

Appendix E: Urban Design Requirements

Empress Capital Group – 170 North Service Road West
File No. OPA 1517.18, Z. 1517.18
North Service Rd. and QEW Ramp

In addition to implementation of the Livable by Design OP urban design policies, as well as Livable by Design Manual, the following design requirements have been established to provide clarity on items that must be addressed through the Site Plan process for this application:

- A distinct architectural appearance with a high level of detailing and articulated façades on both sides of the corner to address both North Service Road and QEW Ramp will be required. More emphasis should be focused on this corner.
- Significant changes into the rhythm of the facades and architectural detailing of the hotel will be required, to avoid a monotone and flat appearance of a highly visible structure and to create more interest on the facades. This can be achieved by articulating the massing of the façade by incorporating projections and recesses, layered elements and a varied patterns of the window openings.
- Primary building entrance is to be located along North Service Road street frontage to encourage activity at the street level. At minimum, close proximity and high visibility of the main entrance from North Service Road will be required.
- Appropriate high quality cladding materials for the building that may include brick, stone, metal, glass or wood will be required. Stucco might only be used as an accent material.
- If the final design does not provide 3.0m wide planting beds for the tree planting, other means to achieve the required canopy cover on the site (Silva Cell system and/or green roof) will be required.