

# 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. When Required

Building Elevations will be required for the following development applications (not required for change of use applications if no external changes to the building are proposed).

#### 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. Exemptions are detailed in the contents section.

#### Site Plan Control Applications:

For non-residential (including mixed-use) and residential buildings with 25 or more residential units, building elevations are required in accordance with Section 41 (4) of the *Planning Act*.

For residential buildings with less than 25 residential units, the City may require building elevations for such buildings in accordance with Section 41 (5) of the *Planning Act* (for example in Design Priority Areas).

### 3. Contents:

Building Elevations must clearly show (in metric):

- Title
- Scale
- Elevations of all sides of the building illustrating elements such as:
  - All materials including colouration (not required for Zoning By-law Amendments)
  - Functional elements such as windows, doors, exterior stairs (not required for Zoning By-law Amendments)



- Dimensioned built form elements such as balconies, parapets, breezeways, and roof top projections (not required for Zoning By-law Amendments)
- Mounted signs, lighting, awnings, etc. (not required for Zoning By-law Amendments)
- Grade (refer to definition in the Zoning By-law) and proposed grade
- Finished floor levels (not required for Zoning By-law Amendments)
- Overall height of building in metres and, if applicable, above sea-level with vertical datum noted

## 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 and stamped by an Architect registered with OAA (Ontario Association of Architects), or a qualified professional with a Building Code Identification Number (BCIN) license, depending on the type of building proposed. Building elevations with reduced detail for Zoning By-law Amendments are exempt from this requirement.

