

URBAN DESIGN

An aerial photograph of a city at dusk. The sky is a deep blue with scattered clouds. In the foreground, a large, curved, multi-story brick building with many windows is prominent. To its right, a street with cars and streetlights leads towards the center. In the background, several tall buildings are lit up, including a prominent glass skyscraper on the right. A church with a tall, pointed spire is visible in the lower right foreground.

PEC ORIENTATION
January 19th 2014

The purpose of this presentation is **NOT**
to show you how to design,
but how to **THINK** about design.

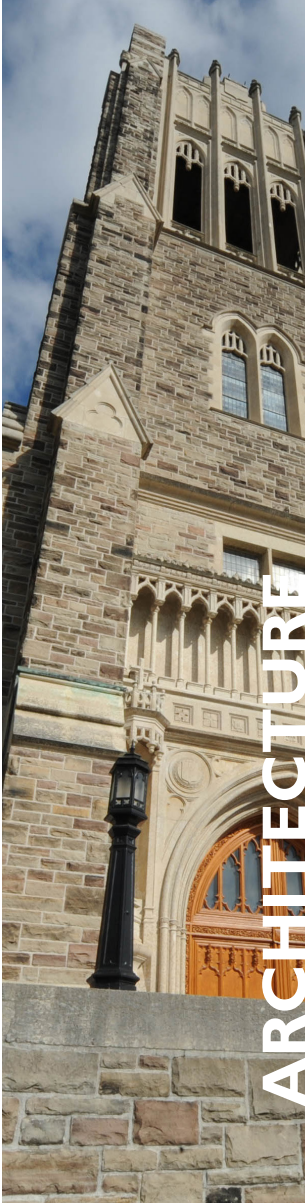




Design is a discussion.

WHAT IS URBAN DESIGN?

Urban design is the art of making places for people.



ARCHITECTURE



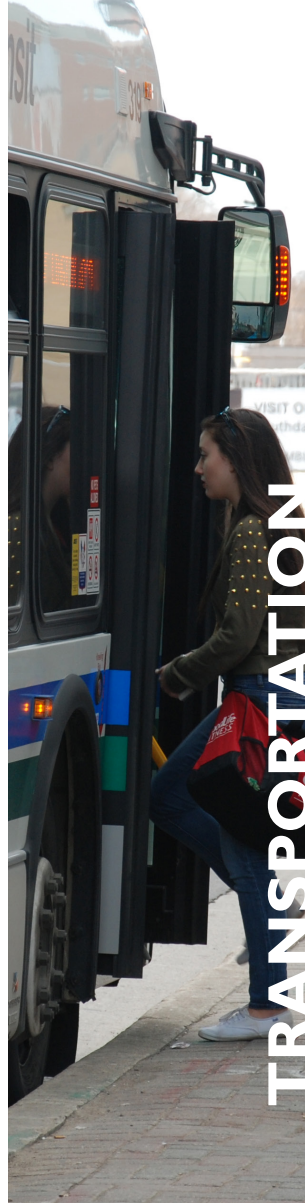
LANDSCAPING



ECONOMICS



PLANNING



TRANSPORTATION



ART



“

First life,
then spaces,
then buildings:
the other way around
never works.

”

- Jan Gehl

SCALE OF URBAN DESIGN



City-wide



Neighbourhood



Street



Site

City-wide



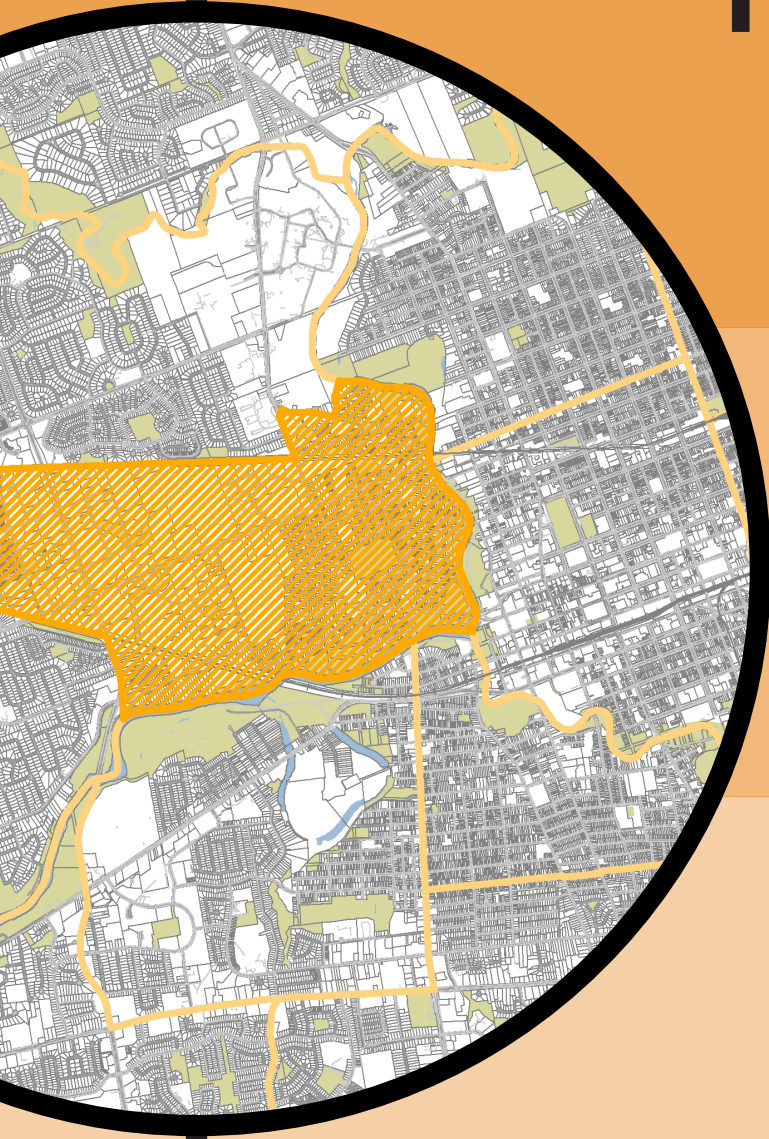
Applications/Projects

- Policy Documents (City-wide)
- Guideline Documents (City-wide)
- Geographical Information Systems
- Environmental Assessments

Elements that we look for

- Protecting/Connecting/Enhancing Natural Heritage
- Efficient & Functional Public Transit
- Distinct Neighbourhood/Districts

Neighbourhood



Applications/Projects

- Secondary Plans
- Subdivisions
- Guideline Documents

Elements that we look for

- “Complete Communities”/ Mix of Uses
- Connectivity to surrounding neighbourhoods
- Street patterns
- Walkability
- Linkages to/incorporation of natural features
- Landmark & focal points (park location & amenities)
- Community vision/ distinct neighbourhoods
- Wayfinding
- Aging in place
- Promoting active transportation
- Identifiable boundaries

Street/Public Spaces



Applications/Projects

- Facade Improvement Programs (Incentives)
- Infrastructure Life Cycle Renewal
- Boulevard Patio Review
- Environmental Assessments (EA's)
- Public Art

Elements that we look for

- Sense of enclosure (relationship of building height to ROW width)
- Crime Prevention Through Environmental Design (CPTED)
- Common design theme between all elements (street furniture & plantings)
- Pleasant walking environment
- Traffic calming
- Accessibility
- Variation & interest/Distinct street design
- Wayfinding

Site



Applications/Projects

- Zoning By-law Amendments (ZBA)
- Official Plan Amendments (OPA)
- Site Plan
- Civic Building Design (RFP process input)
- Minor Variances/Consents
- Bonusing Provisions/Site Specific Design Guidelines

Elements that we look for

- Location/Massing/Scale of Buildings
- On-site circulation (pedestrian & vehicular)
- Site character & context
- Relationship to public realm
- Human scale
- Attractive & functional
- Relationship between new & existing buildings
- Functional & accessible amenity areas
- Relationship to natural features
- Crime Prevention Through Environmental Design (CPTED)
- Location & screening of parking
- Sufficient landscaping

TOOLS



URBAN DESIGN PEER REVIEW PANEL TERMS OF REFERENCE

URBAN DESIGN PEER REVIEW PANEL

TOOLS



2013
urban
design
awards

URBAN DESIGN AWARDS

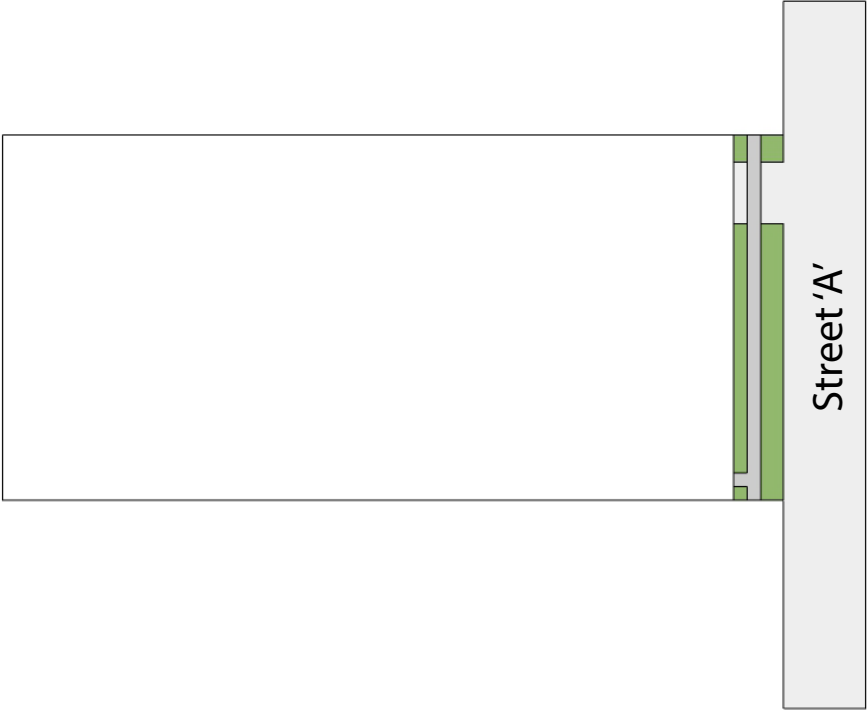
TOOLS



CITY-WIDE URBAN DESIGN MANUAL

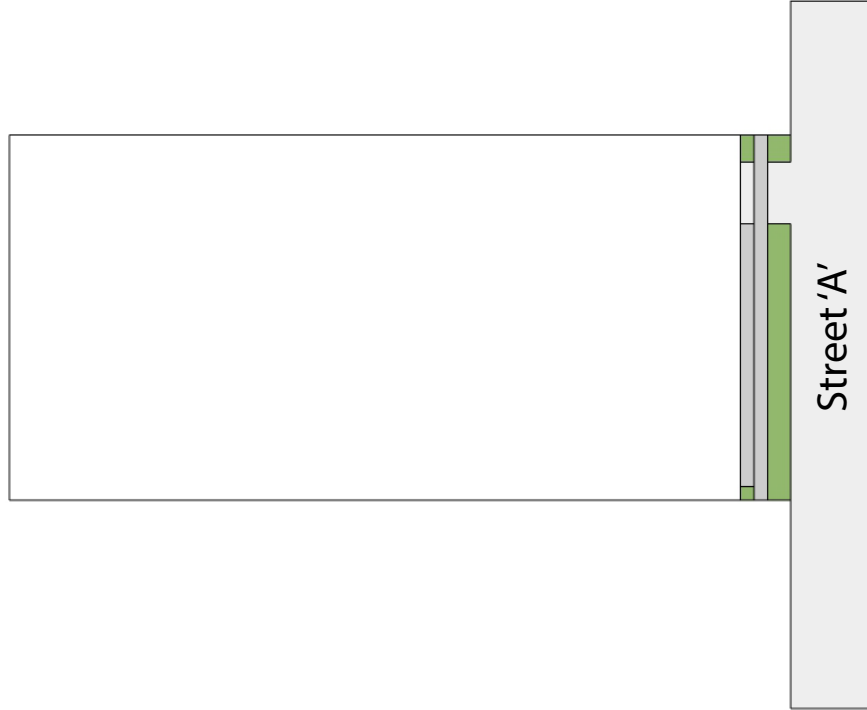
THE VALUE OF URBAN DESIGN

Approach #1



Site Area = 3420m²

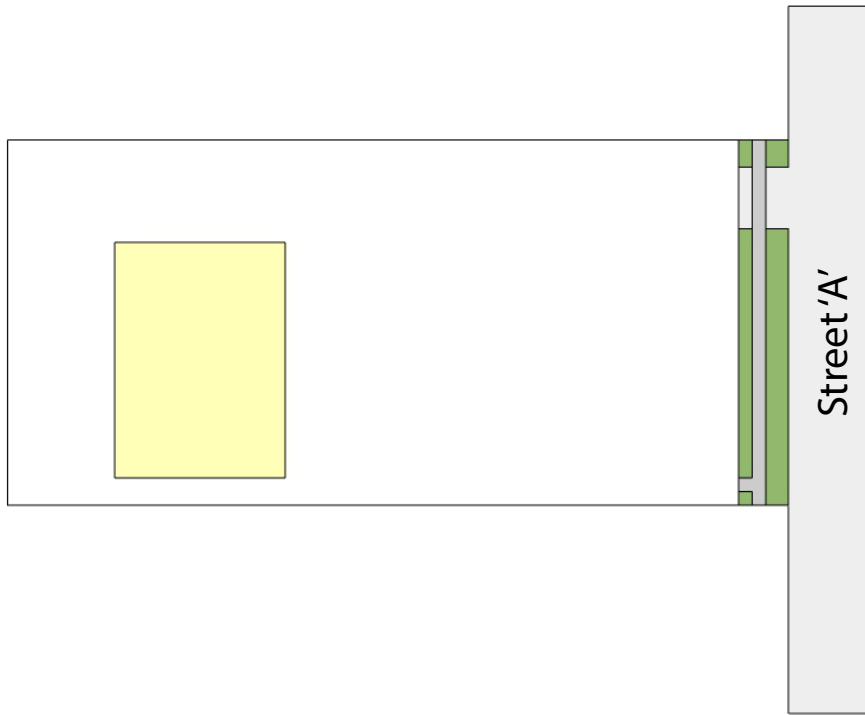
Approach #2



Site Area = 3420m²

THE VALUE OF URBAN DESIGN

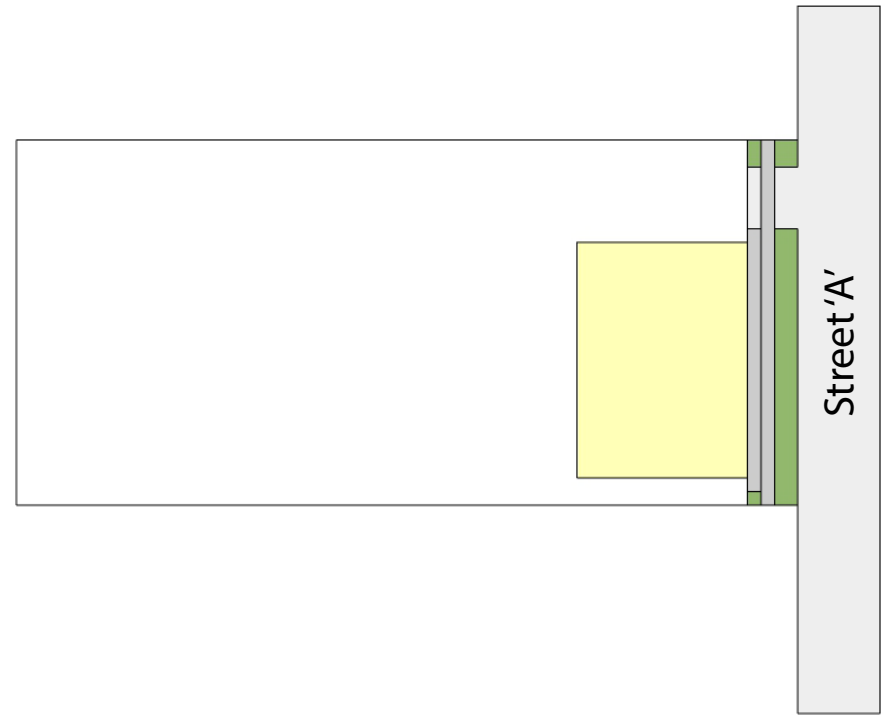
Approach #1



Site Area = 3420m²

Building Area = 481m²

Approach #2

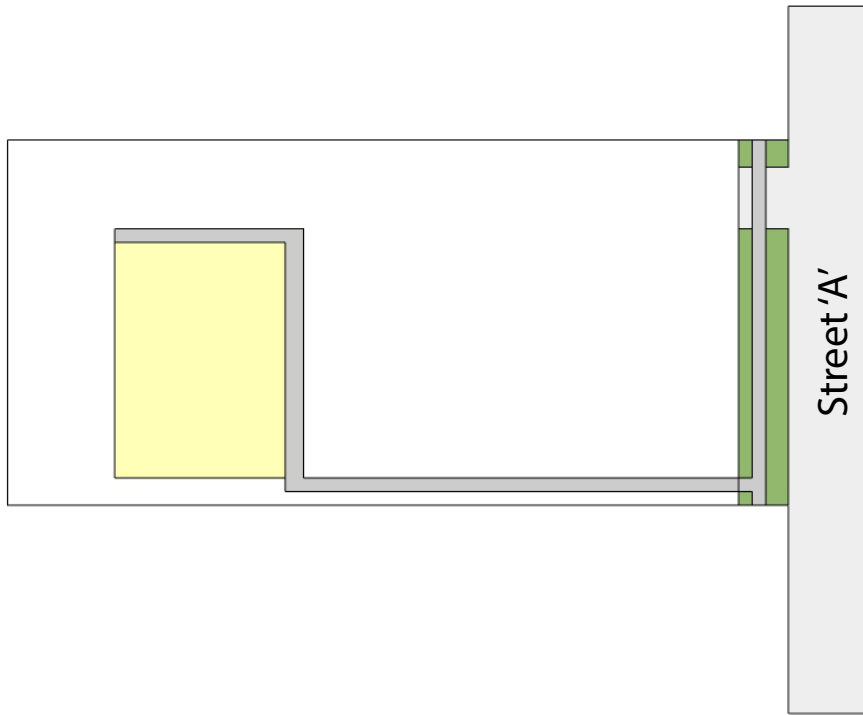


Site Area = 3420m²

Building Area = 481m²

THE VALUE OF URBAN DESIGN

Approach #1

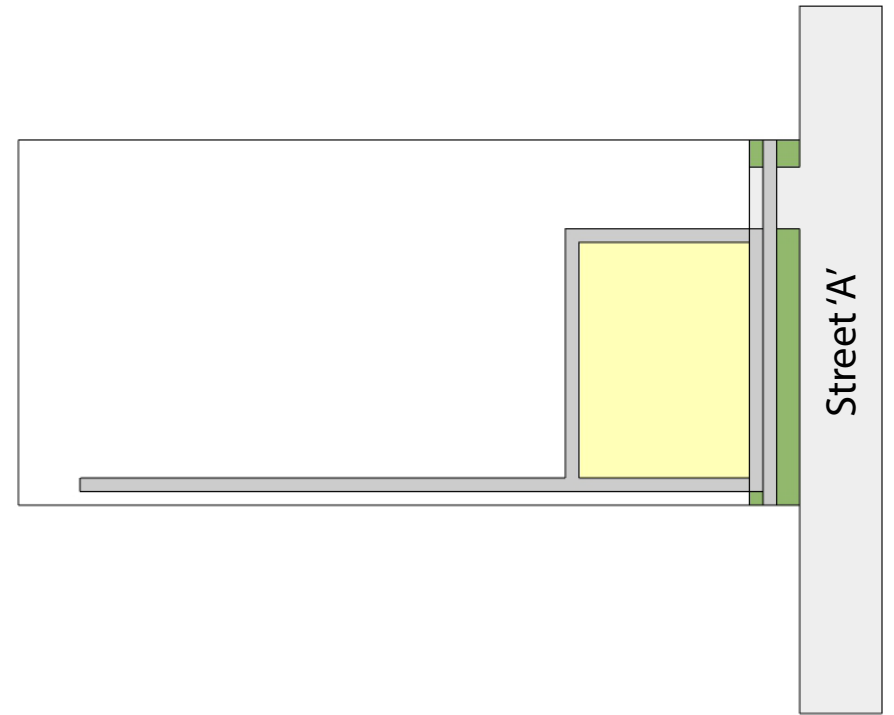


Site Area = 3420m^2

Building Area = 481m^2

Pedestrian Walkways = 157m^2

Approach #2



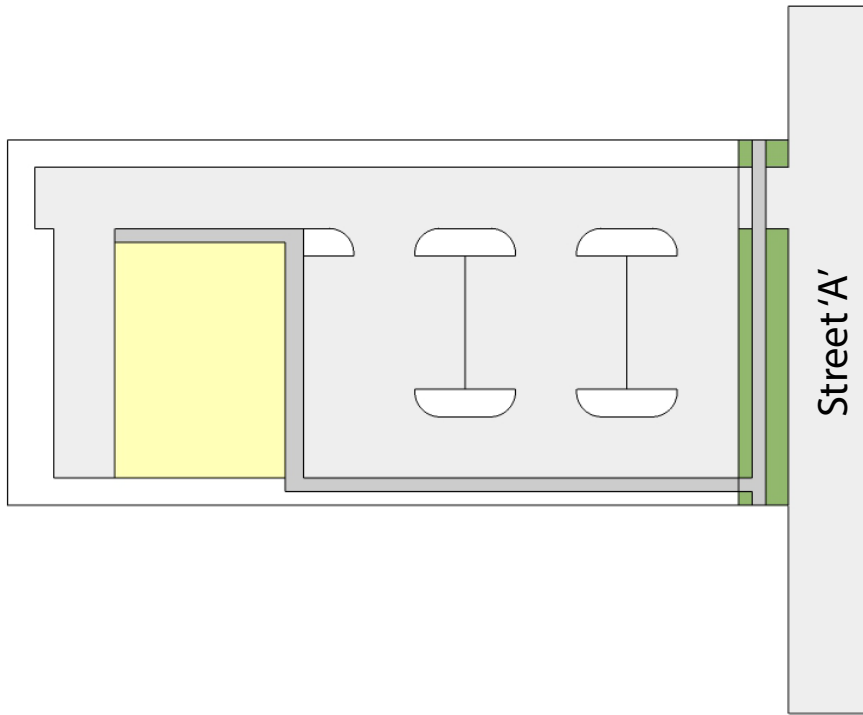
Site Area = 3420m^2

Building Area = 481m^2

Pedestrian Walkways = 222m^2

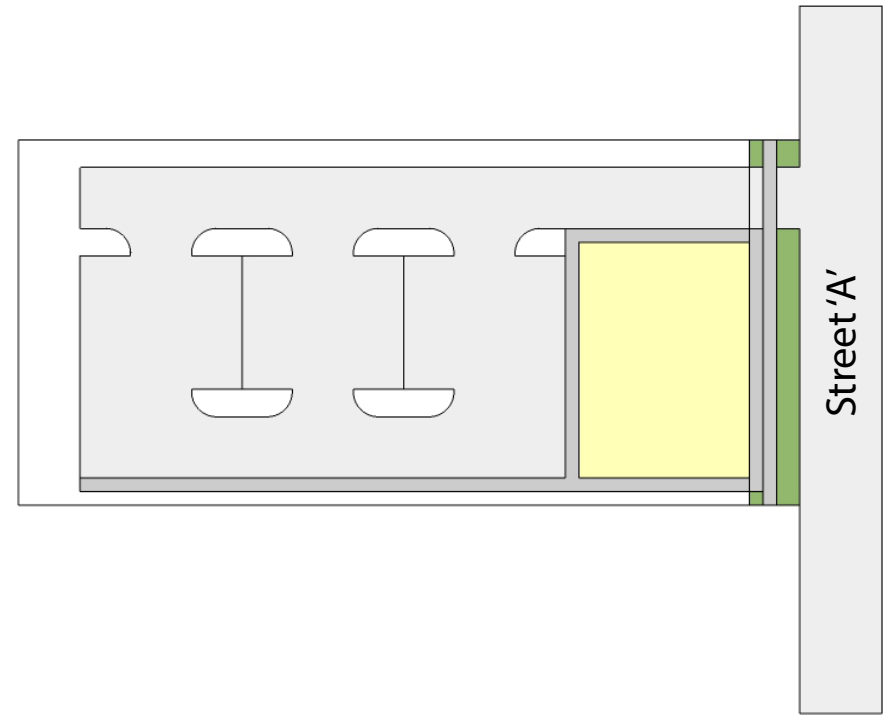
THE VALUE OF URBAN DESIGN

Approach #1



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 157m²
Paved Areas = 1864m²

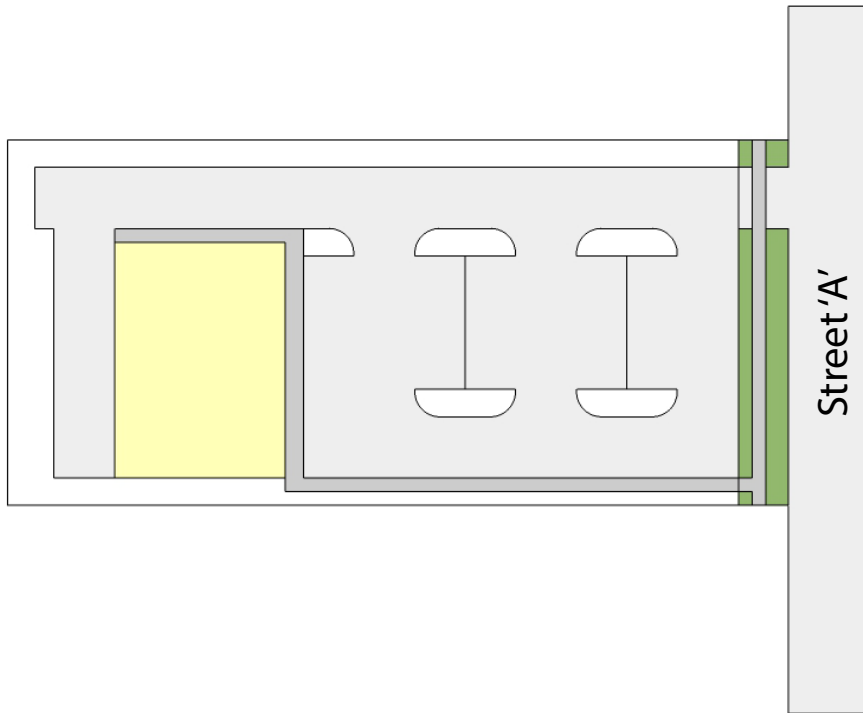
Approach #2



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 222m²
Paved Areas = 1791m²

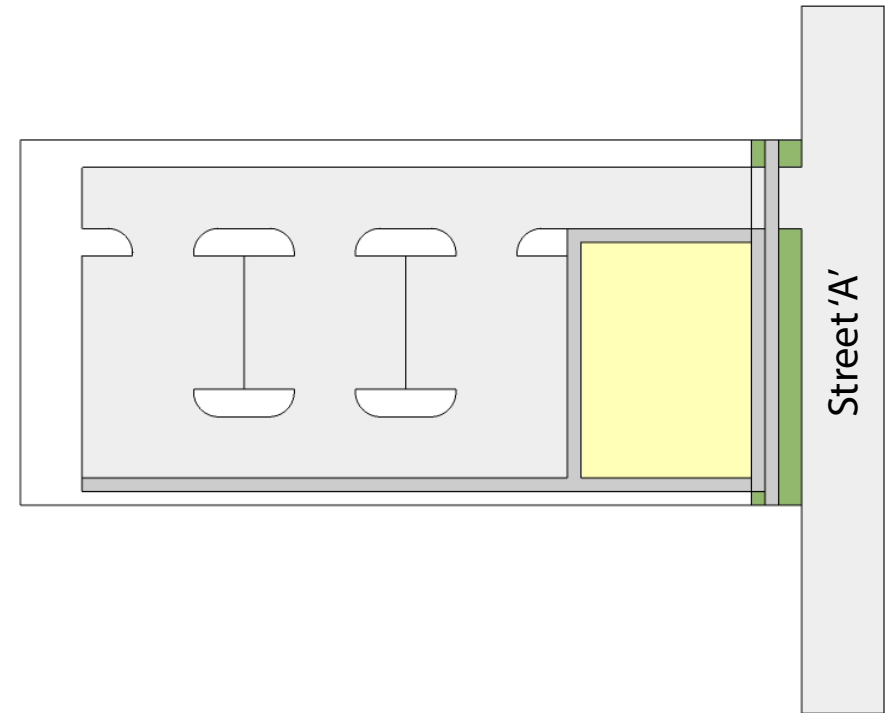
THE VALUE OF URBAN DESIGN

Approach #1



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 157m²
Paved Areas = 1864m²
Parking = 29 stalls

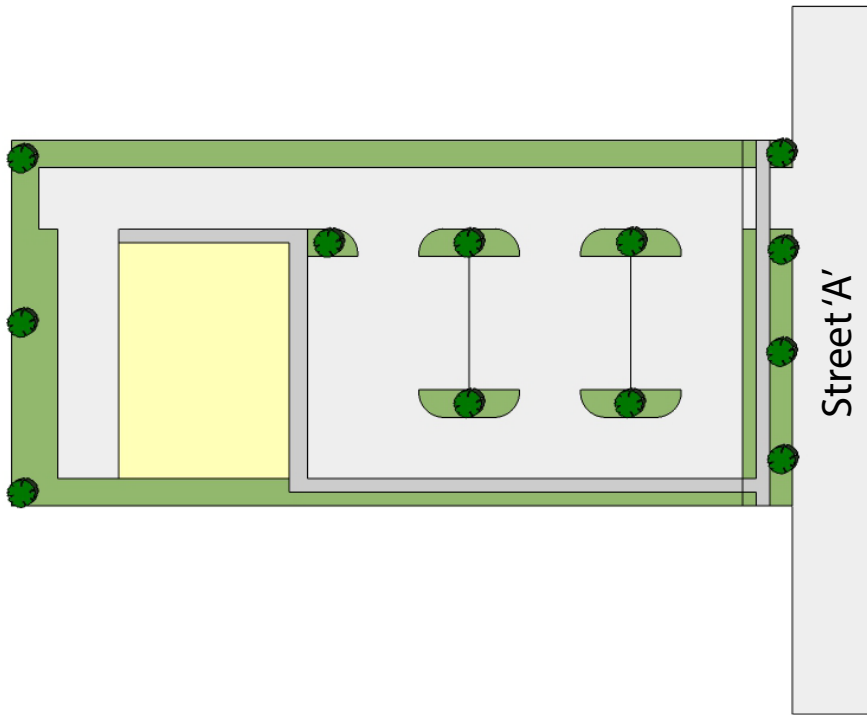
Approach #2



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 222m²
Paved Areas = 1791m²
Parking = 38 Stalls

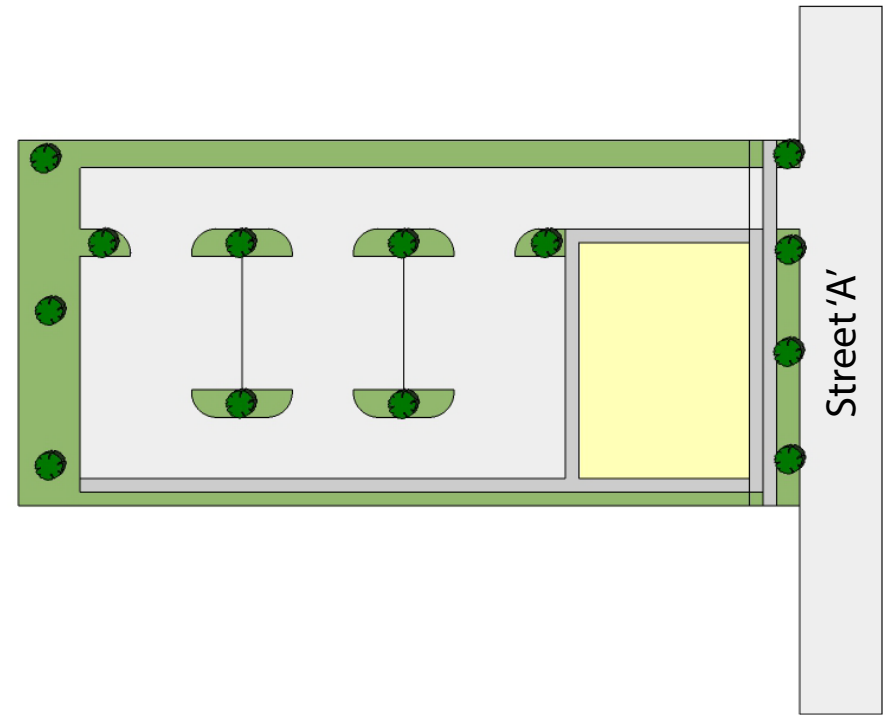
THE VALUE OF URBAN DESIGN

Approach #1



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 157m²
Paved Areas = 1864m²
Parking = 29 stalls
Green Space = 698m²

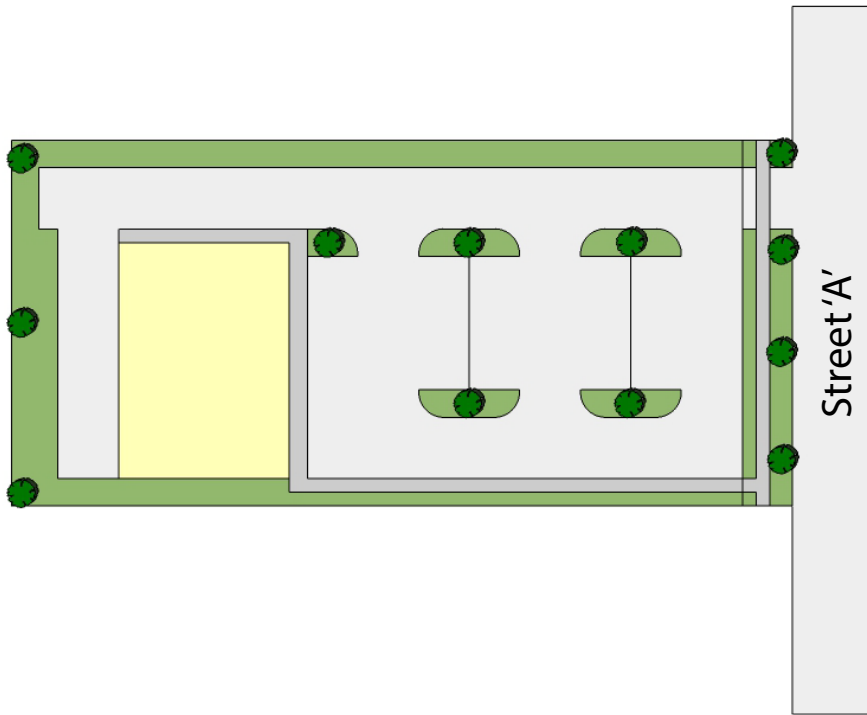
Approach #2



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 222m²
Paved Areas = 1791m²
Parking = 38 Stalls
Green Space = 749m²

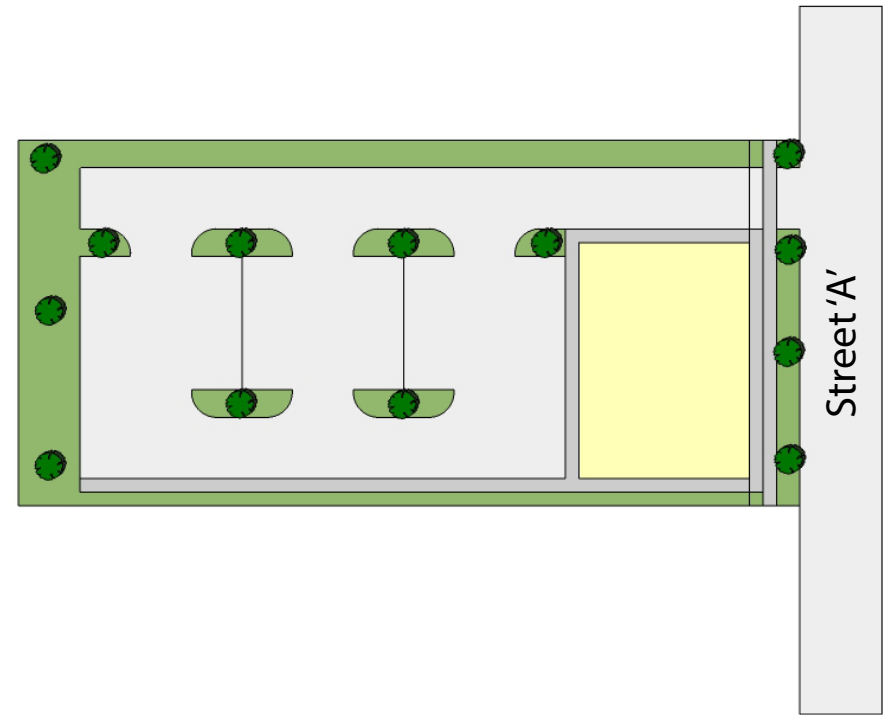
THE VALUE OF URBAN DESIGN

Approach #1



Site Area = 3420m²
Building Area = 481m²
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Paved Areas = 1864m²
Parking = 29 stalls
Green Space = 698m²

Approach #2



Site Area = 3420m²
Building Area = 481m²
Pedestrian Walkways = 222m²
Paved Areas = 1791m²
Parking = 38 Stalls
Green Space = 749m²

THE VALUE OF URBAN DESIGN

Approach #1



THE VALUE OF URBAN DESIGN

Approach #2



GOOD DESIGN = GOOD PLANNING

USE, INTENSITY AND FORM



Types of Uses



USE



- Residential
- Office
- Commercial
- Industrial
- Institutional

Elements of Intensity

INTENSITY



- Height
- Gross Floor Area
- Coverage
- Floor Plate Area
- Density in units/ha
- Number of Bedrooms
- Parking
- Floor Area Ratio

Elements of Form

FORM



Site Layout

- Parking
- Landscaping
- Vehicular Access
- Orientation
- Setbacks
- Building Location on site

Building

- Massing
- Step-backs
- Materials
- Architecture

INTENSIFICATION



TERMS YOU WILL HEAR

Active Frontage

Articulation

Base

Built Form

Context

Elevation

Eyes on the Street

Facade

Human Scale

Internal Street

Massing

Middle

Natural Surveillance

Orientation

Podium

Priority Sites

Public Realm

Scale

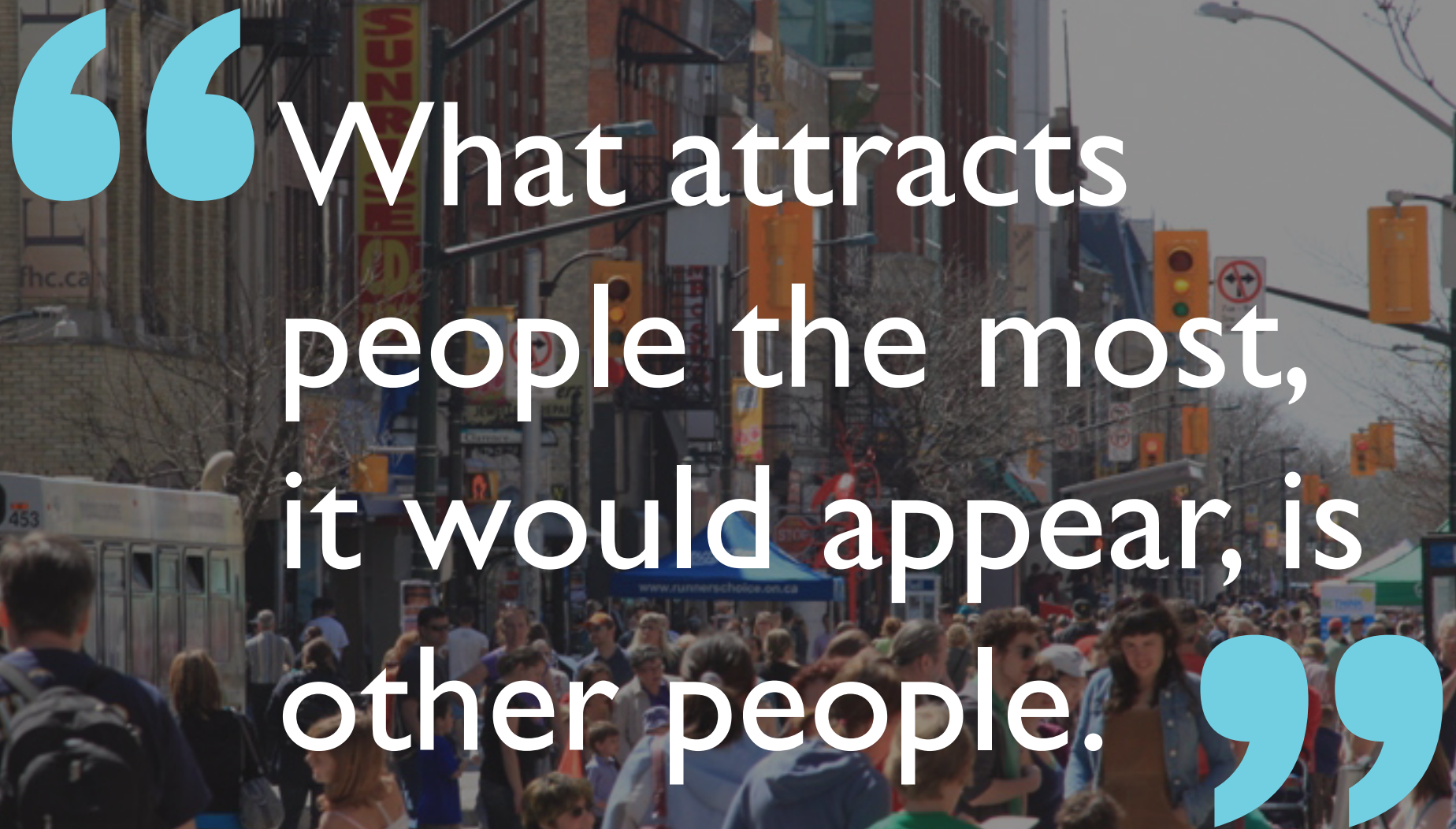
Street Line

Streetwall

Tall Building

Top

Window Street

A vibrant, busy city street scene, likely during a festival or public event. The street is filled with a diverse crowd of people of various ages and backgrounds. In the foreground, a man in a blue jacket is pushing a stroller. To the left, a white bus with the number 453 is visible. The background shows multi-story brick buildings with various signs, including a prominent yellow sign for 'SUNSHINE' and a 'Bell' sign. Traffic lights and streetlights are visible, and the overall atmosphere is one of a lively, public gathering.

“What attracts people the most, it would appear, is other people.”

- William H. Whyte