



January 10, 2022

MEMO TO: Jeff Healey, Senior Planner
 FROM: Steven Bell, Sr. Urban Designer

SUBJECT: Zoning By-Law Amendment & Official Plan Amendment

Applicant Name: Hazelview Developments Inc.
 Legal Description: LOTS 4 and 6, and BLOCK A, REGISTERED PLAN 1642
 Municipal Address: 11160 Yonge Street
 City File No.: D01-20013
 Related File: D02-20025

Thank you for copy of the revised plans (dated November 24, 2021) furnished by the applicant and circulated to the Urban Design Section for review.

Further to our previous comments provided by Kunal Chaudry (March 3, 2021), this is to confirm that Urban Design staff have reviewed this latest submission in accordance with Council's Official Plan policies and approved City-wide Urban Design Guidelines (UDGs).

We thank the applicant in acknowledging our previous comments and addressing the design issues raised in our memorandum of March 3rd, 2021. In providing further comments, many of these will be applicable at the Site Plan submission stage, but may influence the current submission as matters affecting modifications to site-design, built-form, and/or landscape and streetscape considerations. In addition, some of these comments are carried forward and reiterated from our previous memorandum, indicating that some additional effort and energy into design elements is needed within this recent submission:

Development Proposal (Reiterated from Previous Comments):

The subject lands are located at 11160 Yonge Street, south of Gamble/19th Avenue, north of Elgin Mills Road and to the west of Yonge Street. The lands are designated as "Regional Mixed Use Corridor", "Neighbourhood" and "Natural Core" in accordance with Schedule A2 (Land Use) of the City's **Official Plan**(OP), and are zoned as GC1, F and R6 under by-law 190-87, as amended. The site is currently occupied by a low-rise commercial building and associated parking lot. An existing watercourse currently traverses the western portion of the site and is regulated by TRCA, and is subject to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP). The Official Plan permits high-density residential developments in this location with a maximum FSI of 2.0 and a maximum of 8 storey overall building height.

Detailed Comments:

A. Built Form

1. **Dimensioning:** On all drawings, indicate and dimension all step-backs to tower faces from podium edges;

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2. **Tower Top(s):** Ensure that the tower top(s) are expressed more deliberately as terminating elements for the 27 and 29 storey towers, providing additional interest to the silhouette through articulation in contributing to the Richmond Hill skyline. For example, the 27 storey building appears to lack sufficient articulation in terminating the tower top and the 29 storey tower could greatly benefit from a stronger gesture given its presence on Yonge Street;
3. **Tower Separation:** Increase the tower separation between Towers 'A' and 'B' by making the distance between 'B' and 'C' exactly 25 m.
4. **Tower Differentiation:** Although a common architectural design narrative is carried through all three towers, (with slight variation) we would recommend that some greater differentiation be provided between the two tallest towers on the site. This may be achieved in a number of ways through a change in colour, greater contrast in geometric façade and channel patterns, organizing façade elements to create a greater vertical emphasis on Tower B, etc.;
5. **Access to Amenity:** Provide direct access to the amenity green zone (south-west quadrant) from the central lobby in building 'A' by adding entry doors, further to previous comments made by Kunal Chaudry (March 3, 2021), concerning 'porosity';
6. **Retail Configuration:** Confirm if there is only one tenancy contemplated or a number of tenancies for the retail fronting onto Yonge Street, i.e. as shown on the drawings there are no internal demising walls for that space.
7. **Parking Garage Stairways:** Relocate the exterior exit stair for the parking garage at south-east corner of the site into the proposed buildings and/or relocate in a more discrete location away from the Yonge Street frontage. Also, please provide information with respect to the design and treatment of the parking exits, noting that architecturally these should be treated as an extension of the development character itself; and
8. **Sun Shadow Study:** Further to our previous comments of March 3rd, 2021, an updated Sun Shadow Study is still required to reflect the changes and re-ordering of building heights reflected in this most current submission. Please refer to the Terms of Reference for further details and provide a revised study for the following dates as required: March 21st, June 21st, September 21st and December 21st.

B. Design for At-grade Condition/Urban Realm:

At the site plan stage, staff will provide more detailed comments concerning the design and execution of the at-grade condition related to commercial retail units and corresponding public facing frontages:

9. Please provide a 1:50 scale coloured drawing at the Site Plan stage to illustrate the following conditions:
 - a) Retail frontages spanning three (3) typical bays to include storeys above the ground floor to a maximum of three (3) storeys;
 - b) The main building entrance(s) and its relationship to adjacent bays on either side, including the upper storeys to the top of the podium; and
 - c) Provide any drawings or details to illustrate item C-11 below.

C. Site Design / Landscape Treatments:

Provide the following additional information at the Site Plan stage to expedite our review of the following conditions:

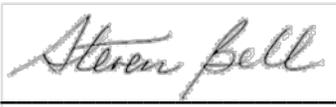
10. **Dimensioning:** Identify and show all dimensions for all sidewalks and pathways throughout the development;

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11. **Indicant All Spot Elevations:** A separate ground floor plan which indicates spot elevations for the ground floor slab condition including spot elevations along exterior sidewalks, exterior open areas and circulation spaces related to the footprint/ground floor of the development;
12. **Grading Interface with Retail:** Resolve any site challenges related to grading in proximity to retail uses at the south-east corner of the development along the Yonge Street frontage (i.e. retail entrance doors should be at the same level of the sidewalk with direct access to the adjacent sidewalk), providing a design solution that achieves safe and universal access, and a visually appealing design response to the presentation of the development;
13. **Retaining Walls:** Information on the design of retaining walls as shown on the site plan, with a view to ensuring that public facing retaining walls have an enhanced and upgraded treatment;
14. **Site Lighting:** Provide information on the overall lighting design and nighttime illumination strategy for the site through a lens of crime prevention and environmental design; and
15. **Screens and Fences:** Information on internal screening and fences as shown in the plans.

In addition to the above, we look forward to receiving the balance of requested materials and design related information at the Site Plan stage in accordance with Kunal Chaudry's memorandum of March 3, 2021, acknowledged in the comments and response log by the applicant.

To expedite the review of this latest re-submission, please have the Applicant include a cover letter detailing how each of the comments listed above will be addressed. Should you have any questions or require clarification concerning the above, please feel free to contact me at steven.bell@richmondhill.ca.



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