



November 22, 2018

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

**FROM:** Isa James, Senior Urban Designer

**SUBJECT:** Zoning By-law Amendment and Subdivision Application

**Applicant Name:** Yonge 19<sup>th</sup> Avenue Joint Venture Ltd  
**Legal Description:** PART OF LOT 1 AND LOT 2, PLAN 5509  
**Municipal Address:** 102 19<sup>th</sup> Avenue and 6 Anglin Drive  
**Town File No.:** D02-18023  
D03-18011

The subject lands are located at the northwest corner of 19<sup>th</sup> Avenue and Anglin Drive. The lands to the west, north and east are saturated by 2-storey single family dwellings. Single detached housing and a wooded wetland/open space are located across 19<sup>th</sup> Avenue to the south.

The lands are designated as Neighbourhood in the Official Plan.

The applicant is seeking permission to develop the lands for 13 single-detached lots. The proposal involves the extension eastward of Post Oak Drive to terminate in a cul-de-sac on the subject lands. 8 single-detached lots are proposed to front onto the cul-de-sac bulb, while 5 single-detached lots would front onto Anglin Drive.

Staff have reviewed the application in accordance with the Towns' Council approved the Anglin Drive/Long Hill Drive/19<sup>th</sup> Avenue Infill Study Area for which the Council approved policies identify the following key principles:

- a. new development should be designed to blend with existing conditions, including separation between units, extensive trees and other vegetation and deep setbacks from the streets to the houses;
- b. minimum disruption to areas with steep slopes and natural features;
- c. protection against noise from 19<sup>th</sup> Avenue and Yonge Street; and
- d. minimize direct access to 19<sup>th</sup> Avenue.

Heritage and Urban Design comments are provided below. To expedite the review of the re-submission, please have the Applicant include a cover letter detailing how each of the comments listed below have been addressed.

#### Urban Design Brief (UDB)

1. The owner has submitted Architectural Control Guidelines (ACGs) as a part of the Urban Design Brief for review by the Town. Staff will correspond directly with the architectural control consultant in respect to any required changes to the Architectural Control Guidelines. Once the ACGs are accepted by the Commissioner of Regulatory Services and Planning they will be identified in the Subdivision Agreement prior to its execution by the Town. The document will serve as the guide for the architectural design review of all residential buildings within the development. Design approval will be required for each model and subsequently each house prior to the submission of building permit applications. All individual unit designs will be reviewed in accordance with the approved ACGs. Typical drawings of units will not be sufficient for review.

The Architectural Design Control review requires submission of elevations and floor plans for each model, as well as each townhouse block as a whole. (Comments on Architectural Control Guidelines will be coordinated directly with the design control consultant.)

#### Plan of Subdivision

2. Noise attenuation fencing design, details and screening must be included in the Landscape Plans for the development.

#### Draft Zoning By-law Amendment

3. Consider applying the site specific Zoning By-law 235-97 amendment provisions of By-law 34-17 to the lots fronting onto Anglin Drive given the comparable context. (We have no objection to reducing the side yard set-back from 1.5m to 1.2m.)

#### Conditions of Draft Plan Approval

4. As a condition of draft plan approval:  
The Owner shall agree in the Subdivision Agreement that architectural design control review will be required for all low density residential dwellings prior to submission of building permit applications to the Town.