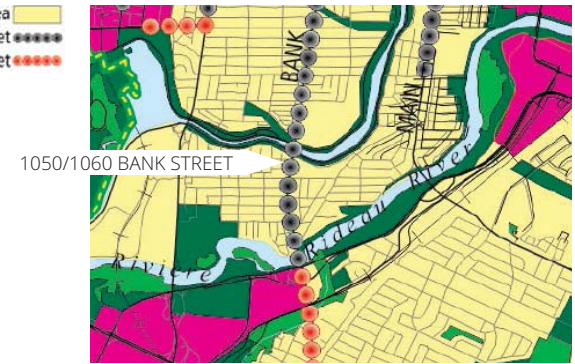


## DESIGN GUIDELINES

- ✓ Align streetwall buildings with the existing built form ... of the adjacent buildings ... to create a visually continuous streetscape
- ✓ Plant clusters of trees on the flanking residential streets ... for additional greenspace
- ✓ Create wider sidewalks ... along traditional mainstreets ...
- ✓ Use periodic breaks in the street wall or minor variations in building set-back ... to add interest to the streetscape, and to provide space for activities adjacent to the sidewalk
- ✓ Create attractive public and semi-public outdoor amenity spaces such as green spaces with trees, pocket parks, courtyards, outdoor cafés, seating ...
- ✓ ... group streetscape elements ...
- ✓ Design quality buildings that are rich in architectural detail and respect the rhythm and pattern of the existing ... buildings on the street ...
- ✓ Design street sections with a ratio of building height to road corridor width ... of 1:2 to 1:3 ... ideal for ... traditional mainstreets
- ✓ Use clear windows and doors ... and locate active pedestrian-oriented uses at-grade
- ✓ Set back the upper floors of taller buildings to help achieve a human scale & more light on the sidewalks
- ✓ Locate residential units above the level of vehicular traffic in a mixed-use building and provide shared entrances to residential units, clearly accessible from the street.
- ✓ Locate mixed-use development by concentrating height and mass at nodes and gateways
- ✓ Ensure adequate sunlight for sidewalks...
- ✓ Highlight buildings on corner sites, where two public streets intersect ... Continue the same level of architectural detailing around both sides of the building
- ✓ Locate front doors to face the mainstreet and be directly accessible from the public sidewalk.
- ✓ Plant street trees between 6.0 & 8.0 metres apart along public streets ...
- ✓ Use green building technologies ... (LEED)...
- ✓ Share service and utility areas between different users within a single building ...
- ✓ Enclose all utility equipment within buildings or screen them from both the traditional mainstreet and private properties to the rear ...

General Urban Area ■  
 Traditional Mainstreet ●●●●●  
 Arterial Mainstreet ●●●●●



MIXED USE DEVELOPMENT  
 1050 & 1060 BANK ST.

Dec. 6, 2019

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