

# **ARCHITECTURAL DESIGN REVIEW**

For submission with development proposals in the City's Tourist Area

**Property Owner:** 

**Property Address:** 

Architect:

**Application Number:** 

Date:

Please describe in detail how the development complies with the following design objectives. Where the proposed design deviates from the objective please describe treatments proposed to mitigate the impact or to compensate for the design variance. Proponents should reference the Tourism Policy Review and Implementation handbook for further guidelines.





#### **PRINCIPLE 1 - POSITIVE BASE BUILDING PRINCIPLE**

Achieve a positive base interface between vertical building and street elements through built to lines, setbacks, edge treatments, weather protection, transparency, proportion and scale.

#### **DESIGN OBJECTIVES**

A clearly defined building base at the podium level that is designed to animate the street and engage the public (i.e. retail stores, restaurants, galleries, lobbies, etc.) Has this objective been met? □Yes □No

Weather protected canopies and colonnades incorporated along street frontages that respect pedestrian scale, sidewalk width and overall scale of the building. Has this objective been met?

Architectural features (in	cluding cornice	bands, balconies,	, etc.) that complement the arch	itectural form of
adjacent buildings.				
Has this objective been me	et? □Yes	□No		



Mid-block connections through or around buildings with weather protection and active pedestrian facilities that are integrated with public pedestrian systems and transit services. Has this objective been met?

Drop-off areas for pedestrian and vehicles that are integrated with the architectural functionality of the development.

In the case of above grade parking structures, active uses (retail, etc.) are incorporated. *Has this objective been met?* 



#### PRINCIPLE 2 - PUBLIC REALM AT GRADE PRINCIPLE

Achieve an upgraded pedestrian environment through high quality streetscape, planting and furniture, and signage.

DESIGN OBJECTIVES		
Consistency with the Streetsca	pe Master P	lan achieved.
Has this objective been met?	□Yes	□No
Private development streetscar	oe improvem	ents tied into the public pedestrian system and transit services.
Has this objective been met?	□Yes	□No
The built form of development a to encourage the presence of p	and land use beople and se	designed to engage the pedestrian and transportation corridor ense of place.
Has this objective been met?	□Yes	□No
Wider sidewalks and active pul Transportation Master Plan acc	olic uses as o commodated	described in the Streetscape Master Plan and the Sustainable
Has this objective been met?	□Yes	□No
Pedestrian and open space linl visual).	kages provid	ed between the site and Queen Victoria Park (physical or
Has this objective been met?	□Yes	□No



## **PRINCIPLE 3 - THE SKY VIEW PRINCIPLE**

Maximize sky, light and air transparency by building buildings with adequate spacing and mass, and mitigate shadow and blocking light and air penetration—avoid a feeling of a wall of development. It is the view of the composition of the buildings from all sides.

DESIGN OBJECTIVES		
Tower placements situated to en	sure maximu	um sunlight and sky view between them.
Has this objective been met?	□Yes	□No
A diversity of building heights ald	ong the deve	lopment block is created.
Has this objective been met?	□Yes	□No
Towers are setback above the b	uilding base/	podium level.
Has this objective been met?	□Yes	□No
A separation distance of 25m be	tween towers	s on the same lot and 12.5m between towers and side lot
Has this objective been met?	□Yes	□No
The building footprint above podi	um does not	exceed 1,000m <sup>2</sup> (10,000ft <sup>2</sup> ) and width to depth ratio does not
exceed 1: 1.5.		
Has this objective been met?	□Yes	□No



No mirrored walls.		
Has this objective been met?	□Yes	□No

Building form has clearly defined building bases, tower shafts and roof treatments with appropriate design on all sides.

Changes in dimensional width a	and use of	architectural materials	produces the effect of point towers.
Has this objective been met?	□Yes	□No	



## **PRINCIPLE 4 - SKYLINE HEIGHT PRINCIPLE**

The taller the building, the more slender it should be. A diversity in heights should be provided as long as it is shaped or located in a way that warrants the height.

DESIGN OBJECTIVES		
Clearly defined roof features are	e incorporated	to enhance the skyline.
Has this objective been met?	□Yes	□No
Towers run perpendicular to the Has this objective been met?	e escarpment e □Yes	edge to avoid a wall effect. □No
A gradation of height down towa	ards the escar	pment and Queen Victoria Park.
Has this objective been met?	□Yes	⊡No
A gradation of height down towa	ards the reside	ential community.
Has this objective been met?	□Yes	□No
A view corridor within 300m rad	ius of Skylon ⊺	Tower is to be retained.
Has this objective been met?	□Yes	□No



## **PRINCIPLE 5 – NIAGARA FALLS VIEWS AND VISTAS PRINCIPLE**

Enhance the visual connections to the features of the Falls and across border and other environmental amenities. Avoid obstructing the valuable views and creating new ones.

#### **DESIGN OBJECTIVES**

Massing and building size is designed to maintain the views and exposures to natural and man made features.

Has this ob	jective been met?	<sup>′′</sup> □Yes	□No

The building design enhances views to and from the Niagara River and Falls. *Has this objective been met?* 

Visible extensions of landscape themes from Queen Victoria Park up to the escarpment create a
park-in-the-city effect.

Has this objective been met?	□Yes	□No
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#### **PRINCIPLE 6 – POSITIVE MICROCLIMATE PRINCIPLE**

Implement design measures that will maximize comfort, enjoyment of the public realm, and minimize impacts on adjacent properties through shadow, wind and snow. Consider pedestrian criteria for sitting, standing and walking.

#### **DESIGN OBJECTIVES**

Protection of the microclimate of the public realm and open space from potential impacts generated by the scale and mass of the building.

Has this objective been met?	□Yes	□No
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Impacts of wind/shadows are mitigated through design at both the micro and macro scale rather than landscaping.

Has this objective been met?	□Yes	□No
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5 hours of sunlight on September 21st remains on the pedestrian corridor, open space areas, entry corridors, retail and Falls access streets. 3 hours elsewhere. Has this objective been met?

Mist dispersion over the Falls	is avoided/mit	igated throug	h building design.
Has this objective been met?	□Yes	□No	



## PRINCIPLE 7 – PARKING AND CIRCULATION

Allow less intrusive parking solutions that increase the convenience of the Tourist district; and implement services that reduce automobile circulation at and around the Falls and Queen Victoria Park.

DESIGN OBJECTIVES Required parking is provided on site.				
Parking is provided in structure	d lots or und	erground.		
Has this objective been met?	□Yes	□No		
Retail/Active uses along street	frontage of p	parking structures.		
Has this objective been met?	□Yes	□No		
Surface parking is divided and	dispersed by	landscaped strips and modules.		
Has this objective been met?	□Yes	□No		