Light, View and Skyline

36/ The tallest buildings should be located the furthest distance from low-rise neighbourhoods and the heights should be graduated down towards the neighbourhoods.

37/ Orient tall buildings with elongated floor plates in a north-south alignment to reduce shadow impact.

38/ Locate tall buildings towards the south side of a block so more of the shadow falls within the block rather than on the adjacent street.

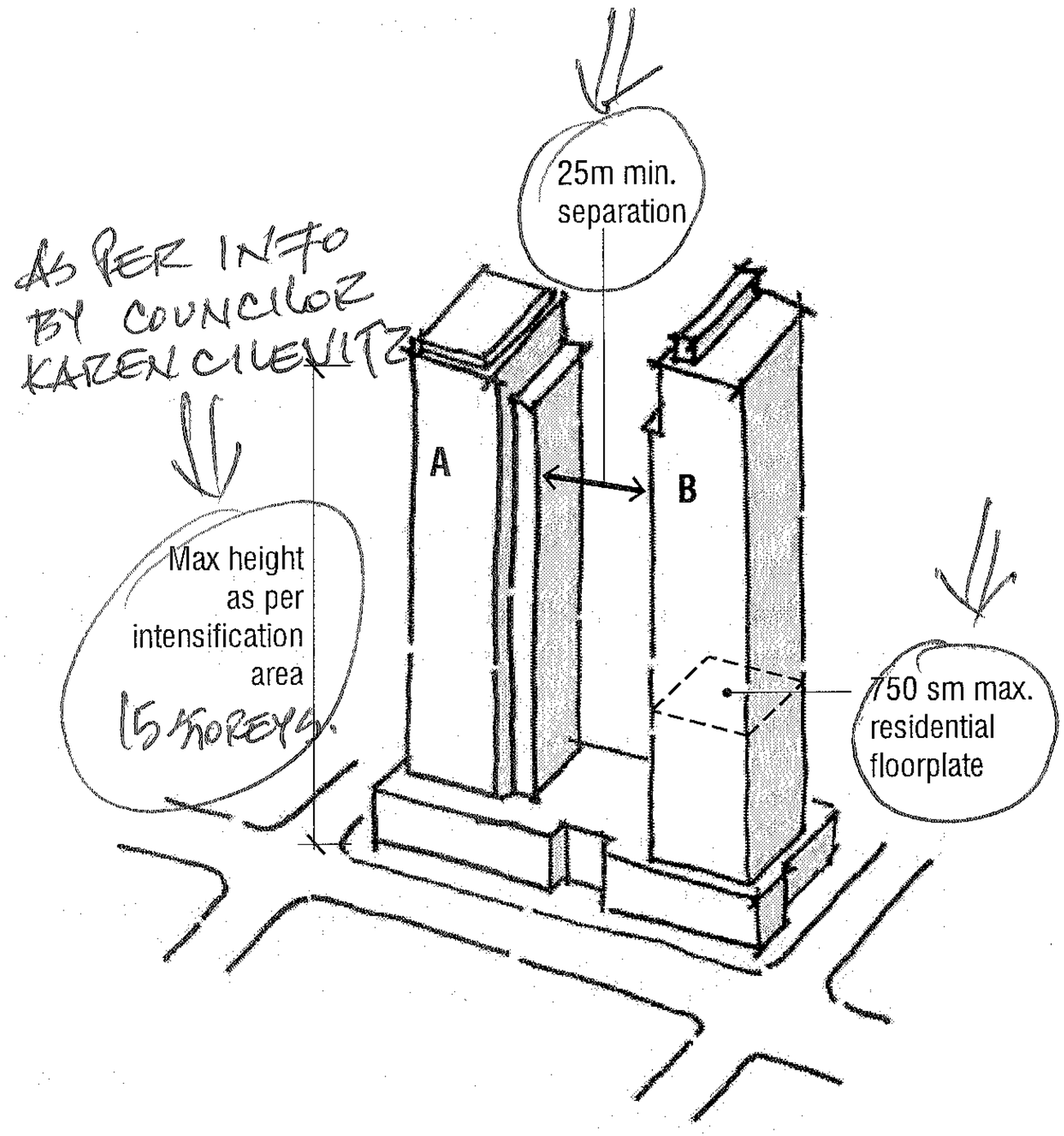
39/ Where possible, stagger the location of tall buildings to minimize adverse environmental effects on adjacent development and the public realm, respect sunlight and sky view access, and mitigate pedestrian level wind speed.

40/ Position the tallest of buildings toward key intersections to emphasise the 'pulsing' of the Richmond Hill skyline.

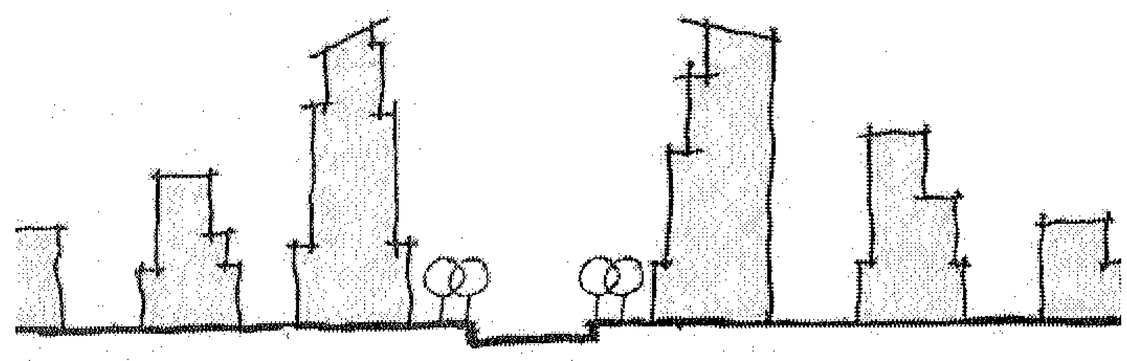
41/ Tall buildings shall be designed with a clear and proportional articulation of podium, middle and top.

42/ Tall buildings should be in point tower—not slab tower—form.

43/ Tall buildings shall have articulated upper floors to reduce bulk and achieve a distinct skyline profile.



Tall building height, floor plate sizes and separation distance controls



The tallest buildings should be positioned towards key intersections to emphasise the 'pulsing' of the Richmond Hill skyline