



Planning & Building Services Department
Heritage & Urban Design (HUD)

September 28, 2023

Memo To: Ferdi Toniolo, Senior Planner
From: Kunal Chaudhry, Senior Urban Designer
Subject: **Official Plan Amendment / Zoning By-Law Amendment**

Applicant Name: Collecdev Inc
Municipal Address: 8868 Yonge Street
Legal Description: Part of Lot 38 Concession 1
City File No.: 23-0006, ZBLA-23-0010

Thank you for the opportunity to review the above noted application circulated to the Heritage & Urban Design Section. Urban Design staff (staff) have reviewed the materials in the application submission in accordance with the City's Council approved *Official Plan* (OP), adopted *Richmond Hill Secondary Plan* (RHSP) and citywide *Urban Design Guidelines* (UDGs), and provide the following urban design comments:

Proposal Summary:

The application is a request for approval of an Official Plan and Zoning By-law amendments to facilitate a 14-storey residential building containing 431 residential units and 438 parking spaces on a 5,800 square metre (approx.) site with a proposed FSI of 4.82. The Subject Lands are located southwest of the Yonge Street and Westwood Lane intersection and are municipally known as 8868 Yonge Street (West Block).

General Comments:

Generally speaking, Heritage and Urban Design staff (staff) find that the Subject Lands should be treated as an important transitional zone between the Richmond Hill Centre designation to the east and Neighbourhood designation to the north and west. We find that the proposed development is generally not a contextual fit to the immediate surroundings. Staff are providing preliminary design comments that will serve to further focus the final design as the applications proceed through the development process.

Detailed Comments:

A) Urban Design Brief / Cultural Heritage Impact Assessment

Issue	HUD Staff Comments	Reference
1. Articulation of Architecture	<p>The built form that interfaces with the Neighbourhood designation to the west shall respond to immediate context through a granular approach to the articulation. Design strategies for fine-grained articulation should be explored within the Urban Design Brief. Staff appreciate the effort made to configure the massing to respond to the immediate context, however, a discussion of design strategies should include, but not be limited to:</p> <ul style="list-style-type: none">a. the use of projecting elements such as canopiesb. the use of wall plane changesc. the creation of architectural variation within an established rhythm. <p>the scale, articulation, rhythm, proportion, pattern, colour, texture and materials of buildings as complimentary elements to adjoining buildings.</p>	UDG 6.2 UDG 6.5 RHSP 10.2.7.1b

B) Site Organization

Issue	HUD Staff Comments	Reference
1. Facing Distances	Urban Design staff protect for 25 metres separation distances between high-rise built forms, and 15 metre facing distances for townhouse built forms. To that effect, a facing distance/building separation of 20 metres needs to be provided for between high-rise and mid-rise built form. Staff find that the width of the courtyard at the narrowest point in the northern portion is too narrow to accommodate an appropriate facing distance between a high-rise and mid-rise built components of the proposed built form. Please refer to Fig 1.0 below.	OP 3.4.1.57 UDG 6.4.22
2. Location of Vehicular and Loading Access Points	<p>Staff do not find that the location of the entrance to the loading bay and underground parking garage on the west façade, paralleled with an absence of their screening, is an appropriate response to the immediate context.</p> <p>Staff strongly recommend the placement of the above-noted elements on the east façade, along Rosewater Street, notwithstanding adherence to any Transportation Engineering staff's technical standard requirements for access.</p> <p>Furthermore, the articulation of the loading and parking garage doors, regardless of the location, shall be</p> <ul style="list-style-type: none">• appropriately screened from public view; and• recessed from the main building wall to reduce its visual impact	OP 3.4.1.54 RHSP 10.4.6.4 UDG 6.2.4
3. Landscaped Buffer	Staff appreciate the approximately 9 metre setback of the proposed built form from the west property line. At a future Site Plan Application stage, and within the landscape drawings, the applicant is strongly encouraged to consider tall planting as a visual buffer between the subject lands and the existing residential built fabric to the west.	UDG 6.2.8

C) Built-Form / Massing And Conceptual Design

Issue	HUD Staff Comments	Reference
1. Built Form Typology	<p>High-rise built form (built form taller than 8 storeys) shall conform to tower floor plate requirements above the base building, as noted in the Official Plan, Richmond Hill Secondary Plan and the citywide Urban Design Guidelines.</p> <p>The proposed built form is a significant departure from the permitted generally 750 sq. mt.. floor plates, and in turn does not offer the minimization of its impact on the context.</p>	<p>OP 3.4.1.58 RHSP 10.3.3.3 UDG 3.4.3 UDG 6.6.42 UDG 6.6.44</p>
2. Base Building Height	Further to point C.1 above, a base building ranging from 3 to 6 storeys shall be considered.	RHSP 10.3.2.2
3. Location of Tower Built Form	Further to points B.1 and C.1, the applicant should consider a slender tower located, at the south-east corner to ensure facing distance and floor plate requirements are met. Refer to Figures 1.0 and 2.0 below.	<p>OP 3.4.1.57 OP 3.4.1.58 UDG 6.4.22</p>
4. Interface with Residential Fabric	<p>Further to staff's request for the consideration of a finer grained architectural articulation approach to the west elevation of the proposed built form (comment A.1), staff strongly encourage the applicant to consider the removal of a portion of the same elevation. Please refer to Fig. 1.0 below for clarity of intent.</p> <p>Staff find that the west elevation is resulting in a long wall with no appropriate visual breaks in the massing. By removing a portion of the elevation, the applicant will create:</p> <ul style="list-style-type: none"> • a larger and more user friendly courtyard; and • a more context sensitive interface with the Neighbourhood designation to the west. 	UDG 6.2.8
5. Adherence to Angular Plane Policies	The applicant shall note that minor projections into the angular plane may be considered for lands within the Richmond Hill Centre if it does not result in densities above what is permitted. To that effect, the applicant is required to comply with the angular plane policies as noted in the Official Plan.	<p>OP 3.4.1.55 RHSP 10.3.4.5</p>

D) Public Realm / Streetscape Amenity

Issue	HUD Staff Comments	Reference
1. Sidewalk Widths	All proposed sidewalks within the private realm shall be a minimum of 1.5 metres.	AODA Requirement

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. Urban Design staff welcome the opportunity to have a comprehensive discussion with the applicant to further discuss the comments noted above.

Regards,



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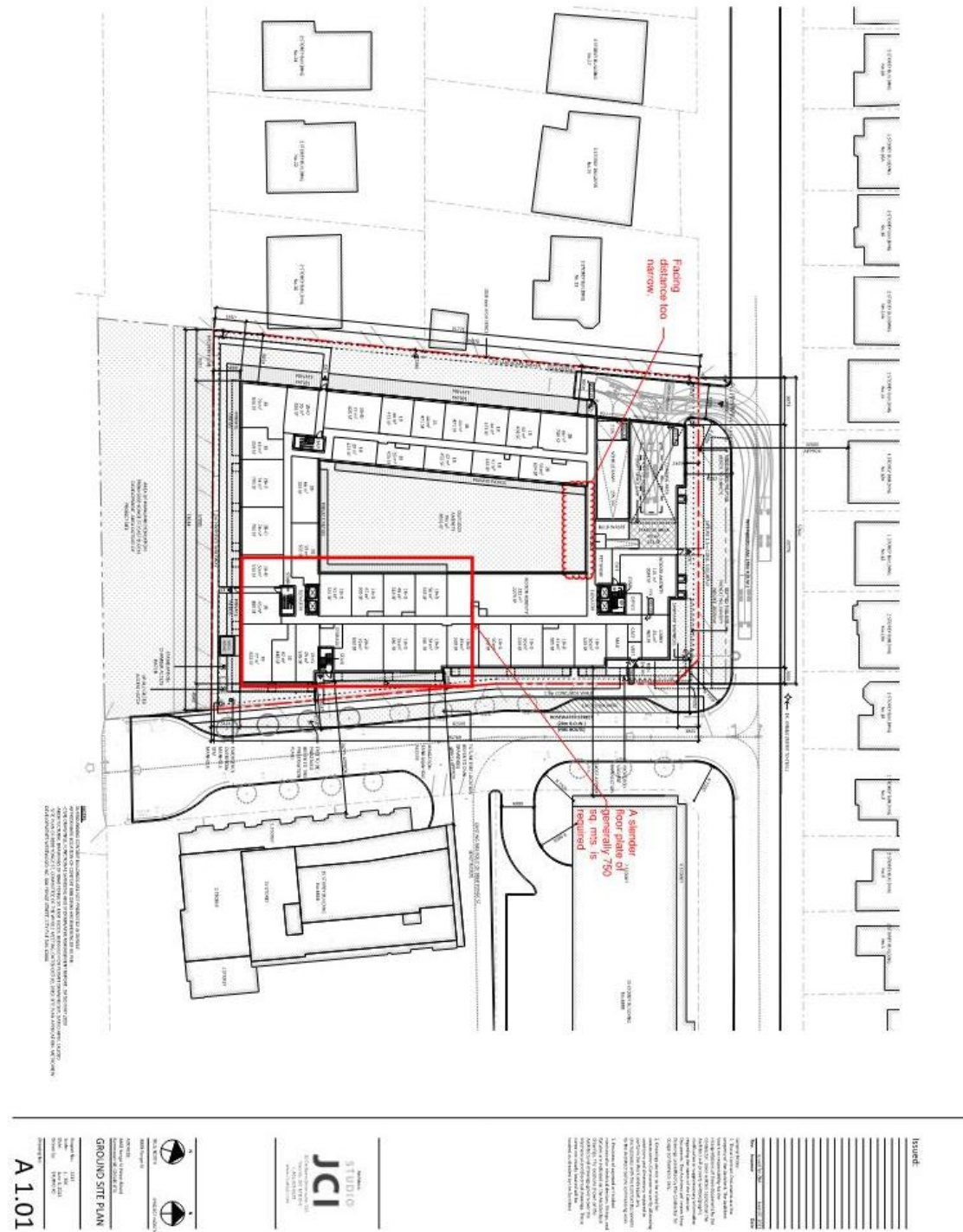


Fig.1.0

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