

February 6, 2023

MEMO TO: Diane Pi, Planner II – Site Plans
FROM: Kunal Chaudhry, Urban Designer

SUBJECT: OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF CONDOMINIUM

Applicant Name: Islamic Society of Regional Municipality of York via MiKo Urban Consulting Inc.
Municipal Address: 1200 and 1380 Stouffville Road
City File No.: D02-22006, Sub-22-0003, CON-22-0003
Related City Files: -

Thank you for the opportunity to review the above noted application circulated to the Heritage and Urban Design Section. Urban Design staff (Staff) have reviewed the materials in the first submission in accordance with the City's Council approved *Official Plan (OP)* and *City-wide Urban Design Guidelines (UDG)*, and provide the following urban design comments:

Proposal Summary:

The subject lands are located on the north side of Stouffville Road, west of Leslie Street and currently house a place of worship, a private school, a daycare and community centre, outdoor recreational spaces and residential use for an *Imam*. The lands are designated as *ORM* in the City's Official Plan (Plan). The application is for the approval of an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium to facilitate the redevelopment of the eastern portion of the lands for Seniors Housing, Place of Worship, Private School, Daycare Community Centre and accessory commercial uses. The lands are surrounded by future low rise residential uses to the north, existing low rise built form to the south, vacant lands to the east, and agricultural lands to the west.

Detailed Comments:

A) SITE ORGANIZATION		
Issue	Comments / Recommendations	Policy / UDG Ref.
1. Setback Dimensions	To meet the requirement of tower separation of 25 metres for high-rise buildings, the proposed setbacks for Blocks F, G, H and J need to be reconsidered.	UDG 3.4.3, UDG 6.6.45
2. Pedestrian Wayfinding	For a development of this scale, a fine grain system of streets and blocks which systematically prioritizes the role and function of all streets on the site to shape the development, while supporting transit and access for pedestrians, cyclists and vehicles is crucial. Staff note the efforts made in the Concept Plan. However, we request to see a Concept Plan that clearly indicate a strong pedestrian movement corridor that encourages safe and comfortable pedestrian movement; with wider sidewalks; ease of wayfinding; and encourages alternative modes of transit such as cycling.	UDG 3.6.1, UDG 6.6.51

3. Shadow Impact	Staff are concerned about the adverse shadow impacts on Buildings, E, I and G due to the proposed height and slab building typology. The applicant needs to illustrate the shadow impact through a Sun Shadow study. Please refer to the City's Terms of Reference for such a study. The applicant should consider alternative building placements and appropriate floor plate sizes to ensure natural daylight penetration and view to sky for all the proposed lower floors.	UDG 6.6.39
4. Publicly-accessible Amenities	Active and passive at-grade programmed amenity spaces are crucial for the proposed density and uses. Please refer to the "Integrate Urban Open Space" subsection of Section 6.6 of the City-wide UDG document. Further to point 5 below, there is an opportunity to create a central courtyard like community amenity: <ul style="list-style-type: none"> a. that is framed by surrounding built form, and b. offers a range of uses to avoid non-programmed or residual spaces, 	UDG 6.6.26-31
5. Orientation of Built Form	Generally, Staff highly encourage any slab form built form to be oriented in a north-south orientation to mitigate shadow impact and encourage sustainable built form. A north-south orientation for Buildings E and I is highly encouraged. Furthermore, a revised orientation of these buildings may allow for the creation of a more robust programmed communal open space that is central to a majority of the future residents. (Please refer to point 4 above)	UDG 6.6.37
6. Response to Public Realm	While Staff note that the subject lands are set back from the right of way and there are existing berms along Stouffville Road, we find that the built form response to the public realm needs to be strengthened. Please consider the following: <ol style="list-style-type: none"> 1. An appropriate orientation of the proposed built form to the public right of way; 2. Avoid placing any servicing and loading driveways and bays along Stouffville Road; and 3. Massing of the built form that is responsive to the public right of way and reinforces the public realm. A cohesive streetscape along Stouffville Road is important. 	UDG 5.2.3, UDG 5.2.6, UDG 5.2.8, UDG 5.2.9

B) BUILT FORM / MASSING AND CONCEPTUAL DESIGN		
Issue	Comments / Recommendations	Policy / UDG Ref.
7. Floor Plates	Tall buildings should be in point tower, not slab tower, form. The floor plates for high-rise buildings above the eighth floor should be a maximum of 750 sq. metres. While Staff are willing to consider slab-form buildings, the total floor plate appears to be very large. We request the applicant to verify the size of the floor plates of all buildings to satisfy the conditions with regards to mitigation of shadow impact as noted above.	UDG 6.6.42, UDG 6.6.44
8. General Design	For future Site Plan applications, we request the applicant to review the guidelines stipulated in Section 6.6 of the city-wide UDGs with regards to the massing and articulation of the built form.	UDG 6.6

	<p>We note the elevation drawings provided and offer the following preliminary design comments that may be addressed at the Site Plan Application stage:</p> <ul style="list-style-type: none">a. Consider a stronger articulation of the base or plinth of the built forms that help break down the verticality within the cladding expressionb. The overall massing of the building appears to be very heavy. Please consider methods to help visually reduce the bulk of the built form through materials, wall plane changes, setbacks and a higher percentage of glazing.	
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For future submissions, and to expedite the review, please have the applicant indicate how each of these comments have been addressed using a chart or spreadsheet format with any accompanying drawing packages.



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