

Appendix A: Urban Design Requirements

In addition to implementing the urban design direction within the Livable by Design Manual, the following additional architectural and site design requirements have been established to guide the design of the public realm and interface, the built form, massing and articulation of the proposed building and the landscaping treatments for the subject site through the Site Plan process:

Landscape:

- a. Landscape design should incorporate appropriate perimeter landscape buffer to mitigate impact of on-site activity on adjacent residential properties.
- b. Parking areas should be screened from the public realm through landscaping.
- c. Site should be designed to ensure pedestrian connectivity, through the creation of a network of interconnected walkways and landscaping, fronting main building entrances on to the public street, accommodating pedestrian movement through parking areas and conforming to barrier-free access requirements set out by the Ontario Building Code and *Accessibility for Ontarians with Disabilities Act*.
- d. Site should be designed to ensure pedestrian connectivity to the abutting neighbourhood park.

Built Form:

- e. Building should be oriented to define the streetscape on public streets. Front façades should extend parallel to the property line that faces the public realm with strategic setbacks for entries.
- f. Window and door openings should be maximized to enhance the pedestrian experience and human scale along the public realm.
- g. Views to parks and open space should be maximized through the building placement and site configuration.
- h. Building should be articulated by incorporating modulations, projections and recesses, pronounced vertical elements and corner and parapet features.
- i. Principal building entrances should be designed to face the public realm. Secondary access points may be oriented directly to parking areas.