

Appendix B: Urban Design Requirements

In addition to implementing the urban design direction within the Livable by Design Manual, the following additional architectural and site design requirements have been established to guide the design of the public realm and interface, the built form, massing and articulation of the proposed building and the landscaping treatments for the subject site through the Site Plan process:

- Incorporate distinctive architectural design and expression to create a landmark building.
- Articulate and de-emphasize the building massing by dividing the facades into smaller elements and incorporating appropriate architectural detailing such as layering, modulations, projections and recesses, and pronounced vertical elements.
- Maintain a maximum 1010 metre square floor plate for floors 6, 7 and 8.
- Maintain a maximum 750 metre square floor plate for floors 9 through 20.
- Incorporate creative and attractive features in the design of the top floors and the roofline to create a landmark building and overall distinguished skyline.
- Incorporate environmental controls into the building design.
- Locate primary building entrance(s) along the public street frontage in a highly visible location and with direct access from the municipal sidewalk. This will encourage activity at street level.
- Incorporate architectural treatments, such as canopies, accent illumination and landscaping to accentuate the principal building entrance.
- Ensure any building or service elements, such as external stairwells and ventilation shaft/grates, that encroach into the landscaped areas are positioned, designed and installed in such a manner that they contribute to the appearance and function of the open spaces, rather than an afterthought and strictly utilitarian.
- Provide an enhanced landscaped pedestrian walkway, by incorporating trees, understory plantings and limited sod, along the entire east side of the surface parking lot.
 - This landscaped walkway area shall have a total width of at least 4.8m and shall include a soft landscape area that is at least 3m wide.
 - Any walkways within the landscaped walkway area shall be at least 1.5m wide, and at least 1.8m wide where abutting vehicular parking.

- The landscaped walkway area will connect to the public sidewalk along White Oaks Boulevard, and will serve as a visual barrier between the surface parking area (both on the site and on the medical office building property) and the residential areas on the site itself.
 - Outdoor amenity area abutting proposed building may encroach into minimum landscaped walkway area by not more than 2.5m.
- Provide an enhanced landscaped area between the proposed building and the property line abutting White Oaks Boulevard. Incorporate trees, understory plantings and sod. If any change in grade from the building face to the municipal right-of-way, the design and execution shall include subtle transitioning and not incorporate retaining walls or exposure of the building foundation walls.
 - Provide a primary 1,826 m² (minimum) open soft-scaped area located in the northeast corner of the subject site to replace the existing above-grade parking structure. The removal of the existing structure and the addition of this open area will provide flexible opportunities for active and passive activities that are suitable for the size and context of the open space provided. Its location and prominence at the corner of Lynwood Drive and White Oaks Boulevard will assist in animating the adjacent public realm along both streetscapes.
 - Provide a secondary 464 m² (minimum) open soft-scaped area located west of the primary open space area, between the existing 12 and 16 storey residential buildings. This smaller open area will provide more private space and passive programming for the residents.
 - Incorporate a variety of coniferous, deciduous and ornamental trees and planting to enhance the aesthetics of the subject site and to screen undesirable views.
 - Incorporate deciduous tree plantings in sufficient quantities on the site to achieve at least the minimum 20% tree canopy cover target.