



Planning & Regulatory Services Department  
Policy Division

August 31, 2018

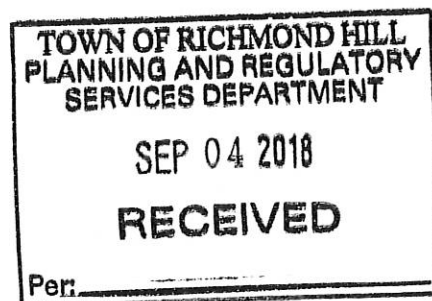
Appendix	"A"
SRPRS	19.027
File(s)	D02-18014 + D03-18007

**MEMO TO:** Jeff Healey, Senior Planner

**FROM:** Isa James, Senior Urban Designer

**SUBJECT:** Zoning By-Law Amendment and Draft Plan of Subdivision

**Applicant Name:** Jefferson Heights Estates Ltd  
**Legal Description:** PLAN 1916 LOT 56 PT LOT 57  
PLAN 1916 LOT 55 PT LOT 54  
PLAN 1916 PT LOT 54  
PLAN 65M-2071 LOT 1  
**Municipal Address:** 36 Beech Avenue  
24 Beech Avenue  
12 Beech Avenue  
319 Harris Avenue  
**Town File No.:** D02-18014  
D03-18007



The subject lands are located along the west side of Beech Avenue between Jefferson Sideroad and Harris Avenue. Wooded open space lands, including a soft surfaced trail linking Autumn Grove Park to Jefferson Sideroad, are located to the west, while low density 1 and 2-storey houses on relatively large lots are located to the north, east, and south.

The lands are designated "Neighbourhood" and identified as a "Priority Infill Area" in the Official Plan. The lands are included in the Town's approved Harris-Beech Infill Study, which provides a variety of potential intensification scenarios for the area. Relative to the subject lands, the study's framework includes:

- transitions of medium scale and intensity of uses;
- potential trail connections to the (natural) feature;
- a mix and range of housing forms; and
- a continuous east-west 'green' link that allows connections from Yonge Street to the most westerly portion of natural feature through pedestrian walkways and vista blocks.

The proposal is for a subdivision comprised of 14 semi-detached units, most of which are located along Beech Avenue, and 6 townhouse blocks with a total of 38 units. A visitor parking area is proposed for the lands located at the western end of Harris Avenue. The proposed development generally follows a combination of Scenarios C and D as outlined in the study. Scenario C and C1 components:

- A series of private lanes accessed from Beech Avenue (and Harris Avenue).
- Townhouses located south of Jefferson Sideroad and west of Beech Avenue;

Scenario D components:

- A series of private lanes accessed from Beech Avenue (and Harris Avenue).
- Semi-detached units facing onto Beech Avenue and at the very south end of the development backing onto the open space.

Staff have reviewed the application in accordance with the Towns' Council approved Town-wide Urban Design Guidelines, and provide urban design comments and questions below (See attached plan for clarification). To expedite the review of the re-submission, please have the Applicant include a cover letter detailing how each of the comments listed below have been addressed.

#### Walkway and Vista Blocks

1. The 3m wide walkway along the north side of the site is not shown as a separate block in the draft plan of subdivision. Why is the walkway not included in the site plan?
2. Will the walkway be conveyed to the Town or will an easement be transferred conferring public use rights to the Town?
3. The visitor parking lot located at the west end of Harris Avenue should be redesigned to accommodate a vista block and walkway connection to the soft surfaced pathway in the significant woodland feature connecting Autumn Grove Park to Jefferson Sideroad as recommended in the infill study. A public use easement covering the area of the vista block should be conveyed to the Town.
4. Both walkways should extend through the west-lying open space to the soft-surfaced walkway in the wooded natural heritage feature connecting Autumn Grove Park to Jefferson Sideroad.

#### Layout

5. Can the development extents be regularized to allow for a more efficient building pattern and the widening of laneways to allow for paring between driveways?
6. Reconfigure the plans and consistently pair townhouse driveways to accommodate the vista block described above and to allow for "on-street" accommodation of visitor parking.
7. Is the hammerhead on the Site 1 laneway required? Could that space be used instead to relocate the parking area (if required) so that it is not used by the public accessing the trail system to the west.
- 8.

#### Lighting

9. As part of the future Site Plan application stage, please have the applicant submit lighting standard designs on internal roads.

#### Architectural Control Guidelines

10. Incorporate building designs that incorporate side front entries at corner locations.
11. The design of the dwellings are required to comply with the Town approved Architectural Control Guidelines for Heathwood Homes - Lands in Harris-Beech, adjacent lands in the community (August 2014). An addendum including additional guidelines specific to the subject site is to be submitted for Town review and approval, as a condition of Draft Plan Approval. See Section 5.3 Addenda of the Architectural Control Guidelines (attached) for submission requirements and further information.