

Appendix "C"
to
Report PLAN2022-007
File No: D05-2017-001
& D06-2017-019



**WESTON
CONSULTING**
planning + urban design

August 26, 2021
File 10101

Sherry L. Rea, MCIP, RPP
Development Planning Supervisor
Development Services – Planning Division, City of
Kawartha Lakes
180 Kent Street West, Lindsay,
ON K9V 2Y6

Dear Ms. Rea,

**RE: Design Analysis - Resubmission – The Woods of Jennings Creek Phase II
Zoning By-law Amendment (D06-17-019) &
Draft Plan of Subdivision (D05-17-001 & 16T-17501) Applications**

The purpose of this Design Analysis is to address the design considerations of the proposed Draft Plan of Subdivision for Phase II of The Woods of Jennings Creek development. Phase II of the Woods of Jennings Creek development area is located to the west of the Scugog River and its tributary and north of Alcorn Drive. The development consists of three different types of built form: single-detached, semi-detached and townhouses on public streets.

Both Parker Crescent and Spencer Crescent are proposed public streets and are contemplated to be 18.5 metres wide. The proposed road intersections are adequately distanced from each other.

The lotting pattern of the subdivision is influenced by the presence of the Creek and is a logical extension of Phase 1 of the Woods of Jennings Creek Subdivision (57M-802). Lots south of Spencer Crescent are arranged to have a back-to-back condition with the Phase 1 lots along Alcorn Drive, and several lots back onto the Jennings Creek Park's green valley to the north and west.

Lots 1 through 9 include single detached residential lots with frontages ranging from 13.8 metres to 24.16 metres and lot depths ranging from 22.74 metres to 42.3 metres. It should be noted that Lots 7, 8, and 9 are wide and shallow lots, and dwellings on these lots will require special design considerations in order to maintain zoning setbacks and the streetscape appeal. Lots 7 through 9 will be subject to the Residential 2 (R2) zoning provisions. Lots 1-6 will be subject to a zoning exception to permit a 40% lot coverage, which is required due to the smaller size of some of the lots and which has been factored into the Functional Servicing Report and will have a negligible impact on streetscape appearance.

The semi-detached lots are located on the south side of Spencer Crescent and will have a minimum lot frontage of 10 metres and depths ranging from 28.04 metres to 32.02 metres. Fourteen (14) semi-

detached dwellings are proposed and the lots which will be subject to the Residential 3 (R3) zoning provisions.

The townhouse blocks (Blocks 17-26) are located within the northerly portion of the Phase II Subdivision, forming a cluster of townhouses that have frontages along Parker and Spencer Crescent. The townhouses are separated from the single-detached and semi-detached dwellings by Spencer Crescent. The proposed townhouses will be 7.5 metres wide and will have 3-8 townhouse units per block/building. Forty (40) townhouses are proposed, and the lots will be subject to the Multiple Residential 1-SX (RM1-SX) Zone to permit a reduced interior side yard setback of 1.2 metres which is considered adequate for access, maintenance and drainage.

Consistent street setbacks will allow for a continuous and uniform street wall. The front yards will facilitate landscaping and contribute to the greenery along the streets. The rear yards are sized adequately for private amenity space and greenery. Subject to possible fencing around rear yards, the Jennings Creek Park is accessible through many of the rear yards, and via frontage along Spencer Crescent and a walkway from Parker Crescent within the proposed Plan of Subdivision

The attached Building Elevations illustrate various suggestive building elevations of two storey single-detached dwellings, single storey bungalows, two storey townhouses and semi-detached dwellings.

The elevations illustrate a human-scaled design with detailed articulation. Two architectural styles are illustrated in the suggestive townhouse elevations. The modern style presents large windows with larger panes, full length glass doors, minimal architectural detailing, and complementary garage doors. Wall undulations and the roof mass articulation will break down the scale of the buildings. The traditional version illustrates traditionally inspired window proportions with decorative surrounds and the use of architectural elements that include decorative balconies, attic windows and paneling along the porches. This style representation also utilizes wall undulations and roof variations for breaking down the linear massing of the townhouse blocks. Materiality will also play a key role in the articulation of the building blocks as the elevations illustrate the use of a variety of materials that include brick, stone, stucco, pre-cast concrete details, and siding.

The suggestive elevations of the single-detached dwellings illustrate similar architectural expressions, design treatments and materiality. The entrance porches are well defined with a porticoed enclosure for the traditional styled elevations, and a contemporary canopy for the modern version. Steeper roof slopes are utilized in the traditional styled elevations.

The semi-detached building elevations utilize wall undulations, roof articulation and materiality for a varied and attractive street aesthetic as well as expressing the units individually. The low profile of the raised bungalows will integrate well with the valley setting of the area.

The proposed Draft Plan of Subdivision is also designed to be compatible with the recreational resources located nearby such as the Jennings Creek Park that was dedicated as part of the Plan of Subdivision for Phase 1 (57M-802) and the Rail Trail to the east, that was formerly a functioning railway corridor.

A service road is proposed off Spencer Crescent that links to the stormwater management pond located at the northwest of the Phase II Subdivision. This service road will be located beside Lot 6 of the proposed Phase II Subdivision and the proposed trail system running through Jennings Creek Park will connect to this service road. This Jennings Creek Trail will connect to the Victoria Rail Trail Corridor to the east, traversing along the open green area to the north of the Phase II subdivision. A parking area for visitors is located to the northeast of the Phase II Subdivision. Crossing the northern extension of Victoria Avenue will be required to access the Rail Trail to the east (see attached Trail Network).

Furthermore, the proposed Draft Plan of Subdivision is consistent with the following policy direction from the Lindsay Official Plan:

3.2.2 New Development Areas

Establish new development areas as an extension of the existing community and ensure the continuance of the character of the Town within new development areas.

- a) Provide access to river and valley lands and forest areas from new development areas, where appropriate.*
- b) Provide linked open space from new development to the existing community.*
- c) Locate higher-density development adjacent to Provincial, County, arterial or collector roads.*
- d) Establish streets as safe, active and pedestrian/cyclist friendly public spaces.*
- e) Locate schools, community buildings and local parks in central locations, as highly visible focal points to establish the identity of neighbourhoods.*
- f) Promote the integration of parks with community facilities such as recreation buildings, places of worship and schools.*
- g) Plan public spaces to take best advantage of views and vistas.*
- h) Reduce the interface between residential land use and above ground utilities.*

Based on the discussion in this letter, it has been shown that the proposed Draft Plan of Subdivision for Jennings Creek II meets the policies above

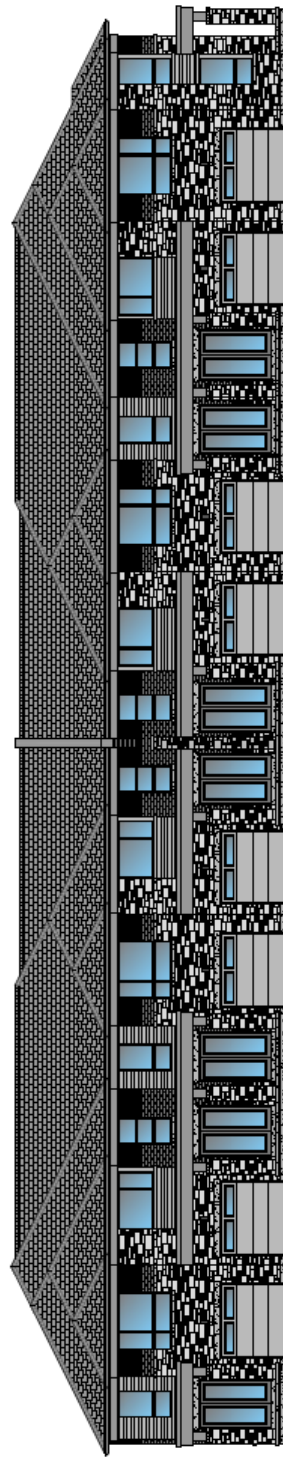
The proposed Phase II Plan of Subdivision is compatible with the surrounding area from an urban design and built form perspective and is compatible with the recreational resources of the area, providing a well-integrated, comprehensively planned extension of the Jennings Creek community.

Yours truly,
Weston Consulting
Per:

A handwritten signature in blue ink, appearing to read "Robert Walters".

Robert Walters, M.P.L., MCIP, RPP
Senior Associate

Attach. Building Elevations & Trail Network Plan



LOT 8 - CORNER

LOT 7

LOT 6

LOT 5

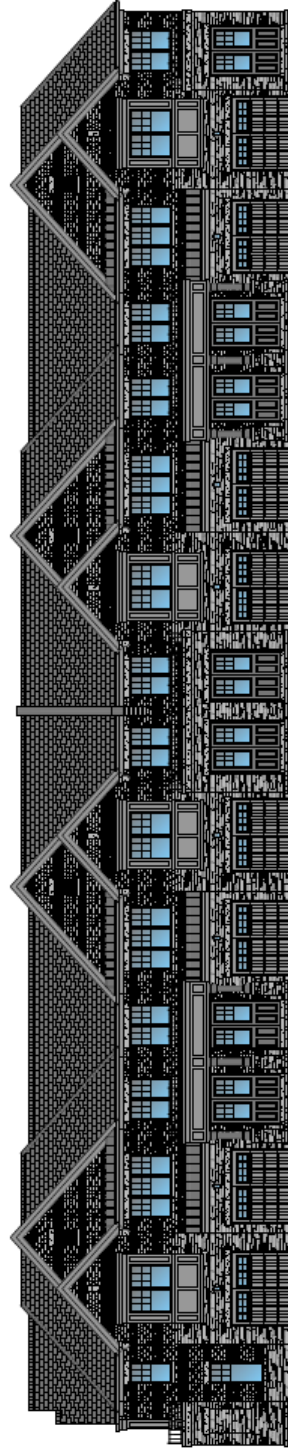
LOT 4

LOT 3

LOT 2

LOT 1 - END

MODERN STYLE



LOT 1 - CORNER

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8 - END

TRADITIONAL STYLE

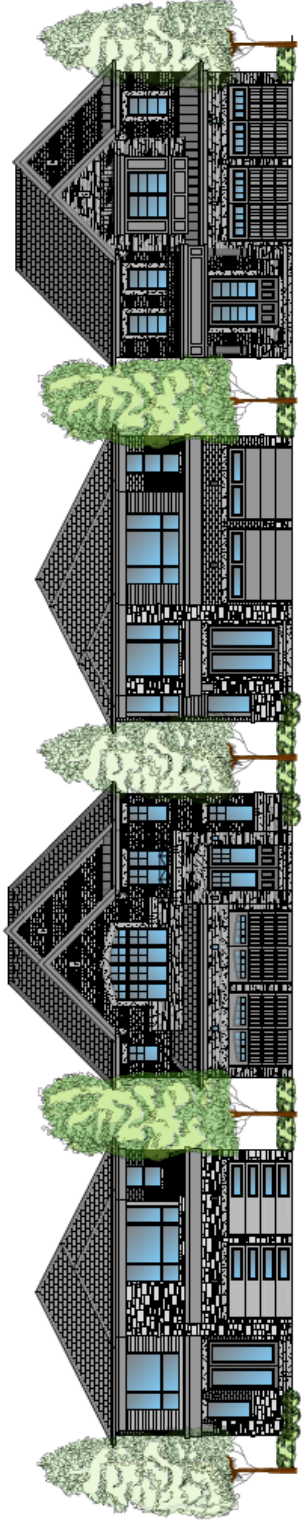
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UNUSUAL

NO.	REVISION	DATE
1	CONCEPTUAL ELEVATIONS	10/1/18
2	FINAL ELEVATIONS	10/1/18
3	FINAL ELEVATIONS	10/1/18
4	FINAL ELEVATIONS	10/1/18
5	FINAL ELEVATIONS	10/1/18
6	FINAL ELEVATIONS	10/1/18
7	FINAL ELEVATIONS	10/1/18
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99	FINAL ELEVATIONS	10/1/18
100	FINAL ELEVATIONS	10/1/18

1 OF 4



LOT 1 - MODERN

LOT 2 - TRADITIONAL

LOT 3 - MODERN

LOT 4 - TRADITIONAL

SINGLE DETACHED ELEVATIONS

ONE
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DESIGN

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LANDSCAPE

CONCEPTUAL
ELEVATIONS

DATE: 10/15/2015

SCALE: 1/8" = 1'-0"

PAGE: 2 OF 4

NO.	DATE	DESCRIPTION
1	10/15/2015	CONCEPTUAL ELEVATIONS



LOT 4 - TRADITIONAL

LOT 3 - MODERN

LOT 2 - TRADITIONAL

LOT 1 - MODERN

SEMI-DETACHED ELEVATIONS



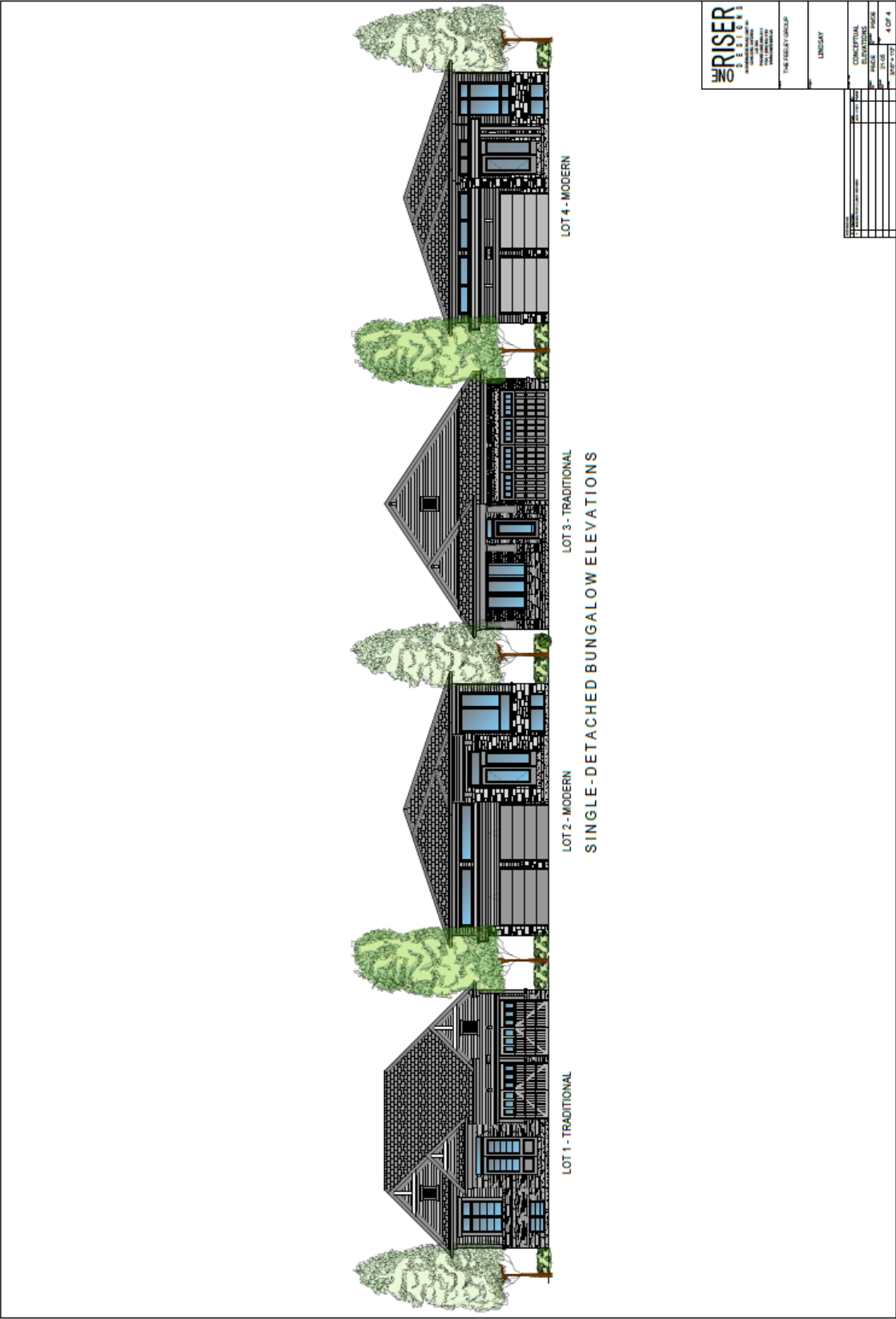
ONORISER
DESIGN

ARCHITECTURAL
DESIGN
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT

THE PROJECT GROUP

LINDSAY

CONCEPTUAL DESIGN	21.02	2 OF 4
PRELIMINARY DESIGN	21.02	3 OF 4
FINAL DESIGN	21.02	4 OF 4



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NO.	DATE	DESCRIPTION
1	10/1/17	CONCEPTUAL ELEVATIONS
2	10/1/17	CONCEPTUAL ELEVATIONS
3	10/1/17	CONCEPTUAL ELEVATIONS
4	10/1/17	CONCEPTUAL ELEVATIONS

4 OF 4

