

Design Guidelines

The [Corridor Transformation Plan](#) provides Corridor Growth Design Guidelines. This includes built environment design components such as building massing, connectivity, building and site access and safety and security. The guidelines embedded within the Corridor Transformation Plan will be used to provide guidance for development. It is noted that the guidelines provide overall guidance for development; however, they are not regulations and are not required.

Building massing guidelines, in particular, are intended to help reduce the visual impact of larger developments on neighbouring properties and provide a sensitive transition into adjacent neighbourhoods. This includes:

- Create a gradual transition in building height to existing single-family neighbourhoods. This can be achieved through building step backs and maximum building planes from the rear property lines;
- Site and design buildings to minimize shading and wind tunnelling effects on plazas, pocket parks, play areas or private outdoor spaces;
- Respond to topography by stepping down building forms to follow the slope where necessary;
- Long, horizontally-oriented monotonous exterior walls are to be avoided. In cases where the scale and massing of a building is unavoidable, mitigate their effect by breaking down large masses by varying façade heights and rooflines or other architectural elements; and
- Locate taller building forms along major corridors and at important corner sites.

Fig. 17 Building Massing

