

D02-16012, D03-16006
Yonge MCD Inc.
59 Brookside Road

Date: May 2, 2018
Commented by: Samson Wat

D02 Comments

General Comments

- The transportation network shown on the concept plan does not conform to the vision of the Bernard KDA Secondary Plan and the Draft Brookside Tertiary Plan. Concept plan should be updated to reflect the planned road network identified in these study. Refer to Schedule 1 and Section 3.2 of the Tertiary Plan for details of the new public streets, pedestrian and cycling connections.
- Parking plans should be provided to demonstrate the feasibility of satisfying the ZBL parking requirements.
- It is recommended that the proposed ZBL to adopt parking, bicycling parking and loading requirements in ZBL 111-2017.
- Travel Demand Management (TDM) strategies including car shared spaces, and maximum parking rates and more should be considered and included in the ZBL.
- Noise Study is required.

Traffic Impact Study prepared by Mark Engineering dated April 2016

- The following background developments should be included in the traffic study:
 - o 11130 Yonge Street, Residential Uses with 114 dwelling units.
 - o 10922, 10944, 10956 Yonge Street, Residential Uses, 160 Townhouse Dwelling units.
- Traffic analyses were performed using HCS instead of Synchro. It is difficult to confirm and review the assumptions applied in the model. An updated traffic study should be completed with Synchro analysis.
- Queuing analysis should be provided.
- The proposed site trip distribution and assignment are not acceptable. The subject development cannot rely on the private access at 11000 Yonge Street to enter and leave the proposed development. An update of the traffic study with reasonably site trip assignment is required.
- The traffic study should also include the following intersections
 - o Future Public Street/Abitibi St. at Naughton Dr.
 - o Abitibi St. at Canyon Hill Ave.
 - o Future Public Street at Yonge Street
 - o Brookside Road at Leyburn Avenue
- An exclusive EB-R turn lane is proposed at the Brookside/Yonge intersection and is not feasible due to insufficient Right-of-Way. An alternative recommendation shall be provided to alleviate traffic operation at the intersection.
- Interim and ultimate scenarios shall be provided in the traffic study.

- Interim scenario
 - RIRO only at the Future Public Road /Yonge Street intersection.
 - No vehicular connection to Naughton Drive.
- Ultimate scenario
 - Signalized intersection at Future Public Road/Yonge Street.
 - Vehicular connection to Naughton Drive.
- TDM plan shall be provided and include a TDM recommendation checklist that summarizes the program and measures, implementation programs, responsibility of the applicant and the estimated cost for these recommendations.

D03 Comments

- Draft Plan should be updated to reflect the planned road network identified in the Bernard KDA Secondary Plan and the Draft South Brookside Tertiary Plan. Refer to Schedule 1 and Section 3.2 of the Tertiary Plan for the ROW requirements and general alignment of the planned public streets.
- Roundabout is planned and identified in the Draft South Brookside Tertiary Plan. Draft Plan should be updated to include a roundabout.
- Additional Right-of-Way may be required at the approaches of the intersection to accommodate additional turn lanes.
- Daylighting triangle will be required at the new public intersections identified in the secondary plan and the draft tertiary plan. The daylighting triangle requirements are outlined in the Town's Standards and Specifications Manual.
- Brookside Drive is a major collector road and requires a 26 metres R.O.W.
- This plan shall not preclude future road connection between the South Brookside Tertiary Plan area and Abitibi Street.
- Cul-de-sac shall be provided on Naughton Drive as shown in the Draft Tertiary Plan.