



August 12, 2020

MEMO TO: Sarah Mowder, Planner I - subdivisions
FROM: Lamyaa Salem, Urban Designer

SUBJECT: Zoning By-Law Amendment

Applicant Name: Yanpy Development Inc & Yanping Bao
Legal Description: PLAN 1931 PT LOTS 14 & 15 RP 65R27768 PART 5
PT LOT 15 RP 65R32175 PART 1
Municipal Address: 181 & 187 Elgin Mills Road West
City File No.: D02-20013

The subject lands are located south of Elgin Mills Road west, 500m west of Yonge Street. Single detached homes surround the site at the east, west and south of the property lines. Across Elgin Mills Road west, there is a 1 ½ storey private day care centre and a newly constructed development of 3-storey townhouses. The lands are designated "Neighbourhood" on Schedule A2 Land Use of the City's Official Plan, and within a priority infill area as described in policy 4.9.1.1(a) of the Official Plan

The proposal is to facilitate the approval of three 3-storey townhouse blocks with a total of 15 units. Vehicular access to the development will be off Elgin Mills Road West via 6.0 m private lane.

Staff have reviewed the application in accordance with the City's Council approved City-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.

Site Plan

1. Staff are generally supportive of the proposed built form and height.
2. A minimum of 1.5m sidewalk should be provided at least on one side of the proposed private lane, and connected to the public sidewalk on Elgin Mills Road
3. Unit 6 within block 1 is in very close proximity to the curb of the private lane. To ensure safety of users, the design of block 1 should be adjusted to keep appropriate distance from the private right of way. Moreover, unit 6 should be designed similar to units on block 2 & 3 with regard to having a tandem car garage with one garage door away from the curb of the private lane.
4. Staff recommends the design of the block fronting Elgin Mills Road to have a more traditional roofline that complement the existing character of the street while providing for recessed rooftop amenity spaces for the units. Please note that detailed comments will be provided at the site plan stage with this regard.

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