

## **17.0 BUILDING DESIGN AND SUSTAINABLE DESIGN ELEMENTS IN THE RIGHT OF WAY**

In January 2007 the Province's Planning and Conservation Statute Law Amendment Act (Bill 51) came into effect and in the spring of 2009 the City of Kitchener amended its Official Plan and Site Plan Control By-law to make use of the new legislative powers afforded by Bill 51 to require and review plans, elevations and cross sections addressing the exterior design of buildings and sustainable design elements within municipal right-of-ways.

These legislative changes enabled the City to "promote development that is attractive, well-integrated and environmentally sustainable" and are in keeping with the City's vision to further advance its Urban Design framework.

The Site Plan Review Committee endeavours to achieve site and building designs of the highest caliber by evaluating each application on a site-by-site basis. This Urban Design Manual and the component Design Briefs serve as guiding documents and reference points in the review of Site Plan applications and subordinate plans and documents. The Committee is cognizant of the fact that each application is different and therefore flexibility is critical to the interpretation of the Manual's design standards. The committee balances this need for flexibility against the need for consistency and fairness.

As a condition of Site Plan Approval, all proposals for either new development or for redevelopment will be required to submit and have approved drawings showing plan, elevation and cross-section views for all buildings to be erected. This includes all buildings to be used for residential purposes regardless of the number of units.

Plans should be submitted that are sufficiently detailed to illustrate the following exterior building design considerations including, without limitation:

- Character
- Scale
- Appearance
- Design features
- Sustainable design.

Building materials specifications and colour renderings will be required and samples of proposed materials may be requested.

The exterior design of all buildings proposed through site plan as well as proposed sustainable streetscape design elements shall be consistent with all applicable Council-approved design policies, guidelines and design briefs.