



June 29, 2020

Appendix	A
SRPRS	20-121
File(s)	D02-18015 D03-18008

**MEMO TO:** Leigh Ann Penner, Senior Planner  
**FROM:** Isa James, Senior Urban Designer

**SUBJECT:** **Zoning By-Law Amendment and Draft Plan of Subdivision Applications**  
**Applicant Name:** 189 Carrville Development Inc., 169 Carrville Development Inc. and 159 Carrville Development Inc.  
**Legal Description:** Lots 127 and 128 Plan 1960 and Part Lots 125 and 126 Plan 1960  
**Municipal Address:** 159, 169, 177, 181 and 189 Carrville Road  
**Town Files:** D02-18015 and D03-18008

The subject lands are located on the south side of Carrville Road, west of Yonge Street. Hill Crest Mall is located to the northeast. A two-storey townhouse development is located to the north and low density, 1-2-storey single detached housing surround the subject lands on the east, south and west sides.

The proposal involves a 36-unit, 7-block, 3-storey townhouse complex achieving a density of 44.5 units per hectare. A vehicular access from Carrville Road is proposed near the west side of the site. The units are to have vehicular access from the rear for units that face onto Carrville Road, while all other units will be accessed from the lot frontage off of an internal private road. Outdoor amenity areas are provided on roof terraces for Carrville-facing units and rear yards for all other units.

Staff have reviewed the supporting materials circulated on May 5, 2020 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.

#### **Urban Design Concerns**

1. A surrounding area concept development plan has been submitted and circulated to us for comment. Unfortunately, the concept plan neglects to account for property boundaries and existing community infrastructure (such as the pedestrian walkway) that are deterrents to development. The lands that lie between the subject lands and the public walkway are of particular concern. Has the Region and City staff promoted the concept of a new north-south local road in the area? If a new north/south road in this location is not realized, residents in the area may not wish to give up the existing walkway connection between Carrville Road and Spruce Avenue. In this case, the lands sandwiched between the walkway block and the subject development would see their future development potential severely restricted. In accordance with Section 4.9.2 of the Richmond Hill Official Plan, site design which would inhibit future infill development of adjacent lands shall not be permitted. The Applicant is to revise the submitted concept plan to appropriately address the above comments and Section 4.9.2 of the City's Official Plan.