



January 17, 2018

MEMO TO: Deborah Giannetta – Manager, Site Plan

FROM: Lamyaa Salem, Urban Designer

SUBJECT: Zoning By-law Amendment
Official Plan Amendment

Applicant Name: Goldenville Development Inc.

Legal Description: PLAN 1960 PT LOT 285 PT LOT 286
PLAN 1960 PT LOT 139 RS65R9982 PART 2
PLAN 1960 PT LOT 138
PLAN 1960 PT LOT 138
PLAN 1960 LOT 137
PLAN 1960 PT LOT 136 RS65R5781 PART 2
PLAN 1960 PT LOT 136 RP65R5781 PART 1
PLAN 1960 PT LOT 135
PLAN 1960 PT LOT 135 RP 64R8281 PART 1
PLAN 1960 PT LOT 134

Municipal Address: 39 Carrville Road, 41 Carrville Road, 53 Carrville Road
59 Carrville Road, 69 Carrville Road, 79 Carrville Road
81 Carrville Road, 89 Carrville Road, 91 Carrville Road, 97 Carrville Road

Town File No.: D02-17003
D01-17001

The subject lands are located west of Yonge Street, south of Carrville Road, and form part of the southwest quadrant of the Yonge and 16th Key Development Area (KDA) as identified in the Town's Official Plan. It should be noted that the Town is planning for 2 future public roads in the southwest quadrant a) North-South Road connecting Carrville Road to Spruce Avenue and b) East-West Road connecting Yonge Street to the western limit of the KDA. The North-South Road is proposed to align with existing access of the Hillcrest Mall to the north. It is anticipated that a portion of the subject lands will be conveyed to the Town to facilitate the 2 future North-South Road and East-West Road.

The proposed development consists of 3 mixed-use buildings: a 22-storey (Tower A) closer to Yonge Street, a 20-storey (Tower B), and an 18-storey (Tower C) with a total of 760 residential units. All towers will have a 6-storey podium, however, the south facing podiums of Towers A and C will provide for 2-storey townhouse units at grade. Access for all buildings will be from Carrville Road with 23 at-grade parking spaces and 3 levels of underground parking. The applicant has identified a 10.0 m wide block on the south limit of the subject lands to be conveyed to the Town for the future East-West local road.

Staffs have reviewed the current applications for Official Plan and Zoning By-law Amendments in accordance with the Council endorsed "Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report" (KDA Report), January 2017 and The approved Town-wide Urban Design Guidelines. Having reviewed the submitted concept plan, coloured perspective drawings, and urban design brief, staff has provided comments to align the site plan design with the recommended directions in the KDA Report as the following:

Recommendations to align the design of the subject lands with the Yonge and 16th KDA vision:

1. New Local Roads

As identified in the preferred scenario of the KDA Report, a fine-grained pattern of streets with shorter, well-connected blocks should be provided to improve permeability and promote a safer environment for pedestrian and cyclist. Two key directions are provided in the KDA Report:

- a) New signalized North-South Road connecting Spruce Avenue to Carrville Road aligning with Hillcrest Mall access to the north:

The current submission demonstrated no regard for the future North-South Road. It is recommended that the design be revised to include the North-South Road as part of the development concept. The North-South Road will create additional street frontage for the buildings and will improve the public realm and connectivity within this quadrant.

- b) New East-West Road located along the southern boundary of the property:

The provision of a 10.0 m as proposed on the southern boundary may not be sufficient. Appropriate amount of lands should be provided for the new East-West Road. In addition, the design of the south facing elevations should appropriately address the new public road frontage.

A revised site plan with the new roads as recommended by staff should be resubmitted for further comments.

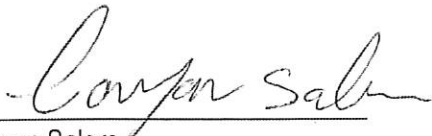
2. Height and Density

As outlined in the Official Plan and illustrated in the preferred land use and design scenario of the KDA Report, The envisioned North South local road will provide transition in height from Yonge Street to the neighbourhood to the west.

- a) To this end, a building up to 20-storeys fronting onto Carrville Road is envisioned on the east side of the anticipated North-South Road. A 15-storeys building zone shall be provided west of the North-South Road.
- b) To ensure an adequate transition between high-rise buildings within the KDA and the properties in the neighbourhood south of the subject lands, the development will be subject to a 45° angular view plane transition requirement to the neighbourhood properties, in addition to a maximum height of 3-storey abutting the Neighbourhood designation. Please refer to the Town's Official Plan policy 4.4.1 (10).

Other General Comments on Site Plan Design

- Notwithstanding the North-South local road issue, the interior drive aisle and drop off area should be reduced to the extent possible, differentiated (e.g. colour and pattern) from other hard surface areas between buildings. Patterned surface is encouraged, however, lack of a clearer and defined drive aisle is a concern that may result in vehicular and pedestrian conflict.
- Soft landscaping should be provided to soften the appearance of hard surface at-grade level (e.g. define the edges of vehicular aisle, create landscaped islands, add tree planters along pedestrian walkways, etc.).


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