

84 NANCY STREET
BOLTON, TOWN OF CALEDON

URBAN DESIGN BRIEF

Residential Condo Development



FILE: 8814

JULY 2019
PREPARED FOR: AMA INVESTMENTS

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INTRODUCTION



INTRODUCTION

This Urban Design Brief (Brief) has been prepared by Weston Consulting on behalf of Ama Investments. This Brief describes the urban design vision and rationale for a proposed multi-storey residential condo development intended as an adult lifestyle building.

The site for the development is located in the village of Bolton in the Town of Caledon (Figure 1). It is demonstrated in this Brief that the proposed development represents good urban design practices and is compatible with the existing physical context. It also discusses that the project design has the potential to make contributions to the historic village of Bolton with a compatible building design and enhanced landscaping.

This Brief is in support of applications for an Official Plan Amendment and Zoning By-Law Amendment. The said applications are required to facilitate the proposed development.

The Brief is to be read and considered in conjunction with the Planning Justification Report prepared by Weston Consulting, and other documents submitted with this application.

It should be noted that the text and images contained in this document are only a conceptual representation of the intended vision and character of this development. They should not be construed or interpreted as to what will literally be constructed.

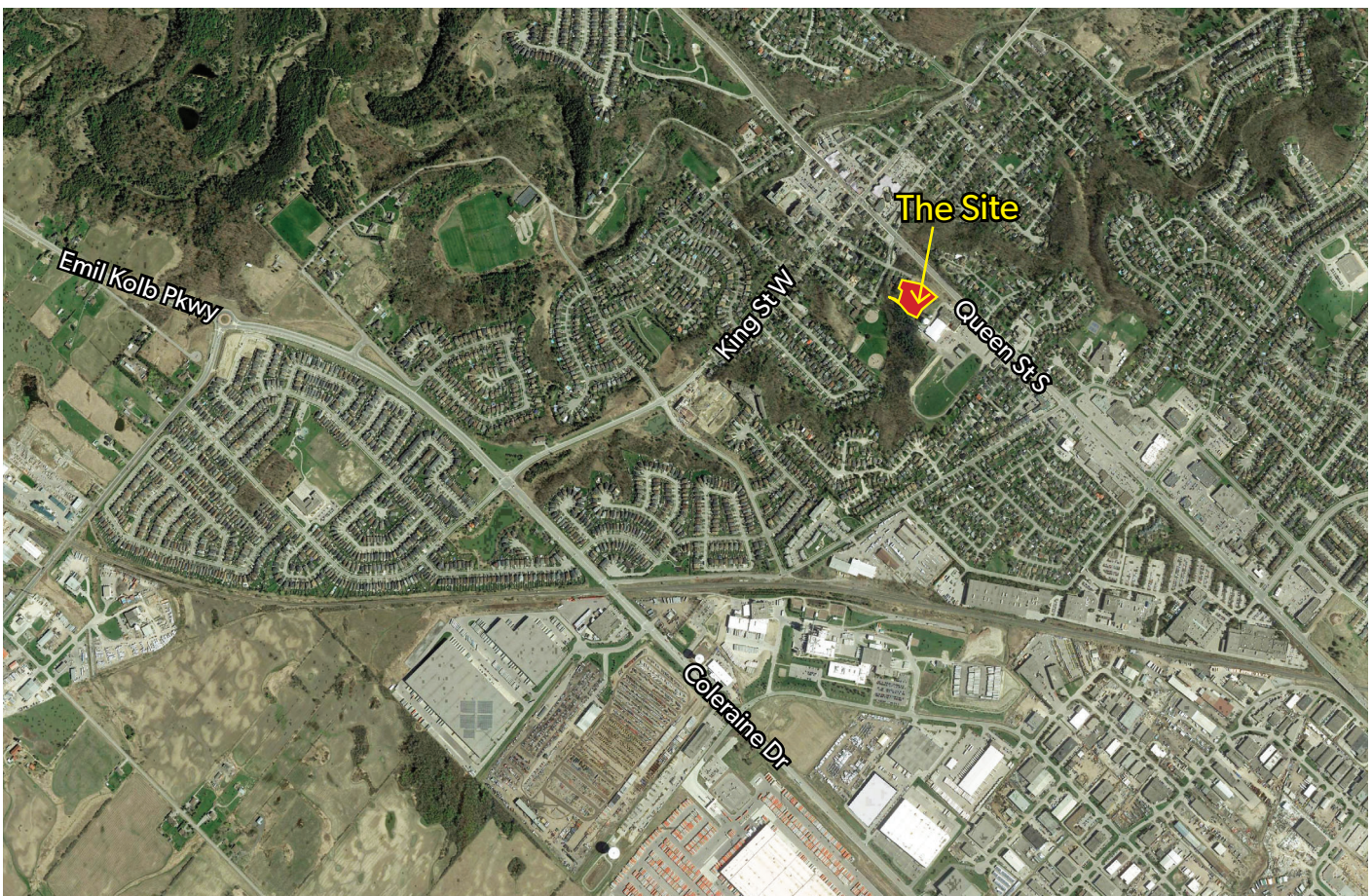


Figure 1: Project Location

1. SITE AND SURROUNDING AREA



1. SITE AND SURROUNDING AREA

1.1 Site Description

The site is municipally known as 84 Nancy Street and is located at the terminus of Nancy Street, just west of Queen Street South (Figure 2). It is approximately 280 metres south of the village commercial core at the crossroads of King and Queen Streets.

The irregular shape of the site has a total area of 0.77 hectares (1.9 acres), and a frontage of 61 metres along Nancy Street from where it is accessed.

Currently a single storey brick dwelling and a concrete block garage are located at the northwest corner of the site near the present access from Nancy Street. These will be demolished to make way for the proposed development.

The topography provides unique characteristics as the site slopes uphill from east to west. The grade changes from approximately 235 metres at the northeastern parts to 252 metres along the south eastern borders. A sloped terrain abuts the south of the site including an environmentally protected area. This area includes a heavily wooded area offering a scenic outlook.

The site is adjacent to Bolton's Public Library and Community Centre (Figure 5) to the east and the Ted Houston Memorial Park to the south (Figure 4). Farther south is the Albion Bolton Fairgrounds, a venue for the annual Bolton Fall Fair as well as other community events (Figure 6).

Nestled in a terraced landscape with scenic natural surroundings and adjacent to community amenities, the site offers an ideal location for an adult lifestyle residential development.



Figure 2: Close-up aerial of the site



Figure 3: Topography of the area apparent from Queen Street



Figure 4: Ted Houston Memorial Park and wooded area at the south of the site



Figure 5: Library and Community Centre adjacent to the site

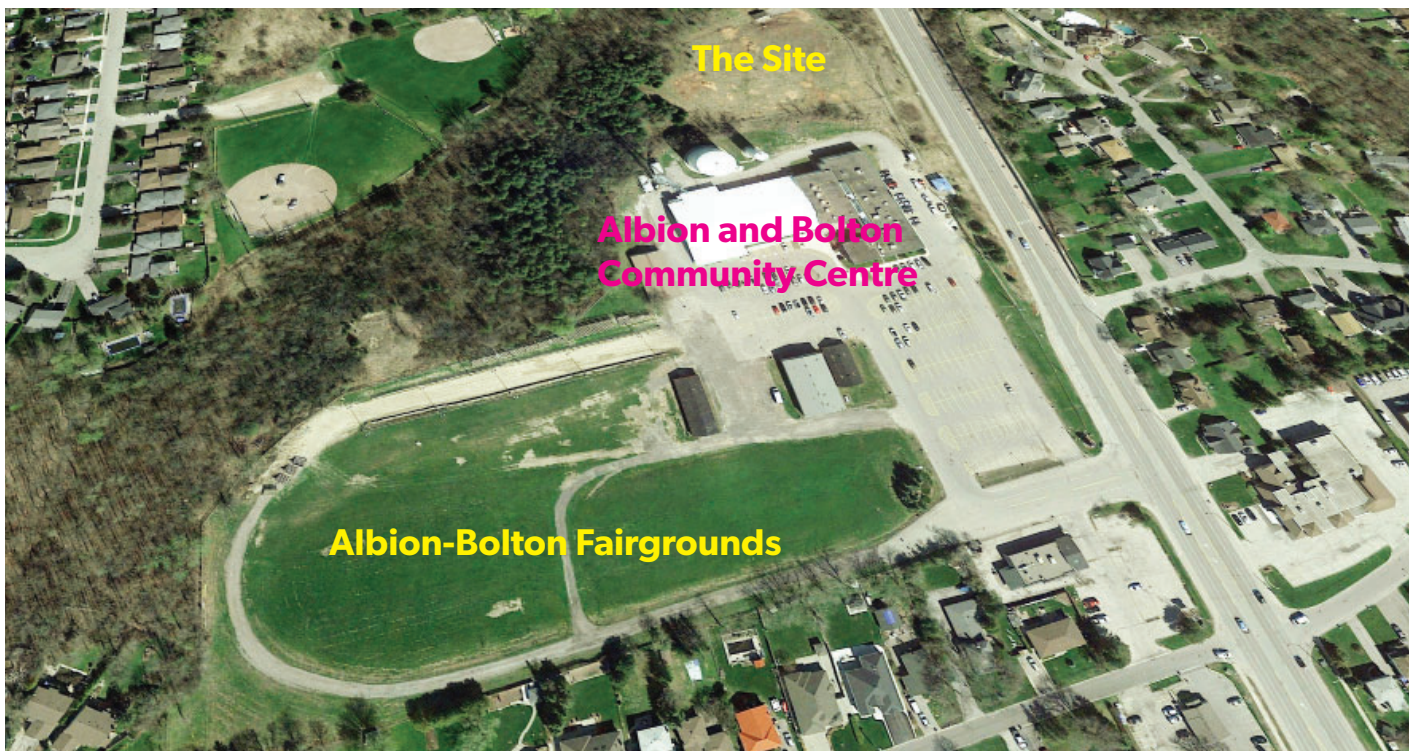


Figure 6: Albion and Bolton Community Centre and the Fairgrounds east of the site

1.2 The Context and Surrounding Area

The context of the site can be described as having a mix of land uses with a village commercial core at the intersections of King and Queen Street. This commercial core is surrounded by a mix of residential uses, parks, schools, natural features and open spaces. The Humber River and its associated valley lands flow along the north of the commercial core. Generally the existing residential and commercial buildings are low-rise with a height of one to two storeys. There are a few existing and planned multi-storey buildings in the neighbourhood.

A five storey residential condominium building is located at 60 Ann Street against the Humber River (Figure 7). Recent development activities include the proposal for a five storey residential condominium development at

50 Ann Street and a seven storey seniors residence and townhouse development at 232-240 King Street West. See Figure 12.

The site is located within the Village of Bolton Heritage Conservation District Plan area (the District). Bolton developed from an industrial mill located at the bend of the present day Mill Street beside the Humber River. Today this area is commemorated by a historical plaque located in Founders Park (Figure 8). The village is valued for its strong sense of place created by its village ambiance and unique geography. The green bowl and topography of the Humber River valley gives the District a distinct setting and green threshold. Its aesthetic value as a distinct village scape consists of the streetscapes of King

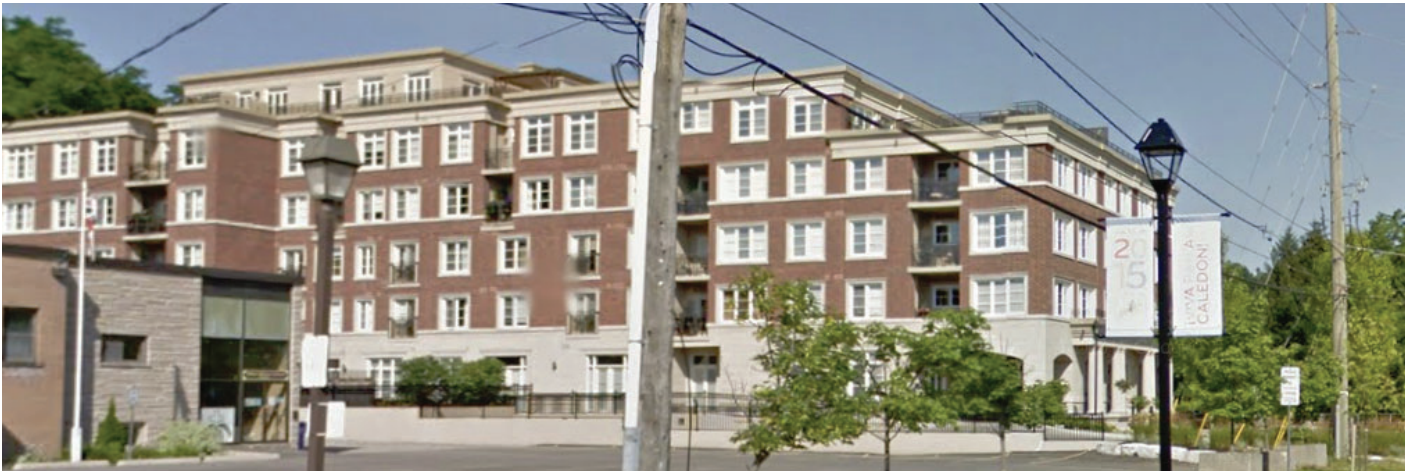


Figure 7: Five storey residential condominium at 60 Ann Street beside the Humber River



Figure 8: Historical plaque at Founders Park

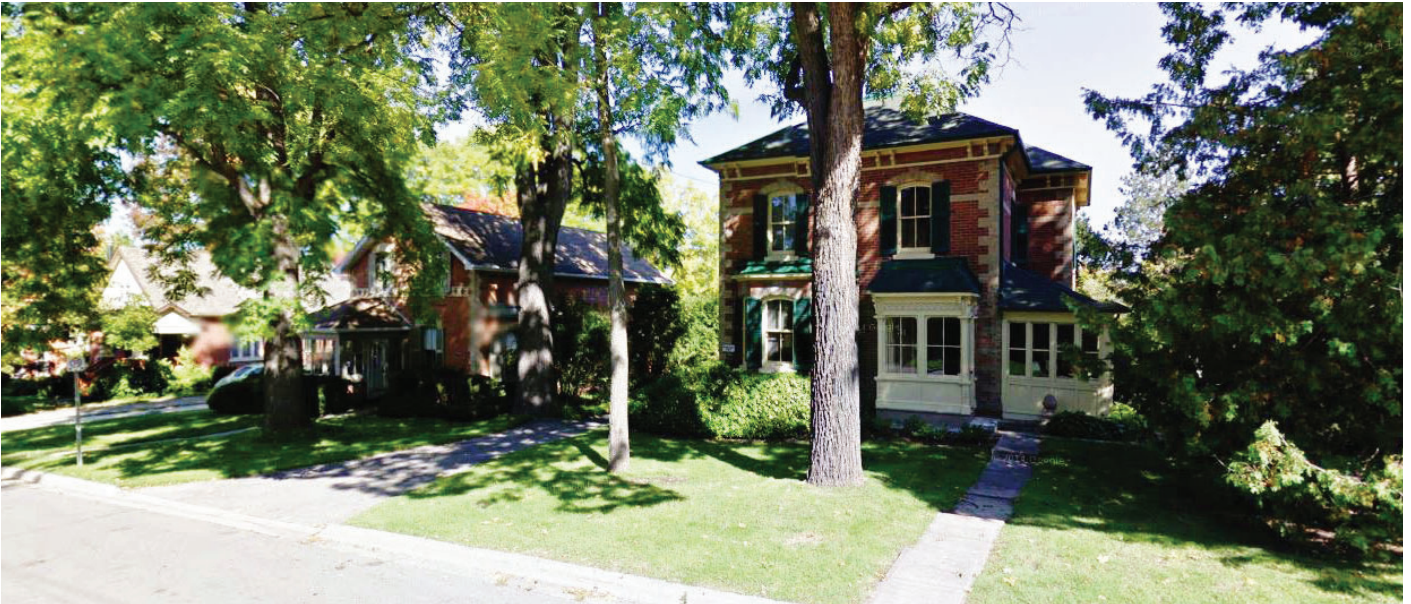


Figure 9: Historical styled buildings on Nancy Street

Street East and West, Nancy Street, Temperance Street, the river and its associated green spaces.

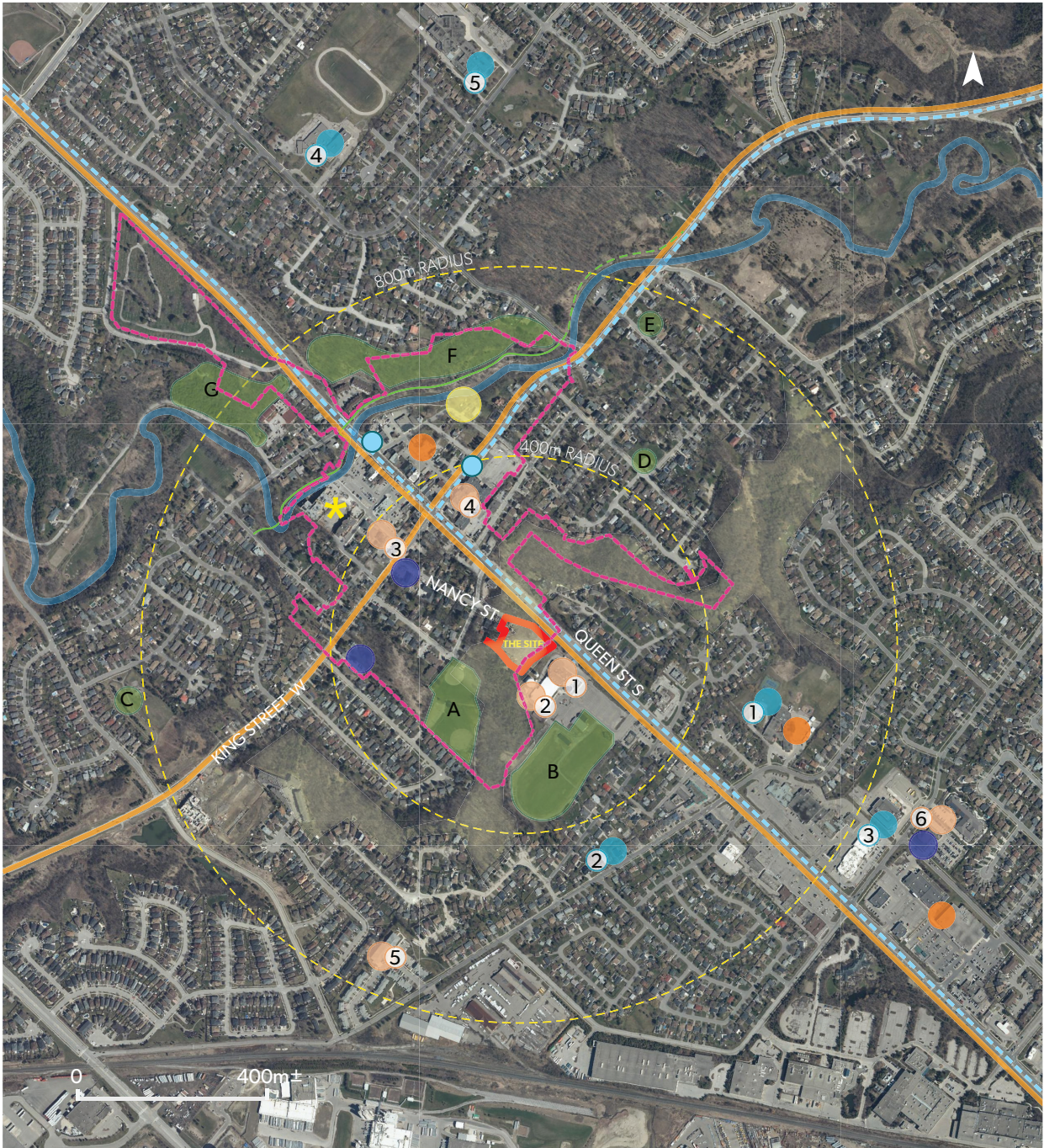
The streetscape of Nancy Street is characterized by historical styled buildings constructed in different time periods (Figure 9). The rich greenness owes to the mature landscaping and trees. The narrow profile of the street and the absence of sidewalks from the south of Elizabeth Street adds to its rural ambiance. This section of Nancy Street leads to the subject property. See Figure 10.

The neighbourhood includes a number of parks and open spaces, schools, places of worship, and retail and commercial services.

Local transit service is not currently provided in the Town. However, the Bolton Transportation Master Plan includes policies to provide such service in the future. Regional transit is provided by GO Bus Transit which can be accessed by an estimated 6-10 minute walk from the subject property to the bus stops located at Chapel Road/



Figure 10: View of Nancy Street from the south of Elizabeth Street



- | | | | |
|-----------------------|--|--|---------------------|
| Community Facilities | Parks and Open Space | King Nursing Home Ltd | Transport: |
| Retail and Commercial | Humber River | ± Village of Bolton Heritage Conservation District | Go Bus Transit |
| Places of Worship | Humber Valley Heritage Trail | ± Environmental Policy Area | Go Bus Transit Stop |
| Schools | Landmark: Historical Plaque Founding of Bolton | | Peel Regional Road |

Figure 11: Context Map

King Street East and Queen Street North/Mill Street. GO Bus Transit provides travel to Brampton and North York directly; while also providing connection to the Toronto Transit Commission (TTC) York Mills Station and Yorkdale bus terminals. See Figure 11 for connections.

The Humber Valley Heritage Trail runs parallel to the river and provides connections between several parks, open spaces and neighbourhoods located on both east and west sides of Queen Street (Figure 11).

Figure 12 below illustrates the proposed development in relation to nearby existing and proposed multi-storey apartments. A five storey condominium building is proposed at 50 Anne Street near the edges of the Humber River. This is adjacent to an existing five storey apartment building at 60 Anne Street. A seven storey senior's residence and townhouses are proposed at the intersection of King Street and Station Road.



Figure 12: Existing and planned multi-storey buildings in the vicinity of the proposed development

2. DESIGN VISION



2. DESIGN VISION

The design vision is to establish a residential condo development that will cater to an adult lifestyle by taking advantage of the site's unique setting, village ambiance and natural surroundings while establishing a pedestrian friendly and walkable environment. The development will respect and consider the surrounding character of the area and its heritage context. The building design will take advantage of the topography while establishing a compatible relationship with neighbouring properties.

The following core design principles will help to achieve this vision:

- Provide built form that fits in with the topography of the site and the natural surrounding;
- Create a pedestrian friendly and walkable environment by establishing walkways;
- Establish building design that is of high architectural quality and is reflective of its time, adding a new look to the area;
- Provide both indoor and outdoor communal amenity areas and facilities for residents;
- Enhance greenery and landscaping to promote environmental improvements and visual interest within the area;
- Integrate outdoor landscaped areas with communal recreational facilities;
- Maintain appropriate setbacks and buffers from identified top of banks and driplines to maintain their ecological integrity; and
- Provide a building that is compatible with the surrounding built form character and does not create adverse impacts.



Figure 13: Precedent example of outdoor areas being utilized for landscaping and passive recreation

3. PROJECT DESCRIPTION



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The proposed development is for an 8-storey, 159 unit adult lifestyle residential condominium. The amenities of the condominium are planned to include a craft room, a workshop area, recreational areas, party rooms and visitor suites. The proposed gross floor area is 23,897.2 m². The proposed parking accommodations include 31 surface parking spaces and 182 spaces inside the building in three levels. Vehicular access is proposed at the terminus of Nancy Street.

3.1 The Site Plan

The building takes an L-shaped configuration by wrapping around the south and western peripheries of the site. This creates a central open courtyard as one approaches the site from Nancy Street. A private driveway will provide vehicular circulation and access into the parking areas. The driveway slopes up towards the building following the sites topography. The main entrance and drop-off/pick-up area is located centrally to the building.

The layout of the building facilitates south views towards the Fairgrounds and Queen Street, north views towards the village core and the Humber River valley lands, east views towards Queen Street and the residential neighbourhoods and natural areas beyond, and west views towards Ted Houston Memorial Park.

Setbacks and buffers are used to provide enough separation between neighbouring uses and maintain landscaped areas all around the building. A 13.59 metre setback is provided from the building's western edge to the neighbouring residential property on Nancy Street. This setback will negate impacts associated with overlooking, privacy and shadows.

A 10 metre buffer is maintained from the dripline along the southwest edges of the property. The building is setback at a minimum distance of 9.15 metres from this edge. Combined, these setbacks and buffers are to support the natural integrity of the sloped wooded area along the site's southwest perimeter.

The Site Plan shows garbage rooms and loading areas located inside the building thus reducing its impact.

The development contemplates enhanced landscaping and the use of retaining walls as required due to the sloping conditions of the site. Gardens and open spaces will embellish the development and provide for passive recreational opportunities. See Figure 14.

- Landscaping and Gardens
- Pedestrian Access
- Landscaped area available for outdoor amenity

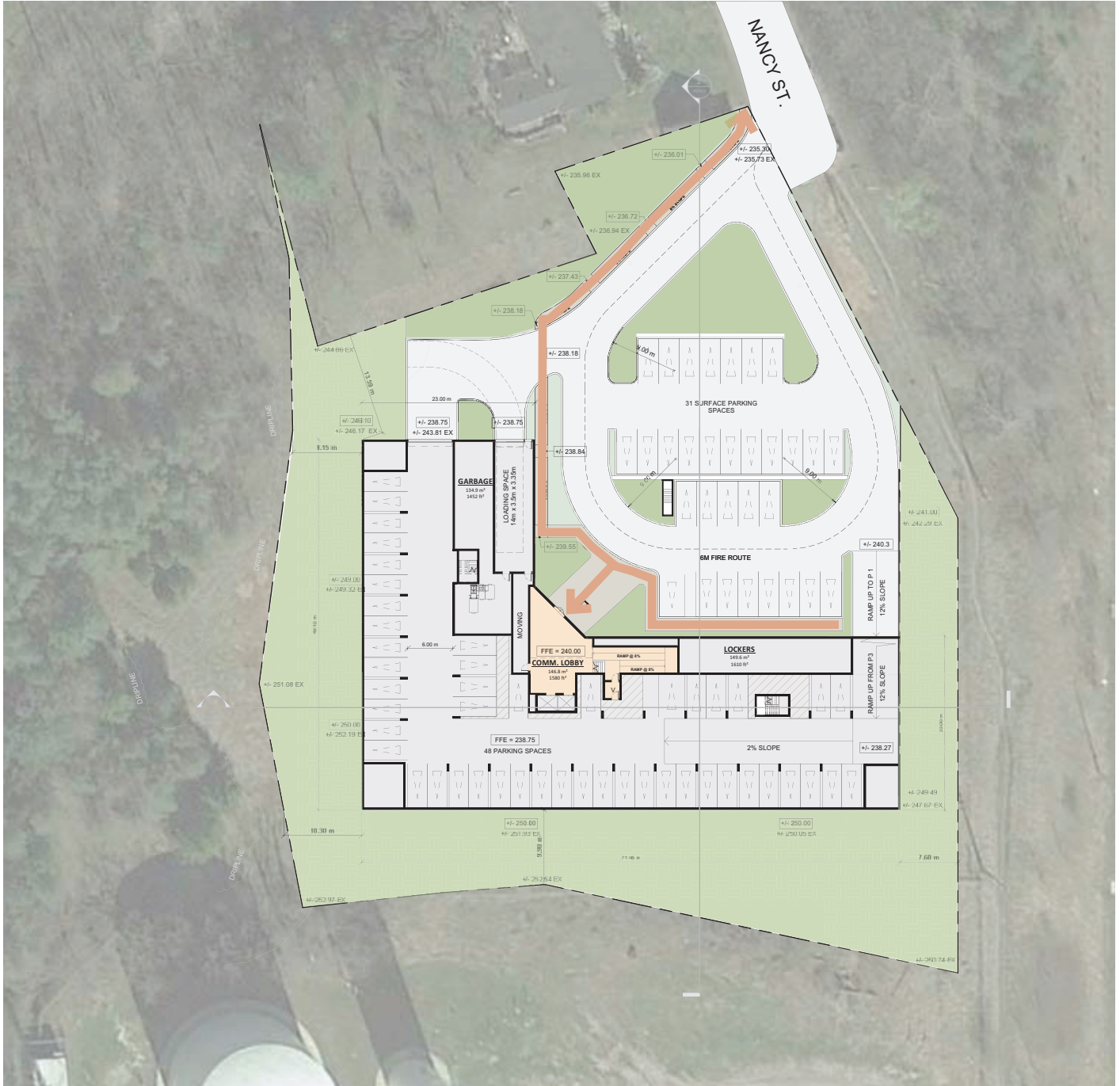


Figure 14: Site Plan prepared by Turner Fleisher Achitects.

3.2 Built Form Design



Figure 16: Built form design. Source: Turner Fleischer Architects Inc.

The building has been designed to be compatible with its surrounding context and neighbouring low-rise residential dwellings. The design represents high quality architecture that establishes a distinct expression nestled in a green natural setting.

A base, middle and top articulates the massing. The L-shaped configuration maintains a narrow profile. The typical building width is 23 metres that is reduced to 20 metres at the top floor (Figure 19). This is to accommodate a building stepback and define the top of the massing. The volume produced will complement other existing and planned multi-storey apartment buildings in the area. The preliminary renderings suggest a clear expression of the central part of the building with a heightened mass. See Figure 16.

The building is setback appropriately from the existing low-rise dwellings on Nancy Street to minimize impacts of shadowing, overlooking and privacy.

The main entrance area is centrally located and will be enhanced through appropriate materiality and facade design. Weather protection devices such as built form overhangs or canopies will be considered for the comfort of pedestrians. Details of these will be provided at more advanced stages of the design.

The cross sections (Figures 17 and 18) illustrate how the building design integrates the sloped topography of the site by incorporating parking levels in the lower floors. The cross sections also illustrate the amenity floor at grade that will provide visual and physical connections between indoor outdoor amenity uses.

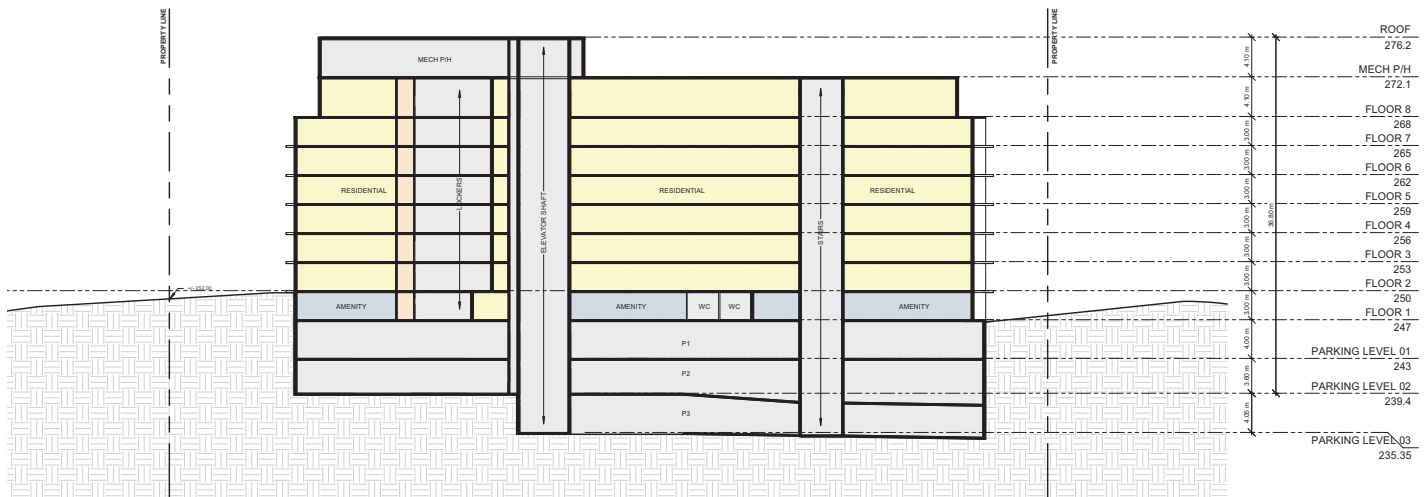


Figure 17: Site cross section looking north prepared by Turner Fleischer Architects Inc.

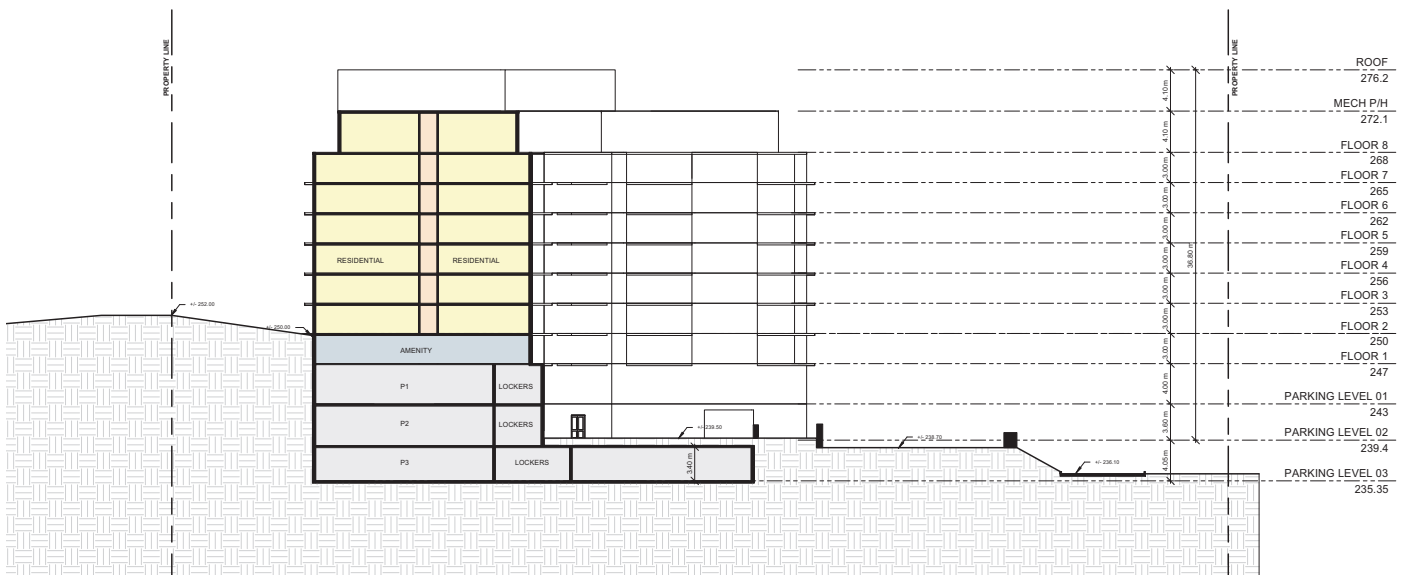


Figure 18: Site cross section looking west prepared by Turner Fleischer Architects Inc.

3.3 Facade Design

All facades of the building will be designed to be visually attractive. The preliminary renderings illustrate how the facades are articulated with balconies, large windows and materiality (Figure 20). The base of the building is defined through the use of a distinct brick cladding material that is different from the floors above. Glass balconies wrap around the corners of the building reducing its solid appearance. Individual floors are expressed through horizontal borders and mouldings. A combination of materials are used in a coherent manner. The ultimate colour and material palette will be provided at future stages of the design. Materials and textures will be inspired from the neighbouring context and the heritage district. All materials will be of high quality.



Figure 20: Facade design. Source: Turner Fleischer Architects Inc.

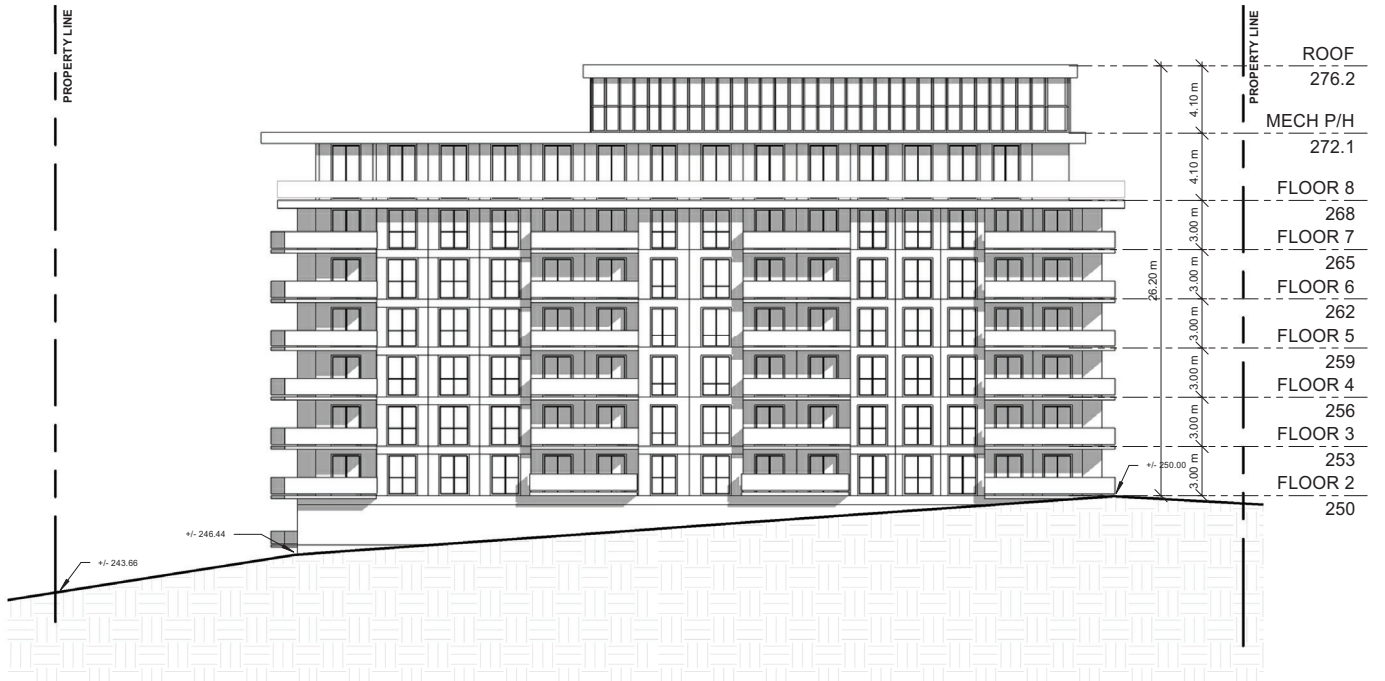


Figure 21: Southwest elevation. Source: Turner Fleischer Architects Inc.



Figure 22: Northwest elevation facing Nancy Street. Source: Turner Fleischer Architects Inc.

3.4 Landscaping and Open Space Design

The design places emphasis on integrating the development with the natural surrounding and lush green character of the area. The entry to the site will be through landscaped gardens providing a welcoming feel to the residence (Figure 23). Outdoor amenities for passive recreation will be provided in these locations, details of which are to be provided in future stages of the design.

The use of retaining walls will help to define the sloped topography. The retaining walls will be integrated with the landscape design. Trees for shade will be provided in surface parking areas.

The west and south sides of the development will include significant landscaped amenity areas for activities.

Landscaping will also be used to screen the development from its neighbours.



Figure 23: Landscape Plan. Source: MHBC.

3.5 Shadow Study

A shadow study has been prepared by Turner Fleischer Architects Inc. based on the Shadow Study Criteria outlined in the Town of Caledon Comprehensive Town-Wide Design Guidelines. Shadow studies are prepared for March 21, June 21, September 21, and December 21. Snapshots of these are provided in Figures 24 to 27.

The morning shadows of March cast on the rear yards of neighbouring residential properties on Nancy Street for a period of 4 hours. By 1p.m. the shadow reduces significantly only impacting 78 Nancy Street. Afternoon shadows have no impact on the surrounding areas. The evening shadow at 7 p.m. shows a short section of Queen Street and the rear yards of two properties along Haines Street being impacted. But this is reasonably acceptable in our opinion as the duration of the shadow is very short and generally the area will not have any sunlight in the following two hours or so.



Figure 24: Shadow studies of March 21. Courtesy of Turner Fleischer Architects Inc.

The shadow studies of June show neighbouring residential properties impacted in the morning, but for a short duration (2 hours). At 1.p.m the shadow is very short and contained within the site. The shadow gradually inclines towards the northeast without impacting neighbouring areas.

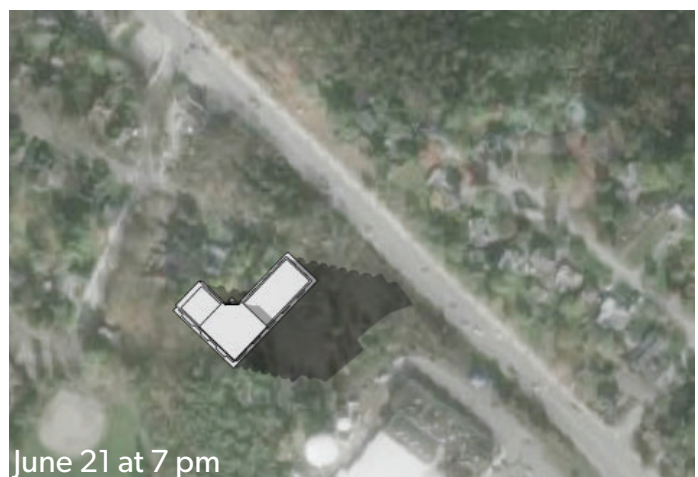


Figure 25: Shadow studies of June 21. Courtesy of Turner Fleischer Architects Inc.

September shadow impacts are similar to the ones in March having reasonably acceptable impacts on neighbouring areas.



Figure 26: Shadow studies of September 21. Courtesy of Turner Fleischer Architects Inc.

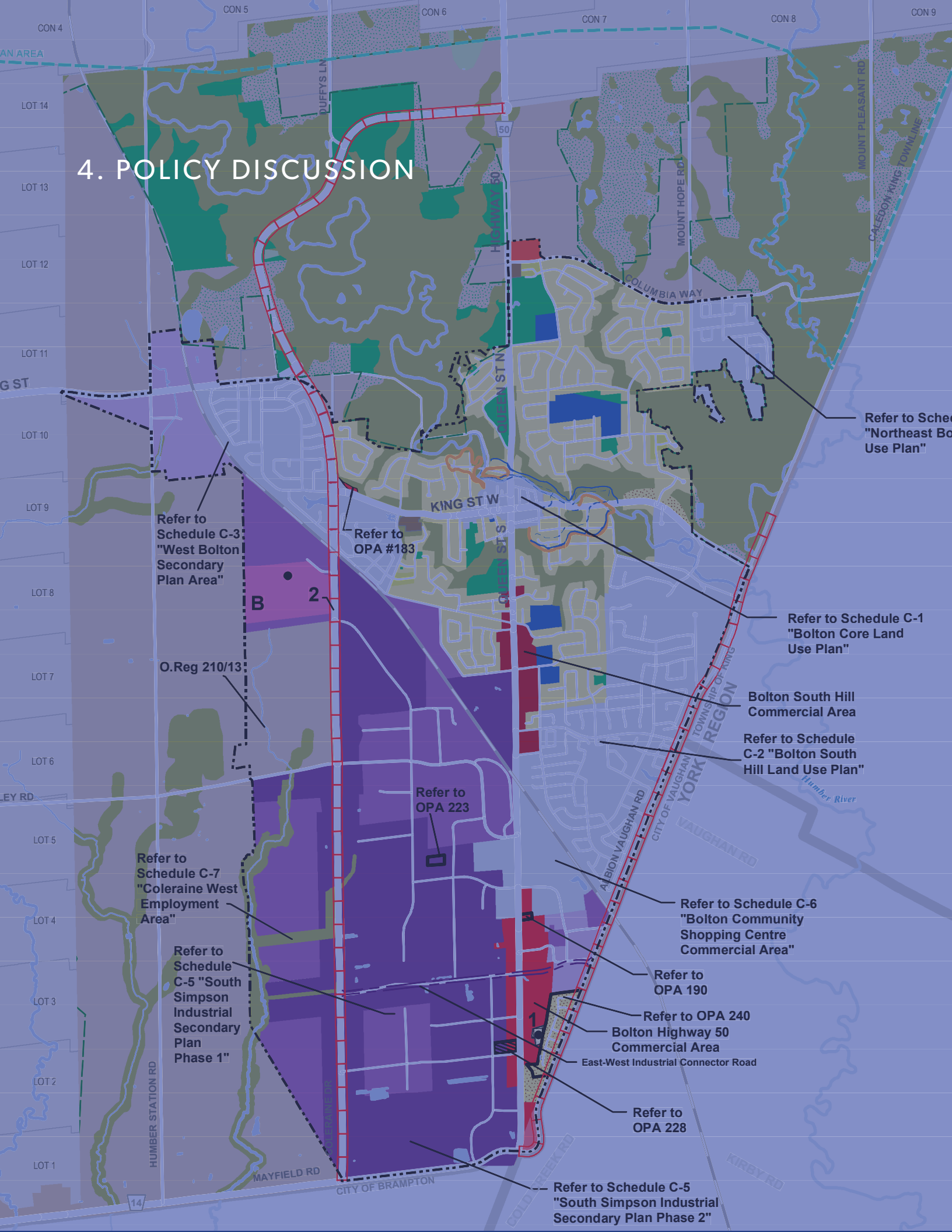
Late morning shadows in December impact the neighbouring residential property on Nancy Street but again for a short period only as the shadow shifts towards the north. Afternoon shadows do not impact surrounding areas except a small part of the Queen Street Boulevard.

In general, the impacts on neighbouring properties are minimal and reasonably acceptable, and the majority of shadows are contained within the site.



Figure 27: Shadow studies of December 21. Courtesy of Turner Fleischer Architects Inc.

4. POLICY DISCUSSION



Refer to Schedule C-3 "West Bolton Secondary Plan Area"

Refer to OPA #183

Refer to Schedule C-1 "Northeast Bolton Core Land Use Plan"

Refer to Schedule C-1 "Bolton Core Land Use Plan"

O.Reg 210/13

Bolton South Hill Commercial Area

Refer to Schedule C-2 "Bolton South Hill Land Use Plan"

Refer to Schedule C-7 "Coleraine West Employment Area"

Refer to OPA 223

Refer to Schedule C-6 "Bolton Community Shopping Centre Commercial Area"

Refer to Schedule C-5 "South Simpson Industrial Secondary Plan Phase 1"

Refer to OPA 190

Refer to OPA 240
Bolton Highway 50 Commercial Area
East-West Industrial Connector Road

Refer to OPA 228

Refer to Schedule C-5 "South Simpson Industrial Secondary Plan Phase 2"

4. POLICY DISCUSSION

4.1 Town of Caledon Official Plan (OP)

The Town of Caledon Official Plan (OP) designates the subject property as *Environmental Policy Area* as per Schedule C Bolton Land Use Plan (Figure 27). A Draft Official Plan Amendment is required to facilitate the development of the subject property. The proposed Official Plan Amendment seeks a re-designation of the

subject property from the *Environmental Policy Area* designation to that of *High Density Residential*, subject to a site-specific exception permitting an FSI of 3.07. Please refer to the Planning Justification Report prepared by Weston Consulting submitted with this application, filed under separate cover for detailed analysis on the planning rationale.



Figure 28: Schedule C Bolton Land Use Map with subject property in red



Figure 29: Extract of the HCD boundary map identifying the site in pink

4.2 The Village of Bolton Heritage Conservation District (“HCD” or the “District”)

The Site is located at the southern edge of the Village of Bolton HCD. See Figure 29. The HCD Plan (the “Plan”) identifies the existing dwelling on the site as a non-contributing building, constructed after 1945.

The redevelopment of the subject site is guided by the Plan’s Residential guidelines, in particular the guidelines contained in Section 3.5 New Residential Buildings. The guidelines encourage new buildings to have a contemporary high quality design, which is complementary to and compatible with neighbouring contributing buildings. New buildings should have consideration for the existing pattern of building setbacks on the surrounding streetscape, as well as the massing, scale, height and materiality of neighbouring contributing buildings. The use of traditional materials such as brick and wood are encouraged; stone veneer and real stone are not appropriate. The guidelines state new medium and high density residential buildings should be broken up visually to reduce their perceived scale and to reflect the small and varied scale of residential buildings in the District. In addition, parking should be located to the side or rear of new buildings.

It is our opinion that, the L-shaped configuration maintains a narrow footprint, and the mass of the building is articulated into a base, middle and top with the top floor stepping back. The extensive use of glass in the facade design and the materiality lightens the perceived scale of the building. Additionally generous landscaped setbacks separate the building from neighbouring low-rise residential buildings on Nancy Street. The site’s location at the southern edge of the District at the terminus of Nancy Street is somewhat secluded from the District’s low-rise residential areas to the north and west. Thus the building will not have undue visual impacts on the existing small and varied scale of residential buildings.

The surface parking area at the front takes opportunity of the site’s topography while pushing the building towards the rear. The visual impact of parked cars in this area will be lessened with extensive landscaping and tree planting.

A Cultural Heritage Impact Assessment has been prepared by ERA Architects Inc., dated June 2019. This report considers the impact of the proposed development, in particular on historic natural viewscales and settings of the District. The Village of Bolton’s sense of place is directly related to its setting within the Humber River valley topography. The Plan describes the ‘green bowl’ and the topography of the Humber River valley as an attribute that contributes to the character of Bolton and identifies five key views from and into the valley that will be conserved (Figure 30). This visual impact assessment documents the site’s existing conditions within the identified viewscales and evaluates the impact of the proposed development.

The report is of the opinion that, certain viewscales along Queen Street north and south will be impacted. The building’s upper floors will be potentially interrupting the soft tree line of the viewscales and the open nature of the green gateway to the village when viewed from different vantage points along Queen Street (Figures 31 and 32). The report recommends modifications to the building’s mass to reduce its perceived scale in relation to Bolton’s green bowl landscape and shifting the building’s volume away from the edges of Queen Street South to maintain the legibility of the green gateway.

The report also recommends

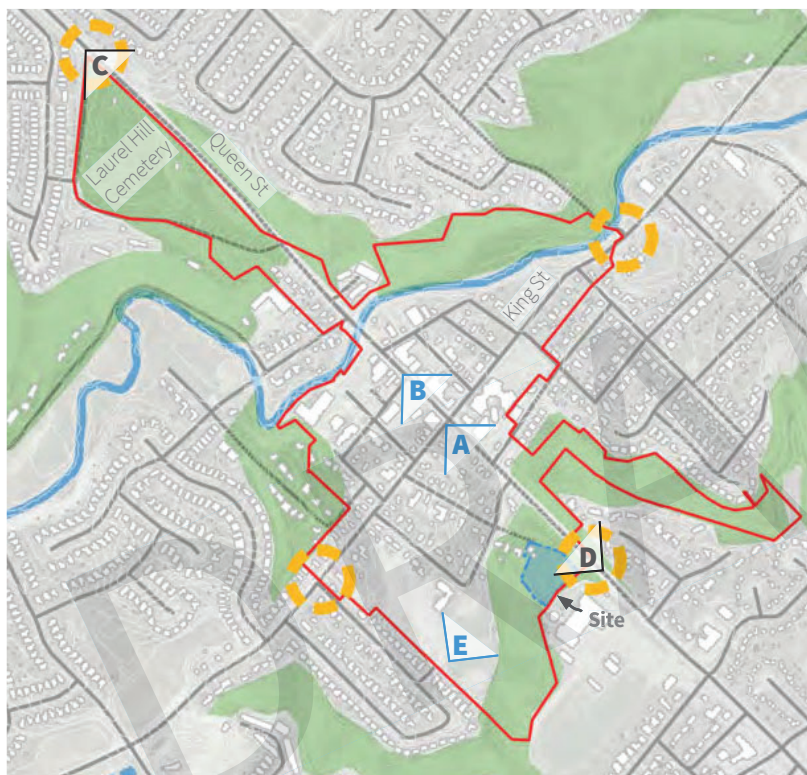
- the strategic positioning of the building volume to screen existing utility structures from views within the valley;
- minimize hard and straight silhouette lines above the tree line that demarcates the ‘green bowl’;
- provide lush and textured landscape with native planting to extend the ‘green bowl’; and
- provide high quality architecture that is of its time.

ERA Architects Inc. in their opinion letter also identify the different streetscape characteristics between the north and south of Nancy street divided by Elizabeth Street. The portion of Nancy Street north of Elizabeth Street includes concentrations of fine examples of architecture, residential uses to the east and primarily institutional uses to the west, matured tree canopy and manicured landscapes and sidewalks on the west side (Figure 33).

Whereas, Nancy Street south of Elizabeth Street includes naturalized lands to the east and residential uses to the west, primarily non-contributing buildings and no sidewalks (Figure 34).

ERA Architects Inc. is of the opinion that the redevelopment of the site presents an opportunity to provide an improved transition between the southern boundary of the District and the established Nancy Street

streetscape. The introduction of soft landscaping and mature tree canopy can enhance and reinforce the Site and Nancy Street streetscape’s compatibility with the District. The redevelopment of the Site also presents an opportunity for the creation of new pedestrian connections from the southern boundary of the District and the community centre to the south with the village and Ted Houston Memorial Park.

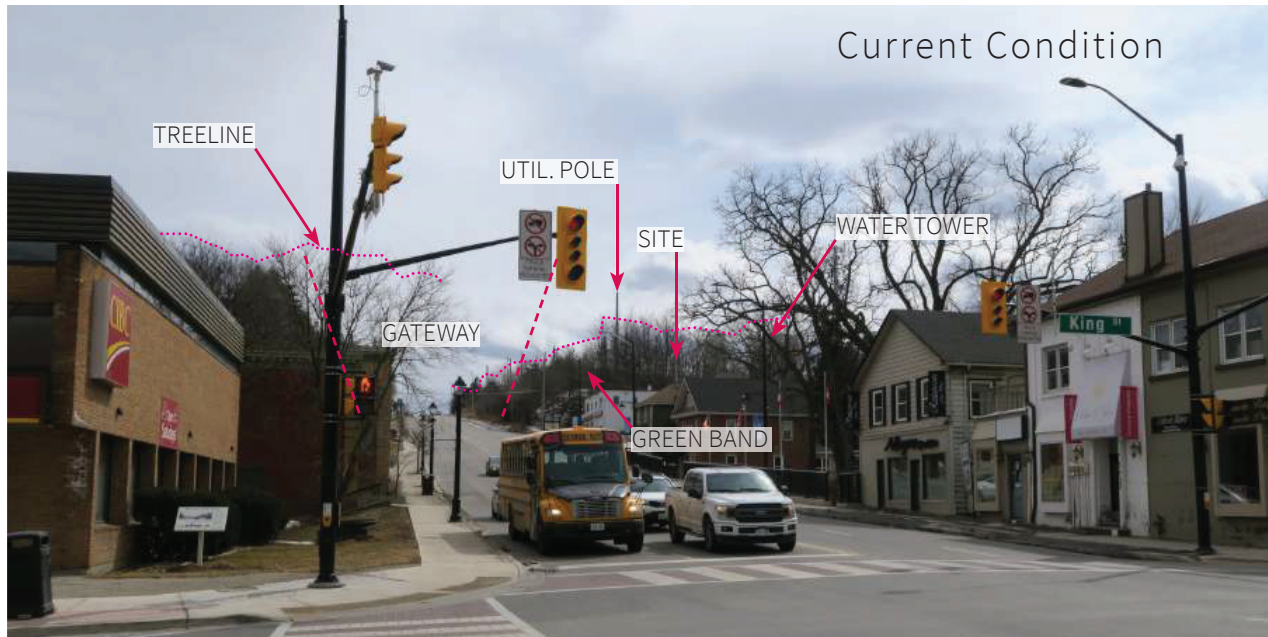


Aerial image (Google), roads, contours, and building footprint (Peel Open Data), and annotations (ERA, 2019)

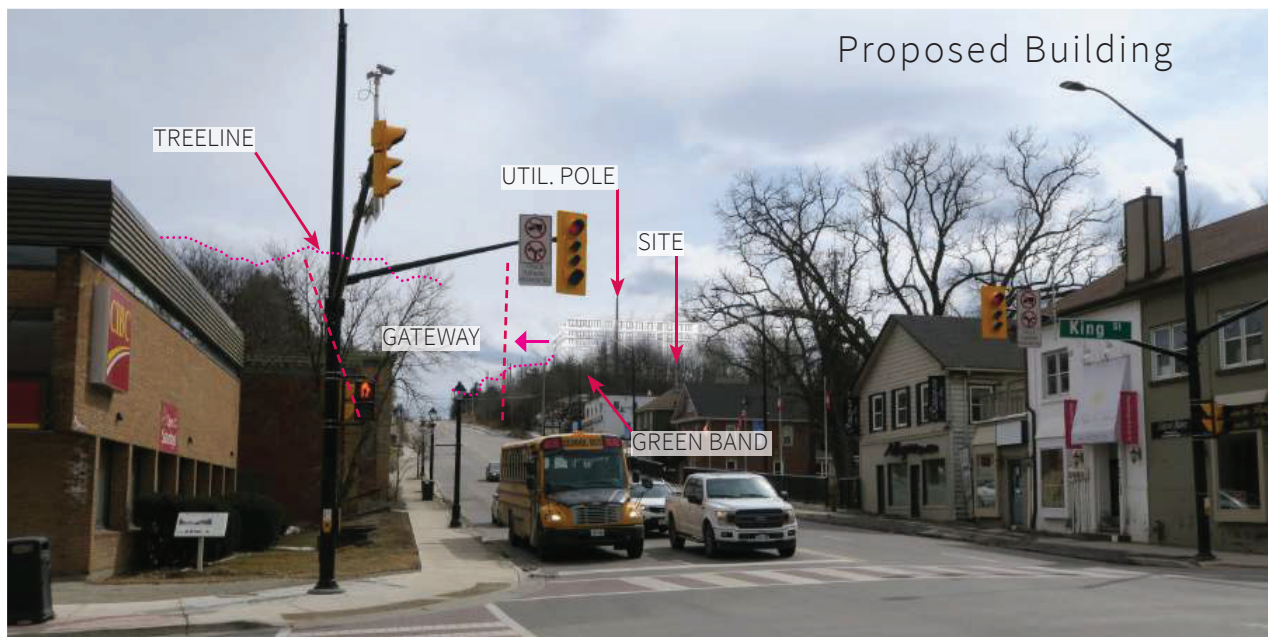
-  HCD Boundary
-  Vegetated Valley Slopes “Green Bowl”
-  Gateways into Bolton HCD
-  Site
-  Viewscape 1 (viewpoints identified by ERA)
-  Viewscape 2 (viewpoints identified in HCD Plan)

Figure 30: Keymap identifying five viewscales within the district and the subject site. Courtesy of ERA Architects Inc.

Key Viewpoint A - Queen St and King St Intersection (Winter)



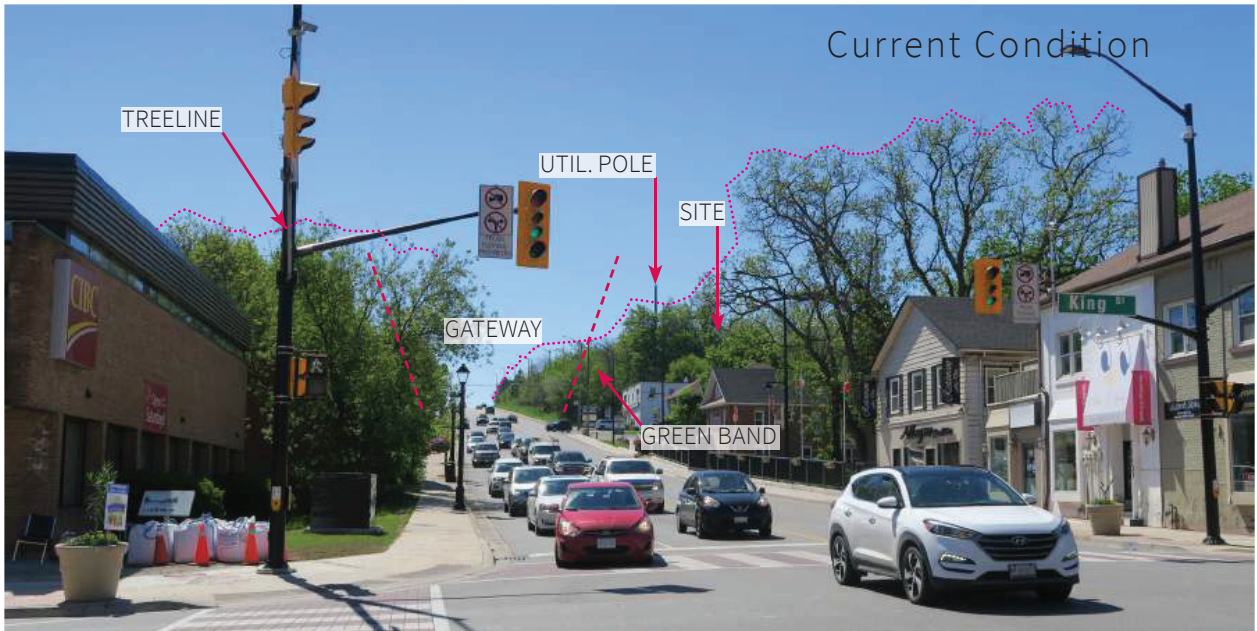
From the intersection of King St and Queen St. The soft treeline, “green bowl” and the Queen Street gateway are legible and intact. A skylining post and water towers appear through leafless trees. The soft treeline remains intact (ERA 2019).



The proposed building skylines above the “green bowl”, disrupts the soft treeline and obstructs view to the water towers. The monolithic Queen St façade diminishes the open nature of the gateway (ERA 2019).

Figure 31: Visual impact analysis on viewpoint A during winter. Courtesy of ERA Architects Inc.

Key Viewpoint A - Queen St and King St Intersection (Summer)



From the intersection of King St and Queen St. Skylining elements (e.g. utility pole) are less visible and the “green bowl” is pronounced during leaf-on season (ERA 2019).



The proposed building skylines above the “green bowl”, disrupts the soft treeline. The monolithic Queen St façade diminishes the open nature of the gateway (ERA 2019).

Figure 32: Visual impact analysis on viewpoint A during summer. Courtesy of ERA Architects Inc.



Figure 33: View looking south on Nancy Street from King Street (Google maps).
Source: Preliminary Heritage Opinion prepared by ERA Architects Inc.



Figure 34: View looking south on Nancy Street from King Street (Google maps).
Source: Preliminary Heritage Opinion prepared by ERA Architects Inc.

4.3 Town of Caledon Comprehensive Town-Wide Design Guidelines (TWDG)

Section 8 of the TWDG includes design recommendations for residential development including mid-rise buildings. The proposed development is in keeping with several of these recommendations as discussed below.

Design Standards

All publicly exposed facades are articulated to provide relief and visual definition through the expression of cornices and other architectural elements and details (Section 8.1.7 Design Standard 2).

The main entrance will be clearly defined and will be oriented to face the arrival court (Section 8.1.7 Design Standard 3).

Roof top mechanical equipment will be screened from public view by setting them back from the building edge and incorporating parapet walls or by providing screening devices. Adequate setbacks and buffers are provided between adjacent developments (Section 8.1.7 Design Standard 4).

Lighting will be designed to provide defensible outdoor space for users at night. The spillage of lighting on adjacent properties will be minimized. Details of lighting will be provided in more advanced stages of the design (Section 8.1.7 Design Standard 5).

Design Requirements

The built form has been designed to express a base, middle and top to minimize its visual impact on neighbouring low-rise housing (Section 8.1.7 Design Requirement 6).

The architectural style of the building has been consistently applied to all elevations. The details expressed in the renderings reflect the architectural style selected for the building. The detailing will remain consistent on all elevations in terms of exterior building materials (Section 8.1.7 Design Requirement 8).

Balconies are incorporated into the overall design and massing of the building (Section 8.1.7 Design Requirement 9).

Garages are located away from public view. Garbage bin storage and collection areas are located within the building (Section 8.1.7 Design Requirement 10).

Integrated grade related signage will be provided into the site plan, entry features, architecture and landscape design details of which will be provided in future phases of the design (Section 8.1.7 Design Requirement 11).

Clear and unobstructed pedestrian routes are provided with walkways and crossings. Wayfinding signage will be incorporated details of which will be provided in later stages of the design (Section 8.1.7 Design Requirement 14).

Parking garages are placed inside the building at lower elevations taking advantage of the site's topography. This allows for landscaped and enhanced open spaces and amenity areas (Section 8.1.7 Design Requirement 15).

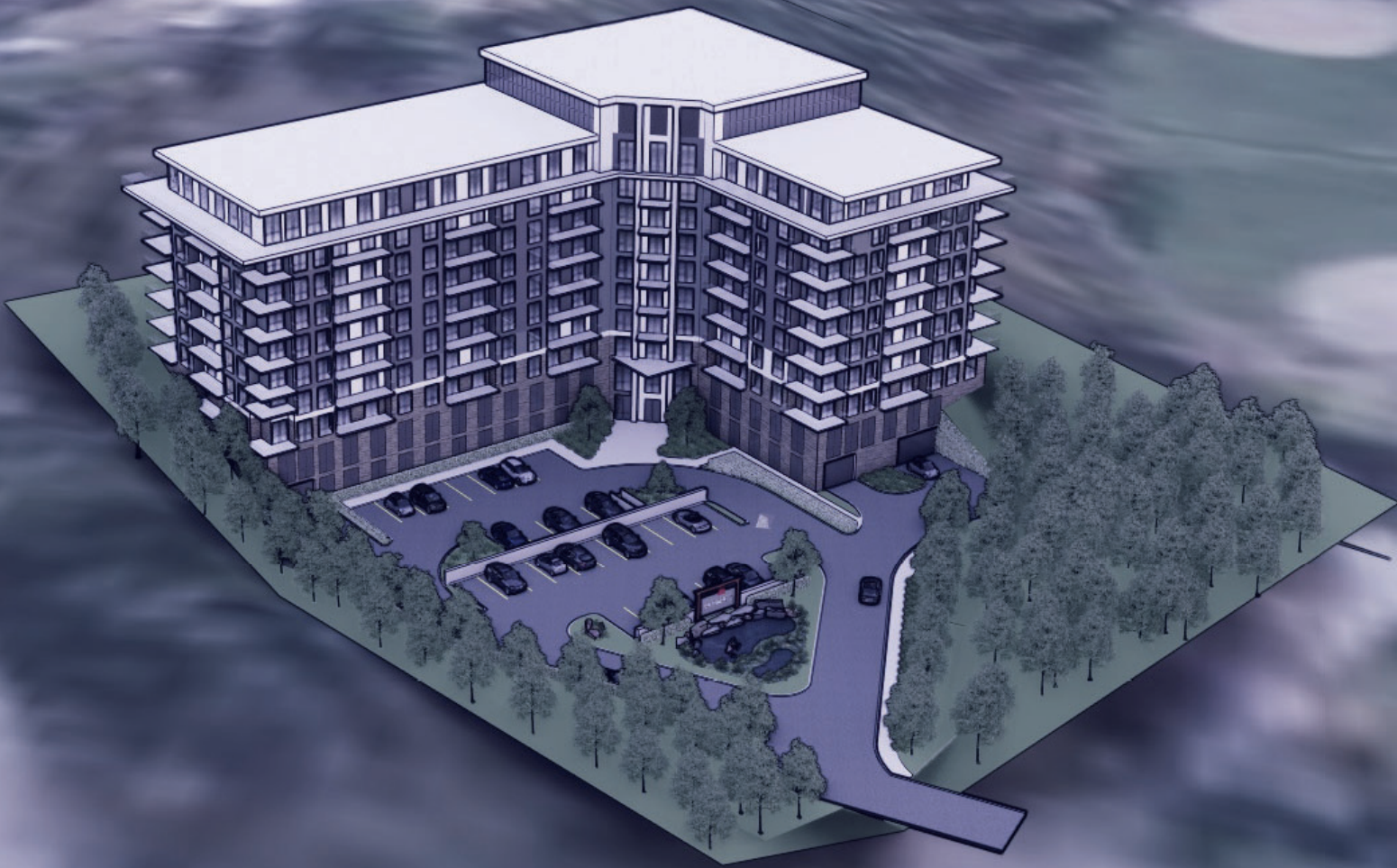
Enhanced landscaping with the planting of shaded trees and integrated retaining walls are provided in surface parking areas to soften the views (Section 8.1.7 Design Requirement 16).

An outdoor drop-off and waiting area is provided at the main entrance (Section 8.1.7 Design Requirement 19).



Figure 35: Preliminary rendering of building with numbers indicating relevant design standards and requirements of TWDC

5. SUMMARY AND CONCLUSION



5. SUMMARY AND CONCLUSION

The proposed development of a residential condo development at 84 Nancy Street in Bolton in the Town of Caledon will provide significant improvements to an underdeveloped site. Nestled on top of a hill and located at the end of Nancy Street, the site is somewhat secluded from its surroundings. Being close to several community amenities and a natural picturesque setting provides a perfect location for a residential building.

The proposed design takes advantage of the site's sloped terrain and integrates underground parking garages and landscaping elements with the topography.

The design rendered so far illustrates high quality architectural design with facade articulation on all sides of the building. The building is sufficiently separated from adjacent uses including the low-rise residential dwelling on Nancy Street. The setbacks and buffers are to minimize adverse impacts on neighbouring properties.

The design prioritizes landscaping and integrates recreational amenities with landscaping. This will encourage future residents to enjoy the outdoors.

The project has the potential to contribute to the existing building inventory of the HCD and maintain its heritage streetscapes.

This Brief has discussed how the project is in keeping with several guidelines contained in the TWDG.

The approval of the proposed Official Plan and Zoning By-law amendment applications will facilitate a development that will provide a residential accommodation nestled in the green sloping terrains of Bolton.



Figure 36: View looking from the rear of the building. Courtesy of Turner Fleischer Architects Inc.

