

Making Richmond Hill A  
Walkable City  
excerpt for Yonge 16<sup>th</sup>  
development

# Things Successful Cities have Learned:

- Plan, Design and Build to the Human Scale: view/approve plans and designs based on street level renderings, not views from a drone.
- Abandon the primacy of the auto, design urban scapes for cars to be optional, not mandatory for accessing services (e.g., eliminating a grocery store at Yonge 16<sup>th</sup> creates an auto dependent scape.
- Design buildings to withstand extended heatwaves (climate change)

# Step One: Make Walking Rewarding:

“Almost nobody travels willingly from sameness to sameness” Jane Jacobs

1. Ensure each city block contains as many different buildings and storefront designs as reasonably possible.
  1. How:
  2. Pass bylaw that restricts similar store fronts to 60 linear feet: requires store fronts to have open and inviting windows, ban posters or decals that cover windows, ban shelving units that obscure store interiors. City of Melbourne Bylaw.
  3. Require use of awnings that people can reach up and touch (mandatory for west and south facing store fronts, creating an invitation to transition from street to store.

# Window posters = no walkable interest



Implement a bylaw banning window posters;  
Requiring open and inviting store-front windows.

# Awnings one can reach up and touch: critical for walkability.



Ironically, Tavazo has an interesting display; not wall imitating window posters. They just need an awning.



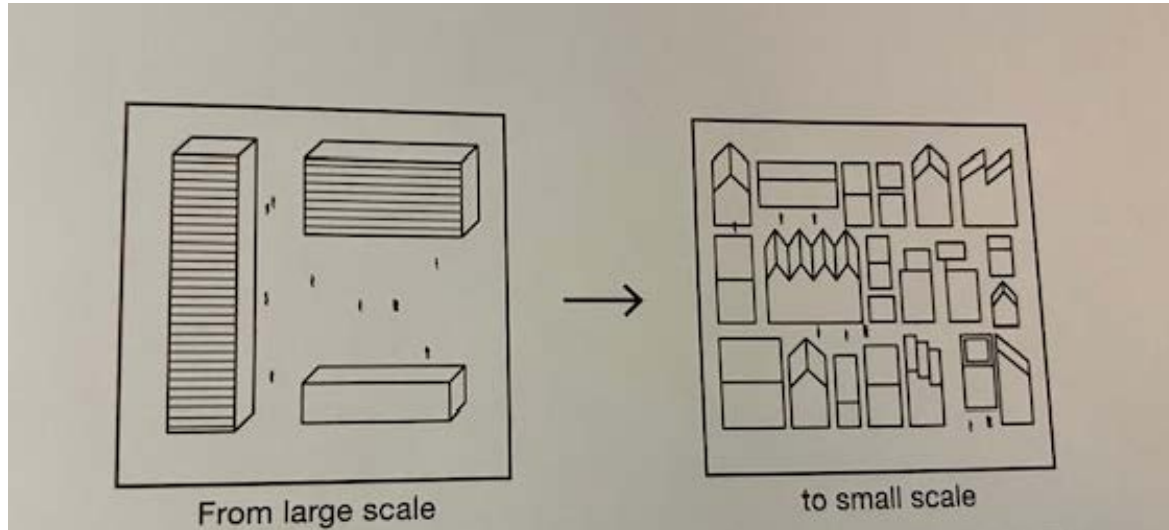


Restrict same street fronts to 60' max: introduce changing architectural styles(hint: use different architects)





# Step 3: Require Buildings to follow proven high density low rise design success



External spaces around buildings are unused and wasted. Internal courtyards have multiple uses and benefits.

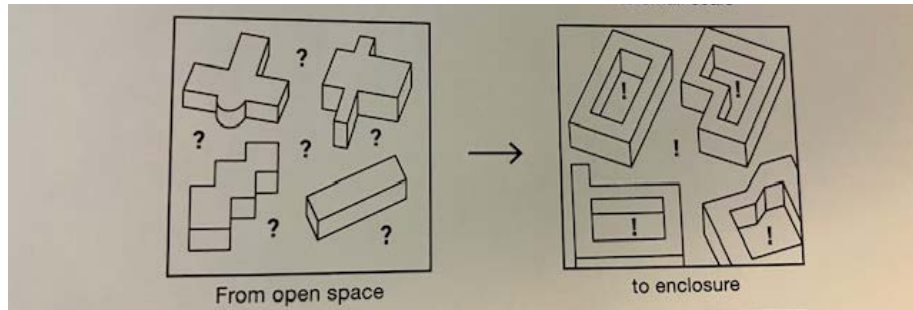


# Benefits of enclosed spaces in low rise high density city blocks

- Creates common space and identity
- Better microclimate: growing fig trees in Copenhagen
- Simpler, quicker construction and foundations
- Protected acoustic space
- Protected air space
- 100% vehicle access on one side and 100% vehicle-free space on the other
- Higher % of walk-in access
- Higher % penthouse stock
- Multi-fractal system allowing different architectural styles: not sameness to sameness



# Step 3: Build with inner court yards



Shift from open space around buildings to built-to-edge buildings with a mix of private and public enclosed spaces.

