Buildings with Podium

Setbacks for podium buildings are split into podium setbacks and building/tower setbacks. These must be calculated and assigned separately as illustrated in Figure 6.9 and Figure 6.10.

Podiums setbacks (X) are identified through:

- The number of floors including ground floor; and

- Minimum setback depending on the podium height and adjacent land use as set out in Table 6.3 and illustrated in Figure 6.9.

Building/tower setbacks (Y) are identified through:

- Identification of number of floors; and

- Minimum setback depending on the building height and adjacent land use as set out in Table 6.3 and illustrated in Figure 6.9.

In the case of connected podiums or multiple towers on a single podium, the podium height must be provided in meters in addition to number of floors.

The minimum setback between the two buildings must be equal to the total sum of the setbacks (Y_C) for each individual building/tower (refer to Table 6.3) as illustrated in Figure 6.10. For instance, if building (A) has a setback of Y_A=6m and building (B) has a setback of Y_B=7.5m, the minimum distance between the two buildings must be Y_A (6m) + Y_B (7.5m) = Y_C (13.5m) as illustrated in Figure 6.10.

Buildings connected through an open or closed pedestrian bridge must be treated as two separate buildings. Setbacks must be calculated for each building separately based on the requirements set out earlier.

The minimum distance between the different wings of buildings with unique shape must allow for privacy and adequate sunlight access.

Big-box

The minimum setback for buildings depends on the building height and adjacent land use as illustrated in Table 6.3. Conversion rate from height in meter to number of floors is three meters per floor. For example: a building of 20m height equals 7 floors and requires a 5.25m setback.
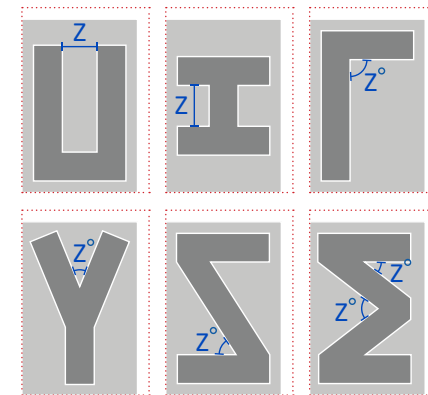

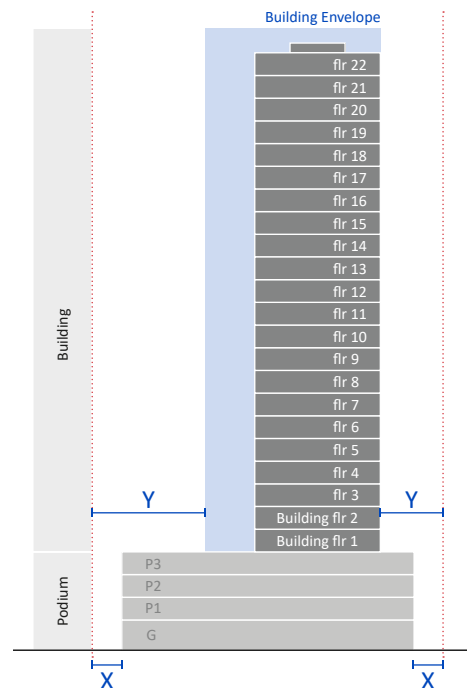Figure 6.8: Setbacks for buildings with unique shape
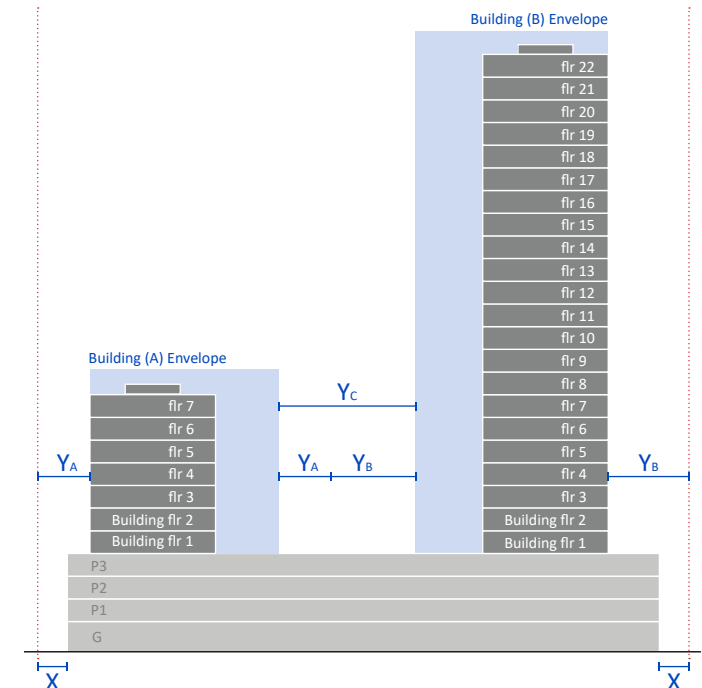

Figure 6.9: Building with podium setbacks for one tower

Figure 6.10: Building with podium setbacks for multiple towers