

SEFC Charrette Design Program “Cheat Sheet”

October 13, 1998

Category	Performance Threshold	Design Objective	Quantities
Rainwater	Hold and absorb all rain water on site or clean completely before discharge.	Reveal the operation of the rainwater system through design.	100% recharge/clean. No more than 50% impermeable.
Working Open Space	Clean water, provide habitat, improve soil. Plazas, roads and public spaces should provide social and ecological sustainability. Provide recreation for the community both on the site and off. Provide space for community gardens for those who have none on roofs.	Make “working green” a powerful aesthetic. Express new ideas of “re-creation” in form.	60% of green space has habitat value. 2.75 acres of “sustaining” space per 1,000 population. 12.5% of produce grown on site.
Soil	Avoid human exposure to hazardous soils. Heal degraded soils wherever possible.	Make “healing soils” a design aesthetic.	
The Public Green	Richly layer green into buildings and infrastructure for biological, energy, amenity, and food production purposes. Link all parts of the site to a continuous waterfront “sea wall” walk. Shore edge should have vastly enhanced habitat.	Produce a new vision for a more sustainable and rich seam between city and sea, earth and water, structure and plants.	80% of foreshore has habitat value. Plants on 25% of roof area.
Built Structures	The Domtar Salt Building should be converted for some form of public use. Mix residences, commercial, and office as appropriate. Explore “live work” and “workshop” industrial as a component of the community. Insure that basic needs can be met within walking distance.	Create a vibrant mixed use community that integrates with the surrounding community but is also a special place. Let sustainability be obvious in form.	3,200,000 - 3,400,000 sq ft. not including cultural, recreational, institutional space. Gross FSR of 1.6 on entire site inclusive of roads and parks.
Residences	Provide housing for over 5,000 residents. Provide housing for all ages. Provide housing for all incomes. Provide housing for all family types, especially those with children.	A sustainable community is an equitable community. Equity should be apparent in the design.	Avg. unit size = 1,000 sq. ft. 3,000,000 sq. ft residential space. Net FSR average of 3 20% low income. 35% families.
Parking	Provide one space per unit on average. Locate parking on streets, in surface lots, under structures, or in parking decks. Some parts of the site can have fewer than one space/unit if other sites compensate.	Avoid “dead street syndrome” caused by underground parking. Make structured parking convertible.	1 space per unit on average.
Commercial life	Mix commercial activities with residential as much as practical. Provide a commercial centre. Combined residence, workshop, and commercial may be permitted. Provide services to the community beyond the site. Use commercial activity to add life to streets.	Express the public nature of commercial life. Design streets to serve commercial purposes.	200,000 sq. ft. (more or less is possible). 1 ft. commercial space for ea. 15 ft. residential. Max. < 350m res to commercial.
Offices	Provide office space for neighbourhood services only.	Express the public nature of office activities as appropriate.	120,000 sq. ft (more or less is possible).
Industry	Consider incorporating new types of “workshop” scale industry — compatible with or even supportive of residential uses. Mix “workshop” scale industry in mixed use structures and settings as appropriate.	Make industry visible. Let it enliven community centre(s).	350 sq. ft. of space per job. City threshold for this site is 1,000 jobs (office, industrial, commercial).
School	School will serve SEFC site and surrounding community. School may be part of larger structure or block with other public and private uses. School must have direct access to active and passive recreation areas.	Take advantage of school program to <i>express</i> civic space. Use school activities to enliven public realm.	35,000 sq. ft. elementary school.

Community Centre	Community Centre will serve both SEFC and larger context. Centre may be part of larger mixed use structure or block. The function of the Centre can be examined — for example, should it include functions usually associated with libraries? galleries? playhouses? Centre must have direct access to recreation areas.	Take advantage of Community Centre program to <i>express</i> civic space. Use Community Centre activities to enliven public realm.	25,000 sq. ft. community centre.
Daycare	Spaces must be in four or more locations. Some portion of the total may be in home care day care settings.	Children should be seen <i>and</i> heard.	180 spaces.
Street and Movement Way Design	Impact of car to be minimized. Allow for all transportation modes in a continuous comprehensive system. Connect on-site streets to off-site streets. Insure universal access.	Express the primacy of the pedestrian. Maintain view corridors thru site down street ends. Design to minimum allowable widths.	No res. > 350 metres from transit. 60 ft. wide “sea wall” walk, typical. 60% of "street" surface for non car modes.
High Street	Consider possibilities for 1 st Ave. to be a “High Street”. If not 1 st , then where?	Community heart and commercial centre -- can they be one thing?	
Street Car	Locate the proposed "pedestrian scale" street car line through the site.	Use street car as urban amenity and means to enliven street.	Enters at south-west corner of the site. Exist point at the east may vary.
Sustainable Streets	Make streets that clean water, provide habitat, accommodate people, and enhance social interaction.	Make “sustainable streets” a powerful new aesthetic.	
Parcel size	Provide a block and parcel plan. The City desires finer grain development than in previous projects. Your master plan might show parcels rather than buildings.	Parcel size is the most significant influence on sense of urban scale.	Provide between 30 - 300 parcels , individually serviceable.
Building Energy Performance	Cut energy demand of buildings (most of this will be achieved through building design details beyond scope of this exercise - building plate size and shape are an important exception to this rule). Orient buildings for solar and avoid blocking solar access.	How do energy related considerations of building plate size and shape influence urban design for this site.	285 kWh/m²/yr consumption. 75% of bldgs. oriented for solar. 5% of energy used produced on site.
Building Heights and Massing	Buildings at s-e corner of the site can be up to 300 ft. Reduce or eliminate shading of open spaces and other structures during all seasons. Provide as many ground oriented units as possible for families with children. Soil contamination makes deep excavation especially difficult on west end of site.	What is the appropriate urban image for this sustainable community.	300 ft. maximum. 20 metre wide bridgehead no-build zone.
Waste Systems	Treat gray water and black water on site whenever possible. Compost all green wastes generated on the site. All multi family buildings to have recycling system.	Take advantage of educational possibilities when locating systems.	25% of SEFC sewage treated on site. Reduce solid waste to 200kg/person/year .