

June 11, 2020

**MEMO TO:** Katherine Faria, Planner II

**FROM:** Isa James, Senior Urban Designer

**SUBJECT:** Official Plan Amendment, Zoning by-Law Amendment, Site Plan

**Applicant Name:** Metroview Developments Inc  
**Legal Description:** PART OF LOTS 1, 2, 3 AND 4, PLAN 1984  
**Municipal Address:** 8700 & 8710 Yonge Street  
**Town File No.:** D01-18007, D02-18033 AND D06-18068

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The subject lands are located at the northwest corner of Yonge Street and Garden Avenue. The lands are designated "Richmond Hill Centre" as per schedule A2 – land use in the City's Official Plan. The Official Plan policies permit compact mixed-use and transit-oriented developments. A maximum density of 2.5 FSI is identified for the subject lands with a maximum building height of 15-storeys, and a base building height of 4 to 6-storeys. The *"Richmond Hill Regional Centre Design and Land Use Study final recommendations report, February 2010"* identified the need for a new north-south public road along the western property line of the subject lands as well as the addition of a parkette along the northern property line to contribute to the identity and the character of Yonge Street as a whole.

The proposal is for a mixed-use development that comprises one high-rise residential building on a 6-storey podium with a total of 710 units. The tower, to be located at the corner of Yonge and Garden, is proposed to incorporate 54 storeys. Vehicular access, via the proposed north-south public road off of Garden Avenue, is to lead to 4 levels of underground parking. A 520m<sup>2</sup> of commercial/retail area will be provided at grade along the Yonge Street frontage. The total FSI for the proposal would be 6.54.

As the current development proposal does not comply with the City's Official Plan with regards to height and density, Staff have reviewed the application in accordance with the Council approved City-wide Urban Design Guidelines and provide preliminary comments below from a purely urban design perspective until such time that the height and density issues are resolved. In order to ensure a contextually sympathetic building and accommodate the intensity of the new development, it is essential that building height and massing be sensitively mitigated so they do not negatively impact the neighbourhood character. To expedite the review of the re-submission, the applicant should include a cover letter detailing how each of the comments listed below has been addressed.

#### Transition of Building Massing

1. The Tower should be revised to adhere to the 45° angular view plane transition policy.

#### Landscape Design

2. The *"Richmond Hill Regional Centre Design and Land Use Study final recommendations report"*, recommends a new parkette/linear park at the northern property line (adjacent to an existing walkway) be provided to contribute to the identity and the character of Yonge Street as a whole. A strip of land should be provided for the recommended linear park. For more information, please refer to park and natural heritage planning comments.