



Planning & Regulatory Services Department
Policy Division

April 4, 2019

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| Appendix | A |
| SRPRS | 19.089 |
| File(s) | D01-18006, D02-18032 + D03-18017 |

MEMO TO: Simone Fiore, Planner II

FROM: Isa James, Senior Urban Designer

SUBJECT: Official Plan Amendment, Zoning by-Law Amendment, Subdivision

Applicant Name: Yorkdale Group Inc & Yorkdale Centres Inc
Legal Description: CON 1 YW PT LOT 69 RS65R6671 PTS 1,2,3,4
CON 1 YW PT LOT 69
Municipal Address: 13532 and 13554 Yonge Street
Town File No.: D01-18006,
Related Files: D02-18032 and D03-18017

The subject lands are located on the west side of Yonge Street between Blackforest Drive and Coons Road. The lands are designated as "Neighbourhood" in the Official Plan. Low-rise residential properties surround the site.

The proposal is for 1 four-storey multi-unit building containing a total of 65 residential condominium units, 1 four-storey commercial/office building being 4,599.25m² in gross floor area, both located adjacent to Yonge Street and 2 three-storey townhouse blocks, each containing 5 dwellings located toward the back of the site.

Staff have reviewed the application in accordance with the Council approved Urban Design Guidelines, and provide urban design comments below. 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.

Official Plan and Zoning By-law Amendments

We have no concerns with the proposed Official Plan and Zoning By-law Amendments.

Site Design

The applicant should revise the site layout. We understand that an application for a commercial development has been submitted for lands located to the north of the subject property and the proposed office building would be more appropriate adjacent to a commercial facility than the residential buildings currently proposed on the north side of the site. We also understand from Transportation Engineering that such a reversal of the layout would also provide a better functioning separation distance to nearby existing road intersections on the east side of Yonge Street.

Detailed design comments will be provided at the site plan control review stage.


Isa James