



Planning and Building Services Department

Elevation and Streetscape Plan Requirements

The **Elevation Plan** shall be prepared by an architect, engineer or qualified draftsman and shall depict the following information and standard notations:

- all dimensions shall be shown in **METRIC**;
- drawings of **ALL** building elevations and cross sections together with an indication of the specific finishing materials, architectural design and features including all trim works, lighting and other detailing are to accompany the application
- one (1) coloured rendering of the elevations to be provided upon request for major commercial, industrial and residential developments
- at least one (1) three dimensional (3D) image of the building elevations shall be provided upon request for buildings over two (2) storeys in height and will be required for buildings over four (4) storeys;
- proposed height of buildings (in metres and storeys)
- the ratio of the gross area of proposed windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls
- the height of all openings
- the direction of view (i.e. North, South, East, West);
- rooftop mechanical ventilation screening design for Commercial and Industrial buildings (if applicable)
- geodetic elevations for those developments subject to the Buttonville Airport Zoning Regulations
- the location of all windows, doors, loading docks, siamese connections, etc.
- conceptual wall signage location including the location, size and sign type (i.e. individual letters, box, lighting, etc.)
- proposed location and size of signage (if applicable)
- the location and dimensions of all proposed street numbering and wall signage
- the location and screening of all utility meters from all street views, especially intersections
- details of all sides of the proposed building, including the type and colour of materials are to be indicated on the drawings in addition to a material schedule and/or a material sample board, as required
- a notation indicating conformity with the [City wide Urban Design Guidelines](#), any relevant Urban Design Study, and the City's Accessibility Guidelines

The **Streetscape Plan** shall be prepared by an architect, engineer or qualified draftsman and shall depict the following information:

- a continuous elevation of all proposed built form along and visible from a public streetscape
- accurate distances between all proposed built form, property lines, setback dimensions. Floor heights, overall building heights, fencing and associated heights
- the existing built form(s) immediately adjacent to the subject lands.

Exterior Material and Colour Sample Board

The Exterior Material and Colour Sample Board shall be prepared by an Architect, Urban Designer or qualified draftsman and shall depict the following:

- illustration of the proposed materials and their respective colours through a digital sample board, coloured elevations and/or appropriately labelled elevation plans.
- a presentation package comprised of colour photograph(s) of all proposed exterior cladding materials and colour palette for the proposed development;
- a list of the materials to be used in the construction of the exterior cladding of the proposed development, including roofing, walls, glazing, foundation base, stairs, exterior circulation areas, etc.; and,
- a list of the colour palette and product specificity with respect to the materials to be used in the construction of the exterior cladding for the proposed development.