



7.0 Case Studies

Trinity Towns

250 Manning Avenue – South District



Elevation

Developer: Urban Capital / 3s

Architect: Richard Wengles

Builder: Shram Homes

Project Statistics

General Description: 45 Freehold Townhouses with Common Element

Type: Townhouse

Building Height: 12m

Site Area: 4,082 sq. m

Total GFA: 7781.96

Site Coverage: 1.91 FSI

No. of units: 45

Separation distances between blocks: 8.5m

Setbacks: 3rd Storey Stepback

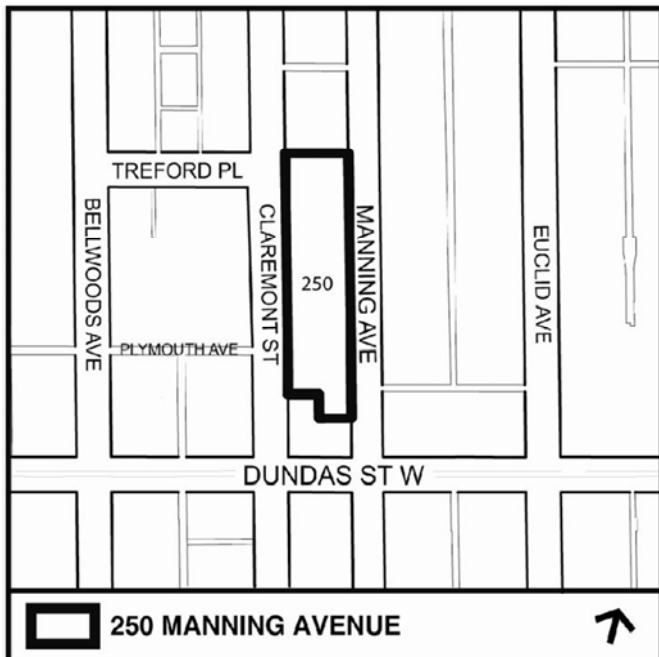
No. of parking spaces and location: 45 underground

Common Amenity Area: None

Vertical Circulation: Stair

Surrounding Land Use: Residential

Process and Status: Completed



Context Plan



Townhouse Block Plan

DESCRIPTION

Introduction

- Project consists of 45 3-storey townhouses on formerly vacant Catholic Elementary School lands. All townhouses front onto a public street.

Site Context

- The property is in, and is surrounded on all sides by a *Neighbourhoods* designation.

Site Organization

- Site is organized in a linear pattern with fenced rear-yard amenity space
- Lot frontages range from 4-5.8m are consistent with properties to the north.
- 45 parking spaces provided below grade, visitor parking on-street and in a new 43-space Toronto Parking Authority directly south of site
- Garbage is picked up at curb by the City, each unit has a specific screened location at front for storage of bins

Building Massing and Design

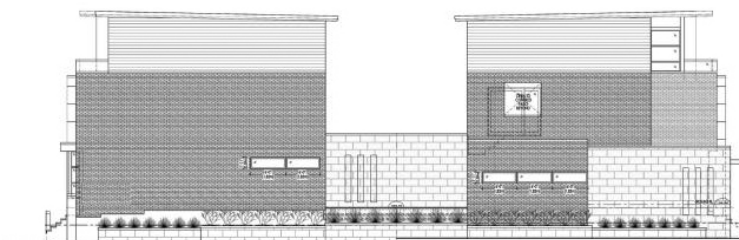
- Project design is in-line with existing physical character and streetscape of the neighbourhood.
- The 3rd storey of the townhouse is set back further from the front building line to reduce the perceived height of the building at the sidewalk level.
- Front elevation building mass is broken up through building material articulation and glass stair hand railings.
- Setbacks along public streets are planted with shade trees, shrubs, grasses and perennials to compliment the architecture of the townhouses.



Front Elevation at Night



Landscaped Side Access



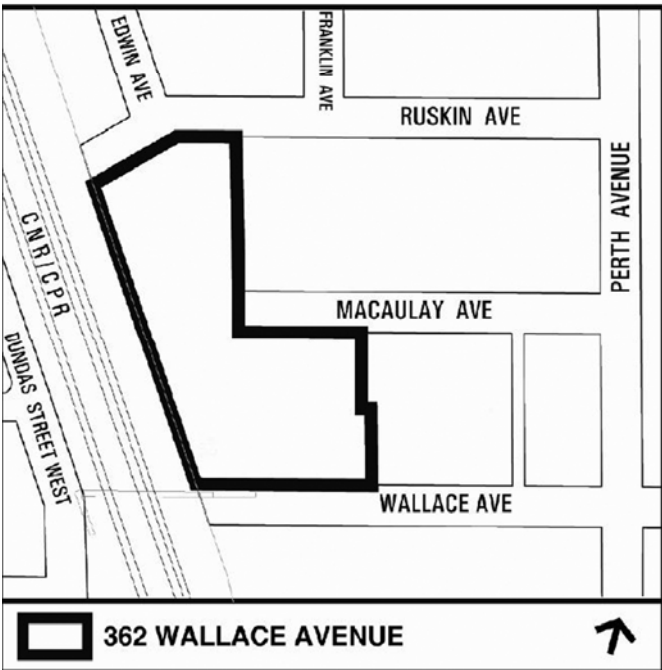
Side Elevation

Wallace Walk

362 Wallace Avenue – South District



Perspective



Context Map

Developer: Sommerset Wallace Development

Architect: Kregg Fordyce Architect

Landscape Architect: Harrington McAvan

Project Statistics

General Description: Infill on Brownfield Site

Type: Stacked and Back to Back

Building Height: 13 m

Site Area: 12 634 sq. m

Total GFA: 18, 150 sq. m

Site Coverage: 1.54 FSI

No. of units: 167 residential; 20 non-residential

Separation distances between blocks: 12 m

Setbacks:

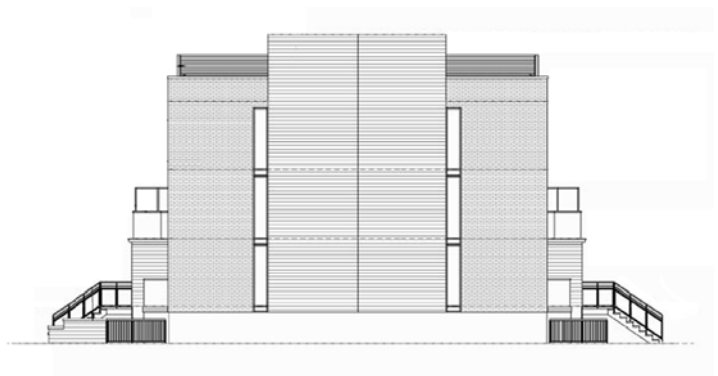
No. of parking spaces and location: 179 + 22 Visitor Underground + 19 on-street

Common Amenity Area: 475 sq. m Community Facility

Vertical Circulation: Stairs

Surrounding Land Use: Residential & Rail Corridor

Process and Status: Under Construction



Section

DESCRIPTION

Introduction

- Project consists of 167 stacked and back to back townhouses, 20 non-residential condominium units, a new public street, an extension of Macaulay Avenue to the new street and a new community facility at 362 Wallace Avenue.

Site Context

- The site is bounded by Employment Areas to the north, as well as *Neighbourhoods* to the north, east and south, and the West Toronto Railpath to the west of the site.

Site Organization

- Sousa Mendes Street, a new street, runs north/south from the southern end of Edwin Avenue to Wallace Avenue.
- Macaulay Avenue extends westward to meet Sousa Mendes Street. On the west side of Sousa Mendes Street are 20, 2-storey non-residential condominium units with 40 underground parking spaces containing offices, small scale retail, workshops and studios.
- On the east side of Sousa Mendes Street are 167 stacked and back to back townhouse units, 13m in height arranged in blocks of 13-21 units, with 3 blocks located north of the MacCaulay Avenue extension and 6 blocks located south.
- 179 resident parking, 22 visitor parking spaces underground and 19 on-street parking spaces.
- A 475 square metre community facility on the northwest corner of the site, and although the centre will be operated by a non-profit agency on behalf of the City.

Building Massing and Design

- Architecture varies per Townhouse block and is contemporary in design, with a mix of brick, aluminum panelling and window glazing.
- Private amenity space provided in the form of balconies and roof terraces.
- A variety of trees, shrubs and perennials provided between units at entrances, along streetscape and between blocks to soften building masses.



Site Plan



Perspective



Elevation

Dwell City Towns

2 Holiday Drive – Etobicoke York District



Townhouse block elevation



Townhouse Block Elevation



Built Form Separation

Developer: Menkes Developments Ltd.

Architect: Turner Fleisher

Landscape Architect: NAK Design Group

Project Statistics

General Description: The proposed development will be constructed in a variety of forms including stacked townhouses and back to back units arranged in 13 blocks with a central common amenity area.

Type: Stacked Townhouses and Back-to-Back Townhouses

Building Height: 13m

Site Area: 21,824.71 sq.m

Total GFA: 25,355 sq.m

Lot Coverage: 35% FSI: 1.2

No. of units: 196

Separation distances between blocks,
between end units: 12m-15m

Setbacks: 2m-14m

No. of parking spaces and location: 278; 269 below grade and 9 above grade

Common Amenity Area: yes

Vertical Circulation:

Surrounding Land Use: Located in a Mixed Use Area surrounded by Neighbourhoods

Process and Status: Rezoning and Site Plan Approval
(both complete)



Front Elevation

DESCRIPTION

Introduction

- In 2008 this sites previous owner rezoned the property to a Sixth Density Residential Zone to permit the development of 4 residential apartment buildings.
- The buildings ranged in height from 19 to 24 storeys with a total of 887 units & a maximum Gross Floor Area of 80,841m², resulting in an FSI of 3.7
- In 2012 Menkes Developments Ltd. Initiated a zoning by-law amendment to permit 196 townhouse units

Site Context

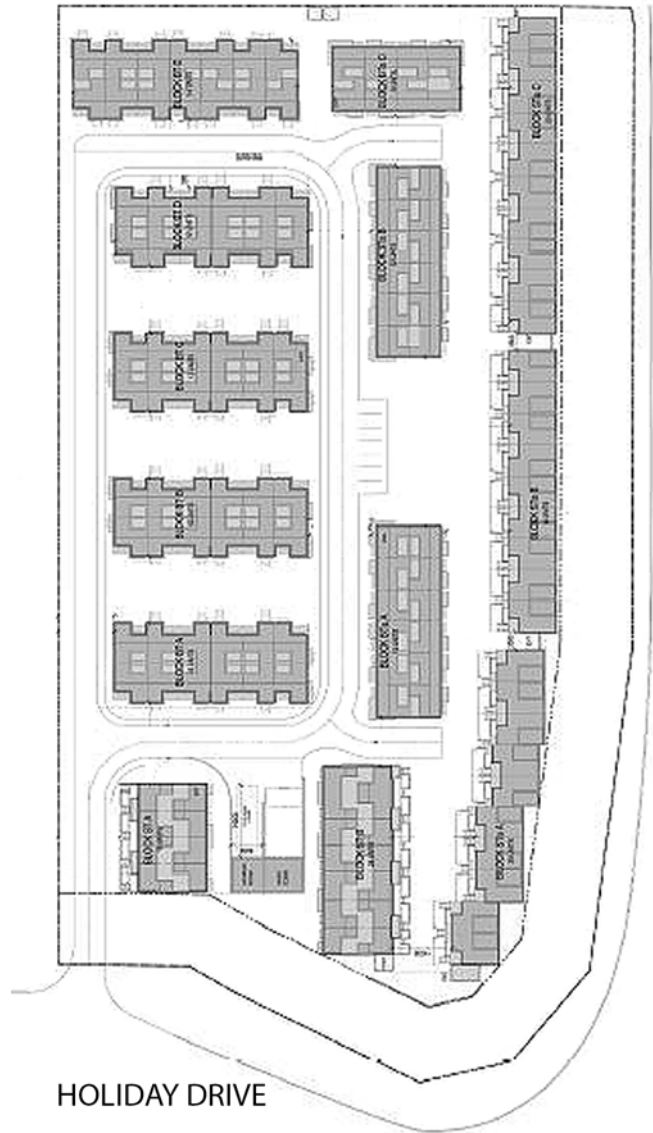
- The site has a mixed use designation and it is bounded by Apartment Neighbourhoods to the north, south and west. Hwy. 427 is directly east of the site.
- South of Holiday Drive, opposite this development, is another townhouse development with a private driveway providing site access and circulation.

Site Organization

- The site has 13 stacked and back-to-back townhouse blocks located over an underground parking garage
- The blocks are organized around an internal private driveway that is an organizing element of the site. It provides access to the underground parking, services for waste pick-up, and doubles as a fire route. A single point of access is provided off Holiday Drive
- The blocks are generally organized around the private driveway, landscaped walkways, and a centrally located landscaped open space

Building Massing and Design

- The unit mix is varied and ranges in height from 4 storeys to 3 storeys in height
- The terraces are located predominantly on the roof top or the top level. Grade related terraces are confined away from the driveway, adjacent to internal walkways.
- The architecture is more contemporary in design . The facades favour the use of brick and vision glass with secondary materials of spandrel and aluminum



Site Plan



Architectural Rendering

Southshore

120 Twenty Fourth Street – Etobicoke York District



Streetview Looking East



Interior Pathway

Developer: Diamondcorp. with Minto Communities

Architect: Guthrie Muscovitch Architects and Giannone Petricone Associates

Landscape Architect: NAK Design Strategies

Project Statistics

General Description: 7 north-south oriented blocks

Type: Stacked and back-to-back Townhouses

Building Height: 13.5m

Site Area: 12,820 sq.m

Total GFA: 15,810.23 sq.m

Site Coverage: 1.23

No. of units: 148

Separation distances between blocks: varies from 13.3m-14.2m

Setbacks:

No. of parking spaces and location: 185 spaces underground

Common Amenity Area: None

Vertical Circulation: Stair

Surrounding Land Use: Neighbourhoods and Parks with Local Rail Lines and Employment to the immediate north

Process and Status: Completed

DESCRIPTION

Introduction

- 148 stacked and back to back townhouses in 7 blocks in a mix of 2 and 3 bedroom units.
- Residential infill redevelopment of a former industrial site (Sico Paints) on a 1.3 hectare irregularly shaped lot, with 44 units facing on 3 public streets, remaining units face front onto internal walkways.

Site Context

- The property abuts a rail corridor to the north, a park to the west and residential to the south and east.
- 18 existing mature trees around the site were preserved.

Site Organization

- A 25m landscaped setback along the CN rail corridor runs the length of the north property line, and also includes the ramp to the underground garage, loading space and two garbage storage buildings.
- Pedestrian circulation through the site is by internal pathway accented by trees, benches and bollard lighting.
- 155 resident, 30 visitor parking spaces and 20 bicycle parking spaces are accessed by a single access ramp.

Building Massing and Design

- Unit entrances organized so that most entry ways provide access to 4 units.
- Three townhouse blocks have flat roofs with building heights between 10.5 and 11.5m, remaining blocks have peaked roofs with building heights of 13.5m.
- Building material is predominantly brick, with private outdoor amenity spaces dominated by black metal decorative handrails.



Site Plan



Front yard landscaping