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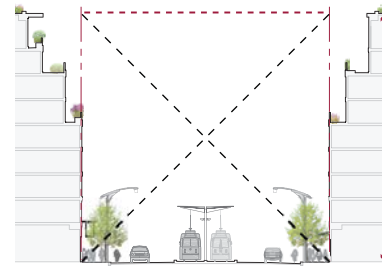
Appendix I

Urban Design Glossary

The glossary definitions provided here are to be referenced for the purposes of this document only.

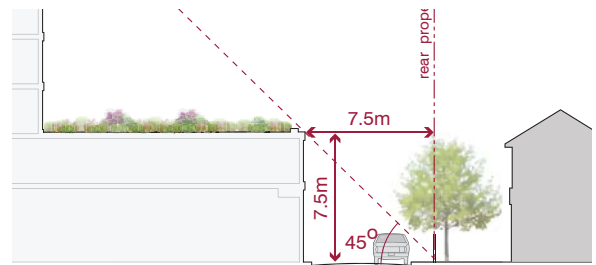
1:1 Ratio

The 1:1 ratio is used to determine the potential building height, where the width of the street right of way equates to the maximum height of the building.



Angular Plane

Angular planes provide build-to envelopes to maintain and define the character of the street; ensure adequate access to sun and sky views; and to govern relationships between adjacent differing built forms.



Articulation

Articulation refers to the layout or pattern of building elements, including walls, doors, roofs, windows and decorative elements, such as cornices and belt-courses.



Building Typology

A typical building massing, organization and use that can be generally applied to a variety of contexts.



Façade

The exterior wall of a building.



Fine Grain Fabric

This condition is generally found along main streets in established urban neighbourhoods. Buildings having narrow façades and organized in a compact manner, addressing the street are referred to as having a “fine grain fabric”.



Human Scale

The quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and which contributes to the citizen’s perception and comprehension of buildings or other features of the built environment.



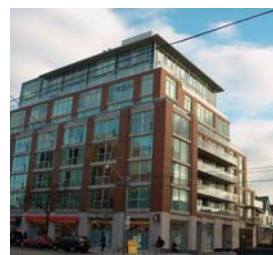
Low-Rise Building

Refers to buildings that are less than three or four storeys in height.



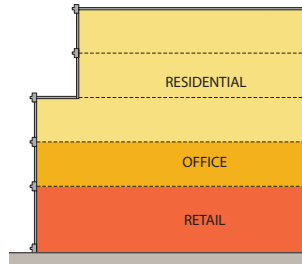
Mid-Rise Building

Generally refers to buildings that are five to eleven storeys or up to a height that is no taller than the right of way width of the street on which it is located.



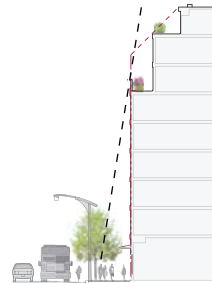
Mixed-use Building

Refers to multiple types of uses within a building or set of buildings. This may include a combination of residential, employment, retail, institutional, or other land uses.



Pedestrian Perception Zone

The upper floors of the front façade of a building that are pushed back from the building base to mitigate the perception of excessive building height.



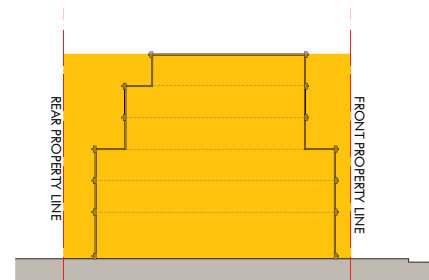
Pedestrian-oriented

An environment designed to make pedestrian movement safe, attractive and comfortable for all ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps and landscaping.



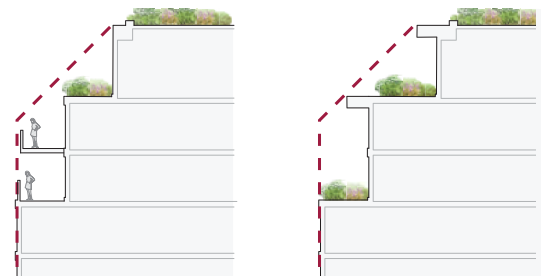
Private Realm

Refers to any space that is perceived as being private. Sometimes public and private realms blend to create a transition zone.



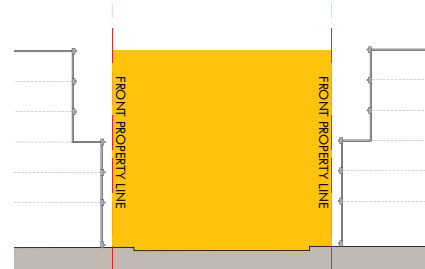
Projections

Refers to a component of external building design and articulation, where horizontal and/or vertical building elements extrude from the main structure of the building, creating an element of depth and visual complexity. Examples of projections include roof overhangs, awnings, and balconies.



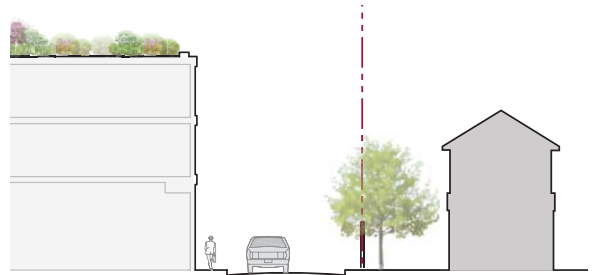
Public Realm

Refers to spaces that are perceived as being publicly accessible, for example, sidewalks, parkettes, bike paths and building forecourts.



Rear Lane

A vehicular road located at the rear of lots, providing access to service areas and parking.



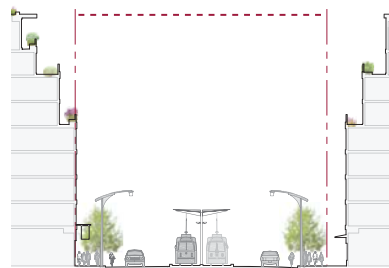
Rhythm

Refers to the pattern of building frontages along a streetscape, paying particular attention to lot widths, building entrance and glazing locations and proportions, etc.



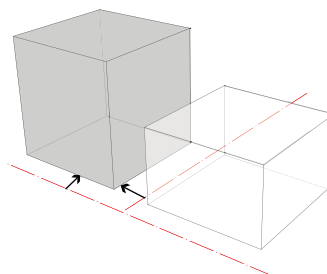
Right-of-Way

The part of the street space that is publicly owned and lies between the property lines.



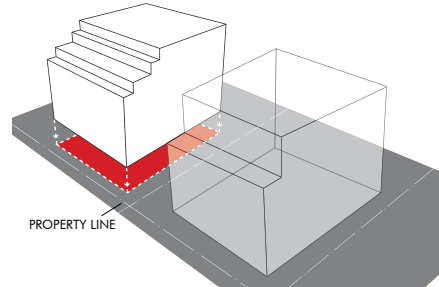
Setbacks

Refers to the distance between a property line and the front, side or rear of a building.



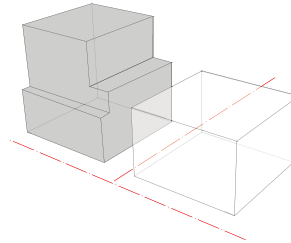
Siting/ Building Orientation

The location, positioning and orientation of a building on its site, generally taking into account its relationship to adjoining properties, building and street boundaries.



Step-backs

Refers to the setting back of the upper storeys of a building. Front and side step-backs help to create a transition between built form of varying heights and provide appropriate separation between adjacent buildings and/or open spaces.



Storey

A habitable level within a building, excluding raised basements.



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Streetscape

The distinguishing elements and character of a particular street as created by its width, degree of curvature, paving materials, design of street furniture, pedestrian amenities and the setback and form of surrounding buildings.



Street wall

The condition of enclosure along a street created by the fronts of buildings, and enhanced by the continuity and height of the enclosing buildings. In this study, the "streetwall" portion of a building's front façade is defined as a minimum of 10.5 metres (3 storeys) and up to 80% of the height of the building.



Transition

Refers to the physical design elements of a building which contribute to a sense of transition between mid-rise buildings on the Avenues and adjacent buildings which are often low-rise residential buildings on flanking local streets. Transitions may be achieved through use of building setbacks, step-backs, heights and massing.

