

Neighbourhoods | Discussion Questions

November 25, 2009 & December 3, 2009



Discussion Areas

- Residential Infill Development
- Other Neighbourhood Land Uses
- Home Occupations
- Parks and a Connected Greenway
- Secondary Suites

After you have filled out this workbook, please remember to leave it with staff at the end of the workshop. You can submit comments by e-mail, fax or regular mail.

Please note that a copy of this workbook will be available on the Town's website.

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Other Neighbourhood Land Uses

Neighbourhoods include non-residential land uses that serve the needs of the local community such as daycares, places of worship, private or public schools.

When considering new other neighbourhood land uses criteria should be considered, such as:

- Compatibility and integration with surrounding land uses
- Appropriate site size (to accommodate a number of things such as on-site drop-off facilities, parking and landscaping)
- The site is in close proximity and safe access to public transit

I. Where in the neighbourhood should other neighbourhood land uses be located? Check all that apply:

a. Daycare Centres (licensed under the Day Nurseries Act, 5 or more children)

- On arterial roads
- On collector roads
 - If on a collector road, should these be located near other non-residential uses?
 - Yes
 - No

If no, why? _____

- On local streets
- All of the above
- What other criteria should be considered?

b. Places of Worship

- On arterial roads
- On collector roads
- On local streets
- All of the above
- What other criteria should be considered?

c. Schools (including private schools)

- On arterial roads
- On collector roads
- On local streets
- All of the above
- What other criteria should be considered?

Neighbourhoods include small-scale commercial uses that are used by the local community.

2. What types of commercial uses would you walk / cycle to in your neighbourhood (e.g. hair salon, milk store, bakery, dentist)?

3. Should existing small-scale commercial sites that serve the neighbourhood be retained?

4. Should small-scale commercial developments be integrated with residential uses if permitted on arterial / collector roads?

- Yes
- No

5. Where in the neighbourhood should small-scale commercial land uses be located? Check all that apply:

- On arterial roads
- On collector roads
- All of the above
- What other criteria should be considered?

6. Additional comments on other neighbourhood land uses?

Home Occupations

Home occupation refers to an occupation or profession that is conducted by an individual residing on the premises and where the business or profession is conducted wholly within the dwelling but is accessory to the main residential use.

1. What types of home occupations should be permitted in neighbourhoods?

2. What criteria should be considered for home occupations in your neighbourhood? Check all that apply:

- Limit to specific types of home occupations
- The structure should continue to look like a dwelling
- Adequate on-site parking is provided for the dwelling and the home occupation use
- The size of the home occupation is limited to a portion of the dwelling
- The number of employees is limited to the occupant plus one other employee
- What other criteria should be considered?

3. How much of the dwelling should be used by a home occupation?

4. Where in the neighbourhood should home occupations be permitted?

Check all that apply:

- On arterial roads
- On collector roads
- On local roads
- All of the above

5. Additional comments on home occupation?

Parks and a Connected Greenway

Parks are a key component of a complete community. Parks play a role in supporting healthy lifestyles, provide opportunities to connect neighbourhoods, create enjoyable streets, preserve natural areas, and help to establish a vibrant public realm. As the Town grows, the role, function, and management of parks will need to change and evolve in unison with neighbourhoods.

1. Do you use parks within your neighbourhood?

- Yes
- No

a) If yes, how do you get to your parks? Check all that apply:

- Drive
- Walk
- Cycle
- Other? _____

2. What facilities within parks are essential for complete neighbourhoods?

3. How could the Town enhance existing parks within your neighbourhood?

4. Additional comments on parks and a connected greenway?

Secondary Suites

Secondary suites, also known as ‘granny flats’ or basement apartments, provide affordable rental housing in existing housing and provide first time home buyers and older adults with additional income.

The unit is considered “secondary” or “accessory” to the primary residence on the property, but normally has its own entrance, kitchen, bathroom and living area.

1. Do you feel that secondary suites are an appropriate housing type in your neighbourhood?

- Yes
- No

Why? _____

2. What criteria should be considered if secondary suites are permitted?

Check all that apply:

- One secondary suite is permitted per dwelling
- Adequate parking is provided on-site
- The structure meets all building and fire code requirements
- Any exterior changes to the existing dwelling are in keeping with the character of the street

3. Additional comments on secondary suites?
