



MEMORANDUM

Date: May 11, 2016 Our File: 1010-20-15-055
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **Duplex Development Permit Exemption for 103 Glengarry Crescent**

APPLICATION TYPE

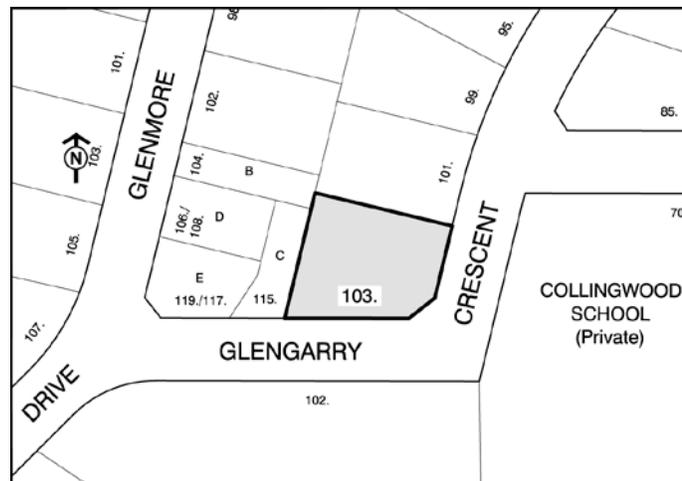
This memo deals with an application for a **Duplex Development Permit**. As per the OCP, duplexes may be exempt from the requirement for a Development Permit if the proposal meets all requirements of the Zoning Bylaw, conforms to the Guidelines BF-B11, and has been reviewed and recommended for support by the Design Review Committee.

Should the DRC support the application, the applicant would be able to apply for a building permit, subject to satisfying any recommendations made by the Committee.

SUMMARY

The applicant proposes a duplex at 103 Glengarry Crescent. Key features are:

- two side-by-side units;
- two parking spaces (within enclosed garages) plus an on-site vehicle manoeuvring area;
- complies with the Zoning Bylaw (i.e. no requested variances); and
- contemporary building design with useable outdoor spaces.



PROPOSAL & CONTEXT

The Proposal

The applicant proposes to redevelop the site with a duplex. The proposed duplex complies with the requirements of the Zoning Bylaw and is subject to review against the BF-B11 (Duplex) guidelines. The applicant has prepared a comprehensive development booklet and Design Statement Brief (a summary of the proposal) for your review.

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The site is a part of a proposed subdivision of a large lot that is currently developed with an older duplex. The proposal involves demolishing the existing building and subdividing the property into a duplex lot (the subject of this review) and two single family lots (to the west).

Should the Committee support the proposal, the application is eligible to be exempted from obtaining a development permit.

Context

The duplex site (after subdivision) will be approximately 6,000 square feet in area and is located within the Glenmore neighbourhood, across the street from Collingwood private school. The neighbourhood consists primarily of single family residential development, with some pockets of duplex and multifamily-zoned lands.

Adjacent land uses include:

- North Single family residence
- South Glengarry Crescent with Glenmore Park across the street
- East Single family lots (after subdivision), with a single family lots beyond
- West Glengarry Crescent with Collingwood School across the street

ITEMS TO ADDRESS

Staff requests the Committee consider the following as it reviews the application:

1. Does the proposal comply with Guidelines BF-B11 (duplexes)?
2. Scale and fit – does the proposed duplex fit comfortably on the site and does it respond well to the surrounding neighbourhood context, views and privacy?
3. Architectural design – is the architecture, materials and colours appropriate for the building and for the neighbourhood?
4. Landscaping – is the proposed landscaping (including the treatment of the boulevard) well thought out and executed?
5. Please comment on the sustainability features.
6. Overall, does the building have a high quality of design and merit to support the exemption from a development permit?

Attachments:

- A. Design Statement Summary
- B. Proposed Development Booklet (includes architectural and landscape plans, sustainability and context materials)