

February 7, 2019

Appendix	D
SRPRS	19.056
File(s)	D02-18028 and D03-18014

MEMO TO: Amanda Dunn, Planner II

FROM: Isa James, Senior Urban Designer

SUBJECT: Zoning By-law Amendment, Subdivision, Condominium and Site Plan

Applicant Name: Weldrick West Developments 20-26 Inc
Legal Description: PLAN 1923 PT LOT 64, PT LOT 63 RS64R4570 PART 1, PT LOT 63 RS64R4570 PART 2, LOT 62, WPT LOT 1 TO 5
Municipal Address: 30, 28, 26, 24 and 20 Weldrick Road West
Town File No.: D02-18028, D03-18014, D05-18005 and D06-18054

The subject lands are located on the north side of Weldrick Road West between Springhead Gardens and Yonge Street.

The proposal is for the construction of a medium density residential development comprising 47 townhouse units and 2 semi-detached dwellings.

Staff have reviewed the application in accordance with the Towns' Council approved Town-wide Urban Design Guidelines and the Weldrick Road Tertiary Plan, and provide urban design comments 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 has been addressed.

Concept Plan/Site Plan

1. Consider a development layout that:
 - a. allows for the retention of some of the most significant trees in open space on the lands. The mature trees contribute to the existing streetscape on Weldrick Road West and if retained will add significant aesthetic value to the development (see Parks Planning comments).
 - b. allows enough space and future development integration of 18 Weldrick Road West. The current layout severely impinges on the potential future development of this east-lying lot (see Transportation comments).
 - c. negates the need for walkways. The proposed 1.2m and 1.98m-wide walkway blocks are too narrow from functional, aesthetic and safety perspectives. If required for circulation purposes, walkway blocks should be wide enough to allow for casual surveillance to provide greater safety and visual appeal.
 - d. Allows POTL rear or side yards (rather than laneways) to be located adjacent to existing backyards. The noise and vehicular movements in the laneways will detract from existing residents' views from and enjoyment of their outdoor amenity spaces.
2. Who will maintain the 10m wide road conveyance proposed along the north boundary of the site? There is potential for these lands to be neglected and become an eyesore until they can be incorporated into Sorrento Drive.
3. POTL side boundary lines should be a minimum of 1.0m from laneway curbs to avoid potential unsightly damage to potential boundary fences from vehicle movements in the laneways.
4. Streetlights, utility boxes, and fire hydrants should not be located in POTL yards as they may interfere with the placement of potential boundary fences.

Material and Colour

5. There is very little design, material and colour variation between the buildings in the development. Increase the visual differentiation between buildings by increasing the colour contrast in the two material/colour packages. Submit material and colour sample boards with the next submission.
6. Add the proposed soffit materials (underside of canopies) to complete the *Exterior Material and Colour Schedule* for the proposed development and resubmit.


Isa James