



January 17, 2018

MEMO TO: Shelly Cham, Senior Planner (Subdivisions)
FROM: Lamyaa Salem, Urban Designer
SUBJECT: Official Plan & Zoning By-law Amendments

Applicant Name: TSMJC PROPERTIES INC.
Legal Description: PLAN 65M2819 PT BLK 29 RS65R17161 PARTS 1 2 & 7
Municipal Address: 10909 YONGE STREET
Town File No.: D01-16003
D02-16018

The subject lands are located on the south-east edge of the existing "Upper Yonge Place" commercial plaza. The Plaza is bounded by Yorkland Street to the east, Bernard Avenue to the north, and Yonge Street to the west. Across from Yorkland Street are low-rise single family homes, to the south of the subject lands are a 3-storey senior's residence, to the west is a one-storey furniture store, to the north are a 2-storey of the main building of the plaza along Yorkland Street and north-west is a one-storey multi-tenant building along the south edge of the plaza.

The subject lands forms the south edge of the Yonge Street and Bernard Key Development Area (KDA) as identified in the Town's Official Plan. To accommodate the vision of the Bernard KDA, this site must provide for 1) A built form transition to existing context adjacent to the KDA, 2) Enhanced streetscape components along the planned East-West local road, 3) A height of 3-10 storeys and a maximum of 2.0 FSI.

The proposal is for a residential development on the subject lands with a total of 338 units comprised of a 16-storey Apartment Building that would accommodate 315 apartment units, and a 23 condominium units in a low-rise built form that steps up from 3-storey fronting Yorkland Street to 4-storey at the rear. Access to the development will be from Yorkland Street through a private street network. It should be noted that 2 levels of underground parking are provided, of which 1½ level of the underground parking is structured above grade due to the high ground water table, resulted in a raised common area between the high-rise building and the low-rise building and acted as at-grade amenity area with stepped down planters on the north side to accommodate grade differences.

Staffs have reviewed the current applications for Official Plan and Zoning By-law Amendments in accordance with the Council endorsed "Yonge Street and Bernard Avenue Key Development Area Secondary Plan" (KDA Plan), and The Town-wide Urban Design Guidelines. Having reviewed the submitted site plan, floor plans, coloured elevations, and urban design brief, staff has provided comments on the proposed applications in consideration of the Yonge and Bernard KDA directions as the following:

1. The requirement for a New Collector Road

- a) The current submission demonstrated a private fire route for the planned East-West collector road as identified in the KDA Plan. A new signalized East-West Road connecting Yorkland Street to Yonge Street, aligning with Justus Drive to the east is planned at the northern boundary of the subject lands and should be provided as part of the development concept.

- b) The subject development shall also provide enhanced streetscape components along the new East-West Road as identified in the KDA Plan to improve the public realm and connectivity within this quadrant. Please refer to the KDA Plan policies, section 12.4.4.2

2. Height and Density

As outlined in schedule 1 of the KDA Plan:

- a) The height of the proposed 16-storey building should be reduced to a maximum of 10- storeys as envisioned in the KDA Plan.
- b) The proposed 2.75 FSI will likely be reduced with the maximum height requirement of the tall building in this site. A maximum of 2.0 FSI as shown on schedule 2 of the KDA Plan should be provided. This issue will be further reviewed as the development will likely evolve over time.

3. Transition of New Development to Existing Neighbourhood

- a) The existing context across Yorkland Street characterized by well-established traditional 2-storey single detached homes with traditional material and colour palette. Whereas the current submission includes a mass of a low-rise building front onto Yorkland Street with clear horizontal articulation and a large amount of glazing. Staff supports the orientation of the low-rise building fronting the street. However, given the length of the building, staff recommends the applicant break up the massing of the building into 2 blocks of townhouses with a maximum of 8 units fronting the street in each block, introduce vertical articulation and a refined material palette that relates to the existing built form along Yorkdale Street.
- b) Given the requirement to incorporate the new East-West Road to the north of the development, it is expected that the massing of the building be reconfigured with the provision of an enhanced streetscape frontage as envisioned in the KDA Plan. The architectural design of the development should proudly contribute to a distinctive mixed-use KDA in Richmond Hill.
- c) Please note that detailed comments will be provided at such time the height and density issues are resolved and a site plan application is submitted.



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