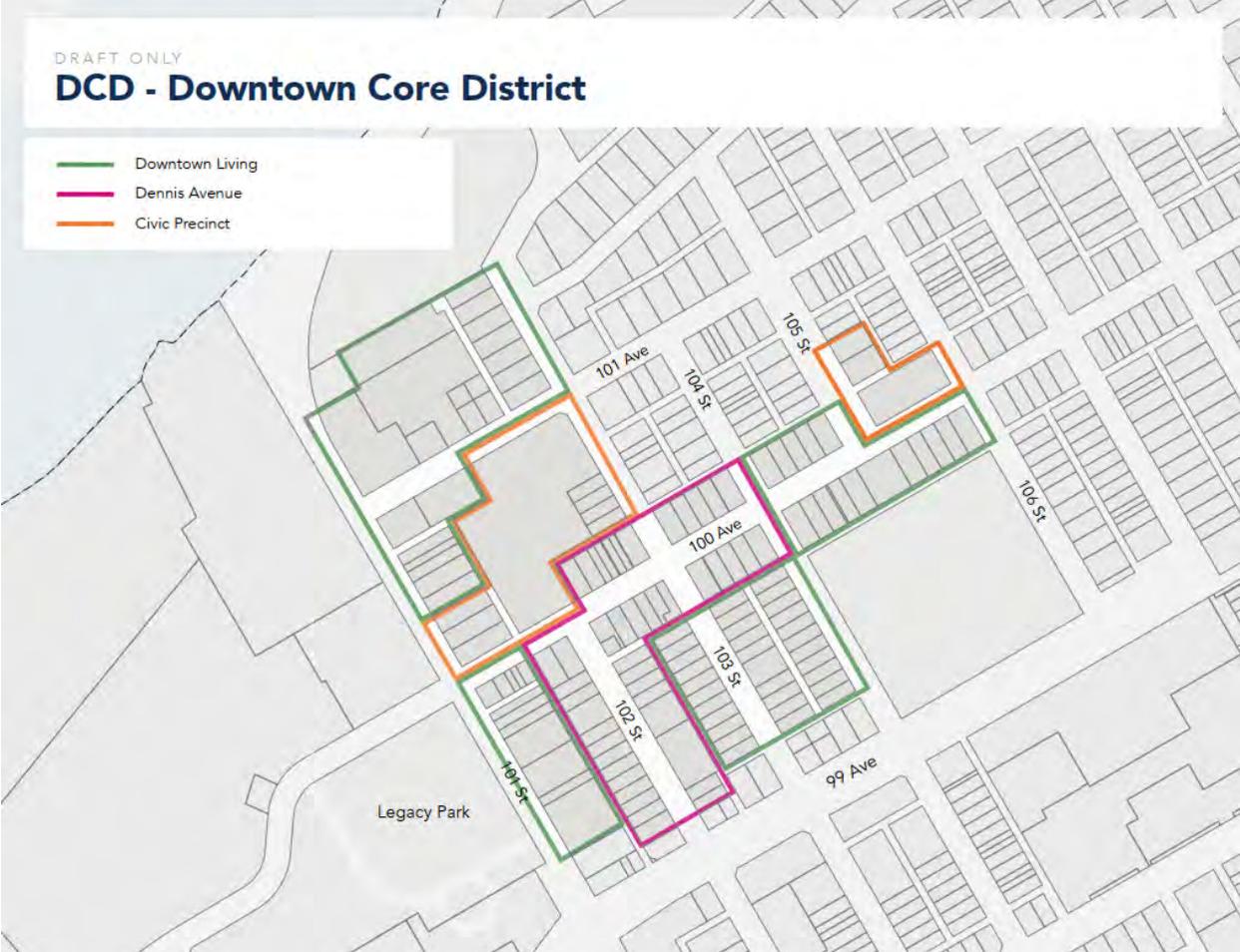


# DCD – Downtown Core District

## (1) MAP



## (2) PLACETYPE

The Downtown Core serves multiple functions. It is Fort Saskatchewan’s historic downtown: home to many unique businesses, residential apartments, and government buildings. This place type is built with a grid road network and walkable block sizes. The Downtown Core District features traditional Prairie Main Street historic brick façades and Prairie Style architecture, with structures featuring brick, decorative brick, wood, and stone. The location is complemented by the river valley and Historic Precinct in close proximity.

Within this district, there are sub-place types. Dennis Avenue is a sub-place type that is dominated by ground-level retail, entertainment, and enhanced streetscape. This sub-place type comprises retail-focused corridors of 100<sup>th</sup> Avenue (Dennis Avenue) and 102<sup>nd</sup> Street and serves as a hub for residents and visitors. Civic Precinct another sub-place type, comprises of City Hall, the Courthouse, and the Post Office. Downtown Living is marked by a blend of street-oriented, ground-level commercial spaces and apartment blocks. Predominately pedestrian-oriented, its infrastructure supports and encourages ground-level

commercial activities. The active uses within this place type are varied, hosting a range of small-scale businesses, boutique shops, and service establishments, as well as residential and office uses.

### **(3) INTENT**

#### **i. General Intent**

In the Downtown Core District, there is an emphasis on creating a vibrant, pedestrian-oriented environment through thoughtful urban design. This place type is intended to attract residents, visitors, and economic development to foster a lively historic downtown, distinguished by development that invokes a strong sense of place. Each sub-place type, with its tailored design approach and functionality, contributes to the cohesive identity and dynamism of the Downtown Core. The small-town character shall be maintained through design features, site planning, and massing while creating opportunities to accommodate residents and visitors for round-the-clock vibrancy, safety, and to support local businesses.

#### **ii. Land Use Intent**

The Downtown Core is tailored to address the unique needs and characteristics of each sub-place type, guiding the development and utilization of land in a way that supports the overall vision.

#### **Dennis Avenue**

In the retail-focused Dennis Avenue sub-place type, the aim is to foster vibrancy and a welcoming, engaging, comfortable, and seamless pedestrian experience. This area is intended for small-scale commercial retail, restaurants, bakeries, coffee shops, art galleries, pubs, salons, and similar establishments at ground level that cater to pedestrian traffic. To maintain the active street frontage and pedestrian engagement, professional services, studio or private schools, and other office-related uses are encouraged to occupy spaces above the ground floor. Residential units are also permitted within this area, provided they are situated above the ground floor or behind the retail street frontage at the ground level. This approach aims to create a lively street-level experience while accommodating a mix of uses.

#### **Civic Precinct**

In the Civic Precinct, the intent is to uphold and enhance its role as a hub for civic activities. This sub-place type is largely influenced by the activities and functions of City Hall, the Post Office, and the Courthouse. While there are limited opportunities for new development in this area, any future land use is expected to align with the character of the downtown and be compatible with the existing context. Appropriate and complementary uses that enhance the downtown, the area's civic nature, and public accessibility are encouraged, ensuring that the precinct continues to serve as a focal point for city-wide activities and interactions.

#### **Downtown Living**

In the Downtown Living area, marked by a combination of standalone commercial spaces and street-oriented apartment blocks, the goal is to create a versatile urban space that accommodates a diverse mix of uses. This flexibility is essential for an adaptable and vibrant urban environment, ready to evolve with changing urban dynamics in the mature Downtown Core.

This sub-place type is intended to accommodate the working, living, and shopping needs of Downtown residents and of the city as a whole. This area is primarily suited for higher-density residential developments, particularly apartment blocks and other multi-unit residential structures with integration of compatible commercial uses. The inclusion of commercial elements is designed to be harmonious with the residential character of this sub-place type, providing essential services and amenities while maintaining the overall mixed-use framework within a densifying urban fabric.

### **iii. Form of Development and their Locations**

Dennis Avenue is to function as a main street with engaging, attractive, human-scale development that creates a welcoming and interactive experience for pedestrians. Comfortable environment for walking and shopping is created through low to mid-rise buildings up to 4-5 storeys tall, located closer to the sidewalks, articulated building facades, architectural elements such as canopies, big display windows, and many entryways creating an interactive experience.

Downtown Living will also be home to low to mid-rise apartments up to 6 storeys tall and commercial services. This area will strengthen the population base, creating 24x7 activity in the downtown.

Civic precinct will also support the compatible redevelopment that builds on the existing character and blends in with the surroundings.

### **iv. Development Approach**

The Development Approach for the Downtown Core District establishes a regulatory framework in which zoning standards remain in force, while allowing limited flexibility where high-quality urban design and site planning demonstrably mitigate potential impacts and support the objectives of the District.

Development within the Downtown Core District must comply with the applicable regulations of this District, including permitted uses, development standards, and site requirements, unless a variance is approved in accordance with the Land Use Bylaw and the Municipal Government Act.

The City recognizes that urban design quality, site integration, and public realm contribution can, in certain circumstances, reduce or offset impacts that would otherwise arise from the strict application of development standards. Accordingly, discretionary decision-making within the Downtown Core District shall place particular emphasis on how proposed developments address interface conditions, pedestrian experience, spatial quality, and neighbourhood context.

To support this evaluation, the City has established a Design Performance Evaluation Framework, set out in Appendix 1. The framework provides structured criteria to assist the Development Authority in evaluating urban design quality and in determining whether proposed developments demonstrate sufficient mitigation of impacts to support the exercise of discretion or the approval of variances.

The Design Performance Evaluation Framework is intended to inform professional judgment and decision-making. It does not replace the regulations of this District, does not authorize deviations from required standards on its own, and does not constitute an alternative regulatory pathway.

The framework may be applied using qualitative assessment, comparative evaluation, or other structured review methods, including, where appropriate, scoring or weighting systems. Regardless of the method used, decisions shall be based on reasoned findings that clearly link the evaluation of design quality to the statutory variance tests and the objectives of the Downtown Core District.

#### (4) USES AND TYPOLOGY

Building Type	Requisite Qualifiers			Fundamental Use Provision (FUP)
	DCD Locations			
	Dennis Avenue	Civic Precinct	Downtown Living	
Apartment	-	-	P	
Stacked Townhousing, Townhousing	-	-	D	
Commercial Block	P	-	D	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Commercial Office Building	D	-	D	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Mixed Use Building	P	-	P	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted nor Discretionary.
Inn	D	-	D	
Sign	D	D	D	
Single Structure Commercial Pad	-	-	D	Only on the following parcels: Plan: O Block: 15 Lot: 7 Plan: O Block: 15 Lot: 8 Plan: O Block: 5 Lot: 23
Storefront	P	-	D	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted nor Discretionary.
Indoor Assembly	D	P	P	
Public Service Building	-	P	D	

Building Type	Requisite Qualifiers			
	DCD Locations			
	Dennis Avenue	Civic Precinct	Downtown Living	Fundamental Use Provision (FUP)
School	-	-	D	
Urban Agriculture	D	D	D	
Park and Natural Area	P	P	P	

## (5) LOT AND SUBDIVISION STANDARDS

	Use	Standard
Lot Width	Stacked Townhousing, Townhousing	Interior Lot: Min. 3.6m End Lot: Min 4.8m Corner Lot: Min. 6.0m
	Apartment, Inn, Mixed Use Building, Stacked Townhousing (with Shared Access), Townhousing (with Shared Access)	Min. 15.0m Max. 50.0m
	Commercial Office Building, Indoor Assembly, Public Service Building, School, Single Structure Commercial Pad	To the discretion of the Subdivision Authority.
	Commercial Block, Storefront	Min. 3.6m Max. 16.0m
Lot Depth	Apartment, Commercial Block, Commercial Office Building, Indoor Assembly, Inn, Mixed Use Building, Public Service, School, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 30.0m Max. to the discretion of the Subdivision Authority.

## (6) BUILT FORM AND SITING

- i. Shared side property line for Stacked Townhousing and Townhousing is permitted to be 0.0m.
- ii. Balconies and porches may not project beyond the property line.

	Typology	Dennis Avenue	Civic Precinct	Downtown Living
Front Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 3.0m	-	Min. 0.0m – Max 6.0m

	Typology	Dennis Avenue	Civic Precinct	Downtown Living
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Not permitted within front yard setback.		
Rear Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 1.0m	-	Min. 6.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Min. 1.0m		
Side Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 1.2m	-	Min. 0.0m – Max. 3.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Min. 1.0m		
Front Flanking Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 3.0m	-	Min. 2.4m – Max. 3.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Min 2.4m		
Principal Building Height	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 4.5m – Max. 15.0m  Max. 1.5m for top storey parapet.	-	Min. 8.5m – Max. 20.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Max. 5.0m		
Site Coverage	Stacked Townhouses, Townhouses	Max. 80%		
	Apartment, Commercial Block, Commercial Office Building, Inn,	Max. 80%		

	Typology	Dennis Avenue	Civic Precinct	Downtown Living
	Mixed Use Building, Single Structure Commercial Pad, Storefront,			
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Max. 15%		
Density	Stacked Townhouses, Townhouses	Max 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling unit OR up to a maximum of 1 Internal Secondary Suite		
	Apartment, Mixed Use	Min. 70 du/nrha		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m <sup>2</sup> per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m <sup>2</sup> per dwelling unit to be provided for balconies		

## (7) BUILDING CHARACTER AND DESIGN

### i. General

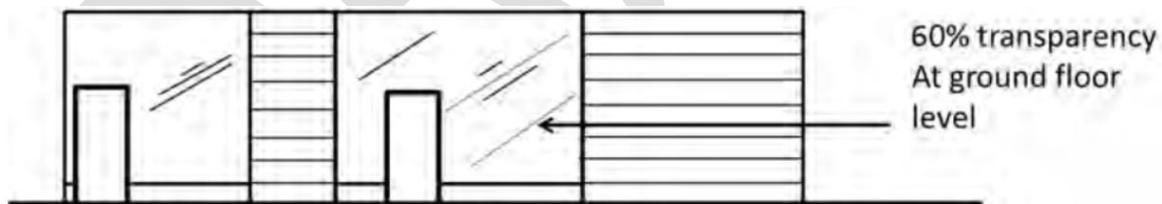
The Development Authority may use its discretion to accept design elements other than those established in Section 7: Building Character and Design, provided that the applicant achieves the minimum threshold established in process outlined in Appendix 1: Design Performance Evaluation Framework.

- a) Vehicle-oriented activities may be accommodated with primary access from a Lane, provided that pedestrian priority activity at grade is maintained along the Street. The following Activities are considered vehicle-oriented:
  - a. Service Station
  - b. Service Station (Limited)
  - c. Vehicle and Equipment Storage
  - d. Vehicle Repair Facility
  - e. Vehicle Repair Facility (Limited)
  - f. Vehicle Sales, Leasing, and Rental Facility
  - g. Vehicle Wash
- b) New and redeveloping building facades abutting public and quasi-public spaces or Streets that exceed 12.0m in building length shall incorporate vertical architectural design elements such as modulation of massing, variation in roofline, porches, pilasters, or columns, and wall planes (recessed or raised surfaces) to create a visual interest and avoid continuous blank walls.
- c) New and redeveloped buildings taller than 15.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind tunnel impacts at the pedestrian level to the satisfaction of the Development Authority.

- d) Parking shall be concealed within new buildings with at-grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- e) Exterior building finishes facing the street, park and/or open space shall incorporate a minimum of 20% of the ground floor façade area with decorative materials such as brick, brick veneer, stone, tile, stone veneer, wood, decorative shingles, or a combination thereof.
- f) To ensure architectural interest, new buildings and buildings with significant redevelopment shall incorporate a minimum of three of the following design elements on the facades:
  - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
  - b. Use of bold window trims, soffits, muntin bars;
  - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
  - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
  - e. Use of accent colour and/or contrast in finishing materials;
  - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- g) A minimum of 85% of all ground-floor windows must be clear and transparent. The remainder may be covered by non-transparent material.

**ii. Dennis Avenue**

- a) For new and redeveloped buildings, a minimum of 60% of the ground floor façade area adjacent to a public street, park and/ or open space shall be comprised of windows, doors, or transparent glazing;



- b) For new and redeveloped buildings, a minimum of 70% of a building's length along the front lot line shall be within the permitted setback. Areas not covered by the building footprint shall be hard-surfaced and shall be utilized for activities that engage the pedestrians, such as a patio, plaza, etc.
- c) For new and redeveloped buildings, ground-floor entrances shall be provided such that no portion of a building façade facing a public street exceeds 10.0 m in length without an entrance.
- d) Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances. These features shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- e) Parking located at the side of the building must be screened by decorative fencing and/or landscaping and shall not exceed 30% parcel width at the front property line.

### iii. Downtown Living

- a) New and redeveloped buildings with similar or mirrored front elevations must be separated by a minimum of two buildings along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- b) A minimum of 60% of a building's length along the front lot line shall be within the permitted setback.
- c) For Commercial Block, Commercial Office, Inn, Mixed-Use Building, Single Structure Commercial Pad, and Storefront buildings, a minimum of 60% of the ground floor façade area between 1.0m and 2.0m above grade and adjacent to a public street, park, or open space shall be comprised of windows, doors, or transparent glazing;



### iv. Civic Precinct

- a) The siting and appearance of all buildings or improvements, and the landscaping of the site, shall be to the satisfaction of the Development Authority. Buildings shall also be in general conformity with adjacent buildings, and adequate protection shall be afforded to the amenities of adjacent buildings and sites.
- b) Redevelopment of a site shall contribute to the civic function by incorporating publicly accessible open space features such as plazas, forecourts, landscaped areas, or seating for community gathering.

## (8) OTHER REGULATIONS

### i. Access

- a) For new development and development involving significant redevelopment, where a site abuts a lane at the Rear Lot Line, vehicular access must be from the lane. Existing access from the Street shall be removed.

### ii. Urban Agriculture

- a) Urban Agriculture shall be in accordance with Section X \_\_\_\_\_ of this Bylaw.
- b) In the Dennis Avenue sub-place area, Urban Agriculture shall not be permitted in the front yard setback.

### iii. Landscaping

- a) Landscaping on the site shall be in accordance with Section X \_\_\_\_\_ of this Bylaw.
- b) In the Downtown Living and Civic Precinct sub-place areas, one tree for each 100.0m<sup>2</sup> and one shrub for each 40.0m<sup>2</sup> of landscape area shall be provided.

**iv. Fences, Walls, and Hedges**

- a) Fences, walls and hedges in this district shall be in accordance with Section x.x of this bylaw.
- b) In the Dennis Avenue sub-place type, Fences are not permitted in the Front Yard

**v. Applicability of the Regulations**

- a) The regulations of this district are designed primarily for new and redeveloped buildings as well as for significant redevelopments of existing buildings. As such, existing buildings developed prior to this Land Use Bylaw coming into place [DATE] will not be considered non-conforming.
- b) For this District, "significant redevelopment" refers to any development that includes an addition to the building's floor area and/or improvement to over 50% of the public facing Façade/s.

# Appendix 1: Design Performance Evaluation Framework

## (1) INSTRUCTIONS FOR APPLICANTS

### a) Purpose of the Framework

The Design Performance Evaluation Framework is intended to assist applicants and the Development Authority in evaluating how a proposed development addresses urban design quality and mitigates potential impacts arising from site conditions, requested variations, or deficiencies relative to the development standards of this District.

The framework is organized around five key urban design qualities identified by the City: imageability, visual enclosure, human scale, permeability, and complexity. Each quality is impacted by specific contextual and site-level design factors:

- **Factors That Enhance:** Includes positive factors, quantitative metrics and targets.
- **Factors That Erode:** Includes negative factors, quantitative metrics, and thresholds to identify detrimental design features.

Together, they provide a structured way to evaluate how a proposed development contributes to legibility, spatial definition, pedestrian experience, connectivity, and visual richness within the Downtown Core.

The Design Performance Evaluation Framework is an evaluation tool, not a regulatory standard, not a scoring exercise intended to justify non-compliance with development standards. Its purpose is to support clear, reasoned decision-making by documenting how design responses could enhance the urban design qualities of a project..

### b) When the Framework Is Required

Applicants shall complete the Design Performance Evaluation Framework, where:

- The applicant is unable to meet one or more regulations established within Section 7. Building Character and Design and the Development Authority requests additional design justification to support discretionary decision-making.

### c) How to Complete the Framework

For each design quality identified in the framework (imageability, visual enclosure, human scale, permeability, and complexity), the applicant shall provide the following information:

#### 1. Design Evaluation

Describe how the proposed development addresses the relevant design quality, having regard to site context, surrounding development, and the objectives of the Downtown Core District.

This evaluation should be factual and descriptive. It should identify relevant design features, spatial relationships, and site characteristics without relying on general statements of design intent.

#### 2. Identified Deficiency or Requested Variation

Where applicable, applicants shall clearly identify:

- a) the specific regulation in Section 7: Building Character and Design that is not met, or
- b) the specific variation being requested to a regulation in Section 7: Building Character and Design.

If no deficiency or variation is associated with a particular design quality, this should be stated explicitly.

3. Identified Deficiency or Requested Variation

Applicants shall describe the potential impact that may arise as a result of the identified deficiency or requested variation.

**This description should focus on effects, not on compliance.**

4. Impact Mitigation Rationale

Applicants shall explain how the proposed design mitigates, reduces, or offsets the identified potential impact. This explanation must establish a clear relationship between specific design responses and the impact being addressed.

Where mitigation relies on multiple design qualities acting together, applicants should reference all relevant rows of the framework.

**Statements that rely solely on overall design quality, architectural merit, or aesthetic preference, without explaining how impacts are mitigated, are insufficient.**

#### d) Use of Scoring or Ratings

For each quality outlined in Table 1 of Appendix 1, the applicant can get +1 point for incorporating the factors that enhance the applicable design quality. At the same time a -1 point would be applied if the proposed design includes a design feature that may erode the applicable design quality. The applicant is expected to achieve the minimum threshold of +4 points per quality and the overall score of 25 for all five qualities. The final score for the proposed design can be calculated by completing Table 2 included in Appendix 1.

If the applicant successfully demonstrates that the proposed design achieves the minimum threshold established in Table 3 of Appendix 1 and provides the supporting rationale outlined in subsection c) above, the Development Authority may use its discretion to accept design solutions other than those established in Section 7: Building Character and Design.

#### e) Relationship to Decision-Making

Completion of the Design Performance Evaluation Framework does not guarantee approval of a development permit. The Development Authority will assess the framework as part of a broader evaluation that includes:

- compliance with applicable development standards;
- the magnitude of any requested variation;
- consistency with the objectives of the Downtown Core District; and
- the statutory tests set out in the Municipal Government Act.

Applicants are encouraged to provide clear, concise, and site-specific information to support this assessment.

#### f) Key Principles for Applicants

Applicants should be guided by the following principles when completing the framework:

- Design quality does not replace compliance, but may mitigate impacts arising from limited non-compliance.
- Mitigation must be explained, not assumed.
- Strong performance in one design area does not negate the need to address impacts arising from deficiencies in another.
- Clear reasoning is more important than numerical outcomes.

**Table 1: Design Performance Matrix**

	Element	Metric	Target	Points
<b>Imageability</b>				
<b>Factors that enhance</b>				
<b>Context</b>	Distinctive Design Elements (Character)	The presence of cultural or historical elements that define the area's identity	Incorporate at least one design feature within the site that reflects the cultural, historical, or local character of Fort Saskatchewan or the Historic Downtown and visibly contributes to the public realm.	+1
<b>Site</b>	Appropriate Signage	Percentage of building facade covered by signage	Signage covers less than 10% of the overall building facade and less than 5% of the facade at ground level	+1
	Public-Private Transition	Percentage of site frontage that contains elements/features that contribute to the public-private transition	Trees, shrubs, and landscaping features including, seating, pedestrian-scale signage, or other pedestrian-friendly elements are between the building front and the front property line for at least 80% of the site frontage where an entrance is not present.	+1
	Visual Contrast	The degree of contrast between elements on the site or building	High-contrast design elements and colour features in at least 30% of the public facing facades	+1
	Active Ground-Level Uses	Proportion of ground-floor spaces used for active functions (e.g., retail, cafés, residential entrances/patios, restaurants, cultural activities).	At least 80% of the ground-floor frontage is dedicated to active uses providing eyes on the street.	+1
<b>Factors that erode</b>				

<b>Context</b>	Lack of Distinctive Design Elements (Character)	The absence of cultural or historical elements that define the area's identity	Building does not incorporate at least one element per building or structure on the site that reflects the cultural, historical, or local character of the site or the precinct in which the site is located	-1
<b>Site</b>	Visual Clutter	Percentage of building facade covered by signage	Signage covers more than 30% of the overall building facade and more than 20% of the facade at ground level	-1
	Lack of Visual Contrast	The degree of contrast between elements on the site or building	High-contrast elements in less than 10% of public facing facades.	-1
	Lack of Defined Edges	Percentage of site frontage that contains elements/features that contribute to the public-private transition	Trees, shrubs, and landscaping features including, seating, pedestrian-scale signage, or other pedestrian-friendly elements, are provided in the frontage zone between the building front and property line for less than 30% of the site frontage where an entrance is not present.	-1
	Lack of Active Ground-Level Uses	Proportion of ground-floor spaces used for active functions (e.g., retail, cafés, restaurants, cultural activities).	Less than 30% of the ground-floor frontage is dedicated to active uses, providing eyes on the street.	-1
<b>Visual Enclosure</b>				
<b>Factors that enhance</b>				
<b>Context</b>	Framing of Public Spaces/ Realm	Building heights around open public spaces/ realm adjacent to the site	Building height is at least 2 stories for at least 80% of any site edges adjacent to public spaces/ realm	+1
<b>Site</b>	Continuous Street Frontage	Percentage of site frontage occupied by building	Building front façade a minimum of 80% of the length of the site	+1
	Proportionate Building	The ratio of building height to	The height of the principal building is at least 0.5 times the width of the adjacent	+1

		street width	public Street	
	Minimized Setbacks	Setback depth	The building is set back no more than 1.0m from the property line.	+1
	Front Yard Activation	Incorporation of urban design/ pedestrian friendly features	At least one design feature such as patio, plaza, or interactive public art/ activity is provided in the front yard.	+1
	Front Façade Activation	Incorporation of architectural features and art.	Front façade accommodates design features such as public art, decorative beams and columns, cornices, lighting, dormer windows, protruding balconies that compliment the building and create visual interest.	+1
<b>Factors that erode</b>				
<b>Context</b>	Lack of Public Space Framing	Building heights around open/public spaces adjacent to the site	Building height is less than 2 stories for more than 50% of any site edges adjacent to public spaces	-1
<b>Site</b>	Large Gaps between Buildings	Percentage of site frontage occupied by building	Building front less than 60% of the length of the site	-1
	Disproportionate Building	The ratio of building height to street width	The height of the principal building is less than 0.3 times the width of the adjacent public Street.	-1
	Excessive setbacks	Setback depth	Majority of the building front facade is set back more than 3.0m from the edge of the site along Dennis Avenue.	-1
	<i>Non-engaging Front Yard</i>	Lack of urban design/ pedestrian friendly features	Urban design elements such as patio, plaza, public art, or complimentary interactive art are not provided.	-1
	<i>Non- Engaging Front Facade</i>	Lack of unique architectural elements and art	Unique and enhancing architectural treatments above standard architectural elements are not provided.	-1
<b>Human Scale</b>				

<b>Factors that enhance</b>				
<b>Context</b>	Lighting	Presence and frequency of pedestrian-scaled lighting on site	Minimum one feature per 5m providing illumination for front yard and facade	+1
	Provision of street furniture	Pedestrian friendly street furniture	Minimum one bench or other seating features for every 10m of site frontage	+1
<b>Site</b>	Pedestrian Focus	Location of vehicle access and parking, and vehicle visibility	All vehicle parking and vehicle access onto the site is located at the rear of the property and is at least 80% screened from roadways adjacent to the site.	+1
	Weather Protection	Presence of cover or other overhead protection for users to seek shelter from the rain, snow, or other weather	At least 60% of front facade that provides overhead shelter for pedestrians.	+1
	Transparency (Visual Connection)	Percentage of ground-floor facade covered by transparent materials (e.g., windows or glass doors).	Minimum 70% of the ground-floor facade is transparent.	+1
	Step-backs for taller buildings	Height of building from street level to the lowest step-back	Sections of any building above 15m in height are step-backed a minimum of 3.0m from the edge of the site	+1
	Facade projecting elements / horizontal articulation	Presence of balconies, awnings, pergolas, or other elements that project from the building facade	Balconies, awnings, pergolas, or other elements that noticeably project from the building facade are present at regular intervals.	+1
<b>Factors that erode</b>				
<b>Context</b>	Lack of Lighting	Presence and frequency of	Less than one lighting feature providing illumination for the front yard or facade for	-1

		pedestrian-scaled lighting on site	every 20m of site frontage	
	Absence of seating areas	Frequency of benches or other seating the front yard	Less than one bench or other seating feature in the public realm for every 20m of site frontage	-1
<b>Site</b>	Lack of Pedestrian Focus	Location of vehicle access and parking, and vehicle visibility	Vehicle parking and vehicle access is not located at the rear of the property	-1
	Lack of Weather Protection	Absence of cover or other overhead protection for users to seek shelter from the rain, snow, or other weather	Less than 30% of front facade that provides overhead shelter for pedestrians.	-1
	Lack of visual connection	Percentage of ground-floor facade covered by transparent materials (e.g., windows or glass doors).	Less than 30% of the ground-floor facade is transparent.	-1
	Imposing Scale (Building Height)	Height of building from street level to the lowest step-back	Sections of any building above 15m in height are not step-backed to a minimum of 2.0m from the edge of the site	-1
	Monotonous facade without any vertical articulation	Absence of balconies, awnings, pergolas, or other elements that project from the building facade	Balconies, awnings, pergolas, or other elements that noticeably project from the building facade are not present at regular intervals.	-1
<b>Permeability</b>				
<b>Factors that enhance</b>				
<b>Site</b>	Entries & Paths through the site	Presence of pathway connections between	Every entrance is directly connected to the public sidewalk through universally accessible pathway.	+1

		entryways and public sidewalks		
	Permeable Landscaping / Fencing (Visual Connectivity)	Proportion of barriers that maintain sightlines	80% view into publicly accessible and outdoor spaces is un-obstructed or transparent.	+1
	Extensive Entry Points (Building)	Number of pedestrian entrances per length of building façade.	At least one pedestrian entrance for every 10 metres of a building façade.	+1
	Entrance /Path Legibility.	Presence of visual markers for each entrance into the site or building	Each building and site entrance is clearly flanked by at least 1 tree/shrub, light feature, or signage on either side.	+1
<b>Factors that erode</b>				
<b>Site</b>	Limited Entry points/movement paths	Absence of pathway connections the the public sidewalks	Less than one pathway connection per entrance along front façade to the public sidewalk. Connecting pathways are not universally accessible and less than 0.6m in width.	-1
	Solid Barriers	Proportion of barriers that block sightlines	More than 50% views into publicly accessible and outdoor spaces are obstructed by non-transparent barrier.	-1
	Limited Entry Points (Building)	Number of pedestrian entrances per length of building façade.	Less than one pedestrian entrance for every 15 metres of a building façade.	-1
	Lack of Entrance / Path Legibility	Absence of visual markers for each entrance into the site or building	Less than 50% of building and site entrances are flanked by at least 1 tree/shrub, light feature, or signage on either side.	-1
<b>Complexity</b>				
<b>Factors that enhance</b>				

<b>Context</b>	Street Furniture Diversity	Presence of different types of street furniture	At least 3 of the following street furniture features are provided within or adjacent to the site: <ul style="list-style-type: none"> <li>• Benches, patio, or other seating</li> <li>• Bicycle racks/parking</li> <li>• Waste receptacles</li> <li>• Planters, xeriscaping</li> </ul>	+1
<b>Site</b>	Variations in Architectural Elements	Presence of unique facade elements	Use of at least 2 distinct facade design elements that are not utilized on buildings directly adjacent to the site.	+1
	Façade material diversity	Number of different materials utilized in the facade	At least 3 visually distinct materials are utilized in the facade. A material must comprise a minimum of 5% of the facade to count towards this total.	+1
	Varied facades across the building	Number of visually distinct patterns utilized in the building facade  Total length of distinct building facade patterns	At least 3 visually distinct patterns and/or colours are utilized along the length of the building facade, or 2 patterns if the site is less than 20m in width.  <i>OR</i> Pattern/organization of the building facade is noticeably varied at least every 20m	+1
<b>Factors that erode</b>				
<b>Context</b>	Limited Street Furniture Diversity	Presence of different types of street furniture	Less than 2 of the following street furniture features are provided within or adjacent to the site: <ul style="list-style-type: none"> <li>• Benches, patio or other seating</li> <li>• Bicycle racks/parking</li> <li>• Waste receptacles</li> <li>• Planters, xeriscaping</li> </ul>	-1
<b>Site</b>	Repetitive Architecture/ Lack of Variation in Architecture)	Lack of unique facade elements,	All facade design elements and front facades are similar to buildings on adjacent lots.	-1
	Monotony in materials (uniform use of materials reduces visual interest)	Number of different materials, colours and patterns utilized in the façade.	Less than 2 visually distinct materials, patters and colours are utilized in the facade. A material, pattern or colour must comprise a minimum of 5% of the facade to count towards this total.	-1

**Table 2: Minimum thresholds for each quality and the overall score**

	<b>Quality</b>	<b>Minimum</b>
<b>1</b>	<b>Imageability</b>	<b>3 / 5</b>
<b>2</b>	<b>Visual Enclosure</b>	<b>3 / 7</b>
<b>3</b>	<b>Human Scale</b>	<b>3 / 7</b>
<b>4</b>	<b>Permeability</b>	<b>2 / 4</b>
<b>5</b>	<b>Complexity</b>	<b>2 / 4</b>
	<b>Minimum Overall Score</b>	<b>15/ 27</b>