FORM & CHARACTER

DEVELOPMENT PERMIT AREA GUIDELINES

City of Burnaby

TERRITORY ACKNOWLEDGEMENT

We respectfully acknowledge that the City of Burnaby is located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), səlilwətaɬ (Tsleil-Waututh), and kʷikʷəƛəm (Kwikwetlem) Peoples.

Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city.

We encourage you to learn more about the Host Nations whose ancestors have occupied and used these lands, including parts of present-day Burnaby, for thousands of years.

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UNDERGOING
PREVENTATIVE
MAINTENANCE

1.0 INTRODUCTION

1.1 Legislative Context

Pursuant to section 488(1)(f) of the Local Government Act, the Burnaby 2050 Official Community:

> (a) designates certain lands within the City as a Development Permit Area for the form and character of commercial, industrial and multi-family residential development; and
>
> (b) describes the special conditions and objectives that justify the designation.

See Burnaby 2050 Official Community Plan, Appendix B. Form and Character Development Permit Area (DPA).

This schedule to the Burnaby Zoning Bylaw specifies the guidelines respecting the manner by which the special conditions and objectives will be addressed (per Local Government Act, section 488(2)(b) and (3)) and the conditions under which a Form and Character Development Permit will not be required (per Local Government Act, section 488(4)).

1.2 Purpose

The Form and Character Guidelines ("Guidelines") specify how proposed development can satisfy the objectives for Burnaby's Form and Character Development Permit Area ("FCDPA"). All subject development is required to obtain a Form and Character Development Permit and must demonstrate conformity with the Guidelines prior to issuance of a Development Permit.

The Guidelines provide development and design standards to be applied to applicable land uses within the FCDPA. The purpose of these Guidelines is to support the achievement of the goals, objectives and policies of the Burnaby 2050 Official Community Plan ("OCP") and to enable a high-quality of urban design across the city.

1.3 Application

This Schedule applies to all parcels within the Form and Character Development Permit Area as shown on the Form and Character Development Permit Area Map in the Burnaby 2050 Official Community Plan, Appendix B.

1.4 Exemptions

A Form and Character development permit is not required for the following:

- Application for subdivision.
- Permitted uses in the R1 Small-Scale Multi-Unit Housing zoning district, except for supportive housing.
- Uses permitted in the R1 Small-Scale Multi-Unit Housing District where proposed in an R2 Townhouse zoning district, except for supportive housing.
- Signage
- Principal uses on a lot zoned P1, P2, A1 with no overlay zoning district, except for non-market rental housing.
- For the following uses in any zoning district:
  - aftercare and rehabilitation centre
  - agriculture
  - cemetery
  - civic facility
  - community garden
  - crematoria located within a cemetery
  - educational services
  - emergency shelter
  - hospital
  - marina
  - religious assembly
  - temporary buildings or structures
  - utility services
- Secondary or accessory uses where the principal use is exempt.
- Alterations or renovations to the interior of existing buildings.
- Accessory buildings of 10m2 or less.
- Temporary uses, structures and buildings approved through a Temporary Use Permit.
- Repairs and replacement of existing buildings damaged or destroyed by natural causes, provided the repaired or replaced building is identical with the previously approved development in form, character and location, except for minor changes only where necessary to comply with current building codes or City servicing standards.

» Exterior building maintenance, minor improvements, changes to existing signage, and minor changes to landscaping that do not materially affect the form and character of the development.
» Development specifically authorized through Preliminary Plan Approval for which a building permit has not been issued.

Property owners are encouraged to contact City staff in advance of submitting a development application to determine whether a Development Permit is required and which guidelines apply.

1.5 How to Use the Document

This document is organized in four sections:

1.0 Introduction

Provides an overview of the document, application and conditions, and the Design Principles.

2.0 Community Design

Provides guidelines for design priorities in each of the OCP's Community Plan areas. This section provides guidelines to support the fit of development within its community context. This section is applicable to all townhouse, apartment, mixed-use, commercial and industrial development.

3.0 General Design

Provides guidelines generally applicable to all townhouse, apartment, mixed-use, commercial and industrial development across the city. These guidelines provide general direction for building orientation, site layout, and common building design elements.

4.0 Development Typologies

Development Typology Guidelines provide specific guidelines for townhouses, apartments, mixed-use, commercial and industrial development typologies. Guidelines in this section should be reviewed for applicability to a given development type.

How to Use the Burnaby Form and Character Guidelines

Document section	How to apply this section	See pages...
2.0 Community Design	1. Determine the Urban Centre within which the site is located (refer to Burnaby 2050 Part E, Map 2 "Community Plan Areas"). 2. Determine the Urban Centre type (Downtown, Town Centre, RTUV, Urban Village, Neighbourhood Centre, Employment and Recreation Centre) using Burnaby 2050, Part B, Table 1: Community Plan Areas. 3. Follow applicable guidelines for the Urban Centre type.	Pages 9-14
3.0 General Design	1. Follow all applicable guidelines.	Pages 15-44
4.0 Development Typologies	1. Confirm the development type with City staff based on the nature of the project (Townhouse, Apartment, Mixed-Use, Commercial, or Industrial). For mixed-use projects, guidelines for multiple development types may apply to each respective component of the project. 2. Follow the applicable guidelines for the development type.	Pages 45-69

Relationship to Burnaby 2050 Official Community Plan & Zoning Districts

It should be noted that applicable development types do not necessarily align with a site's OCP Land Use Designation or its Zoning District. For instance, development with an OCP Land Use Designation of "Industrial" and located within an industrial zoning district could potentially be considered as a "Commercial" development (or another development type) for the purposes of these guidelines, depending on the specifics of the project.

1.6 Design Principles

These guidelines are informed by the vision, values, and Land Use Framework of the OCP. The values guiding the OCP represent the community's shared aspirations and core beliefs about the city and help set high-level priorities for the future. The Land Use Framework guides development to meet Burnaby's anticipated residential, employment, environmental and community needs. The Form and Character Guidelines support the realization of the OCP vision and values, and implementation of the Land Use Framework through its design guidance.

The following design principles build on these foundations and are intended to provide the design vision and aspirations for future development across Burnaby.

Promote placemaking through recognition and celebration of Burnaby's natural, cultural and heritage assets in site and building design.

Foster design excellence through visionary, sustainable and innovative architecture and urban design, employing high-quality materials and durable construction methods.

Enhance the public realm with human-scaled development and vibrant, active, accessible pedestrian-focused streets and open spaces.

Enable livability by providing access to public and private green space, sunlight, sky views, and encouraging a diversity of facilities and amenities within walking distance.

Ensure contextual fit and integration in development through sympathetic relationships to surrounding buildings, streets and open spaces.

VISION

Burnaby is a **green** and **inclusive city** with **safe and connected neighbourhoods** and a **vibrant economy** where people want to live, work and play for generations to come.

VALUES

Connectivity
Inclusivity
Opportunities to thrive
Stewardship
Sustainability

2.0 COMMUNITY DESIGN

Mid block connection, Edmonds Town Centre

2.1 Introduction

As identified in the Urban Structure of the Burnaby 2050 OCP, the city is composed of a variety of urban centres, each with a vision for how they will grow and change over the coming decades. The urban centre types include: Downtown, Town Centres, Rapid Transit Urban Villages, Urban Villages, and Neighbourhood Centres.

The following guidelines support the OCP vision by identifying specific priorities for form and character that all development within a given urban centre should strive to achieve.

2.2 Downtown & Town Centres

Downtown Centre: Metrotown

Town Centres: Brentwood, Lougheed, Edmonds

Intent: Establish a high-quality, distinctive mix of development that defines a dynamic city skyline, anchored by a pedestrian-oriented public realm, and human-scale of development as perceived from the street.

Guidelines

2.2.1 Create consistent human-scaled street walls with perimeter block forms enclosing the street. Development should strive to create articulated façades and avoid monolithic ‘mega blocks’.

2.2.2 Demonstrate the highest quality of materials and design excellence, befitting the prominent, visible location and intensity of use.

Downtown Town Centre

2.2.3 Prioritize a consistent and robust public realm, with high-quality, active street frontages that support vibrant street life.

2.2.4 Design street interfaces to prioritize the pedestrian experience, reflecting the intensity of people on the street, with close attention to landscaping, public art, regular seating, high-quality lighting, protected street trees and an overall high quality streetscape.

2.2.5 Provide regular mid-block connections and thruway connections to increase permeability.

2.2.6 Include prominent, publicly-accessible open spaces at key nodes.

2.2.7 Design transportation elements on sites to strongly prioritize pedestrians, accessibility, and active transportation infrastructure.

2.2.8 Transition height on sites at neighbourhood edges using height averaging and terracing, with taller buildings stepping down in total height towards lower height areas to create a softer shift in scale.

2.2.9 Optimize the location and design of tall buildings to minimize shadow impacts, support access to daylight for users, and allow for sunlight to consistently reach public spaces such as streets, plazas and parks.

2.2.10 Use building form, massing and placement to create outdoor spaces with inviting microclimates that encourage maximum usage and enjoyment by residents, tenants, visitors and the public.

2.2.11 Anticipate 24-7 activity, and use lighting, natural surveillance and other design techniques to promote a sense of safety and security for all hours of the day.

2.3 Rapid Transit Urban Village (RTUV)

Rapid Transit Urban Villages: Bainbridge, Broadview, Garden Village, the Heights, Holdom, Lake City, Lochdale, and Royal Oak.

Intent: Provide transit-oriented development across a range of building forms to support highly walkable and livable mixed-use neighbourhoods.

Guidelines

2.3.1 Buildings should convey a smaller scale and intensity of development compared to Town Centres as perceived from the pedestrian perspective, with deeper and more consistent stepbacks and terracing, and finer grain architectural expression.

2.3.2 Prioritize small-scale retail along commercial high-streets, supporting smaller businesses catering to local needs.

2.3.3 Provide intimate, pedestrian-scaled streetscapes with sufficient setbacks to allow for public realm activity, such as enhanced landscaping, patios, small plazas and streetside seating.

2.3.4 Provide transitions to properties with lower-scale OCP designations through terraced and stepped buildings. Drastic changes in building height between different land uses should be avoided.

2.3.5 Prioritize regular and direct pedestrian and active transportation connections within the site design to rapid transit with mid-block connections and thruway connections.

2.3.6 Building form, massing and placement should be configured to create outdoor spaces/public realm with inviting microclimates that encourage maximum usage and enjoyment by users.

RTUV street , Heights

Urban Village, Burnaby Mountain

2.4 Urban Villages

Urban Villages: Burnaby Mountain, Montecito, Deer Lake, and East Burnaby.

Intent: Provide a range of development forms supporting highly walkable neighbourhoods with a strong focus on buildings designed to a human-scale, closely integrated with surrounding streets, and supported by a high-quality, well-landscaped public realm.

Guidelines

2.4.1 In commercial high-street areas, employ fine-grain, human scaled architecture and provide active retail frontages. Avoid monolithic building design.

2.4.2 Outside of commercial areas, provide consistent ground-oriented residential entrances to define streetscapes.

2.4.3 Employ a greater mix of softscape landscaping, including generous green spaces with regular plantings.

2.4.4 Prioritize creation regular outdoor spaces with inviting microclimates that offer a mix of opportunities for socialization, contemplation and rest, recreation, and community building activities.

2.4.5 Landscape design should include generous vegetation, regular tree plantings, and incorporation of plant and water elements into buildings and outdoor spaces to provide connections to the natural environment, buffers between uses, and amenity spaces for activity and relaxation.

Neighbourhood Centre: small scale mixed-use neighbourhood node

2.5 Neighbourhood Centres

Neighbourhood Centres: Buckingham Heights, South Slope.

Intent: Provide a lower scale of development with mainly ground-oriented housing forms that respond to the existing grain and character.

Guidelines

2.5.1 Provide small-scale mixed-use forms at key nodes, with ground floor shops integrated with apartments and townhouses to support neighbourhood-serving centres and encourage informal local spaces for social interaction and activity.

2.5.2 Emphasize ground-oriented design, with street interfaces defined by residential entrances.

2.5.3 Demonstrate appropriate transitions and separations between various uses and to adjacent areas to support privacy and access to sunlight.

2.5.4 Prioritize generous tree plantings to provide shade, attractive streetscapes, connections to the natural environment, and screening and transitions between uses.

2.6 Employment & Recreation Areas

Employment and Recreation Areas: Big Bend, Central Valley

Intent: Maintain a high quality of urban design with a pedestrian and active transportation oriented public realm, and sympathetic relationships and transitions to adjacent uses while enabling diverse commercial, industrial and office uses.

Guidelines

2.6.1 Support pedestrian and active transportation connections through site design, with close, safe access between public streets and building entrances.

2.6.2 Use screening, landscaping and thoughtful site and building design to minimize impacts from operational functions, such as outside storage, loading, and waste management.

2.6.3 Locate buildings to define street edges where possible.

2.6.4 Create generous transitions to adjacent uses, including extensive landscaped buffers and tree plantings.

3.0 GENERAL DESIGN

Active frontages animating a commercial street in Burnaby's Heights neighbourhood

The following General Design Guidelines are intended to apply to apartment, mixed-use, commercial and industrial development across the city.

3.1 Site Design & Organization

Site design and organization includes the configuration and orientation of buildings, built form and public realm strategies, and contextual fit. Good site design and organization supports integration of development to complement and augment the surrounding environment, and provide a positive contribution to the city's urban fabric.

3.1.1 BUILDING PLACEMENT

Intent: Provide logical and well-placed buildings reinforce a legible and a well-defined public realm, streetscape and urban environment where human-scaled design takes precedence.

Guidelines

3.1.1.1 For residential, commercial and mixed-use development, buildings should be aligned with and oriented to the street to create a consistent parallel frontage, sense of enclosure along the block, and to allow for activation of streets and public spaces.

- On corner sites, building elevations should address both street frontages with equal quality of design.
- The building frontage should cover 70-100% of the property line where it meets the street, unless part of that frontage is used for significant public space, outdoor amenities, or natural features like trees, streams or other features.
- Where a site, or portion thereof, fronts onto diagonal or curved streets, buildings should be aligned with the property line along those streets, and avoid deep passively programmed setbacks to maintain a consistent frontage.

Corner building addressing both frontages with entrance located towards intersection

» Avoid unprogrammed or unnecessary gaps between the buildings. Interior side setbacks should be no more than the minimum required under the zoning bylaw, unless accommodating public realm and open space elements, such as plazas, parkettes, patios and mid-block connections, or required building separations.

3.1.1.2 Situate buildings to align with the existing or planned block context. This includes creating consistent street frontages, extending pedestrian, cycling, transit and vehicle connections, supporting access to open spaces, and intuitively connecting roads, driveways and lanes.

3.1.1.3 Whenever possible, orient buildings to optimise solar exposure and facilitate pleasant micro-climates.

3.1.1.4 For sites adjacent to major transportation corridors such as the Trans-Canada Highway, rail lines, or the SkyTrain guideway, consider options to place buildings or portions of buildings to act as a buffer to other parts of the site and to mitigate noise impacts on outdoor amenity spaces located on the site.

3.1.2 BUILDING ACCESS

Intent: Building access points should be located and oriented to provide a legible element from the street to support wayfinding and maximize pedestrian safety, comfort and convenience.

Guidelines

3.1.2.1 Main building entrances should face towards and be visible from a primary street, with direct pedestrian connections.

3.1.2.2 For mixed-use buildings with retail at grade, residential entrances may be oriented towards a side street or secondary entry point.

3.1.2.3 The main building entrance, or a clearly defined secondary entrance that is visible from the primary street, should be accessible for individuals with mobility challenges.

Residential entrance for mixed-use building oriented towards secondary street

Provide visible and distinct building entrances

3.1.2.4 On through lots, entrance lobbies should be provided on both street frontages.

3.1.2.5 To provide enhanced connectivity to, secondary entrances are encouraged along:

- publicly-accessible open spaces
- mid-block and thruway connections
- secondary streets and lanes.

3.1.3 GRADING

Intent: Manage grading to support pedestrian oriented transitions from the street to entrances, create space for public realm enhancement, and establish seamless, accessible access to buildings.

Guidelines

3.1.3.1 Development should acknowledge and integrate with the existing topography and natural features of the site, and retain natural grades or restore them wherever possible.

Avoid retaining walls and stairs to address grade changes, and step floor plates for commercial frontages to allow for consistent barrier free access

3.1.3.2 The use of stairs, ramps and retaining walls to manage grade transitions between the street and building entrances should be minimized as much as possible. Where retaining walls are necessary, they should be terraced and provide adequate room for plantings to minimize visual impact.

3.1.3.3 Circulation through the site and building should be considered in relation to grading to provide for convenient access to all common areas for people of all abilities. Indirect and circuitous barrier-free routes should be avoided.

3.1.3.4 Where commercial uses are provided at-grade, the commercial floorplate at ground level should step up or down internally with elevation changes along the street where necessary to allow for consistent barrier-free access directly from the street and minimization of disruption to public realm, with changes between floor elevations addressed internally.

3.1.4 STREET WALLS

Intent: Support an active and human-scaled public realm by providing a consistent building edge along the street; including stepbacks to upper levels to reduce perceptions of building bulk and height; enhancing visual interest; and anchoring lower floors towards the street to engage pedestrians through context sensitive height, articulation, animation and materiality.

Guidelines

3.1.4.1 Street wall guidance applies to apartments, commercial and mixed-use development.

3.1.4.2 Building street walls should be consistently established along the majority of the building frontage facing the street.

3.1.4.3 The height of the street wall should be up to 80% of the planned width of the street fronting the site with a minimum of 3 storeys or approximately 10 m.

» For corner sites with multiple frontages, use the widest street as reference.

Create consistent streetwalls to provide a sense of enclosure

» Notwithstanding the above, where there is a planned or prevailing street wall context, proposed development should align with it.

3.1.4.4. Provide stepbacks in the elevation above the street wall to mitigate pedestrian perception of building height and mass, and to establish terraces, balconies and above ground outdoor amenity spaces.

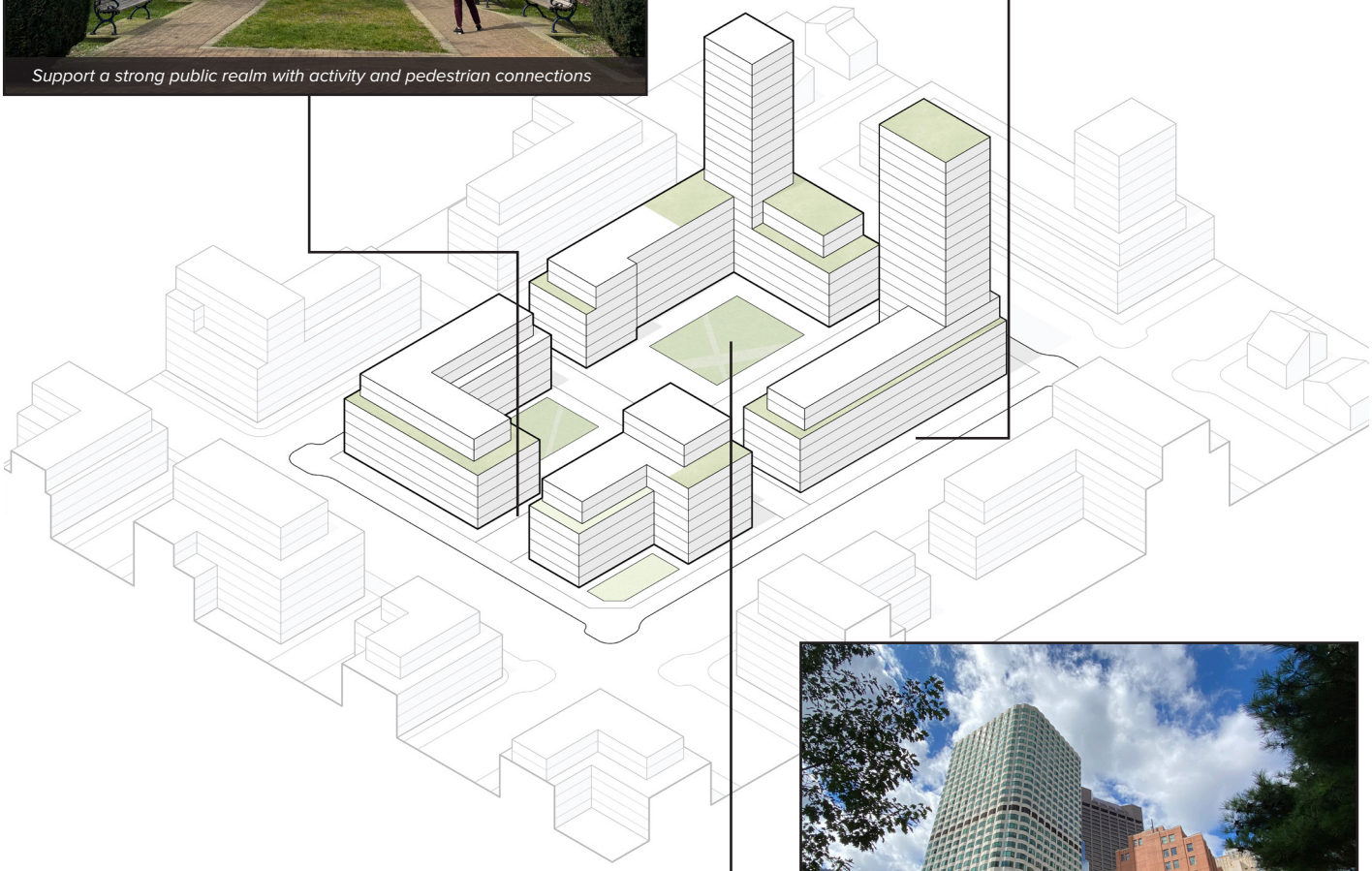
3.1.4.5 To enhance the pedestrian experience and prevent monotonous or overly long street walls, development should introduce visual and physical breaks for approximately every 40m of continuous frontage. These breaks can take the form of material changes, setbacks, and articulations in the building façade. Breaks at primary entrances to differentiate and identify access points are encouraged.

3.1.4.6 Additional breaks in the street wall or variation can be provided to accommodate streetscape enhancements or publicly-accessible open spaces.

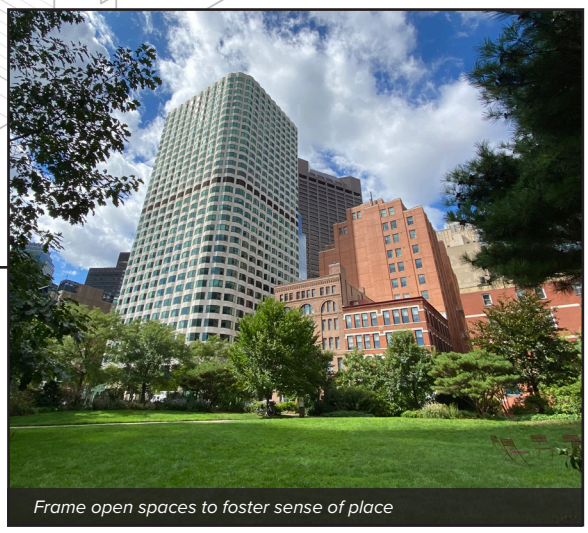
Avoid gaps between buildings on commercial streets and maintain consistent streetwalls

Support a strong public realm with activity and pedestrian connections

Orient buildings to frame streets



SITE DESIGN & ORGANIZATION



Frame open spaces to foster sense of place

3.1.5 HERITAGE

Intent: New development should retain and interpret heritage resources through integration into new development, to enhance sense of place and take advantage of the placemaking services provided by heritage resources.

Guidelines

3.1.5.1 Any proposed development on a site containing an identified heritage resources, including special places, should prioritize conservation, retention, and interpretation of the resources as part of site planning and building design.

3.1.5.2 Development that includes retention of a heritage resource should achieve conservation and interpretation of the resource through:

- Complementing the character-defining elements of the heritage resource through the design of new development.
- Ensuring new development does not overshadow or detract from the heritage resource, for example blocking views of the resource from the public.
- Ensuring new buildings are physically and visually compatible with, and distinguishable from heritage resources.
- Adhering to the Canadian Register of Historic Places' Standards and Guidelines for the Conservation of Historic Places in Canada.
- Reflecting the historic attributes found within a heritage resource in site and architectural design by referencing traditional neighbourhood forms and building patterns and the scale of the streetscape.
- Avoiding imitation of the historical building style, employing interpretive strategies to acknowledge the history and significance of the site's heritage resources with the public.

3.1.5.3 Development with heritage resources that are not conserved should incorporate site-specific interpretive and commemorative elements into site design through:

Retention and integration of heritage, Beresford Street

Heritage integration with material and colour references

- Commemorating the history of the site through tactics such as interpretive signage and commemorative public art and/or public realm design elements.
- Ensuring interpretive and commemorative elements are guided by a commemorative plan and are accessible to the public.

3.1.5.4 For sites adjacent to properties on the Community Heritage Register, employ deeper setbacks, sympathetic building massing, and materiality in the immediate area of the resource that respects and complements those of the historic asset.

Private outdoor space: frame courtyards with buildings to foster sense of place and enclosure

3.2 Publicly-Accessible Open Space & Private Outdoor Space

Publicly-accessible open space and private outdoor spaces provide a range of amenities, functions and features to support users and residents with areas to rest, socialize and be active, creative and curious. As part of development, open spaces support the broader network of streets, parks, fields, and other spaces.

3.2.1 GENERAL GUIDANCE

Intent: Development should provide private and semi-private outdoor spaces and publicly-accessible open spaces to meet the needs of their users, complement the wider network of open spaces, and support the creation of complete communities.

Guidelines

3.2.1.1 Provide appropriate outdoor spaces for all development types, including private outdoor amenity spaces, publicly-accessible open spaces, and mid-block connections to meet the needs of users.

3.2.1.2 Program open and outdoor spaces to provide for a mix of activities, including rest, recreation, socialization and gathering, quiet contemplation, and child play.

3.2.1.3 The amount of space provided should be commensurate with the scale of development:

» Apartment, mixed-use and commercial sites that are large or include multiple buildings should provide publicly-accessible open space in addition to other space types.

3.2.1.4 Locate spaces to maximize solar exposure in the winter, shade in the summer via deciduous trees or seasonal awnings and canopies, and be protected from the wind through all seasons by means of screening and siting. Where appropriate, provide weather protection to support year-round use.

3.2.1.5 Consider universal design strategies to support greater accessibility.

3.2.2 PRIVATE OUTDOOR SPACE

Intent: Private outdoor spaces should provide users with access to outside space and greenspace for socialization, recreation and relaxation to support quality of life and mental and physical well-being of users of all ages and abilities.

Guidelines

3.2.2.1 Private outdoor spaces should be designed and programmed to complement public space functions and support reducing demand on public spaces in areas with high demand.

3.2.2.2 Where private outdoor spaces are provided in a courtyard, ensure building siting and form allows for solar penetration and views of the sky to the space.

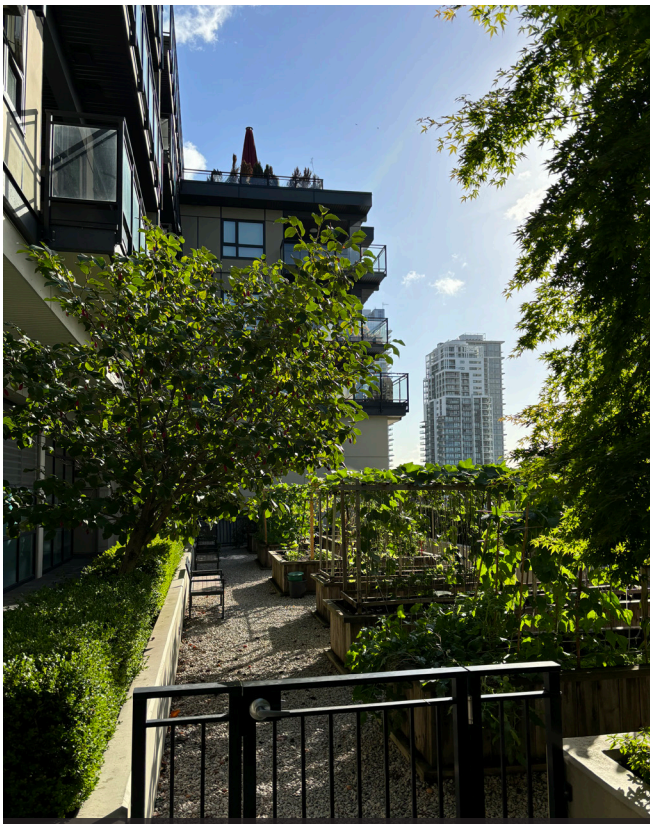
3.2.2.3 Private outdoor spaces on the ground level should be located toward the interior of the block and away from the street, where feasible.

3.2.2.4 For constrained sites, private outdoor space can be located above-ground, including on top of podiums, terraces, and rooftops.

3.2.2.5 Provide outdoor spaces with direct access from the building, ideally fronted by active interior spaces with good visibility to provide natural surveillance.

3.2.2.6 Provide a variety of spaces to cater to the needs of users, including seating and eating, outdoor cooking, children's play, dog areas and access to nature.

3.2.2.7 Open space associated with commercial and industrial uses (such as patios and amenity areas for employees) should contribute to the quality of the overall open space environment through the generous use of trees and shrubs and structures with tactile materials.

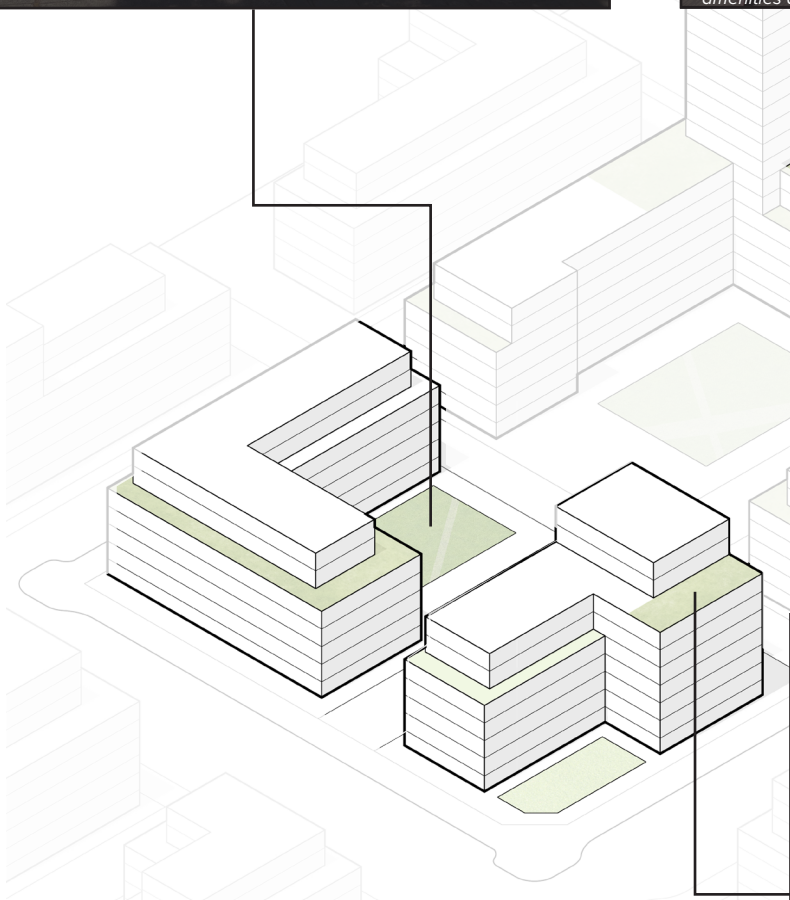


Private outdoor space: maximize vegetation and plantings to promote biophilia

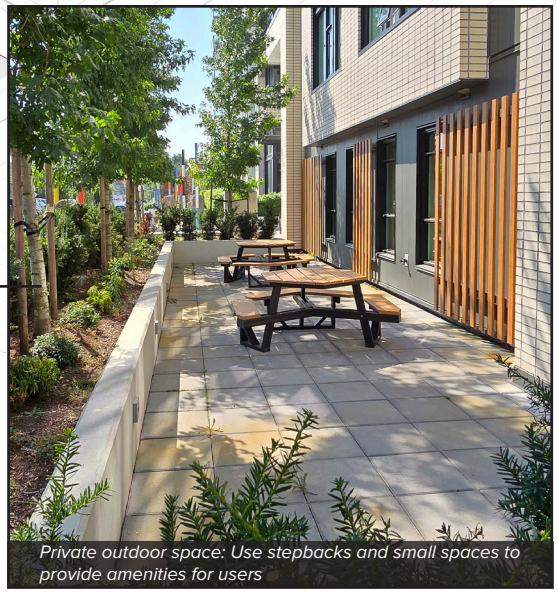
Private outdoor space: provide private amenity open space, including community gardens

Publicly accessible open space: strategically place open spaces for solar exposure and wind protection

Publicly accessible open space: utilize rooftops on constrained sites for amenities and open space



PUBLICLY-ACCESSIBLE OPEN SPACE & PRIVATE OUTDOOR SPACE



Private outdoor space: Use stepbacks and small spaces to provide amenities for users

Publicly Accessible Plaza

3.2.3 PUBLICLY-ACCESSIBLE OPEN SPACES

Intent: Publicly-accessible open spaces should be designed to meet community needs and be seamlessly integrated into the public realm.

Guidelines

3.2.3.1 Design spaces as an extension of the public realm with unimpeded access without fencing, barriers or gates. Spaces should be open, visible and accessible directly from the street.

3.2.3.2 Larger spaces should front at least one public street, with a strong preference for corner locations, and framed by adjacent building frontages.

3.2.3.3 Spaces should be placed to maximize sun exposure during winter months and be shielded from easterly winds.

3.2.3.4 Spaces should reflect the adjacent context and needs of the users, and employ a mix of hardscaping, softscaping, and appropriate plantings.

3.2.4 MID-BLOCK AND THRUWAY CONNECTIONS GENERAL

Intent: Development should provide regular connections through publicly-accessible, pedestrian corridors that connect users into and across sites providing an alternative route from the street.

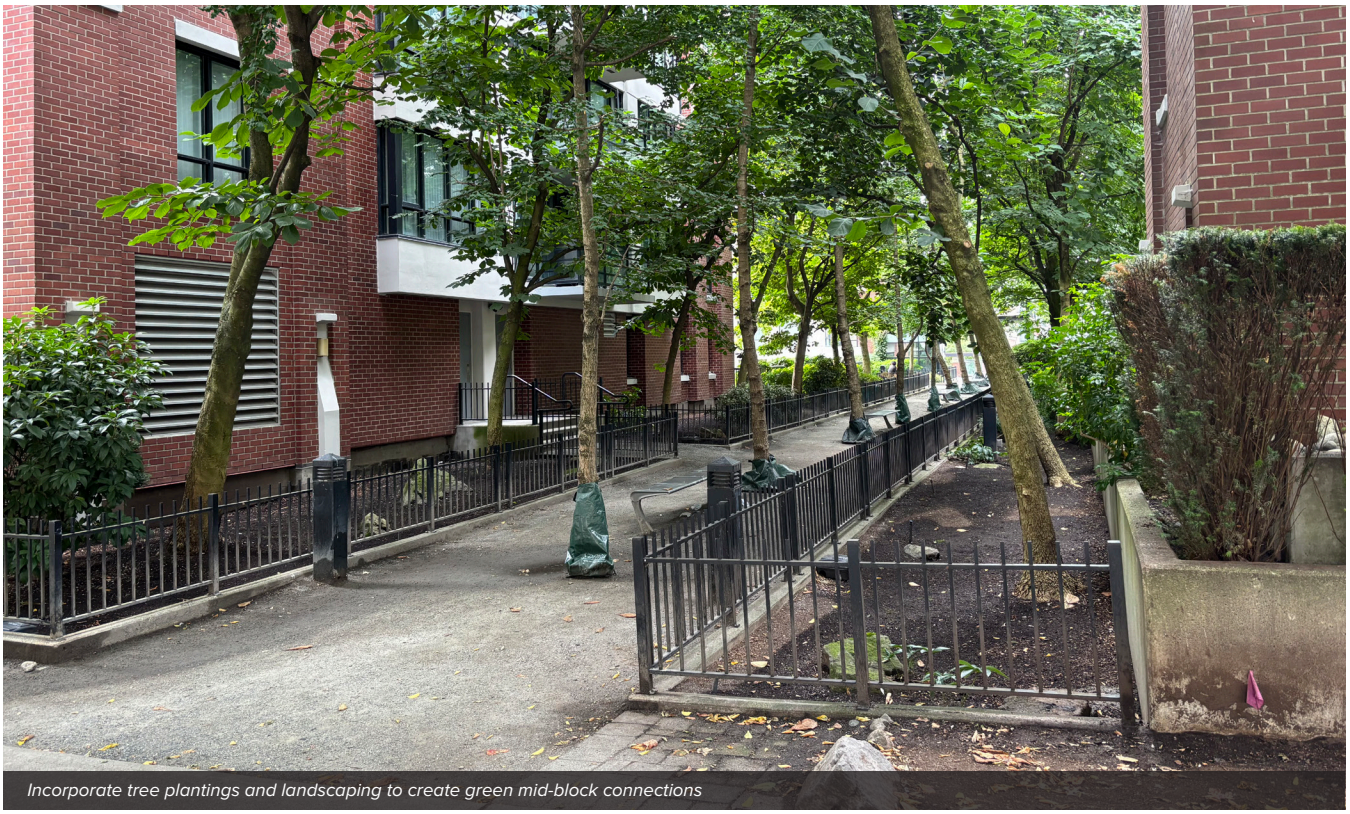
Guidelines

3.2.4.1 Connections should incorporate clear sightlines, appropriate lighting, and linear paths free of hidden or obscured alcoves, recesses and dead ends.

3.2.4.2 Avoid blank walls and front connections with active uses such as residential entrances, retail, offices, or amenity spaces.

3.2.4.3 incorporate all-day lighting, clear sight lines, and transparent edges to provide passive surveillance from adjacent spaces to create a safe, welcoming environment that remains well-lit at all hours.

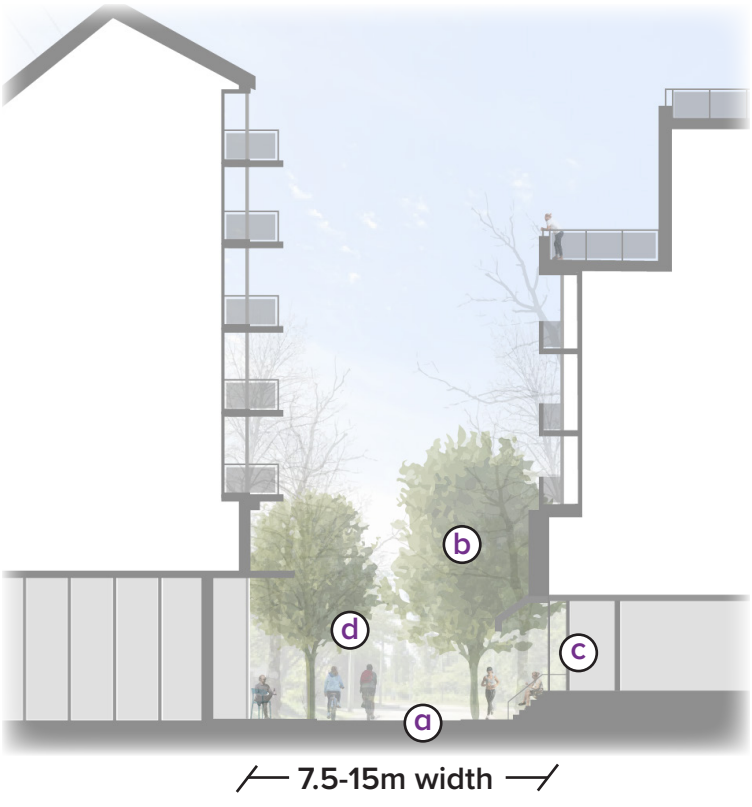
3.2.4.4 Where a major pedestrian connection is provided and a significant elevation change has to be accommodated, a publicly-accessible elevator or escalator may be appropriate.



Incorporate tree plantings and landscaping to create green mid-block connections

MID-BLOCK CONNECTIONS

- (a) Minimum pedestrian clear way of 1.8m
- (b) Provide attractive landscaping to engage users
- (c) Fronted by active uses
- (d) Include active transportation and prioritize accessibility



3.2.5 MID-BLOCK

3.2.5.1 Mid-block connections should be strategically located to provide access to key destinations such as parks, schools, transit stops, shopping and entertainment areas, places of worship, and civic uses.

3.2.5.2 Widths of mid-block connections should range from 7.5-15 m.

3.2.5.3 Design should accommodate a minimum pedestrian clearway of 1.8 m, with seating along edges, landscaping, including trees, to define edges and buffer to adjacent uses, and lighting.

3.2.5.4 Where possible, the cross section should be designed to allow for inclusion of active transportation uses.

3.2.6 THRUWAY CONNECTIONS

3.2.6.1 Thruways should provide covered outdoor pedestrian paths through a building to connect the building front and internal courtyards or rear.

3.2.6.2 Thruways should provide a height of approximately 4 m and width of 2.5-3.5m with a consistent clearway of 1.8 m free of obstructions allowing comfortable two-way pedestrian movement.

3.2.6.3 Floor and wall surfaces should use tactile materials, and ceilings should utilise form, materials, texture, lighting and shadows to increase visibility, access and wayfinding, and draw users through comfortably and safely.

Provide thruways to allow for mid-block pedestrian connections

Ensure thruways are well lit. Provide transparent glazing where possible

Parking and servicing elements should be designed as cohesive and integrated parts of the building with appropriate architectural treatment

3.3 Transportation Access and Parking

As a potential point of conflict between users on a site, the design of transportation facilities, including vehicle circulation, parking and cycling facilities is critical in promoting safe, pedestrian priority environments. Good design can minimizes impacts and conflicts, preserve the public realm and promote active transportation.

3.3.1 GENERAL PARKING DESIGN

Intent: Parking areas should integrate with and support overall site design, minimize public realm impacts, and promote safety, ease of access, circulation, and maneuvering for users.

Guidelines

3.3.1.1 Surface parking, passenger loading, and goods loading should be located to the rear of the building and should not be located between a building and a primary street.

3.3.1.2 In OCP designated Downtown, Town Centres, Urban Villages and Rapid Transit Urban Villages, long-term parking at-grade is strongly discouraged.

3.3.1.3 Limited surface vehicle parking may be provided for passenger loading, goods loading, and other short-term vehicle uses, provided that these spaces do not negatively impact pedestrian and cyclist circulation or safety, or the public realm.

3.3.1.4 Parking should be oriented to support ease of accessibility and wayfinding by:

- Avoiding dead-end drive aisles. Where dead ends are necessary, a turnaround space should be provided.
- Ensuring parking entry/exit does not require an excessive number of maneuvers.

3.3.1.5 Locate electric vehicle charging infrastructure to avoid conflicts or encroachment with pedestrian access and movement.

3.3.4.6 Entrances to parkades, loading and servicing areas should be visually minimized and sympathetically integrated into the overall building design.

Locate parking intrances along laneways or sidestreets, with minimal disruption to the streetscape and public realm interface

3.3.3.7 Ensure below-grade parking structures are sufficiently deep to permit healthy mature landscape and tree growth at grade by providing adequate growing medium depth, drainage and irrigation.

3.3.3.8 Where above-grade structured parking is provided, the following guidelines should be followed:

- Visually screen parking from view from the street, adjacent properties, and public spaces with active uses, landscaping and architectural detail. Screening should prevent vehicle headlights from projecting onto adjacent buildings or open spaces.
- Provide active frontages for above-grade structured parking. This may include wraparound residential or commercial uses to both screen the parking structure and support an attractive and welcoming pedestrian environment.
- Ventilation shafts, grates, and other above-ground mechanical or site servicing equipment should be located away from the public sidewalk and public or private open spaces and well screened from pedestrian areas.

3.3.2 DRIVEWAYS AND ON-SITE CIRCULATION

Intent: Driveways and vehicle routes within sites should be designed to prioritize pedestrian movement and safety, facilitate safe interactions with other road users, and to minimize impacts on the public realm.

Guidelines

3.3.2.1 Vehicle access (e.g. driveways, parking entrances, loading and solid waste and recycling access) should be located at the rear of the site and accessed from the lowest hierarchy road available, e.g. a laneway or local street rather than a collector or arterial roadway.

- For sites without lanes, driveway access should be minimized to limit disruption to street frontage and the public realm.

3.3.2.2 The number and width of vehicle driveways and access points to a site should be minimized. Shared access with adjacent properties is encouraged wherever possible.

3.3.2.3 Auto courts, portes cocheres, drop-off loops, and excessive vehicle circulation routes at-grade are strongly discouraged.

Surface parking, parkade and servicing access discretely integrated with street fronting residential units

3.3.2.4 Provide sufficient sight lines to and from driveways at corners and entrances through setbacks and building corner cuts. In constrained circumstances, transparent structures, mirrors, and wall openings may be used to enhance visibility. Avoid creating blind driveway exits across sidewalks and cycling facilities.

3.3.2.5 To manage vehicle movements on site and minimize conflict points, the following should be employed:

- Reduce driveway lengths where possible
- Slower on-site speed limits, speed bumps, raised pedestrian crossings, minimized turn radii and traffic islands
- Where functional load requirements permit, surface driveways with pavers or other tactile materials to cue drivers to proceed slowly.
- Curbing, bollards and other physical measures to prevent and discourage vehicles from entering, blocking and occupying dedicated pedestrian and cycling paths, or no-parking zones. Signage and paint are not generally considered effective to achieve this.

Integrated landscaping with trees and stromwater management feature within surface parking lot

Accessible, separated path through surface parking area

Locate short term bike parking in close proximity to main entrances

3.3.4 OPEN SURFACE PARKING DESIGN

Intent: The design of surface parking should strive to minimize and mitigate impacts to pedestrians, the public realm and the environment, and prioritize these objectives over additional vehicle spaces.

Guidelines

3.3.4.1 Visually screen parking areas at grade from the street and neighbouring properties through vertical landscaping and canopies, including tree plantings, bushes, trellis or similar features.

3.3.4.2 Minimize impervious surface areas by avoiding excess driveway length, width and turning areas.

3.3.4.3 Provide comprehensive landscaping, including regularly space landscaping islands, to create tree canopy and shade, support stormwater management, and improve the visual appearance of parking areas.

3.3.4.4 Provide adequate separation between parking spaces and building openings and air intakes.

3.3.4.5 Provide separated, direct, regular pedestrian paths. Wheel stops or additional sidewalk width may be needed to mitigate potential parked vehicle overhang and encroachment into paths.

3.3.4.6 Parking areas and pedestrian paths should be well lit at night. Lighting should be designed to avoid glare projecting onto adjacent properties.

3.3.2 BICYCLE ACCESS & PARKING

Intent: Bicycle infrastructure is to provide a convenient and seamless experience for cyclists, from entering the site, to parking a bike, to supporting cycling as an attractive, year-round transportation option.

Guidelines

3.3.2.1 Cycling routes should have grades of generally 5% or less, with a maximum of 10% for short distances.

3.3.2.2 Where steeper grades cannot be avoided, provide accommodation to allow walking bicycles in an uphill direction via a minimum 1.2 m wide path separated from vehicle traffic.

» For short distances, stairs with an integrated side bike ramp may be an acceptable alternative.

3.3.2.3 Ensure adequate sight lines at intersecting cycling routes and around corners..

3.3.2.4 Where cyclists are expected to dismount, avoid excessive turns or tight corners which could be difficult to navigate while holding a bike.

3.3.2.5 Sites with high volume vehicle traffic should consider separated cycling routes.

3.3.2.6 Where feasible, outdoor bicycle parking at-grade should be weather-protected.

Compelling public realm design can foster a strong sense of place and identify for new development

3.4 Public Realm Interface

The public realm elements of development include all publicly-accessible spaces, on private or public property, from the street up to and including the building edge, as well as open spaces. Collectively, the experience and quality of these areas have a strong impact on sense of place, character, comfort, safety, and the sense of connectedness users feel towards their neighbourhood and community.

A high-quality public realm contributes to vibrant, healthy and thriving communities with places for social interaction, activity, culture, commerce, and can enhance safety and overall community wellbeing.

3.4.1 STREET INTERFACE

Intent: Attractive street interfaces should be provided for all development, with vibrant, well-designed, and attractive public realm spaces that support pedestrian activity, socialization and facilitate opportunities for business, cultural experiences, and connections between inside and outside life.

Guidelines

3.4.1.1 Provide street interfaces that seamlessly integrated with, and expand, the streetscape and incorporate public realm improvements such as expanded sidewalks, street trees, lighting, art, furnishings and other elements along a building's frontages.

3.4.1.2 Design of street interfaces should reflect the existing or planned public realm character of the area and the architectural expression of the building, to foster a strong sense of place and visual cohesion.

Provide setbacks to accomodate patio seating to support commerical activity and animate streets

Provide high quality hardscapes integrated with landscaping, including seating, pavers and other amenities

Integrate art and quality landscape elements to create visual interest

Provide active frontages with transparent glazing to create stronger public interfaces

3.4.1.3 Active frontages should be provided along primary streets. For commercial uses, provide transparent glazing at grade - where privacy is required, use fenestration areas for active and passive window displays.

3.4.1.4 For commercial and mixed-use buildings, provide setbacks that incorporate amenities such as café or patio seating and general seating areas, such as benches or the tops of planter box edges.

3.4.1.5 Avoid placing utility boxes, planters, bike racks (and bike overhang), lighting, street signs, poles and other obstructions within walking paths.

3.4.1.6 Vertical elements such as planter walls and masonry fences should use tactile, colourfast materials.

3.4.1.7 Fences within the street yard should be visually open to support natural surveillance.

3.4.1.8 Air intakes should be integrated into the streetscape and their visual impacts minimized by:

- Locating intakes in laneways wherever possible.
- Providing vertical intakes architecturally integrated into the building face.
- Providing intakes flush with the sidewalk with minimized grate opening size, and away from areas of heavy pedestrian use.
- Screening them from view with art or landscaping and architectural features such as upright planters.

Air intakes integrated into landscaping

3.4.2 LANEWAYS

Intent: Design laneways and back-of-house areas to support servicing, loading, garbage and other operational functions, while also considering them for opportunities to extend the public realm.

Guidelines

3.4.2.1 In residential and mixed-use buildings, active uses should be provided along laneways to animate them. This could consist of, but is not limited to, residential units, as well as indoor or outdoor amenity spaces.

3.4.2.2 Provide enhanced setbacks with plantings and walkway zones to support access and visual interest.

3.4.2.3 Wherever possible, provide street trees along the lane to strengthen the public realm, screen residences and waste and loading management from each other, and support a greener streetscape.

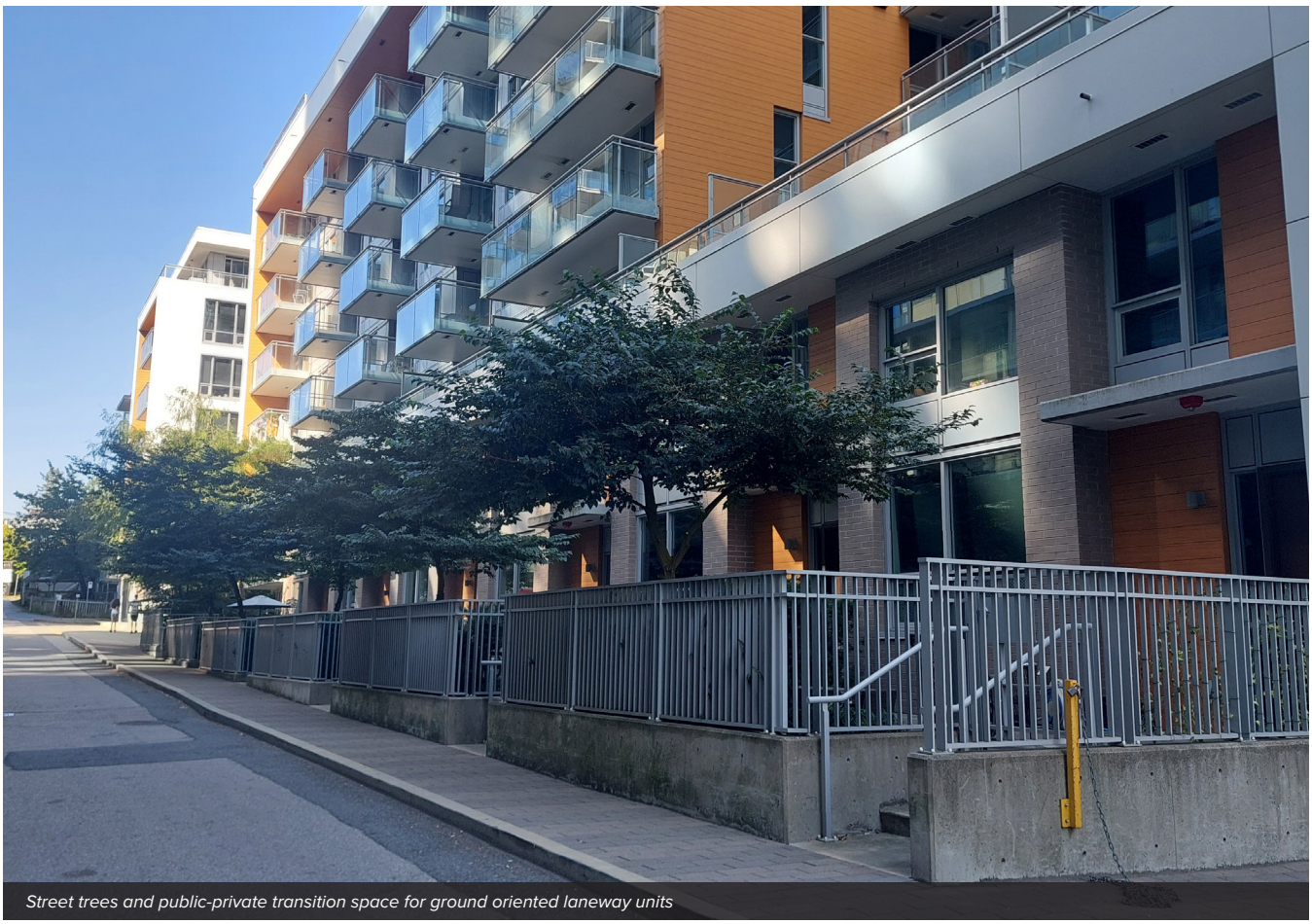
3.4.2.4. Where a walkway along the lot line adjacent to a lane is provided, the walkway should:

- Be clear of obstructions to pedestrians.
- Have a cross slope not greater than 2%, including along driveway entrances.
- Be mountable with a vehicle to allow larger vehicles to pass.
- Be designed to withstand a vehicle load corresponding to a large truck.

3.4.2.5 Elevated steps or platforms within the building setback zone are encouraged to define building entries.

3.4.2.6 Include low-scale foundation landscaping, climbing vines, and pedestrian-scale streetscape lighting to enhance laneway character.

3.4.2.7 Fences within the lane yard should be visually open to support natural surveillance.



Street trees and public-private transition space for ground oriented laneway units

Animate lanes with ground oriented residences, enhanced plantings and separated walking zones

3.4.3 PUBLIC OUTDOOR LIGHTING

Intent: Outdoor lighting should be used to illuminate outdoor spaces, signify entries and exits to buildings and open spaces, aid in wayfinding, create visual interest and enhance safety at night.

Guidelines

3.4.3.1 Provide outdoor lighting elements that illuminate all routes for pedestrians, cyclists and other modes of active transportation to support safe and accessible connections.

3.4.3.2 On-site outdoor lighting should not be brighter than offsite outdoor lighting to ensure that the public street does not appear relatively darker. The lowest level of lighting to achieve sufficient illumination should always be chosen.

3.4.3.3 The direction, angle and brightness of outdoor lighting should be designed to not over-illuminate occupied areas or create glare or deep shadows.

3.4.3.4 Outdoor lighting fixtures should be positioned to ensure that the source of illumination is not directly in the eyes of pedestrians or cyclists by positioning the fixture well below or above eye level and focusing the light beams downward.

3.4.3.5 Motion-activated lighting should be used in less-trafficked areas where natural surveillance is limited.

3.4.3.6 The colour of lighting should be warm to neutral (typically 2700–3500K) to maintain a pleasant night-time atmosphere and minimize disruption to wildlife.

3.4.3.7 Decorative and architectural lighting should be low-level and focused, used selectively to highlight key design or landscape features. Provide fixtures with controllable dimmers, timers and on-off functions to reduce light pollution when not in active use and limit casting onto adjacent buildings and areas.

3.4.3.8 The use of lighting in natural areas should minimize light pollution and impacts to wildlife where necessary and use International Dark-Sky Association approved lighting fixtures.

Consolidated parking and service area integrated into building design

3.4.5 LOADING, SOLID WASTE & RECYCLING

Intent: Loading, waste, and recycling facilities should be appropriately located and designed to reduce impacts to building users and the public realm.

Guidelines

3.4.5.1 Loading, waste and recycling facilitates should be located interior to the building or below grade, whenever possible. Where this is not feasible, facilities should be:

- Located away from street frontages and pedestrian paths, utilizing rear lane facing areas or internal service courts.
- Screened with high-quality architectural design elements and landscaping to mitigate visual impacts.
- Appropriately situated and ventilated to ensure odours are minimized and directed away from the street, public realm, residential units or places where people are likely to assemble.

3.4.5.2 Provide direct, dedicated on-site walking routes to loading and solid waste storage from all served uses with adequate maneuvering space at corners for dollies and carts and ramping where necessary.

3.4.5.3 Multi-tenant commercial sites should coordinate shared servicing and back-of-house spaces where applicable to increase operational efficiency for each site.

3.4.5.4 For mixed-use development, provide separate garbage and recycling storage rooms with separate access points to residential and commercial areas of the building. Staging areas are encouraged to be shared to reduce demand on space at grade.

Integrated canopy design

High quality materials with texture and pattern to break-up a large surface

3.4.6 WEATHER PROTECTION DESIGN

Intent: Provide functional and integrated weather protection that enhances pedestrian and user comfort, supports building performance, and responds to local climate conditions.

Guidelines

3.4.6.1 All entries should be weather protected, using canopies or integrated built form projections.

3.4.6.2 Pedestrian weather protection should be provided consistently along commercial streets. Avoid large gaps in coverage.

3.4.6.3 Weather protection elements should be visually cohesive with the façade design, using consistent materials, alignments, and structural supports.

3.4.6.4 Design and location of projecting canopies should be closely coordinated with streetscape tree planting locations to avoid conflicts.

3.4.6.5 On tall buildings, consider wind effects when designing canopies to ensure pedestrian comfort at ground level.

3.4.7 MATERIALS & FINISHES

Intent: Promote the use of high-quality, durable, and climate-appropriate materials that support cohesive architectural expression, enhance long-term building performance, reduce operational costs to ensure long term affordability, and contribute to a visually engaging and context-sensitive built environment.

Guidelines

3.4.7.1 Provide visual interest in the façades of the buildings through the use architectural detailing and appropriate diversity of building materials.

3.4.7.2 Avoid excessive ornamental articulation and changes in material and colour. Designs should demonstrate cohesiveness and integration across all elements.

3.4.7.3 On lower building levels, the use of robust, colourfast, and durable materials such as brick or stone is encouraged. The use of aluminum cladding, or other materials more susceptible to damage, should be limited to areas not exposed to, or separated from, regular foot traffic, vehicles, and operational functions.

Provide high quality, timeless materials to support design longevity and durability

3.4.7.4 Where party walls and zero interior lot line setbacks are provided, low-maintenance materials for exterior cladding and finishes should be used to lessen property maintenance requirements. However, any publicly visible portions of these elements should maintain the integrity of the overall building design and material quality.

3.4.7.5 Materials that exhibit quality of workmanship and are functional, durable and easily maintained should be incorporated to support sustainability and energy performance. Use of natural materials is encouraged.

3.4.7.6 Flashing details should be minimized.

3.4.7.7 Changes in materials or finishes between the lower and upper portions of the building are encouraged to enhance vertical articulation.

3.4.7.8 For curtain wall systems, products with overly reflective or tinted glazing should be avoided.

3.4.7.9 The use of vinyl siding, exposed concrete masonry units, stucco, and tinted and mirrored glass are strongly discouraged.

3.4.7.10 Breaks and changes in materiality and articulation should be used to avoid large monotonous façades.

3.4.7.11 Materials used on primary façades should be wrapped around the corners and into lanes to provide a measure of building continuity.

3.4.7.12 Avoid exposed concrete foundations that are visible from the street.

3.4.7.13 For modern and contemporary designs with streamlined or rectilinear elements and larger unarticulated elements, employ high quality materials such as stone, brick, wood and architecturally finished concrete to provide texture and differentiation.

3.4.8 MECHANICAL EQUIPMENT

Intent: Minimize impacts of mechanical equipment on the public realm and to users.

Guidelines

3.4.8.1 Noise-generating external mechanical units should be located way from outdoor amenity areas or bedrooms.

3.4.8.2 Mechanical equipment for residential and commercial development, including rooftop elevator machine rooms and overruns, should be well screened from view.

3.4.8.3 For residential and commercial development, the design of screening should integrate into the overall building design via elements such as extended parapets or physical enclosures that minimize negative visual impacts. Designs should avoid creating large incongruent rooftop protrusions that disrupt the overall symmetry of the building.

3.5 LANDSCAPING

Landscaping of development is a critical tool in enhancing user experience and perception of the quality of a space, as well as enabling sustainable design through management of stormwater, mitigating climate impacts, and supporting local ecosystems. High quality landscaping can help to create attractive, inviting spaces that foster sense of place, and draw people together for socialization and activity.

3.5.1 GENERAL

Intent: Support an attractive and engaging public realm through high quality landscaping that enhances streets and open spaces, supports biodiversity, stormwater management and climate resilience.

Guidelines

3.5.1.1. All development should provide comprehensive landscaping across a site, including an appropriate combination of hardscape and softscape elements.

3.5.1.2 On constrained sites, provide above-grade landscaping such as green roofs, terraces, gardens and patios.

3.5.1.3 Permeable or porous hardscaping should be considered wherever possible to reduce stormwater runoff.

3.5.1.4 Employ the following strategies in design of the landscape to stimulate sensory experience and memory:

- Use a mix of hard and soft landscape materials with an emphasis on tactile, auditory, olfactory, and visual delight.
- Prioritize areas in closest proximity to the experience of pedestrians (pedestrian eye level and slightly above and below).
- Consider hardscapes with colourfast, tactile vertical surfaces, smooth horizontal surfaces or surfaces that make noise underfoot.

3.5.1.5 Refer to Schedule A of these Guidelines for additional landscaping and vegetation guidance.

Use setback areas for tree plantings and landscape screening to units

Private street with canopy, street trees, pavers

3.5.2 PLANTING STRATEGIES

Intent: Landscaping should provide a diversity of planting types at various locations to support both aesthetic and functional design, and meet user needs.

Guidelines

3.5.2.1 Retain and incorporate mature trees and provide new trees wherever possible to contribute to tree conservation and the city's urban forest.

3.5.2.2 Provide tree plantings whenever possible, including for the following:

- Along building edges and within setbacks to soften transitions to façade elevations.
- To frame and define walkways and open spaces.

3.5.2.3 Front yard gardens or yard spaces intended for private use should help delineate the public-private boundary using landscaping elements like hedges, foundation planting, or built features such as fences or retaining walls faced with tactile colourfast materials.

3.5.2.4 Ensure tree and landscape plantings are provided with sufficient soil volumes. Minimum 30 cu m per tree or 15 cu m per tree in shared tree planting area and depth of 750 mm. Minimum soil volumes for other landscaping are determined by mature plant diameter and soil depth in CSLA/CNLA Canadian Landscape Standard, latest edition.

3.5.2.5 To mitigate damage and trampling, trees in locations with high expected pedestrian traffic or dog activity should be protected with tree grates, low fencing or hedges.

3.5.2.6 In areas where trees are intended to provide shade, select species capable of achieving a sufficient canopy at maturity.

3.5.2.7 Trees along pedestrian paths are encouraged to be deciduous to allow for shade in summer months and access to sunlight in winter months.

3.5.2.8 Residual green spaces that are not part of the building or programmed site area should be planted with trees and/or suitable landscaping.

3.5.3 SUSTAINABILITY

Intent: Design landscaping to support energy efficiency, and be adaptive and supportive of local climates and ecosystems.

Guidelines

3.5.3.1 Locate deciduous shade trees on the south side of buildings to reduce summer building heat loads and maximize sunlight in winter and building heat gain.

3.5.3.2 Choose plant material with climate adaptation, resilience and seasonality in mind. Species choice should consider urban tolerance and appropriateness for a given application (See Metro Vancouver's Urban Tree List as a resource).

3.5.3.3 Plant shade-tolerant ground cover and shrub plants in forested areas for foraging and nesting opportunities for birds, pollinators and other wildlife.

3.5.3.4 Pollinator-friendly plantings, where appropriate, are encouraged to support biodiversity.

3.6 Large Site Master Planning

Large sites with multiple buildings, staged phasing, and other complexities merit a comprehensive framework that will guide projects to create an integrated, connected and complete development.

3.6.1 SITE PLANNING & PHASING

Intent: Establish a site plan that supports an efficient, human-scaled pattern of development, with uses, buildings, streets and open spaces arranged to support a strong sense-of-place, high quality public realm, and efficient phasing of development that fits seamlessly into the urban fabric.

Guidelines

3.6.1.1 Plans for large sites should establish interrelated and complementary strategies for built form, open spaces, and movement across the site.

3.6.1.2 The configuration of streets, paths, buildings and spaces on the site should provide intuitive and direct connections and relationships to the adjacent context and site edges.

3.6.1.3 New streets, whether public or private, should be designed to appear and function as an extension of existing streets and add connectivity to the wider street network. Avoid cul-de-sacs and dead-end streets.

3.6.1.4 Where curvilinear streets are provided, they should be pedestrian oriented in scale, with clear sightlines, and a narrower road cross section supporting slower moving vehicle traffic.

3.6.1.5 The planned block pattern should provide a logical arrangement of development sites and demonstrate consideration of future neighbouring developments.

3.6.1.6 Position buildings so that the tallest forms are gradually transitioned up from areas envisioned for lower heights, or to frame prominent corridors, in proximity to transit and mobility connections, intersections and terminus points within the site, and allow for increased sun exposure to open spaces.

3.6.1.7 Building heights should be varied through height averaging across the site, as permitted in the Zoning Bylaw, to create a visually dynamic skyline and avoid repetitive height expression.

ⓐ **Locate greater height closer to transit**

ⓑ **Transitioning heights downward towards adjacent areas with lower heights**

ⓒ **Align block structure with existing street pattern**

ⓓ **Orient buildings around key open spaces and frame key views**

LARGE SITE MASTER PLANNING

3.6.1.8 In areas with an existing grid street pattern, align new block structures and internal circulation systems such as driveway aisles, alleys, private streets, and mid-block connections with the existing street grid to support a logical continuity and extension of the mobility network.

3.6.1.9 Avoid site plan schemes that place structures or buildings in isolation from other site elements or require long or circuitous distances from streets, other buildings, and amenities.

3.6.1.10 The phasing strategy should ensure that each phase successively adds to the range of amenities and facilities on site. The development of the public realm, including publicly-accessible spaces, should be prioritized and advanced in early phases.

3.6.2 OPEN SPACE, OUTDOOR SPACE & NATURAL AREAS (MASTER PLANNING)

Intent: Open spaces on large sites should be provided to meet the full range of user and community needs, functional ecosystems, and contribute to an accessible, attractive, and welcoming public realm.

Guidelines

3.6.2.1 Provide for a network of spaces, including parkettes, plazas, green spaces and corridors and others to create a hierarchy of spaces meeting a diverse set of user needs.

3.6.2.2 Existing natural features on a site such as trees or streams should be retained and incorporated in the site layout. Daylighting of streams is encouraged.

3.6.2.3 Larger open spaces should be located to serve as central gathering spaces with easy pedestrian access from across the site. Smaller spaces should enhance overall access to nature and green space.

3.6.2.4 Buildings should be located to maximize views to open spaces whenever possible to provide visual interest and points of reference that enhance a sense of place and contribute to intuitive wayfinding.

3.6.2.5 Development located on a slope should consider the existing topography and frame significant views from established vantage points.

Orient taller buildings in proximity to transit

Anchor view corridors with landmark buildings

4.0 DEVELOPMENT TYPOLOGIES

Use publicly accessible art to create moments of whimsy, visual distinction and foster a sense of place

This section provides design guidance for a variety of development typologies, including townhouse, apartment, mixed-use, commercial, and industrial, building on the broader direction set out in Section 3: General Design. These development typology-based guidelines are intended to address the specific needs of each form.

This section provides guidance on:

- Townhouses
- Apartment and Mixed-use General Guidelines
- Low-rise Apartment Buildings (up to 8 storeys)
- Mid-rise Apartment Buildings (9-12 storeys)
- Tall Mid-rise Forms (13-20 storeys)
- Highrise Apartment buildings (21+ storeys)
- Commercial
- Industrial

Orient townhouse blocks to frame streets. Entrances should be fronting onto the street to support animation

4.1 Townhouse Guidelines

4.1.1 ARTICULATION & ORIENTATION

Intent: Design townhouses at a human scale, oriented to the street and their context.

Guidelines

4.1.1.1 Employ articulation through modulations, projections, recesses, vertical elements, corner or parapet features, distinct roof lines and other design and architectural measures to provide visual interest and break up long building blocks.

4.1.1.2 Primary unit entries should be fronting and oriented towards the street to frame the street, support activity and create visual interest.

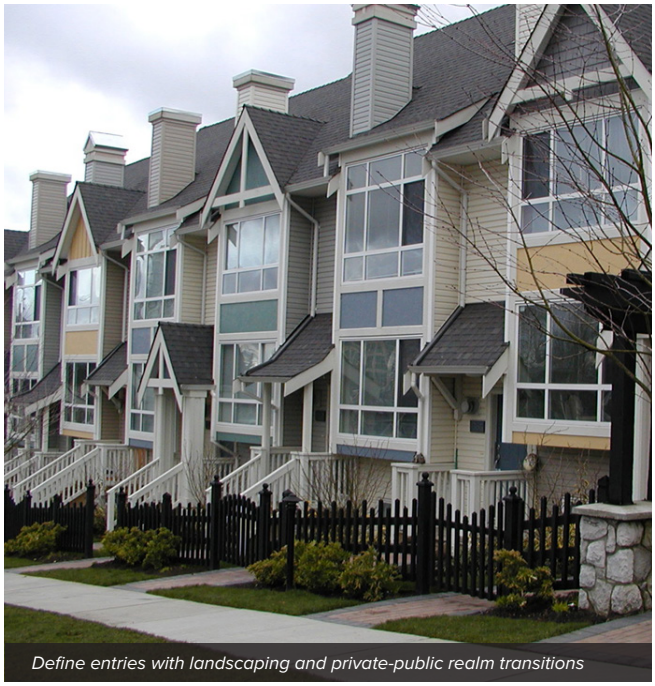
» For units fronting interior courtyards and interior or rear lot lines, provide adequate space to allow for accessible pedestrian paths, privacy separation distance, landscaping, and sunlight access, including a front yard transition space and edge landscape buffers to adjacent properties and units.

Interior oriented units with landscaping, pathways and transition space

4.1.1.3 Articulation for corner and end units should:

» Punctuate prominent corners or views by enhancing building articulation, including features such as unique roof forms, detail or side windows and window bays.

Provide articulation to differentiate units



Define entries with landscaping and private-public realm transitions

- Provide a similar quality and detail for side and rear façades as for the front.
- Maximize windows and wall articulation on corner facades to avoid monotonous or large undefined elevations.
- Provide wrap-around or secondary porches on corner units where appropriate.

4.1.1.4 Permanently exposed blank walls where fire separation distances limit window openings should be avoided. Other design features should be used to add built form character (e.g. material changes, building articulation).

4.1.1.5 A block of units should generally not exceed 6 in total. For configurations in excess of this, provide breaks in the massing via mid-block crossings and passageways, setbacks, and variation to the articulation to reduce the appearance of building block monotony.

4.1.1.6 Units should be a minimum of 5 m in width to provide adequate space for circulation, stairwells, and general livability.

4.1.1.7 All units should be dual-aspect with windows on two sides to allow for family-sized units with front and rear oriented bedrooms, additional sunlight access, cross-ventilation, rear entries, and patios or small yards.

4.1.2 GARAGES & PARKING

Intent: Minimize public realm and pedestrian impacts while supporting off-street vehicle access and parking.

Guidelines

4.1.2.1 Parking should be provided via garages or below grade parkades accessed from the lane, or side street if no lane is present.

4.1.2.2 Street-facing garages and driveway parking are strongly discouraged.

4.1.3 GRADING

Intent: Maintain existing topography and ensure close physical relationships between buildings and the street to promote accessibility, visibility, and relationships to sunlight and nature.

Guidelines

4.1.3.1. The development of the site should preserve and retain natural grades or restore them where possible.

4.1.3.2 The use of retaining walls should be minimized. When required, retaining walls should be terraced with adequate room for plantings and avoid large exposed concrete surfaces.

4.1.3.4 Avoid large changes in elevation between entrances and the street. This may require stepping floor levels.

4.1.4 BELOW-GRADE UNITS & STACKED TOWNHOUSES

Intent: Apply thoughtful design to maintain access to sunlight to livability.

Guidelines

4.1.4.1 The lowest floor of below-grade units should be no more than 1.5m below grade to allow for windows with adequate sunlight access.

4.1.4.2 Below-grade unit entrances should:

- Provide a sunken patio to allow for access to sunlight and the outdoors, and to allow light into the unit interior.
- Be designed as an integrated part of the overall site design with consistent quality, including adequate landscaping, railings, lighting and features to provide an attractive and recognizable entry point.

4.1.5 ENTRANCES

Intent: Create a sense of arrival and delineation between the public and private realm.

Guidelines

4.1.5.1 Primary entries should include a landscaped transition area between the public and private realm, with generous plantings and elements such as porches, stoops or small terrace to allow for outdoor seating and gathering.

4.1.5.2 Unit entrances should not be located more than one storey above an adjacent street level, pathway, driveway, or lane.

4.1.6 ROOFS

Intent: Create concluding architectural top treatments that distinguish each unit, support integration within the existing context, and enhance livability through outdoor amenity space.

Guidelines

4.1.6.1 Sculpt, terrace and shape the uppermost floors as part of the roof to reduce perceived building mass and better integrate new 3-4 storey forms with lower height neighborhoods.

Provide landscaping, access to light, and patio space for lower units in stacked townhouses

4.1.6.2 A generally consistent roof style should be provided within the same block or run of townhouses, however, subtle articulation should be employed via parapets, materiality, roof pitches and vertical elements to distinguish between individual units.

4.1.6.3 Where rooftop amenity spaces are provided, situate and design these to minimize overlook onto adjacent properties.

4.1.7 AMENITY AREAS

Intent: Ensure access to the outdoors and space for socialization and activity to support livability.

Guidelines

4.1.7.1 All units should be provided with private outdoor spaces of at least 10 sq m, such as front or rear yard patios and rooftop decks, with sufficient space to accommodate outdoor activities such as dining and small gardens.

4.1.7.2 Wherever possible, locate and orient amenity spaces to allow for sunlight and privacy.

High rise apartments anchored by base podiums

4.2 Apartment & Mixed-Use General Guidelines

The following general guidelines are applicable to all apartment development such as low-rise, mid-rise and high-rise apartments, and mixed-use development incorporating commercial or other uses into apartment buildings. For mixed-use development, applicable guidelines for each specific constituent typology should be read in conjunction with the following and applied together appropriately.

4.2.1 SITE PLANNING & BUILDING ORIENTATION

Intent: Buildings should frame streets and open spaces, integrate sympathetically with their context, and provide a human scale of design that enhances the public realm.

Guidelines

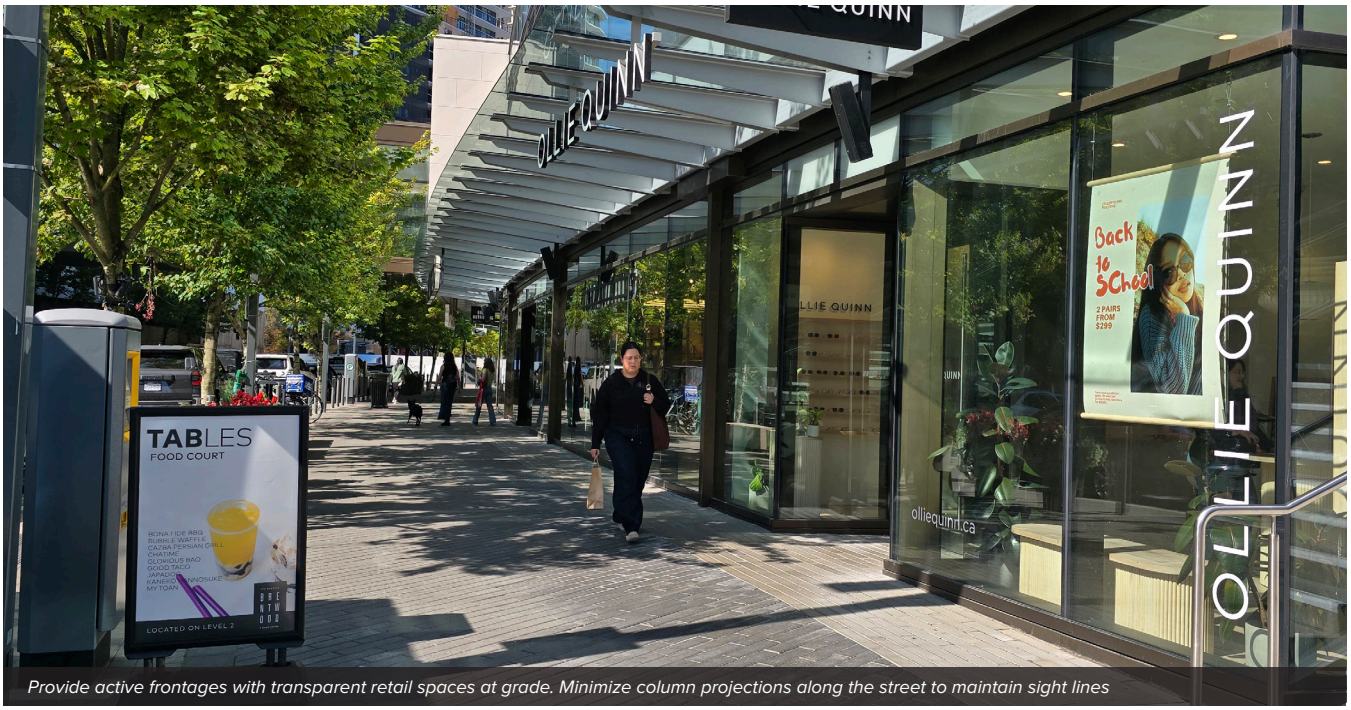
4.2.1.1 In mixed-use buildings, provide street fronting commercial uses along the primary street edge.

4.2.1.2 Provide ground oriented residential units with visible individual entries fronting the street to provide animation, natural surveillance, support social interaction, and break up frontages into finer grained architectural expressions.

4.2.1.3 When multiple tall buildings are proposed on a site, variation in their design and articulation should be employed to create an ensemble – exact repetition or duplication of building design across multiple buildings should be avoided.

4.2.1.4 For multiple tower sites, a variety of building heights should be provided to create visual difference within the skyline, help to mitigate wind impacts, and improve access to sunlight and sky views.

- Building height should differ by a minimum of 10% across all buildings on a site.
- The implementation of Height Averaging as outlined in the Zoning Bylaw and OCP is strongly encouraged.



Provide active frontages with transparent retail spaces at grade. Minimize column projections along the street to maintain sight lines

4.2.1.5 Long commercial frontages should be broken into multiple storefronts with individual entrances that follow a legible and consistent grain.

4.2.1.6 Use setback space to accommodate landscaping and public realm features. Enhanced setbacks may be required to achieve sufficient space for plazas, patios, café spill out zones and larger volumes of pedestrian traffic.

4.2.1.7 Corner sites should provide prominent commercial spaces at the corner with entrances oriented towards the intersection.

4.2.1.8 Provide a clear and legible separation between public and private spaces to discourage and prevent public access to private residential areas.

4.2.1.9 Large format retail spaces at grade in mixed-use projects are strongly discouraged:

- Locate large format retail (greater than approximately 2,000 sq. m), such as grocery stores, above the street to allow for small retail units to be provided at street level to support active street frontages.
- Alternatively, large format retail can also be situated behind smaller retail units where a site is large enough to do so.

For multi building sites, vary height and design to create visual diversity

4.2.2 MASSING & ARTICULATION

Intent: Design buildings to be contextually responsive and interesting through: the use of architectural modulation and detailing, the incorporation of street wall and podium elements, and changes in building materiality. This will create visual interest, support a vibrant public realm, and foster development at a human scale.

Guidelines

4.2.2.1 Employ a range of design elements including architectural modulation, projections, recesses, vertical elements, corner or parapet features, distinct rooflines and other design and architectural measures to avoid long frontages, break up the mass of a building and create visual interest and character.

4.2.2.2 For mid-rise and high-rise buildings, establish a base, middle and top architectural expression:

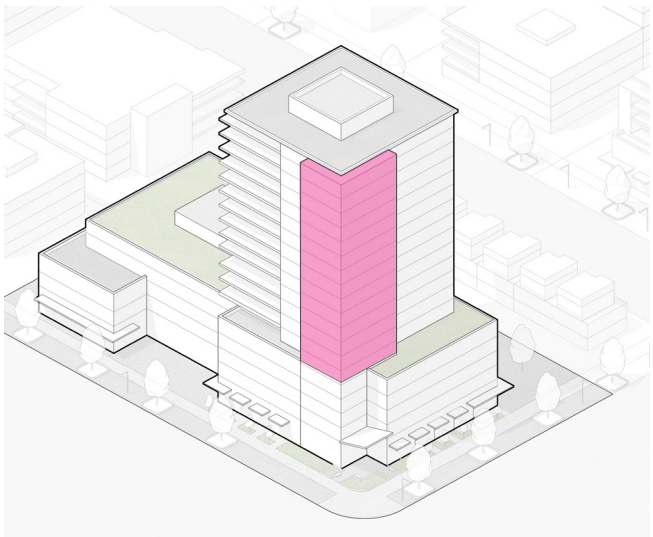
- **Base** – podium to frame the public realm and streets and anchor a human scale of height and massing from a pedestrian perspective.
- **Middle** – manage transition from the base to taller elements with reduced floor plates and more slender forms. This will provide separation from adjacent buildings to create privacy and reduce overlook, allow for sunlight penetration and skyviews, minimize wind impacts, and reduce perception of building bulk.
- **Top** – provide a top condition to conclude the architectural expression. This can be achieved via seamless extension of the building design, or concluding treatment to provide a distinctive and attractive roof line.

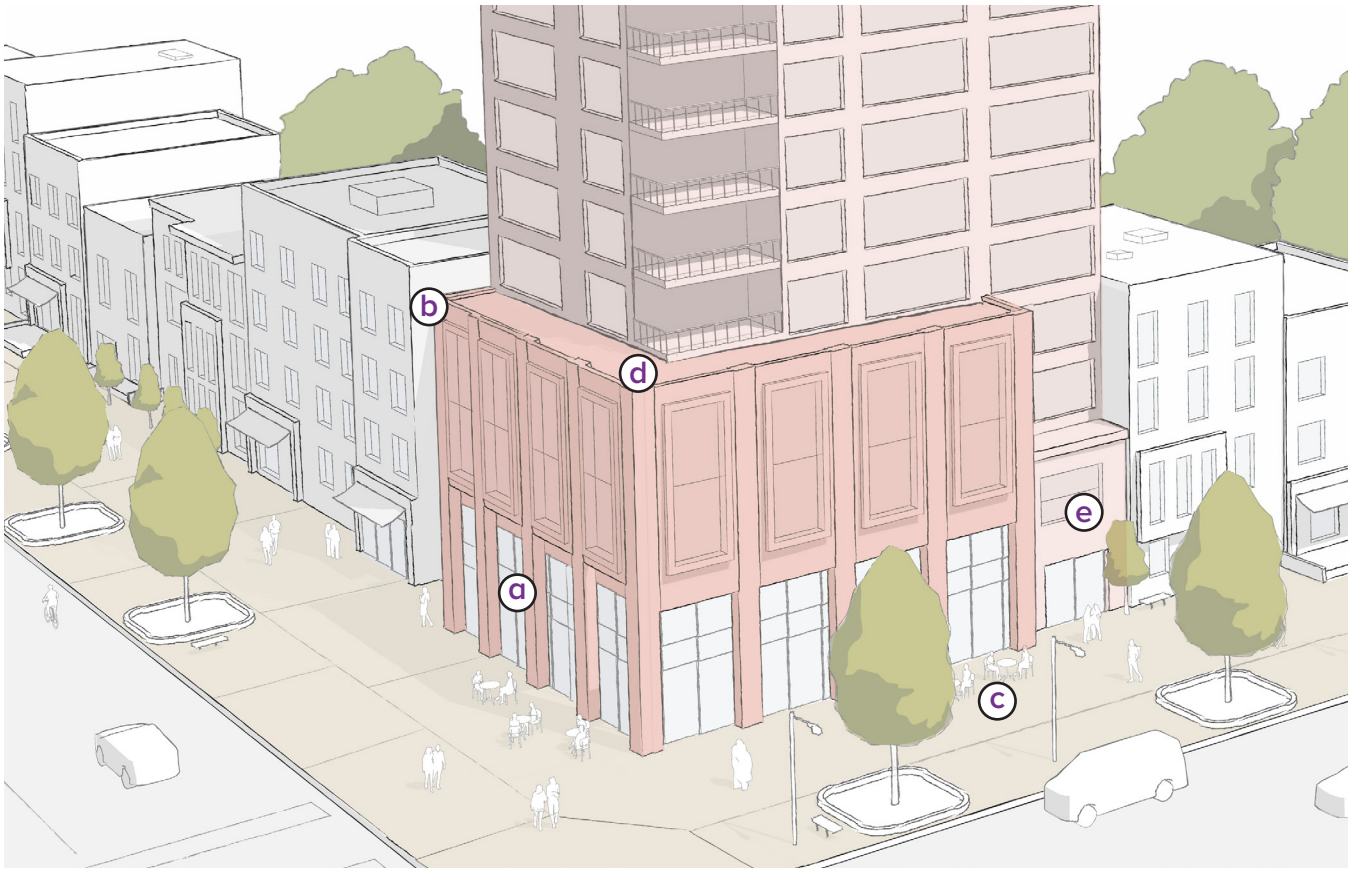
4.2.2.3 To provide visual interest and architectural distinction, up to approximately one third of the frontage of the building along a street may encroach into a stepback above the streetwall:

- This may be consolidated as one building component or broken into multiple, provided the total width on the encroachment is not more than 30 m along any one façade.

4.2.2.4 Building articulation should support the pedestrian experience by employing a human scale in the design of the street wall or podium.

Create defined base, middle and top conditions to break up massing


Encroachment of upper element into stepback area



MIXED-USE SITE PLANNING

(a) Transparent retail glazing activates street edges
(b) Consistent streetwall aligned with adjacent development
(c) Enhanced setbacks to accommodate cafe spill out and public realm
(d) Podium with stepback to define human scaled building expression
(e) Defined residential entrance

4.2.2.5 Where exterior facing columns are provided at grade, their projection and width should be minimized, and aligned with walls and window faces whenever possible to avoid large recesses or inset areas in between. These can obscure sightlines, hide building frontages and entrances, and can create alcoves with public safety implications.

4.2.2.6 Employ articulation and material changes to differentiate residential from commercial entrances and storefronts.

4.2.2.7 Provide ground floor ceiling heights of a minimum of 4.5 m to support greater street facing transparency and presence, as well as space to support mechanical systems for commercial uses.

4.2.2.8 Permanently exposed blank walls where fire separation limits window openings should be avoided, other design features should be used to add dimension (e.g. material changes, building articulation).

4.2.2.9 Establish a rhythm of transparent and solid façade elements such as windows, balconies, wall claddings etc. to promote building identity and visual interest.

4.2.3 FIT & TRANSITION

Intent: Ensure new development fits appropriately within the existing and planned neighbourhood context by minimizing negative visual and physical impacts, protecting privacy and access to light, and reinforcing compatible urban forms.

Guidelines

4.2.3.1 Employ stepbacks, setbacks and building articulation to create a transition in the massing and height downwards towards areas planned for lower heights adjacent to the site.

4.2.3.2 For sites adjacent to industrial and stand-alone commercial uses, additional transition measures may need to be considered such as landscape buffers, screening and additional building setbacks to achieve a compatible arrangement between differing land uses and built forms.

4.2.3.4 Design elements, such as material quality, stepbacks, setbacks and separation distances for residential uses should be consistent regardless of tenure.

Establish a rhythm of transparent and solid facade elements

4.2.4 BUILDING TOP DESIGN

Intent: Building tops should be designed as integral, high-quality components of a building to support visual interest, integrate mechanical functions, and incorporate amenity space and building functions where feasible.

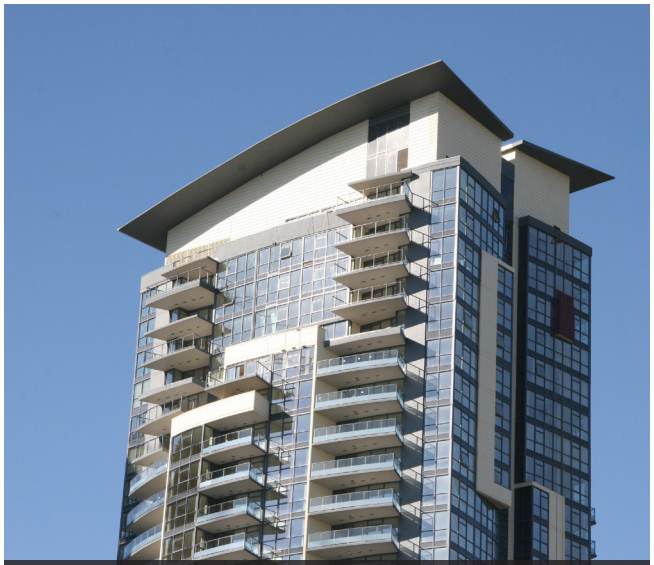
Guidelines

4.2.4.1 The top of buildings should be designed to contribute to the quality and character of the city skyline by incorporating elegant, cohesive roof forms. Architectural expression should respond to the building's prominence in the broader skyline – such as corner sites, or to help delineate prominent view corridors.

4.2.4.2 The use of decorative lighting should be balanced with energy efficiency objectives, for the protection of migratory birds, and the management of artificial sky glow.

4.2.4.3 Mechanical equipment, including roof vents, mechanical units, and telecommunications equipment, should be integrated into the building and architectural design and concealed from public view.


Architectural projections and recesses to break up building mass and perceived height



Mechanical penthouse screening integrated into overall building design

4.2.4.4 Rooftop mechanical penthouses, mechanical screening, signage and amenity spaces should use materials, forms and colours that are architecturally complimentary, and present as cohesive elements that are fully incorporated into the building's design.

4.2.4.5 Where rooftop elevator access is provided, avoid unattractive and disproportionately tall mechanical and elevator equipment by placing elevator machine rooms beside or below the elevator overrun, or incorporate additional architectural elements to minimize the perceived height of elevator equipment.

4.2.4.6 The areas of the roof that are not utilized for mechanical purposes should be considered for green roofs and/or usable outdoor amenity space.

4.2.4.7 Where provided, rooftop outdoor amenity spaces should:

- Be appropriately and safely enclosed, including with wind screens, to ensure user safety and comfort
- Employ high-quality materials and detailing for parapets, railings or screens that complement the overall architecture of the building.
- Include landscaping, awnings and canopies for shade and user comfort.
- Be designed and located to limit overlook and enhance privacy of adjacent uses.

4.2.4.8 Green roofs are strongly encouraged in the Downtown and Town Centres, and in areas where site constraints at grade may limit options for surface greenspace.

4.2.4.9 Where green roofs are not feasible, cool roofs are strongly encouraged to mitigate heat gain.

4.2.5 WINDOWS

Intent: Optimize the placement, design, and performance of windows to enhance livability, support passive surveillance, and contribute to the overall design expression and environmental performance of buildings.

Guidelines

4.2.5.1 Windows should be located to focus and frame street or landscape views from the interior and increase sun and daylight into units.

4.2.5.2 Lobbies should include transparent glazing for visibility and passive surveillance to the outside.

4.2.5.3 Operable windows are encouraged where feasible to support natural ventilation and reduce reliance on mechanical systems, particularly in podium level and mid-rise units.

4.2.5.4 Prevent bird strikes against windows by:

- Avoiding excessive glazing by limiting window walls, using punch windows, and breaking up façades with non-reflective surfaces.
- Using low reflectance glass.
- Providing exterior screens, grilles, shutters, and sunshades.
- Applying frit, film and acid-etched patterns as visual markers to the exterior of glass surfaces.
- Considering opaque or frosted treatments for balcony glass.

Balance window to wall ratio and integrate with overall structural rhythm

4.2.5.5 For residential uses, windows on side building walls in close proximity to other buildings should minimize privacy and overlook issues through strategies such as:

- Reducing the size of side windows.
- Offsetting windows from those on adjacent buildings.
- Incorporating frosted or obscure glazing where direct views are unavoidable.
- Adding screening elements to soften sightlines.
- Orienting windows vertically rather than horizontally.
- Angling or recessing windows.

4.2.5.6 Windows should be designed to integrate with the building's overall façade rhythm and structural grid, avoiding random placement or overly busy compositions.

4.2.5.7 On tall building façades, vertical expression through stacked window groupings or consistent mullion patterns is encouraged to enhance both articulation and clarity of design.

4.2.5.8 Avoid large expanses of mirrored or dark-tinted glazing that reduces visual transparency and contributes to heat gain and glare.

4.2.6 BALCONIES & ARCHITECTURAL PROJECTIONS

Intent: Where provided, design balconies and projections to support resident comfort, provide outdoor amenity space, and add visual interest while ensuring compatibility with building design, privacy, and the surrounding context.

Guidelines

4.2.6.1 Design balconies to be uninterrupted by columns, façade projections, or irregular building articulation, to maximize usability and comfort for residents.

4.2.6.2 Use materials, colours and proportions that integrate with the overall building design.

4.2.6.3 Balconies close to grade should provide adequate separation for tree planting zones – generally a minimum of 3 m distance from the trunk.

4.2.6.4 Tall buildings should provide opaque balcony glass and inset balconies where appropriate to manage privacy and overlook, along with windscreens to improve usability.

Inset balconies at lower levels for privacy and streetwall definition

4.2.6.5 Generally, balconies on the building base (between 2-6 storeys) should reflect an inset balcony design to maintain the integrity and continuity of the street wall and ensure a greater measure of privacy and buffering from the street and adjacent uses.

4.2.6.6 Balconies should have minimum clear width of 1.2 m (as measured from the inside of the railing to the wall) to provide functionality.

4.2.6.7 Utilize balcony expression and materiality to provide architectural distinction, visual interest, articulation, and add textural elements to tower façades.

4.2.6.8 Buildings should consider movable louvres, vertical fins, screens and blinds on the interior or exterior on the sides of buildings with high solar exposure to provide cooling in the summer months and reduce air-conditioning requirements.

Ensure lower balconies have sufficient clerance to street trees

Entrances should be barrier free and transparent for visibility and access

4.2.7 ENTRANCES & ACCESS DESIGN

Intent: Ensure that building entrances are welcoming, accessible, and visually prominent, while supporting safety, livability, and a clear transition between public and private space across all building types.

Guidelines

4.2.7.1 Entry sequences should be barrier-free, with an accessible path-of-travel leading from the public realm to the interior lobby. Where steps and ramps are unavoidable, they should be internalized to maintain the integrity of the public realm.

4.2.7.2 Where separate entrances are provided for different tenure components or there are multiple buildings on site with differing tenure, entrances should all be of equal quality, size, prominence and accessibility in comparison to each other.

4.2.7.3 Provide ground-oriented residential units with visible entries fronting the street to provide animation, natural surveillance and opportunities for social interaction, and to break up frontages into finer-grained architectural expressions.

- Define ground-oriented entrances with entry patios, fencing, and landscaping to provide visual and physical transitions from the public street to private residential uses.
- Entries should be at or above grade, accessible by a short staircase no higher than 1.5m in height to provide a front porch or stoop condition.

4.2.8 OUTDOOR AMENITY AREAS

Intent: Support the livability of residents and users by providing amenity spaces to meet social, recreational and wellbeing needs.

Guidelines

4.2.8.1 All apartment development should include flexible, functional outdoor amenity spaces to enhance the daily life of residents. These spaces can include a wide variety of programs and may include recreational, aquatic, athletic and entertaining type uses that should be tailored to the needs of the area and residents.

4.2.8.2 These spaces should include a variety of uses and flexibility for activities including play, celebration, gathering, work or exercise.

4.2.8.3 Outdoor amenity spaces should use colour, diverse climate-resilient plants, lighting, and art to enhance visual appearance.

4.2.8.4 Outdoor amenity spaces intended to be used for activities generating noise and other impacts such as playgrounds, event spaces and dog relief areas should be located where the impact on residential units is minimized.

4.2.8.5 Garden plots are encouraged in outdoor amenity areas to help meet the City's sustainable food systems goal.

4.2.8.6 Locate outdoor amenities, especially planted areas and gardens, at sunny south-facing aspects to ensure maximum sunlight exposure and improved growing conditions.

4.2.8.7 Incorporate play areas for children with a variety of play experiences that allow for the inclusion of children with diverse needs.

4.3 Apartment & Mixed-Use Specific Guidelines

The following provides typology specific guidelines for apartment and mixed-use development that should be read in conjunction with Section 2 (Community Design), Section 3 (General Guidelines) and Section 4.2 (Apartment & Mixed-Use General Guidelines).

4.3.1 LOW-RISE APARTMENTS (UP TO 8 STOREYS)

Intent: Low-rise apartment forms up to 8 storeys are intended to provide transitional intensification at the edges of high-density neighbourhoods, along high streets, and other urban areas where very tall building forms are not compatible with the envisioned character of the community.

Guidelines

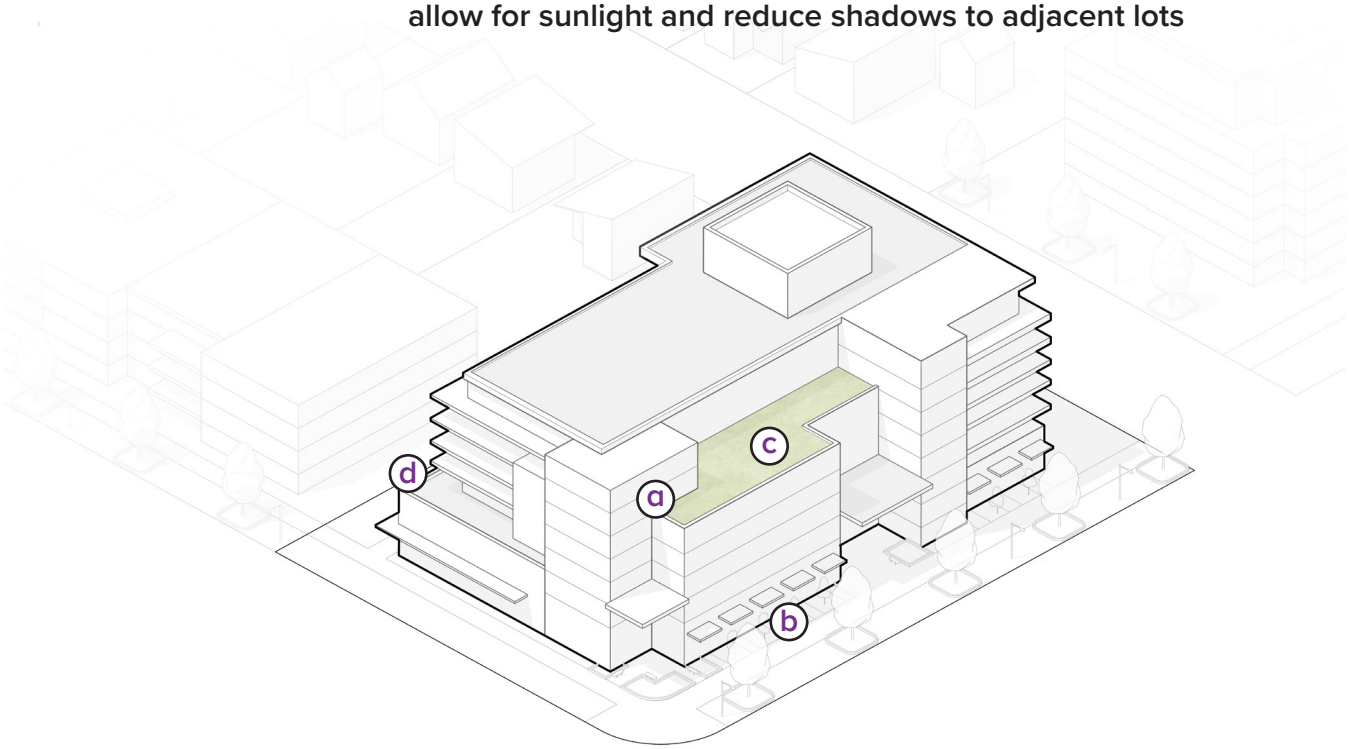
4.3.1.1 Provide transitions in building height from taller to lower buildings both internally and externally to the site. This can be achieved by a combination of setbacks, stepbacks, terracing upper levels, and lowering height and reducing mass down to low-rise elements.

4.3.1.2 Provide stepbacks to upper levels above the street wall, as well as to the rear and exterior side to minimize perception of building mass and provide greater solar penetration to adjacent areas.

4.3.1.3 Provide defined public to private transition zones for ground-oriented entrances with high quality landscaping, including trees, to define boundaries and provide small scale green spaces for residents.

LOW RISE BUILT FORM

(a) Stepbacks and articulation to transition height
(b) Transition zones with high quality landscaping
(c) Small scale green spaces and amenities for residents
(d) Setback and stepback on upper levels to provide separation, and allow for sunlight and reduce shadows to adjacent lots



Low rise with ground oriented entrances and landscape transition zone

4.3.2 MID-RISE APARTMENTS (UP TO 12 STOREYS)

Intent: Establish transitional height and form through lower level slab or block forms compatible with low rises shifting towards narrower expressions on upper elements. Employ appropriate massing, articulation and orientation strategies to minimize the perception of building bulk, provide privacy separations, allow sunlight and sky views, and support a human scale of design.

Guidelines

4.3.2.1 Provide a base, middle and top condition to define and distinguish street level interface from upper elements.

4.3.2.2 Provide a stepback above the street wall, as well as appropriate setbacks to the rear and exterior side to minimize perception of building mass and provide greater solar penetration to adjacent areas.

4.3.2.3 Provide transitions in building height from taller to lower buildings both internally and externally to the site. This can be achieved by a combination of setbacks, stepbacks, terracing upper levels, and lowering height and reducing mass down to low-rise elements.

4.3.2.4 Upper levels above the street wall should further soften perception of building mass by using lighter colours, changing materiality, and additional horizontal or vertical articulations.

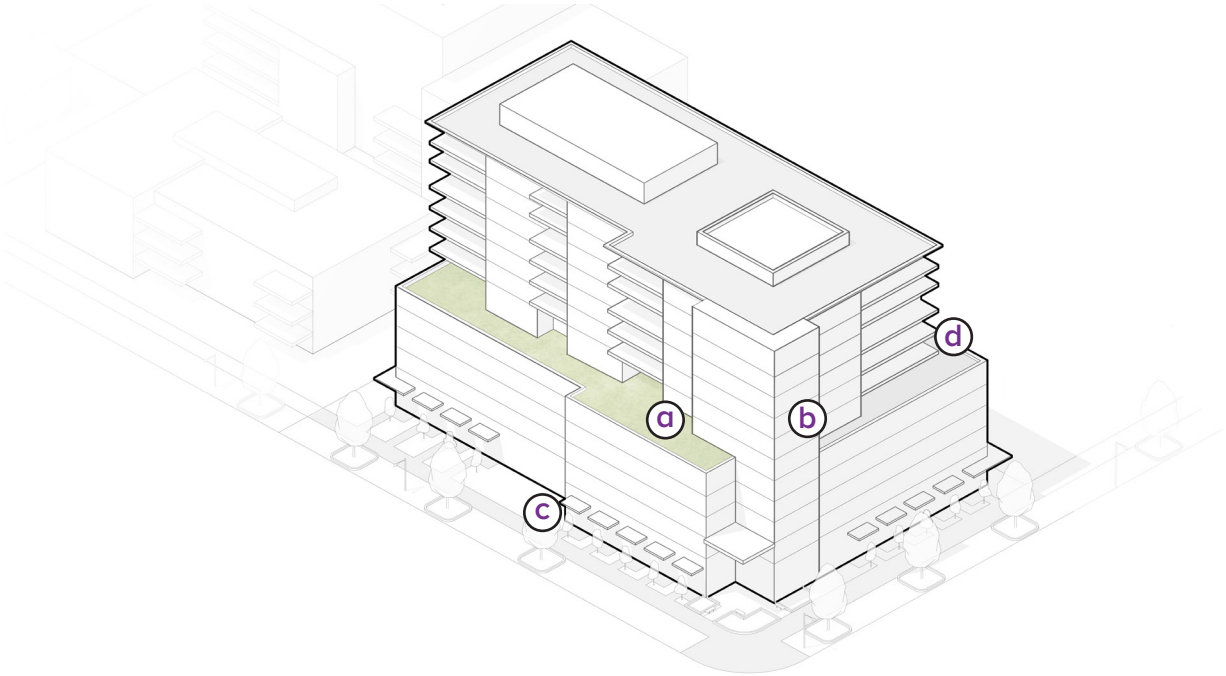
Articulation on a low rise apartment

Mid rise with articulation to break up massing

Mid rise with street fronting podium

MID-RISE BUILT FORM

- (a) Stepbacks to define consistent streetwall
- (b) Vertical articulation to soften building mass
- (c) Break up long frontages
- (d) Provide stepbacks along rear and interior side to allow solar access for lower units



4.3.3 TALL MID-RISE APARTMENT (13 TO 20 STOREYS)

Intent: Provide taller forms incorporating larger floor plates with careful attention and detail to adequately address relationships to the street and adjacent uses, including generous stepbacks, terracing, and articulation to reduce perception of building mass.

Guidelines

4.3.3.1 Provide a base podium condition with a height equivalent to the required street wall.

4.3.3.2 Provide a defined stepback of 3 m above the street wall, as well as appropriate setbacks to the rear and side to reinforce the podium and minimize perception of building mass.

4.3.3.3 Additional stepbacks should be provided for upper storeys to further mitigate perception of massing and provide adequate separation distances for taller elements.

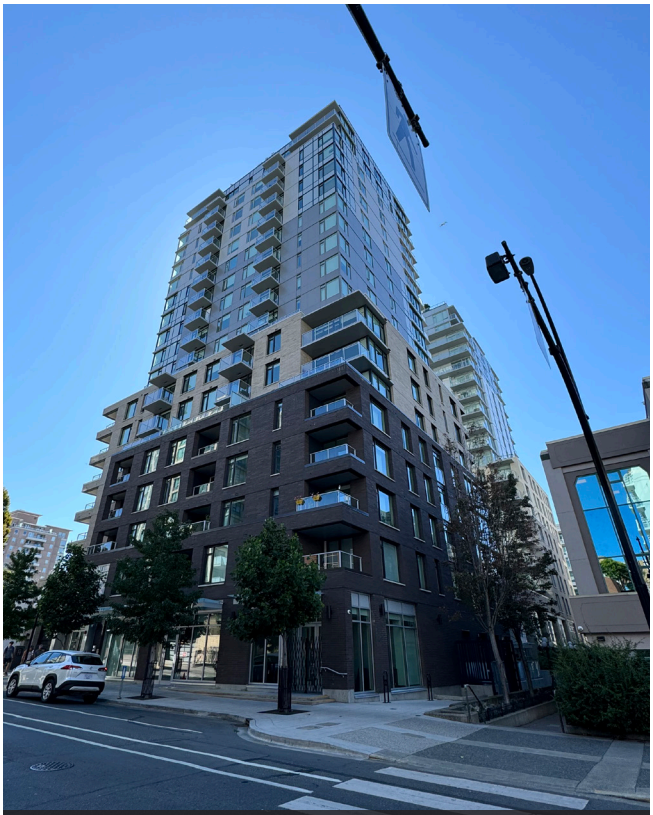
4.3.3.4 Upper elements should be oriented with deeper portions positioned along a north-south axis to limit shadows and offset from adjacent tall buildings to minimize overlap.

4.3.3.5 Upper levels above the street wall should further soften perception of building mass by using lighter colours, changing materiality, and additional horizontal or vertical articulations.

4.3.3.6 For multiple building sites or where in proximity to buildings on adjacent sites, stagger building placement to minimize face-to-face overlap, allow for sunlight penetration and access to views of the sky.

4.3.3.7 To minimize the perception of building bulk:

- Above the 8th storey, building elements should not exceed a street frontage of 40 m in width.
- Above the 16th storey, building elements should not exceed a street frontage of 30 m in width.



Tall mid-rise with defined podium and stepped back upper elements

High rise: Stepbacks and articulation to create defined tower top

4.3.4 HIGHRISE APARTMENT (21+ STOREYS)

Intent: Create distinctive architectural tower forms that contribute positively to the City's skyline while providing for access to light, privacy, and views of the sky for users and adjacencies. Provide active and dynamic street level interfaces to support a vibrant public realm experience at-grade.

Guidelines

4.3.4.1. Highrise forms should be composed of distinctive base, middle and top elements.

4.3.4.2 Base elements should consist of a podium component oriented towards the primary street to provide continuous frontage, define the street edge and create a sense of enclosure.

4.3.4.3 Along podium elevations, provide a stepback above the street wall to tower elements, as well as appropriate setbacks to the rear and exterior side.

4.3.4.4 Graduated stepbacks over a number of storeys on lower levels are encouraged to provide terracing and soften transitions from podium to tower elements.

4.3.4.5 To minimize the perception of building bulk, the primary building frontage for tower elements should have a maximum width of 30 m.

4.3.4.6 For multiple tower sites or where in proximity to towers on adjacent sites, stagger tower placement to minimize face-to-face overlap, allow for sunlight penetration and access to views of the sky.

HIGH RISE BUILT FORM

ⓐ **Stepbacks and terracing transitioning to taller elements**
ⓑ **Articulation to break up long frontage**
ⓒ **Mixed-use retail at grade**
ⓓ **Defined "top" design expression**
ⓔ **Tower articulation to break up massing and provide visual interest**

Street fronting commercial building with active retail frontages, fine grain rhythm of store fronts and defined podium expression

4.4 Commercial Development

Commercial buildings support the vitality and wellbeing of the community by providing opportunities for employment, economic activity along with communal and cultural amenities and facilities. Key priorities for the design of commercial development are to ensure appropriate relationships with other uses, address functional design requirements, and enable integration of commercial activities with the public realm and wider community.

4.4.1 SITE DESIGN AND ORGANIZATION

Intent: Create high quality buildings that support economic and commercial activity and enable a vibrant and pedestrian oriented public realm.

Guidelines

4.4.1.1 For large format retail sites, provide active frontages through the following:

- Wrapping large retail units with smaller retail spaces.
- Locate larger floorplates on upper storeys, and provide smaller commercial units at street level.
- Use transparent glazing along street-fronting façades. For clarity, internal organization of equipment, shelving, partitions, displays and other elements should not obstruct visibility from the street.

4.4.2 BUILT FORM

Intent: Design buildings at a human scale, shaped to fit within their existing and planned context, and with a fine grain street level expression.

Guidelines

4.4.2.1 For buildings above 8 storeys, define a distinct base, middle and top to break up the perception of building bulk.

4.4.2.2 Employ terracing and stepbacks on upper levels to provide visual interest, minimize perception of building mass and height, improve access to sunlight, and reduce overlook.

4.4.2.3 Long building frontages should be broken up through articulation and changes in materials to reduce the perception of building bulk.

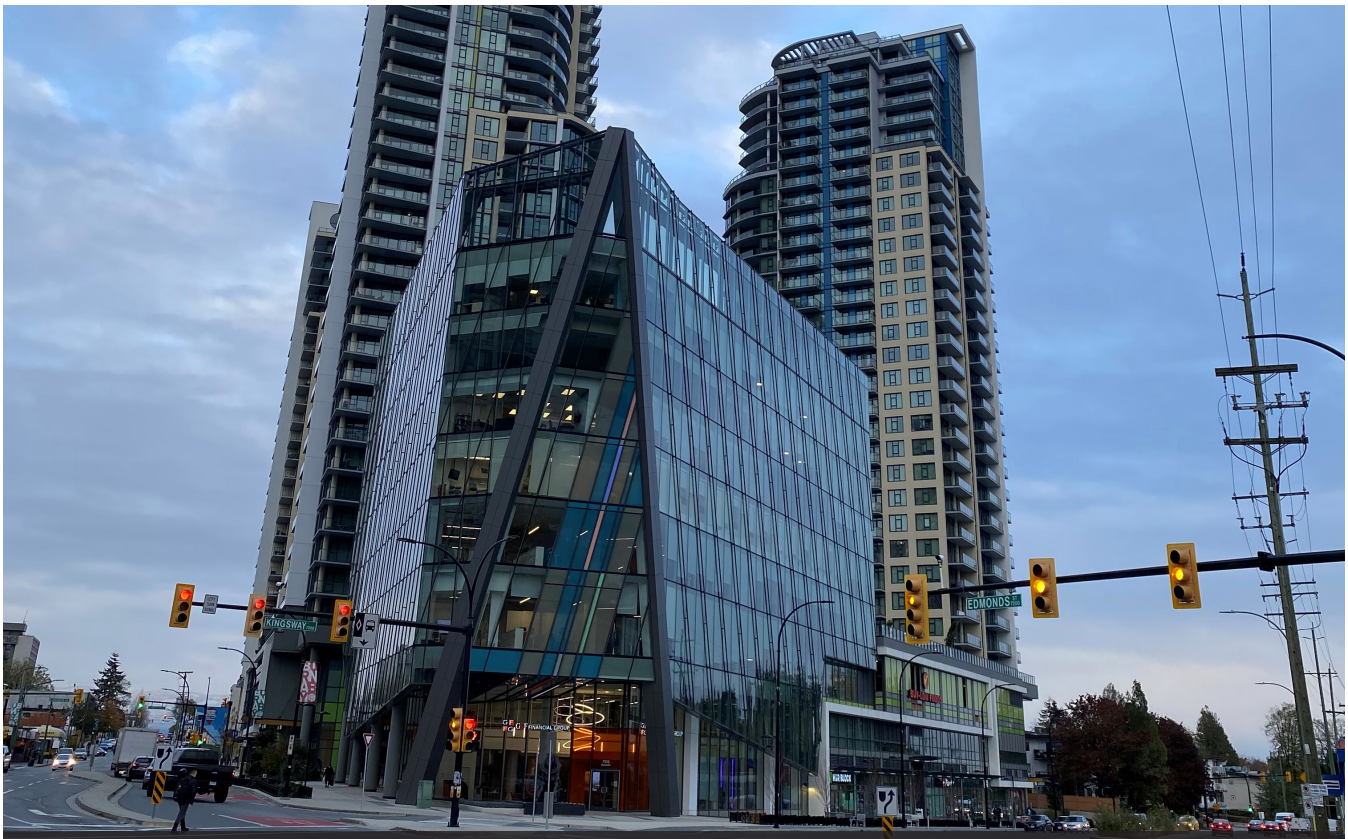
4.4.2.4 Long commercial frontages should be broken into multiple storefronts with individual entrances that follow a legible and consistent grain.

4.4.2.5 Sites with multiple buildings should employ a unifying architectural strategy, using flexible identifying features such as colour palette or tenant-specific branding to support wayfinding.

4.4.2.6 Break up large blank walls through articulation, and incorporation of material or colour changes and glazing.

Street oriented frontage with defined stepback to upper levels

Projections, stepbacks and change in materiality to break up a long frontage



Commercial building with double fronting active frontages, and distinct design to anchor the intersection

4.4.3 STREET INTERFACE

Intent: Create street level a street level experience that enables and encourages pedestrian activity with enhanced landscaping, vibrant storefronts and a human scale of design.

Guidelines

4.4.3.1 Wherever possible, provide active uses at grade, facing the street. Avoid blank walls facing the public realm.

4.4.3.2 Ground-level building elements such as entry overhangs, canopies and distinct lighting should be provided and scaled and designed to encourage a pedestrian-oriented experience through the use of distinct materiality, articulation and other design strategies.

4.4.3.3 Ground level commercial uses should provide active frontages with a high degree of transparency.


Office tower with articulation via vertical elements to break up perception of mass

Articulated warehouse facade with landscaped frontage

4.5 Industrial Development

Industrial development supports economic activity and employment by creating efficient, accessible, and functional spaces that balance operational needs with quality work environments. Design guidance is focused on providing flexibility while minimizing negative impacts to adjacent uses, incorporating sustainability, promoting a welcoming public realm, enhancing landscaping, and supporting the pedestrian environment.

4.5.1 SITE DESIGN & ORGANIZATION

Intent: Provide design that maintains a pedestrian-oriented and attractive public realm, enhances the natural environment, and mitigates negative impacts while allowing for a range of industrial uses.

Guidelines

4.5.1.1 Buildings should be located and oriented to front along adjacent streets, wherever possible.

4.5.1.2 Parking, loading and servicing areas should be located at the rear or sides of buildings wherever possible

4.5.1.3 Surface parking areas should be broken up by regularly placed landscaped islands with trees, bioswales, smaller planting strips, and sidewalks.

4.5.1.4 Site layout should avoid potential conflicts between trucks and other heavy vehicles performing loading, distribution, delivery or other activities, and employee and visitor parking.

4.5.1.5 Sites with retail components should provide separate entrances for each retail unit, oriented towards the street, or if not feasible, directly accessible via a dedicated pedestrian path.

4.5.2 BUILT FORM

Intent: Design buildings to provide a unified architectural expression, with detail and articulation to provide visual interest and break up the perception of large massing and scale.

Guidelines

4.5.2.1 Ground-level building elements such as entry overhangs, canopies, window transparency and distinct lighting should be scaled and designed to be human-scaled through the use of distinct materiality, articulation and other design strategies.

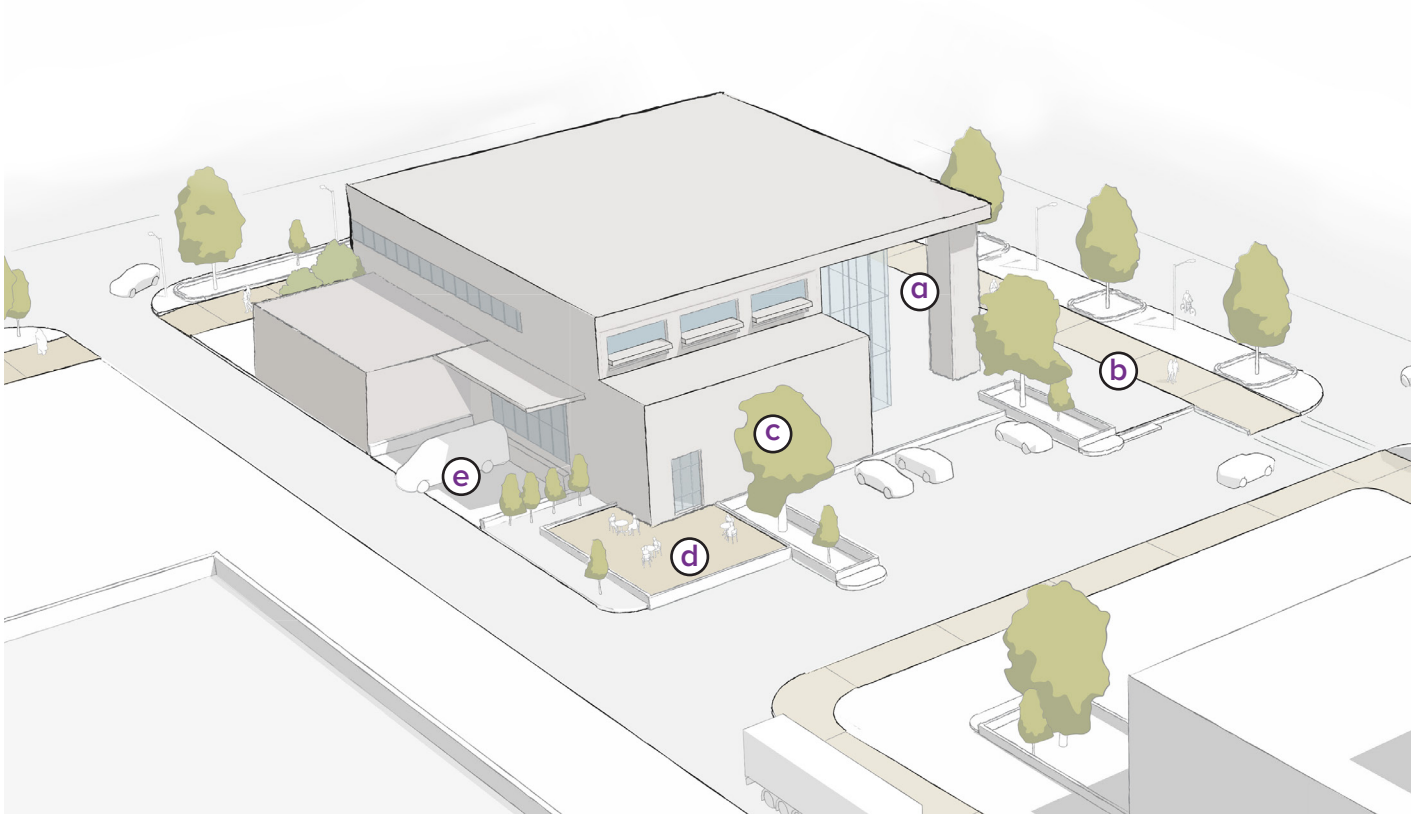
4.5.2.2 Multi-building sites such as business parks or larger manufacturing operations should employ a unifying architectural strategy, using flexible identifying features such as colour palette or tenant-specific branding to support wayfinding.

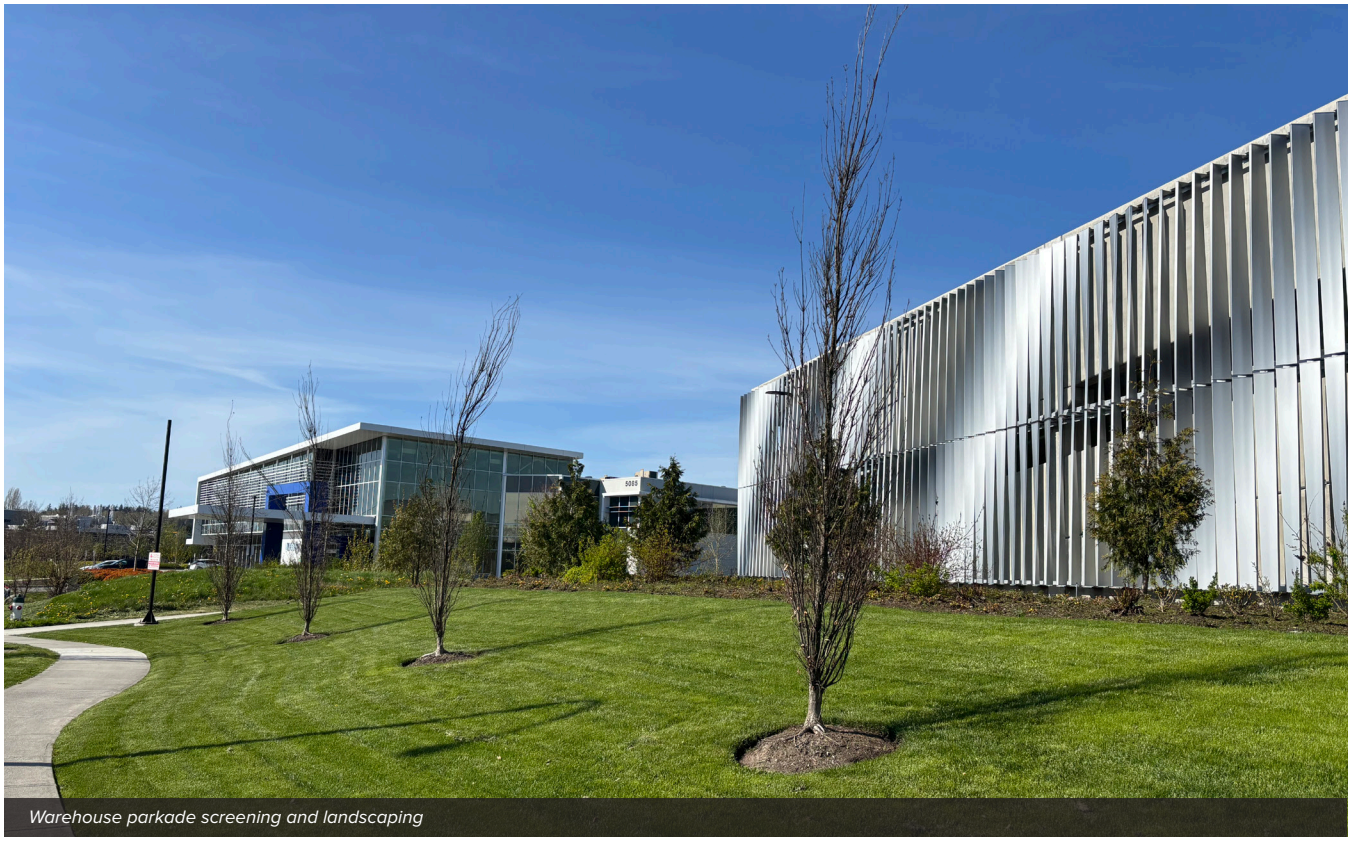
4.5.2.3 Break up large blank walls through building articulation, and incorporation of material or colour changes and glazing.

4.5.2.4 Rooftop mechanical equipment should be screened from view using materials and forms complimentary to the overall building design.

INDUSTRIAL SITE PLANNING

(a) Orient public-facing spaces towards the street
(b) Provide direct pedestrian connections
(c) Provide comprehensive landscaping across the site
(d) Provide amenity spaces for employees
(e) Consolidate loading and servicing away from streets





Warehouse parkade screening and landscaping

4.5.3 STREET INTERFACE

Intent: Preserve pedestrian access, comfort and safety via strong walking connections and visibility between buildings and the street.

Guidelines

4.5.3.1 Provide transparent glazing on the front façade of buildings with public facing uses such as offices, showrooms or sales areas.

4.5.3.2 Office reception spaces such as front desks or lobbies should have direct visual and pedestrian connection from the street.

4.5.3.3 Public-facing, ground-level spaces such as showrooms, galleries or accessory retail areas should be located along pedestrian routes with direct access to the sidewalk.

4.5.3.4 For light industrial use buildings, transparent glazing at entrances, mezzanines or private offices should be provided to ensure internal access to daylight for employees and to break up blank façades.

GLOSSARY

Active Frontages - Building frontages that provide visual or physical connection between the outside and the ground floors of buildings, and encourages interaction, movement, and engagement between the interior of a building and the public realm. This is achieved via high transparency, fine grain and human scaled uses, and direct access.

Active uses - At-grade uses within a building that support regular use by pedestrians and promote a high degree of visual and physical interaction between the building interior and adjacent public realm, for example, cafe patios.

Articulation - The layout or pattern, expression and material character of building's surfaces, forms, and elements that provide definition and create visual distinction, complexity and legibility.

Back-of-house - Areas that are commonly situated at the rear of the buildings (eg. solid waste storage and vehicle access).

Building base - The lower floors of a building, typically between 2-6 storeys, that establish the street wall and perceived experience of the building from a pedestrian perspective. For tall buildings, the building base typically defines the podium element.

Courtyard - A landscaped open space, located in the centre of a single or consolidated block with no direct street frontage.

Façade - The exterior walls of a building visible from the public realm, typically the building elevation along a frontage.

Frontage - the portion of a development parcel or lot facing a street, park or other publicly-accessible open space.

Green roof - A building roof that is partially or completely covered with vegetation and a growing medium.

Heritage resources - Include built heritage resources and special places. Built heritage resources are buildings, structures, monuments or human-made landscape features that are associated with architectural, cultural or social history. Special places are places of historical or cultural significance where a built heritage resource may not be present. These could be places where a significant historical event took place, or places that are valued by community members as a site of important activities or traditional practices.

Commercial High street - These are streets that are intended as locations for ground-level street facing shopping and commercial uses.

Human-scale - The quality of the built environment which demonstrates a sympathetic and proportional relationship to human physical and sensory experience. It is tailored to people walking or rolling, and emphasizes design that is perceived as correlated to one's own comprehension of their physical relationship to it, in contrast to design which is vehicle centered or overwhelming, large and monumental. Also referred to as pedestrian scale.

Landscaping - Design and programming of open outdoor areas, including at-grade and above grade spaces, such as terraces. Can include softscapes emphasizing natural elements, trees, water, plantings and greenery; hardscapes with paving/pavers and built elements such as stairs, seating and upstands, or a combination of both.

Open space - Outdoor areas with pedestrian public access. An open space has "public access" if it allows public use and if the physical conditions permit foot traffic. Open spaces may include community gardens, green space, green connectors, plazas, mid-block connections and thruways, and other protected areas with public access.

Open space, publicly-accessible - Privately owned and maintained spaces that are accessible to the public without limitation.

Outdoor space, private - Accessible and visible only to the occupant or users of a property. These may be at-grade as gardens and courtyards, but also above via roof top gardens, terraces and patios.

Outdoor space, semi-private - Communal spaces visible to the public but where the public is not invited including floral or food gardens, seating areas, play spaces and aquatic areas.

Outdoor space, semi-public - Accessible to the public at the discretion of the owner, and secured at various times or have access restrictions. This may include courtyards, forecourts, breezeways, gardens, terraces and patios at or above grade.

Pedestrian clearway - An area dedicated to the movement and mobility of pedestrians, this area is clear of street furniture, utilities, lighting, bike parking, planting or seating. Also referred to as a walking zone.

Permeable - Surfaces or assemblies that facilitate groundwater recharge by permitting the downward movement of water into the subgrade and filtrate pollutants with the intention of slowing, storing, cleaning and cooling groundwater before it enters into water courses.

Primary building frontage - The main side of a building that faces the primary street. It typically contains the primary entrance, features the highest level of architectural emphasis, and plays the most significant role in defining the building's public realm interface.

Primary street - The street for which a unit has its address on, is accessed from, and is faced onto.

Podium - A podium is a type of base building for which a taller element rise from.

Private outdoor amenity space - Common spaces or facilities that are owned, maintained, and accessed privately by building occupants.

Public realm - refers to an area that is publicly-accessible, such as streets, squares, parks and open spaces, and that enables the public's interaction and connection with each other and their city. Also includes the publicly facing areas of a site from and including the building façade to the property line.

ROW - Right-of-Way. Typically a road where the public has access for travelling and utility infrastructure.

Setback - Means the required minimum distance between a building or use and each of the respective property lines.

Stepback - A horizontal recessing of a building's elevations from the face of a lower elevation. Often applied to higher storeys of a building to define a smaller upper element from a larger building base or podium.

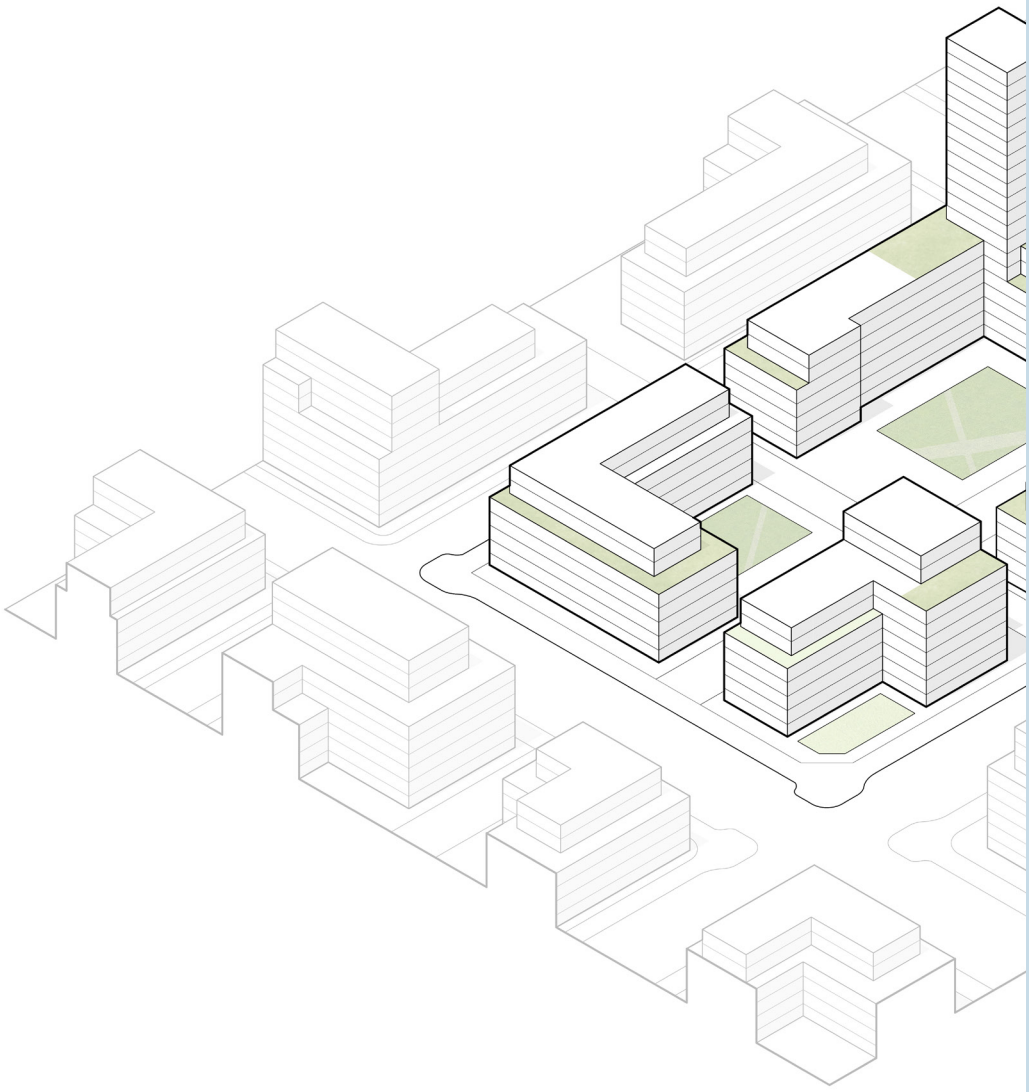
Streetscape - The distinguishing elements and character of a particular street as created by its width, degree of curvature, zones of use, paving materials, design and placement of street furniture, trees, landscaping, lighting and other amenities, as well as the setback and form of surrounding buildings.

Street wall - The condition of enclosure along a street whereby the fronts of buildings align and the façades visually and physically join together to create a continuous defining edge of the street.

Taller element - The portion of a building that is defined through a stepback from the building base or podium and rises from the base to the building top. Typically provided as a point tower.

Universal access - Built environments, buildings, facilities, accommodation, services and products that are inherently accessible to all people regardless of their abilities.

Weather protection - Canopies, overhangs, arcades or other permanent building features to shield pedestrians from inclement weather at grade.



SCHEDULE A

VEGETATION REQUIREMENTS:

To assure that sufficient Vegetation is provided on site, it should be demonstrated that the minimum required vegetated areas have been provided according to the following provisions. Larger forms of vegetation and in particularly Trees should be prioritized.

(1) The required area of vegetation to be provided on site should correspond to Table 1 Required Vegetated Area.

a. Sod and invasive species listed in the Metro Vancouver Invasive Plant Prioritization Rankings List shall not be counted towards vegetated areas.

b. All Vegetation counted towards required Vegetation must be planted according to CSLA and CNLA Canadian Landscape Standard, latest edition.

c. For constrained lots where these targets may not be achievable, it should be demonstrated by a BCSLA registered professional landscape architect that the maximum feasible amount of landscaping has been provided on site based on the following criteria:

- Additional landscaping would affect the ability to accommodate required building elements that can not be incorporated with in the building such as parkade entrances and access pathway, but do not include elements that are not born out of a legislative requirement such as any excess pavement, surface parking and non mandatory structures and building elements other than voluntary publicly accessible spaces approved by the City.

(2) Vegetation should be provided by means of the measures outlined in Table 2: Acceptable Vegetation Measures. The amount to be provided should follow the minimum quantities stated in this table.

Base Zoning District	Area Required to be Covered with Vegetation
R3, R4	25% of total Lot area
R2, R5, R6, R7, R8	30% of total Lot area
C1, C2	15% of total Lot area
E1	20% of total Lot area
I1	15% of total Lot area

Table 1: Required Vegetated Area

Measure	*Quantity Counting Towards Coverage Outlined in Table 1*
Extensive Green Roof: vegetated roofing system which is functionally integrated onto a roof area incorporating a layer of growing medium ranging from 50mm to 150mm in depth	*1 m2 counts as 0.2 m2*
Intensive Green Roof and at grade Plantings: vegetated roofing system which is functionally integrated onto a roof area incorporating a layer of growing medium greater than 150 mm in depth.	*1 m2 counts as 0.4 m2*
Hedges and Shrubs over 1.5m in height	*1 m2 counts as 0.6 m2*
Trees	*Canopy area in m^2* $Canopy\ area\ per\ tree = \pi \times (0.5 \times Canopy\ Spread)^2$
Retained Trees	*2 times the current canopy area as identified by survey plan prepared by a registered professional land surveyor with the ABCLS*

Table 2: Acceptable Vegetation Measures

(3) The amount of Growing Medium for one tree must be calculated using the following formula:

Soil Volume Calculation per Tree

$$RGM = 3.14 \times (0.5 \times CS)^2$$

RGM=Required Growing Medium in m^3
CS= Canopy Spread in m

a. Where trees are co-located, meaning tree canopies based on the canopy spread touch or overlap another, the required growing medium may be reduced by 40% for each co-located tree.

(4) Where a tree is retained, tree protection according to The Burnaby Tree Bylaw 10482C is required for the tree.

(5) The area of hedges and shrubs shall be based on the size at time of maturity.

(6) The area anticipated to be covered by a shrub or hedge at time of maturity must be provided as growing medium and shall be 0.6m deep.

(7) Where a tree overlaps with a green roof, at grade plantings, hedge or shrub, the tree canopy area may be counted in addition to these items.

(8) All required plantings should be irrigated with a water efficient irrigation system.