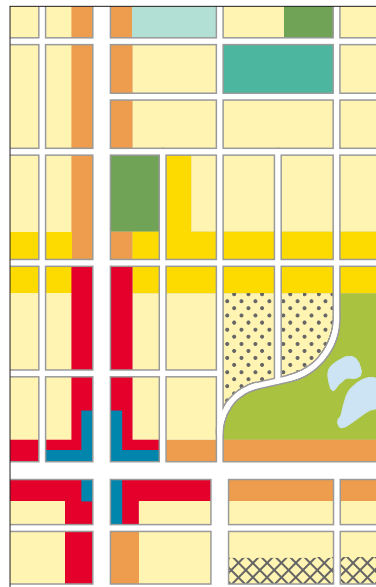




# Urban Form and Building Scale Maps

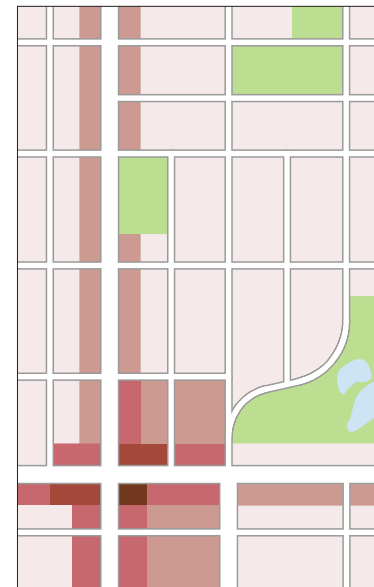
There are two maps in a **local area plan** that show where buildings should go based on their use (urban form) and their size (building scale).



## Map 1: Urban Form Map

The Urban Form Map shows types of buildings and what they should be used for. These can include primarily commercial/business areas, primarily residential areas and parks and open space.

Sample Map 1: Urban Form Map



## Map 2: Building Scale Map

The Building Scale Map shows the maximum height and size buildings can be in a specific area. Scale categories contain policies that outline building heights and other design considerations such as setbacks (where higher floors are setback from lower floors).

Sample Map 2: Building Scale Map

These maps are intended to be read together to fully understand the future direction for a specific area.

# Urban Form categories and maps

Below is a high-level overview of all urban form categories that are available to guide intended building forms within a given area. Urban form categories do not address the proposed height of **built forms** as these are identified through the Building Scale Map.

## Neighbourhood



### Neighbourhood Local

- Areas with a range of different types of homes and home-based businesses.



### Neighbourhood Connector

- Areas with a range of different types of homes along higher activity streets with small-scale local-focused commercial only.



### Neighbourhood Flex

- Areas with a range of different types of homes as well as a range of commercial/businesses, and buildings that face the street.



### Neighbourhood Commercial

- Areas with a range of commercial/businesses located on the ground floor of a building.

## Vehicle-Oriented Commercial



### Commercial Corridor

- Areas with a range of commercial/businesses that are usually concentrated at large Nodes or along major corridors.



### Commercial Centre

- Hubs and corridors that support regional commercial activity.

## Industrial



### Industrial General

- A range of light and medium industrial uses.



### Industrial Heavy

- Heavy industrial uses that may generate off-site impacts such as noise.

## Parks, Civic and Recreation



### Natural Areas

- Environmentally significant and ecological benefit areas.



### Parks and Open Space

- Publicly-accessible outdoor space, schools, parks, and community associations.



### Civic and Recreation

- Indoor and outdoor recreational facilities on public land.



### Private Institutional and Recreation

- Indoor and outdoor recreation facilities on private land must face sidewalk/street.

## Provincial & Federal Jurisdiction



### Regional Campus

- Regional institutions or transportation functions including airports, railyards, hospitals and post-secondary institutions.

## Additional Policy Guidance

### Active Frontage

- Commercial/businesses required on ground floor and must face sidewalk/street.

### Comprehensive Planning Site

- Additional planning or site design requirements for future planning applications.

### Special Policy Areas

- Provide additional policy guidance

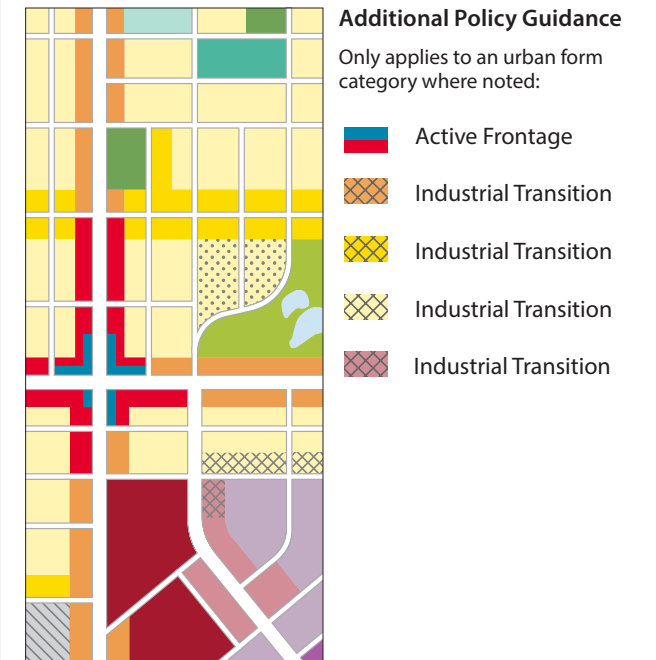
### Industrial Transition

- Supports a range of low-impact industrial and small-scale manufacturing uses on the ground floor.

### No Urban Form Category

- Detail the purpose and general function of different parts of the communities.
- Describe the mixture of different building types.
- Include supporting site and building design policies.

## Urban Form Sample Map



May overlay any urban form category:

- Special Policy Areas
- Comprehensive Planning Site

# Building scale modifiers and building scale maps

Building scale refers to the combination of height and building mass that influences the experience on the ground floor.

- Set the maximum potential height (in storeys) of buildings.
- Apply to the Neighbourhood and Vehicle-Oriented Commercial Categories only (e.g. Parks, Civic and Recreation and Industrial categories do not include an associated scale).



## Limited

- Buildings of three storeys or less.
- Examples include small-scale homes (including single-detached homes, semi-detached homes, townhomes and rowhouses).



## Low-Modified

- Buildings of four storeys or less.
- Examples include small-scale homes, apartments, stacked townhouses or mixed-use buildings.



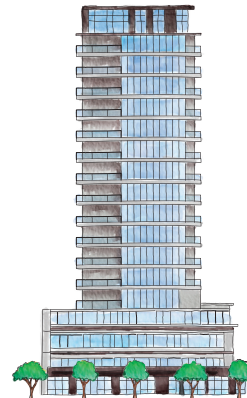
## Low

- Buildings of six storeys or less.
- Examples include apartments, stacked townhouses or mixed-use buildings.



## Mid

- Buildings of up to 12 storeys or less.
- Examples include apartments, offices and mixed-use buildings.



## High

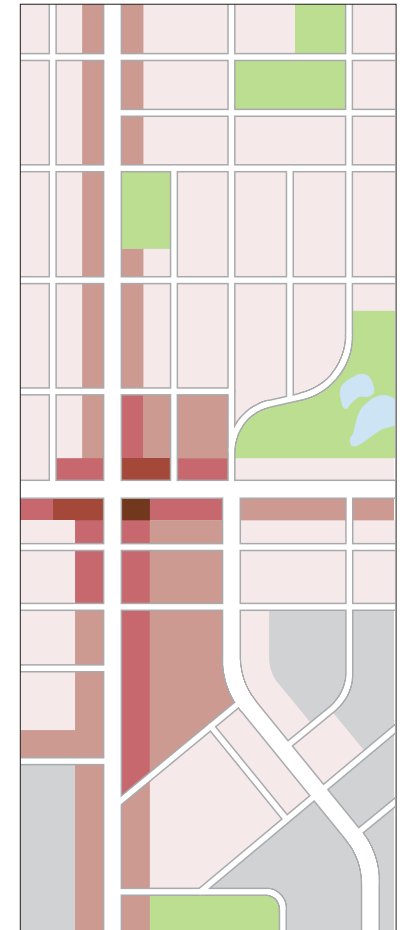
- Buildings of 26 storeys or less.
- Examples include tower and podium or point tower buildings.



## Highest

- Buildings of 27 storeys or more.

### Building Scale Sample Map



 No Building Scale