



September 18, 2018

**MEMO TO:** Sarah Mowder, Planner I

**FROM:** Pamela Vega, Heritage Planner

**SUBJECT:** Site Plan Application, Zoning By-law Amendment

**Applicant Name:** Tomanelli, Desiree & Ivona  
**Legal Description:** PLAN 269 LOT 14  
**Municipal Address:** 116 Lucas Street  
**Town File No.:** D06-18020  
D02-18010

The subject property is located on the west side of Lucas Street between Benson Avenue and Mill Street. The proposal is for the demolition of the existing single dwelling and the construction of two three-storey semi-detached dwellings on a lot with 15.3m frontage. The area is characterized by mature vegetation and a range of housing types.

Staff has reviewed the application in accordance with the Council approved Village Core Neighbourhood Design Guidelines, the Benson/Hunt Tertiary Plan, and the Town wide Urban Design Guidelines and provides heritage and urban design comments below. To expedite the review of the re-submission, the Applicant should include a cover letter detailing how each of the comments listed below have been addressed.

## SITE PLAN

### Building Design

- Reverse the two units so that the entrances will be located in the middle and the driveways at the outer edge of the property to provide more opportunity for landscaping and continuous streetscape (see example below).



- The garage height of 10'2" is very generous and necessitates seven steps to the front door, which exceeds the maximum number of entry steps outlined in both the Town's Urban Design Guidelines and the Benson/Hunt Tertiary Plan. Please reduce the garage height to 9' or less to ensure that a maximum of five risers are employed outside the house to reach the front door.
- Indicate materials and colours on all elevations.

Material and Colour

- Complete the Exterior Material and Colour Schedule using the Town's template, attached.

**ZONING BY-LAW AMENDMENT – no concerns**



Pamela Vega