Urban Design + Architectural Control Guidelines

JULY 2021

171 KING STREET EAST,
THORNBURY, THE TOWN OF THE BLUE MOUNTAINS

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Urban Design + **Architectural Control** Guidelines

171 King Street East
Thornbury, Town of The Blue Mountains

Our File #: 08171I

contents

01
INTRODUCTION

1.1
intent

These Urban Design and Architectural Control Guidelines have been prepared on behalf of The Blue Mountains Attainable Housing Corporation ("BMAHC" or "Owners") for their respective development located in Thornbury, Ontario within The Town of The Blue Mountains.

The document intends to establish and communicate design expectations for the future development located on the lands municipally addressed at 171 King Street East ("Subject Lands"). These Guidelines will establish a framework for design principles and design criteria related to the arrangement and composition of built-form through architectural control and the treatment of parks, open spaces and the public realm through urban design. The Guidelines in this document are not intended to be prescriptive. Conversely, the guidelines provide a set of recommendations on how designers can apply urban design principles to uphold high-quality built form and open space design and ensure these elements are considered at the forefront of the design development process. Accordingly, they will be included in the Gateway Project's Request for Proposals (RFP) and form part of the design-builder section.

These Guidelines consider the results of BMAHC's Task Force engagement process that occurred in October-November 2020, whereby a team of urban planners and strategists with expertise and community engagement (PROCESS) engaged with a Task Force established by BMAHC consisting of public and non-public members and advisory participants. This process resulted in 17 preliminary urban design guidelines, organized across 6 themes, which include:

1. General
2. Private Space
3. Non-Residential
4. Accessibility
5. Public Space; and
6. Sustainability

This document respond to an build upon the results of this engagement process and their organizing themes, and also considers the town-wide Community Design Guidelines set forth by the Town of The Blue Mountains. The guidelines established in this document are not intended to replace but supplement the Town of The Blue Mountains' Community Design Guidelines. Therefore, the documents will be read in conjunction to recognize The Town's existing character and better understand the community's fundamental building blocks and the evolution of built form over time.

1.2

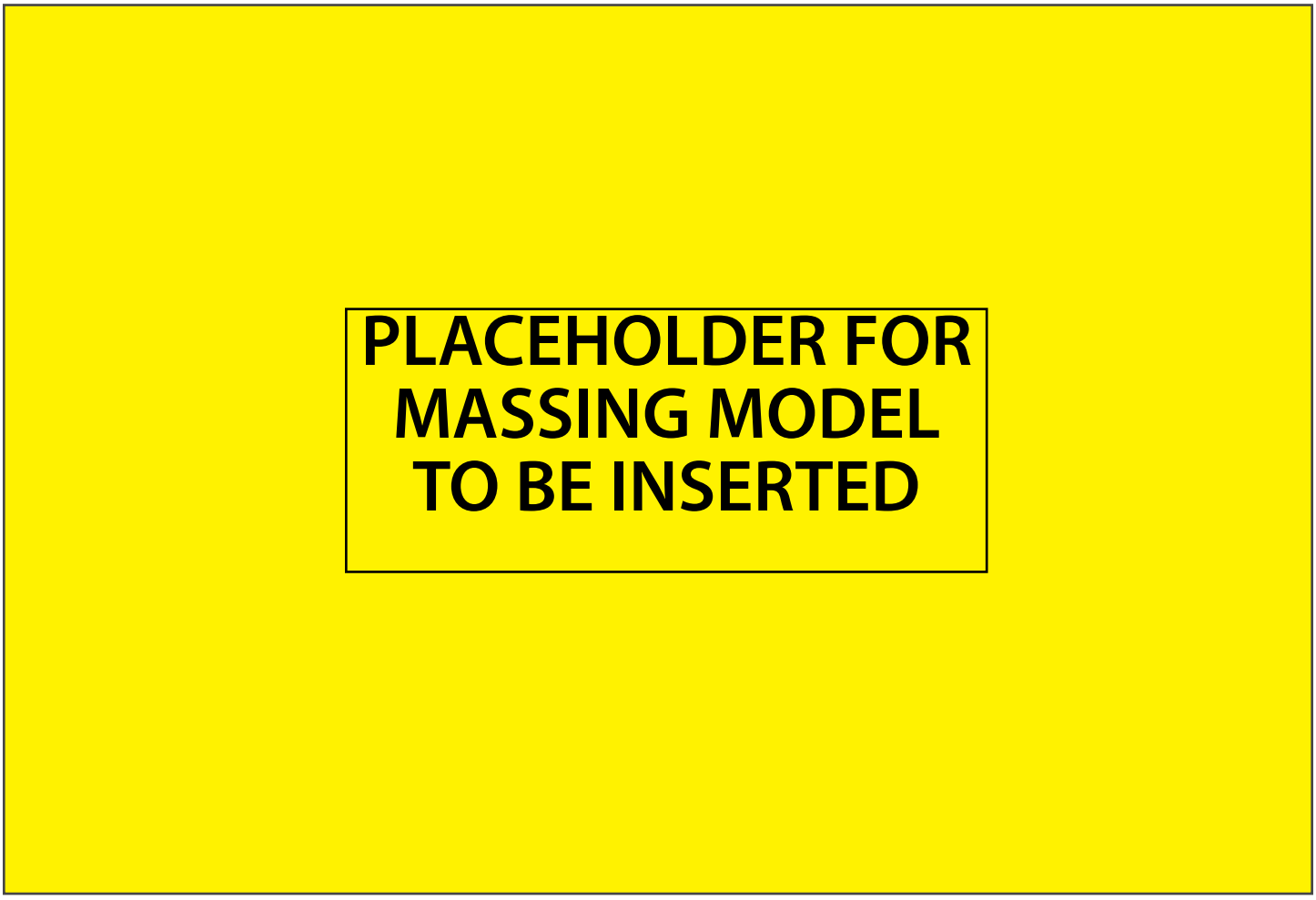
vision

The vision for the BMAHC Gateway Project is an attractive and attainable rental housing development affordable to moderate-income earning households, while boasting sustainable and quality construction, and design excellence. The mixed-use development incorporates residential and non-residential commercial space and open space opportunities to create a complete community on the subject lands. The development represents an opportunity to create a uniquely planed site while still respecting the existing context's character and gateway function in Thornbury.

This vision contemplates two mid-rise apartment buildings; generally, 4 storeys in height with a 1-storey step back above the third floor level along King Street East, with commercial uses located at grade fronting the public street. The development vision will provide 84 rental units, consisting of 35 one-bedroom, 43 two-bedroom and 6 three-bedroom units. The development also contemplates a public plaza and open green space located along the east property line, which are complemented by landscape setbacks along the lot's remaining edges.

The community has two access options to limit the potential traffic interruption along King Street East. The primary entrance is located off of King Street East (designated Highway 26), along the north property line and the second access point is located off Grey Street South, along the east property line. These access points lead to the rear of the building where parking, loading and vehicular circulation routes are proposed. The site is approximately 1.11 ha (2.74 acres) in size with a net developable area of 0.87 ha (2.15 acres). The development contemplates a total commercial and residential area of 1,162 sq. m (12,505 sq. ft) and 7,177 sq. m (77,248 sq. ft), respectively.

The development's open space network will provide an exciting connecting node along the existing Georgian Trail, located due north of the Subject Lands beyond King Street East. The proposal's larger (14.6 m wide) green space is located adjacent to the plaza at the site's north-east corner, otherwise known as the development's "gateway" location. These outdoor amenity spaces constitute a major aesthetic component of the new community by providing a range of passive and active recreation opportunities that will create an attractive first impression to the Town of Thornbury as visitors travel westwards towards the historic Downtown. Together with the surrounding landscape setbacks, the proposal's open space network serves as a respectful transition to adjacent land uses, including the residential neighbourhood located to the south.



Development Concept

1.3

understanding the context

The BMAHC Gateway Project is located in Thornbury within the Town of The Blue Mountains. The Subject Lands are located on the south side of King Street East, between Wellington Street South and Grey Street South. As mentioned, Subject Lands are 1.11 ha (2.74 acres) in size, with 104.8 metres of front-yard frontage along King Street East and 77.8 metres of frontage along the flankage lot line, directed towards Grey Street South. The Subject Lands' eastern portion is currently occupied by a vacant commercial grocery store, with a large surface parking lot located to its west. The former grocery store and surface parking currently back onto a large woodlot that occupies nearly half of the Subject Lands in the north-south direction. Presently, the Subject Lands have one vehicular access point along Kind Street East.

A range of land uses, lot types and building forms can be found in the surrounding community, consisting of various setbacks and lot widths. The majority of buildings immediately surrounding the Subject Lands', along King Street East, are low-rise (1 to 2 story) commercial or institutional buildings including a series of motels, and a restaurant on the street's south side. The Blue Mountains Chamber of Commerce is located on the North side of King Street East with larger commercial buildings including a Home Hardware and self-storage facility. Further west along King Street East is the Thornbury Antique Market and the Thornbury Village Cider and Brew House. The latter illustrates the brick vernacular aesthetic that is emerging as the defining characteristics of the historic downtown. Residential land uses are found intermittently along King Street East. A prominent residential community consisting of single-detached homes are located south of the Subject Lands, beyond the existing woodlot. The surrounding community incorporates a mixture of building materials such as brick, wood, vinyl and stone. To the south and southeast is an existing water treatment facility.

POLICY CONTEXT

The Town of The Blue Mountains Official Plan:

The Town of The Blue Mountains' Official Plan was adopted by Town Council in 2016. The Official Plan outlines the Town's long-term vision for growth and development and provides the basis for development applications and community improvement assessment.

The Subject Lands are located in the Thornbury Settlement Area, designated 'Downtown Area' on Schedule' A-2' of The Town of The Blue Mountains Official Plan. The Thornbury Settlement Area supports the concentration of urban activities, including commercial, residential, cultural and government functions in a well-designed land use form.

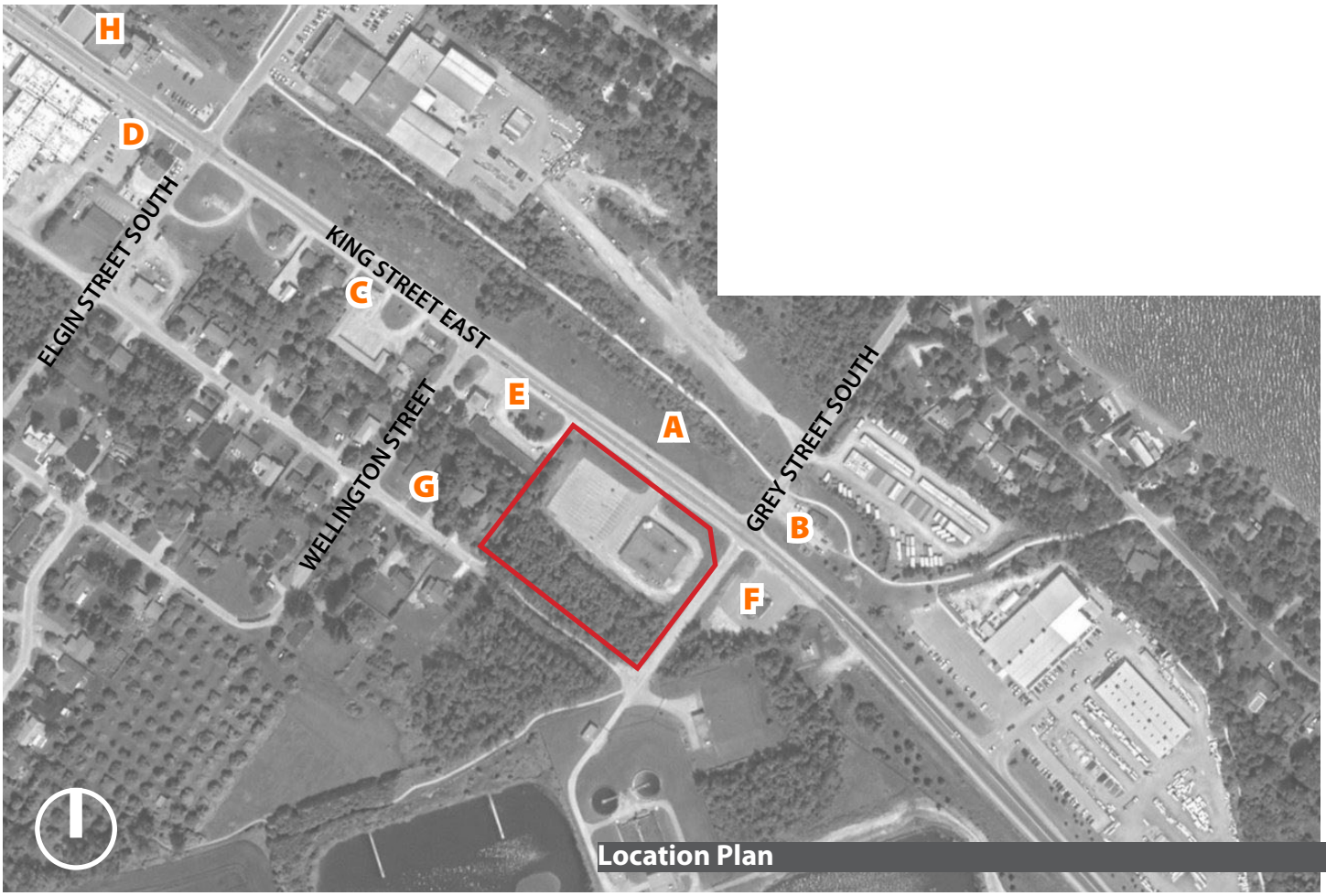
The Subject Lands are located along Highway 26, and due south of the Georgian Trail and east of the Thornbury's historic commercial district.

The Town of The Blue Mountains Community Design Guidelines:

GSP Group developed The Town of The Blue Mountains Community Design Guidelines, which came into effect in July 2012. These guidelines express the design expectation for development reviews and facilitate high-quality design within the Town. The Design Guidelines are not intended to be prescriptive but offer flexible guidance for designing and developing various forms based on contextual situations within the Town.

These Guidelines are intended to be used by different participants in the design and development process, such as Town staff when reviewing development applications, developers and consultants in designing new communities, and landowners and businesses when undertaking site and building improvements.

Therefore, these Guidelines have been developed and informed by these guiding documents. As previously mentioned, these Guidelines will be viewed as supplementary to these documents and read in their conjunction.



Location Plan

Example of the range of lots, land uses and building types in the surrounding neighbourhood. Refer to Location Plan on p.6 for location of the above built forms.

1.4

general principles

The vision for the BMAHC's Gateway Community will be realized by adhering to the following principles:

- Provide attainable rental housing through building design excellence, as it pertains to achieving a functionally efficient, sustainable, and cost-effective development within The Town of The Blue Mountains.
- Provide a variety of market and attainable unit sizes to reflect the needs for rental housing for individuals and families in the area and the needs of tenants earning a moderate income.
- Consider the surrounding neighbourhood context and the emerging character of the King Street East corridor. Building form, architectural style, materiality and landscape design will complement the community's existing appearance, and the Town's cultural and natural heritage to foster a strong sense of civic identity.
- Establish a safe, pedestrian-friendly and attractive streetscape that de-emphasizes the car's visual presence and fosters a pedestrian-friendly and active public realm along King Street East.
- Building massing, orientation and detailed design that responds to the development's prominent Gateway location, establishing an aesthetically pleasing entryway into the Thornbury downtown community that reflects, is comparable with and improves upon the Town's built form.
- Ensure a positive relationship between built form and open space by considering compatibility, shadowing, wind and views in the development's massing and orientation.
- Physically define the street by locating buildings close to the edge of the street and minimize the height impact through a combination of built form, setbacks and landscaping. Buildings may be oriented parallel to King Street East and Grey Street South right-of-way to animate the streets, provide a visual entrance to Thornbury and strengthen the pedestrian feel.
- Where commercial uses are considered, they will be located at street level and oriented towards the public realm. Commercial uses will be contained within mixed-use buildings with residential and ancillary residential uses on the building's upper floors.
- Promote development based on good design principles and standards that reflect the goals, objectives, policies and guidelines set forth by the Town.

1.5

terminology & interpretation

Within this document, common terms are used in reference to prescriptiveness of the stated guideline. These terms are intended to have the following meaning with respect to compliance:

'Shall' / 'Will' : Guidelines using the words 'shall' or 'will' are mandatory and must be included in the project's design.

'Should' : Guidelines which employ the word 'should' are intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline.

'Encouraged' / 'Discouraged' / 'May' : Guidelines using the words 'encouraged', 'discouraged' or 'may' are desirable but not mandatory.

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02

PRIVATE SPACE DESIGN

2.1

mid-rise apartment dwelling

The guidelines discussed in this section pertain to private or semi-private spaces; therefore, they speak to residential/ ancillary residential buildings and spaces.

ORIENTATION & MASSING

- Building heights may range from 3 to 5 storeys. Above 3 storeys buildings will step back a minimum of 3 metres from the front wall oriented towards the public street to create a comfortable pedestrian experience at grade.
- Buildings will be sited close to the front property edge to define the adjacent street network to frame the public realm
- Buildings will be set back a minimum of 3 metres from the public street to a maximum of 6 metres.

COMMON SPACES

- Unit layouts will provide room for functional indoor amenity and common spaces with access to natural light and airflow and designed to enhance adaptability for accessible features over time wherever feasible.
- Shared indoor amenity spaces and ancillary residential uses will be oriented based on their intended use. The location of these uses will consider exposure where possible. Northern exposures provide glare-free and diffuse daylight to spaces, while southern exposure allows for passive solar heating. Areas in support of daily activities will be located in convenient and well-defined locations.
- All common spaces will have adequate interior lighting.
- Provide an adequate diversity of ancillary residential uses to support the daily needs of tenants. Laundry, waste and bike storage facilities will be provided. The integration of additional facilities, such as a common mail and package receiving room, will be explored.
- opportunities for public art may be explored at the gateway location

BUILDING FACADE

- Consider unique architectural treatment of corner buildings, such as prestige window treatments, façade articulation, and building massing to emphasize the corner condition. Consider taller building elements at corner locations to punctuate, heighten and define street junctures, particularly at the intersection which is a gateway location.

- Windows will provide visual interest and establish a visual rhythm on the buildings' façade to create a high-quality streetscape and animation of upper building storeys.

- Ensure that the architectural style of buildings reflect the local heritage of Town buildings, or a more modern style that respects their materials and built form. Look to the Thornbury Village Cider and Brew House for inspiration and continuity.

- Apartment buildings will have a definable base, middle and top though the building articulation, materials and colours. The building base will be pedestrian-oriented in terms of size, scale, and window locations to create a comfortable and visually appealing experience at grade. Articulate the upper floor elevations with colour variations, windows, balconies, projections and recessions where appropriate.

- Building entrances will be articulated with architectural features that highlight their location. Locate primary building entrances directly connected to pedestrian pathways, so building access is convenient and visually legible from the street.

- Facades oriented towards the public street (King Street and Grey Street) will be the most active and architecturally detailed. Locate primary building entrances along these facades and apply a high degree of fenestration. Breaks in the building facade are required - building recesses and projections in the front and flanking building facades are encouraged to achieve this goal. Blank and monotonous facades will be prohibited.

- Integrate operable windows to encourage natural ventilation. Awning windows are preferred over sliding windows due to their superior security and efficiency benefits.

BALCONIES

- Where feasible the application of covered and private open spaces (i.e., balconies and terraces) will be considered to enhance residents' private living environment.

- Balcony arrangements that increase the physical and apparent visual building mass (i.e., wrap-around balconies) will be avoided.

- Balcony design will minimize shadowing on the public realm, and minimize heat loss through thermal bridging systems.

Example of a mixed-use building defining the street edge


Example of brick vernacular material

ROOF TOPS

- Roofline forms, slopes, details, materials and the overall roof design will be compatible with the building's overall style and character.

- Visible gutters, downspouts or vents will match the trip of body colour of the building façade.

- Rooftop mechanical equipment will be integrated into the overall building design, set back 3.0m from the roof edge, and fully enclosed using elements that complement the main buildings' material, colour and style.

BUILDING MATERIALS & COLOUR

- Buildings' predominant colour palette will be neutral, earthtones or natural, using muted or soft colours that complement each other. Bright and bold colours will only be used as an accent and will be limited in number and location on the facade.

- The development will have a coordinated material palate chosen based on their use, durability, energy efficiency, low environmental impact, quality and cost-effectiveness. When gauging cost-effectiveness long term operating costs and building maintenance will be considered.

- Building materials will favour sustainable, natural and supplied where possible by local businesses. Pressed brick and stone are the preferred material choices for the buildings' predominant facade. Encourage the use of accent materials, such as painted wood trim, copper, or steel.

- The application of building materials and vertical framing elements (i.e., building piers or columns) will project a structural function, rather than a "veneer" appearance.

WASTE & STORAGE AREAS

- Where feasible, integrate waste storage areas into the building façade. When waste storage areas are external, they will be enclosed or screened from public view, oriented at the buildings' rear and away from the public road.

- Waste storage and loading areas will be consolidated and located easily by service vehicles and will avoid interface with pedestrian circulation and outdoor amenity spaces.

PUBLICLY ACCESSIBLE OPEN SPACES (POPS) PLAZA

- In recognition of the gateway location, a publicly accessible outdoor plaza will offer a sense of arrival from the east and offer passive recreation opportunities for residents and visitors.

- Active building uses will be located at grade to support the public plaza's programming and offer a natural surveillance element to promote safety.

- Active building uses and facade elements (i.e., windows or ground floor building entrances) will be oriented towards the public plaza to activate the public realm, provide spill-out opportunities for commercial uses and enhance 'eyes on the street'.

- The design of POPS will connect and coordinate with the location of pedestrian pathways.

- High-quality paving materials will be used that are visually distinct from the adjacent public sidewalk to define the public-private interface clearly.

- The public plaza will introduce landscape/planting elements to create a comfortable micro-climate that welcomes pedestrian occupation. Where applicable, tree planting in the public plaza will ensure sufficient soil volumes to enable mature tree growth.

- The location, dimension, and design of street furnishing will offer flexible programming within the public plaza.

GROUND FLOOR TERRACES

- Where ground-floor residential units are proposed at grade, module facades will express individual ground floor residents and terrace planting are encouraged to create sheltered, visually screened entrances while maintaining the street presence.

- Where feasible, ground-floor residential units will be raised approximately 3 feet above grade, with raised exterior porches to enhance the dwelling's privacy and livability.

- Ground floor unit entries will be recessed from the main building facade or protected overhead.

- Where feasible, ground floor terraces will include landscape setbacks to provide access to landscaped areas that encourage gardening and other uses by residents. Where unfeasible, projecting steps with generous top landings will enable social use by residents that activate the public realm.

- Ground floor terraces will consider using fences, railings, gates, grilles, planters and retaining walls to delineate private from public space. Additionally, low railings, fencing, screens, hedges or walls between units will delineate one unit's terraces from the next.

Example of a public plaza along a flankage lot.

Example of ground floor terrance visable from the public realm, yet well-protected by landscape plantings

Example of well-defined rooftop

03

NON-RESIDENTIAL DESIGN

3.1

ground floor commerical uses

The proposal offers opportunity for non-residential uses at grade, including space for small-scale commercial or institutional uses such as small grocers, medical offices or daycares, that aid in creating a complete community on site. Non-residential uses will be located at grade, oriented towards the public street. As previously mentioned, where commercial uses are considered it will be located on the ground floor of a mixed-use building and address the street where possible to facilitate pedestrian activity and animate the street.

STOREFRONT ELEMENTS

- Ground floor commercial design will reflect the community's overall commercial character and contribute to King Street East's "main street" aesthetic. Where feasible incorporate "main street" storefront elements, including display windows; window bases or "kickplates"; transom windows; and storefront cornices.
- Use larger setbacks adjacent to commercial areas for increased pedestrian access or active outdoor uses (i.e., spill out spaces), such as landscaped areas, amenity spaces, patios, seating opportunities, or display areas.
- Provide additional design emphasis for commercial units located at street intersections and gateway locations, achieved through façade treatments, architectural elements and distinctive building materials. Commercial frontages may be angled to face the intersection at corner sites. If so, locate a building entrance in this location.
- Commercial frontages that front onto a public or private plaza or open space will encourage access from that space to promote animation and allow for spill-out patios or display.
- Commercial frontages will use a high degree of transparent glass to provide inward views of storefront displays and allow natural surveillance for the street and adjacent open spaces. Limit transparent surfaces to 50% of the storefront zone.
- Commercial frontages wider than 15 metres will include the symmetrical and balanced pattern of unit bays, defined by vertical elements such as changes in material, building projections, columns, or other vertical architectural elements.
- Commercial façade materials and colours will complement one another and complement the architectural style of the main building.
- Commercial frontages will incorporate architectural elements (e.g., building recesses, overhangs, awnings, vestibules) for weather protection, pedestrian comfort and enhanced visual interest.
- The use of retractable awnings is encouraged; they will be consistent in size, shape and placement. Awnings will span only the window openings and not dominate the storefront façade, for multi-tenanted commercial facades use different colours or patterns to represent different businesses.

COMMERCIAL SIGNAGE

- Store signage will utilize durable, weatherproof materials that complement those used for the primary building signage style. Back-lit challen lettering is encouraged. Internally lit, neon or signs made of plastic materials will be discouraged.
- Store signage will use simple lettering/typefaces that are easy-to-read and, where feasible, completed with graphics or symbols related to the business function.
- The use of a-board signs, awning signs, and projecting signs are encouraged to complement the primary wall signage. Ensure signage is well lit and limit projecting signs to one per façade, or one projecting sign per storefront.
- Integrate landscape and streetscape elements such as surface treatment and ornamental planting to promote a cohesive transition from indoor and outdoor space.

COMMERCIAL PARKING

- Commercial parking will be located off-street and directed towards the building's rear.
- Where parking is exposed to a public street, it will be screened through a combination of coniferous and deciduous plantings.

Example of commercial signage and awnings and complementary landscaping

04

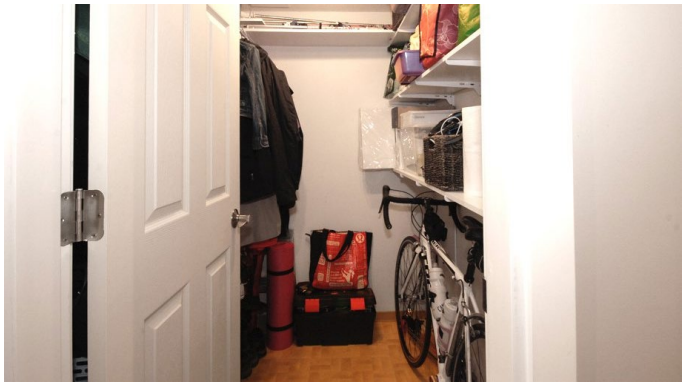
INTERIOR SPACE

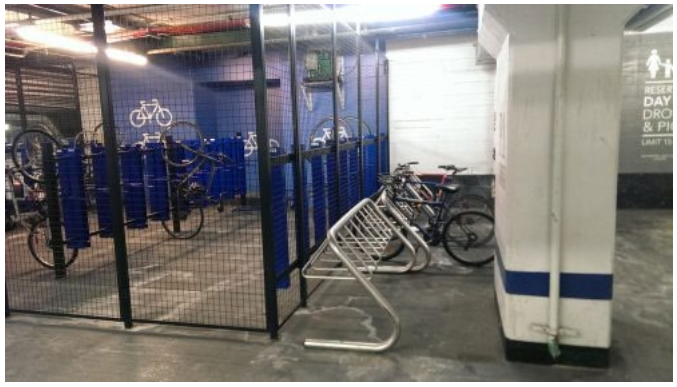
4.1

interior space design

The design and layout of interior spaces shall ensure a high standard of living for individuals and families.

- Unit sizes will meet the minimum targets:
  - 1 Bedroom - 550 sq. ft
  - 2 Bedroom - 700 sq. ft
  - 3 Bedroom - 1,100 sq. ft
- Individual units will include energy efficient lighting, a full range of appliances including connections for dishwashers, and in-suite storage to accommodate larger items such as strollers and sporting goods.
- The building will provide tenant common amenities such as a multi-purpose room, secure bicycle lock-up, common laundry facilities and secure storage spaces.





Example of storage opportunities within units and common areas

05

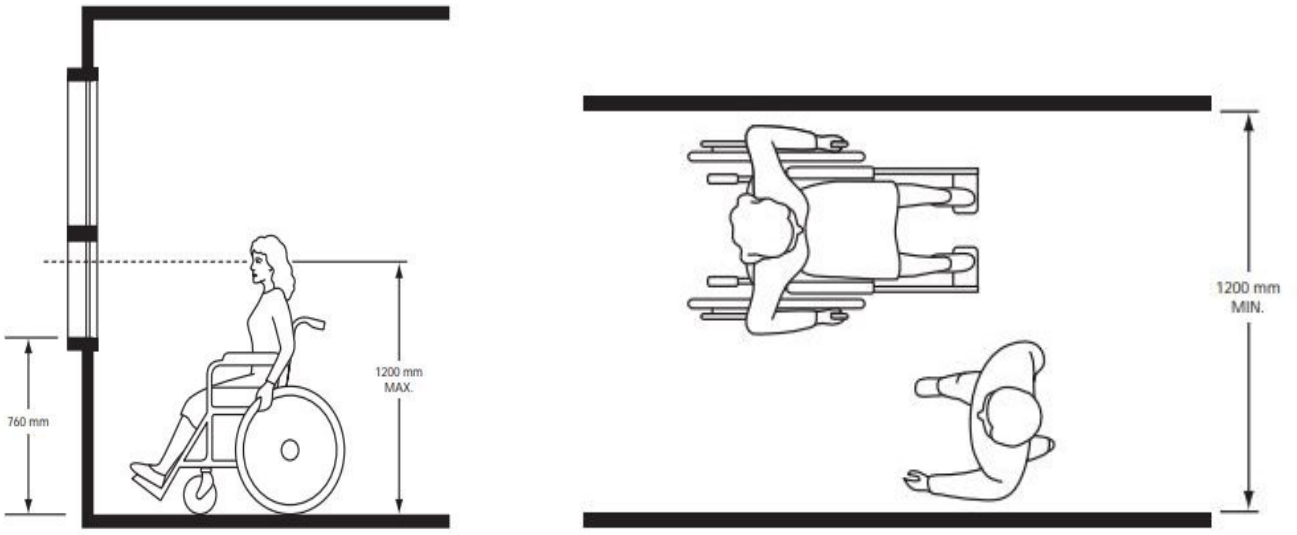
ACCESSIBLE DESIGN

5.1

accessible building design

Accessibility is not a barrier to innovation. To design for accessibility means to be inclusive to the needs of the user and their chosen mode of transportation.

- Building design will be accessible for tenants with disabilities and have consideration for tenants to age in place. The ability to adapt units to include accessibility features will be considered wherever feasible.
- Accessibility will be a key consideration in the design of common spaces, and several units are encouraged to be designed as fully accessible for people with disabilities. The minimum number of fully accessible units and accessibility criteria may be determined by the financing program accessed by the project. Accessible units will meet or exceed Ontario's accessibility design standards.
- The design of common areas and walkways will consider individuals using mobility devices and those with varying disabilities. Entrances and exterior building routes will be barrier-free or comply with universal design standards
- .Common areas such as hallways and indoor amenity spaces will consider the needs of people with varying types of disabilities.
- Compliance with CMHC requirements and standards are required. Give consideration to height adjustability to increase flexible use.



Accessible design considerations. Source City of Toronto Accessibility Design Guidelines

5.2

circulation and access

VEHICULAR CIRCULATION

- The development will coordinate and consolidate vehicular access points for the multiple uses on-site to limit the number of interruptions of the streetscape and private sidewalks where feasible.
- Vehicular parking circulation will be designed to be efficient, minimize traffic, maintain clear sightlines, and provide direct access to building entrances.
- Parking aisles will be located perpendicular to the building entrance to reduce the likelihood of adverse pedestrian-vehicle conflicts.
- The development will provide opportunities to integrate a passenger/package pickup and drop-off area.

Example of spill-out space adjacent to the street

PEDESTRIAN CIRCULATION

- Pedestrian circulation routes will be separated and visually distinctive from vehicular circulation routes. They will foster a comfortable, safe and enjoyable user experience through considerations such as walkway width and treatment, use of curb cuts, signage, etc.
- Provide pedestrian mid-block connections where feasible to promote movement permeability and connectivity.
- Pedestrian connections within a block will connect to building entrances and key destinations such as parks, plaza, transit stops etc.
- Promote safe pedestrian circulation through the use of Crime Prevention through Environmental Design (CPTED), including the provision on adequate lighting, clear sightlines, and landscaping that avoids the creation of blind spots.
- Fenestration adjacent to walkways to create opportunities for informal surveillance.
- Internal walkways will connect to the public sidewalk and with open spaces within the block.
- Promote a safe, and well-designed active transportation network that connects to the Town's existing network where feasible; recognizing the Georgian Trail as a major active transportation corridor that provides a connection to Collingwood and Meaford.

PARKING, LOADING & SERVICING

- Parking and loading areas will be located at the buildings' rear or side away from the public street. They will be visually screened by built form, fencing or landscaping to minimize the visual appearance on the public realm or from the upper stories of the building to which they serve. Screening elements will complement the character form, materials, and colours of the building.

- Where feasible, servicing routes will be consolidated and connected to provide more than one access point per block and eliminate the need for 3-point turns.

- Where possible, maximize the placement of shade trees around and throughout parking areas to shade paved surfaces, minimize the urban heat island effect and provide a comfortable pedestrian microclimate.

- Coordinate shared service areas between buildings (e.g., waste shuttling) or within developments as much as possible to prevent disruptions to vehicular or pedestrian flows.

Commercial parking located at a building's rear, screened by landscaping

06

PUBLIC SPACE DESIGN

6.1

open space network

Creating a green and attractive community will be a key objective of the BMAHC Gateway Project. Open spaces will provide a comfortable environment for resident and visitor use and relaxation and provide opportunities for passive and active recreation.

- The design and siting of buildings, entrances, walkways, amenity spaces and parking areas will promote pedestrian safety and security in public spaces and provide enhanced visibility for informal surveillance opportunities.

- Building and street development will create an attractive streetscape and promote social interaction, transit usage and pedestrian safety in the public realm.

- Streetscape components will consist of built form, street trees, outdoor furniture, lighting, signage, and landscape features. The development's streetscape design will be coordinated to:

    1. compliment the character of the community;
    2. reinforce the street network and promote an urban relationship between built form and public spaces; and
    3. achieve a safe and comfortable pedestrian-scaled environment.

- Landscaped open spaces will create passive and active recreation opportunities for tenants of all ages and abilities. The design of outdoor amenity spaces will consider providing shelter and connection to indoor amenity spaces.

- Development design will create unobstructed views into parks and open spaces from adjacent streets.

- Where feasible, design open space networks to connect to any existing and emerging trail networks to pursue a continuous linear open space system that integrates the Georgian trail along the former CN rail line.

- Street trees and sidewalks will be placed along the edge of parks and green spaces to define open spaces and improve their access.

6.2

landscape & streetscape design

STREET TREES & LANDSCAPE PLANTINGS

- Landscape plantings will be native, non-invasive, low-maintenance, salt-tolerant, and suited to the soil condition. Provide visual interest on-site through coniferous and deciduous plantings and species that change their appearance seasonally.
- Locate landscape plantings in the yards visible from streets, sidewalks, and/or other public spaces that are abutting adjacent properties, common outdoor areas and surface parking lots.
- Plant street trees along sidewalks, walkways, and near parking spaces. Coordinate the location of street trees with the location of street amenities and underground utilities.
- Street trees will be placed approximately 8 to 10 metres apart (on-centre), in a consistent and rhythmic pattern along the street edge to provide a visually consistent and traffic calming effect.
- Street trees will provide a canopy of shade in the summer and will not drop cones, sap, fruit or seedlings on the street.
- Choose tree species based on their ultimate height and ensure overhead utilities remain uninterrupted for the tree's growth duration.
- Ensure trees have an adequately sized planting area for healthy root growth.
-
- Ensure the landscape design along King Street East accommodates space fro a transit stop/lay-by.

Example of robust and native landscape species

Well-spaced street trees and well-screened utility metres

LANDSCAPE SETBACKS

- The streetscape design will provide outdoor amenity areas or landscaped setbacks that create comfortable areas for tenants to sit, socialize and wait for vehicular pick-up.
- Provide a minimum of 1.5 metre wide boulevard to accommodate all street furnishings including raised planters, tree plantings, waste receptacles, bike racks, lighting fixtures, traffic bollards, benches, newspaper boxes and other vertical elements in a consistent manner, with consideration of pedestrian safety. These streetscape elements will remain clear of the sidewalk for unobstructed pedestrian circulation.

STREET FURNITURE & PUBLIC ART

- Where feasible, place public art in the private plaza to take advantage of the gateway location. The public art will foster the community to identify and draw on local history, traditions and culture.
- Where feasible, incorporate raised planters into the landscape design to create informal seating areas along the street. Raised planters will be constructed of high-quality materials and compliment the character and style of the overall development.
- Cluster or group streetscape furnishings wherever possible to minimize clutter.
- Install benches and bike racks close to primary building entrances and areas where people are intended to gather.
- Bike racks and street furniture will be made from durable materials that are low-maintenance, resistant to chipping, peeling, rust and vandalism.

Example of visually appealing light fixtures and street furniture

Easy to read wayfinding signage and lighting near pedestrian walkway

WAYFINDING SIGNAGE

- Use visually simple and universally readable lettering for signage that is suitable for all users of all abilities. Signage will identify building numbers, parking areas, open spaces, trails, and other significant destinations or features on site.
- Signs' text or characters will contrast in colour from the background for readability (i.e., light background with dark characters, or dark background with light characters).
- Signs will be properly illuminated at night to ensure no adverse impact to pedestrian circulation on site.

LIGHTING

- All lighting on site will be internally oriented. Where possible, directed downwards, it will limit light pollution and glare on adjacent properties or public roads while maintaining sufficient light levels for a safe built environment. Lighting will not be over-lit to maintain a desirable nighttime environment.
- Coordinate lighting and lighting fixtures with pedestrian routes and plantings to maintain safe circulation at night.
- Use energy-efficient lighting fixtures to promote sustainability.
- Locate lighting at regular intervals to prevent the creation of light and dark pockets and to ensure pedestrian safety and security.
- Lighting fixtures across the site will be coordinated in design, materials, and colour and will complement the building's overall vernacular.

UTILITIES

- Building services and utilities (i.e., waste storage facilities, loading areas, air handling equipment, hydro and telephone transformers etc.) will be located away from and screened from, public roads and adjacent sensitive land uses to buffer their visual appearance and operational effects. Where possible and feasible, bury utility services to minimize their visual impact on the public realm.
- Maximize the development's connection to existing infrastructure and utility connections.
- Locate building utility meters in less visible locations, such as buildings' rear or screen them with landscape elements that complement the building's overall façade design.

07

SUSTAINABLE DESIGN

7.1

sustainability criteria

The developer is encouraged to consider implementing green initiatives on each lot to assist in reducing the community's impact on the environment and energy dependency.

- Where feasible, use energy-efficient appliances and building materials and green design features above Building Code standard. When determining these features' feasibility, consider the long-term cost-saving and potential funding programs in the material calculations. The following sustainable building materials are encouraged:
  - Water conservation features such as low-flow toilets, and water-efficient Energy Star appliances.
  - Solar panels to promote renewable energy use and reduce dependency on the electric grid.
  - Use of high-quality installation and windows to reduce thermal loss.
  - Use of recycled materials, local materials and certified wood products.
  - Use of energy-efficient lighting such as LED and dark sky compliant lighting.
  - Use of smart thermostats for energy-efficient heating and cooling.
  - Use of energy-efficient water heaters.
  - Super insulated windows , building envelopes and the omission of natural gas collection
- Building design and orientation will incorporate energy conservations strategies and consider site exposure. Couple south exposures with exterior shading elements that limit excess heat gain during the summer while providing opportunities for sunlight and passive heat gain during the winter.
- Building design will encourage the use of green building materials where feasible and will encourage flexibility for the retrofitting of future green infrastructure (e.g. solar panels).
- Where feasible roofs will use high albedo materials or colours (i.e., green and white roofs) to reduce the urban heat island effect and provide a comfortable micro-climate at grade. Solar energy on the roof will also be considered to promote renewable energy and help reduce energy costs.
- Minimizing stormwater run-off will be addressed in the landscape, focusing on Low Impact Development (LID) features (e.g., permeable pavers) that increase infiltration and improve water quality.
- Select native and drought-tolerant plants where appropriate to minimize irrigation demands, increase biodiversity and support a diverse and ecologically sustainable environment.
- Provide opportunity for car share and secure bicycle storage to assist with the reduction of required parking and automobile use.
- Provide electric vehicle parking opportunities to promote electric vehicle use and reduce reliance on fossil fuels.
- Explore initiatives to achieve net-positive energy performance to be Net Zero ready.
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- Achieve a 25% decrease in energy consumption and Greenhouse Gas (GHG) emissions relative to the 2015 National Energy Code for Buildings or the 2015 National Building Code; OR a 15% decrease relative to the 2017 National Energy Code for Buildings.

Water conservation through low-flow toilets.

Promote renewable energy through solar panels.

Use of permeable paving material.

Use of energy efficient lighting such as LED.

Use of smart thermostats for efficient heating and cooling.

Use of energy efficient water heaters.

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