

8.5.1 Multi Residential Buildings Above 3 Storeys

1. Justification

Buildings over 3 storeys are a focal point in the City and will need to be designed to have a positive impact on riverfront and mountain views.

The coordination of building design, landscaping and servicing will be achieved to develop a special character and quality for the City. In the case of this type of development, all the guidelines of Section 8.5 apply in addition to the following:

A. Form and Character

1. Plans submitted for development permits must illustrate a general architectural style detailing, scale, materials, treatment of entrances, gradation of building heights, indoor/outdoor space relationships, recreational area design, and parking layout. In particular, the following design aspects must be addressed:
 - Stepped or alternate massing to break up the volume of a building to avoid a boxlike appearance;
 - Articulated walls detailed with varied cladding material, windows and doors, and patio features to create visual interest;
 - Sloped and varied roof lines
 - Screened rooftop mechanical equipment incorporated into overall architectural treatment of buildings
2. All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity areas.
3. Buildings shall be designed and sited to ensure view corridors, view opportunities and solar access are maintained.

B. Compatibility with Surrounding Land Uses

1. Attention should be paid to overall architectural style and detailing, scale, and quality of finishing materials to achieve a harmonious integration with the neighbourhood. The choice of building materials shall contribute towards an appearance of solid, quality construction and long term durability. Buildings shall include design features such as stepping back the buildings mass from the street or surrounding land use and providing pitched roofs with varied roof lines.