



HURONS ACRES

BY MASOOMA ALI

CONSTRAINTS AND OPPORTUNITIES

The site in question is fairly uncomplicated. It has an even drop in **elevation**, there are no issues to mention with the **soil**, the **topography** is ideal and there is no marsh on the site.

There are many opportunities to mention. There is a **channel** on the east side of the site which is a great opportunity for drainage purposes. The location of the site and its surroundings provides some opportunities as well. The proximity to the **existing urban region** is beneficial, creating an easy solution for **servicing**. The existing community is willing to include the development within its boundaries once completed. The **wetland** that exists to the north of the site can be seen as an asset to the community as an environmental destination, **drainage** opportunity and for its added **biodiversity** into the area.

There are a few constraints on the site, however they can be easily seen as opportunities as well. The municipality requires a certain setback from the existing road for **future a road-widening project**, which poses a limitation now during the planning and development process however it becomes an opportunity for the community that will exist on the site despite the limitations. This will also improve **transit connectivity** for the area. The **neighbouring lot** is currently undeveloped which means that servicing will fall solely on the client at the moment, however the site will be developed whenever that may be some of the cost will be returned to the client.

PRELIMINARY DEVELOPMENT IDEA STATEMENT

In order to meet the density target of 1400 residents for the development, a 70 resident per hectare target is required. Considering this I propose a medium density community be built on the site, containing a range of housing types including some multi-unit developments. This will include a mix of single detached, town homes and some multi-use live-work units with retail on the bottom and residential units above.

In order to contain suburban sprawl, minimize car dependency and maximize density, I propose centrally built amenities. This will also help to meet density targets due to the employment on site, and residential units above. This would also be a community that could serve all ages and meet the needs of residents that can age in place due to its on-site retail and amenities. The range of building typologies is intentional, so it can allow for different demographics to be attracted to the community.

The choice to have single detached homes fits the current needs of residents in Durham Region who are attracted to this type of development, while also intensifying density and creating a community that is less car dependant than other communities of its kind.

SITE MAP

AGRICULTURAL LAND

WETLAND

RETAIL COMMERCIAL
DEVELOPMENT

AGRICULTURAL LAND

678 m

CENTRE 20%
FOR
FUTURE
MAIN
ROADWAY

60.2 m

SITE

FUTURE FOUR LANE
URBAN STREET

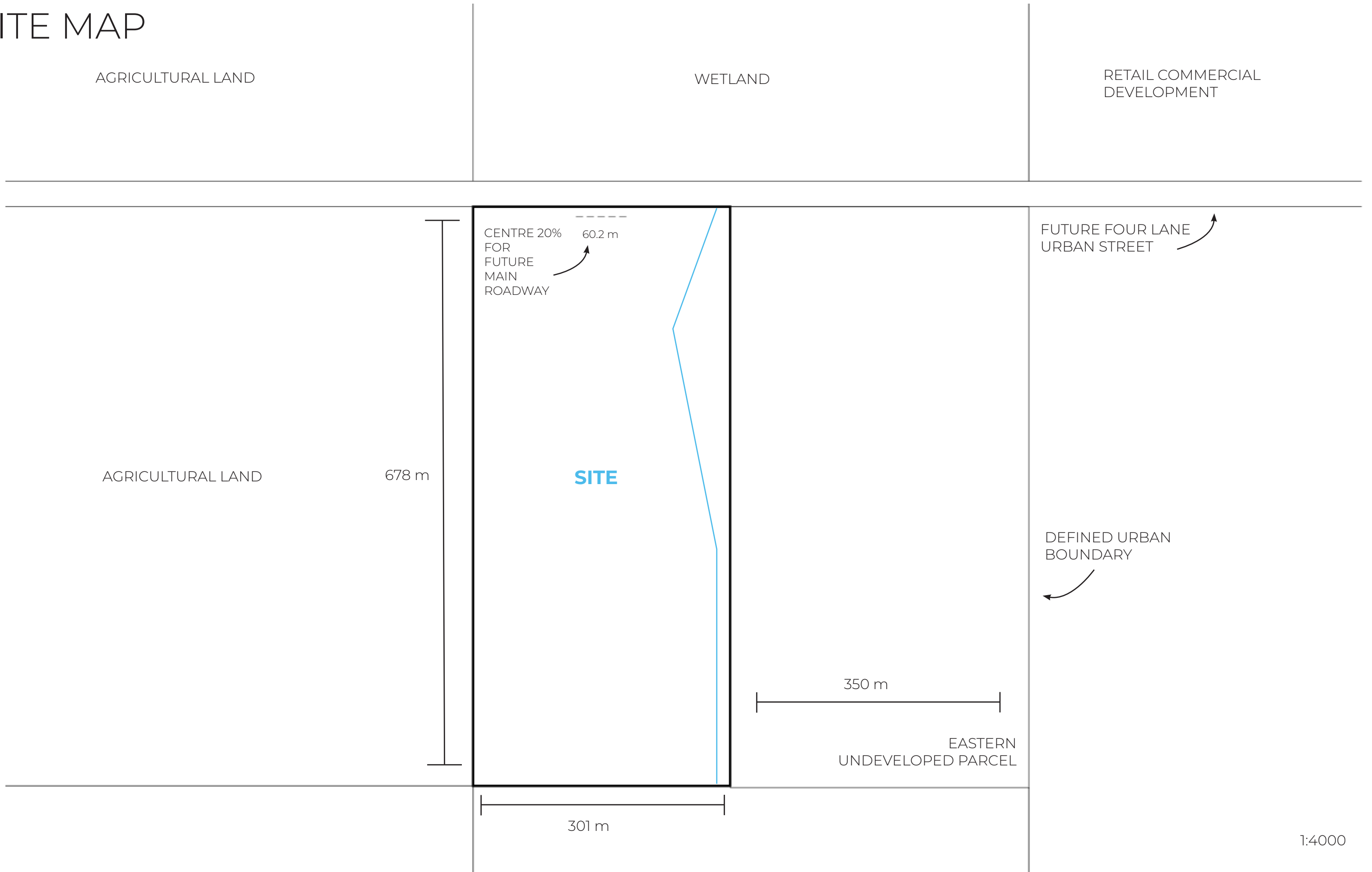
DEFINED URBAN
BOUNDARY

350 m

EASTERN
UNDEVELOPED PARCEL

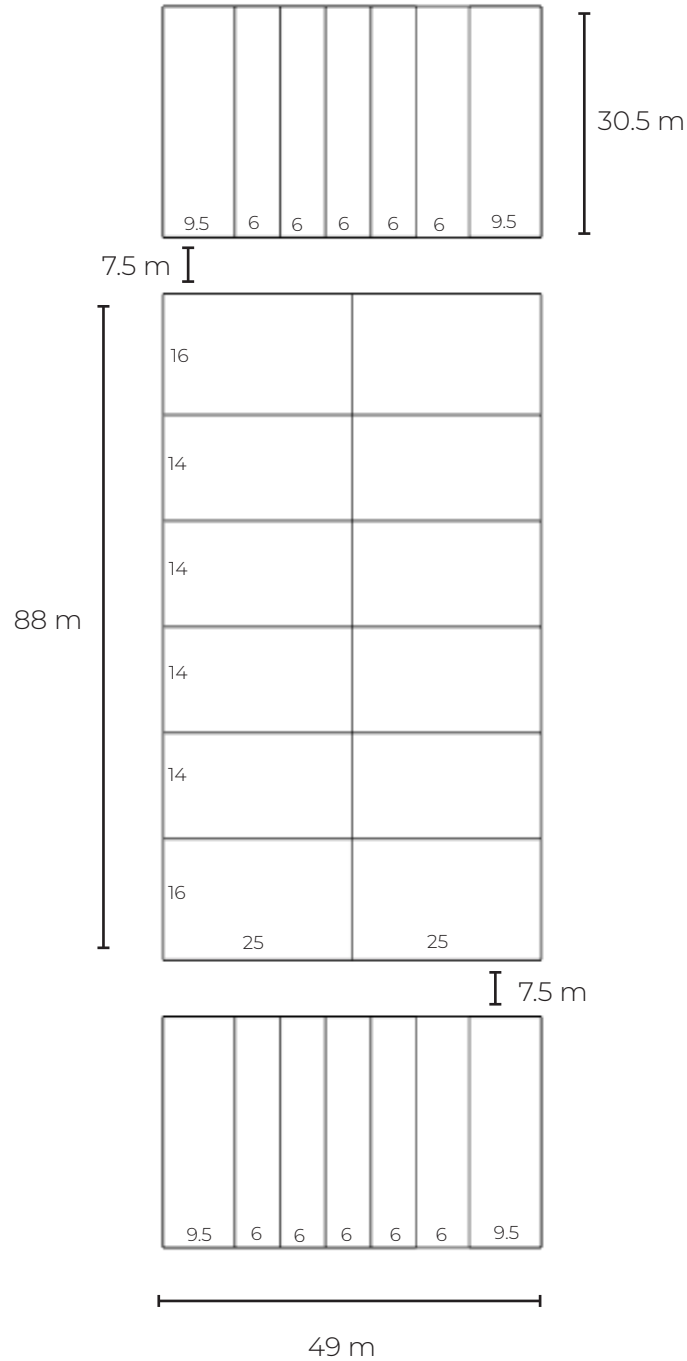
301 m

1:4000

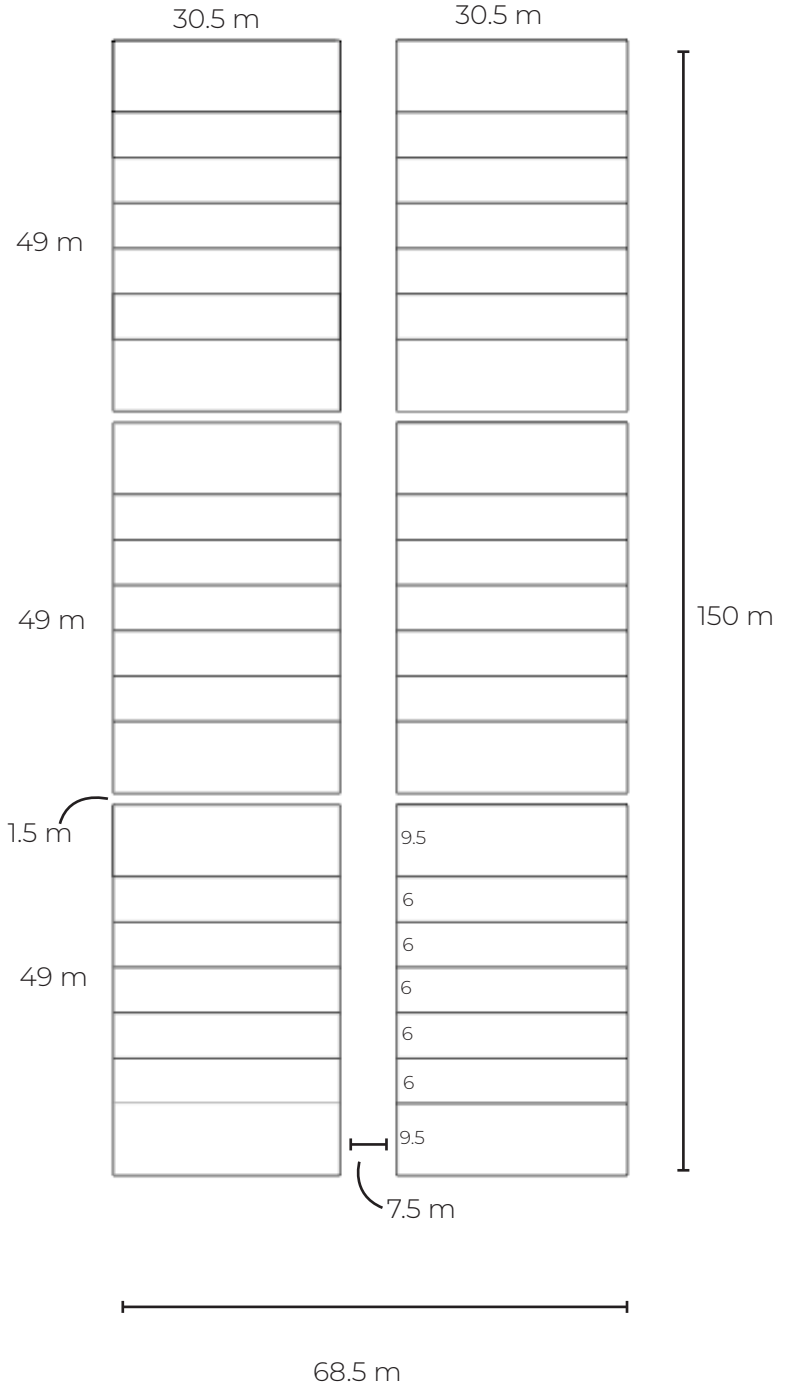


STREET BLOCK ARRANGEMENTS

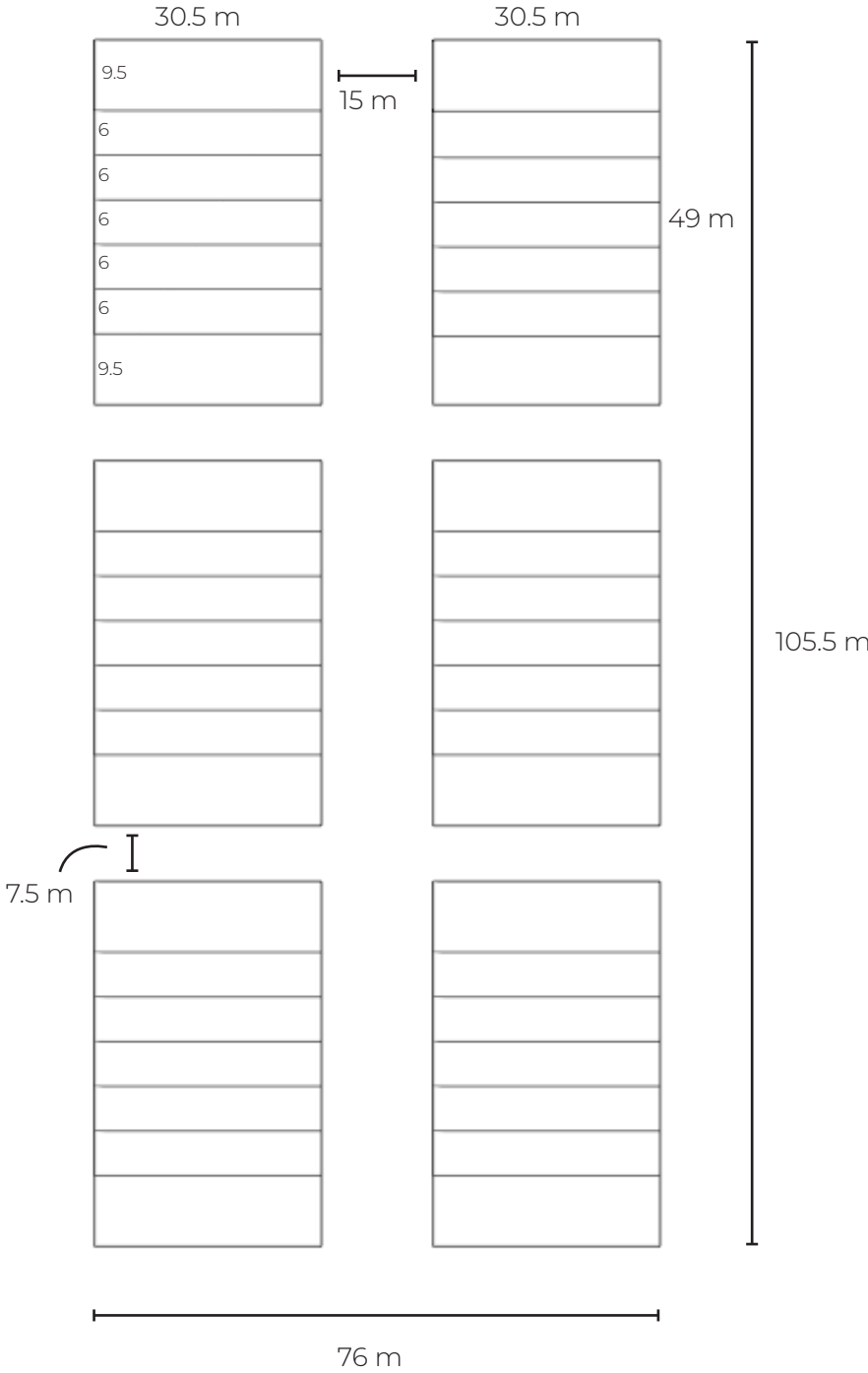
SINGLE FAMILY BLOCK



TOWN HOUSE BLOCK



LIVE-WORK BLOCK



GRAPHICS OF BUILTFORM TYPES



TOP:

**FRONT VIEW OF
SEVEN THREE-STOREY
TOWNHOUSE ROW**

BOTTOM:

**BACK VIEW OF FRONT
VIEW OF SEVEN
THREE-STOREY
TOWNHOUSE ROW**



[HTTP://LIVEATRALLY.COM/ABOUT](http://liveatrally.com/about)



[HTTP://WWW.SUNDIALHOMES.COM/MULBERRY-MEADOWS/?SECTION=IMAGE-GALLERY](http://www.sundialhomes.com/mulberry-meadows/?section=image-gallery)

TOP:

**LIVE/WORK HOMES
WITH RESIDENTAL
UNITS ABOVE AND RETAIL
UNITS AT GROUND
LEVEL**

BOTTOM:

**BLOCK VIEW OF SINGLE
FAMILY DETACHED HOMES**

DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION OF HURON ACRES IN REGIONAL MUNICIPALITY OF DURHAM

DRAFT PLAN 26Y-0211
revised April, 2019

HURON ACRES
Masooma Ali
PL8318: Advanced Site Planning
Ryerson University School of Urban and Regional Planning

RYERSON UNIVERSITY



SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

SURVEYOR'S CERTIFICATE

I HEARBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN

DATE _____, 2019

ARYA STARK

OWNER'S CERTIFICATE

I AUTHORIZE ZARDARI PLANNING PARTNERSHIP TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF DURHAM FOR APPROVAL

OWNER

RUBY AND SONS INC.
1214313 ONTARIO LTD.

16 MOSLEY CRES
AJAX ON L1Z0M9

RUBY K, CEO

SCHEDULE OF LAND USE

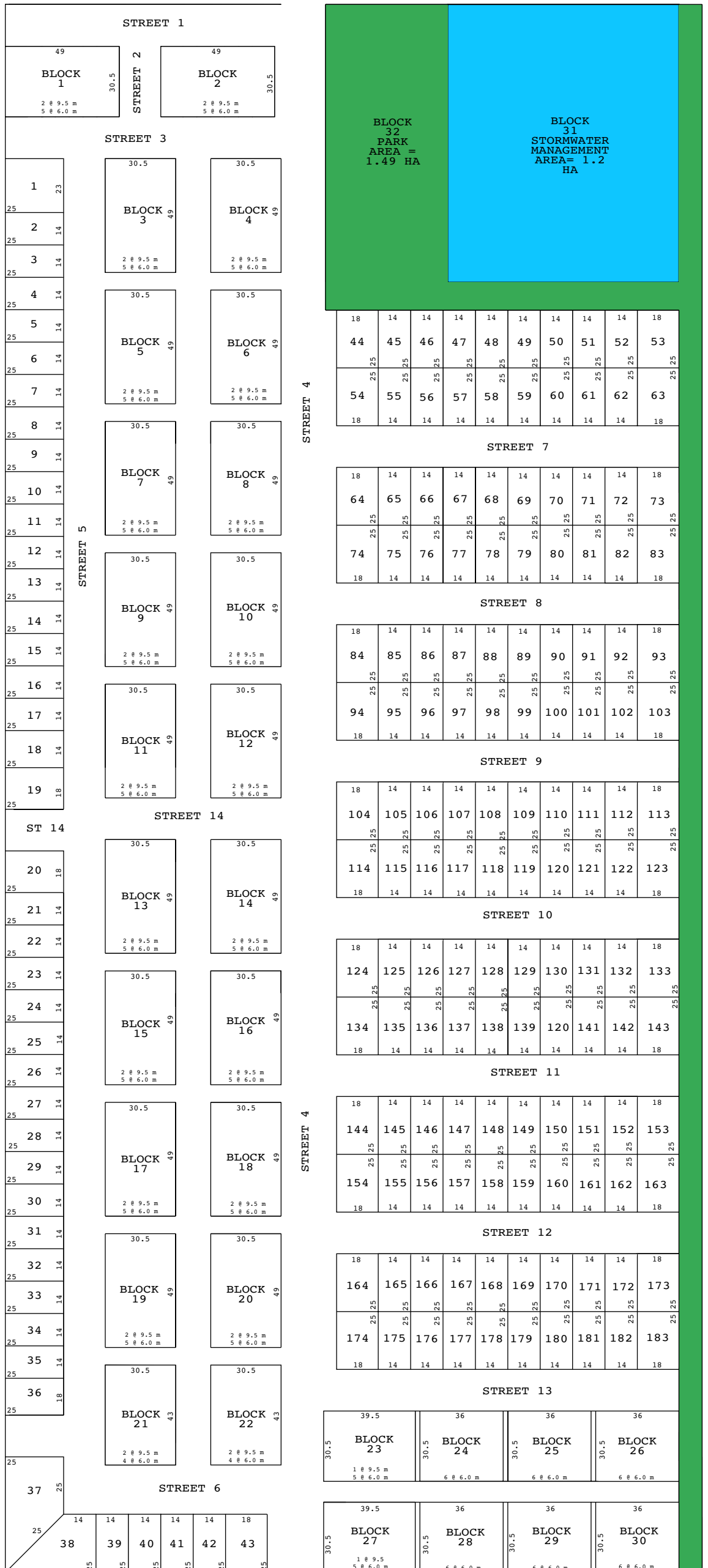
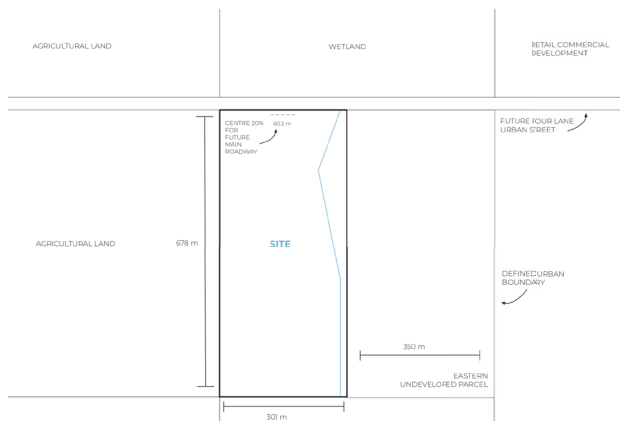
TOTAL AREA OF LAND TO BE SUBDIVIDED = 20.4078 HA

	BLOCKS	LOTS	UNITS
SINGLE FAMILY HOMES LOTS 1-83	10	183	183
TOWN HOUSES BLOCK 23-30	2	8	48
LIVE-WORK HOMES BLOCK 1-22	22	152	304
TOTAL			535

HECTARES

RESIDENTIAL	10.868075
SINGLE FAMILY HOMES	6.8375
TOWN HOUSES	0.779275
LIVE WORK HOMES	3.2513
PARK & SWM	2.69
ROW	6.849725

KEY MAP



REQUIRED AMENDMENTS

Official Plan

- Amend the Official Plan to bring the subject lands within the boundary of the municipality
- Adopt the land use designations as set out in the draft plan of the subdivision as submitted
- Adopt a live-work block land use designation to permit a mixed use of residential and commercial land uses within a townhouse built-form
 - To amend zoning by-law to permit and implement this land use designation

Zoning By-law

- Within the residential section of the municipal zoning by-law to permit and implement a mixed of residential and commercial land uses within a townhouse built-form
 - To amend zoning by-law to permit and implement this land use designation

RATIONALE

Subject land shall be developed by a registered plan of subdivision. Currently submitted in draft form.

This development proposal is timely for the following reasons:

- A. The subject lands are currently designated as a future development area within the plans of the municipality and region
- B. The subject lands are not incumbered by regional or provincial government policies
- C. The subject lands are within the 300 m of existing municipal water, sewerage, power, garbage, fire, and emergency systems. The lands are also serviced by gas and telecommunications services.
- D. The plan proposed achieves the density provisions as required by provincial policy, set forth in the policy and Provincial Policy Statement
- E. The subject lands are now within the commuter shed of the GTHA as a result of the ongoing construction of the 407 highway
- F. The draft plan proposed a mixture of residential unit types appropriate to regional and local demand
- G. The plan also proposes ancillary uses appropriate to and supportive of a large onsite residential population within a walkable community design
- H. The site is currently serviced by an hourly public transit service, which is anticipated to increase in the foreseeable future
- I. The service lands are well-served by local community facilities, including an elementary school and community recreation centre. The site is also located within 300 m of a large retail plaza

PROFESSIONAL OPINION

The proposed plan is **timely, orderly** and reasonably **contiguous** to the existing urban landscape. Lands have already been identified for future development by both the municipality and region. The plan is appropriate because it offers a range of prices and property choices and is suitable for both an aging population and young families. The proposal creates a development format which is walkable and encourages active transportation. It also provides on-site employment opportunities through the provision of the live-work built-form. It adds an arrangement of land uses at higher densities which makes servicing of the development zone more efficient and cost-considerate. The lands and uses proposed meet the intent of the provincial, regional and local policies.