



March 28, 2019

Appendix	"A"
SRPRS	19.087
File(s)	D02-18012 + D03-18006

MEMO TO: Jeff Healey, Senior Planner - Subdivisions

FROM: Isa James, Senior Urban Designer

SUBJECT: Zoning By-law Amendment & Subdivision Resubmissions

Applicant Name: Maple Park Homes Inc. & 9155856 Canada Inc. & 2606345 Ontario Limited & Bruzzese, Frank & Perone, Maddalene and Giuseppe
Legal Description: LOTS 3, 4, 5 AND 6, PLAN M-18 AND LOT 63, PLAN 202
Municipal Address: 7, 9 and 11 Maple Grove Avenue &
4 and 6 Aubrey Avenue
Town File No.: D02-18012
D03-18006

Staff have reviewed the second submission for the above applications 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, please have the Applicant include a cover letter detailing how each of the comments listed below have been addressed.

Previously proposed singles along Maple Grove Avenue have been replaced with semi-detached houses facing the proposed north-south street. The single building flankage resulting from this change is visually more in keeping with the existing built-form in the neighbourhood than the previously proposed narrow singles.

Zoning By-law Amendment

- The Town's minimum requirement for townhouse lots is 6metres. Staff are not in favour of permitting 5.8metre wide street townhouse units.
- The proposed rear yard setback of approximately 6 m is very shallow in consideration of the large adjacent residential lot on Maple Grove Avenue. We recommend a minimum 7.5metre deep rear yard in this location to reduce the potential for overview of the neighbouring lot's back yard.

Design Concepts and the Architectural Control Process

Our memo dated August 2, 2018 included information on the Architectural Design Control Approval process. The information provided at that time indicated that the applicant could submit an addendum to the King East Development Architectural Control Guidelines. The referenced Guidelines have not yet been finalized. Also, no other development in the vicinity involves a modern design palette. In order to fully capture the design qualities being promoted for this development, the applicant must submit stand-alone Architectural Design Guidelines for this development.

The ADC Review Process & Submission Requirements is attached for the applicant's/owner's reference.

Upon approval by the Town, the document will serve as the guide for the architectural design review of all homes within the development. All individual unit designs will be reviewed in accordance with the approved ACG (as amended). Typical drawings of units are not sufficient for review. The Architectural Design Control review requires submission of elevations and floor plans for each model, as well as each townhouse block as a whole.

The following comments must be addressed at the Architectural Control Stage:

- House flankages are to be treated as primary façades.
- The building designs currently include wood-look metal panels that appear to fill in spaces that should instead accommodate windows. This design approach is reminiscent of temporary window repairs. Reconsider the use of the metal panels so that they contribute to the overall design of the buildings rather than as alternatives to vision glass. Consider the provision of a second, alternately dimensioned window to avoid the need for filled-in window panels.
- An additional material/colour palette choice will be required to avoid monotony in the streetscape.
- The unit front doors are in strong shadow and require enhancement to highlight their presence in the facades. Introduce accent colours to the elevations to provide visual interest. Consider removing the sidewalls from the porch area to allow greater light penetration into the area.
- All front doors should be sheltered by fixed canopies, hoods, or overhangs.
- Window sills, scuppers, gutters and rainwater leaders, coping and flashing materials will require consideration and inclusion on elevation drawings.

Isa James