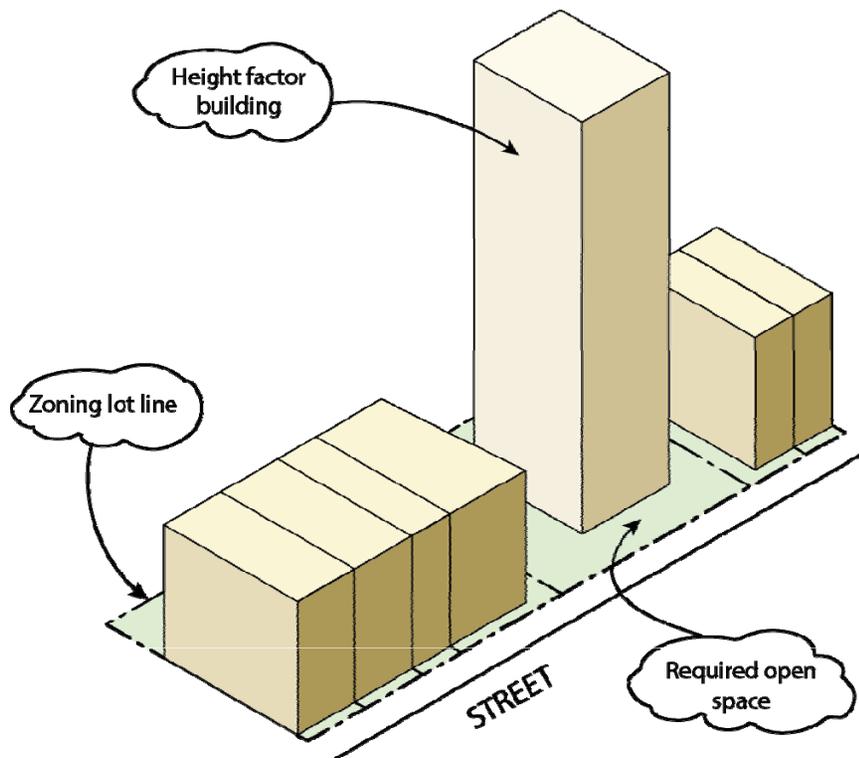


BACKGROUND

“Non-contextual” Building Envelope

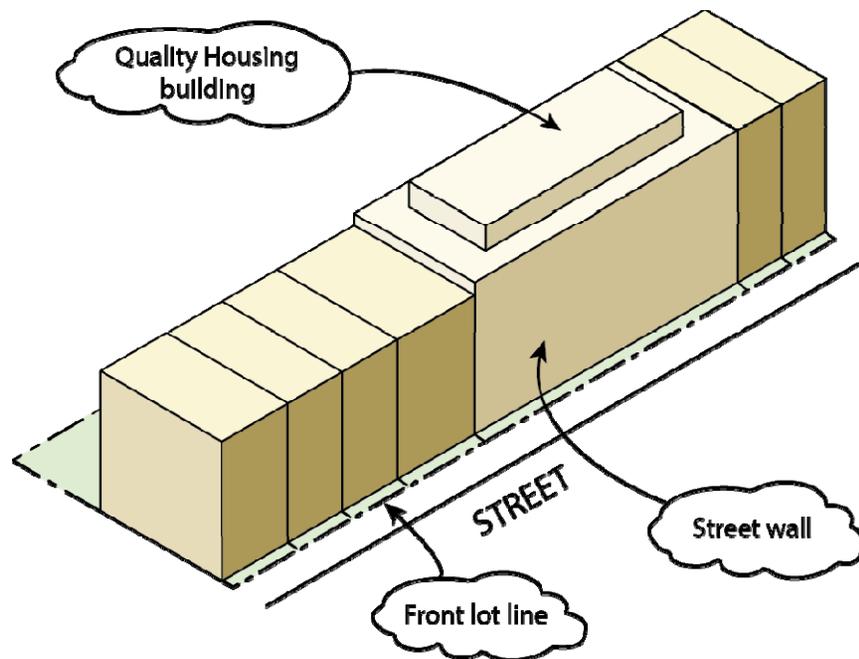
The 1961 Zoning Resolution created a new building type known as a ‘height factor building’ in response to the ‘tower-in-the-park’ developments of the time. In many instances this typology did not acknowledge the surrounding built environment.



BACKGROUND

“Contextual” Building Envelope

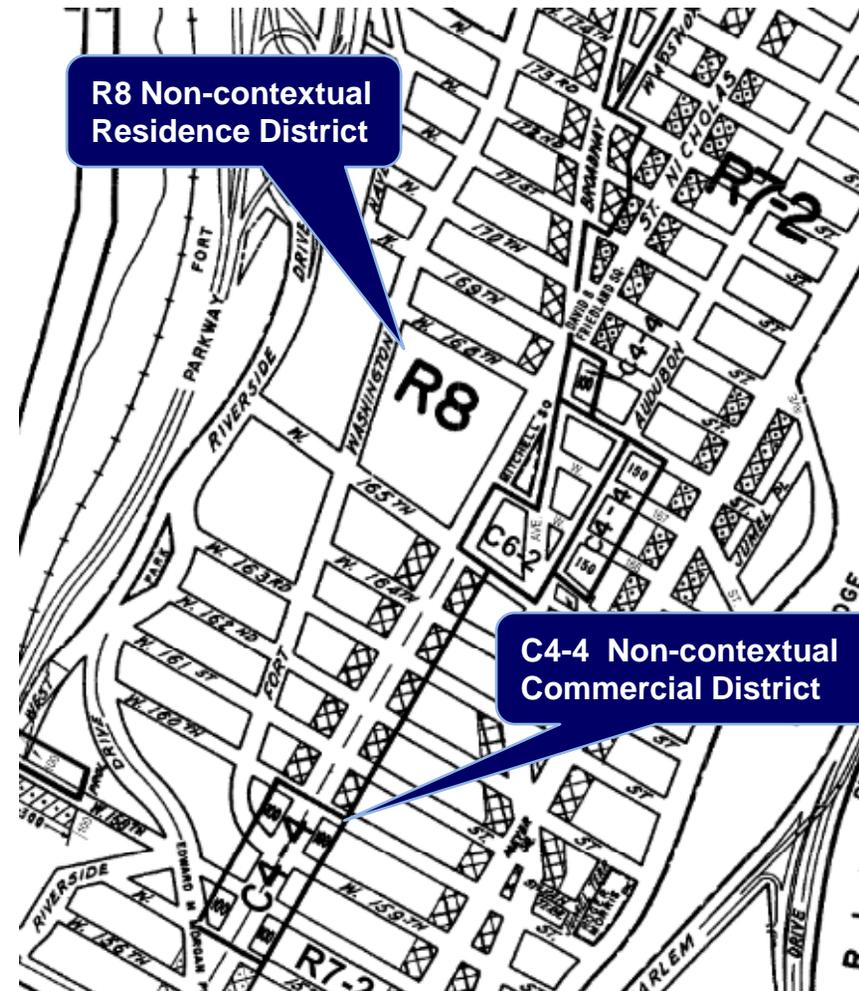
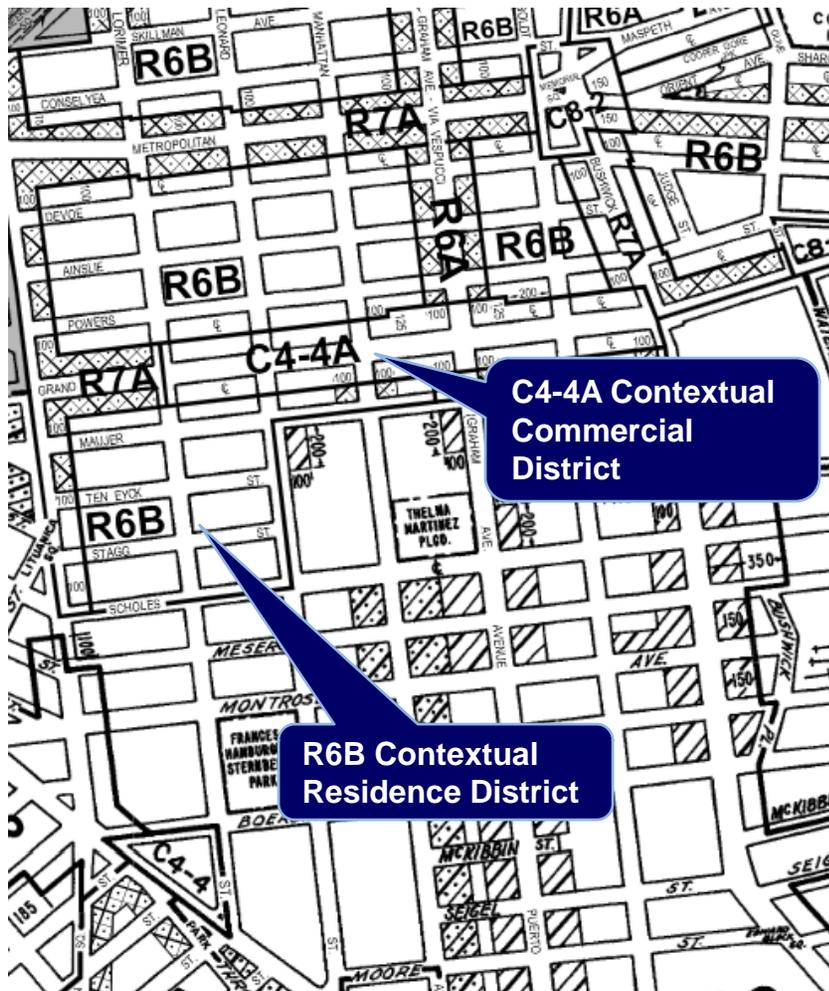
As a response to public dismay over height factor buildings, in 1987 the Quality Housing Program was established, which sought to restore neighborhood fabric by including street wall location provisions, maximum base heights and maximum building heights. These provisions are mandatory in ‘Contextual Zoning Districts’.



BACKGROUND

“Contextual” vs. “Non-contextual” Envelopes

Today, the city includes both ‘Contextual’ and ‘Non-Contextual’ Zoning Districts. Contextual districts are distinguishable by ‘A’, ‘B’, ‘D’ or ‘X’ suffixes after the Zoning designation.



BACKGROUND

“Contextual” vs. “Non-contextual” Envelopes

In Contextual Districts, Quality Housing ‘building envelope’ controls, including contextually based height and setback controls, remain mandatory.



In Non-Contextual Districts, buildings may either follow the Quality Housing or Height Factor regulations, although the Quality Housing option is encouraged through slightly higher floor area ratios (FAR's).

