

Urban Design Study

Purpose:

The purpose of an Urban Design Study is to provide direction for the protection and enhancement of the character of a planning district, neighbourhood, corridor or any other identified area, and the thoughtful implementation of good urban design principles based on an assessment of the characteristics and opportunities of the surrounding community.

Where an Urban Design Study is required, such a study should:

- Define the surrounding community, or the area of impact of the proposed development (study area), based on the scale of the proposed development;
- Document the character of the surrounding community on a street and block pattern (both sides) basis showing the size, orientation and lotting of each block;
- Identify the existing urban design elements, such as built form, massing, setbacks, rooflines, street cross sections, landscape quality and architectural styles/details, which contribute to the character of the surrounding community and to its physical form and development pattern;
- Provide an analysis of the design rationale for the building, landscape, and site design elements of the proposed development and explain why the proposed development represents the optimum design solution and is compatible with the surrounding community. The analysis should consider the following:
 - i. How the design of the proposed development is consistent with the City's applicable Design Guidelines and is in conformity with any relevant design policies;
 - ii. How the design addresses existing site conditions and constraints such as lot size, grading, and/or natural heritage features;
 - iii. How the design of the proposed development integrates with the existing surrounding community and enhances its character and function without causing any undue, adverse impacts on adjacent properties;
 - iv. How the design of the proposed development will influence and integrate with future development in the surrounding community;
- The Urban Design Study should include a written description, three dimensional plans, elevations, diagrams, and/or photographs to illustrate the design choices of the proposed development. Depending on the scale and complexity of the development proposal, explain how the following design considerations have been addressed:
 - i. Street and block pattern (e.g., connectivity, pedestrian access);

- ii. Lot sizes;
- iii. Building orientation and site layout;
- iv. Built form, height scale, and massing;
- v. Building articulation and detailing;
- vi. Building materials;
- vii. Setbacks from adjacent properties and the street;
- viii. Building step back (if applicable);
- ix. Building transition to adjacent communities;
- x. Heritage considerations (if applicable);
- xi. Location of parking (surface or underground), driveways, ramps, drop-off areas;
- xii. Access to transit;
- xiii. Bicycle parking/storage;
- xiv. Location of servicing, garbage, organics, and recycling storage and collection, and loading areas;
- xv. Streetscape elements (e.g, boulevard design, landscaping, street furniture, public art, signage, lighting, etc.);
- xvi. On-site landscaping and buffering; and
- xvii. The mitigation of undue, adverse impacts on adjacent properties.

Qualifications:

An Urban Design Study or Brief must be completed by a Registered Professional Planner in the Province of Ontario, and/or an Architect who is a full member of the Ontario Association of Architects, and/or Landscape Architect who is a full member of the Ontario Association of Landscape Architects. All of the identified professionals shall have a demonstrated expertise in urban design, to the satisfaction of the City.
