



April 31, 2018

**MEMO TO:** Shelly Cham, Senior Planner

**FROM:** Joanne Leung, Manager of Heritage & Urban Design

**SUBJECT:** Official Plan & Zoning By-law Amendments, & Draft Plan of Subdivision

**Applicant Name:** Yonge MCD Inc.  
**Legal Description:** PLAN 1642 E PT LOT 23  
**Municipal Address:** 59 Brookside Road  
**Town File No.:** D01-16002  
D02-16012  
D03-16006

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The subject lands occupy the majority of the block bounded by Brookside Road to the north, Naughton Drive to the south, and a series of existing low density dwellings (which front on Leyburn Avenue) to the west. The north-south Rouge River tributary occupies most of the lands' eastern boundary, except for a portion of the lands located at the south – fronting directly onto Yonge Street.

Only the southeast portion of the subject lands lies within the Yonge and Bernard Key Development Area (KDA) as identified in the Town's Official Plan, while the majority of the lands are designated "Neighbourhood". Lands along the Rouge River tributary are designated "Natural Core" and form part of the Rouge River watercourse. As provided in the Town's official plan, development within the KDA boundaries shall provide for a maximum building height of 15-storeys directed towards the intersection of Yonge Street and Bernard Avenue.

The proposal is for a mixed-use, high-rise, medium and low-density residential on the subject lands with a total of 1189 units comprised of 29-storeys commercial/residential building within the boundary of the KDA, 3 additional high-rise buildings ranging from 29- to 16-storeys outside the KDA boundary, 22 street townhouse units, 22 condominium townhouse units, 138 condo stacked townhouse units, 6 single detached dwellings, and a 0.24 ha public park.

Urban design staff have reviewed the submitted concept plan, and urban design brief in accordance with the Town's "Official Plan", "The Yonge and Bernard KDA Secondary Plan" and the draft scenarios of "The South Brookside Tertiary Plan". We have provided the following urban design comments on the subject OPA and ZBA applications. More detail comments on matters such as block organization, architectural design, landscaping, and public/private realm interface will be available when relevant technical information is submitted to support the development proposal.

#### Built Form Transition

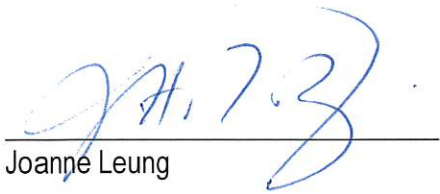
- Urban design staff do not support the applications as they do not conform to the Town's Official Plan policies with regards to Richmond Hill's urban structure and urban design policies related to appropriate transition of built forms adjacent to existing neighbourhood designation.
- A fulsome urban design review involving high density development and tower built form relies on technical information such as the size of tower floor plates, separation distance between towers, sun/shadow impact, wind impact, and

pedestrian amenities and traffic circulations etc. Staff will be able to provide more detailed comments when the required information is available.

- Staff recommend that alternative site design be explored to implement both The "*Yonge and Bernard KDA Secondary Plan*" and the draft scenarios of *The Tertiary Plan*. It is critical that any proposed intensification adjacent to a neighbourhood must respect and be sensitive to the existing context. Adequate transition of scale and building forms from high density uses to low density residential neighbourhoods must be demonstrated. Among other requirements, the angular plane policies of section 3.4.1.55 of the Town's Official Plan shall be met, and any adverse impact of the new development on the established neighbourhood must be minimized.
- Along the western boundary of the subject lands, townhouse units are proposed backing onto the existing single detached dwellings. Staff recommends that the townhouse units be replaced by semi-detached dwellings to facilitate a more appropriate built form transition to the existing context.

#### Site Design

- In accordance with the approved Yonge/Bernard KDA Recommendations Report and the draft scenarios of the Tertiary Plan, please provide a north-south public street connecting Brookside Road to Yonge Street, as well as an option showing a side connection to Naughton Drive.
- To ensure pedestrian accessibility, maximum visual and physical connection to the natural core area, staff recommends that the proposed public park be located adjacent to the edge of the natural heritage system as a linear park as provided in the draft scenarios of *The South Brookside Tertiary Plan*.



Joanne Leung