

BUILDING PROFILE Type A generally applies to buildings with a maximum height of G + 19, located as indicated on the Building Type Plans (Figure 4.1)

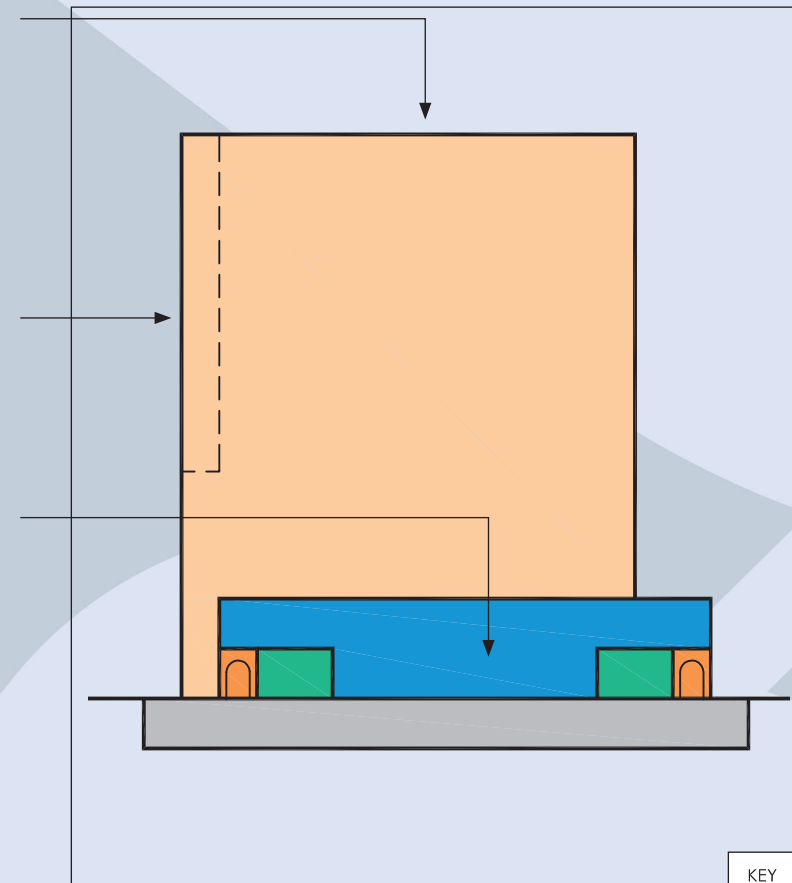
The image shows the building envelope, which indicates the limits of the building rather than a final profile.

The base of the tower should line with the build-to line where indicated (see detailed plan overleaf). At least 75% of the lower facade is required to be located along this line. The dotted line indicates that a 10m. setback is permitted at or higher than 30m. above the adjacent street level.

PODIUM

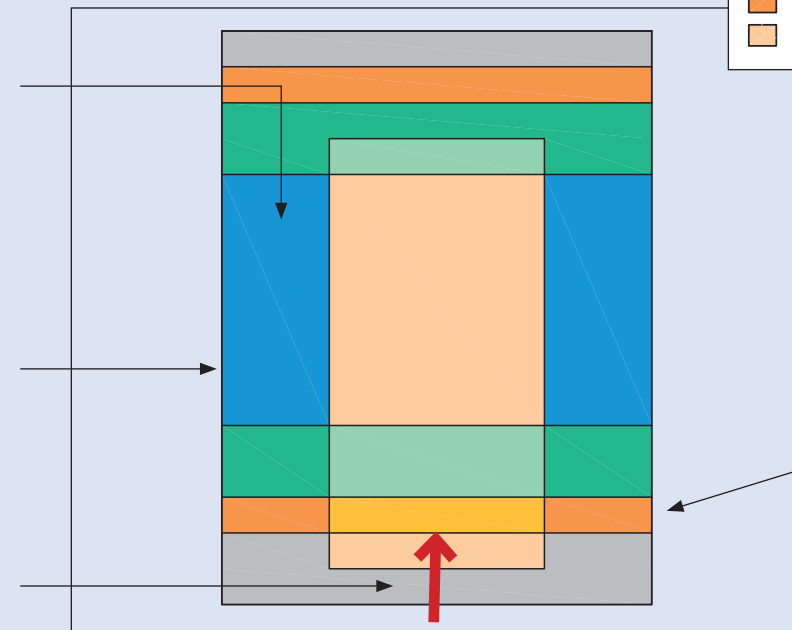
The podium shall have active frontages consisting of double height arcades and retail areas. The balance of the podium may be used for building entry, foyers, other active spaces and parking.

Note that an overall podium height of 15m. may not be exceeded, and that any excess parking requirement is to be provided in basement levels.



TYPICAL SECTION

TYPICAL PLAN



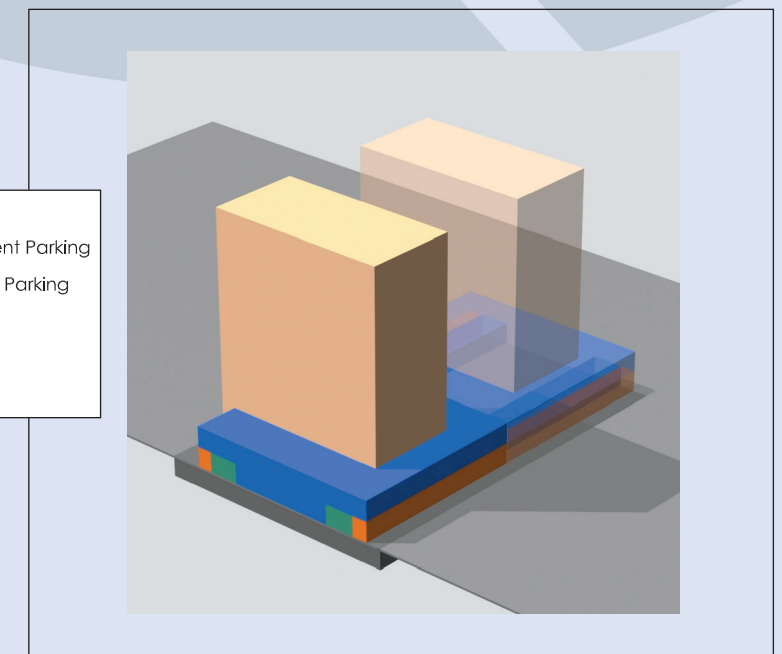
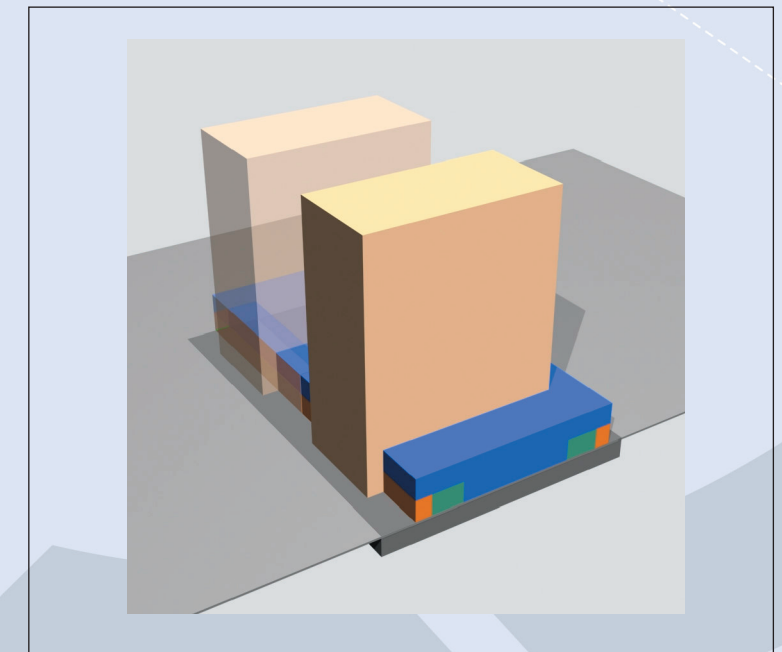
KEY	
	Basement Parking
	Podium Parking
	Retail
	Arcade
	Tower

LANDSCAPE All podium roofs and ground level areas not covered by the building footprint are to be landscaped to Zoning Authority approval. No visible surface level parking will be permitted on the plot.

SETBACKS Building lines and setbacks shall be as indicated on the Affection Plan for the plot.

CAR PARKING Parking shall be provided in accordance with parking regulations. On site parking is to be accommodated in the podium and in basements as required.

PLOT ENTRY Entry to the plot and the building is generally from the primary road frontage. Where a secondary road exists this may be used for parking access and loading bays as required.



TYPICAL BUILDING ENVELOPE

ARCADE Note that arcades must provide for continuous protected pedestrian movement, but need not be straight. However, connection points at plot boundaries must be maintained. See sample illustrations Figure 4.3.

TYPE B (UP TO 20 FLOORS)