

Objectives

- Create developments compatible with adjacent land uses in scale, function and character
- Define a consistent and attractive street edge with quality landscaping, lighting, signage and well situated, scaled and designed buildings
- Provide high quality public amenities that accommodate pedestrian, transit and bicycle accessibility and promote social activity and interaction.
- Minimize the visual impact of parking lots on the streetscape
- Integrate high quality landscaping and environmentally sustainable design in the development

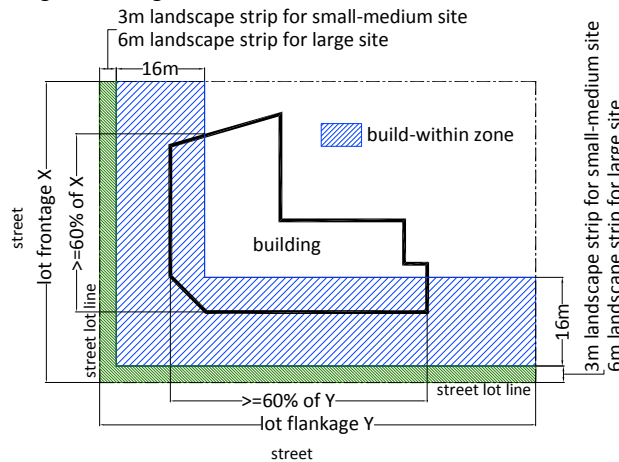
Guidelines

Building

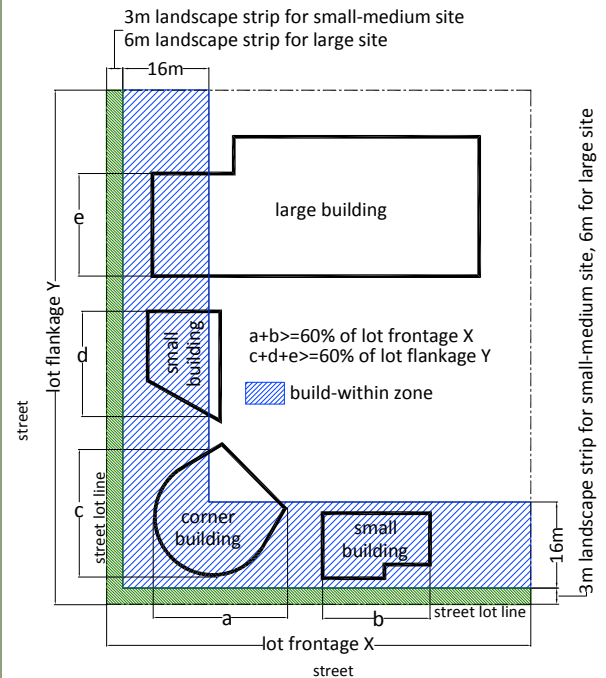
1. Zoning Provision

Buildings (or portions thereof) shall be constructed within a “build-within zone”, established along the street line, as illustrated, to at least 60% of the lot frontage or lot flankage.

Single building

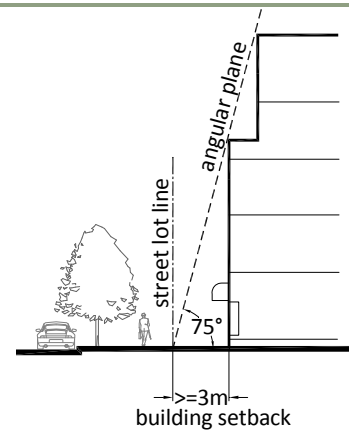


Multiple buildings



2. Zoning Provision

The building shall be contained within an angular plane measuring 75 degrees from the ground plane at the street lot line, as established in the diagram on the right.





3. In medium to large developments (gross floor area more than 7000 m²) with multiple buildings, locate smaller buildings (small commercial/retail units such as banks or restaurants, no more than 3 storeys) closer to the street edge, and larger buildings farther from the street edge.

4. Building façades with frontage along public streets or major internal roads or both should be articulated with a variety of colors, textures, materials, windows, forms and architectural details. Façades with dual frontages should have similar and consistent designs.



An appropriate façade design

5. Ground level façades facing public streets or major internal roads should have at least 70% glazing. Glazing should be clear and be in active use or for merchandise display. Faux glazing should not be permitted.



An example of clear glazing

6. A building fronting on a public street should have a prominent pedestrian entrance facing or clearly visible from the street and connected to the sidewalk with a walkway.

7. Canopies or awnings should be used at major building entrances to make them prominent and provide weather protection.

8. Expansive façades should be segmented through the arrangement of windows, roof lines, projections and recessions in the building wall to establish consistent divisions that express a hierarchy of architectural forms and identify individual businesses.



An example of façade design

9. A corner building at an intersection should have high quality façades facing both streets and incorporate a more distinctive architectural form (e.g. an entry feature, a higher roof) in the corner section.



An example of corner building design





10. All building designs within a development should incorporate a consistent architectural theme in terms of color, texture, material, form and style.

11. The placement of buildings should facilitate the preservation of noteworthy existing trees on the site.

12. Commercial buildings should achieve certain level of environmentally sustainable design certification such as LEED or Green Globe that is feasible for the development.

Landscaping, Site and Lighting

1. Zoning Provision

For buildings near the street edge, a landscape strip (3-6m wide) with tree planting and other landscape treatments (e.g. foundation planting) shall be provided along the building front yard and flanking yard areas, to create a comfortable environment for the abutting public sidewalk and to enhance the architecture and its relation to the street frontage.

2. Zoning Provision

Where the commercial development abuts residential uses, a minimum 3m wide landscape strip along the lot line and with tree and shrub planting and privacy fencing shall be required. For larger development sites wider landscape strips (min. 6m) shall be provided.

3. Zoning Provision

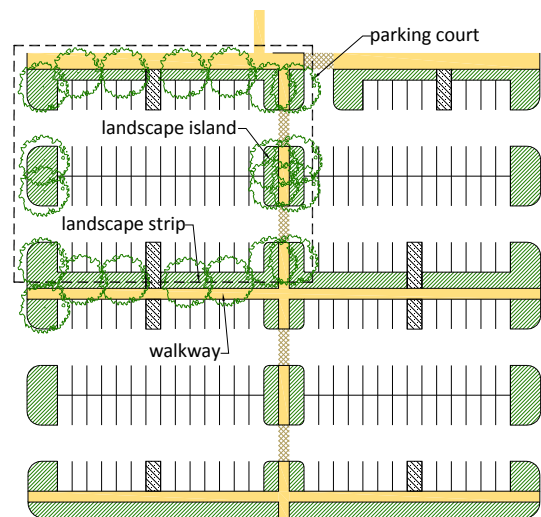
Parking lots should be located away from the public street edge. In an area where a parking lot abuts the street, a minimum 3m wide landscape strip along the lot line with tree and shrub planting shall be required. Additionally, low berming, decorative fencing or garden walls within the landscape strip should be considered. For larger development sites wider landscape strips (min. 6m) shall be provided.



An example of a landscape strip

4. Zoning Provision

Walkways with a minimum width of 2m shall be provided throughout the site, connecting parking lots, building entrances, external public sidewalks, amenity areas and transit stops.



5. Zoning Provision

Landscape islands and landscape strips shall be provided within a large expanse of parking area.

6. Zoning Provision

A large parking lot shall be divided into smaller courts defined by landscaping, walkways, paving and lighting.

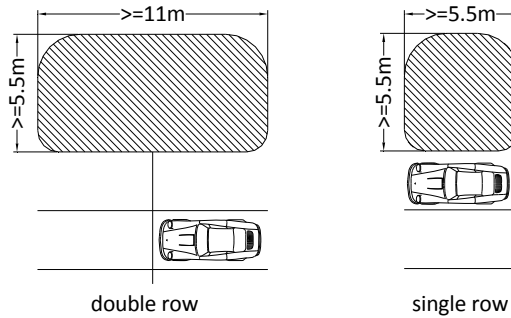
7. Each parking court in a large development should contain approximately 200 parking spaces.



8. A parking lot should have significant and substantial tree canopy coverage at maturity. Integrate tree planting and other landscape treatments within landscape islands and landscape strips between parking rows.

9. Provide a pedestrian promenade or plaza next to the internally located major buildings in the site; facilitate it with colonnades or canopies, high quality paving, outdoor seating and landscaping, and integrate a bus stop within it.

10. Landscape island minimum dimensions should be as illustrated in the diagram:



11. In a medium or large development, create a prominent gateway at the major driveway entry, framing it with buildings, and enhancing it with elaborate landscape planting, paving, sign features and public arts.

12. At a public street intersection corner, provide a pedestrian plaza including detailed landscape planting, landscape walls, paving, sign features and public arts.

13. Provide outdoor pedestrian amenity areas integrated with buildings and throughout the site, in the form of a courtyard, a square, terraces, or a patio for a small business unit, etc. High quality landscaping, shades and outdoor furniture should be provided in these areas.



An example of an amenity area

14. Locate service and storage areas within the interior of the site, behind or between buildings. Screen these areas from public view with landscaping (e.g. walls and plantings).

15. Provide bike racks near all major building entrances and amenity areas.

16. Landscape building exterior walls along public streets and major internal roads with foundation plantings.

17. Environmentally sustainable landscaping (e.g. bio-swale, pervious paving) using non-invasive or native plants is strongly recommended throughout the site.

18. Healthy existing mature trees in the site should be preserved.

19. Lighting should be designed to promote pedestrian comfort and safety and provide high quality ambiance. Energy efficient lighting should be used.





20. Pedestrian scaled lighting should be provided adjacent to streets, walkways, entrances and parking lots.

21. Lighting design shall prevent light pollution to the night sky and overcast onto surrounding properties.

Nodes and Gateways

1. Situate the building in a way that helps to relate it to adjacent buildings, define a strong and pedestrian scaled street edge and complement the visual identity of the node/gateway.

2. Street facing façades should feature higher quality architectural designs and materials that help to define and strengthen the character of the node or gateway location.

3. Landscaping on the street frontage should feature higher quality designs and materials that compliment the architecture and character of the node or gateway location.



4. A corner building should address both streets and emphasize the importance of the corner location with enhanced and special architectural features, such as corner windows, a corner entrance or a corner turret.

5. Landscaping at a street corner should address both street frontages and should feature enhanced designs complimenting the character of the node or gateway. Special site features such as a corner plaza with decorative pavement, public art or sing feature can be integrated with a corner building entry.



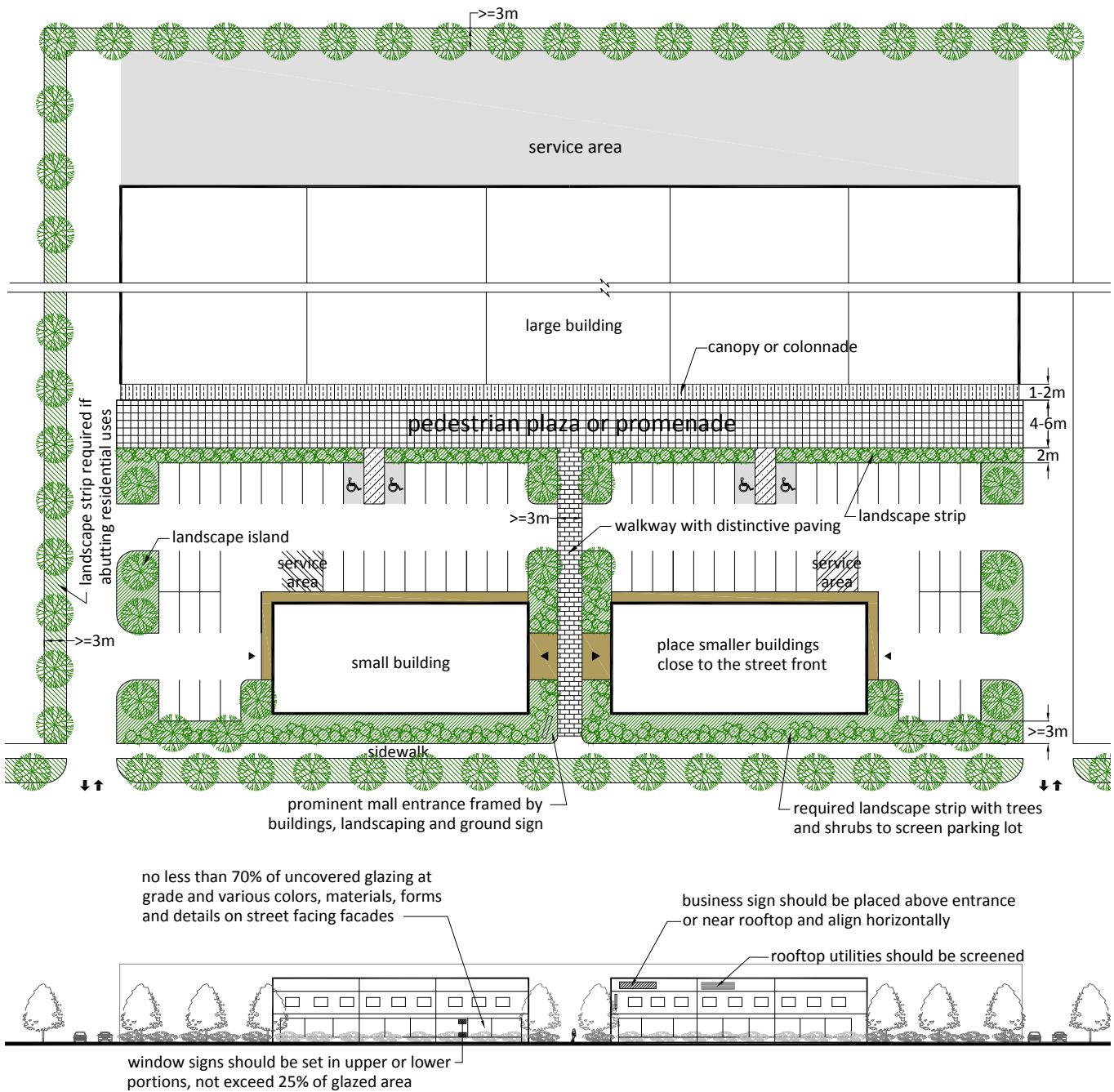
Well integrated corner building and plaza can serve as a landmark to enhance the cognition of the node or gateway



Signage (in accordance with the Sign By-law)	
<p>1. Zoning Provision Light emitting signs (e.g. electronic or neon signs) shall not generate glare to pedestrians and drivers and shall prevent light pollution to the night sky and surrounding uses and residential areas.</p>	<p>2. Zoning Provision The illumination of signs shall not generate glare to pedestrians and drivers and shall prevent light pollution to the night sky and surrounding uses and residential areas.</p>
<p>3. Signage should be an integral part of the architecture and landscaping and should be designed to complement the building and the site in scale, material and color, and enhance the visual appeal of the street.</p>	<p>4. A consistent design in terms of material, color and style should be applied to all signs within a commercial development.</p>
<p>5. Coordinated directional signs should be provided for entrances, pedestrian walkways, parking and service areas throughout the development.</p>	<p>6. Signs shall not obstruct traffic signals or the vision of pedestrians and drivers.</p> <p>7. Window signs should avoid cluttering and should be set in the upper or lower portion of the window and not exceed 25% of the glazed area.</p>
<p>8. For small business units, business signs should align horizontally, above the front entrance or on the canopies or awnings, and should be proportionate to the building frontage.</p>	
<p>9. Concentrate signs of all businesses within the development on a pylon or ground sign positioned in a landscaped area at the primary driveway entrance.</p>	
<p>10. Externally lit signs are encouraged, especially those facing the public street or parallel to a pedestrian walkway.</p>	



Medium Development (gross floor area 900 m² – 23,225m²)





Small Development (gross floor area less than 900m²)

