

COMMUNICATION – C41

ITEM 3

Committee of the Whole (Public
Hearing)

September 22, 2020

STATUTORY PUBLIC HEARING

8188 Yonge Inc.

Applications for Zoning Bylaw Amendment
and Site Development

September 22, 2020

Presented By:

Malone Given Parsons Ltd.

SITE LOCATION



 Subject Lands

 Municipal Boundary

CONTEXT ANALYSIS

-  Highway 407
-  Yonge Street
-  Community Areas
-  Regional Intensification Corridors
-  Local Centres
-  Natural Areas & Countryside
-  Future Subway Extension
-  Schools
- 1 Royal Orchard Park
- 2 Ladies Golf Club of Toronto
- 3 The Thornhill Club
- 4 Uplands Golf & Ski Club
- 5 Thornhill Park Tennis Club
-  City of Vaughan – Municipal Boundary
-  Bus stops



PLANNING CONTEXT

CURRENT:

Yonge Steeles Secondary Plan:

- *Low Rise Residential*
(5 Uplands Ave.)
- *Mid Rise Residential*
(8136-8188 Yonge St.)
- Max. FSI: 3.4
- Max. Height: 10 storeys

PROPOSED: No Change



ZONING BY-LAW AMENDMENT

CURRENT:

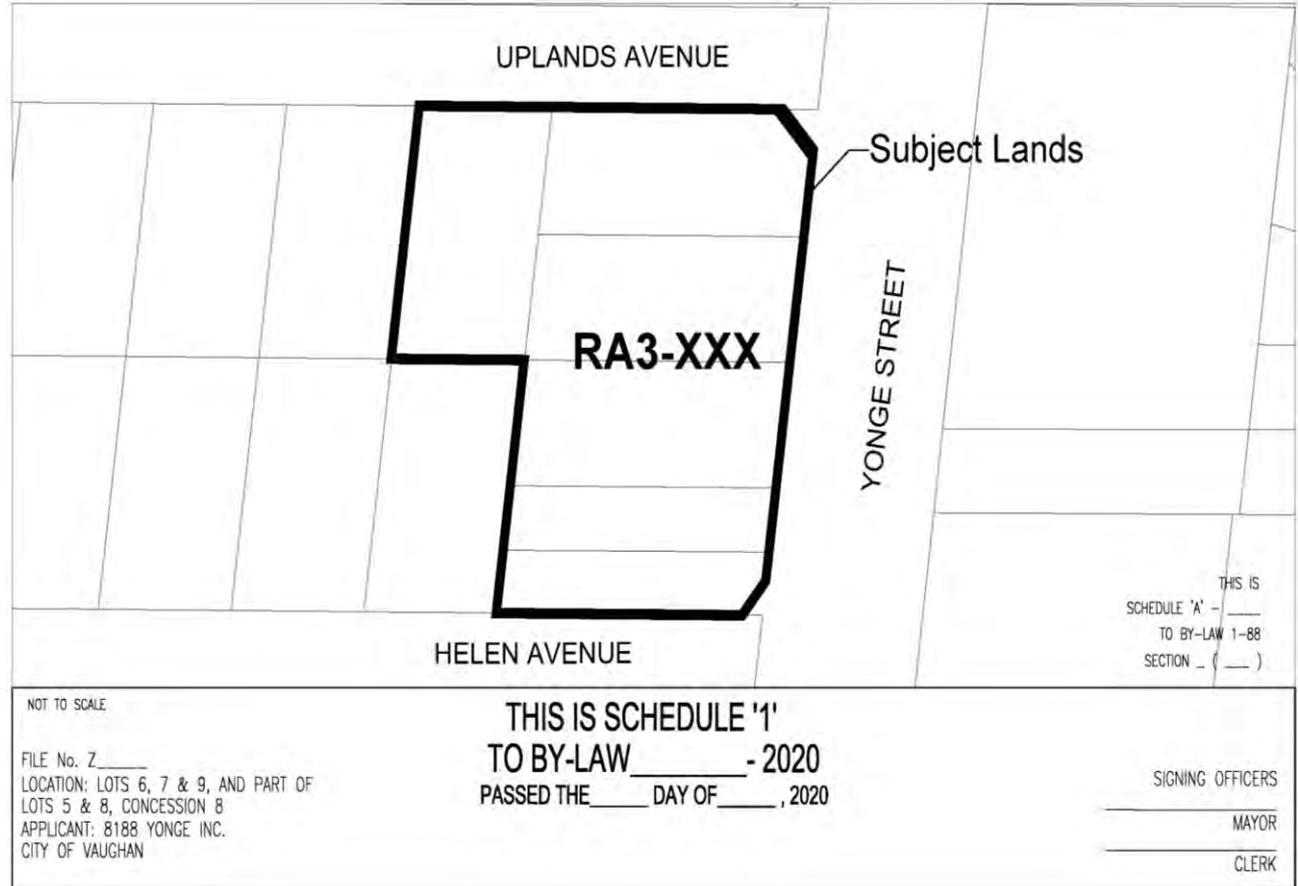
Zoning By-law 1-88:

- *R1V Old Village Residential Zone* (5 Uplands Ave.)
- *C1 Restricted Commercial Zone* (8136-8188 Yonge St.)

PROPOSED:

Zoning By-law 1-88:

- *RA3 Apartment Residential Zone* (with site specific zone standards)



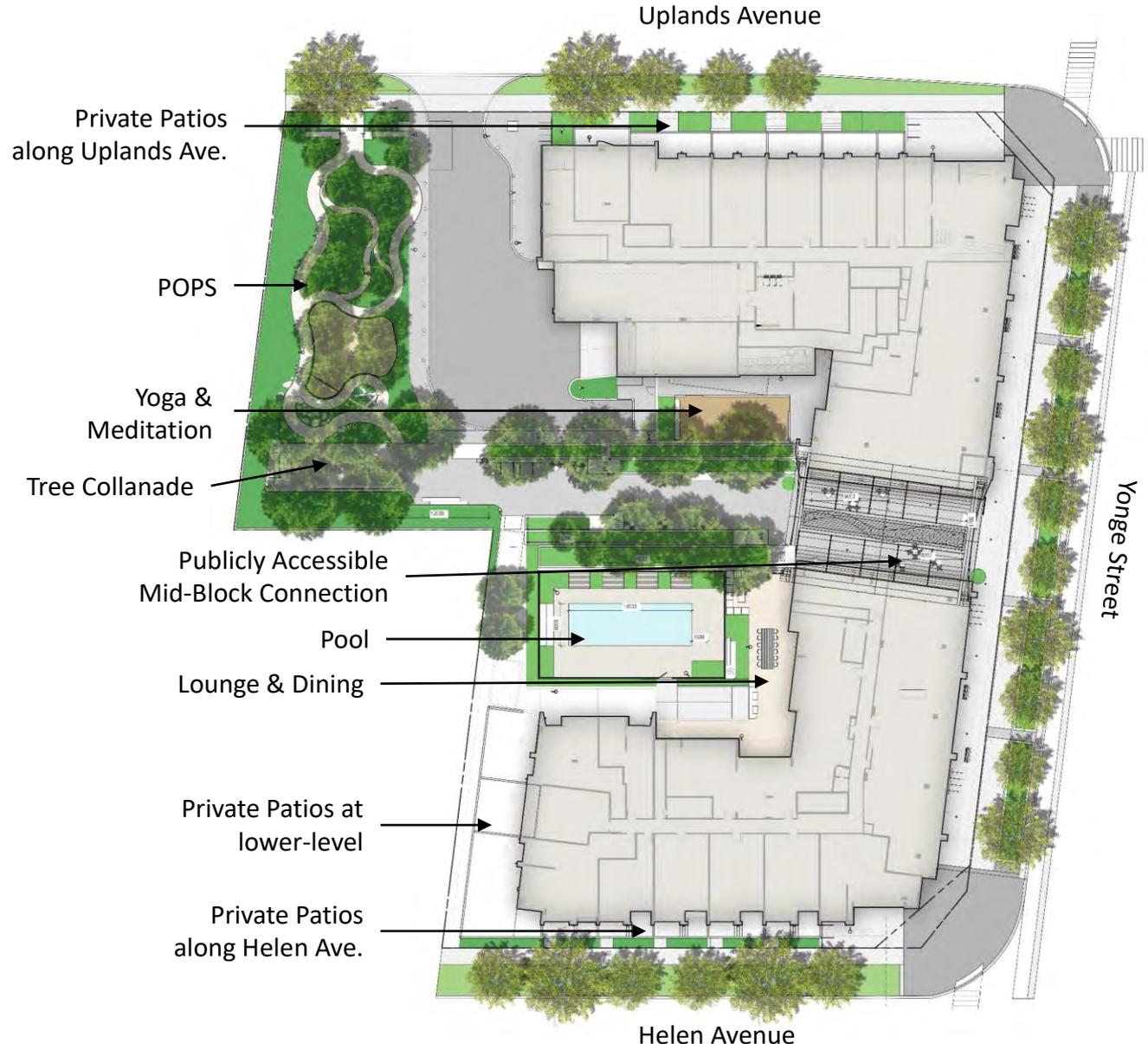
SITE PLAN

Building Statistics:

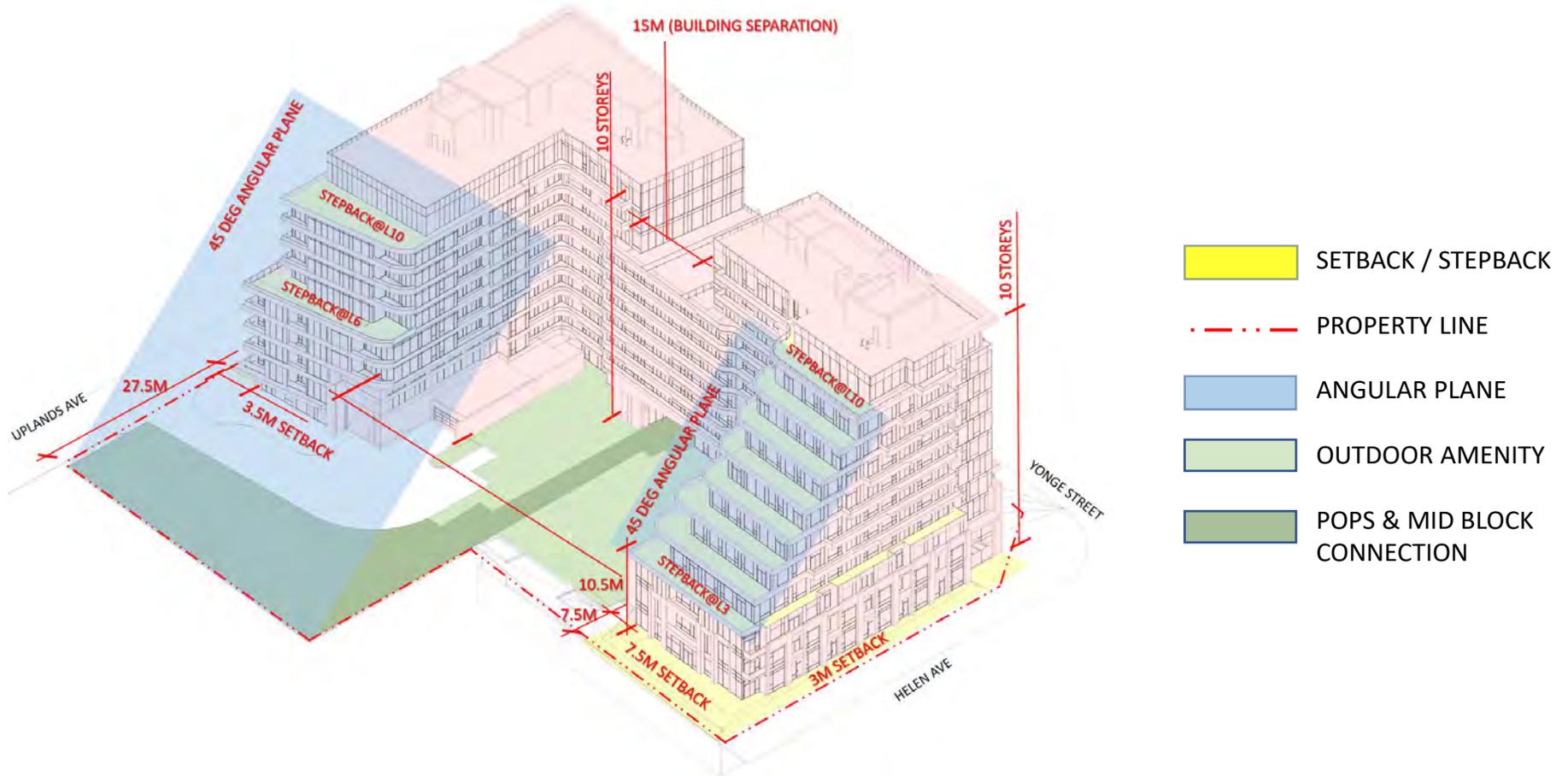
- 10 storey mid-rise condo
- 281 dwelling units
- Interior & exterior amenity space
- Underground resident & visitor parking
- Dedicated bicycle parking
- Green roofs

Site Statistics:

- Site Area: 0.75 ha
- Frontage on Yonge St., Helen Ave. & Uplands Ave.
- 3.4 FSI



45 DEGREE ANGULAR PLANE



VIEW WEST FROM
YONGE ST.



VIEW FROM YONGE / HELEN



MID-BLOCK CONNECTION



VIEW EAST FROM REAR YARD



AMENITY AREAS



Privately Owned Public Space + Mid Block Connection



Mid Block Connection Portal



Outdoor Pool



Outdoor Amenity at L6

PRIVATELY OWNED PUBLIC SPACE





STATUTORY PUBLIC HEARING

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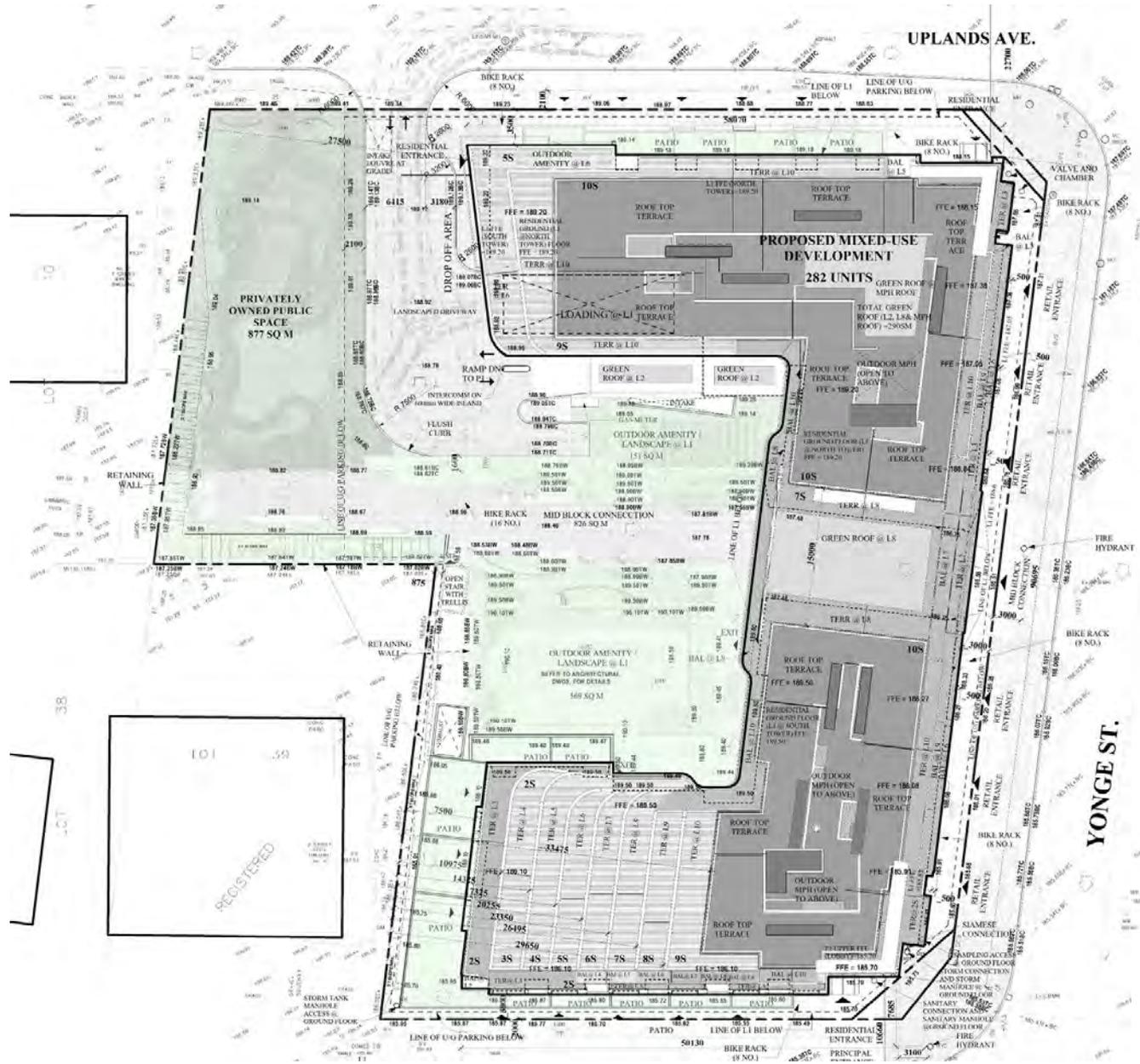
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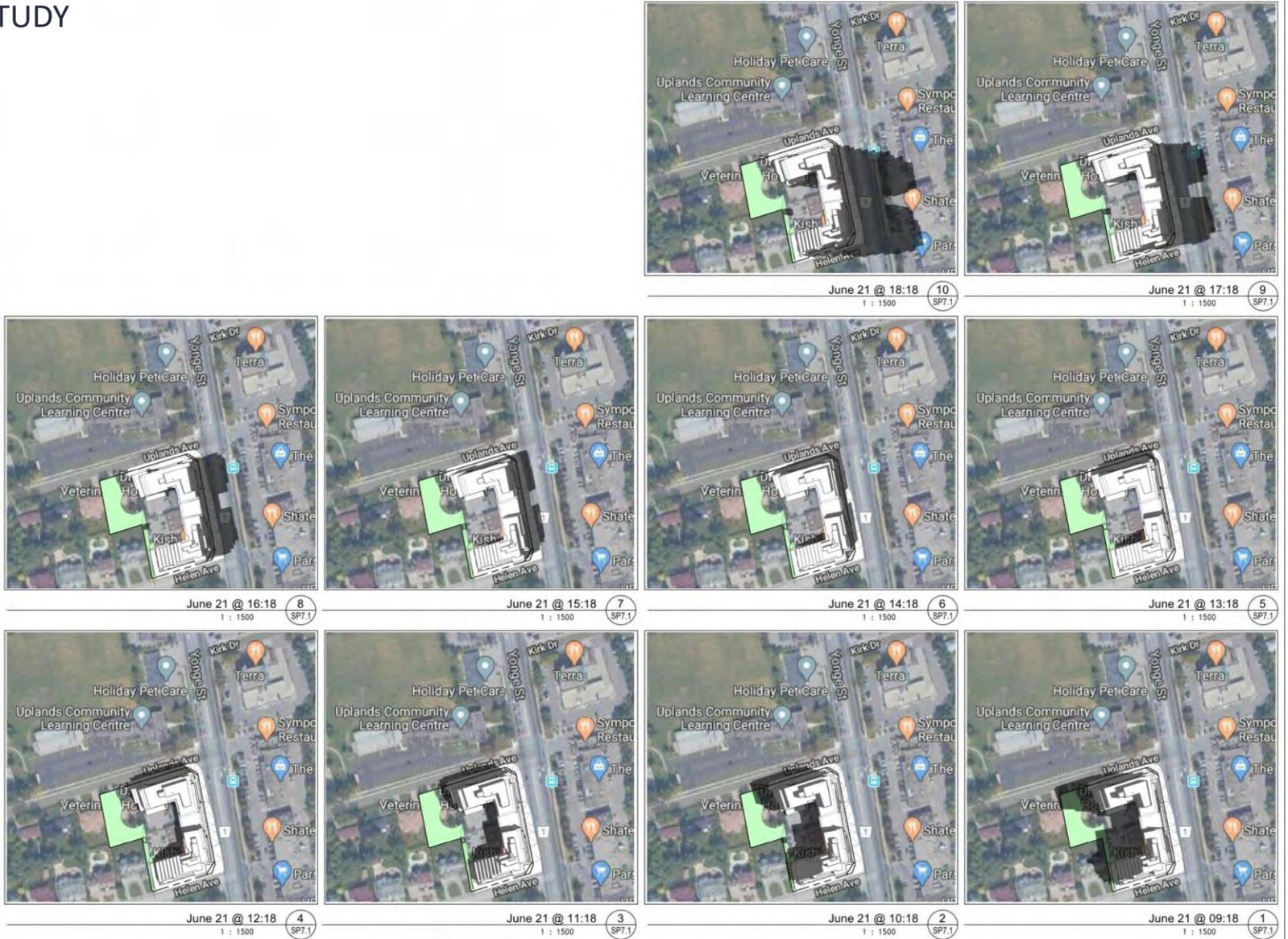
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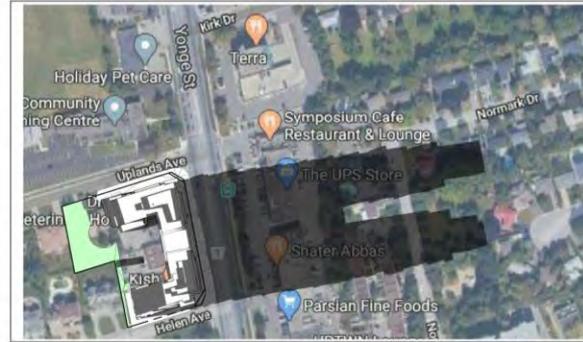
SITE PLAN



SHADOW STUDY JUNE



SHADOW STUDY MARCH / SEPTEMBER



March/September 21 @ 18:18 10
1 : 1500 SPT.2



March/September 21 @ 17:18 9
1 : 1500 SPT.2



March/September 21 @ 16:18 8
1 : 1500 SPT.2



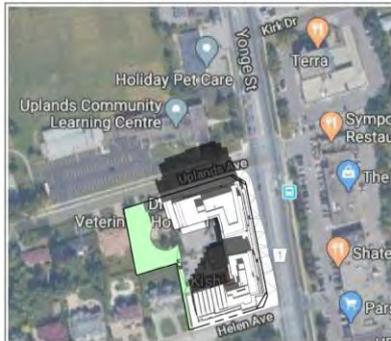
March/September 21 @ 15:18 7
1 : 1500 SPT.2



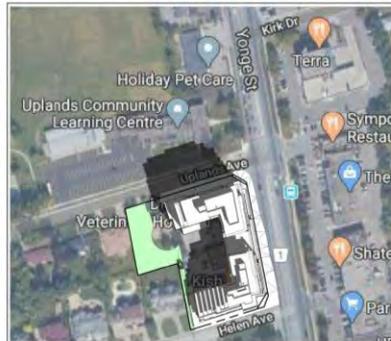
March/September 21 @ 14:18 6
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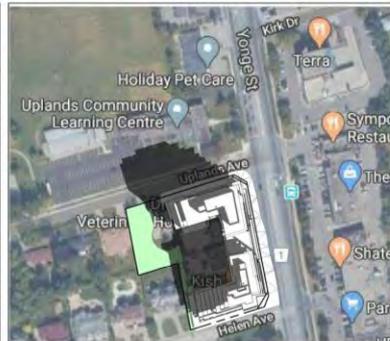
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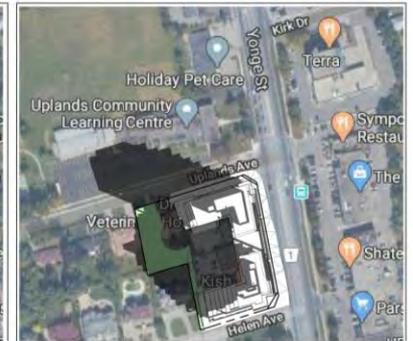
March/September 21 @ 12:18 4
1 : 1500 SPT.2



March/September 21 @ 11:18 3
1 : 1500 SPT.2

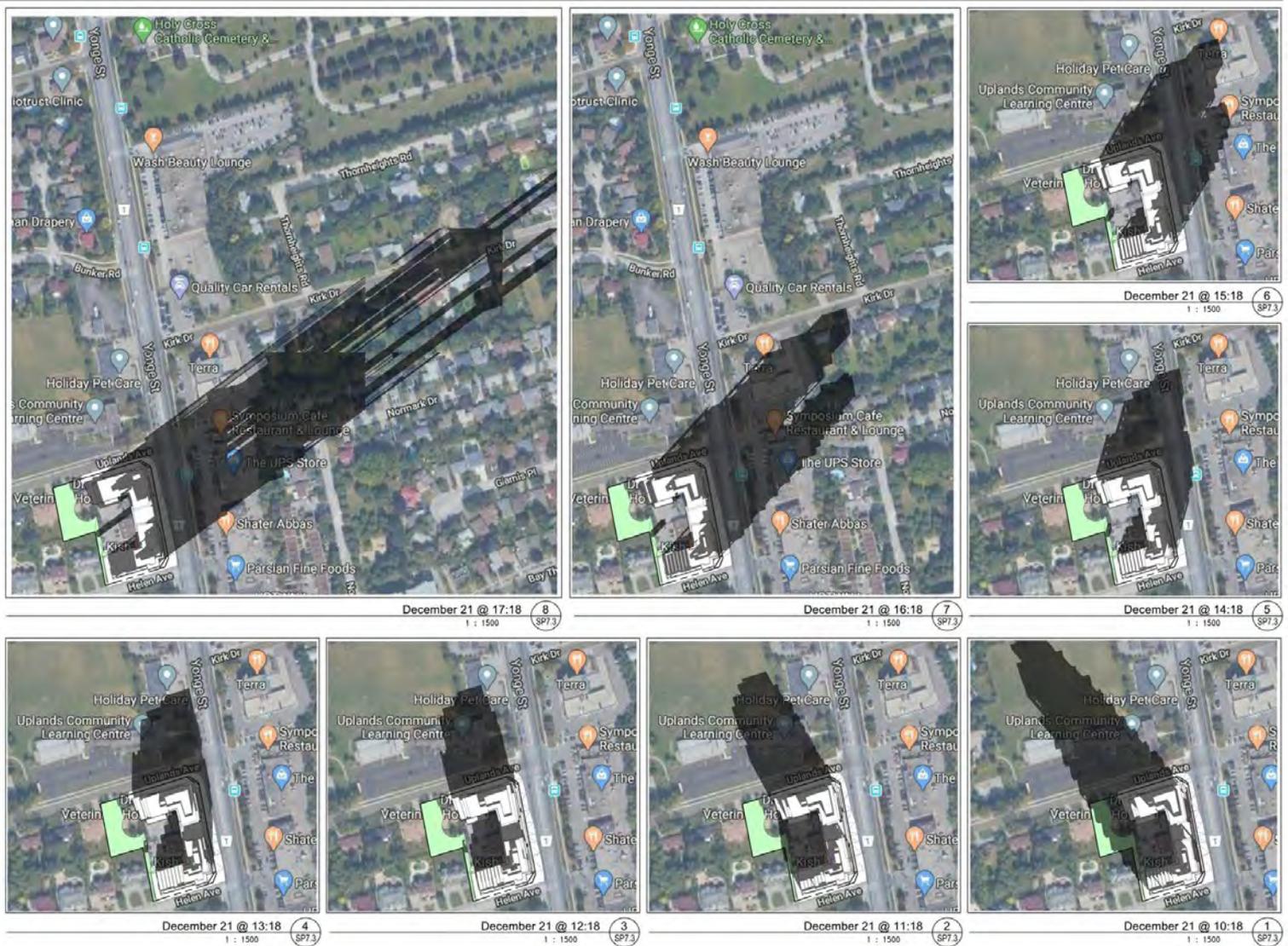


March/September 21 @ 10:18 2
1 : 1500 SPT.2



March/September 21 @ 09:18 1
1 : 1500 SPT.2

SHADOW STUDY DECEMBER



ELEVATIONS

West Elevation



East Elevation



ELEVATIONS



North Elevation



South Elevation

VIEW FROM YONGE / UPLANDS



VIEW FROM
HELEN AVE.



VIEW FROM YONGE ST. /
UPLANDS AVE.



VIEW FROM
UPLANDS AVE.



PRIVATE AMENITY



Terrace Units Facing West



Bird Eye View To Uplands Ave

CONTEXT ANALYSIS

WALKING RADIUS & PROXIMITY

PROXIMITY TO LIFESTYLE AMENITIES

- Coffee shop/restaurant/ Pub
- General retail
- Place of worship
- Recreational clubs
- Convenience store
- Bank

PROXIMITY TO BASIC AMENITIES

- Funeral homes
- Grocery/ supermarket
- Community learning centre
- Park
- Schools/ Institutions
- Clinic/ Pet care

