

## **Appendix B: Urban Design Requirements**

The Town's standards in Livable by Design Manual (LBDM), as well as Urban Design Direction for Kerr Village (UDDKV) must be adhered to when preparing the final design.

In addition to the implementation of the LBDM and the UDDKV, the following design requirements for the subject application have been established to address the proposed and potential massing and the development impacts on the neighbourhood and the public realm, through the Site Plan process:

- Distinctive, enhanced architectural design to create an appropriate built form at this significant corner location within Kerr Village.
- De-emphasizing the massing by providing step-backs for the upper two storeys and by articulating facades into narrower segments, through projections and/or recesses, which reflect the rhythm and scale of the surrounding built form in Kerr Village.
- Articulating the massing by dividing the facade into smaller elements, incorporating appropriate architectural detailing such as layering and modulations.
- Designing the ground floor uses to encourage activity at street level, with large window areas and entrances to provide appropriate relationships with the public realm.
- Incorporating architectural treatments such as canopies, accent illumination and landscaping to accentuate the principal building entrances.
- Refining the design to provide more visual interest and a backdrop for on-street activities by articulating all facades.
- Maintaining a fine-grain main street pattern
- Incorporating building setbacks and recesses at main entrances and gathering spaces that will provide shelter from elements.
- Incorporating environmental controls into the building design.

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.

In addition, as part of a future site plan agreement, garbage will be required to be stored within the building and private pick up limited on weekdays between 9:00 AM – 4:00 PM.