



January 22, 2020

Appendix "E"
SRPI.21.072
Files: D01-19004, D02-19021
& D06-20041

MEMO TO: Leigh Ann Penner, Senior Planner- Site Plans
FROM: Isa James, Senior Urban Designer
SUBJECT: **Official Plan Amendment and Zoning By-Law Amendment**
Applicant: 2706379 ONTARIO LIMITED
Location: 12600 Bayview Avenue
PLAN 65M3802 BLK 226
Town File No.: D01-19004
D02-19021

The subject lands are located at the southwest corner of Bayview Avenue and Old Colony Road. The lands are currently designated "Neighbourhood" overlain by "Existing Neighbourhood Commercial Site" per Appendix 7 (under appeal) in the Official Plan.

2-storey single detached and semi-detached houses are located to the north, south, east and west of the subject lands.

The subject applications involve a proposal to build a 3-block medium density, 3-storey townhouse complex totaling 19 units to be accessed by a private 6m laneway. 1.5m wide sidewalks are situated to allow for the direct connection of every proposed unit to existing or anticipated municipal sidewalks.

Urban Design comments are provided below.

The proposed 3-storey townhouse complex appropriately addresses the transition criteria for developments adjacent to existing low-density neighbourhoods. Proposed site set-backs appear adequate, but the dimensions of proposed outdoor amenity spaces for the units are not identified on the site plan. Minimum outdoor amenity requirements should be included in the zoning by-law amendment.

Detailed architectural review will be undertaken through a draft plan of subdivision or site plan approval process.