



*land use planning
&
development*

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April 7, 2025

City Clerk

The Corporation of the City of Richmond Hill

225 East Beaver Creek

Richmond Hill, Ontario L4B 3P4

Dear Clerk:

Re: Council Public Meeting – Tuesday April 8th, 2025

City Files: OPA-24-0008 and ZBLA-24-0015

Staff Report SRPBS.25.041 - 24 Brookside Road

I act on behalf of JG Cordone Investments Limited (“Cordone”), owner of 11130 Yonge Street, the property immediately to the east of the lands that are the subject of these applications. There are currently development applications on file for 11130 Yonge Street (D01-18001 and D02-18007), which are in the process of being revised and for which a Pre-Submission Meeting took place with City staff on November 8, 2024 (PRE-24-0084).

A Pre-Submission Meeting Response letter, dated December 12, 2024, was provided to “Cordone” which is currently in the process of being addressed through the preparation of revised applications for Official Plan Amendment and Zoning By-law Amendment, to bring the proposed development more in-line with the new provincial planning directions for lands within a Regional Mixed-Use Corridor and the Bernard BRT Station Protected Major Transit Station Area (PMTSA).

As noted by City staff on Page 7 of Staff Report SRPBS.25.041, in the City of Richmond Hill Official Plan, (notwithstanding the specific height being proposed for specific buildings by the subject applications and the Cordone revised applications) development within the Regional Mixed-Use Corridor should provide for “the tallest buildings be directed to the Yonge Street frontage”. On Page 3 of Staff Report SRPBS.25.041, it is further acknowledged that applications to permit a high-density residential development on the abutting lands to the east (11130 Yonge Street) are currently under review.

“Cordone” has a number of concerns related to the subject applications for 24 Brookside Road which can be summarized as follows:

- The proposed development indicates a Minimum Side Yard Setback to the east as Nil. This does not take into account the difference in grade between the two properties, nor the adjacent use as the playground area for the existing daycare centre operating on the 11130 Yonge Street site. Since the potential exists for the development of 24 Brookside Road to proceed in advance of any redevelopment of 11130 Yonge Street, this will create significant adverse impact on the daycare centre use during construction and after for as long as the current use remains. These impacts will include potential safety, noise and drainage issues.
- City staff have indicated on Page 7 of Staff Report SRPBS.25.041, that 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)”. It is not clear from the applicant’s plans how the access connection would, or could function, and no discussions between the two landowners or their consultants have occurred to date related to this matter or to coordinate the two potential developments.
- It appears that the proposed development on the subject lands has been designed without appropriate consideration for the existing or proposed context of the adjacent lands and that discussion between affected landowners and City staff should occur to address these and other related issues, prior to any decisions being made on the development applications.

We wish to be kept informed of the ongoing processing of these applications and placed on the contact list for any future notification related to these matters. We will also be requesting the opportunity to make a brief presentation in support of this submission at the Council Public Meeting virtually.

Thank you.

Yours truly,

MPLAN Inc.

A handwritten signature in black ink, reading "Michael S. Manett". The signature is fluid and cursive, with a stylized "M" and "S".

Per Michael S. Manett, MCIP, RPP.