

# SAMPLE GUIDELINE STRUCTURE

## Guideline Topic

## Design Intent

What is to be achieved.

## Guidelines

Strategies for achieving the design intent.

## Illustrations and Precedent Photos

To illustrate strategies for achieving the design intent.

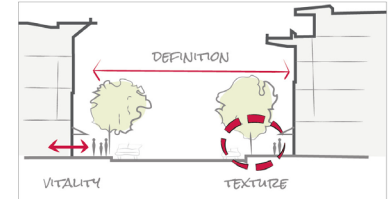
### 2.1.1 Relationship to the Street

#### Design Intent

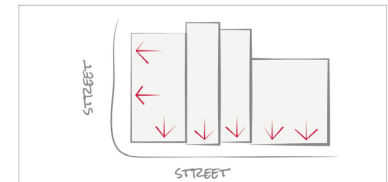
To site and design buildings to positively frame, define, and activate streets and public open spaces.

#### Guidelines

- Orient primary building facades and entries to the fronting public street or open space to create street edge definition and activity. On corner sites, orient building facades and entries to both fronting streets.
- Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.
- Ensure main building entries are clearly visible with direct sight lines from the fronting street.
- Avoid blank, windowless walls along streets or other public open spaces.
- In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ratio of 1:1.75.
  - As such, wider streets (e.g., transit corridors) can support greater streetwall heights compared to narrower streets (e.g., local streets).
  - The street wall does not include upper storeys that are set back from the primary frontage.
  - A 1:1 building height to street width ratio is appropriate for a lane or mews condition provided the street wall height is no greater than 3 storeys.
- Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street'.



A sense of enclosure (definition), transparent and active shop fronts (vitality) and high quality streetscape design (texture) are the key ingredients for great streets.



Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.

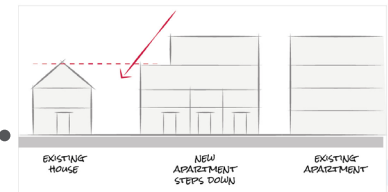
### 2.1.2 Scale and Massing

#### Design Intent

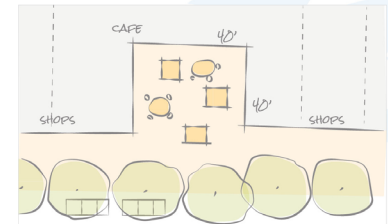
To ensure buildings fit within the existing (or planned) context and provide a sensitive transition in scale to adjacent (existing and planned future) buildings, parks, and open spaces.

#### Guidelines

- Provide a transition in building height from taller to shorter buildings both within and adjacent to the site.
- Where appropriate, step back the upper storeys of buildings to reduce visual impact and shadowing on the public realm.
- Break up the perceived mass of large buildings by incorporating visual breaks in facades.
- Arrange the massing and siting of buildings to:
  - Minimize shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and
  - Allow for sunlight onto the outdoor spaces of the majority of ground floor units during the winter solstice.
- On sites with multiple buildings, a larger number of smaller buildings is preferable to a smaller number of larger buildings.



Stepping roof forms down from larger buildings towards shorter buildings helps achieve a sensitive transition in scale.



A courtyard can be used to break up the visual mass of large buildings.