

October 4, 2017

**MEMO TO:** Ferdi Toniolo, Senior Planner

**FROM:** Lamyaa Salem, Urban Designer

**SUBJECT:** **Official Plan Amendment**  
**Zoning By-law Amendment**  
**Site Plan**

**Applicant Name:** Vitmont Holdings (Oak Ridges) Inc.  
**Legal Description:** PLAN 202 PT LOT 13  
**Municipal Address:** 13042 Yonge Street  
**Town File No.:** D01-15001  
D02-15006  
D06-15014

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The subject lands are located on the west side of Yonge Street and north of King Road. The immediate neighbourhood to the north, south and east across from Yonge Street are stand-alone commercial/retail buildings. To the west are 2-storeys residential homes fronting onto Aubrey Avenue. The lands are designated "Oak Ridges Local Centre" in the Town's Official Plan which permits a maximum development block density of 1.0 FSI and a height of 4 storeys fronting onto Yonge Street. The Oak Ridges is envisioned as a low-rise, pedestrian-oriented, mixed-use centre servicing the Oak Ridges community. The intent of the plan is to enhance Oak Ridges identity, take an environment-first approach through innovative built form, landscape and environmental design, and encourage development to provide commercial, retail, office or community uses at grade in a mixed-use, low-rise built form.

The proposal is to facilitate a 6-storey residential building comprises 51 units accessed from Yonge Street through the building, and at-grade parking spaces located at the back of the property.

In the absence of a Council approved Secondary Plan for Oak Ridges Local Centre, staff has reviewed the development in accordance with the Town's Official Plan and Council approved Town-wide Urban Design Guidelines, and provides urban design comments below. To expedite the review of the re-submission, the applicant should include a cover letter detailing how each of the comments listed below have been addressed.

Official Plan Amendment

1. It is the policy of council 4.3.2 (7) that "development shall be required to submit a concept plan, in accordance with section 5.2 of the official plan, which demonstrate how the development meets the land use and design policies of this plan for areas identified as development block by the Town". For more information, please refer to section 5.2 of the Town's Official Plan.
2. It is the policy of council 4.3.2.1(8) that "development shall have a maximum building height of 4 storeys with the tallest massing of buildings oriented towards Yonge Street or King Road". Staff provides comments below from a purely urban design perspective until such time that the height and density issues are resolved.

#### Site Plan

3. Clarify section 3.2 of the submitted urban design brief "the development concept proposes a three storey podium consisting of ground floor retail space and terraced units". Ground floor plan shows no retail space at ground level.
4. Staff appreciates the provision of internal parking area along the rear of the property. However, sufficient parking spaces should be provided for all units, and the size of each parking spot shall meet Zoning By-law standards.
5. Please note that the proposed side yard setback from the northern boundary will be reviewed at such time a concept plan is submitted.

#### Material and Colour

6. Please complete the *Town's Exterior Material and Colour Schedule* for the proposed development, which will form part of the Site Plan Agreement
7. The submitted photographic material of the sample board is insufficient for review. Please submit the actual sample board of the proposed colour and materials for review.



Lamyaa Salem