



Terms of Reference

Street-level Elevation Drawing

PURPOSE/DESCRIPTION

Building elevations are two-dimensional drawings that depict the external configuration and detailing of all facades of a proposed building(s) or structures.

RATIONALE

The design of proposed building(s) or structures illustrated in the building elevations should demonstrate the proposed development's conformity with the applicable policies of the Official Plan, regulations of the Zoning By-laws, and adherence to all relevant urban design guidelines and feedback provided at the pre-consultation meeting

RELEVANT POLICIES

Official Plan Section 9.7.4

WHEN REQUIRED

- Official Plan Amendment
- Zoning By-law Amendment
- Site Plan Control

QUALIFIED PERSONS

These drawings should be prepared by an architect.

CONTENT

Building elevations should include the following:

- Overall design and composition of the facades, including:
 - height from grade to ridge and number of floors
 - door and window openings - outdoor amenity spaces (balconies and roof terraces)
 - architectural elements and detailing
 - functional building elements (vents, meters, utility boxes, etc.)
 - green technology elements
 - roof form
 - rooftop mechanical equipment (with screening), stair tower(s) and elevator penthouse(s)
 - all materials
 - lighting fixtures
 - signage location(s) and sizes

- Building elevations of abutting/adjacent properties (for proposals located in a compact urban context)
- Existing and proposed grading abutting and surrounding the development
- **Standard requirements:**
 - the direction of view (i.e. north, south, east, west)
 - all measurements in metric and to a scale that is commensurate to the proportions of the development
 - all drawings stamped and signed by qualified designer