



August 4, 2021

MEMO TO: Sandra DeMaria
FROM: Steven Bell, Senior Urban Designer
SUBJECT: 9593 Bathurst Street

Applicant Name: 2628908 Ontario Limited
Legal Description: Part of Lots 20 &21, Registered Plan 2027
Municipal Address: 9593 Bathurst Street
City File No.: D02-21007/D01-21004

This is to confirm that Urban Design staff have reviewed this proposed development application and are providing the following comments:

Proposal:

This application requests approval of an Official Plan Amendment and Zoning By-law Amendment to permit a four storey, residential apartment building with 13 dwelling units, 22 parking spaces and shared access through 9601 Bathurst Street.

The site in question is located on the east side of Bathurst Street, adjacent to a new urban style, 3 storey condominium townhouse complex, fronting onto Bathurst Street with dedicated access serving townhouse units internally within the adjacent site.

The application has been reviewed in accordance with the Council of Richmond Hill approved **City-wide Urban Design Guidelines** (UDGs), and applicable general and Neighborhood designation policies of the City's Official Plan.

Comments:

The Urban Design Section recommends that an alternative development typology/product and site organization be pursued for the site in question that strengthens the context and development pattern set by the adjacent condominium townhouse development. This includes considerations of good fit, built-form continuity, architectural compatibility, overlook/privacy and amenity, including improved access and contribution to the local context and emerging streetscape.

Urban Design staff are available to collaborate with the applicant's planner/designer in exploring development alternatives towards finding a win-win solution for this site.

Should you have any questions or require clarification concerning the above, please contact me at 905 771 2538 or email: steven.bell@richmondhill.ca .



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