



Planning & Regulatory Services Department
Policy Division

January 17, 2019

Appendix	A1
SRPRS	19.061
File(s)	D02-18026 / D03-18013

MEMO TO: Philip Liu, Planner I

FROM: Lamyaa Salem, Urban Designer

SUBJECT: Zoning By-law Amendment and Draft Plan of Subdivision

Applicant Name: King East Developments 428 Inc.
Legal Description: PLAN M807 LOT 57
Municipal Address: 428 KING ROAD
Town File No.: D02-18026
D03-18013

The subject lands (occupying an area of 0.445 ha) are located north of King Road, 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 five single-detached dwellings each having a minimum lot frontage of 12.20 m; six 6.0m wide townhouse dwellings, in addition to the creation of a new public road.

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.

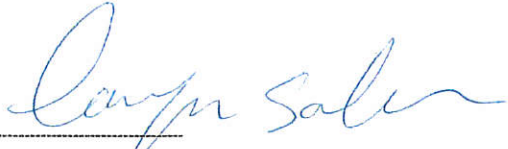
Draft Plan of Subdivision

1. Staff have reviewed the proposed lot frontages of the dwellings and the townhouse block, 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. Landscape treatments on private lands along King Road must be consistent with the neighbouring developments. Detailed landscape drawings should be submitted for review.

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. Dual frontage townhouses shall not be treated as rear lane towns where they front the new public road. The proposed unlimited depth of projected garages and rear fences are not acceptable to front onto the new public road. Guidelines for dual frontage townhouses must address both King Road and the new public street facades as primary elevations. Both facades require enhanced design treatment, entry features, articulated building massing to properly address public streets, and contribute to a fine-grained pedestrian scale environment. Revise section 3.1.3 Dual frontage townhouse dwellings, and section 4.0 Garages accordingly.

- b. Revise the subdivision plan to reflect the latest street network and block plan, update priority lot plan and other affected schedules/plans.
- c. Section 2.6 Fencing: replace decorative metal fencing along King Road frontage with soft landscaping
- d. Section 3.1.1 Single detached dwellings: single detached dwellings should have a maximum of 2-car garages
- e. 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.



Lamyaa Salem