

Appendix B: 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:

- Active ground floor frontages on both Reynold Street and Church Street are encouraged. The ground floor along Church street contains overhead doors to the parking garage, overhead doors to the loading area and blank walls. There are residential uses proposed along Reynolds Street. More consideration is required to address the lack of active ground floor frontages to address Livable Oakville policies (25.5.3a and c).
- Church Street is identified as a secondary street which should
 - Incorporate a high degree of transparency on the ground floor
 - Provide building openings and principle entrances facing the street
- Setback considerations and functional design elements, such as the underground garage ventilation, must be addressed through careful consideration of the pedestrian environment.
- The Shadow Study must be updated to include mitigating features (as required in the Town's Terms of Reference for Shadow Studies), in particular with the shadows impacts on the properties to the South-east in April and September. Revision to the building may be required to address the shadow impacts.
- Implementation of the Downtown Transportation and Streetscape Study (2015) is required to ensure consistency of streetscaping treatments. The streetscaping shall be implemented in conjunction with development applications such as this, as well as through capital programming of the Town.