4.2 Built Form Guidelines

Each performance based built form guideline provides a overlying objective of how the adjacent built form contributes to and frames the Riverside Drive Corridor – where adjacent districts have a more detailed set of design guidelines as is the case in the downtown core, it is the intent of these guidelines that the two sets of guidelines complement and work in tandem with each other. In the rare case, an inconsistency exists between the two sets of guidelines; all built form will first adhere to the local area or district guidelines, prior to those contained in this document.

421 BUILDING HEIGHT & MASSING

The massing, height and arrangement of architectural elements of new buildings should be sensitive to adjoining properties and complement the overall character of the area. A context sensitive approach to height and massing should foster a respect for existing built form and aid in the creation of a vibrant streetscape. Building additions and infill development, should enhance the positive elements of adjacent existing buildings.

422 BUILDING ORIENTATION & SITE LAYOUT

The orientation of buildings and overall site layout are essential considerations in ensuring a continuous street wall and provide definition to the streets and blocks. Relate buildings to the street and to pedestrian activities, intensifying site corners, and establishing consistency in setbacks to frame Riverside Drive and riverfront parkland. Through an integrated design process, new developments should respond to the opportunities and the constraints of a site, including the surrounding conditions.

4.2.3 BUILDING FAÇADE & GROUND FLOOR DESIGN

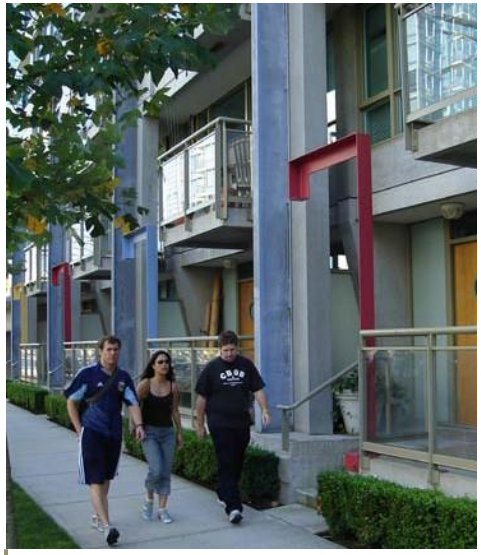
A strong architectural expression of building façades is essential for all redevelopment in the corridor, which can be achieved through the careful design of the relationship between the ground floor and the streetscape, context-based façade detailing and articulation, abundance of glazing and entrances to add visual interest and an integration of functional building elements.

4.2.4 BUILDING ROOFTOPS & ROOFLINES

Rooflines of new developments should reflect and be sensitive to those of existing built form, while at the same time seek to raise the overall design quality (especially at step backs) and establish a unique skyline along internal and external views and vistas.

4.2.5 BUILDING MATERIALS

The use of high quality and durable building materials on new developments will promote the feeling of permanence and quality construction. Wherever appropriate, new buildings should reflect the building materials used in the surrounding heritage and modern buildings.



426 BUILDING SERVICE AREAS

In the design of a new building within the corridor, it is essential to identify less visible areas for servicing the site – areas for the provision of deliveries, loading and garbage collection and storage. These areas must be designed to not be visible from public areas (streets, parks, open spaces, squares, etc.) not interfere with the visual or functional characteristics of the highly pedestrianized streetscapes to be easily maintained and to be functional for the building inhabitants they serve.

427 PARKING AREAS

Many design solutions are available to ensure the provision of adequate parking facilities without creating large expanses of surface parking which ultimately undermine the pedestrian character of the area. Where appropriate, on-street parking is recommended on adjacent streets through out the entire corridor to provide parking for convenience-based businesses and as traffic-calming measures to buffer pedestrians on the sidewalks from vehicles on the streets.

428 SIGNAGE

It is essential that the, quality of design and materials, scale, style and technology of signage reflects the desired character “look and feel” – whether as wayfinding signage, development identification signage, or business advertising signage.