

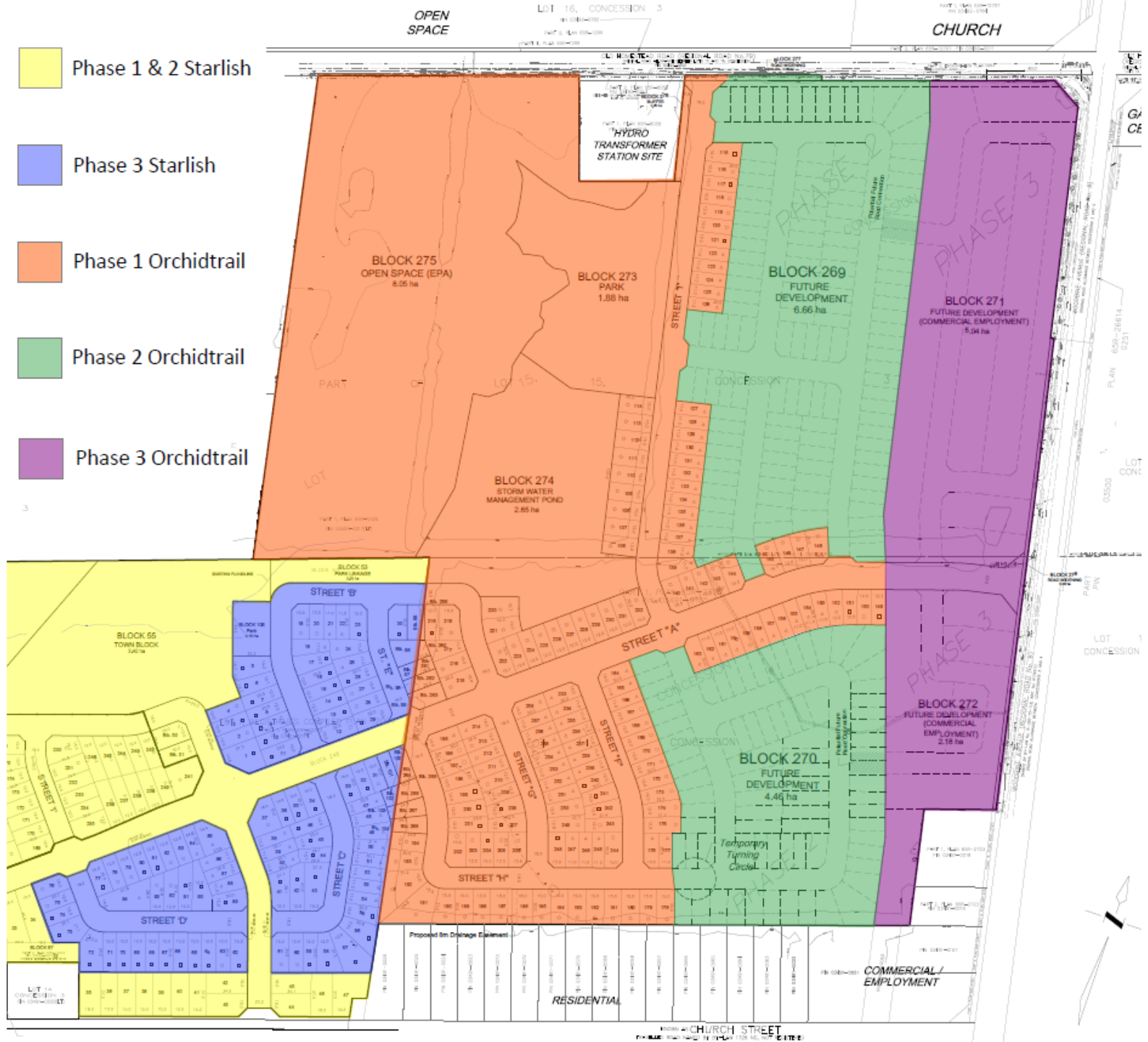
Starlish Phase 3 and Orchidtrail Phase 3
Part Lots 14 and 15, Concession 3,
Keswick

Treasure Hill

PLANNING APPLICATIONS SUBMITTED

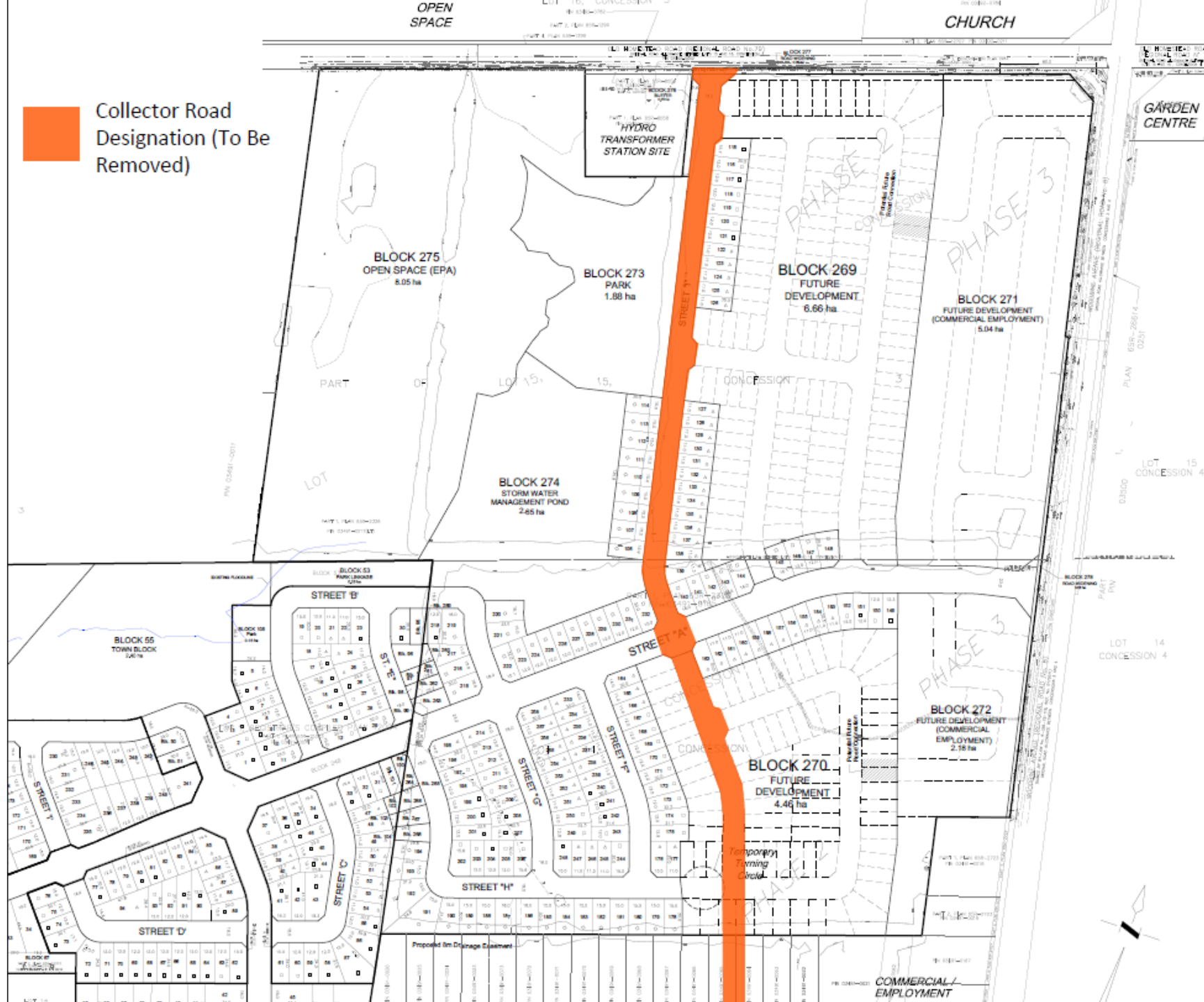
- **OFFICIAL PLAN AMENDMENT:**
 - TO PERMIT A TRANSFER OF RESIDENTIAL DENSITY FROM ORCHIDTRAIL (PH. 2) TO STARLISH PH. 3 & ORCHIDTRAIL PH. 1
 - TO REMOVE THE NORTH/SOUTH COLLECTOR ROAD DESIGNATION EXTENDING FROM CHURCH STREET NORTH TO OLD HOMESTEAD ROAD
- **PLAN OF SUBDIVISION**
- **ZONING BY-LAW AMENDMENT**

- Phase 1 & 2 Starlish
- Phase 3 Starlish
- Phase 1 Orchidtrail
- Phase 2 Orchidtrail
- Phase 3 Orchidtrail





Collector Road
Designation (To Be
Removed)

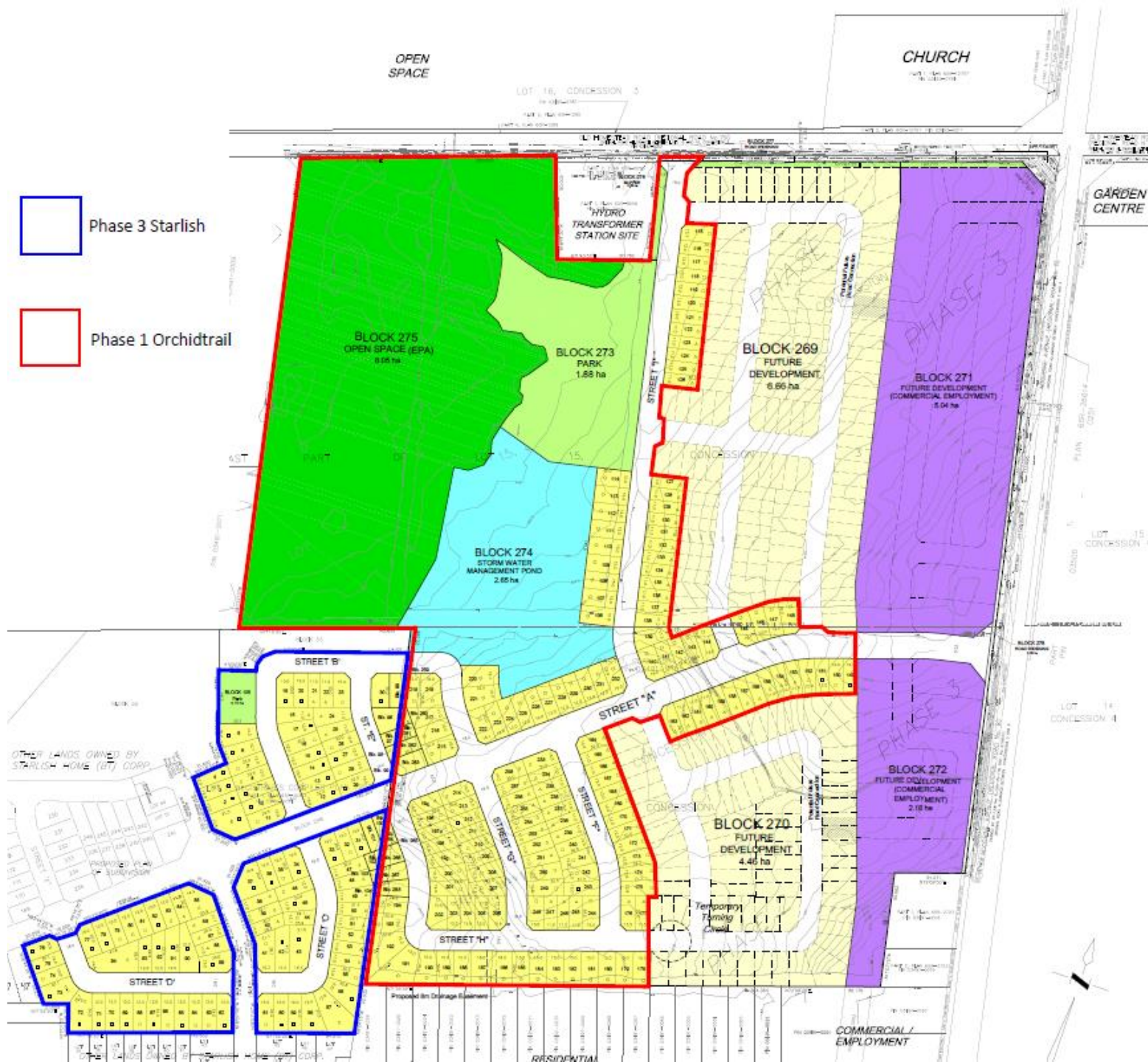


DENSITY ANALYSIS - Official Plan Amendment

Development Site	Gross Residential Ha	Unit Yield Without Transfer	Unit Yield With Transfer from Orchidtrail Phase 2	Net Residential
Starlish Phase 3	5.67 hectares	62 units/11 upgha	99 units/17.5 upgha	23.4 upgha
Orchidtrail Phase 1	11.95 hectares	131 units/11 upgha	158 units/13.2 upgha	24.8 upgha
Total	17.62 hectares	193 units/11 upgha	257 units/14.6 upgha	24.2 upgha

REMOVAL OF COLLECTOR ROAD DESIGNATION FROM OLD HOMESTEAD TO CHURCH STREET

- **Traffic Impact Analysis concludes that the north/south collector road is not required.**
- **Portion extending south from Danny Wheeler Blvd. extends through the Blanchard property to Church Street. Mr. Blanchard has also requested the removal of the designation.**
- **Draft update of the Keswick Secondary Plan shows that the collector road designation has been removed but a local road designation has been applied. Treasure Hill is seeking removal of local road designation south of Danny Wheeler Blvd. to Church Street.**



LAND USE SCHEDULE - STARLISH HOMES PH. 2 AND ORCHIDTRAIL PH. 1		
Land Use	No. of Units	Area (Hectares)
Single Detached Residential (Mix of 11,12, & 15 metre lots, including part lots in each plan)	257	10.59
Future Residential Development (Phase 2 of Orchidtrail)	N/A (at this time)	11.12
Future Commercial/Employment Development (Phase 3 of Orchidtrail)	N/A	7.22
Parks	N/A	2.03
Storm Water Management	N/A	2.65
Open Space and Buffer	N/A	8.10
Roads and Road Widenings	N/A	5.00

ZONING BY-LAW AMENDMENT

- **ZONING BY-LAW AMENDMENT IMPLEMENTS OFFICIAL PLAN AMENDMENT AND PLAN OF SUBDIVISION**
 - ZONING BY-LAW AMENDMENT PROPOSES CHANGE TO URBAN RESIDENTIAL, OPEN SPACE AND, FOR PHASES 2 AND 3 OF ORCHIDTRAIL, TRANSITIONAL (T)
 - DRAFT ZONING AMENDMENT AT ATTACHMENT 8 TO REPORT PROVIDES DETAILS OF PROPOSED ZONING PROVISIONS AND ZONE SYMBOLS

NEXT STEPS

- SECTION 6 OF THE PLANNING REPORT SETS OUT MATTERS REQUIRING FURTHER REVIEW. I WILL DEFER TO INGRID FUNG TO ELABORATE.
- TREASURE HILL WILL CONTINUE TO WORK WITH THE TOWN, REGION AND LSRCA TO ADDRESS TECHNICAL CONCERNS.

KESWICK SECONDARY PLAN UPDATE

- TREASURE HILL IS ACTIVELY ENGAGED IN THE KESWICK SECONDARY PLAN UPDATE
- THE “MIXED USE CORRIDOR 2” DESIGNATION, WHICH WOULD APPLY TO ORCHIDTRAIL PHASE 3, IS A POSITIVE STEP TOWARDS MODERNIZING COMMERCIAL/RESIDENTIAL LAND USE ALONG WOODBINE AVENUE.
- TREASURE HILL LOOKS FORWARD TO DISCUSSING A BUILT FORM THAT IS APPROPRIATE AND MARKET-DRIVEN