

Kaitlyn Graham

From: Lamyaa Salem
Sent: Friday, December 13, 2019 1:16 PM
To: Kaitlyn Graham
Cc: Joanne Leung
Subject: City File # D01-19003 and D02-19016 - 10898, 10922, 10944 and 10956 Yonge Street - Dogliola Developments Ltd. and Campo Ridge Home Corp.

Hi Kaitlyn,
Please find a revised version of the urban design comments as directed by my manager.

1. Until the issues related to the proposed density, the number of towers and their heights, as well as parking area requirements are resolved, the comments for the subject development application are, at this stage, of a high level. More detailed comments will be provided at a later stage.
2. It is the policy of council 3.4.1(55) that buildings in this location shall transition down in height and massing to adjacent low-density and medium-density residential areas. Tower A encroaches into the 45° angular view plane as measured from the adjacent medium density residential property line across canyon Hill. The height of tower A, at its proposed location, should be reduced to 50.8 m to meet the official plan policy.
3. The proposed window street with surface parking along Yonge Street is not acceptable. The surface parking area should be located within the interior of the site, to the rear and/or the side of the building.
4. The space fronting the retail uses, and the corner of Yonge and Canyon hill provides a great opportunity for an extension to the public realm. For a development of this scale and impact, it is recommended that at the street level, greater amount of recess be provided along the development frontage to create a comfortable, active, and engaging public
5. Floor plates of all the proposed towers should not exceed 750 m².
6. The utilization of the entire property for building coverage eliminated any possibility of inter-connections with adjacent areas is of critical concern. One of the key urban design directions provided in the Official Plan is to improve linkages and connections in the community. Staff recommend reducing the size of the parking area within the podium and provide for amenity areas at grade to better engage spatially with the townhouse development to the west, and the rest of the community.
7. To achieve better connectivity and to properly accommodate parking spaces for retail uses as cited above, staff recommend the owner to provide (hydro-geologically) as much underground parking as possible for the development and reduce the podium coverage above ground.
8. While the residential units proposed along the west face of the podium are appropriate as they front on the Phase 1 Dogliola development, visual or spatial breaks should be added to such as a lengthy façade to avoid monotony and add visual interest.

Regards,

Lamyaa Salem, MCIP, RPP, PMP

Urban Designer

Planning & Regulatory Services Department

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