

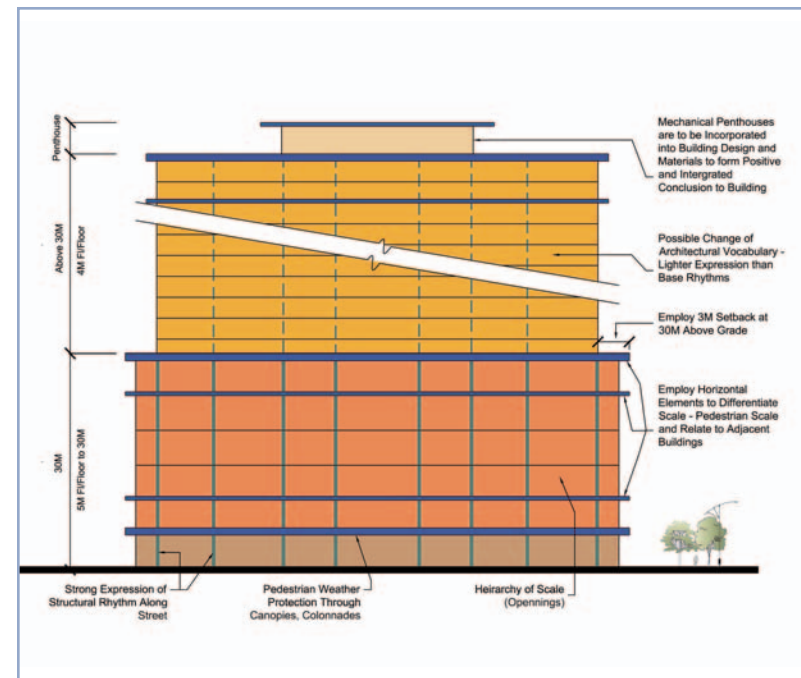
4.0 DESIGN PARAMETERS

Buildings will clearly define and give form to the edges of streets, parks and open spaces. An intensive development of street frontages provides for clear public/private demarcation and helps promote an active public realm. The goal of the architectural qualities is to achieve:

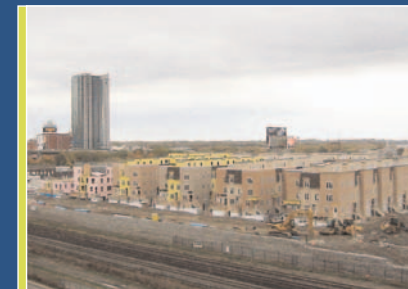
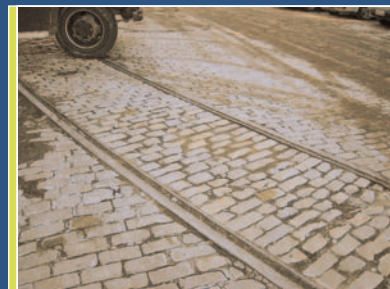
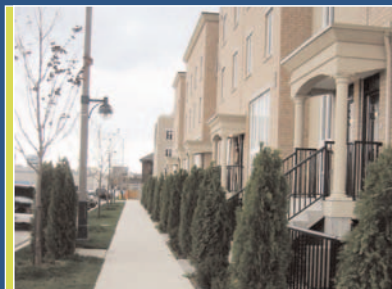
- A well defined public realm;
- Adequate streetwalls through appropriate base building heights adjacent to public streets and open spaces. On Blocks 2B/11A, 6 and 8, a two storey high exterior expression will be provided in the base/podium of these buildings that will complement the industrial architectural character of the BIA to the west;
- Design flexibility: The design of each building should anticipate and allow for flexibility so that the function of the units contained in the live/work buildings specifically, can transform over time to provide for its varied users;
- Flexibility within the zoning by-law envelopes;
- Recognition of East Liberty Street as the principle spine and support of this mixed-use neighbourhood;
- Minimization of negative sun shadows and wind effects on the pedestrian realm;
- Buildings will be arranged to provide views, to help frame open spaces, and to create gateways; and
- Architectural expression and high quality architectural design.

4.1 Building Functionality

The physical development and design of each block is to promote a positive community relationship. Currently, the KLV site contains an existing (former) industrial building, an historic Chapel, new residential town homes on Block 1, and a commercial node on Zoning Block 4. This mix of buildings, along with the development to be contained on



Principles of vertical datum



the blocks governed by these Guidelines will ensure a sustainable neighbourhood develops on the KLV lands.

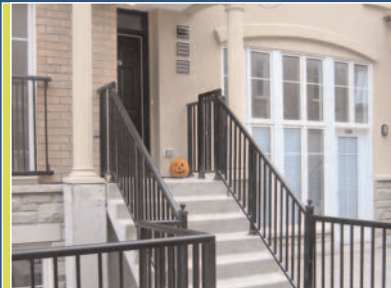
The existing Liberty Village BIA to the west exhibits robustness in design and materials characterized by extensive brick and stone masonry, industrial steel siding, and fenestration and detailing. New development that is to occur on these blocks shall have regard for these qualities. This will be achieved through the application of the following vertical datum:

- (i) **Ground Plane:** The public realm consists of the spaces between buildings. Further, buildings assist in defining street and open spaces. While architecture can be appreciated from a distance or from within a building, the public realm is experienced primarily at ground level. This includes streets, building frontages, sidewalks, front yard landscaping and plantings, as well as larger open spaces such as parks and publicly accessible courtyards or pathways between buildings. The look and feel of the ground plane will embrace the qualities and character of the Liberty Village west of the KLV neighbourhood such that it will become an extension of these characteristics so that the two areas can become one cohesive, distinctive area;
 - Architectural elements (such as cornice lines, water lines, and scale of fenestration) are to be consistently applied throughout the ground plane;
 - Architectural elements can provide for the harmonious composition of several buildings into a single street wall and when they are applied to buildings on opposing sides of the street, will help to unify the space between the buildings; and
 - The general location for these elements will be further examined at the time of site plan review for each of these blocks.

- (ii) **Base/Podium condition:** Building on the texture of the ground plane, the base/podium of each building will be designed so that it positively relates to and promotes pedestrian activity, that will in turn assist in creating a community feel to this new neighbourhood. The base/podium condition will be comprised of up to the first 25 metres of each building on each block. With regards to the live/work uses to be located on Blocks 2B/11A, 6 and 8, a two storey exterior façade will be provided on each of these buildings, so that it reflects and complements the industrial architectural character of the BIA to the west of the KLV lands. On Blocks 2B/11A, 6 and 8, live/work uses as defined by the 2005



Townhouses completed



zoning by-law amendment will be located in the base/podium. The exact size of the base/podium will vary with each block depending on its location, use, and height as established in the Height Schedule contained in the 2005 zoning by-law amendment;

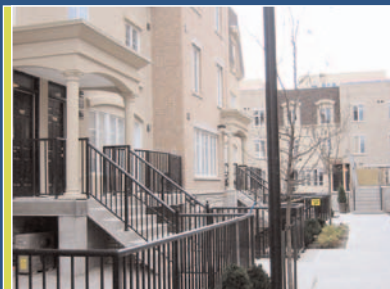
- Permitted projections will be allowed into setback areas for certain building elements including cornices, canopies, lighting fixtures and other building elements;
- The design of adjacent buildings on the same block should be coordinated to provide continuity to any street wall elements such as canopies, arcades and projecting cornices; and
- In keeping with the vertical datum (summarized on pp. 16 and 32), it is appropriate, particularly in the base/podium condition (street wall height), that design and materiality of buildings on each of these blocks reflect the textures, bold details, and materials of the existing Village to the west. Essentially, the buildings on these blocks should be designed to animate the street and pedestrian entrances.

(iii) **Middle condition:** The middle portion of each building will reflect the uses it contains. The exact size of the middle portion of each building will vary depending on its location, use, and height as outlined in section 3.0 of these Guidelines and established in the Height Schedule contained in the 2005 zoning by-law amendment. Typically, the middle portion of each building will vary somewhere between 15-35 metres (again, this will depend on the location, use and height of the specific building);

- With regards to the middle and upper conditions of the buildings to be developed on these blocks, these portions of the buildings are to be distinctly “lighter” (materials that are compatible with the industrial character found in the area.).

(iv) **Upper condition:** The upper condition of each building on the aforementioned blocks will typically range in height of between 10-20 metres, again, this will depend on the location, use and height of each building. The upper component of each building will be the “lightest” condition (materials that are compatible with the industrial character found in the area);

- The upper portions of buildings on these blocks should include distinctive architectural treatments, where appropriate.



4.2 Pedestrian, Parking and Service Entrances

To reinforce the street as a primary public space, the location of pedestrian, parking and service entrance needs to be carefully considered. In general, principle pedestrian entrances for large buildings will occur off major streets while parking and servicing access should occur off minor streets.

4.2.1 Principle Pedestrian Entrances

- Principle pedestrian entrances should be located away from major intersections to avoid unnecessary congestion and conflict associated with pick-up and drop-off;
- Where possible, principle pedestrian entrances should be located along primary roads and defined using a canopy or similar protective architectural element;
- Live/work or residential units directly accessed from grade are encouraged at the base of buildings along streets, in courtyards and at mid-block connections to assist in animating the public realm; and
- It is intended that the final location of principle pedestrian entrances will be determined in the context of full site plan review for any given block.

4.2.2 Parking and Service Entrances

- Ensure vehicular, pedestrian and cyclist safety. Ramps and access to underground servicing and parking should take place within the mass of a building, not in the public realm; and
- Where possible, service and parking access should be consolidated within blocks and off lanes and coordinated on the blocks.



Pedestrian entrances to townhouses

