Apartment building has a base defined by a cornice line, middle and a cap with an articulated roof line

3. The main facades should have sufficient translucent glazing to provide casual surveillance of outdoor areas.

4. The main entrances to a building should be emphasized through the use of canopies and other treatments that will provide both visual identification as well as weather protection for pedestrians.

Restaurant has a tower element at the main entrance

5. Tall buildings located close to the street should have their upper floors stepback beyond the base floors to allow sunlight to reach the street, minimize shadow impacts and reduce the scale of the building as perceived along the street.

8. In urban neighbourhoods, designs that compliment the more elaborate existing buildings in the degree of complexity and detailing are encouraged.

The new building on the right maintains the established street setback and uses peaked roof lines to complement the existing built form

4.5 Skyline and Rooftops

Rationale

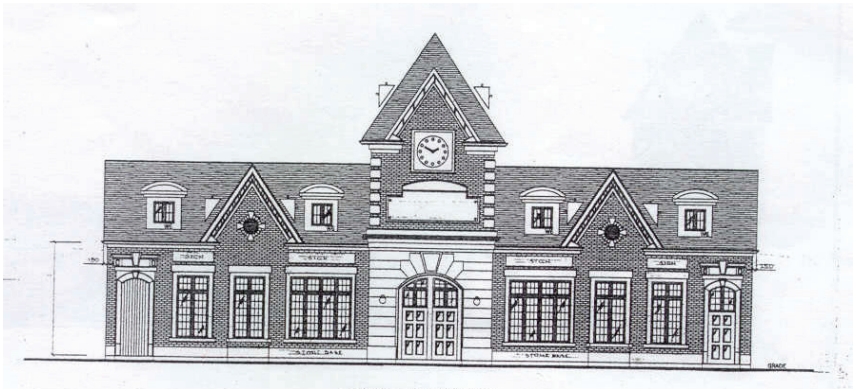
City skylines are recognized by their tall buildings. Signature buildings often serve as landmarks and points of orientation for pedestrians. Hamilton's skyline is visible from many vantage points given its location on Lake Ontario and below the Niagara Escarpment.

The shape and massing of the upper portions of a building should be designed to create interest in the Hamilton skyline and the upper portion of buildings.

Many buildings contain rooftop mechanical equipment that, if left untreated, can detract from the overall building design. Screening of roof top equipment can also reduce noise transferred to adjacent properties.

Guidelines

1. Roof tops should be designed to have some identifiable form. Square or flat roof tops should generally be avoided unless it is appropriate for architectural style or use of rooftop decks and stormwater management is proposed. Partial roofs can be used to hide large flat roofs



Building elevation shows articulated roofline
with peaks, dormers and tower

2. For apartment buildings, portions of the roofs should be considered for decks or patio space.

3. Roof top mechanical equipment should be enclosed or screened to compliment the overall building shape and form and to reduce noise transferred to adjacent properties. The design of the screening should be integrated with the building design.

Mechanical equipment is screened through roof design
on commercial building

Roof design incorporates rooftop equipment and elevator penthouse to provide an attractive skyline

4.6 Design of Buildings on Infill Sites

Rationale

Within established areas of the city, the character of neighbourhoods has been created by the existing buildings and streetscape elements. Undeveloped sites have the potential to strengthen and enhance this existing character while encouraging growth through well designed developments. Infilling these properties should be given careful consideration to enhance existing streetscapes and compliments existing buildings.

Guidelines

1. New building design should complement established neighbourhood character through consideration of the following:

- new buildings should be scaled to existing adjacent structures;
- existing setbacks and building heights should be respected in determining an appropriate setback and height of new buildings;
- the proportions and elements of existing buildings should be used where possible to determine an appropriate relationship for new buildings;
- roof profiles, windows, entrances and porches that are predominant within the streetscape should be considered in the design of new buildings; and,
- where possible, materials of new construction should be selected from the variety of materials found within the existing neighbourhood.

Infill development uses building setbacks, massing, window sizes, roof pitch and materials sympathetic to the existing neighbourhood character