

**ARTICLE 3            ARCHITECTURAL DESIGN CRITERIA****3.1      Introduction**

- (a) Design and construction of all architectural work shall be in conformance with the requirements of Article 2 of Part 5 of Schedule 15-2, as applicable.

**3.2      General Requirements**

- (a) The architectural requirements of the Finch West MSF shall comply with the criteria contained in this Article 3, and all relevant codes standards, regulations and guidelines below and those identified in Article 2 of Part 5 of Schedule 15-2. In the event of conflicts between any codes, standards, regulations or guidelines, Project Co shall refer to Section 4.3 of Part 1 of Schedule 15-2 for order of precedence.
- (b) Project Co shall design all facilities to meet acoustical requirements and maximum sound levels specified in Section 2.7 of Part 5 of Schedule 15-2, and Schedule 17 – Environmental Obligations.

**3.3      Design**

- (a) The Finch West MSF may be designed and constructed as either a single building or as a campus with a common aesthetic throughout all facilities. Project Co shall be cognizant of the requirement for the Operator facilities as described in Article 1.3 of this Part 6, to be located in such a manner as to eliminate the need for operators to cross tracks either on foot or by road to reach the Hand-Off Platform.
- (b) The City's Urban Design and Planning requirements shall be reflected in the facility site development and buildings in consideration of surrounding existing and future neighbourhood developments.
  - (i) Project Co shall be responsible for the site plan approval process for the site.
  - (ii) Project Co shall incorporate the Principles of Design Excellence (Appendix A to Part 1 of Schedule 15-2) in the design.
- (c) Project Co shall consider to locate the Operator facility and the maintenance-of-way buildings along the Finch Avenue West frontage with a minimal setback, to create an urban relationship between the Finch West MSF and Finch Avenue West by:
  - (i) locating active at-grade uses along the street;
  - (ii) denoting primary entrance and public interiors with architectural features, including clear glazing on exterior wall and articulated by front yard landscaping;
  - (iii) where parking is located adjacent to the street edge, minimizing its street frontage width and bordering it by landscaping; and

- (iv) ensuring that materials comply with Section 2.16 of Part 5 of Schedule 15-2.
- (d) Project Co shall preserve and not develop the westerly most 6 metres of the site adjacent to the existing school board property for use by the City for pedestrian access via a Multi-Use Path to the adjacent hydro corridor.
- (e) In space not otherwise occupied by the potential positioning of separate maintenance-of-way building and Operator facility buildings along the Finch Avenue West frontage as described in Article 3.3 (c) of this Part 6, Project Co shall preserve and otherwise not preclude future development within a minimum 32-metre-wide corridor along the Finch Avenue West frontage.
- (f) The minimum 32-metre-wide corridor shall be measured from a 5.5 metre setback from the existing north limit of the Finch Avenue West right-of-way.
- (g) Project Co shall provide the minimum Design Life required in Table 5.4-1 of Part 1 of Schedule 15-2, in accordance with CSA S478-95 (R2007) Guidelines on Durability in Buildings.
- (h) Project Co shall provide AEDs throughout the facility including the Operator's office area, the Operator's training area, the Contracting Authority's office area and shop areas.
- (i) Accessibility
  - (i) Project Co shall provide a universally-accessible Finch West MSF.
  - (ii) Project Co shall design the facilities including exterior elements to satisfy the requirements of all applicable codes, standards and barrier-free requirements.
  - (iii) Facility design shall support ease of access and use by persons with differing levels of mobility, sight, hearing and sensory abilities.
  - (iv) Project Co shall design and construct elevators to conform to all applicable acts and codes, including those identified in Part 1 of Schedule 15-2. Elevators shall be fully functioning 24 hours a day / 7 days a week, provided between floor levels for staff including individuals who have disabilities, movement of emergency stretchers with attendants, and for the movement of maintenance equipment.