




Street Level Visualization

	Comments & Explanation
Description	<p>A street level visualization provides a visual representation of a proposed development within the context of an existing street. A street level visualization can be accomplished through computer modeling or the manipulation of photographs to illustrate how proposed development will look relative to neighbouring development.</p>
When required	<p>A street level visualization may be required when:</p> <ul style="list-style-type: none"> • Undertaking any development activity that will impact the visual character of built form on an existing block. • Proposing to undertake infill development where there is a distinct neighbourhood character which could be impacted by the proposed development. • Applying for all applications (Re-zoning, Subdivision, Subdivision / Rezoning, Conditional Use) where proposed development will occur adjacent to any existing structures or established use.
Rationale	<p>When reviewing development applications, a key factor in the Urban Planning Division's recommendation is whether a proposed application is sensitive to existing neighbourhood context. The goal of the Urban Planning Division is to ensure new development achieves a high quality of design and contextual fit.</p> <p>A street level visualization will allow planners and the public to evaluate the fit of a proposed project within its specific context. Street level visualizations have the ability to reduce the subjective nature of design review by clearly illustrating existing and proposed buildings, thereby facilitating the comparative analysis required to determine whether proposed development is appropriate within the existing street context.</p>

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<p>Required contents</p>	<ul style="list-style-type: none"> • Two (2) colour copies, drawn to scale. • At minimum, drawings must illustrate the two (2) adjacent properties in both directions from the proposed development. • A brief written explanation of design features that have been employed to align the proposed development with the existing neighbourhood context. This submission is also an opportunity to provide rationale for any deviation from the existing or historical architectural styles on the subject street.
<p>Example:</p>	 <p>Example: The proposed building elevation will be transposed onto an image of the existing adjacent land uses to demonstrate contextual sensitivity.</p>