as well as architectural treatment).

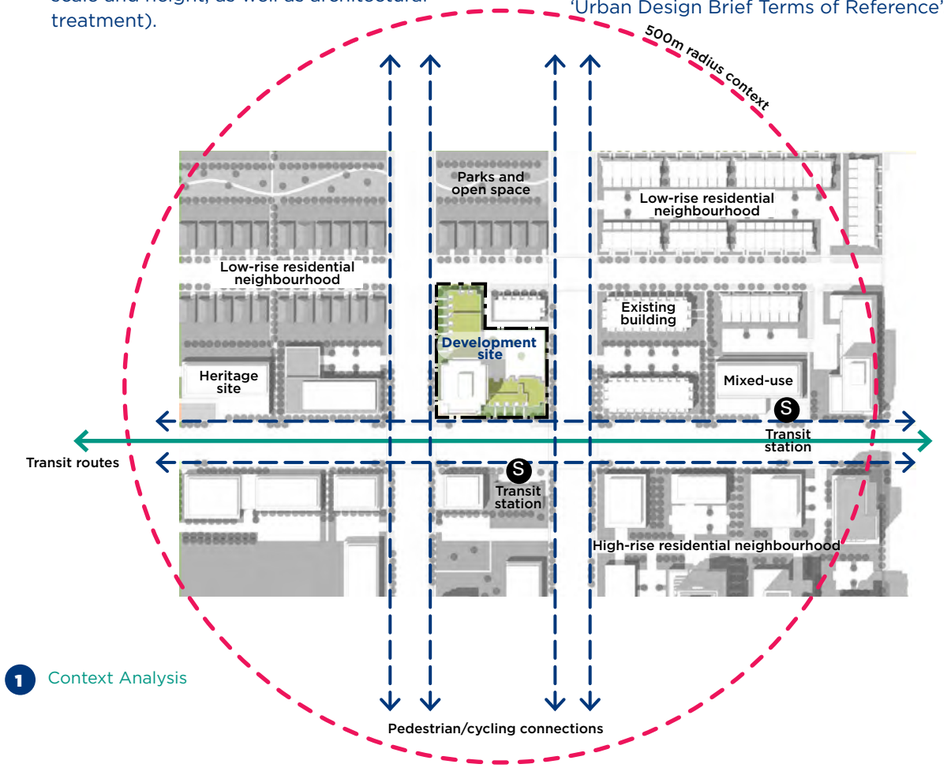
d. Surrounding public transit and active transportation network including any pedestrian and cycling connections.

e. Surrounding amenities/destinations (e.g., community centres, libraries, schools, retail areas) and parks and open space network.

f. Existing or potential heritage properties and Heritage Conservation Districts.

g. Shadow and wind impacts.

h. For detailed requirements, refer to the 'Urban Design Brief Terms of Reference'.



1 Context Analysis

2 Coordinate the proposed high-rise development with the existing and planned streets, open spaces, surrounding buildings and transit. Design the new development to:

a. Appropriately locate and size the building base and middle components to enhance the streetscape and minimize shadow/ wind impacts on adjacent buildings and public realm.

b. Generally reflect the existing/desired setbacks along the streetscape and other adjacent public spaces.

c. Ensure minimum separation distances to existing and potential buildings on adjacent parcels or on site by providing minimum rear and side setbacks and stepbacks.

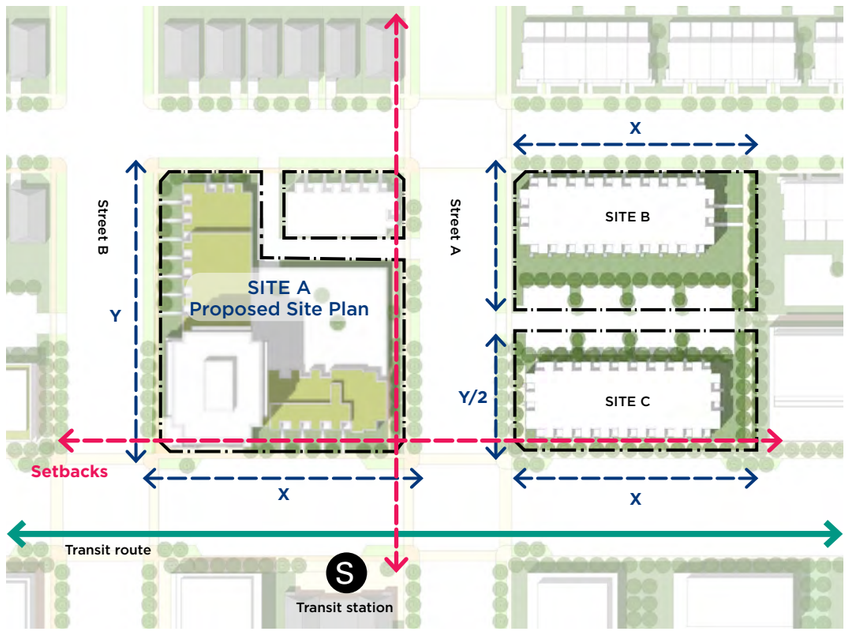
d. Incorporate heights that relate to site conditions (e.g., gateways, corners, adjacent buildings, etc.) and provide for appropriate transitions when required.

e. Clearly delineate pedestrian and vehicular networks including site servicing, cycling facilities, and accesses.

f. Include a comprehensive landscape strategy that complements the proposed built form and adjacent public realm.

g. For larger sites, ensure new blocks/parcels generally reflect the dimensions of those in their surrounding area and respond to the adjacent street network.

3 Design high-rise developments to mitigate impacts on aviation flight paths, navigation, and telecommunication facilities.



2 Precinct Plan

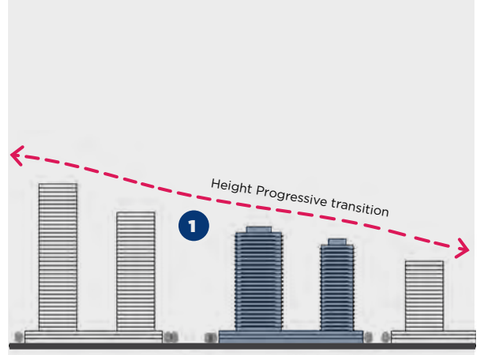
C5.2.2
FIT AND TRANSITION IN SCALE

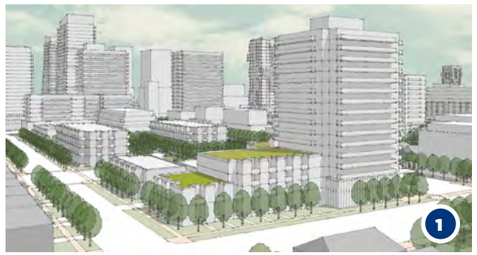
1 Design high-rise buildings to consider a progressive transition in height and scale from urban centres and higher order transit stations down to the surrounding lower scale areas.

2 When high-rise buildings or a group of them are proposed in a site surrounded by existing high-rise buildings, ensure new high-rise building(s) fit within the existing height range and provide for height variation.

3 Ensure the height and scale of the base generally reflects the existing and/or planned podium and street wall.

4 Apply angular planes where high-rise developments are proposed outside of the permitted areas (Brampton Plan), or within sensitive contexts.





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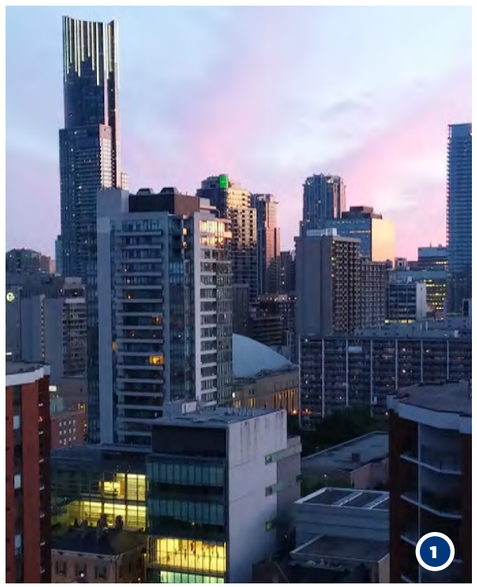

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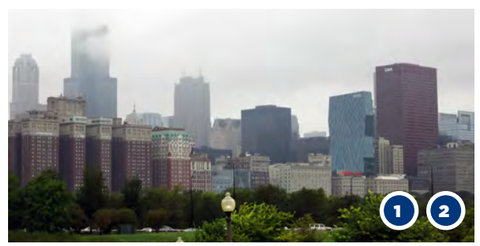

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A. REAR/SIDE SETBACKS AND SEPARATION DISTANCES (A)

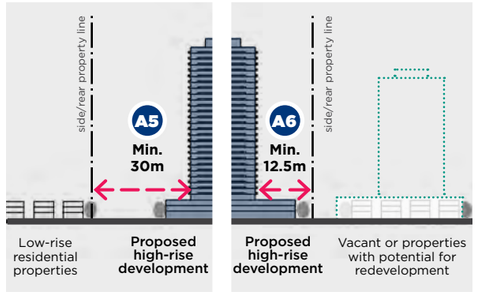
The design of high-rise developments should ensure that adequate sunlight penetration, views to surrounding areas and privacy are maintained, and appropriate transitions in height/massing are provided. Responsibility for providing adequate building separation distances will be equally shared among the owners of all properties where high-rise buildings are permitted.

1 For high-rise developments abutting existing or planned low-rise residential properties, provide a minimum rear setback of 10m from the rear property line.

2 For high-rise developments abutting parks and open spaces, provide a minimum rear setback of 6m from the rear property line. Ensure the rear elevation of the high-rise building is treated as a main elevation.

3 For high-rise developments abutting any land use other than low-rise residential or parks and open spaces, provide a minimum rear setback of 7.5m from the rear property line.

4 Provide appropriate building separation distances to ensure adequate privacy and protect/frame views. For the podium of high-rise developments, provide at least:



a. 20m separation distance between residential elevations above the 4th storey that include main windows.

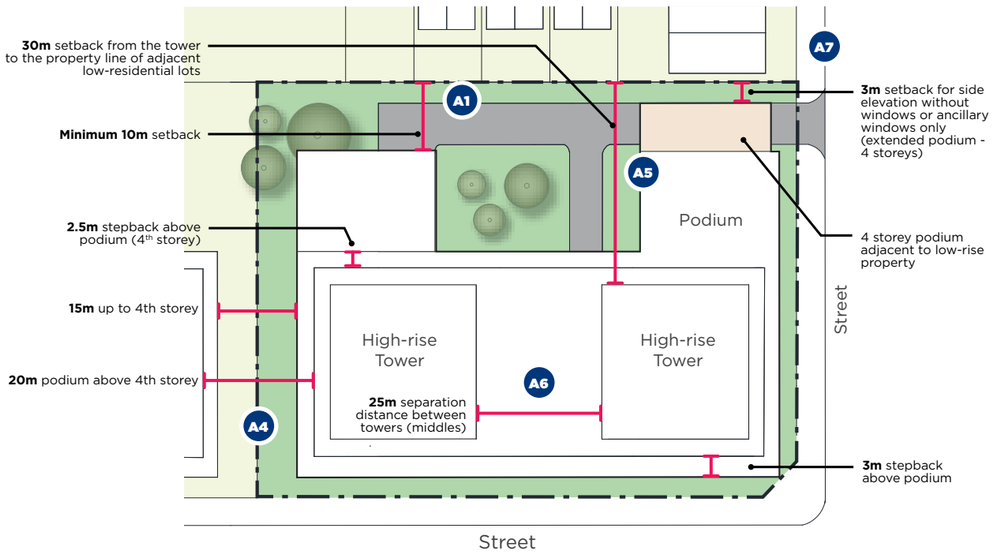
b. 15m separation distance between residential elevations up to the 4th storey that include main windows.

c. 15m separation distance between residential elevations that include ancillary windows only (windows related to servicing areas and not related to main living spaces; usually smaller in size and located on side/narrower elevations).

d. 0m for side blank walls (no windows).

e. Responsibility for providing separation distances as listed above will be shared equally between owners of all properties.

f. 7.5m setback to the side property line for elevations with windows facing a blank wall.



5 Provide a minimum setback of 30m from the tower component of the high-rise building to the property line of adjacent low-rise residential lots.

6 Provide a minimum separation distance of 25m between towers (or 12.5m to side/rear property lines).

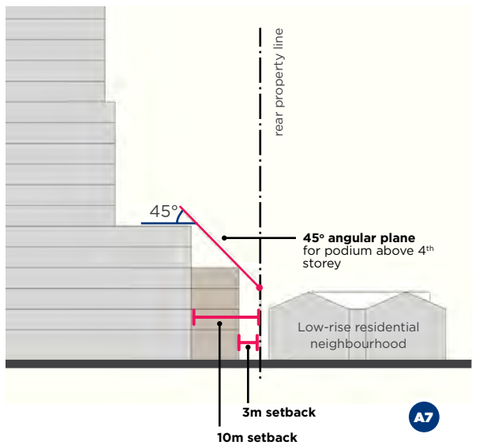
7 On corner lots that abut existing or planned low-rise residential properties, design podiums to:

a. Provide a minimum setback of 3m for the podium where no windows or only ancillary windows are included on the side elevation facing the adjacent low-rise building. If the side elevation has main windows, ensure a podium setback of a minimum of 7.5m from the rear property line.

b. Above the 4th storey, ensure the podium follows a 45° angular plane taken from a height of 10.5m at the property line.

8 Incorporate new local streets, service lanes, open spaces and/or landscaped buffers along the abutting rear property line and required setbacks, where appropriate and possible.

9 For sites abutting low-rise properties with potential to be redeveloped as mid or high-rise, apply appropriate minimum setbacks, stepbacks, and podium and tower separation distances as described in this section.

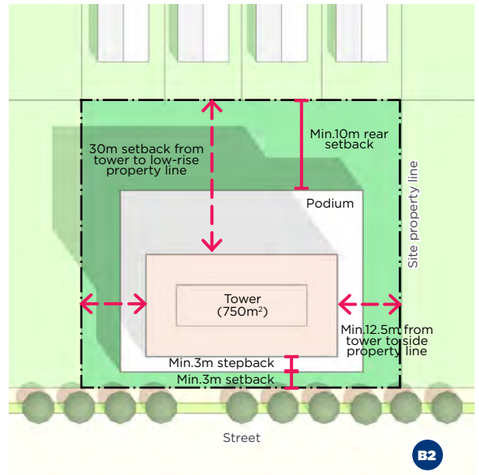


B. MINIMUM LOT AREA (B)

1 Determine the feasibility of high-rise development on a site by applying the recommended minimum setbacks, stepbacks, and podium and tower separation distances to establish the resulting potential floor plate area/dimensions.

2 For high-rise sites abutting low-rise residential properties, lots should be a minimum of 3,500m²*.

3 For high-rise sites abutting land uses other than low-rise residential properties, lots should be a minimum of 2,500m²**.



* The minimum lot area for sites abutting low-rise residential properties (rear) was calculated based on the following:

- Interior site;
- Minimum setback of 3m from front property line (street side);
- Minimum stepback of 3m from podium to tower (middle) along street edge(s);
- Minimum setback of 30m from tower to the low-rise property line;
- Minimum setback of 12.5m from side property line (to ensure 25m separation distance to potential towers on adjacent sites)
- Tower floorplate of 750m².

**Minimum lot size will vary and may be smaller for corner sites and/or those abutting parks and open spaces, non-residential uses or mid/high-rise developments (due to minimum setbacks, stepbacks, and podium and tower separation distances).

C5.2.3
LANDMARK BUILDINGS

As outlined in Brampton Plan, landmarks are prominent, memorable landscapes and buildings that are recognizable for their symbolic significance, cultural heritage values, special visual appeal or a combination of these factors.

1 Design high-rise buildings with a prominent role and function to stand out from their context and support their role as landmarks.

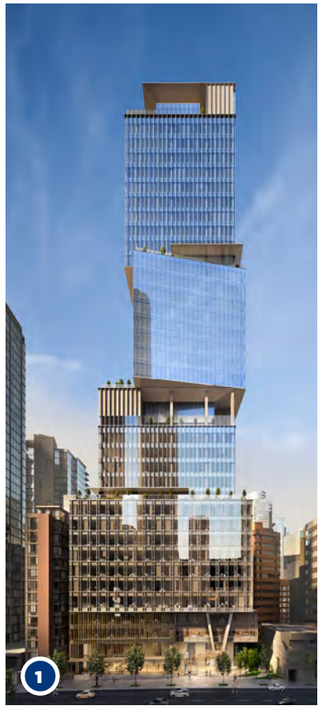
2 If a proposed high-rise building is determined to be a landmark building in a specific area, ensure its context analysis clearly demonstrates how the landmark building responds to the characteristics of the neighbourhood, community, and/or the City.

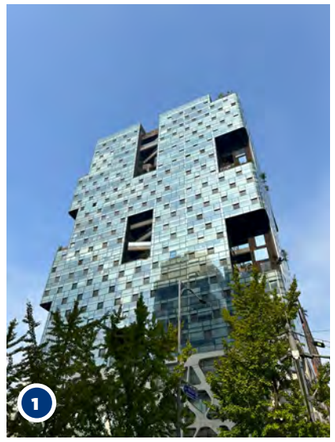
3 Design landmark high-rise buildings to be clearly discernible from their context through prominent height, unique massing and the highest architectural quality.

4 Ensure landmark high-rise buildings relate to and enhance their context through:

a. Strategic and careful placement and orientation. Use landmarks to create and enhanced view corridors and terminus points, while positively contributing to the overall skyline.

b. Building massing and elevation design that is distinct but fits harmoniously (i.e., use of materials, colors, and design elements that reflect and respect the local context).





C5.2.4
HERITAGE PROPERTIES AND HERITAGE CONSERVATION DISTRICTS

When designing a high-rise building development on or adjacent to a property containing a heritage structure, it is imperative to incorporate measures to preserve and integrate such structure in a manner that highlights its presence and individuality, while complimenting its character through the new building's design.

As not all sites within or adjacent to heritage properties are appropriate for high-rise building development, the discretion of such should depend on the objectives for long-term preservation, integration, and re-use of heritage properties.

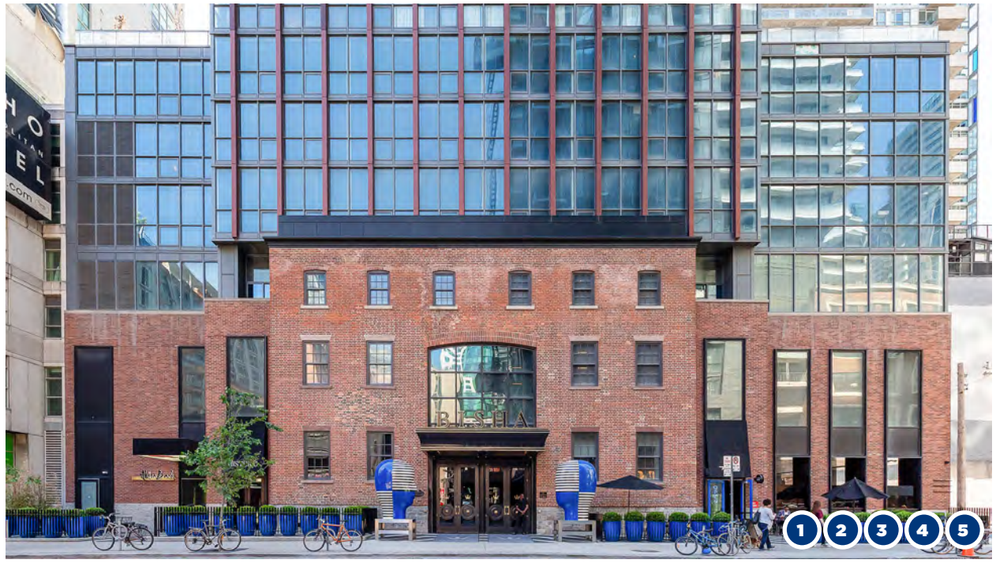
1 At the podium level, keep the scale of new buildings proportionate to the size of adjacent and/or on-site heritage buildings.

2 Design new developments to preserve the integrity, cultural heritage values, attributes, character, and three-dimensional form of any on-site designated heritage building, structure, or property—whether within a Heritage Conservation District (HCD) or individually designated. Ensure all proposals comply with the policies and guidelines of the applicable HCD Plan and the Brampton Plan.

3 Ensure the base height does not exceed that of the heritage building(s), except where a reasonable transition in height is achieved through a series of stepbacks and appropriate articulation. For levels directly above the top of heritage building(s) on-site or adjacent, a minimum stepback of 3m is strongly recommended.

4 Design the building base façade to complement the proportions (e.g., glass/hard surfaces) and geometry of the heritage building(s) elevations/design, and to take cues from their vertical and horizontal attributes (wall articulation, fenestration/architectural elements sizing and placement, etc.).

5 Ensure high-rise buildings reflect contemporary design while incorporating high quality materials complementary to those used on the heritage building(s).



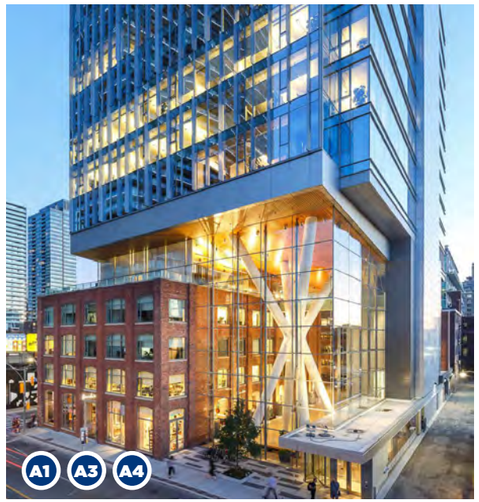
A. HERITAGE BUILDING ON-SITE (A)

1 Use existing heritage buildings to inform the site plan in terms of existing setbacks, stepbacks and podium placement.

2 New development proposals within HCD or designated heritage properties shall be consistent with the policies and guidelines contained within the respective HCD plan. Refer to Brampton Plan for policies related to heritage and designated properties.

3 Ensure the height of the base does not surpass that of the heritage building(s), unless a reasonable transition in height is provided by a series of stepping backs and appropriate articulation.

4 Consider cantilevers over heritage structures where appropriate, and ensure they highlight and compliment the heritage building(s).



B. HERITAGE BUILDING ON ADJACENT PROPERTIES (B)

1 Design buildings to respect and complement the character of the surrounding heritage structure(s).

2 High-rise buildings will not visually impede the setting of properties on the heritage register.

C5.3 SITE ORGANIZATION

C5.3.1 ORIENTATION, PLACEMENT AND FRONT SETBACKS

1 Locate buildings along the street edge to frame and animate the public realm.

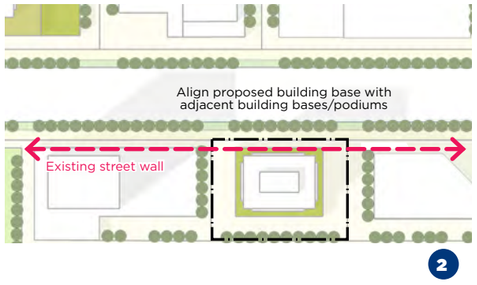
2 Where a consistent base/podium setback is established along the streetscape, place base/podium to reinforce and generally reflect the existing setbacks of adjacent bases/podiums.

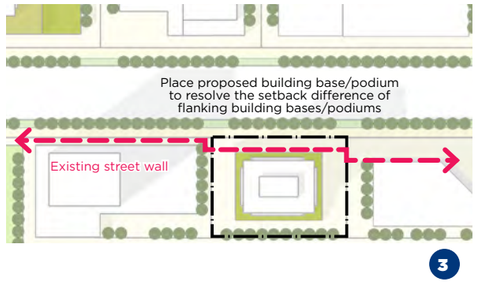
3 Where the setbacks of the bases/podiums of buildings on either side of the site are significantly different, place the building base to resolve the setback difference of flanking bases/podiums (average distance between the differing setbacks).

4 Where there is not a well-established setback pattern along the streetscape, or there are plans to change it, place building base/podium to:

a. Ensure a minimum front setback of 3m from the property line parallel to the street.

b. Encourage at least 6m from the curb to the high-rise building façade to allow space for integrated landscaping and generous boulevards that define public and private areas, improve pedestrian movement, and enhance opportunities for active at-grade uses.





5 In order to improve and enhance pedestrian safety and comfort, consider greater setbacks (beyond the zoning requirements):

a. Along wider streets (i.e. major and minor arterial roads) which typically carry higher volumes and speeds of vehicular traffic.

b. To accommodate anticipated higher volume of pedestrian traffic (e.g., denser developments).

c. At corners to accommodate public spaces related to the community structure.

d. Near transit stops.

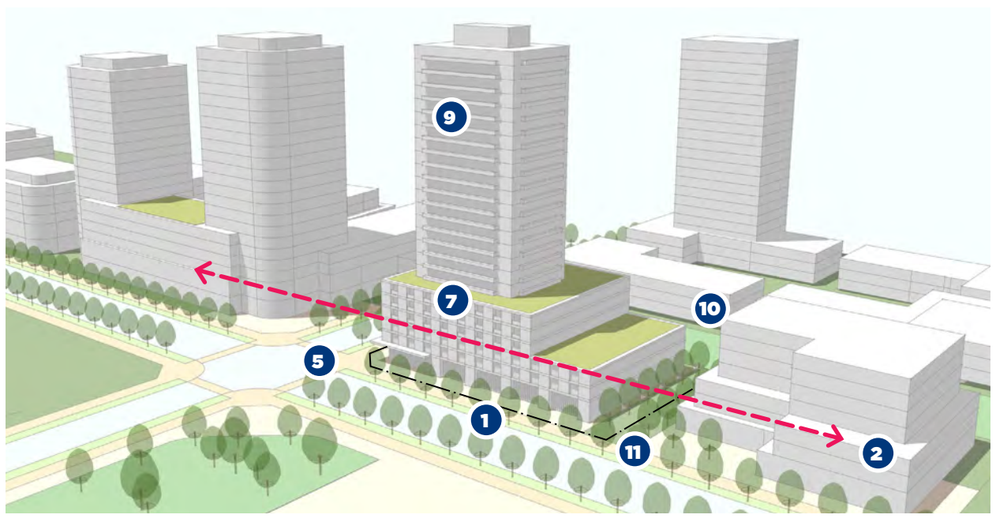
e. At building entrances.

f. To accommodate public/private amenities such as POPS, courtyards, plazas, cafes, patios, etc.

g. Where enhanced planting conditions are required to maximize greening opportunities, guarantee adequate plant growth and contribute to achieving sustainable communities.

6 Provide a 3-4.5m setback from the property line along base/podium elevations with at-grade residential units, to allow for properly delineated and functional private amenities, while also providing 'eyes-on-the-street'.

7 Orient main building elevations to major streets.



8 Use building orientation and placement to:

a. Avoid or minimize the overlap of middle components of neighbouring buildings.

b. Protect and create view corridors and terminus points.

c. Maximize views and privacy for building residents.

d. Protect and enhance sky views.

e. Provide pedestrian level wind (PLW) comfort and safety.

f. Take advantage of the seasonal paths of the sun across the sky to improve natural daylighting, liveability, and energy efficiency.

g. Optimize wind circulation throughout the site.

9 For corner sites, locate taller parts of the development closer to the intersection, oriented to both streets frontages and public spaces.

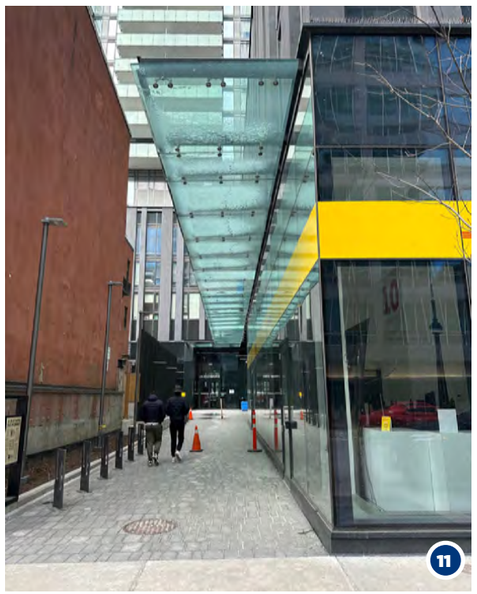
10 Encourage at-grade landscaped open spaces, such as private open spaces and amenities, POPS, and general landscaping (planters, setbacks, and buffers), to occupy at least 25% of the total site area in order to:

a. Enhance building separation.

b. Help create livable microclimate environments.

c. Support positive wind-control design at grade level.

11 Incorporate mid-block connections where pedestrian connectivity is desirable due to context conditions or site plan organization (e.g., linkages to secondary entrances, public underground parking, access to amenities, etc.).



C5.3.2
ACCESS, PARKING AND SERVICING

1 Minimize the presence and impact of parking, servicing and loading areas on the public realm by:

a. Providing parking underground.

b. If underground parking is not feasible, consider above-grade structures lined/wrapped with active uses, or well-screened surface parking at the rear or side of the building. Consider green roof tops on parking structures, where appropriate.

c. Incorporating servicing areas (including waste storage and recycling areas) and ramps preferably within the building. Where this is not feasible, locate such areas at the rear or side of the site/building, screened from public view.

d. Screening at-grade parking, vehicular accesses, and servicing areas through a combination of building placement, architectural features, and landscape elements. Ensure screening structures are consistent with the building's design and incorporate similar, compatible materials. Use screening elements to mitigate noise and air quality concerns related to servicing areas.

e. Prohibiting parking areas along front setbacks.

2 Provide access to parking, service and loading areas from lanes and/or secondary/side streets, where possible, and away from corners.

3 Encourage through lanes to minimize vehicle turnarounds.

4 Minimize the visual and functional impact of multiple vehicular accesses on the public realm, including multiple curb cuts within a small area and frequent interruptions of the building street wall.

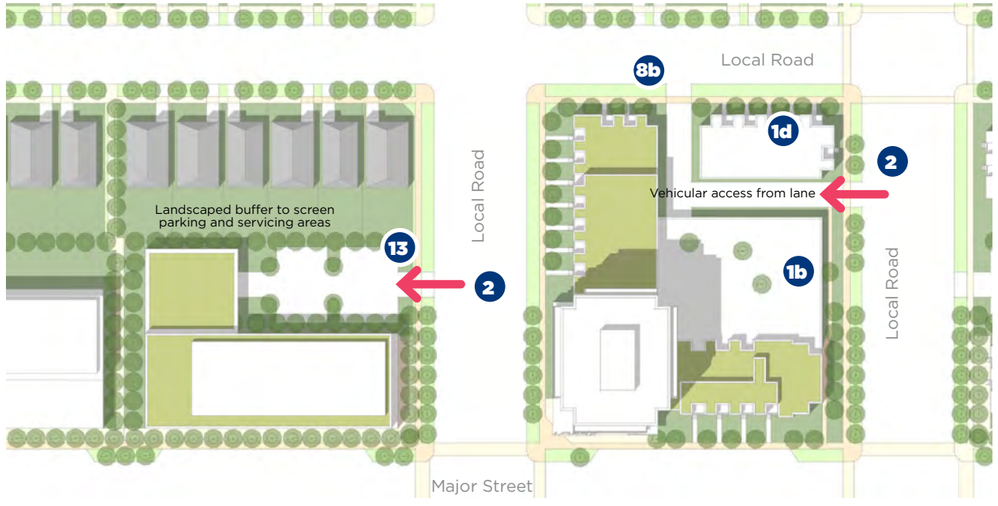
a. Wherever possible, prioritize the consolidation of vehicular accesses (shared driveways), on site and/or across several sites/properties, either at the rear (lane configuration) or along the shared property line.

b. Reduce the access driveway width at the property line.

c. Align access driveways, as well as any new streets and internal lanes on larger developments, to the adjacent network of roads and lanes, whenever possible.

5 Where the consolidation of vehicular accesses for adjacent sites is not possible, locate individual site access driveways as far apart as possible to maximize the space between curb cuts (resulting in continuous, safer streetscapes).

6 Add new curb cuts only when there is no other site access alternative.



7 Avoid mid-block vehicular access. Where unavoidable, access points should be shared by residents and servicing, and integrated into the building massing (refer to the City's BCSG for 'Lanes').

8 Minimize the impact of vehicular access areas on the streetscape, and improve and enhance safety for pedestrians and cyclists crossing these areas:

a. Integrate vehicular accesses into the elevation design and de-emphasize them through recessed walls and doors that complement the overall design.

b. Ensure continuous pedestrian connectivity (e.g., sidewalks) through clearly delineated/differentiated linkages crossing driveways and lanes.

c. Incorporate traffic calming measures including a combination of enhanced pedestrian and driveway pavement at the throat of the access driveway, additional signage, enhanced landscaping elements, etc.

9 Ensure the height required for overhead loading for bulk refuse within a collection area conforms to the Region on Peel's standards for overhead clearance.

10 Locate passenger pick-up/drop-off areas (e.g., ride-hailing, ride-sharing vehicle and private bus) internal to the site, and/or at the rear or side of buildings (including pick-up/drop-off areas or hotels, or commercial/office uses).

11 Cover ramps to underground parking to prevent long-term weather damage.

12 Avoid free-standing vehicle ramps, loading areas, garbage depots and collection areas/ enclosures.

13 If at-grade parking is required, design surface parking areas to:

a. Minimize their environmental impact by reducing parking area.

b. Consider shared parking facilities with adjacent buildings and provide preferential parking for fuel efficient vehicles.

c. Disperse surface parking throughout the site and/or split it into parking courts.

d. Incorporate clearly delineated and landscaped pedestrian walkways and crossings which are buffered from parked and moving vehicles.

e. Incorporate landscaped medians.

f. Incorporate minimum 3m width buffers around the edges.

g. Include tree planting within islands and buffers to increase tree coverage/shading and to reduce heat island impact.

h. Use bioswales and permeable paving materials.

i. Reduce heat island effect through light materials and canopy coverage.

j. Address LEED sustainability standards and the City of Brampton Sustainable Community Development Guidelines.

14 Provide preferential parking for bicycles, car sharing and alternative energy vehicles.

15 Provide ample, accessible, secure bicycle parking and supporting facilities. Refer to C2.1.1 General Guidelines for additional guidelines regarding bicycle facilities.

16 Provide pedestrian and cyclist access to/ from parking areas, and ensure they are clearly visible, well-lit, convenient, and easily accessible from the street.

17 Locate storage rooms/units interior to the building, preferably, and on elevations away from public frontages. Ensure walls related to these areas do not encroach into front or exterior yards, or project from the main wall of the building.

18 Consolidate utility leaders/meters, and integrate them into the building design, preferably in internal rooms.

19 For District Energy, integrate at-grade elements with site design (i.e., pipes, meters, etc.).

C5.3.3
LANDSCAPING AND COMMON AMENITY AREAS

1 Ensure a comprehensive landscape approach that supports the immediate adjacent uses and includes:

a. An overall planting strategy.

b. Hardscape areas related to entrances.

c. Shaded and seating areas, where appropriate.

d. Consistent, high quality landscape elements such as planters, paving, fences and walls.

e. Coordinated, high quality street furnishings, such as lighting, benches, bollards, bike racks and garbage receptacles.

f. Landscape elements and plantings that mitigate micro-climatic impacts.

2 Coordinate the landscaping between private and public areas, ensuring that it:

a. Enhances the character of the development and the community.

b. Complements the building uses at grade.

c. Reinforces the structure, nature and use of the site with a focus on creating safe, comfortable and animated pedestrian environments (streets, edges, corners, gateways, transitions, public spaces, building entrances, etc.)

d. Incorporates high-quality landscaped areas and element associated with main entrances and/or walkways.

e. Coordinates hard and soft landscape elements, special paving materials, site furniture and pedestrian lighting.

3 Locate common amenities and open spaces away from areas of high vehicular activity and from servicing, garbage storage and loading areas.

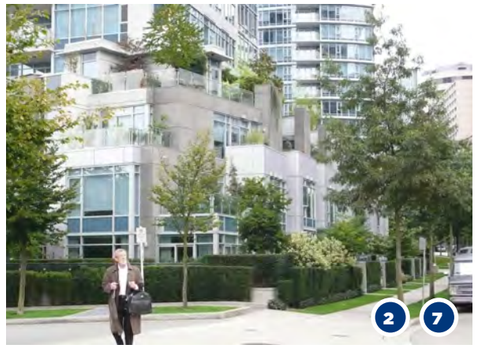
4 Pair indoor and outdoor common amenity areas, and design/program these spaces to serve the needs of all age groups and to consider all four seasons.

5 Where possible and appropriate, encourage the creation of common spaces such as POPS and mid-block connections, to promote connectivity/permeability, and to reinforce a sense of place. Consider mid-block connections between buildings and/or through covered building arcades/lobbies.

6 Design open spaces, pathways and mid-block connections with safety in mind, including active frontages, adequate lighting and visible security features.

7 Enhance the urban forest with the use of a diverse range of canopy trees; ensure they are hardy, tolerant, climate resilient and high-branching.

8 Provide fully planted landscape strips (minimum 3m wide) to screen parking, service, loading areas from adjacent uses and public view.



Refer to chapter C2 for additional guidelines regarding Private Open Space, Amenity Areas, Lighting, Accessibility, Safety, Public Art, Built Heritage Context, Bird-Friendly Design, and Garbage and Recycling.

C5.3.4
PEDESTRIAN LEVEL SUNLIGHT AND WIND EFFECT

A. SUN AND SHADOW (A)

1 At the design stage, ensure the development complies with the evaluation criteria for sun/shadow as establish in the City's Sun/Shadow Study Terms of Reference.

2 Design high-rise developments to minimize shadow impacts on adjacent low-rise residential areas and the surrounding public realm (ground level), including streets, as well as public and private parks and open spaces. This includes strategically placing and orienting the tallest component of the development to minimize shadowing on these areas.

3 Ensure a Sun/Shadow Study is submitted as part of:

a. A development application for an Official Plan Amendment, CZBL Amendment or Site Plan for development projects over 6-storeys or 12m in height.

b. For developments under 6-storeys, in particular on rezoning applications where additional height near shadow-sensitive areas is anticipated.

For more information (such as test times, submission requirements, and evaluation criteria), refer to City of Brampton - Sun/Shadow Study Terms of Reference.

B. WIND EFFECT (B)

1 Orient high-rise buildings to encourage air circulation throughout the site, and to minimize negative wind effects on the street, open spaces, and the public realm.

2 Design high-rise building to incorporate the following Wind Control Mitigation Strategies:

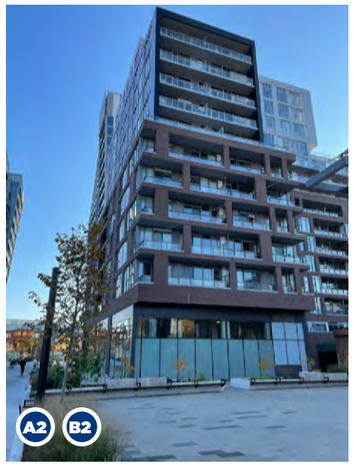
a. Building form - strategic shaping of the building can allow wind flow around it to either be more streamlined (chamfered or rounded corners) or diffused at corners (stepped or re-entrant corners).

b. Architectural details - features such as façade articulations, canopies, covered walkways and recessed entrances are effective solutions for localized wind mitigation.

c. Smaller-scale measures - features such as wind screens, trellises, public art and other localized features can be considered at an advanced design stage for area-specific wind speed reductions and refinements.

d. Trees and landscaping elements - the impact of trees and landscaping elements are also typically limited to a small area around them.

For more information, refer to City of Brampton - Wind Study Terms of Reference.



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C5.4 BUILT FORM

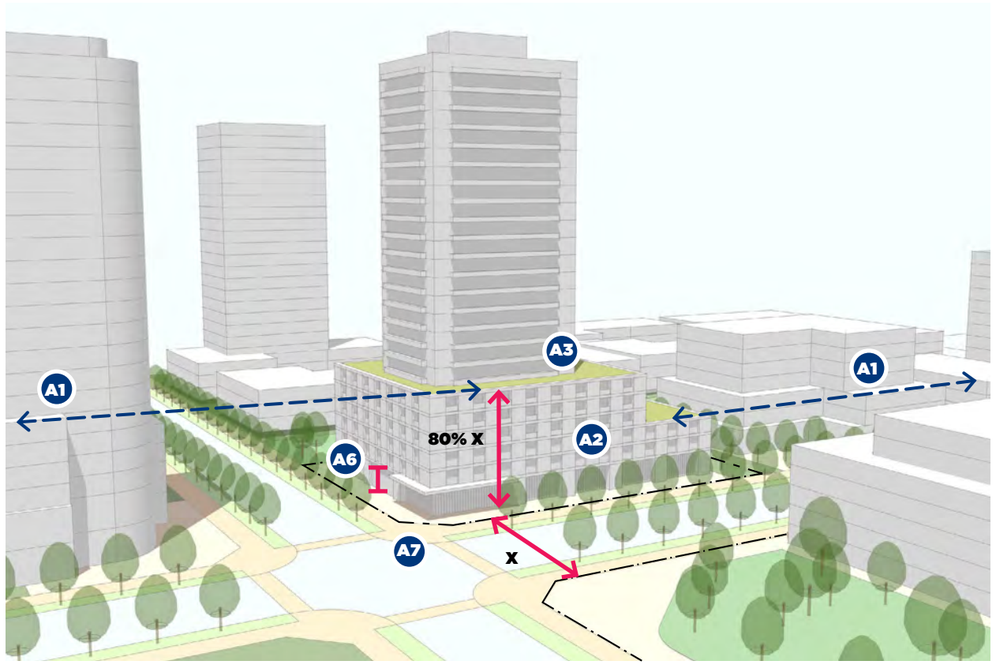
C5.4.1 BASE/PODIUM

Building bases/podiums constitute the foundation of a high-rise building and frame the adjacent public realm (streetscape or open space). As such, the objective of a building base is to reflect and enhance the pedestrian nature of these public spaces. It should be clearly demarcated by a change in the building profile, a stepback from the main wall or a combination of both. It is then imperative to design bases to enhance and complement the pedestrian experience and to frame the streetscape.

A. HEIGHT AND MASSING (A)

1 Ensure the height of the base/podium generally reflects that of existing adjacent buildings or is a minimum of 3 storeys or 10–10.5m, whichever is less, to reinforce a pedestrian-scaled streetscape and provide an appropriate transition to the middle component of the development.

2 Limit the height of the base to 6 storeys or 80% of the adjacent right-of-way, whichever is lower, to provide for generally consistent streetwalls along the street and adequate sunlight exposure at grade. Refer to the City's Sun/Shadow Study Terms of Reference.



3 Provide a minimum stepback of 3m from the base/podium edge to the middle component on elevations along public frontages, or where appropriate for the context, consider alternatives provided they contribute to architectural interest and pedestrian experience, including:

a. Cantilevered configurations (that reflect podium levels).

b. Differentiating a portion of the podium (up to 1/3 of the elevation frontage) by way of material changes and architectural articulation.

c. In both cases, ensure appropriate massing transitions and minimize shadow and wind impacts.

4 Incorporate a minimum 2.5m stepback above the 4th storey on rear elevations.

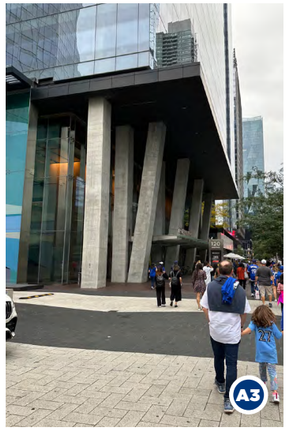
5 Allow for additional base/podium height up to 100% of the adjacent street right-of-way. In this case:

a. For elevations along public frontages, incorporate a minimum 3m stepback at or before the 7th storey, with an additional 1.5m stepback at the top of the base/podium (maximum height) to the tower.

b. On rear elevations, incorporate a minimum 2.5m stepback above the 4th storey, with an additional 1.5m stepback at the top of the base/podium (maximum height) to the tower.

6 Ensure the height of ground floors (floor to ceiling) is minimum 4.5m to enhance visibility and safety, while strengthening the relation between internal uses and the adjacent public realm.

7 On corner sites, design the building base to respect and respond to the height, scale/massing and character of the existing context on both streets.



B. ARCHITECTURAL DESIGN AND BUILDING/ELEVATION ARTICULATION (B)

1 Encourage active uses at grade, depending on the CZBL and street hierarchy (retail, commercial use, day-care facilities, townhouses, etc.), to animate the public realm and promote safe environments.

2 Design all elevations of the base/podium to:

a. Maintain consistent architectural style and proportions; the level of detail may vary depending on each elevation's exposure to the public realm.

b. Ensure the elevation design reflects immediate internal uses (i.e., residential, employment, or commercial).

3 Provide highly, well-articulated bases, both vertically and horizontally, that fit harmoniously within the existing street wall context and effectively frame the public realm (i.e., changes in planes, entrances, windows, canopies, balconies, and other types of fenestration).

4 Incorporate vertical articulation elements or fractures (generally every 50-60m) along long bases/podiums to provide for breaks in the street wall. Coordinate these with entrances, outdoor spaces/amenities and covered mid-block connections.

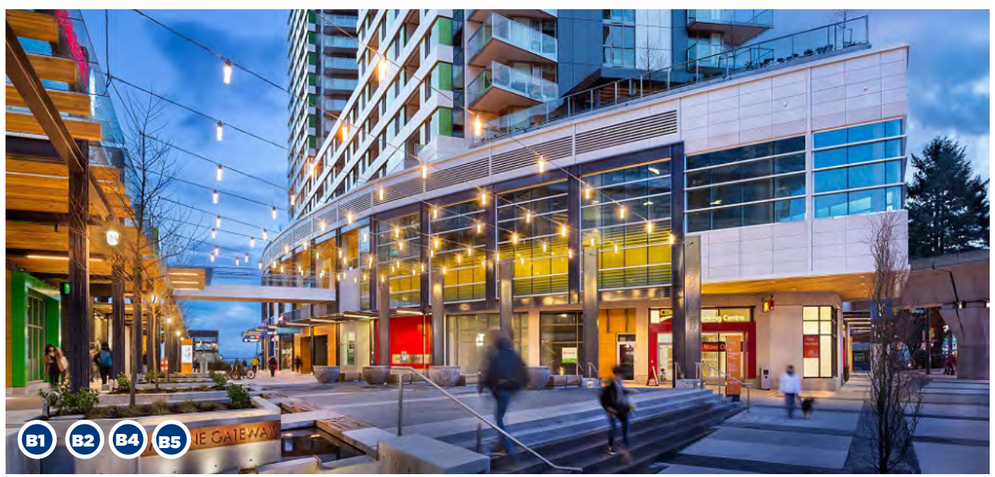
5 Clearly differentiate uses on the same elevation through distinct but complementary architectural treatments (e.g., windows and entrances proportions, sizes and treatment, materials, colours).

6 Along main streets, mixed-use and commercial buildings should avoid incorporating projecting balconies within the first three storeys of the podium or within the first 10m to 10.5m in height, whichever is less.

a. Projecting balconies should only be incorporated from the fourth storey upward.

b. Recessed balconies may be incorporated starting from the third storey or from 7.5m in height, whichever is greater.

7 Consideration shall be given to maintaining the established streetwall and/or establishing a new street wall that reinforces a pedestrian-scaled street environment. This may be achieved by incorporating a physical and/or visual break between the 2nd and 4th storeys, including material change when on the same plane; cantilever podium; minor/transitional stepback of minimum 1.5m.



8 Break down the scale of the building base/podium through:

a. Wall recesses and projections coordinated with interior uses/units (e.g.,residential and/or commercial units).

b. Building and at-grade units/storefront entrances, spaced an average of 6-10m along public frontages, to create multiple points of interaction between the building's internal uses and the adjacent public realm.

9 Provide building entrances and transparent windows on all at-grade elevations facing streets, parks, and open spaces.

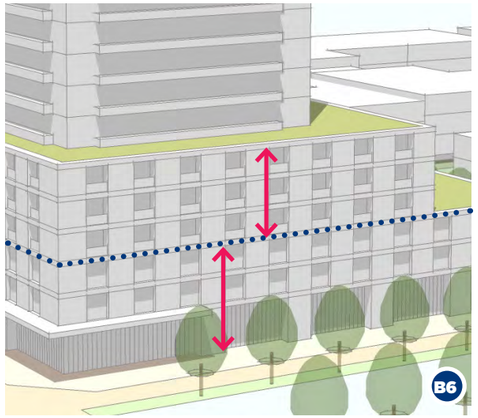
a. For corner sites, encourage placing main entrances at the building's corner.

b. Encourage a substantial amount of clear glazing along elevations associated with non-residential uses (such as commercial, retail, office, and institutional spaces), as well as those related to lobbies, entrances, and common/amenity areas. Aim for a minimum of 75% clear glazing along at-grade elevations facing public spaces.

10 For at-grade residential units, encourage a landscaped setback and a minor grade change as a transition from the public sidewalk to private residential units.

11 Ensure upper floors of the building base/podium (above the ground level) include windows overlooking the public realm.

12 Design special features to wrap around corners and terminate them at logical locations such as a change in plane.



13 Blank walls are generally prohibited on elevations directly visible from streets or public areas. Exceptions may be considered where buildings are set back sufficiently to minimize visual impact and where appropriate mitigation measures are provided.

14 Where blank walls are unavoidable mitigate their presence through:

a. Wall articulation (i.e., recesses and projections).

b. Art such as installations, paintings, sculptures, lighting, etc.

c. Special wall treatments such as screens (e.g., perforated metallic panels), green walls, metallic/wooden textures, etc.

d. A combination of the above.

15 Design building and storefront signage to complement the building's elevation, animate the ground level and enhance the overall character of the streetscape.

a. Integrate signage to the elevation design.

b. Incorporate signage bands for multi-store frontages.

c. Design signage in conjunction with weather protection elements where these are proposed.

d. Ensure complementary materials and lighting.

B15

B15

C. ENTRANCES, WINDOWS AND BALCONIES/ TERRACES (C)

1 Design main pedestrian entrances to be highly visible, prominent, provide visual interest and act as focal points of elevations.

a. Strategically locate and orient main pedestrian entrance(s) to address the public realm. Where a transit stop is located within 100m of the proposed development, place and orient the main entrance to provide direct and convenient access.

b. Properly scale entry features in relation to the overall main elevation and building massing. Where possible and appropriate to the building's design, incorporate double-height entrances.

c. Incorporate articulated massing including cantilever configurations or projecting elements.

d. Incorporating weather protection elements such as canopies.

e. Providing high level of glazing along lobby areas and storefronts.

2 Ensure entrances are directly accessible and connected to the adjacent pedestrian network through clearly delineated walkways and/or entry areas.


C1 C2 C3


C2 C3

3 Design entrances to be universally accessible.

a. Ensure entrances are at the same level of the adjacent sidewalk and step-free, wherever possible.

b. Ensure entrances are wide enough for mobility devices, strollers, etc.

c. Where necessary, seamlessly incorporate ramps as structural components of the building and landscape design. Encourage ramps to be integrated into the stairs design.

4 Incorporate permanent pedestrian weather protection elements at the ground level; this includes canopies, awnings, and overhangs. Design these elements to:

a. Ensure the integration, strategic location and appropriate sizing of weather protection elements to maximize their function.

b. Ensure they are at least 1.5m deep.

c. Be fully integrated into the elevation design.

d. Function as environmental tools that help protecting building interiors from direct summer sun, minimize wind effects on the public realm and help reduce reflections on glazing to achieve bird-friendly design.

e. Ensure a consistent canopy/awning style throughout the building, and select colours/materials that complement those of the building.

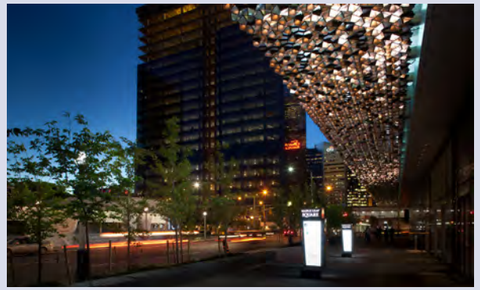
f. Where appropriate to the architectural design, incorporate this type of weather protection elements on balconies on the upper levels.

5 Incorporate secondary entrances at strategic locations (i.e., back/side of the building, or at mid-block connections/courtyards).

a. Integrate these entrances into the elevation design and highlighted through architectural details such as glass doors and canopies.

b. Where appropriate, consider through lobbies/halls connected to the main entrance.

6 Clearly distinguish between the building's main entrance and those related to at-grade units/stores, and accesses to common areas and parking facilities.




C4

7 Use and design entrances to ground related units (residential or commercial) to emphasize individual units and further animate and articulate the streetwall. Highlight these entrances through architectural elements such as porches, canopies, awnings, as well as steps or stoops, and enhanced landscaped spaces designed to complement the unit's use.

8 For at-grade residential units located close to the public realm, consider raising the ground floor above sidewalk level (up to 1.2m is recommended) to provide added privacy and a clear transition to the private realm. Limit front steps to 6 risers and incorporate complementary landscaping.

9 Upper storey cantilevers may be incorporated above a height of 7.5m, projected from the face of the main building a maximum of 3.5m and occupying a maximum of 80% of the building frontage width.

10 Add visual variety and interest to the building base/podium elevation, and enhance inside-to-outside connections by incorporating windows, balconies, and outdoor terraces.

a. Ensure all elevations exposed to public view include windows, and, in the case of residential uses, also incorporate balconies.

b. Consider different but proportionate window/balcony sizes, and varied but complementary window/balcony treatments to animate the elevations, reflect internal uses, and further differentiate various elements of the design.

c. Integrate these elements into the overall shape and design of the building.

d. Consider slight wall recesses to accommodate projecting elements without encroaching into the ROW.

11 Maintain balcony projections within the lot.

12 Provide functional and programmable balconies.

a. Ensure they are a minimum of 1.5m depth and 3m^2 in area, to provide sufficient space for chairs and a small table.

b. Include weather protection if possible.

13 Incorporate fully or partially recessed balconies to provide for greater privacy and shelter from wind, reduce the building bulk, and minimize shadow impacts on amenity spaces below.

14 Incorporate architectural treatments to the undersides of balconies visible from the public realm, such as attractively revealed support beams or complementary materials such as wood.

C5.4.2
MIDDLE (TOWER)

The 'Middle' component of a high-rise building is the portion that sits on top of the base/podium. Its size, shape, placement and orientation rely on site context and the base/podium design.

Middles should be designed to minimize negative shadow/wind impacts on surrounding areas, and to positively contribute to the skyline.

A. HEIGHT AND MASSING (A)

1 Determine appropriate height based on adjacent context conditions including other high-rise developments, land-uses and street hierarchy, as well as shadow and wind impacts on adjacent areas and open spaces. Refer to 5.2.2 Fit and Transition in Scale, and 5.3.4 Pedestrian Level Sunlight and Wind Effect for more details.

2 Minimize shadow/wind impacts through building height and massing, location and orientation of the middle component, and elevation design.

3 For developments/blocks with more than one high-rise building, ensure middles (towers) fit harmoniously and provide for elegant, visually pleasing skylines by:

a. Providing a range of heights and establishing a height hierarchy related to site conditions and context (existing and planned).

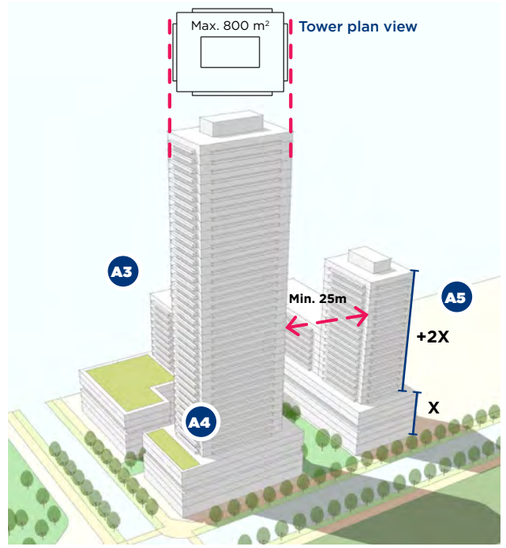
b. Considering at least 5 storey difference between buildings.

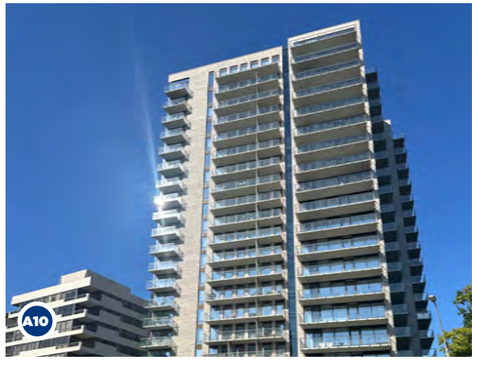
c. Placing and orienting middles to minimize overlap (i.e., parallel elevations). Shift and/or stagger middles/towers where possible.

4 Place taller buildings closer to the primary street and/or corner.

5 Encourage the middle part of the building to be at least double the height of its base.

6 Limit tower floorplates to 800m^2, excluding balconies, to minimize shadow and wind impacts on surrounding areas, maximize views and sky views, and improve privacy between neighbouring buildings.





7 Allow balconies to encroach in minimum setbacks and separation distances between buildings, while not contributing excessively to the building massing.

Additional Guidelines for Slab-type Buildings

8 The feasibility and appropriateness of slab-type high-rise buildings will be assessed on a case-by-case basis. They should only be considered:

- Where high-rise buildings are permitted.
- On smaller, narrower lots where tower-type developments are not feasible and/or deemed inefficient.
- Where a lower high-rise building is desirable due to transitions in height and shadow impacts within its context.

9 Limit the height of slab-type high-rise developments to a maximum of 18 storeys or 56m, whichever is less.

10 Design slab- type buildings to avoid middle massing that overwhelms the pedestrian zone and to minimize its visual and shadow impact on the context. This includes:

a. Limiting the length of the middle component to maximum 60m and the floorplate to generally 1320m^2.

b. Strategically locating the middle to minimize shadows on the adjacent public realm (e.g., shorter side of building parallel to the street or public frontage). Staff will review the shadow impacts on sidewalks on a site-specific basis.

c. Incorporating major multi-storey vertical massing breaks, ideally ground to top, of minimum 6m width by 2m deep.

d. Providing enhanced architectural treatment and highly articulated elevations that include changes in planes and materials, as well as varied window sizing and balcony treatment (i.e., recessed vs. projecting).

e. Incorporating a distinctive top component. Multi-storey top components are encouraged for taller developments.

11 Alternatively, for larger sites, preference should be given to two or more tower buildings of varying heights, rather than a single large building.

B. ORIENTATION, PLACEMENT, SETBACKS AND SEPARATION DISTANCE (B)

1 Place and orient middle components (towers) to maximize sky views and natural daylight, provide proper privacy and dynamic skylines, and minimize wind/shade impacts on surrounding areas.

a. Refer to 5.2.2 Fit and Transition in Scale for setbacks and separation distances.

b. Ensure compliance with the City's Sun/Shadow Study Terms of Reference. Refer to 5.3.4 Pedestrian Level Sunlight and Wind Effect for more details.

c. For buildings taller than 30 storeys, encourage greater separation distances (above the minimum 25m requirement).

2 Setback middle component from the base/podium wall, including balconies, to clearly differentiate both building components, minimized shadow/wind impacts and emphasize the pedestrian scale along the streetscape. Setback middle:

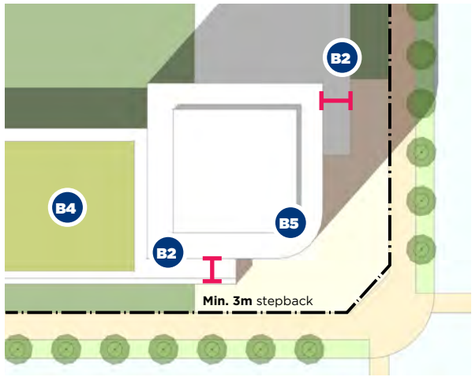
a. A least 3m from the base/podium along street or public frontages.

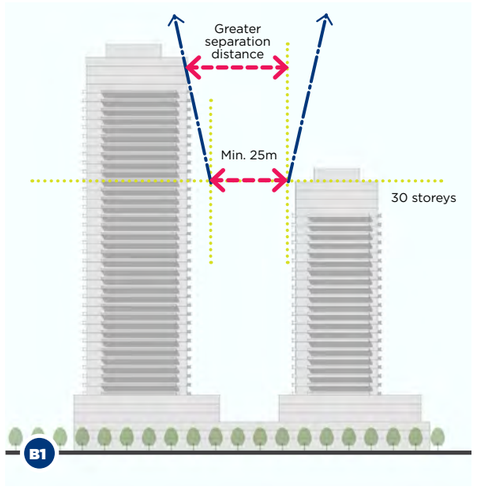
b. At least 2.5m from the base/podium along rear elevations.

c. Incorporate greater setbacks at grade and/or additional stepbacks to properly fit within and respond to the existing and/or planned context.

d. Refer to 5.4.1.A for more details on podium/base height and massing.

3 Consider solar orientation when establishing the middle's placement, orientation and design. Strategically orient longest face of the building's middle to minimize shadows.

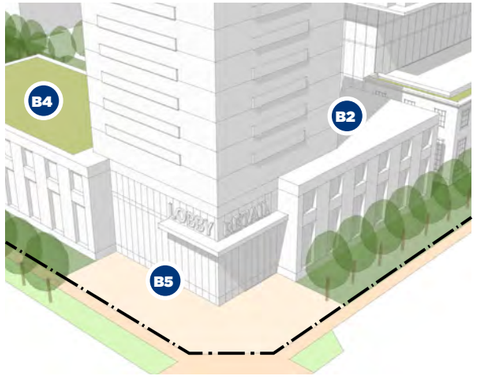




4 Where appropriate, encourage terraces and/or roof top amenities where greater setbacks/stepbacks are provided (i.e., the location of middle component in relation to the base/podium.

5 Allow up to 1/3 of a middle/tower frontage to extend straight down to grade within the stepback area, without a base/podium. Greater frontages may be considered on a case-by-case basis, provided they clearly differentiate the podium/base and middle components through architectural details, articulation, and material changes.

6 Ensure high-rise developments are not allowed if they cannot comply with the minimum middle (tower) separation distance, setbacks and stepbacks.



C. ARCHITECTURAL DESIGN AND BUILDING/ELEVATION ARTICULATION (C)

1 Ensure a cohesive elevation design between the building's base, middle and top in terms of architectural style, proportions, rhythm and materials.

2 Design all elevations of the middle to:

a. Reflect the same architectural style and proportions; the level of detail may vary dependent on each elevation exposure to public view.

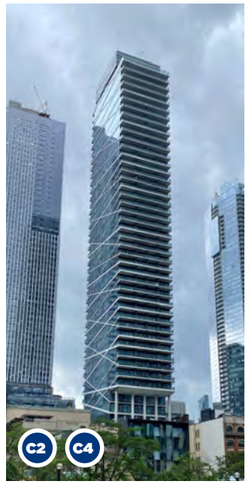
b. Ensure the elevation design reflects the internal uses (i.e., residential, employment, or commercial).

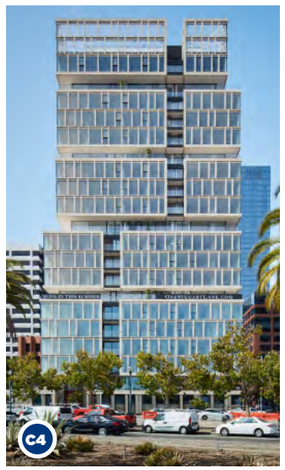
3 Configure floor plans to accommodate the building's program while breaking up its mass through recesses and projections, resulting in interesting and articulated elevations.

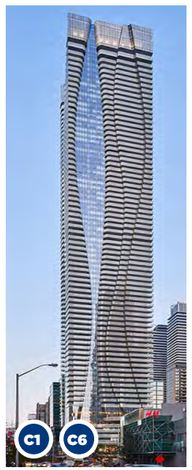
4 Design all elevations to be highly articulated, both vertically and horizontally, through changes in planes, multi-storey breaks enhanced fenestration including windows and balconies, as well as coordinated materials, patterns, etc.

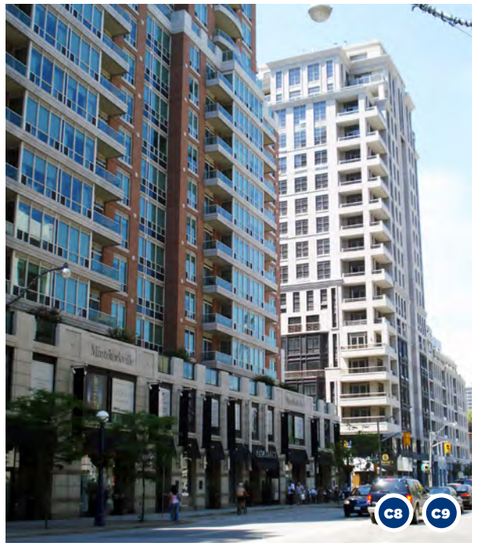
5 Clearly differentiate/distinguish between different uses on the same elevation through distinct but complementary architectural treatments (e.g., windows/balconies proportions, sizes and treatment, materials, colours).

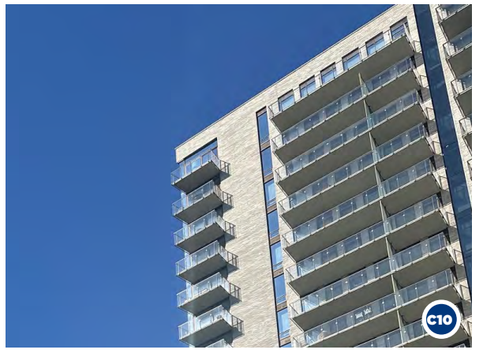
6 Encourage variation in the design and articulation of the middle's (tower's) elevations to provide visual interest and to respond to design opportunities and differing conditions within the adjacent context.











7 Design special features to wrap around corners and terminate them at logical locations such as a change in plane.

8 Include windows on all middle part elevations, and incorporate balconies/terraces on those related to residential uses, where possible.

9 Ensure greater fenestration on elevations facing streets, parks and open spaces.

10 Avoid continuous balconies which negatively impact the perceived mass of the building (i.e., larger floorplates).

a. Design balconies as integrated and articulated elements of the building design (i.e. not 'add-ons').

b. Incorporate breaks in relation to internal units and uses.

c. Ensure wrap around balconies do not extend along the entire elevation width. Provide breaks of at least 3-4m in between balconies and a return of a minimum of 2m around corners.

d. Incorporating balconies of different but complementary configuration, sizes and materials (e.g., recessed vs. projecting).

11 Blank walls are prohibited on elevations exposed to public view.

12 Where blank walls are unavoidable, mitigate their presence through:

a. Wall articulation (i.e., recesses and projections).

b. Artwork such as installations, paintings, sculptures, lighting, etc.

c. Special wall treatments such as screens (e.g., perforated metallic panels), green walls, metallic/wooden textures, etc.

d. A combination of the above.

13 Incorporate design treatments that help mitigate any negative wind impacts at grade (e.g., screens, materials, landscaping, or other features).

D. WINDOWS AND BALCONIES/TERRACES (D)

1 Consider different but proportionate window/balcony sizes, and varied but complementary window/balcony treatments to animate the elevations, reflect internal uses, and further differentiate various elements of the design.

2 Where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements.

3 Integrate and coordinate the design of balconies with the overall building massing and design, including sizing, configuration and materials.

4 Consider fully or partially recessed balconies to provide for greater privacy and shelter from wind, reduce the building bulk, and minimize shadow impacts on amenity spaces below.

5 Maintain balcony projections within the lot.

6 Provide functional and programmable balconies.

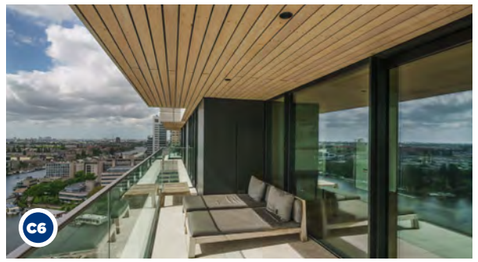
a. Ensure they are a minimum of 1.5m depth and 3m² in area, to provide sufficient space for chairs and a small table.

b. Include weather protection if possible.

7 Where appropriate to the building's design and architectural style, consider canopies over projecting balconies to provide for weather protection (rain, snow and direct sun exposure).

8 Design balconies to enhance sustainable design objectives through their arrangement, materials and construction methods, which can significantly impact building energy performance.

9 Transparent glass balconies are generally discouraged, since they can pose a collision risk for migratory birds. Refer to C2.8 Bird-Friendly Design.



C5.4.3
TOP (ROOFTOP)

The Top (Rooftop) is the highest part of a high-rise building. It sits above the middle, terminating it and covering its last level, while accommodating mechanical rooms. Depending on its design, the top can include more than one floor, contain livable spaces like terraces and common amenity areas, and impact the skyline with a distinctive/unique profile.

A. GENERAL GUIDELINES (A)

1 Design high-rise buildings to include a visually appealing and clearly defined top that is complementary to the architecture of the overall building and proportionate to its scale (e.g., building tops of taller buildings may include multiple storeys).

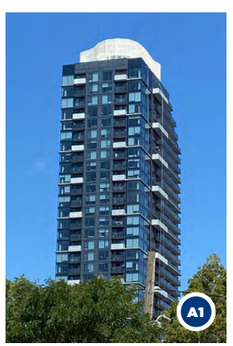
2 Incorporate design elements that add interest to the overall skyline and provide a sense of orientation, such as unique geometry, lighting features, etc.

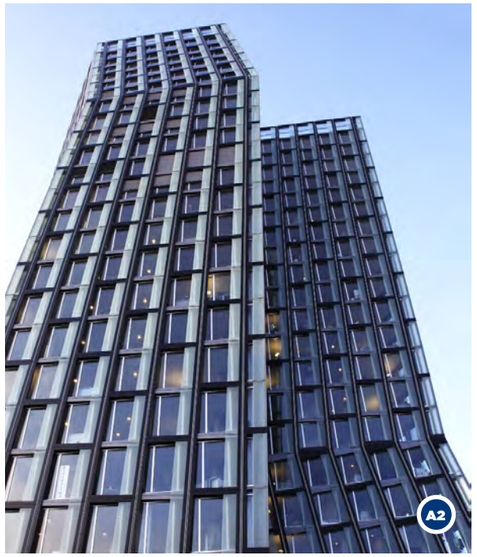
3 Address important locations in the community by designing the top part of the building to become a visual landmark.

4 Favour reflective, low intensity colours for rooftops to reduce heat island effect, and reduce HVAC loads.

5 Where appropriate, incorporate green rooftops as a way to enhance the building appeal from the street, reduce urban heat island effects and improve air quality and noise insulation. Only consider green rooftops where planting could thrive.

6 Encourage incorporating white roofs and solar panels, where possible/feasible.





B. MECHANICAL ROOMS/EQUIPMENT (B)

1 Locate and design mechanical rooms as integral components of the building top and to complement and enhance the overall building's design.

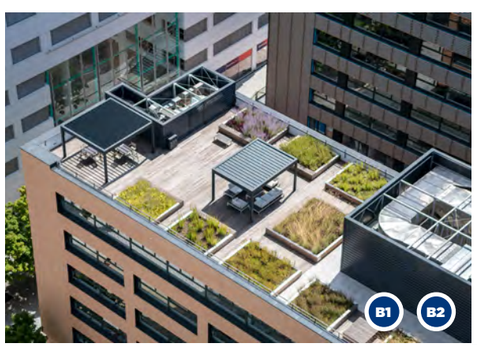
2 Screen mechanical rooms/equipment through:

a. Integral architectural features rather than single-purpose screens.

b. Usable spaces such as rooftop amenities or living areas (penthouses).

c. Ensure they are made of materials that complement those used on the building elevations and enhance their design.

3 Exposed telecommunications equipment is generally discouraged. If necessary, integrate telecommunications equipment into the rooftop design.



C5.4.4
MATERIALS

1 Select materials and colours to complement the architecture, character, size and style of the building design, as well as the streetscape.

2 Ensure building elevations incorporate high quality, permanent and durable materials, that have greater longevity and represent a high-value contribution to city building. These include materials such as glass, stone, brick, concrete, and metal, with appropriate texture, and carefully crafted details to provide visually pleasing designs.

3 Encourage natural materials, such as brick and stone, at the pedestrian level of the building.

4 Avoid using stucco on high-rise building elevations.

5 Maintain consistency of materials among elevations.

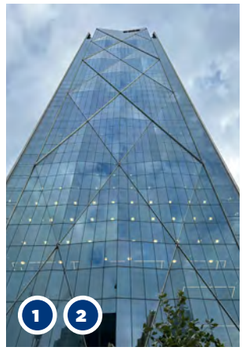
6 Use changes in materials to break the building mass and enhance the elevation articulation/ design.

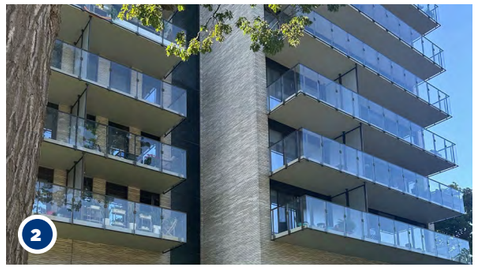
7 Strategically use lighter materials to minimize the building mass, and heavier ones to emphasize important elements of the building design and its articulation.

8 Ensure changes in materials are done at changes in wall planes.

9 Encourage environmentally sustainable materials and construction methods.

10 Incorporate energy efficient measures and materials that can significantly impact building energy performance.





C5.4.5
EXTERIOR LIGHTING

A. DECORATIVE (A)

1 Select exterior decorative lighting to respond to site context and be based on a cohesive illumination and lighting vision/strategy.

2 Provide lighting that complements the design of the elevation and reflects its uses.

3 Encourage the use of decorative lighting at the top of the building; ensure:

a. It balances energy efficient objectives.

b. No negative impacts on adjacent buildings and migratory birds.

B. SUSTAINABLE (B)

1 Use appropriate lighting strategies, and avoid uplighting and overlighting.

2 Incorporate high efficiency lighting.

C. SAFETY (C)

1 Provide appropriate building lighting (pedestrian and vehicular) at primary and secondary entrances, stairways and accesses to underground parking.

2 Use fully shielded lights that only emit light downward to reduce glare and light trespass, and to promote better visibility at night.

3 Ensure lighting affixed to the building elevation is provided at the ground level, as this type of lighting is usually meant to provide lighting for pedestrian areas only. Allow for affixed lighting on upper levels of the base where it enhances and complements the elevation design.

4 Ensure exterior lighting does not hide/distract from traffic regulatory signs and signals.