

Attachment E - Urban Design Objectives

- 1** Build streets that are safe and comfortable for pedestrians with ample sidewalk space, appropriate lighting, weather protection and shade from the summer sun
- 2** Provide green space in private and public spaces to improve livability and rainwater management
- 3** Require building massing that provides sensitive transitions between different land uses and between public and private spaces
- 4** Ensure that tall and mid-rise buildings use articulation to reduce their apparent bulk/massing, to create a varied skyline, and to allow sunlight penetration to the street
- 5** Limit the negative impacts of vehicle access and parking on building design and on the public realm
- 6** Orient buildings to the street and develop human-scale buildings at the street level
- 7** Where tall buildings are proposed, use podium designs of no greater than 3 storeys (5 storeys for buildings fronting Highway 97) to reinforce a human-scale relationship to the street and to support vibrancy at-grade
- 8** Focus retail to designated streets and ensure that retail is designed to succeed
- 9** Ensure vibrant retail streets with active uses facing the street and a consistent street wall
- 10** Support a diversity of high-quality architecture with a focus on creative and innovative design
- 11** Focus tall buildings (12+ storeys) in specific areas to support key objectives
- 12** Space tall buildings (12+ storeys) appropriately to vary the skyline, to provide privacy, light and air
- 13** Ensure that mixed-use residential developments provide the necessary amenities and facilities to support a high quality of life for residents