

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, September 22, 2020

WARD(S): 5

TITLE: 8188 YONGE INC.

ZONING BY-LAW AMENDMENT FILE Z.20.010

8136 - 8188 YONGE STREET AND 5 UPLANDS AVENUE

VICINITY OF YONGE STREET AND UPLANDS AVENUE

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.010 for the subject lands shown on Attachment 1. The Owner proposes the development of two, 10-storey mixed-use apartment buildings connected by a 7-storey podium containing 282 residential units, a Floor Space Index of 3.4 times the area of the lots, 726 m² of ground floor commercial space, 343 parking spaces within two levels of underground parking, and a privately-owned public space as shown on Attachments 2 to 4.

Report Highlights

- To receive input from the public and the Committee of the Whole for a Zoning By-law Amendment application to permit two, 10-storey mixed-use apartment buildings connected by a 7-storey podium, with ground floor commercial space, two levels of underground parking and a privately-owned public space
- A Zoning By-law Amendment is required to rezone the subject lands to permit the proposed development
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.010 (8188 Yonge Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands'), shown on Attachment 1, includes 6 properties municipally known as 8136, 8140, 8150, 8178 and 8188 Yonge Street and 5 Uplands Avenue and are located on the west side of Yonge Street, between Helen Avenue and Uplands Avenue. The Subject Lands are currently developed with one-storey commercial and retail buildings fronting on Yonge Street and a detached dwelling is located on 5 Uplands Avenue.

A Zoning By-Law Amendment Application has been submitted to rezone the Subject Lands to permit the Development

8188 Yonge Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.010 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject Lands from "C1 Restricted Commercial Zone", subject to site-specific Exceptions 9(9), 9(264), and 9(389) and "R1V Old Village Residential Zone" with site-specific Exception 9(662), to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Application would facilitate the development of the Subject Lands with two, 10-storey mixed-use apartment buildings connected by a 7-storey podium containing 282 residential units, a Floor Space Index ('FSI') of 3.4 times the area of the lots, 726 m² of ground floor commercial space, 343 parking spaces within two levels of underground parking, and a privately-owned public space (the 'Development') as shown on Attachments 2 to 4.

Public Notice was provided in accordance with the Planning Act and the City's Protocol

- a) Date the Notice of Public Hearing was Circulated: August 21, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along the street frontages of the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, plus the expanded notification area shown in Attachment 1, to the City of Markham, the Rosedale North Ratepayer's Association and to anyone on file with the Office of City Clerk having requested notice.

- c) Comments Received to Date: None as of August 25, 2020

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments received will be reviewed by the Development Planning Department as input in the

application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development conforms to City of Vaughan Official Plan 2010 ('VOP 2010')

The properties fronting onto Yonge Street are identified as a "Regional Intensification Corridor" on Schedule 1 "Urban Structure" and are designated "Mid-Rise Mixed-Use" by VOP 2010, Volume 2, Yonge Steeles Corridor Secondary Plan ('YSCSP'). The property located at 5 Uplands Avenue is designated "Low-Rise Residential" by VOP 2010.

The Local Planning Appeal Tribunal ('LPAT') on October 7, 2019, issued an Order for the Subject Lands (File No. PL111184, Appeal #157) approving site-specific policies to the YSCSP of VOP 2010. The Order establishes a permitted building height of 10-storeys and an FSI of 3.4 times the area of the lots for the properties designated "Mid-Rise Mixed-Use" fronting onto Yonge Street. The Order allows for additional uses, including outdoor amenity, privately-owned publicly accessible park, open space, underground parking, access and driveways for the property fronting on Uplands Avenue. The Order also permits the net developable area for the Yonge Street properties to include the land area of 5 Uplands Avenue for the purposes of calculating the FSI.

The Development consists of two, 10-storey mixed-use apartment buildings connected by a 7-storey podium with an FSI of 3.4 times the area of lots. The height and density are focused along Yonge Street. The proposed height of the south building is gradually decreased to provide a transition to the existing "Low-Rise Residential" neighbourhood to the west. An outdoor amenity space / privately owned public space provides a buffer between the north building and the existing neighbourhood. Commercial space is located on the ground floor having frontage on Yonge Street to encourage pedestrian activity and animate the street. The Development conforms to the YSCSP and VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Development

The portion of the Subject Lands fronting on Yonge Street are zoned "C1 Restricted Commercial Zone", subject to site-specific Exceptions 9(9), 9(264) and 9(389) by Zoning By-law 1-88. The "C1 Restricted Commercial Zone" permits a variety of retail, service and office uses. The portion of the Subject Land fronting onto Uplands Avenue is zoned "R1V Old Village Residential Zone" subject to site-specific Exception 9(662) by Zoning By-law 1-88 and permits a detached dwelling.

The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to "RA3 Apartment Residential Zone" together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 4:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	<p>Permit the following additional uses on the ground floor, up to a maximum combined total Gross Floor Area ('GFA') of 726 m²:</p> <ul style="list-style-type: none"> • Bank for Financial Institution • Business or Professional Office • Eating Establishment, Convenience and Take-out • Personal Service Shop • Pharmacy • Store, retail • Store, convenience retail • Supermarket
b.	Minimum Lot Area Per Unit	67 m ² /unit	26.7 m ² /unit
c.	Minimum Front Yard	7.5 m	3 m (Yonge Street)
d.	Minimum Rear Yard	7.5 m	6.9 m (South building to west property line)
e.	Minimum Exterior Side Yard	7.5 m	3.5 m (Uplands Avenue) 3 m (Helen Avenue)
f.	Minimum Landscape Strip Width	6 m	1 m (Uplands Avenue, Yonge Street, Helen Avenue)
g.	Minimum Amenity Area	159 One Bedroom Units @ 20 m ² /unit = 3,180 m ²	Total amenity area proposed:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
		104 Two Bedroom Units @ 55 m ² /unit = 5,720 m ² 19 Three Bedroom Units @ 90 m ² /unit = 1,710 m ² Total amenity area required = 10,610 m ²	2,970 m ² (10.53 m ² / unit)
h.	Minimum Parking Requirements	<u>Residential</u> 282 units @ 1.5 spaces/unit = 423 spaces <u>Visitor</u> 282 units @ 0.25 spaces/unit = 71 spaces Total Parking Required = 494 spaces	<u>Residential</u> 159 One Bedroom Units @ 0.85 spaces/unit = 136 spaces 104 Two Bedroom Units @ 0.95 spaces/unit = 99 spaces 19 Three Bedroom Units @ 1.15 spaces/unit units = 22 spaces <u>Visitor</u> 282 units @ 0.20 spaces/unit = 57 spaces <u>Commercial:</u> 726 m ² @ 3 spaces/100 m ² = 22 spaces Total Parking Proposed = 336 spaces
i.	Minimum Front Yard to Underground Parking	1.8 m	0.8 m (Yonge Street)
j.	Minimum Exterior Side Yard Setbacks to Underground Parking	1.8 m	0.8 m (Uplands Avenue) 1.1 m (Helen Avenue)

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report at a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and Official Plans, and the LPAT Decision	<ul style="list-style-type: none"> • The Application will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the policies of the York Region Official Plan ('YROP 2010'), VOP 2010 and the YSCSP • The Application will be reviewed in accordance with the site-specific LPAT Order issued for the Subject Lands (File No. PL111184)
b.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> • The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the built form compatibility with the existing and planned surrounding land uses and appropriate development standards
c.	Studies and Reports	<ul style="list-style-type: none"> • The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Urban Design and Sustainability Brief - Sun Shadow Study - Pedestrian Level Wind Study - Arborist Report - Community Services Facilities Report - Functional Servicing and Stormwater Management Report - Geotechnical Investigation - Hydrogeological Site Assessment - Noise and Vibration Impact Study

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Traffic Impact Study - Phase 1 & 2 Environmental Site Assessment - Sustainability Metrics and Summary Letter <ul style="list-style-type: none"> • These reports are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) • Additional studies and/or reports may be required as part of the Application review process
d.	Urban Design Guidelines	<ul style="list-style-type: none"> • The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines
e.	Design Review Panel	<ul style="list-style-type: none"> • The Development is scheduled to be reviewed by the City of Vaughan Design Review Panel ('DRP') on September 29, 2020
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> • The Subject Lands are located within the review areas of City of Toronto, City of Markham and the Region of York. The Owner will be required to address the comments from the external public agencies, municipalities and the Public, Separate, and French School Boards
g.	Related Site Development File DA.20.015	<ul style="list-style-type: none"> • The Owner has submitted related Site Development File DA.20.015 for the Development to be reviewed comprehensively and concurrently with the Application. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> - appropriate built form, building elevations and materials, site design, enhanced landscaping, transition with the surrounding land uses and interface with Yonge Street, Uplands Avenue and Helen Avenue - relationship of the ground floor with the public realm, pedestrian connectivity

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - site circulation, parking, proper vehicular access and turning movements, including service vehicles - barrier-free accessibility - appropriate landscape, amenity and snow storage areas - implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading
h.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> • A Draft Plan of Condominium Application will be required to establish the condominium tenure of the Development, should the Application be approved
i.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Application be approved • In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
j.	Parkland Dedication	<ul style="list-style-type: none"> • The Owner will be required to pay to the City of Vaughan a cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Application be approved • The final value of the cash-in-lieu of parkland dedication will be determined by the Infrastructure Development Department, Real Estate Services Division

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Water and Servicing Allocation	<ul style="list-style-type: none"> • The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, should the Application be approved • If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, and will be removed once Vaughan Council identifies and allocates servicing capacity for the Subject Lands
l.	Yonge Subway Extension Metrolinx/Toronto Transit Commission	<ul style="list-style-type: none"> • The planned Yonge Subway Extension (‘YSE’) is a cross-jurisdictional project extending from the City of Toronto into the City of Markham, City of Vaughan and City of Richmond Hill. The YSE includes planned subway stations located on Yonge Street at Steeles Avenue West, Clark Avenue, Royal Orchard Boulevard, and Langstaff Avenue • The Development will be reviewed in consideration of any land requirements from Metrolinx, Toronto Transit Commission, York Region Rapid Transit Corporation and the Region of York including but not limited to, land required during construction and ultimate design for right-of-way, subway connections and any required bus platforms
m.	Road Widening, Access and Traffic	<ul style="list-style-type: none"> • Part of the Subject Lands are located on Yonge Street, an arterial road under the jurisdiction of York Region with a planned ROW between 30 m and 36m • York Region will identify any required land conveyances • The Development does not include direct access to the Subject Lands from Yonge Street; however, York Region will review the location and design of the proposed access/egress driveway from Uplands Avenue due to its proximity to Yonge Street

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> York Region must review and approve the Traffic Impact Study submitted in support of the Application
n.	Privately-owned Public Space	<ul style="list-style-type: none"> The Owner has proposed a privately-owned public space on the Subject Lands. If the Application is approved, the Owner will be required to register on title and in favour of the City a public access easement over the privately-owned public space, to ensure public access is maintained in perpetuity

Financial Impact

There are no funding requirements associated with this report.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered through a technical review, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Daniela DeGasperis, Planner, Development Planning Department, ext. 8382.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations

Prepared by

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Approved by

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Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by

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Jim Harnum, City Manager