

November 30, 2022

MEMO TO: Katherine Ferria, Senior Planner

FROM: Steven Bell, Senior Urban Designer

SUBJECT: OFFICIAL PLAN AMENDMENT / ZONING BY-LAW AMENDMENT

Applicant Name: Metroview

Municipal Address: 8700 & 8710 Yonge Street

City File No.: D01-18007 & D02-18033

Thank you for the opportunity to review the above noted application circulated to the Urban Design and Heritage Section for review. Staff have reviewed the proposal and are providing the following comments:

Proposal Summary:

This application seeks approval for an Official Plan and Zoning By-law Amendment(s) to permit the redevelopment of the site for a 45 storey mixed-use tower on a 7 storey podium. A total of 633 dwelling units are proposed with a gross floor area of 44,367 m² for a floor space index of 5.81.

General Comments:

Staff have reviewed the proposal in accordance with the Official Plan policies, approved by Richmond Hill Council (July 2010) and are providing the following comments:

Detailed Comments:

A) BUILT-FORM / MASSING AND CONCEPTUAL DESIGN

Issue	Comments / Recommendations	Policy / UDG Ref.
1. FSI	The proposal, with an FSI of 5.81, exceeds the maximum allowable FSI of 2.5 prescribed by the Official Plan policies;	OP 4.2.1 (16.)
2. Transition to Neighbourhoods	The 45 storey tower (as proposed) punctures the 45 degree angular plane prescribed by the Official Plan policies. The policy is in place to facilitate transition in height from new development to the adjacent stable residential areas on the west side of Yonge Street;	OP 4.2.2 (11.)

3. **Maximum Height Requirements**

The proposal meets the minimum building height of 4 storeys, but the base building of 7 storeys, exceeds the base building maximum of 6 storeys prescribed by the Official Plan;

OP 4.2.1(17.)

The proposed tower height exceeds the 15 storey maximum prescribed by the Official Plan policies, proposing 45 storeys (30 storeys in excess) instead.

For future submissions, please have the applicant indicate how each of these comments has been addressed using a chart or spreadsheet format with any accompanying drawing packages.

Steven Bell, B Arch Sc MUD MCIP RPP

Tel. 905 771 2538

Email: steven.bell@richmondhill.ca

Senior Urban Designer, Planning and Infrastructure Department
225 East Beaver Creek Road, 4th Floor

