



February 27, 2019

MEMO TO: Leigh Ann Penner, Senior Planner

FROM: Lamyaa Salem, Urban Designer

SUBJECT: Official Plan Amendment & Zoning By-law Amendment

Applicant Name: Falvo, Joey & 2515756 Ontario Inc
Legal Description: PLAN 4667 PT BLK A AND PLAN 4667 PT BLK A
Municipal Address: 11488 Yonge Street and 49 Gamble Road
Town File No.: D01-14003, D02-14014

Appendix	D
SRPRS	19.046
File(s)	D01-14003 D02-14014

The subject lands comprise 2 parcels of lands separated by a creek running in a north-south direction. The east parcel(11488 Yonge street) is located at the south-west corner of Gamble Road and Yonge Street, and the west parcel(49 Gamble Road) fronts onto Gamble Road to the north, and Royal Chapin Crescent to the south. The east parcel of the subject lands is designated "*Regional Mixed-Use Corridor*" which permits a density of 2.0 FSI and a maximum height of 8-storeys with the tallest building directed to the Yonge Street frontage. The west parcel of the site is designated "*Neighbourhood*" which permits development with a maximum of 50 units per hectares and a maximum building height of 4-storeys on an arterial road.

The proposal is to permit a residential development with a total of 170 units that encompass a 10-storey residential building on the east parcel of the lands with a 114 units, and a 4-storey stacked townhouses on the west parcel of the lands with a 56 units. Access to the development will be provided off Gamble Road leading to an underground parking for both parcels.

As the current development proposal does not comply with the Town's Official Plan, Staff have reviewed the application in accordance with the Council approved Town-wide Urban Design Guidelines and provided preliminary comments below from a purely urban design perspective until such time that the height and density issues are resolved.

Official Plan Amendment Application

- 49 Gamble Road:
 - Given the proposed 56 units which is 3 times the permitted density on this site, staff recommends reducing the number of units per stack to a maximum of 3, and reduce the overall number of modules in each block.
- 11488 Yonge Street:
 - The proposed height and density of 3.75 FSI creates a building massing that overwhelm the surrounding context. Staff are not supportive of the proposal as is. The overall gross floor area of the building must be reduced so the massing of the building is better responsive to the character of the surrounding context.
 - The interface with the open space should carefully be addressed, and a spacious amenity area at-grade closer to the natural landscape with pedestrian access to the open space should be provided.


Preliminary Comments

49 Gamble Road

1. The distance between blocks are compromised to accommodate two 7-module blocks of 4- to 5-storey high in this tight site. The side to front facing distance of 3.0m between block 1 and block 2 is not acceptable. Eliminate one module from block 2 to allow for sunlight and privacy for all units fronting the pedestrian mews.
2. Recess the western end units of block 1 slightly into the site if possible to reduce the gap between the proposed front yard setback and the front yard of existing townhouses to the west.
3. Please note that detailed comments on site design and building design will be provided at the site plan stage.

11488 Yonge Street

4. Site Design: Building envelop should be responsive to the site constraints and opportunities. The proposed footprint of the building with building edges right at the limit of the open space impedes the opportunity of having a common landscaped amenity area at-grade. Staff recommend the following:
 - The footprint of the building along the natural open space should be reduced, and appropriate setback from the building to the open space should be provided.
 - An appropriately designed landscaped/amenity area at-grade should be provided to complement the natural landscape, and allow for a smoother transition to the open space.
5. Height and Massing: Given the neighbouring low-rise dwellings and the open space abutting the subject lands, the proposed continuous height of 10-storeys slab building requires visual transition to the existing context. Staff recommends the followings:
 - A combination of building footprint reduction, variation of building setback, upper-storeys' stepbacks, bulk reduction of the upper floors, and articulated sub-volumes should all be deployed to create a built form that achieves visual transition to surrounding lands.
 - A street wall height of 3- to 4-storeys should be created fronting Yonge Street as per the Town's official plan requirements.
 - Above the street wall, the bulk of the upper floors must be reduced, stepback and be articulated in a manner that reduces their perceived volume.
 - In spite of the proposed "terrace block", Yonge Street frontage appears oversized, and lacks changes in height and mass. The height and massing of the building fronting Yonge Street should be broken with vertical delineation. Allow for vertical and horizontal recesses and variation of building setback in strategic locations along Yonge Street to create a more interesting façade.
 - Design effort should be given to the south elevation and the south corner of the building. The use of architectural features and volumetric manipulations, similar to that proposed on Gamble Road corner, should be provided to create visual interest to reduce their visual impact on the neighbouring low-rise context.
6. Yonge Street Frontage: Active at-grade mixed-uses is preferred along Yonge Street. However, if residential uses are proposed at-grade, transition between the public and the private realm fronting Yonge Street should be treated with care through landscape treatments and architectural details to ensure appropriate interface and higher sense of security and privacy.
 - Staff note that the urban design brief promotes streetscape interface principles. At future submission, please submit detailed soft and hard landscape drawings including 3D rendering of the interface treatment, plans and cross sections for staff review.
 - The design of ground-floor units should provide for living space that fronts the street, and a direct access from the street should also be provided to connect to the street right of way;
 - A grade change of at least 2-3 feet from the public sidewalk or other screening features should be provided to protect privacy of the units at-grade;
 - Landscaped setback, planters, front porches, stoops etc., should be provided to buffer the residential uses.
7. South corner and the south elevation of the building:
 - Large areas of glazing complemented by an interesting interplay between vertical and horizontal elements in a variety of scale, as well as a balanced display of distinct materials and colour should be provided.
8. Gamble Road Frontage: Staff appreciate the corner building on Gamble Road accentuated with architectural features that actively engage the public realm and created great visual presence at the corner.


Lamyaa Saleh