



SOUTHEAST FALSE CREEK DESIGN GUIDELINES FOR ADDITIONAL PENTHOUSE STOREYS

Adopted by City Council on July 20, 2010

The City will consider applications for a modest amount of additional height and floor space provided that they meet the City's design guidelines (see below) and overall design intent by: a) reinforcing the neighbourhood's prevailing character; and b) reflecting the objectives of the Official Development Plan (e.g. with respect to urban form, neighbourhood livability and sustainability).

Note: Applications for potential additional height shall include generally corresponding additional floor area.

Design Guidelines

1. Height increases up to two additional storeys will be considered for taller buildings; a one storey height increase may be considered for lower-scale buildings.
2. The top floors shall be in partial floors (i.e. smaller than the standard floor plate of the lower floors and "sculpted" or terraced in on some or all sides), as appropriate.
3. No intrusion into a view corridor will be considered.
4. Applications will be evaluated against the following performance-based design criteria. The size, shape and expression of the additional height and floor space must:
 - (a) provide very high quality architectural design;
 - (b) contribute to an interesting and engaging roofscape;
 - (c) reinforce the originally-intended scale of the building in the ODP (e.g. through use of setbacks, design integration and minimization of elevator overrides);
 - (d) minimize negative impacts on- and off-site, including neighbouring buildings, view obstructions, privacy and shadowing. Shadow profile is determined by the sun declination angle taken at the spring and fall equinox at 10:00 a.m., 12:00 p.m., and 2:00 p.m.;
 - (e) integrate well with the overall massing and expression of the rest of the building;
 - (f) provide roofdecks in a useable shape and size;
 - (g) ensure that the design and programming of roof areas meets the requirements of the ODP for green roofs and urban agriculture and can be effectively utilised for both private and semi-private (e.g. strata- oriented) activities;
 - (h) employ a light and transparent material expression (e.g. glass);
 - (i) support the sustainability values embodied in the SEFC ODP; and
 - (j) complement adjacent development.

