Table of Contents

01 Introduction

1.1 Purpose of the City-Wide Urban Design Guidelines 7
1.2 Application of the Guidelines 9
1.3 Document Structure 11
1.4 How to Use the Document 12
1.4.1 Guiding Your Development 13
1.4.2 Reading a Guideline 14

02 Vision & Priorities

2.1 Design Vision & Priorities 17
Design for Excellence 18
Design for the Human Scale 19
Design for Diversity, Equity and Inclusivity 20
Design for Sustainability, Resiliency, and Adaptability 21
Contextual Design 22

03 Site Context

3.1 Contextual Integration 24
3.1.1 Streets and Blocks 26
3.1.2 Lot Size and Variety 28
3.1.3 Views and Landmarks 29
3.1.4 Gateways 30
3.1.5 Transit-Supportive Design 31
3.1.6 Development Adjacent to Natural Heritage 32
3.1.7 Development Adjacent to Parks 34

04 Area-Specific Guidelines

4.1 Urban Growth Centre 39
Demonstration Plan: Mixed Use Development in the UGC 42
4.2 Strategic Growth Areas 44
Demonstration Plan: Medium Density Development in a Strategic Growth Area 48
Demonstration Plan: Commercial District in a Strategic Growth Area 50
4.3 Major Transit Station Areas 52
4.4 Historic Neighbourhood 58
Demonstration Plan: Development in a Major Transit Station Area/ Historic Neighbourhood 62
4.5 Employment Non-Industrial Areas 64
Demonstration Plan: Employment - Non Industrial 68

05 Site & Building Design

5.1 General Building Design Guidelines 72
5.1.1 Site Planning 74
5.1.2 Scale and Massing 76
5.1.3 Relationship to the Street 77
5.1.4 Building Articulation and Materials 78

5.1.5 Landscapes and Open Spaces 81
5.1.6 Access, Parking and Site Servicing 83

5.2 Building Performance Guidelines 85
5.2.1 Building Envelope 86
5.2.2 Solar Design 88
5.2.3 Ventilation 90
5.2.4 Water Sensitive Design 91
5.2.5 Construction Waste 92
5.2.6 Material Selection 93

5.3 Neighbourhood Areas & Infill 94
5.31 Site Planning 96
5.3.2 Scale and Massing 97
5.3.3 Relationship to the Street 98
5.3.4 Building Articulation and Materials 99
5.3.5 Landscape and Open Spaces 101
5.3.6 Access, Parking, and Site Servicing 103
5.3.7 Coach Houses 104

5.4 Rowhouses 106
5.4.1 Site Planning 108
5.4.2 Scale and Massing 110
5.4.3 Relationship to the Street 111
5.4.4 Building Articulation and Materials 112
5.4.5 Landscape and Open Spaces 113
5.4.6 Access, Parking, and Site Servicing 115

5.5 Low & Mid-Rise Buildings 118
5.5.1 Site Planning 120
5.5.2 Scale and Massing 121
5.5.3 Relationship to the Street 122
5.5.4 Building Articulation and Materials 124
5.5.5 Landscape and Open Spaces 127
5.5.6 Access, Parking, and Site Servicing 130

5.6 High-Rise Buildings 133
5.6.1 Site Planning 134
5.6.2 Scale and Massing 135
5.6.3 Relationship to the Street 137
5.6.4 Building Articulation and Materials 139
5.6.5 Landscape and Open Spaces 141
5.6.6 Access, Parking, and Site Servicing 143

5.7 High-Rise Buildings 144
5.7.1 Site Planning 146
5.7.2 Relationship to the Street 148
5.7.3 Building Articulation and Materials 150
5.7.4 Landscape and Open Spaces 152
5.7.5 Access, Parking, and Site Servicing 153

5.8 Community Hubs 154