



October 24, 2018

Appendix	A
SRPRS	19.032
File(s)	D02-18022

**MEMO TO:** Amanda Dunn, Planner II

**FROM:** Lamyaa Salem, Urban Designer

**SUBJECT:** Zoning By-law Amendment, and Site Plan Approval

**Applicant Name:** 2304266 Ontario Inc.  
**Legal Description:** PT LOT 25 PLAN 4667  
**Municipal Address:** 195 Gamble Road  
**Town File Nos:** D02-18022 and D06-18038

The subject lands are located on the south side of Gamble Road. The eastern portion of the lands is designated "Neighbourhood", and the west portion is designated "Natural Core" in schedule A2 of the Town's Official Plan. The predominant land use surrounding the site is residential and natural open space. East of the site are open space and residential townhouse development, west of the site are singles and townhouses.

The proposal is to permit the development of one townhouse block with eight 3-storey units. Access to the development will be provided via a private 6.0m laneway off Gamble Road.

Staff have reviewed the application in accordance with the Towns' Council approved Town-wide Urban Design Guidelines, and provide 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.

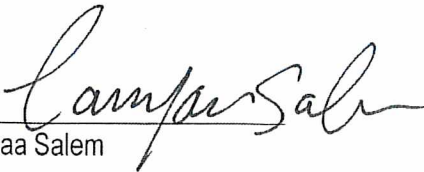
#### Site Plan Comments

1. A 2.5 m setback from Gamble Road is inadequate space to address the regional road and have adequate space for tree planting. Increase the setback from Gamble Road to the greatest extent possible. At the time of the condominium approval, and to ensure a well maintained landscape strip fronting Gamble Road, staff recommend that the area be included in the elements in common lands.
2. Reduce the number of steps at the front door to a maximum of 6 risers. The proposed 12 risers to the main entrance of the unit are not acceptable. Please refer to the Town-wide urban design Guidelines, specifically guideline 6.3 (15)

#### Architectural Design

3. The proposed facade design of the townhouse block has been exhausted in several locations within the Town. Please explore a different facade design or different colour palette that would distinguish this location from others in the Town.
4. Vertical and/or horizontal articulation with greater architectural details should be provided on the flankage facade fronting Gamble Road to add interest to the public realm.
5. Staff note that block floor plans are inconsistent with the proposed elevations with regard to window openings on the upper floor of the end units. All drawings should be consistent. Consider providing a window opening in the first floor bathroom to help balance the flankage facade.
6. Staff have observed that woodpeckers are creating holes in stucco in a number of locations on the "Briggs Avenue Development" which has the same facade design and exterior cladding materials as the subject development. Reduce the amount of stucco on the exterior cladding materials.

7. Please note the railing materials of the wooden decks. Staff recommend glass railing be provided in line with the proposed front steps railing.
8. Note garage doors' materials and colours on elevation drawings, and clarify the need for the proposed window frames around garage doors.
9. Please complete the *Exterior Material and Colour Schedule* for the proposed development, which will form part of the Site Plan Agreement.

  
Lamyaa Salem