

Appendix C: Urban Design Requirements

In addition to implementation of the Livable By Design Manual, the following design requirements, which will not alter the proposed floor plans significantly, have been established to address the public realm with a more animated façade through the Site Plan process for the subject application:

- The façade along Oak Park Boulevard exceeds standard/acceptable building lengths. The proposal would need to be broken into two buildings to meet desirable building lengths.
- The Oak Park Boulevard façade, if the proposal cannot be broken down into two building, requires significant/distinctive breaks into the massing of the mixed use building to avoid a long street wall. Staff have offered options for the façade along Oak Park Boulevard to divide the architectural detailing into smaller elements, by incorporating layered elements, modulations, projections and recesses and pronounced vertical elements. Another option for achieving this requirement would be to significantly recess and design the 5-8 storey portion of the building with different façade patterns and/or treatment. To date, staff have not received a proposal that achieves a “break” within the street wall and will require a substantial redesign of the main wall and Oak Park Boulevard elevation at the time of the site plan application.
- Effort shall be made to keep the perception of the first 4-storeys appearing as one plane.
- The large stepback of the 2nd storey at the southeastern corner location of the building must be recessed for the at-grade retail. This is essential to creating a wider public space in front of the corner retail unit and will enhance the synergy with Memorial Park on the other side of Hays Boulevard. When aligning the retail as proposed a stronger corner feature will be created.
- The elevation from Hays Boulevard indicates three stepbacks creating a tiered building that is more appropriate for a building exceeding 12 storeys. The animation of the façade on Hays Boulevard will need to be redesigned in a different way than by introducing several step-backs. Staff recommend that storeys 5 through 8 must be aligned with storeys 2 to 4 creating one plane from the 2nd to the 9th storey.
- The at-grade retail portion of the building is to maintain a uniform street edge along all public roads to create consistency of the streetscape.
- Implementation of the Oak Park Streetscaping Master Plan (approved for construction 07-04-2013) is required to ensure consistency of streetscaping treatments.
- Primary building entrances are to be located along all frontages facing public roads to encourage activity at street level.
- Appropriate building articulation and detailing for the building may include architectural details such as variety in glazing types, awnings, and balcony projections.
- Appropriate high quality cladding materials may include brick, stone, metal, glass or wood. For example, staff recommend that the black metal cladding material which is proposed for the main residential entrance on the south side of the building be used also in the area of Oak Walk Drive and Oak Park Boulevard corner, to provide more variety to this long façade.

In addition to the design requirements Staff will also require the applicant to investigate and monitor the implementation of Transit Demand Management (TDM) strategies, such as distributing transit materials to occupants of the building, providing transit passes and car share

opportunities, as well as requesting that employees of the retail units park off-site. Monitoring the sales and uptake of the parking spaces as well as the implementation of approved TDM strategies will assist staff in evaluating the trends in the Uptown Core parking supply.