

Development application guidelines

Building elevations

What is the purpose of this?	<i>Building elevations</i> are two-dimensional drawings that depict the external configuration and detailing of all facades of a proposed building(s) or structures.
Who should prepare this?	These drawings should be prepared by an architect.
When is this required?	<i>Building elevations</i> may be required as part of an application for: <ul style="list-style-type: none">▪ Official Plan Amendment▪ Zoning By-law Amendment▪ Site Plan Control
Why do we need this?	The design of proposed building(s) or structures illustrated in the <i>building elevations</i> should demonstrate the proposed development's conformity with the applicable policies of the Official Plan, regulations of the Zoning By-laws, and adherence to all relevant urban design guidelines and feedback provided at the pre-consultation meeting.
How should this be prepared?	<i>Building elevations</i> should include the following: <ul style="list-style-type: none">▪ Overall design and composition of the facades, including:<ul style="list-style-type: none">- height from grade to ridge and number of floors- door and window openings- outdoor amenity spaces (balconies and roof terraces)- architectural elements and detailing- functional building elements (vents, meters, utility boxes, etc.)- green technology elements- roof form- rooftop mechanical equipment (with screening), stair tower(s) and elevator penthouse(s)- all materials- lighting fixtures- signage location(s) and sizes▪ building elevations of abutting/adjacent properties (for proposals located in a compact urban context)▪ existing and proposed grading abutting and surrounding the building/structure▪ Standard requirements:<ul style="list-style-type: none">- the direction of view (i.e. north, south, east, west)- all measurements in metric and to scale- all drawings stamped and signed

What else should we know?

Recommend reviewing the specific requirements of your application and proposed building elevations with an Urban Designer in the Planning Services Department.

A colour rendered copy of the building elevations will be required for Zoning By-law Amendment and Site Plan Control submissions.

A visual plane analysis drawing(s) may be required to assess whether rooftop mechanical equipment or other service elements will be visible from the public realm or other view points.

A building materials sample board may be required.

What other resources are available?

Town of Oakville - Livable by Design Manual:

<http://www.oakville.ca/business/urban-design-manual.html>

Town of Oakville - North Oakville Urban Design and Open Space Guidelines:

<http://www.oakville.ca/assets/2011%20planning/nco-urbdesguidelines-09nov09.pdf>

Town of Oakville – Application forms and guidelines:

<http://www.oakville.ca/business/application-forms-guidelines.html>