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**From:** Catherine Rose, MCIP, RPP  
Chief Planner

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**Subject:** Draft Plan of Subdivision Application SP-2022-01  
Zoning By-law Amendment Application A 03/22  
Highglen Homes Limited  
Northeast corner of Finch Avenue and Nature Haven Crescent

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## **1. Purpose of this Report**

The purpose of this report is to provide preliminary information regarding applications for Draft Plan of Subdivision and Zoning By-law Amendment, submitted by Highglen Homes Limited, to facilitate a residential development. This report contains general information on the applicable Official Plan and other related policies and identifies matters raised to date.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. The Planning & Development Committee will hear public delegations on the applications, ask questions of clarification and identify any planning matters. This report is for information and no decision on these applications is to be made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal.

## **2. Property Location and Description**

The subject lands are located on the north side of Finch Avenue, east of Nature Haven Crescent and west of Altona Road within the Rouge Park Neighbourhood (see Location Map, Attachment #1). The property has an area of approximately 0.51 of a hectare with frontages along Finch Avenue and Nature Haven Crescent (see Air Photo Map, Attachment #2).

Surrounding land uses are:

**North:** To the north is the York/Durham truck sanitary sewer, the Canadian Pacific Railway (CPR) corridor and the Enbridge Pipeline.

**East:** Immediately to the east is an existing detached dwelling fronting Finch Avenue. Further east is environmentally sensitive lands owned by the Toronto and Region Conservation Authority (TRCA) forming part of the Petticoat Creek Watershed.

South: Across Finch Avenue are existing detached dwellings fronting onto Finch Avenue and further south are environmentally sensitive lands forming part of the Petticoat Creek Watershed.

West: To the west is an established residential subdivision consisting of detached dwellings fronting Nature Haven Crescent.

### 3. Applicant's Proposal

The applicant has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit a residential development consisting of 8 lots for detached dwellings fronting onto Nature Haven Crescent and Finch Avenue (see Submitted Draft Plan of Subdivision, Attachment #3, and Submitted Conceptual Siting Plan, Attachment #4). The table below provides a summary of the proposed land uses and associated land areas:

<b>Block/Lot Number</b>	<b>Land Area</b>	<b>Proposed Use</b>
Lots 1 to 8	0.46 of a hectare	8 lots for detached dwellings having lot frontages ranging between 15.0 metres and 18.5 metres. Two lots will front onto Finch Avenue and the remaining six lots will front Nature Haven Crescent.
Roads	0.05 of a hectare	Conveyance of municipal road (construction of turning elbow on Nature Haven Crescent) to the City.
Block 1	0.00212 of a hectare	A sight triangle at the intersection of Finch Avenue and Nature Haven Crescent is to be conveyed to the City.
<b>Total</b>	<b>0.512 of a hectare</b>	

As part of the proposal, the applicant is proposing to complete Nature Haven Drive with the construction of a turning elbow along the northeast corner of the street, in accordance with the City's standard.

The average size of the proposed dwellings will be approximately 380 square metres (4,090 square feet) and will feature double-car garages. The applicant has requested a maximum building height of 9.0 metres, and all proposed zoning provisions are to be similar to the existing zoning along Nature Haven Crescent to ensure a consistent built form (see Conceptual Building Elevations, Attachment #5).

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## **4. Policy Framework**

### **4.1 Durham Regional Official Plan**

The Regional Official Plan designates the subject lands as “Living Areas”. The “Living Areas” designation shall be used predominately for housing purposes. The Plan also states that lands within the Living Areas designation must be developed in compact urban form through higher densities and by intensifying and redeveloping existing areas, particularly along an arterial road.

Finch Avenue, west of Altona Road, is a Regional Road, and is designated as a Type ‘C’ Arterial Road. Type ‘C’ Arterial Roads are designed predominantly for passenger and service vehicles, and for low to moderate truck traffic with limited access control. Shared or combined access is promoted for higher densities, or limited to single detached dwelling unit frontages. Type ‘C’ Arterial Roads generally have a right-of-way width ranging from 26 to 30 metres.

The proposal generally conforms to the Durham Regional Official Plan.

### **4.2 Pickering Official Plan**

The subject lands are located within the Rouge Park Neighbourhood and are designated “Urban Residential Areas – Low Density Areas”. This designation primarily provides for residential or related uses at a maximum net residential density of up to and including 30 units per net hectare. The proposal will result in a residential density of 16 units per net hectare, which falls within the permitted density area.

The Official Plan states that in establishing performance standards, regard shall be had to protecting and enhancing the character of established neighbourhoods by considering matters such as building height, yard setbacks, lot coverage, access to sunlight, parking provisions and traffic implications. The Official Plan also states that where new development is proposed within an existing neighbourhood or established area, City Council encourages building design that reinforces and complements existing built patterns such as form, massing, height proportion, position relative to the street, and building area to site ratio.

The subject lands are immediately west of Petticoat Creek, and a portion of the lands along the south property line is within the natural heritage system. An Environmental Impact Study is required for any proposed development within 120 metres of a key natural heritage or key hydrological feature. The purpose of the study is to identify and evaluate the natural heritage features and hydrological features, determine the minimum required vegetation protection zones, and determine the site’s development limits to prevent potential negative impacts from the proposed development on the natural heritage features. The features identified through the EIS include the top of bank, woodland, and floodplain adjacent to the subject lands. Field investigations were completed and the dripline was staked by TRCA.

The Rouge Park Neighbourhood Policies discourage designs that require the use of reverse frontages, berms, and significant noise attenuation fencing adjacent to Finch Avenue. The policies also require new developments to have regard for the Rouge Park Management Plan and encourage the retention of environmentally sensitive lands.

The applicant's proposal will be assessed against the policies and provisions of the Official Plan and the Rouge Park Neighbourhood Policies during further processing of the applications.

### **4.3 Rouge Park Neighbourhood Development Guidelines**

The Rouge Park Neighbourhood Development Guidelines are intended to ensure lands within the neighbourhood are developed in a cohesive, well-designed neighbourhood. In the review of development proposals, the following broad goals are to be considered:

- develop a strong visual and physical relationship with Finch Avenue through enhanced flankage elevations featuring ample glazing, entrances and architectural detailing;
- maintain a connection with surrounding natural areas and the existing neighbourhood, which can be accomplished through careful design and placement of internal roads, walkways and siting of buildings; and
- residential areas to feature a variety of housing types of high-quality design arranged on efficient street patterns.

For ground-oriented dwellings (detached, semi-detached, townhomes, etc.), attention to a dwelling's relationship with the street is important. Accordingly, the design should consider the following principles:

- homes should feature prominent main entrances that are easily identifiable and visible from the street;
- homes should provide windows and doorways at the front face of the house to provide "eyes on the street";
- homes should offer an amenity area that accommodates the opportunity for street-side interaction; and
- garages should be scaled and integrated with the design of a house such that it is not the dominant aspect of the home.

The Rouge Park Neighbourhood Development Guidelines require developers to pay their proportionate share of the cost of the Rouge Park Neighbourhood Study. These costs are adjusted annually based on the Southam Construction Cost Index. Contributions will be based on the developable area of the property, and required as a condition of development approval.

The proposed development will be reviewed in detail to ensure the requirements of the Rouge Park Neighbourhood policies and the applicable Rouge Park Neighbourhood Development Guidelines have been maintained.

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#### **4.4 Zoning By-law 3036**

The subject lands are currently zoned “A” – Rural Agricultural Zone within Zoning By-law 3036, as amended by By-law 6578/05, which permits a detached dwelling, home occupation, agricultural and related uses, recreational and limited institutional uses.

The property immediately east (220 Finch Avenue) contains an existing detached dwelling fronting onto Finch Avenue and is zoned “A” within Zoning By-law 3036, amended by By-law 6578/05. The properties immediately to the west fronting Nature Haven Crescent are zoned “S1-14” and “S3-7” permitting detached dwellings on lots with a minimum lot frontages of 15 metres and 12 metres, respectively (see Zoning Map, Attachment #5).

The applicant is requesting to rezone the subject property to allow for zoning standards that are similar to the established standards within the abutting subdivision to the west (see Zoning Provisions Comparison Chart, Attachment #6).

#### **5. Statutory Public Meeting Circulation**

Notice of the Hybrid Statutory Public Meeting was provided through the mailing of all properties within 150 metres of the subject lands. A total of 45 notices were mailed out to surrounding property owners.

Public Meeting Notice Signs were erected at the property on May 10, 2022. A total of 2 signs were posted: 1 along the Finch Avenue frontage and 1 along the Nature Haven Crescent frontage.

As of the date of this report, no written or verbal comments have been received from the public.

#### **6. Comments**

##### **6.1 Agency Comments**

The applications were circulated to the following agencies for their review and comment: Region of Durham, TRCA, Parks Canada, Canadian Pacific Railway, Elexicon Energy, Enbridge, Canada Post, Durham Regional Police, Rogers Cable, Durham District School Board, and Durham Catholic District School Board.

As of the date of this report, comments have not been received from any agencies.

##### **6.2 City Department Comments**

The applications were circulated to the following City departments for their review and comment: Engineering Services Department, Fire Services Department, and Sustainability section.

As of the date of this report, comments have not been received from any City departments.

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## 7. Planning & Design Section Comments

The following is a summary of key concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, are required to be addressed by the applicant before a final recommendation report to Planning & Development Committee:

- ensure conformity with the City's Official Plan and neighbourhood policies and applicable development guidelines;
- ensure the applicant's requested zoning performance standards including building height, yard setbacks and lot coverage, are generally consistent with the existing built form within the adjacent residential subdivision to the west;
- review the submitted Environmental Impact Study, in consultation with the TRCA, to ensure that appropriate environmental buffers are maintained between the proposed dwellings and the natural heritage features immediately to the east;
- ensure a tree compensation plan and/or financial contribution is provided to address the loss of existing mature trees and other significant vegetation; and
- ensure the applicant pays their proportionate share on cost of the Rouge Park Neighbourhood Study.

Further issues may be identified following receipt and review of comments from the circulated departments, agencies and public. The City Development Department will conclude its position on the application after it has received and assessed comments from the circulated departments, agencies and public.

## 8. Information Received

Copies of the plans and studies submitted in support of the applications are listed below and available for viewing on the City's website at [pickering.ca/devapp](http://pickering.ca/devapp) or at the offices of the City of Pickering, City Development Department:

- Draft Plan of Subdivision, prepared by Design Plan Services Inc., dated October 21, 2021;
- Draft Zoning By-law;
- Context Site Plan, prepared by Jardin Design Group Inc., dated September 21, 2021;
- Conceptual Streetscapes, prepared by Jardin Design Group Inc., dated December 18, 2021;
- Planning Justification Brief, prepared by Design Plan Services Inc., dated January 2022;
- Survey, prepared by ERTL Surveyors, dated February 23, 2018;
- Traffic Opinion Letter, prepared by CGE Transportation Consulting, dated November 21, 2019;
- Stage 1 and 2 Archaeological Assessment, prepared by ASI Heritage, dated June 8, 2020;
- Functional Servicing Report, prepared by Valdor Engineering Inc., dated April 2021, revised December 2021;
- Environmental Impact Study, prepared by Beacon Environmental Ltd., dated December 2021;

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- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated February 2021;
  - Water Balance Assessment, prepared by Soil Engineers Ltd., dated May 21, 2021;
  - Phase One Environmental Site Assessment, prepared by Soil Engineers Ltd., dated January 20, 2020;
  - Noise Feasibility Study, prepared by HGC Engineering Ltd., dated October 25, 2021;
  - Construction Management Plan, prepared by UrbanTrans Engineering Solutions Inc., dated June 24, 2021;
  - Arborist Report, prepared by Beacon Environmental Ltd., dated July 2021;
  - Arborist Report Addendum, prepared by Beacon Environmental Ltd., dated January 12, 2022;
  - Geotechnical Investigation Report, prepared by Soil Engineers Ltd., dated February 2020; and
  - Sustainable Development Checklist.

## **9. Procedural Information**

### **9.1 General**

- written comments regarding this proposal should be directed to the City Development Department;
- oral comments may be made at the Hybrid Statutory Public Meeting;
- all comments received will be noted and used as input to a Planning Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council;
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal; and
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk.

## **10. Owner/Applicant Information**

The owner of this property is Highglen Homes Limited and is represented by Design Plan Services Inc.

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### **Attachments:**

1. Location Map
2. Air Photo Map
3. Submitted Draft Plan of Subdivision
4. Submitted Conceptual Siting Plan
5. Conceptual Building Elevations
6. Zoning Map
7. Zoning Provisions Comparison Chart

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**Prepared By:**



Felix Chau  
Planner II



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FC:ld

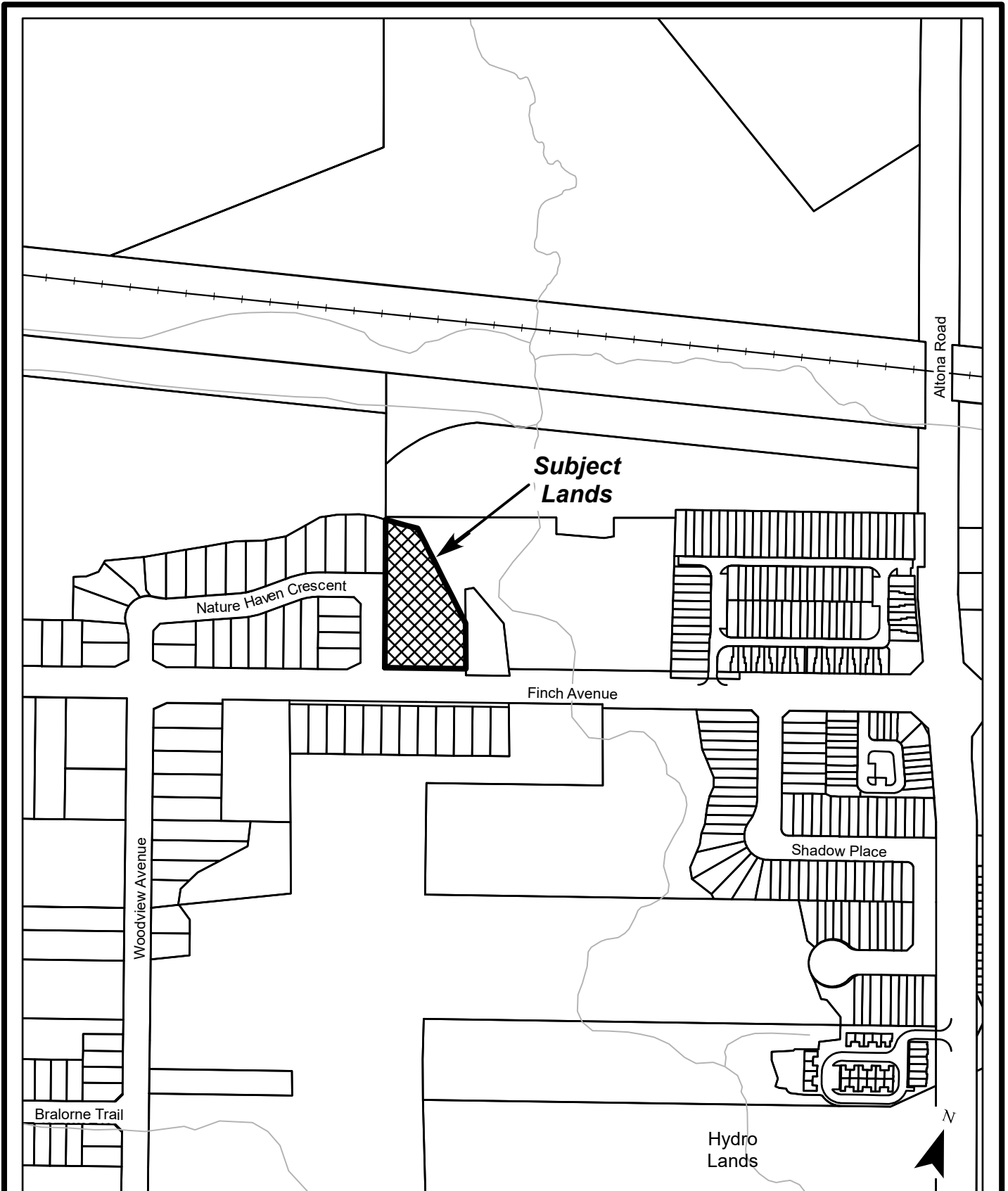
Date of Report: May 13, 2022

**Approved/Endorsed By:**



Catherine Rose, MCIP, RPP  
Chief Planner





City of  
**PICKERING**  
 City Development  
 Department

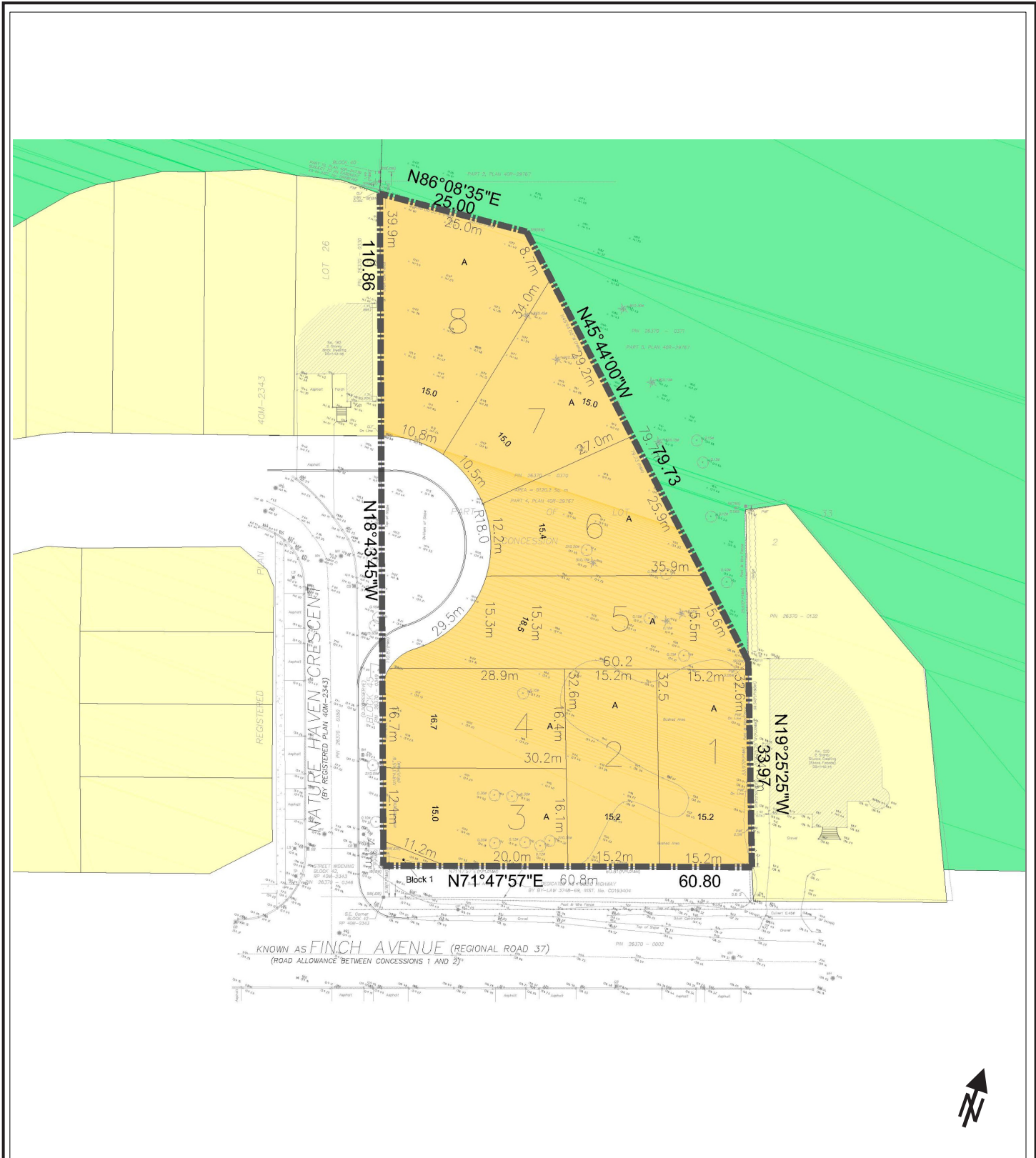
**Location Map**  
**File:** SP-2022-01 & A 03/22  
**Applicant:** Highlen Homes Limited

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**Date:** May. 09, 2022  
**SCALE:** 1:4,000  
THIS IS NOT A PLAN OF SURVEY.



<p><i>City of</i> <b>PICKERING</b> City Development Department</p>	<p><b>Air Photo Map</b></p>
	<p><b>File:</b> SP-2022-01 &amp; A 03/22</p>
	<p><b>Applicant:</b> Highglen Homes Limited</p>
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<p><b>SCALE:</b> 1:4,000 <small>THIS IS NOT A PLAN OF SURVEY.</small></p>	



<p>City of <b>PICKERING</b> City Development Department</p>	<b>Submitted Draft Plan of Subdivision</b>	
	<b>File No: SP-2022-01 &amp; A 03/22</b>	
	<b>Applicant: Highglen Homes Limited</b>	
	<p>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</p>	
		<b>DATE: May 9, 2022</b>



City of  
**PICKERING**  
City Development  
Department

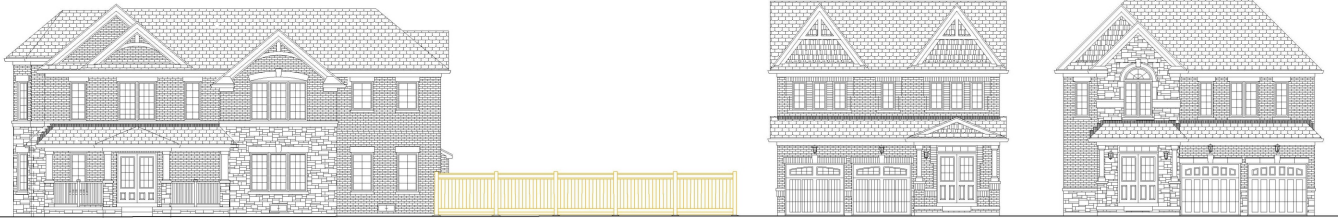
**Submitted Conceptual Siting Plan**

**File No: SP-2022-01 & A 03/22**

**Applicant: Highglen Homes Limited**

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.

**DATE: May 9, 2022**



**LOT 3  
MODEL C  
FLANKAGE ELEVATION 1**

**LOT 2  
MODEL A  
FRONT ELEVATION 2**

**LOT 1  
MODEL A  
FRONT ELEVATION 1**

*FINCH AVENUE*



**LOT 8  
MODEL B  
FRONT ELEVATION 2**

**LOT 7  
MODEL B  
FRONT ELEVATION 1**


**LOT 6  
MODEL A  
FRONT ELEVATION 1**

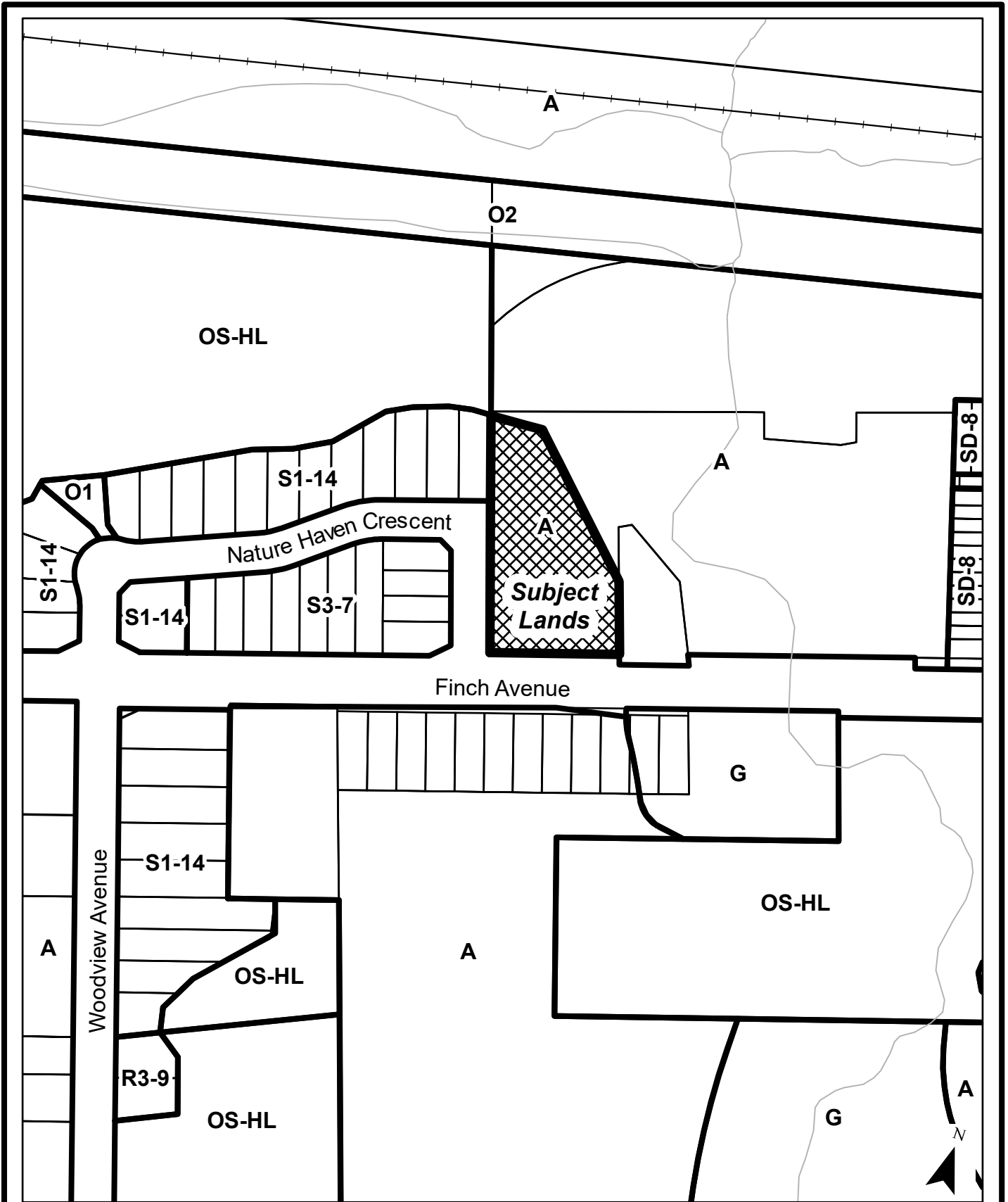
**LOT 5  
MODEL A  
FRONT ELEVATION 2**

**LOT 4  
MODEL A  
FRONT ELEVATION 3**

**LOT 3  
MODEL C  
FRONT ELEVATION 1**

*NATURE HAVEN CRESCENT*

 <b>PICKERING</b> City Development Department	<b>Conceptual Building Elevations</b>	
	<b>File No:</b> SP-2022-01 & A 03/22	
	<b>Applicant:</b> Highglen Homes Limited	
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**PICKERING**  
 City Development  
 Department

**Zoning Map**  
**File: SP-2022-01 & A 03/22**  
**Applicant: Highglen Homes Limited**

This zoning map is a graphical representation of the zoning schedules and is not a plan of survey. The zoning schedules in Zoning By-Law 2511, as amended, are the official schedules. In any situation where the zoning schedules are found to differ from this map, the text of the signed By-Law, as amended, will take precedence in the interpretation of zoning.  
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**Date: May. 09, 2022**  
**SCALE: 1:2,500**  
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### Zoning Provisions Comparison Chart

The table below summarizes the requested zoning performance standards for the proposed lots, and the existing zoning standards for the detached dwellings to the west.

<b>Provision</b>	<b>Proposed Zoning Standard (SP-2022-01, A 03/22)</b>	<b>Existing “S1-14” Zone Standards</b>	<b>Existing “S3-7” Zone Standards</b>
Permitted Uses	Detached dwelling	Detached Dwelling	Detached Dwelling
Lot Area (min)	460 square metres	460 square metres	350 square metres
Lot Frontage (min)	15.0 metres	15.0 metres	12.0 metres
Front yard (min)	4.5 metres	4.5 metres	4.5 metres
Interior Side Yard (min)	1.2 metres	1.2 metres	1.2 metres on one side, 0.6 metres on the other side
Flankage Yard (min)	2.7 metres	2.7 metres	2.7 metres
Rear Yard (min)	7.5 metres	7.5 metres	7.0 metres
Lot Coverage (max)	38 percent	38 percent	38 percent
Building Height (max)	9.0 metres	9.0 metres	9.0 metres