

Appendix A: Urban Design Requirements

In addition to the implementation of the Livable By Design Manual, the following design requirements for the subject application, have been established to address the proposed and potential height of the built form, the ultimate tower floorplates, the development impacts on the properties to the south, and the public realm, through the Site Plan process.

- During the site plan application process the applicant will be required to submit an analysis of the proposal with regards to:
 - Compatibility;
 - Modelling the larger surrounding area (potential future development) and evaluate the heights based on the “as-of-right” heights as well as the proposed heights;
 - Including the future as-of-right development of adjacent properties as well as the planned and approved nearby developments along the east side of Trafalgar Road and along Dundas Street East.
 - Demonstrating that the proposal does not limit the development potential of the adjacent properties and that it does not negatively impact the abutting heritage features;
 - Demonstrating within the Urban Design Brief (UDB) how the proposed built form will fit within the existing and approved development in the surrounding area;
 - Ensuring the pedestrian environment has a strong focus along Trafalgar Road that considers heights/massing along the frontage of the property;
 - A micro-climate study to ensure that the pedestrian conditions along Trafalgar Road are appropriate;
 - Sun/shadow study (see below).
- The Town’s standards in Livable by Design Manual (LBDM) must be adhered to with regard to architectural detailing as well as massing. According to LBDM, Section 3.1.25, “For tall buildings, design the floorplate above the building base with maximum area of 750.0 square metres. This control results in slender tower design and lessens shadow and wind impacts at ground level.” In addition, through the review of the site plan application the exterior size of the tower floorplate will be tightly controlled to ensure it does not extend beyond 40 metres as measured to the furthest extents.
- Based on the proposed design at the Site Plan Application stage, the Town may require a peer review of the proposal, which will be paid for by the applicant.

- As per the urban design and open space guidelines (UDOSG), Section High-Rise Buildings & Towers,” high-rise buildings will be expected to perform the highest architectural standards and incorporate principles of good urban design.” These include (amongst others):
 - The exploration of various means of massing to achieve a well-scaled contemporary built form.
 - An articulated building design that mitigates the mass and shadow impacts of the building, provides a contextual fit among existing and planned development, and creates visual interest drawing attention to height as an asset.
 - The use of articulated materials in the overall building design and where feasible, mitigate the mass and bulk of tall building elements.

- Maximize the amount of glazing of the first storey building wall for non-residential uses oriented toward any lot line to achieve a sense of animation at-grade.

- Residential units are prohibited from having bedrooms on the first floor for units that face Trafalgar Road.