

**APPENDIX B - SRPI.20.007**

August 28, 2020

**MEMO TO:** Doris Cheng, Senior Planner - Site Plans

**FROM:** Lamyaa Salem, Urban Designer

**SUBJECT:** Site Plan Application

**Applicant Name:** Leslie Richmond Developments Ltd  
**Legal Description:** CON 3 PT LOT 30  
**Municipal Address:** 1521 19<sup>th</sup> Avenue  
**Town File No.:** D06-18030  
**Related Files:** D02-15025, D03-15007 and D06-18031

The resubmission of the site plan application for Phase 1 of the subject lands (3.38 ha) is to permit 23 townhouse blocks development comprising a total of 151 3-storey rear loaded townhouse units with a minimum unit width of 6.0m. Vehicular access is provided via a 6.0m private laneway network off the collector street.

Staff have reviewed the application in accordance with the Council approved Town-wide Urban Design Guidelines, urban design guidelines provided in the Master Environmental Servicing Plan-Phase 2 for North Leslie Secondary Plan Area (East Community), and provide urban design comments below. To expedite the review of the re-submission, the applicant should include a cover letter detailing how each of the comments listed below have been addressed.

Architectural Control Guidelines (ACGs)

Staff have reviewed the submitted ACGs addendum to the City-approved guidelines for *Leslie Elgin Development*, prepared by John G. Williams Limited Architect, and have the following comments:

- It is unfortunate that the site design took place prior to the development of the requested Architectural Control Guidelines. The proposed ACGs did not present any additional guidelines to enhance the site design nor the treatment of areas along rear lanes as requested by City staff. The proposed ACGs are only justifying and responding to existing design negating opportunities for improvement within the site and within the architectural design of the townhouse blocks.
- In an effort to improve the quality of users' experience, please see the following urban design comments along with the attached redline sketch for convenience. Revised ACGs for Phase 1 and for future phases should be re-submitted incorporating the requested changes to the site plan and the architectural design of the blocks for review by City staff.

Site Design:

1. There is an opportunity to improve the proposed zigzagged pedestrian walkways and ease pedestrian experience within the development without affecting the unit yield. Staff recommend TH blocks fronting Leslie Street be reconfigured to 3 blocks instead of 4 blocks to provide for a meaningful and enhanced walkway block. Please see the attached redline sketch for details-- the recommended 7-, 8-, and 8-unit blocks fronting Leslie Street, in addition to reconfigured blocks internal to the site, demonstrate that pedestrian walkways can be aligned. The reconfigured TH blocks on Leslie Street presents an opportunity for wider side yard setback between the two 8-unit blocks, enhancement for the side elevations on both blocks should be provided such as wider window openings and changes

of exterior cladding materials, in addition to, landscape treatment along both sides of the walkway connecting to Leslie Street.

2. The corner of Phase 1 development is considered a community gateway, a common area with 2.0m wide pedestrian walkway should be provided at the corner of the development between block 1 and block 2. Landscape elements and tree planting should be provided to enhance the treatment of this area.
3. Without affecting the unit yield, Block 1 could be shifted to the east to allow for the common area at the corner. End unit 001 of block 1 should have a unique design similar to that on the other end of the same block. Staff recommend tandem garage design for the unit, and a flankage design with pedestrian access from street "A" be provided.
4. Enhanced laneway treatment will improve pedestrian safety at the rear and it will augment marketability of interior units within the development. Staff recommend additional hardscape treatment of driveways/paving to bring visual interest to the rear lanes such as interplay of multiple colours of asphalt or pavers with bands between units, or between blocks. Special effort should be made to lessen the visual impact of the deep asphalt driveway areas associated with block 9.
5. Please make effort to plant trees wherever possible in areas between blocks in the form of raised planters or using structural soil in order to bring real activity to the rear lanes.
6. Staff acknowledge the need for all proposed visitor parking spaces. However, to further support comment # 1, staff recommend accessible parking spaces be provided at areas where pedestrian will have to go around parked vehicles to get to the other side.

#### TH Block Design:

7. Staff appreciate the high quality architectural design for all models, however, minor changes are proposed to promote the quality of the design.
8. The integration of built-in planter boxes between terraces of adjacent units on the second level is another way to soften the appearance of the rear lanes, improve residents' experience, and will encourage usability of the amenity space. Please revise block design accordingly.
9. The premium location of Blocks 19 and 20 fronting the park warrant an architectural design that takes advantage of that location. Rooftop amenity terraces will be great feature and should be considered. Alternatively, terraces looking at the park will also provide views and natural surveillance to the park. Please reconsider block design and submit streetscape elevations of blocks 19 and 20 showing the proposed landscape treatments for these blocks from the park frontage including the proposed 1.2m metal fences.
10. Staff noticed that colour packages are missing in that submission, and will not accept that all 23 blocks have the same exterior cladding colour. Please submit colour packages for review and note them on the site plan.
11. Streetscape elevations should be submitted from all public streets and from the park.
12. It is not clear whether landscape treatments at the front yards for block 13 and 14 fronting the 19<sup>TH</sup> Avenue and blocks fronting Leslie Street will include any metal fences, please submit landscape details and show treatments on the site plan and the requested streetscape elevations.
13. Unit 078 of block 12 is touching the right of way curb, and should be recessed.

*Lamyaa Salem*

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Redline Sketch  
August, 2020