

SHAPING BUILT FORM



6 PROPOSED POLICIES

HAVE YOUR SAY

6.1

Liveability is supported by the principles of comfort, vibrancy, diversity, safety and beauty. These principles can be achieved by minimizing uncomfortable wind conditions and providing access to sunlight, natural light, openness and sky-view, expanded public realm, privacy, high-quality amenity spaces and heritage conservation.

6.2

Development will:
6.2.1. enhance the liveability of the building's surroundings and its interior spaces;
6.2.2. demonstrate design excellence of the building and the surrounding public realm;
6.2.3. demonstrate a high standard of heritage conservation; and
6.2.4. include high-quality, durable materials and innovative, sustainable and resilient building practices

6.3

The siting, massing, height and design of a building on one site will not necessarily be a precedent for development on an adjacent or nearby site.

6.4

Tall buildings will not be permitted on:
6.4.1. sites that have a planned context that does not contemplate tall buildings;
6.4.2. sites within *Neighbourhoods, Mixed Use Areas 3* and *Mixed Use Areas 4*; and
6.4.3. sites adjacent to *Parks and Open Space Areas, Neighbourhoods, Mixed Use Areas 3* and *Mixed Use Areas 4* where the size of the site limits the ability to achieve transition to these open space and/or lower scale areas.

6.5

Tall buildings will generally have floorplates no larger than 750 square metres, unless for institutional and commercial uses and where it can be demonstrated to the satisfaction of the City that the impacts of a larger floorplate can be sufficiently mitigated and that the increase in intensity of the development is appropriate.



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6.9

Development will contribute to an improved and expanded public realm by providing setbacks from the property lines adjacent to streets to provide space and clearways for anticipated pedestrian volumes and a range of pedestrian amenities, including but not limited to: widened sidewalks and walkways; street trees and other landscaping; street furniture; landscaped open space; patios; retail displays; transit shelters; and pedestrian weather protection.

6.11

Development in *Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas, Institutional Areas* and *Apartment Neighbourhoods* will be set back from any property line adjacent to a street to achieve at least 6 metres measured from the curb to building face.

6.12

To ensure a continuous streetwall, the City may reduce the 6 metre setback requirement where:

- 6.12.1. a strong, legible, historic character of street-oriented buildings exists;
- 6.12.2. a property on the Heritage Register exists; or
- 6.12.3. the prevailing pattern of buildings consists of narrow frontages with little or no setbacks.

6.13

More than 6 metres from curb to building face may be required of development in *Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regenerations Areas, Institutional Areas* and *Apartment Neighbourhoods* where:

- 6.13.1. high pedestrian volumes exist or are expected;
- 6.13.2. the population generated by the development requires additional space for pedestrian circulation and access;
- 6.13.3. a defining character of the street includes a larger setback;
- 6.13.4. development is located on a corner site;
- 6.13.5. there is a need to improve access to or space for public transit and transit users;
- 6.13.6. there are opportunities for additional pedestrian amenities such as forecourts, landscaped setbacks, playgrounds, gardens or POPS; or
- 6.13.7. development is of an institutional use.



Example of a building setback that provides space for a multitude of pedestrian amenities, including wide clearways, tree plantings and cafés.



Yorkville streetscape that allows for pedestrian movement and gathering.



6 PROPOSED POLICIES

6.16

Development will make best efforts to the satisfaction of the City to minimize shadows to preserve the utility of sidewalks, parks, open spaces, school yards and buildings, child care centres, playgrounds, institutional open spaces, private open spaces, outdoor amenity spaces and POPS.

6.17

Development will not cast net-new shadow as measured from March 21st to September 21st from 10:18 a.m. – 4:18 p.m. on Parks and Open Spaces indicated on Map 3, as amended from time to time.

6.18

Development will not cast net-new shadow as measured from March 21st to September 21st from 10:18 a.m. – 4:18 p.m. on all school yards.

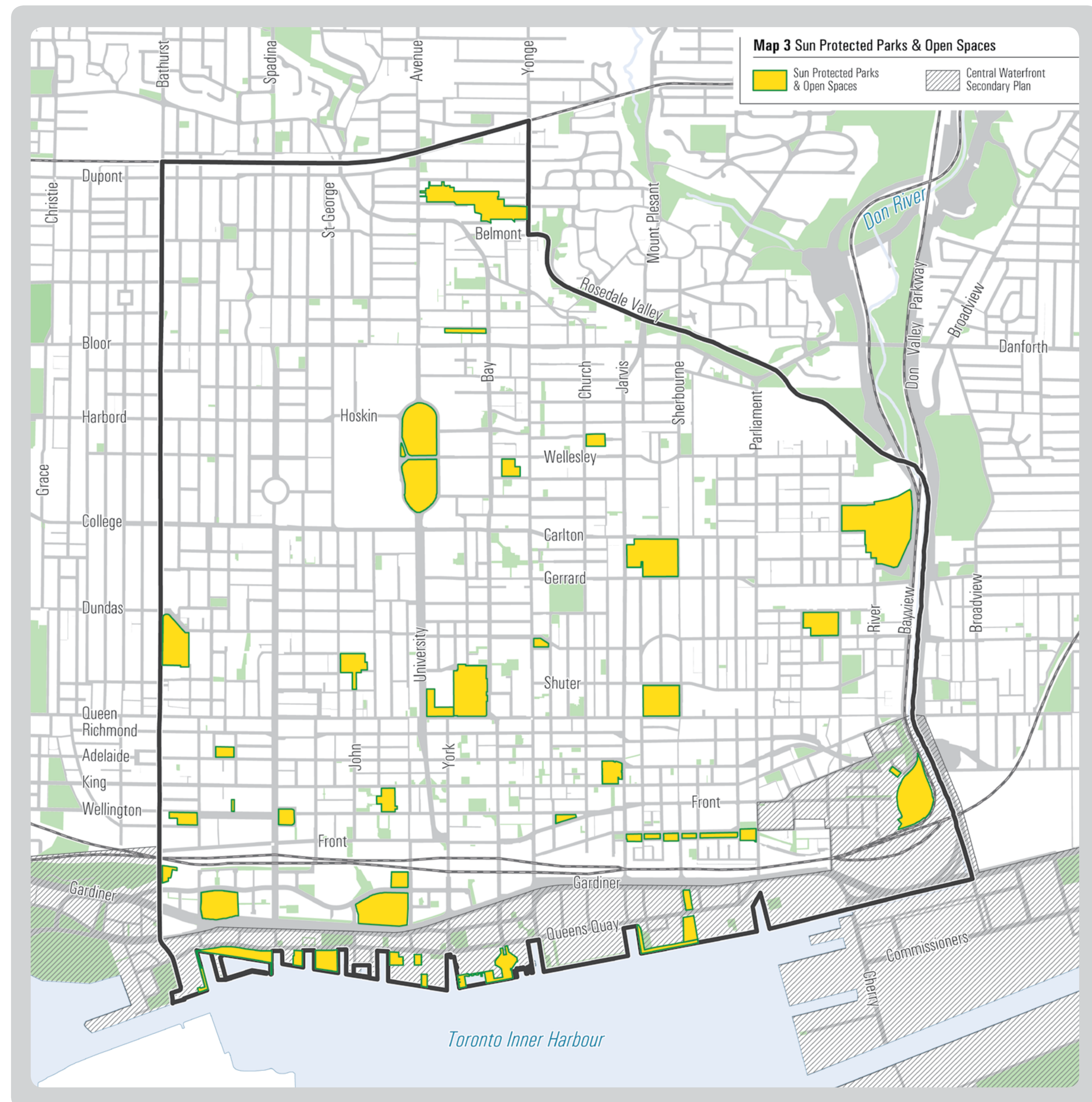
6.19

Development will make best efforts to ensure that any resulting shadow on surrounding streets, except for those within *Mixed Use Areas 1* and *Mixed Use Areas 2*, maintains a minimum of 3 hours of sunlight on streets.

6.20

Buildings will be sited, massed and designed to reduce and mitigate wind impacts on the public realm, including streets and sidewalks, parks and open spaces and privately owned publicly-accessible spaces. Pedestrian-level wind conditions should be suitable for sitting and standing, with higher standards applied to parks and open spaces and Priority Retail Streets.

HAVE YOUR SAY





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6.22

Development will provide built form transition to create a more liveable environment both in the public realm and in the buildings themselves, while defining and distinguishing areas of different character, intensity and planned contexts.

6.24

Development will be required to demonstrate transition in scale when:

- 6.24.1. development is of a greater intensity and scale than the adjacent and surrounding planned built form context;
- 6.24.2. development is adjacent to lands that have a planned context that does not anticipate tall buildings, including but not limited to *Neighbourhoods, Mixed Use Areas 3 and Mixed Use Areas 4*;
- 6.24.3. development is adjacent to a property on the Heritage Register or a Heritage Conservation District; and/or
- 6.24.4. development is adjacent to existing or planned parks and/or open spaces.

6.26

Built form adjacencies will require transition to the planned context as follows:

- 6.26.1. Tall to low-rise: through the application of a separation distance, stepping down of heights and an angular plane, informed by the Tall Building Design Guidelines;
- 6.26.2. Tall to mid-rise: through the application of a separation distance and noticeable stepping down of height; and
- 6.26.3. Tall to tall: through the application of a separation distance and through orientation of the tower portions of the building.

6.27

Transition between development and adjacent streets, parks or open spaces will provide access to sunlight and sky-views as well as establish a human scale. Development will achieve transition as follows:

- 6.27.1. Tall buildings to parks/streets: through generous setbacks and step-backs; and
- 6.27.2. Mid-rise buildings to parks/streets: through setbacks, step-backs and angular planes, informed by the Avenues and Mid-Rise Buildings Study.

6.28

Development will accommodate transition within the development site.

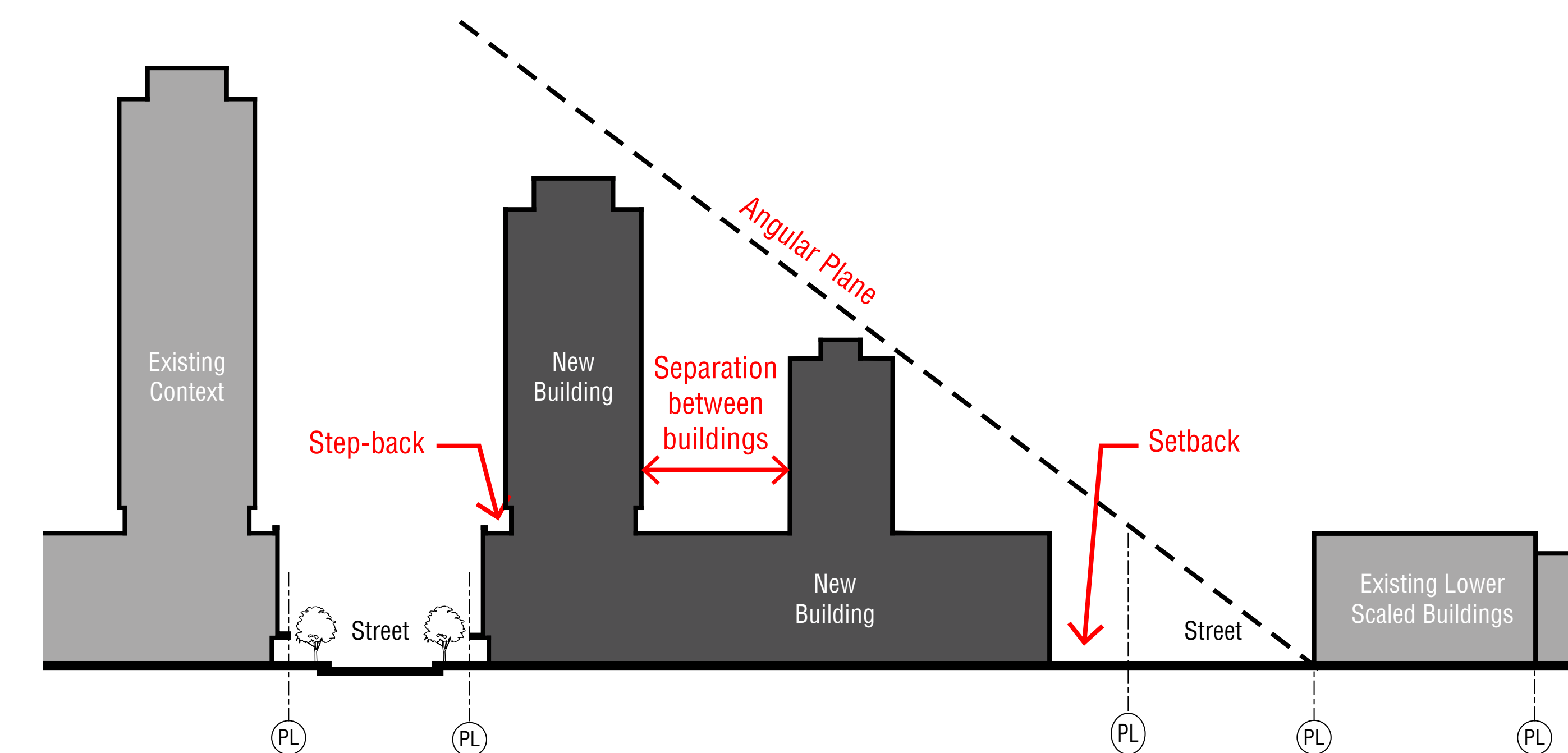


Diagram illustrating methods of transition.



This development illustrates the use of transition in built form, including noticeable changes in height, separation, step-backs and setbacks.