



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

Podiums that occupy 75% of lot frontage to provide a well defined street edge.

Has this objective been met? Yes No

A clearly defined street wall at podium level to provide a continuous build form with adjacent developments on the same or neighbouring blocks (except for driveways).

Has this objective been met? Yes No

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? Yes No

Architectural features (including cornice bands, balconies, etc.) that complement the architectural form of adjacent buildings.

Has this objective been met? 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? Yes No

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

Has this objective been met? Yes No

In the case of above grade parking structures, active uses (retail, etc.) are incorporated.

Has this objective been met? Yes No

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 Streetscape Master Plan achieved.

Has this objective been met? Yes No

Private development streetscape improvements tied into the public pedestrian system and transit services.

Has this objective been met? Yes No

The built form of development and land use designed to engage the pedestrian and transportation corridor to encourage the presence of people and sense of place.

Has this objective been met? Yes No

Wider sidewalks and active public uses as described in the Streetscape Master Plan and the Sustainable Transportation Master Plan accommodated.

Has this objective been met? Yes No

Pedestrian and open space linkages provided between the site and Queen Victoria Park (physical or visual).

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 ensure maximum sunlight and sky view between them.

Has this objective been met? Yes No

A diversity of building heights along the development block is created.

Has this objective been met? Yes No

Towers are setback above the building base/podium level.

Has this objective been met? Yes No

A separation distance of 25m between towers on the same lot and 12.5m between towers and side lot lines.

Has this objective been met? Yes No

The building footprint above podium does not exceed 1,000m² (10,000ft²) 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.

Has this objective been met?

Yes

No

Changes in dimensional width 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 incorporated to enhance the skyline.

Has this objective been met? Yes No

Towers run perpendicular to the escarpment edge to avoid a wall effect.

Has this objective been met? Yes No

A gradation of height down towards the escarpment and Queen Victoria Park.

Has this objective been met? Yes No

A gradation of height down towards the residential community.

Has this objective been met? Yes No

A view corridor within 300m radius 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 objective been met? Yes No

The building design enhances views to and from the Niagara River and Falls.

Has this objective been met? Yes No

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

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

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

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? Yes No

Mist dispersion over the Falls is avoided/mitigated through 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.

Has this objective been met? Yes No

Parking is provided in structured lots or underground.

Has this objective been met? Yes No

Retail/Active uses along street frontage of 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
