



Draft – Cook Street Village Design Guidelines

Cook Street Village Design Guidelines

Preamble:

These guidelines apply to properties that are located along Cook Street between Southgate Street and Park Boulevard. These design guidelines are also intended to supplement the *Design Guidelines For: Multi-Unit Residential, Commercial and Industrial, July 2012* which address form and character of developments across the city.

It is intended that both guideline documents will be considered together in conjunction with other applicable guidelines noted in each designated development permit area as detailed in the *Official Community Plan*.

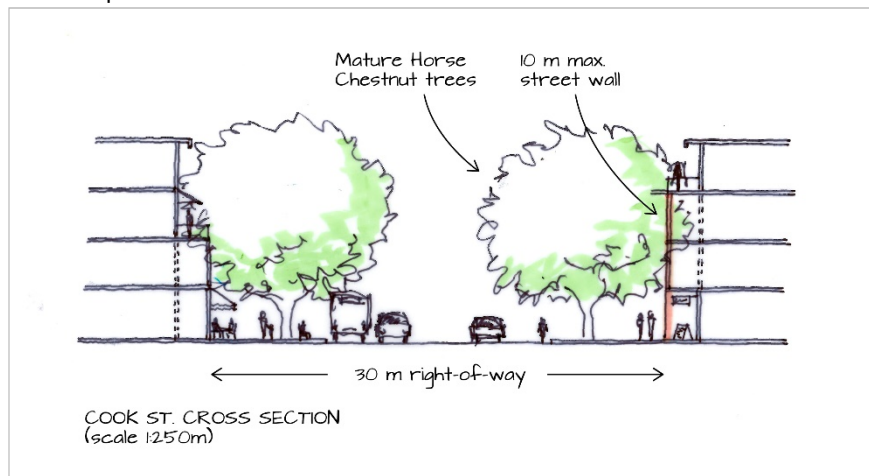
Collectively, the guidelines are intended to guide applicants in achieving new development, additions and alterations to existing buildings that result in design excellence, livability, high-quality pedestrian environments, sense of place and urbanism that is responsive to the design objectives of the Fairfield Neighbourhood Plan, while also enabling flexibility and fostering creativity.

All visuals in this document are provided for illustrative purposes only to support description of the guidelines.

General Guidelines

1) Context and Streetscapes:

- a. Buildings flanking streets should create a sense of enclosure and human scale. To achieve this, buildings fronting Cook Street should provide a “street wall” that is at a desired height of approximately 1/3 the width of the Cook Street Right of Way that is located directly adjacent to the subject property. This is expressed as a Right of Way-width to street wall height ratio range of approximately 3:1. A streetwall of less than this height may be desired where site-specific design considerations warrant (e.g. access to sunlight for public space, or to accommodate existing and future street trees.)
- b. For buildings located on corner sites, this principle should be applied to the facades facing both streets where possible.



A Right of Way width to street wall height of approximately 3:1 is recommended to frame the street and provide comfortable and 'human-scale' enclosure.

Note: Right of Way is generally determined as the distance between property lines on either side of a street

- c. To mitigate the visual impact of building height and to maximize sunlight exposure to the street, the upper portions of buildings above the street wall should be stepped back from the streetwall by at least 2m and upper storey balconies should not project into the setback area. A greater setback may be desired where design considerations warrant (e.g. access to sunlight for public space, or to accommodate existing and future street trees).
- d. Where an established pedestrian-friendly street wall exists, the front facade of new buildings should be generally aligned with adjacent buildings to create visual continuity along the streetscape.
- e. Buildings with active commercial uses at grade should generally be set back at least one metre from the front property line. However, portions of the front facade should be set back further, up to 3m, where appropriate to accommodate features such as patios, courtyards, seating areas and outdoor display areas.
- f. Buildings should create “eyes on the street” and public spaces by orienting doorways, windows and balconies to overlook sidewalks, walkways, plazas and other open spaces.
- g. Consider unique rooflines for taller buildings that have a visually prominent location (e.g. at corners, or at terminating vistas of streets) in order to create a distinct landmark.

2) Building Design:

- a. Building facades, especially those facing streets, should be well-designed and articulated with human-scale architectural features that create visual interest for pedestrians. Facade designs should consider the rhythm and pattern of existing building facades and architectural elements in the surrounding context, such as building articulation, rooflines, window placement, entryways, canopies and cornice lines.
- b. Large expanses of blank walls should be avoided. Where this is not possible, design treatments such as vertical plant materials, landscaping, art (e.g. mosaic, mural or relief) or the use of other building materials and building elements are encouraged to add visual interest.
- c. Weather protection for pedestrians should be provided in the following manner:
 - i. Individual canopies or awnings of sufficient depth should be provided to protect pedestrians from inclement weather, especially at building entrances.
 - ii. The underside of canopies should be illuminated.
 - iii. Canopies with translucent or frosted glazing are encouraged to maximize winter sunlight, particularly for north-facing facades.
- d. For buildings located on a corner, the corner design should include an architectural feature that addresses and emphasizes the corner. Strategies to achieve this include but are not limited to a chamfered or setback corner, prominent glazing, or a primary building entrance oriented to the corner.
- e. The first storey of a mixed-use or commercial building should be designed with a minimum floor-to-ceiling height of at least 4m and a minimum depth of approximately 10 metres to accommodate a range of commercial uses.
- f. Ensure that the placement and design of new buildings help to accommodate existing and future street trees and mitigate any potential conflict between the building and the mature tree canopy.
- g. Where ground floor commercial uses are proposed with new development along Cook Street, buildings should be built to a setback line 1m from the front property line. Portions of building frontages are encouraged to be set back further, up to 3m from the front property line, to accommodate street front features such as patios, seating and outdoor display areas for the commercial uses.
- h. Buildings with commercial uses at grade should integrate storefront modules with transparent glazing, frequent entrances, and recessed entryways at intervals that reflect the existing street pattern. This design strategy is encouraged even where the building has a single tenant or use.



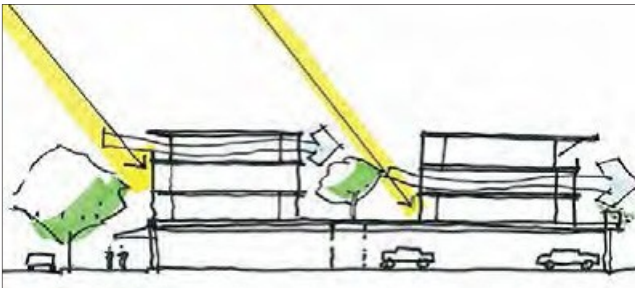
Modulated, transparent storefronts and building setbacks create interest for pedestrians and encourage activity along the street.

3) Parking:

- a. Parking should be located underground or to the rear of buildings to provide human scale pedestrian environments. Where rear yard surface parking is proposed, building designs and landscaping interventions should be employed so that parking is integrated into sites in a manner that results in an attractive and safe environment and is screened from adjacent residential buildings.
- b. To improve the continuity of the Cook Street Village streetscape, driveway access to rear parking and loading areas should be shared and accessible from side streets where possible.

4) Livability:

- a. Where two or more buildings are located on a single site, or where a single structure contains two or more building elements above a common base or podium, a comfortable separation space should be provided for residential units, with consideration for window placement, sunlight penetration to residential units, and adequate spaces for landscaping.



Comfortable separation space allows for sunlight access to individual units and outdoor spaces.

- b. Multi-unit buildings should be designed to provide a sensitive transition in scale to adjacent, smaller developments through considerations for massing and other design features. Strategies to achieve this may include but are not limited to setting upper storeys back, varying roof lines, siting or scaling buildings to reduce shading, etc.
- c. Residential building designs are strongly encouraged to include common outdoor space such as landscaped courtyards or rooftops, where possible.
- d. Buildings with residential use should be designed so that units receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).
- e. Residential buildings located along Cook Street should incorporate design features that minimize noise and pollution impacts (e.g. triple-pane glazing, residential units oriented towards courtyards, design of residential units with multiple orientations or side orientations, and building air intakes located away from the road).
- f. As a means to improve privacy between adjacent buildings, consider design solutions such as window size, window height, window placement and orientation, exterior landscaping, privacy screens or the use of frosted glazing on balconies.
- g. Pedestrian walkways that connect the primary entrance of multi-unit residential or commercial buildings with the adjacent public sidewalk should be a minimum of 2m wide and distinguishable by using varied and distinct paving treatments.

5) Materials and Finishes:

- a. Exterior materials that are high quality, durable and capable of withstanding a range of environmental conditions throughout the year are strongly encouraged, particularly on lower portions of buildings that are more closely experienced by pedestrians. High quality building materials include but are not limited to:
 - Natural wood
 - Composite materials
 - Brick masonry
 - Glazed tile
 - Stone
 - Concrete
 - Flat profile "slate" concrete tiles
 - Glass and wood for window assemblies
 - Standing seam metal roofing
- b. Light-coloured, heat reflective and permeable paving materials are encouraged for hard surfaces such as parking areas, walkways, patios and courtyards as a means to reduce storm water run-off and reduce heat-island effects. Light-coloured or heat reflective materials are also encouraged for rooftops to reduce

heat island effects.

6) Landscaping and Open Space:

- a. Buildings that include residential units should include private open space (e.g. balconies, porches) or easily accessed shared open space in the form of courtyards, green spaces, terraces, yards, play areas or rooftop gardens.
- b. The rear yard of multi-unit or mixed-use buildings adjacent to lower scale residential development should provide landscaping and trees that mitigate the appearance of massing and contribute to a transition in scale.
- c. Landscape design should consider the local climate and water efficiency through species selection, including selection of draught-tolerant species, efficient irrigation systems or design of unirrigated landscapes, use of run-off for irrigation, presence of rain gardens and other approaches.
- d. Consider features in landscaping or open space that add to sociability, such as shared areas to sit, garden plots, play areas, balconies fronting courts, etc.
- e. The location of driveways and drive aisles should strive to preserve existing canopy trees or provide opportunities for new canopy trees within the boulevard by providing enough planting space.