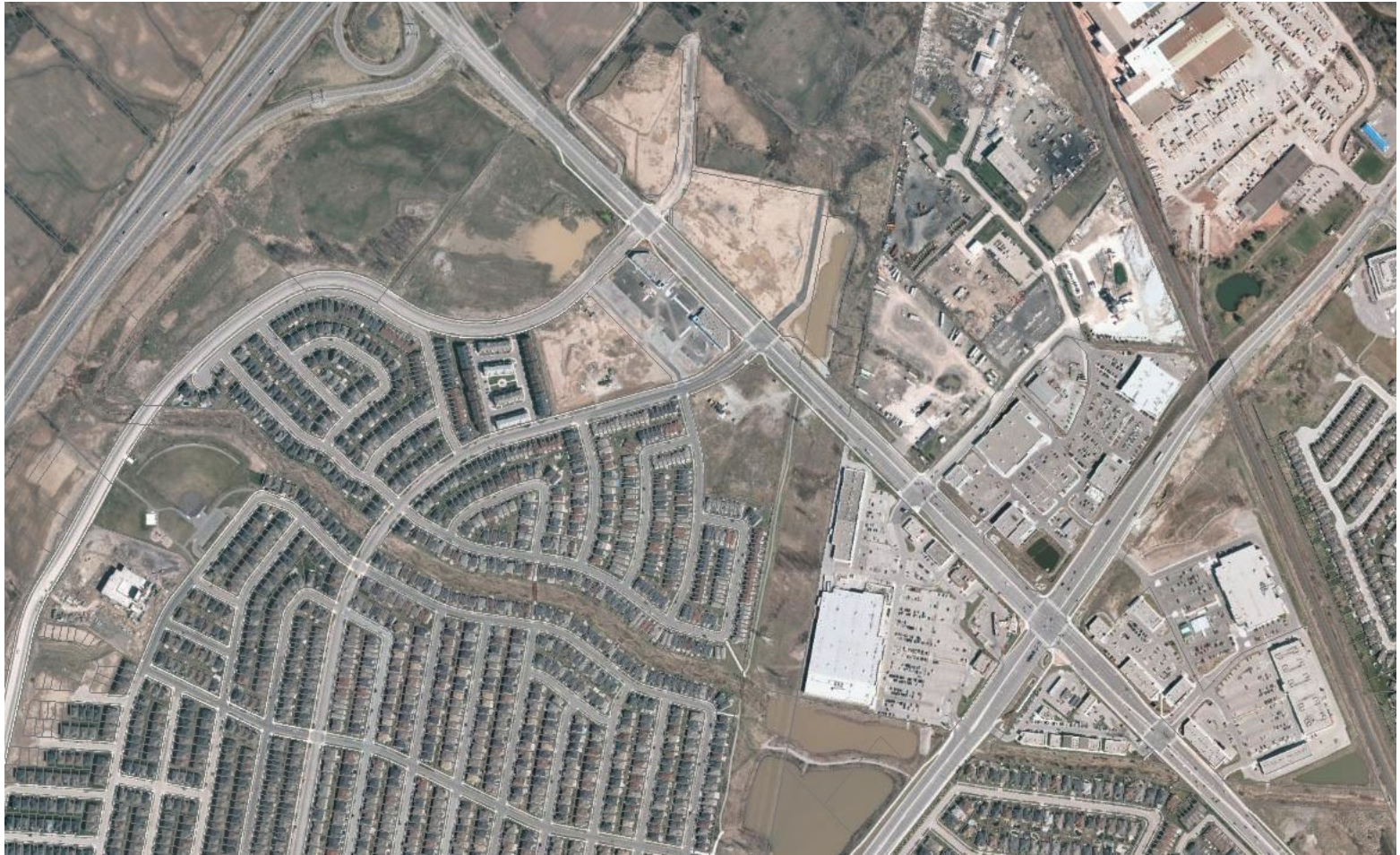


Official Plan & Zoning By-law Amendment Applications

Applicant: Adi Development Group Inc.
Address: 4853 Thomas Alton Blvd.
Files: 505-05/15 & 520-08/15
Date: July 11, 2016

Site & Context



Site & Context



Site & Context



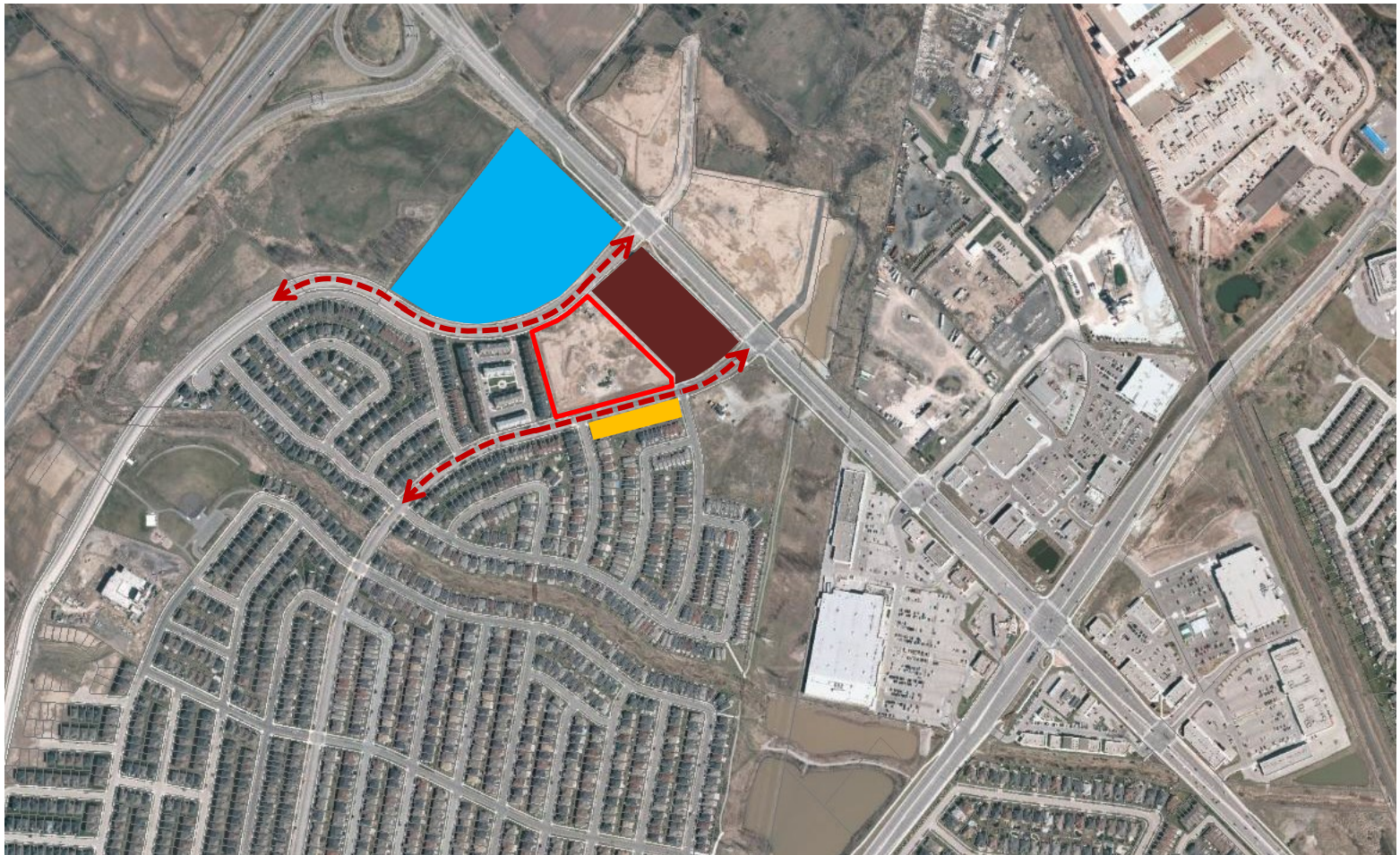
Site & Context



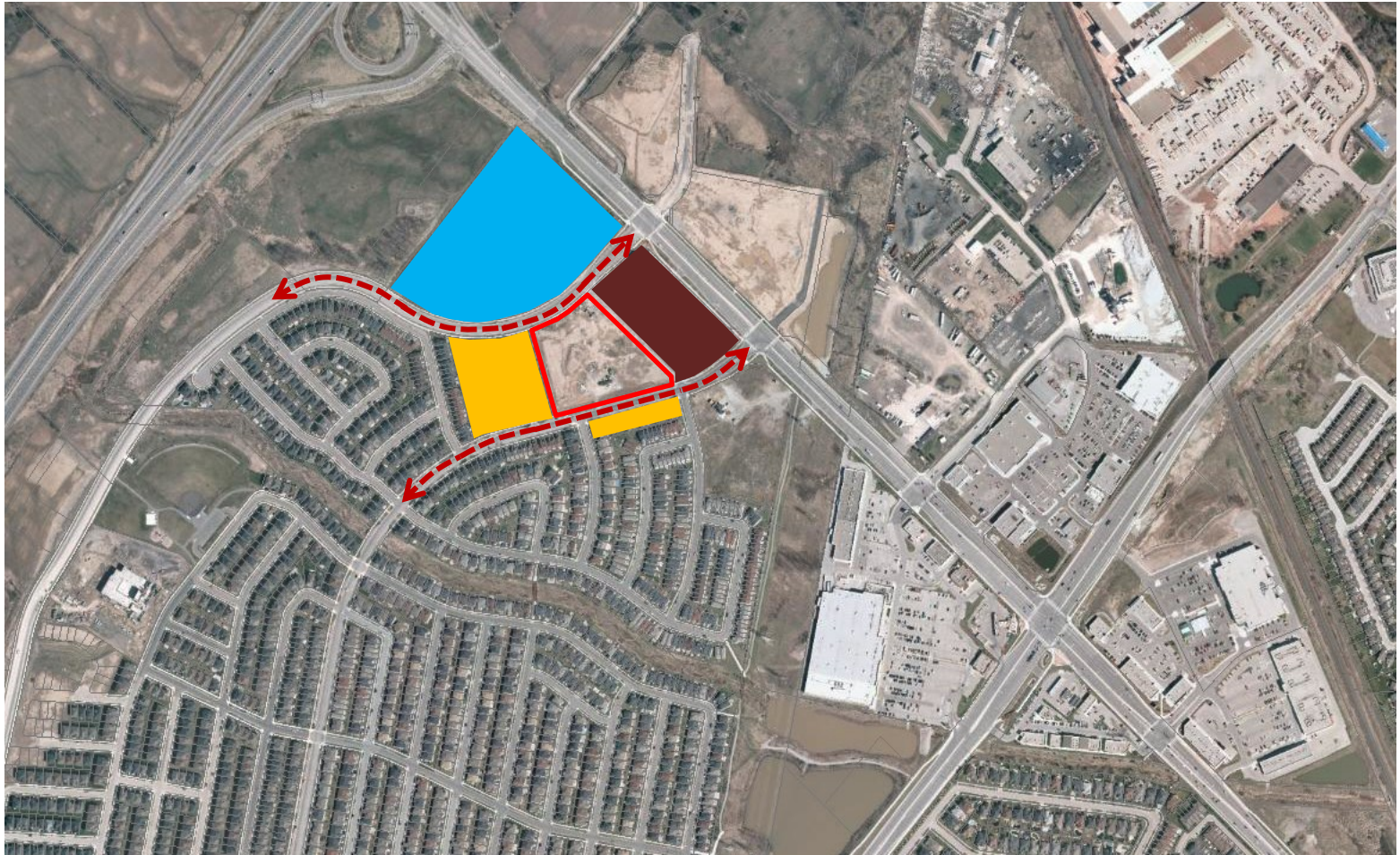
Site & Context



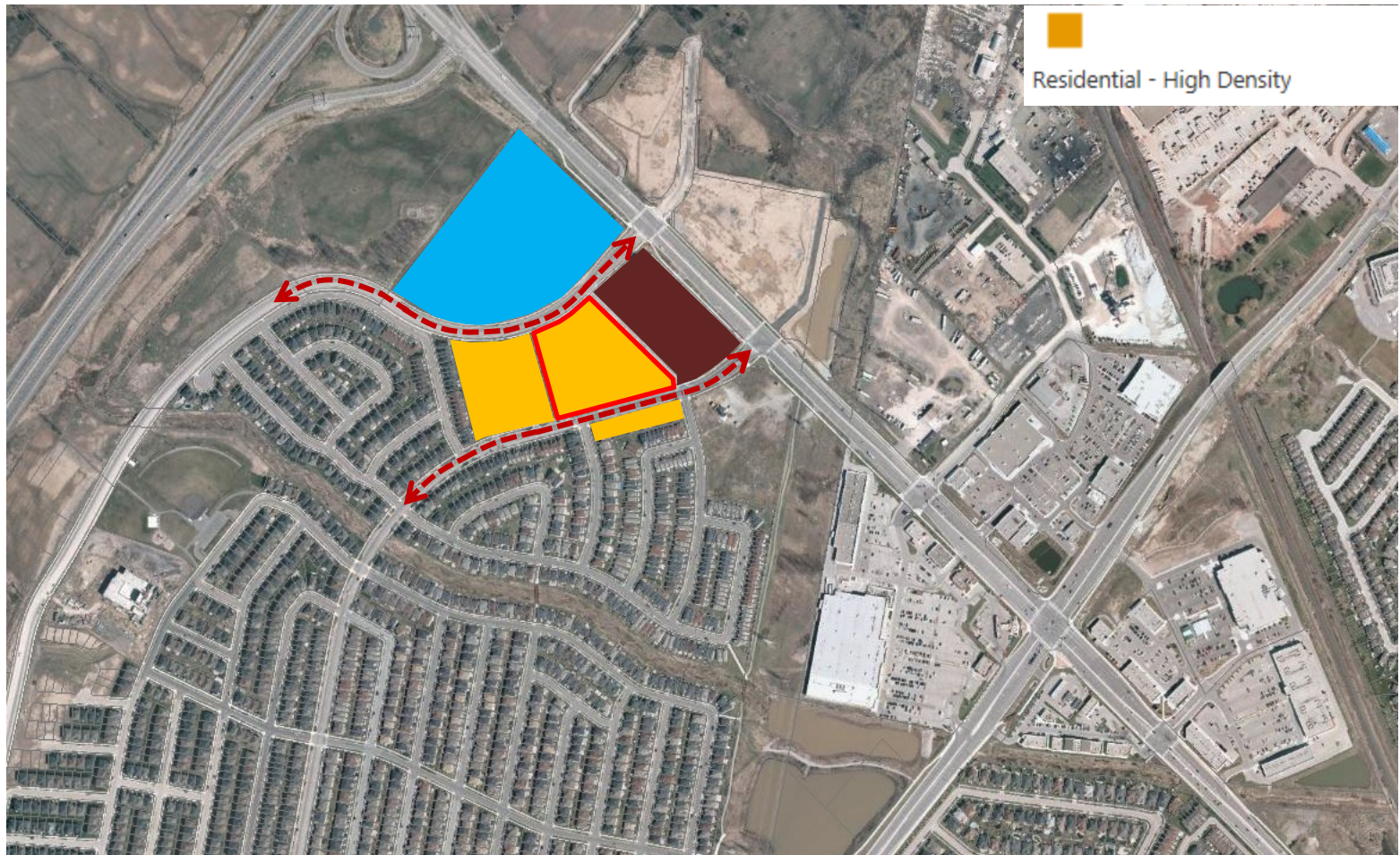
Site & Context



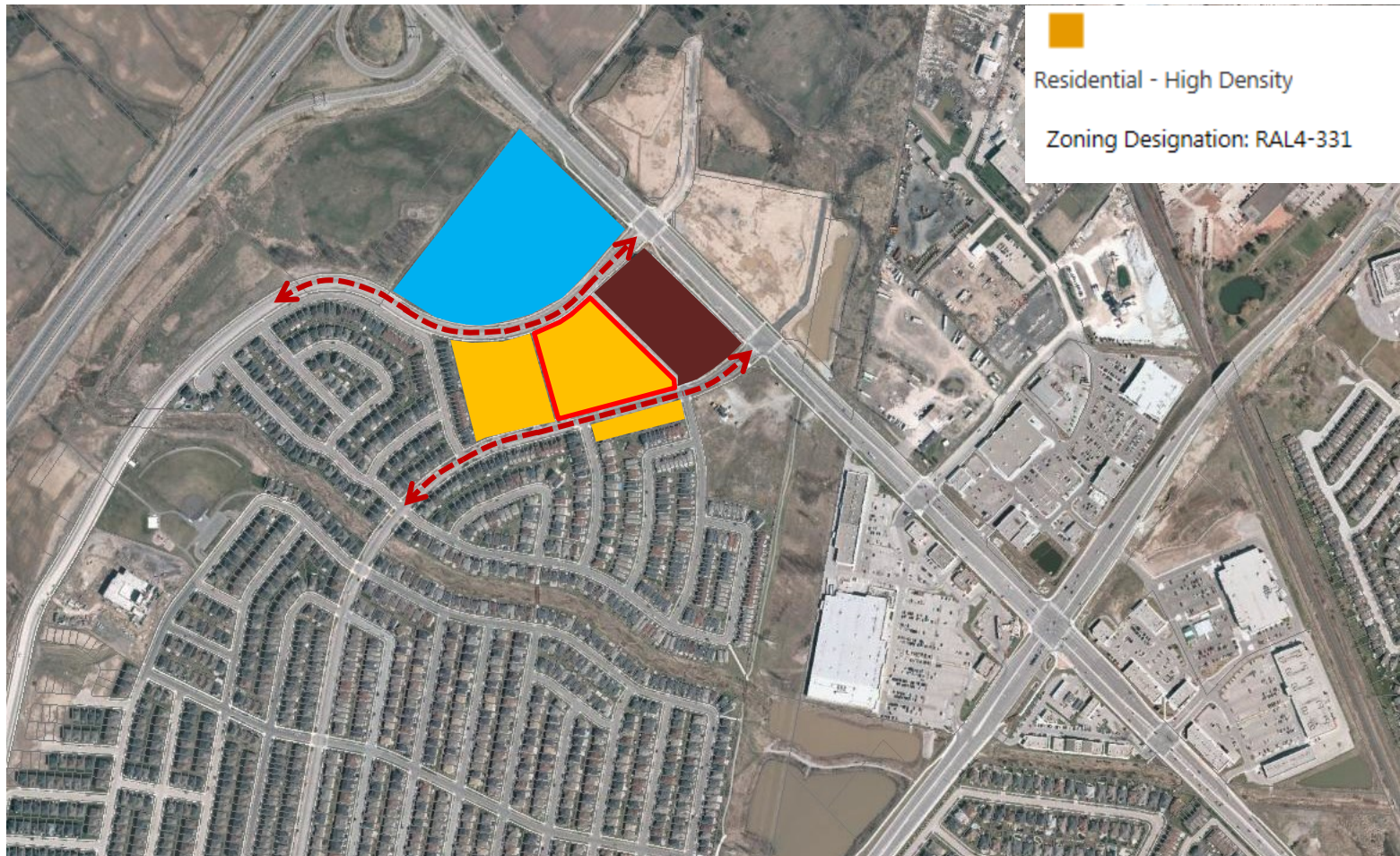
Site & Context



Designated Res.-High Density



Zoned RAL4-331



Maximum Density

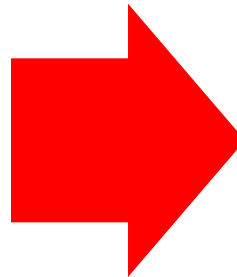
Permitted:

185 units per hectare

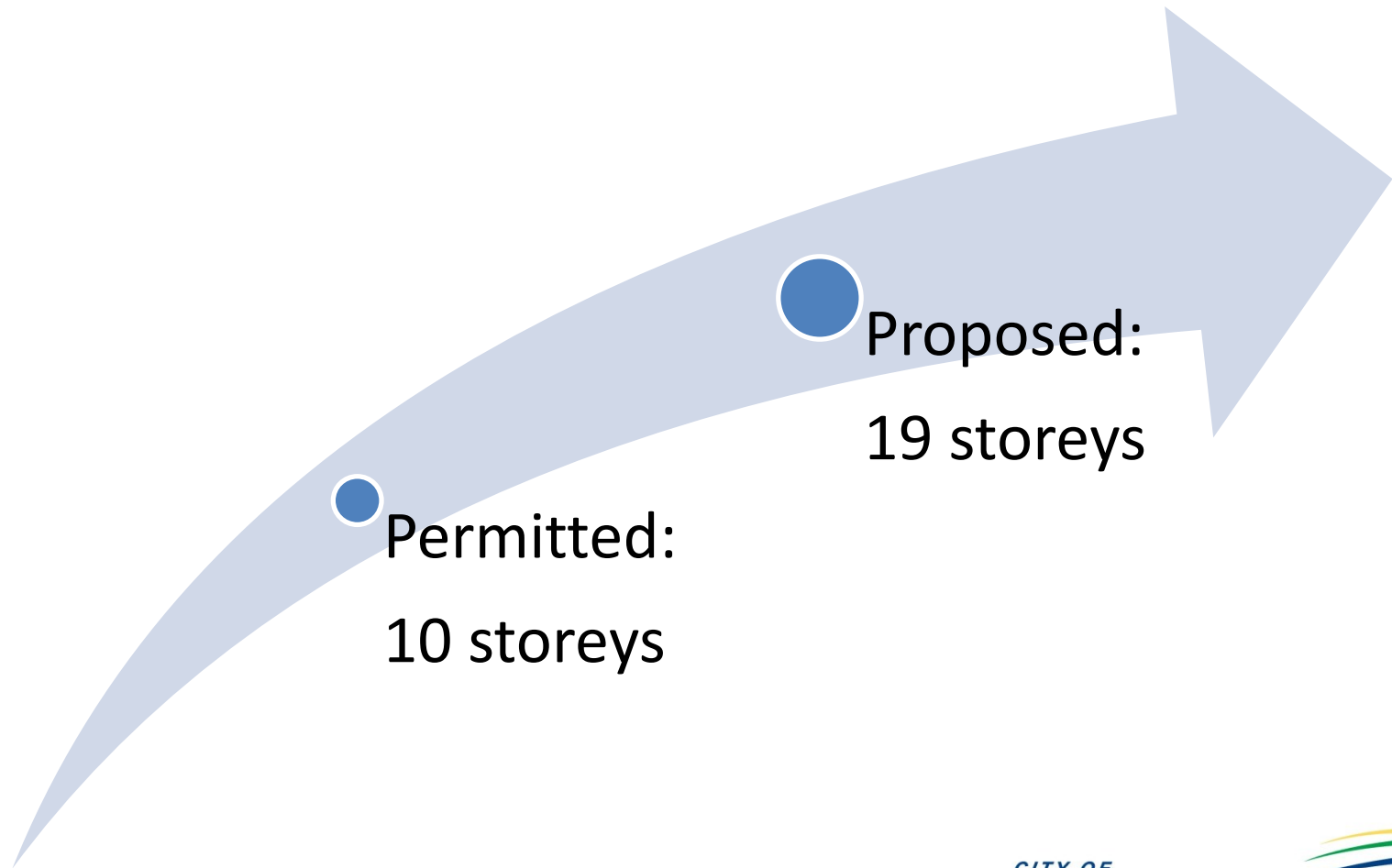


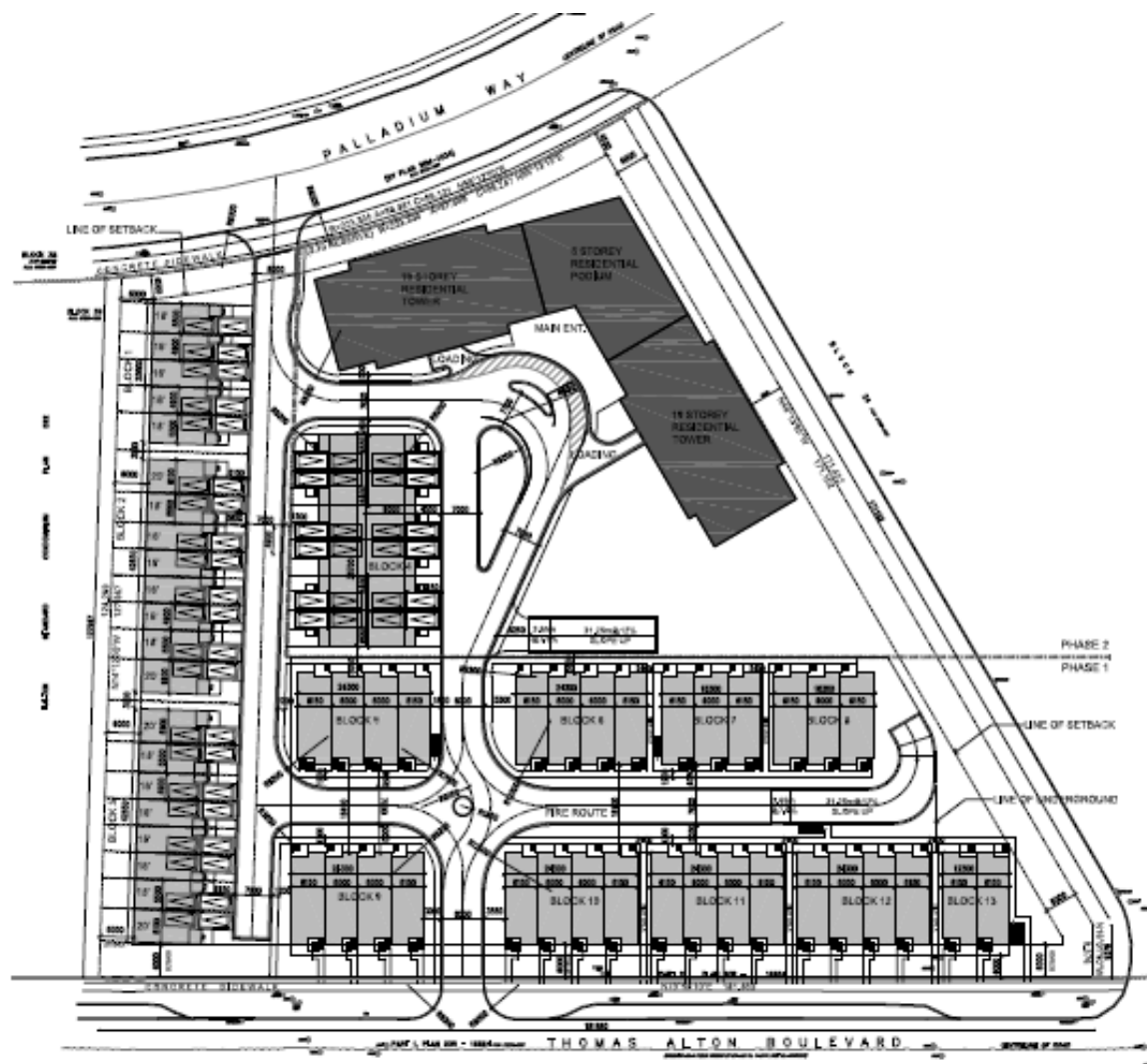
Proposed:

335 units per hectare



Maximum Height



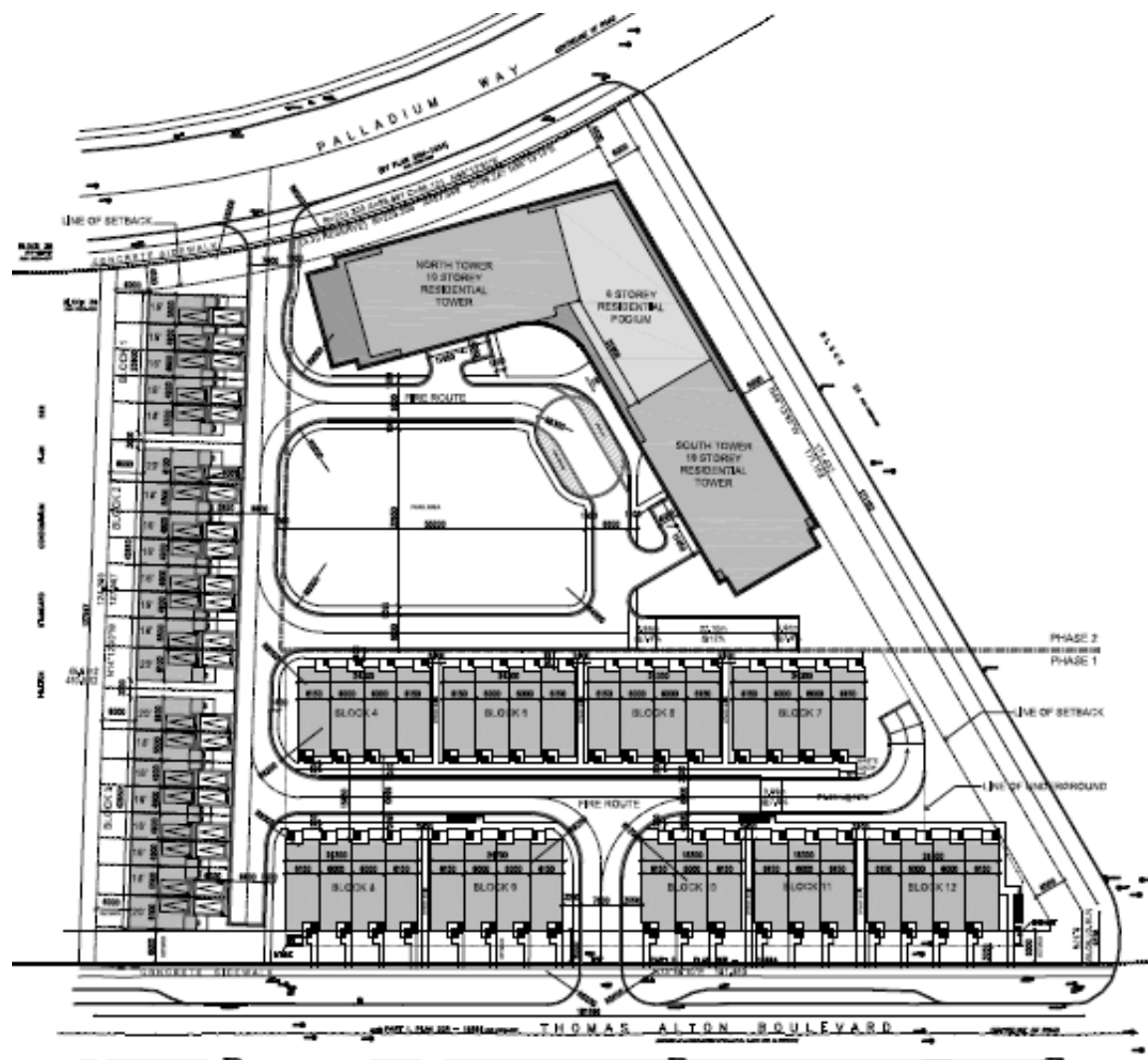


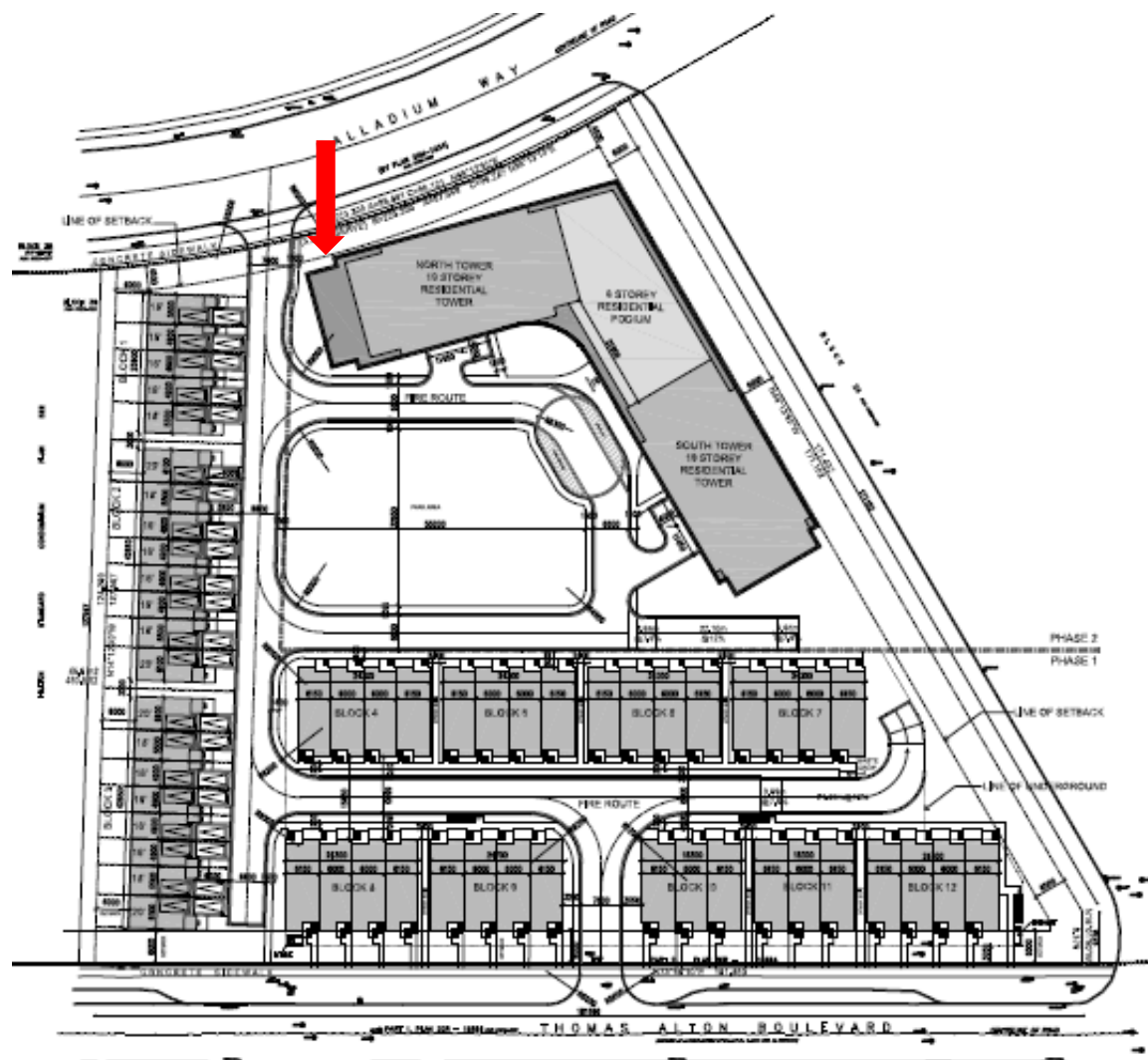
Consultation

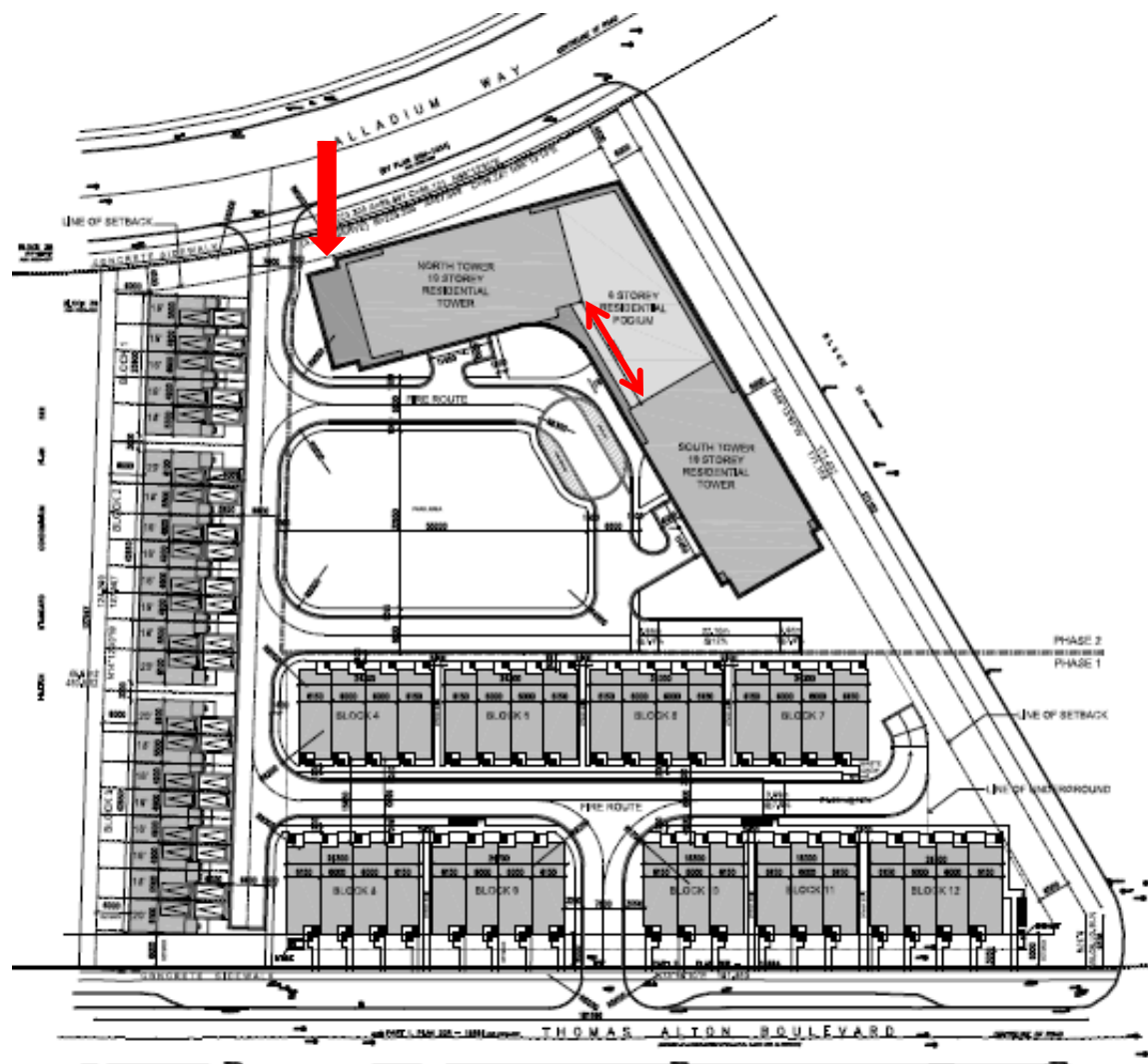
- Public Consultation
 - Neighbourhood Meeting December 1, 2015
 - Statutory Public Meeting February 16, 2016
 - We heard concerns respecting:
 - density;
 - traffic impacts;
 - building height; and
 - adequacy of private amenity area, servicing infrastructure and school capacity

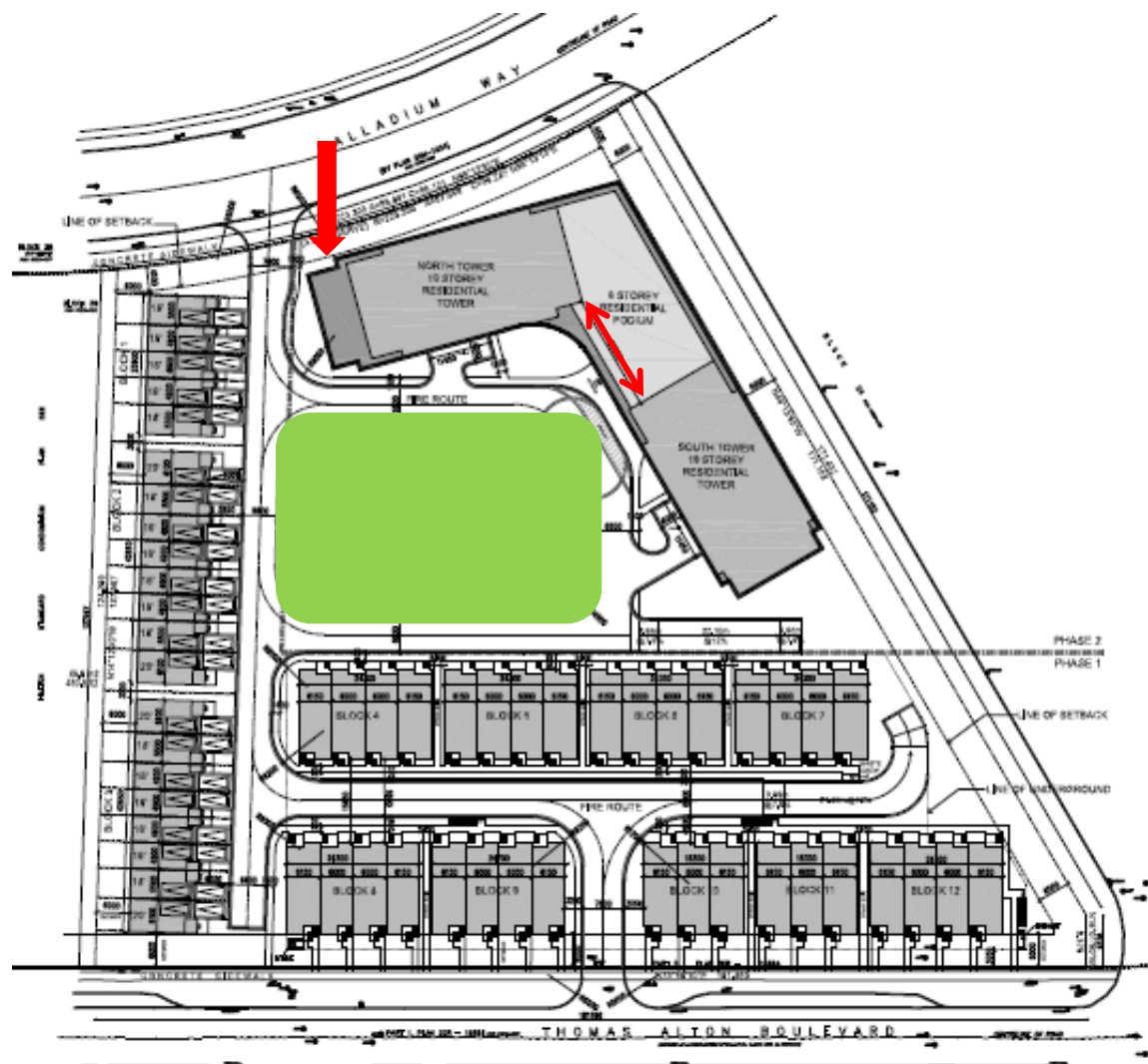
Consultation

- Urban Design Consultant (Brook McIlroy)
 - Urban Design Workshop March 15, 2016
 - Key considerations:
 - distribution of density;
 - creating a stronger frontage on Thomas Alton Boulevard;
 - increase the size of the shared private outdoor amenity area;
 - creating a more efficient internal circulation network; and
 - providing appropriate separation distances between buildings as well as increased setbacks from adjacent properties.







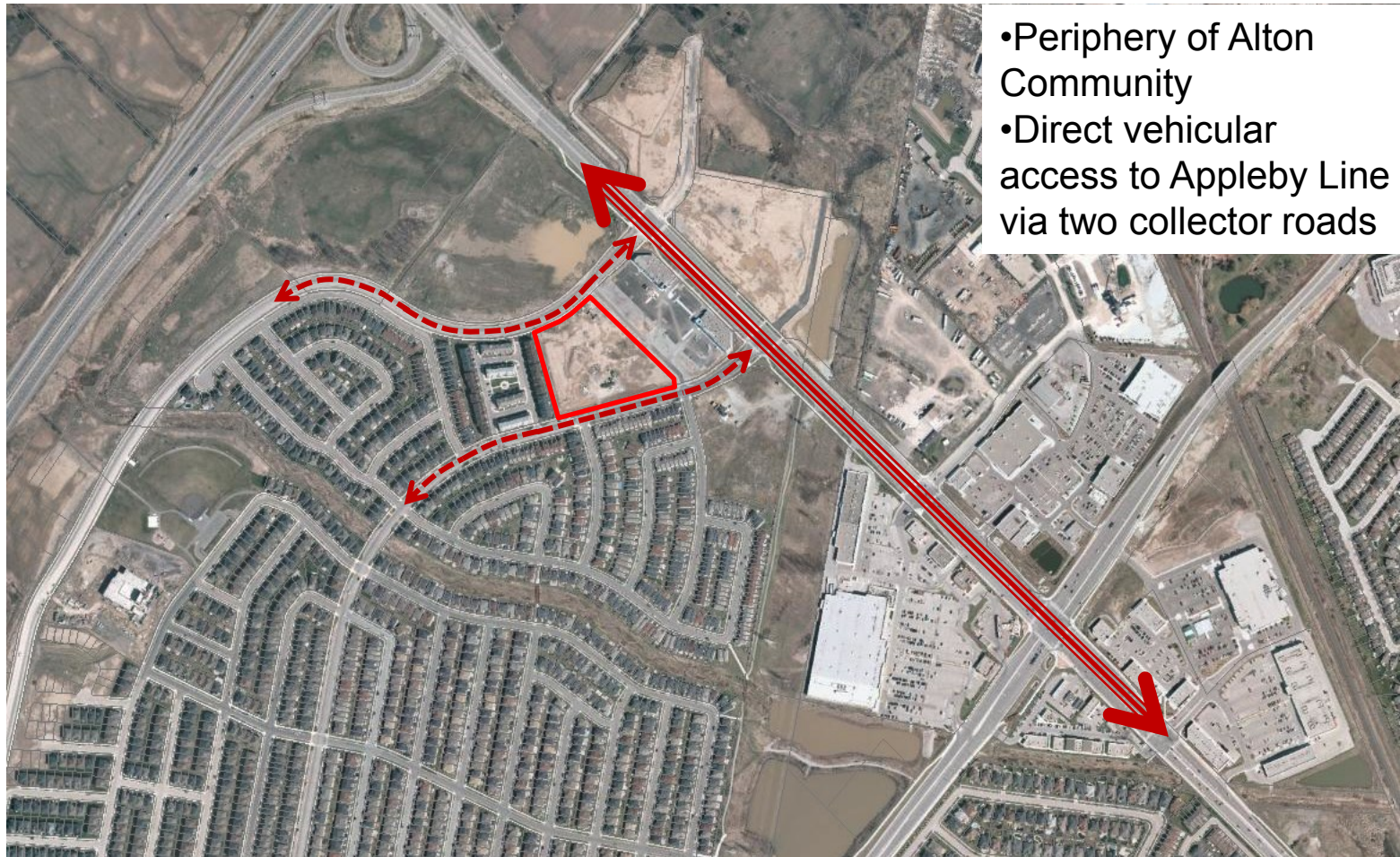


Evaluation Criteria

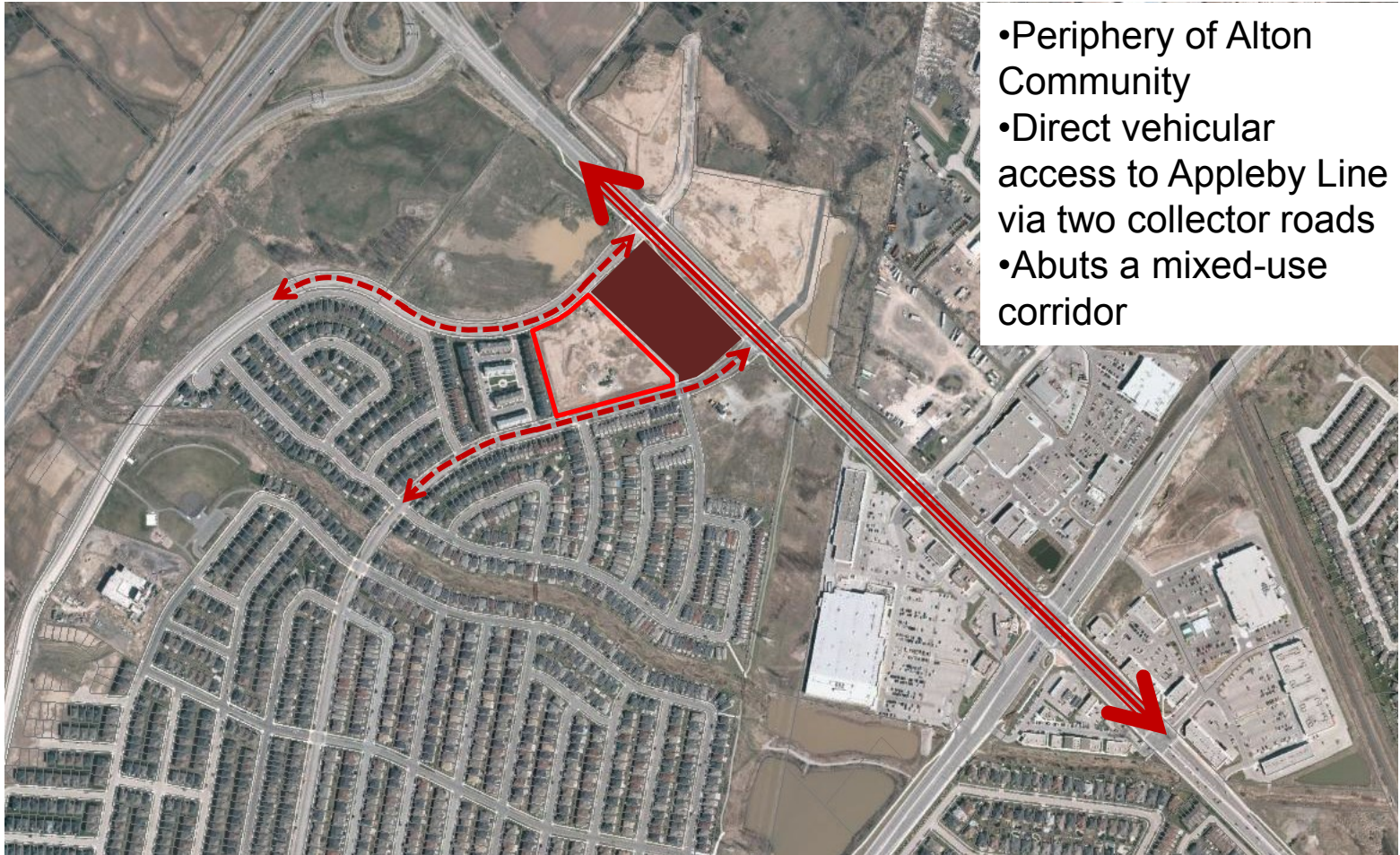


- Periphery of Alton Community

Evaluation Criteria

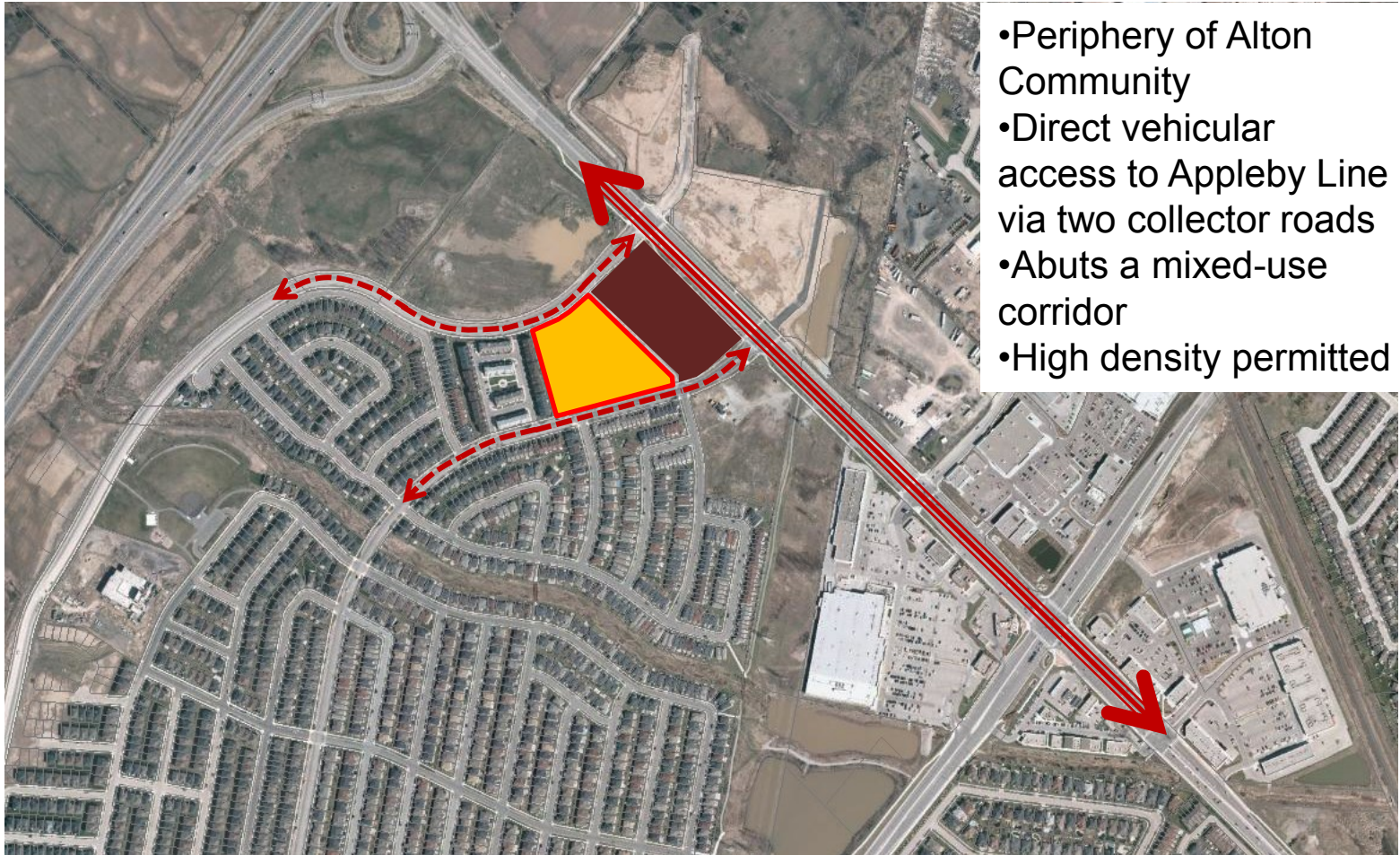


Evaluation Criteria

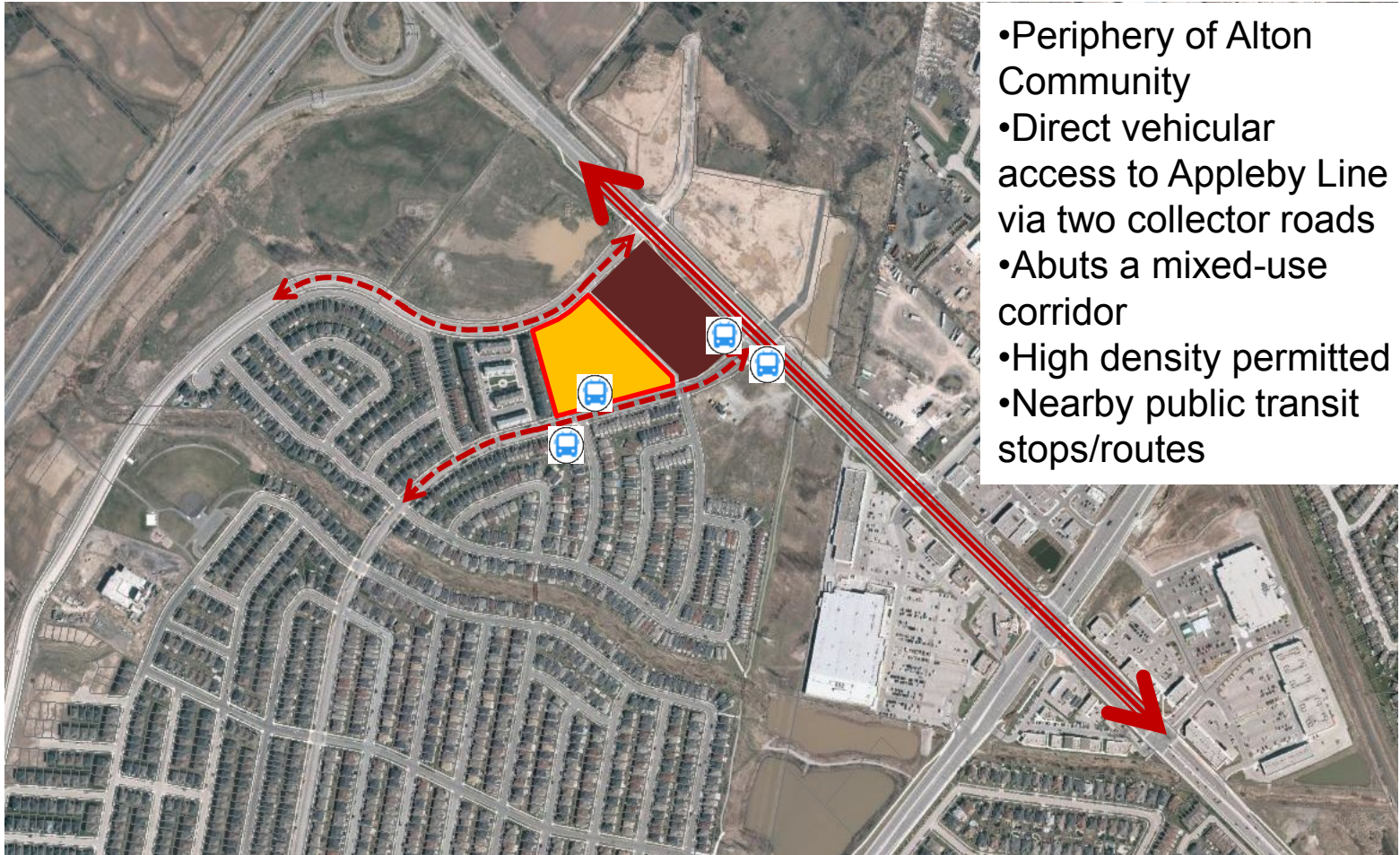


- Periphery of Alton Community
- Direct vehicular access to Appleby Line via two collector roads
- Abuts a mixed-use corridor

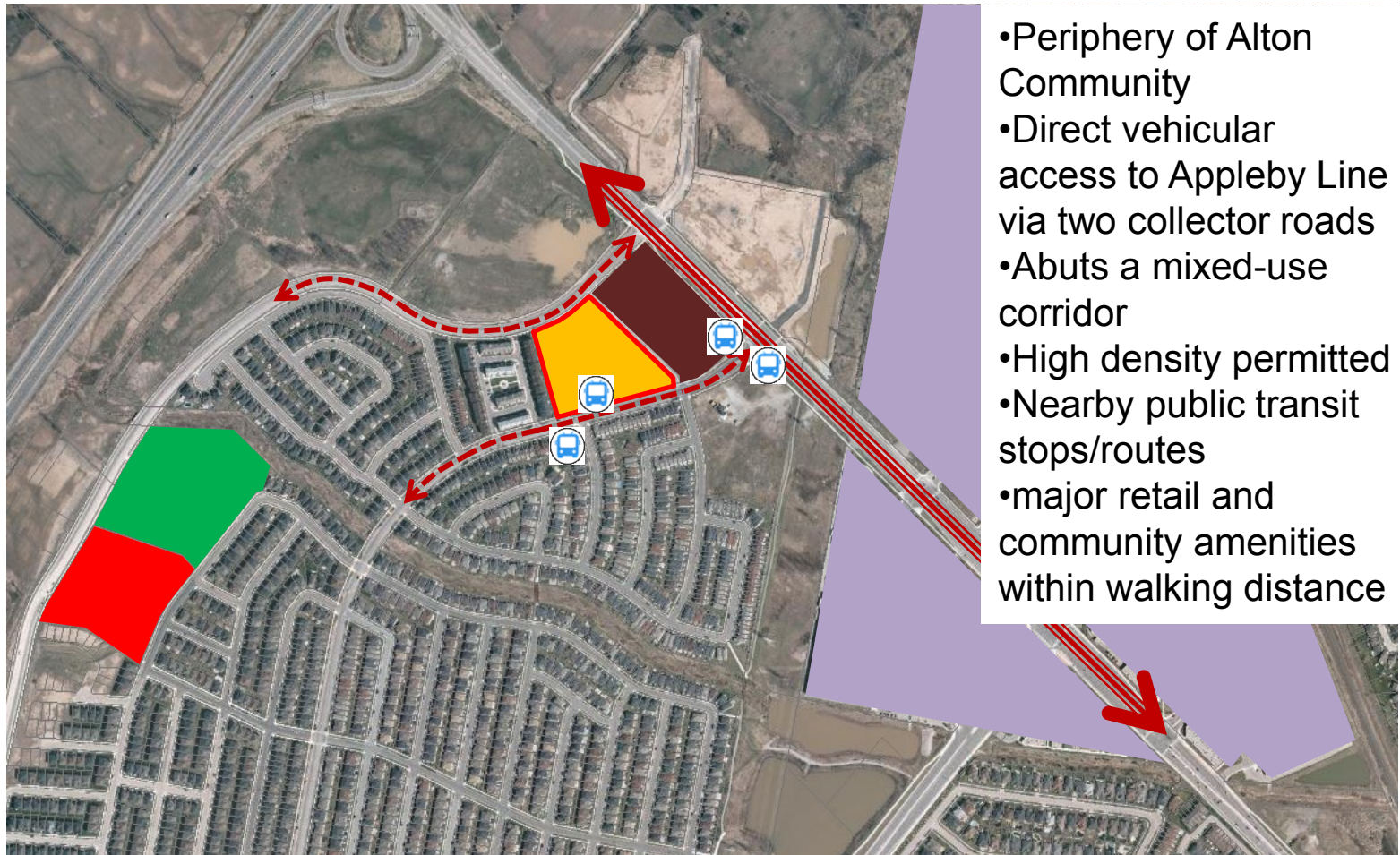
Evaluation Criteria



Evaluation Criteria



Evaluation Criteria



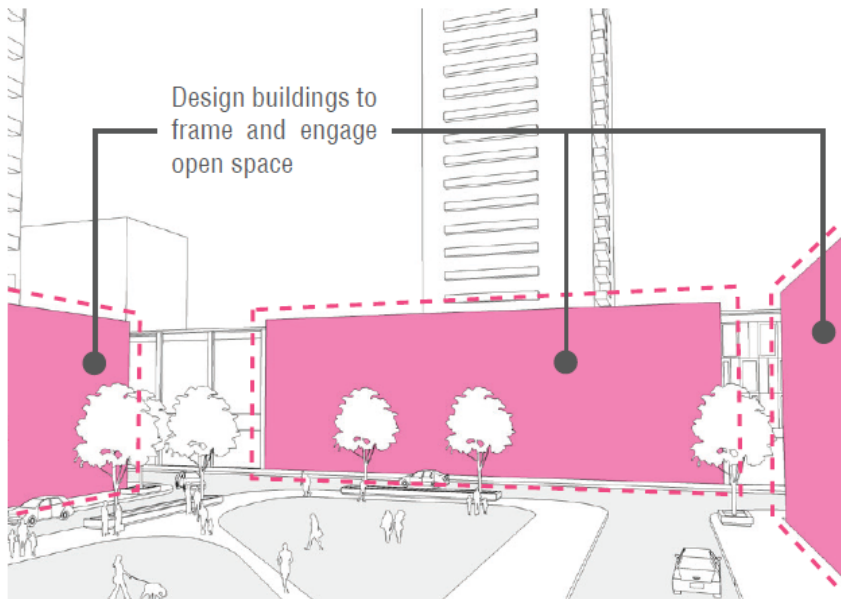
Merits of Proposal

- Consistent with PPS;
- Conforms to the Growth Plan:
 - Compact and efficient form of development
 - Mix of housing
- Adequate municipal services, parkland, schools;
- Off-street parking supportable with TDM; and
- Increased traffic flows can be accommodated.

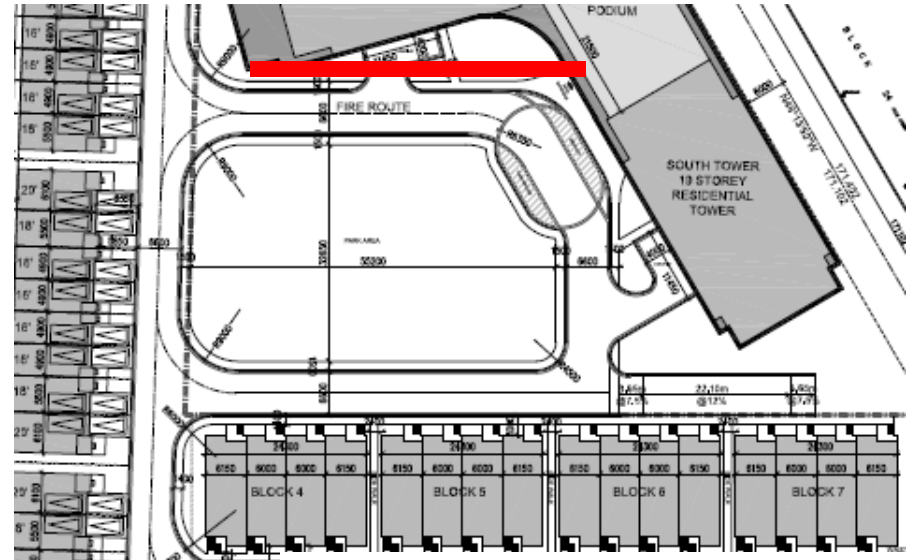
Design Recommendations

1. Integration of Open Space and Transition on the Site;
2. Framing the Public Realm and Public Streets;
3. Tall Building Design;
4. Stacked Townhouse Building Design;
5. Amenity Area; and
6. Access, Loading, Parking and Site Servicing.

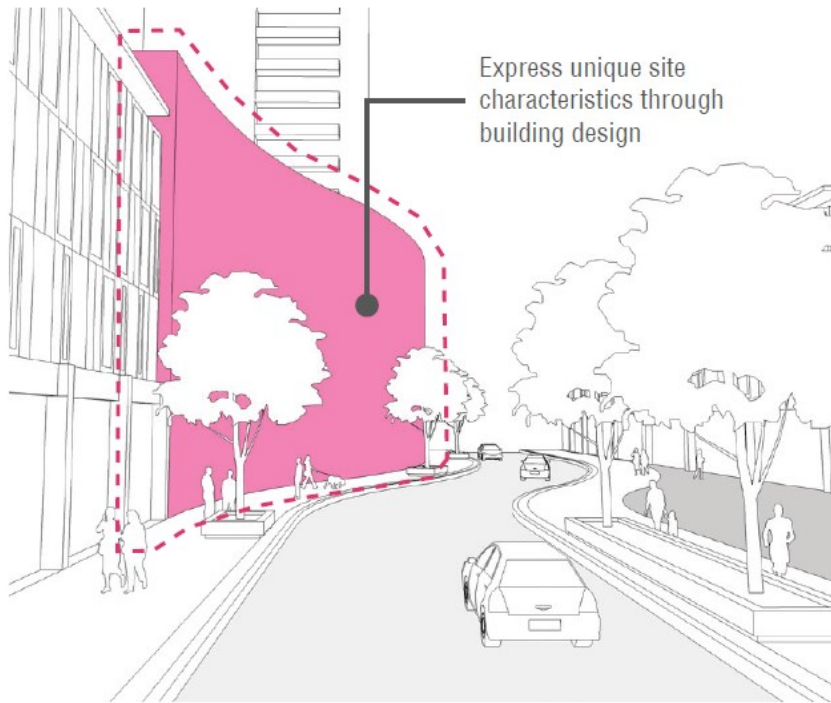
1. Integration of Open Space and Transition on the Site



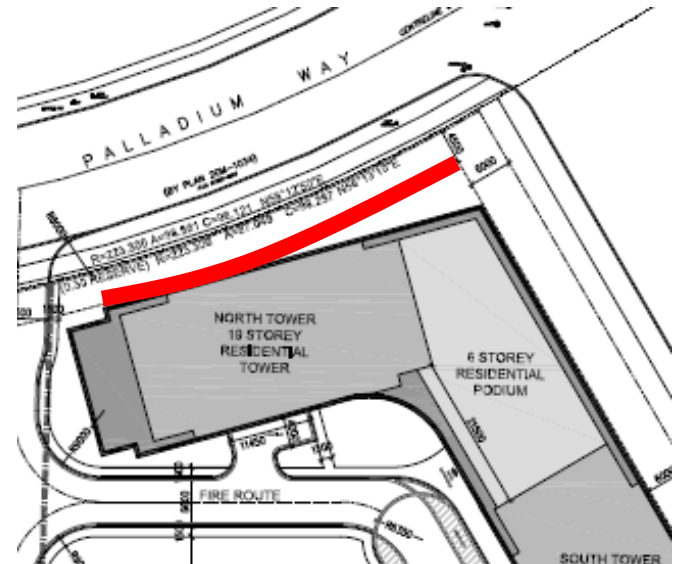
Source: City of Toronto Tall Building Design Guidelines



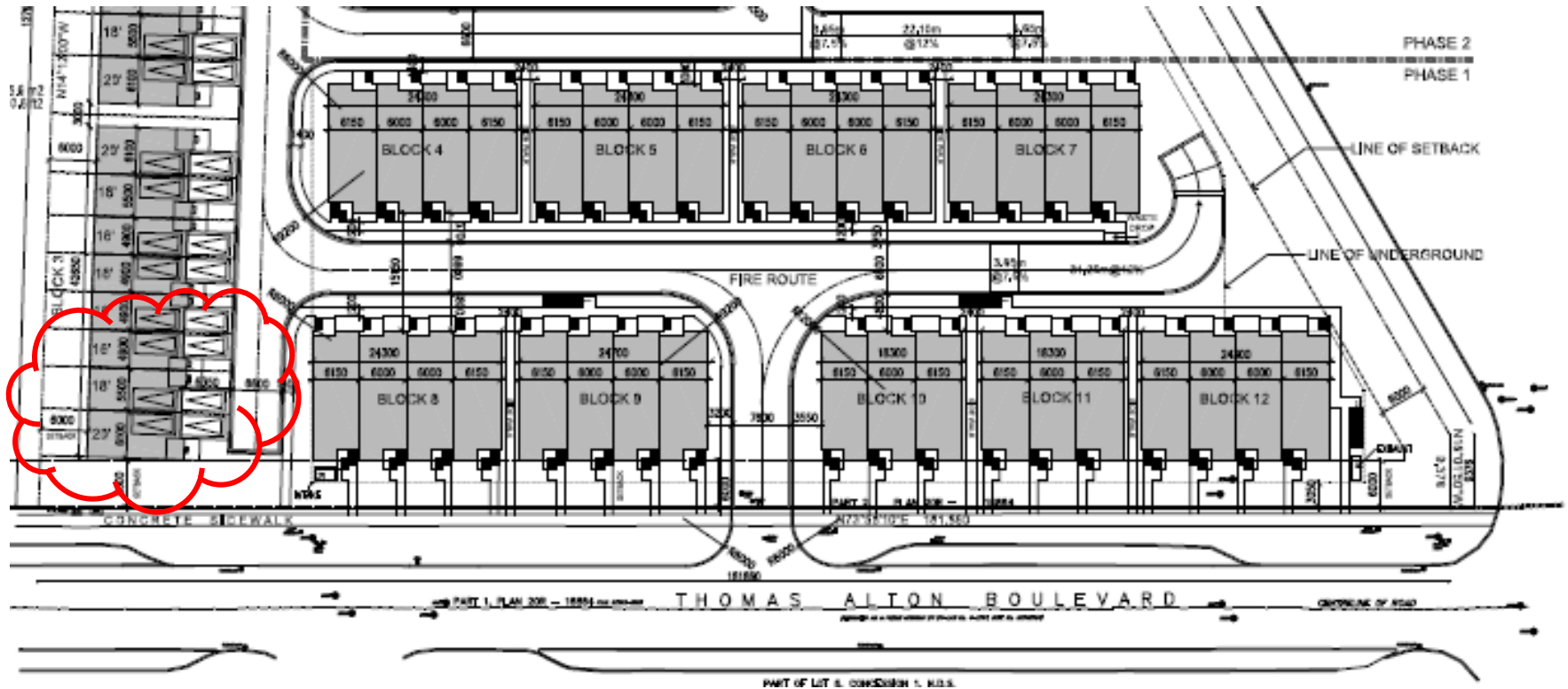
1. Integration of Open Space and Transition on the Site



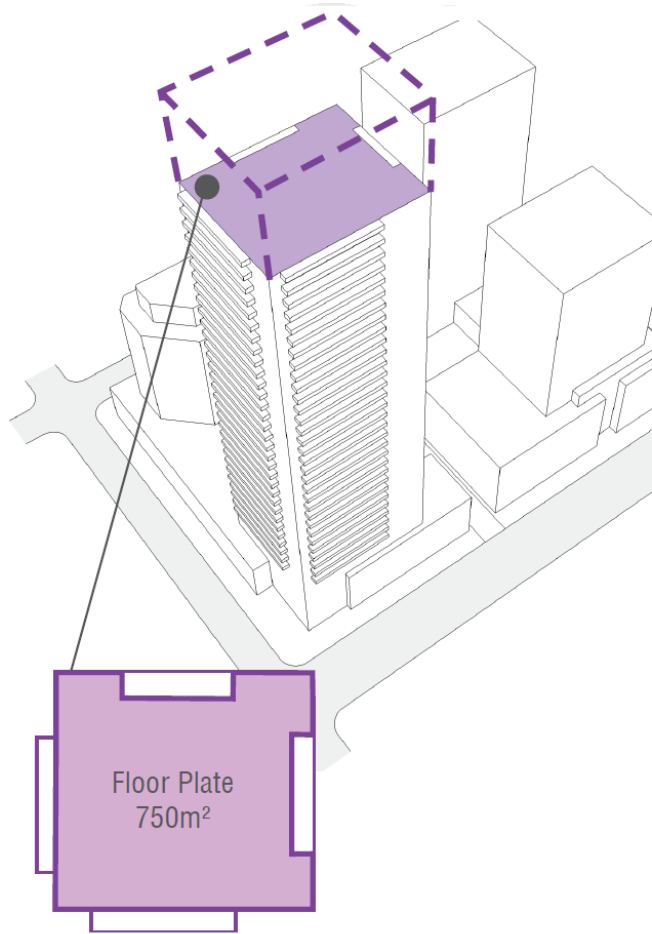
Source: City of Toronto Tall Building Design Guidelines



2. Framing the Public Realm and Public Streets



3. Tall Building Design



i. Floor Plate

a) Size

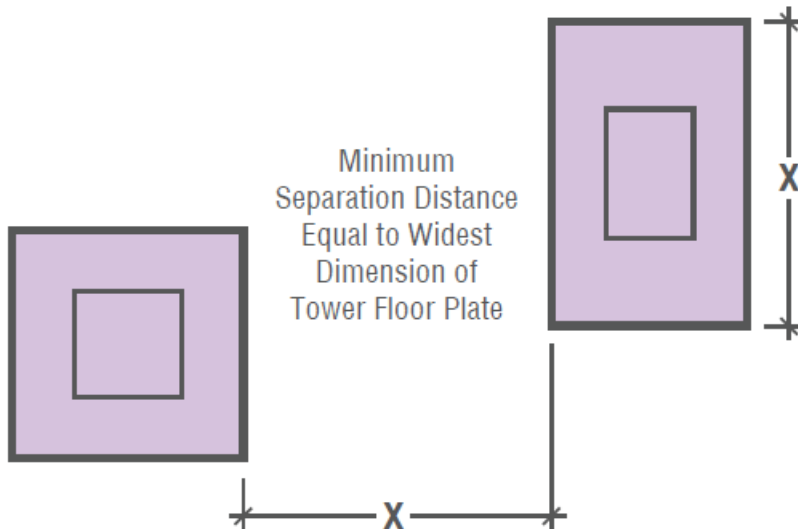
- Less than 750m²
- Proposed is a floor plate of 781m²
- Staff recommends: max. 750 m²

3. Tall Building Design

i. Floor Plate

b) Shape

- Should be square
- Avoid elongated building lengths
- Proposed is a length of approx. 40 m
- Staff recommends: max. length of 35 m

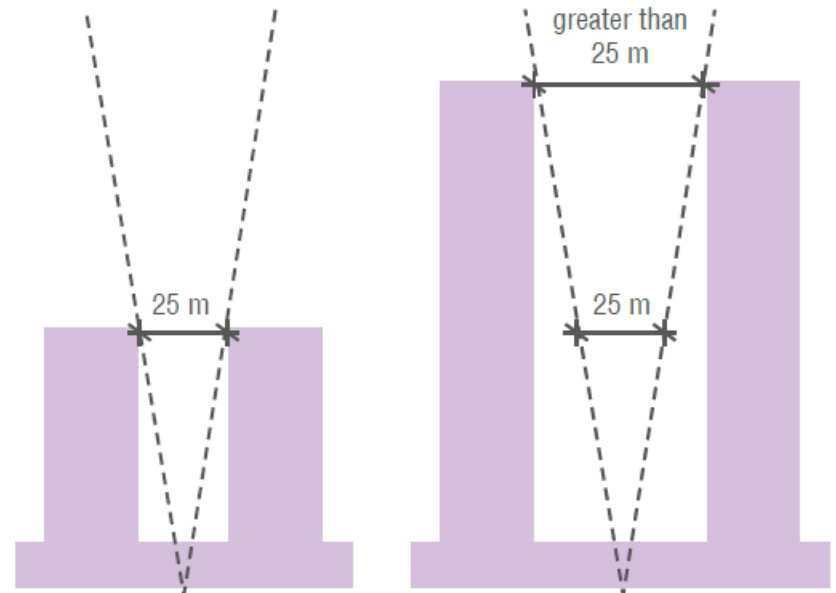


Source: City of Toronto Tall Building Design Guidelines

3. Tall Building Design

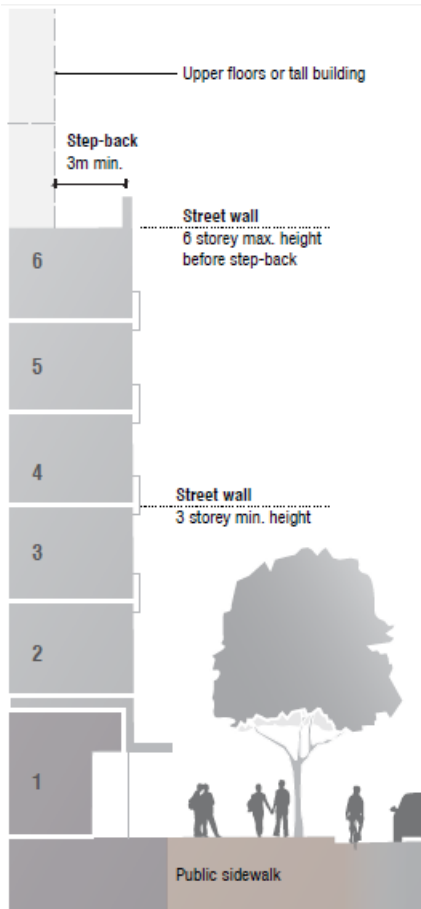
ii. Tower Separation

- Provide separation between towers of 25 m or greater
- Proposed is 21.5 m
- Staff recommends: min. 25 m



Source: City of Toronto Tall Building Design Guidelines

3. Tall Building Design



Source: Richmond Hill Urban Design Guidelines

iii. Tower Placement

- Staff recommends: min. 3 m step back from podium

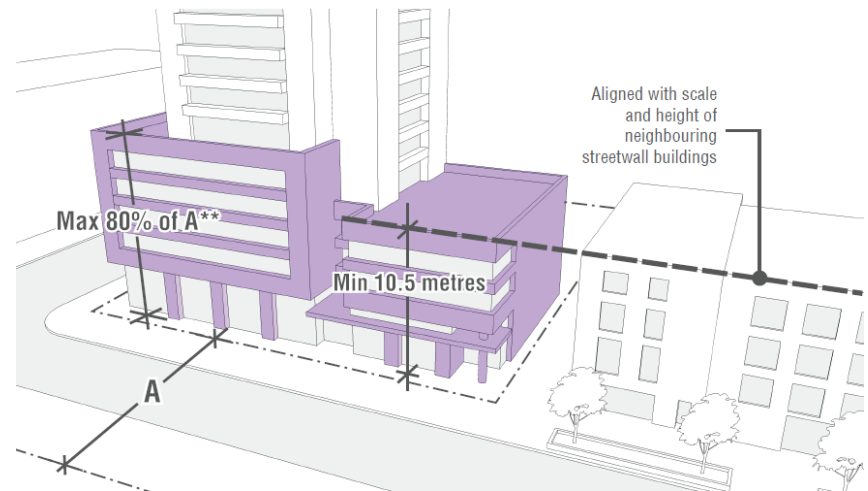


Source: City of Hamilton DRAFT Tall Buildings Guidelines

3. Tall Building Design

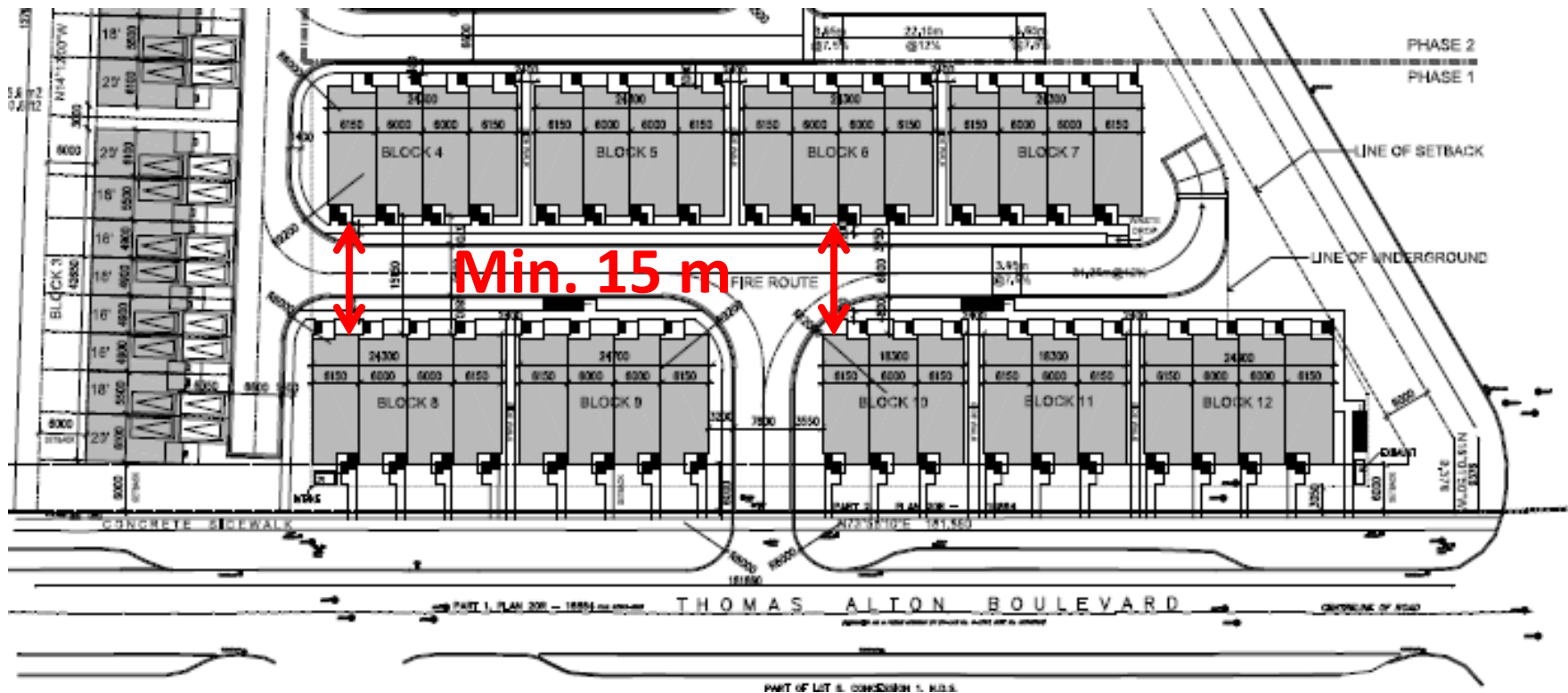
iv. Podium Height & Scale

- align with height and scale of est. streetwall (i.e. 3 storey townhouses) and relate to right-of-way width (26 m)
- A podium helps to define and frame the public realm



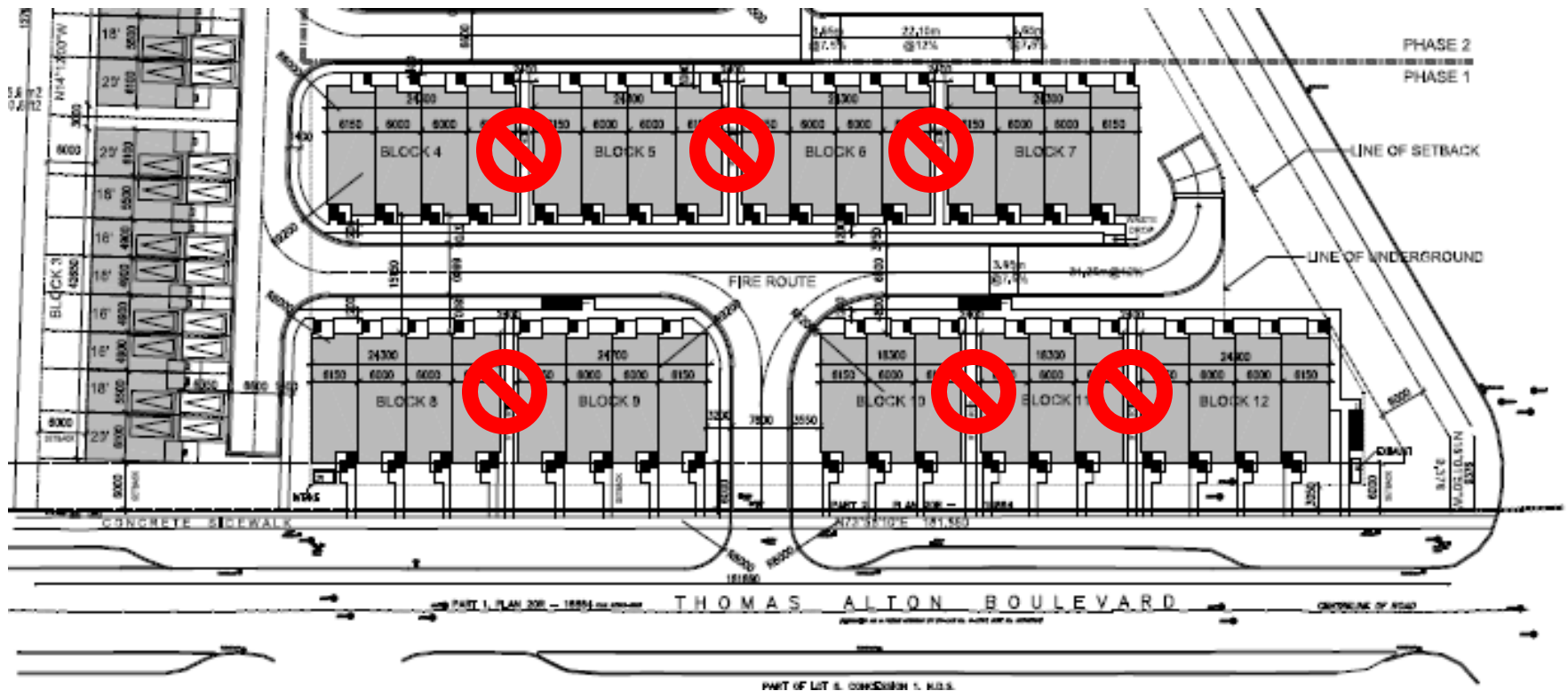
Source: City of Toronto Tall Building Design Guidelines

4. Stacked Townhouse Building Design;



- Proposed is 15.15 m
- Staff recommends: min. 15 m

4. Stacked Townhouse Building Design;



- Proposed are 6 narrow pedestrian walkways
- Staff recommends: 1 mid-site connection

5. Amenity Area:

- Staff recommends: 18.5 m² / unit
- Proposal is approx. 2,000 m² deficient

6. Access, Loading, Parking and Site Servicing

Recommendation

- Endorse the Design Approach / Recommendations outlined in Report PB-63-16; and
- Direct staff to prepare an Official Plan Amendment and Zoning By-law Amendment in accordance with these Design Recommendations (Modifications) for consideration at a future meeting.