



14th December, 2020

MEMO TO: Amanda Dunn, Planner II

FROM: Kunal Chaudhry, Urban Designer

SUBJECT: Site Plan Application and Zoning By-law Amendment

Applicant Name: Shcolyar, Marina
Legal Description: PLAN 2300 LOT 69 PT LOT 68
Municipal Address: 109 Benson Avenue
City File No.: D06-20048 & D02-20021

The subject land is located on the north east corner of Benson Avenue and Lucas Street and are designated as *Neighbourhood* under the City's Official Plan. The site is currently zoned as R2 under by law 66-71 and falls within the Benson-Hunt Tertiary Plan and Village Core area.

The proposal is a request for approval of Zoning By-law Amendment to rezone the subject land to Residential Multiple First Density (RM1) Zone for the semi-detached dwellings, and Residential Multiple Second Density (RM2) Zone for the street townhouse dwellings. It is also a request for review of a Site Plan Application to facilitate the construction of two 3 storey semi-detached dwelling units fronting onto Lucas Street, and three 3 storey townhouse dwelling units fronting onto Benson Avenue and flanking onto Lucas Street, on the subject lands.

Staff have reviewed the application in accordance with the City's Council approved **City-wide Urban Design Guidelines** (UDGs), **Benson-Hunt Tertiary Plan** (Tertiary Plan) and the **Village Core Neighbourhood Design Guidelines** (VCNDG) 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.

Zoning By-law Amendment

For the reasons noted below, Urban Design Staff have no concerns with the zoning re-designation request as proposed in this application.

1. The subject lands are considered "transition areas" as per the Tertiary Plan, and abut existing RM2 zoned lands to the east.
2. The residential built form across Lucas street are existing units that are taller than the typical single family homes found in the area.

Site Design

1. As per the Tertiary Plan "*Side yard setbacks shall reflect of adjacent homes, or be the average distance of those on either side of the development to minimum of 1.5m.*" Urban Design Staff have no concerns with the proposed reduced side yards to 1.2m.
2. As mentioned in the Tertiary Plan, the Benson-Hunt area is characterized by a high level of bio diversity and a significant number of mature trees and original plantings. To maintain the character of the streetscape along Lucas Street, Staff recommend denser planting adjacent to the streetscape.

3. Consider the dense planting mentioned above to appropriately screen the decks and stairs leading to the deck in the rear yard of the proposed townhomes.
4. As requested in the Pre-Submission stage, Staff recommend the pairing of driveways for the townhouses proposed along Benson Avenue.

Building Design

Semi-Detached Units:

1. To meet VCDG Guideline 6 and 8, Staff recommend reducing the prominence of the garage door along Lucas Street by:
 - a. Recessing the garages, and
 - b. Creating a longer horizontal projection in the form of a singular porch roof and garage door overhang. This will help create a more traditional/heritage styled front elevation, as well as reduce the garage door prominence.
2. To meet VCDG Guideline 9, consider traditional scaled and proportioned windows for the front wall of the semi-detached homes. This implies windows with greater height than width.

Townhouse Units:

3. Staff is in agreement with the reduced unit width of the townhomes from 6.5m to 6.0 metres due to site constraints.
4. To meet VCDG Guideline 9, consider traditional scaled and proportioned windows for the front wall of the townhouse units. This implies windows with greater height than width. Please refer to some of the new townhouse developments along Benson Avenue that have followed similar glazing proportions.

Regards,



Kunal Chaudhry, Urban Designer