

| Item | Sect | Original OPA 150 Text | PROPOSED POLICY CHANGES |
|------|-------|--|--|
| 160 | 3.6.3 | <p>Amend by adding a new policy, following policy 8, as follows:</p> <p>11. On Arterial Mainstreets, unless a secondary plan states otherwise, building heights up to 9 storeys will predominate. The tallest buildings will be located at the nodes described below. Subject to a zoning amendment, taller buildings up to a maximum of 12 storeys may be considered, where the development provides a community amenity, where it is demonstrated that the development meets the urban design and compatibility policies in Section 4.11 and where the site is located at one or more of the following nodes:</p> <ol style="list-style-type: none"> within 400 metres walking distance of a Rapid Transit Station on Schedule D of this Plan; or directly abutting an intersection of the Mainstreet with another Mainstreet or a Transit Priority Corridor on Schedule D of this Plan; or directly abutting a Major Urban Facility. <p>The Zoning By-law may establish building heights lower than nine storeys based on site conditions, existing character and compatibility.</p> | <p>Amend by adding a new policy, following policy 8, as follows:</p> <p>11. On Arterial Mainstreets, unless a secondary plan states otherwise, building heights up to 9 storeys may be permitted as of right but High-rise buildings may only be permitted subject to a zoning amendment and where the building will be located at one or more of the following nodes:</p> <ol style="list-style-type: none"> within 400 metres walking distance of a Rapid Transit Station on Schedule D of this Plan; or directly abutting an intersection of the Mainstreet with another Mainstreet or a Transit Priority Corridor on Schedule D of this Plan; or directly abutting a Major Urban Facility: <p>and where the development provides a community amenity and adequate transition is provided to adjacent low-rise.</p> <p>The Zoning By-law may establish as-of-right building heights lower than nine storeys where site conditions, existing character and compatibility with adjacent development dictate that a lower building form is appropriate.</p> |
| 179 | 3.6.7 | <p>Amend by adding a new policy 13 as follows:</p> <p>13. Unless otherwise stated in a secondary plan or existing zoning, the maximum building height for Major Urban Facilities is the greater of:</p> <ol style="list-style-type: none"> the maximum height permitted in the underlying land use designation; or nine storeys, providing transition to adjacent low-rise residential areas in accordance with Section 4.11. | <p>City proposes to repeal Item 179 that introduces new Policy 13</p> |
| 285 | 4.11 | <p>Amend by deleting policies 1 through 14 in their entirety, and replacing them with the following:</p> <p>"1. A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:</p> | <p>Amend by deleting policies 1 through 14 in their entirety, and replacing them with the following:</p> <p>1. A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:</p> |

| | | |
|--|--|---|
| | <p>a. The provisions of this Plan that affect the design of a site or building;</p> <p>b. Design Guideline(s) approved by Council that apply to the area or type of development; and</p> <p>c. The design provisions of a community design plan or secondary plan.</p> <p>Views</p> <p>Depending on its location, the mass or height of new development may enhance or impact the views visible from public view points, such as public monuments, bridges, civic spaces, landforms, and other valued spaces. View corridors can be defined to regulate the height and mass of development within a defined area, so as to protect the public view.</p> <p>2. Development applications for all High-Rise Buildings will demonstrate how the proposed building will contribute to and enhance the skyline of the city and existing prominent views and vistas or create new vistas. Community design plans or other plans approved by Council may identify prominent important views. Skyline is defined in Section 2.5.6, policy 14.</p> <p>3. The City will protect the views of the Parliament Buildings from two locations in Beechwood Cemetery. The view area, or viewshed, and the two locations, the Tommy Douglas Memorial and Poet’s Hill, are identified as Annex 12. New buildings or structures should be located to compliment or enhance the view of these important landmark buildings. A building or structure is deemed to obstruct the view if it visually blocks the foreground view or visually mars the background silhouette view of the Parliament Buildings. For each property in the viewshed, no Zoning By-law amendment or minor variance shall be permitted that would obstruct the view. Site plan control approval, other regulations and City maintenance practices may also be adjusted to ensure that fences, signs, trees and other elements do not obstruct the view.</p> <p>4. Policies to protect views of the Parliament Buildings and other national symbols that apply to development applications in the Central Area are contained in Section 3.6.6 Central Area.</p> <p>Building Design</p> <p>Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. The façades of</p> | <p>a. The provisions of this Plan that affect the design of a site or building;</p> <p>b. Design Guideline(s) approved by Council that apply to the area or type of development; and</p> <p>c. The design provisions of a community design plan or secondary plan.</p> <p>Views</p> <p>Depending on its location, the mass or height of new development may enhance or impact the views visible from public view points, such as public monuments, bridges, civic spaces, landforms, and other valued spaces. View corridors and view planes can be established to guide and regulate the height and mass of development within a defined area, so as to protect the public view.</p> <p>2. Development applications for all High-Rise 31+ buildings will demonstrate how the proposed building will contribute to and enhance the skyline of the city and existing prominent views or vistas or create new vistas. Community design plans or other plans approved by Council may identify prominent important views. Skyline is defined in Section 2.5.6, policy 14.</p> <p>3. The City will protect the views of the Parliament Buildings from two locations in Beechwood Cemetery. The view area, or viewshed, and the two locations, the Tommy Douglas Memorial and Poet’s Hill, are identified on Annex 12. New buildings or structures should be located to compliment or enhance the view of these important landmark buildings. A building or structure is deemed to obstruct the view if it visually blocks the foreground view or visually changes the background silhouette of the Parliament Buildings when viewed from the identified locations. For each property in the viewshed, no Zoning By-law amendment or minor variance shall be permitted that would permit a proposed building to obstruct the view unless it is demonstrated that the view is already impacted and would not be further impacted by the proposal. Site plan control approval, other regulations and City maintenance practices may also be adjusted to ensure that fences, signs, trees and other elements do not obstruct the view.</p> <p>4. Policies to protect views of the Parliament Buildings and other national symbols that apply to development applications in the Central Area are contained in Section 3.6.6 Central Area.</p> |
|--|--|---|

| | | |
|--|--|--|
| | <p>buildings influence the feel and function of public spaces and define the edges of the pedestrian environment. Good building design is required throughout the city. In the City's design priority areas and areas subject to the design priority policies, building design is intended to support the image of Ottawa as a Capital city and contribute to a positive experience for residents and visitors.</p> <ol style="list-style-type: none"> 5. Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of: <ol style="list-style-type: none"> a. Setbacks, heights and transition; b. Façade and roofline articulation; c. Colours and materials; d. Architectural elements, including windows, doors and projections; e. Pre- and post-construction grades on site; and f. Incorporating elements and details of common characteristics of the area. 6. The City will require that all applications for new development: <ol style="list-style-type: none"> a. Orient the principal façade and entrance(s) of main building(s) to the street. Where a building abuts more than one street, the building façade and entrances will be oriented in order of priority to the arterial, collector and local street; b. Include windows on the building elevations that are visible from public spaces; c. Use architectural elements, massing, and landscaping to accentuate main building entrances. 7. The intersections of arterial and collector roads can serve as gateways into communities can support high levels of pedestrian and vehicular traffic, the greatest density of housing, and commercial and other land uses and services that are focal points for a community. The City will require that development proposals at such locations include the following: <ol style="list-style-type: none"> a. Strong architectural design elements that feature the corner or street axis by: locating buildings close to the street edge, and/or orienting the highest and most interesting portion of a building (e.g. the main entrance) to the corner or axis which has a view or terminus; b. Capitalizing on design possibilities for both street façades (by wrapping the materials | <p>Building Design</p> <p>Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. The façades of buildings influence the feel and function of public spaces and define the edges of the pedestrian environment. Good building design is required throughout the city. In the City's design priority areas and areas subject to the design priority policies, building design is intended to support the image of Ottawa as a Capital city and contribute to a positive experience for residents and visitors.</p> <ol style="list-style-type: none"> 5. Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of: <ol style="list-style-type: none"> a. Setbacks, heights and transition; b. Façade and roofline articulation; c. Colours and materials; d. Architectural elements, including windows, doors and projections; e. Pre- and post-construction grades on site; and f. Incorporating elements and details of common characteristics of the area. 6. The City will require that all applications for new development: <ol style="list-style-type: none"> a. Orient the principal façade and entrance(s) of main building(s) to the street. Where a building abuts more than one street, the building façade and entrances will be oriented in order of priority to the arterial, collector and local street; b. Include windows on the building elevations that are adjacent to public spaces; c. Use architectural elements, massing, and landscaping to accentuate main building entrances. 7. The intersections of arterial and collector roads can serve as gateways into communities and can support high levels of pedestrian and vehicular traffic, the greatest density of housing, and other land uses and services, and commercial services and other land uses that are focal points for a community. The City will encourage development proposals at such locations to include the following: |
|--|--|--|

| | | |
|--|---|---|
| | <p>used on the front façade around the building where any façades are exposed to the public realm); and</p> <ol style="list-style-type: none"> c. Soft landscaping features, special paving materials, and/or curb extensions to shorten the distance across the street and larger sidewalk area to accommodate sidewalk activity. <p>8. Developments that include loading facilities, service areas, mechanical equipment (including roof-top), vents and metering devices should incorporate these requirements into the building design in such a way that they cannot be seen from, and their operation does not impact, the public street, pedestrian and cycle pathways or adjacent ground-oriented residences. This may be achieved through:</p> <ol style="list-style-type: none"> a. Containment, with a preference to using the same architectural detail, style and materials as the proposed development; and/or b. Screening (e.g. trees, landscaped berms, decorative walls and fences). <p>Massing and Scale</p> <p>Complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community. Massing and scale describes the form of the building, how tall it is, how much of the lot it occupies and how it is positioned in relation to the street and surrounding buildings.</p> <p>9. Where a secondary planning process establishes criteria for compatibility of new development or redevelopment in terms of the character of the surrounding area, the City will assess the appropriateness of the development using the criteria for massing and scale established in that Plan. Where there are no established criteria provided in an approved Plan, the City will assess the appropriateness of the proposal relying upon its approved Design Guidelines, as applicable, and the following criteria:</p> <ol style="list-style-type: none"> a. Building height, massing and scale permitted by the planned function of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street; b. Prevailing patterns of rear and side yard setbacks, building separation and landscaped open spaces and outdoor amenity areas as established by adjacent properties or the planned pattern/function | <ol style="list-style-type: none"> a. Strong architectural design elements that feature the corner or street axis by: locating buildings close to the street edge, and/or orienting the highest and most interesting portion of a building (e.g. the main entrance) to the corner or axis which has a view of the terminus. b. Capitalizing on design possibilities for both street façades (by wrapping the materials used on the front façade around the building where any façades are exposed to the public realm); and c. Soft landscaping features, special paving materials, and/or curb extensions to shorten the distance across the street and larger sidewalk area to accommodate sidewalk activity. <p>8. To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.</p> <p>9. Roof-top mechanical or telecommunications equipment, signage, and amenity spaces should be incorporated into the design and massing of the upper floors of the building.</p> <p>Massing and Scale</p> <p>Complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community. Massing and scale describes the form of the building, how tall it is, how much of the lot it occupies and how it is positioned in relation to the street and surrounding buildings.</p> <p>10. Where a secondary planning process establishes criteria for compatibility of new development or redevelopment in terms of the character of the surrounding area, the City will assess the appropriateness of the development using the criteria for massing and scale established in that Plan. Where there are no established criteria provided in an approved Plan, the City will assess the</p> |
|--|---|---|

| | | |
|--|---|---|
| | <p>established by existing zoning where that pattern is different from the existing pattern of development;</p> <ul style="list-style-type: none"> c. The need to provide a transition between areas of different development intensity and scale as set out in policy 12 of this section. <p>10. The City may require a Shadow Analysis and/or Wind Analysis as part of a complete application, except where identified in the Wind/Shadow Terms of Reference. The study(s) will evaluate the potential impacts of the development on the adjacent properties and pedestrian amenity areas. The intent of each Analysis is to demonstrate how these impacts have been minimized or avoided.</p> <p>11. Transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development. Proponents for developments that are taller in height than the existing or planned context or are adjacent to a public open space or street shall demonstrate that an effective transition in height and massing, that respects the surrounding planned context, such as a stepping down or variation in building form has been incorporated into the design.</p> <p>12. Building height and massing transitions will be accomplished through a variety of means, including:</p> <ul style="list-style-type: none"> a. Incremental changes in building height (e.g. angular planes or stepping building profile up or down); b. Massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high-profile development or incorporating podiums along a Mainstreet); c. Building setbacks and step-backs. <p>High-Rise Buildings</p> <p>High-Rise Buildings are a form of high-density development that can contribute to the achievement of intensification, the provision of a range of housing and employment types and a mix of other uses, creation of new landmarks and skylines and the city's varied built form. They also have the potential to impact the surrounding area in ways that include, but are not limited to: influencing the microclimate, shadowing adjacent properties and public spaces, disruption of public views and the character of heritage districts or buildings, and influencing the street environment.</p> | <p>appropriateness of the proposal relying upon its approved Design Guidelines, as applicable, and the following criteria:</p> <ul style="list-style-type: none"> a. Building height, massing and scale permitted by the planned function of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street; b. Prevailing patterns of rear and side yard setbacks, building separation and landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development; c. The need to provide a transition between areas of different development intensity and scale as set out in policy 12 of this section. <p>11. The City may require a Shadow Analysis and/or Wind Analysis as part of a complete application, except where identified in the Wind/Shadow Terms of Reference. The study(s) will evaluate the potential impacts of the development on the adjacent properties and pedestrian amenity areas. The intent of each Analysis is to demonstrate how these impacts have been minimized or avoided.</p> <p>12. Transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development. Proponents for developments that are taller in height than the existing or planned context or are adjacent to a public open space or street shall demonstrate that an effective transition in height and massing, that respects the surrounding planned context, such as a stepping down or variation in building form has been incorporated into the design.</p> <p>13. Building height and massing transitions will be accomplished through a variety of means, including:</p> <ul style="list-style-type: none"> a. Incremental changes in building height (e.g. angular planes or stepping building profile up or down); b. Massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high-profile development or incorporating podiums along a Mainstreet); c. Building setbacks and step-backs. <p>High-Rise Buildings</p> |
|--|---|---|

| | | |
|--|--|---|
| | <p>13. To establish a human-scale and pedestrian-oriented street environment, High-Rise Buildings should be designed such that any façade facing a street steps back a distance that is at least equivalent to a storey in height, at a point above the second but generally no higher than the sixth storey. The portion of the building below this step-back is the base, or podium, while the portion above this step-back is the tower. Proposals to reduce or eliminate the step-backs above must demonstrate that the base or podium will establish a human-scale and pedestrian street environment.</p> <p>14. It is the City's objective that new High-Rise Buildings should be designed and located to: minimise wind and shadowing impacts and maintain sunlight penetration to public places, maintain privacy, and preserve public views and sky views, among other elements. To achieve these objectives the tower portion of the building, which is above the base or podium described in policy 13 above should:</p> <ol style="list-style-type: none"> a. Be appropriately separated from adjacent towers, either on the same site or an adjacent site. The zoning by-law may establish a minimum separation distance for towers or minimum yard setbacks, and minimum lot sizes for high-rise buildings, that achieve tower separation and accommodate future development on adjacent lots. Proposals for high-rise buildings that include separation distances less than 23m shall: <ol style="list-style-type: none"> i. Demonstrate that the objectives stated above are met through the use of a smaller floor plate, building orientation, and /or building shape; and ii. Demonstrate that the potential for future high-rise buildings on adjacent lots can be developed and meet the separation distance and setback distances above. Where a proposals cannot demonstrate that the above requirements can be met the site is not appropriate for tall buildings or may require lot consolidation. b. Have a floor plate that is limited. Proposals for residential floorplates larger than 750 square metres, or commercial floorplates larger than 1500 square metres shall: <ol style="list-style-type: none"> i. Demonstrate that the objectives stated above are met through the use of building orientation, and /or building shape; and ii. Provide a greater separation distance between towers on the same lot and | <p>14. High-Rise Buildings are a form of high-density development that can contribute to intensification, housing and employment opportunities and provide new view, skyline and landmark possibilities. High-Rise buildings should be designed to achieve the objectives of this Plan and avoid or reduce impacts or disruptions associated with:</p> <ol style="list-style-type: none"> a. pedestrian comfort, safety and usability resulting from changes to wind and shadow patterns in outdoor amenities and adjacent public and private spaces surrounding the building; b. public views, including view planes and view-sheds referred to in Policy 3 above c. proximity to heritage districts or buildings, d. reduced privacy for existing building occupants on the same lot or on adjacent lots, <p>15. Generally, High-Rise buildings, which consist of three integrated parts, a base, a middle and a top, can achieve many of the urban design objectives and address the impacts described above in the following ways;</p> <ol style="list-style-type: none"> a. The base of a high-rise building should respect the scale, proportion, and character of the surrounding buildings, adjacent streets, parks, and public or private open spaces and animate such spaces. b. The tower, which typically includes a middle and a top, should step back from the base where possible. The tower design can reduce the building impacts identified above by incorporating an appropriate separation from existing or future adjacent towers located on the same lot or on an adjacent lot. The responsibility for providing an appropriate tower separation shall generally be shared between owners of abutting properties where high-rise buildings are permitted. A separation distance of 23m has been the City's general guidance but actual separation requirements may vary in different parts of the City depending on the context. c. Floor plates may also vary depending on the uses and the context. Generally, towers with a larger floor plates may |
|--|--|---|

| | | |
|--|---|--|
| | <p>greater setbacks to side and rear lot lines;</p> <p>Outdoor Amenity Areas</p> <p>Outdoor amenity areas are the private and communal areas of a property that are designed to accommodate a variety of leisure activities.</p> <p>15. Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other mitigative design measures.</p> <p>16. Applications to develop residential or mixed-use buildings incorporating residences will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law, and are appropriate to the size, location and type of development. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the City and implemented through the Zoning By-law and site plan agreement.</p> <p>Public Art</p> <p>17. Proponents of prominent developments, such as Major Urban Facilities and High-Rise Buildings, are encouraged to include site-specific public art. Public art may be identified as a means to satisfy the policies of Section 5.2.1 where proponents of development are seeking an increase in height and density. Where public art is provided as part of a private development proposal, the City will assist by providing consultation services in adherence with the Municipal Public Art policy.</p> <p>Design Priority Areas</p> <p>The City has identified target areas for intensification and other prominent areas which are significant destinations in the city and recognized them as design priority areas in Section 2.5.1 of this Plan. Proponents of development within design priority areas must demonstrate, through the design of their building</p> | <p>require a greater separation from adjacent towers.</p> <p>16. Secondary Plans may provide area-specific directions for the design of high-rise buildings.</p> <p>17. The Zoning By-law will establish performance measures such as minimum tower separation distances and yard setbacks and may require minimum lot sizes for High-Rise buildings. Proposals for a high-rise building that include performance measures that deviate from the Zoning By-law shall demonstrate that the impacts identified in policy 13 can be satisfactorily avoided or reduced.</p> <p>18. The Urban Design Guidelines for High-Rise Buildings may establish general principles for the design of high-rise buildings, including the design of the base and guidance for tower separation distances.</p> <p>Outdoor Amenity Areas</p> <p>Outdoor amenity areas are the private and communal areas of a property that are designed to accommodate a variety of leisure activities.</p> <p>19. Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other design measures that achieve the same objective.</p> <p>20. Applications to develop residential or mixed-use buildings incorporating residences will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law, and are appropriate to the size, location and type of development. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the City and implemented through the Zoning By-law and site plan agreement.</p> <p>Public Art</p> <p>21. Proponents of prominent developments, such as Major Urban Facilities and High-Rise Buildings, are encouraged to include site-</p> |
|--|---|--|

| | | |
|--|---|---|
| | <p>and site, that the following policies have been met.</p> <p>18. The portion of the building(s) which are adjacent to the public realm will be held to the highest building design standards by incorporating specific building design features:</p> <ol style="list-style-type: none"> a. Design the building(s) first storey to be taller in height to retain flexibility or opportunity for ground floor uses in the future; b. Locate front building façades parallel to the street; however, consideration may be given to allow for interruptions of continuous building facades at strategic locations to provide pocket parks, plazas or other open spaces that provide a supportive function to the street activity or enable views and vistas; c. Transparent windows at grade to give views into the building to observe the function of the building and out of the building to enhance natural surveillance; d. Using architectural treatments (e.g. projections from continuous building lines, awnings, canopies, alcoves and bays) to soften the interface between buildings and the public realm; e. Sufficient lighting sources for public uses after dark and to accentuate and animate buildings, natural features, public monuments and public spaces; f. Utilize façade treatments to accentuate the transition between floors and interior spaces to provide visual interest and relief; and g. Signage that contributes to the character of the surrounding area and architectural design of the building through appropriate architectural design elements, materials, and colour. <p>19. The portion of the development which impacts the public realm will be held to the highest site design standards and should incorporate enhanced public realm improvements, such as:</p> <ol style="list-style-type: none"> a. weather protection elements, (eg. colonnades, and awnings); b. shade trees, median planting and treatments and other landscaping; c. wider sidewalks and enhanced pedestrian surfaces; d. coordinated furnishings and utilities, transit stops, and decorative lighting; and e. memorials and public art commissioned for the location. f. To achieve these public realm improvements, coordination with the City | <p>specific public art. Public art may be identified as a means to satisfy the policies of Section 5.2.1 where proponents of development are seeking an increase in height and density. Where public art is provided as part of a private development proposal, the City will assist by providing consultation services in adherence with the Municipal Public Art policy.</p> <p>Design Priority Areas</p> <p>The City has identified target areas for intensification and other prominent areas which are significant destinations in the city and recognized them as design priority areas in Section 2.5.1 of this Plan. Proponents of development within design priority areas must demonstrate, through the design of their building and site, that the following policies have been met.</p> <p>22. The portion of the building(s) which are adjacent to the public realm will be held to the highest building design standards by incorporating specific building design features:</p> <ol style="list-style-type: none"> a. Design the building(s) first storey to be taller in height to retain flexibility or opportunity for ground floor uses in the future; b. Locate front building façades parallel to the street; however, consideration may be given to allow for interruptions of continuous building facades at strategic locations to provide pocket parks, plazas or other open spaces that provide a supportive function to the street activity or enable views and vistas; c. Transparent windows at grade to give views into the building to observe the function of the building and out of the building to enhance natural surveillance; d. Using architectural treatments (e.g. projections from continuous building lines, awnings, canopies, alcoves and bays) to soften the interface between buildings and the public realm; e. Sufficient lighting sources for public uses after dark and to accentuate and animate buildings, natural features, public monuments and public spaces; f. Utilize façade treatments to accentuate the transition between floors and interior spaces to provide visual interest and relief; and g. Signage that contributes to the character of the surrounding area and architectural design of the building through appropriate architectural design elements, materials, and colour. |
|--|---|---|

| | | |
|--|--|--|
| | <p>will be required in accordance with Section 2.5.1, policy 5(d).</p> <p>20. The massing and scale of development will define and enclose public and private spaces (e.g. streets, parks, courtyards, squares) using buildings, structures and landscaping; and relate to the scale and importance of the space they define (e.g. street width to height ratios).</p> | <p>23. The portion of the development which impacts the public realm will be held to the highest site design standards and should incorporate enhanced public realm improvements, such as:</p> <ul style="list-style-type: none"> a. weather protection elements, (e.g. colonnades, and awnings); b. shade trees, median planting and treatments and other landscaping; c. wider sidewalks and enhanced pedestrian surfaces; d. coordinated furnishings and utilities, transit stops, and decorative lighting; and e. memorials and public art commissioned for the location. <p>To achieve these public realm improvements, coordination with the City will be required in accordance with Section 2.5.1, policy 5(d).</p> <p>24. The massing and scale of development will define and enclose public and private spaces (e.g. streets, parks, courtyards, squares) using buildings, structures and landscaping; and relate to the scale and importance of the space they define (e.g. street width to height ratios).</p> |
|--|--|--|