Development application guidelines

3-D computer model

What is the purpose of this?

A *3-D computer model* is a digital, three dimensional, building massing and site model of a proposed development for the purpose of assessing impacts on the existing and planned surroundings.

Who should prepare this?

The *3-D computer model* should be prepared by an architectural technician or technologist in conjunction with a registered architect or a full member of the Canadian Institute of Planners (MCIP)

When is this required?

A *3-D computer model* may be required as part of a development application for:
- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision (proposals including tall and/or midrise buildings)
- Site Plan Control

Why do we need this?

A *3-D computer model* will assist staff in their evaluation of the proposed development within the existing and planned context; such as assessing impacts of the building scale, massing, wall planes, skylines, and shadows cast, as well as pedestrian realm and site functionality.

How should this be prepared?

A *3-D computer model* should include, on separate layers, the following elements of the proposed development and surroundings:
- property lines with dimensions
- entire site plan
- building envelope(s)
- location of entrances/exits and outline of below-grade parking (where applicable)
- landscaping and amenity areas
- surface parking facilities
- public realm features
- basic massing of surrounding buildings with accurate heights
- significant views and vistas from the pedestrian perspective

Model Specifications:
- NAD_1983_UTM_Zone_17N geodetic reference system
- metric units (metres)
- closed polygons
- each floor submitted as a grouped item
- minimum and maximum drawing limits for each file

File Specifications:
- SketchUp or a format that can be easily imported into SketchUp (such as 3D Studio, Collada, DEM, etc.)
- Name files using the project name, address and the drawing type

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What else should we know?

Files should not be encrypted with password protection.

Static views of the model should be incorporated into the *urban design brief* for information purposes.

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