

- March.2017 staff requested a completed CONCEPT PLAN to show “ proper transition to surrounding area” per Official Plan Policy 4.3.2 section 5.2 & then again at May 23/2018 mtg staff asked to for *a **concept plan** which indicates interconnections from “ subject lands to Hughes St.” – is it avail?*
- Parking—this application is for a Medical Building , with multiple offices NOT just (1) ortho office. Where will overflow traffic & parking go? Shaver and Hughes are both very short /dead end residential streets with minimal on-road parking. Allowing reduced parking requirements is not acceptable in this area (pg.295/480- Sept.4/2019)
- Safety—cars turning into Shaver are quickly at this applicant’s midblock tight entranceway. Another proposed entrance way is a just 2 car lengths north. At the very least, these 2 driveways should be amalgamated for many reasons. Across the street there is another driveway from the proposed TH development which feeds out into same area (D02-18031) . How will so many cars navigate such a tight space on Shaver? What about traffic & pedestrian safety concerns (clients, seniors, parents with kids, currents & future residents)
- High priority with the reconstruction of Shaver should address congestion that will also affect bordering streets. Any applications that spill into the Shaver, need to show the impact of all this development on local area because at the end of the day, Shaver remains dead end & narrow .
- Staff has made numerous comments about this area & these issues ( i.e.- *Urban Planner’s report indicates: applicants need to develop properties comprehensively (April 10/2018) “ and “ applicants need to show impact up to and including Hughes Ave.”*) Developers to east and west side have commented on being “very willing “ “to cooperate and communicate in this development process” (pg.301/480 from March 29/2017 mtg.).

*My 2<sup>nd</sup> point fits with the projects & plans listed below, which relate to and serve to focus on the consistent notations that cover this area of discussion-*

Strategic Plan- Pt. 1 (better connections) Pt.2 (better choices) Pt. 4( wise resource management)

Interim Growth management Strategy Pt.2 ( mixed use) Pt 3 (enhancing community) Pt.5 (sustainable innovative community) pt.6 ( completion of community) Pt. 7 ( small scale infill)

**\*\* Oak Ridges Local Center (ORLC)**- is envisioned for mixed use developments of this area to improve and enhance lifestyles for current and future residents. It is created to have an overall master Urban design which has to follow through with consistent **Good Planning** of the WHOLE area- potentially making it precedent setting in York Region. Those designs approved now will encourage new people to the area to live , work and shop. The vision was for a exciting community with good planning at its core -to create economic success , to encourage jobs and safe living opportunities.

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- There is no Secondary or Tertiary Plan (pg.6 & pg.8 of SRPRS.15.175) for this area of discussion within Oak Ridges Local Centre (**map**) - Redevelopment applications need to become more efficient to create cohesive interconnections with current and future developers. The northern boundary of the ORLC section from Parker to Hughes is ambiguous, obscure and open to subjective interpretation by each development project (maps 1-4, included with various applications) & (pg.294/480) (pg.5 – D02-17045) (pg 36 - D02-18031) (pg.6-D02-15010 ).
- This uses Town resources yet leaves this area without clarity as to best use for these lands. Good Planning should be an overall guide for a consistent, effective & simple response to intensification requests. Current and future redevelopment applications in this infill area, will then follow clear and obvious boundaries. It cant be left in limbo any longer!
- Establishing a clearer defined northern boundary for the ORLC in this specific area will give developers the incentive to create mixed use redevelopment-which serves our community.

- Geographically and visually, the back lot line of the houses on south side of George St. is the best option to run the north boundary line of the ORLC from Hughes to Parker (pg.5 of May 23/2018). It makes the most sense, creates least confusion and fits all the mandates discussed above.
- According to RH Official Plan mtg May 8/2019 on pg.36 of 105: it states that “ minor adjustments to the boundaries of land use designation are permitted without an OP amendment provided that the INTENT of the OP is maintained” & that an “interpretation is required”- however it needs more!
- There needs to be a clearer picture to create GOOD PLANNING which encourages compatible projects with long term viability. York Region Official Plan 5.3 states- “identify smaller intensification area” and maximize infrastructure.
- I would encourage a motion from a members of Council today , that will clarify and include in the Oak Ridges Local Center boundary definition :\*- that we will establish the northern boundary of this area of the Oak Ridges Local Center , as the back lot lines of the properties on the south side of George St. With Parker Ave as the west boundary and the back lot lines of houses on east side of Hughes Ave would be the east boundary for this section.

+ Included various maps, excerpts from City meetings , staff reports, past & current development applications- all public information , not meant to misrepresent

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PROPERTY INDEX M  
YORKREGION(No. 65)

## LEGEND

FREEHOLD PROPERTY  
LEASEHOLD PROPERTY  
LIMITED INTEREST PROPERTY  
CONDOMINIUM PROPERTY  
RETIRE PIN (MAP UPDATE PENDING)  
PROPERTY NUMBER  
BLOCK NUMBER  
GEOGRAPHIC FABRIC  
EASEMENT

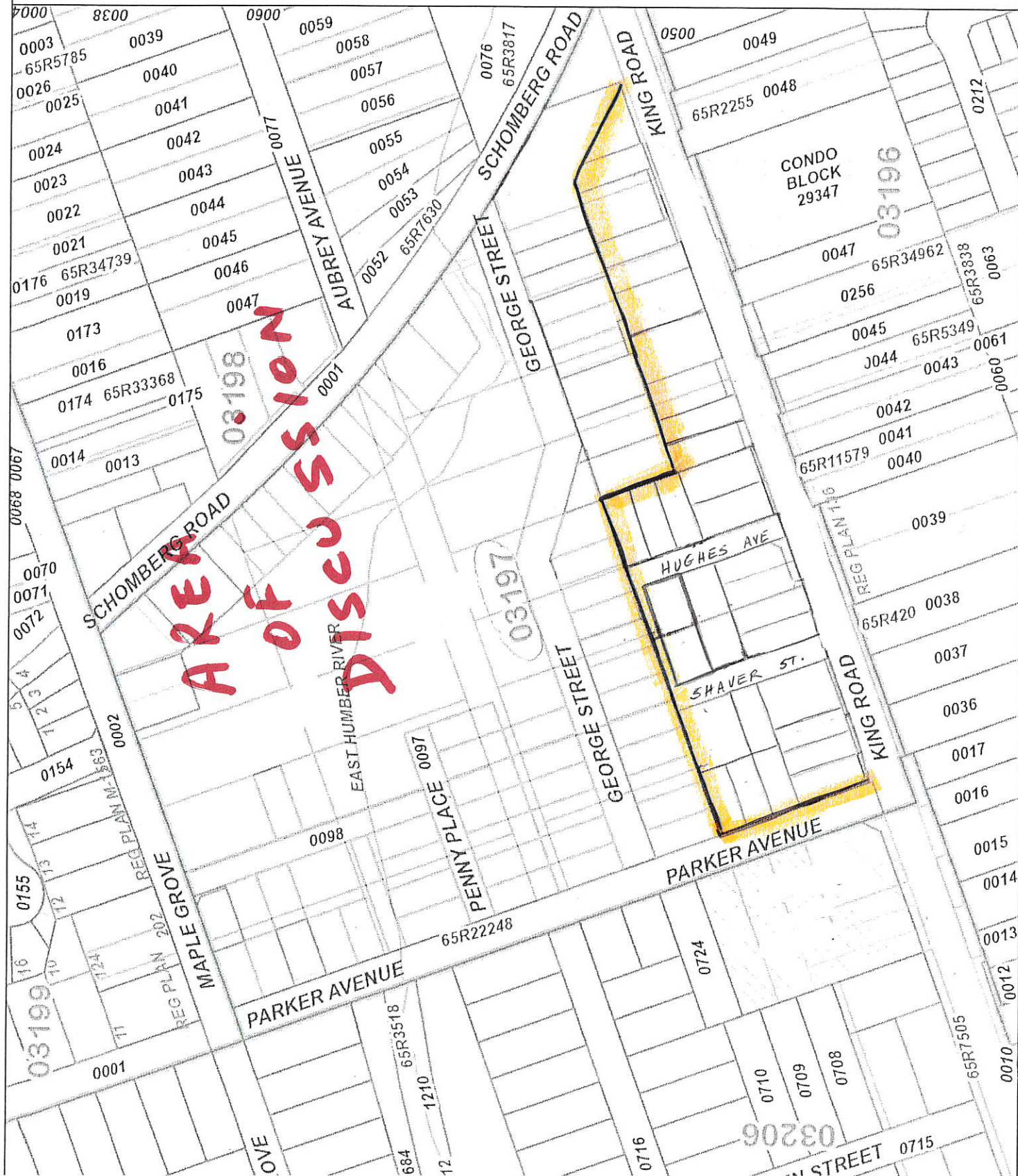
**THIS IS NOT A PLAN OF SUR**

## NOTES

REVIEW THE TITLE RECORDS FOR COMPLETION OF THIS MAP. THIS MAP DOES NOT REFLECT REGISTRATIONS OF EASEMENTS OR OTHER INTERESTS THAT MAY BE AFFECTED BY THE PROPOSED PROJECT. THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY. FOR DIMENSIONS OF PROPERTIES BOUNDARY LINES, REFER TO THE PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM. ONLY MAJOR EASEMENTS ARE SHOWN. FOR REFERENCE PLANS UNDERLYING MORE RECENT RECORDS, REFER TO THE RECORDS. REFERENCE PLANS ARE NOT ILLUSTRATED.



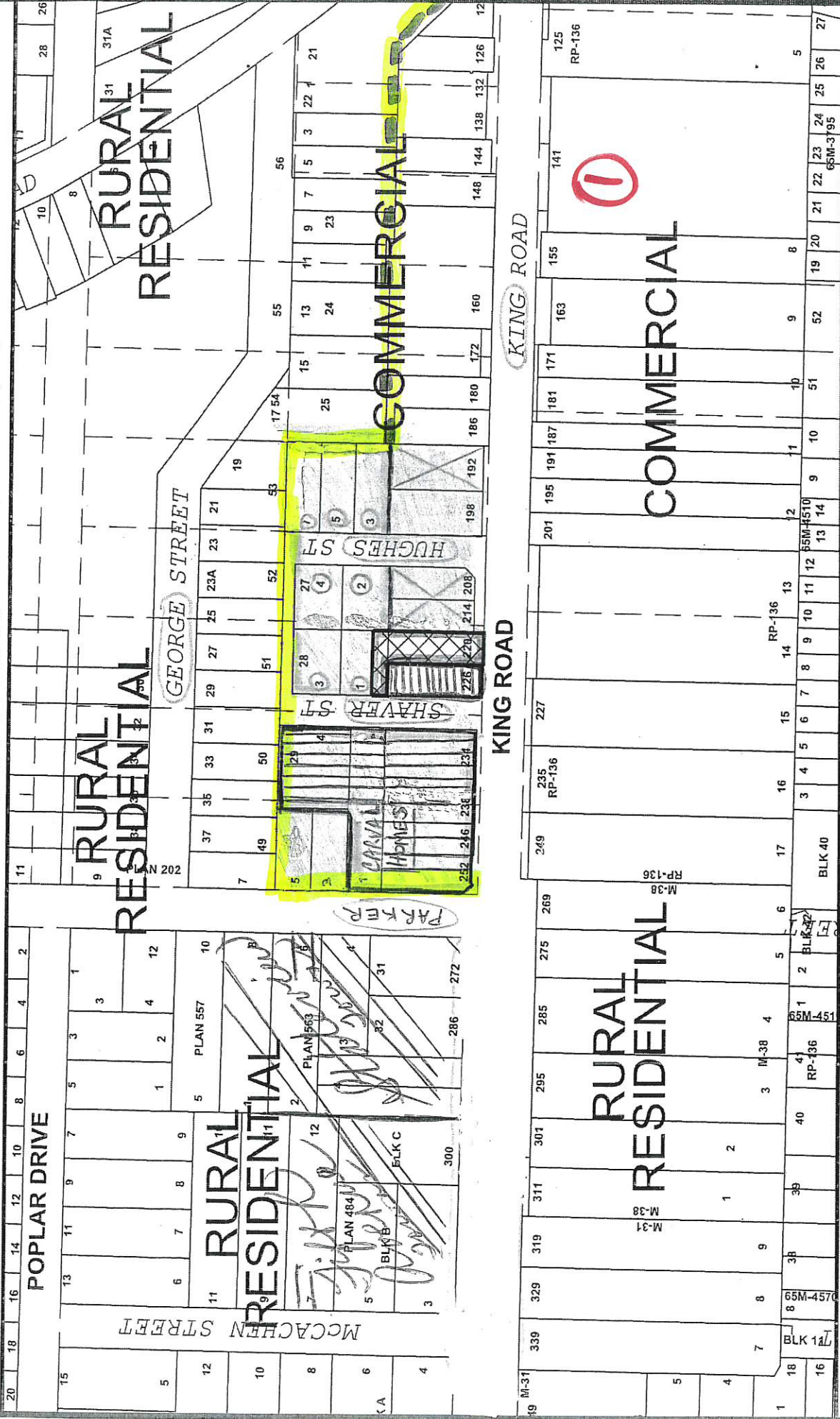
Ontario





# MAP 2 - NEIGHBOURHOOD CONTEXT

SHOW COUNCIL



- orange - Carrol #
- red - ortho #
- green - Condo #
- blue - residential

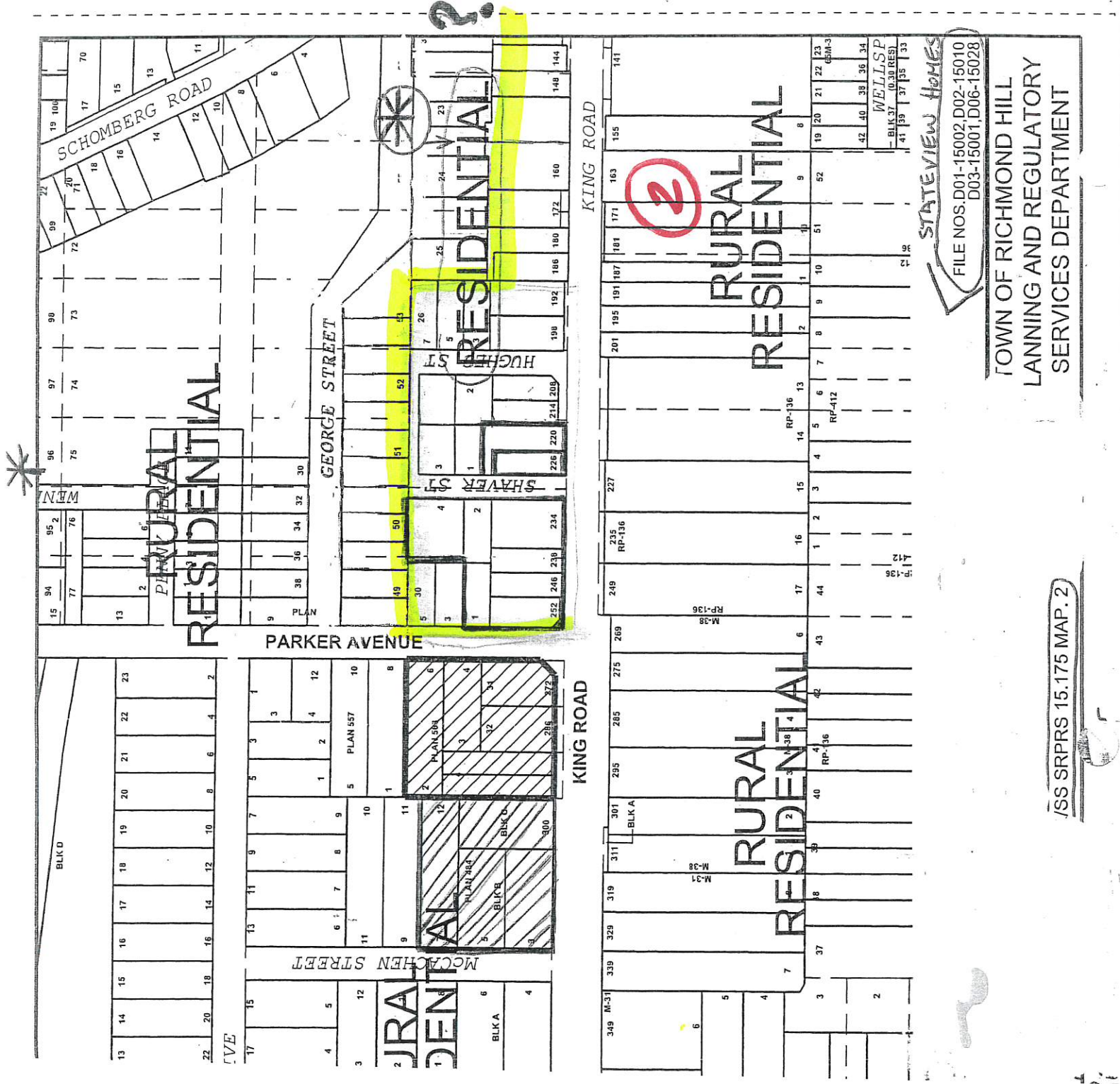
SHADED SUBJECT LANDS

BLOCK 01

TOWN OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT

whole shaded area \* YELLOW - area to be included in Oak Ridge Local Center





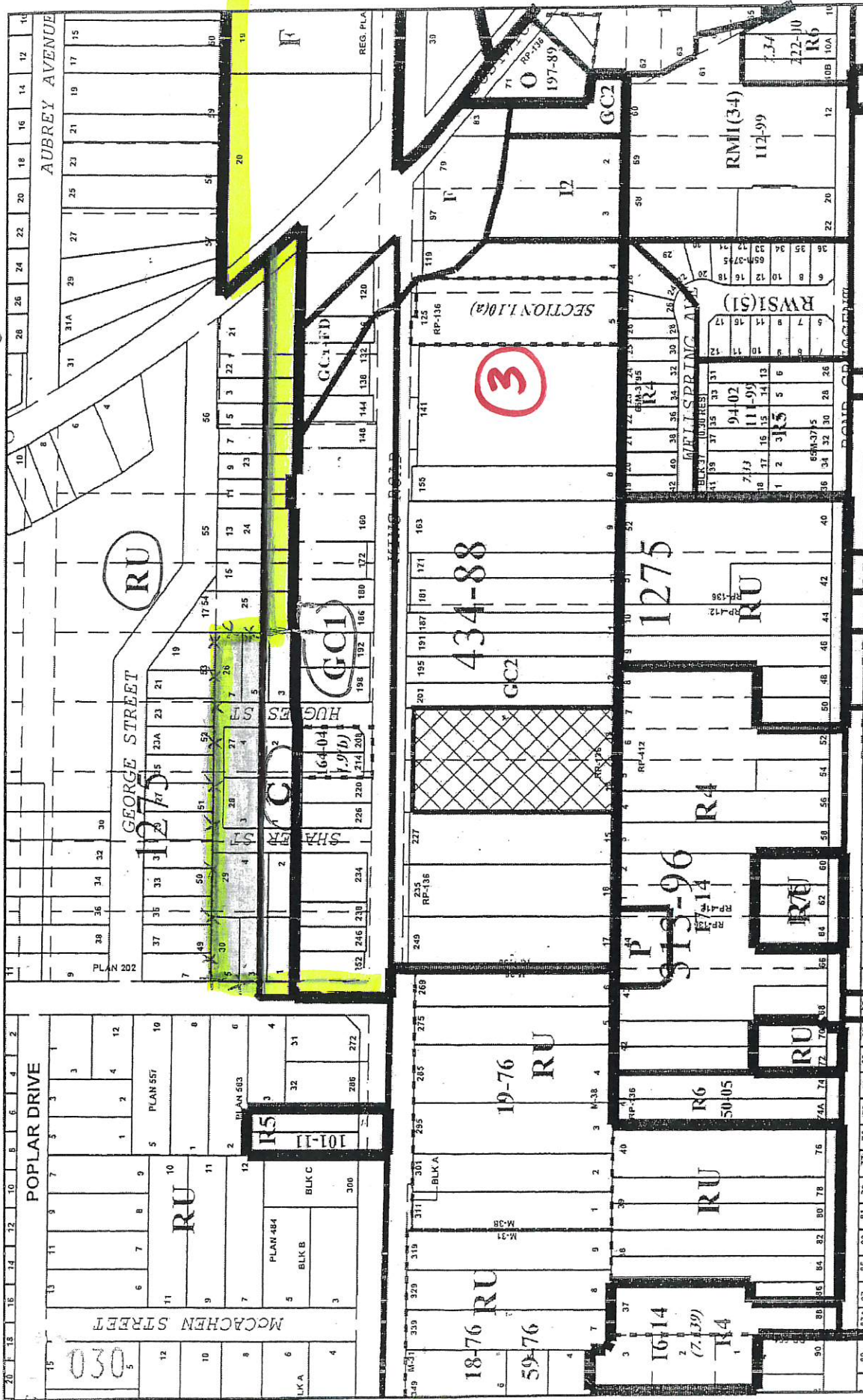
STATEVIEW HOMES  
FILE NOS. D01-15002, D02-15010  
D03-15001, D06-15028

TOWN OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT

SS SRPRS 15.175 MAP. 2



\* be used as northern boundary ORLC



# EXISTING ZONING DESIGNATION

SUBJECT LANDS

FILE NO.D02-15011

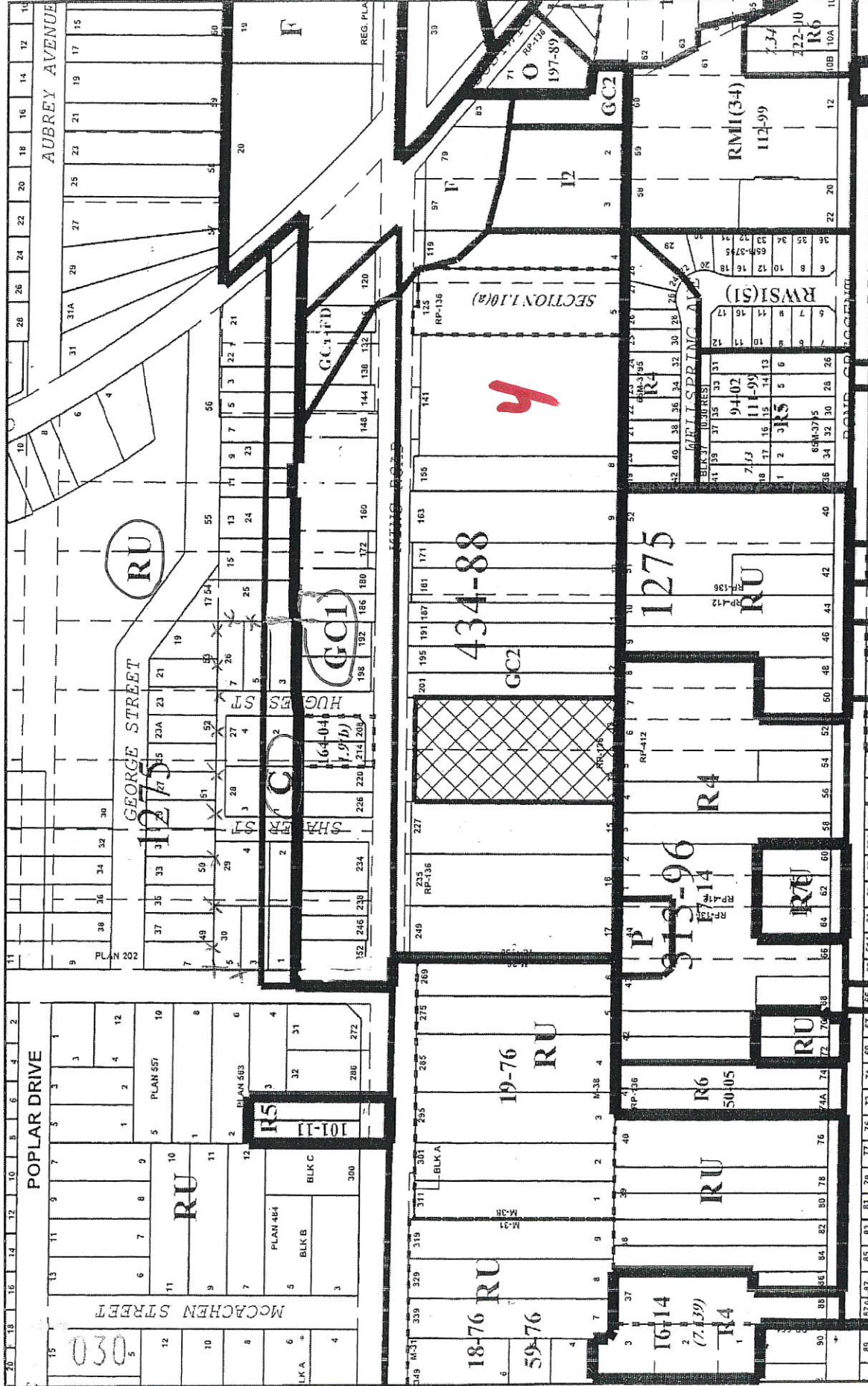
BLOCK 08

TOWN OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT.

ZONING\_S215011A.DGN

FT/SS SRPRS 15.180 MAP. 4





# EXISTING ZONING DESIGNATION

BLOCK 08 FILE NO. D02-15011

SUBJECT LANDS

TOWN OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT

ZONING\_S215011A.DGN

FT/SS SRPRS 15.180 MAP. 4



## Planning Analysis:

### Town of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** and **Neighbourhood**, in accordance with Schedule A2 - Land Use of the Town's Official Plan (the "Plan") (refer to Map 4). Section 7.1 (6) of the Plan states that:

*"The location of boundaries and symbols, including land use designations on the Schedules of this Plan, are intended to indicate the general location except where they coincide with highways, streets, railways, watercourses or other bodies of water or other clearly recognizable or defined physical features. Future streets and transit systems shown on the Schedules to this Plan are shown in approximate locations only. Provided that the intent of this Plan is maintained, minor adjustments to the location of boundaries shown on the Schedules of this Plan shall not require an amendment to this Plan."*

In the context of this application, the northern boundary of the **Oak Ridges Local Centre** has been determined to be the rear property lines of the properties along the south side of George Street (refer to Map 1). This is to ensure the provision of adequate lot sizes and depth for the envisioned development within the **Oak Ridges Local Centre**. Accordingly the proposal will be assessed under the relevant policies of the **Oak Ridges Local Centre** designation.

The **Oak Ridges Local Centre** is envisioned as a low-rise, pedestrian-oriented, human-scaled, mixed-use centre serving the Oak Ridges community. Uses permitted within the **Oak Ridges Local Centre** designation include medium density residential, office, commercial, retail, automotive service commercial subject to specific policy criteria as defined in Chapter 4 of the Plan, in addition to community uses, parks and urban open spaces, and live-work units subject to specific policy criteria as defined in Chapter 3 of the Plan. Development within the **Oak Ridges Local Centre** designation contemplates maximum building heights of four storeys, with the tallest of buildings directed to the Yonge Street or King Road frontages. Further, development is encouraged to provide commercial, retail, office or community uses at grade in a mixed-use building form and density is limited to 1.0 FSI per development block. Development blocks are to be defined by the Oak Ridges Local Centre Secondary Plan. However, as the Secondary Plan for this area has not yet been completed, development applications in the interim shall adhere to the **Oak Ridges Local Centre** policies of the Plan. Based on a preliminary review of the proposed development relative to the **Oak Ridges Local Centre** policies, it appears that the subject proposal is consistent with the land use and height policies; however, it is not consistent with the density provisions.

Further, the subject lands are located within the **Settlement Area** of the Oak Ridges Moraine Conservation Plan ("ORMCP"). In accordance with Section 3.2.1.1 (18) of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**. Therefore, given that the proposed mixed use development is permitted under the provisions of the Plan, it is considered to conform with the ORMCP.



## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 (Land Use) of the City's Official Plan (the "Plan") (refer to Map 3). Policy 4.3.2 of the Plan states that Oak Ridges is envisioned as a low-rise, pedestrian-oriented, human-scale, mixed-use centre. Medium density residential development is permitted in the **Oak Ridges Local Centre** at a maximum Floor Space Index (FSI) of 1.0 per development block. Uses permitted within the **Oak Ridges Local Centre** designation include medium density residential, offices, commercial uses, retail, automotive service commercial uses, community uses and parks and open spaces, subject to specific policy criteria as defined in Chapter 4 of the Plan. Policy 4.3.2.1(6) states that development shall be encouraged to provide commercial, retail, office or community uses at grade in a mixed-use building form. Development shall also have a maximum building height of four storeys, with the tallest massing of buildings oriented to the Yonge Street or King Street frontages.

Policy 7.1.6 of the Plan states that the boundaries of land use designations are general in nature, save and except where they coincide with defined physical features such as streets, railways or waterbodies. Furthermore, minor adjustments to the boundaries of land use designations are permitted without an Official Plan Amendment, provided that the intent of the Plan is maintained. In the absence of a Secondary Plan to further define the boundaries of the **Oak Ridges Local Centre**, an interpretation is required with respect to the applicable land use designation(s) on the subject lands (and lands to the east). In determining that the subject lands are designated **Oak Ridges Local Centre**, staff had regard for a number of factors, including:

- the need to establish a clearly defined boundary between the **Oak Ridges Local Centre** along King Road and the adjacent **Neighbourhood** designation to the north;
- consideration of the current zoning and land use permissions on the subject lands (and adjacent lands to the east), which are predominantly zoned General Commercial One (GC1) Zone and Commercial (C) Zone; and,
- have regard for the northerly limits of medium density residential land use permissions approved by Council in 2017 for the lands immediately to the west, established through an expansion of the Puccini Drive Neighbourhood Residential Infill Study.

Based on the foregoing, the limits of the **Oak Ridges Local Centre** designation are considered to be King Road to the south, Schomberg Road to the east, George Street at its intersection with Schomberg Road to the northeast, the rear lot line of existing residential properties on the south side of George Street at its intersection with Parker Avenue to the northwest, and Parker Avenue to the west. In this regard, staff is of the opinion that the established limits of the **Oak Ridges Local Centre** designation maintain the intent of the Plan.

*what about Hughes?*