

Urban Design Requirements

In addition to implementation of the Livable by Design Manual, the following design requirements have been established to address the public realm with an appropriate massing and landscaping through the Site Plan process for the subject application:

- The proposed buildings along Wyecroft Road shall frame the street and create a pedestrian-friendly environment. The façades facing public realm shall be designed with main entrances facing and connecting to the public sidewalks, high level of transparency and variety in architectural elements.
- Façades visible from the public realm shall not feature large areas of blank or poorly articulated walls.
- If parking is proposed between the built form and the public street, no more than 2 rows of parking shall be designed.
- If any drive-through facilities are proposed, they shall be designed to prioritize pedestrian movement. The stacking lanes shall be located away from the public streets. The pedestrian connections shall not be obstructed by stacking lanes.
- Any loading and servicing areas shall not face the right-of-way and be screened from public view.
- Utilities and building service elements shall be located in the rear or side yard to ensure they are not visible from the public realm and they should be integrated into the architectural composition of the building or screened from view.
- To reduce the need for high retaining walls along the west property line along Burloak Drive, a landscape strip at least 7.5m wide shall be provided. This space should be sufficient to terrace the grade change gradually and to install tree, shrub and perennial planting material to the Town's standards.
- Deciduous tree plantings, in sufficient quantities on the site to achieve at least the minimum 20% tree canopy cover target should be provided.
- The 10% minimum landscape coverage regulated by Zoning By-law 2014-014, shall not be located, in whole or in part, within any portion of the property subject to any easement that restricts the planting of large stature trees.
- Where a required width of landscaping regulated by Zoning By-law 2014-014 is located, in whole or in part, within an easement that restricts the planting of large stature trees, the required width of landscaping should be measured from the interior limits of the easement instead of the associated property line.
- To maximize the amount of tree, shrub, and understory planting, for streetscape enhancement, site screening, and site buffering, required widths of landscaping regulated by Zoning By-law 2014-014 should be unencumbered by above or below ground services, utilities, drainage elements and vehicular / pedestrian paving, except where minimally necessary to perpendicularly cross the required width of landscaping for access from the site to abutting properties.

- A landscaped barrier-free pedestrian network should be provided that connects principle entrances of all buildings to each other, to the parking areas and to the public sidewalk.
- Interior landscaped areas and pedestrian facilities should be incorporated into parking areas to create parking courts. Parking courts should contain no more than 100 – 125 stalls.
- Barrier-free parking spaces should be located in close proximity to the principle building entrances.
- To help achieve the towns 40% town wide canopy cover objective, the site should achieve the canopy cover target of at least 20%. All trees used to achieve the target must be planted to town standards.
- Hydro transformers should be located in non-prominent locations.
- Outside storage should not be located between any building and the right-of-way.