




3260 Singleton Avenue
PROPOSED TOWNHOUSE
DEVELOPMENT


PEC PRESENTATION
July 18, 2016



3260 Singleton Avenue
EXISTING CONTEXT



3260 Singleton Avenue
EXISTING CONTEXT TO NORTH




3260 Singleton Avenue
EXISTING CONTEXT




3260 Singleton Avenue

ZONING BY-LAW REGULATIONS

- Key Existing Regulations:
 - Height – 12 m
 - Setback from Arterial - For all portions of a building above 9 metres (29.5 ft.) height, the required minimum setback shall be 60 metres.
 - Density – 55 units/hectare (uph)
- Key Proposed Regulations:
 - Height – 12 m
 - Density – 60 units/hectare
- **NOTE** – Actual proposed density based on site plan is:
 - Phase 1 – 55.3 uph
 - Phase 2 – 45.5 uph
 - Overall – 50.6 uph








3260 Singleton Avenue

COMMUNITY MEETING HELD ON JUNE 6/16

KEY ISSUES RAISED




- Traffic / access to Southdale Road
- Traffic / safety impacts due to only one access provided from Singleton Avenue
- Height / impact on views
- Privacy
- Construction vehicle access and parking
- Desire for attractive end elevation on Singleton Ave

3260 Singleton Avenue

PROPOSED RESPONSE TO ISSUES RAISED

- **Traffic / access**
 - Second access provided to Springmeadow Road, reduced number of units
 - Construction access will be from Springmeadow Road
- **Height / views from north of Southdale**
 - Closest distance from existing single family dwellings to new buildings is 74 m (244 ft.); 8' noise barrier also exists
 - Most of site already permits up to 4 storeys / 12 metres
 - Landscaped screening
- **Privacy**
 - Extensive landscaping along front of entire site
 - No balconies facing Southdale Road or Singleton Avenue
 - Distance between buildings, combined with sound barrier and existing trees and proposed landscaping provides extensive visual screening

3260 Singleton Avenue REVISED PLAN



