

May 31, 2022

**MEMO TO:** Simone Fiore  
**FROM:** Steven Bell, Senior Urban Designer

**SUBJECT:** ZONING BY-LAW APPROVAL

**Applicant Name:** Neuhaus Puccini Villas Ltd

**Municipal Address:** 7 Poplar Drive  
11, 15, and 17 McCachen Street

**Legal Description:** LT 10 PL 484 KING;  
PART LOT 6 PLAN 484, PART 7 65R-38402;  
PART LOT 7 PLAN 484 KING, PART 8 65R-38402;  
PART LOT 6 PLAN 484, PART 5 65R-38402  
PART LOT 7 PLAN 484 KING, PARTS 6 65R-38402  
LT 9 PL 484 KING SUBJECT TO AN EASEMENT IN  
GROSS OVER PT 1 PLAN 65R37858 AS IN YR2954374

**City File No.:** D02-22009

**Related File:**

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Thank you for the opportunity to review this application circulated to the Urban Design Section for review. This is to confirm that Urban Design staff have reviewed the drawings and are providing the following comments:

**Proposal:**

This application requests approval of a Zoning By-law Amendment application to facilitate the construction of a residential development comprised of 10 semi-detached dwelling units and 5 single detached dwelling units on the subject lands.

**Comments:**

**A) General Observations**

1. **Concept Plan:** The applicant should submit a Concept Plan which demonstrates how the proposal will allow other adjacent properties to develop in manner that interfaces and integrates seamlessly with what is shown in the applicant's plans;

**B) Site Organization:**

2. **Single family Unit:** The setback for the singled detached residence fronting onto Poplar Drive should be increased to improve the alignment and relationship with existing and new dwellings that front onto the street;
3. **Semi-Detached Units:** The location of the front entrances/columns for units 10 and 13 are shown very close to the curb and should be pulled back in order to allow for an increased setback, also creating a walkable, safer corner with improved sightlines and presentation of the units from the street. Also, the narrow space running along the length between the units (#'s 5, 6, 10, 11, 12 and 13) should be reconsidered, instead providing a shared partywall between the semi-detached dwellings and capitalizing on additional interior floor space.

### C) Built-Form

4. **Semi-Detached Dwellings** (south side abutting existing residential): The roof top amenity space for units #6, 11 and 12 may create overlook conditions and privacy concerns for the adjacent townhouse development on the south side (Globemaster Lane). The applicant should also ensure that the enclosed cupola/stairwell located at the roof of the 3<sup>rd</sup> floor meets any applicable zoning requirements in terms of height.
  
5. **Elevation Design:** we appreciate the applicants' efforts in providing a fairly rigorous treatment to the design of the elevations in terms of architectural detail and materiality. Notwithstanding, the design of the front elevations would benefit from some simplification of the cladding treatments (i.e. stone) in order to improve the vertical material sequence and legibility of the dwellings. One strategy would be to apply the materials so that they read from most heavy at grade to lightness at the top, beginning with stone on the ground storey, then brick and stucco on the upper storeys. The wrought grill details could also benefit from simplification in better tying in with the balance of details.

### D) Landscape, Public Realm and Streetscape

6. **Single Loaded Sidewalk:** With provision for only one sidewalk on the south side of the internal street, we recommend a minimum of 1.5 m width clear path to ensure improved walkability within the development.

Trusting that the above is to your satisfaction. Please contact me should you have any questions.

*Steven Bell*

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