



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 20, 2017

Report Number: SRPRS.17.173

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Proposed Expansion to the Puccini Drive Neighbourhood Residential Infill Study – Town File D18-17002 (SRPRS.17.173)

Purpose:

A request for Council's approval of an expansion to the Puccini Drive Neighbourhood Residential Infill Study.

Recommendation:

That SRPRS.17.173 be received and that the proposed expansion to the Puccini Drive Neighbourhood Residential Infill Study as outlined in Staff Report SRPRS.17.173 be approved.

Contact Person:

Katherine Faria, Planner II, Subdivisions, phone number 905-771-5542 and/or Mary Filipetto, Senior Planner, Subdivisions, phone number 905-771-6452 and/or Salvatore Aiello, Manager of Development, Zoning, phone number 905-771-2471

Report Approval:

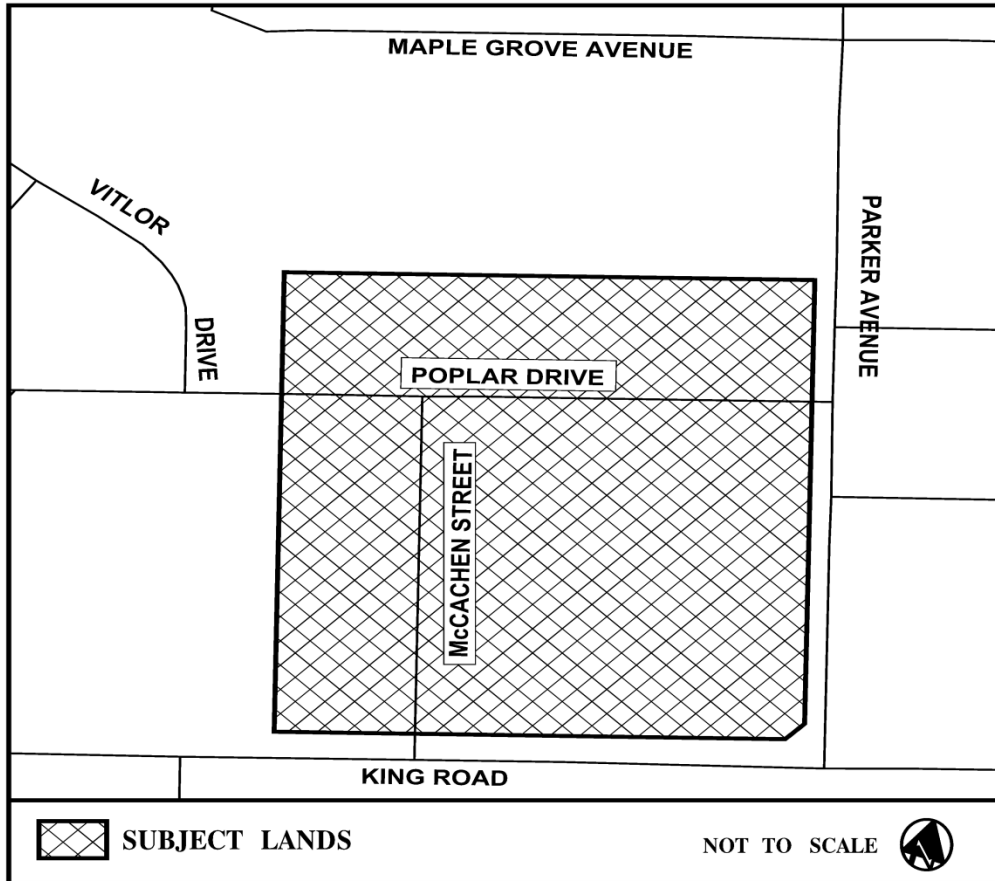
Submitted by: Kelvin Kwan, Acting Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact” above.



Background:

At its meeting held on July 9, 2012, Council directed that the Commissioner of Planning and Regulatory Services be authorized to initiate and undertake future tertiary plans in the Town subject to available budget where they are considered necessary in accordance with the policies of the Town's Official Plan ("Official Plan").

At the May 3, 2017 Council Public Meeting, Council received Staff Reports SRPRS.17.076 and SRPRS.17.83, wherein Town staff identified the need for a Tertiary Plan for the lands located generally north of King Road, west of the Oak Ridges Local Centre designation of the Official Plan, south of the East Humber River, and east of the Puccini Drive Neighbourhood Residential Infill Study ("Puccini Drive Study") in accordance with Section 5.2 of the Official Plan (refer to Appendix "A"). The need for the Tertiary Plan was identified in response to a number of active development applications within the Study Area contemplating medium density residential development extending into the existing neighbourhood. In consideration of the existing Puccini Drive Study and relationship to the lands described above, a Tertiary Plan has been prepared that builds on the objectives of the approved Puccini Drive Study and applies the general planning principles of this study within the context of the identified study area ("Study Area") of the Tertiary Plan (refer to Maps 1 and 2).

A set of overarching key directions for the Tertiary Plan have been established, as follows:

- having regard for the Official Plan policies with respect to land use and transition to adjacent neighbourhoods, including a review of the Puccini Drive Study in effect for the lands generally bounded by Bathurst Street, King Road, McCachen Street, Vitlor Drive and Puccini Drive;
- providing continuous vehicular connections and pedestrian linkages;
- achieving a mix of unit types that is compatible with the surrounding neighbourhood character;
- providing for a high standard of design including landscape treatments and architectural styles; and,
- ensuring the long-term protection of natural features.

The purpose of the Tertiary Plan is to guide future development within the Study Area on the basis of the guiding principles outlined above. The Tertiary Plan is comprised of three (3) demonstration scenarios (refer to Appendix "C") that may take the form of an expansion to the Puccini Drive Study and the principles contained therein (refer to Maps 1 and 2). The demonstration scenarios are intended to illustrate several potential development options for the Study Area, whereby each is considered a suitable approach to development. However, similar to the Puccini Drive Study, the three demonstration scenarios that form the Tertiary Plan are intended to provide land owners with appropriate flexibility in developing their land holdings and are not intended to preclude alternate lotting patterns and site layouts where it is demonstrated that such alternative scenarios conform to the intent and objectives of the Tertiary Plan.

A Community Information Meeting was held on September 26, 2017 to present the proposed scenarios and to seek comments from the public (refer to Appendix “B”). The feedback received was carefully considered by Town staff and is described in detail under the “Public Consultation” section of this report.

The purpose of this Staff Report is to request Council’s approval of the Tertiary Plan that provides for a land use and design framework to guide redevelopment of the area over time.

Tertiary Plan Study Area

The Tertiary Plan Study Area is bounded by Parker Avenue to the east, the rear lot lines of the lots fronting onto McCachen Street to the west, the rear lot lines of the lots fronting onto Poplar Drive to the north and King Road to the south (refer to Map 2). The Study Area is generally characterized by bungalow-style and split-level single detached dwellings constructed in the 1960s and 1970s and the existing lot fabric provides for comparatively wide lots with variable lot depths. The lands are serviced by existing municipal roads, whereby Poplar Drive and McCachen Street serve as the main vehicular spines within the Study Area. The Study Area is also accessed via Parker Avenue, which provides for connections to King Road and the broader neighbourhood.

The boundaries of the Study Area have been established to provide a means of evaluating redevelopment potential for the lands situated generally east of the Puccini Drive Study, north of the Bond Crescent Study, west of the **Oak Ridges Local Centre** designation and south of the East Humber River and associated open space. In this regard, the initiation of the Tertiary Plan is a response to proposed intensification within the Study Area that provides for an update to the land use policy and development guidelines (refer to Map 2).

Policy Context

The lands within the Study Area are predominantly situated outside of the boundaries of existing infill studies and are subject to the **Neighbourhood** and **Settlement Area** land use designation policies of the Official Plan, which will be described in further detail under the “Town Official Plan” section of this report (refer to Map 2). The Infill Residential Study for the Puccini Drive Neighbourhood affects the lands generally situated west of McCachen Street and contains a Demonstration Plan that illustrates one possible development scenario for a portion of the Study Area. In this regard, it should be noted that the Puccini Drive Study identified lots being created with direct frontage onto McCachen Street and did not contemplate intensification for the lots on the west side of that street as depicted on the Demonstration Plan. In consideration of the existing policy context, these lands have been incorporated within the Tertiary Plan boundary to determine the appropriate built form and to facilitate a seamless transition from the Puccini Drive Study to the lands included as part of the proposed Tertiary Plan (refer to Map 3).

The lands to the east of the Study Area are generally subject to the policies of the **Oak Ridges Local Centre** (“**Local Centre**”) designation of the Official Plan where mixed-use development is envisioned as the predominant land use. Specific uses permitted within the **Local Centre** designation include medium density residential, office, commercial, and retail uses and automotive service commercial, community uses, parks and urban open spaces and live-work units subject to additional policy criteria.

The Puccini Drive Study Area has recently undergone substantial redevelopment in the form of lot severances, establishment of new public roads and the construction of medium density residential development fronting directly on King Road. As a result, the area reflects a shift from a predominantly rural character to more urbanized, denser development. This has resulted in the establishment of smaller lot frontages and depths, and a variety of built forms ranging from single detached, semi-detached and townhouse units.

Current Development Applications

The need to prepare a Tertiary Plan was identified by Town staff in response to specific development proposals contemplating the extension of medium density residential development into the Study Area (refer to Map 3). A summary of active and approved development applications received by the Town for lands situated within the Study Area is provided in the table below.

Town File Number(s)	Development Applications	Municipal Address	Status	Development Summary
D01-15002 D02-15010 D03-15001 D05-16009 D06-15028	Official Plan Amendment Zoning By-law Amendment Draft Plan of Subdivision / Condominium Site Plan	272, 286, 296, and 298 King Road and 4, 6 and 8 Parker Avenue	Ontario Municipal Board Appeal	Proposed residential development comprising ten (10) semi-detached dwelling units and 33 townhouse units.
D02-16011	Zoning By-law Amendment	17 Poplar Drive	Approved (Zoning By-law 104-16)	Proposed Zoning By-law Amendment application to facilitate one (1) additional single-detached building lot.
D02-16027 D03-16011	Zoning By-law Amendment Draft Plan of Subdivision	3, 5 and 7 McCachen Street and 300 King Road	Under Review	Proposed residential development comprising fourteen (14) semi-detached dwelling units and nineteen (19) townhouse units
D02-17008	Zoning By-law Amendment	15 Poplar Drive	Under Review	Proposed Zoning By-law Amendment application to facilitate three (3) additional single-detached building lots
D02-17017	Zoning By-law Amendment	11 and Poplar Drive	Under Review	Proposed Zoning By-law Amendment application to facilitate three (3) additional single-detached building lots.

Richmond Hill Official Plan

The lands within the Study Area are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the Town's Official Plan (refer to Map 2). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses and medium-density residential, neighbourhood commercial and community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Official Plan. Development within the **Neighbourhood** designation shall have a maximum building height of 4 storeys on an arterial street and a maximum of 3 storeys in all other areas. In accordance with Policy 4.9.2(4) of the Official Plan, development shall be compatible with the character of the adjacent and surrounding areas within respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. Where development is subject to an infill plan or tertiary plan, the criteria as set out in the plan approved by Council shall apply.

Medium density residential development is permitted within the **Neighbourhood** designation fronting onto an arterial road and on a local or collector road as identified as part of a priority infill area pursuant to Policy 4.9.1.1(1) or a Tertiary Plan undertaken by the Town and approved by Council. Pursuant to Policy 4.9.1.2 (3) and where permitted in accordance with the policy criteria outlined in the Official Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential development within the **Neighbourhood** designation.

The Study Area is subject to the *Oak Ridges Moraine Conservation Plan (ORMCP)* and is situated within the **Settlement Area** as defined in accordance with the ORMCP. In accordance with Section 3.2.1.1 of the Official Plan, all uses which are otherwise permitted within the Official Plan and applicable Secondary Plans shall be permitted within the **Settlement Area**. Notwithstanding the foregoing, Schedule "A4" of the Town's Official Plan depicts the location of a Key Natural Heritage Feature (Significant Woodland) to the north of the Study Area. The location and extent of the Key Natural Heritage and Key Hydrological Features within or adjacent to the Study Area shall be evaluated in accordance with the policies in Section 3.2.1.1 of the Official Plan.

It should be further noted that the northerly portion of the Study Area is regulated by the Toronto and Region Conservation Authority (TRCA) pursuant to O. Reg. 166/06. Hazardous lands identified within and adjacent to the Study Area shall be evaluated in accordance with the policies in Section 3.2.2.3 of the Official Plan.

Official Plan Requirements for Tertiary Plans

The majority of the lands identified within the Study Area are not contained within a priority infill area as described in Section 4.9.1.1 of the Official Plan, with the exception of the existing lots on the west side of McCachen Street that are currently within the boundaries of the Puccini Drive Study. In accordance with Section 4.9.1.2 of the Official Plan, medium density residential development is permitted within the **Neighbourhood**

designation fronting onto an arterial road and on a collector or local street only where it has been identified as part of a Tertiary Plan prepared by the Town and approved by Council or as part of a priority infill area. It should be noted that Parker Avenue and McCachen Street are categorized as a collector and local street, respectively, in accordance with Schedule “A8” of the Official Plan.

In accordance with Section 5.2 of the Official Plan, Tertiary Plans shall address such matters as the specific boundaries of the Tertiary Plan, a vision for the area, the proposed development concept, urban design considerations, necessary infrastructure, and phasing and staging policies where required. The development concept prepared as part of a Tertiary Plan shall include guidance with respect to the layout of proposed infrastructure and connections to existing infrastructure, the layout of development blocks, land uses, built form, and parking areas or structures, the locations of parks, open spaces, and stormwater management works, the boundaries of the Greenway System, the contribution of the development concept to the character of the larger area, and a demonstration of how cultural resources are integrated, where appropriate.

Town staff has prepared a Tertiary Plan on the basis of the requirements stipulated in Section 5.2 of the Official Plan by providing an overarching vision and development concept for the lands included within the Study Area. Notwithstanding the above, a scoped approach to the Tertiary Plan was considered appropriate in consideration of the established principles of the Puccini Drive Study that have been approved by Council for the lands generally situated west of the Study Area. In this regard, the Tertiary Plan provides for a continuation of the Demonstration Plan appended to the Puccini Drive Study and seeks to apply the general principles of this study within the context of the Study Area (refer to Map 4).

Infill Residential Study for the Puccini Drive Neighbourhood

The Puccini Drive Study was endorsed by Council in 1998 and is generally bounded by Bathurst Street, King Road, McCachen Street, Vitlor Drive and Puccini Drive (refer to Map 4). The primary objective of the Puccini Drive Study is to guide infill development within the neighbourhood with respect to key design principles as described in the recommendations of the study. The key principles of the Puccini Drive Study are summarized as follows:

1. The edges of the neighbourhood should be developed with higher density housing;
2. The lot frontages on existing streets should be no less than 15 metres (50 feet);
3. Traffic on Puccini Drive should be calmed; and
4. Natural features should be protected.

With respect to medium density residential uses, the Puccini Drive Study directs these uses to be focused and oriented along the King Road and Bathurst Street frontages. Where medium density residential uses are proposed near existing low density development, greater setbacks, landscape buffers and fencing should be considered to lessen the impacts of new intensified development. In accordance with the Puccini Drive

Study, development within existing rear lot areas should provide for minimum lot frontages of 12 metre (40 feet), houses should face both sides of the street, and new roads are to have right-of-way widths of 18 to 20 metres (60 to 66 feet).

As described previously in this report, the objectives of the Tertiary Plan are intended to build and expand upon the principles of the Puccini Drive Study with regard for the location of higher density housing and transition, appropriate lot frontages, the location and type of new roads, and the protection of natural features. In addition, the Tertiary Plan responds to the context of the Study Area and its relationship to surrounding land uses by reflecting a more urbanized character along King Road with a gradual shift to a stable, single-detached residential character on Poplar Drive.

Study Process

As noted previously in this report, Staff Reports SRPRS.17.076 and SRPRS.17.83 were received for information purposes with respect to development proposals within the Study Area contemplating medium density residential development on lands without direct frontage on an arterial road. These development applications triggered the need for the Town to undertake a Tertiary Plan in accordance with Section 4.9.1.2 and 5.2 of the Official Plan.

Town staff subsequently collaborated to establish key design and land use principles and to generate a number of draft demonstration scenarios, respectively. The draft demonstration scenarios were prepared in consultation with Town departments, including Development Engineering and Transportation, Urban Design and Heritage, and Parks and Natural Heritage Planning staff. The following key directions and considerations for the Tertiary Plan reflect a summary of feedback received from Town staff:

- opportunities for vehicular and pedestrian connectivity throughout the community, including pedestrian access to King Road and adjacent open spaces;
- a high standard of design and architectural expression;
- integration of common at-grade amenity areas and appropriate provision of private amenity spaces;
- varied architectural styles that complement the existing character and maintain compatibility with respect to existing built forms;
- protection and evaluation of the Key Natural Heritage Feature situated to the north of the Tertiary Plan, including the associated floodplain and appropriate minimum protection zones; and,
- identification of servicing options with regard for such matters as storm water management, sanitary sewers, and watermain distribution.

A Community Information Session was held to provide applicants and members of the public with an overview of the draft demonstration scenarios and to gather input from stakeholders. The established objectives of the Tertiary Plan and feedback received from members of the public are summarized in the sections below.

Principles and Objectives

The objectives of the Tertiary Plan build upon the principles and recommendations contained within the Puccini Drive Study, while establishing clear direction with respect to the location of various built form typologies, transportation infrastructure and neighbourhood character. The key planning and design objectives of the Tertiary Plan are as follows:

1. The predominant land use within the Study Area shall be residential

Residential uses within the Study Area shall support a range of housing typologies that reflect an appropriate transition in built form and character.

2. Focus medium-density residential development along King Road

The most intense residential uses, including traditional and back-to-back townhouse units shall be oriented towards the King Road frontage. Extensions of medium density residential development into the neighbourhood are contemplated for both McCachen Street and Parker Avenue in general alignment with the land use provisions of the **Local Centre** as defined in the Official Plan.

3. Maintain the established single-detached residential character of Poplar Drive

Residential development within the Study Area shall provide for an appropriate transition to adjacent low-density residential areas. Transition shall be achieved through variation in built form, height and site design. The existing character of Poplar Drive is anticipated to remain generally stable, while opportunities may exist for infill redevelopment of existing residential lots to add new single detached dwellings fronting onto Poplar Drive.

4. Protect Environmental Features and Hazardous Lands

Key Natural Heritage Features, Key Hydrological Features and hazardous lands and their associated minimum protection zones identified within and/or adjacent to the Study Area shall be protected and enhanced in accordance with the policies of the Official Plan. The location and extent of such features and associated minimum buffers shall be evaluated as part of the development approval process(s), where appropriate.

Public Consultation and Feedback

A Community Information Session was held on Tuesday, September 26th, 2017 at the Bond Lake Arena in the Town of Richmond Hill. Notification of the scheduled Community Information Session, including a map of the Study Area and a brief description of the plan objectives was mailed to landowners located within 120 metres of the Study Area (refer to Appendix “B”). A copy of the notification package was provided to the local Ward 1 Councilor, Regional Councilors and Mayor Barrow as well

as agents identified for active development applications concerning lands within the Study Area.

The meeting was attended by Town staff, area residents and representatives of the land owners with active development applications within the Study Area. The format of the Community Information Session involved a presentation lead by Town Planning staff, followed by a formal question and answer forum and an open opportunity to review the draft development scenarios and to speak with staff. Members of the public were encouraged to provide written feedback via email, in person or by mail within one week of the Community Information Session.

The demonstration scenarios and Tertiary Plan principles presented at the Community Information Session received general support, while a number of concerns were raised by local residents with respect to the overall impact of development on the community. A summary of the specific comments received is listed as follows:

- some flexibility with respect to the road locations and orientations is needed to allow for coordination of development to occur over time;
- the extension of medium density residential development into the neighbourhood on the west side of McCachen Street was suggested;
- support was provided for scenarios that allow for a potential connection to the adjacent lands to the west of the Study Area;
- concerns were raised with respect to the following matters:
 - the impact of development activity on existing residents;
 - the provision of adequate space for parking;
 - the need for traffic signaling at the intersection of Parker Avenue and King Road to alleviate an increase in traffic;
 - the need for appropriate buffering between newer, denser development and existing residential uses;
 - appropriate protection of the environmental features; and,
 - the preservation of the established character on Poplar Drive.

The responses received have been carefully reviewed by Town staff and where necessary, changes have been made to address the feedback received. A summary of revisions is described in the sections below.

Demonstration Scenarios

Three (3) draft demonstration scenarios were presented to inform members of the public of the Tertiary Plan process, the objectives of the Tertiary Plan, and to present the preliminary scenarios prepared by Town Planning staff illustrating potential redevelopment concepts for the Study Area (refer to Appendix “C”). The following similarities surfaced in all three demonstration scenarios:

- residential uses are the predominant form of land use within the Study Area;

- low density residential uses in the form of single detached dwellings are focused along the north and south sides of Poplar Drive;
- Poplar Drive and McCachen Street are the two municipal spines within the Study Area currently providing vehicular connections from adjacent neighbourhoods to and from the Study Area. Parker Avenue provides a secondary connection to the Study Area from King Road;
- private laneways are acceptable for the lands south of Poplar Drive including the lands situated on the east and west sides of McCachen Street;
- a range of single detached or semi-detached units act as the transitional form of proposed development between the townhouse units and single detached units and is generally proposed within the central portion of the Study Area extending northerly to the rear of the single detached units fronting onto Poplar Drive;
- the northern extension of medium density residential development into the neighbourhood was determined by review the **Local Centre** designation situated to the east of Parker Avenue, whereby townhouses are permitted to front onto Parker Avenue;
- single detached and semi-detached units provide a transition from the Puccini Drive Infill Study along the western boundary and the townhouse blocks along King Road; and
- the lands located along King Road will consist of townhouse blocks with frontages along King Road and vehicular access at the rear.

Aside from the above noted consistencies amongst each of the demonstration scenarios, a detailed outline of each scenario is provided in the sections below (refer to Appendix “C”).

Scenario A

- this scenario provides for back to back townhouse blocks located directly north of the townhouse blocks along King Road fronting onto a private laneway system for the properties located north of King Road between Parker Avenue and McCachen Street. The private laneway would generally run perpendicular connecting McCachen Street to Parker Avenue;
- the townhouse units between McCachen Street and Parker Avenue would extend north of King Road;
- a second east/west private laneway from Parker Avenue connecting to McCachen Street and continuing west and south into a hammerhead culminating at the townhouse blocks along King Road. Access to the laneway is to the east and west of McCachen Street with connections to Parker Avenue to the east; and,
- a range of single detached and semi-detached units are contemplated one lot north of King Road on the west side of McCachen Street extending northerly to the rear of the proposed single detached lots fronting onto Poplar Drive.

Scenario B

- this scenario provides for a range of options for access within the centre portion of the Study Area including a through road connecting Poplar Drive to the north to a private laneway to the south, a cul-de sac with access from Poplar Drive, or a cul-de-sac with access from the private laneway to the south;
- townhouse units extend further north to the east-west private laneway connecting Parker Avenue and McCachen Street; and,
- townhouse units would extend northerly on the west side of McCachen Street.

Scenario C

- this scenario is similar to Scenario B with the exception that the private laneway configuration for the lands east of McCachen Street provides for a connection to the lands west of the Study Area; and,
- the scenario focuses access into the centre portion of the Study Area via the east/west private laneway; however, this option also provides a range of access options to assist with the contemplation of lotting configurations as identified in Scenario B.

Tertiary Plan

The Tertiary Plan builds on the **Neighbourhood** policies of the Official Plan, the approved Infill Studies mentioned throughout this report, the Town-wide Urban Design Guidelines, the Town's Sustainability Metrics and the comments received through the public consultation process. In consideration of these matters, the demonstration scenarios illustrate how the area within the Tertiary Plan boundaries can develop over time.

The Tertiary Plan is similar to the Puccini Drive Study as it provides for a transition of residential density with the medium density form of residential uses being directed towards King Road (an arterial street) and lower density for residential uses directed towards the interior. In addition, the Tertiary Plan carries forward the approved Puccini Drive Study with respect to the provision of low density residential uses along Poplar Drive.

A key direction in the Tertiary Plan is the introduction of medium density uses along McCachen Street and Parker Avenue. The intent is to allow medium density uses in these areas to provide for an appropriate integration and transition between the low density use within the Study Area and the range of uses permitted in the **Local Centre** designation.

The Tertiary Plan builds on the Puccini Drive Study in having consideration for the built forms that are currently in the market to provide for an inward (northerly) extension of townhouse units from King Road with private laneways. Medium density forms of development would occur in a comprehensive manner and likely on a series of private laneways. A modified road network is proposed with the provision for private laneways

and restricting direct access onto King Road. In this regard, the proposed changes balance the desire of the community for greater connectivity, the requirement to limit access and incorporate appropriate future road widenings on King Road, and the need to provide for appropriate on-site amenities and facilities.

The changes noted above reflect an effort to respond to proposed intensification within the Study Area while having regard for the policies of the Official Plan and the feedback received from the public. Each of the demonstration scenarios has regard for the provision of a mix of unit types, a range of street network layouts, pedestrian connectivity and the protection of environmental features and hazardous lands. As noted previously in this report, all three demonstration scenarios represent viable and suitable options to guide development within the Study Area. On the basis of the above, a preferred development concept has not been identified.

Zoning and Development Standards

The lands are predominantly zoned “**Residential Urban (RU)**” under By No. 1275, as amended. Redevelopment within the surrounding area has generally conformed to the provisions of By-law No. 313-96 (North Urban Area Zoning By-law), as amended. The appropriate zone standards will be considered in the context of the Town’s newer parent zoning by-laws with respect to the various built forms. Minor adjustments to the Town’s newer standards will be considered along with the site context and the overall site and building design of a proposed development. The appropriate zone standards will be established through the approval of the implementing zoning by-law for each development proposal.

Implementation

The tools that are to be utilized to consider applications for proposed development within the Study Area are set out in the policies of the Official Plan. Section 4.9.2 directs that where development is subject to an infill plan or Tertiary Plan, the proposed development shall be assessed on the basis of the criteria as set out in the plan approved by Council. In addition, the specific requirements for the preparation of Tertiary Plans are outlined in Section 5.2 of the Official Plan.

The purpose of the Tertiary Plan is to provide for a coordinated approach for evaluating development applications within the Study Area with regard to such matters as the orientation of blocks and laneways, built form typologies, and the protection of natural features. In this regard, applications for development within the Study Area, including applications for approval of Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium, Site Plan, Minor Variance and Consents pursuant to the *Planning Act* will be required to demonstrate conformity with the key principles of the Tertiary Plan and demonstration scenarios as approved by Council. Proponents of development applications may be required to undertake specific studies with respect to various matters as they apply to the subject lands. The following documents may be required as part of a complete development application concerning lands within the Study Area.

Planning Justification Reports and Concept Plans

A Planning Justification Report may be required to be submitted as part of a complete development application within the Study Area to demonstrate how the proposed development conforms to all other relevant Town and Provincial policy as well as the principles and objectives of the Tertiary Plan, as approved by Council. In addition, proponents of development may be required to submit a Concept Plan pursuant to Policy 4.9.2 (2) in order to demonstrate conformity with the land use and design policies of the Official Plan. In accordance with Section 5.2 of the Official Plan, a Concept Plan shall address, among other matters, the location and boundaries of the subject lands, a proposed development concept for the subject lands, the relationship of the subject lands to abutting lands, and a description of how the proposed development contributes to the character of the larger area.

Natural Heritage Evaluations

In accordance with Section 5.3 of the Official Plan, a Natural Heritage Evaluation may be required to be submitted as part of a complete development application. As outlined in Section 5.24 of the Official Plan, a Natural Heritage Evaluation shall identify the precise boundaries of Key Natural Heritage and Key Hydrological Features and their associated minimum buffers, assess impacts of development on environmental features, recommend mitigation, integrative and/or restoration measures, and address conformity of the development proposal with all applicable policy. Within the context of the Tertiary Plan, as approved by Council, a Natural Heritage Evaluation will be required for development of lands containing a portion of the Significant Woodland identified pursuant to Schedule “A4” of the Official Plan or its minimum protection zone and/or the floodplain and minimum buffer associated with the East Humber River.

Other Reports and Studies

Additional studies addressing various technical matters may be required as part of a complete submission for a proposed development application within the Study Area in accordance with Section 5.3 of the Official Plan. Specific studies may include, but are not limited to archeological and cultural heritage reports, transportation and traffic studies, studies and plans addressing servicing and infrastructure, source water protection compliance and hydrogeological studies, and urban design briefs.

Recommendation

On the basis of the preceding, should Council endorse the development scenarios prepared in consideration of the proposed Tertiary Plan, it is recommended that the scenarios be approved as an expansion to the existing Puccini Drive Neighbourhood Residential Infill Study and that development proposals in the Study Area be evaluated in accordance with same.

Financial/Staffing/Other Implications:

The recommendation for Council to approve the Tertiary Plan does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The Tertiary Plan as outlined in this report meets the objectives of the Strategic Plan as follows:

Stronger Connections in Richmond Hill

The Tertiary Plan facilitates **Goal One, Stronger Connections in Richmond Hill** by providing a framework for development within the Study Area that builds on the principles of the Puccini Drive Study.

Better Choice in Richmond Hill

The Tertiary Plan encourages **Goal Two, Better Choice in Richmond Hill** in providing guidance for future development within the Study Area that incorporates a range of housing options.

Wise Management of Resources in Richmond Hill

The Tertiary Plan supports **Goal Four, Wise Management of Resources in Richmond Hill** in providing various scenarios for infill development within the Study Area that meet the principles of good planning. The Tertiary Plan therefore commits to using land responsibly.

Conclusion:

This report recommends that Council approve the Tertiary Plan as outlined in this report. In light of the specific land use and policy context, the chosen approach in preparing the Tertiary Plan is to expand the Puccini Drive Study as approved by Council and to build on the objectives and recommendations of this study. The Tertiary Plan has been generally prepared accordance with the policies of the Town's Official Plan and provides a framework for redevelopment within the Study Area with regard for such matters as land use, built form typology, vehicular and pedestrian connectivity, protection of natural features, and urban design considerations. As all three development scenarios that form the Tertiary Plan have regard for the key planning and design principles identified for the Study, a preferred development scenario has not been identified.

Subject to Council's approval of the Tertiary Plan, comprising the three (3) demonstration scenarios attached as Appendix "C" to this report, current and future development proposals within the Study Area will be required to demonstrate conformity with the principles of the Tertiary Plan as well as the approved polices of the Official Plan.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extracts from Council Public Meeting C#15-17 held May 3, 2017
- Appendix B, Notice of Community Information Session
- Appendix C, Demonstration Scenarios
 - Scenario A
 - Scenario B
 - Scenario C
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation and Infill Study Areas
- Map 3 Demonstration Plan
- Map 4 Infill Residential Study for the Puccini Drive Neighbourhood

Appendix A, Extracts from Council Public Meeting C#15-17 held May 3, 2017

3.1 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Fifth Avenue (King North) Inc. – 3, 5 and 7 McCachen Street and 300 King Road – File Numbers D02-16037 and D03-16011 – (Staff Report SRPRS.17.076)

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the construction of a residential development comprised of 4 freehold semi-detached units, 10 condominium semi-detached units, 19 condominium townhouse units and a private condominium road on the subject lands. Ms. Faria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Grossi, KLM Planning Partners Inc., agent for the applicant, addressed the comments in the staff report related to a Tertiary Plan and advised that they did not agree that a Tertiary Plan was required as the applications conform with the Town's Official Plan and it would cause unnecessary delays. He provided historical context and an overview of the proposed development and acknowledged they were working with Stateview Homes, the neighbouring property owner to the east, and their consultants to ensure that the developments were coordinated, specifically related to access and servicing. Mr. Grossi advised that he had confirmed with their consulting engineer that the abutting lands could be serviced independently from his client's property, and he would be requesting a meeting with staff should a Tertiary Plan be required and to refine the proposed concept plan.

The owner of 7, 11 and 13 Poplar Drive advised that he was in support of the proposed development and requested that if a Tertiary Plan was required that its scope be specific to the subject lands and not applicable to his or neighbouring properties.

Moved by: Regional and Local Councillor Spatafora

Seconded by: Councillor West

That staff report SRPRS.17.076 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Fifth Avenue (King North) Inc. for lands known as Lot 12 and Blocks B and C, Plan 484 (municipal addresses: 3, 5 and 7 McCachen Street and 300 King Road), File Numbers D02-16037 and D03-16011 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 Request for Comments – Revised Plans – Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Plan of Condominium and Site Plan Applications – 272, 286, 296 and 298 King Road and 4, 6 and 8 Parker Avenue – Stateview Homes (Kings Landing Inc.) – File Numbers D01-15002, D02-15010, and D03-15001 – (Staff Report SRPRS.17.083)

Mary Filipetto of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendments, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan applications to facilitate the construction of a residential development comprised of 10 semi-detached units, 33 townhouse units and a private condominium road on the subject lands. Ms. Filipetto advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for the applicant, advised he was in agreement with the comments made by Mr. Grossi in regards to a Tertiary Plan and requested that if a Tertiary Plan was required, that it be undertaken expeditiously. He provided an overview of the proposed development specifically related to the density and design to transition into the existing neighbourhood, visitor parking, site location and adjacent uses. Mr. Evans reiterated the coordination for the subject lands between his client and the neighbouring property owner which, in his opinion, eliminated the need for a Tertiary Plan, and requested that a defined schedule be set and a response to the applications by the fall.

The owner of 7, 11 and 13 Poplar Drive reiterated the comments he made regarding the previous applications and requested that if a Tertiary Plan was required that it be specific to the subject lands and not applicable to his or neighbouring properties.

Mark Edward Barton, 21 Poplar Drive, expressed his concern with the location of the park/open space within the proposed development because of its close proximity to King Road and inquired if there was a better use for the space so that the existing trees could be preserved. Mr. Barton noted the increase in traffic that would result because of the proposed development and asked if traffic lights would be installed at the intersection of Parker Avenue and King Road.

Moved by: Regional and Local Councillor Spatafora
Seconded by: Councillor West

That staff report SRPRS.17.083 with respect to the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan applications submitted by Stateview Homes (Kings Landing Inc.) for lands known as Lots 1-4 Registered Plan 563, Part of Lots 31 & 32 Registered Plan 202 (municipally known as 272, 286, 296 and 298 King Road, 4, 6, and 8 Parker Avenue), File Numbers D01-15002, D02-15010, and D03-15001, be received for information purposes only and that all comments be referred back to staff for consideration.

Carried Unanimously

Report Approval Details

Document Title:	SRPRS.17.173.docx
Attachments:	- SRPRS.17.173 Appendix B FINAL.pdf - SRPRS.17.173 Appendix C FINAL.pdf - SRPRS.17.173 Map 1 FINAL.pdf - SRPRS.17.173 Map 2 FINAL.pdf - SRPRS.17.173 Map 3 FINAL.pdf - SRPRS.17.173 Map 4 FINAL.pdf
Final Approval Date:	Nov 8, 2017

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Nov 2, 2017 - 9:03 PM

Kelvin Kwan - Nov 8, 2017 - 11:49 AM

Neil Garbe - Nov 8, 2017 - 12:47 PM