

APPENDIX F to Staff Report

Urban Design Requirements for Mixed Use Block

In addition to the implementation of the Livable by Design Manual design direction and the approved Urban Design Brief, 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:

- Provide creative and innovative building design with varied architectural elements in a cohesive and coherent composition. Incorporate variation in the building mass, façade treatment and articulation to avoid sameness. Repetitive and monotonous design shall be avoided.
- 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 to minimize impacts on the lower density surroundings.
- Incorporate a rhythm of transparent glass and solid materials. Avoid large areas of blank or poorly articulated walls.
- Maximize the amount of glazing of the first storey building wall for non-residential uses oriented toward any lot line to achieve a sense of animation at-grade.
- Enhance the building façade along the street edge by incorporating creative building elements.
- For ground floor commercial uses facing a public street or space, incorporate a minimum first-storey floor to ceiling height of 4.5m.
- Integrate the access to the underground parking into the façade design, not as a free-standing element on the site, to lessen its visual impact on the public streetscape.
- Design principal entrances to commercial units to be oriented to the public realm and located at the same level of the sidewalk.
- For any ground level residential units fronting on the public realm:
 - a) Provide connections to the public sidewalks.
 - b) Raise the entrance to at least 0.9 m higher than the sidewalks.
 - c) Provide a minimum of 1.0 m depth of soft landscape treatment between the property line and the private patio/ porch.
 - d) Provide appropriate front yard conditions for patios and porches with a maximum of 1.2 m tall decorative.

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- 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.
 - Ensure a minimum separation distance of 20.0m between the midrise buildings with primary windows, and 15.0m for secondary windows.