

APPENDIX D to Staff Report Urban Design Requirements (Blocks 96 and 97)

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. Avoid repetitive and monotonous design.
- Articulate the massing of the façade to divide the architectural detailing into smaller elements, incorporating layered elements, modulations, projections and recesses, pronounced vertical elements where appropriate, corner and parapet features, and distinct rooflines to minimize impacts on the lower density surroundings and to achieve human-scaled built form.
- Incorporate significant vertical breaks and modulations in the building massing to divide the horizontal dimension of the building and to create a more human-scaled environment. Incorporate significant vertical breaks along the façade zone, extending from ground to roofline, based on the following building typologies:
 - low-rise residential, non-residential and mixed-use buildings (1 to 4 storeys) that exceed a length of 30.0m
 - mid-rise residential, non-residential and mixed buildings (5 to 12 storeys), which includes podiums for tall buildings, that exceed a length of 55.0m
- Incorporate the following separation distances between abutting residential units for both low-rise and mid-rise buildings (which includes podiums for tall buildings):
 - where primary windows face each other:
 - a minimum 20.0m separation between buildings located on the same block
 - a minimum 10.0m setback from a shared property line to create an overall minimum building separation of 20.0m
 - where primary and secondary windows face each other and where secondary windows face each other:
 - a minimum 15.0m separation between buildings located on the same block
 - a minimum 7.5m setback from a shared property line to create an overall minimum building separation of 15.0m
- Incorporate a rhythm of transparent glass and solid materials. Avoid repetitive and monotonous patterns of façade elements and openings. Avoid large areas of blank or poorly articulated walls.

- Maximize the amount of glazing along the first storey building wall for non-residential uses oriented toward any lot line to achieve animation, human-scale, and permeability at-grade.
- Ground floor commercial uses shall incorporate a minimum first-storey floor to ceiling height of 4.5m.
- Integrate the vehicular access to the underground parking directly into the building and not as a free-standing element on the site.
- Design and orient principal entrances to commercial units and non-residential areas (such as lobbies and internal amenity spaces) to streets, outdoor amenity spaces and the public realm. Principal entrances must be located on a barrier-free route and at the same level of the sidewalk.
- For any ground level residential units fronting on the public realm:
 - Provide direct connections from the dwelling entrance to the sidewalks and/or abutting amenity space.
 - Position the dwelling entrance to a maximum of 0.6m higher than the sidewalks to achieve an appropriate transition from public to private realms.
 - Provide a minimum depth of 1.0m of landscape treatment between the property line and the patio/porch associated with the dwelling entrance.
 - Where a patio or terrace is associated with the dwelling entrance, any railing or enclosure shall be a maximum height of 1.2m.
- Design and consolidate utility, service, and loading areas to minimize the visual impact on the public realm, on built form and amenity areas, and on surrounding sensitive uses.
- Locate utility, service and loading areas within the main building(s) to ensure these facilities are not visible from the public realm or within view of main building entrance(s).
- For facilities and utility areas that cannot be located within the main building(s), locate in a separate building(s) or at the rear or interior side yards of the site and not visible from the public realm