



June 3, 2020

Reference No. 11178578

Nilesh Surti
Manager Development Review and Urban Design
City of Pickering
City Development Department
Pickering Civic Complex
One The Esplanade
Pickering ON L1V 6K7

Dear Sir:

**Re: Brief Planning Rationale Related to the
Rosebank Urban Neighborhood Plan
Regarding the Possible Extension of Dunn Crescent
Draft Plan of Subdivision SP-2019-02**

The following brief is provided further to discussions regarding the issue of the possible extension of Dunn Crescent. City Staff have requested that Oak Hill Development provide comments on the feasibility of extending Dunn Crescent northerly to Gillmoss Road. With the revision to the proposed draft plan, there is no opportunity to extend Dunn Crescent to connect with Gillmoss Road.

1. Rosebank Urban Neighborhood Plan

City Council has adopted neighborhood policies for existing urban neighborhoods. The subject site is contained within the Rosebank Neighborhood. Neighborhood plans identify the location of proposed public road connections.

The Rosebank Urban Neighborhood Plan map indicates the possible northerly new road connection (proposed) of Dunn Crescent to Gillmoss Road. There are no accompanying policies specific to this connection included in plan.

The location, as shown on Map 11 (see attached) generally shows Dunn Crescent extending northerly in a straight-line from its current terminus and turning west to intersect Gillmoss Road.

2. Draft Plan of Subdivision

The proposed plan of subdivision represents an infill and intensification plan. Additional units could be created from two existing large lots. There is a great deal of planning policy supporting this type of development that will not be discussed here.



A revised plan has been submitted for consideration by the City. In the revised plan there are lots fronting the entire limit of the property abutting Gillmoss Road. Therefore, there is no opportunity to connect Dunn Crescent through the proposed plan.

3. Reasons the Extension is Not Seen as Efficient or Viable

There are several reasons why the extension of Dunn Crescent is not desirable. We note that the extension could likely be accomplished technically. However, several factors make it inefficient or undesirable.

3.1 Neighborhood Road Layout

Interestingly the plan does not show an extension of Gillmoss easterly which is a more logical and desirable connection. The connection would complete the extent of Gillmoss Road by connecting to the easterly existing portion. Further, if the lands immediately north and east of Oakhill were to redevelop they would require the easterly extension of Gillmoss. The northerly extension of Dunn Crescent provides no value for this potential future development.

3.2 Efficient Layout of the Plan

Dunn Crescent would either have to extend northerly in an alignment abutting the properties to the east. Alternately, it would need to bend to the west to align with the cul-de-sac as shown in the earlier plan. We assume the road cannot be angled to the northeast since there is a recently approved plan SP-2016-04 in this location.

In the former case, the alignment along the east limit reduces the efficiency of the Oakhill plan. The road would also likely be single loaded with homes on the west side only due to the grades (see below). The latter alignment would need the street to transition to align with the location of the cul-de-sac as shown on the previous plan. This would occur either by way of an "S" curve or by way of two ninety-degree bends. Also aligning with the former cul-de-sac scheme increases the available development within the Oakhill lands (i.e. 11 lots as previously proposed). However, the extensive quantity of road required for the extension is very inefficient for the redevelopment of the two properties south of Oakhill. As well, the earlier plan for Oakhill was not well received due to density and lot size and is no longer being pursued.

3.3 Retaining Wall

Presently Dunn Crescent terminates in a turning circle. On the east, side of the turning circle there is a major retaining wall of 2 meters in height. This wall is making up the difference in grade between the Dunn Crescent pavement surface and lands lying immediately to the east.

We have reviewed the grades with our engineer. Should the road extend along the eastern properties, the retaining wall would need to be extended northward to near the intersection with Gillmoss Road.



In the other scenario the need for the retaining wall is greatly reduced but not entirely eliminated. There may also be the need for other retaining walls at least in the interim as was shown in the original Oakhill submission.

The retaining walls would be a major additional expense for future development. Further, portions of the walls would be contained within the municipal road allowance and therefore would become a long-term maintenance responsibility of the City.

3.4 Efficient Use of land

The area for potential intensification around this site lies to the east of Rosebank Road in the rear of the four existing properties fronting on Rosebank Road and running south from Gillmoss Road or along a possible extension of Gillmoss. City Staff have requested that we show how the two properties to the south of Oakhill could develop without the extension of Dunn Crescent. This option has been illustrated on the revised draft plan and the possible lotting shown as future development. The existing cul-de-sac on Dunn is shifted slightly north to accomplish several objectives:

- Eliminate the existing sub-standard cul-de-sac
- Provide a new cul-de-sac that meets City standards
- Allow lotting at the rear of the two adjoining lots.

The proposal provides for a more efficient use of the land with less road cost and the elimination of a substandard turning circle.

The most efficient development pattern for the small intensification area is as illustrated on the revised plan.

3.5 Connectivity

Generally ensuring connectivity within neighborhoods is a positive design element. In this case, we would suggest that the additional connection between Gillmoss and Dunn would provide limited additional benefits for residents.

Firstly, the existing dwellings on Dunn have existed for a very long time. They have had adequate access to the surrounding neighborhood through the connection to Rosebank Road.

The proposed new homes within the development will be a very short distance from Rosebank Road (approximately 55 meters along Gillmoss) and therefore will have ready access to Rosebank Road and the existing transit routes, school and open space. A proposed connection to Gillmoss does not provide any additional benefit to the proposed infill dwellings.

Extension of Dunn Crescent will allow two way through traffic on the existing section of road. This change does not appear to be desired by existing residents. We acknowledge that the additional traffic from the development would be minor. However, a feasible alternative to the extension is available that we believe would be more acceptable.



3.6 Proposed Development

The proposed Oakhill development and possible future redevelopment of adjoining lands would be able to function adequately based on the design of the plan as submitted. The potential street connection is not required for vehicular access or the provision of water and sanitary services.

4. Conclusion

We conclude that the connection of Dunn Crescent to Gillmoss Road would have the following constraints.

- Additional costs and long-term maintenance of the required retaining wall
- Additional cost to develop and/or less efficient use of the land
- The lack of need for this connection to support the proposal
- The potential to adequately allow for the future redevelopment of the two properties south of the Oakhill plan.
- The revised traffic pattern, a change that may not be desired by the existing residents.

We trust that this information is satisfactory. Please contact the undersigned if you have any comments or questions.

Sincerely,

GHD

A handwritten signature in blue ink, appearing to read 'Steve Edwards', with a long horizontal flourish extending to the right.

Steve Edwards, RPP

Project Director

SHE/kah

cc: L. Macdonell