



Planning & Regulatory Services Department
Policy Division

March 15, 2019

Appendix	A
SRPRS	19.080
File(s)	D02-18031 & D03-18016

MEMO TO: Amanda Dunn, Planner II

FROM: Isa James, Senior Urban Designer

SUBJECT: Zoning By-Law Amendment, Subdivision

Applicant Name: Carval Homes (Shaver) Inc
Legal Description: PLAN 202 S PT LOT 30
PLAN 202 PT LOT 29 PT LOT 30
PLAN 202 PT LOT 29
PLAN 202 PT LOT 29 PT LOT 30
Municipal Address: 1 PARKER Avenue
252, 246, 238 King Road
234 King Road
2 and 4 Shaver Street
Town File No.: D02-18031, D03-18016

The subject lands are located on the north side of King Road, west of Yonge Street and lying between Shaver Street and Parker Avenue. The area has been characterized by small single-detached dwellings on relatively large lots, but is now in transition with many new larger and taller single-detached residences replacing the originals. King Road West is also experiencing change. The Town is currently processing a number of applications for new and replacement office/commercial buildings and townhouse developments in the area.

The proposal is for a 32-unit townhouse development with 3-storey, back-to-back townhouses fronting onto King Road accessed by a east/west private laneway, 3-storey townhouses fronting onto the north side of the private laneway and 2-storey townhouses fronting onto the west side of Shaver Street.

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 addressing the comments listed below.

Zoning

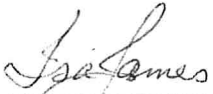
1. The site is very tight for the proposed development concept. The proposed setbacks, especially between the back-to-back townhouses and the walkway along the laneway are too small to accommodate landings/porches and steps. Interior visual privacy for the back-to-back units as well as the standard townhouse flankages may also be adversely affected by such small setbacks.

Conceptual Site Plan

2. The proposal involves a ramp to an underground garage and a communal garbage storage area that would be very visible in the neighbourhood streetscapes. We recommend that the applicants consider an alternative concept that would eliminate the need for these facilities or relocate them to an internal location.

Architectural Design Concepts

3. At the Site Plan Approval stage fully developed and labelled architectural plans will be required.
4. In accordance with the Town's Council-approved Urban Design Guidelines, staff will also be looking for greater architectural design quality than is currently depicted in the conceptual building plans.
5. Based on the current submission, the provision of entry porches, greater facade articulation through the balanced provision of bays and other wall features, cornices and coping, material variation and additional colour packages/pallates for the standard townhouses will be required.



Isa James
Attachment