



Planning & Building Services Department
Heritage & Urban Design (HUD)

March 7, 2024

Memo To: Marc Mitanis, Planner II – Development
From: James Pavlidis, Urban Designer

Subject: Official Plan Amendment & Zoning By-Law Amendment

Applicant Name: Brutto Consulting
Municipal Address: 101 Bloomington Road
Legal Description: Part of Lot 70, Concession 1, W.Y.S
City File No.: OPA-22-0008, D02-19020

Thank you for the opportunity to review the above noted application circulated to the Heritage and Urban Design Section. Urban Design staff have reviewed the **first** submission package in accordance with the City's Official Plan and approved City-wide Urban Design Guidelines (UDGs), and provide the following urban design comments:

Proposal Summary:

The subject lands are located on the south side of Bloomington Road, west of Yonge Street and currently houses a single detached dwelling with a stand-alone garage. The lands are designated as Neighbourhood and Natural Core as per the Official Plan. This reapplication is a request for approval of Official Plan and Zoning By-law Amendments to facilitate 4 blocks of 3-storey stacked townhouses with one level of below-grade parking. A total of 42 residential units are proposed.

General Comments:

Urban Design Staff are generally supportive of the contemporary approach to the design of the townhouses and appreciate the hard and soft landscape treatment of the pedestrian mews. However, to refine the proposal, detailed comments have been provided below for the applicant's consideration.

Detailed Comments:

A) Site Organization		
Issue	Comments / Recommendations	Policy / UDG Ref.
1. Facing Distances	The Site Plan indicates the facing distances between townhouse blocks to be 11.0m. However, a minimum facing distance of 15.0m should be provided between the blocks in order to ensure appropriate light, view, and privacy.	UDG 6.4.22

B) Built-Form / Massing And Conceptual Design

Issue	Comments / Recommendations	Policy / UDG Ref.
1. External Stairs	The inclusion of exterior stairs within the 11.0m facing distance further reduces the perceivable separation between blocks. The stairs detract from the experience of the pedestrian mews as a means of site circulation and shared outdoor amenity. In this regard, the applicant should integrate stairs to 2nd and 3rd storey units internally. Urban Design staff may consider a reduced facing distance if the concerns regarding external stairs are adequately addressed.	UDGs 6.3.10, 6.4.12, 6.4.22
2. Articulation	Opportunities exist to further articulate the townhouse blocks through wall plane changes, architectural detailing, and material changes. Particular attention should be given to the north elevations of block A and B, as they are highly visible from the public realm. This may be addressed at the Site Plan application stage.	UDGs 6.4.30, 6.4.24,
3. Townhouse Materials	The Elevation drawings suggest masonry cladding as indicated by the grey brick hatching. However, the Material Legend indicates these areas will be white stucco cladding. It is recommended that the applicant consider using a light coloured brick in lieu of the stucco, given the tendency to discolour and stain over time. Staff also note stucco should not be used as primary cladding, but rather as an accent.	OP 3.4.1.40c UDGs 6.3.18, 6.4.9,

C) Public Realm / Streetscape Amenity

Issue	Comments / Recommendations	Policy / UDG Ref.
1. Pedestrian Walkway	The Site Plan shows what appears to be a pedestrian walkway adjacent to the proposed driveway, however this is not shown on the Landscape Plan. Please ensure a pedestrian connection from the existing public sidewalk to internal walkways is provided and update submission items for consistency.	OP 3.4.1.33a, UDGs 5.4.1, 5.4.5, 6.4.26

D) Sustainability Metrics

Issue	Comments / Recommendations	Metric Ref.
1. Connectivity	An opportunity exists to achieve Metric 2.A.1. Please see comment C) 1 and refer to the Sustainability Metrics Guidebook for more information on requirements.	2.A.1

For future submissions, please have the applicant indicate how each of these comments has been addressed using a chart or spreadsheet format with any accompanying drawing packages.

Regards,

A handwritten signature in black ink, reading "Pavlidis", written over a horizontal line.

James Pavlidis, B.URPI

Urban Designer – Planner II

Heritage and Urban Design Section,
Policy Planning Division,
Planning and Building Services Department,
4th Floor, 225 East Beaver Creek Road