

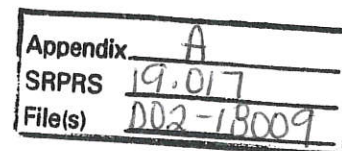


July 30, 2018

**MEMO TO:** Simone Fiore, Planner II

**FROM:** Lamyaa Salem, Urban Designer

**SUBJECT:** Zoning By-Law Amendment and Site Plan Application



**Applicant Name:** Dormer Bond Inc  
**Legal Description:** 1 BOND CRESCENT PLAN PT LOT 68 PT LOT 69  
**& Municipal Address:** 2 BOND CRESCENT PLAN 136 PT LOT 67  
5 BOND CRESCENT PLAN 136 PT LOT 68 PT LOT 69  
PT LOT 70 PT LOT 71  
12850 YONGE STREET, PLAN 136 PT LOT 73  
12860 YONGE STREET, PLAN 136 PT LOT 72  
12864 YONGE STREET, PLAN 136 PT LOT 71  
12868 YONGE STREET, PLAN 136 PT LOTS 70 & 71  
12874 YONGE STREET, PLAN 136 PT LOT 70  
12890 YONGE STREET, PLAN 136 PT LOT 68 PT LOT 69

**Town File No.:** D02-18009  
D06-18017

The subject lands are located on the southwest corner of Yonge Street and Bond Crescent, and designated "Oak Ridges Local Centre" in the Town's Official Plan. Directly north of the subject lands is the historic Bostwick Crescent, a right of way owned by the Town, which has a significant cultural heritage value. Bostwick Crescent is envisioned to become a linear park in the future. To the north fronting onto Yonge Street are stand-alone restaurant and a commercial plaza, to the west is a recently built medium-rise development with a total of 106 residential units. To the south of the subject lands are Mitchell Pond Park, and three 2-storey commercial buildings fronting onto Yonge Street.

The proposal is to facilitate seven 3-storey stacked townhouse blocks (a total of 115 units) on the subject lands. Vehicular accesses will be provided from Yonge Street and from Bond Crescent. Parking for all units will be provided at-grade.

Staff have reviewed the application in accordance with the Council approved Town-wide Urban Design Guidelines, and provide 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.

#### General Comments:

As part of the urban design brief, a detailed site analysis (opportunities and constraints) of the overall area surrounding the site should have been provided. The submitted application did not respond properly to the conditions of the site, therefore, the resulting layout was not cohesively organized. Staff have identified a number of important contextual conditions/ opportunities that should have been considered:

- Corner lot consideration--opportunity for prominent architectural design of buildings at the corner
- Proximity to the historic Bostwick Crescent which was a right of way along the former rail line that served the area and the Town of Aurora. Bostwick Crescent is envisioned to be a linear park in the future. There is an opportunity for visually attractive corner on public and private lands that encourages public views towards the future linear park.
- A continuous street wall along Yonge Street as a corridor.
- Mitchell Pond Park is adjacent to the south side of the property line. There is an opportunity to orient buildings to front onto the park, promote pedestrian connectivity and have eyes on the park.



The following urban design comments and sketch are provided on site organization as a response to the contextual conditions within the development:

#### Gateway and corner lot consideration

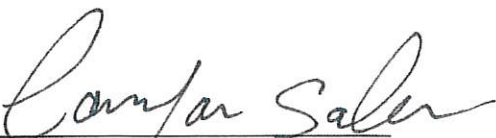
1. As a corner lot site that has a role in setting the image, character and quality of the Yonge and Bond neighbourhood, a corner building design should be provided with sufficient architectural detailing fronting the public realm. Given the proximity to- and the historical reference of Bostwick Crescent, prominent landscape features should be provided at the corner to act as a back drop to the future Bostwick linear park and add interest to the public realm at this gateway location.

#### Site Organization

2. **Setback:** Front yard setback and landscaping fronting Yonge Street should be coordinated with that of the existing uses south of the subject lands. Please submit landscape drawings that show how front yard setback and landscape treatment of the front yards are coordinated to unify and contribute positively to the existing streetscape. Please submit streetscape elevations and details to facilitate staff review.
3. **Building Orientation:** In principle, buildings E and D should be oriented to have their frontages overlooking the Mitchell Pond Park south of the subject lands. Bring blocks E and D closer to the south edge of the property to the extent possible
4. **Building Length:** Consider having two blocks of 3 modules fronting Yonge Street to create a positive and continuous street wall, and revise the internal block design accordingly. The length of buildings should be limited to 50.0-52.0m. The proposed 4 modules buildings with building length of 56.0m should be reduced to maximum of 3 modules buildings.
5. **Separation distance between buildings:** The facing distance between buildings G and F should be a minimum of 15.0m to allow for sunlight and privacy for all units fronting the pedestrian mews.
6. As windows are proposed on the side of block D, the side to front facing distance of 4.5m between buildings E and D should be increased to a minimum of 7.5m.
7. **Amenity Area:** Consider consolidating the amenity area and the landscaped area fronting Yonge Street into one contiguous area closer to the existing public park, if possible, at the southwest corner of the site. The design of the townhouse blocks should frame the amenity area and have eyes on the amenity area and the public park.
8. **Pedestrian Connection** to the public park is supported, however, grade differences will likely shape the landscape treatment of this connection. Submit detailed information on the (hard and soft) landscape treatment of this interface (i.e. retaining walls, steps, fencing etc.).
9. The attached sketch is an illustration of the above noted comments to the extent possible.
10. **Enhanced treatment of laneways:** underground parking structure is preferred over at-grade parking. However, if underground structure is not provided, enhanced treatment of laneways should be provided. The proposed first floor of all rear elevations is dominated by garage doors and narrow depth of driveways leaving no room for landscaping along laneways. Landscaped strips between modules at-grade, tree planting using soil cells, surface texture changes of driveways, banding, built in planter at-grade and on terraces along the rear lane and delineation of pedestrian walkways shall all be provided to soften the appearance of the large asphalt areas of the rear lanes.

#### Building Design

11. Staff are generally supportive of the built form typology, however, have concerns with the number of units per stack, and the associated parking spaces at-grade.
12. Staff will provide detailed comments on building design as the site design evolve over time.  
Clarify the need for two material and colour schemes per each building. Staff's preferred option/material and colour scheme would be version A. However, staff have concerns with the stucco base of the buildings, change the proposed base stucco to stone veneer or brick.

  
Lamyaa Salem





Southwest corner of Yonge  
Street and Bond Crescent  
July 30, 2018

SITE PLAN