1066 SILVER STREET

DESIGN BRIEF

05 March 2024

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DESIGN INTENT

This building is the final piece in a larger development that has already seen the construction of two new low-rise apartment buildings. While this building is larger that the previous structures, it is borrowing from the same palette of materials and architectural language in order to create design continuity within the development.

This is a noticeably ground oriented design, offering entrances along both the Summerville and Silver facades. Numerous recessed balconies are articulated within the street facing elevations, creating expressive articulation and enhancing the connection with the street.

As with the other buildings in this development, the building is set a half level out of the ground in order to allow ample daylight to the lower level units. Window wells along the street frontages increases this effect offering near full height windows in these units.

This building continues an architectural expression that uses masonry volumes to enliven the street scape in a way that does not overwhelm the existing low-rise urban fabric. Frequent material changes also help to subdivide the building volume, carving away at the it's mass and allowing it to read more as a cluster of smaller buildings as opposed to a large monolithic structure.

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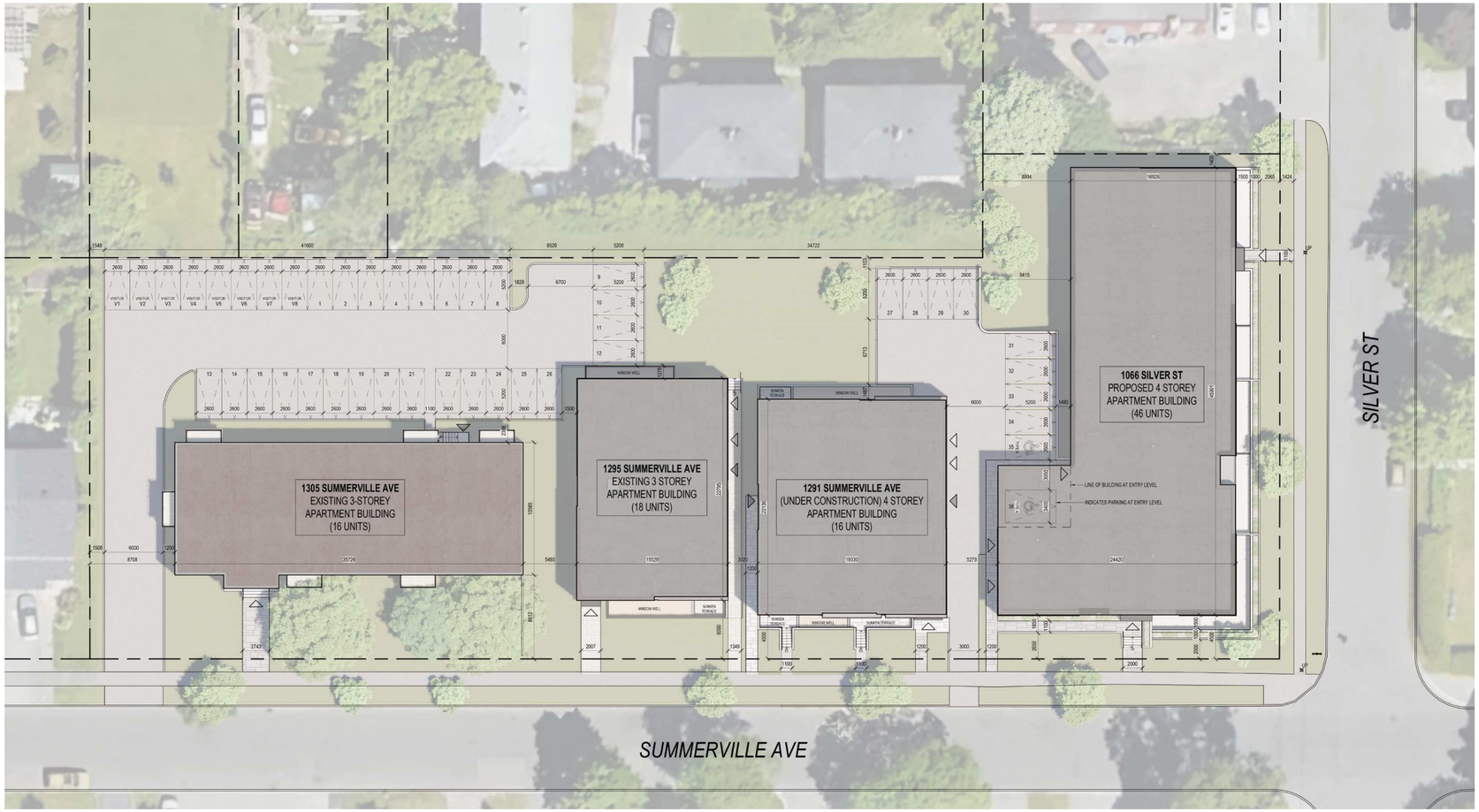
Site Statistics

Current Zoning Designation:	R4UC[2812]
Lot Width:	51.8m
Total Lot Area:	5349.4m²
Average Existing Grade:	83.39m
Gross Floor Area:	3255.59m²
Building Area	816.22m²
Floor Space Index:	N/A

Proposed Development - Planned Unit Development (96 Total Units)

Existing 3 Storey Low-Rise Apartment Building - 1305 Summerville Avenue (16 Units)
Existing 3 Storey Low-Rise Apartment Building - 1295 Summerville Avenue (18 Units)
Under Construction 4 Storey Low-Rise Apartment Building - 1291 Summerville Avenue (16 Units)
Proposed 4 Storey Low-Rise Apartment Building - 1066 Silver Street (46 Units)

Zoning Mechanism	Required	Provided
Minimum Lot Width *162A*	15m	51.8m
Minimum Lot Area *162A*	450m²	5349.4m²
Min. Front Yard Setback *144 (1d)*	4.5m	4.5m
Corner Side Yard Setback *144 (1d)*	4.5m	4.5m
Min. Interior Side Yard Setback *162 (1b)*	1.5m	1.4m
Min. Rear Yard Setback *162 (1a), 144 (5b)*	No Minimum	8.7m
Maximum Building Height *162A*	11m	10.7m
Max. Projections into Height Limit *Section 64*	0.3m	0m
Parking Space Rates (Residents) *101 (Sch. 1A - Area X)*	24 Spaces (see breakdown below) *0 spaces for first 12 units - Section 101(3)(a)* *0.5 spaces / unit for 48 units - Table 101(R15)*	36 Spaces
Minimum Visitor Parking Rates *101 (Sch. 1A - Area X)*	8 Spaces *0 spaces for first 12 units - Section 102(3)* *0.1 spaces / unit for 84 units - Table 102*	8 Spaces
Bicycle Parking Rates (Residents) *Table 111A (Sch. 1 - Area X)*	23 Spaces *0.5 spaces / unit for 46 units[111A(b)(i)]*	37 Spaces
Landscaped Area *161 (8)*	1604.8m² *(Lots ≥ 450m², minimum 30% of lot area)*	1690.98m²
Front Yard Soft Landscaping *Table 161*	93.25m² *(40% of front yard)*	113.89m²
Minimum 2-Bedroom Unit Rates *161 (14)(ii)*	12 Units *(Minimum 25% of units)*	16 Units
Front Facade Minimum Glazing *161 (g)*	129.16m² *(25% of front facade)*	239.21m²
Facade Articulation / Balconies *161 (15h)(j)(ii)*	N/A	Porches and balconies provided as required



UNIT COUNT

NAME	LVL 00	LVL 01	LVL 02	LVL 03	TOTAL COUNT	PERCENTAGE
1-BEDROOM	5	6	7	7	25	54%
1-BEDROOM + DEN	1	1	1	1	4	9%
2-BEDROOM	3	3	5	5	16	35%
STUDIO	1	0	0	0	1	2%
TOTAL	10	10	13	13	46	100%

RENTABLE AREA (RESIDENTIAL)

LEVEL	AREA	AREA (SF)
LEVEL 00	590.41 m²	6355 SF
LEVEL 01	594.60 m²	6400 SF
LEVEL 02	788.76 m²	8490 SF
LEVEL 03	782.41 m²	8422 SF
TOTAL	2756.17 m²	29667 SF

GROSS FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL 00	751.46 m²	8089 SF
LEVEL 01	816.22 m²	8786 SF
LEVEL 02	857.19 m²	9227 SF
LEVEL 03	850.84 m²	9158 SF
TOTAL	3275.71 m²	35259 SF

AMENITY SCH. (PRIVATE)

LEVEL	NAME	AREA	AREA (SF)
LEVEL 00	TERRACE	102.89 m²	1107 SF
LEVEL 01	BALCONY	23.73 m²	255 SF
LEVEL 02	BALCONY	31.83 m²	343 SF
LEVEL 03	BALCONY	33.77 m²	363 SF
TOTAL		192.22 m²	2069 SF

PARKING SCH. (VEHICLE)

LEVEL	COUNT
LEVEL 01	44
TOTAL	44

PARKING SCH. (BICYCLE)

LEVEL	COUNT
LEVEL 01	37
TOTAL	37

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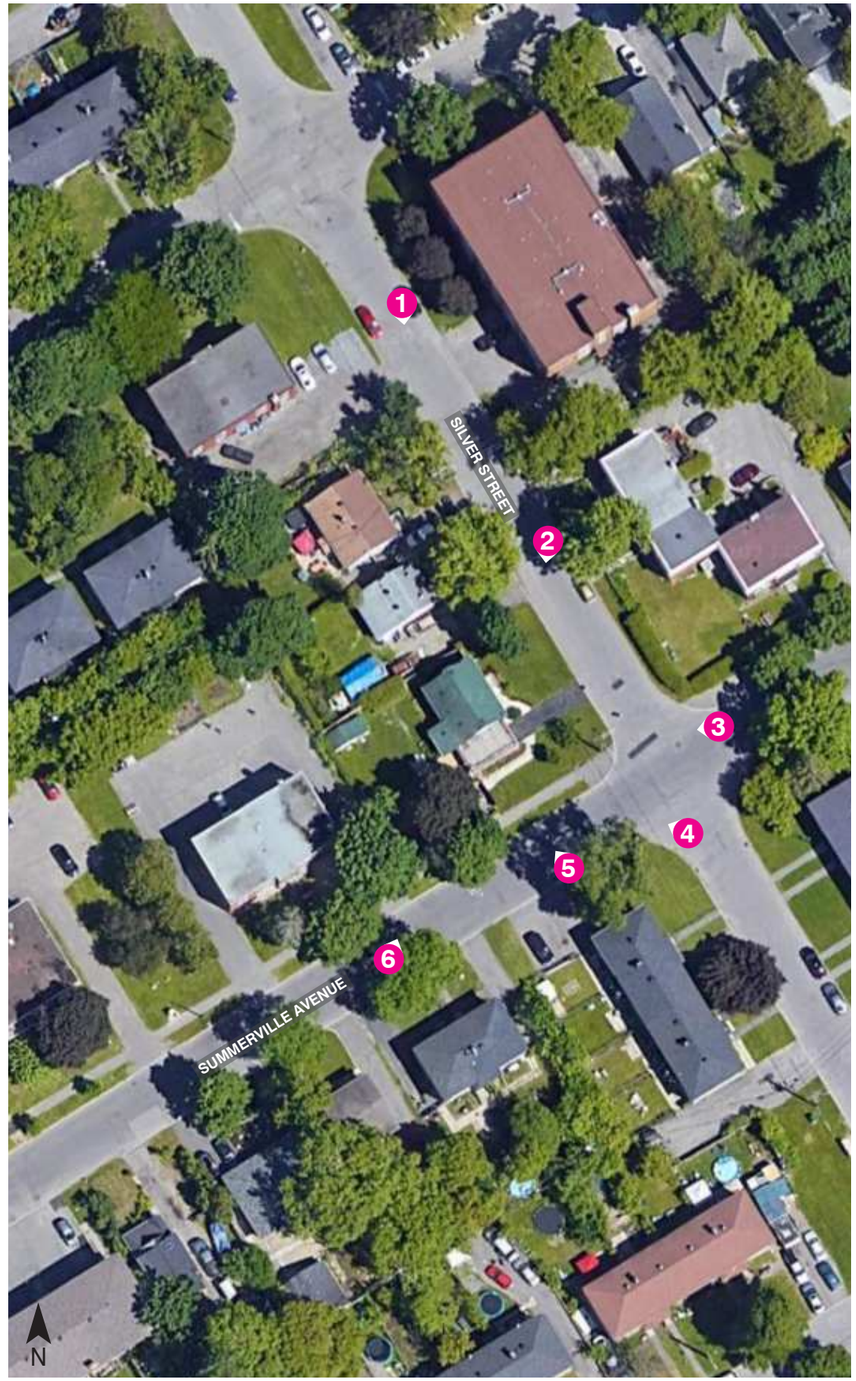

1066 SILVER STREET | EXISTING SITE CONDITIONS AND SURROUNDING AREA

| 2314 | SCALE NTS

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View Looking East

View Looking North

View Looking West

View Looking South

1066 SILVER STREET | BUILDING MASSING - AERIAL VIEWS
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1066 SILVER STREET | VIEW FROM SUMMERVILLE AVENUE FACING EAST

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1066 SILVER STREET | VIEW FROM SUMMERVILLE AVENUE FACING NORTH

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1066 SILVER STREET | VIEW FROM SILVER STREET

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1066 SILVER STREET | VIEW FROM SILVER STREET FACING SOUTH

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1066 SILVER STREET | VIEW FROM REAR YARD FACING WEST

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RESPONSES TO URBAN DESIGN COMMENTS FROM THE PHASE 1 PRE-APPLICATION

10. Applicable Design Guidelines to be discussed in the Design Brief include the Design Guidelines for Low-Rise Infill Housing.
The Design Guidelines for Low-Rise Infill Housing are not in effect and therefore do not apply to this project. That said, the design of this project is in keeping with the intent of the guidelines on many fronts, including:

- Articulation of the front elevations
- Careful attention paid to entrances both from Silver and Summerville
- Material Selection
- Proportion of the building in order to respect adjacent buildings and offer visual transition
- Garbage storage
- Bicycle storage

11. Please demonstrate in the Design Brief the elevation changes, particularly along the frontage of Silver Street.
Please refer to the Silver Street rendering on Page 9 of the design brief.

12. There is concern that the parking stalls adjacent to 1066 Silver Seven would be shining lights into units, please utilize sketches, floorplans, elevations or diagrams to illustrate this is not the case. Mitigation measures to prevent headlights shining into units should be utilized such as through landscaping, if required.
We maintain that the inner workings of a building fall outside of the scope of a planning review. That said, there is a retaining wall at the end of the parking space that will extend up by 1.1m and will act as a barrier shielding headlights from the units facing the parking spaces.

13. Please provide an accessible entrance along Silver Street due to the grade changes and requirements in the Zoning By-law.
We are not aware of zoning requirements for barrier free entrances, only the requirements of the Ontario Building Code. We are required to provide one barrier free entrance to the project, which is being done along the Summerville frontage. This barrier free entrance provides access to the barrier free units in the building that are only on the ground floor of the building, as we are not required to provide barrier free access throughout the building. If a barrier free entrance was provided on Silver it would lead only to interior space that is not within the barrier free path of travel nor does it provide access to barrier free units in the building. This being the case, a barrier free entrance will not be provided on Silver Street.

14. The site plan shows a sidewalk along Silver Street that is not currently present, who would be responsible for constructing this sidewalk?
This asphalt sidewalk will be built by the applicant to city standards.

15. Please maximize landscaping and tree planting. There are hydro wires along Silver Street but the amenity spaces in the rear of all building's present opportunity. Smaller trees along Silver Street would be acceptable.
Additional opportunities for tree planting will be explored if feasible.

RESPONSES TO URBAN DESIGN BRIEF CONTENT

Microclimate Conditions of the Site
This is a 3 storey building that doesn't trigger a shadow study or a wind study. Given that this item is an analysis of the wind velocities and shadowing for amenity spaces, we don't think this item is applicable to this project.

Characteristics of adjacent Streets and Public Realm
We understand this item to be concerned with setbacks of the building relative to those of existing adjacent buildings. This project is within the Greenbelt, and conforms with the alternative setback requirements of section 144 which requires the building to match abutting buildings or offer at least a 4.5m front yard setback. Given the setbacks of the building, and the recessed balconies and articulation of the frontage of the building, we feel that the project as designed responds well to the existing neighborhood.

Mobility Networks
An analysis of mobility networks does not seem appropriate for a building of this size.

Future and Current Developments Proposals
The building conforms with the height requirement of the zone and the two most recent buildings in the area are part of this development site.

Parti Diagrams / Alternative Site Plan Options / Design Evolution
This is a modest building being built to the permitted zoning envelope, both in terms of height and setbacks. The zoning for the site dictated the shape and height of the building. No other design options or site plan configurations we considered.

Built Form Transition
This project is below the maximum height for the zone, and the design makes use of material transitions to lower datum lines to two stories along the red brick portions that face the street. In combination with recessed balconies we feel that this is offers sufficient transition.

Street Cross Sections
This is a low-rise residential building in an inner suburb facing detached dwellings on the opposite side of the street. These are quiet streets without activity, MUPs or other outdoor programming so it is unclear what is to be gained from this street section.

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