

Building Elevations

Terms of Reference

1. Description:

A Building Elevation is a two-dimensional drawing that helps to understand the facade of a building. The building elevation design includes the height of the building, as well as doors and windows and cladding material.

2. Authority To Request / When Required

Building Elevations may be required for the following development applications:

Official Plan Amendments:

Per *Planning Act*, Section 22 (4) and (5) for information or materials required by the City to review an Official Plan Amendment Application if the official plan contains provisions relating to requirements under this subsection, which propose increases in height or density.

Zoning By-law Amendments:

Per *Planning Act*, Section 34 (10.2) for information or materials required by the City to review a Zoning By-law Amendment Application to permit the extension or enlargement of any land, building or structure used for any purpose prohibited by the by-law, which propose increases in height or density.

Site Plan Control Applications:

Per *Planning Act*, Section 41 (3.4) for information or materials required by the City to review a Site Plan Control Application and Section 41 (4) and 41 (4.1.1) for elements, facilities and works where the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands. Building Elevations are a requirement for all Site Plan Control Applications; with the exception of applications which do not meet the High-performance Development Standard threshold in the rural area, as per the Site Plan Control By-law.

For residential buildings with 25 or more residential units, the City has authority under Section 41 (4) paragraph 2 to require and approve.

For residential buildings with less than 25 residential units, the City has authority to require and approve for such buildings based on 11.1 (3) of the Official Plan and 41

(5) of the *Planning Act* if the units are within the Urban area or the High-performance Development Standard threshold in the rural area, as per the Site Plan Control By-law.

For all other uses (non-residential and mixed-use) the City has authority under Section 41 (4) paragraph 2 to require and approve.

3. Contents:

Building Elevations must clearly show (in metric):

Major elements of Building Elevations:

- Title
- Scale
- Elevation markers
- Ground plane
- Elevations of all four sides of building illustrating elements such as:
 - All surface materials
 - Functional elements such as windows, doors, balconies, exterior stairs
 - Parapets, roof and roof top projections
 - Any decorative elements
- Mounted signs, lighting, awnings, etc.
- Existing grade
- Finished floor levels and proposed grade
- Overall height of building

5. Evaluation Criteria:

- Official Plan policies
- Secondary Plan policies from Volume 2 of the Official Plan.
- Zoning By-law of the City of Ottawa
- City of Ottawa Urban Design Guidelines

6. Roles and Responsibilities / Qualifications

Building Elevations shall be prepared by an Architect registered with OAA (Ontario Association of Architects), or a qualified professional with a BCIN license, depending on the type of building proposed.

