



October 17, 2024

Memo To: Samantha Yeung, Planner II
Memo From: James Pavlidis, Urban Designer
Subject: Zoning By-Law Amendment, Draft Plan of Subdivision
Applicant Name: Brutto Planning Consultant Ltd
Municipal Address: 13049 Bathurst Street
City File No.: ZBLA-24-0008, SUB-24-0002

Thank you for the opportunity to review the above noted Planning Act application and its accompanying supporting materials circulated to the Heritage and Urban Design (HUD) section. Urban Design staff have reviewed the materials in the **first** submission in accordance with the City's *Official Plan* (OP) and Council approved *City-wide Urban Design Guidelines* (UDGs).

Proposal Summary:

The subject lands are located north of King Road and immediately east of Bathurst Street. The application requests approval of a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate two blocks of 3-storey (±13-14m) townhouses, with a total of nine units, sited along a private road. Pedestrian and vehicular access is proposed along Bathurst Street.

General Comments:

Staff appreciate the well resolved elevations and the traditional expression of the townhouse blocks. However, to further refine the proposal, detailed comment have been provided below.

Detailed Comments:

A) Site Organization		
Issue	HUD Staff Comments	Reference
1. Pedestrian Walkway	The Landscape Plan indicates a concrete pedestrian walkway connecting Blocks A and B with the public sidewalk. The applicant shall delineate the pedestrian walkway as it crosses the drive aisle / turn around facility. Further to the above, please consider unit pavers or stamped concrete / decorative scorning patterns along the extent of the walkway to improve the overall presentation of the development. See the annotated Landscape Plan, appended below.	OP 3.4.1.50, UDG 5.4.5, 5.4.14
2. Transformer	The Landscape Plan indicates a transformer immediately adjacent the three layby parking stalls. To reduce the visual prominence of this unsightly element from along the public realm, the applicant shall provide additional	OP 3.4.1.54, UDG 6.4.11

A) Site Organization

Issue	HUD Staff Comments	Reference
	landscape screening or should consider relocating the transformer to the southeast corner of the site.	
3. Pairing of Driveways	The Site Plan indicates the driveways of units 2 and 3 are paired. However, to increase soft landscaped open space and maximize opportunities for tree planting, the applicant is requested to pair the driveways of units 1 and 2, as well as the driveways of units 3 and 4.	OP 3.2.3.18b, UDG 6.3.40
4. Tree Planting	Subject to soil volume and servicing design constraints, the applicant should explore opportunities to provide tree planting in the 'front yards' of blocks A and B.	OP 3.4.1.30, UDG 6.4.16
5 Fencing	The type and extent of fencing differs between the Site Plan and Landscape Plan. The applicant should update submission items for consistency.	Clarification

B) Massing and Built Form

Issue	HUD Staff Comments	Reference
1. Architectural Design Control	<p>The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades and floor plans, for all lots and/or blocks within the plan and obtained the approval of the City through the Architectural Design Control process. The Owner shall agree to build in accordance with the approved plans.</p> <p>As the basis for the City's Architectural Design Control process, the applicant shall prepare an addendum to the existing 'King South' Architectural Control Guidelines (ACGs) document for City review and approval. Upon approval, the amended ACGs will serve as the guide for the architectural design of all grade-related dwellings. The applicant shall submit the draft ACGs as part of the second resubmission of the Draft Plan of Subdivision application.</p> <p>Please contact the undersigned at james.pavlidis@richmondhill.ca if there are any questions regarding the mandatory Architectural Design Control process.</p>	Note

C) Sustainability Metrics

Issue	HUD Staff Comments	Metric Ref.
1. Block Perimeter / Length	The applicant has addressed the requirements of this metric and can be awarded the associated points.	M-1

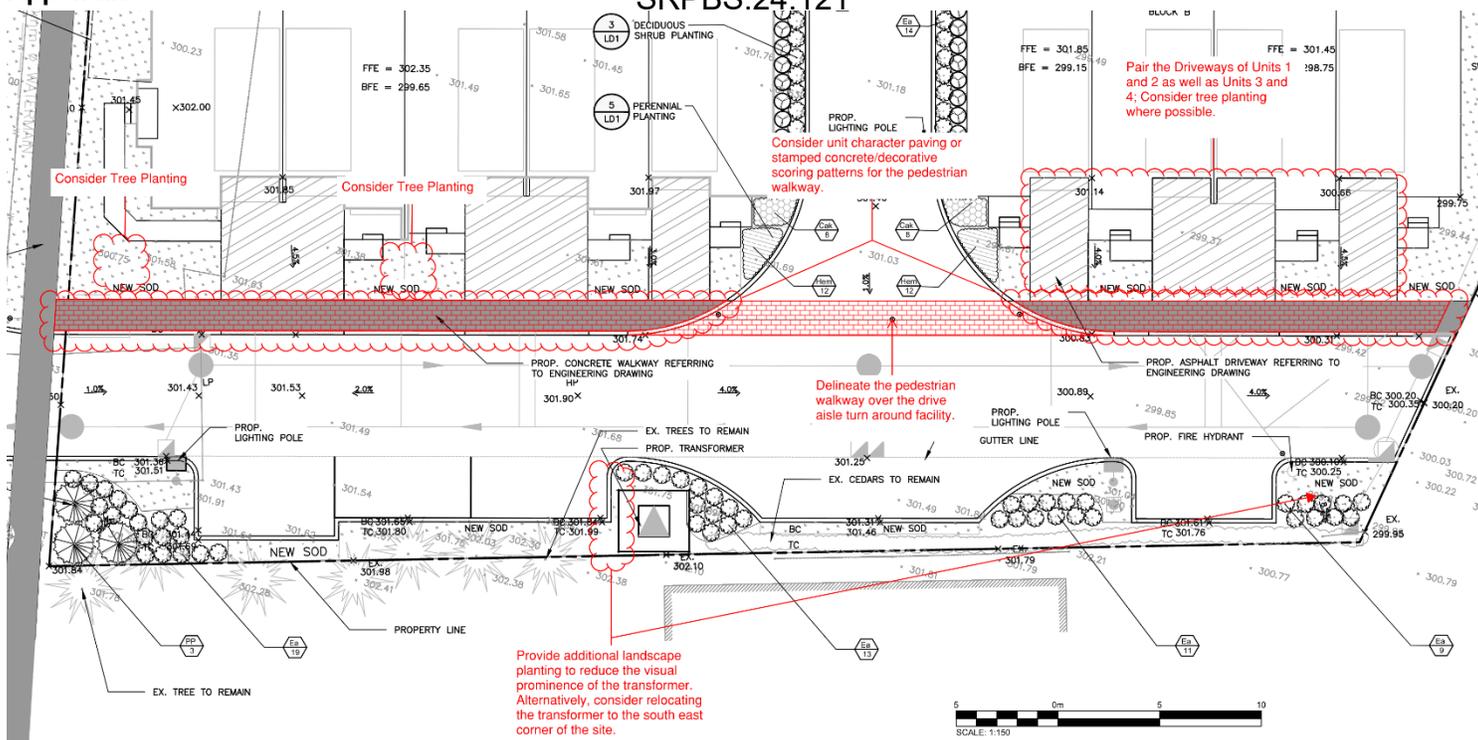
For future submissions, please have the applicant indicate how the comments in this memorandum have been addressed using a chart or spreadsheet format. Relevant drawing packages and any additional supporting materials that are required to address the comments above, or where changes are proposed, shall be provided in subsequent submissions.

Regards,



James Pavlidis, B.URPI
Urban Designer

Heritage and Urban Design Section,
Policy Planning Division,
Planning and Building Services Department,
4th Floor, 225 East Beaver Creek Road



Provide additional landscape screening adjacent the transformer to reduce its visual impact along the public realm or relocate this unsightly element to the southeast corner of the site; consider tree planting where feasible; and, consider decorative paving for the pedestrian walkway, delineating this pedestrian connection across the drive aisle / turn around facility.