# Architectural Guidelines for the Town of Torbay Town Centre: **Amherst Landing**

beautiful torbay


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Cover Image: View of Torbay (Woodford Sheppard Architecture).

# Architectural Guidelines for the Town of Torbay Town Centre: **Amherst Landing**

# **1** Objectives of the Architectural Guidelines

**Above** Men hauling up boats from the shoreline in Torbay, pre-1930 (MUN Archives).

## Objectives of The Architectural Guidelines

The goal in defining architectural guidelines is to encourage development in the new Town Centre that is:

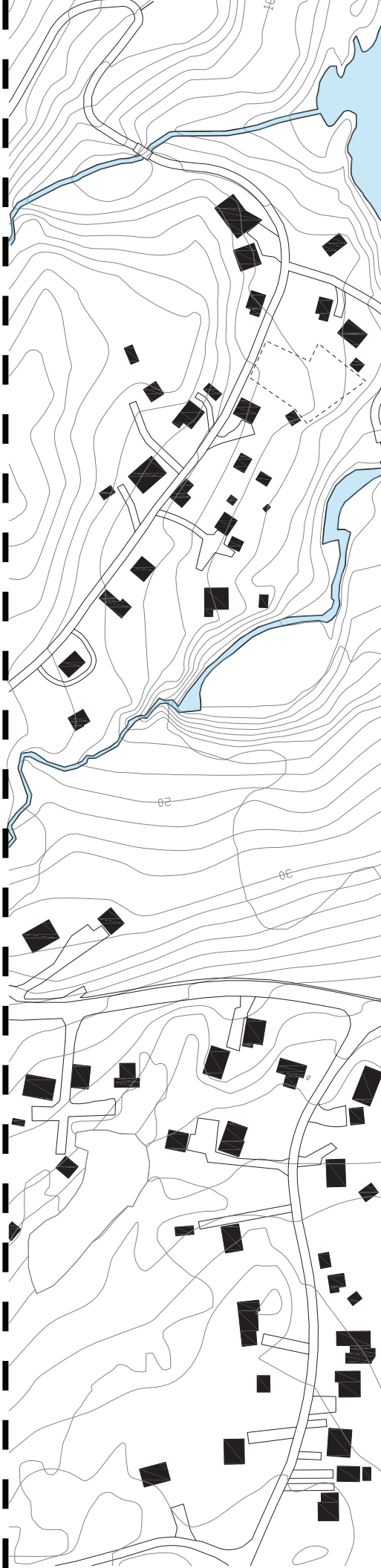
- Consistent in quality,
- Consistent in aesthetics,
- Respectful of the community, and
- A general enhancement to the Town and its natural surroundings.

New buildings developed in the Town Centre should abide by high standards of design and construction in order to create spaces that stand the test of time and remain valuable in the future. The most up to date construction techniques should be used, as well as good quality reliable materials, as outlined in the Materials and Building Elements section. The Newfoundland and Labrador Architects Act outlines which buildings will require architects as designers. Larger unique projects such as the proposed Wellness Centre, should be reviewed on a case by case basis by a **design review panel** brought forth by the Council.

The guidelines are in place to ensure that the designs put forth from developers are respectful of the long and rich history of the Town of Torbay. Building in a way that is respectful of heritage doesn't necessarily mean making new buildings to look old. Historical qualities like scale, massing, siting of a building, and its relationship to the land and sea can be used to maintain a sense of heritage and history without limiting architectural potential, or imposing restrictive rules on materials and details that don't make sense in a modern construction environment.

# 1.1 Context Map

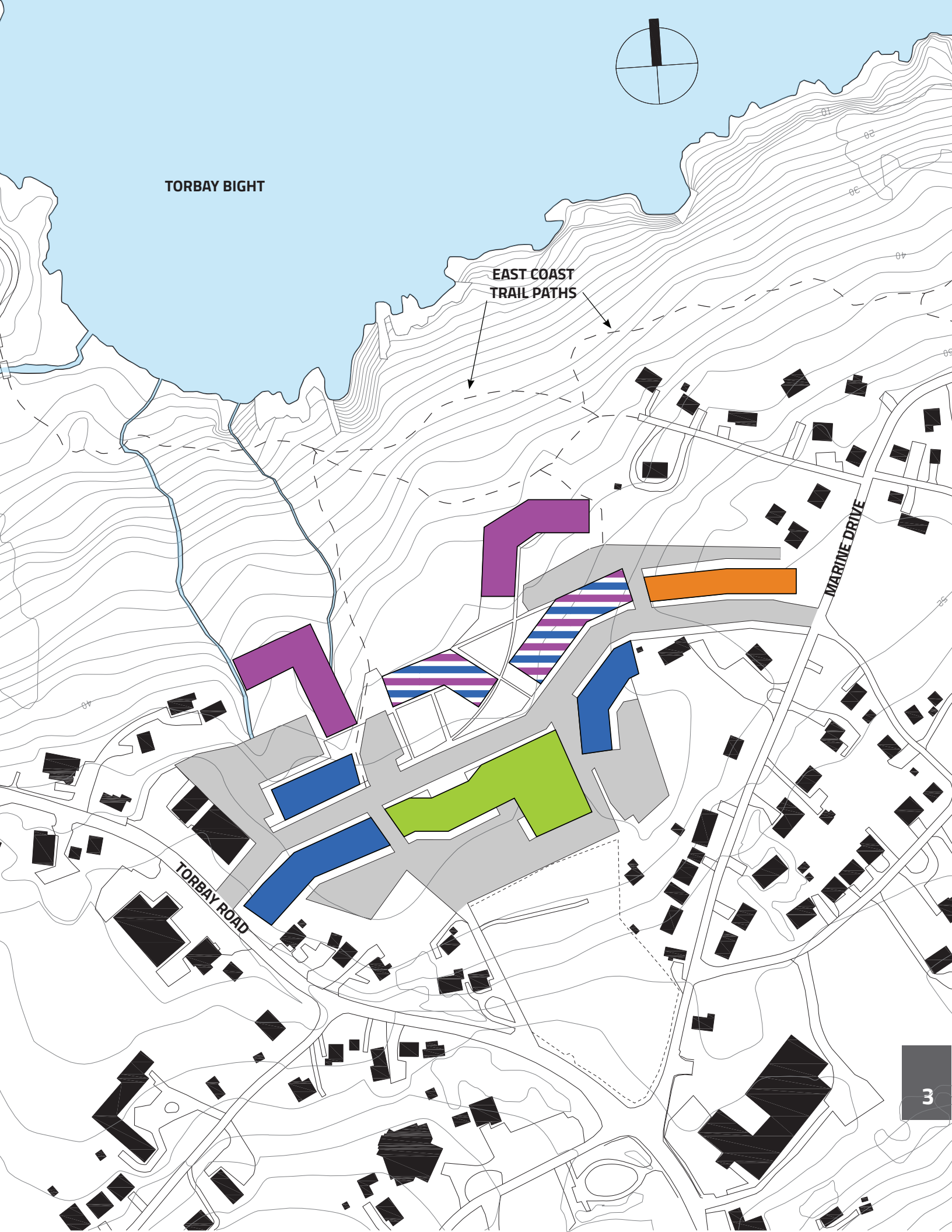
The site is informed by its relationships to the surrounding buildings and landscape as well as the community. The Torbay Town Centre Plan, prepared by CBCL, has chosen this site based on engagement with the people of Torbay. For more information regarding site selection please refer to the Torbay Town Centre Plan.



## LEGEND

- MULTI-UNIT RESIDENTIAL
- TOWNHOUSES
- COMMERCIAL
- INSTITUTIONAL
- MIXED USE COMMERCIAL

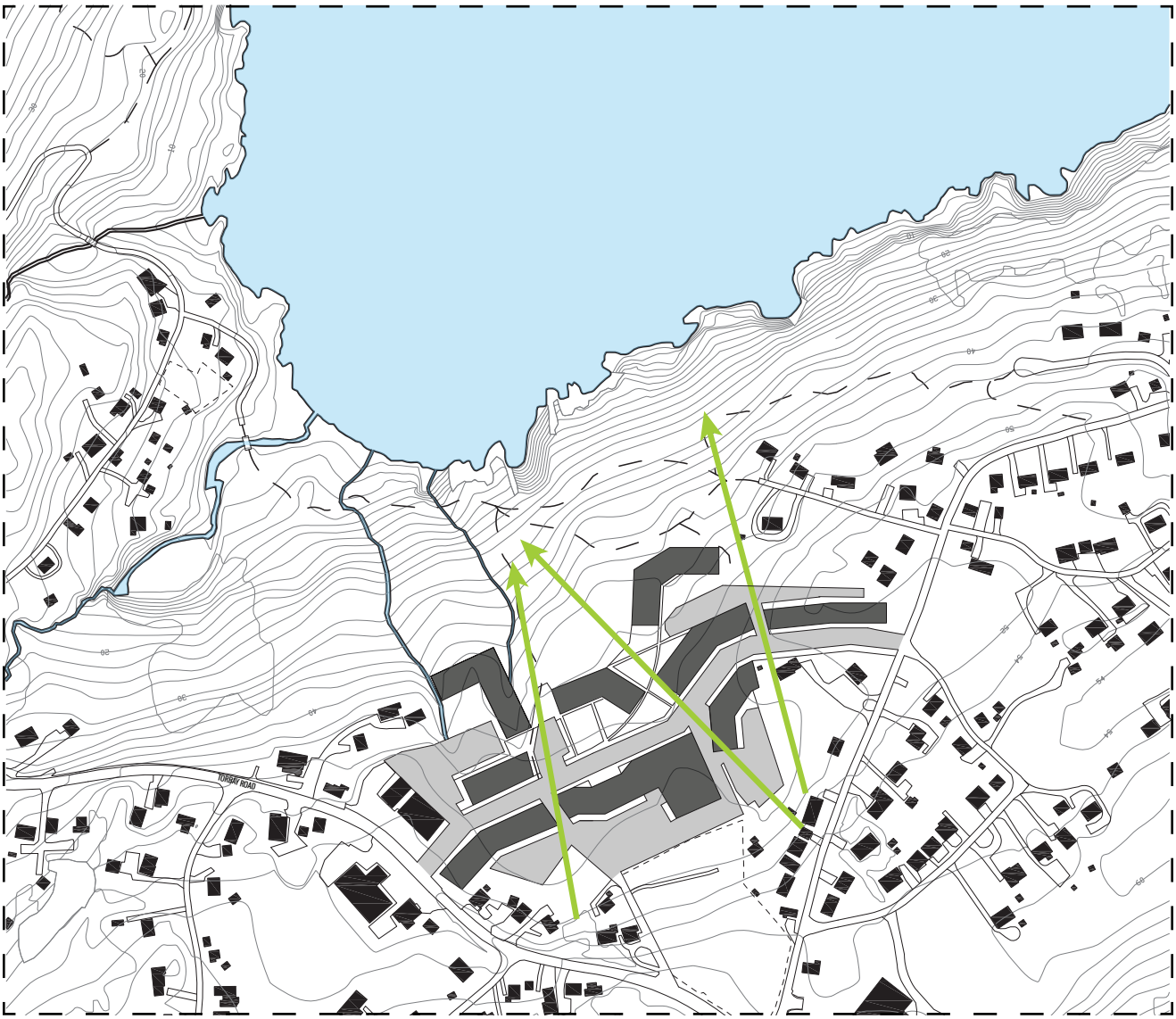
**1** Context Map.


TORBAY BIGHT
EAST COAST
TRAIL PATHS
MARINE DRIVE
TORBAY ROAD

# **2** Factors Influencing Design

# 2.1 Viewlines

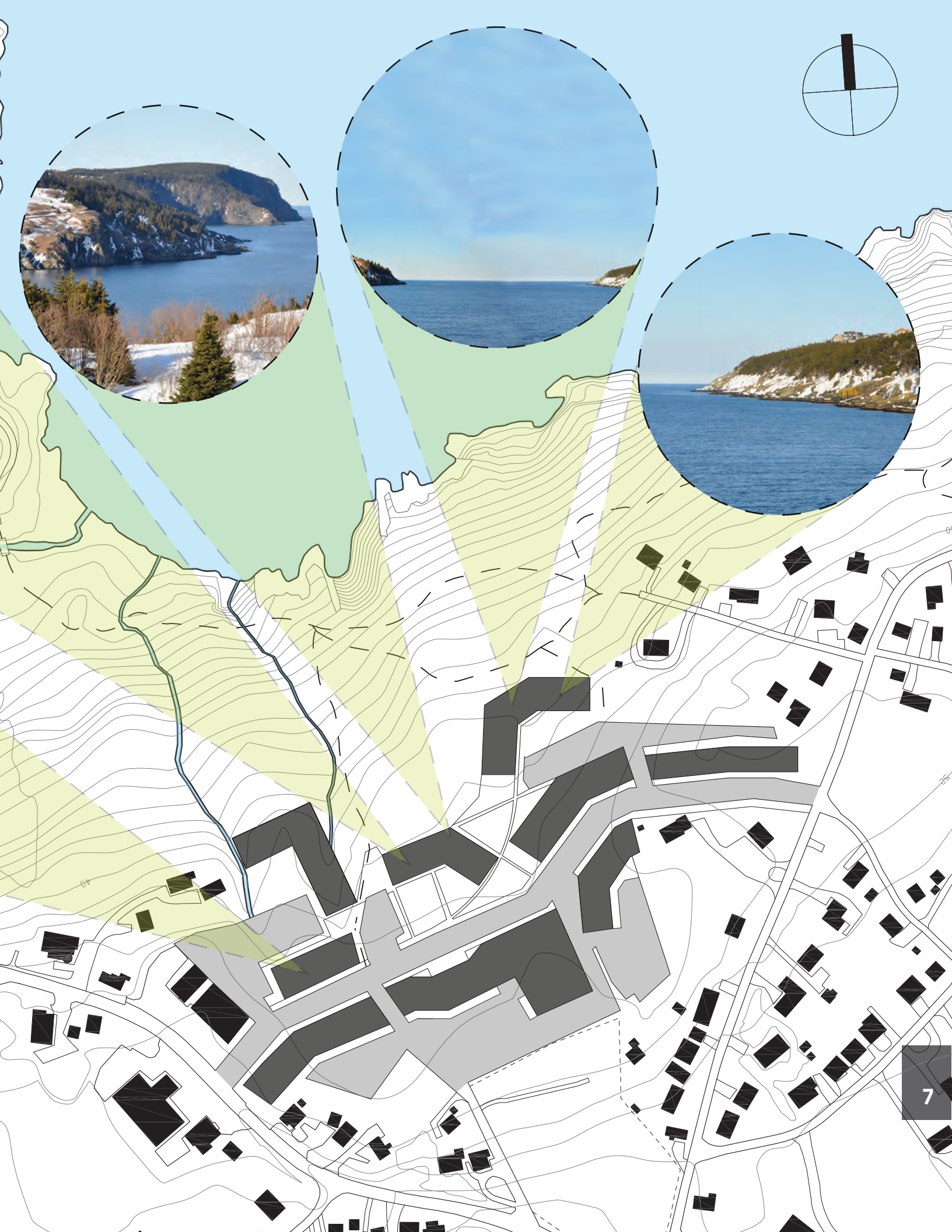
With the site centrally located in Torbay the viewlines are an important factor in the development of the buildings. Maintaining important views throughout the site is crucial to creating a well-designed development. Massing of the buildings must be shaped to allow viewlines to cut through the site. This will allow open public spaces within the development to have views but also allow sites and buildings beyond the development to maintain viewlines towards the ocean. The most iconic views are of Torbay Bight, the surrounding cliffs and the farmland towards the North (as shown on the following Views Map). The buildings within the development will have spectacular views from their interior spaces while simultaneously not obstructing views of other buildings in the community.




**2** Viewlines Map.

**3** Views Map.

## VIEWS TOWARD THE OCEAN ACROSS THE DEVELOPMENT SITE



# 2.2 Public Spaces

Public space is an important component of any development. Ensuring there is space for human interaction and activity promotes a healthy community. The public space in the Torbay Town Centre is predominantly located to the North of the site to capture views toward the ocean, to be closer to residential buildings in the development and to be sheltered from the prevailing winds. In addition, these public spaces link up with the existing path network for the East Coast Trail. A public square or courtyard space is located in the middle of the new development to break up the massing of the street and to also allow for businesses and community events to use the open public square. Cafes and restaurants can use this space for outdoor dining while events like a local farmer's market can set up in this public space on the weekends. Likewise, small concerts and festivals can happen in these spaces as well.

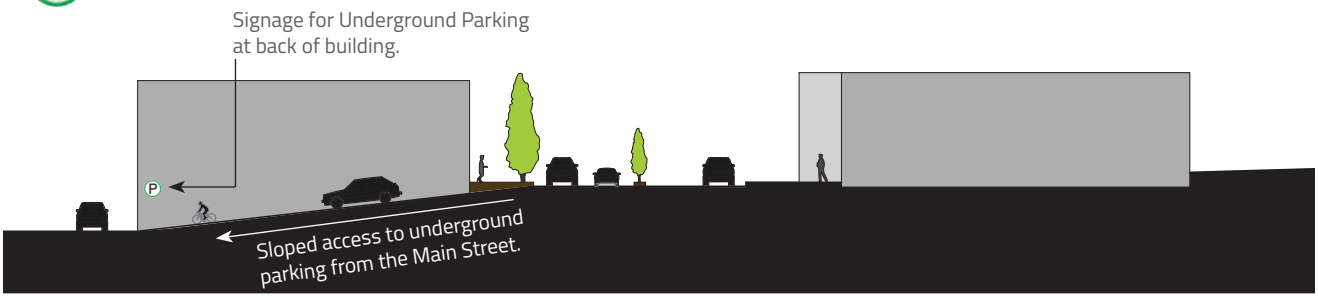

**4** Green Space Map.

**5** Section 1: A landscaped courtyard, park, or public square within a dense network of build-

# 2.3 Parking

Parking for Town Centre development is primarily located behind the buildings along the Main Street and is accessed through entry points at various locations along the street. Areas for parking are located directly off the Main Street for easy access along with some areas of on-street parking, as indicated by the Torbay Town Centre Plan document prepared by CBCL. Where surface parking can be avoided, designers should take advantage of the existing topography of the site to create **underground parking** wherever possible, particularly for most buildings on the North side of the development. This also limits the negative environmental impacts of surface parking like drainage problems and extensive cut-fill areas. In areas where parking cannot be placed on the lower level of a building, parking lots can be placed beneath a public area such as an open square or park space.


**6** Parking Map.




**7** Section 2: Underground parking on the lower levels of buildings, following the topography of the site.

# 2.4 Design Review Panel


A Design Review Panel is an independent group of volunteers that have the appropriate experience to review development and building proposals. The Town of Torbay is investing in the quality of its future by having a Design Review Panel review any development and building proposals put forth in their jurisdiction. Many municipalities across Canada, USA and Europe have Design Review Panels involved in the development and growth of their towns and cities. The City of Toronto's Design Review Panel is made up of a series of design professionals who meet over 15 times throughout the year to review development proposals. The City of Toronto defines a design review panel as:

> Design Review Panels (DRPs) are comprised of volunteer design professionals, including architects, landscape architects, urban designers and engineers. They provide professional, objective advice aimed at improving matters of design that affect the public realm, which includes the design of streets, parks, open spaces and buildings. In doing so, DRPs can help raise standards of development, encourage designers to avoid compromising on quality, and help make new development compatible with its surroundings. The expert advice provided by Panel members can improve the quality of even the most complex and refined projects. As such, the design review process is a powerful addition to the development approval process (City of Toronto).

**Above** The Design Review Panel for Auckland, New Zealand meets to review a development proposal.

Similarly, in the United Kingdom, the Royal Institute of British Architects recommends having a Design Review Panel as a 'well-established way of improving the quality of design outcomes in the built environment' (Design Review Principles and Practice). They list 10 Principles of Design Review which are:

**1. Independent**

It is conducted by people who are unconnected with the scheme's promoters and decision makers, and it ensures that conflicts of interest do not arise.

**2. Expert**

It is carried out by suitably trained people who are experienced in design and know how to criticize constructively. Review is usually most respected where it is carried out by professional peers of the project designers, because their standing and expertise will be acknowledged.

**3. Multidisciplinary**

It combines the different perspectives of architects, urban designers, urban and rural planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

**4. Accountable**

The Review Panel and its advice must be clearly seen to work for the benefit of the public. This should be ingrained within the panel's terms of reference.

**5. Transparent**

The panel's remit, membership, governance processes and funding should always be in the public domain.

**6. Proportionate**

It is used on projects whose significance, either at local or national level, warrants the investment needed to provide the service.

**7. Timely**

It takes place as early as possible in the design process, because this can avoid a great deal of wasted time. It also costs less to make changes at an early stage.

**8. Advisory**

A design review panel does not make decisions, but it offers impartial advice for the people who do.

**9. Objective**

It appraises schemes according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.

**10. Accessible**

Its findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

For more information on Design Review Panels see Appendix.

# **3** Proposed Zones and Building Types

**Above** View overlooking Torbay (Woodford Sheppard Architecture).

## Proposed Zones and Building Types: Overview

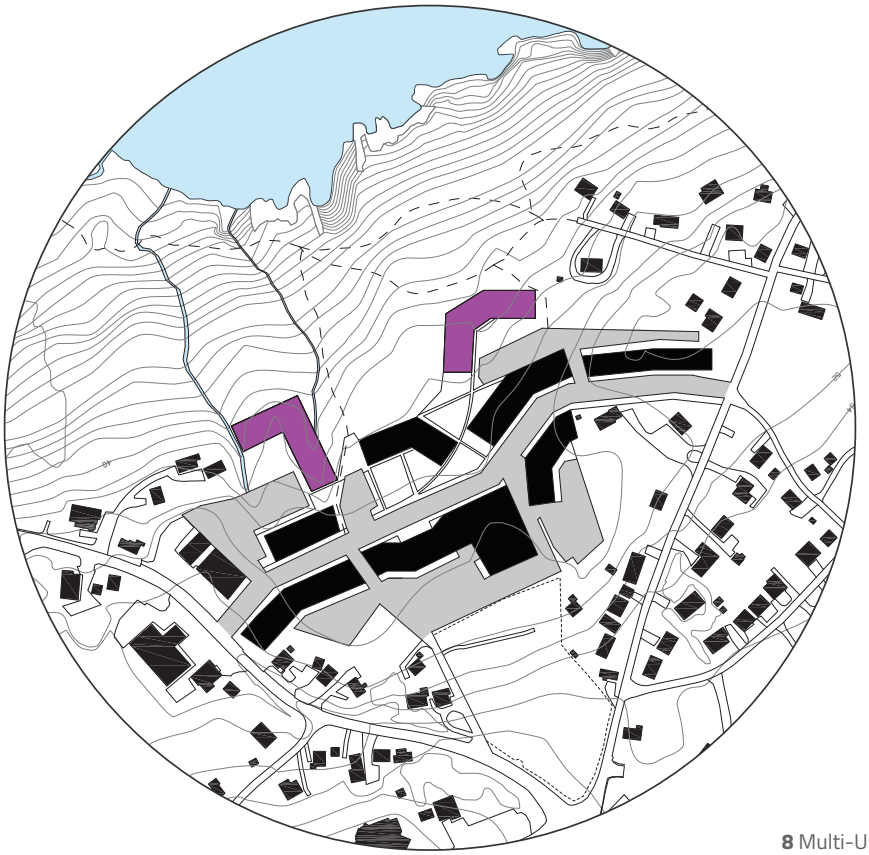
**Multi-Unit Residential:** Multi-unit residential developments can play a supporting role to the new retail amenities in the Town Centre. The lower, ocean side of the development is an ideal location for residential units that accommodate single people, retired individuals and couples. This is a particularly good location for retirement home type of use, as the close proximity to amenities makes it possible to walk instead of drive for daily activities. Multi-unit residential will increase density and therefore the viability of retail shops and storefront professional services.

**Townhouses:** A need was identified by residents for townhouses that can accommodate single families in the Town Centre. The East side of the development, towards Marine Drive, is the best location for the townhouses as it is near an existing residential area. The townhouses would act as the transition point from the more denser center of the Town Centre development to the less dense existing residential neighborhood.

**Mixed Use Commercial:** This is the main type of use identified by the community in the consultation process. The report has identified that promoting certain types of uses will be beneficial to the growth of the Town Centre. These include but are not limited to specialty boutique retailers, upscale dining or specialty dining, cafes, bistros, gastro-pubs, health related retail such as health food shops and nutritional stores, sporting goods stores and shops for specialty sports outfitters, personal care retail such as hair and beauty, spas, or professional services such as insurance and dental offices. Commercial space can also include office space, which can be occupying upper levels of 3 to 4 storey commercial buildings, and can also be in the form of office condominiums within mixed use buildings.

**Institutional:** The primary institutional program identified in the Torbay Town Centre Plan is the Wellness Centre, which in itself can be seen as a catalyst for the whole development and would be the first scheduled construction. The Wellness Centre may contain facilities like aquatics, daycare or childcare, exercise rooms, gymnasium, weight facilities, seniors programs, youth programs, and shared community space.

# 3.1 Multi-Unit Residential



**8** Multi-Unit Residential Map.

**PROPOSED ZONING REGULATIONS**

| | |
|---|---|
| **Lot Area (min):** | unlimited |
| **Lot Frontage (min):** | unlimited |
| **Floor Area Ratio (max):** | 2.0 |
| **Height (max):** | 12 m from Main Road |
| **Building Line:** | 0 m |
| **Rear Yard (min):** | N/A |
| **Side Yard (min):** | 1 m |
| **Side Yard on Flanking Road (min):** | 4 m |
| **Landscaping on Lot:** | N/A |
| **Density (max):** | 1 unit per 60 $m^2$ of lot area |
| **Parking:** | 1.2 spaces per unit |

**Top** The Harbour North housing development in Aarhus, Denmark (by architect team ADEPT with LUPLAU and POULSON) shows great attention paid to landscaping and common areas for residents that seamlessly integrates into public circulation space. It's varying heighs and roof-lines adds to the approachable sense of scale while allowing viewlines across the building (Bustler). **Bottom** A residential development in Vancouver, designed by Michael Grean Architecture, wraps around an internal landscaped courtyard that is protected from the wind and the busy streetscape (VANCOUVER4LIFE).

## Building Form Considerations

Designers should give consideration to the massing of the building and how it relates to its surroundings. Large 'extruded boxes' should be avoided, primarily to avoid blocking views, secondarily to reflect the scale of the surrounding community. Along the same lines, variation in roof levels and forms add to the complexity of a building's shape and allow for view lines between peaks. Windows and entrances should be given consideration as architectural features, where patterns and reflectivity can add to the articulation of the building. Guidelines have been identified for ideal materials and building elements in Section.

## Parking

Parking for multi-unit residential developments should take advantage of the unique sloping nature of the site, to create underground parking wherever possible. This creates opportunity to have indoor parking, and indoor access to elevator and stair circulation while at the same time limiting the negative environmental impacts of surface parking such as drainage problems and extensive cut-fill areas.

## Lighting

Lighting for any residential development should be aware of light pollution at night. Lighting should primarily provide security and safety for residents at night, while providing appropriate lighting levels in circulation spaces, entry areas, and parking areas. Exterior lighting should also complement architectural features of the building.

**Above Left** This design for a multi-unit residential complex with 25 units in Auckland, New Zealand by S3 Architects uses wood cladding with colourful accents along windows and balconies to add texture and play to the facade (Architecture Now). **Above Right** The Richardson Apartments in San Fransisco is a low rise development that has an interior courtyard for residents (David Baker Architects ).

## Special Considerations

**Sustainability** Considering sustainability is an important aspect of any new building project. There are several systems of certification for energy efficient and ecologically sound design existing in Canada, including LEED, Green Globes, and Passive House. It is also possible to incorporate these principles into designs without seeking certification. The Town of Torbay Town Centre encourages all development projects to incorporate 'green' buildings principles into their designs.

**Wind** In an exposed North oriented hillside environment such as this site, it is important to consider the effect of environmental forces on buildings. When not taken into account, wind and precipitation patterns can render spaces unpleasant and unusable. For residential developments, protected outdoor spaces such as inset balconies and internal courtyards provides pleasant outdoor space that can used regardless of high winds. All future residential developments in the Torbay Town Centre should design with this in mind, considering that pedestrian use and outdoor activities are high priorities.

**Above** The design for a residential area in Oslo, Norway, by Eriksen Skajaa Architects, creates massing with a village-like atmosphere. The buildings are shaped to allow light into the public spaces while also giving each building its own character (ArchDaily). **Right** A residential complex in Pleven, Bulgaria by EMKO Architects slopes with the existing topography of the site creating varying roof heights and balconies (Wireframe Studio).

## Multi-Unit Residential Example Elevation

- Similar to the residential development in Pleven, Bulgaria and the Harbour North project in Aarhas, Denmark, the massing of the residential building for this development should be terraced, following the topography of the existing landscape, to create multiple levels for balconies and allow openings through the building for views towards the ocean.
- The openings are in a variety of shapes and sizes to create interest and rhythm in the façade of the building. The residential project in Auckland, New Zealand has a wide variety of openings on the facade, integrating some into balcony spaces while incorporating colored panels.
- Trellises are incorporated to add depth to the building, offer more areas of shading and wind protection and to allow for some vertical landscaping.
- Similar to the residential projects in Auckland, New Zealand and Pleven, Bulgaria, projecting bays and inset balconies help to create depth on the façade while also allowing more light into the interior spaces. These outdoor extensions to the living area are also well protected from high winds.
- The ground level units have access to personal gardens and landscaping with large areas of windows to allow for open light on the ground level while still taking advantage of the ocean view. Likewise, internal courtyard spaces, such as those in the Richardson Apartments and the development by Michael Green Architecture in Vancouver, can offer well protected garden spaces as an extension to the inside living space.
- New and cleanly detailed contemporary, high quality building materials (cladding, glazing and screen elements) create a building that is open and inviting with the appearance of lasting quality.



**9** Multi-Unit Residential example elevation (Woodford Sheppard Architecture).

# Multi-Unit Residential

FOLD OUT

# 3.2 Townhouses

**10** Townhouses Map.

### PROPOSED ZONING REGULATIONS

| | |
|---|---|
| **Lot Area (min):** | 90 $m^2$ |
| **Lot Frontage (min):** | 4.5 m |
| **Height (max):** | 12 meters  from Main Road |
| **Rear Yard (min):** | N/A |
| **Side Yard end unit (min):** | 1.2 m |
| **Landscaping on Lot (min):** | 50% |
| **Parking:** | 2 spaces per unit, parking at rear |

**Above** The design for a residential area in Oslo, Norway, by Eriksen Skajaa Architects, includes an area that has varying roof heights with wood siding. The openings on the facade create texture and pattern (ArchDaily).

## Building Form Considerations

Designers should give consideration to the massing of the townhouses in how it relates to its surroundings (for example orientation toward optimal view lines, for proper solar gain or shading, etc.) but also with reference to appropriate residential scales. Peaked roofs are preferred for proper drainage but also to create rhythm and pattern to the massing of the building while referencing the historical building shapes for homes in the area. The facades should be varied with a clear area denoted for the entry to each townhouse that is setback from the street face complemented by variation in the window openings to provide texture. Guidelines have been identified for ideal materials and building elements in Section 4.

## Parking

Parking for the townhouses should, like the multi-use residential, take advantage of the unique sloping aspect of the site, to incorporate garages on the lowest level of the townhouse. These can be accessed via a laneway at the rear of the site and can also be landscaped to reduce the harsh quality of large amounts of paved areas. This allows for each townhouse to have a personal garage and parking area - separate from the nearby larger buildings.

**Above** The design for the Lighthaus Townhomes in Toronto, Ontario is pushed back from the street to allow for a small front garden and protected entry (The Star). **Right** The townhomes for the Lighthaus project are designed so that a garage is located on the basement level beneath an exterior deck to maximize space and to allow for the garage to be accessed from the rear of the development (The Star).

## Color

The Townhouses present a unique opportunity to define a varying colour palette that is inspired by the history of Torbay, the traditional colours of the built context, and also by the striking colours found in the surrounding landscape.

## Special Considerations:

**Sustainability** Considering sustainability is an important aspect of any new building project. There are several systems of certification for energy efficient and ecologically sound design existing in Canada, including LEED, Green Globes, and Passive House. It is also possible to incorporate these principles into designs without seeking certification. The Town of Torbay Town Centre encourages all development projects to incorporate 'green' buildings principles into their designs.

**Above Right** The Freemont Development in Port Coquitlam, BC has a variety of townhouses with differing styles and colours. The materials used on the facade variety between clapboard siding, shingles, and accented with metal (V.I.A.).
**Right** The rear of the properties in the Freemont Development have garages that sit at the basement level of the house, sheltered by the overhanging deck (Fremont Blue).

**Wind** In an exposed North oriented hillside environment such as this site, it is important to consider the effect of environmental forces on buildings. When not taken into account, wind and precipitation patterns can render spaces unpleasant and unusable. Balconies and small outdoor courtyards that may be part of the Townhouse development should be designed to be protected from wind. All future developments in the Torbay Town Centre should design with this in mind, considering that pedestrian use and outdoor activities are high priorities.

**Above Right** 27 Coltman Townhouses, in Cleveland, Ohio by DIMIT Architects, are built on an old industrial site that was re-mediated for residential use. The materials used for the exterior cladding - primary metal and wood - are inspired by the industrial history of the site and give the townhouses a very textured design (J. Hill). **Right** The townhouses in this project, on the Left Bank of Antwerp, are distinguished by the diagonal ridge line in the roofs which is alternated across each grouping of townhouses. This variation in roof lines creates a more appealing massing (Regatta).

## Townhouses Example Elevation

- The massing for the Townhouses, like those from the Freemont Development in Port Coquitlam, BC, follows high peak roofs that allows the roof line to be broken up but gives a rhythm and texture to the façade. The overall design is contemporary in style and detail but with massing inspired by historical building scales and shapes.
- Each townhouse has a unique color that is inspired by both the heritage and the landscape of the surrounding area though applied to a more contemporary context. This is similar to the Coltman Townhouses where the materials and colours for the design were chosen to reference the industrial history of its location.
- Balconies are covered and enclosed to create sheltered spaces from high winds as well as providing privacy from the street level.
- Projecting the entry to the townhouses creates a welcoming and inviting entrance that is a few steps up from the street to provide a threshold between public and private space.
- Similar to the Lighthaus Townhomes in Toronto, the landscaped elements at the front of each townhouse is edged by the entry and creates a small area where residents can maintain a garden at street level.
- The building height follows the natural and existing topography of the site to create a private laneway at the rear for residents that leads to garages located on the basement level of each townhouse.
- Townhouses are situated on the site to optimize the view lines toward the ocean and cliffs while still remaining well connected to the street and within a 5 min walking radius to the East Coast Trail path network.
- Traditional wood clapboard is used as the primary cladding material but with an updated and contemporary feel featuring mitered corners and accented with varying trim. Likewise, windows do not have the traditional heavy trims well known to Newfoundland but rather a lighter trim style using a darker trim color to emphasize the openings in the façade.

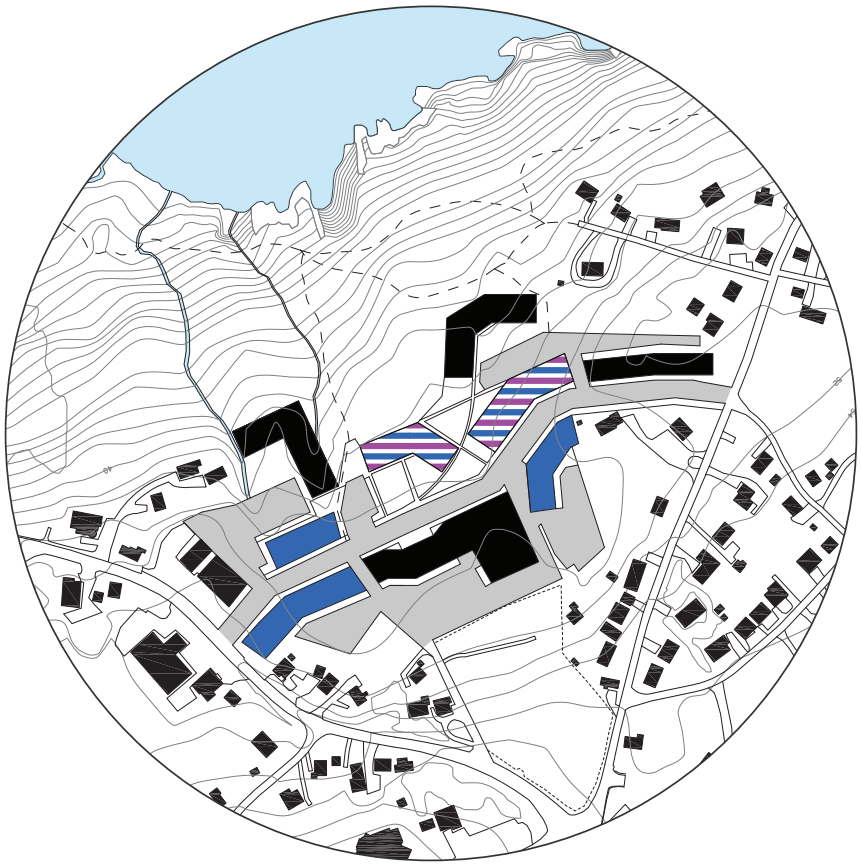


**11** Townhouses example elevation (Woodford Sheppard Architecture).

# Townhouses

FOLD OUT

# 3.3 Mixed Use



**12** Mixed Use Map.

## PROPOSED ZONING REGULATIONS

| | |
|---|---|
| **Lot Area (min):** | 650 $m^2$ |
| **Lot Frontage (min):** | 20 m |
| **Floor Area Ratio (max):** | 2.0 |
| **Height (max):** | 4 storeys |
| **Building Line (min):** | 7 m |
| **Rear Yard (min):** | 6 m |
| **Side Yard (min):** | 1 m |
| **Side Yard on Flanking Road (min):** | 4 m |
| **Landscaping on Lot (min):** | 50% |
| **Density (max):** | 1 unit per 60 $m^2$ of lot area |
| **Parking:** | 1.2 spaces per unit |

**Above** This development, for the seaport municipality of Holbæk in Denmark by Danish firm Kullegaard, includes retail, restaurants and a market on the ground level with residential units on the upper levels. Each residential unit has rooftop courtyards and decks that are protected from the wind and the vertical cladding references the history of vertical wood siding known to the area (H. Giermann).

## Building Form Considerations

Designers should give consideration to the massing of the building and how it relates to its surroundings. Large 'extruded boxes' for commercial developments should be avoided, primarily to avoid blocking views, secondarily to reflect the scale of the surrounding community. Along the same lines, variation in roof levels and forms add to the complexity of a building's shape and allow for view lines between peaks. Windows and entrances should be given consideration as architectural features, where patterns and reflectivity can add to the articulation of the building. There should be a certain degree of consideration towards articulating uses where the building contains two differing typologies (such as commercial and residential). Lower level retail and commercial units should be welcoming with glazing facing the street and should be identifiable as commercial units. Guidelines have been identified for ideal materials and building elements in Section 4.

## Parking

Parking for the commercial developments should, like each element of the overall development, take advantage of the unique sloping aspect of the site to create underground parking wherever possible. This creates opportunity to have indoor parking, and indoor access to elevator and stair circulation. This also limits the negative environmental impacts of surface parking like drainage problems and extensive cut-fill areas. Furthermore, in areas where parking cannot be placed on the lower level of a building, parking lots can be placed beneath a public area such as an open square or park space that can placed adjacent to the commercial development.




**Above** Store fronts for the Commercial part of the development can be traditional in character, with hand painted signage and bright colors, like this fish and chip shop in Probus, Cornwall, UK (The Probus Fish and Chip Shop). **Center** This taco shop in Mexico has a more contemporary facade accenting black with wood and modern signage (Canalla). **Right** This retail shop in Copenhagen has a more classical feel with white stone. However, the large glass windows with black trims and the black signage give the shop a contemporary feel (N. Lassen).

## Lighting

Lighting for any commercial development should be aware of light pollution at night.  Lighting should primarily provide security and safety at night, while providing appropriate lighting levels in circulation spaces, entry areas, and parking areas. Exterior lighting should also complement architectural features of the building and also highlight open shops, restaurants or businesses.

**Above Right** The Beech House development in East Toronto has commercial/reatil, along with a gym, on the ground level with lofts on the upper levels that step back from the street. The inset balconies and variation of heights on the building help to give the building texture and depth (CondoBusiness).
**Right**  The rear of the Beech House development has residential units that step back along the facade to allow for views and natural light to enter each of the units (CondoBusiness).


**Above** The DUKE project in the Junction in West Toronto, designed by Quadrangle Architects, is a mixed use development with retail/commercial on the lower level and lofts on the upper levels. The design of the openings with inset balconies creates a variated facade with rhythm, texture and depth and provides sheltered outdoor spaces for the residents. The building steps back from the street on the upper levels and the variation of heights on the building allows for views through the building as well as creating openings for viewlines from the interior spaces (DUKE).

## Special Considerations

**Sustainability** Considering sustainability is an important aspect of any new building project. There are several systems of certification for energy efficient and ecologically sound design existing in Canada, including LEED, Green Globes, and Passive House. It is also possible to incorporate these principles into designs without seeking certification. The Town of Torbay Town Centre encourages all development projects to incorporate 'green' buildings principles into their designs.

**Wind** In an exposed North oriented hillside environment such as this site, it is important to consider the effect of environmental forces on buildings. When not taken into account, wind and precipitation patterns can render spaces unpleasant and unusable. All future developments in the Torbay Town Centre should design with this in mind, considering that pedestrian use and outdoor activities are high priorities.

**Flexibility** The potential design for a mixed-use building (including both residential and commercial/retail) should incorporate a high degree of flexibility to allow the use of interior and exterior spaces of the building to change as necessary. This level of flexibility can include having spaces that have the possibility for many of uses or have the ability to encompass or morph into a new space with some small alterations. For example, some lower level residential spaces could be changed into commercial/retail spaces at a later time.

## Mixed Use (Residential + Commercial) Example Elevation

- The building height is 2 and 3 storeys at street side but, like the Townhomes, is 4 storeys in the back, following the existing topography to allow underground parking on the lowest level.
- Like The Beech House in Toronto, studio, 1 bedroom and 2 bedroom apartments on the upper levels have excellent views of the bay with access to roof top terraces
- The building massing is varied to allow site lines and view lines to continue through the building from buildings and existing sites to the South and West of the Town Centre. These openings create the terraces for residential use.
- Cladding is primarily commercial in feel with clean and contemporary detailing and accented with wood to soften the façade and hint at the residential component of the building.
- Small highlights of bright colors help to enliven the façade.
- Small amounts of commercial glazing and curtain wall identify the retial/ commercial components of this building without being too sterile while the central glazed tower becomes the focal point entry to the residential spaces above similar to the Duke project in Toronto.
- Above, in the residential portion of the building, smaller windows create a rhythm that is intersected by streetside balconies.
- Shops at street level have large openings with clearly identified entrances to make them inviting and welcoming to passersby while also adding a lively character to the street, similar to the project in Holbaek.
- Lighting around the perimeter of the shops and building provides a noticeable and well-lit area.
- Lower level cladding ranges is predominately masonry as a base to the building and is complemented with wood siding or a more commercial siding (such as composite metal panel) above.
- Shop fronts vary in style and can be more contemporary in appearance, like the taco shop in Mexico, or more traditional, like the fish and chip shop in Probus and the retail shop in Copenhagen.



**13** Mixed-Use (Residential + Commercial) example elevation (Woodford Sheppard Architecture).


**Mixed Use (Residential +Commercial)**

FOLD OUT

## A Note on Typology

Although some buildings within this development may be well suited for a mixed use typology combining residential and commercial, other buildings can be entirely commercial containing shops, offices, and small professional services. These buildings can be divided as necessary, having shops and small scale professional services on the ground level with offices on the upper levels or broken down in a more vertical manner with multi-storey offices starting on the ground level. These buildings, as noted earlier in the Building Form Considerations, should avoid being extruded boxes and can instead take cues from historical buildings in variation for building heights, facades and window openings while still being contemporary in nature.


**Top Right** This project by FORM Architecture in Mile End, London is a small commercial building with some space for ground shop entrances and office space on the upper floors (FORM Architecture).
**Bottom Right** Traditional shops and offices in Bergen, Norway (T. Moore).

## Mixed Use (Commercial + Offices) Example Elevation

- This option for a Commercial typology shows how heritage massing and select detailing can be used in a more contemporary manner while still allowing the offices and professional businesses to have a timeless and sophisticated appearance.
- Signage is on the more traditional side with the use of banner signs along the side of the building and large façade signage above each of the businesses that can be either painted, backlit or in lightbox style.
- Similar to the traditional shops in Bergen, large double-hung, operable windows on the façade provide a more relaxed feel than a more commercial curtain-walled building and create pleasant interior spaces. Likewise, dormers are incorporated into the high pitch roof to allow light into the upper level of the building.
- Height is varied from 3 to 4 storeys to give the street a more textured feel but also to allow views of the bay from existing sites behind the building. The end block is 4 storeys from streetside to cap the building block and allow the building to navigate the corner.
- The roofs are a high pitch, picking up on local heritage shapes and tying into the residential components of the development.
- Light amounts of landscaping elements allow for greenery on the façade of the building in the flower boxes under the front windows adding to the landscaped features of the sidewalk and street.
- The massing and form allows for multiple level office space while not appearing extremely corporate and unwelcoming.
- Clapboard siding is a more traditional material choice for a commercial typology but it softens the exterior of the building and is in netrual but contemporary colors to not compete with the surrounding scenery.
- Masonry is used at the base of the building.

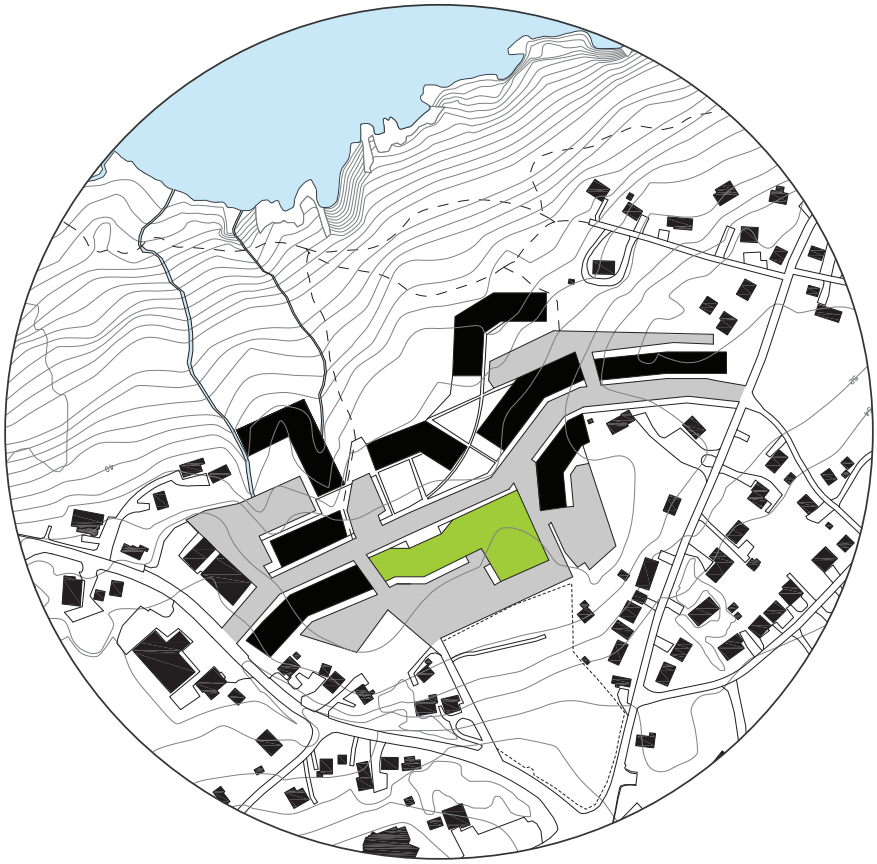


**14** Mixed Use (Commercial + Offices) example elevation (Woodford Sheppard Architecture).


**Mixed Use (Commercial + Offices)**

FOLD OUT

# 3.4 Institutional (The Wellness Centre)



**15** Mixed Use Commercial Map.

## PROPOSED ZONING REGULATIONS

| | |
|---|---|
| **Lot Area (min):** | 90 $m^2$ |
| **Lot Frontage (min):** | 4.5 m |
| **Height (max):** | up to 12 meters |
| **Rear Yard (min):** | n/a |
| **Side Yard end unit (min):** | 1.2 m |
| **Landscaping on Lot (min):** | 50% |
| **Parking:** | 2 spaces per unit, parking at rear |

**Above** This Wellness Center for City College San Francisco is a LEED Building that acts as a major community hub. The high amounts of glazing create an interesting facade, showing off the activity from inside and also allow for lots of natural light in interior spaces (Community Wellness Center City College of San Francisco).

**Building Form Considerations**

Designers should give consideration to the massing of the institutional building and how it relates to its surroundings, the community and its proposed use. Large 'extruded boxes' should be avoided, primarily to avoid blocking views, secondarily to reflect the scale of the surrounding community. Along the same lines, variation in roof levels and forms add to the complexity of a building's shape and allow for view lines between high and low points in the roof structure. The massing of the building should reference the street but also any open public amenity spaces associated with the building. Openings should be given a high level of consideration where patterns, texture and reflectivity can add to the articulation of the building while framing strong view lines from the interior spaces. Guidelines have been identified for ideal materials and building elements in Section 4.

**Parking**

Parking for any institutional developments should take advantage of the unique sloping aspect of the site, to create underground parking wherever possible. This creates opportunity to have indoor parking, and indoor access to elevator and stair circulation. This also limits the negative environmental impacts of surface parking like drainage problems and extensive cut-fill areas. Furthermore, in areas where parking cannot be placed on the lower level of a building, parking lots can be placed beneath a public area such as an open square or park space that can placed adjacent to the institutional development.

**Lighting**

Lighting for any institutional development should be aware of light pollution at night. Lighting should primarily provide security and safety for residents at night, while providing appropriate lighting levels in circulation spaces, entry areas, and parking areas. Exterior lighting should also complement architectural features of the building while highlighting the building as a focal point for the community.


**Top Right** The Cassie Campbell Community Centre in Brampton, Ontario by Perkins + Will is designed to incorporate both indoor and outdoor activities. The overall design is bold and modern but still relates to the primarily residential context of the site with the use of stone and wood as the main cladding materials (B. Pagnotta). **Bottom Right** The Peterborough Sport and Wellness Centre, another project by Perkins + Will, contains gym facilities and aquatic facilities and operates as a community centre for both Peterborough and the local college (Perkins + Will).

**Above** The AUM Wellness Centre in Montgomery, Alabama contains spaces for fitness, wellness, intramural/ sport activities, as well as research. The building is pursuing LEED Silver certification and is designed to have plenty of public outdoor space surrounding the facility (AUM Wellness Center Facility).

**Special Considerations**

**Sustainability** Considering sustainability is an important aspect of any new building project. There are several systems of certification for energy efficient and ecologically sound design existing in Canada, including LEED, Green Globes, and Passive House. It is also possible to incorporate these principles into designs without seeking certification. The Town of Torbay Town Centre encourages all development projects to incorporate 'green' buildings principles into their designs.

**Wind** In an exposed North oriented hillside environment such as this site, it is important to consider the effect of environmental forces on buildings. When not taken into account, wind and precipitation patterns can render spaces unpleasant and unusable. Outdoor spaces designed for the Wellness Centre should take this into consideration to design spaces that are protected from high winds. All future developments in the Torbay Town Centre should design with this in mind, considering that pedestrian use and outdoor activities are high priorities.

**Flexibility** The design for any institutional building should incorporate a high degree of flexibility to allow the use of interior and exterior spaces of the building to change as necessary. This level of flexibility can include having spaces that have the possibility for many of uses or have the ability to encompass or morph into a new space with some small alterations.


**Top** This Wellness and Recreation Centre at Georgia College and State University integrates sport and leisure spaces in one building. It also includes a roof garden and a healthy bistro on the main level (C. McKenna). **Bottom** A view into the gym space of the Wellness and Recreation Centre at Georgia College and State University. The space is filled with natural light and is integrated with work out space on a mezzanine level (C. Mckenna).

# **4** Building Elements and Materials

# Building Elements

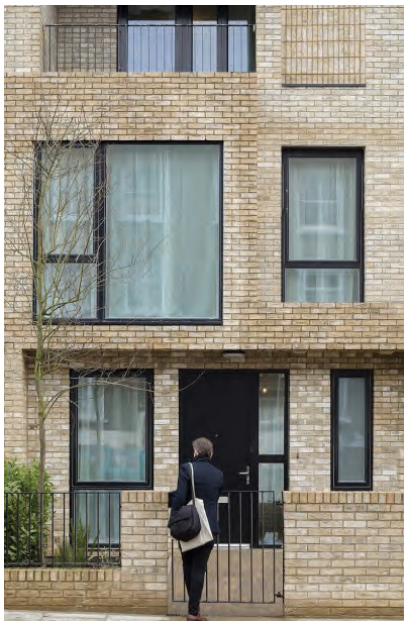
## Building Base

- Attention should be paid to the base of a building. Proper design of this element can make the building merge and blend into its surrounding landscape or streetscape by creating attractive spaces at the buildings edge. This can be achieved by changing the cladding type from the ground line up to four feet. For example, masonry such as brick or architectural block transitioning to clapboard or high quality architectural panel.

**Top** The building base is well defined in the DUKE project in the Junction with a glazed area with a high ceiling that is the commercial/retail aspect of the project (DUKE). **Bottom** The masonry base of this building in Bulgaria separates the wood cladding of the residential component off of the street level allowing it to be well integrated into the streetscape (Liubata / Aedes Studio).

## Doors + Entrances

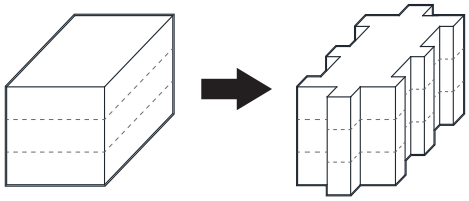
- Main entrances to residences should be covered to provide protection from the elements and a welcoming / identifiable entry point.
- Entrances into commercial spaces should be clearly identifiable and covered to protect from the elements.
- In multi-use residential and commercial developments, entrances should be clearly defined as either leading to a residence or to a commercial space.
- High quality materials should be used for doorways, and they should be considered an important design feature of the building.




**Above Left** The entrance to this residential unit, in London, UK by Levitt Bernstein, is situated under an overhang and accessed through a small streetside garden (Inventive Council Housing / Levitt Bernstein). **Above Right** The entrance to this coffee shop in London, UK has large glazed areas facing the street and some small table and chairs near its entry (Monocle Cafe London). **Below Left** The DUKE project in the Junction in Toronto, Ontario is a mixed use project with residential and retail units (as well as some work/live studios). The entrances to retail or professional services on the lower levels has lots of glazing and signage and is welcoming from the street (DUKE). **Below Right** The Duke's residential entry is located on the side of the building with a glazed entry, landscapes features, and a cantilevered canopy (DUKE).

## Massing + Projecting/Inverted Bays

- Massing shapes should avoid simple, extruded boxes by adding projecting bays and inverted bays.
- Adding projecting/inverted bays can create more surface area for windows, and opportunities for variety in cladding types and colors as well as provide texture to the facade.

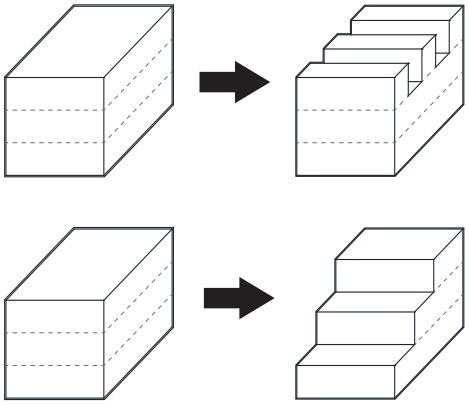


**16** Projecting Bays and Massing .

**Top** The Beech House development in Toronto has projecting bays at different widths across the building. This creates texture and helps to define elements of the building (CondoBusiness). **Bottom** These townhomes designed by Colizza Bruni Architecture Inc. in Ottawa, Ontario, have a series of projecting and inset bays that give definition to the building and are clad in complementary materials (The Hintonburg Six / Colizza Bruni Architecture Inc).

## Varying Roof Heights + Viewlines

- Massing is varied to allow site lines and view lines to continue through the building from buildings Variation in roof levels and forms add to the complexity of a building's shape and allow for view lines between peaks.
- Large extruded boxes should be avoided, primarily to avoid blocking views, secondarily to reflect the scale of the surrounding community.



**17** Varying Roof Heights.

**Above** The massing for the Abacus Lofts, designed by Quadrangle Architects/RAW Design, in Toronto, Ontario step back at the rear of the building to provide views from the building as well as open terraces for each unit (Abacus Lofts). **Below** The design for this residential development in Mieres, Spain by Zigzag Arquitectura, has variated roof heights that allow views to cut through the building to the existing meadows, fields and mountains beyond. The design includes these voids to create views in the empty spaces between the buildings (Vivazz, Mieres Social Housing / Zigzag Arquitectura).

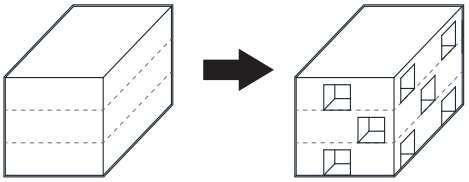
## Windows + Openings

- Windows can be used to create patterns on a building's surface.
- Windows can be stacked to create a defined order, or alternate to create a different type of pattern.
- Attention should be paid to creating balance with the window arrangement on the face of a building.
- Windows can be placed at corners to create interesting details at the exterior of the building, and make dramatic interior spaces.

**Above Right** The windows in this residential development in Belgium by BOGDAN & VAN BROECK are stacked but create an interested pattern with the high contrast of the black trims against the white siding (Den Travoo / BOGDAN & VAN BROECK). **Above Left** The design for this project in Paris, France has windows that have deep sills and protrude off of the surface of the facade. The windows are placed in a pattern with a few instance where they turn the corner. The ground level is fully glazed and is an office suite for a local film agency (ZAC Boucicaut / Michel Guthmann). **Bottom Right** Windows in this building by RAW Design Architecture in Toronto are well balanced with windows stacked above one another, differing only on the ground level and the very top level above (BOUTIQUE HOMES). **Bottom Left** The townhomes at the Freemont Development in Port Coquitlam, BC have stacked windows that vary in size and width across the facade but are well balanced in the facade as a whole (V.I.A.)

## Balconies

- Balconies should be enclosed to provide protection from elements. While projecting balconies can provide views and access to sunlight, realistically our climate does not allow for many opportunities to enjoy them.
- Incorporating balconies into the building will allow for usable outdoor space for units that may not have access to ground level.



**18** Inset balconies.

**Top** This multi-unit residential complex in Auckland, New Zealand has inset balconies that are protected from wind and rain (Architecture Now). **Bottom** The inset balconies in this residential development in Växjö, Sweden by Kjellander + Sjöberg Architects create pattern and balance in voids across the facades. They overlook an open park space set in the center of the development (K. Rosenfield).

## Signage

- In commercial areas, special attention and regulations should be developed for signage. Inappropriate signage can ruin otherwise attractive architecture.
- Commercial franchise type signage should be avoided at all cost. Light box type signage and neon free-standing signs are not allowed.
- Backlit letters are allowed, hand-painted or hand crafted wooden signage is encouraged.
- Laminate signage mounted on glass is an affordable and attractive means of providing signage.
- Signs must be reviewed on a case by case basis with a stringent critique process, as they are a very important part of the town centre development, and easily identify the type and quality of retail and commercial establishments.







**Above Right and Left** Banner signs and hanging signs are a nice addition to any shop and can be more traditional or contemporary in style (Heritage Outpost, Philip Lee). **Center Right and Left** Painted signs and wooden signage are another appropriate signage method for the development (School of Life, Chronicle Books). **Bottom Right and Left** Neon signage and block signage like these signs are not recommended (Business Signs, Sign Me Up).

# Materials

It is important to ensure that high quality materials are used in any new development in the Town Centre.  All building elements from cladding to roofing have a wide range of qualities from low to high end and associated costs. However basic traditional materials like wood clapboard are moderate in cost and have proven to stand the test of time with basic maintenance. It is recommended that where possible,  standard traditional materials like wood, brick and concrete are used with clean simple and tasteful detailing.

Contemporary materials like composite metal panel may be used in certain cases, however it is recommended that design professionals be consulted to ascertain proper detailing and construction methods.

**Right** This brick building by  Tao Lei Architect Studio, uses brick in an innovative way - to create screens for interior spaces. The materials are of good quality and are well detailed (Concave House).

## Recommended Materials

### Cladding

Clapboard, Shingles

Recommended Colours:



Composite Metal Panel

Recommended Colours:



Engineered Panels


Brick + Architectural Block (Composite/Cultured Stone)


**Roofing**

Metal Roofing

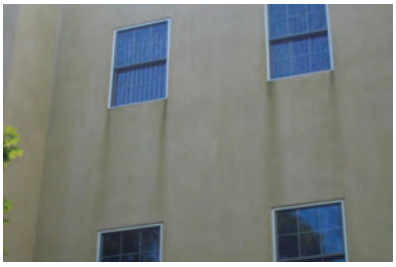
Asphalt Singles

Modified Bitumen (Flat Roofs)

## Not Recommended Materials

Vinyl Siding

EIFS (Exterior Insulation Finishing System)



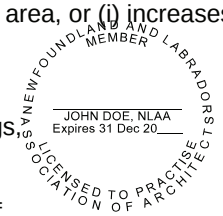
Metal Siding

# Appendix

## Excerpt from The Architects Act 2008:

# The Architects Act 2008 requires an Architect to Design and Prepare Construction Drawings for the Construction, Enlargement, and Alteration of All Buildings, except the following:

- A detached house, a semi-detached house, or a row house; with or without a subsidiary apartment;
- Apartment buildings, motels, and other similar residential buildings having no more than 15 bedrooms in total and provided access into each dwelling unit is only from the outdoors (i.e. no common interior corridors);
- A boarding house or a Bed & Breakfast having not more than 4 guest bedrooms;
- A building containing an assembly occupancy[1] (such as a bar, restaurant, or community hall) or an industrial occupancy[1] (such as a warehouse or a workshop), provided the building's total occupancy does not exceed 50 people[2];
- A building containing a mercantile or personal service occupancy[1] (such as a retail store, bank, office, or salon), provided the area of all floors combined does not exceed 300 square metres / 3,228 ft$^2$ (not including the basement), and provided the building does not contain more than one apartment;
- Any type of building, which when renovated, is used for any of the purposes described above; and
- Renovations to the interior of any building that is regulated by Part 9 of the National Building Code of Canada[3], provided none of the renovations change any part of (a) the building's structure, (b) a fire safety system, (c) a fire wall[1], (d) a fire separation[1], (e) a public corridor[1] through the building, (f) a main entrance, or (g) an exterior wall; or (h) changes the size of the usable floor area, or (i) increases the number of rooms intended to hold 50 or more people.[2]




The Architect's stamp is required on every architectural document issued to regulatory agencies for their approval. These documents include: concept drawings, Land Use Assessment Reports documents issued for an approval-in-principle, documents issued to obtain accessibility and building permits, and all architectural documents issued for construction. Please notify the Architects Licensing Board if you come across unstamped documents being used for any of these purposes.

For the exact wording contained in the Architects Act 2008, go to www.gov.nl.ca and click on *House of Assembly*, then *Legislation*, then *Table of Public Statues* and download a copy of the *Architects Act 2008*.

For a list of Architects licensed to provide architectural services contact the Architects Licensing Board of Newfoundland and Labrador or the Newfoundland and Labrador Association of Architects.

1 – Refer to the National Building Code of Canada (NBCC) for detailed definitions.
2 - The Newfoundland and Labrador Fire and Life Safety Guidelines, as published by the Office of the Provincial Fire Commissioner's Office contains the

A.L.B.N.L.
**ARCHITECTS LICENSING BOARD OF NEWFOUNDLAND AND LABRADOR**
P.O. BOX 5204
ST. JOHN'S, NEWFOUNDLAND AND LABRADOR
CANADA A1C 5V5
TEL (709) 726-8550
FAX (709) 726-1549
E-MAIL
NLAA@NewfoundlandArchitects.com

## Canada Green Building Council

Our mission guides our work:
Lead and accelerate the transformation to high-performing, healthy green buildings, homes and communities throughout Canada

Our Vision
A transformed built environment leading to a sustainable future

The Council will work to:
change industry standards,
develop best design practices and guidelines,
advocate for green buildings, and
develop educational tools to support its members in implementing sustainable design and construction practices.

www.cagbc.org

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## CMHC

Canada Mortgage and Housing Corporation has been Canada's authority on housing for more than 65 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

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## LEED Canada

LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. (wikipedia)

Links:
leed.usgbc.org/

## Passive House

The term passive house (Passivhaus in German) refers to a rigorous, voluntary standard for energy efficiency in a building, reducing its ecological footprint.[1] It results in ultra-low energy buildings that require little energy for space heating or cooling.[2][3] A similar standard, MINERGIE-P, is used in Switzerland.[4] The standard is not confined to residential properties; several office buildings, schools, kindergartens and a supermarket have also been constructed to the standard. Passive design is not an attachment or supplement to architectural design, but a design process that is integrated with architectural design.[5] Although it is mostly applied to new buildings, it has also been used for refurbishments.

www.passivehouse.ca/

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## Green Globes

The Green Globes system is a revolutionary building environmental design and management tool. It delivers an online assessment protocol, rating system and guidance for green building design, operation and management. It is interactive, flexible and affordable, and provides market recognition of a building's environmental attributes through third-party verification.

http://www.greenglobes.com/home.asp

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## Newfoundland  & Labrador Construction Association

"The NLCA was founded in 1968 to serve as the "Voice of the Provincial Construction Industry". We provide a forum through which members can discuss and resolve matters of common interests.
Our goal is to co-ordinate and develop policies and programs that will enhance the professionalism, productivity and profitability of members."

http://www.nlca.ca/

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## Newfoundland & Labrador Housing Corporation

NLHC is a crown corporation whose mandate is to develop and administer housing assistance policy and programs for the benefit of low to moderate income households throughout the province.
http://www.nlhc.nf.ca/

## Newfoundland and Labrador Architects Association

"Through advocacy, the Newfoundland and Labrador Association of Architects strives to bring richness, appreciation and excellence to the architecture of our province. We are the sister arm of the Architectural Licensing Board of Newfoundland and Labrador, and we work to support to our members, bring awareness to the public, and highlight architecture value to our built environments."

http://www.newfoundlandarchitects.com/Home

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## Landscape Newfoundland and Labrador

Landscape Newfoundland and Labrador (LNL) is a non-profit professional association of business owners and operators in the landscaping and horticultural (non-food) industry sector in this province. Since forming in 1992, our association has been working for it's members. LNL is the premier association representing the horticultural industry across our province and nationally through our affiliation with the Canadian Nursery Landscape Association (CNLA).

http://members.landscapenl.com/about/

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## Design Review Panel

Please see the following links as examples regarding Design Review Panels:

City of Toronto
http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=869652cc66061410VgnVCM10000071d60f89RCRD

City of Ottawa
http://ottawa.ca/en/development-application-review-process-0/urban-design-review-panel

RIBA's Document on Design Review Panels
http://www.architecture.com/Files/RIBAHoldings/PolicyAndInternationalRelations/Policy/DesignReviewPrinciplesandPractice.pdf

# List of Figures

# List of Figures

All Figures, Diagrams and Maps created by Woodford Sheppard Architecture.

# Images and References

# Image and Reference List


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View overlooking Torbay. Photo taken by Woodford Sheppard Architecture.

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