



Planning & Regulatory Services Department
Policy Division

January 17, 2019

Appendix	A1
SRPRS	19.060
File(s)	D02-18025 / D03-18012

MEMO TO: Philip Liu, Planner I

FROM: Lamyaa Salem, Urban Designer

SUBJECT: Zoning By-law Amendment and Subdivision

Applicant Name: King East Developments 19 Inc & King East Developments 21 Inc
Legal Description: LOT 42 AND PART OF LOTS 40 AND 41, PLAN 202
Municipal Address: 19 and 21 Poplar Drive
Town File No.: D02-18025
D03-18012

The subject lands (occupying an area of 0.701 ha) are located south of Poplar Drive, and are part of two separate parcels that have a combined area of 1.146 ha. These development sites will form part of the larger plan of subdivision owned by the applicant and other owners in the area bounded by King Road to the south, Toscanini Road to the west, McCachen Street to the east, Puccini Drive and Poplar Drive to the north.

The proposal is to permit a residential development comprised of 11 single-detached dwellings on lot frontages ranging from 12.19m to 16.8m.

Staff have reviewed the application in accordance with the 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 has been addressed.

Draft Plan of Subdivision

1. Staff have reviewed the proposed lot frontages of the dwellings, and have no further comments in this regard.
2. Please note that Architectural Design Control will be a condition for the draft plan approval.
3. Site plan drawing showing all dwellings, setbacks, driveways and landscape treatment of front yards and corner lot treatment should be submitted.

Architectural Design Guidelines (A.D.G)

4. In 2014, the applicant submitted a draft ADG for "King East Development" lands bounded by King Road to the south, Toscanini Road to the west, McCachen Street to the east, Puccini Drive and Poplar Drive to the north. The current set of ADG (received Nov., 9, 2018) is for only two separate development parcels within the larger area owned by the applicant. Please note that these guidelines should be incorporated into the "King East Development" ADG submitted in 2014. To this end, the 2014 ADG should be updated and revised as follows:
 - a. Revise the subdivision plan to reflect the latest street network and block plan, update priority lot plan and other affected schedules/plans.
 - b. Section 3.1.1 Single detached dwellings: single detached dwellings should have a maximum of 2-car garages

- c. Section 4.3 Driveways: driveway width shall not exceed the width of the garages they serve to a maximum width of 6.0m where they meet the public right of way.
- d. The proposed "conceptual 12.2m single detached front elevation" on page 8 of the current addendum does not appear to be less than 11.0m wide which will not fit in a 12.2m lot frontage. Conceptual models should show the side yards setbacks as per zoning requirements and a true representation of the design to the greatest extent possible.



Lamyaa Salem