

P-2893

November 23, 2017

Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Attention: His Worship Dave Barrow and Members of Council

**Re: Staff Report SRPRS.17.173
Request for Approval – Proposed Expansion to the Puccini Drive Neighbourhood
Residential Infill Study
Town File No. D18-17002**

Dear Mr. Mayor,

KLM Planning Partners Inc. is the land use planning consultant for Fifth Avenue Homes (King West) Inc., owner of five (5) parcels of land known as 4, 6, 8, 10 and 12 McCachen Street (the “subject lands”). The subject lands are located at the north-west corner of King Road and McCachen Street and are within in the proposed expansion area of the Puccini Drive Neighbourhood Residential Infill Study. The letter is a follow up to the deputation made at the Committee of the Whole Meeting held on November 20, 2017, and is intended to further express our concern with the recommendations of the above noted staff report.

As outlined in the staff report, Planning staff initiated and undertook a Tertiary Plan study for the area generally bounded by Parker Avenue to the east, the rear lot lines of the lots fronting McCachen Street to the west, the rear lot lines of the lots fronting Poplar Drive to the north and King Road to the south. The purpose of the Tertiary Plan is to guide development in the study area on a go forward basis, including but not limited to identifying where medium density residential development (i.e. townhouses) would be permitted, in accordance with Section 4.9.1.2(3) of the Town’s Official Plan.

The outcome of the study, presented as part of the Staff Report, was three (3) development scenarios for the study area. Each of these development scenarios identified where detached, semi-detached, and townhouse dwellings would be permitted.

As it pertains to the subject lands, these lands have been split designated in each of the three development scenarios, with a portion of the subject lands being designated for townhouse dwellings and the balance designated for single and/or semi-detached dwellings. Townhouse dwellings have generally been directed to the King Road frontage (Scenarios A, B & C) and an area along the McCachen Street frontage extending approximately 82 metres (269 feet) north from King Road (Scenarios B & C). The balance of the lands including the westerly portions of 4, 6 and 8 McCachen Street and the entirety of 10 and 12 McCachen Street have been designated for single and semi-detached dwellings.

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision have been filed for the subject lands. The applications currently propose thirty-six (36) townhouse dwelling units, made up of both rear-lane and traditional townhouses. A copy of the submitted Site Plan is attached hereto.

As outlined in our correspondence to staff dated October 4, 2017 (attached) and as stated in our deputation to Committee of the Whole, it is our opinion that townhouse dwelling units are appropriate for the entirety of the subject lands. Our request to have the Tertiary Plan revised to permit townhouse dwellings for the entirety of the subject lands is intended to address the applicable Official Plan provisions with respect to where townhouse dwellings can be constructed in the "Neighbourhood" designation, and ultimately avoid the need for an Official Plan Amendment application. It was in no way intended to avoid the requisite technical review by Town staff and applicable external agencies. Furthermore, we understand staff's position that sufficient time has not been granted to review and provide comments on the proposal, or fully evaluate our position.

In this regard, we are requesting that Council direct staff to revise the Tertiary Plan and/or Infill Study to include a provision, or provisions which would allow the subject lands to be developed as follows:

- Townhouse dwellings, in the area identified on the development scenario figures appended to Staff Report SRPRS.17.173;
- Single and semi-detached dwellings, in the area identified on the development scenario figures appended to Staff Report SRPRS.17.173; and,
- Townhouse dwellings, in the area identified for single and semi-detached dwellings, subject to the approval of a Zoning By-law Amendment and Site Plan Approval.

It is our opinion that the inclusion of the provisions above will provide staff an opportunity to fully evaluate the merits of the proposed development and ensure that said development is undertaken in a manner consistent with the identified principles and objectives of the Tertiary Plan, while avoiding the need for an Official Plan Amendment application to facilitate the proposal.

We look forward to the opportunity to continue working with Town staff to find a mutually beneficial solution that will facilitate the development of the subject lands in a manner that is complementary to the ongoing redevelopment of the larger Tertiary Plan and Infill Study areas. If you have any questions regarding the content of this letter, please do not hesitate to contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Adam Grossi MAES, MCIP, RPP
Intermediate Planner

Encl.

Copy: Gloria Collier, Town Clerk (*email*)
Denis Beaulieu, Manager of Planning – Subdivisions (*email*)
Katherine Faria, Planner II (*email*)
Shelly Cham, Senior Planner (*email*)
Fifth Avenue Homes (King West) Inc. (*email*)

P-2750

October 4, 2017

Town of Richmond Hill
Planning and Regulatory Services Department
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Attention: Ms. Mary Filipetto, Senior Planner – Subdivisions

**Re: Applicant Response
King Road Tertiary Plan Study
Town File No.: D18-17002**

Dear Ms. Filipetto:

This letter has been prepared on behalf of our client Fifth Avenue Homes (the “owner”), owner of the following parcels of land in the King Road Tertiary Plan Study Area: 300 King Road and 3, 4, 5, 6, 7, 8, 9, 10 and 12 McCachen Street. The purpose of this letter is to provide comments on the Tertiary Plan development options presented by Planning staff at the Community Information Session held on September 26, 2017.

The purpose of the Tertiary Plan Study is to guide development in the study area, and review pertinent matters including: necessary infrastructure, the layout and orientation of development blocks, permitted land uses, built form transitions and the protection of natural features. It is also our understanding that the resultant Tertiary Plan would be used to satisfy the policies of Section 4.9.1.2 of the Official Plan, which speak to the permitted locations for medium density residential land uses in the Neighbourhood designation.

In this regard, three (3) development options were presented by Planning staff at the Community Information Session. We have reviewed these options and generally support Scenario B, subject to the comments provided below:

- We support the land uses identified for the parcels of land on the east side of McCachen Street;

- The owner's land holdings on the east side of McCachen Street are being developed in conjunction with Stateview Homes (King's Landing Inc.), owner of the lands at 272, 286, 296 and 298 King Road and 4, 6 and 8 Parker Avenue. We recommend that flexibility be provided through the Tertiary Plan policies as it pertains to the road locations/orientations identified as part of the Tertiary Plan and the final coordinated road design for both developments;
- We recognize the Town's desire for interconnection between developments as the reason for the north-south road connection from Poplar drive. It is our opinion that while a connection can be provided from Poplar Drive to the lands owned by Fifth Avenue Homes/Stateview Homes, this connection is not ultimately required to allow for development of the lands to the north to occur in an orderly and efficient manner. We believe that various road configuration and development options exist to facilitate the overall development of the block and would again recommend that the Tertiary Plan provide flexibility for these development options to be implemented at such time as development is proposed;
- We do not support the land uses identified for the owner's lands on the west side of McCachen Street (4, 6, 8, 10 and 12 McCachen Street). All of the development plans (including Scenario B) identify that townhouses would only be permitted directly fronting King Road (4 McCachen Street), while detached and semi-detached units would be permitted for the balance of the lands to the north (6-12 McCachen Street);
- It is our opinion that townhouse units are appropriate for the lands at 4-12 McCachen Street, and that the necessary transition to the surrounding dwelling units can be provided based on the following:
 - The proposed development in the surrounding area is representative of an overall change in the character of the area. This character is moving away from a suburban typology where detached dwellings on large lots are common, and moving towards a more urban typology that includes a greater range and mix of land uses and dwelling unit types, in accordance with Provincial direction;
 - The surrounding lands to the north (15 and 17 Poplar Drive) and west (356 King Road) are the subject of development applications proposing residential infill development consisting of detached and semi-detached dwelling units;
 - A development concept plan has been prepared for the lands to the northwest (19, 21 and 25 Poplar Drive) which proposes residential infill development consisting of detached dwelling units. It is our understanding

that a pre-submission meeting has been held with the owner/agent of these lands;

- The development of the lands to the north and west will provide a transition to the established residential neighbourhood that exists, particularly on the north side of Poplar Drive;
- Opportunity exists to provide a consistent streetscape along both King Road and McCachen Street, where townhouses are proposed on the east side of the street;
- Substantial physical separation (approximately 10 metres) can be provided between the proposed northerly townhouse unit fronting McCachen Street and the proposed detached dwelling unit at the south end of 15 Poplar Drive to the north;
- Substantial physical separation (>15 metres) can be provided between the proposed northerly townhouse unit fronting the private road and the proposed detached dwelling units at 17 Poplar Drive. The opportunity also exists for enhanced landscaping along the southerly property line of 17 Poplar Drive to provide further visual screening; and,
- Shorter townhouse block lengths abutting the lands to the west (i.e. 3-4 units) can be provided to limit the massing and physical impact to the abutting lands. Larger rear yard setbacks (approximately 9 metres) and enhanced rear yard landscaping can also be provided to ensure greater physical separation and visual screening.

Thank you for the opportunity to provide the above comments, which we hope will help guide the Town's preparation of the King Road Tertiary Plan. If you have any questions with the respect to this letter, or wish to further discuss the information contained herein, please do not hesitate to contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Adam Grossi, MAES, MCIP, RPP
Intermediate Planner

- c. Davide Plati, Fifth Avenue Homes
Jonathan Ursini, Fifth Avenue Homes
Katherine Faria, Town of Richmond Hill