



September 19, 2024

Memo To: Diya Matroja, Planner I – Development
From: James Pavlidis, Urban Designer

Subject: Zoning By-Law Amendment

Applicant Name: KLM Planning Partners Inc.
Municipal Address: 11198 Bayview Avenue
Legal Description: Plan 4007 Lot 3
City File No.: ZBLA-24-0004

Thank you for the opportunity to review the above noted Planning Act application and its accompanying supporting materials circulated to the Heritage and Urban Design (HUD) section. Urban Design staff have reviewed the materials in the **first** submission in accordance with the City’s *Official Plan (OP)* and Council approved *City-wide Urban Design Guidelines (UDGs)*.

Proposal Summary:

The lands are located on the west side of Bayview, south of Subrisco Avenue. The application is a request for approval of a Zoning By-law Amendment to facilitate the creation of one additional lot and two single-detached dwellings on the subject lands.

Detailed Comments:

A) Site Organization

Issue	HUD Staff Comments	Reference
1. Front Yard Setback	To maintain the defined street edge and existing front yard setbacks established along Subrisco Avenue, provide an averaged setback to transition between the existing dwellings and the proposed infill dwellings. In this regard, the front yard setback of Lot 1 should be a minimum of 5.0 metres. See annotated Site Plan appended below.	OP 4.9.2.4 UDGs 5.2.20, 5.2.21, 6.3.23
2. Driveways	To maximize soft landscaped areas and opportunity for street tree planting, the applicant shall pair the driveway of Lot 1 with Lot 2.	UDG 6.3.40

B) Built-Form / Massing And Conceptual Design

Issue	HUD Staff Comments	Reference
1. Architectural Design	Advisory comments with respect to the design of the infill dwellings, have been provided for the applicant’s consideration:	UDG 6.3.26, 6.3.27, 6.3.28,

B) Built-Form / Massing And Conceptual Design

Issue	HUD Staff Comments	Reference
	<ul style="list-style-type: none">• Ensure an appropriate scale, mass, and proportion that contributes to the quality of the streetscape.• Articulate the street-facing elevations using materials, colours, and architectural elements in a manner that provides variation.• Orient the principal entrances towards the street, and incorporate special architectural features, such as porches, bay windows, canopies, etc., to create visual interest along the streetscape.• Select materials, colours, and finishes that are compatible with the surrounding area, including on side elevations visible from the public realm. Maintain consistent application, use, and proportions of the cladding.• Integrate the garage component within the mass of the dwelling. Incorporate design strategies to reduce the presence and dominance of garages and garage doors from along the streetscape.• Driveway widths should not exceed the width of the garage.	6.3.45, 6.3.54, 6.3.55

Refer to sections 5.2 and 6.3 of the City-wide Urban Design Guidelines for additional information in this regard.

For future submissions, please have the applicant indicate how the comments in this memorandum have been addressed using a chart or spreadsheet format. Relevant drawing packages and any additional supporting materials that are required to address the comments above, or where changes are proposed, shall be provided in subsequent submissions.

Regards,

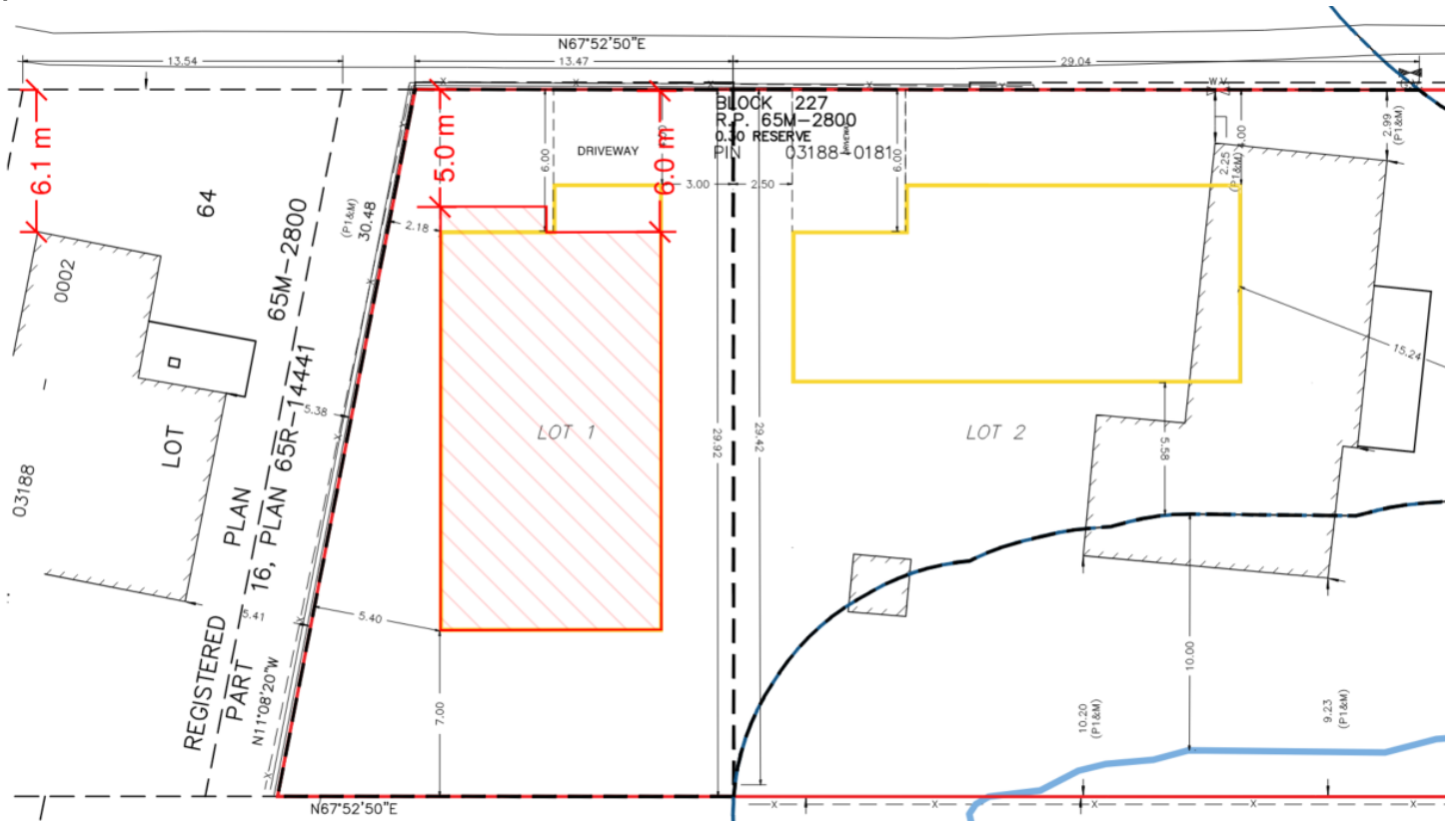


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Appendix



Average the front yard setback of Lot 1, to respect the existing streetscape character and maintain a well-defined street edge; pair driveways to maximize permeable area and opportunity for landscape planting.