

## Appendix C: 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 site-specific Urban Design Requirements shall be addressed through the Site Plan process:

- Given the scale of the development, and being prominently located at a major intersection, enhanced architectural detail is required along the façades at-grade where these façades address the public realm.
- Architectural elements shall flow from the base (podium) through the tower element, and to the top of the towers to create a complete composition.
- The façades may benefit by adding architectural detailing such as layered elements, modulations (i.e. projections and recesses), and more pronounced vertical elements.
- The principal building entrance(s) requires greater prominence. This may be done through architectural treatments, canopies, accent illumination and even landscaping.
- For ground floor commercial uses and in-door amenity spaces facing a publicly-accessed street or space, a minimum first storey floor to ceiling height of 4.5m is required with a minimum of 75% vision glazing in order to provide greater transparency, visual interest and access to natural lighting.
- The tower element must be stepped back 5 metres from the main wall of the building base / podium.
- Distinguishing the difference in tower heights creates visual interest across the skyline, can mitigate wind and down drafts, and improve access to sunlight and sky views. A variation of at least 5 storeys is required.
- The back-of-house area is more utilitarian, but is still exposed to public views and the future development phases. The same effort of architectural design is required for this area as the street edge.
- Concept plans are required for the open space area internal to the block and relationship to this site as well as future development phases to the west and redevelopment potential to the north. Through the site plan application effort is required to ensure this space is available to new residents.

- Any above-grade parking structure incorporated into the building mass must be appropriately screened from public view and integrated into the architectural design of the podium.
- 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 where there is pedestrian access. 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 top's design.
- 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.
- Landscaping along the Trafalgar Road frontage must complement the adjacent two storey units to allow pedestrian flow from the private to public realm.