



29 June 2022

MEMO TO: Sarah Mowder, Planner

FROM: Steven Bell, Senior Urban Designer

SUBJECT: ZONING AMENDMENT, PLAN OF SUBDIVISION AND SITE PLAN APPLICATION

Applicant Name: 28678515 Ontario Limited

Municipal Address: 282 – 292 Elgin Mills Road West

Legal Description: 282: Part Lot 13 Plan 2404; Part 4, 65R-12364

City File No.: D03-22004

Related File: D02-19018 and D0621008

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

Proposal:

To redevelop the subject property into a residential townhouse development consisting of 15 units;

Comments:

A) General

We acknowledge the efforts of the applicant in providing a reasonably well-thought out submission which builds on emerging intensification patterns developed along this stretch of Elgin Mills, including the contemporary response noted within the built-form character of the proposal. The following comments from Heritage and Urban Design are based on the City's Official Plan Policies and City-wide Urban Design Guidelines and are framed around refinements to the plans:

B) Site Organization

1. **Walkability/Connectivity:** Provide contiguous walkways on both sides of the Elgin Mills roadway entrance (adjacent to Units#3 and 4) in order to maximize walkability, comfort and safety for pedestrians, including connectivity/facilitating the journey to the transit stop for existing and future transit services on Elgin Mills Road from the development;
2. **Sidewalk Delineation:** Recommend relocating the parking spot adjacent to Unit #3 to another location within the development, OR, through surface treatments, ensure that the pedestrian sidewalk that turns the corner is delineated in a manner that indicates continuity from one street to the other(i.e. unbroken, feels safe and comfortable), signaling ease of movement for pedestrians and as a visual cue to drivers utilizing the parking;

C) Built-Form

3. **Townhouses in a Row:** With reference to Block 3, The plans show a continuous block of townhouses having various widths (5.8 – 6.16 m) with nine (9) in a row, albeit broken with an offset between units 9 and 10. Please refer to the City-wide Urban Design Guidelines which identifies the following:
 - *For townhouse units situated in a row (i.e. Block 3), Townhouses will be limited to a maximum of 8 units (6 preferred).*
 - *Where 8 units are proposed, each unit's width should not exceed 6.5 m. Furthermore, where units are less than 6 metres wide, parking should be provided at the rear.*
4. **Windows/Surveillance:** For units flanking onto the roadway entrance/access (Units #3 and 4) originating from Elgin Mills Road, provide windows along ground floors in order to improve surveillance and 'eyes' on the adjacent street;
5. **Exterior Materials and Colour Schedule:** As part of the Site Plan submission, the applicant is required to complete and submit an Exterior Material and Colour Schedule which can be accessed at the following link: [Richmond Hill Exterior Material and Colour Schedule](#)

D) Landscape, Public Realm and Streetscape

6. **Utility Metres:** Identify the location of all utility metres and how they will be screened or sensitively integrated into the development so as to not detract from the presentation and architectural quality of the development;

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



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