



MID-RISE BUILDINGS + PODIUMS

Ensure mid-rise buildings and podiums – through building and street wall height, setbacks and stepbacks – are sensitive to their context and contribute to a human scaled public realm which is comfortable in all seasons.

Note the heights of mid-rise buildings and podiums may be specified in the Zoning Bylaw.

A podium is not a required component of a tall building. A podium can be an appropriate response to context (eg. to contribute consistency to the street wall) or climate (eg. to minimize pedestrian-level wind impacts). The decision to not utilize a podium in a tall building design must be supported by the required Wind Study that indicates no adverse pedestrian-level wind impacts.

DESIGN EXPECTATIONS

Within a streetscape setting, the built form of mid-rise buildings and tower podiums should generally:

- Be limited to a height no greater than the width of the adjacent right-of-way.
- Be pushed to the property lines. It may be appropriate to increase setbacks in order to highlight entries and similar features, maintain sightlines, accommodate streetscape activation, and / or provide adequate separation for certain uses. For townhouse units, a 4.5m setback is recommended.
- Employ stepbacks to create a human-scaled streetwall and ensure adequate sunlight penetration. Contain built form within a 35 degree plane measured from the curb face of the affected sidewalk. This ensures approximately 5 hours of sunlight onto adjacent sidewalks from March 21st – September 21st.
- Respond to and respect the existing context, particularly where a dominant pattern of built form exists (as documented in the **Urban Design Brief**). It may be appropriate to vary the streetwall to address varying conditions, maintain sightlines or highlight nearby historic buildings. It may also be appropriate to bring towers to grade to create open space amenity.

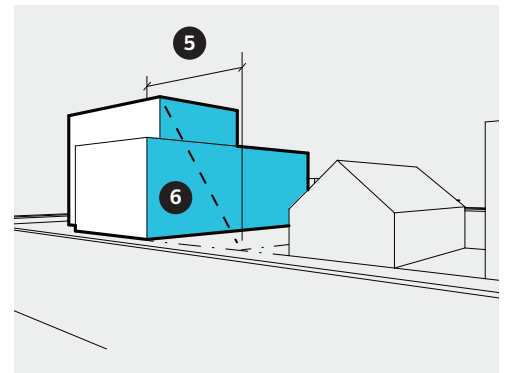
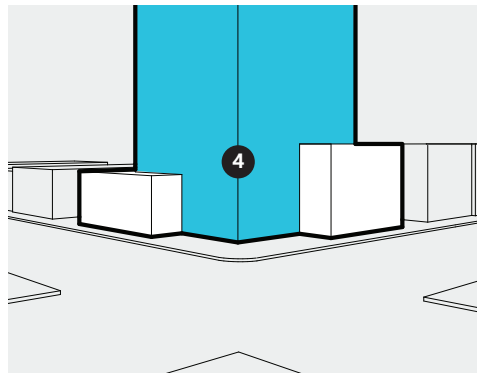
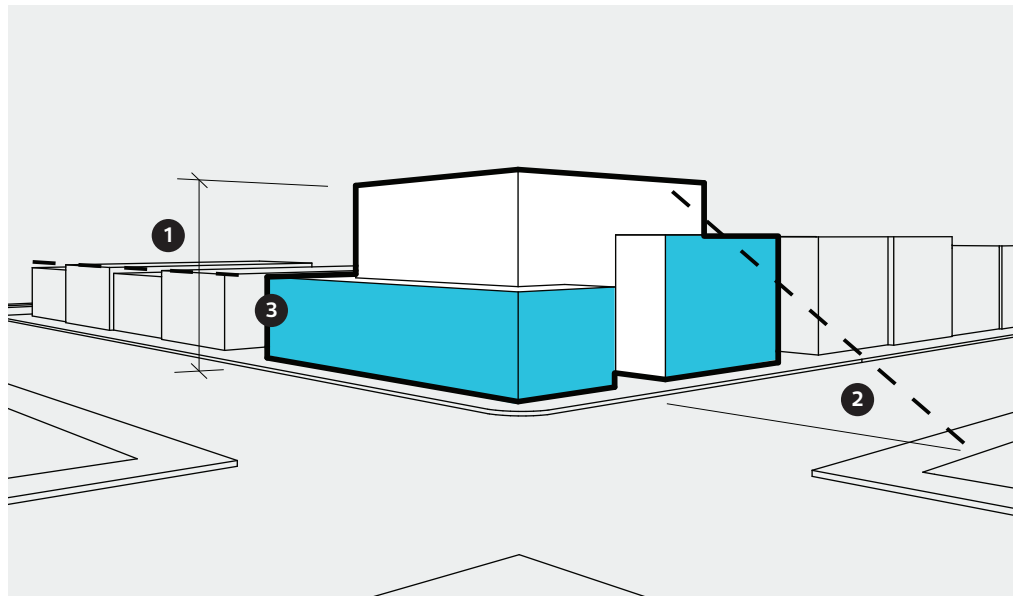
Adjacent to residential areas, the built form of mid-rise buildings and tower podiums should create an appropriate transition in land use.

- Incorporate a minimum 7.5m rear setback as appropriate.
- Contain built form within an envelope created by a 45 degree angular plane measured at the adjacent property line.

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Ensure mid-rise buildings and podiums – through building and street wall height, setbacks and stepbacks – are sensitive to their context and contribute to a human scaled public realm which is comfortable in all seasons.

- 1 Limit building height to be no greater than the adjacent road ROW.
- 2 Create a human-scaled streetwall and contain built form within an envelope created by a 35 degree plane measured from the adjacent sidewalk to ensure sunlight penetration.
- 3 Generally align streetwall heights and setbacks with adjacent development.
- 4 It may be appropriate to bring towers to grade to create open space amenity.
- 5 Incorporate a 7.5m setback abutting residential areas.
- 6 Contain built form within an envelope created by a 45 degree plane measured from the adjacent property line.



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TOWERS

Ensure the built form of towers minimizes visual and microclimate (eg. sun, wind) impacts on the public realm and neighbouring sites, and maximizes the health and wellbeing of building occupants.

Note Considerations of tower size, configuration and location must be undertaken holistically. While it may be possible to reduce and / or trade off minimum requirements, a site that cannot meet the minimum expectations may not be appropriate for a tall building (or buildings).

DESIGN EXPECTATIONS

- Limit the maximum gross floor area of a tower floor plate to 750m² (excluding balconies) for residential uses. Floor plates of this size generally have less visual impact and can provide interior spaces access to daylight and natural ventilation.
- Utilize point tower configurations wherever possible. If slab towers are proposed, orient floor plates in a north-south alignment to reduce shadow impact.
- Step back towers a minimum of 4.5 metres from the face of a podium or streetwall.
- Set back towers a minimum of 12.5m from side property lines and the centrelines of adjacent streets and lanes. Separate towers on the same site a minimum of 25m.
- The final location and configuration of towers on a site (or podium) must be supported by the required **Wind Study**.

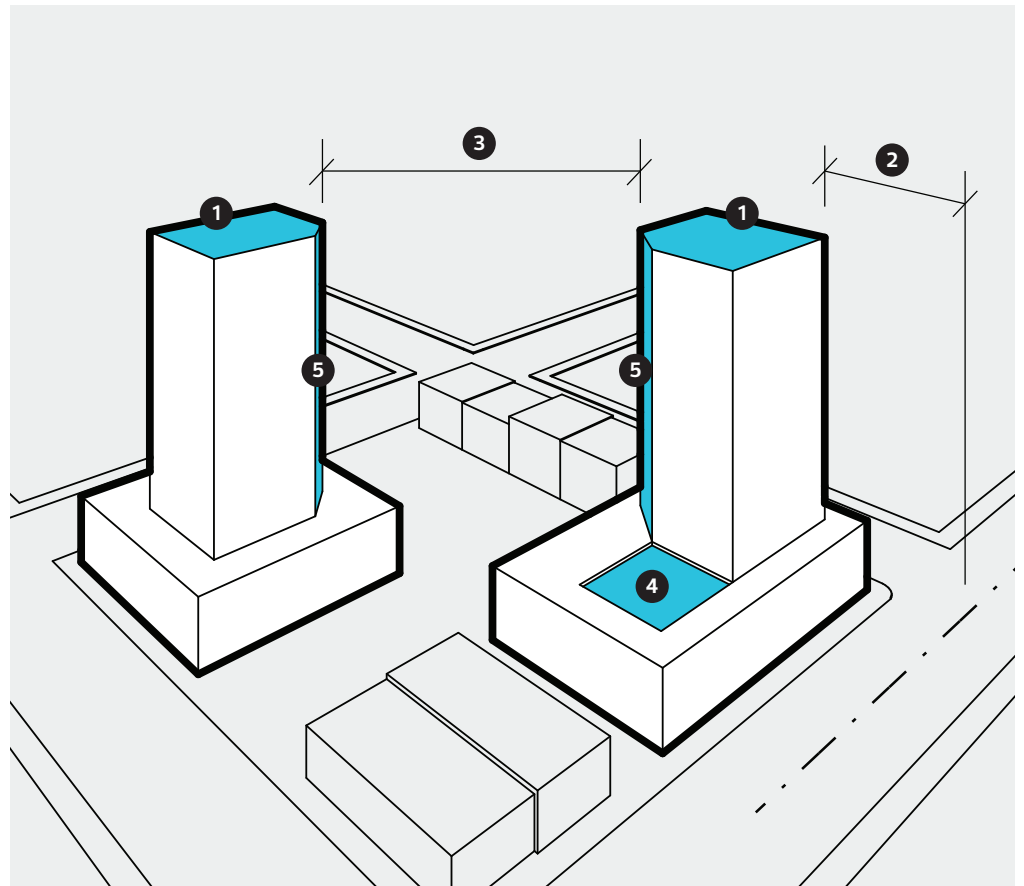
OTHER CONSIDERATIONS

- Consider additional setbacks and / or stepbacks to respond to the surrounding context and / or preserve important views to heritage buildings or other significant landmarks.
- Consider stepbacks, articulation and other strategies to further mitigate the visual impacts of towers. Refer to **Building Elements + Materials** for more information.
- Where towers extend to grade, refer to **Commercial + Mixed Use Frontages** for additional strategies to create a human-scaled pedestrian realm.

TOWERS

Ensure the built form of towers minimizes visual and microclimate (eg. sun, wind) impacts on the public realm and neighbouring sites, and maximizes the health and wellbeing of building occupants.

- 1 Limit tower floor plates to 750m² / 1000m² for office and non-residential uses. Orient slab towers in a north-south orientation.
- 2 Provide a 12.5m setback from side property lines and street and lane centrelines.
- 3 Provide a 25m separation for towers on the same site.
- 4 Position towers to enhance microclimatic conditions of rooftop amenity spaces.
- 5 Consider sculpting the tower form to further reduce its visual impact.



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Note The guidelines are not intended to prescribe a particular approach to tower top design. Instead, they are intended to encourage design excellence and contribute to good urban design outcomes.

TOWER TOPS

Encourage the design of tower tops – through architectural form and detailing – which are complementary to the overall tower design and contribute positively to the city's skyline.

DESIGN EXPECTATIONS

Screen rooftop mechanical and / or telecommunication equipment to not be visible from adjacent streets and open spaces. Strategies to achieve this include:

- **Parapets** of a height no less than the mechanical and telecommunication equipment being screened.
- **Screens** or **penthouses** of a height no less than the mechanical and telecommunication equipment being screened. Screens and penthouses are to be located within an envelope created by a 45 degree plane measured from the building face. **Refer to Building Mechanical + Utilities** for more information on screening requirements.
- **Wrapping** mechanical units with useable floor space, and / or integrating with a signature tower top.

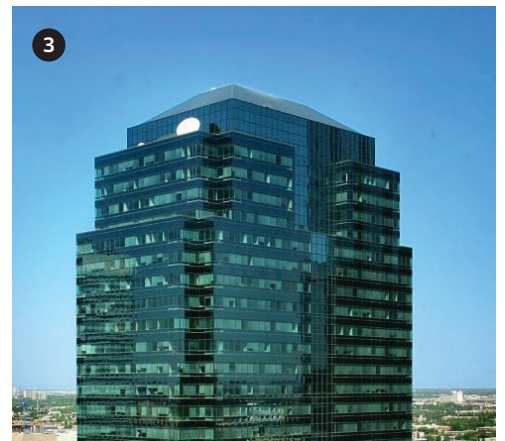
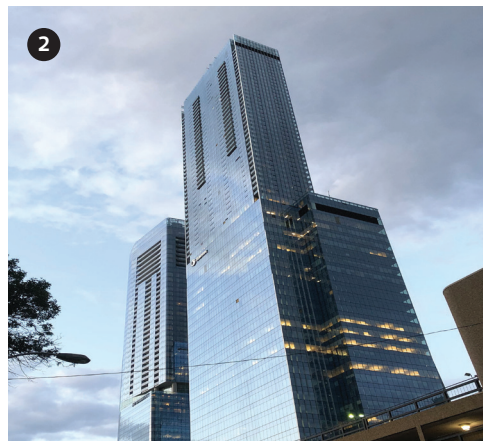
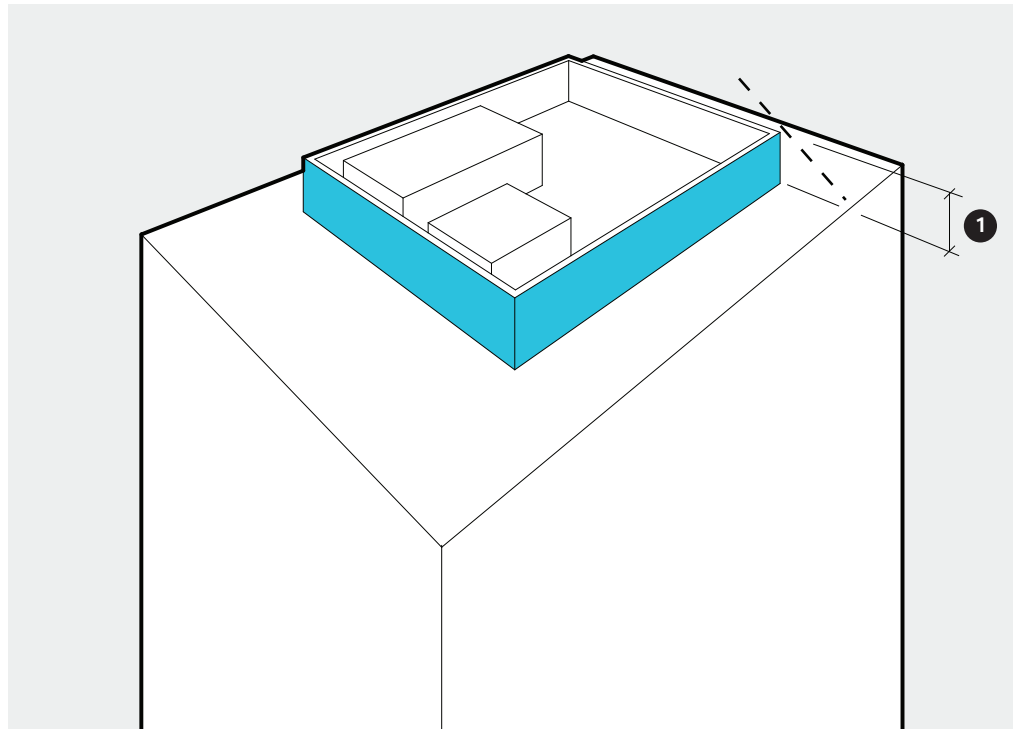
OTHER CONSIDERATIONS

- Because of their visibility, the design of tower tops should be considered holistically with that of the tower in order to create a unified architectural composition and visually terminate the tower with a simple, elegant gesture.
- Tower top design can be used in conjunction with tower stepbacks and articulation to improve sky view and sunlight penetration, while reducing the perceived visual mass of the tower.
- Lighting and signage is often a key element of tower top design and therefore requires additional design attention. Refer to **Building Lighting** and **Building Signage** for more information.

TOWER TOPS

Encourage the design of tower tops – through architectural form and detailing – which are complementary to the overall tower design and contribute positively to the city's skyline.

- 1 Screens and penthouses must be not less than the height of the mechanical and telecommunication equipment being hidden, and located within an envelope created by a 45 degree plane measured from the building face.
- 2 Parapets providing screening of rooftop equipment.
- 3 Incorporation of rooftop equipment in a signature tower top. The tower top is integrated with tower stepbacks to reduce the visual mass of the building and contribute to the skyline in a simple and elegant manner.



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