



September 27, 2019

Appendix	B
SRPRS	219.152
File(s)	D02-19011 + D03-19003

**MEMO TO:** Kaitlyn Graham, Senior Planner, Site Plans  
**FROM:** Isa James, Senior Urban Designer  
**SUBJECT:** Zoning Bylaw Amendment, Plan of Subdivision, Plan of Condominium, Site Plan

**Applicant Name:** Grabarczyk, Robert  
**Legal Description:** PLAN 202 PT LOT 157 RS65R7705 PARTS 1 & 3  
**Municipal Address:** 18 Elm Grove Avenue  
**City File No.:** D02-19011  
D03-19003  
D05-19005  
D06-19041

The subject lands are located between Regatta Avenue and Elm Grove Avenue, west of Yonge Street. The Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study identifies the subject lands as being located adjacent to the Yonge Street Community Core where they might be redeveloped in the form of medium density housing.

The proposal is for two 3-storey townhouse blocks containing a total of 16 units on the west side of a north-south-oriented private laneway. The townhouses are proposed to have a 6.0m deep rear yard (with a 1.83m deep bi-level deck encroachment) and a 1.87m front yard depth.

Staff have reviewed the application in accordance with the Council approved City-wide Urban Design Guidelines and the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study, 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 has been addressed.

Zoning

1. The proposed shallow lot depths do not allow for tree planting in front of the townhouse units.
2. The proposed shallow rear yard setbacks and double-storey rear yard decks would create an overview situation with a significant reduction in visual privacy for the west-lying neighbours' yards.

Subdivision

3. The Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study provides concept plans that promote a public right of way as a north-south connection between Regatta Avenue and Elm Grove Avenue rather than a private lane connection. A local road connection would provide vehicle and pedestrian linkages as well as facilitating the planting of street trees, whereas the current proposed laneway eliminates these opportunities.
4. What is the proposed purpose of Blocks "D", "E" and "F"? Are the end units of the townhouse blocks to have 0m side yard setbacks?

Site Plan

5. End unit townhouses having flankage side yards should address the street that they side onto, namely Elm Grove Avenue and Regatta Avenue. (This feature usually has the added benefit of freeing up additional livable interior space.)

Material and Colour

6. Given the limited number of townhouse blocks in the proposal, one colour and material scheme for the whole development is considered acceptable.
7. Please submit a material sample board for staff review.
8. Please complete and submit the *Exterior Material and Colour Schedule* for the proposed development. This schedule will form part of the Site Plan Agreement.

Attachment



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**Urban Design and Heritage  
EXTERIOR MATERIAL AND COLOUR SCHEDULE**

Town File No.:

Municipal Address:

<b>Exterior Feature</b>	<b>Manufacturer</b>	<b>Product Details</b>
Brick		
Mortar Tint		
Stone		
Siding		
Stucco		
Roof		
Soffit, Eavestrough, Rain Water Leader, Frieze Boards		
Front Door		
Garage Door		
Exterior Trim		
Glazing		
Window Frames/Trim		
Shutters		
Railings		
Columns		

**Notes:**

- 1) All exterior colour selections are subject to approval by the Town.
- 2) The materials/colours listed on this Schedule shall correspond with those shown on Material Sample Boards and Elevation drawings.
- 3) The number of material/colour packages required for each application shall be determined by the type of development application. Please contact the Planning Department to determine the number of material/colour packages required.
- 4) See the Town's requirements for, and example of, an acceptable Material Sample Board.



## Sample of an Exterior Material and Colour Sample Board

**Notes:**

- 1) Material Sample Boards should be large enough to sufficiently demonstrate the proposed material selections for the development, but should be no larger than 24" x 36".
- 2) All sample boards are to be picked up by the applicant following approval of the development application. Please note that sample boards not collected may be discarded.

