



August 14, 2018

MEMO TO: Simone Fiore, Planner II
FROM: Isa James, Senior Urban Designer
SUBJECT: Zoning By-Law Amendment
Applicant Name: Sharif, Shanaz
Legal Description: PLAN 65M2366 LOT 1
Municipal Address: 227 Harding Boulevard
Town File No.: D02-18008

Appendix	"A"
SRPRS	19.000
File(s)	D02-18008

The subject lands are located at the southeast corner of Major Mackenzie Drive West and Harding Boulevard. The Mackenzie Richmond Hill Hospital is located to the north, a four storey medical commercial building is located to the east and 2-storey low density housing is located to the south and west of the subject lands.

The proposal involves a 5-unit, 3-storey townhouse building. The units are to be double fronted, with their main façades located along Major Mackenzie Drive West while vehicular access is provided from an internal private laneway off of Harding Boulevard.

The subject lands are designated as neighbourhood in the Official Plan. Opportunities for small-scale infill development are acknowledged in the Official Plan. Compatible new development should represent a "good fit" within the physical context and character of the surrounding area. Section 4.9.2.4 requires development to be compatible with the existing character of adjacent and surrounding areas with respect to the following:

- Predominant building forms and types;
- Massing;
- general pattern of streets, blocks, lots and lanes;
- Landscaped areas and treatments;
- and general pattern of yard setbacks.

Staff have reviewed the application in accordance with the Council approved Town-wide Urban Design Guidelines, and provide urban design comments below. We will provide additional, detailed design comments relative to the built-form at the Site Plan Control Stage. To expedite the review of the re-submission, please have the Applicant include a cover letter detailing how each of the comments listed below have been addressed.

Policy

The proposed development is too large for the site. Staff do not support the subject zoning by-law amendment application.

A private laneway and parking areas are proposed on the lot adjacent to existing single detached residential lots. These are inconsistent with the general pattern of streets, blocks, lots and lanes and would be visually incompatible with the existing character of the area. The parking and vehicular uses would also impact the existing neighbours' enjoyment of their properties.

Garbage enclosures should not dominate the streetscape and should not be located close to property lines shared with existing residential neighbours.

Urban Design Brief

The subject lands are designated as Neighbourhood by the Official Plan, whereas the Urban Design Brief (UDB) identifies the subject lands as falling within the Trench Street Local Development Area. The UDB must be revised to accommodate the policies applicable to lands designated as Neighbourhood.