



Appendix	C
SRPRS	18.024
File(s)	D02-17023

September 6, 2017

MEMO TO: Philip Liu, Planner I – Site Plan

FROM: Eno Udoh-Orok, Urban Designer

SUBJECT: Zoning By-law Amendment

Applicant Name: Wilkinson, Carol
Legal Description: PLAN 5509 LOT 17
Municipal Address: 23 Long Hill Drive
Town File No.: D02-17023

The subject lands are located on the south side of Long Hill Drive, within the boundaries of the *Anglin Drive / Long Hill Drive / 19th Avenue Infill Study*, with 65.53 m in lot frontage, and designated “Neighbourhood” in the Town’s Official Plan. This portion of Long Hill Drive is characterized by one- and two-storey single detached dwellings.

The proposal is for a Zoning By-law Amendment to facilitate the creation of two additional lots on the subject lands. The retained portion will have a frontage of 33.2 m, and the two additional lots will have frontages of 16.15 m each. Lots opposite and adjacent to the subject lands on the east and west, and abutting the subject lands on the south have frontages ranging from 15.24 m to 50.79 m.

Staff has reviewed the application in accordance with the above noted infill study, and the Town’s Council approved Town-wide Urban Design Guidelines, and notes that proposed lot frontages are within the ranges of lot frontages in the neighbourhood, and that the resulting lot pattern fits within the surrounding lotting fabric. Further, the proposed lot frontages are above the minimum of 15.0 m required in the infill study. Given the above, staff has no concerns with the proposed Zoning By-law Amendment.

Staff has reviewed the conceptual site plan submitted with this application, and provides preliminary urban design comments below. Detailed comments will be provided at the site plan application stage.

Building Design

1. Promote a safe, pedestrian-friendly neighbourhood by incorporating the principles of CPTED (Crime Prevention Through Environmental Design) into the building design, such as:
 - a) Emphasizing the principal pedestrian entrance, and de-emphasizing the presence of the garage on the front façade.
 - b) Providing ample windows facing the street to encourage “eyes on the street”.
2. Enhance the visual appeal of the streetscape with a variety of architectural expressions among publicly exposed elevations. The siting of identical building elevations side by side or directly opposite on the same street is discouraged.

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