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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
2	**Downtown Precinct Guide lines** *(refer to Map 2 for Precinct Boundaries)*			
2.6	**Precinct 6: Upper Central Downtown**			
~~2.6a~~	~~Encourage low to mid-rise mixed use development while respecting the historic block pattern.~~			
2.6b	Improve the appearance and street-level functionality of larger buildings such as the MetroCentre with street-oriented infill and landscaped roofs.			●
2.6c	Encourage the historic downtown grid to be reinstated over the Metro Centre as redevelopment occurs.			●
2.6d	Development must appropriately frame Citadel Hill through the provision of consistent, animated streetwalls of superior quality and design.		●	
2.6e	Improve public amenity along Brunswick Street and provide small areas of formal open space on the Citadel side of Brunswick Street as opportunities for views to the Harbour along east-west streets.			●
2.6f	Require that vacant sites be developed in a way that provides a continuous streetwall and uninterrupted pedestrian experience.	●		
2.6g	Prohibit new surface parking lots of any kind.	●		
2.6h	Pedestrian activity and retail commerce shall be encouraged by the protection of sidewalks from weather through the use of canopies and awnings.		●	
2.6i	East-west streets shall provide views between the Citadel and the Harbour.	●		
2.6j	George Street shall be established as an important east-west street, a grand promenade, given the linkage between the Town Clock, the Grand Parade, and the Harbour.			●
2.6k	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.		●	
~~2.6l~~	~~The Argyle Street and Blower Street area shall be reinforced as a vibrant area of low to mid-rise buildings, small-scale retail uses, restaurants, bars, potential for permanent sidewalk cafes, hotels, cultural uses, and~~			

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	~~residential uses.~~			
2.6m	As roofscapes are highly visible from the Citadel in this precinct, they shall be well-designed, carrying the architectural language of the building onto the roof. Flat roofs are required to be landscaped, with living green roofs given strong preference.		●	
3	**General Design Guidelines**			
3.1	**The Streetwall**			
3.1.1	**Pedestrian-Oriented Commercial** On certain downtown streets pedestrian-oriented commercial uses are required to ensure a critical mass of activities that engage and animate the sidewalk These streets will be defined by streetwalls with continuous retail uses and are shown on Map 3 of the Land Use By-law. All retail frontages should be encouraged to reinforce the 'main street' qualities associated with the historic downtown, including:			
3.1.1a	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.		●	
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).		●	
3.1.1c	Frequent entries.		●	
3.1.1d	Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3, and is encouraged elsewhere throughout the downtown.		●	
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	●		
3.1.1f	Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible.			●
~~**3.1.2**~~	~~**Streetwall Setback** *(refer to Map 6)*~~			
~~3.1.2a~~	~~Minimal to no Setback (0-1.5m): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.~~			

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~~3.1.2b~~	~~Setbacks vary (0-4m): Corresponds to streets where setbacks are not consistent and often associated with non-commercial and residential uses or house-form building types. New buildings should provide a setback that is no greater or lesser than the adjacent existing buildings.~~			
~~3.1.2c~~	~~Institutional and Parkfront Setbacks (4m+): Corresponds to the generous landscaped setbacks generally associated with civic landmarks and institutional uses. Similar setbacks designed as landscaped or hardscaped public amenity areas may be considered where new public uses or cultural attractions are proposed along any downtown street. Also corresponds to building frontages on key urban parks and squares where an opportunity exists to provide a broader sidewalk to enable special streetscape treatments and spill out activity such as sidewalk patios.~~			
~~**3.1.3**~~	~~**Streetwall Height** *(refer to Map 7)*~~ ~~To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, maximum streetwall heights are defined and correspond to the varying widths of downtown streets – generally 15.5m, 17m or 18.5m. Consistent with the principle of creating strong edges to major public open spaces, a streetwall height of 21.5m is permitted around the perimeter of Cornwallis Park. Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.~~			
3.2	**Pedestrian Streetscapes**			
3.2.1	**Design of the Streetwall**			
3.2.1a	The streetwall should contribute to the fine grained character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.		•	
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	•		
~~3.2.1c~~	~~Generally, streetwall heights should be proportional to the width of the right of way,a 1:1 ratio between streetwall height and right of way width. Above the maximum streetwall height, further building heights are subject to~~			

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	~~upper storey stepbacks.~~			
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.			●
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.		●	
3.2.1f	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.		●	
3.2.1g	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.		●	
3.2.2	**Building Orientation and Placement**			
3.2.2a	All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.		●	
3.2.2b	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space (see diagram at right). Such treatments are also approriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.			●
3.2.2c	Sideyard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.	●		
3.2.3	**Retail Uses**			
3.2.3a	All mandatory retail frontages (Map 3 of Land Use By-law) should have retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation.			●
3.2.3b	Weather protection for pedestrians through the use of well-designed awnings and canopies is required along mandatory retail frontages (Map 3) and is strongly encouraged in all other areas.		●	
3.2.3c	Where retail uses are not currently viable, the grade-level			●

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	condition should be designed to easily accommodate conversion to retail at a later date.			
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.		●	
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	●		
3.2.3f	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.		●	
3.2.3g	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.			●
3.2.4	**Residential Uses**			
3.2.4a	Individually accessed residential units (i.e. town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs should be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.			●
3.2.4b	Residential units accessed by a common entrance and lobby may have the entrance and lobby elevated or located at grade-level, and the entrance should be clearly recognizable from the exterior through appropriate architectural treatment.			●
3.2.4c	Projects that feature a combination of individually accessed units in the building base with common entrance or lobby-accessed units in the upper building, are encouraged.			●
3.2.4d	Units with multiple bedrooms (2 and 3 bedroom units) should be provided that have immediately accessible outdoor amenity space. The amenity space may be at-grade or on the landscaped roof of a podium.			●
3.2.4e	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development			●

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	and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.			
3.2.4f	Residential uses introduced adjacent to pre-exisisting or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.			●
3.2.5	**Sloping Conditions**			
3.2.5a	Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.		●	
3.2.5b	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	●		
3.2.5c	Provide windows, doors and other design articulation along facades; blank walls are not permitted.		●	
3.2.5d	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.		●	
3.2.5e	Wrap retail display windows a minimum of 4.5 metres around the corner along sloping streets, where retail is present on the sloping street.		●	
3.2.5f	Wherever possible, provide pedestrian entrances on sloping streets. If buildings are fully accessible at other entrances, consider small flights of steps or ramps up or down internally to facilitate entrances on the slope.		●	
3.2.5g	Flexibility in streetwall heights is required in order to transition from facades at a lower elevations to facades at higher elevations on the intersecting streets. Vertical corner elements (corner towers) can facilitate such transitions, as can offset or broken cornice lines at the top of streetwalls on sloping streets.			●
3.2.6	**Elevated Pedestrian Walkways** *The intent of these guidelines is to focus pedestrian activity and at the sidewalk level in support of sidewalk level retail establishments, and overall public realm vibrancy. However pedways may be appropriate or necessary in some case.*			
3.2.6a	Not be constructed in a north-south direction such that they block views up and down the east-west streets in the			●

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	downtown.			
3.2.6b	Not be more than a single storey in height.			●
3.2.6c	Strive to have as low a profile as possible.			●
3.2.6d	Be constructed of highly transparent materials.			●
3.2.6e	Be of exceptionally high design and material quality.			●
3.2.7	**Other Uses**			
3.2.7a	Non-commercial uses at-grade should animate the street with frequent entries and windows.			●
3.3	**Building Design**			
3.3.1	**Building Articulation**			
3.3.1a	To encourage continuity in the streetscape and to ensure vertical breaks in the façade, buildings shall be designed to reinforce the following key elements through the use of setbacks, extrusions, textures, materials, detailing, etc.: • Base: Within the first four storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation and material quality. • Middle: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. • Top: The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.	●		
3.3.1b	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown's context and tradition.	●		
3.3.1c	To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.	●		
3.3.1d	Street facing facades should have the highest design quality, however, all publicly viewed facades at the side and rear should have a consistent design expression.	●		

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3.3.2	**Materials**			
3.3.2a	Building materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance.	●		
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	●		
3.3.2c	Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.	●		
3.3.2d	Changes in material should generally not occur at building corners.	●		
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	●		
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	●		
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	●		
3.3.2h	Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited.	●		
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferrable to light tints. Glare reduction coatings are preferred.	●		
3.3.2j	Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, vernadas, porches, railings and other similar architectural embellishments, except that this guidelines shall not apply to seasonal sidewalk cafes.	●		
3.3.3	**Entrances**			
3.3.3a	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	●		
3.3.3b	Ensure main building entrances are covered with a canopy,	●		

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	awning, recess or similar device to provide pedestrian weather protection.			
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.			●
3.3.4	**Roof Line and Roofscapes**			
3.3.4a	Buildings above six storeys (mid and high-rise) contribute more to the skyline of individual precincts and the entire downtown, so their roof massing and profile must include sculpting, towers, night lighting or other unique features.	●		
3.3.4b	The expression of the building top (see previous) and roof, while clearly distinguished from the building middle, should incorporate elements of the middle and base such as pilasters, materials, massing forms or datum lines.			
3.3.4c	Landscaping treatment of all flat rooftops is required. Special attention shall be given to landscaping rooftops in precincts 3, 5, 6 and 9, which abut Citadel Hill and are therefore pre-eminently visible. The incorporation of living green roofs is strongly encouraged.		●	
3.3.4d	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.		●	
3.3.4e	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such structures have very high visibility.			●
3.3.4f	The street-side design treatment of a parapet should be carried over to the back-side of the parapet for a complete, finished look where they will be visible from other buildings and other high vantage points.	●		
3.4	**Civic Character**			
3.4.1	**Prominent Frontages and View Termini**			
3.4.1a	Prominent Visual Terminus Sites: These sites identify			●

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	existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.			
3.4.1b	Prominent Civic Frontage: These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other east west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	●		
3.4.2	**Corner Sites**			
3.4.2a	Provision of a change in the building massing at the corner, in relation to the streetwall.			●
3.4.2b	Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.		●	
3.4.2c	Developments on all corner sites must provide a frontal design to both street frontages.		●	
3.4.2d	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space.		●	
3.4.3	**Civic Buildings**			
3.4.3e	Civic buildings entail a greater public use and function, and therefore should be prominent and recognizable, and be designed to reflect the importance of their civic role.	●		
3.4.3f	Provide distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	●		
3.4.3g	Ensure entrances are large and clearly visible. Provide a building name and other directional and wayfinding signage.	●		

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3.4.3h	Very important public buildings should have unique landmark design. Such buildings include transit terminals, museums, libraries, court houses, performing arts venues, etc.	•		
3.5	**Parking Services and Utilities**			
3.5.1	**Vehicular Access, Circulation, Loading and Utilities**			
3.5.1a	Locate parking underground or internal to the building (preferred), or to the rear of buildings.	•		
3.5.1b	Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages.	•		
3.5.1c	Locate loading, storage, utilities, areas for delivery and trash pick up out of view from public streets and spaces, and residential uses.	•		
3.5.1d	Where access and service areas must be visible from or shared with public space, provide high quality materials and features that can include continuous paving treatments, landscaping and well designed doors and entries.	•		
3.5.1e	Coordinate and integrate utilities, mechanical equipment and meters with the design of the building, for example, using consolidated rooftop structures or internal utility rooms.	•		
3.5.1f	Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults.		•	
3.5.2	**Parking Structures**			
3.5.2a	Where multi-storey parking facilities are to be integrated into new developments they should be visually obscured from abutting streets by wrapping them with sleeves of active uses.			•
3.5.2b	Animated at-grade uses should occupy the street frontage, predominantly retail, with 75% transparency.			•
3.5.2c	At-grade parking access and servicing access to retail stores should be provided to the rear and concealed from the			•

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	street.			
3.5.2d	Provide articulated bays in the façade to create fine-grained storefront appearance.			●
3.5.2e	Provide pedestrian amenities such as awnings, canopies, and sheltered entries.			●
3.5.2f	Provide façade treatment that conceals the parking levels and that gives the visual appearance of a multi-storey building articulated with 'window' openings.			●
3.5.2g	Design of parking structures such that they can be repurposed to other uses (i.e. level floor slabs) is encouraged.			●
3.5.2h	Provide cap treatment (at roof or cornice line) that disguises views of rooftop parking and mechanical equipment.			●
3.5.2i	Utilize high quality materials that are compatible with existing downtown buildings.			●
3.5.2j	Locate pedestrian access to parking at street edges, with direct access. Ensure stairs to parking levels are highly visible from the street on all levels.			●
3.5.2k	Ensure all interior and exterior spaces are well lit, inclusive of parking areas, vehicular circulation aisles, ramps, pedestrian accesses, and all entrances.			●
3.5.2l	Maintain continuous public access to parking at all hours and in all seasons.			●
3.5.2m	Minimize the width and height of vehicular access points to the greatest practical extent.			●
3.5.2n	Provide clear sightlines for vehicles and pedestrians at sidewalks, by setting back columns and walls, and providing durable low maintenance mirrors.			●
3.5.2o	Bicycle parking must be provided in visible at grade locations, and be weather-protected.			●
3.5.3	**Surface Parking**			
3.5.3a	Surface lots shall be located out of sight behind buildings or inside city blocks rather than adjacent to streets or at corners.			●

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3.5.3b	Surface lots shall only be moderate in size (10-20 cars) for the handicapped and visitors, and must include bicycle parking opportunities.			●
3.5.3c	Surface parking shall be designed to include internal landscaping or hardscaping on islands at the ends of each parking aisle, clearly marked pedestrian access and paths, lighting and be concealed with landscaped buffers or other mitigating design measures.			●
3.5.3d	In addition to landscaping, a variety of hardscaping materials should be used to add visual texture and reduce apparent parking lot scale. Landscaping should be low maintenance.			●
3.5.4	**Lighting (see note in report)**			
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.			●
3.5.4b	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external signage illumination (including street addressing), and decorative or display lighting.			●
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.			●
3.5.4d	Encourage subtle night-lighting of retail display windows.			●
3.5.4e	Ensure there is no light trespass onto adjacent residential areas by the use of shielded a full cutoff fixtures.			●
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.			●
3.5.5	**Signs (see note in report)**			
3.5.5a	Integrate signs into the design of building facades by placing them within architectural bay, friezes or datum lines, including coordinated proportion, materials and colour.			●
3.5.5b	Signs should not obscure windows, cornices or other architectural elements.			●
3.5.5c	Sign scale should reinforce the pedestrian scale of the			●

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	downtown, through location at or near grade level for viewing from sidewalks.			
3.5.5d	Large freestanding signs (such as pylons), signs on top of rooftops, and large scale advertising (such as billboards) are prohibited.			●
3.5.5e	Signs on heritage buildings should be consistent with traditional sign placement such as on a sign band, window lettering, or within architectural orders.			●
3.5.5f	Street addressing shall be clearly visible for every building.			●
3.5.5g	The material used in signage shall be durable and of high quality, and should relate to the materials and design language of the building.			●