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## Discretionary architectural design review in North American cities

I am analyzing the actual situation of sustainable infill type of building renewal in North America, the way of public participation in the development review process, and the actual living environment created by it. In particular, focusing on the case of renewal of individual buildings in the city center, from the viewpoint of the balance of pre-determined standards (zoning, etc.) and discretionary development review, how can the living environment and landscape that meet the needs and characters of the community be achieved? Regarding that, we are examining effective frameworks and methods based on changes in the minutes and drawings of actual neighborhood meetings and design review public hearings. Case study cities are Seattle, Toronto, Miami, etc.



## Transfer of Development Rights system and its implementation for preservation of historical buildings



Many historic buildings have been demolished in the center of Japan, and development is being conducted that does not match the characteristics of the area. In Japan, there are issues such as the looseness of zoning and the existence of many development bonus systems, and there is a need for an effective Transfer of Development Rights system. This study clarified the actual operation of Transfer of Development Rights system in Vancouver from the viewpoint of historic building preservation. As a result, strict zoning, discretionary development review system, and rezoning system that enables development bonus were cited as conditions for effectively operating the Transfer of Development Rights system.