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REPORT TO COUNCIL

City of Kelowna

Date: November 8, 2011

To: City Manager

From: Land Use Management, Community Sustainability (AW)

Application: DP10-0131 **Owner:** City of Kelowna

Address: 575-599 & 653 Harvey Avenue **Applicant:** City of Kelowna
Real Estate & Building Services (Derek Edstrom)

Subject: Development Permit

Existing OCP Designation: Commercial, Education & Minor Institutional and Major Park & Open Space

Proposed OCP Designation: Commercial, Multiple Unit Residential - Medium Density, Major Parks / Open Space

Existing Zone: C4 - Urban Centre Commercial and P2 - Education and Minor Institutional

Proposed Zone: CD22 - Comprehensive Development 22 zone (newly created)

1.0 Recommendation

THAT OCP Amending Bylaw No. 10520 be forwarded for rescindment consideration;

AND THAT Final Adoption of Zone Amending Bylaw No. 10521 be considered by Council;

AND THAT Final Adoption of Text Amending Bylaw No. 10462 be considered by Council;

AND THAT Final Adoption of Bylaw No. 10468, Amendment No. 17 to Sign Bylaw No. 8235 be considered by Council;

AND FURTHER THAT Council authorize the issuance of Development Permit No. DP10-0131 for Lot A, D.L. 139, ODYD, Plan 20381 Except Plan KAP81041 located at 653 Harvey Avenue and Lot A, District Lots 14 and 139, ODYD, Plan KAP52333 Except Plan KAP81471, located at 575-599 Harvey Avenue Kelowna B.C., subject to the following:

1) The Central Green development shall be phased over time and designed in accordance with pages 1-35 of the Central Green Development Permit Area Guidelines attached as Schedule "A";

2.0 Purpose

The overarching Form and Character Development Permit will apply to the entire Central Green development site. These overarching planning and design principles, including landscaping, open

space and architectural guidelines, will ensure development proceeds in a cohesive and integrated manner. A mixed use development will be located (Sub Areas A & B) adjacent to the highway with a 20 storey (72m) maximum height while other buildings will be primarily 3-4 storey medium density residential buildings. Once the parent parcels have been subdivided and rezoned, individual Form and Character Development Permits will be required for each building in the development process.

3.0 Land Use Management

The application for a comprehensively planned development is being advanced for the subject properties. As a walk-able and transit oriented development Central Green will benefit the Downtown Urban Centre and the surrounding neighbourhood by providing opportunities to live/work/play in the downtown area. The benefits of the project include the comprehensive planning of the subject properties and the design guidelines will help to ensure consistency and quality as the project comes to fruition.

The urban design concept is a specific response to the site. In addition to providing park land to serve the recreational needs of the community, the concept is sensitive to the scale of the adjoining neighbourhood, as well as to the connection to Downtown and the challenging edge condition created by the Highway 97 corridor. The result is a distinct set of building forms and public spaces that must be communicated to developers that choose to participate in the realization of the vision. To best achieve the desired outcome, a Comprehensive Development (CD) Zone is proposed for implementation of the concept plan. This zone will allow a customized approach to development of the site setting out maximum allowable building heights, setbacks, etc. Additionally, the design guidelines are important to the realization of the urban design vision. The CD zone has the design guidelines referenced to the zone, making them an integral component of the policy direction for the site. These Guidelines describe elements of urban form that will be addressed in the ongoing development of Central Green, serving two purposes:

- To provide prospective developers and designers with a checklist of issues that must be addressed in their development proposals to be in concert with or add to the Vision for Central Green; and
- To provide an overall conceptual approach and consistent basis for the evaluation of development proposals by the City of Kelowna.

These Design Guidelines are part of a series of over-arching regulations that when combined, will shape future development of Central Green. The Design Guidelines are intended to influence the form and character of buildings and open spaces within the boundary of the Comprehensive Development 22 Area as outlined in Plan CG-1. By adhering to the guidelines, each and every development will contribute to a well defined and coordinated urban form.

By providing a comprehensively planned development proposal there is a vision for how the project will achieve full build-out in the future. The eventual construction of the community park will help to further enhance the livability and vibrancy of this area. Moving forward with Central Green will add a significant number of residential units into the downtown urban centre.

4.0 Proposal

4.1 Background

Through a series of public forums, the community delved into the physical and social character of the area. Cultural heritage, safety perceptions and realities, development barriers, elements of a vibrant community, and design details were discussed. These public feedback issues led to a series of "Guiding Principles" that reflect the key themes the public feels should guide the revitalization of Central Green. Using these principles as a foundation, the Project Team drew from extensive public input to develop several concepts for the physical form of the area. These preliminary concepts were presented to the public for evaluation. The consultant team used the notion of a 'Public Pencil' to facilitate the development of the concept ideas gleaned from the Public Forums, ensuring the stakeholder and community views were developed in the plan. The culmination of the public engagement process is a Vision that describes the future of Central Green.

Staff have consulted with and received feedback from the public and Council as outlined below:

- January 2008 - Background information from community association KSAN
- March 2008 - Public Consultation #1 with Architects (public drawing the site)
- March 2008 - Public Stakeholder group input
- May 2008 - Public Consultation #2 with Architects (public voting on site plan)
- June 2008 - Park Public Consultation (public voting on park plan options)
- July 2008 - Public Consultation #3 with Architects (public review of concept plan)
- September 2008 - Council adopts concept plan
- March 2010 - Council adopts new project requirements relative to financial feasibility

When the City has reached agreement with a selected proponent for the disposition of Sub Area E & H, the City will enter into a housing agreement with the proponent. The housing agreement will be for the purpose of providing purpose-built rental housing on the site. This housing agreement will be brought forward to Council for consideration as part of the land purchase and sale agreement.

4.2 Project Description

Central Green will be a sustainable neighbourhood extending over a five hectare site with two hectares dedicated to community park space and located in the South Central area adjacent to downtown Kelowna. Two hectares of park space will be surrounded by three hectares of residential housing, community-focused retail and public amenities. The predominantly residential building form will provide a gateway that defines the edge of downtown while maintaining a distinctly community focused neighbourhood.

The objective of the overarching Form and Character DP is to provide certainty regarding the main objectives and principles of the development. The Design Guidelines are intended to influence the form and character of buildings and open spaces within the boundary of the Comprehensive Development 22 Area as outlined in Figure CG-1. In addition to assisting each of the individual developers, they will be used by staff in the evaluation of development proposals.

In summary, the Design Guidelines will give design direction to ensure that each sub-area is compatible with the overall urban design concept. The particular building and open space layouts illustrated in these guidelines are therefore not necessarily intended to be the final form of development, but rather represent a 'conforming outline' as a tangible starting point for detailed design to build upon. Development teams and their architects will be encouraged to explore design alternatives that address the quality of the vision while reflecting the current residential market of the day.

Sub- Areas:
Plan CG-1 (Proposed CD Zone) illustrates nine Sub-Areas within Central Green. Each Sub-Area has its own character as described in the following pages. While responding to site-specific character and features, each Sub-Area should contribute to a cohesive concept as set out in the General Design Guidelines.

- *Sub Areas A & B*
  These Sub-Areas could be developed as one large standalone structure or as two separate sub-areas depending on market conditions. It is intended that the 4 storey podium portion of the structure will accommodate residential, local commercial uses with limited opportunities for office uses. Much of the Central Green density and height will be accommodated in these Sub-Areas. Although located on private property a large part of the Sub-Areas will be secured, through a public access easement, as a public plaza area. The internal courtyard will be surrounded by a mix of residential and local retail uses.

- *Sub Areas C,G & H*
  These sub areas will be developed with 4 storey apartment buildings with ground oriented units. When the properties are subdivided a public access easement will be secured between the buildings on Sub Areas C & G to ensure that public pedestrian movements can occur, connecting Sub-Areas A & B to the community park.

- Sub Areas E & F
  Sub-Areas E & F will be 3 storey apartment / row housing developments, it is important to note that the design guidelines ensure that these developments have an adequate setback from the adjacent single family neighbourhood. Specifically the project provides a 3m setback for the first two storeys and a 6m stepback for the 3rd storey.

- *Community Park*
  The City of Kelowna has six classifications of park - neighbourhood, community, recreation, city-wide, linear and natural parks. Two hectares (five acres) of public open space is to be retained in the Central Green design concept for Community Park purposes. Community parks are intended to supply a larger area composed of many neighbourhoods; the Central Green Community Park will serve an approximate population of 12,000 people who reside within a three kilometre radius of the site. The community park design will integrate with the residential and commercial portion of the site and the larger neighbourhood. Key considerations for the park design include the historical use of the site, neighbourhood character and safety considerations through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles such as maintaining open sightlines into the community park.

Through the integration of a connecting pathway system the area will be inviting and accessible while enhancing the pedestrian-orientated nature which is essential to the community, except for Sub-Area H and the park, parking will be limited to under-building / underground parking. Although various developers may contribute to the development of Central Green, development controls and incentives will ensure harmonious realization of the overall development concept, which has a strong focus on environmental, economical and social sustainability.

4.3 Site Context

The former Kelowna Secondary School (KSS) property is located in the South Central Neighbourhood adjacent to Kelowna's downtown central business district and one of Kelowna's Heritage Conservation areas.

The adjacent land uses are as follows:

Direction	*Zoning Designation*	*Land Use*
North	C4 - Urban Centre Commercial	Commercial
East	C4 - Urban Centre Commercial C10 - Service Commercial RU6 - Two Dwelling Housing P2 - Educational & Minor Institutional	Gas Station Residential Institutional
South	RM5 - Medium Density Multiple Housing	Multiple Unit Residential
West	RM5 - Medium Density Multiple Housing RU6 - Two Dwelling Housing	Multiple Unit Residential Single Family Residential

5.0 Current Development Policies

5.1.1 Development Process (Chapter 5) - Considerations in Reviewing Development Applications[1]

Ensure appropriate and context sensitive built form (Objective 5.5)

Building Height (Policy .1). Locate taller buildings in the geographic centre of Urban Centres and generally decrease height moving away from the centre, to a maximum of 4 storeys at the periphery of the Urban Centres, where adjoining land is designated for single/two unit housing.

- City Centre: Six storeys within C4 zoned areas. Within C7 zoned areas, the height limit would be a maximum of the heights defined in the Zoning Bylaw (this would be 6 storeys in some areas and 12-14 in other areas). Where the Zoning Bylaw sets heights of 12 storeys, Council may consider height variances allowing for up to 19 storeys, provided that the additional height (beyond that provided in the Zoning Bylaw) results in the creation of affordable housing or yields other significant community benefits. Those areas that have been the focus of a Council-endorsed comprehensive development plan approved subsequent to adoption of OCP Bylaw 10500 will be subject to the height limits identified in that plan. In all other areas, the height limit would be 4 storeys.

- CPTED Guidelines (Policy .2). Require development proponents to demonstrate compliance with the principles of the City's Crime Prevention Through Environmental Design (CPTED) Guidelines.

5.1.2 Urban Design Development Permit Areas (Chapter 14) - Revitalization Design Guidelines

Objectives

- Use appropriate architectural features and detailing of buildings and landscapes to define area character;
- Convey a strong sense of authenticity through high quality urban design that is distinctive of Kelowna;
- Enhance the urban centre's main street character in a manner consistent with the area's character;

[1] Official Community Plan, Pages 9-2 - 9-4

- Provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience;
- Encourage an appropriate mix of uses and housing types and sizes;
- Design and facilitate beautiful public open spaces that encourage year-round enjoyment;
- Create open, architecturally-pleasing and accessible building facades to the street; and
- Improve existing streets and sidewalks to promote alternative transportation.

Guidelines

Relationship to the Street (Objective 2.0)

- Ensure streetwall height is proportional (0.75:1 maximum) to the width of the street as measured from building face to building face. Any development that exceeds this height must utilize a podium and step back above the streetwall;
- Provide for public movement, street furniture, and building access zones to be incorporated into sidewalks adjacent to development;
- Design buildings to occupy 100% of a property's frontage along streets, eliminating elements that disrupt the streetwall such as off-street parking, dead spaces, empty lots, or driveways;
- Coordinate building setbacks with adjacent sidewalks to increase the space for public use (i.e., utilize a building setback or building indentation as a patio space or seating area, incorporate corner rounding into the public realm with specialized paving treatment and street furniture);
- Provide a high quality public realm consistent with the character of urban development (i.e. incorporate focal points/plazas, pedestrian pathways, parks and open space, enhanced streetscapes, and landscaping).

Downtown Considerations

- Articulate the street façade in a vertical rhythm that is consistent with the traditional subdivision pattern (i.e., maintain the character of narrow buildings and storefronts through changing materials, patterns, reveals, setbacks, façade portions, or design elements to maintain façade widths);
- Incorporate a level of detailing that conveys a sense of craftsmanship consistent with the era in which original downtown buildings were built (i.e., incorporate architectural features such as quoins, traditional brick patterns, pediments, keystones, recessed entrances, etc.);
- Windows should be set back from the building face (as opposed to flush) and include headers and sills;
- Windows at street level should keep the sills low for displays of retail goods and for high visibility into interior spaces;
- Upper floor windows should have vertical proportions where the height is at a minimum, 1.5 times the width;
- Brick and cut stone are preferred building materials, where appropriate. Materials should emulate a range of colours found on prominent buildings located Downtown;

- Incorporate high quality signage utilizing traditional size, style, fonts and design. Prominent and colourful signage creating a rich visual character is encouraged, however, illuminated signs in fluorescent colours are discouraged.

Building Design (Objective 4.0)

- Align architectural features from one building to the next. (i.e., building kickplate, top and bottom height of first floor windows, transoms over entranceway, horizontal and vertical proportions of the building, sign band above street level, parapet and cornice line, window sills on upper floors, roof line and proportions);
- Mitigate the effect of shadowing on public areas. A visual assessment sun/shadow study is required for those developments greater than 5 storeys in height;
- Design active facades that incorporate windows and doors on at least 75% of a building's frontage;
- Design buildings with an identifiable base, middle, and top through a change in setbacks, projections, textures, materials, detailing, or other architectural features;
- Incorporate distinctive massing articulation and architectural treatments for corner sites, highly visible building sites, or buildings/portions of buildings that terminate important view corridors (i.e., varying building heights, change in façade plane, additional pedestrian space, large windows, awnings, canopies, arcades, or archways);
- Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity;
- Use architectural elements such as atriums, grand entries and large ground-level windows to reveal active interior spaces;
- Promote pedestrian-scaled architecture along the street through the use of street wall massing, articulation, quality materials and decorative details, textures, colours, lighting, and signage;
- Design buildings with individual entrances leading to streets and pathways rather than lobby entrances;
- Provide ground level access for first storey units within multiple unit residential projects;
- Provide transition zones between the inside and outside of buildings and where applicable, between the public and private realms, with increased setbacks to incorporate courtyards, arcades, plazas, and/or patios;
- Incorporate a high level of transparency (non-reflective and non-tinted glazing) on a minimum of 75% of the first floor elevation for commercial, mixed use, and industrial developments;
- Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development. Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete;
- Prohibited building materials include vinyl siding, reflective or nonvision glass, plastic, unpainted or unstained wood, including pressure treated wood, and concrete block;
- Stucco and stucco-like finishes shall not be used as a principal exterior wall material;
- Select exterior building materials that are appropriate to the building face orientation (sun, wind, noise, views) as well as building use and street frontage;
- Vents, mechanical rooms/equipment, and elevator penthouses should be integrated with the architectural treatment of the roof, or be screened with materials and finishes compatible with the building's design.

View Corridors (Objective 5.0)

- Preserve and protect existing views, and where possible, create new viewscapes at the pedestrian level for any public or semi-public space;
- Reinforce viewscapes to and from developments (i.e. through the placement of seating, open spaces, circulation routes and massing of buildings);

- Retain extensive views (including from afar) to both the Lake and to the mountains, and special care should be taken with respect to massing of new developments on street ends from the pedestrian level and from other strategic locations;
- Design new developments that take into account the view characteristics of adjacent ground floor public areas, of surrounding buildings as well as the view potential of the proposed building itself.

Public Art (Objective 8)

- Incorporate quality public art that:
    - Is located strategically to enhance the visual environment and provide interactive and interpretive experiences;
    - Is complimentary and architecturally enhancing when related to a specific building.

Tower Design (Objective 9)

- Design towers that are sited, shaped, and oriented along their longest axis in order to enhance the views to and through the skyline;
- Incorporate tower forms and the upper portions of buildings as integral yet distinct elements of the overall building design. Tower tops are encouraged to have trellising and roof projections that are fundamental expressions of the building structure and contain substantial landscaping;
- Evaluate tower buildings with respect to their compatibility with surrounding structures and contribution to the general skyline. Tower design should contemplate:
    - Colour, reflectivity, shape, materials, detailing, and ease of maintenance;
    - Generally, lighter-coloured buildings are preferred;
- Incorporate architecture that expresses a slender verticality, particularly in its upper elements. Design buildings greater than ten floors that are tall, slender towers rather than bulkier towers of the same floor space ratio;
- Design new buildings to take into account microclimatic effects, including shading of adjacent areas (i.e., reduce the casting of long shadows on high volume pedestrian areas) and wind tunneling;
- Integrate new developments with the established urban pattern through siting and building design by utilizing transitional structures, setbacks, landscaping, etc.;
- Enhance large, flat expanses of roof (whether actively used or not) with texture, colour, and/or landscaping where visible from above or adjacent properties;
- Enhance towers with elements such as gazebos, trellises, and pergolas providing visual interest and usability of rooftop spaces;
- Incorporate balconies into building design as outdoor rooms rather than as appendages to a building's mass. Recess balconies a minimum depth of 1m within the adjoining building face;
- Design podiums to provide an animated pedestrian environment with the use of street wall massing, articulation, and overall design. Podiums should highlight their active uses and disguise any parking or ancillary uses.

6.0 Application Chronology

Date of Application Received:	September 17th 2010
Advisory Planning Commission	December 7th, 2010

THAT the Advisory Planning Commission support Development Permit Application No. DP10-0031, for 575-599 Harvey Avenue to consider an overarching Development Permit containing design guidelines that will apply to the entire Central Green development site.

Anecdotal Comment:
Overall, the Advisory Planning Commission endorses the goals of achieving a green and sustainable comprehensive project that is envisioned to be serviced with the introduction of district energy. The importance of individual Development Permit's for each of the sites will be critical to achieve the overall development vision. This is particularly critical at the Richter/Hwy intersection, where this interface creates significant design challenges. Pedestrian connectivity to the other side of Harvey is encouraged.

Report prepared by:

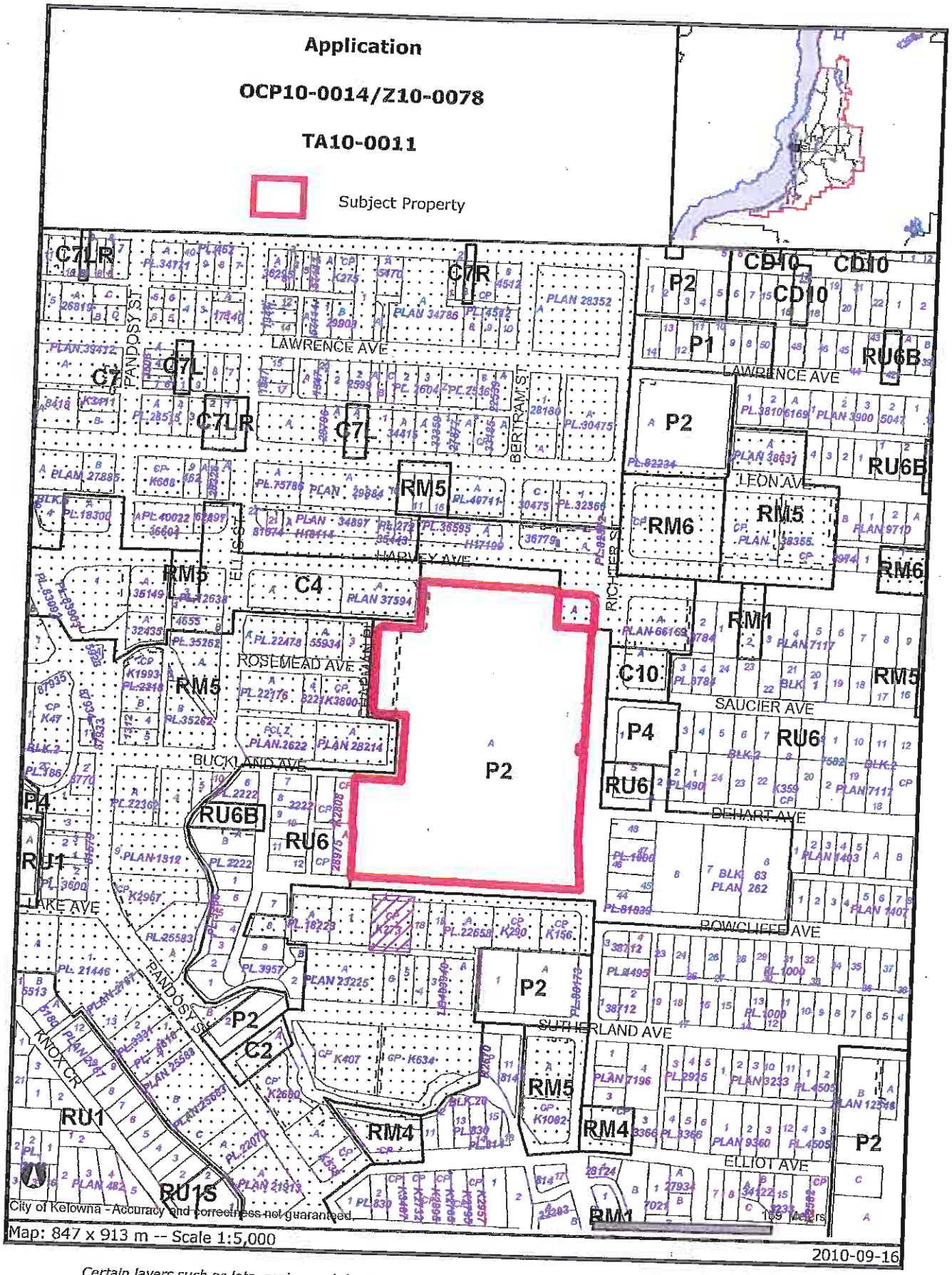
Alec Warrender, Urban Land Use Planner

Reviewed by: Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion: Shelley Gambacort, Director, Land Use Management

Attachments:

CD22 - Central Green Comprehensive Development Zone
Design Guidelines



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Schedule 'A'

CENTRAL GREEN DEVELOPMENT PERMIT AREA GUIDELINES

Central Green Comprehensive Development Zone

TABLE OF CONTENTS

1.0 VISION STATEMENT

Central Green will be an inviting and sustainable neighbourhood extending over a five-hectare site located adjacent to Kelowna's Downtown. Two hectares of park space will be surrounded by three hectares of residential housing (including affordable units), neighbourhood-focused retail and public amenities. The site's residential building forms will help define the southern edge of Downtown while complementing the adjoining low-density neighbourhood. Through traffic calming and the integration of inter-connecting pathways, the area will be highly pedestrian-oriented. Although various developers may participate, development controls and incentives will ensure harmonious realization of the development concept, which has a strong focus on environmental, economic and social sustainability. Central Green will be a place where a sense of community thrives and pride in the neighbourhood is evident.

1.1 USING THE DESIGN GUIDELINES

These Design Guidelines are part of a series of over-arching regulations that when combined, will shape future development of Central Green. The Design Guidelines specifically, are intended to influence the form and character of buildings and open spaces within the boundary of the Comprehensive Development 22 Area as outlined in Plan CG-1. As well as, assisting each development permit applicant, they will be used by staff in the evaluation of development proposals.

The Design Guidelines are additionally intended to help give direction to detailed design to ensure that each sub-area is compatible with the overall urban design concept. The particular set of building and open space outlines that are illustrated in these guidelines are therefore not necessarily intended to be the final form of development, but rather represent a 'conforming outline' as a tangible starting point for detailed design to build upon.

1.2 GUIDING PRINCIPLES

The guiding principles are themes that were emphasized by the City of Kelowna Council, stakeholders, the public, and the consultant team throughout the visioning process. They will continue to guide the realization of the project.

1.2.1 URBAN DESIGN

The design of the neighbourhood should focus on creating a pedestrian-oriented neighbourhood with a strong sense of place that fosters social interaction and a cohesive community. Building and open space design should convey human scale, address physical comfort and safety, and complement the surrounding community and existing building stock.

1.2.2 ROWCLIFFE COMMUNITY PARK

Two hectares (five acres) of public open space will be retained in the Central Green design concept for community park purposes.

The defining feature of the design is a common area enclosed by a pedestrian pathway. The park plan also includes several focal points. One focal point is located at the corner of Richter and Rowcliffe Avenues where an entry plaza incorporates the site's two heritage trees and one of two multi-use courts. The entry plaza terminates a visual axis running across the common to a playground in the north-west corner of the park.

Rowcliffe Community Park Concept Plan

The park may also include community gardens and an open air stage for outdoor events. The green common area is designed primarily for passive use, but will be able to accommodate programmable sport fields. In addition to the path encircling the commons, other pedestrian pathways will be located strategically within the park to facilitate movement through the site and to help give definition to a hierarchy of public and private outdoor spaces.

The park's design will be undertaken by the City of Kelowna. Key considerations for the park design will include references to the historical use of the site and the adjoining neighbourhood character, as well as safety considerations through the incorporation of Crime Prevention Through Environmental Design (CPTED) principles.

1.2.3 REGIONAL EXPRESSION

It is intended that the subject area convey a strong sense of authenticity, meaning that the form and character of buildings and spaces convey a sense of that which is distinctive to Kelowna and the Central Okanagan. The character of buildings and public spaces within the subject area should celebrate that which is unique and distinctive about the Okanagan Valley by drawing inspiration from the region's natural and cultural landscapes.

Consideration should therefore be given to the following:

a) Buildings that appear to 'grow' out of the earth or landscape and that express a sense of weight without appearing excessively bulky. To this end, building facades should be designed as 'walls with windows' not 'window-walls', and exterior elevations should have a solid/opening ratio of not less than 50%, calculated over the sum of all exterior building faces;

b) Buildings that emphasize shade from summer sun. Overhangs and recesses of sufficient depth are appropriate. Responses to solar

exposure that result in elevations that are distinct from one another, particularly on the tower portions of buildings, are essential;

c) Provision of generous private outdoor spaces, including rooftops and balconies, to allow residents to capitalize on the favourable Okanagan weather;

d) Techniques and treatments that emphasize the transition between inside and outside through the differing seasons. These might include retractable windows and overhead rolling doors, as wells canopies, trellises, and extended building planes;

e) Use of drought tolerant plants that evoke the arid landscape of the Central Okanagan;

f) Inclusion of public art, in a wide range of formats, even within the confines of private spaces that are not readily accessed by the public, as a prime means of regional expression.

1.2.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Beyond the provision of sufficient density to help insure enough "eyes and ears" on the street, established CPTED techniques should be implemented to achieve the goal of safe urban spaces. All development should be consistent with the *City of Kelowna "Crime Prevention Through Environmental Design Guidelines" which is available on the city website-kelowna.ca*

2.0 GENERAL GUIDELINES

2.1 BUILDING SITING

a) Generally, buildings should be sited as indicated in Plan CG-1 and Plan Central Green Design Guidelines.

b) Buildings should be designed with sensitivity to future development on adjacent properties and to adjoining outdoor spaces.

2.2 HUMAN SCALE

a) All elevations should demonstrate a high degree of human scale. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure. It can also be achieved through appropriate choice of materials and detailing of surfaces that provide rich visual interest, as well as through appropriate massing of building form and provision of hard and soft landscaping;

Extended areas void of visual interest and references by which to gauge human scale, i.e. blank walls, are strongly discouraged, including party walls exposed to public view as a result of the phased build out of a sub-area;

b) Portions of building facades enclosing stairwells should incorporate windows that provide human scale and that reduce the visual bulk of such stairwells. Building facades enclosing elevator shafts should be architecturally treated to reduce their visual mass;

c) Treatments that result in flat walls are discouraged. Facades should be articulated with the aim of creating shadows through indentations and projections of elements within a façade composition, e.g., windows and doors, cornice lines, pilasters, balconies, and/or bas-relief detailing.

2.3 PROPORTIONS

a) Building facades should have a balance of vertical and horizontal proportions. Particularly in the podium portion of the buildings, vertical accents should occur on a regular basis to reinforce a pedestrian-scaled rhythm. Vertical proportions are preferred for windows. Any horizontally-extended glazed areas should be subdivided into vertically proportioned windows separated by mullions or building structure;

b) Portions of buildings at corner locations or at inflections or terminations of vistas should be designed to induce pedestrians to explore the continuum of urban and park walkways.

2.4 ENTRANCES

a) Entrances should be easy to identify from the street or any adjoining public open space. Entrances should also present an inviting face to those views, as well as make the act of entering any premises a comfortable and welcoming experience through attention to details, proportions, materials, and lighting;

b) Transition spaces at entrances, between inside and outside, and between the public and private realms are encouraged. These spaces can be created by recessing entrances within the wall plane, through provision of canopies and other techniques to create enclosure, and through changes in grade;

c) Entrances should provide visual interest and visual cues that communicate a sense of friendliness including opportunities for seasonal landscaping, such as trellises, arbours, and other elements that personalize, define, or lend identity to an entrance as well as promote social interaction.

2.5 EXTERIOR BUILDING MATERIALS

a) A variety of exterior materials is appropriate. Materials should be natural, relate to the character of the region (see Regional Expression 1.2.6), be durable and be appropriate to the character of Central Green Preferred materials include:

- Concrete (appropriately detailed)
- Wood including timber
- Stone
- Brick
- Metal
- Glass

b) Materials that should not be used:

- Vinyl
- Highly-reflective or non-vision glass

2.6 LIGHTING

a) All exterior lighting should follow the International Dark Sky Model code in order to limit light pollution and to conserve energy. Lighting should not contribute to glare. This objective should be accomplished through use of full cut-off or low-wattage luminaries. Designs should also incorporate shielded fixtures and/or appropriate mounting heights, as well as be aimed appropriately;

b) Lighting should be designed for high-quality environmental performance, and promote public safety. (see *1.2.6*). In particular, lighting should help to clearly identify principal building entrances. Illumination levels should instill high levels of "psychological comfort" for persons using each entrance;

c) Light fixtures, if exposed to views from streets, should add daytime visual interest and human scale to a building, as well as help accentuate the rhythm of the building facade. Illumination should be planned as a key element in a facade's design with consideration for the effect on the facade, and on adjoining buildings and open spaces.

2.7 ROOFTOPS AND BALCONIES

a) Upper levels of buildings should incorporate decks, balconies, or other building features as outdoor amenity space for occupants;

b) Elements such as gazebos, trellises, and pergolas and other forms of hard and soft landscaping, including opportunities for vegetable gardening, should be provided to enhance the visual interest and the usability of rooftop spaces, and should be attractive when viewed from above;

c) Vents, mechanical rooms, mechanical equipment, and elevator penthouses should be integrated with the architectural treatment of the roof, or be screened with materials and finishes compatible with the building's design;

d) Rooftops designed as active outdoor open spaces are encouraged, and should be designed to withstand the weight of mature trees and plantings. They should be designed to reduce energy use and are encouraged to incorporate green technologies. Large, flat expanses of roof, whether actively used or not, should be enhanced with texture, colour, and/or landscaping especially where visible from habitable spaces above.

2.8 SCREENING

a) All passive occupancies, i.e., parking, mechanical/utility rooms, storage areas, and stairwells at or above grade, should be screened behind active occupancies. Parking areas in particular that are visible from any street, or from any interior or exterior residential or commercial space are not recommended.

b) Garbage and recycling facilities should be located away from public streets and screened from view. The materials used for such purposes should be common to the building's exterior finishes. Service areas, the vehicular paths of access to these areas, and all parking associated with or connected to these areas should be hard-surfaced.

c) All mechanical equipment and utility services open to view from a public street should be screened in a manner consistent with the visual characteristics of the building.

2.9 PUBLIC AND PRIVATE OPEN SPACE

a) The design of open space should:

- promote social interaction;
- be oriented to take advantage of sunlight;
- provide shade and protection from wind and other climatic elements.

b) The public pathways, plazas and private courtyards provide the framework for the landscaped areas. These areas should be a combination of soft and hard landscaping. Plant material should be predominantly indigenous and adaptive species and should provide seasonal interest. Trees should be large enough at maturity to help create a park-like setting, especially along roadside boulevards;

c) Public art should be located in strategic locations to create a better visual environment and provide interactive and interpretive experiences for both children and adults;

d) Pathways, open spaces and enclosed or sheltered public spaces should be flexible and accommodate a number of activities, whether programmed or spontaneous;

e) In private development, where courtyards, plazas, and/or patios occur, they should provide spatial continuity between the inside and outside of the building and where applicable, between the public and private realms;

f) The amount of storm water run-off entering storm sewers should be minimized through appropriate site design. Permeable pavers and bio-swales should be considered;

g) Fences should provide visual interest and pedestrian scale. Fences through which views are not possible, should not be greater than 1.2m high and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m.;

h) Any retaining walls or exposed parking structures should provide visual interest and pedestrian scale. Retaining walls should not be greater than 1.2m in height and should be accentuated by a vertical element, e.g., piers, at not less than every 4.5m. Retaining walls made from local stone or rocks are preferred. Modular concrete products are acceptable. Poured-in-place concrete is discouraged. Where such concrete is used, it should be complemented with appropriate landscaping and/or architecturally treated with a decorative pattern; retaining wall materials should discourage graffiti eg: treated with an anti-graffiti finish;

i) The use of shrubs or coniferous columnar trees that grow to mature heights of greater than 1.2 m, and prevent views from the street or between properties, is discouraged. The use of a variety of planting materials varying in heights and shapes is encouraged, and should be chosen for their ability to be pruned regularly to maintain sightlines;

j) Opportunity for crime and nuisance activities should be reduced by adhering to CPTED principles. (*see 1.2.6)*

2.10 CONNECTIONS

a) Design of open space should ensure continuity of pedestrian movement through the site as well as a complementary visual and spatial continuum of outdoor spaces;

b) Visual linkages to defining elements such as public art installations, water features, and other natural and man-made landmarks that help orient the pedestrian should be incorporated into the design of the site;

c) Provision of a safe, inviting series of interconnected spaces is encouraged; linkages to adjacent neighbourhoods for pedestrians, bicycles and vehicular traffic are encouraged;

d) Pathway systems should be accessible to all users (see 1.2.4 Universal Design);

e) Pedestrian connections across Harvey Avenue should provide a safe, physically-comfortable, and aesthetically-pleasing access across the roadway. It is anticipated that one of these connections may be a pedestrian bridge over Harvey Avenue, landing on a development site on the north side of the road.

2.11 VEHICULAR-RELATED CONSIDERATIONS

a) Parking access points should be restricted to those locations identified in Plan CG-1.

b) Parking may be located up to the third storey within Building A & B subject to being appropriately screened (see Section 2.8 Screening and Section 3.1.2). Parking uses should not be located at or above grade within any other building;

c) No passenger drop-off areas are anticipated within Central Green. If any parking drop-off area should occur, it should be treated such that pedestrians and vehicles have equal status. Rather than a utilitarian asphalt treatment, the surface should offer visual interest, i.e. stamped concrete, concrete pavers, etc., such that the space takes on more of an entry plaza quality. Curbs can be eliminated and bollards can separate vehicle and pedestrian movement as necessary;

d) Exits from parking structures should allow for a high level of visibility of approaching pedestrians;

e) Garage doors and vehicle access points should not terminate axial views, i.e., views down streets within the vicinity of the site. Where such axial views are terminated, design consideration should be given to mitigating the visual impact of such views and to otherwise provide a high degree of human

scale and visual interest. Doors and entrances to parking garages should not be visually obtrusive and should not be more visually prominent than any principal entrance to the building;

f) Garage entrances should be architecturally integrated into the overall building design with street- level exterior building finishes wrapping into the garage opening for a minimum of 3m in depth. Doors to parking garages should have an architectural treatment that is primarily expressed as an opaque or semi-opaque door rather than an open screen. Open screens are acceptable if highly detailed and rich in visual interest.

g) Under building parking structures for Sub-areas A, B, C, and G must be built to internal property lines to ensure a contiguous public open space is created on top of the parking structures.

2.12 SOFFITS AND BUILDING OVERHANGS

a) Any soffits, or the underside of any portion of a building, including the undersides of balconies, within 16m of grade and exposed to public view, should be treated to provide visual interest and show attention to detail.

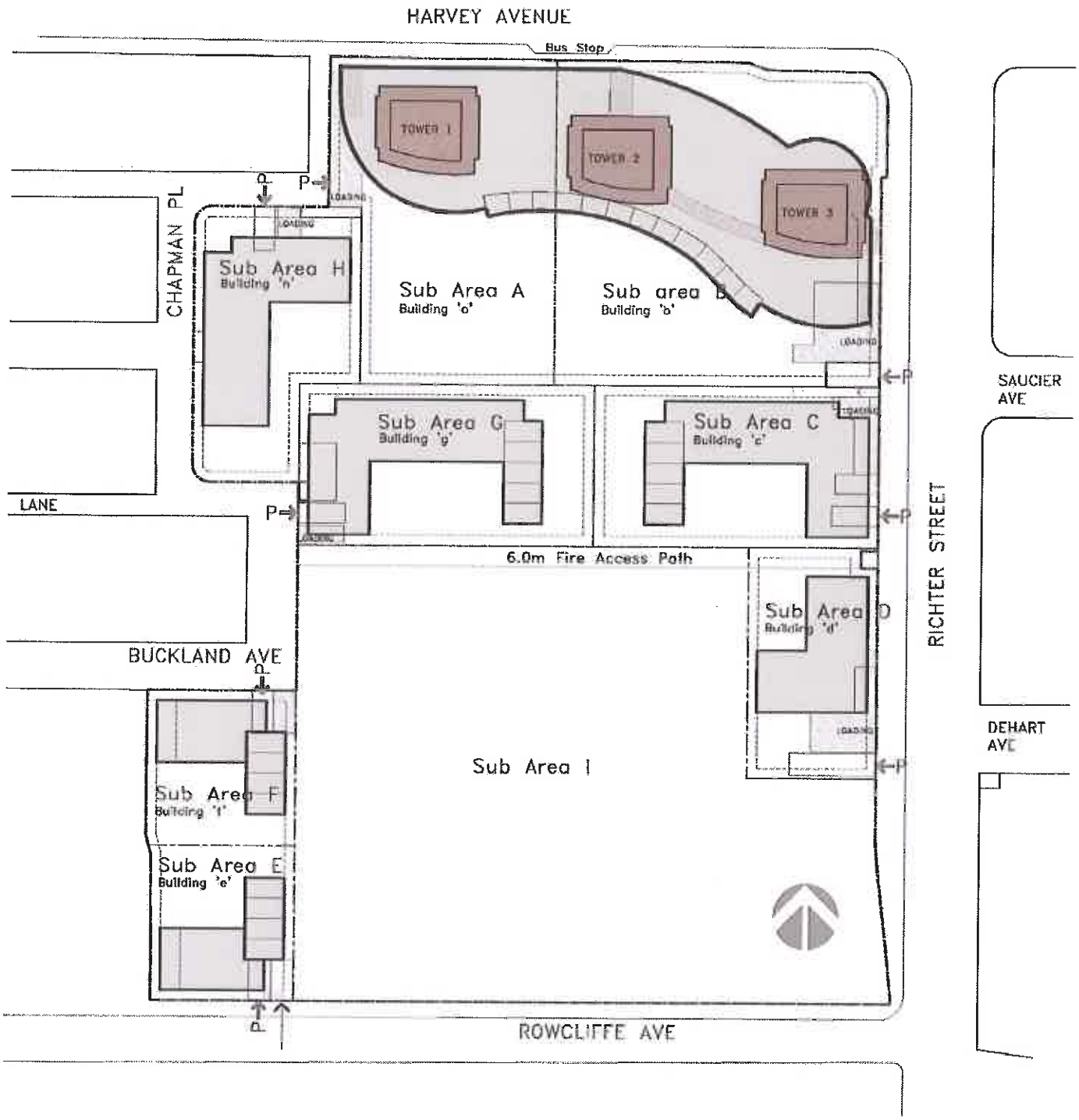
2.13 SIGNAGE

a) The size of any individual sign should take into consideration the overall scheme of building signage and the appearance of the building's facades. Ultimately, the scale and visual qualities of a building should not be compromised by the size and number of signs.

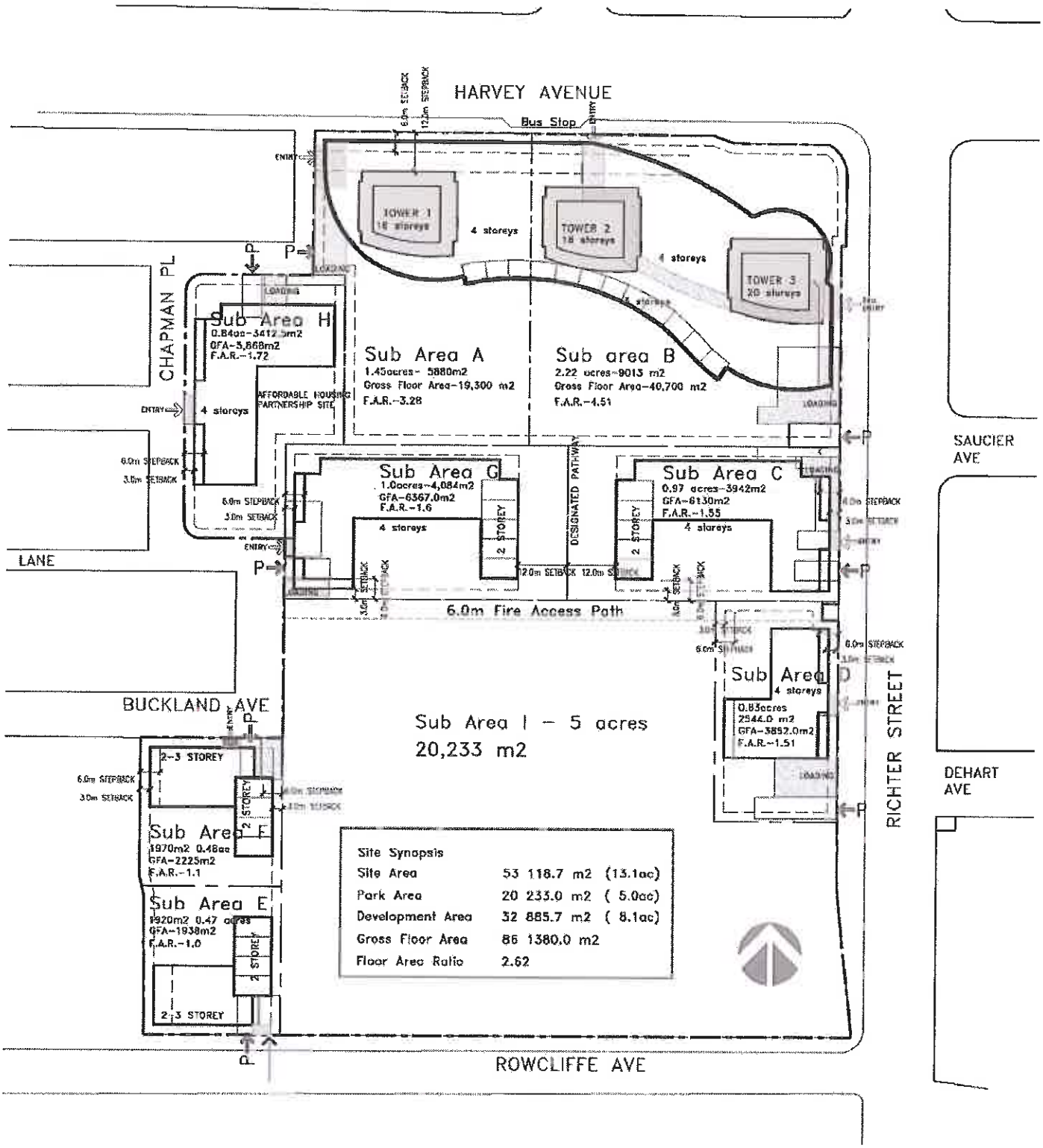
2.14 VENTS AND ROOF FLASHING

a) All roof flashings and vents exposed to public view should be painted to match adjacent surfaces or disguised in a manner consistent with the visual characteristics of the building.

2.15 PLAN CG-1


HARVEY AVENUE
Bus Stop
TOWER 1
TOWER 2
TOWER 3
CHAPMAN PL
Sub Area H
Building 'h'
Sub Area A
Building 'a'
Sub area B
Building 'b'
Sub Area G
Building 'g'
Sub Area C
Building 'c'
LANE
6.0m Fire Access Path
Sub Area D
Building 'd'
BUCKLAND AVE
Sub Area I
Sub Area F
Building 'f'
Sub Area E
Building 'e'
ROWCLIFFE AVE
RICHTER STREET
SAUCIER AVE
DEHART AVE

2.16 PLAN CENTRAL GREEN DESIGN GUIDELINES



3.0 SUB – AREA GUIDELINES

Plan CG-1 illustrates nine Sub-Areas within Central Green. Each Sub-Area has its own character as described in the following pages. While responding to site-specific character and features, each Sub-Area should contribute to a cohesive concept as set out in the General Design Guidelines.

3.1 SUB-AREA A & B

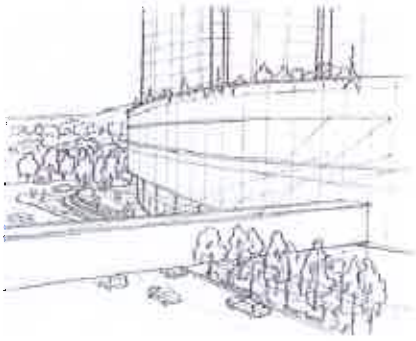
3.1.1 GENERAL DESIGN OBJECTIVES

- ✔ To create a neighbourhood focus for a principally residential precinct that is anchored by community commercial and office space;
- ✔ To create active commercial frontages that link with the Central Green public space network;
- ✔ To provide a visual/architectural backdrop to Rowcliffe Community Park.

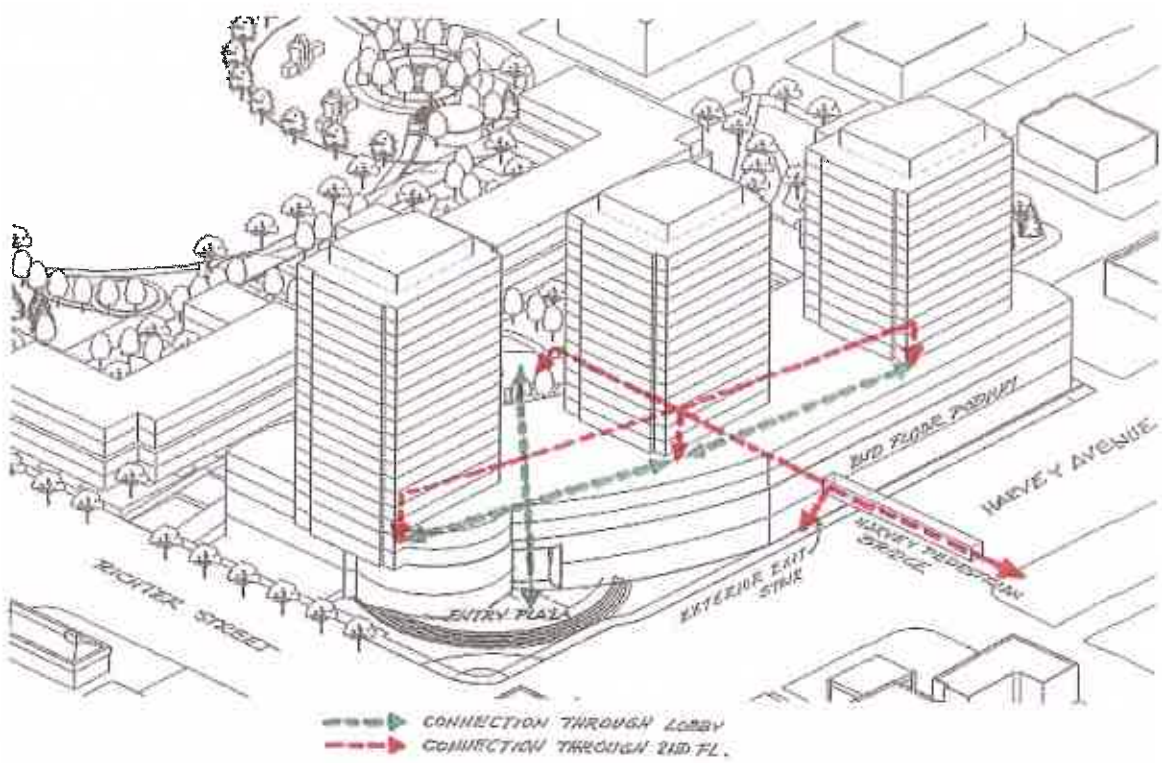
3.1.2 SITE-SPECIFIC DESIGN GUIDELINES – SUB-AREA A & B

3.1.2.1 PODIUM

a) Building siting and massing should generally conform to CG-1 with the podium presenting a defined edge to Highway 97 and Richter Street. The east-facing facade of the podium should generally align with the east face of Building C with a modest setting back from the plane inscribed by the east face of Building C encouraged (see Plan CG-1).



b) Public access to the site is expected to connect through the podium from the Richter Street/Harvey Avenue intersection to the open space on the south side of the podium of Building A & B (Plan CG-1). To facilitate this connection, an entry plaza to Building B should be provided on the south-west corner of the Richter Street/Harvey Avenue intersection. Public access to the site is also expected to connect through the podium from a pedestrian bridge anticipated to be constructed on axis with the west side of Highway 97.



c) Pedestrian Bridge over Harvey Avenue/Public Walkway: Consideration should be given to the building design to provide pedestrian access through the development to the south side or the western edge of buildings A & B. It is recommended that in addition to a required external stair to the street level from the pedestrian bridge that a "permanent" internal public walkway linking the pedestrian overpass over Harvey Avenue and the proposed development open space on the south side of Buildings A & B be established to facilitate safe and convenient public access.

d) The podium should incorporate curvilinear or non-rectilinear forms or segmented forms to help reduce perceptions of bulk. The south face of the podium in particular should incorporate such forms as a means of responding to and helping to shape the adjoining public space. (see 3.1.2.5 South Edge)

3.1.2.2 NORTH EDGE

a) Harvey Avenue carries large volumes of vehicles. Nevertheless, the face that Central Green presents to Harvey Avenue should appear welcoming and friendly and should otherwise soften the edges of the highway corridor and provide the best-quality pedestrian environment possible under the prevailing conditions. To this end, the north elevation should be consistent with 2.0 General Guidelines, set out herein. Along Harvey Avenue a permeable or active street frontage is desired. The corner of Harvey Avenue and Richter Street should provide an active street frontage.

3.1.2.3 EAST EDGE

a) The building form along the eastern edge of Sub-Area B should principally be articulated as a medium-density residential structure regardless of occupancy. The building should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. (see 3.1.2.1a) Private outdoor amenity space associated with any ground-level units can be provided within this space.

b) Tower 3 on the north-east corner of the site can be expressed as a form that wholly or partially sits on the ground plane. Alternatively, it can be expressed as a form that sits on the podium, i.e., is set back from the podium edges. Regardless of approach, the form should not compromise the human scale of the adjoining entry plaza.

3.1.2.4 WEST EDGE

a) This edge should present a visually-interesting face to motorists heading east along Harvey Avenue.

b) A pedestrian-connection around the west side of the podium is desired. A view from within the Central Green site, between the podium and the building on the north side of Sub Area H should be maintained. The minimum distance between these buildings should be 17m, not only for the sake of maintaining a view corridor, but also to protect the privacy and views of residents within each of these buildings.

3.1.2.5 SOUTH EDGE

a) The podium form should help define the adjoining public outdoor space. To this end, a curvilinear form that creates a complementary sense of enclosure and also provides an appropriate backdrop to the axis between Sub Areas C and G is preferred (Plan CG-1 & 3.1.2.1c). Within this south-facing podium wall, the access leading through the building to any pedestrian overpass at Bertram Street, as well as the access leading to the plaza on the north-east corner of the site should be clearly identifiable.

b) This face of the podium is proposed to be both open and active to create an inviting pedestrian environment and character to the open space. It is anticipated that the sole retail occupancies on the site will be located at grade level along this building edge. These occupancies should have a minimum depth of 5m. They should provide goods and services that serve the day-to-day needs of Central Green residents as well of those of the neighbouring residential community, and should help animate the adjoining public space with opportunities for outdoor café seating and merchandising.

c) As this is a south-facing building edge, and outdoor seating is encouraged in conjunction with the retail occupancies envisioned to occupy the adjoining ground-floor spaces, consideration should be given to the comfort of pedestrians/customers using the public space in front of the building. Keen attention should be given to the creation of micro-climates that facilitate use of the space and that address the physical needs of its occupants over the course of the four seasons. Shade from the summer sun should be available, with exposure to sun and protection from wind a prime design consideration during the other months of the year. Canopies, overhangs, and arcades for protection from rain should also be considered.

d) Retail spaces should be easy to see into from the adjoining outdoor space(s). However, achieving a high degree of transparency should not preclude use of mullion patterns that add visual interest and human scale to the building

e) The design of any signage associated with the retail occupancies should be logical and simple. Signage should not attract attention to the extent that a sign becomes the dominant feature of the facade. Signs that extend over large areas are discouraged. All signage should principally be pedestrian-oriented.

f) Prominent and colourful signage creating a rich visual character is encouraged to enhance an overall festive ambience. Signs should be made of durable, weather-resistant materials, and be professionally fabricated and installed. Box signs are strongly discouraged.

g) Awning signs should be limited to the awning valance. Letters should be of appropriate scale and size to complement the character of the awning design.

3.1.2.6 TOWERS

a) The towers should be designed to help reduce perceptions of bulk as well as to develop and contribute to a distinct identity for the architectural expression of development (also see Regional Expression).

b) Noting their prominent identity in the regional landscape, and the importance of slenderness in improving solar access, building tops should be integral elements of the overall building form and expression. Tower tops are encouraged

to include trellising and roof projections that are integral extensions of the building structure and contain substantial landscaping.

c) A substantive distinction is encouraged between the podium and tower portions of the building. Additionally, elements that create an overlap of the podium with the tower portions are encouraged. These elements should have their origins at ground level but should rise above the podium to interconnect with the tower portion of the building (see d) below). This effect can be achieved through articulation of planes and sub-forms expressed in contrasting materials and colours.

d) Tower facades are intended to be perceived as assemblages of vertical forms. Facade planes should be restricted to 15m in width. Abutting planes should be distinguished by; 1) changes in materials and/or 2) changes in depth, i.e. setbacks from the property line, and/or 3) detailing, e.g. a reveal, a structural element, or an intervening/transition material. Where frontage plane's longer than 25m occur, they should be articulated with a change in depth of at least 1.5m in depth.

e) Towers should generally have a minimum 25m separation from any other tower, with the distance between buildings measured from the nearest vertical plane, not including balconies, on each building.

f) The intent is for the architecture to express a slender verticality, particularly in its upper elements.

g) In order to foster a sense of neighbourliness it is important that the individual identity of floors and units be expressed. Continuous, homogenous building treatments that tend towards the perception of a monolithic building massing are strongly discouraged.

h) Maximum Gross Floor Area for all floor levels above podium is 750 m2.

i) The maximum height of the buildings located within CD22 Sub-Area A & B shall be as follows:

A. the maximum height for the podium is the lesser of 18.0 m or 4 storeys, minimum height of podium shall be 10m above grade or 2 storeys;
B. the maximum height for tower #1 is 60m;
C. the maximum height for tower #2 is 66m; and,
D. the maximum height for tower #3 is 72m.

3.1.3 DIMENSIONAL PARAMETERS

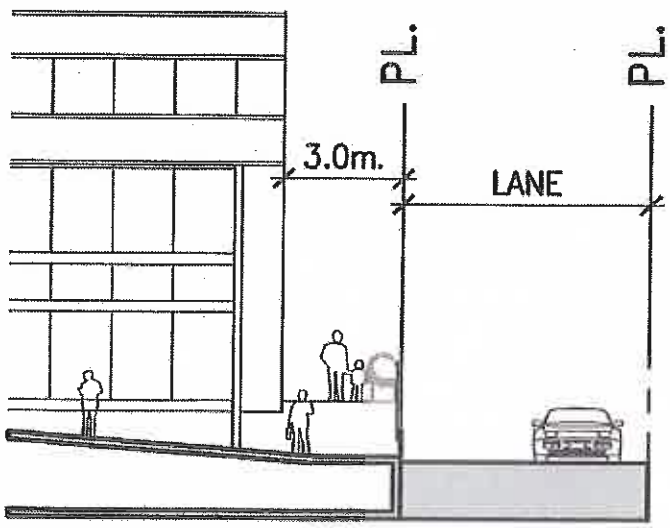
3.1.3.1 SETBACKS AND STEP BACKS

a) A minimum depth of 6 metres from the property line to act as a build-to-line for 50% of development located along the Northern property lines adjacent to street frontage (along Harvey Avenue).

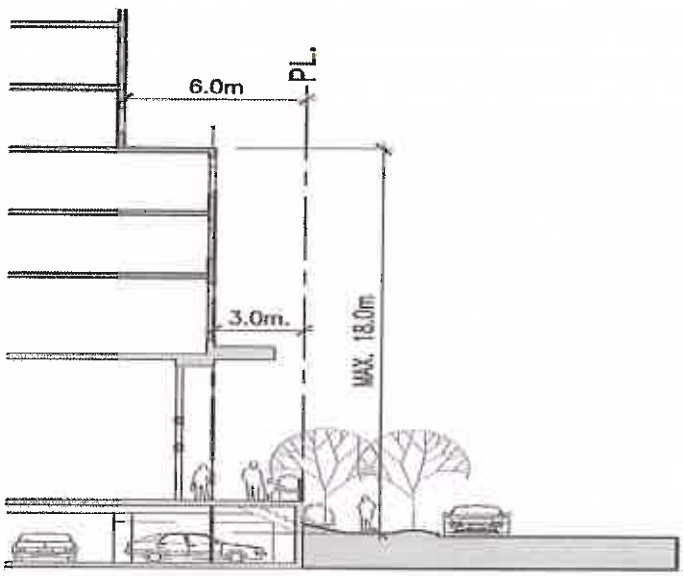
b) A minimum depth of 3 metres from the property line to act as a build-to-line for 50% of development located along property lines adjacent to Richter Street.

c) An additional step back of 12 metres from property lines shall be provided above the podium adjacent to Harvey Avenue and all property lines adjacent to other Central Green parcels.

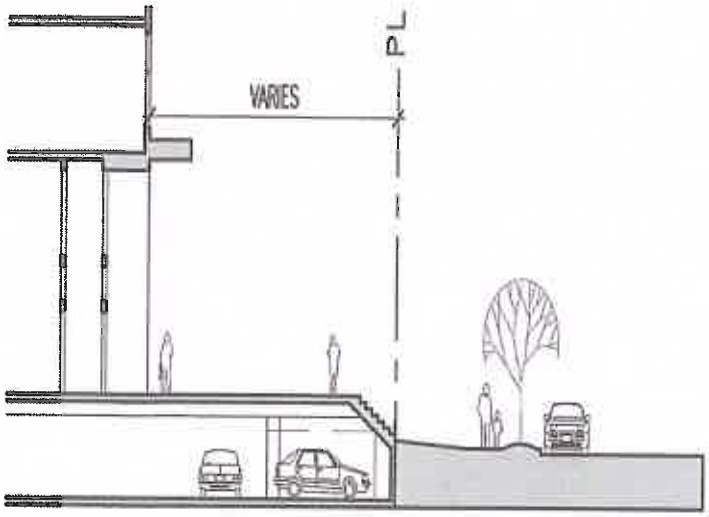
d) The parking structures must be built to the South property line and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas C and G to ensure a contiguous public open space is created on top of the parking structures.



SECT. 01
NW CORNER CONDITION



SECT. 02
HARVEY COMMERCIAL ACCESS



SECT. 03
HARVEY & RICHTER PODIUM

3.1.3.2 PRIVATE OPEN SPACE

a) A minimum area of 7.0 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 12.0 m² of private open space shall be provided per 1 bedroom dwelling, and 18.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

3.1.3.3 LANDSCAPED AREA

b) A minimum of 40 % of the site area plus all adjoining City Boulevards are required to be landscaped. This includes both hard and soft landscaping.

3.2 SUB-AREAS C, D, E, F, G AND H

3.2.1 GENERAL DESIGN OBJECTIVES

- ✔ To create a safe, human-scaled neighbourhood with a strong sense of identity that promotes social interaction and community cohesiveness.

3.2.2 GENERAL DESIGN GUIDELINES

The following guidelines apply to sites C, D, E, F, G and H:

a) All buildings are encouraged to have ground-oriented units on all frontages;

b) Definition of front yards of ground-oriented units through the use of hard- and/or soft-landscaping elements is encouraged. Changes in grade may also be acceptable;

c) All buildings should have at least one principal building entrance facing, and clearly-identifiable from a public street;

d) A continuous, clearly-demarcated, all-weather walkway should be provided from the nearest public street to the main building entrance;

3.3 SITE-SPECIFIC DESIGN GUIDELINES – SUB-AREA C

a) Building siting and massing should generally conform to Plan CG-1 with Building B presenting a strong edge to Richter Street and should generally align with the east face of the podium (Sub Area B) and the east face of Building D.

b) As with Building B, Building C should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units may be provided within this space.

c) The principal entry to the building should be readily identifiable from Richter Street.

d) The form of Building C in conjunction with that of Building D, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).

e) The form of Building C should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium of Sub Areas A & B. The form should complement a similar form associated with Building G such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.

3.3.1 DIMENSIONAL PARAMETERS

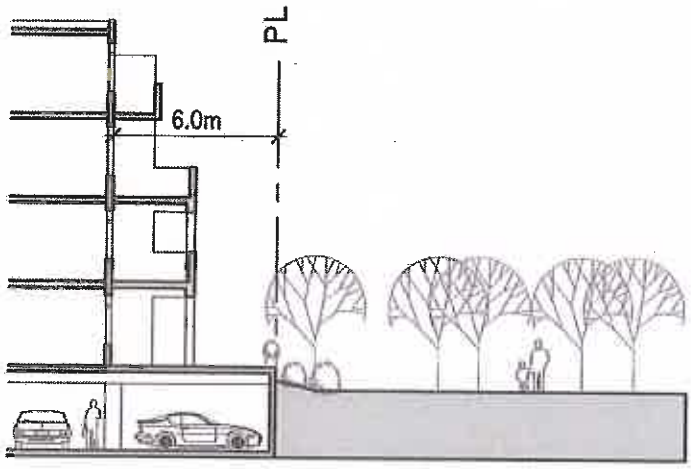
3.3.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

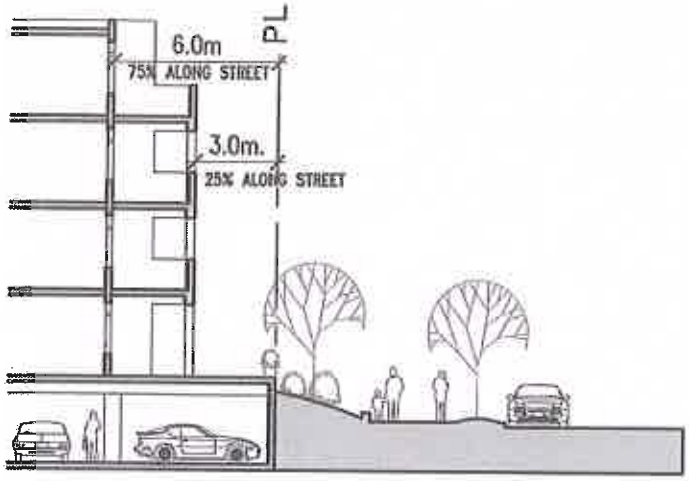
b) Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the under-building parking structure, as the designated pathway is intended to be on top of the parkade.

c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

d) The parking structure must be built to the North and West property lines and must be coordinated, in respect to the height, finishing and siting, with the parking structures of Sub-areas A, B, and G to ensure a contiguous public open space is created above the parking structure.



SECT. 05
PARK STEPBACK CONDITION



SECT. 04
STREET CONDITION

3.4 SITE-SPECIFIC DESIGN GUIDELINES - SUB-AREA D

a) Building siting and massing should generally conform to Plan CG-1 with Building D presenting a strong edge to Richter Street. Alignment of the east-facing facades of Buildings C and D is encouraged.

b) As with Building C, Building D should be set back a sufficient distance from the sidewalk edge to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) The north-east corner of Building D along Richter Street should be articulated to draw visual attention and to otherwise highlight this location within the overall building form. A strong building feature or perhaps the principal entry to the building should be located at this corner.

d) Additionally, the form of Building D, in conjunction with that of Building C, should enclose an outdoor space that faces the principal public space within the community park (Plan CG-1).

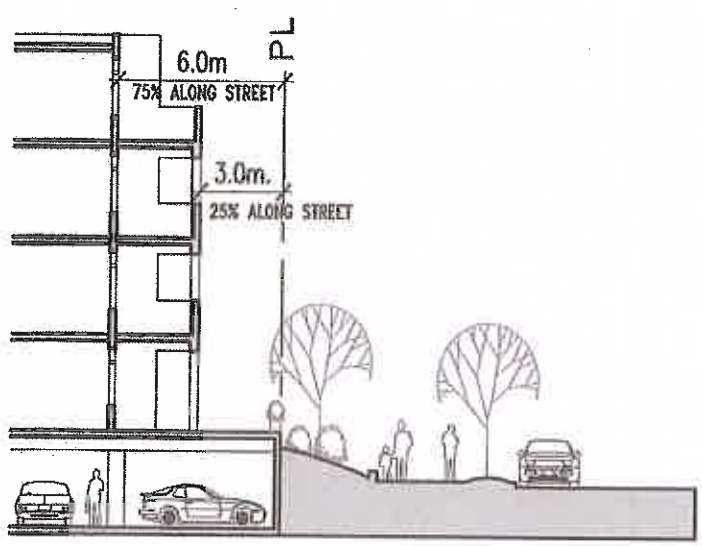
e) The south elevation of Building D should present a welcoming and visually-interesting face to motorists and pedestrians heading north along Richter Street.

3.4.1 DIMENSIONAL PARAMETERS

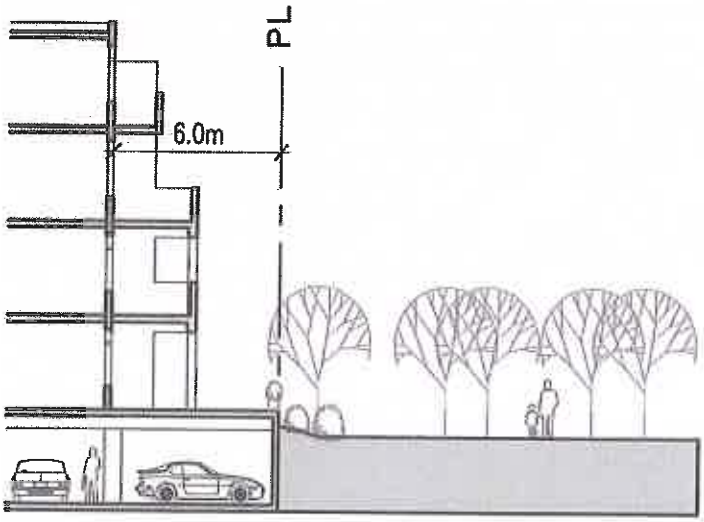
3.4.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Richter Street and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 04
STREET CONDITION



SECT. 05
PARK STEPBACK CONDITION

3.5 SITE- SPECIFIC DESIGN GUIDELINES - SUB-AREAS E AND F

a) Building siting and massing of Buildings E and F should generally conform to Plan CG-1.

b) Building E should be set back a sufficient distance from the sidewalk edge along Rowcliffe to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) Buildings E and F should be set back a sufficient distance from the sidewalk edge located along the east side of the site, to create a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

d) Buildings E and F should respect the adjacent single-unit residences. It is recommended that the massing of Buildings E and F step down to a height that approximates the height of the buildings on the adjoining properties. Additionally, the setbacks of Buildings E and F from Rowcliffe Avenue and Buckland Avenue respectfully, should not be less than the setbacks of the adjacent buildings from these streets.

e) The principal entrance to Building E should be clearly identifiable from Rowcliffe Avenue.

f) The principal entrance to Building F should be clearly identifiable from Buckland Avenue.

g) Use of historic references, e.g., details, building forms, etc. that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

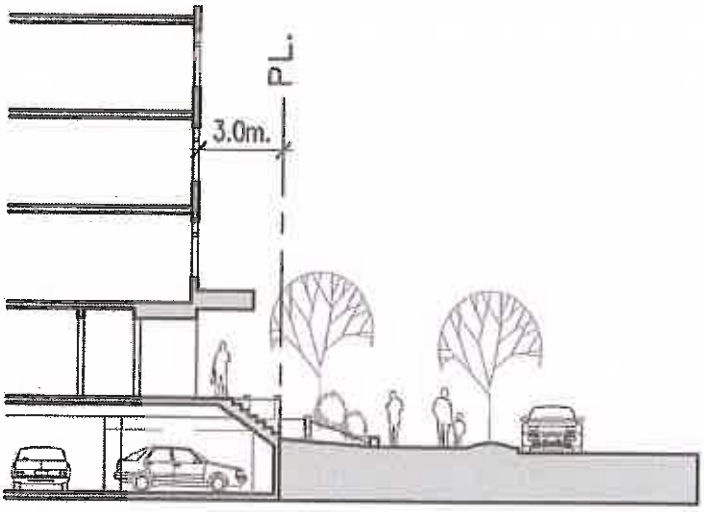
3.5.1 DIMENSIONAL PARAMETERS

3.5.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Rowcliffe Avenue and Buckland Avenue.

b) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

c) Any portion of the proposed development adjacent to single family residential shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 06
BLDG ENTRANCE CONDITION

3.6 SITE- SPECIFIC DESIGN GUIDELINES - SUB-AREA G

a) Building siting and massing should generally conform to Plan CG-1. Alignment of the north-facing facades of Buildings G and C is encouraged.

b) Building G should be set back a sufficient distance from any sidewalk edges to allow a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

c) The form of Building G should present an edge to the path that leads from the principal public space to the courtyard on the south side of the podium (Sub Areas A & B). The form should complement a similar form associated with Building C such that the path between the two public spaces is compressed and has a degree of formality that contrasts with the more casual character of the spaces it connects.

d) The principal entrance to Building G should be clearly identifiable from Rosemead Avenue. Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area are encouraged.

3.6.1 DIMENSIONAL PARAMETERS

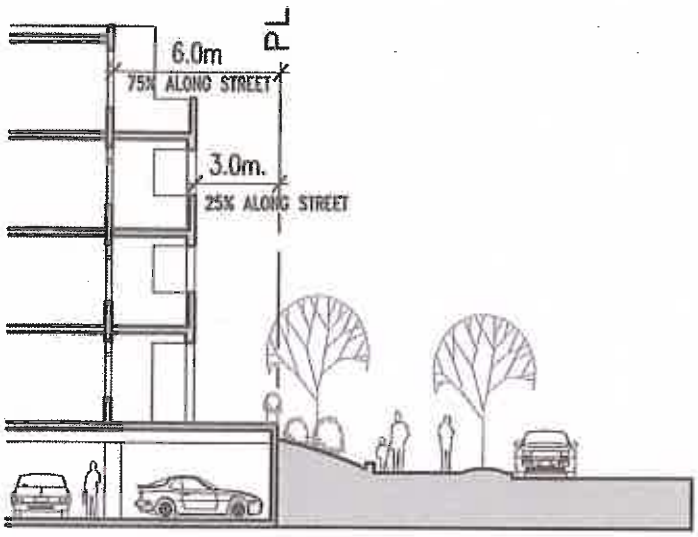
3.6.1.1 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

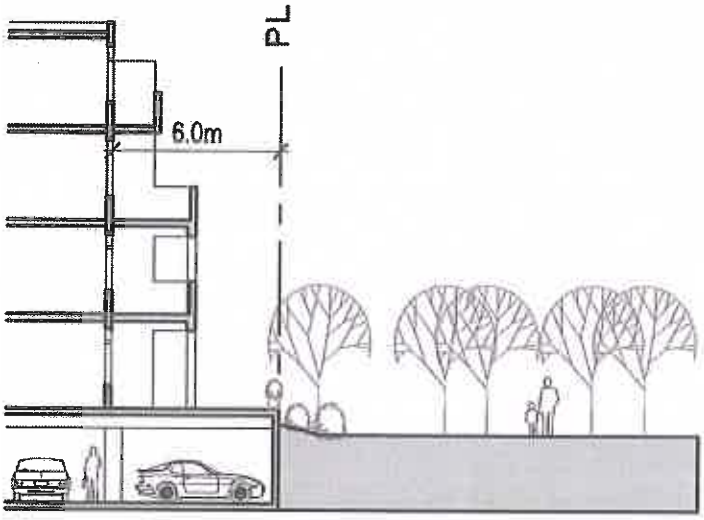
b) Any portion of a development adjacent to a designated pathway connecting to park space shall be setback a minimum of 12 metres from the property line. This does not include the underbuilding parkade as the designated pathway is intended to be on top of the parkade.

c) Any portion of a development adjacent to Sub-area I shall provide a minimum setback of 3 metres from the property line and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.

d) The parking structure must be built to the North and East property lines and must be coordinated with the parking structures of Sub-areas A, B, and C to ensure a contiguous public open space is created above the parking structure.



SECT. 04
STREET CONDITION



SECT. 05
PARK STEPBACK CONDITION

3.7 SITE-SPECIFIC DESIGN GUIDELINES - SUB-AREA H

a) Building siting and massing should generally conform to Plan CG-1.

b) Building H should be set back a sufficient distance from any sidewalk edges to allow a transition space that clearly demarcates the public realm from the private. Private outdoor amenity space associated with ground-level units can be provided within this space.

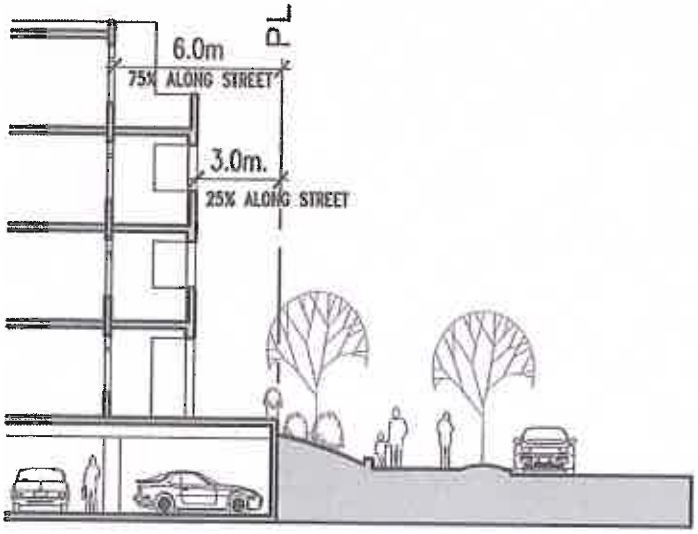
c) The principal entrance to Building H should be clearly identifiable from Rosemead Avenue.

d) Use of historic references that complement the character of the adjacent Marshall Street Heritage Conservation Area is encouraged.

3.7.1 DIMENSIONAL PARAMETERS

3.7.1.2 SETBACKS AND STEP BACKS

a) A minimum depth of 3 metres from the property line to be further defined as a build-to-line for 75% of the property line adjacent to the street frontage along Chapman Place and a step back above the second storey of a minimum of 6 metres from the property line to the approval of the development authority.



SECT. 04
STREET CONDITION