

Attachment A - OCP Design Guidelines – Building Podiums

Design Foundations
Create lively and attractive streets and public spaces: Development should define and activate streets and public spaces to support their intended use and encourage human interaction.
Design buildings to the human scale: Buildings and site features should be designed to the human scale – optimized to be used by people and oriented towards pedestrian activity.
Strive for design excellence: Development projects should look beyond current trends and consider best practices and innovation for issues such as parking, energy efficiency, and building design to create a positive and lasting legacy.
General Residential and Mixed Use Guidelines
2.1.1.a Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.
2.1.1.b On corner sties, orient building facades and entries to both fronting streets.
2.1.1.c Minimize the distance between the building and sidewalk to create street definition and a sense of enclosure.
2.1.1.d Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.
2.1.1.e Ensure main building entries are clearly visible with direct sight lines from the fronting street.
2.1.1.f Avoid blank, windowless walls along streets or other public open spaces.
2.1.1.g Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.
2.1.1.h In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 1:3 and a maximum ratio of 1:1.75: <ul style="list-style-type: none"> • Wider streets (e.g., transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane or mid-block connection condition provided the street wall height is no greater than 3 storeys.
2.1.2.b Break up the perceived mass of large buildings by incorporating visual breaks in facades.
2.1.2.c Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> • Minimize shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards and; • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.
2.1.4.a Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities and parking access) away from public view.
2.1.4.d In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> • Underground (where the high water table allows); • Parking in half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.
2.1.4.j Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.
2.1.5.f Use landscaping materials that soften development and enhance the public realm.
2.1.6.a Express a unified architectural concept that incorporates variation in façade treatments. Strategies for including this include: <ul style="list-style-type: none"> • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;

<ul style="list-style-type: none"> • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, deck, covered entry, balcony and/or bay window for each interval; and • Changing the roofline by alternative dormers, stepped roofs, gables, and other roof elements to reinforce each interval.
<p>2.1.6.b Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as:</p> <ul style="list-style-type: none"> • Bay windows and balconies; • Corner feature accents, such as turrets or cupolas; • Variations in roof height, shape, and detailing; • Building entries; and • Canopies or overhangs. <p>Include architectural details such as:</p> <ul style="list-style-type: none"> • Masonry such as tiles, brick, and stone; • Siding including score lines and varied materials to distinguish between floors; • Articulation of columns and pilasters; • Ornamental features and art work; • Architectural lighting; • Grills and railings; • Substantial trim details and moldings / cornices; and • Trellises, pergolas and arbors.
2.1.6.e Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.
2.1.6.f Provide weather protection such as awnings and canopies at primary building entries.
2.1.6.g Place weather protection to reflect the building's architecture.
High-Rise Residential and Mixed Use
<p>5.1.1.a Design podiums to have transparent frontages to promote 'eyes on the street', using strategies such as:</p> <ul style="list-style-type: none"> • Having continuous commercial and retail uses with windows and primary entrances facing the street; and • Having ground-oriented residential units with windows and primary entrances facing the street.
5.1.1.b For buildings on corner sites with retail frontages, ensure there are active frontages on both facades by wrapping the primary retail façade to the secondary frontage. The primary façade can be emphasized by using higher quality materials and detailing and creating a more prominent entrance.
5.1.1.c For residential podiums with townhouse frontages refer to Section 3.1 for guidelines for that portion of the building.
5.1.1.d Locate private, indoor amenity facilities such as bicycle storage along secondary street frontages as opposed to primary street frontages.
5.1.1.e Blank walls over 5 m in length along a commercial frontage are strongly discouraged and should be avoided.
<p>5.1.1.f Use architectural and landscape features to create well-defined, clearly visible, and universally accessible primary building entrances. Additionally:</p> <ul style="list-style-type: none"> • Differentiate between residential and commercial entrances; • Design lobby entryways to ensure they are well-defined and visually emphasized in the façade; • For retail frontages, provide a small format retail storefronts with frequent entrances and a minimum depth of 10 m; and • Locate main building entries close to transit stops.