

<p><i>STAFREP/SRP98093</i></p> <p>TOWN OF RICHMOND HILL PLANNING AND DEVELOPMENT DEPARTMENT</p> <p><i>PREPARED BY: Lynn Poole</i></p> <p><i>TELEPHONE NO.: 905-771-8910</i></p>	<p>PLANNING AND DEVELOPMENT COMMITTEE MEETING</p> <p><i>JUNE 16, 1998</i></p> <p><i>STAFF REPORT: SRP.98.093</i></p> <p><i>FILE NO.: D00-NU-BO-SR</i></p>
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SUBJECT:

Infill Study for the Bond Crescent Neighbourhood.

RECOMMENDATIONS:

1. That Planning and Development Committee receive Staff Report SRP.98.093 and recommend that Council approve the Bond Crescent Neighbourhood Infill Development Report prepared by MBTW as the basis for considering future infill development in the Bond Crescent neighbourhood;
2. That the Preferred Concept for the Bond Crescent Neighbourhood, prepared by MBTW as shown on Map 2 contained in Staff Report SRP.98.093 be endorsed as one alternative concept for achieving redevelopment in accordance with the principles identified in the Infill Development Report; and
3. That the Design Guidelines prepared by MBTW and contained in Appendix "B" to Staff Report SRP.98.093 be endorsed and used to guide the detailed planning and design of infill development in the Bond Crescent neighbourhood and the evaluation future development applications.

BACKGROUND:

Official Plan Amendment 129 designates various infill areas within the existing residential areas of the North Urban Area (shown on Map 1). The infill policies require that Council approve comprehensive concept plans prior to the development and redevelopment of these areas. Accordingly, in 1997, MBTW was retained to prepare Infill Concept Plans for the Bond Crescent Neighbourhood. After an extensive public consultation process which included three residents meetings and mail-in surveys, the Infill Study is now completed.











INFILL - RESIDENTIAL STUDY AREAS

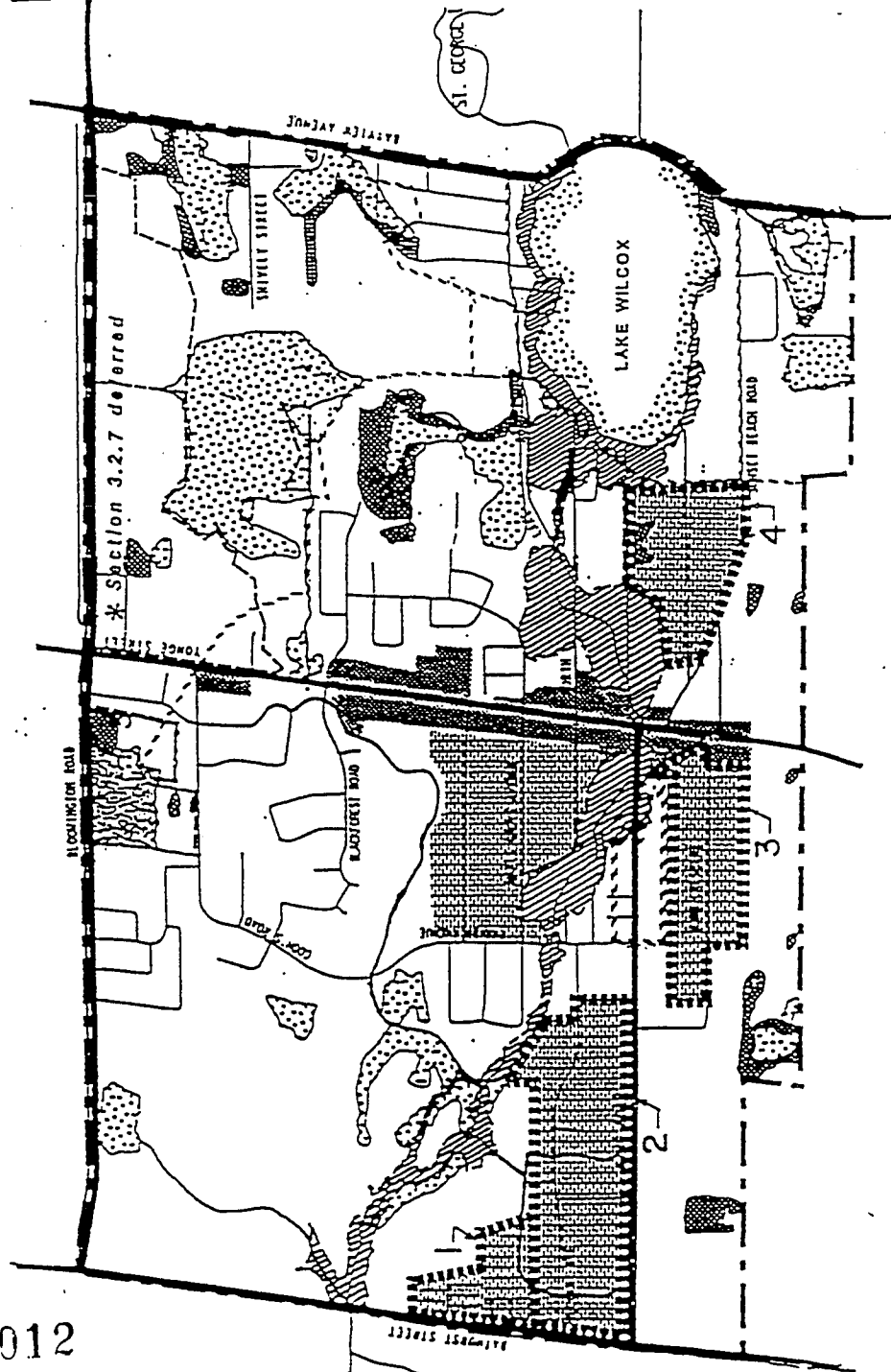
LAKE WILCOX - OAK RIDGES

Town of Richmond Hill
Schedule B

Community Structure

Legend

-  Community Core
-  King Rd. Commercial Area
-  Infill
-  Development Area
-  Hazard Land
-  Environmental Protection Area 1
-  Environmental Protection Area 2
-  Arterial/Roads Under Provincial or Regional Jurisdiction
-  Land Form Conservation (Subject to Section 3.2.7)
-  OPA 129 Boundary



STUDY AREAS

-  1 BATHURST STREET NEIGHBOURHOOD
-  2 PUCCINI DRIVE NEIGHBOURHOOD
-  3 BOND CRESCENT NEIGHBOURHOOD
-  4 DOUGLAS ROAD NEIGHBOURHOOD



JJ / MB

SRP

MAP 1

BLOCKS 1 & 2

FILE NO. D10-71-B-BA

TOWN OF RICHMOND HILL
PLANNING & DEVELOPMENT

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The report by MBTW, including the Preferred Concept for the Bond Crescent Neighbourhood is attached in Appendix "A". The work by MBTW meets the requirement in OPA 129 for the preparation of a comprehensive infill plan and, accordingly, applications for zoning amendments, plans of subdivision and severances can be processed.

During the residents' meetings, it became apparent that the majority of those in attendance supported backlot subdivision infill redevelopment. As well, the results of the mail-in survey showed a majority in support of redevelopment.

Three meetings were held to solicit residents' comments and seek input on their vision for the future development of the neighbourhood. MBTW prepared a number of alternative concept plans and variations therein and received comments on proposed neighbourhood character, traffic and road patterns, housing types and lot sizes (see Appendix "C"). The resulting Preferred Concept Plan, shown on Map 2, reflects the input both from residents as well as commenting agencies and Town departments. It should be acknowledged that there is no one concept plan which satisfactorily addresses all of the competing concerns, most notably the road connection between Timber Valley Drive, Bond Crescent and the Mitchell farm development.(refer to petition attached in Appendix "D")

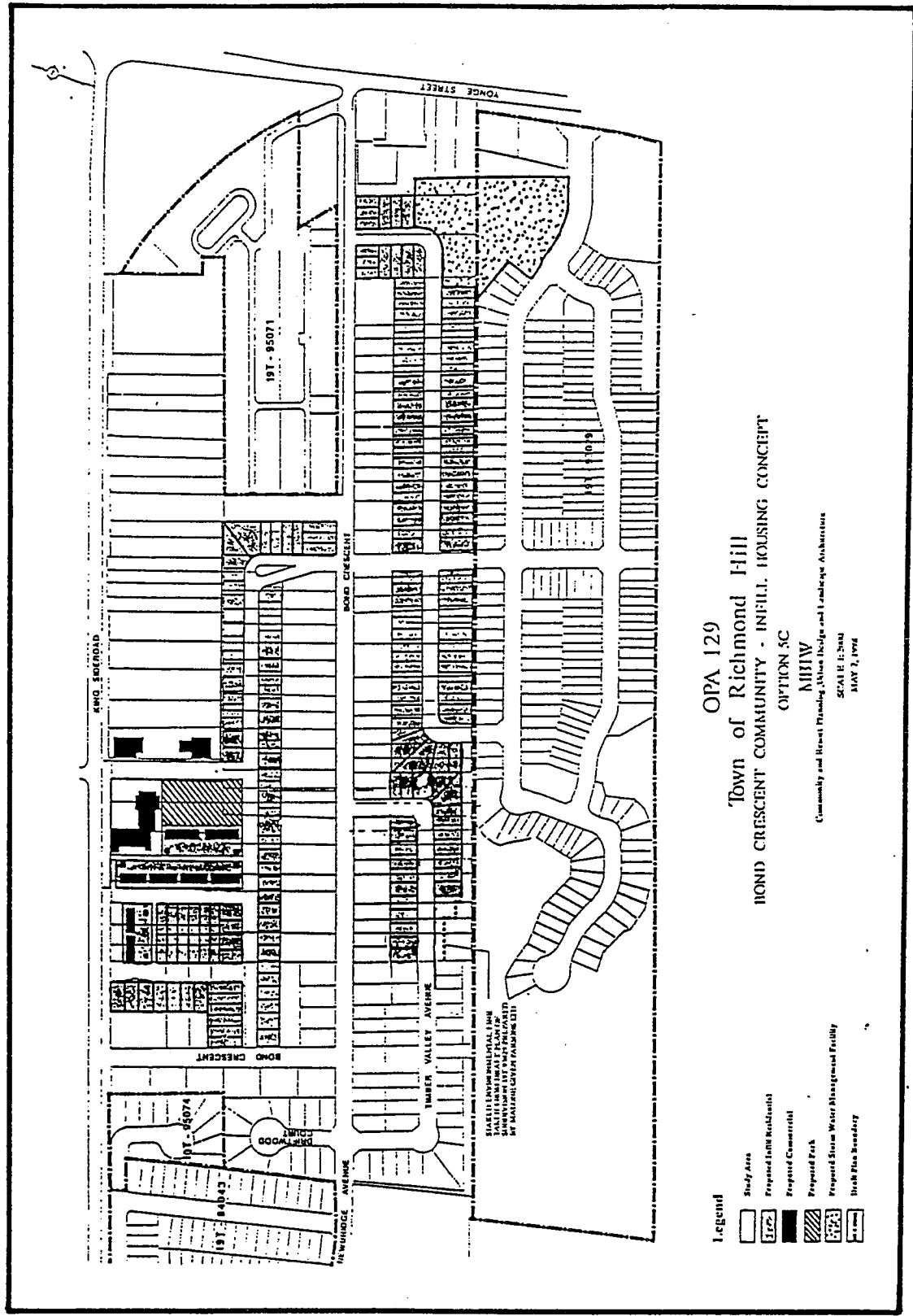
Although the Preferred Concept Plan provides a basis for evaluating applications for development, there may be alternative concepts and design solutions submitted which maintain the principles and therefore should be considered. As is typical of infill areas, there may be owners who wish to proceed at different times and the intent of the infill study is to provide an overall structure as to how properties should be developed to ensure the completion of the road network and lotting framework.

SUMMARY OF PREFERRED CONCEPT PLAN

There are three distinct blocks within the Bond Crescent Infill Area; the lands south of Bond Crescent adjacent to the Mitchell plan of subdivision, the lands south of King Road to Bond Crescent and the lands north of Bond Crescent which are the subject of an application by Van Maren for a staged seniors and retirement condominium project.

In the area south of Bond Crescent, the concept plan shows Timber Valley Drive extending eastward to form a crescent connecting north to Bond Crescent. This is conceptual only and the exact configuration of the proposed Crescent and its intersection at Bond Crescent is to be determined when a plan of subdivision is filed. The lot sizes and configuration in this area are single detached dwellings consistent with those existing along Bond Crescent and Timber Valley at 13.7 metre (45 ft.) frontages.

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Map 2
 Preferred Concept - Bond Crescent Neighbourhood Infill Development

A mixed use commercial and medium density residential node is proposed on the south side of King Road at Parker Avenue. This form of development allows for the integration of the King Road Commercial Area and the low density infill development proposed as backlotting to the north side of Bond Crescent.

An open space system has been designed to link the northern block with the infill south of Bond Crescent and connect to the Open Space and Park system located on the Mitchell farm plan of subdivision.

Finally, the Concept Plan includes the block located on the north side of Bond Crescent, west of the closed road allowance for Bostwick Crescent. There is an application for seniors and retirement condominium project on these lands.

The zoning standards for infill development recommended by MBTW include:

- minimum frontage on existing streets is 13.7 metres (45 feet) with a 1.2 metre (4 foot) sideyard setback and a 6.0 metre (20 foot) front yard setback to the main wall of the dwelling;
- minimum frontage along newly constructed streets (wide shallow lots) is to be 12 metres (40 feet); and
- the principles of small lot development such as the front face of the garage is not to extend beyond the front face of the living area should be implemented.

MAJOR ISSUES:

Proposed Mixed Use and Parks Node at Parker Avenue

The consultants have proposed a mixed use commercial and residential node at King Road and the proposed extension of Parker Avenue south. Technically, the lands on the south side of King Road are not a part of the infill area but form the boundary between the King Road Commercial designation and the Residential area to the west. Parker Avenue, which functions as a minor collector road north of King Road, would be extended south and provide a connection to the Bond Crescent neighbourhood. The commercial component shown on the concept plan would result in the extension of the King Road Commercial Area approved in OPA 129 by 3 lots, which is considered a minor extension. Overall, the mixed use node concept in this location conforms to the intent of OPA 129 which allows for townhouse development along major arterials as well as commercial development. The Commercial component includes convenience commercial uses while the residential component comprises low rise apartments above commercial uses or townhouse development. The Engineering and Public Works Department comments that access for the individual townhouses should not be from Parker Avenue and prefer a condominium development which is better able to accommodate parking requirements.

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Traffic Calming Measures

The Preferred Concept Plan is based on the modified street grid pattern which allows for the safe and efficient movement of vehicular traffic with the least amount of disruption to the neighbourhood. It minimizes traffic volumes, speeds and access points to Bond Crescent and Timber Valley Drive.

While turning circles are supported in principle by Town Staff, implementation depends on the ability of the Town to acquire additional land from property owners who front onto the turning circles, in order to provide for safe and efficient traffic movement.

Road Connection between Timber Valley Drive and Bond Crescent

The residents of Timber Valley Drive are concerned about connections between Timber Valley and the Mitchell plan of subdivision, which would indirectly allow traffic flow to Yonge Street. The consultants examined a number of alternatives, some of which, such as an extended cul-de-sac, did not meet Town engineering and fire protection requirements. Alternatively, landowners east of Timber Valley Drive did not want to have to provide the land required for a cul-de-sac, if that meant their development potential was reduced. From a traffic perspective, there is a need to ensure that both existing and future infill residents can move through the neighbourhood and access King Road to the north and Yonge Street to the east, without all of the traffic having to flow along Bond Crescent. At the time that the Mitchell plan of subdivision was approved, two access points were identified in the conditions of draft approval which essentially establish the location for the connections through Mitchell. The location of the crescent extension of Timber Valley north to Bond Crescent may not be resolved until such time as rezoning and subdivision plans are submitted by the infill landowners on Bond Crescent and reviewed by Town Staff. However, the principle of there being a crescent as well as the need to connect the lands south of Bond Crescent through the Mitchell plan are established.

Pedestrian Connections to Open Spaces

Staff support the creation of a pedestrian connection through the Bond Crescent neighbourhood south to the Mitchell Farm development. The linkage starts at the open space feature in the mixed use node at King Road and Parker Avenue, continues south through proposed easements and new infill roads, connecting to the open space/EPA lands at the southern boundary of the Bond Crescent neighbourhood and to the Mitchell Farm development. This open space/pedestrian connection will provide a focus for the community.

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Senior Citizens Community Development Application (19T95071)

A Council Public Meeting is to be held June 16, 1998 on Phase I of a proposed Senior Citizens community development, consisting of single and semi-detached units and townhouses located in the eastern portion of the Bond Crescent neighbourhood. (Refer to Staff Report SRP.98.125 elsewhere on this agenda.) MBTW has reviewed the development proposal and advises that the housing type proposed and subdivision design is compatible with the Preferred Concept Plan.

Bond Crescent Environmental Feature

In 1992, the Ontario Municipal Board approved the infill Timber Valley subdivision located south of Bond Crescent. This subdivision was approved prior to the environmental policies approved in OPA 129. As part of the development of that subdivision, the wetland area which existed on the property, was partially filled by the Town during the construction process of the storm sewer system on North Lake Road. Upon construction of the subdivision, landowners east of Timber Valley noted changes to the drainage patterns at the rear of their properties. The partial filling to allow the Timber Valley development pushed the wetland/pond area which was part of the Mitchell farm onto the rear of the properties on Bond Crescent. It appears that the water level has risen in the pond bordering the Bond Crescent neighbourhood and that it is now an isolated wetland.

An Environmental Impact Statement prepared for the Mitchell Farm plan of subdivision immediately to the south, identified the area as having a rolling landscape with numerous kettle depressions. The wetland is classified as EPA 1 and the associated transitional vegetation is classified as EPA 2. The EPA 1 feature is identified as a pond which has changed in shape and function over time, having been impacted by adjacent development. (refer to Map 3)

Accordingly, the feature was designated Environmental Protection Area 1 (EPA1) and Environmental Protection Area 2 (EPA 2) in OPA 129. OPA 129 requires that the exact extent of natural features be defined on the basis of further detailed studies including staking in the field. Normally this is done when an application for development is received, however, for purposes of completing a concept plan for infill development, a site walk and staking of the feature was conducted on March 23, 1998. The northern extent of the feature is identified as being 30 metres from the south property line and extends from 87 to 77 Bond Crescent inclusive.

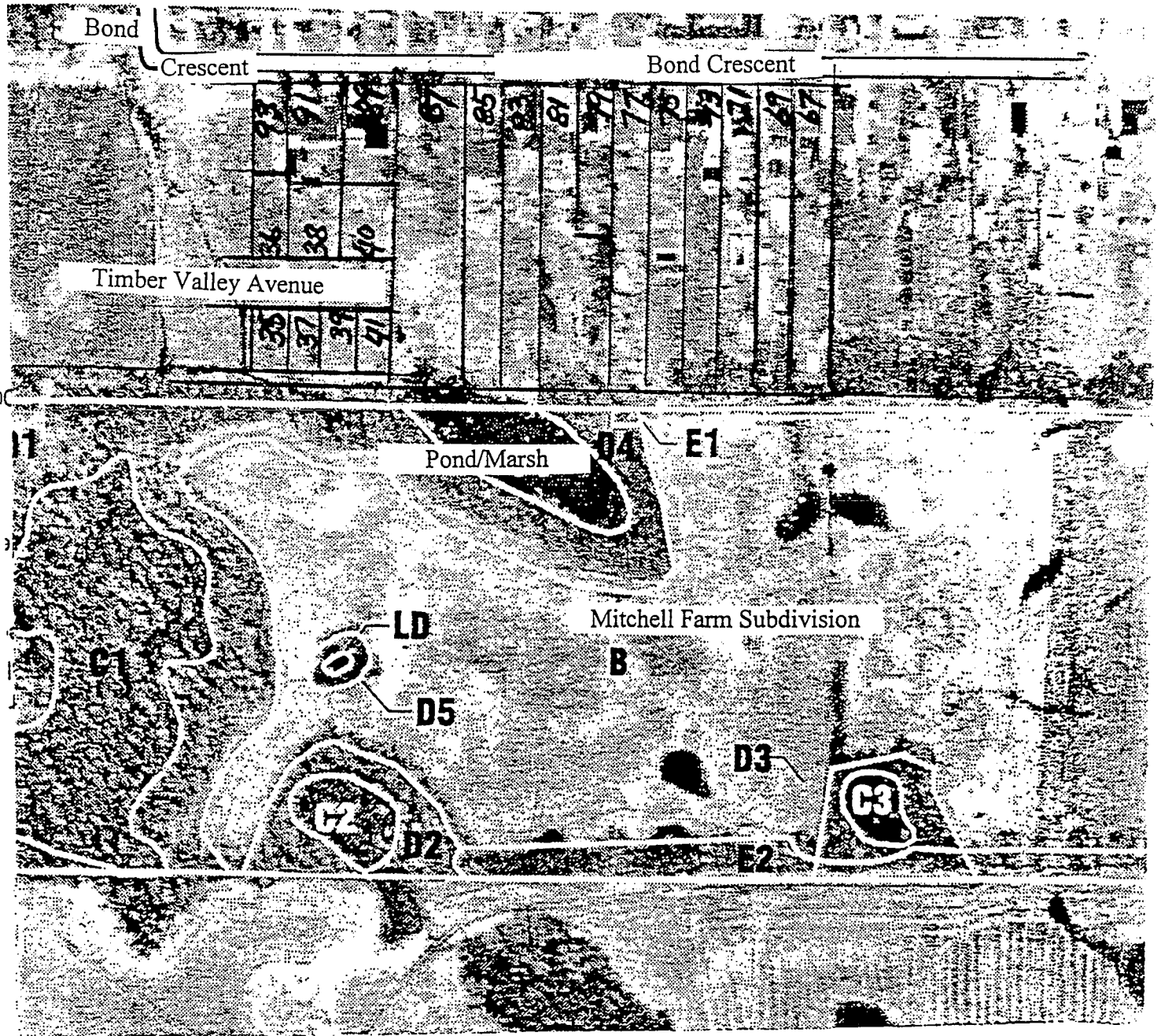
The staked limit of the feature was provided to the Town's consultants MBTW, who were directed to prepare a revised plan which reflects the environmental feature and is shown on the Preferred Concept Plan (Map 2). The result is that some of the owners between 77 and 87 Bond Crescent would not be able to achieve lots on the south side of the road. Like the Douglas Road situation, the inability to develop lots on both sides of the road may make it difficult to achieve the infill concept.

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BOND CRESCENT NEIGHBOURHOOD

LOCATION OF ENVIRONMENTAL FEATURE
SOUTH OF TIMBER VALLEY DRIVE

Map 3



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The implementation of the environmental policies of OPA 129 in infill situations may have to be considered relative to the principle of net environmental benefit, which means attempting to accommodate infill lots which assist in the completion of the neighbourhood but doing so in a manner which causes the least impact to environmental areas and secures those environmental areas in public ownership. Unlike large greenfield areas, where the environmental areas can be protected under one ownership, not to allow infill in circumstances such as Bond Crescent could ultimately result in the loss of the feature as individual residents make changes to their properties.

The Preferred Plan is conceptual and is to be finalized at the time an Environmental Impact Statement is carried out, as required in OPA 129. The Environmental Impact Statement will assist in determining the exact location of the new road and the development potential of lots to the south of the road. At the time that applications for subdivision are considered in this area, it may be possible to allow lots on the south side of the extension of Timber Valley Drive by defining a building envelope which establishes limits to the location of structures and extends the public open space corridor along the southern boundary of the lots along Timber Valley Drive.

Mitchell Farm Subdivision - Proposed Watermain and Environmental Impact Statement

The Town has received a proposal by the owners to connect a watermain westerly through the Mitchell Farm subdivision and northward to Timber Valley Drive. The proposed servicing would go through lands identified as Environmental Protection Area 2 on the Mitchell plan of subdivision and OPA 129. In accordance with OPA 129, an Environmental Impact Statement (EIS) has been filed with the Town and is under review. The EIS proposes that the watermain can be installed with a temporary negative effect on approximately 500 square metres of the EPA 2. Mitigation includes a restoration tree planting plan for the easement (100 metres in length) and replacement of a hedgerow. The Town has received correspondence from residents attached in Appendix "E" which expresses concerns with this extension. Town Staff will report back on the results of the EIS.

Implementation

During the residents meetings, there were questions on implementation of infill development including the need for adjacent property owners to cooperate to achieve a lotting pattern consistent with the lot size recommendations in the Infill Study and the process for proceeding with development approvals, once the Infill Study is approved by Council. There were also questions about the costs associated with development applications such as development charges and parks cash-in-lieu payments and the implications of infill development on property taxes.

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Once the comprehensive Infill Plan is approved, applications for zoning amendments, plans of subdivision and consents to sever can be processed. Infill development in the Bond Crescent neighbourhood will proceed on an application by application basis, in order to accommodate the specific requirements of each group of property owners, or individual owners in the case of severances.

Zoning By-law 1275 applies to lands in the Bond Crescent neighbourhood and dates from 1976. It reflects the original large lot development pattern of 1 and 2 acre lots on private services. An amendment to the North Urban Area Zoning By-law 313-96, adopted as part of the OPA 129 process, will be required for property owners who proceed either by severance or plan of subdivision.

Owners are encouraged wherever appropriate to co-ordinate and file applications that are comprehensive. All applications are to generally conform to the principle urban design objectives and Design Guidelines for the Bond Crescent neighbourhood, contained in Staff Report SRP.98.093 as well as address Regional standards and requirements, where applicable.

CONCLUSIONS:

The development of the Infill Study, attached in Appendix "A" was based on extensive consultation and input from interested residents. The process involved discussions between residents as to their vision of the future of their neighbourhood. It was clear that most residents would like to proceed with infill plans in the short term while others wish to retain the large lots on which their homes are situated, while maintaining the opportunity to redevelop in the future.

The principles, Preferred Concept and Design Guidelines for the Bond Crescent neighbourhood, prepared by MBTW, generally address the concerns of the residents and reflect the general nature of the opinions and views expressed at the resident meetings. It is recommended that Planning and Development Committee recommend to Council, the approval of the principles, Preferred Concept and Design Guidelines attached in Appendices "A" and "B" in order to satisfy the requirements of OPA 129 and further, to provide the basis for the review of development applications within the Bond Crescent area.

Reviewed by:



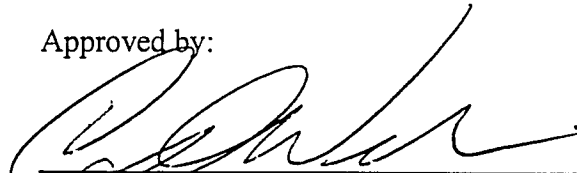
David Collinson,
Director of Planning and Development

Respectfully submitted:



Janet E. Babcock, M.Sc., MCIP,
Commissioner of Planning and Development

Approved by:



C.D. Weldon,
Chief Administrative Officer

DATE: June 10, 1998

LP:DC:EB:CDW:

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Attachments

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APPENDIX CONTENTS

- "A" Final Report by MBTW, Bond Crescent Neighbourhood Infill Development Report
- "B" Design Guidelines for the Bond Crescent Neighbourhood
- "C" Alternative Concept Plans for Bond Crescent
- "D" Petition by Bond Crescent Residents
- "E" Correspondence from Residents regarding Watermain Intrusion into EPA2

Appendix ''A''
SRP. 98,093
File(s) 000-NU-B05R

TOWN OF RICHMOND HILL
PLANNING AND DEVELOPMENT
DEPARTMENT

JUN 04 1998

RECEIVED

Pet. _____

OPA 129
Town of Richmond Hill
Bond Crescent Neighbourhood Infill Development Report

MBTW
Community and Resort Planners, Urban Designers, Landscape Architects
May, 1998

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1.0 INTRODUCTION

Official Plan amendment No. 129 (OPA 129) was developed by the Town of Richmond Hill to establish a framework that will aid in the successful integration of new development into the existing community fabric and the complex pattern of the local natural environment. The North Urban Development Area Secondary Plan (OPA 129) designates various existing residential neighbourhoods as "Infill". Policies within this North Urban Development Area Secondary Plan requires that comprehensive concept plans be developed and approved by Town Council prior to proceeding with plans of backlot subdivision for the Infill residential Areas. In July, 1997, the Town of Richmond Hill Council authorized staff to retain MBTW to prepare these comprehensive concept plans for the Bond Crescent Infill Study Area as shown in Figure 1.

2.0 BACKGROUND INTO OPA 129

In 1995, MBTW prepared an Urban Design Study that provides a set of primary principles for future development in the area of the Town of Richmond Hill governed by the Official Plan Amendment No.129. The Oak Ridges Secondary Plan study area, with its complex environmental conditions and existing neighbourhoods presents a wide range of opportunities and constraints for development that must be balanced in order to preserve a healthy community with a strong and recognizable "sense of place".

Principle Urban Design Objectives are:

- Preserve, retain, integrate, and manage natural features and systems
- Enhance views and vistas of natural features
- Provide an interconnective open space linkage system
- Reinforce the role of Yonge Street as a community main street
- Integrate new housing developments and infill projects into existing neighbourhoods in such a way as to complement existing housing stock, streetscape and neighbourhood patterns
- Provide a clear street pattern that integrates easily into existing patterns of development respecting and enhancing environmentally sensitive areas and landforms, while providing multiple routes for travel

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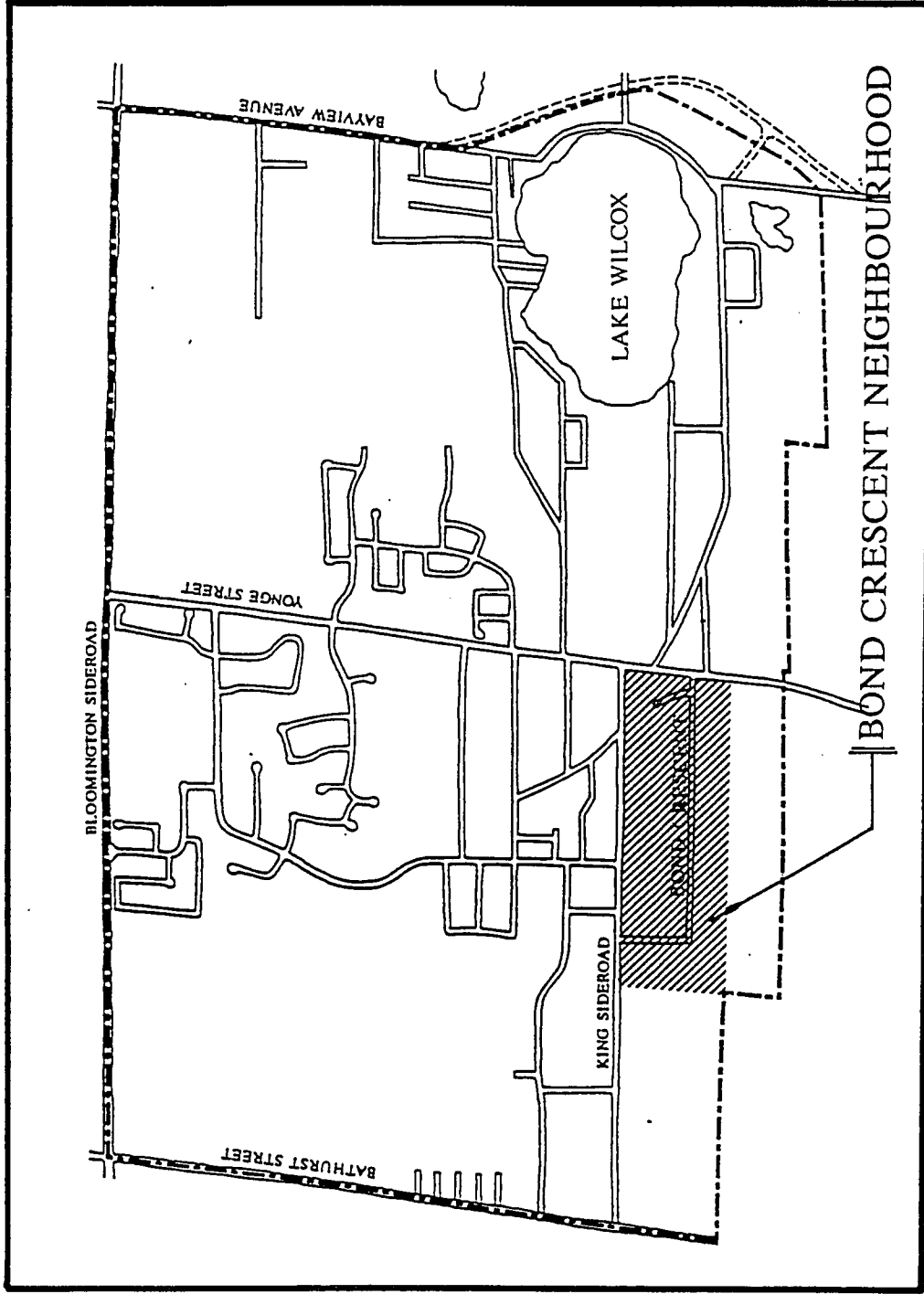


Figure 1 - Bond Crescent Study Area

3.0 ENVIRONMENTAL INTEGRATION AND STEWARDSHIP

OPA 129 lies within an area of the Oak Ridges Moraine that contains many significant surface and groundwater systems, aquatic, wetland and terrestrial habitats, dramatic natural landforms and bioregional linkages. It is the intent of OPA 129 to manage change to ensure that any residential development, both infill and greenfield sites, maintain and enhance the natural environment as development occurs. Therefore an "Environment First" approach to community planning has been implemented for the North Urban Development Area.

The goal of environmental sustainability and the special nature of features in this area require the application of site-specific strategies and techniques in both the urban design of neighbourhoods and the integration of servicing infrastructure to successfully promote continued health and well being of the natural environment. Effective retention, integration and management of these special features must be viewed as a positive environmental, social, and economic asset to existing and future residents of the area.

4.0 THE PUBLIC PARTICIPATION PROCESS

In order to ensure that each homeowner that may be affected by residential infill development was involved in the decision making process, an exhaustive public consultation process was initiated by the Town of Richmond Hill in September of 1997. The iterative approach to public participation ensures that new housing developments are integrated into existing neighbourhoods in such a way as to complement existing housing stock, streetscape and neighbourhood patterns. The following pages outline the dates and purpose of each meeting and perhaps most importantly; summarizes the residents' comments and their vision for the infill development.

Initial Public Meeting

On September 16, 1997, the town held a residents meeting for the Bond Crescent Infill Study Neighbourhood. The purpose of this meeting was to introduce MBTW, explain the infill study process as outlined in OPA 129 and to solicit residents' comments and vision for the neighbourhood

Residents from the neighbourhood provided an indication of their interest in infill development, preferred neighbourhood character and minimum lot sizes and lot frontages. A follow-up survey as shown in Appendix A, was circulated to residents

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that allowed them to further comment on the principles and ideas generated at this meeting. They were asked for a yes/no response to the following questions:

1. Are you in favour of infill development in your neighbourhood?
- 2a) Would you like your property to be part of a plan for infill development?
- 2b) If "yes", do you intend to stay in your present house?

In addition, they were asked to comment on future lot sizes, housing types, environmental issues, neighbourhood character and services.

Comments returned from this survey are summarized below:

- single family detached dwellings to match existing are desired
- maintain the character of the streetscape
- minimum 40' x 100' lots
- concern for increased traffic on Timber Valley Avenue
- creation of parks with walkway connections to open space

The majority of respondents supported infill development with the critically located exception of #65 Bond Crescent.

Second Public Meeting

The second residents' meeting for the Bond Crescent Infill Study Neighbourhood was held on January 19, 1998. Based on resident input and staff comments, five (5) alternative infill concept plans were presented. Each of the five options were distinctly different, however they all had common design elements. These common design elements are listed below.

Common Design Elements

- protect the environment

- limit access to arterial roads
- establish safe efficient road patterns
- desire for "back-lotting" on the north side of Bond Crescent with two (2) connections to Bond Crescent
- creation of a link to King Sideroad, aligned with Parker Avenue
- integrated commercial opportunities on the south side of King Sideroad at Parker Avenue
- flexibility to provide for individual property circumstances
- promote housing forms that locate habitable rooms facing streets or walkways to support a pedestrian friendly and "eyes to the street" design philosophy
- character of neighbourhood is maintained and enhanced by lot sizes and configurations
- street network designed to minimize traffic volumes, speeds and access points to Bond Crescent and Timber Valley Avenue

Residents' were again asked to provide any comments/ideas relating to the five (5) infill development options and future community vision on a similar survey outlined previously. Resident comments subsequent to the January 19, 1998 meeting are summarized as follows:

Neighbourhood Character

- sidewalks are a must
- like idea of a greenway link to the north and south
- development is fine so long as it meets environmental protection issues

Traffic and Road Patterns

- small islands (rotaries) should be 4 way stops
- Mitchell Farm development should be linked to infill in at least two (2) locations
- minimize traffic on Timber Valley Avenue

Housing Types and Lot Sizes

- restrict commercial to King Sideroad
- same size lots on both sides of the road
- no townhouses
- lots to be minimum 45' frontages

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February 4, 1998 - Special Planning and Development Committee Meeting

All five (5) options were again presented to the residents of the Bond Crescent Neighbourhood as well as the Planning and Development Committee. This meeting focused on building a consensus and as such most of the residents felt that Option #5, as shown in Figure 2, should be endorsed as the preferred infill development concept. Along with the common design elements listed above, Option #5 exhibited the following additional design elements:

- Timber Valley Avenue forms a crescent connecting north to Bond Crescent
- single connection to the Mitchell Farm development to the south
- minimized traffic flows through and from the Mitchell Farm development
- infill through back-lotting

At each stage of the public participation process residents were asked to provide any comments/ideas relating to the five (5) infill development options and future community vision on a similar survey outlined previously.

Resident comments following the February 4, 1998 Special Planning and Development Committee meeting are summarized as follows:

Neighbourhood Character

- increase amount of open space
- improve pedestrian links throughout development
- provide walkway connection to commercial area
- sidewalks are desirable
- restrict commercial to King Sideroad

Traffic and Road Patterns

- small islands (rotaries) may not function effectively as traffic calming measures
- amount and speed of traffic along Bond Crescent and Timber Valley Avenue is a concern
- emergency vehicle and snow removal equipment access is important

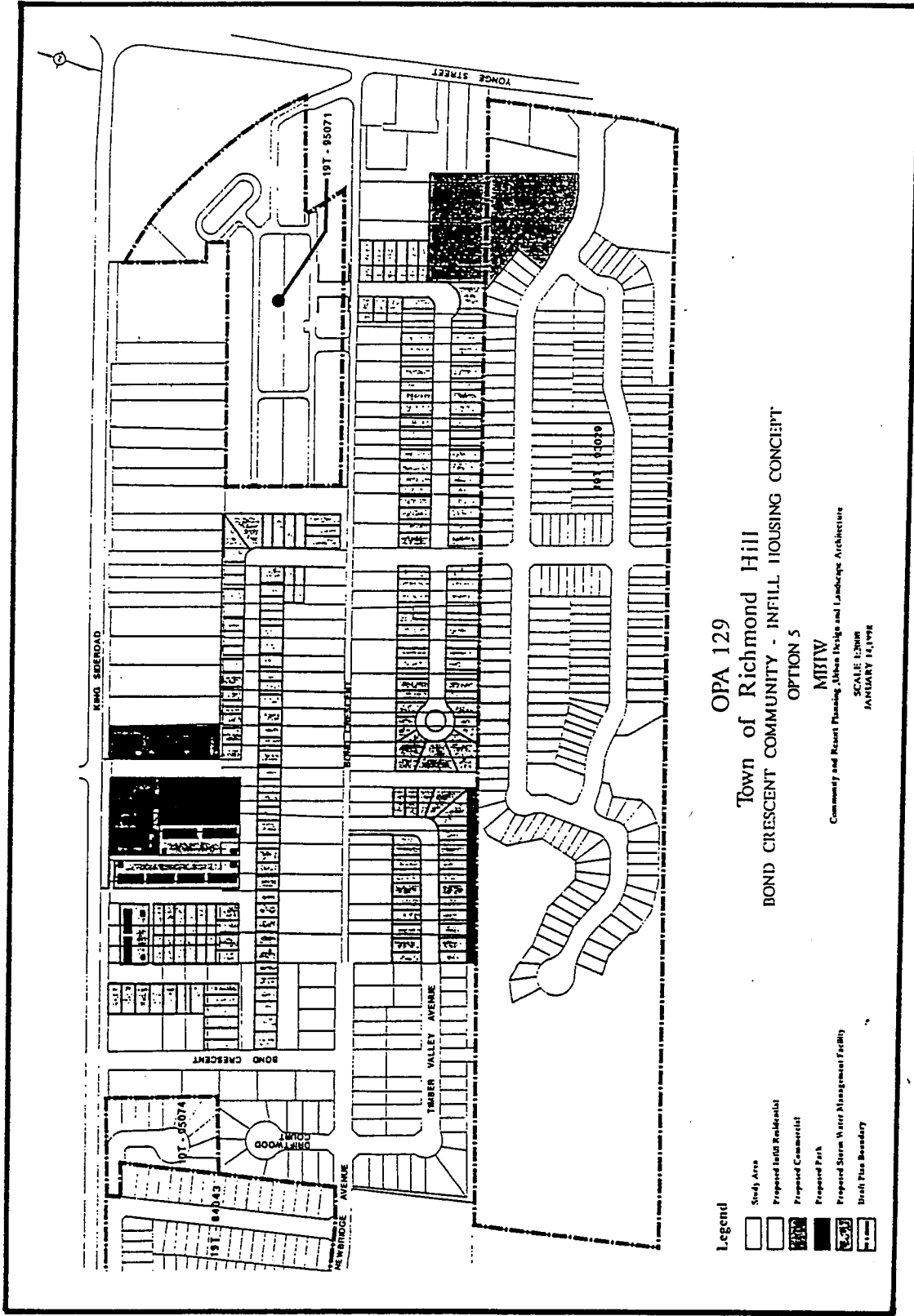


Figure 2 - Bond Crescent Neighbourhood Infill Development Option #5

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Housing Types and Lot Sizes

- concern about using properties as stormwater management facilities
- concern for relationship of house size vs. lot size
- no townhouses on Bond Crescent

Other Comments

- most residents are in favour of infill development Option #5
- Timber Valley Avenue residents prefer Option #5 (Timber Valley turns north to connect to Bond Crescent)
- what are associated costs for development
- residents must work together

Following the February 4, 1998 Special Planning and Development Committee meeting, a technical review process was held on February 25, 1998 with senior staff of the Town. With comments provided through this technical review process and the resident comments listed previously, a further design resolution was required. The critical issues to be addressed prior to presenting at the final public meeting included:

- inclusion of the homeowner to the west of Yonge Street
- engineering of 90 degree elbow in the north east corner of the infill development
- elimination of the cul-de-sacs
- elimination of rotaries (turning circles)
- inclusion of the owner to the east of Timber Valley Avenue (#65 Bond Crescent)
- provision of a north / south pedestrian walkway to integrate the open space system

Third Public Meeting

A final public meeting was held May 7, 1998. The purpose of the workshop was to build a final consensus on the preferred infill development option and guidelines described in the following pages.

Incorporating all of the comments to date from both the residents of Bond Crescent and the Town of Richmond Hill led to the evolution and consensus of the preferred infill development concept plan as shown in Figure 3.

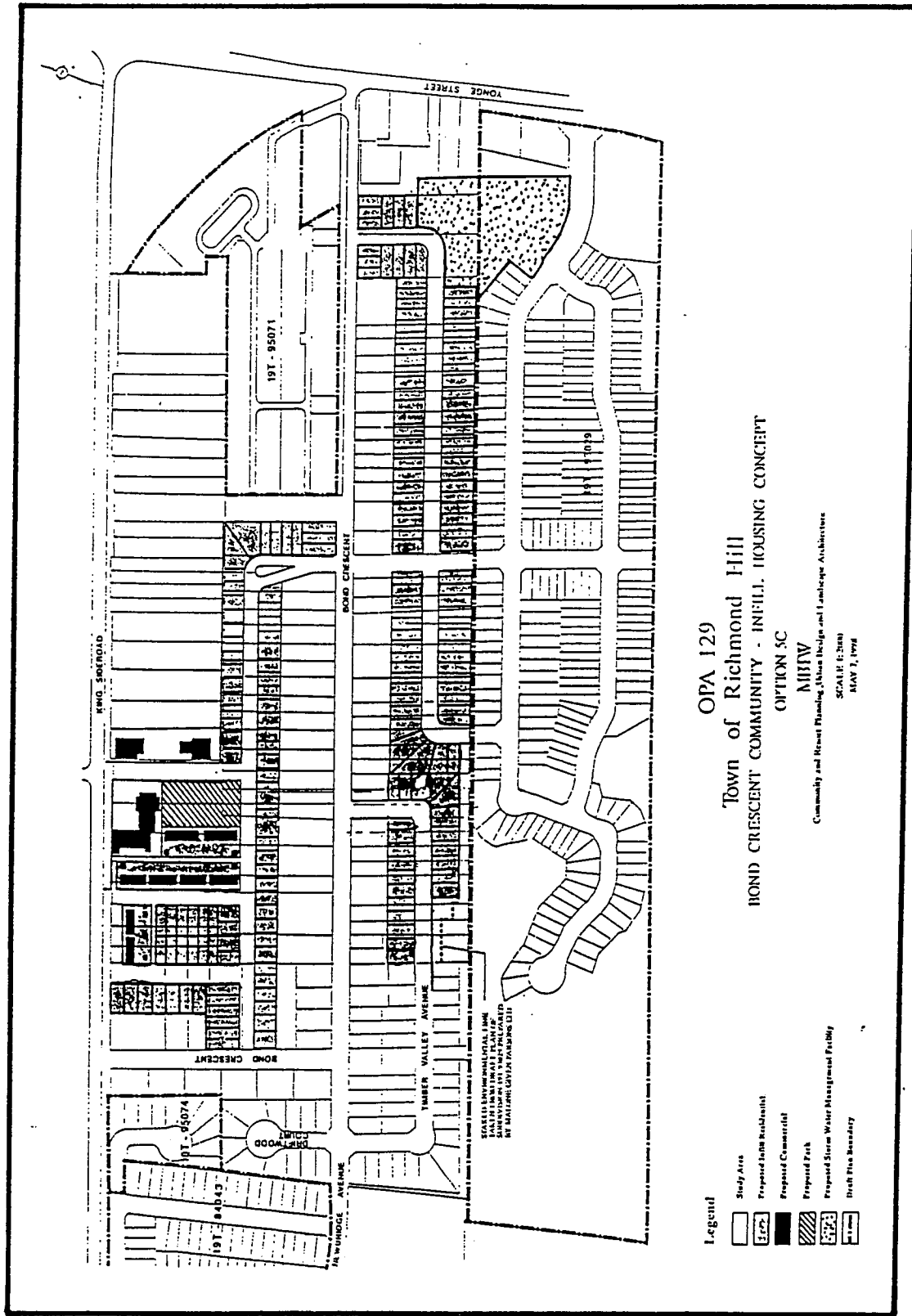


Figure 3 - Preferred Concept - Bond Crescent Neighbourhood Infill Development

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The following design elements characterize the preferred infill development option:

- Timber Valley Avenue forms a crescent and connects north to Bond Crescent
- Design responds to environmental features south of Timber Valley Avenue extension
- Recreational trail connection from Bond Crescent to open space south of Timber Valley Avenue
- Neighbourhood parkette south of King Sideroad may accommodate active play facilities (play structure / skills court)
- Two connections to the Mitchell Farm development
- Minimize traffic flows through and from the Mitchell Farm development
- Integrated open space system

5.0 BOND CRESCENT NEIGHBOURHOOD DESIGN OBJECTIVES

The following conditions exist within the Bond Crescent Neighbourhood Infill Development area and it is the goal of infill housing to be compatible with, and integrate into the present character of the community.

Bond Crescent Character

- small single family detached dwellings (bungalow and 2 storey)
- rural road standard (no curbs or sidewalks)
- deep front yards and wide sideyards
- lot frontages vary between 15m (50') and 30m (100') / lot depths vary between 135m (443') and 140m (460')
- stormwater collected in roadside ditches and swales
- above ground utilities
- mature deciduous and coniferous trees in both front and rear yards
- serviced by municipal water and sewer systems

Timber Valley Avenue Character

- larger 2 -2 1/2 storey single family detached homes
- reduced frontyard and sideyard setbacks
- 15m (50') frontages / lot depths vary between 28m (92') and 37m (121')
- concrete roll curbs

- no sidewalks
- below ground utilities
- immature frontyard deciduous trees
- serviced by municipal water and sewer systems

The principle urban design objectives illustrated in the preferred concept for the Bond Crescent Neighbourhood Infill Development are summarized as follows:

Urban Design Objective 1 Preserve, retain, integrate and manage natural features and systems

An environmental protection area (E.P.A.) exists to the south and west of the existing Timber Valley Avenue. The preferred infill concept responds to these environmental features. A significant greenspace frontage onto the extension of Timber Valley Avenue has been created that will preserve the environmental protection area's quality. This frontage allows for pedestrian access into the interconnective pedestrian walkway system.

A stormwater management facility south of Bond Crescent and west of Yonge Street partially on the Mitchell Farm development will be created to treat stormwater runoff from the infill development. Its quality and character through the implementation of native plant species will closely match existing natural environments throughout the Oak Ridges Moraine.

Urban Design Objective 2 Enhance Views and Vistas of Natural Features

The E.P.A. area south of Timber Valley Avenue and the stormwater management facility have been located as to maximize the views and vistas from the road system. The E.P.A. punctuates the infill housing development and creates a 70m open space frontage onto the Timber Valley Extension. The stormwater management facility can be viewed from Bond Crescent as well as two (2) roads shown in the preferred concept.

Urban Design Objective 3 Provide for an interconnective open space linkage system

The preferred infill concept creates an interconnective open space linkage system that allows pedestrians to walk to desired locations throughout this community. From the parkette adjacent to the possible commercial block along King Sideroad a walkway connection is made to Bond Crescent. From this point a street related system is implemented to allow for a

000035

connection to the E.P.A. area south of Timber Valley Avenue.

Urban Design Objective 4 Integration of new housing developments into existing neighbourhoods

Integration of new housing developments into existing neighbourhoods is critical to ensure that the character of the neighbourhood is preserved. Maintaining the character of the neighbourhood can be achieved in large part through back-lotting instead of increasing the number of units fronting on Bond Crescent. It is expected that the change in character of the neighbourhood will be gradual and that the transition may take a decade or more to complete.

Urban Design Objective 5 Provision of a clear street pattern that integrates easily into existing patterns

The preferred infill development concept plan is based on the modified street grid pattern which allows for the safe and efficient movement of vehicular traffic with the least amount of disruption to the neighbourhood. New and extended roads are integrated such that efficient access is provided to newly developed neighbourhoods, while not adversely affecting the pattern of existing streets and neighbourhoods. The expansion of the road system in the southern portion of the neighbourhood is organized so that it does not exert undue strain on environmental features by unnecessary intrusions into significant environmental linkages. In order to preserve valuable social qualities of the neighbourhood and to promote safe local alternatives to vehicular transportation, a pedestrian friendly circulation system has been realized.

6.0 DESIGN GUIDELINES

Within the Bond Crescent Neighbourhood Infill Development three (3) distinct zones require special design guideline consideration. These include the commercial area along King Sideroad, the infill development along existing streets (ie: Bond Crescent and Timber Valley Avenue), and the infill along newly constructed streets. The design guidelines for each zone are as follows:

Design Guidelines for the Commercial Area Along King Sideroad

- Encourage a mix of uses including medium density residential and commercial along King Sideroad
- Medium density, ground related laneway style block townhouses with detached garages
- Semi-detached wide shallows with a lot frontage of 18.3m

- Block townhouses should be developed in accordance with the provisions of Zoning by-law 313-96, accessed off a 7.0m wide laneway.
- Create transitions in height and density to lessen the impact of commercial area adjacent to residential units.
- Access points to the commercial area along King Sideroad will not be permitted. Access points are to be consolidated along the Parker Avenue extension.
- Commercial to address the parkette with a public frontage treatment
- Parkette to accommodate active play facilities with two (2) street frontages and a residential and commercial backdrop

Design Guidelines for Infill Development Along Existing Streets

- preserve existing vegetation
- infill planting of deciduous trees is encouraged to produce a continuous canopy at maturity

Design Guidelines for Infill Development Along Newly Constructed Street

- Protect environmental features to the extent possible
- Construct roads to the Town's standard 18m - 20m R.O.W. with curbs, sidewalks and boulevards
- Preserve existing trees wherever possible
- The frontyard setback shall be 3.0m
- Deciduous street tree planting is encouraged. Trees should be planted in the boulevard and be spaced at 8 - 12m on centre
- Cluster utility boxes in unobtrusive locations so that they may be easily screened
- Stormwater management facility on the east side of the neighbourhood should be created as a significant focal feature for the community
- Within the stormwater management facility planting of native deciduous and coniferous trees, emergent (ie: water tolerant) shrubs and low maintenance grasses is encouraged.
- The design of the stormwater management facility should integrate with the surrounding topography and include variable side slopes and appropriate sinuous contouring

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7.0 ZONING CRITERIA

Zoning Criteria for Infill Development Along Existing Streets

- single family detached dwellings - bungalows or 2 storey
- frontyard setback - 6.0m
- rear yard setbacks - wide shallow lots - 6.0m
- conventional depth lots- 7.5m
- sideyard setbacks - 1.2m, 1.2m
- 13.7m (45') lot frontage
- building height 11.5m

Zoning Criteria for Infill Development Along Newly Constructed Streets

- single family detached dwellings - bungalows or 2 storey
- frontyard setback - 3.0m
- rear yard setbacks - wide shallow lots - 6.0m
- conventional depth lots- 7.5m
- sideyard setbacks - 1.2m, 0.6m
- 12.2m (40') lot frontage
- building height - 11.5m

Zoning Criteria for King Sideroad Medium Density Area - Block Townhouses c/w Laneway

- block townhouses complete with laneway
- frontyard setback - 3.0m
- porch encroachment 2.4m (front and sideyard)
- rear yard setback - 7.0m
- sideyard setbacks - interior 0.6m, exterior 3.0m
- building height - 11.5m

Zoning Criteria for King Sideroad Medium Density Area - Semis

- semi detached wide shallow lots (18.3m frontage)
- frontyard setback - 3.0m
- porch encroachment 2.4m (front and sideyard)
- rear yard setback - 6.0m
- sideyard setbacks - interior 1.2m, exterior 3.0m
- building height - 11.5m

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Town of Richmond Hill - North Urban Development Area Secondary Plan
(Official Plan Amendment No. 129)
Residential Infill Study - Bond Crescent Neighbourhood Survey

000040

PLEASE PRINT

Name of Owner(s):

Address of Subject Property:

Mailing Address
If Not the Same
As Above:

Phone Number:

PLEASE MARK A "X" IN THE BOX NEXT TO YOUR RESPONSE

1. Are you in favour of infill development in your neighbourhood?
Yes [] No []
2. a) Would you like your property to be part of a plan for infill development?
Yes [] No []
b) If "Yes", do you intend to stay in your present house?
Yes [] No []
3. Please provide your comments on future lot sizes, housing types, environmental issues, neighbourhood character and services (roads, sidewalks), as shown in the five plan options presented this evening:

Thank-you for your participation in this survey.

Appendix 'A' - Bond Crescent Neighbourhood Survey

DESIGN GUIDELINES FOR THE BOND CRESCENT NEIGHBOURHOOD

Within the Bond Crescent Neighbourhood Infill Development three (3) distinct zones require special design guideline consideration. These include the commercial area along King Sideroad, the infill development along existing streets (ie. Bond Crescent and Timber Valley Avenue), and the infill along newly constructed streets. The design guidelines for each zone are as follows:

Design Guidelines for the Commercial Area Along King Sideroad

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- Access points to the commercial area along King Sideroad will not be permitted. Access point are to be consolidated along the Parker Avenue extension.
- Commercial to address the parkette with a public frontage treatment.
- Parkette to accommodate active play facilities with two (2) street frontages and a residential and commercial backdrop.

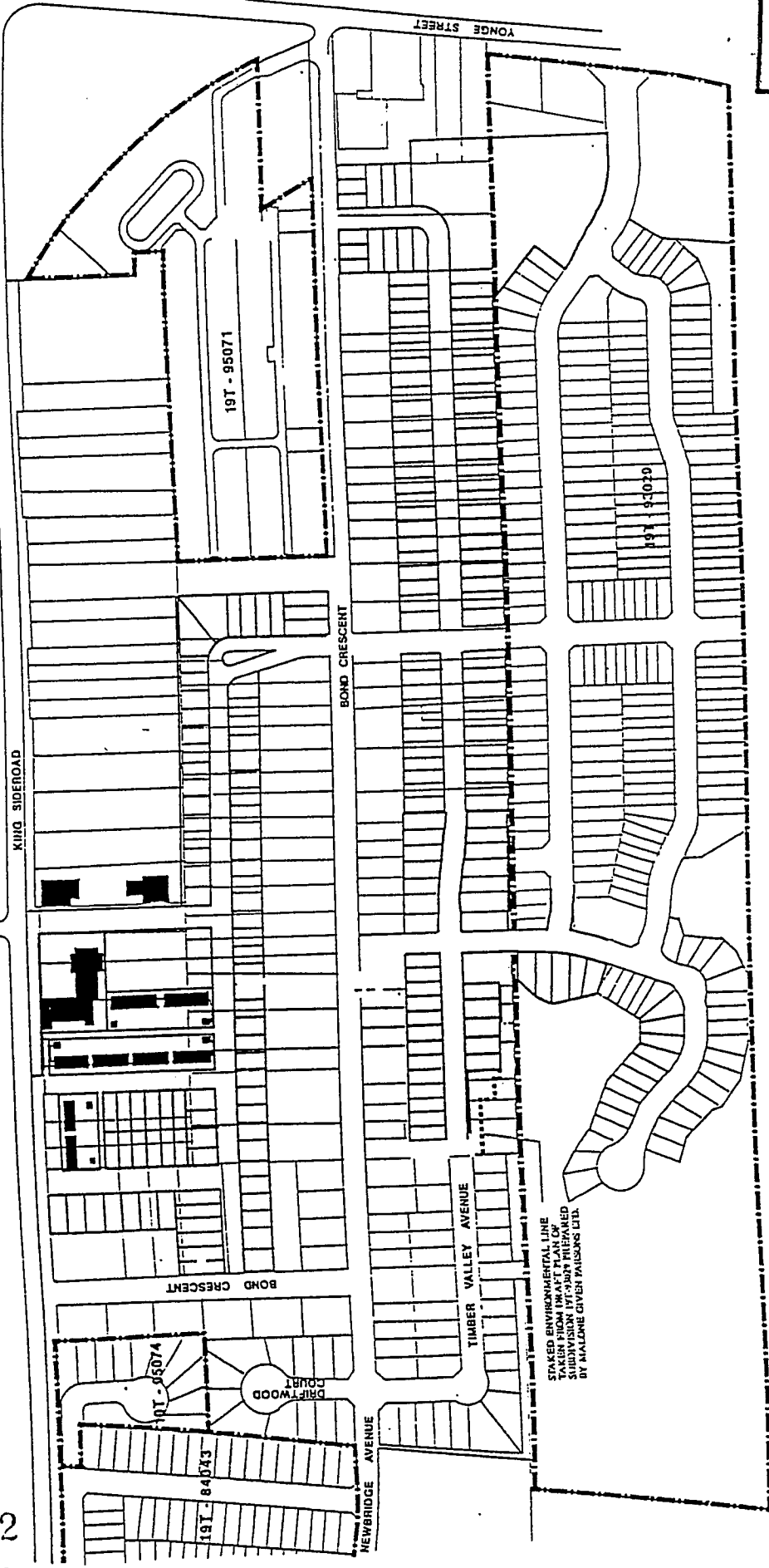
Design Guidelines for Infill Development Along Existing Streets

- preserve existing vegetation
- infill planting of deciduous trees is encourage to produce a continuous canopy at maturity

Design Guidelines for Infill Development Along Newly Constructed Street

- Protect environmental features to the extent possible.
- Construct roads to the Town's standard 18m - 20m R.O.W. with curbs, sidewalks and boulevards
- preserve existing trees wherever possible
- The frontyard setback shall be 3.0m
- Deciduous street tree planting is encouraged. Trees should be planted in the boulevard and be spaced at 8 - 12 m on centre
- Cluster utility boxes in unobtrusive locations so that they may be easily screened.
- Stormwater management facility on the east side of the neighbourhood should be created as a significant focal feature for the community.
- Within the stormwater management facility planting of native deciduous and coniferous trees, emergent (ie. water tolerant) shrubs and low maintenance grasses is encouraged.
- the design of the stormwater management facility should integrate with the surrounding topography and include variable side slopes and appropriate sinuous contouring.

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OPA 129
 Town of Richmond Hill
 BOND CRESCENT COMMUNITY - INFILL HOUSING CONCEPT
 OPTION 5A

MBTW
 Community and Resort Planning, Urban Design and Landscape Architecture
 SCALE: 1:2000
 MAY 7, 1998

- Legend**
- Study Area
 - Proposed Infill Residential
 - Proposed Commercial
 - Proposed Park
 - Proposed Storm Water Management Facility
 - Drift Pine Boundary

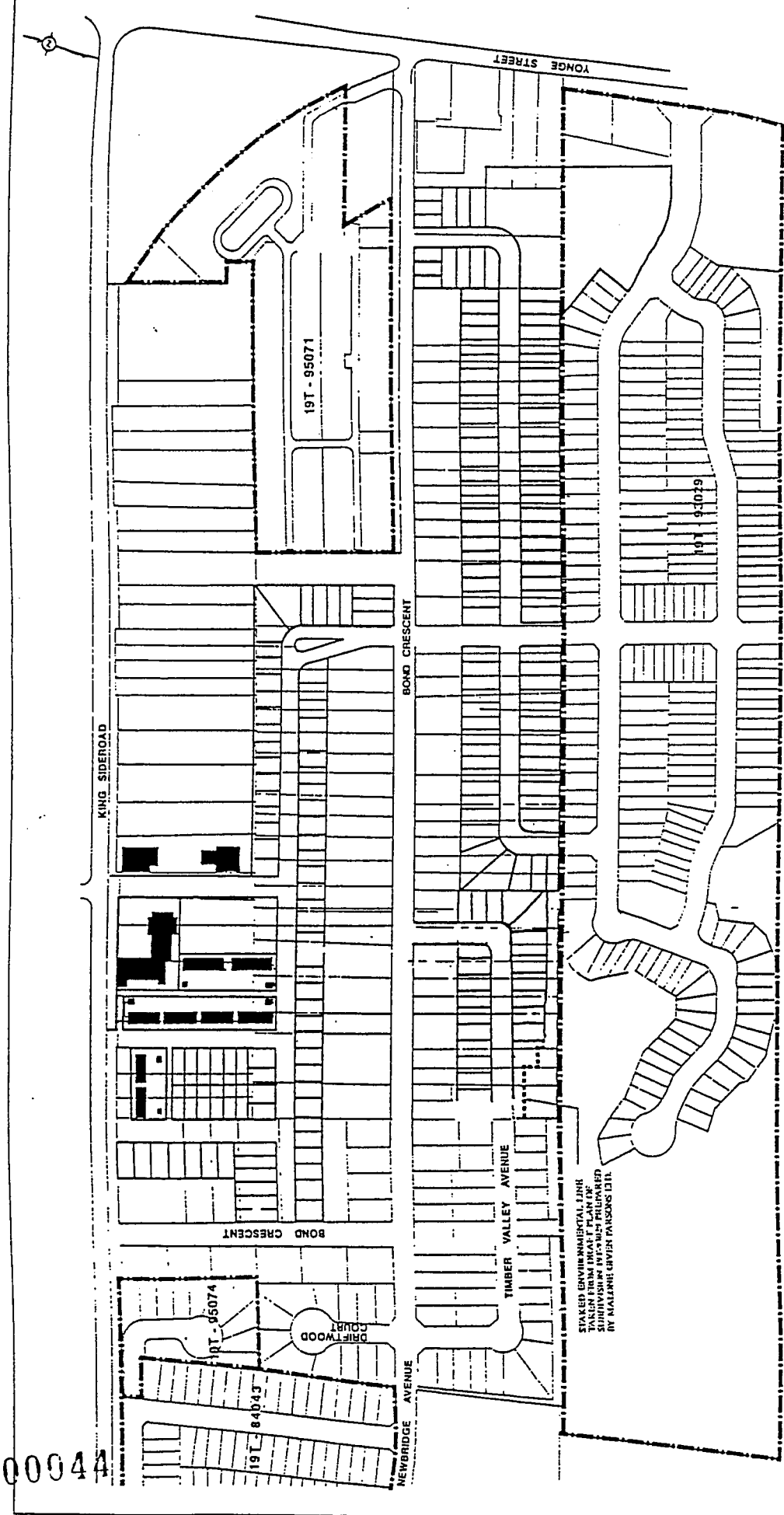


OPA 129
 Town of Richmond Hill
 BOND CRESCENT COMMUNITY - INFILL HOUSING CONCEPT
 OPTION 5B

MBTW
 Community and Resort Planning, Urban Design and Landscape Architecture
 SCALE: 1:2000
 MAY 7, 1998

- Legend
- Study Area
 - Prepared Infill Residential
 - Prepared Commercial
 - Prepared Park
 - Prepared Storm Water Management Facility
 - Draft Plan Boundary

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OPA 129
 Town of Richmond Hill
 BOND CRESCENT COMMUNITY - INFILL HOUSING CONCEPT
 OPTION 5C
 MBTV
 Community and Itseart Planning, Urban Design and Landscape Architecture
 SCALE: 1:2000
 MAY 7, 1998

- Legend
- Study Area
 - Proposed Infill Residential
 - Proposed Commercial
 - Proposed Park
 - Proposed Storm Water Management Facility
 - Draft Plan Boundary

000044

Royal LePage Commercial Inc.
BROKER

ROYAL LEPAGE

2235 Sheppard Avenue East, Suite 1600
Toronto, Ontario M2J 5B8

Tel: (416) 494-9500
Fax: (416) 494-9444

Appendix "D"
SRP. 98.093
File(s) D00-NU-B0-SR

June 5, 1998

Hand Delivered

Ms. Janet Babcock
Commissioner, Planning & Development
Town of Richmond Hill
225 East Beaver Creek
Richmond Hill, Ontario
L4C 4Y5

Dear Ms. Babcock:

RE: BOND CRESCENT INFILL STUDY

Please find enclosed a 3 page petition outlining concerns expressed by the signators.

We are prepared to concede, that no one concept for development will please all of the effected parties. It is for this reason that the petition has been prepared.

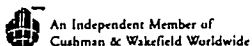
We respectfully request you include a section in your staff report to emphasize to Council the reality that development may occur with modifications using any of the consultant's concepts, and nothing will be set in stone. You had expressed a need for road connections between the Mitchel farm and the existing Timber Valley area. We suggested the road links be proposed by way of plans of subdivision, subject to the Town's transportation planners supplying minimum and maximum distances from existing or proposed intersections.

Trusting these concerns will be expressed in your report to the Planning and Development Committee, we remain.

Yours truly,

R. Floyd
Ray Floyd, C.E.T., C.S.T.
Land Sales & Development

RLF/wc



000045

ROYAL LEPAGE • C&W / GCI • HEALEY & BAKER • C&W / SEMCO • MACKENZIE HILL • MARLIN LAND • CUSHMAN & WAKEFIELD

rff/babcock.ltr/w

- | | | | | | | | |
|-----------|-----------------|----------------|---------------|----------|------------------|--------------|---------------|
| Argentina | Canada | Czech Republic | Great Britain | Ireland | Mexico | Portugal | Spain |
| Austria | Channel Islands | Denmark | Greece | Italy | The Netherlands | Russia | Sweden |
| Belgium | Chile | France | Hong Kong | Japan | Northern Ireland | Singapore | Switzerland |
| Brazil | China | Germany | Hungary | Malaysia | Poland | South Africa | United States |

PETITION

TO: Ms. JANET BABCOCK
 COMMISSIONER OF PLANNING AND DEVELOPMENT

COPY TO: MAYOR WM. F. BELL
 MEMBERS OF COUNCIL

FROM: RESIDENTS OF BOND CRESCENT

SUBJECT: "BOND CRESCENT INFILL STUDY", MEETING OF MAY 7, 1998

Please be advised, that the property owners listed below are not in favour of Option 5C as voted on by a show of hands at the above noted meeting. There was no distinction whether or not those who voted were owners, tenants, visitors or multiple family members from the same property.

The property owner at 71 Bond Crescent and the abutting neighbours are definitely not in favour of having the east/west extension of Timber Valley Avenue turn northward through their houses. Instead either Timber Valley Avenue be extended easterly to meet the proposed north/south road connecting the Mitchell farm to Bond Crescent or Timber Valley Avenue be terminated in its present location and create another cul-du-sac east of 87 Bond Crescent that would be accessed from the before mentioned Mitchell farm/Bond Crescent link.

In addition, the owners noted below would be in favour of a constant Environmental Buffer zone at the rear of their properties that is comparable to that which is existing at the rear of the Timber Valley properties.

NAME	ADDRESS	REGISTERED OWNER/TENANT
J. Sterozinski	77 Bond Cres.	OWNER.
J. Sterozinski	77 Bond Cres.	OWNER.
J. Sterozinski	87 Bond Cres.	OWNER
J. Sterozinski	87 Bond Cres.	OWNER.
J. Sterozinski	75 Bond Cres	owner.
Elisa Polsoni	75 Bond Cres.	Owner
Juan Smith	71 Bond Cres	OWNER
Yolanda Polsoni	69 Bond Cr.	Owner.
Plena Lallero	69 Bond	Owner.

000046

Appendix "E"
SRP. 98.093
File(s) 000-NH-B0-SR

May 20, 1998

Mr. Vito Spatafora, Ward 1 Councillor,
The Town of Richmond Hill,
PO Box 300,
225 East Beaver Creek Road,
Richmond Hill, Ontario.
L4C 4Y5.

RECEIVED
MAY 22 1998
RICHMOND HILL
COUNCILLORS OFFICE

Dear Councilor Spatafora:

At time of our house purchase July '96, we were assured by both the Town of Richmond Hill and the builder, Greystone Homes that the greenbelt behind our house was permanently designated as such and would not be cut. We chose this particular area based on the foregoing assurances.

The greenbelt, as it exists provides beauty and a natural habitat for countless birds and other wild life not enjoyed elsewhere in the sub-division. Why would some one want to destroy this?

It is therefore very disappointing to read a report submitted to the Town of Richmond Hill by ESG International in conjunction with Sabourin & Associates proposing to remove 500 square meters of trees in an environmentally protected area, located behind Timber Valley in order to install a watermain for purposes of developing the Mitchell Farm property behind us. This plan provides an easy solution and cost cutting for the builder with no thought given to the people backing onto the greenbelt and who should also have a say in this matter.

In addition, the proposed 25 meter section of the easement for the watermain that traverses the existing EPA does not show the width of the destruction to the existing forest.

The only alternative not to cut down the forest is to bore or tunnel the watermain installation underground through the trees. Open cut installation should not be an alternative as this method would destroy the forest. The ESG proposal acknowledging a "temporary negative impact" which will be mitigated by restoration of forest condition overtime is not acceptable.

Rather than scatter this type of destruction throughout the sub-division, it would be prudent to explore an "active restoration" of the easement for the watermain in an area where impact of the destruction would be minimal, i.e. either to the West that is not developed or the East where existing properties are proposed to be sold.

We the tax payers, wish to maintain the integrity of the natural forest and wildlife habitat in its present form. The suggested restoration is not an acceptable option as it interferes with nature and immediately exposes the property behind us and would very likely take several years to mature. Suggestions of replenishing the trees is very vague and cannot be relied upon.

000049

Mr. & Mrs. George Keast
31 Timber Valley Avenue
Richmond Hill, Ontario
L4E 3S6
(905) 773-3143

May 12, 1998

RECEIVED
MAY 12 1998
RICHMOND HILL
COUNCILLORS OFFICE

Mr. Vito Spatafora, Ward 1 Councillor
The Town of Richmond Hill
P.O. Box 300
225 East Beaver Creek Road
Richmond Hill, Ontario
L4C 4Y5

Dear Councillor Spatafora:

We have just received very disturbing information contained in a report submitted to the Town of Richmond Hill by ESG International in conjunction with Sabourin & Associates proposing to remove 500 square meters of trees in an EPA2, located directly behind Timber Valley Avenue in order to install a watermain for purposes of development on the Mitchell Farm.

The EPA2 is located directly behind our home which we purchased in August of 1996. The only reason we purchased this home was because of the trees that were located directly behind our home. In fact, before purchasing our home, we contacted the city and were assured that the trees were environmentally protected and would remain unchanged.

Although the proposal outlines an "Active Restoration of the Easement for the Watermain" the plan has the following shortcomings:

- The proposal acknowledges that there will be a "temporary negative impact" which will be mitigated by restoration of forest conditions overtime". The time frame for the negative impact is not identified in the proposal. It is not acceptable to us to have a negative impact that is any longer than a couple of months, as this will greatly impact the quality of our life.
- The 25 metre section of the easement for the watermain that traverses the existing EPA does not show the width of the destruction to the existing forest. A width should be specified, located in an area that does not impact the most mature and healthy trees, and be minimal in width to construct the watermain.

May 12, 1998
Page 2

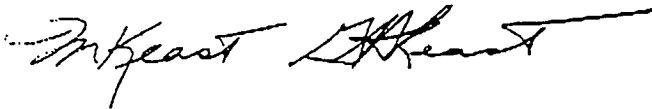
- The restoration plan recommends to "plant trees of varying ages; trees of different ages and sizes will increase the diversity of the woodland strata". However, the ages of the trees are not specified, which could result in very young trees being planted in an area that has very tall, mature trees that provide a forest view from the second storey of our house. The replacement trees should be comparable in size and age to the trees that are currently in the easement area.

We believe that the plan very much favours the developer, leaving them a lot of flexibility as to how and when the land is restored, and does not take into consideration the negative impact on the local residents, the neighbourhood, and the EPA2. If the above three shortcomings were satisfied, the proposal would be acceptable to us. If this is not the case, we would ask for the support of the Town of Richmond Hill to protect the EPA2 in question and not accept this proposal. We understand that an alternative would be to have the developer go under the trees in the EPA2 rather than cutting them down. Once again, although more costly to the developer, we believe that this is a better solution

We are first time residents in Richmond Hill, now in our early fifties, very much loving the quality of life of our small neighbourhood with the trees in the EPA2 behind our home the focal point of our leisure time. It would be devastating to us to have this destroyed. Please help us to ensure that this does not occur.

Would you please advise us what the Town of Richmond Hill proposes to do with respect to the proposed watermain easement in this EPA2, and if there is any other course of action that we might take to stop this destruction of our environment.

Sincerely,



George & Marjorie Keast

cc: Lynton Friedberg, Commissioner, Parks and Recreation
Ms Janet Babcock, Commissioner of Planning & Development
Ms Maureen McCauley, Commissioner Public Works & Engineering

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