

11th February, 2021

SRPI.21.036
Appendix "A"

MEMO TO: Katherine Faria, Acting Senior Planner

FROM: Kunal Chaudhry, Urban Designer

SUBJECT: Zoning and Bylaw Amendment

Applicant Name: 2572939 Ontario Limited

Legal Description: Part of Lot 38, Concession 1, Vaughan, being Part 1 on Plan 65R8117, except Part 1 on expropriation Plan R542438, Parts 4, 5, 6 & 7 Plan 65R-34532 & Parts 9 & 10 Plan 65R34543; subject to an easement in gross over Part 8, Plan 65R34532 & Part 8 Plan 65R34543 from 2017/06/01 to 2022/05/31; Town of Richmond Hill, being all of P.I.N. 03215-1217 (LT), in the Land Titles Division of the York Region Land Registry Office (No. 65).

Municipal Address: 8905 Bathurst Street
City File No.: D01-20012 & D02-20024

The subject lands are located on the west side of Bathurst Street and south of Teefy Avenue. The subject site was previously included in the *Parkway Belt West Plan*, within the Minister's Zoning Order (MZO), but as of August, 2020, the site has been removed from the Parkway Belt West Plan. The site is currently zoned as *Agricultural* and *Flood Zone* in Zoning By-law 2523.

The proposal is for the approval of an Official Plan Amendment and Zoning By-law Amendment to facilitate the redevelopment of a surface parking lot at the northern portion of the subject site with two high rise residential buildings 20 and 16 storeys in height by redesignating the lands as *Neighbourhood*. The southern portion of the site includes the Richmond Hill Country Club and is proposed to remain.

The development includes:

- A total lot area of 4.73 hectares
- 396 residential units
- A GFA of 37,915 square metres at a density of 83.7 units per hectare (UPH); and
- An FSI of 1.06

Urban Design Staff have reviewed the application in accordance with the Council approved City-wide **Urban Design Guidelines** (UDGs), and provide comments below. To expedite the review of the re-submission, please have the Applicant include a cover letter detailing how each of the comments listed below has been addressed.

While Urban Design Staff is not opposed to a re-designation of the subject lands or intensification of the site, we find that the articulation of the built form, the height, and angular plane requirements need to be addressed.

Official Plan and Zoning By-law Amendment

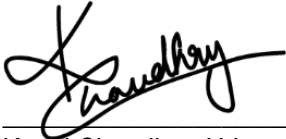
1. Staff are not in agreement with the absence of a lot coverage requirement in the proposed Zoning By-law amendment.

Site Design and Building Design Considerations

Generally speaking, Urban Design Staff appreciate the architecture of the proposal and its sculptural quality and believe that it will add value to the City's inventory of buildings. We find that with some additional work on the articulation, a signature building along Bathurst Street can be created. Please note the following design recommendations. Detailed design comments will be provided at the Site Plan Application stage.

1. The Applicant should note that Staff require high-rise buildings to be in point tower form with a maximum floor plate of 750 square metres. Staff request the Applicant to reconsider either the height of the towers or the floor plate layout of the floors above the 8th floor.
2. Staff is concerned with the built form that is puncturing into the angular plane. We request the Applicant to revise the design based on the 45 degree angular plane. Please contact Staff for any further discussion regarding this
3. Furthermore, Staff find that a reduced height, and a greater height differentiation, can create a unique massing relation between the two towers.
4. Staff highly recommends a visually distinct building base by articulating the first 2 to 8 storeys of the built form differently from the rest of the building. This base need not incorporate different materiality, but can use the same architectural elements, in a different form, to help create a distinctive looking building base. Consider the use of vertical elements to create a visually distinct base, above which the crystal like structure of the tower rises.
5. Consider reducing the terracing built form for the lower floors, which will help further the comment above.
6. Tower separation should be a minimum of 25 metres. It is currently shown to be 18.8 metres.
7. Through a Landscape Plan, indicate any setback zone being treated as an extension of the public realm, to provide additional outdoor space and landscaping opportunities encouraging street animation. Staff find that the proposed picket fence along Bathurst does not serve this purpose.

Regards,



Kunal Chaudhry, Urban Designer