

Sandra DeMaria

From: Steven Bell
Sent: Wednesday, October 20, 2021 10:34 AM
To: Sandra DeMaria
Cc: Jennifer Mendonca
Subject: FW: Comments for your review: 0 John Birchall Road - D02-21016 (LESLIE ELGIN DEVELOPMENTS INC)

Hi Sandra,

This is to confirm that Urban Design staff have reviewed the above noted application which seeks approval for an Official Plan Amendment and Zoning By-law Amendment application(s) to permit a high density residential development comprised of two apartment buildings of 27 and 31 storeys in height, connected by a 4-storey podium with 617 apartment dwelling units, 33 townhouse dwelling units (within the base podium) and 740 parking spaces.

Based on our review of the City's Official Plan policies applicable to this site (and city-wide urban design guidelines) and given that this particular site is not identified as an intensification area nor transit corridor, Urban Design cannot support the intensity of development proposed for this site respecting height(s), overall density and built-form.

Trusting that these comments are helpful.

Thank you,

Steven

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