



Building Mass at Street Edge - General

Principle:

Enhance pedestrian environment*

- Step back the building mass as the height of the building increases
- Provide high quality materials, articulated vertically or horizontally, especially within the lower two floors
- Set back the buildings to match existing structures where possible (especially along Richmond Road)
- Animate street edge with ground level activities.



Street Edge - Fort Street Side

Principle:

Reinforce defined edge of site along Fort Street

- Currently, buildings are separated from Fort Street by vehicle surface parking attractive landscaping is separated from buildings.
- Construct new buildings along Fort Street to screen surface parking, allow closer access to building for population arriving by public transit.
- Animate street edge with ground level activities.
- Reduce building mass along Fort Street side through use of terraces, and building setback to upper floors
- Preserve existing green space along Fort Street

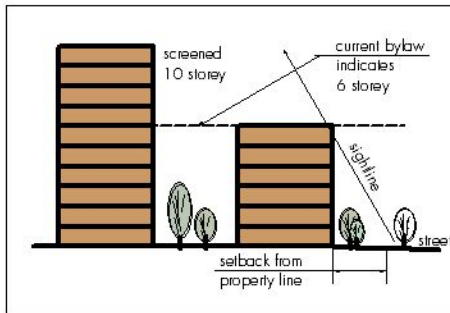


Street Edge - Richmond Road Side

Principle:

Maintain and improve pedestrian character along Richmond Road

- Reduce building mass along street through use of terraces, and building setback to upper floors.
- Reduce building mass along Richmond road side by breaking up continuous building facade with greenspace areas. These can form part of pedestrian access to hospital campus
- Animate street edge with ground level activities.



Building Height

Principle:

Building height and mass to be designed to have the least impact on adjacent neighbourhood, and be compatible with the fabric of the immediate community*

- Current bylaw limits building height to 6 storeys; and/or 22 metres, throughout site (except at new Patient Care Centre)
- Limit building height to 6 storeys along street edge, but allow higher building forms closer to interior of site (10 storeys). Lower buildings at edge screen higher building forms beyond.

** design principles carried forward from Patient Care Centre design requirements*

**lower building
screening higher
building**