

## **Appendix G: Urban Design Requirements**

393 Dundas L.P.  
File No. OPA 1319.07, Z.1319.07  
393 Dundas Street West

In addition to implementation of the North Oakville East Urban Design and Open Space Guidelines, the following design requirements have been established to provide clarity on items that must be addressed through the Site Plan process for 393 Dundas Street West:

- More significant breaks into the massing of the mixed use building will be required, to avoid a long street walls along Trailside Drive and Dundas Street West. This can be achieved by articulating the massing of the façade to divide the architectural detailing into smaller elements, by incorporating layered elements, modulations, projections and recesses and pronounced vertical elements.
- Building terracing on the north side of the mixed use building to provide a transition in scale between the proposed mixed use building and surrounding land uses will be generally in accordance with the Site Plan dated December 21, 2018.
- Provide adequate separation distances generally in accordance with the Site Plan dated December 21, 2018.
- Maintain massing for the mixed use building, incorporating two level base that steps back at the third storey by minimum of 1.5m and steps back at the ninth storey by minimum of 1.5m, generally in accordance with the Site Plan dated December 21, 2018.
- Proposed buildings will be designed to maintain uniform street edge along Trailside Drive and Dundas Street to create consistency of streetscape and to achieve appropriate relationships between the ground-related units and the public realm.
- At the ground level corner, building wall articulation should be generally in accordance with the Lower Level 1 (Plan RZ2.0) dated December 21, 2018.
- Potential connection to the trail system along Shannon Creek to be considered/ designed.
- Primary building entrances for both commercial and residential uses in the mixed use building to be located along Trailside Drive street frontage to encourage activity at street level.
- Provide appropriate building articulation and detailing for the mixed use building, which may include architectural details such as variety in glazing types, awnings, balcony projections.
- Appropriate high quality cladding materials for both the mixed use building and stacked townhouses that may include brick, stone, metal, glass or wood.