

# URBAN DESIGN TOOLS: Things we can control

## EDGE

- Setbacks**
  - "Zero" setback- buildings built on the property line
- Front Yard Landscaping**
  - Public ROW improvements required. (street trees and streetscape standards)
- Building Height**
  - Max height 26m
  - Street edge stepbacks at 20m
- Uses at grade**
  - Retail and Live-work frontages
- Rhythm/ articulation /bays**
  - Reflect historical patterns of retail frontages (6-16m)
  - Opportunity for multiple entrances and large percentage of glazing

## NEIGHBOURHOOD

- Minimum setbacks required (front, side and rear)
- percentage of soft landscaping required (recessed patios for basement units facing the public sidewalk to be restricted)
- Max height 12m (roof access allowed if set back from building face (45 degree plane)
- Residential uses to be permitted in addition to light industrial uses
- Reflect historical patterns of neighbourhood frontages 6-10m

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## EDGE

### Relationship to street

- Commercial entrances must relate to street grade.
- Residential entrances to be at grade or up to 5' above grade (no below grade terraces)

### Vehicular Access

- Vehicular and service access from side street or lane

## NEIGHBOURHOOD

- Multiple residential buildings require units at grade to reflect residential character (apartments with grade related units or stacked townhouses with consolidated entries)

- Vehicular and service access from side street or lane, driveway or shared drive
- Front yard parking – limiting the size of the parking area and requiring permeable pavers rather than asphalt
- Garages set back from the front façade of the building
- Reduced parking requirements due to transit and cycling opportunities