



Introduction

In July 2017, Richmond Hill Council endorsed the Yonge Street and Bernard Avenue Key Development Area (KDA) Recommendations Report. This report recommended that a Tertiary Plan be prepared for the area northwest of the KDA to plan for future development in this area.

A Tertiary Plan is a detailed land use study that is prepared for small geographic areas to address land use, vision for the area, patterns of development, development standards, compatibility, and urban design.

Richmond Hill is preparing a Tertiary Plan for the South Brookside area in response to Official Plan policies, the Recommendations Report as noted above, and recent development pressure in the area. The Tertiary Plan study will consider where and to what extent low density (e.g. single-detached dwellings) and medium density residential uses (e.g. townhouses) should be developed in the South Brookside area

Please take 10-12 minutes to complete the following survey. Your participation will help ensure that the South Brookside Tertiary Plan area is planned based on feedback from the community, landowners, and other stakeholders. The results of this survey are not determinative, however, will be considered when preparing the Tertiary Plan for the South Brookside Area.



Vision for the Area

The draft vision for the South Brookside Tertiary Plan area is “To provide an appropriate transition of development from the Bernard KDA to the existing neighbourhood while improving connections and green spaces.”

1. If you have any comments about this draft vision, please provide them below:

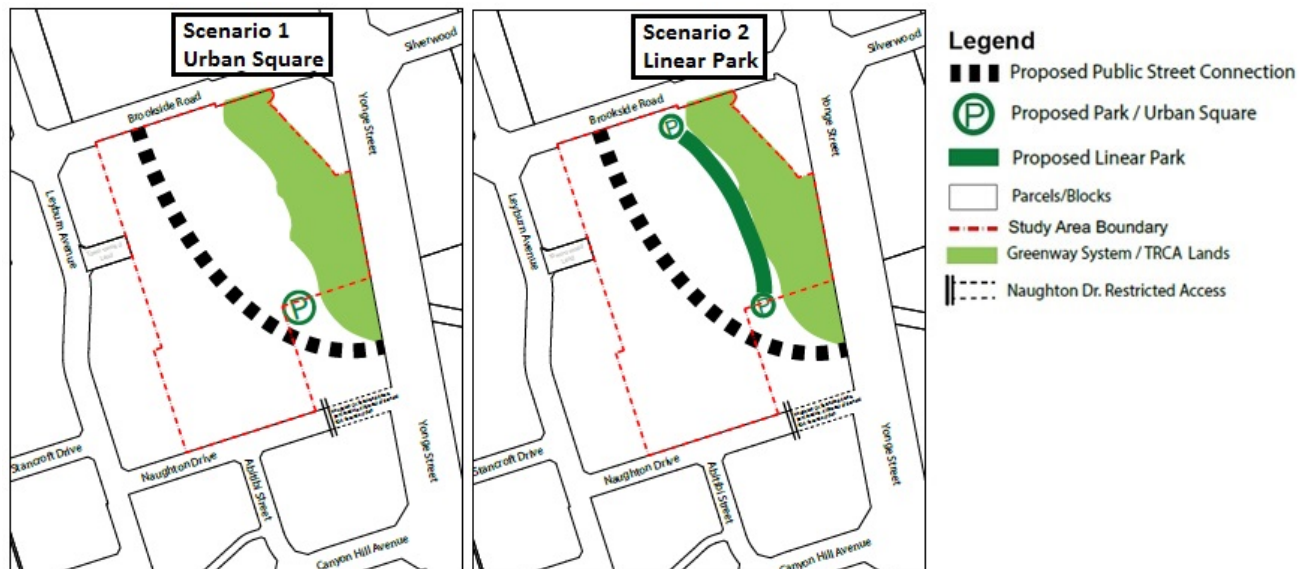
Parks

The South Brookside Tertiary Plan study will consider the types of parks that are appropriate for the area, including urban squares and linear parks. Both scenarios (see below) will provide open space to balance the intensification in this area.

- **Urban squares** are public parks that provide visual and functional relief from dense building forms and can provide a common community space to meet and relax, among other benefits.

- **Linear parks** can provide connections such as trails to other destinations and can facilitate active transportation such as walking and cycling, among other benefits.

Presently, the Tertiary Plan Area is within walking distance to several parks providing both passive and active amenities such as: gardens, soccer fields, basketball courts, fitness centre, playgrounds, splash pad, and multi use trails.



2. Which type of park would you like to see in this Tertiary Plan area?

- ☐ Scenario 1 - Urban Square (compact passive parkland area)
- ☐ Scenario 2 - Linear park (linear parkland area, usually providing multi-use trail)
- ☐ Either scenario would be appropriate in this area
- ☐ Other (please specify):

3. What kind of features would you like parks in the Tertiary Plan Area to provide? Select all that apply.

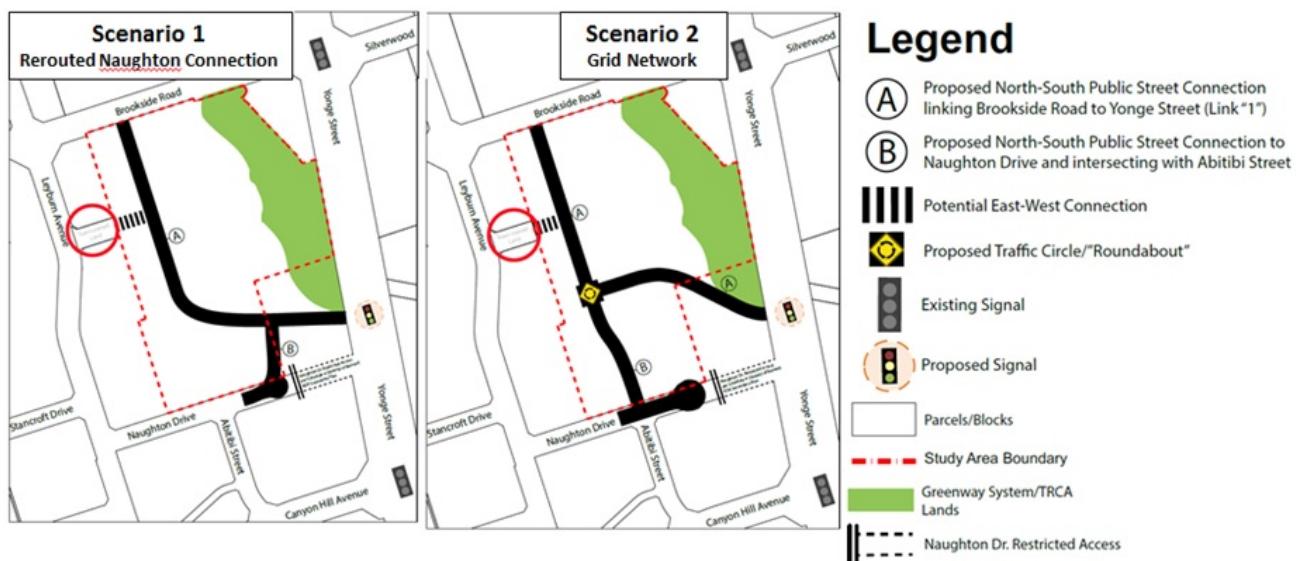
- ☐ A meeting place
- ☐ A gateway/landmark
- ☐ A community garden
- ☐ A multi-use trail for pedestrians and cyclists
- ☐ Improved connections to transit on Yonge Street and to the Bernard KDA to and from Brookside Road
- ☐ Other (please specify):

4. Please explain your choices in questions 2 and 3 and/or provide any other comments relating to parks.

Streets

The South Brookside Tertiary Plan study will consider the potential street connections in the area, including options for the Town-owned land on Leyburn Avenue. New public streets are shown in all of the scenarios below with different configurations to:

- create a finer-grained street network; and
- provide more connections and options for pedestrians, cyclists, and vehicles to move through the area .



5. Which street network would you like to see in the Tertiary Plan area to provide access and connectivity for vehicles and pedestrians/cyclists?

- ☐ Scenario 1 – rerouted Naughton connection
- ☐ Scenario 2 – grid network
- ☐ Other (please specify):

6. How should the Town-owned land on Leyburn Avenue be used in relation to the Tertiary Plan area? Please click on the photo that represents the most appropriate use for these lands.



Pedestrian Path



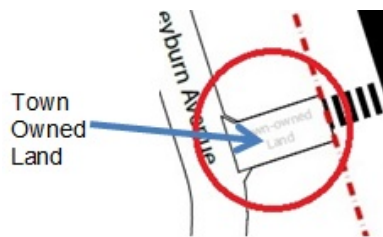
Linear Park



Public Road



Development Lot



7. Please explain your choices in questions 5 and 6 and/or provide any other comments related to the street network.

Built Form

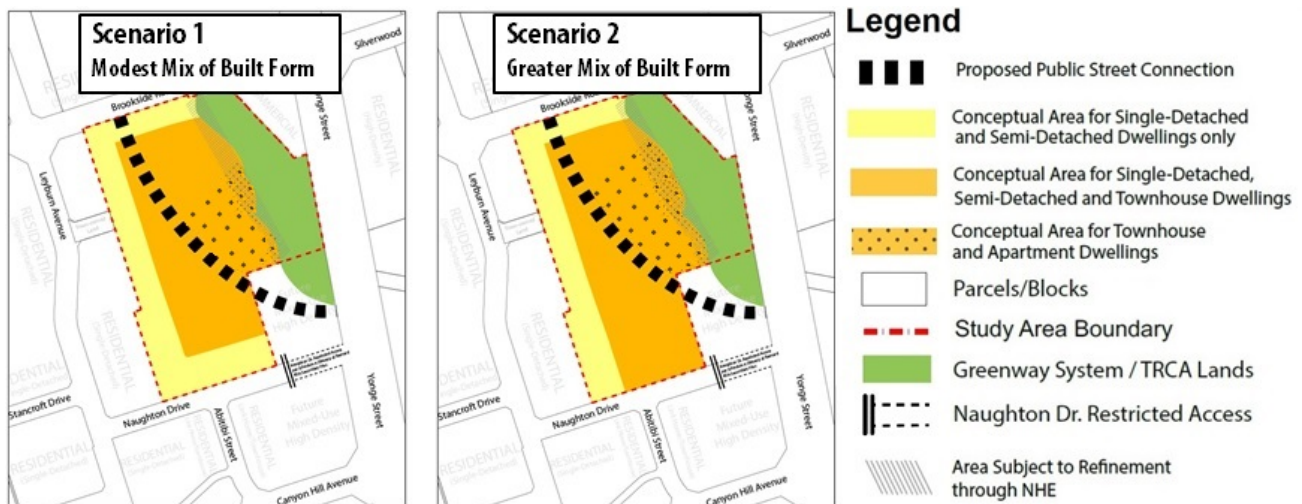
The South Brookside Tertiary Plan study will consider the types of built form that are appropriate for the area.

Built form means the types and scale of buildings, such as:

- low-rise single detached or semi-detached houses
- medium density residential uses such as townhouses or low-rise apartment buildings.

The study is intended to confirm what kind of built form is appropriate to be next to the existing neighbourhood properties and the redeveloping KDA to the south. This will allow for intensification to occur by providing a transition (in terms of the change in height and density and building types across an area) between the high density Bernard KDA and the existing lower-rise surrounding neighbourhood.

In preparing the Tertiary Plan, staff are considering a variety of built forms. To assist you with responding to the questions below, the photos below are examples of different types of built form.





Single-detached house



Semi-detached house



Townhouses



Townhouses



3 storey apartment



6 storey apartment

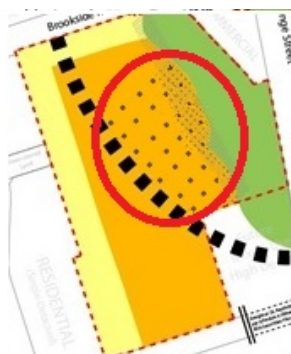
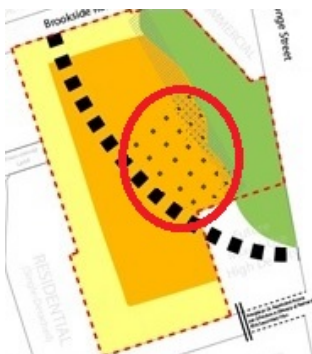
8. Which type(s) of built form(s) would you like to see on Naughton Drive within the Tertiary Plan area?

- ☐ Single- and semi-detached dwellings
- ☐ Single- and semi-detached dwellings and townhouse dwellings
- ☐ Other (please specify):

9. Which type(s) of built form(s) would you like to see in the dotted orange colour area shown in the scenarios? Select all that apply

- ☐ Townhouses
- ☐ 3-storey apartment building
- ☐ Up to 6-storey apartment building

Other (please specify)



10. Which scenario illustrates a suitable distribution and mix of residential development across the tertiary plan area?

- ☐ Scenario 1 – modest mix of built form (with limited land area for townhouse and apartment forms)
- ☐ Scenario 2 – greater mix of built form (with more land area for townhouse and apartment forms)
- ☐ Other (please specify):

11. Please explain your choices for questions 8, 9 and 10 and/or provide any other comments on built form:



Thank you!

12. Are you a resident of Richmond Hill?

- ☐ Yes
- ☐ No

13. How far do you live from the Tertiary Plan study area?

- ☐ Within a 10-minute walk (approximately 400 m)?
- ☐ Within a 20-minute walk (approximately 800 m)?
- ☐ Beyond a 20-minutes walk (greater than 800 m)?

14. Were you aware of the Bernard KDA study completed last year?

- ☐ Yes
- ☐ No

15. If you wish to receive updates about the South Brookside Tertiary Plan study, please provide your contact information below (optional). *It will not be used for any purpose other than providing you with updates on the study.*

Name	<input type="text"/>
Address	<input type="text"/>
Email Address	<input type="text"/>

Thank you for taking the time to share your ideas and comments with us. The survey will be available until March 16. The results of the survey will be shared through the forthcoming staff report regarding the Tertiary Plan in May. For more information, please contact Policy Planning at 905-771-8910 or email bernardKDA@richmondhill.ca

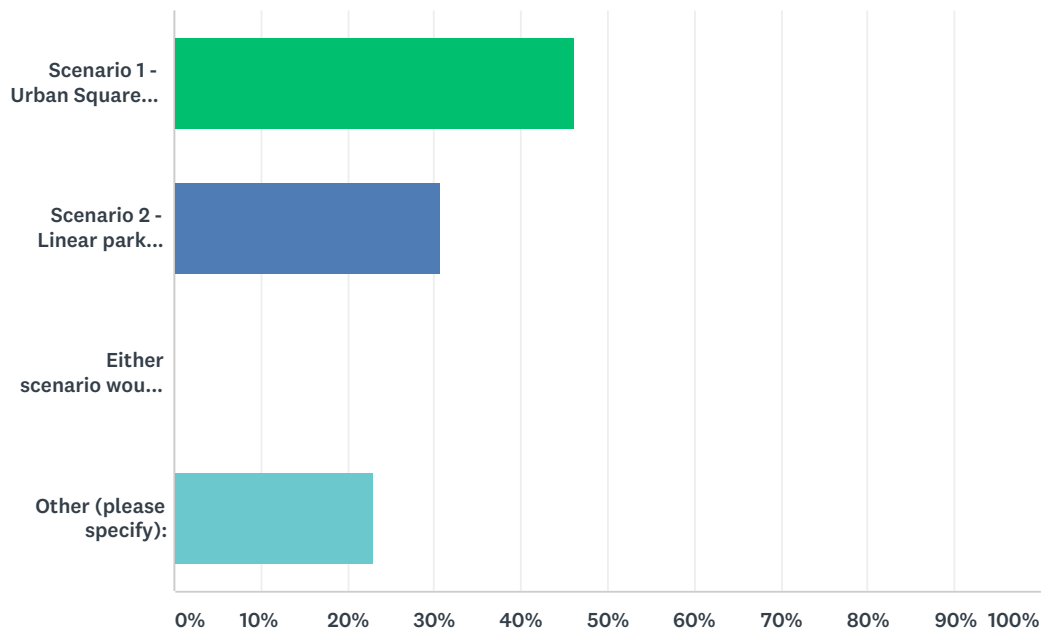
Q1 If you have any comments about this draft vision, please provide them below:

Answered: 7 Skipped: 7

#	RESPONSES	DATE
1	Green space, single family detached homes and town houses.	3/19/2018 8:58 AM
2	High level condominium will cause traffic disaster in this area. Also there is no enough educational resources.	3/18/2018 6:03 PM
3	Our vision for the area is a quiet neighbourhood, consisting of single family dwellings. This is in line with the current neighbourhood, established 40 years ago.	3/14/2018 11:11 AM
4	The traffic is already terrible, especially at the railway crossing - the bus road will make traffic worse - as it has on #7HWY Something needs to be done to let traffic get out of the area as fast as possible	3/9/2018 4:17 PM
5	My concerns are the impact of new traffic on the KDA SP transportation study & on Yorkland street being the main collector parallel to Yonge	3/9/2018 4:13 PM
6	19 story's towers are to high for the area	3/8/2018 6:00 PM
7	Looks good.	3/8/2018 5:03 PM

Q2 Which type of park would you like to see in this Tertiary Plan area?

Answered: 13 Skipped: 1

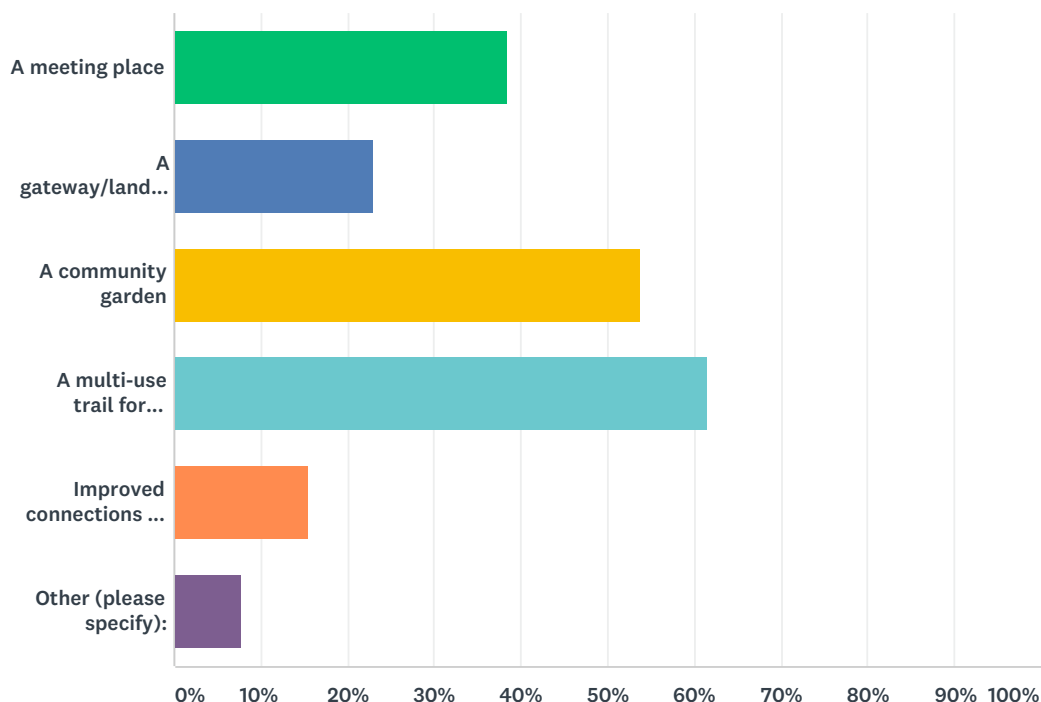


ANSWER CHOICES	RESPONSES	
Scenario 1 - Urban Square (compact passive parkland area)	46.15%	6
Scenario 2 - Linear park (linear parkland area, usually providing multi-use trail)	30.77%	4
Either scenario would be appropriate in this area	0.00%	0
Other (please specify):	23.08%	3
TOTAL		13

#	OTHER (PLEASE SPECIFY):	DATE
1	The level of the buildings should be less than 8 level.	3/18/2018 6:08 PM
2	Provide as much green space as possible	3/9/2018 4:18 PM
3	I believe scenario two would work pending that the linear park be connected to the existing trail systems we have within the immediate area (such as the pipe line trail north of brookside Rd between Lacewood Dr and Casa Grande St). This would in turn connect Rouge Crest Park, along with many other parks adjacent to the trail. The town of Richmond Hill should make it a priority to connect our existing world class parks /trails to one another. Here we have a perfect opportunity to do so. The funds for such a trail connection could be taken directly from the sale of land connecting the proposed development with Leyburn Ave. In turn directly benefiting the immediate community whilst providing a long term legacy of use for future residents. Please investigate this opportunity. If this option does not see through I would like to see the linear park act as a buffer to the existing single detached dwellings along Leyburn Ave. Thus providing the opportunity to save some existing old growth trees backing up to the property's and providing a decent transition to the proposed development.	3/7/2018 5:11 PM

Q3 What kind of features would you like parks in the Tertiary Plan Area to provide? Select all that apply.

Answered: 13 Skipped: 1



ANSWER CHOICES		RESPONSES	
A meeting place		38.46%	5
A gateway/landmark		23.08%	3
A community garden		53.85%	7
A multi-use trail for pedestrians and cyclists		61.54%	8
Improved connections to transit on Yonge Street and to the Bernard KDA to and from Brookside Road		15.38%	2
Other (please specify):		7.69%	1
Total Respondents: 13			

#	OTHER (PLEASE SPECIFY):	DATE
1	A big park where kids can play. Similar to Larrat Lea Park	3/14/2018 11:17 AM

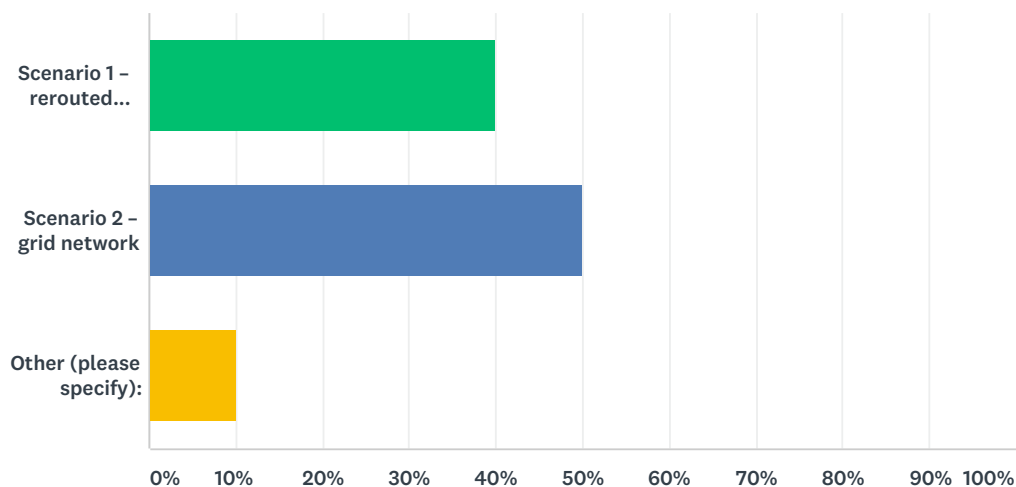
Q4 Please explain your choices in questions 2 and 3 and/or provide any other comments relating to parks.

Answered: 3 Skipped: 11

#	RESPONSES	DATE
1	More opportunities for families to spend time together outside in a safe environment. Physical activities and interaction with other families. Trails do not provide this.	3/14/2018 11:17 AM
2	We don't need a hangout area for drug dealing etc the way Wyndham Park became	3/9/2018 4:18 PM
3	a place to walk with grandchild	3/8/2018 6:04 PM

Q5 Which street network would you like to see in the Tertiary Plan area to provide access and connectivity for vehicles and pedestrians/cyclists?

Answered: 10 Skipped: 4

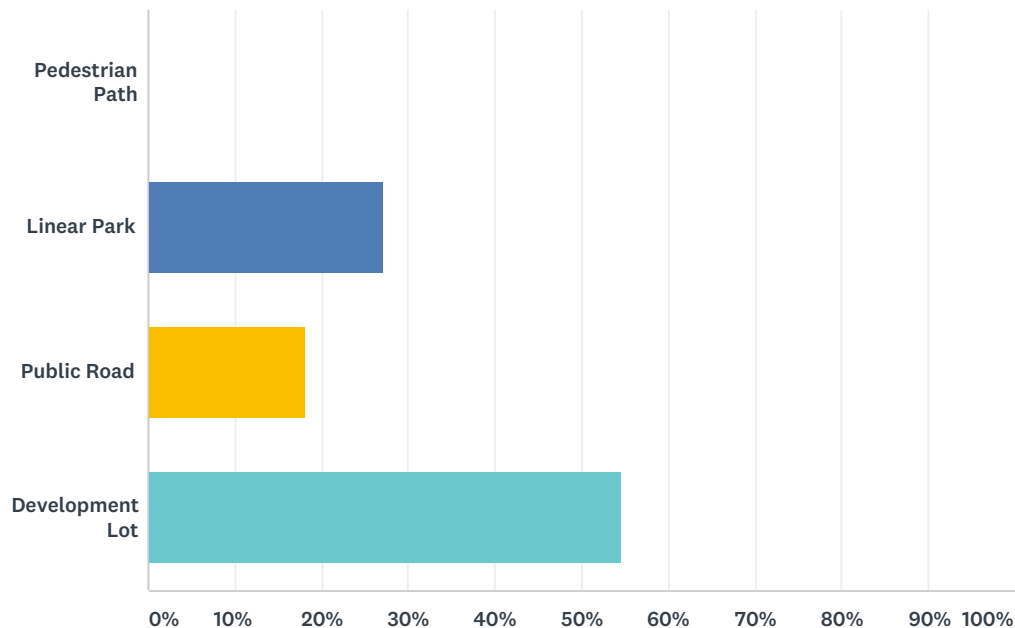


ANSWER CHOICES	RESPONSES	
Scenario 1 – rerouted Naughton connection	40.00%	4
Scenario 2 – grid network	50.00%	5
Other (please specify):	10.00%	1
TOTAL		10

#	OTHER (PLEASE SPECIFY):	DATE
1	No blind spots around a bend. Safer for kids playing outside	3/14/2018 11:40 AM

Q6 How should the Town-owned land on Leyburn Avenue be used in relation to the Tertiary Plan area? Please click on the photo that represents the most appropriate use for these lands.

Answered: 11 Skipped: 3



ANSWER CHOICES	RESPONSES	
Pedestrian Path	0.00%	0
Linear Park	27.27%	3
Public Road	18.18%	2
Development Lot	54.55%	6
TOTAL		11

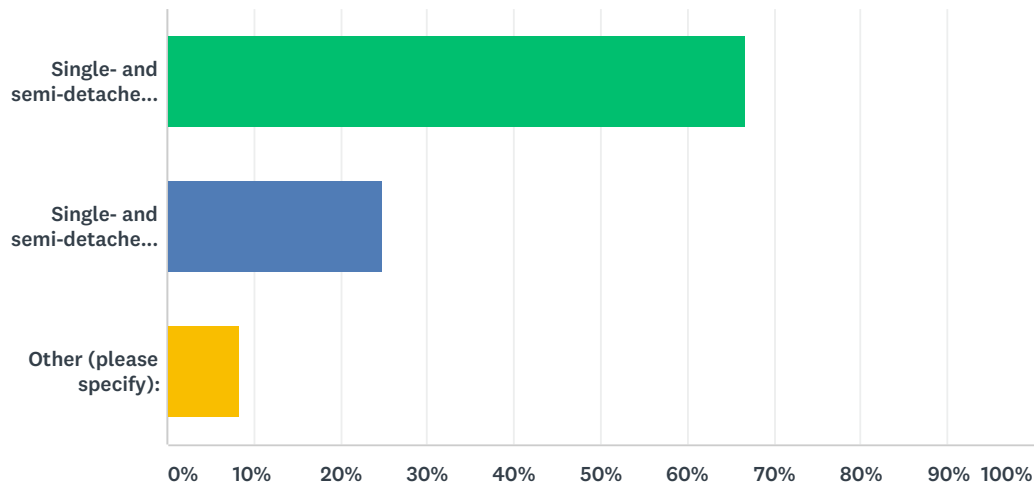
Q7 Please explain your choices in questions 5 and 6 and/or provide any other comments related to the street network.

Answered: 5 Skipped: 9

#	RESPONSES	DATE
1	Public road	3/19/2018 9:00 AM
2	Single family dwelling to match existing on Leyburn Ave. Trails & roads are unnecessary to our choices for street network and park choice.	3/14/2018 11:40 AM
3	its richmondhill,	3/8/2018 6:06 PM
4	rerouted Naughton better flow of this development in/out of the neighborhood that already has congestion problems. Likewise, develop the lot to on Leyburn to minimize traffic flow over on busy street. A walk through here will just have more traffic park on Leyburn if parking is at a premium within the development	3/8/2018 5:13 PM
5	As explained in the previous statement regarding this piece of land, this should be sold solely if the funds are to be used in the creation of a connecting linear park connecting the path network north of Brookside Rd to the pipe network trail running east and west of the community. If this option does does not suffice then the lands should be used as a Linear park only. This will allow pedestrians to cross into one neighborhood to the next while providing aesthetic appeal. In my honest opinion I do not see any need for connecting Leyburn Ave. with a public road to this proposed development.	3/7/2018 5:18 PM

Q8 Which type(s) of built form(s) would you like to see on Naughton Drive within the Tertiary Plan area?

Answered: 12 Skipped: 2

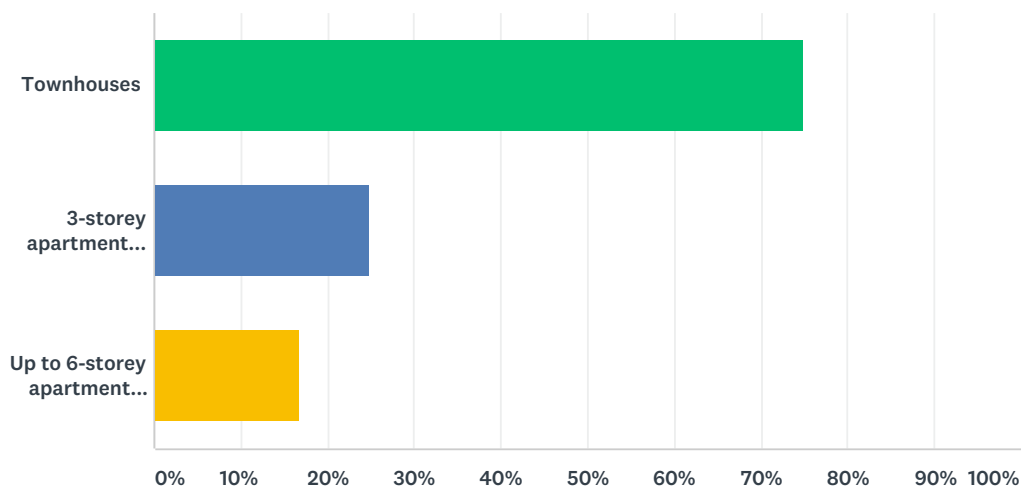


ANSWER CHOICES	RESPONSES	
Single- and semi-detached dwellings	66.67%	8
Single- and semi-detached dwellings and townhouse dwellings	25.00%	3
Other (please specify):	8.33%	1
TOTAL		12

#	OTHER (PLEASE SPECIFY):	DATE
1	Scenario #1 makes the most sense as the builder should be responsible for creating a transition through his own means. The existing homes along Leyburn Ave are not only single detached dwellings but CUSTOM homes that have their own identity within the community. This MUST be taken into consideration when developing this Tertiary Plan Study and presenting this Scenario #1 option. The community would like to see a genuine effort made by the Town of Richmond Hill to set forth a Tertiary Plan Study that will best respecting the existing neighborhood. There are plenty of examples in the Yonge St and Carrville Rd area that show us what not to do when trying to create a transition to the existing neighborhood. Let that be an example of how we can improve this going forward. A linear park buffer or presenting a strict single detached dwelling plan would best fit the community. As well as the possible option to present a "rule" to only permit architecturally appropriate buildings that the town will have to agree on prior to construction? all things must be considered.	3/7/2018 5:34 PM

Q9 Which type(s) of built form(s) would you like see in the dotted orange colour area shown in the scenarios? Select all that apply

Answered: 12 Skipped: 2

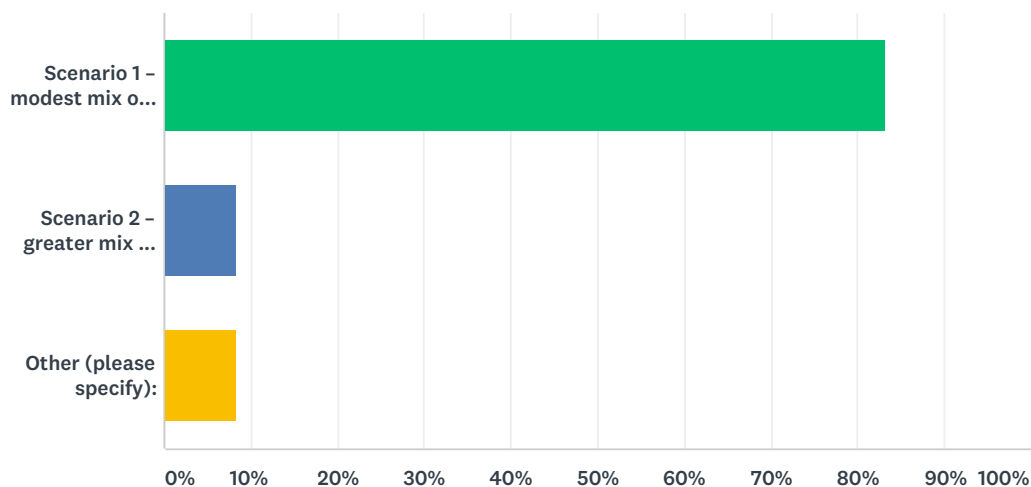


ANSWER CHOICES	RESPONSES
Townhouses	75.00% 9
3-storey apartment building	25.00% 3
Up to 6-storey apartment building	16.67% 2
Total Respondents: 12	

#	OTHER (PLEASE SPECIFY)	DATE
1	I would like to see townhouses only as this is a neighborhood designated area and that must be respected. These units will not be front Yonge St directly and thus the builder should have no argument as to create a higher density built form. The lands fronting Yonge St fall under the TRCA and should act as a natural core to be preserved and enhanced by either the builder or the town of Richmond Hill. Stacked towns should be all that is considered here. If apartment buildings are implemented in this plan the builder will use this as leverage with the OMB to either scale up height or plea for higher density.	3/7/2018 5:34 PM

Q10 Which scenario illustrates a suitable distribution and mix of residential development across the tertiary plan area?

Answered: 12 Skipped: 2



ANSWER CHOICES		RESPONSES	
Scenario 1 – modest mix of built form (with limited land area for townhouse and apartment forms)		83.33%	10
Scenario 2 – greater mix of built form (with more land area for townhouse and apartment forms)		8.33%	1
Other (please specify):		8.33%	1
TOTAL			12

#	OTHER (PLEASE SPECIFY):	DATE
1	Answered in question 8	3/7/2018 5:34 PM

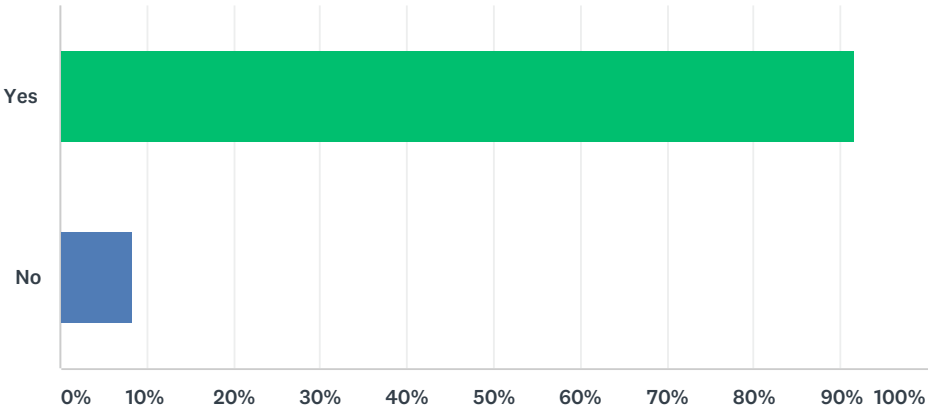
Q11 Please explain your choices for questions 8, 9 and 10 and/or provide any other comments on built form:

Answered: 4 Skipped: 10

#	RESPONSES	DATE
1	Keeping with the 40 year old neighbourhood. Less traffic. There is no Yonge Frontage, so taller homes/apartment building would clash with neighbourhood	3/14/2018 11:43 AM
2	I think the neighbourhoods need to flow - i.e. single house to single houses to semis to towns	3/9/2018 4:19 PM
3	Transitioning to a fully detached existing neighborhood together with KDA to include higher density immediately to the South of the area, together with existing traffic congestion during commute time with access to Yonge street off of Brookside and Canyon Hill, this area should minimize additional strain on road system and blend in better to existing housing.	3/8/2018 5:18 PM
4	Answered in question 8	3/7/2018 5:34 PM

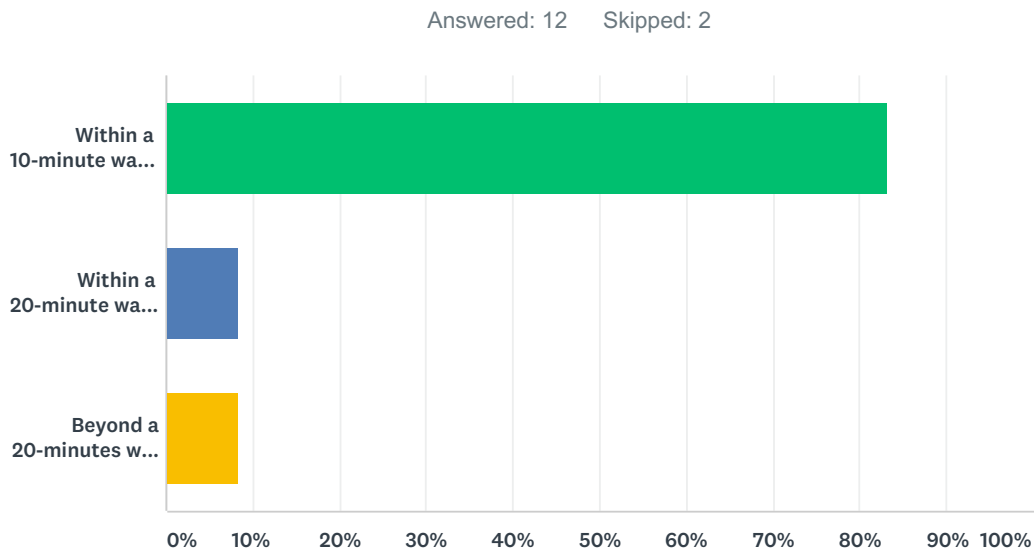
Q12 Are you a resident of Richmond Hill?

Answered: 12 Skipped: 2



ANSWER CHOICES		RESPONSES	
Yes		91.67%	11
No		8.33%	1
TOTAL			12

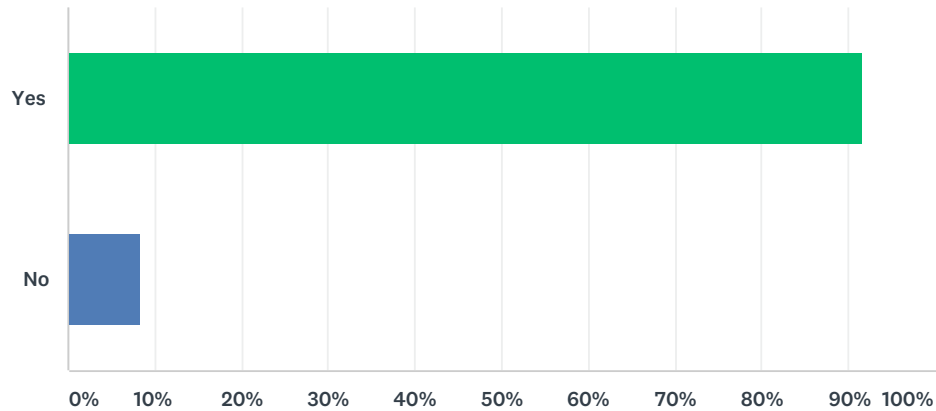
Q13 How far do you live from the Tertiary Plan study area?



ANSWER CHOICES	RESPONSES	
Within a 10-minute walk (approximately 400 m)?	83.33%	10
Within a 20-minute walk (approximately 800 m)?	8.33%	1
Beyond a 20-minutes walk (greater than 800 m)?	8.33%	1
TOTAL		12

Q14 Were you aware of the Bernard KDA study completed last year?

Answered: 12 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	91.67%	11
No	8.33%	1
TOTAL		12