

APPENDIX B: Urban Design Requirements

In addition to the implementation of the Livable by Design Manual design direction and the final Urban Design Brief (as prepared by the applicant), the following Urban Design Requirements for the subject application shall be addressed in the architectural design and site plan details through the Site Plan process:

- As a corner lot, the overall design and architectural elements of the building main wall shall continue along the east facade (flankage yard) and address both frontages, as well as continue along the west façade (interior yard), which is highly visible from the public realm.
- Utilize the unique change in grade on the site within the design of the building and in positioning and orienting the main entrance towards Cornwall Road to ensure it is fully functional and accessible.
- Provide a creative and innovative building design consisting of varied architectural elements in a cohesive and coherent composition. The building design should complement the neighbouring existing and planned development.
- Articulate the massing of the façades by dividing the architectural detailing into smaller elements by incorporating layered elements, modulations, projections and recesses, pronounced vertical elements, well-defined corner feature(s), and a distinctive roofline.
- Accentuate the principal building entrance(s) through expansive glazing, architectural treatments, canopies, accent illumination and landscaping.
- Provide streetscape improvements along Cornwall Road and Old Mill Road, including a cohesive interface between public and private lands.
- Locate utility installations, vents and service entrances away from public views and in discreet settings. Utility installations and vents should not be located between the building face and property line abutting a roadway. Exit stairs for underground structured parking should be integrated into the main built form and not a stand-alone access.
- Incorporate the mechanical penthouse as an integral part of the building design to complement and enhance the building top.
- Incorporate private outdoor amenity space in common roof terrace(s) and/or as a balcony for each unit.

- Incorporate safe, convenient and predictable pedestrian connections from the municipal sidewalk and from on-site perimeter walkways to each of the building entrances, including emergency exits.