

Appendix B: Urban Design Requirements

In addition to the implementation of the Livable by Design Manual, the following Urban Design Requirements are established to further direct the architectural design and site plan details for the subject lands (150 Randall Street, 125 Navy Street and 143 Church Street) through the future Site Plan process:

- The site is within the study area of the Downtown Transportation and Streetscape Study (2015) and subject to the streetscaping recommendations for Randall Street, Navy Street and Church Street. The recommendations for streetscaping within the tree and furnishing zone and the dimensions of sidewalks to ensure an enhanced and consistent public realm will be implemented through a future site plan application.
- Provide creative and innovative building design with varied yet cohesive architectural expression. Incorporate variation in building mass, façade treatment and articulation to avoid sameness.
- Articulate the massing of the façade to divide the architectural detailing into smaller elements, incorporating layered elements, modulations, projections and recesses, pronounced vertical elements, corner and parapet features, and distinct rooflines.
- Above the building podium (generally starting at the sixth or seventh storey), the building face for each storey should be terraced/stepped back from the main wall of the podium to provide an appropriate sense of enclosure to the abutting street, to achieve a human-scale relationship to the public realm, and to further sculpt the building massing.
- At the corner of Navy and Randall Streets, incorporate a taller built form, to a maximum of 12-storeys, to break down the massing, create a landmark structure and anchor the gateway location.
- Design the building at a maximum length of 55.0m along the façade zone before incorporating a significant break in massing, with a minimum depth of 6.0m and minimum length of 9.0m.
- At the corner of Navy and Randall Streets, the tallest portion of the building should extend down to ground level without a distinct building base (podium) to create a prominent vertical element and emphasize active uses at the ground level.

- At the corner of Navy and Randall Streets, incorporate sufficient setbacks to establish an urban plaza with planters, seating and public art, which shall become a focal point of the site and create an enjoyable and welcoming entry to the development and the downtown district.
- Design building façades that are well articulated and incorporate a rhythm of transparent glass and solid materials. Large areas of blank or poorly articulated walls shall be avoided.
- Maximize the amount of glazing of the first storey building wall along public streets to achieve an animated streetscape and public realm.
- Ensure a minimum separation distance of 20.0m between primary windows of residential units, 20.0m between primary windows and secondary windows of residential units, and 15.0m between secondary windows of residential units.
- Integrate the access to the underground parking into the façade design to lessen its visual impact on the public streetscape.
- The mechanical penthouse should be utilized as an integral part of the building's design to complement and enhance the building top.
- Incorporate private outdoor amenity space in a form of a common roof terrace and/or as a balcony for each unit.