Appendix C
Built Form Guidelines

C.1 >
BUILT FORM GUIDELINES

The following annotated axonometric diagrams illustrate many of the built form policies of the VMC Secondary Plan and how they could be applied to typical development blocks within each land use precinct. The guidelines should be read in conjunction with the policies in Section 8.6 of the plan.

SUMMARY KEY PRECINCT PARAMETERS

precinct	land use character	density range	height range	axonometric reference
station	mixed use	3.5-6.0 fsi	6-35 st	1,2,3
south	mixed use	1.5-3.0 fsi	4-10 st	3,5
neighbourhood	residential	1.5-3.0 and 2.5-4.5 fsi	4-10 and 5-25 st	2,3, 4
technology	employment	1.5-3.0 fsi	4-10 st	5

axonometric 1

General Description

general building type	high-rise (above 10 storeys)
general building use	residential and employment with retail at grade
relevant precincts	station precinct
density range	2.5-4.5 and 3.5-6.0
height range	4-25 st and 6-35 st
podium heights	3 st minimum / 6 st maximum

axonometric 2

General Description

general building type	high-rise (above 10 storeys)
general building use	residential with retail at grade
relevant precincts	station precinct and neighbourhoods (at viva station, Jane Street and key corridors)
density ranges	2.5-4.5 and 3.5-6.0 fsi
height ranges	4-25 and 6-35 st
podium heights	3 st minimum / 4 st maximum

axonometric 3

General Description

general building type	mid-rise (5-10 storeys) and up to 15 storeys
general building use	residential with retail at grade
relevant precincts	station precinct, south precinct and neighbourhoods
density ranges	1.5-3.0, 2.5-4.5 and 3.5-6.0 fsi
height ranges	3-10, 4-25 and 6-35 st
ground floor heights	minimum 5 metres where retail uses are required
podium heights	4 st minimum / 6 st maximum

axonometric 4

General Description

general building type	mid and low-rise (3-10 storeys)
general building use	residential with grade related units
relevant precincts	neighbourhoods
density ranges	1.5-3.0 fsi
height ranges	3-10 st
podium heights	3 st minimum / 4 st maximum

axonometric 5

General Description

general building type	mid and low-rise (3-10 storeys)
general building use	employment
relevant precincts	south precinct and technology precincts
density ranges	1.5-3.0 fsi
height ranges	3-10 st
podium heights	3 st minimum / 4 st maximum

AXONOMETRIC 1

High-rise Buildings

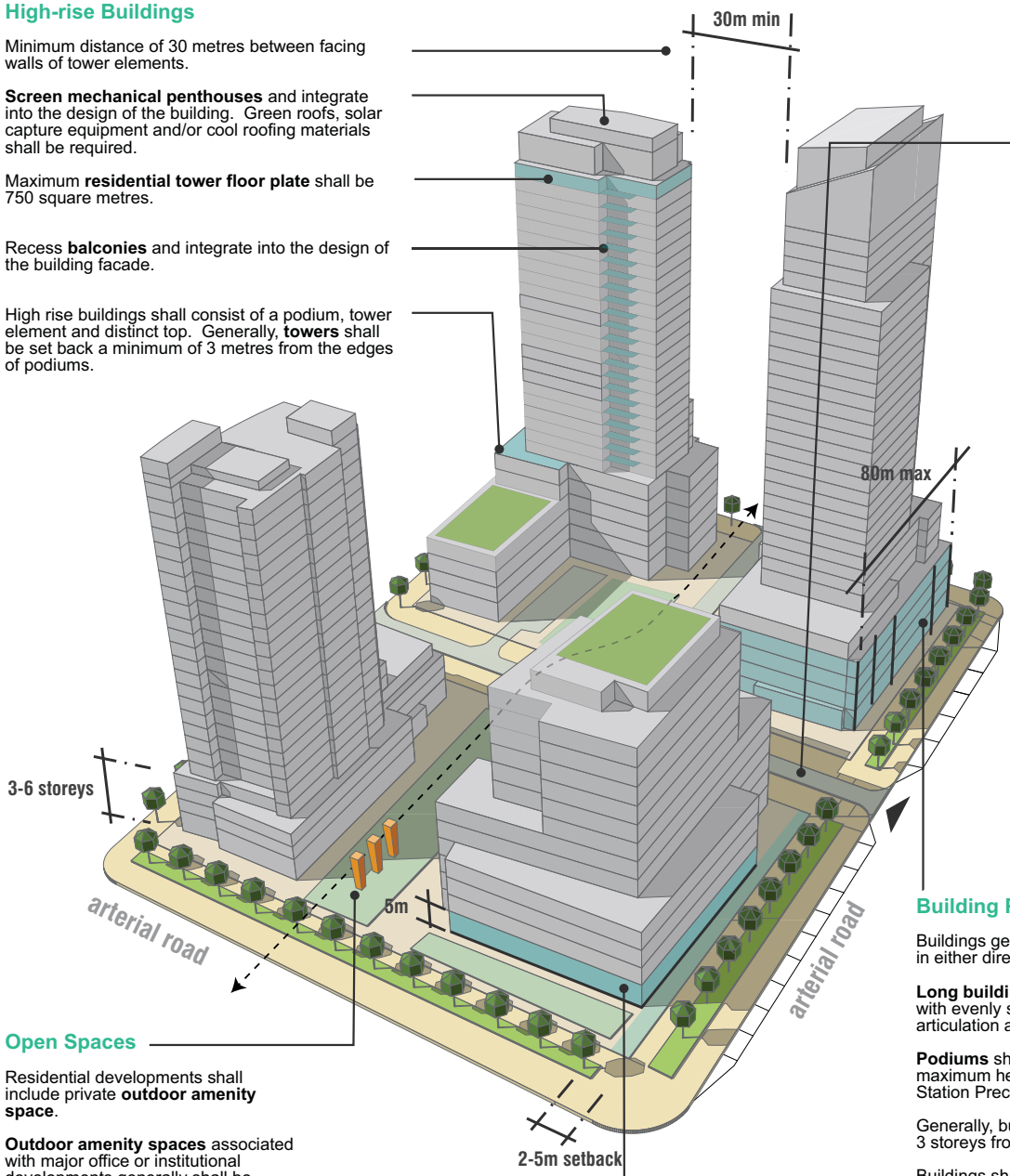
Minimum distance of 30 metres between facing walls of tower elements.

Screen mechanical penthouses and integrate into the design of the building. Green roofs, solar capture equipment and/or cool roofing materials shall be required.

Maximum **residential tower floor plate** shall be 750 square metres.

Recess **balconies** and integrate into the design of the building facade.

High rise buildings shall consist of a podium, tower element and distinct top. Generally, **towers** shall be set back a minimum of 3 metres from the edges of podiums.



Parking and Servicing

Entrances to **parking and servicing areas** should be on local streets and/or laneways and should be consolidated.

Loading and service areas should be located in the interior of a block, enclosed within a building. Underground loading and service areas are encouraged.

Off-street parking generally shall be located in underground or above-grade structures.

Parking structures shall be integrated with other development and generally fronted by other uses for the entire height of the structure.

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Building Podiums and Streetwalls

Buildings generally shall not be greater than 80 metres in either direction.

Long buildings shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material.

Podiums shall be a minimum of 3 storeys. The maximum height of podiums shall be 6 storeys in the Station Precinct.

Generally, buildings shall have a **street wall** of at least 3 storeys from grade before any setbacks.

Buildings shall be built to a consistent **build-to line**, generally 2-5 metres from the right-of-way.

Open Spaces

Residential developments shall include private **outdoor amenity space**.

Outdoor amenity spaces associated with major office or institutional developments generally shall be located and designed to complement the public park system and shall be publicly accessible.

Public art shall be encouraged.

Commercial Uses

Where **street-related commercial uses** are required, such uses shall be continuous, interrupted only by building lobbies, transit station entrances or other public uses.

Generally, **retail entrances** shall be flush with the sidewalk.

Ground floor heights on commercial streets should be a minimum of 5 metres floor to floor, and windows should correspond appropriately to the extra height of ground floors.

Generally, 70% of the street-facing **ground floor wall** of a commercial building shall be glazed.

Front setbacks of up to 5 metres may be appropriate along retail streets to provide an accommodate retail displays, street furniture and restaurant patios.

AXONOMETRIC 2

High-rise Buildings

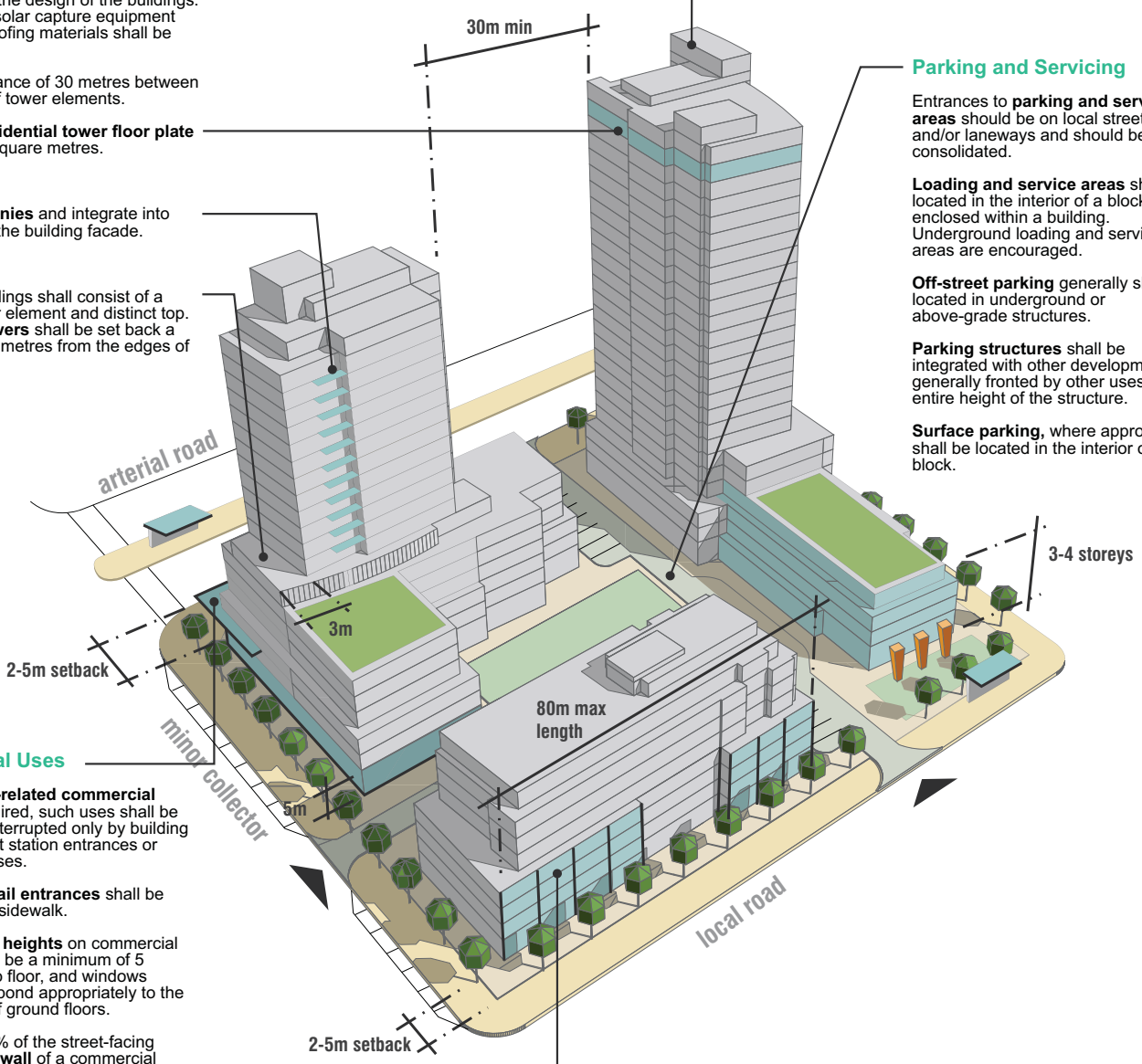
Screen mechanical penthouses and integrate into the design of the buildings. Green roofs, solar capture equipment and/or cool roofing materials shall be required.

Minimum distance of 30 metres between facing walls of tower elements.

Maximum **residential tower floor plate** shall be 750 square metres.

Recess **balconies** and integrate into the design of the building facade.

High rise buildings shall consist of a podium, tower element and distinct top. Generally, **towers** shall be set back a minimum of 3 metres from the edges of podiums.



Parking and Servicing

Entrances to **parking and servicing areas** should be on local streets and/or laneways and should be consolidated.

Loading and service areas should be located in the interior of a block, enclosed within a building. Underground loading and service areas are encouraged.

Off-street parking generally shall be located in underground or above-grade structures.

Parking structures shall be integrated with other development and generally fronted by other uses for the entire height of the structure.

Surface parking, where appropriate, shall be located in the interior of a block.

Commercial Uses

Where **street-related commercial uses** are required, such uses shall be continuous, interrupted only by building lobbies, transit station entrances or other public uses.

Generally, **retail entrances** shall be flush with the sidewalk.

Ground floor heights on commercial streets should be a minimum of 5 metres floor to floor, and windows should correspond appropriately to the extra height of ground floors.

Generally, 70% of the street-facing **ground floor wall** of a commercial building shall be glazed.

Front setbacks of up to 5 metres may be appropriate along retail streets to provide an accommodate retail displays, street furniture and restaurant patios.

Building Podiums and Streetwalls

Buildings generally shall not be greater than 80 metres in either direction.

Long buildings shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material.

Podiums shall be a minimum of 3 storeys. The maximum height of podiums shall be 6 storeys in the Station Precinct, 4 storeys elsewhere.

Generally, buildings shall have a **street wall** of at least 3 storeys from grade before any setbacks.

Buildings shall be built to a consistent **build-to line**, generally 2-5 metres from the right-of-way.

AXONOMETRIC 3

Parking and Servicing

Entrances to **parking and servicing areas** should be on local streets and/or laneways and should be consolidated.

Loading and service areas generally should be located in the interior of a block, enclosed within a building. Underground loading and service areas are encouraged. Loading and servicing provided at the rear or side of a building shall be screened.

Off-street parking generally shall be located in underground or above-grade structures.

Parking structures shall be integrated with other development and generally fronted by other uses for the entire height of the structure.

Surface parking, where appropriate, shall be located in the interior of a block.

Commercial Uses

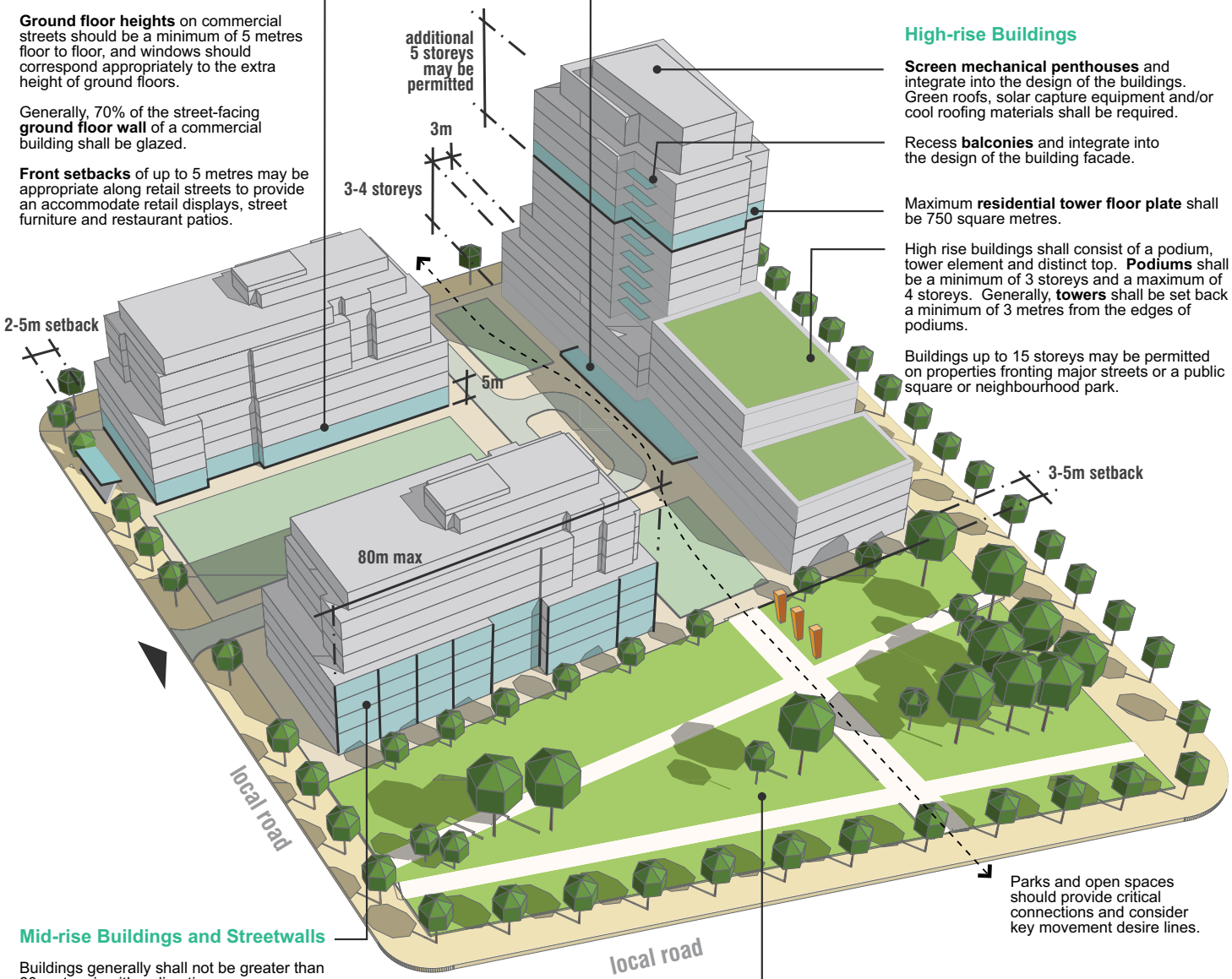
Where **street-related commercial uses** are required, such uses shall be continuous, interrupted only by building lobbies, transit station entrances or other public uses.

Generally, **retail entrances** shall be flush with the sidewalk.

Ground floor heights on commercial streets should be a minimum of 5 metres floor to floor, and windows should correspond appropriately to the extra height of ground floors.

Generally, 70% of the street-facing **ground floor wall** of a commercial building shall be glazed.

Front setbacks of up to 5 metres may be appropriate along retail streets to provide an accommodate retail displays, street furniture and restaurant patios.



High-rise Buildings

Screen mechanical penthouses and integrate into the design of the buildings. Green roofs, solar capture equipment and/or cool roofing materials shall be required.

Recess **balconies** and integrate into the design of the building facade.

Maximum **residential tower floor plate** shall be 750 square metres.

High rise buildings shall consist of a podium, tower element and distinct top. **Podiums** shall be a minimum of 3 storeys and a maximum of 4 storeys. Generally, **towers** shall be set back a minimum of 3 metres from the edges of podiums.

Buildings up to 15 storeys may be permitted on properties fronting major streets or a public square or neighbourhood park.

Parks and open spaces should provide critical connections and consider key movement desire lines.

Mid-rise Buildings and Streetwalls

Buildings generally shall not be greater than 80 metres in either direction.

Long buildings shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material.

Generally, buildings shall have a **street wall** of at least 3 storeys from grade before any setbacks.

Buildings shall be built to a consistent **build-to line**, generally 2-5 metres from the right-of-way. In residential areas, a 3-5 metre **setback** from streets and open spaces will provide for front yards, gardens or patios. **Front patios** shall be elevated.

Mid-rise apartment buildings that do not have retail on the ground floor generally shall incorporate **1-2 storey grade-related units**.

Upper floors of a mid rise building should be set back from the walls of the building facing a street or open space. On local streets the setback should occur at the fifth storey. On collector streets the setback should occur at the sixth or seventh storey.

Generally, retail **entrances** shall be flush with the sidewalk. The ground floor of other uses should be raised no higher than one metre above the ground level elevation.

Green roofs strongly encouraged on mid-rise buildings.

Open Spaces

Residential developments shall include private **outdoor amenity space**.

Outdoor amenity spaces associated with major office or institutional developments generally shall be located and designed to complement the public park system and shall be publicly accessible.

Public art shall be encouraged.

AXONOMETRIC 4

Mid-rise and High-rise Buildings

Screen mechanical penthouses and integrate into the design of the buildings. Green roofs, solar capture equipment and/or cool roofing materials shall be required.

Recess **balconies** and integrate into the design of the building facade.

Mid-rise apartment buildings that do not have retail on the ground floor generally shall incorporate **1-2 storey grade-related units**.

Upper floors of a mid rise building should be set back from the walls of the building facing a street or open space.

Buildings up to 15 storeys may be permitted on properties fronting major streets or a public square or neighbourhood park.

High rise buildings shall consist of a podium, tower element and distinct top. **Podiums** shall be a minimum of 3 storeys and a maximum of 4 storeys. Generally, **towers** shall be set back a minimum of 3 metres from the edges of podiums.

Maximum **residential tower floor plate** shall be 750 square metres.

Parking and Servicing

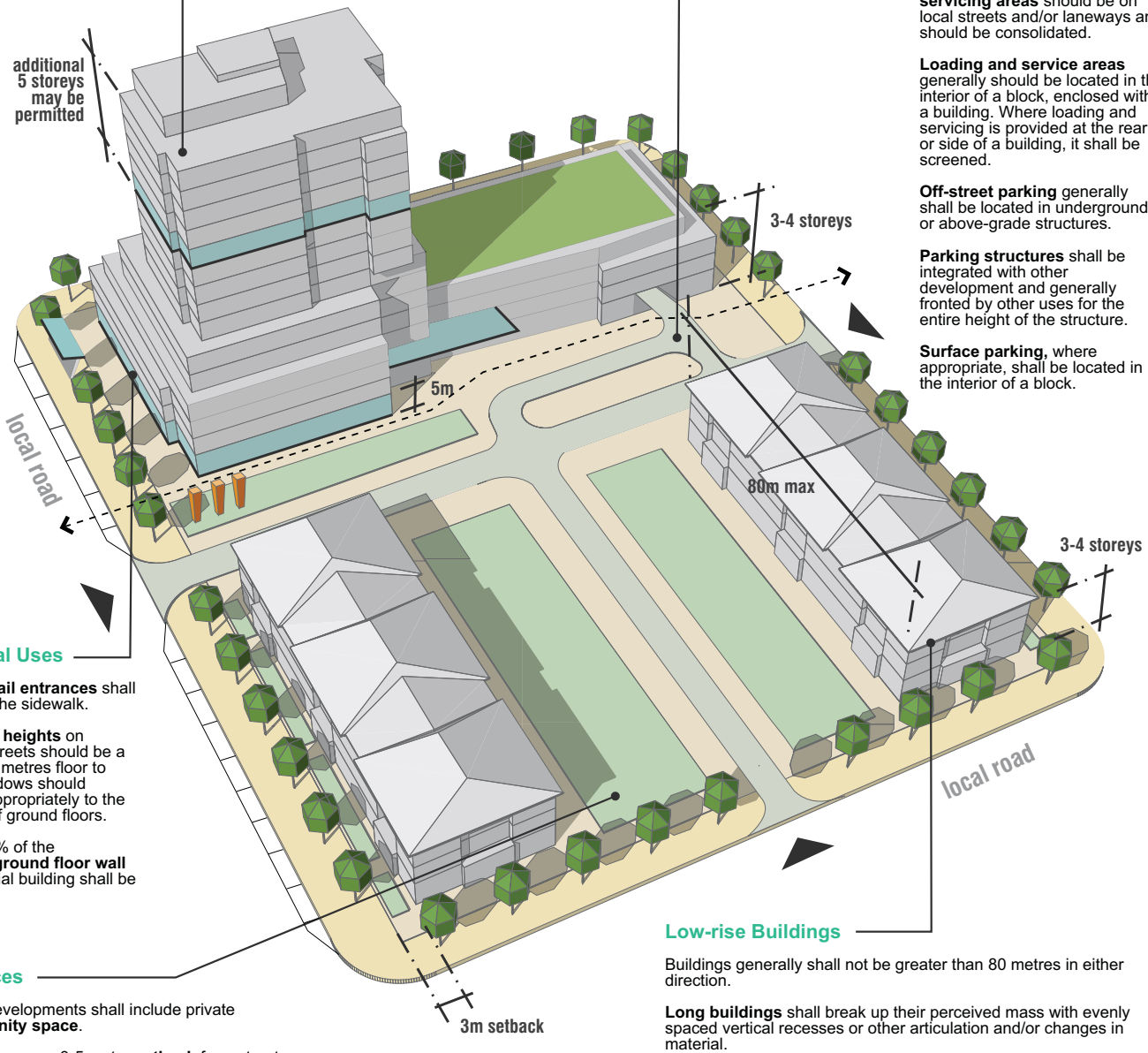
Entrances to **parking and servicing areas** should be on local streets and/or laneways and should be consolidated.

Loading and service areas generally should be located in the interior of a block, enclosed within a building. Where loading and servicing is provided at the rear or side of a building, it shall be screened.

Off-street parking generally shall be located in underground or above-grade structures.

Parking structures shall be integrated with other development and generally fronted by other uses for the entire height of the structure.

Surface parking, where appropriate, shall be located in the interior of a block.



Commercial Uses

Generally, **retail entrances** shall be flush with the sidewalk.

Ground floor heights on commercial streets should be a minimum of 5 metres floor to floor, and windows should correspond appropriately to the extra height of ground floors.

Generally, 70% of the street-facing **ground floor wall** of a commercial building shall be glazed.

Open Spaces

Residential developments shall include private **outdoor amenity space**.

In residential areas, a 3-5 metre **setback** from streets and open spaces will provide for front yards, gardens or patios. **Front patios** shall be elevated.

Low-rise Buildings

Buildings generally shall not be greater than 80 metres in either direction.

Long buildings shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material.

Recess **balconies** and integrate into the design of the building facade.

In residential areas, a 3-5 metre **setback** from streets and open spaces will provide for front yards, gardens or patios. **Ground floors** should be raised no higher than one metre above the ground level elevation. **Front patios** shall be elevated.

AXONOMETRIC 5

Mid-Rise Buildings

Screen mechanical penthouses and integrate into the design of the buildings. Green roofs, solar capture equipment and/or cool roofing materials shall be required.

Upper floors of a mid rise building should be set back from the walls of the building facing a street or open space.

Upper floors of a mid rise building should be set back from the walls of the building facing a street or open space. On local streets the setback should occur at the fifth storey. On collector streets the setback should occur at the sixth or seventh storey.

Generally, retail **entrances** shall be flush with the sidewalk.

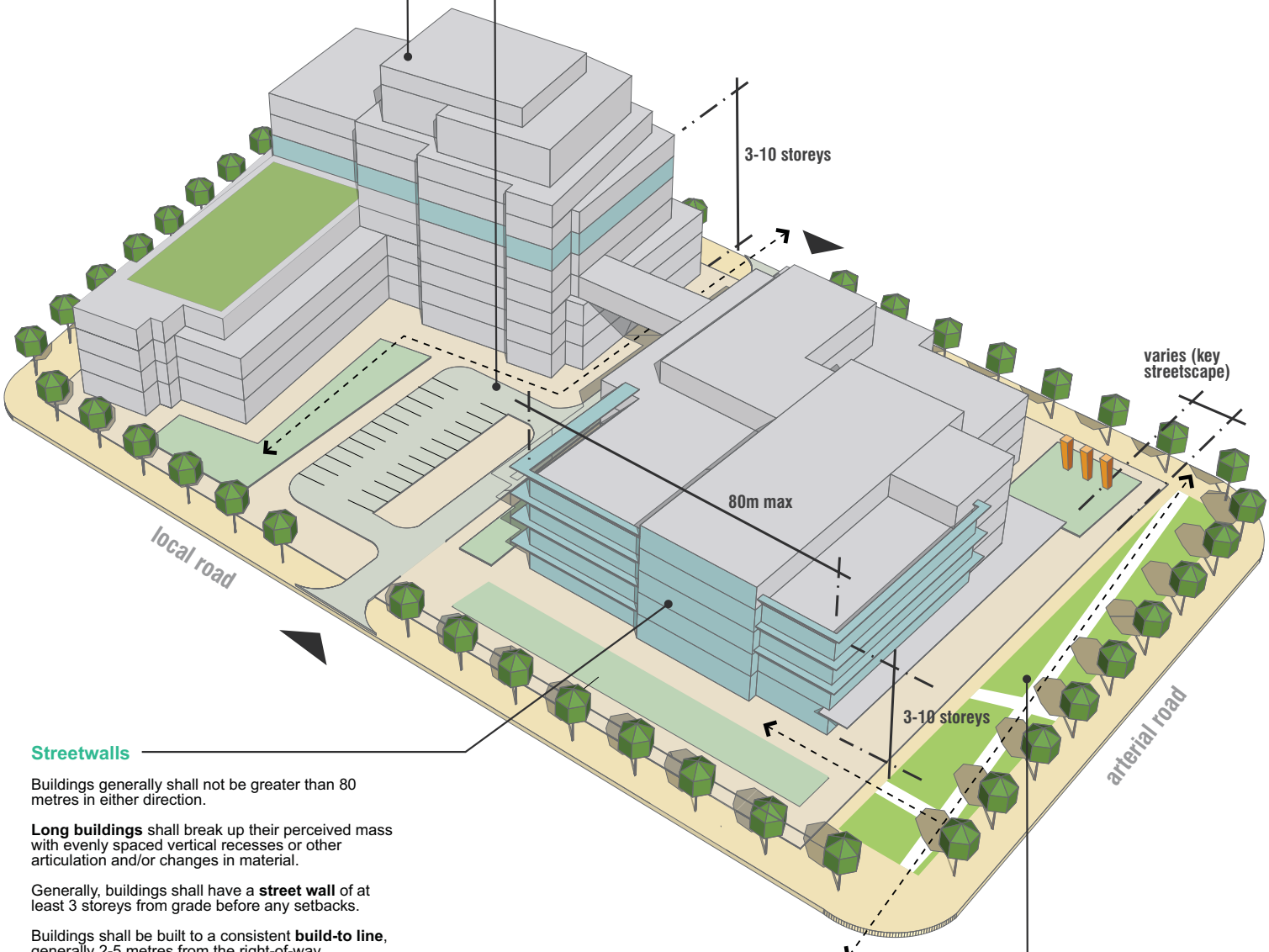
Parking and Servicing

Entrances to **parking and servicing areas** should be on local streets and/or laneways and should be consolidated.

Loading and service areas generally should be located in the interior of a block, enclosed within a building. Where loading and servicing is provided at the rear or side of a building, it shall be screened.

Parking structures shall be integrated with other development and generally fronted by other uses for the entire height of the structure.

Surface parking shall be permitted at the rear or sides of buildings in the Technology Precinct.



Streetwalls

Buildings generally shall not be greater than 80 metres in either direction.

Long buildings shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material.

Generally, buildings shall have a **street wall** of at least 3 storeys from grade before any setbacks.

Buildings shall be built to a consistent **build-to line**, generally 2-5 metres from the right-of-way.

Open Spaces

Outdoor amenity spaces associated with major office or institutional developments generally shall be located and designed to complement the public park system and shall be publicly accessible.

Public art shall be encouraged.