

Appendix F: Urban Design Requirements

79 Wilson Street
File No. Z.1715.23

Following are urban design issues which should be resolved through the implementation of the updated Urban Design Brief as part of the Site Plan approval process.

1. Greater design emphasis should be directed to the main floor façade of the proposed building instead of the second floor. By reducing the height of the grade at the first floor more of a relationship can occur with the public realm and therefore a greater design presence can be directed to this floor. Also, the stairs to the basement access should be removed from the front yard and located away from the public realm.
2. The rear yard is devoid of plant material and is largely paved. The inclusion of trees to aid in canopy cover and to buffer site from surrounding area should be designed into the rear of the site. This will also aid in overlook concerns of the proposed rear decks of the units.