



## **Staff Report for Council Public Meeting**

**Date of Meeting:** April 8, 2025  
**Report Number:** SRPBS.25.041

**Department:** Planning and Building Services  
**Division:** Development Planning

**Subject:** **SRPBS.25.041 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – Monage 24 Brookside Holdings Corp. – City Files OPA-24-0008 and ZBLA-24-0015**

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### **Owner:**

Monage 24 Brookside Holdings Corp.  
28 Hedgewood Road  
Toronto, Ontario  
M2L 1L5

### **Agent:**

WND Associates  
47 Roselawn Avenue  
Toronto, Ontario  
M4R 1E5

### **Location:**

Legal Description: Part of Lot 3 and Part of Block A, Registered Plan 1642  
Municipal Address: 24 Brookside Road

### **Purpose:**

A request for comments concerning Official Plan and Zoning By-law Amendment applications to permit a high density residential development on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPBS.25.041 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Monage 24 Brookside Holdings Corp for lands known as Part of Lot 3 and Part of Block A, Registered Plan 1642 (Municipal Address: 24 Brookside Road), City Files OPA-24-0008 and ZBLA-24-0015, be received for information purposes only and that all comments be referred back to staff.**

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### Contact Persons:

- Leigh Ann Penner, Senior Planner, 905-771-2462
- Kaitlyn Graham, Acting Manager of Development, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

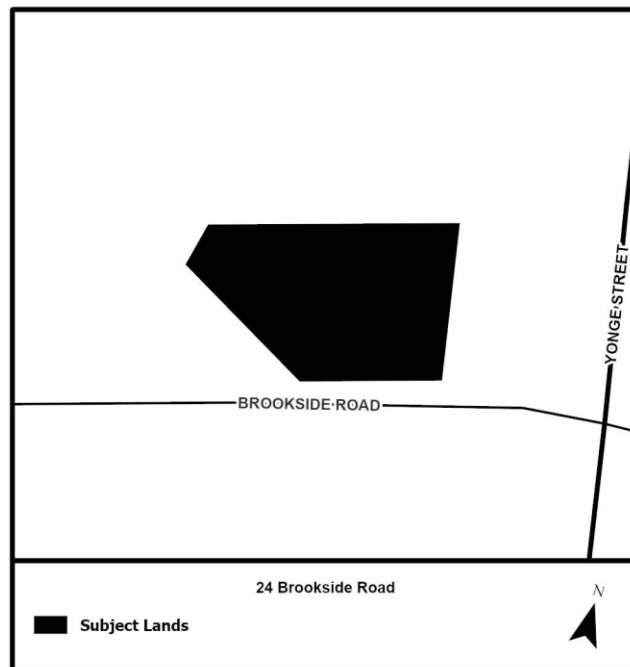
### Report Approval:

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

### Key Messages:

- the applicant is seeking approval of Official Plan and Zoning By-law Amendment applications to permit a high density residential development to be comprised of a 23 storey apartment building with a six (6) storey podium and 207 dwelling units on its land holdings at a density of 7.33 FSI; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

### Location Map:



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### Background:

On November 10, 2014, the previous owner of the subject lands (Brookside Castle Corporation) submitted complete Official Plan and Zoning By-law Amendment applications (City Files: D01-14005 and D02-14031) to the City in support of its proposal to permit a four (4) storey mixed-use commercial/retail building on the subject lands. Following a series of revised proposals. On January 27, 2021 Council approved a revised development proposal to permit a five (5) storey medical office building with ground related retail uses on the subject lands (refer to Appendix “A”).

Ownership of the lands changed to Monage 24 Brookside Holdings Corp in December 2022. The current owners submitted the subject Official Plan and Zoning By-law Amendment applications, which were deemed complete by the City on December 4, 2024. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the north side of Brookside Road, west of Yonge Street (refer to Map 1). The lands have a total lot area of approximately 0.59 hectares (1.46 acres), a total lot frontage of approximately 58.3 metres (191.27 feet) along Brookside Road and are presently vacant. A tributary of the Rouge River and associated valleylands traverse the lands in a north-south direction along the westerly limit of the property. The lands abut existing commercial uses to the north and east, Brookside Road to the south, and a creek (Rouge River tributary) with associated valleylands to the west (refer to Map 1).

It is noted that applications to permit a high density, mixed use residential/commercial development have been approved on the abutting lands to the north (11160 Yonge Street, City Files: D01-20013 and D02-20025), while applications to permit a high density residential development on the abutting lands to the east are currently under review (11130 Yonge Street, City Files: D01-18001 and D02-18007). Furthermore, applications have been recently submitted to permit a medium and high density residential/community use development on lands to the south (0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive, City Files: OPA-24-0007, ZBLA-24-0013).

#### Development Proposal

The applicant is seeking Council’s approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a high density residential development on its land holdings (refer to Map 4). The proposed development is to be

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comprised of a 23 storey apartment building with a six (6) storey podium, 207 residential units, indoor and outdoor amenity space (including a green rooftop), one (1) level of underground vehicular parking and three (3) levels of structured vehicular parking within the podium. Vehicular access is to be provided from Brookside Road and connect to a proposed pick-up/drop-off area and ramp to the underground and aboveground parking garage (refer to Maps 5 to 9). Furthermore, the applicant's development proposal contemplates a potential vehicular driveway access connection from the subject lands to the adjoining property to the east (11130 Yonge Street) (refer to Map 4).

The following summary outlines the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Site Area:** 0.59 hectares (1.46 acres)
- **Total Lot Frontage:** 58.3 metres (191.27 feet)
- **Total Number of Units:** 207
- **Number of Storeys:** 23 (including a 6 storey podium)
- **Building Height:** 77 metres (252.62 feet) (excludes mechanical penthouse)
  
- **Total Gross Floor Area:** 17,015 square metres (183,148 square feet)
- **Floor Space Index (FSI):** 7.33
- **Total Parking Spaces:** 186 (includes 6 accessible spaces)
  - **Residential:** 154 (0.74 spaces per dwelling unit)
  - **Visitor:** 32 (0.15 spaces per unit)
- **Number of Bicycle Spaces:** 173
  - **Residents:** 166
  - **Visitors:** 7
- **Total Amenity Space:**
  - **Outdoor:** 414 square metres (4,456.26 square feet)
  - **Indoor:** 414 square metres (4,456.26 square feet)

### Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Topographical Survey;
- Concept Plan;
- Site Plan;
- Architectural Plans;
- Landscape Plans;
- Urban Design Brief;
- Shadow Study;

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- Stage 1 and 2 Archaeological Assessments;
- Natural Heritage Evaluation;
- Oak Ridges Moraine Conformity Report;
- Tree Inventory and Preservation Plan;
- Phase 1 and Phase 2 Environmental Site Assessments;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Study and Dewatering Impact Assessment;
- Transportation Impact Study;
- Noise and Vibration Feasibility Assessment;
- Water Balance Study;
- Record of Site Condition; and,
- Housing Affordability Matrix.

### Official Plan and Zoning By-law Amendment Applications

The applicant has submitted an Official Plan Amendment application to establish a site specific exception to the **Regional Mixed-Use Corridor** designation policies applicable to the subject lands in order to facilitate the proposed development. The site specific exemption would permit the following (refer to Appendix “B”):

- an increase in the permitted building height from 15 storeys to 23 storeys;
- an increase in the permitted density from to 2.0 FSI to 2.98 FSI; and,
- a tower floor plate size of 750 square metres for any portion of a building above the podium.

The associated Zoning By-law Amendment application would rezone the subject lands from **General Commercial One (GC1) Zone** and **Flood (F) Zone** under By-law 190-87, as amended by By-law 27-21, to **Multiple Residential Ten (RM10) Zone** and **Open Space (OS) Zone** under Zoning By-law 190-87, as amended, with site specific development standards to implement the proposed development (refer to Appendix “C”).

### Planning Analysis:

Staff has undertaken a preliminary review of the applicant’s development proposal based on the policy framework contained within the *Provincial Planning Statement (2024)* (the “PPS”), the *Oak Ridges Moraine Conservation Plan (2017)* (the “ORMCP”), the *Regional Official Plan (2022)* (the “ROP”) and the *City of Richmond Hill Official Plan (2010)* (the “Plan”). Staff notes that while the City’s in-force Plan is consistent with the *Provincial Policy Statement (2020)* and the *Regional Official Plan (2010)* that were in-force at the time of approval, the City is currently conducting a Municipal Comprehensive Review (MCR) to update the Plan as necessary to align with recent Provincial and Regional planning direction. The following sections provide an overview of the policies relevant to the subject applications.

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### York Region Official Plan

On June 6, 2024, *Bill 185, Cutting Red Tape to Build More Homes Act* received Royal Assent bringing into effect a series of changes to the *Planning Act* among which included the removal of planning responsibilities from the Regional Municipality of York. Effective July 1, 2024, the Region of York no longer has planning responsibilities under the *Planning Act* and is no longer the approval authority of the City's Plan or its amendments. Accordingly, the ROP is now deemed to be an Official Plan of the City of Richmond Hill.

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP and more specifically designated as **Community Area** in Map 1A (Land Use Designations) of the ROP. The **Urban Area** is considered the primary location for growth and development within York Region, which includes Towns, Villages, Centres and Corridors. The **Community Areas** are intended to support a wide range and mix of urban uses and to accommodate a significant portion of planned growth within York Region.

Additionally, the subject lands are located within the boundaries of the "Bernard BRT Station" Protected Major Transit Station Area (PMTSA), referred to as PMTSA 44, in accordance with Map 1B (Urban System Overlays) and Appendix 2 (York Region Major Transit Station Areas) of the ROP. A density target of 200 people and jobs per hectare is contemplated for this PMTSA.

As set out within **Chapter 4.0** of the ROP, MTSA's represent a key component of the Region's intensification and growth management strategy and are intended to support higher density, mixed-use and transit-oriented development. Staff will continue to review the applications in the context of the applicable policies of the ROP which will form part of a future recommendation report to Council.

Notwithstanding the above, the City of Richmond Hill Official Plan is to be relied upon to set out more specific policies related to land use and design that refine the broader direction established in the ROP.

### City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed-Use Corridor** and **Natural Core** in accordance with Schedule A2 (Land Use) of the City's Plan (refer to Map 2). The lands are also located within the **Settlement Area** of the ORMCP in accordance with Schedule A3 of the Plan and are partially located within an area of High Aquifer Vulnerability as shown on Schedule A5 of the Plan.

The **Regional Mixed-Use Corridor** designation applies to the majority of the lands and is intended to accommodate intensification at a scale and intensity generally less than the **Key Development Areas**. The predominant land uses and activities within the **Regional Mixed-Use Corridor** are to be mixed use, pedestrian friendly and transit oriented uses and therefore medium/high density residential uses as well a full range of

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commercial, retail and office uses are permitted within this designation (**Policy 4.6.1.2**). Development within the **Regional Mixed-Use Corridor** is also encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site (**Policy 4.6.1.4**). Furthermore, development within this portion of the **Regional Mixed-Use Corridor** shall have a maximum building height of eight (8) storeys and a maximum base building height of four (4) storeys (**Policy 4.6.1.10**), with a maximum density of 2.0 FSI (**Policy 4.6.1.8**). The Plan further stipulates that the tallest buildings be directed to the Yonge Street frontage (**Policy 4.6.1.10**).

Further to the above policy direction, **Policy 3.4.1** of the Plan sets out design criteria for all development which includes specific policies for high-rise residential buildings. Specifically, high-rise buildings shall generally have a slender floorplate above the podium of approximately 750 square metres (8,072.93 square feet) and shall introduce step backs for tower elements proposed above base buildings to reduce the visual impact of the built form, along with a more appropriate interface with the public realm.

High-rise buildings shall also be designed with sufficient separation distance of approximately 25 metres between proposed and existing towers to maintain appropriate light, view and privacy conditions. Finally, development in the **Settlement Area** that abuts the Greenway System shall provide a naturalized transition to the Greenway System (**Policy 3.4.1.60**).

The western portion of the lands contain the Rouge River tributary which are designated **Natural Core** and within the Greenway System in accordance with the Plan (**Policies 4.10.5.1** and **3.2.1**). The western portion of the property also contains valleylands and a significant woodland that is contiguous to the Rouge River tributary. Permitted uses within the **Natural Core** designation include fish, wildlife and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, unserviced parks and accessory uses (**Policy 4.10.5.1**). The **Natural Core** designation is intended to maintain and, where possible, improve or restore the ecological integrity of the natural features and functions (**Policy 4.10.5**).

Furthermore, lands located within the **Natural Core** designation shall be protected over the long term in order to maintain, and wherever possible, enhance the size, diversity, health, connectivity, and resiliency of the Greenway System (**Policy 4.10.5**). In accordance with **Policy 3.2.2.3.7** of the Plan, the Natural Hazards policies direct that a minimum protection zone (or buffer) of 10 metres from the outer limits of the hazard lands shall be provided. Pursuant to the policies of the Plan, lands which constitute the **Natural Core** designation shall be conveyed through the development approval process into public ownership to ensure their protection over the long-term (**Policy 3.2.2.3.8**).

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the ORMCP. In accordance with **Policy 3.2.1.1.18** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

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A portion of the lands is located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 of the Plan. Lands within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. **Policy 3.2.1.1.37** of the Plan identifies additional uses prohibited within an Area of High Aquifer Vulnerability however, the proposed development is not anticipated to affect the Area of High Aquifer Vulnerability.

In accordance with the affordable housing policies of the Plan, a minimum of 25% of new housing units within the **Settlement Area** are required to be affordable and 5% of units shall contain three (3) or more bedrooms (**Policies 3.1.5.3 and 3.1.5.6**). Staff will continue to work with the applicant to ensure conformity with both the City's affordability requirements and related housing policies as prescribed by the Plan.

Based on a preliminary review of the proposed development relative to the **Regional Mixed-Use Corridor** policies, the subject development proposal is generally consistent with the land use permissions of this designation; however, the proposal does not conform with the applicable density and height provisions established in the Plan. In terms of the **Natural Core** policies, the limits of development and minimum buffers to the edge of the Significant Woodland must be demonstrated through the submission of a revised Natural Heritage Evaluation (NHE) that addresses the requirements of the ORMCP Technical Paper No. 7 and deemed acceptable by the City.

A detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future recommendation report to Council.

### Zoning By-law

The subject lands are zoned **General Commercial One (GC1) Zone** and **Flood (F) Zone** under By-law 190-87, as amended by By-law 27-21 (refer to Map 3). It should be noted that there are no general development standards for the **RM10 Zone** under By-law 190-87. As such, development standards for high density residential development proposals are implemented on a site specific basis.

In this regard, outlined on the following page is a summary of the requested site specific development standards proposed by the applicant:



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<b>Development Standard</b>	<b>Proposed Standard, RM10 Zone under By-law 190-87, as amended</b>
<b>Minimum Lot Area</b>	2,322 square metres (24,993.80 square feet)
<b>Minimum Lot Frontage</b>	14.5 metres (47.57 feet)
<b>Maximum Gross Floor Area</b>	17,050 square metres (183,524.67 square feet)
<b>Maximum Floor Area Ratio</b>	733%
<b>Maximum Tower Floor Plate</b>	750 square metres (8,073.20 square feet)
<b>Maximum Lot Coverage</b>	N/A
<b>Minimum Front Yard Setback (Brookside Road)</b>	7.5 metres (24.61 feet)
<b>Minimum Side Yard Setback (east and west)</b>	Nil
<b>Minimum Rear Yard Setback</b>	Nil
<b>Maximum Building Height (exclusive of mechanical equipment)</b>	23 storeys / 77 metres (252.62 feet)
<b>Maximum Coverage of Mechanical Penthouse</b>	60% of roof surface
<b>Maximum Number of Dwelling Units</b>	207
<b>Minimum Amenity Space</b>	4.0 square metres / dwelling unit (43.06 square feet / dwelling unit)
<b>Minimum Parking Spaces Standard Dwelling Units:</b> <ul style="list-style-type: none"> <li>• Bachelor Dwelling Unit:</li> <li>• 1 Bedroom Dwelling Unit:</li> <li>• 2 Bedroom Dwelling Unit:</li> <li>• 3 Bedroom Dwelling Unit:</li> <li>• Visitor:</li> </ul>	0.70 parking spaces / dwelling unit 0.80 parking spaces / dwelling unit 0.90 parking spaces / dwelling unit 1.0 parking space / dwelling unit 0.15 parking spaces / dwelling unit
<b>Minimum Parking Spaces Affordable Dwelling Units:</b> <ul style="list-style-type: none"> <li>• Bachelor Dwelling Unit:</li> <li>• 1 Bedroom Dwelling Unit:</li> <li>• 2 Bedroom Dwelling Unit:</li> <li>• 3 Bedroom Dwelling Unit:</li> <li>• Visitor:</li> </ul>	0.40 parking spaces / dwelling unit 0.50 parking spaces / dwelling unit 0.55 parking spaces / dwelling unit 0.55 parking space / dwelling unit 0.15 parking spaces / dwelling unit
<b>Minimum Bicycle Parking Spaces</b> <ul style="list-style-type: none"> <li>• Residential:</li> <li>• Visitor:</li> </ul>	0.78 bicycle parking spaces / dwelling unit 0.03 bicycle parking spaces / dwelling unit

The draft Zoning By-law amendment submitted by the applicant in support of its development proposal is currently under review (refer to Appendix “C”). The appropriateness of the proposed land use, site specific zoning provisions and exceptions, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with

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regards to policy conformity, compatibility, design and function. It should be noted that in accordance with *Bill 185*, which amended the *Planning Act* to restrict Zoning By-laws and Official Plans from setting out minimum parking requirements, except for bicycle parking, on lands within a PMTSA. As the subject lands are located within PMTSA 44, there are no minimum parking requirements included in the proposed Zoning By-law amendment.

### **City Department and External Agency Comments:**

The subject Official Plan and Zoning By-law Amendment applications and associated background studies and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comment. Comments have been received from the City's Infrastructure and Development Engineering Services, Community Services – Waste Management, Corporate and Financial Services Department, Building Services – Zoning Division, Richmond Hill Fire and Emergency Services, York Region, York Catholic District School Board, York Region District School Board, Canada Post, Alectra Utilities, Rogers Communications and Enbridge Gas. These City departments and external agencies have no objection to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. These comments have been forwarded to the applicant for consideration but have not been appended to this report. At the time of writing this report, the applications remain under review by Conseil Scolaire Viamonde and Conseil Scolaire De District Catholique Monavenir. Outlined below is a summary of the key comments received as of the time of writing of this report:

### **Heritage and Urban Design Section**

The City's Heritage and Urban Design Section has reviewed the applicant's development proposal in accordance with the City's Official Plan and the City-wide Urban Design Guidelines and has provided comments with respect to the applicant's site specific Official Plan policy amendments regarding the proposed massing and built form with a focus on high-rise design principles (refer to Appendix "D"). Staff has expressed concerns relating to the proposed increase in height of the proposed tower and base building. Staff note that the proposed building heights do not align with the City Structure of the Plan that permits building heights of eight (8) storeys and base building heights of four (4) storeys in the **Regional Mixed-Use Corridor** designation. On this basis, Urban Design staff suggest that the applicant consider reducing the building heights to better align with the policies of the Plan and context of the surrounding area.

### **Park and Natural Heritage Planning Section**

The City's Park and Natural Heritage Planning Section has identified concerns and technical matters to be addressed with respect to determining the limits of the natural heritage features and associated buffers to same (refer to Appendix "E"). In this regard, the limits of development and minimum buffers to the edge of the Significant Woodland

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must be demonstrated through the submission of a revised Natural Heritage Evaluation (NHE) that addresses the requirements of the ORMCP Technical Paper No. 7 and deemed acceptable by the City.

### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the applicant's development proposal and provided comments with respect to the delineation of the Regulatory Flood Plain in addition to comments to be addressed at the detailed design stage (refer to Appendix "F"). TRCA advises that the Regulatory Flood Plain through this section of the Rouge River watershed was updated in 2020 and that that some minor changes have occurred to the natural hazard (flood plain) limit which should be reflected in the current development proposal. Accordingly, the location of the most current flood plain should be delineated on all relevant drawings to ensure development does not encroach into the flood hazard or associated buffer.

### Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the subject lands are located within the boundaries of Protected Major Transit Station Area (PMTSA) 44 associated with the Bernard BRT Station;
- the proposed high density residential development is consistent with the **Regional Mixed-Use Corridor** policies of the Plan with respect to land use;
- the height and density of the proposed development exceeds the permissions of the **Regional Mixed-Use Corridor** designation of the Plan, which permits a maximum building height of eight (8) storeys, a maximum base building height of four (4) storeys and a maximum site density of 2.0 FSI, whereas the applicant is proposing a building height of 23 storeys, a base building height of 6 storeys and a site density of 7.33 FSI. Notwithstanding the preceding, the proposed development effectively includes 24 storeys as the building contains a proposed mezzanine level, which functions as an additional floor;
- the proposed density calculation reported in the applicant's draft Official Plan Amendment is based on the gross lot area of the subject lands, which includes lands within the **Natural Core** designation of the Plan. However, as defined in the Plan, density shall be calculated based on only net developable area;
- contextually, staff recognize that high rise built forms are approved on adjacent lands to the north (11160 Yonge Street) and proposed on adjacent lands to the east (11130 Yonge Street). Notwithstanding, **Policy 4.6.1.10(c)** of the Plan stipulates that the tallest buildings shall be directed to the Yonge Street frontage. Given that the subject lands do not have direct frontage on Yonge Street, the applicant shall revise

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their development proposal to align with the City's Urban Structure for Regional Corridors in accordance with **Policy 3.1.3.10** of the Plan;

- the applicant will be required to address the base building height of the development to minimize its potential impact on the public realm and in consideration of the surrounding context. It is noted that the submitted plans appear to contemplate a two (2) storey ground floor. In this regard, the height of the first floor should not exceed a maximum of 4.5 metres (14.76 feet) and the proposed mezzanine should be shown as a separate floor. Staff note the appropriateness of the applicant's development proposal with respect to maximum building height will continue to be reviewed;
- **Policy 3.1.5.3** of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** to be affordable. In this regard, the applicant will be required to demonstrate how the affordable housing policy will be satisfied based on the City's current Affordable Housing Template;
- **Policy 3.1.5.6** of the Plan requires a minimum of 5% of units within high density residential development to be three (3) bedroom units. It is noted that 26 units (12.6%) of the proposed total dwelling units are to be three (3) bedroom units, which conforms with the applicable policies of the Plan;
- the lands are designated **Settlement Area** under the Plan and the ORMCP and are subject to the policies of **Section 3.2.1.1** of the Plan. The required Oak Ridges Moraine Conformity Report was provided in support of the applications in accordance with **Policies 3.2.1.1.18** and **3.2.1.1.37** of the Plan. The proposal must demonstrate how it meets the applicable policies of the Plan in this regard;
- the applicant is advised to continue working with the City to ensure the protection of the ORMCP *key natural heritage features* and *key hydrological features* associated with the subject lands, and in particular, the Rouge River tributary existent on the subject lands. This includes the associated valleylands and Significant Woodland traversing the property and the provision of required minimum buffers/vegetation protection zones;
- the applicant is required to demonstrate conformity with the design criteria policies of the Plan (**Policy 3.4.1**) and will be assessed on the basis of the City-wide Urban Design Guidelines as it relates to design, compatibility and architectural detailing;
- the applicant must satisfactorily address any issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal;
- the applicant will be required to submit a Sustainability Performance Metrics Tool in support of its development proposal that satisfies the minimum threshold score for Site Plans through a future application for Site Plan approval;
- staff will continue to review the proposed development to determine the appropriateness of the request to amend the Official Plan and Zoning By-law with respect to height, density and built form, as well as the site specific development standards requested by the applicant; and,
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the intended form of development and to implement the proposed condominium tenure.

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A comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. Staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments, including proposed land use and development standards requested by the applicant. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

### **Financial Implications:**

The recommendation of this report does not have any financial, staffing or other implications.

### **Relationship to Strategic Plan 2024-2027:**

The recommendation of this report does not have any direct implications with respect to the 2024-2027 Strategic Plan. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix A, Extract from Council Meeting C#03-21 held on January 27, 2021
- Appendix B, Applicant's Draft Official Plan Amendment
- Appendix C, Applicant's Draft Zoning By-law Amendment
- Appendix D, Memo from Heritage and Urban Design, dated January 29, 2025
- Appendix E, Memo from Park and Natural Heritage Planning, dated February 4, 2025
- Appendix F, Letter from Toronto and Region Conservation Authority, dated January 30, 2025
- Map 1, Aerial Photograph
- Map 2, Official Plan Schedule A2 – Land Use
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Proposed Elevation (North)
- Map 6, Proposed Elevation (East)
- Map 7, Proposed Elevation (Southwest)
- Map 8, Proposed Elevation (South)
- Map 9, Proposed 3D Renderings

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### Report Approval Details

Document Title:	Staff Report SRPBS.25.041 - Request for Comments - 24 Brookside Road.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Council Extract C03-21.docx</li><li>- Appendix B - Applicant's Draft Official Plan Amendment.pdf</li><li>- Appendix C - Applicant's Draft Zoning By-law Amendment.pdf</li><li>- Appendix D - Memo from HUD.pdf</li><li>- Appendix E - Memo from PNHP.pdf</li><li>- Appendix F - Letter from TRCA.pdf</li><li>- Map 1 Aerial Photograph.docx</li><li>- Map 2 Official Plan Schedule A2 – Land Use.docx</li><li>- Map 3 Existing Zoning.docx</li><li>- Map 4 Proposed Site Plan.docx</li><li>- Map 5 Proposed Elevation (North).docx</li><li>- Map 6 Proposed Elevation (East).docx</li><li>- Map 7 Proposed Elevation (Southwest).docx</li><li>- Map 8 Proposed Elevation (South).docx</li><li>- Map 9 Proposed 3D Renderings.docx</li></ul>
Final Approval Date:	Mar 20, 2025

This report and all of its attachments were approved and signed as outlined below:

**Sandra DeMaria on behalf of Deborah Giannetta - Mar 19, 2025 - 12:01 PM**

**Gus Galanis - Mar 19, 2025 - 1:33 PM**

**Darlene Joslin - Mar 20, 2025 - 8:48 AM**