

Council Public Meeting

Tuesday, April 8th, 2025

Concerning a Proposed Official Plan Amendment and Zoning By-law Amendment

A Public Meeting is scheduled for Tuesday, April 8th, 2025, at 7:00 PM to notify the public and receive comments on the following applications that have been received by the City. The meeting will be held both in person in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road and using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at RichmondHill.ca/CouncilMeetings.

Inquiries Refer To:

City Files: OPA-24-0007 and ZBLA-24-0013

City Planner: Kaitlyn Graham, Project Manager

Telephone: 905-771-5563

Email: Kaitlyn.graham@richmondhill.ca

A request has been received from **YONGE MCD INC.** to amend the Official Plan and Zoning By-law for lands described as Part of Lots 1, 2 and 23, Registered Plan 1642, Lots 1, 2, 3 and 4, Registered Plan 3600, and Lots 1 and 4, Registered Plan 3799, and municipally known as 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive. The subject lands have a total lot frontage of 197.62 metres (648.36 feet) along Yonge Street, 112.78 metres (370.01 feet) along Brookside Road, and 132.16 metres (433.60 feet) along Naughton Drive and a total area of 4.64 hectares (11.47 acres).

The applicant is proposing to amend the Official Plan and Zoning By-law to facilitate the construction of a medium and high density mixed-use development comprised of five (5) high-rise residential buildings of 29, 31, 33, 38 and 49 storeys, as well as 45 townhouse dwelling units and two (2) community centres on the subject lands. The development is proposed to have a total of 1,850 units and a combined gross floor area of 174,675 square metres (1,880,186 square feet) at a Floor Space Index of 6.8. A total of 1,348 parking spaces are also proposed.



Lands Containing Seven (7) or More Residential Units: A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

Any person may attend the meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment. No prior registration is required to make an in-person Delegation, but is encouraged. Prior registration is required should the public intend to make an electronic delegation by video conference or telephone. Applications to appear as a Delegation must be submitted by 12:00 PM (noon) on the date of the meeting by email to clerks@richmondhill.ca or by using the on-line application form found on Richmondhill.ca. The Office of the Clerk will provide instructions on appearing as a Delegation. Written comments by any person unable to attend the meeting should be made by email to clerks@richmondhill.ca, or by mail to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, and are to be received no later than 12:00 PM (noon) on the date of the meeting. Please ensure that you include your name and address so that you may be contacted if necessary.

Official Plan Amendment and Zoning By-law Amendment Appeal: If a specified person, public body or registered owner of any land to which the Official Plan Amendment and/or Zoning By-law Amendment applies would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Ontario Land Tribunal but the specified person, public body or registered owner of any land to which the Official Plan Amendment and/or Zoning By-law Amendment applies does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Official Plan Amendment is adopted and/or the proposed Zoning By-law is passed, the specified person, public body or registered owner of any land to which the Official Plan Amendment and/or Zoning By-law Amendment applies is not entitled to appeal the decision of the City of Richmond Hill to the Ontario Land Tribunal.

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If you wish to be notified of the adoption, passing or refusal of the proposed Official Plan Amendment and/or Zoning By-law Amendment, you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at clerks@richmondhill.ca.

Notice of Collection: Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

Additional Information: For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

Questions about the information and recommendations contained in the proposed Official Plan Amendment and Zoning By-law Amendment Staff Report should be directed to the Planning and Building Services Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available the week before the meeting after 3:00 PM. You can email the Office of the Clerk at clerks@richmondhill.ca for an electronic copy. It will also be available on RichmondHill.ca. To find it, select the Calendar and click on the relevant meeting for a list of items.

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4
Telephone: 905-771-8800
Fax: 905-771-2502
E-mail: clerks@richmondhill.ca

Stephen M.A. Huycke, City Clerk

Dated this 13th day of March, 2025



- LEGEND**
- RESIDENTIAL - GRADE RELATED HOUSING
 - RESIDENTIAL - HIGHRISE
 - RESIDENTIAL - AMENITY
 - COMMUNITY BUILDING
 - LANDSCAPE OPEN SPACE
 - PARK - LINEAR PUBLIC PARK
 - TRCA LANDS
 - HARDSCAPE CONNECTIONS

13.DEC.2024 01 OPA/ZBA SUBMISSION

DATE No. ISSUE

ARCHITECT:
TACTURE
 TREGBOV COGAN ARCHITECTURE
 40 St. Clair East, Suite #303
 Toronto, ON, M4T 1A9
 647-952-3350
 info@tacture.ca

OWNER:
YONGE MCD INC.
 81 ZENWAY BLVD. UNIT 24
 Vaughan, ON, L4H 0S5

CONSULTANTS:
WESTON CONSULTING
 PLANNING + URBAN DESIGN
 201 MILLWAY AVE, SUITE 19
 WILLOWDALE, ONTARIO
 L4K 5K5

SCS CONSULTING GROUP LTD.
 CIVIL ENGINEERING
 30 CENTURIAN DRIVE, SUITE 100
 MARKHAM, ONTARIO
 L3R8B8

JAMES McWILLIAM
 LANDSCAPE ARCHITECT
 27 BAYVIEW DRIVE
 ST. CATHARINES, ONTARIO
 L2N 4Y3

BEACON ENVIRONMENTAL
 ENVIRONMENTAL CONSULTANTS
 80 MAIN STREET NORTH
 MARKHAM, ONTARIO
 L3P 1X5

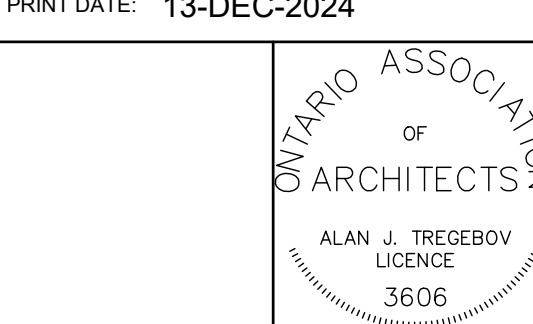
AEROCUSTICS ENGINEERING LTD.
 ACOUSTIC ENGINEERS
 1004 MIDDLEGATE RD. #1100
 MISSISSAUGA, ONTARIO
 L4Y 1M4

CCE CONSULTING
 TRANSPORTATION ENGINEER
 3314 JACOB WAY
 OAKVILLE, ONTARIO
 L6M 5J9

PROJECT NAME:
YONGE MCD
 59 Brookside Road
 Richmond Hill, ON

DRAWING TITLE:
CONCEPTUAL SITE PLAN

PRINT DATE: 13-DEC-2024



PROJ. No.: 1140
 SCALE: 1 : 500
 DRAWN BY: AJT, DAB

DEV APPLICATION NO.:
 DWG NO.:
A - 100
 OPA ZBA

1 CONCEPTUAL SITE PLAN
 Scale: 1:500

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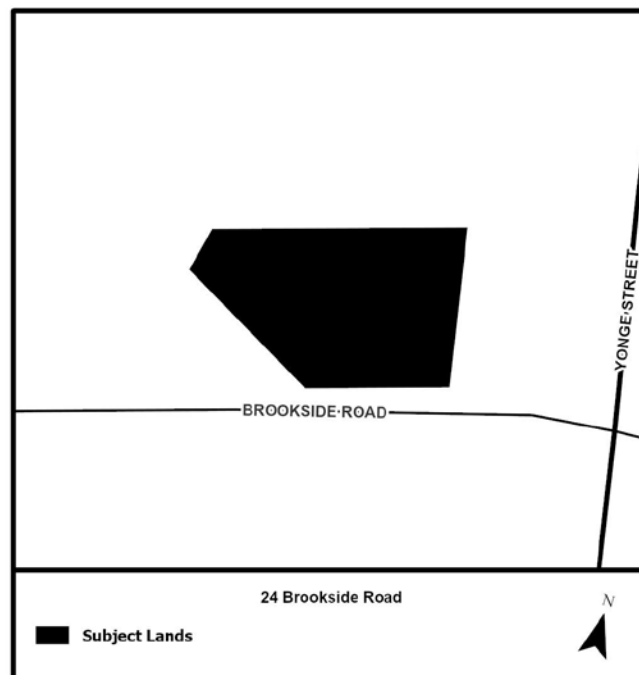
City Planner: Leigh Ann Penner, Senior Planner

Telephone: 905-771-2462

Email: leighann.penner@richmondhill.ca

A request has been received from **MONAGE 24 BROOKSIDE HOLDINGS CORP** to amend the Official Plan and Zoning By-law for lands described as Part of Lot 3 and Part of Block A, Registered Plan 1642, and municipally known as 24 Brookside Road. The subject lands have a total lot frontage of 58.3 metres (191.27 feet) along Brookside Road and a total area of 0.588 hectares (1.45 acres).

The applicant is proposing to amend the Official Plan and Zoning By-law to facilitate the construction of a high density residential development comprised of a 23 storey apartment building with a 6 storey base building on the subject lands. The development is proposed to have a total of 207 dwelling units, a total Gross Floor Area of 17,015 square metres (183,148 square feet), a maximum density of 7.33 Floor Space Index and 186 parking spaces.



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hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

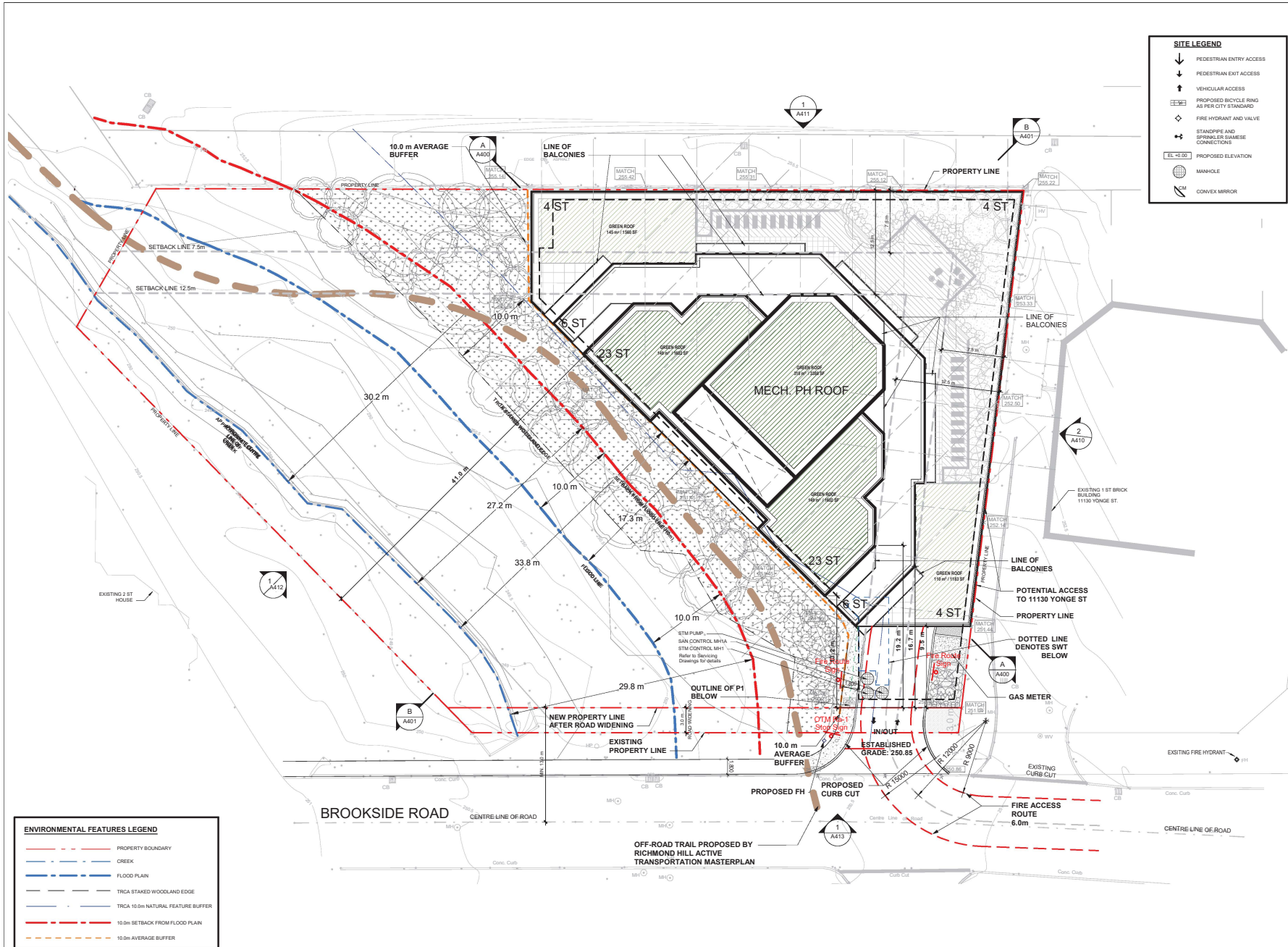
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Richmond Hill, Ontario L4B 3P4
Telephone: 905-771-8800
Fax: 905-771-2502
E-mail: clerks@richmondhill.ca

Stephen M.A. Huycke, City Clerk

Dated this 13th day of March, 2025



CLIENT
MONAGE 24 BROOKSIDE HOLDINGS CORP.
 4-233 Edgeway Blvd.
 Concord, Ontario L4K 3Y4

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA	2023-11-28
2	ISSUED FOR ZBA	2024-10-18

- Notes:
- For landscape information - Refer to Drawings Prepared by LANDMARK.
 - For grading and Servicing information - Refer to Drawings prepared by GWSK.
 - For TIS, setbacks, curb radii and fire access route, refer to drawings prepared by WSP.
 - The building will be sprinklered.
 - 10' x 6' bulk storage & Garbage room located at Mezzanine level. It has 2.5m clear and equipped with hose bib, floor drain and grease control.
 - 3 separate chutes (garbage, recyclable and organic) with waste containers under each chute and waste compactors for garbage are located at garbage room.
 - The loading bay is equipped with a type G loading bay for rest, moving, delivery & staged pick up.
 - Loading area has a minimum length of 3m, width of 4m and with a vertical clearance of at least 5.5m. The entire area and staging area are constructed of 200mm reinforced concrete and have a grade of no more than 5%.
 - Flashing warning light to be activated when trucks enter and exit the site. The system to remain activated during the city garbage collection activity and until the truck exits the site. A trained on-site staff member will be available to maneuver bins for the collection driver and also act as a flagman when the truck is reversing. In the event the on-site staff is unavailable at the time the city collection vehicle arrives at the site, the collection vehicle will leave the site and return until the next scheduled collection day.
 - The portion of the proposed fire route located over the parking garage will be designed to support the 500 KPA loading requirement identified in NFPA 101.
 - Fire access route has minimum 5 m overhead clearance.
 - For survey credit, refer to survey drawing prepared by SALMA SURVEYOR.
 - Survey Benchmark: Elevations shown hereon are geoidetic and are referred to town of Richmond Hill bench mark no. R1691015, having an elevation = 241.213 meters.

PRIME CONSULTANT
ARCADIS
 ARCADIS ARCHITECTS (CANADA) INC.
 52 St. Clair Avenue West | 7th Floor
 Toronto | ON | M4V 2Y7 | Canada
 T 416 596 1020 | F 416 596 0544
www.arcadis.com

PROJECT
24 BROOKSIDE ROAD
 RICHMOND HILL,
 ONTARIO, L4C 0J6



DRAWN BY:
 RT-SA

CHECKED BY:
 KE-SA

PROJECT MGR:
 KE

APPROVED BY:
 GR

SHEET TITLE
SITE PLAN

SCALE
 1:200

DATE
 2024-10-18

SHEET NUMBER
A100

PROJ. NO:
 142052

2024-10-31 12:47:33 PM