



1 Rosetta Street, 6 & 8 St. Michael Street

February 13th, 2023

 ARCADIS
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Who is Lev Living?

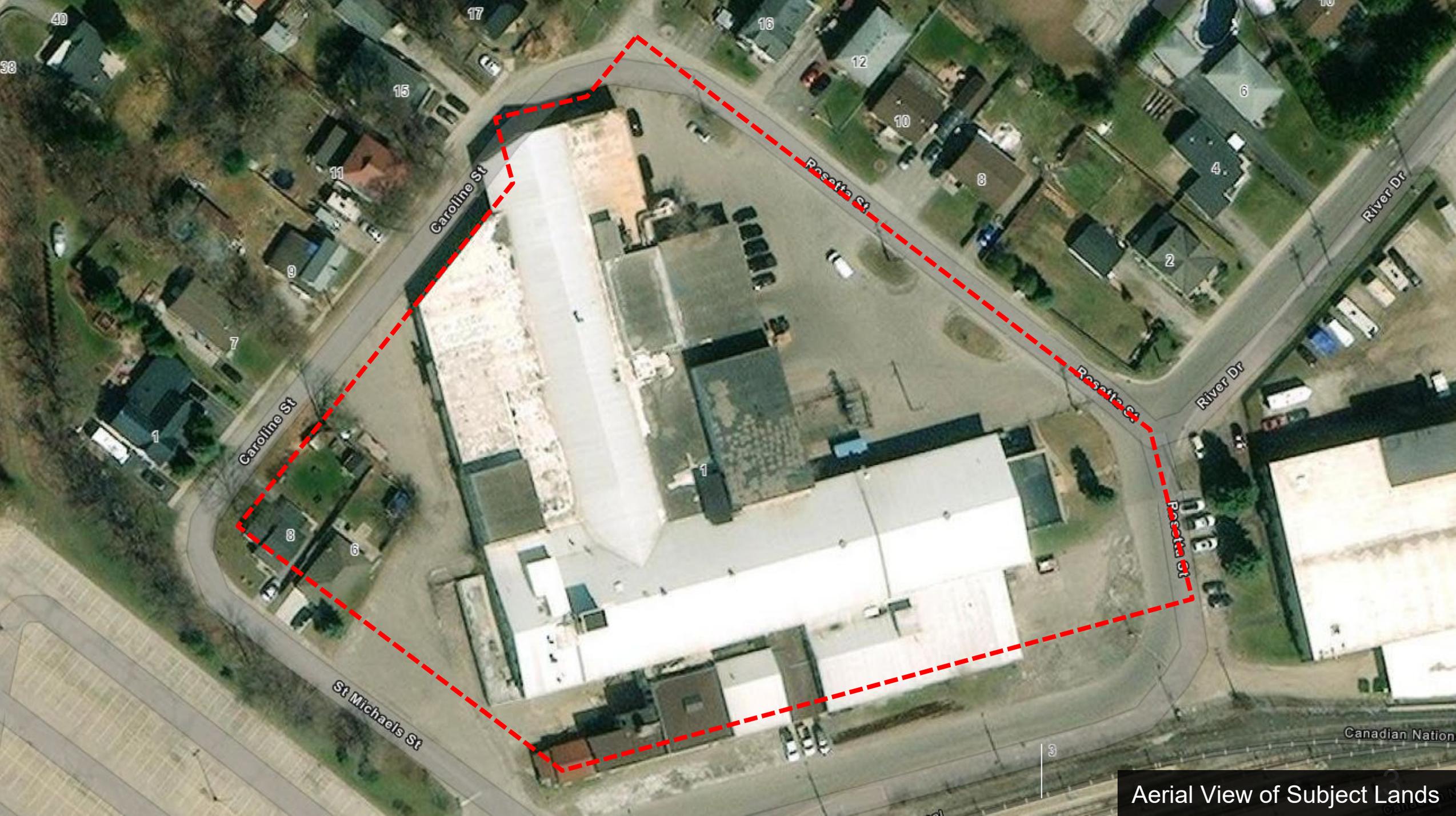
We take on a worldly view from our experiences in Europe, North America and Asia, by incorporating ideas from different cultures and outlooks. We strive to integrate diverse technologies and systems to our master planned communities, multi-family homes and retirement residences.



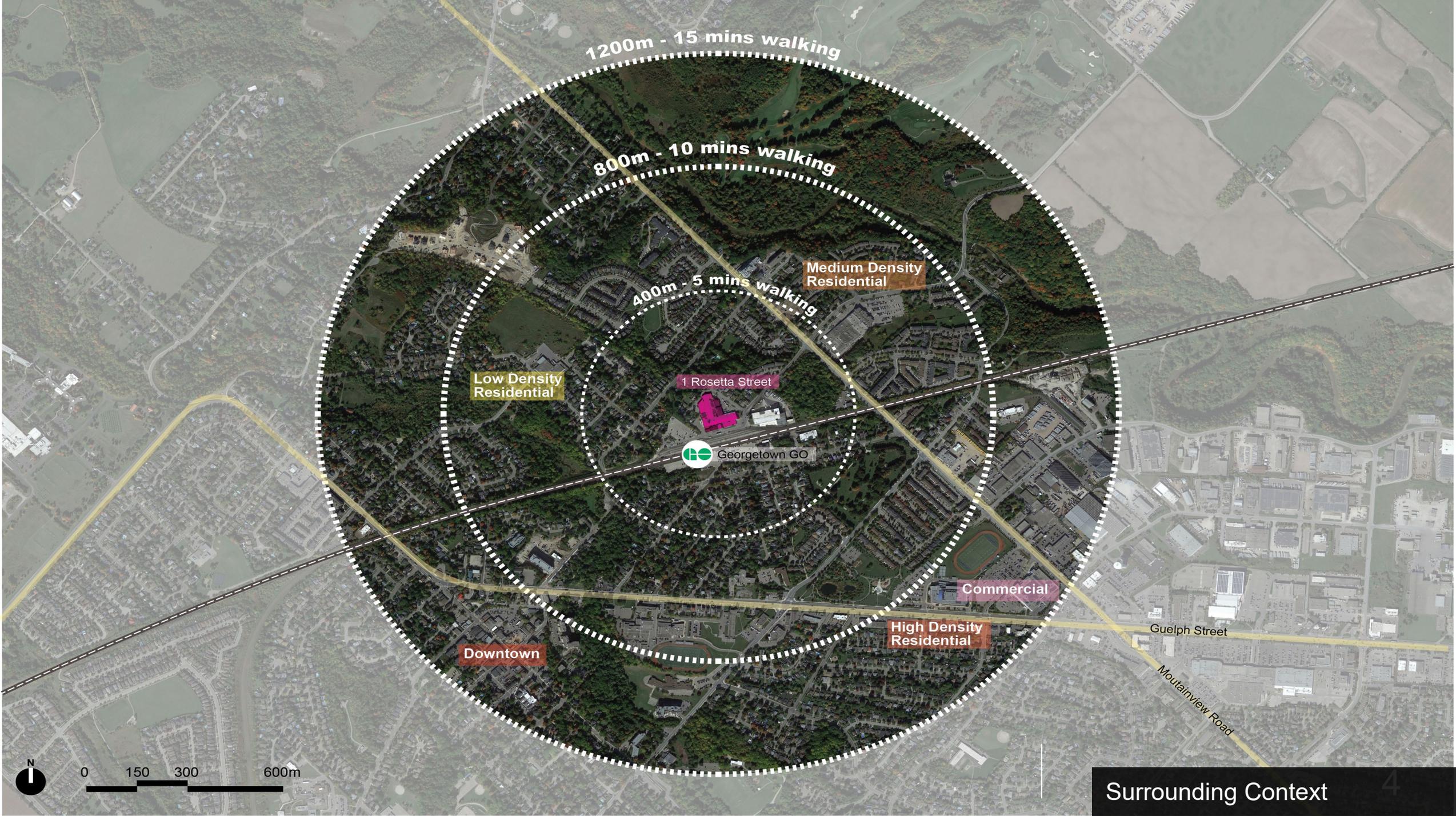
- Existing Retirement Residences in cities and towns in Ontario

Future Developments

- Hamilton
- Brampton
- Toronto



Aerial View of Subject Lands



1200m - 15 mins walking

800m - 10 mins walking

400m - 5 mins walking

Medium Density Residential

Low Density Residential

1 Rosetta Street

Georgetown GO

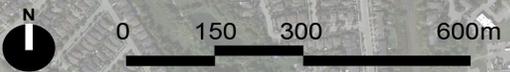
Commercial

Downtown

High Density Residential

Guelph Street

Mountainview Road

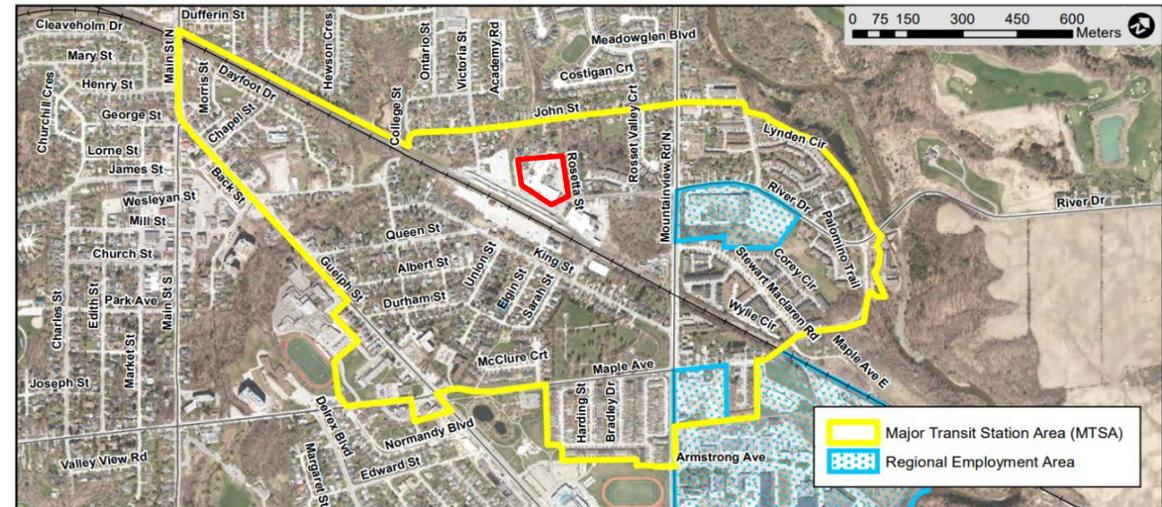


Future Site Context

- Heritage Road Layover Project
- MTSA Area in ROPA 48
- Georgetown GO Secondary Plan Updates
 - This will determine the minimum and maximum targets for the MTSA Area

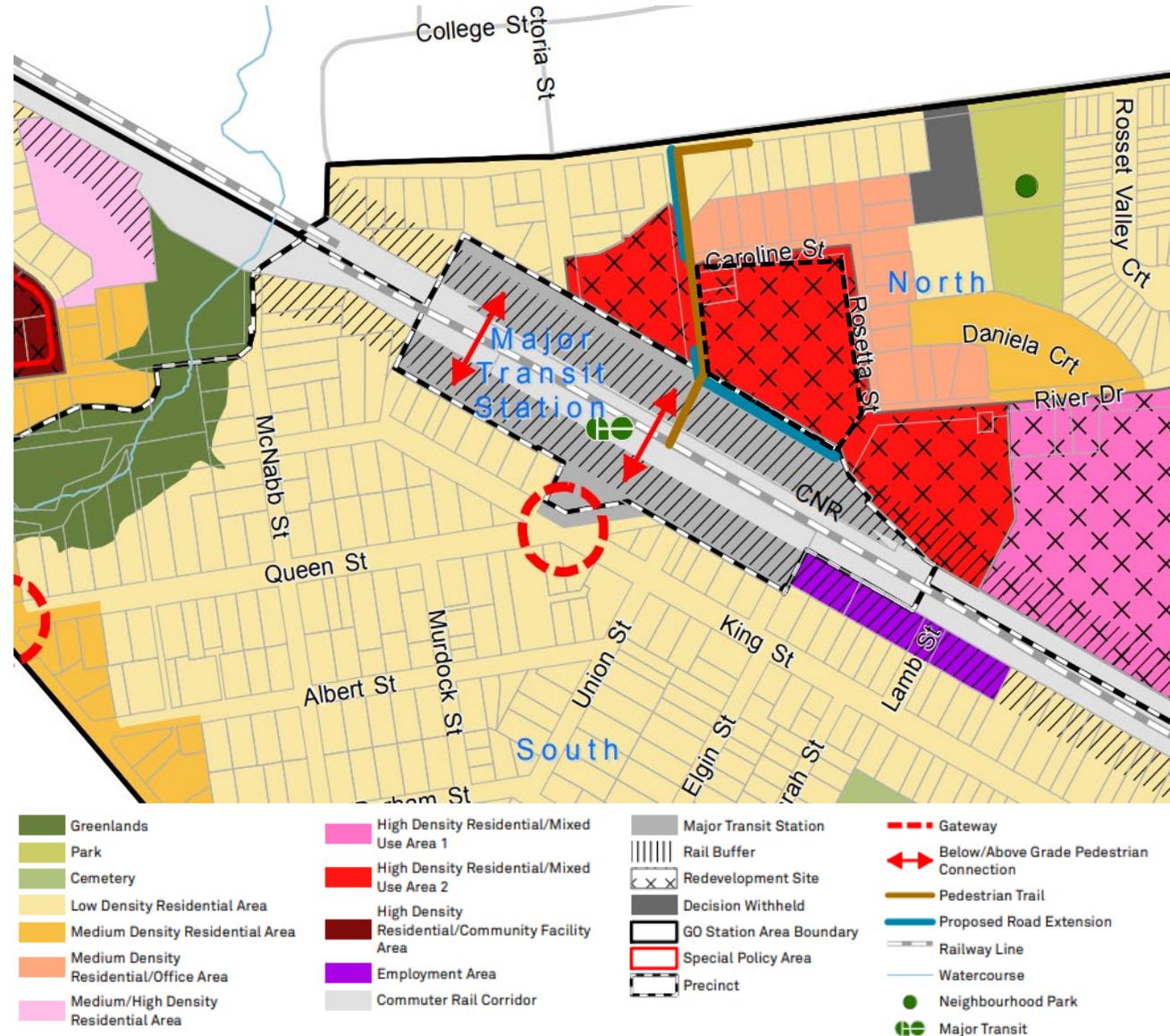


Map 6g - Georgetown GO MTSA



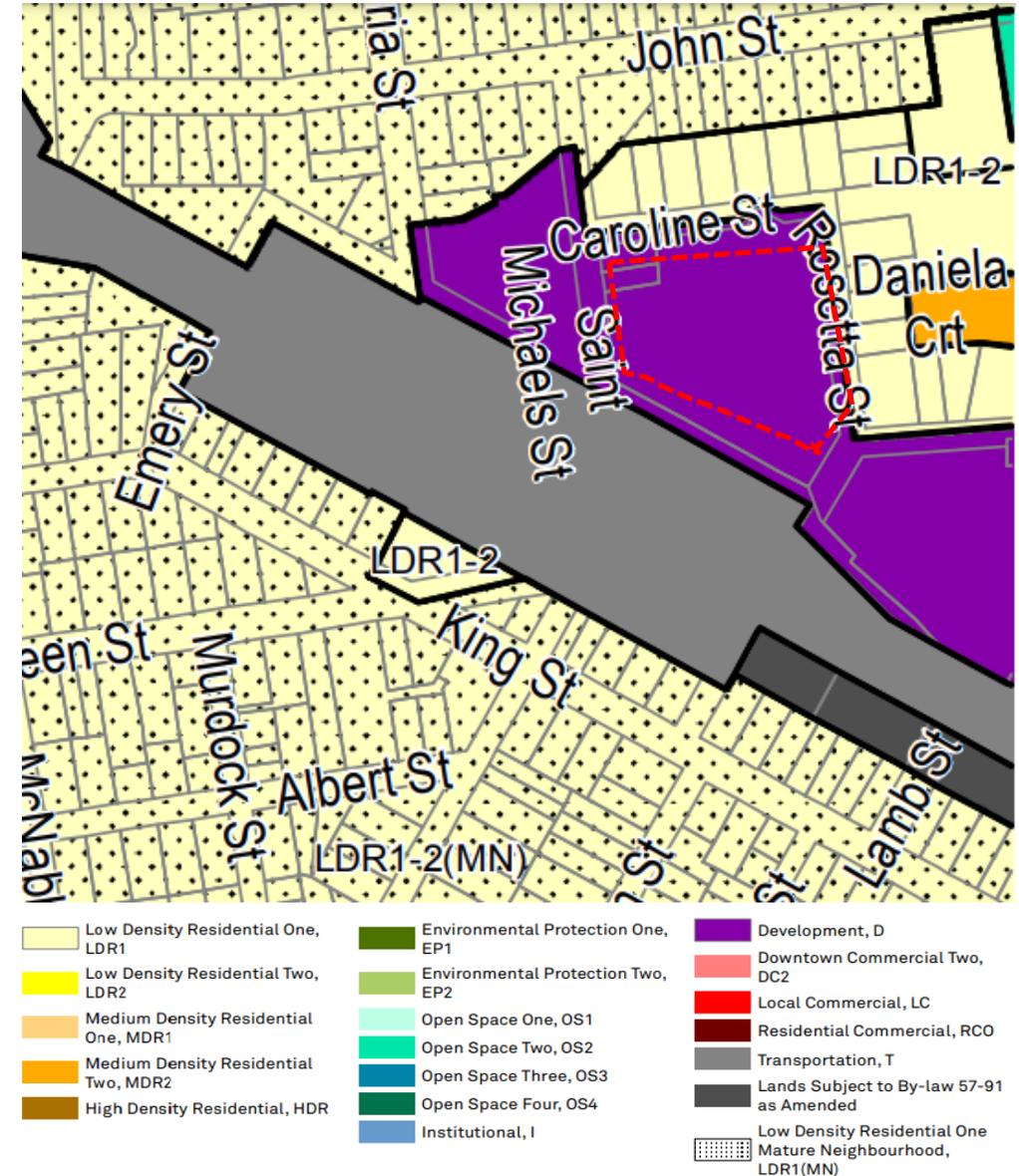
Planning Overview

- Within a Major Transit Station Area, identified as an Intensification Area
- Designated High Density Residential/ Mixed Use in the Official Plan
 - Permitted Uses: Apartment Dwellings
 - FSI: 2.0 and 2.5 with bonusing
 - Maximum Height: 8 storeys and 12 with bonusing
- OPA requesting site-specific permissions to increase height and FSI



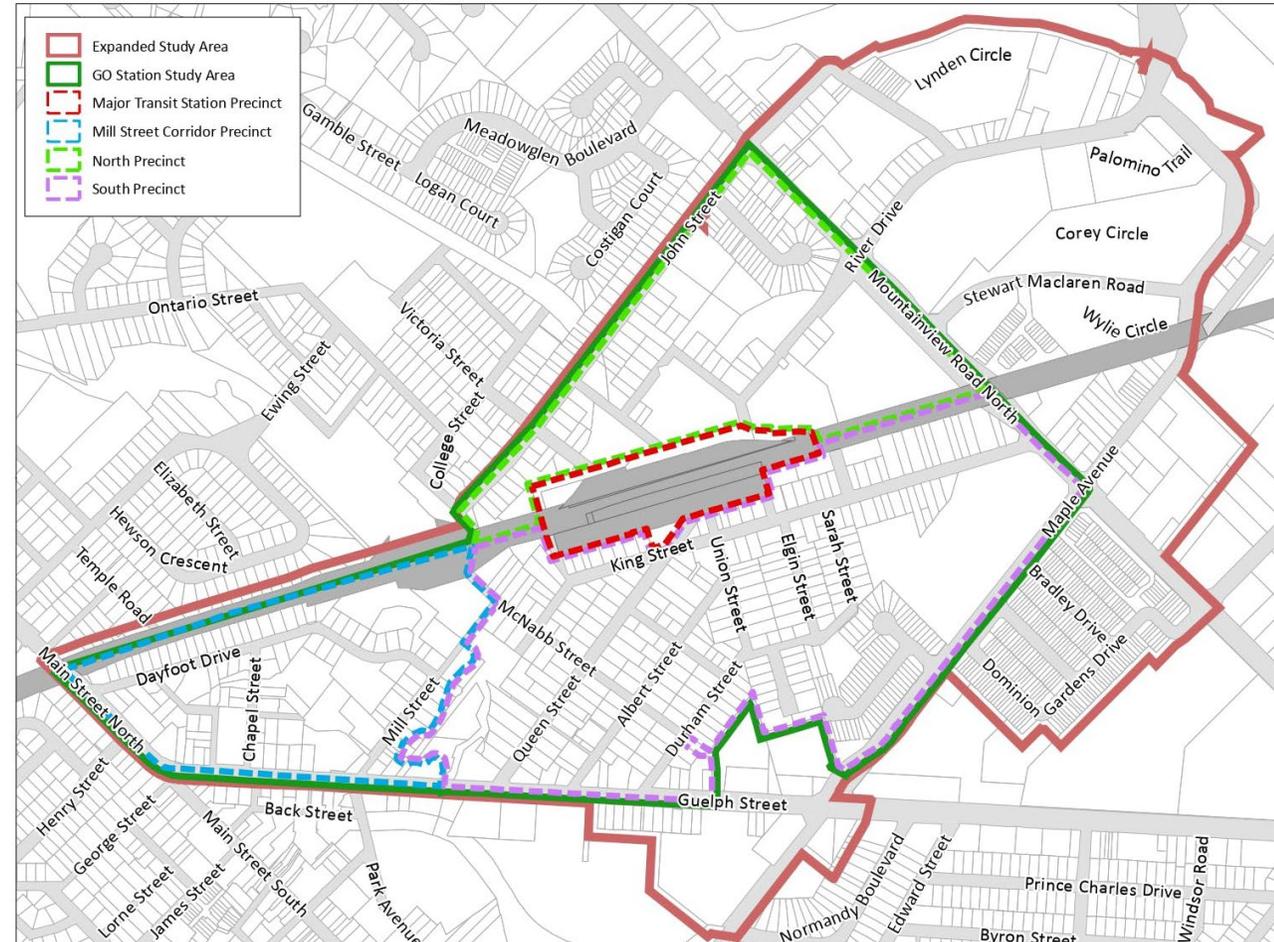
Planning Overview

- Zoned Development 'D'
 - Allows legally existing uses of the effective date
- ZBLA requesting 'High Density Residential' with Site Specific Provisions



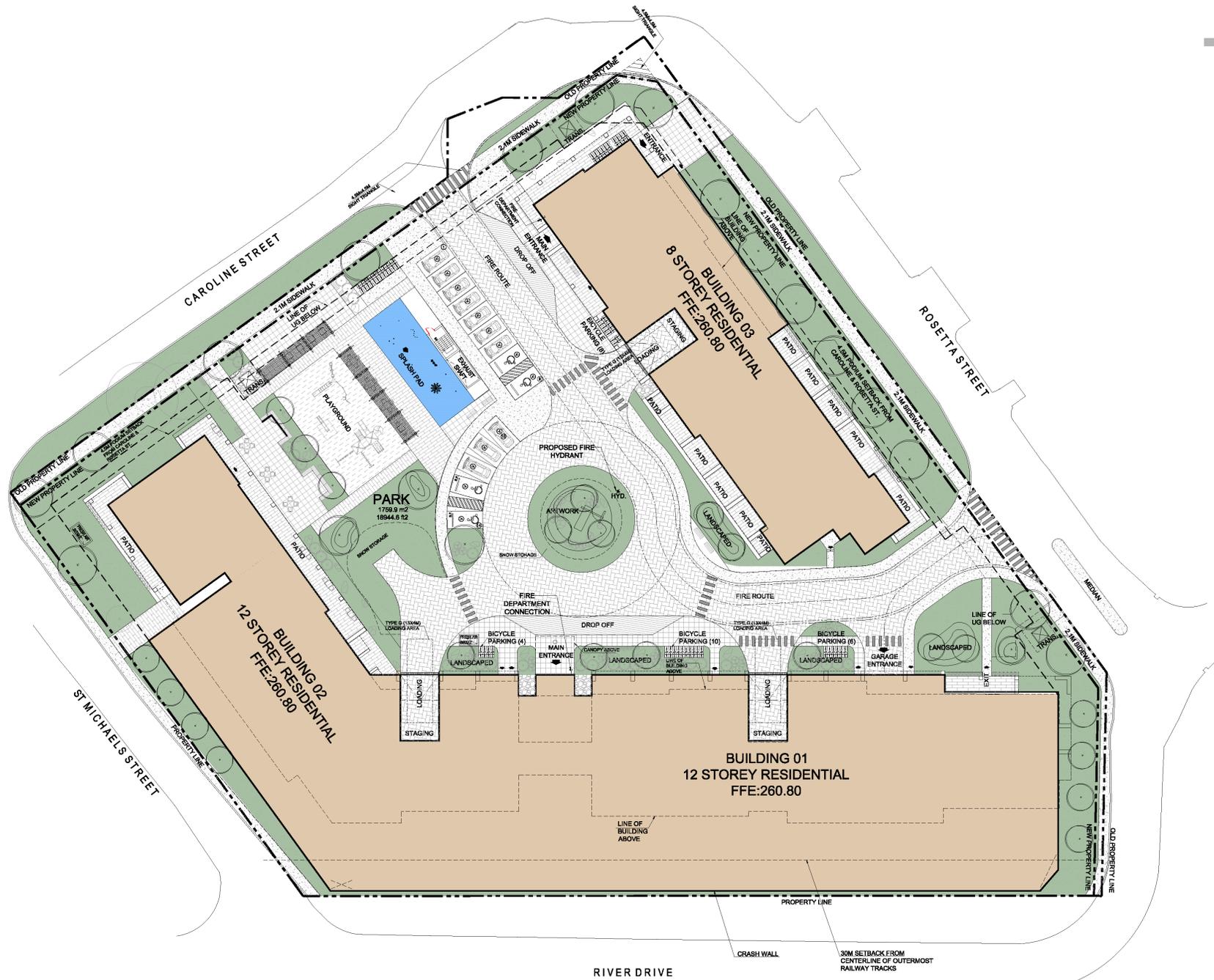
Why is Height and Density Appropriate in this Area?

- MTSA
 - Transit Supportive Community
 - Increased population will help support existing rail transit
 - Contribute to the future implementation of local bus transit
- More Affordable Housing Options
- Existing Services and Infrastructure
- Intensification Study



Georgetown GO Station Area Secondary Plan

The Woonerf Concept





Proposed Development

- 640 residential units
- 3 Buildings & 3 Phases
- FSI: 3.36
- 8 storeys on Rosetta and Caroline
- 12 storeys facing the Go Station
- 704 Parking Stalls
- 472 Bicycle parking spaces
- Outdoor Amenity Area: 7,006 m²
- 1,510 sq.m. Park
- 2 Car share





View from St. Michaels Street & Carolina Street (for illustration purposes only)





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View of Woonerf (for illustration purposes only)

Park Space Concept



SHADE STRUCTURE/GARAGE COVERING



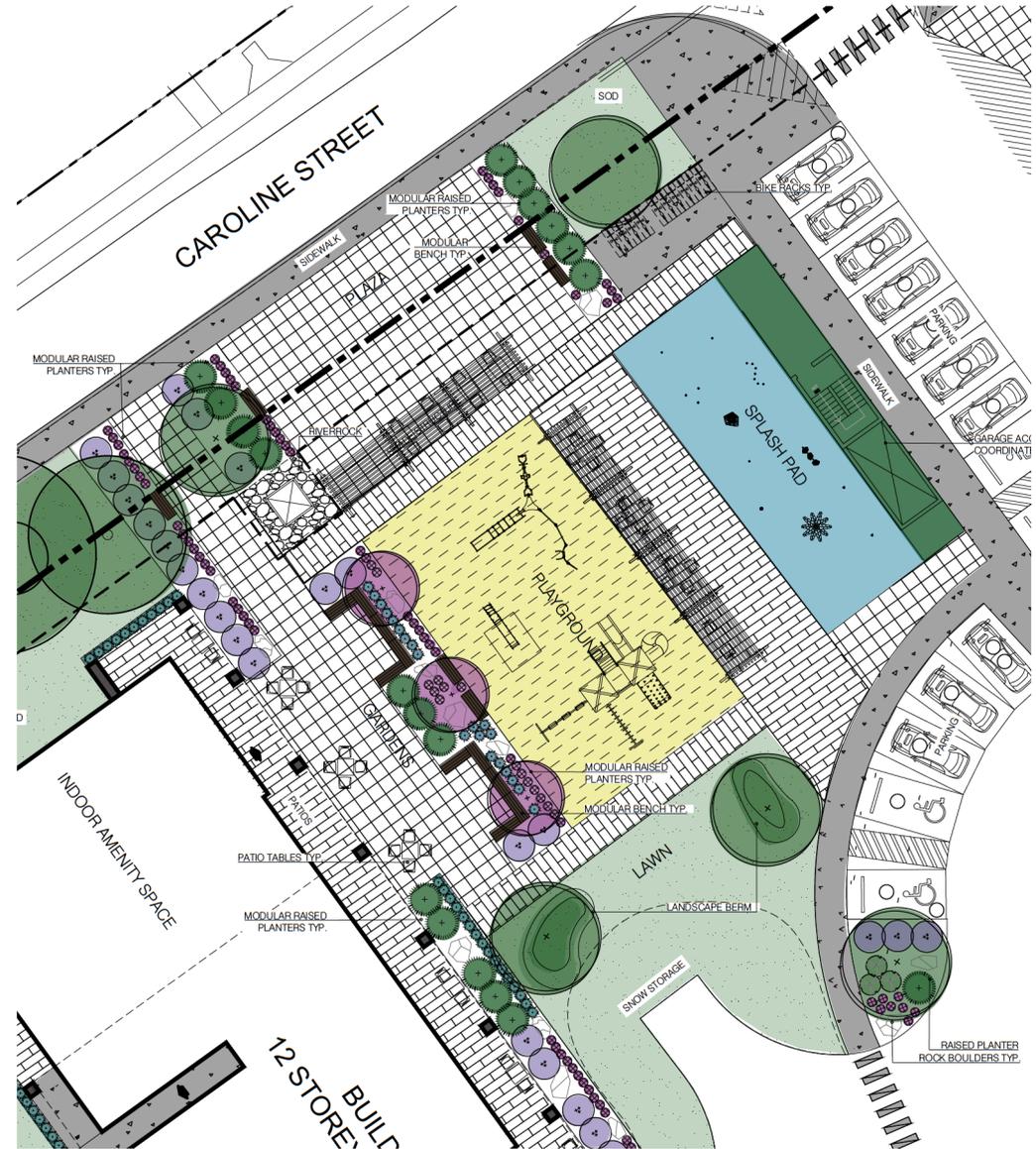
PLAYGROUND



LANDSCAPE BERMS



GARDENS





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View of Park Space (for illustration purposes only)

Supporting Studies

- Crash Barrier Structural Plan
- Air Quality Study
- Heritage Impact Assessment/
Commemoration Plan
- Environmental Noise and Vibration Study
- Functional Servicing Report
- Geotechnical Investigation
- Phase 1 & 2 Environmental Site
Assessments
- Planning Justification Report
- Shadow Study
- Transportation Impact Study
- Tree Inventory Plan
- Urban Design Guidelines
- Water Balance and Salt Management Plan

Traffic Impact Study

- **Traffic**
 - Under a 5-year horizon, the capacity deficiencies under background conditions will deteriorate with the addition of site generated traffic. No new capacity issues are a result of proposed development.
- **Parking**
 - Reduced parking supply due to proximity to transit
- **TDM Measures:**
 - Continuous sidewalk along River Drive & Rosetta Street, Caroline Street
 - Bicycle Parking Spaces
 - Limited Subsidized Transit Passes
 - Unbundled Parking
 - Car Share



Noise Impact Study

- Based on transportation façade sound levels, upgrading glazing is required within a development.
- Noise buffering balconies
- Warning clauses will be provided.
- Approval of the Heritage Road Layover Project by Metrolinx will remove stationary noise source



Heritage Impact Study

- Mitigative measures have been proposed to assist in reducing some of the direct/ indirect impacts
- A Commemoration/ Interpretative Plan would convey information about the property's connection with the Georgetown paper industry.



Conclusions and Recommendations

- Represents intensification in an appropriate location, already designated for high-density residential uses and within a MTSA Area
- Add to the mix and range of housing options within the area, creating options for a wide variety of users in different life stages
- In proximity to the GO Station thereby creating a transit supportive environment
- Will not create adverse traffic and noise impacts



Thank You

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