



April 23, 2025

Memo To: Giuliano La Moglie, Senior Planner
Memo From: Michelle Wong, Senior Urban Designer
Subject: Official Plan Amendment and Zoning By-Law Amendment
Applicant Name: MHBC Planning
Municipal Address: 174, 176, and 180 Weldrick Road West
City File No.: OPA-25-0004, ZBLA-25-0007

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. Heritage and 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 application is a request for approval of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) to permit the development of 12 single-detached dwelling units at 174–176 Weldrick Road West, along with a proposed extension to an existing one-storey single-detached dwelling at 180 Weldrick Road West. The subject lands are designated as *Neighbourhood* in the City's Official Plan.

General Comments:

As part of the formal review of the Official Plan and Zoning By-law Amendment submission, Urban Design staff have provided the following comments, addressing key design considerations in regards to pedestrian sidewalks and building orientation.

Detailed Comments:

A) Site Organization

Issue	Issue	Issue
1. Proposed Sidewalk	All proposed sidewalks shall have a minimum width of 1.5 metres and be provided on both sides of the street. Sidewalks must be designed to support safe, comfortable, and barrier-free pedestrian movement, ensuring a continuous and accessible connection between the development and on-site surface parking areas. These pedestrian routes should remain unobstructed and clearly delineated from vehicular traffic, including across driveway crossings.	OP 3.4.1.46 OP 3.4.1.50 UDG 5.4.3 UDG 5.4.14 UDG 6.3.3
	Pedestrian connections must not be interrupted where visitor parking spaces are proposed. In instances where potential obstructions may	

A) Site Organization

Issue

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occur, alternative pathways shall be incorporated to preserve continuous pedestrian flow from the public street to individual unit entrances or internal site destinations.

Furthermore, staff recommend the provision of sidewalks on both sides of all internal streets to facilitate safe and convenient pedestrian access to the main street. This is particularly important for units that would otherwise lack a direct sidewalk connection and would require residents to cross the street to reach a pedestrian route.

B) Public Realm Interface

Issue

HUD Staff Comments

Reference

1. Weldrick Road West Interface

Staff request further clarification on how the applicant intends to address the front yard setback along the east portion of Weldrick Road West, specifically in relation to the flankage condition of Unit 12. As Unit 12 fronts onto the public street, its orientation should be consistent with the front-facing conditions of Unit 1 and the existing single-detached dwelling at 180 Weldrick Road West. This will help to reinforce a cohesive streetscape and appropriately frame the public realm along Weldrick Road West.

OP 3.4.1.24
OP 3.4.1.35
OP 3.4.1.29
UDG 6.3.45

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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