

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:

- On a corner lot and given the scale of the development, the overall building design and architectural elements of the main walls shall continue along the façades that address the abutting roadways (Trafalgar Road and Cornwall Road) and the elevations that can be seen from the public realm.
- Provide a creative and innovative building design consisting of varied architectural elements in a cohesive and coherent composition.
- 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.
- For ground floor commercial uses facing a public street or space, incorporate a minimum first storey floor to ceiling height of 4.5m and a minimum of 75% glazing on façade(s) to achieve visual interest and access to natural lighting.
- The tower floorplate shall fit within a 40 m diameter circle to guarantee slender towers, thereby reducing the impact of tall buildings. This floorplate control shall apply to the floors 3-19 of Building C and 3-14 of Building D.
- Step-back the middle component (tower) between 3-5m from the main wall of the building base.
- 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 building residential and retail entrances.