



# Development Services Public Meeting Agenda

Meeting Number 2

January 22, 2019, 7:00 PM - 9:00 PM

Council Chamber

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice Chair: Keith Irish

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

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## Pages

### 1. CALL TO ORDER

### 2. DISCLOSURE OF PECUNIARY INTEREST

### 3. DEPUTATIONS

### 4. REPORTS

- 4.1 PRELIMINARY REPORT ZONING BY-LAW AMENDMENT 3  
APPLICATION SUBMITTED BY 2522584 ONTARIO INC. TO PERMIT  
EIGHT (8) TOWNHOUSE DWELLINGS ON THE EAST SIDE OF  
MARYDALE AVENUE WEST OF MARKHAM ROAD AND SOUTH OF  
DENISON STREET (WARD 7) FILE ZA 18 229047 (10.5)

S. Corr, ext. 2624

- 4.2 THE LADIES GOLF CLUB OF TORONTO, C/O BOUSFIELDS INC., 12  
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-  
LAW TO PERMIT A TWELVE (12) STOREY RESIDENTIAL BUILDING  
AND A FOURTEEN (14) STOREY RESIDENTIAL BUILDING ON THE  
EASTERN PORTION OF LANDS

MUNICIPALLY KNOWN AS 7859 YONGE STREET (WARD 1) FILE NOS.  
OP 18 171600 AND ZA 18 171600 (10.3, 10.5)

R. Cefaratti, ext. 3675

- 4.3 PRELIMINARY REPORT UPTOWN GREEN GARDEN INC. C/O WESTON  
CONSULTING OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS  
TO PERMIT A TEN (10) STOREY MIXED USE BUILDING AT 9332 TO  
9346 KENNEDY ROAD FILE NOS. OP 18 182671 AND ZA 18 182671  
(WARD 6) (10.3, 10.5)

25

R. Cefaratti, ext. 3675

5. ADJOURNMENT



Report to: Development Services Committee

Report Date: December 11, 2018

**SUBJECT:**

**PRELIMINARY REPORT**

Zoning By-law Amendment Application submitted by 2522584 Ontario Inc. to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of Markham Road and south of Denison Street (Ward 7)

File ZA 18 229047

**PREPARED BY:**

Stephen Corr MCIP, RPP, ext 2624  
Senior Planner, East District

**REVIEWED BY:**

Sally Campbell, MCIP, RPP, ext 2645  
Manager, East District

**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Zoning By-law Amendment Application submitted by 2522584 Ontario Inc. to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of Markham Road and south of Denison Street (Ward 7), File ZA 18 229047", be received.

**PURPOSE:**

This report provides preliminary information on the zoning by-law amendment application submitted by 2522584 Ontario Inc. prior to the statutory Public Meeting. This report contains general information in regards to the proposal, applicable official plan or other policies as well as other issues. The report should not be taken as staff's opinion or recommendation on the applications. The application was deemed complete on October 1, 2018.

*Next Steps:*

- Scheduling of the Statutory Public Meeting for early 2019;
- Future recommendation report by staff respecting the Zoning By-law amendment applications.
- Submission of a Part Lot Control By-law Exemption application by the Owner to create the eight individual townhouse lots.

**BACKGROUND**

**Subject land and area context**

The 0.17 ha (0.425 ac) vacant subject land is located on the east side of Marydale Avenue, and is west of Markham Road and south of Denison Street, as shown on Figures 1, 2 and 3. The property has a frontage of approximately 53.7 m (176.2 ft) and depth of approximately 32.4 m (106.2 ft).

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Surrounding uses are as follows:

- An existing commercial shopping centre to the north at 7190-7200 Markham Road, which is currently the subject of zoning by-law amendment and site plan control applications to permit 258 stacked townhouses and 11 dual purpose units. These applications are before the LPAT (Files ZA/SC 17 109850).
- An existing one-storey medical office building within a retrofitted dwelling to the east at 7160 Markham Road, which is currently the subject of site plan control to permit a 3-storey medical office building. This application was site plan endorsed in October 2018 (File SC 10 126959).
- Existing single detached dwellings to the south and west along Marydale Avenue.

Parks within the vicinity include:

- Beaupre Park approximately 395 m (1295 ft) to the northwest;
- Elson Park approximately 930 m (3050 ft) to the west; and
- John Daniels Park approximately 785 m (2575 ft) to the south.

### **Proposal**

The applicant is proposing to develop the site with eight three-storey street townhouse dwellings fronting and accessing the east side of Marydale Avenue. The proposed townhouse units are 6.2 m (20.3 ft) wide for the six interior units; 7.58 m (24.87 ft) wide for the north-end unit; and 8.53 m (27.9 ft) for the south-end unit. The townhouse block is proposed to have a maximum building height of 11.13 m (36.5 ft) measured to the midpoint of the pitched roof. The total height measured to the rooftop is proposed at 13.29 m (43.6 ft). The proposed site plan is shown in Figure 4 and the conceptual elevations are shown in Figure 5. The proposed building setbacks are as follows:

- Front yards ranging between 6.43 m and 6.87 m (21 ft to 22.5 ft) to the main building with front porches projecting into the front yard;
- Interior side yards of 1.2 m (4.1 ft) to the north and 2.1 m (6.9 ft) to the south;
- Rear yards of 10.33 m (33.9 ft) to 11.04 m (63.2 ft).

With respect to parking, each townhouse is proposed to have two parking spaces, one on the driveway and one within a private garage. This configuration meets the requirements of Parking Standards By-law 28-97, as amended. The interior of the garages are longer than typical garages with a total length of 10.9 (35.6 ft), which could accommodate parking for a 3<sup>rd</sup> small vehicle or provide room for storage.

### **Official Plan and Zoning**

2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018 (the “2014 OP”)).

The subject land is designated ‘Residential Low Rise’ under the 2014 OP, which provides for a variety of low rise residential uses including street townhouses. This designation contemplates residential buildings with a maximum building height of 3 storeys.

### **Zoning**

The subject land is zoned Special Commercial One (SC1) under By-law 90-81, as amended by By-law 87-87. The current zoning for this site has been in place since March



10, 1987 and permits a range of commercial uses, including retail, service uses, businesses and professional offices and restaurants. The submitted zoning by-law amendment application is required to permit the proposed townhouses on the subject lands. Approval of the zoning by-law amendment would rezone the subject lands to a Residential Two (R2) zone in By-law 177-96, as amended to permit townhouse dwellings including site specific standards to achieve the proposed and anticipated built form.

**Site Plan Approval is not Required**

Site Plan Control By-law 262-94, exempts this type of street townhouse development from site plan approval. There are matters related to the proposed development however that need addressing and which are typically secured through a site plan agreement. These include, but are not limited to, Cash-in-lieu of parkland dedication, Section 37 and Public Art contributions, approval of landscape drawings and street tree plantings, service connections and approval of engineering drawings such as site grading. Staff are determining the appropriate means of securing these items, which may require the applicant to enter into a Development Agreement with the City. This may also require that a Holding (H) provision be placed on any amending zoning by-law to ensure the developers obligations are satisfied prior to any building permit issuance.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of concerns, issues raised to date and matters for consideration. These matters, and others identified through the circulation, public consultation and detailed review of the proposal, will be addressed in a final staff report:

- Appropriateness of the proposed development, including but not limited to, the compatibility of built form, building setbacks, landscaping, height, scale and massing;
- Location and proximity of parks in the area to serve the development;
- Interface and compatibility with the adjacent residential neighbourhood to the south and west;
- Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, tree preservation plan, grading and drainage plans;
- Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation Section 37 and public art contributions to the satisfaction of the City of Markham and Region of York, as necessary;
- Mechanism to ensure that technical matters are addressed and financial obligations secured;
- Assessing the provision of affordable housing, rental housing, unit types and sizes to accommodate a variety of ages and abilities.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

Report to: Development Services Committee

Report Date: December 11, 2018

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**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of approval.

**RECOMMENDED BY:**

Ron Blake R.P.P, M.C.I.P  
Senior Development Manager



Arvin Prasad R.P.P, M.C.I.P  
Commissioner of Development  
Services

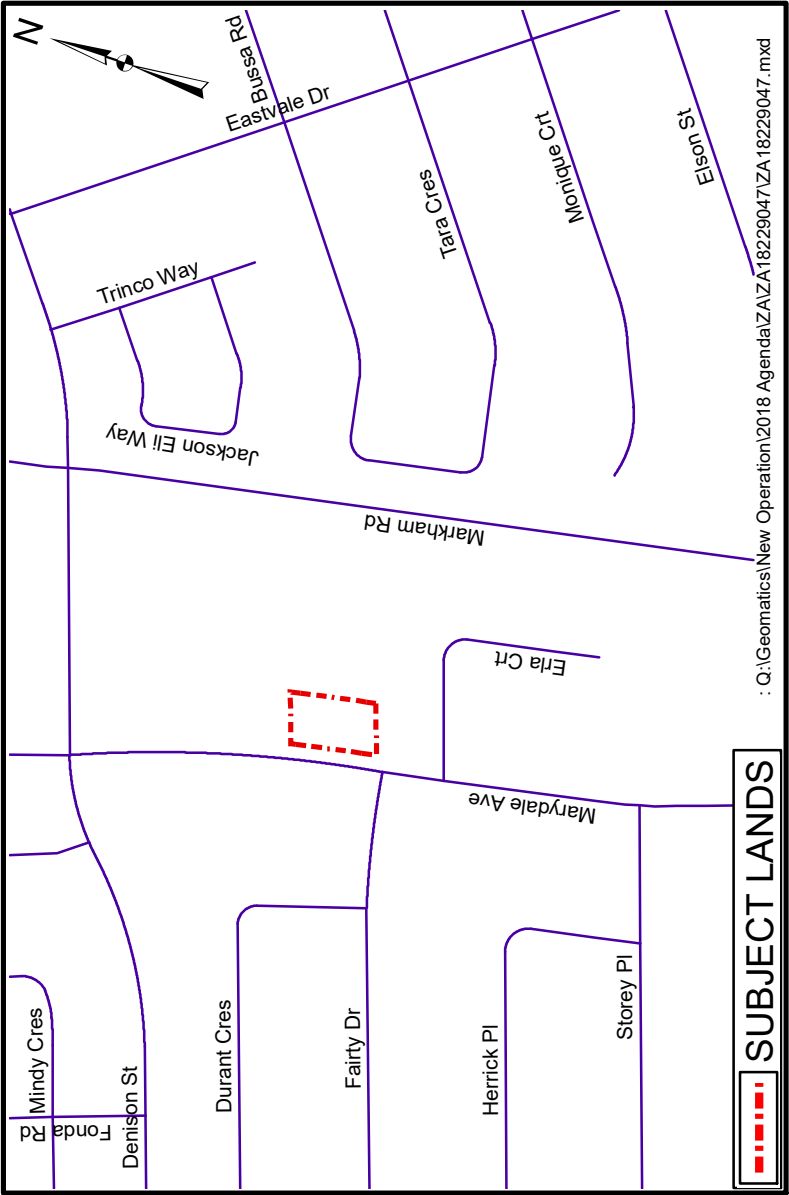
**ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Area Context/Zoning  
Figure 3: Aerial Photo  
Figure 4: Site Plan  
Figure 5: Conceptual Elevations

**AGENT:**

Mahtab Nassari  
2522584 Ontario Inc.  
7100 Woodbine Avenue, Unit 301  
Markham, ON  
L3R 5J2

File path: Amanda\File 18 229047\Documents\Recommendation Report





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# AREA CONTEXT/ZONING

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)  
MARYDALE AVENUE

FILE No:ZA 18229047(SC)

 SUBJECT LANDS

DATE: 10/01/18



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SC

FIGURE No. 2







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# AIR PHOTO 2017

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)  
MARYDALE AVENUE

FILE No:ZA 18229047(SC)

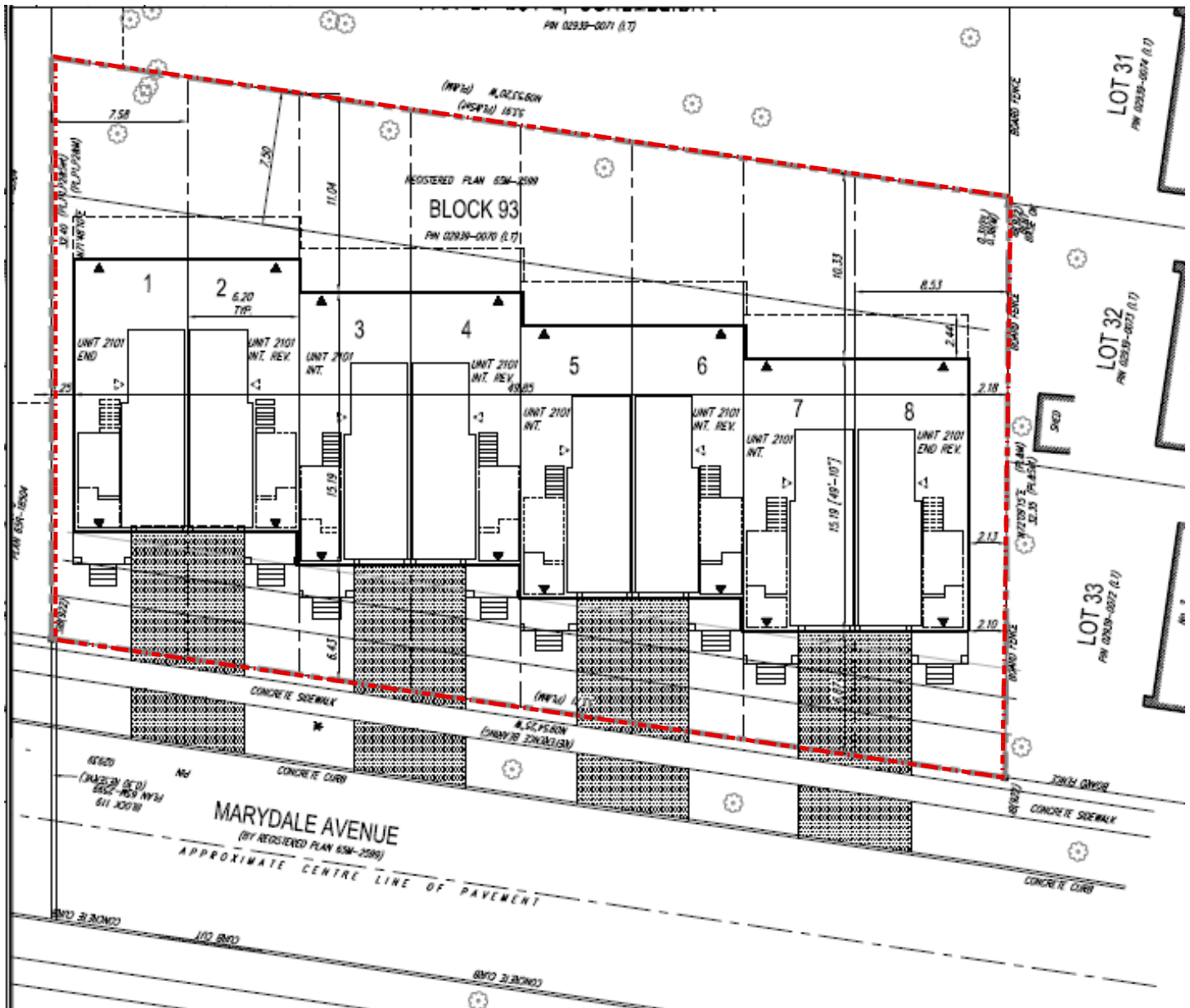
 SUBJECT LANDS

DATE: 10/01/18

FIGURE No. 3







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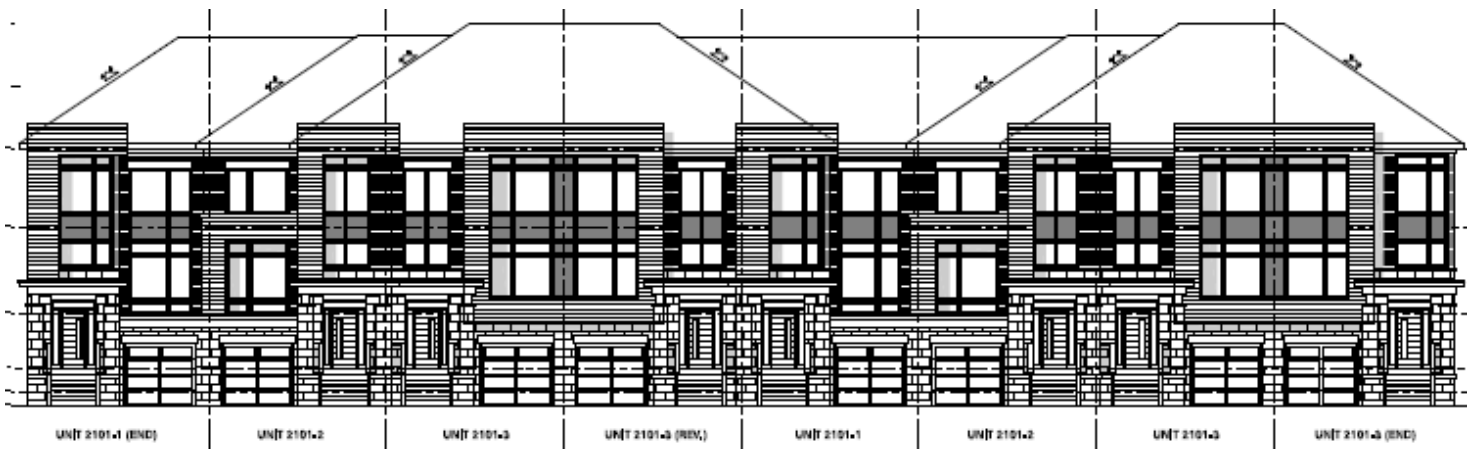
# SITE PLAN

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)  
MARYDALE AVENUE

FILE No: ZA 18229047(SC)

  SUBJECT LANDS

DATE: 10/01/18



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# ELEVATIONS

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)  
MARYDALE AVENUE

FILE No: ZA 18229047(SC)

DATE: 10/01/18



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SC

FIGURE No. 5



Report to: Development Services Committee

Report Date: September 5, 2018

**SUBJECT:** PRELIMINARY REPORT  
 The Ladies Golf Club of Toronto, C/O Bousfields Inc.,  
 Applications to amend the Official Plan and Zoning By-law to  
 permit a twelve (12) storey residential building and a fourteen  
 (14) storey residential building on the eastern portion of lands  
 municipally known as 7859 Yonge Street (Ward 1)  
 File Nos. OP 18 171600 and ZA 18 171600

**PREPARED BY:** Rick Cefaratti, M.C.I.P., R.P.P., ext. 3675  
 Planner II, West District

**REVIEWED BY:** Ron Blake, M.C.I.P., R.P.P., ext. 2600  
 Senior Development Manager

**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, The Ladies Golf Club of Toronto, C/O Bousfields Inc., Applications to amend the Official Plan and Zoning By-law to permit a twelve (12) storey residential building and a fourteen (14) storey residential building on the eastern portion of lands municipally known as 7859 Yonge Street, (Ward 1), File Nos. OP 18 171600 and ZA 18 171600" be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications to permit residential development on the eastern portion of the subject lands. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**BACKGROUND:**

The 52.37 ha. (129.42 ac.) subject property (The Ladies Golf Club of Toronto) is located between Yonge Street and Bayview Avenue in Thornhill (see Figures 1, 2 and 3 – Location Map, Area Context and Air Photo). The site contains a golf course, a club house, and the Half Way House dining facility. It is bisected by the East Branch of the Don River Valley corridor including Pomona Creek. Royal Orchard Park (adjacent to Royal Orchard Boulevard) and Cricklewood Park (adjacent to Yonge Street) and low rise residential development are located to the north. Pomona Mills Park (adjacent to John Street), low rise residential development, Shouldice Hospital and Glynnwood Retirement Residence are located to the south. Drake Park and the Landmark apartment complex are located to the east, and the Thornhill Community Centre and Library are located to the south east, across Bayview Avenue. The City of Vaughan is located to the west, across Yonge Street.



Report to: Development Services Committee

Report Date: September 5, 2018

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The 1.07 ha. (2.46 ac.) eastern portion of the property proposed for residential development is table land. The western boundary of the proposed development site will be set back approximately 290.0 m (951.4 ft.) from the valley corridor. It would have approximately 46 m (150 ft.) of frontage on Royal Orchard Boulevard to the north and 166 m (545 ft.) of frontage on Royal Orchard Boulevard to the east. The site is occupied by Hole #9 of the Golf course and the Half Way House. It is manicured and landscaped. A row of mature trees line the northern, eastern and western property boundaries.

The proposed site is bounded by the Ladies Golf Club to the west, Bayview Avenue and Landmark apartments to the east; Shouldice Hospital to the south and low rise townhouses on the north side of Royal Orchard Boulevard.

**Process to date:**

- Applications to amend the Official Plan and Zoning By-law were deemed complete by staff on April 13, 2018.
- Preliminary Report to be considered by Development Services Committee (DSC) on the current date (September 10, 2018).

**Next Steps:**

- A Statutory Public Meeting is required to provide an opportunity for formal public participation regarding the proposed amendments to the Official Plan and Zoning By-law;
- Planning staff will prepare a Recommendation Report regarding the proposed Official Plan and Zoning By-law Amendments following the Public Meeting;

**Proposal**

The applicant is proposing to amend the 2014 Official Plan on the eastern frontage of the property, adjacent to Royal Orchard Boulevard/Bayview Avenue from 'Private Open Space' to 'Residential High Rise', and amend the Zoning By-law to provide site specific development standards for 2 linked residential high rise buildings on a portion of the subject lands adjacent to Bayview Avenue (Figure 4 – Site plan and Figures 5, 6, 7 and 8 – Elevations). The proposal includes:

- Total proposed site area to be developed – 1.07 ha. (2.64 ac.)
- Building A – Gross Floor Area of 15,240.23 m<sup>2</sup> (164,044.47 ft<sup>2</sup>), 89 units
- Building B – Gross Floor Area of 32,856.21 m<sup>2</sup> (353,661.30 ft<sup>2</sup>), 103 units
- Total number of residential units proposed – 192 units
- Building A – Height of 12 storeys or 42.0 m (137.79 ft.)
- Building B – Height of 14 storeys or 48.5 m (159.12 ft.)
- Proposed Floor Space Index (FSI) – 3.77
- Vehicle Parking – 367 spaces
- Conveyance of a 0.19 ha. (0.47 ac.) portion of the site for public park space

Report to: Development Services Committee

Report Date: September 5, 2018

Page 3

The Ladies Golf Club will continue to operate on the balance of the subject property. The Half Way House will be demolished and relocated to another area of the Golf course that has not yet been determined.

The approval authority for the Official Plan and Zoning By-law Amendment applications is Council.

**Official Plan and Zoning**York Region Official Plan

The subject lands are designated “Urban Area” in the York Region Official Plan, 2010 (ROP), which permits residential, commercial, industrial and institutional uses. York staff has advised that the proposed Official Plan Amendment is a routine matter of local significance and is exempted from Approval by Regional Planning Committee and Council.

2014 Markham Official Plan

The 1.07 ha. (2.46 ac.) portion of the property proposed for development is designated “Private Open Space” on Map 3 – “Land Use” in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). The Private Open Space designation provides for the continued operation of existing private golf courses and cemeteries. Residential uses are not permitted within this land use designation and an Official Plan Amendment is required.

Zoning

The subject property is zoned O2 – Special Use, under By-law 2237, as amended. The existing golf course is a permitted use on the property. The establishment of residential apartment buildings as proposed, requires a Zoning By-law Amendment.

Ontario Regulation 166/06

The site is regulated by the Toronto and Region Conservation Authority (TRCA) as a portion of it is traversed by the East Don River valley corridor. The TRCA advises that a permit is not required as the proposal is appropriately set back from the valley corridor.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Staff are reviewing a Planning Rationale, prepared by Bousfields Inc., and submitted with the applications.
2. Technical studies including a Planning Justification Report, a Functional Servicing Report, Transportation Impact Study and Tree Inventory and Preservation Plan are currently under review by staff.
3. Planning staff are reviewing the compatibility between the proposed building heights and adjacent low rise residential development.

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4. Planning staff are reviewing the implications of the proposed density of 3.77 FSI which exceeds the maximum permitted density of 2.5 FSI for 'High Density Residential' development, the proposed number of units, and proposed building heights. Staff note that the proposed density results from the configuration of the proposed development parcel, which will continue to be surrounded by open space in the form of the Golf course and the Shouldice Hospital lands.
  5. As submitted, the applicant is proposing a 0.19 ha. (0.47 ac.) public parkette at the north end of the development site. Further review is required by City staff to determine whether the proposed size and location of the public parkette is appropriate. If it is determined that the size of the parkland provided is does not meet the City's standards, the applicant will be required to fulfill their remaining parkland dedication requirements through a cash-in-lieu of parkland contribution.
  6. Development Engineering staff advise that existing municipal services in the vicinity of this site will require upgrades to accommodate the proposed development.
  7. Transportation Engineering staff advise that:
    - a) the entrance width for the underground parking garage shown on the conceptual site plan is too wide and could create conflicting vehicular movements;
    - b) long-term and short-term bicycle parking are included in the proposal;
    - c) dedicated car-share parking is provided on-site;
 These matters will be addressed through a future site plan application.
  8. The applicant will be required to provide compensation for any trees removed from the property to facilitate the proposed residential development.
  9. Section 37 of the Planning Act provides the City an opportunity to secure community benefits in exchange for any approved height or density associated with the proposed high rise development. If the subject proposal is approved, the provision of these community benefits, together with a voluntary Public Art contribution, will be secured by an Agreement through the Site Plan approval process.

#### **Site Plan Application required**

A site plan application is required which has not yet been submitted for review. Additional matters may be identified the during the Site Plan application review process. The approval authority for Site Plan approval is the Development Services Committee in this instance.

#### **FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

#### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

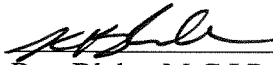
#### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

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**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review.

**RECOMMENDED BY:**

Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of  
Development Services

**ATTACHMENTS:**

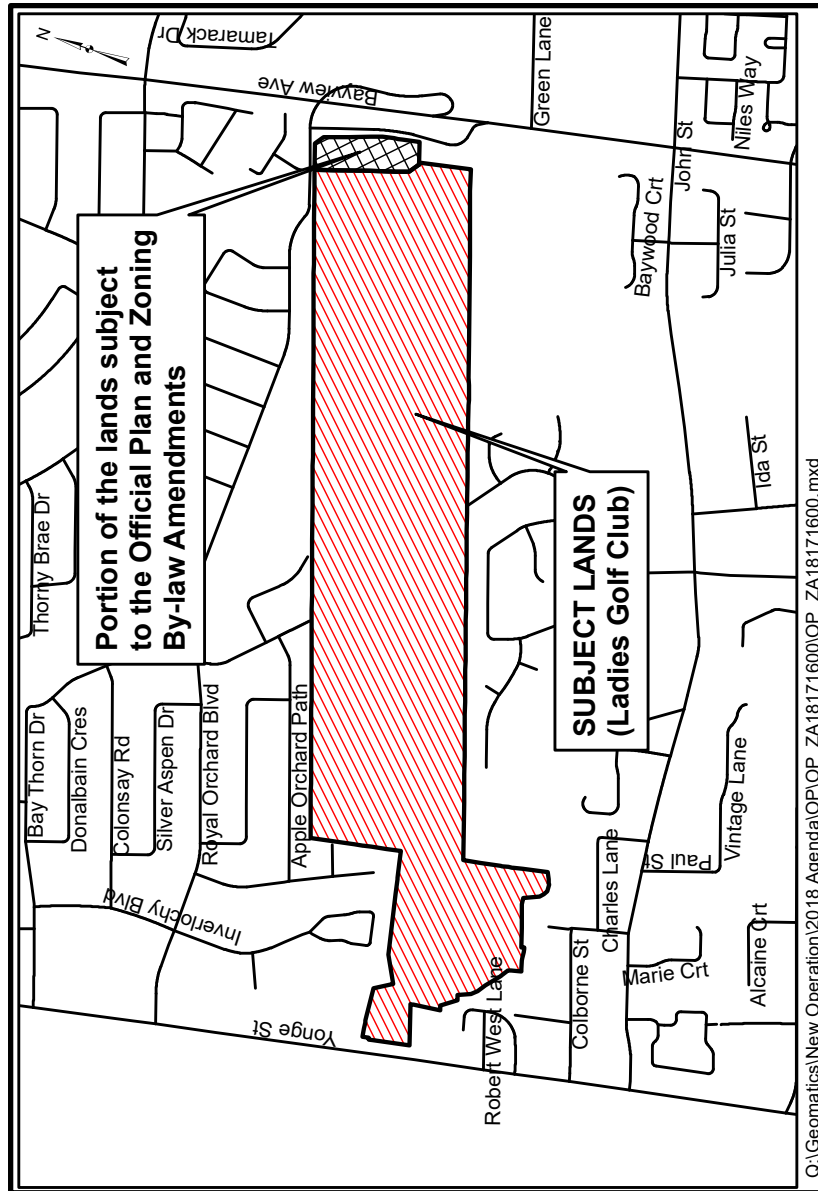
Figure 1 – Location Map  
Figure 2 – Area Context/Zoning  
Figure 3 – Air Photo  
Figure 4 – Conceptual Site Plan  
Figure 5 – East Elevations  
Figure 6 – West Elevations  
Figure 7 – North Elevations  
Figure 8 – South Elevations

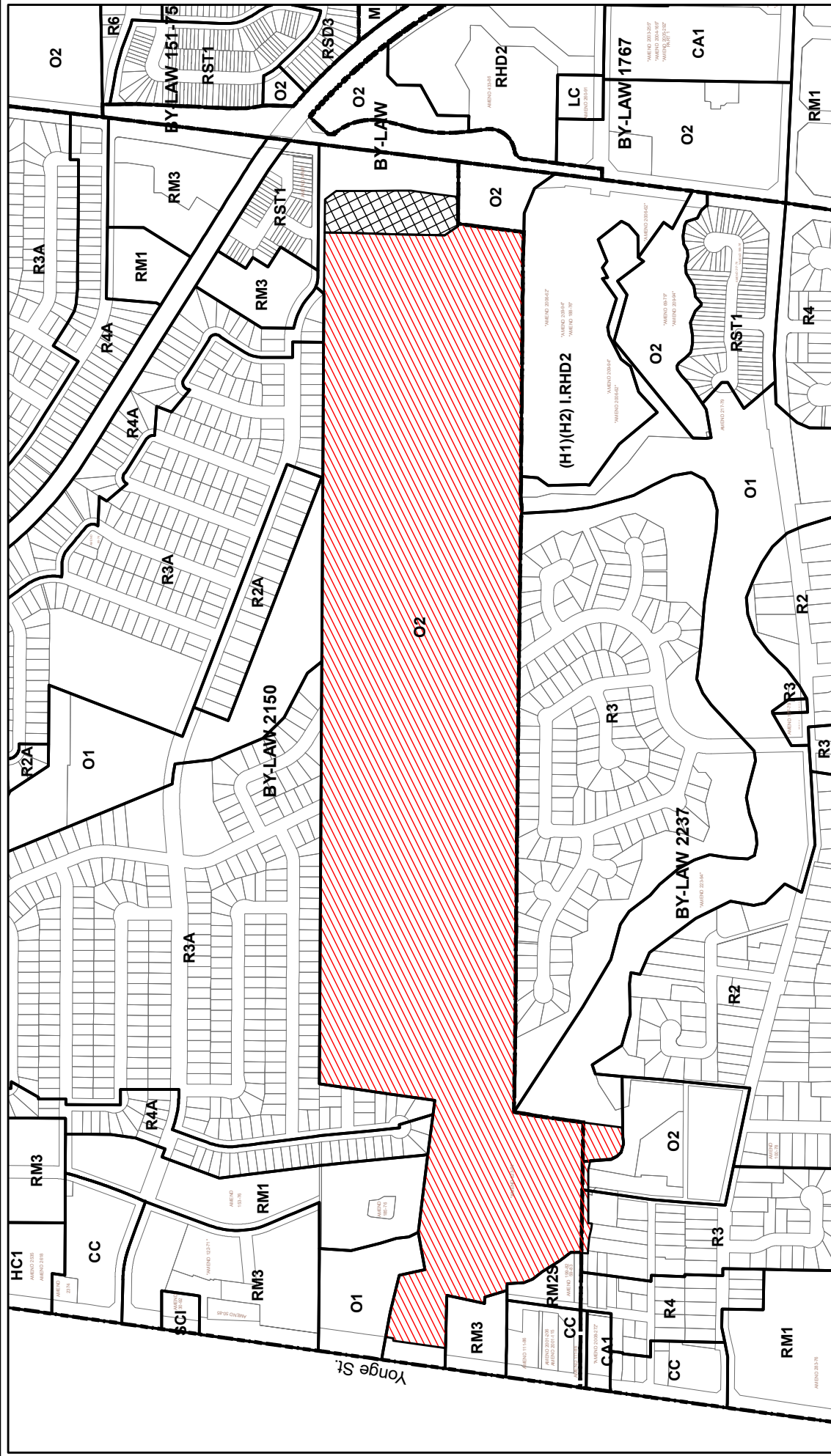
**APPLICANT:**

Bousfields Inc,  
C/O Kate Cooper  
3 Church Street Unit 200  
Toronto, ON M5E 1M2  
Tel: (416) 947-9744 ext. 234  
Email: [kcooper@bousfields.ca](mailto:kcooper@bousfields.ca)

**OWNER:**

Ladies Golf Club of Toronto  
C/O Paul Bussiere  
7895 Yonge Street  
Markham, ON L3T 2C4  
Email: [gm@ladiesgolfclub.com](mailto:gm@ladiesgolfclub.com)  
Tel: (905) 889-3531, ext. 306






# AREA CONTEXT / ZONING

APPLICANT: THE LADIES GOLF CLUB OF TORONTO  
c/o BOUSFIELD INC.  
7859 YONGE ST.

FILE No. OP/ZA 18171600 (RC)

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 **SUBJECT LANDS**  
(Ladies Golf Club)

 Portion of The  
Subject Lands to the  
Official Plan and Zoning By-Law  
Amendment





APPLICANT: THE LADIES GOLF CLUB OF TORONTO

7859 YONGE ST.

FILE No. OP/ZA 18171600 (RC)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

# Portion of the Subject Lands to The Official Plan and Zoning By-Law Amendments

**SUBJECT LANDS**  
**(Ladies Golf Club)**



# SITE PLAN

APPLICANT: THE LADIES GOLF CLUB OF TORONTO  
c/o BOUSFIELD INC.  
7859 YONGE ST.

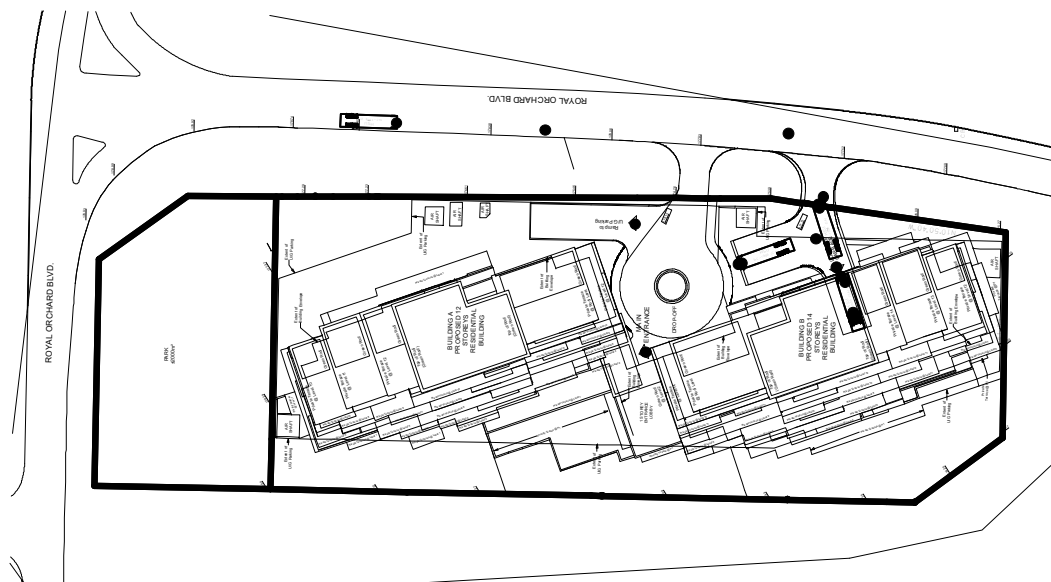
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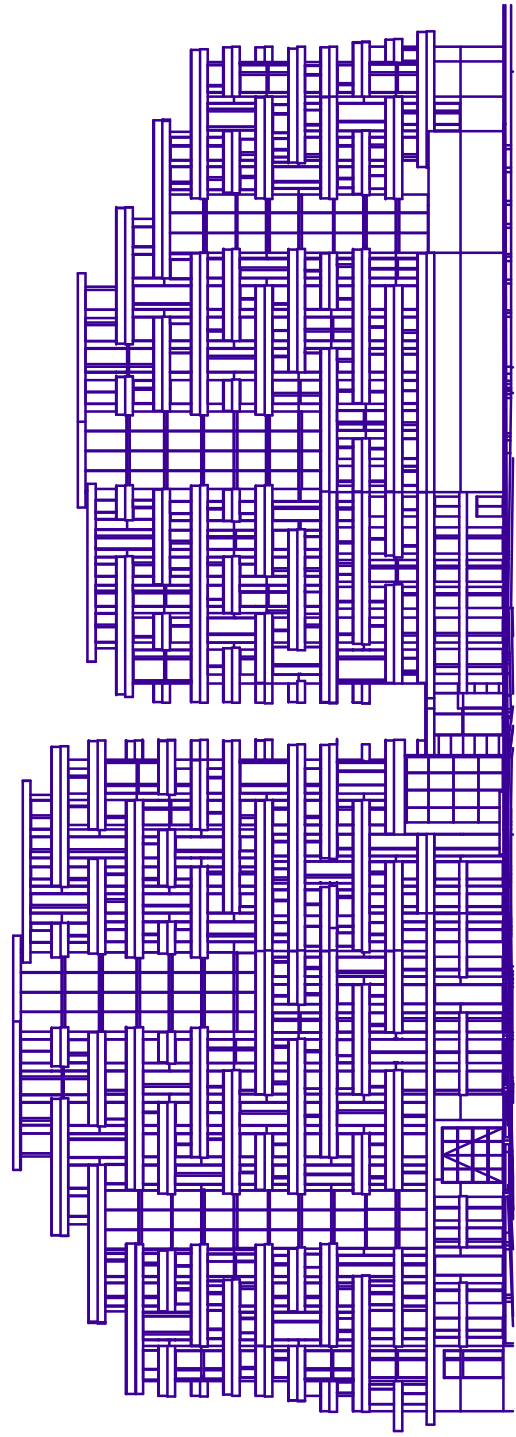


**W**ARKHAM  
DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS







# EAST ELEVATIONS

APPLICANT: THE LADIES GOLF CLUB OF TORONTO  
c/o BOUSFIELD INC.  
7859 YONGE ST.

FILE No. OP/ZA 18171600 (RC)

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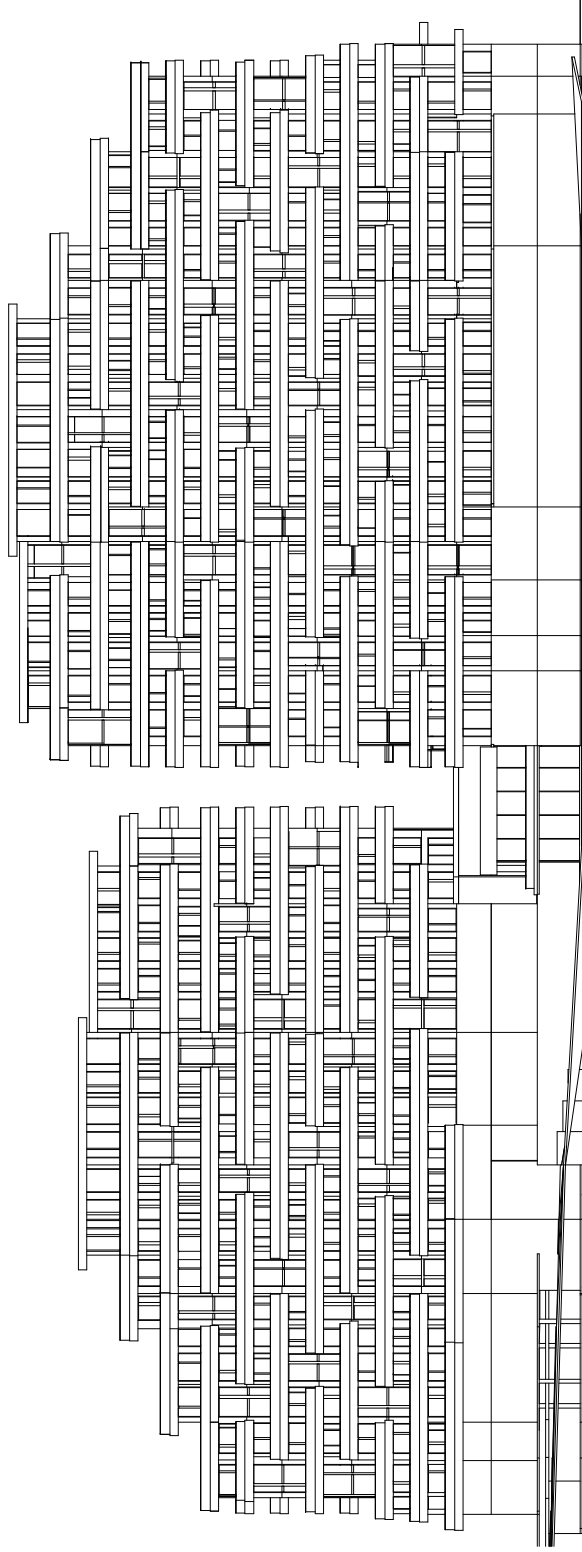


Drawn By: DD

Checked By: RC

DATE: 17/04/2018

FIGURE No.5

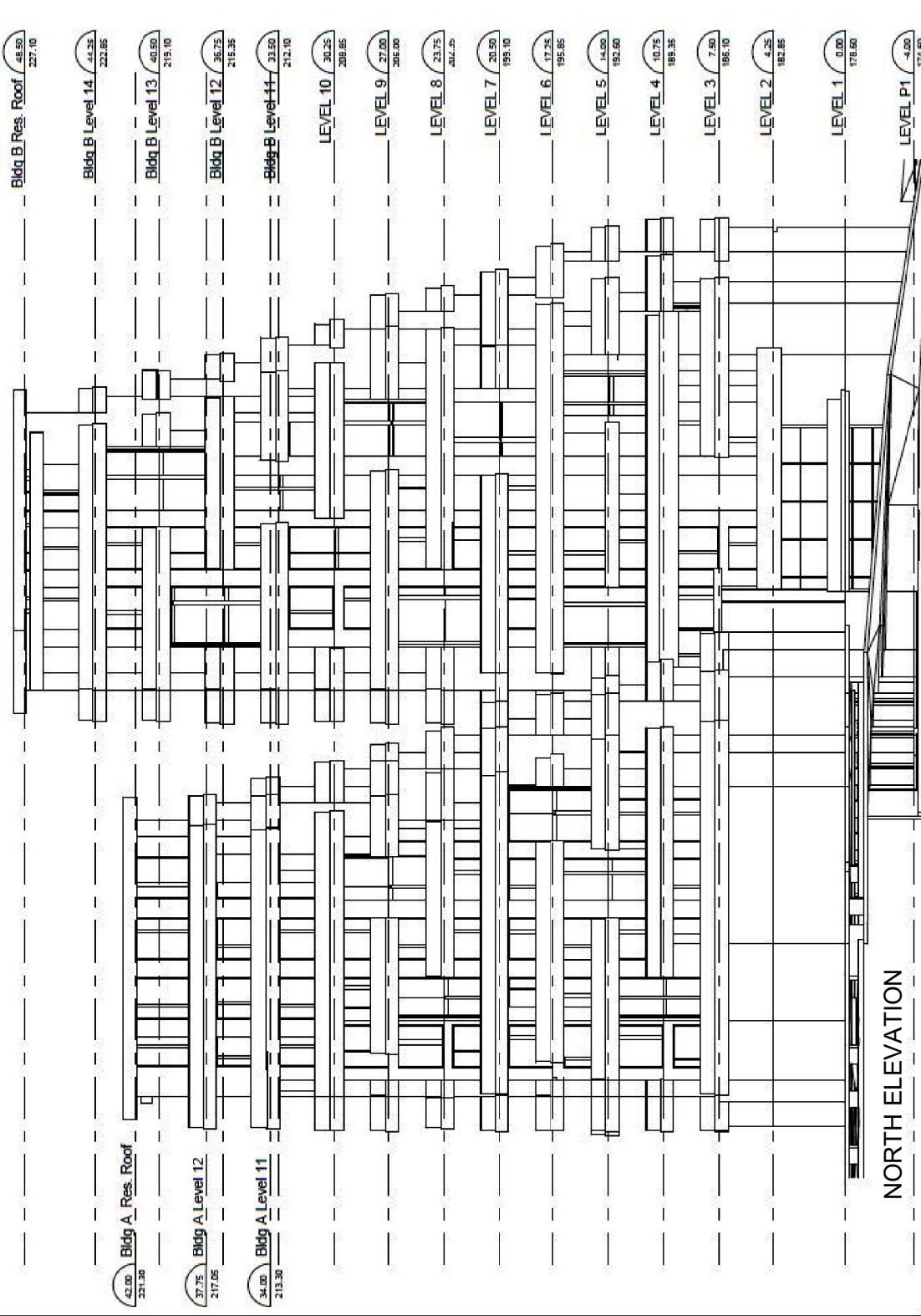


# WEST ELEVATIONS

APPLICANT: THE LADIES GOLF CLUB OF TORONTO  
c/o BOUSFIELD INC.  
7859 YONGE ST.

FILE No. OP/ZA 18171600 (RC)

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# NORTH ELEVATION

APPLICANT: THE LADIES GOLF CLUB OF TORONTO  
c/o BOUSFIELD INC.  
7859 YONGE ST.

FILE No. OP/ZA 18171600 (RC)

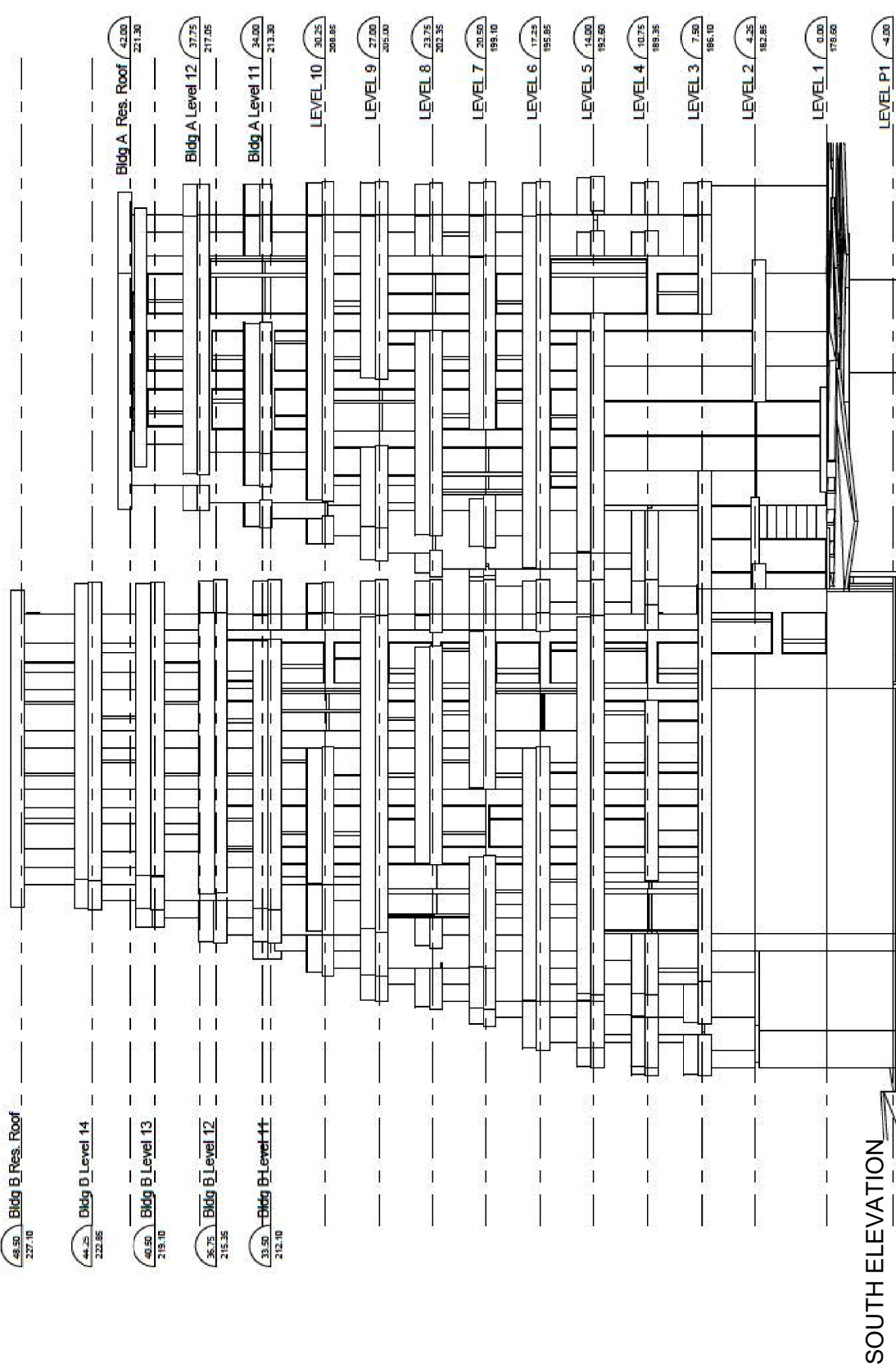
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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW  
Checked By: RC

DATE: 17/04/2018

**FIGURE No.7**



SOUTH ELEVATION

# SOUTH ELEVATION

APPLICANT: THE LADIES GOLF CLUB OF TORONTO  
c/o BOUSFIELD INC.  
7859 YONGE ST.

FILE No. OP/ZA 18171600 (RC)

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Report to: Development Services Committee

Report Date: December 11, 2018

**SUBJECT:** PRELIMINARY REPORT  
 Uptown Green Garden Inc., C/O Weston Consulting  
 Official Plan and Zoning By-law Amendments to permit a ten  
 (10) storey mixed use building at 9332 to 9346 Kennedy  
 Road, File Nos. OP 18 182671 and ZA 18 182671  
 (Ward 6)

**PREPARED BY:** Rick Cefaratti, M.C.I.P., R.P.P., ext. 3675  
 Planner II, West District

**REVIEWED BY:** Dave Miller, M.C.I.P., R.P.P., ext.4960  
 Manager, West District

**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Uptown Green Garden Inc., C/O Weston Consulting, Official Plan and Zoning By-law Amendments to permit a ten (10) storey mixed use building at 9332 to 9346 Kennedy Road, File Nos. OP 18 182671 and ZA 18 182671 (Ward 6)" be received.

**PURPOSE:**

This report provides preliminary information on the Official Plan and Zoning By-law Amendment applications. The report contains general information in regards to applicable OP or other policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the applications.

**BACKGROUND:**

The subject lands (9332 to 9346 Kennedy road) comprise four properties with a combined area of approximately 0.75 ha. (1.85 ac.). These lands are located on the west side of Kennedy Road, approximately 200 metres (656 feet) north of 16<sup>th</sup> Avenue (See Figures 1 to 3, Location Map, Area Context and Air Photo, respectively). There are three (3) single detached dwellings and mature vegetation on the subject lands. One of the subject properties is vacant and undeveloped. To the north are vacant lands that form part of a future 132 unit townhouse development (Kylemore Yorkton Phase II). To the south is Unionville Montessori Private School. To the east across Kennedy Road is a residential low rise development comprised of single and semi-detached dwellings, and townhouses. To the west is a low rise development comprised of townhouses and single detached dwellings (Kylemore Yorkton Phase I).

**PROPOSAL:**

The applicant is proposing to build a ten (10) storey mixed-use building on the subject lands. Vehicular access to the site is proposed via a restricted right-in/right-out access from Kennedy Road, and a connection to a future private lane (Fernhill Lane) within the proposed townhouse development to the north (Kylemore Yorkton Phase II). This private lane will connect to a future east west municipal road (New Yorkton Avenue) which will also connect to Beckett Avenue to the East, across Kennedy Road (see Figure 4A).

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The proposal as conceptually illustrated in Figure 4B (Site Plan) and Figure 5 (Elevations) includes:

- Total proposed site area to be developed – 0.75 ha. (1.85 ac.)
- Residential Gross Floor Area of 20,515 m<sup>2</sup> (220,823 ft<sup>2</sup>)
- Retail Gross Floor Area of 307 m<sup>2</sup> (3,305 ft<sup>2</sup>)
- Total number of residential units proposed – 232 units
- Building Height – 34.25 m (112.36 ft.), ten (10) storeys
- Proposed Floor Space Index (FSI) – 2.87
- Vehicle Parking – surface parking, six (6) spaces, two (2) levels of underground parking, 357 spaces, Total parking – 363 spaces
- Private outdoor amenity area – 600 m<sup>2</sup> (6,458 ft<sup>2</sup>)

**Process to date:**

- Official Plan and Zoning By-law Amendment applications deemed complete on June 14, 2018.
- Preliminary Report to be considered by Development Services Committee (DSC) on the current date (December 11, 2018).

**Next Steps:**

- A Statutory Public Meeting, required to provide an opportunity for formal public participation regarding the proposed Official Plan and Zoning By-law Amendments, will be tentatively scheduled for the first quarter of 2019.
- Staff Recommendation Report following the Public Meeting.

**PROVINCIAL POLICY CONFORMITY:**

When considering a development proposal, staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). At this stage of the application review, conformity with the applicable provincial policy framework for the proposed development has not yet been determined. Matters still being assessed as part of the review of the subject Official Plan and Zoning By-law amendment applications include:

- Assessing the proposal with respect to the range of housing, including but not limited to, unit types and sizes, affordability, rental housing, secondary suites, and accommodations for various age groups and accessibilities;
- Assessing measures to mitigate climate change and promoting environmental conservation, including the use of sustainable building technologies, low impact development, etc.

**OFFICIAL PLAN**York Region Official Plan

The subject lands are designated 'Urban Area' in the York Region Official Plan, 2010 (ROP), which permits residential, commercial, industrial and institutional uses. York Region staff has advised that the proposed Official Plan Amendment is a routine matter of local significance and is exempted from Approval by Regional Planning Committee and Council.

2014 Official Plan

The subject lands are designated 'Mixed Use – Mid Rise' in the 2014 Official Plan (as partially approved on November 24, 2017, and updated by the LPAT on April 9, 2018). This designation provides for integrated retail, office and residential uses within buildings up to a maximum height of eight (8) storeys and a maximum density of 2.0 FSI (Floor Space Index means the ratio of gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are being developed). The owner has applied to amend the 2014 Official Plan to allow a maximum building height of ten (10) storeys and a maximum density of 2.87 FSI.

**ZONING**Zoning By-law 304-87

The subject lands are zoned Rural Residential – RR1 under Zoning By-law 304-87, as amended. This zone category permits single detached dwellings and limited home occupations on large rural properties. The owner has applied to amend the Zoning By-law to permit the proposed development, which will include site specific development standards.

**Site Plan Application required**

An application for Site Plan approval is required which has not yet been submitted for review. Additional matters may be identified during the Site Plan application review process. The approval authority for Site Plan approval is the Development Services Committee in this instance.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Staff are reviewing a Planning Rationale, prepared by Weston Consulting Inc., submitted with the applications.
2. Technical studies including a Planning Justification Report, a Functional Servicing Report, Transportation Impact Study and Functional Traffic Design Study are currently under review by staff.
3. Planning staff are reviewing the compatibility between the proposed building heights and adjacent low rise residential development to the west (Kylmore Yorkton Phase I and Phase II).

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4. Planning staff are reviewing the implications of the proposed site density of 2.87 FSI which exceeds the maximum permitted density of 2.0 FSI for 'Mixed Use Mid Rise' development, the proposed number of units, and the proposed building height.
  5. As submitted, the applicant is proposing an outdoor private amenity space area of 600 m<sup>2</sup> (6,458 ft<sup>2</sup>). Public parkland is not included in this proposal. Further review is required by City staff to determine the appropriateness of only providing private amenity space. The applicant may be required to fulfill their parkland dedication requirements through a cash-in-lieu of parkland contribution.
  6. Development Engineering staff have advised that the Owner will be required to make arrangements with the Owner of Royal Aberdeen Road (Block 53 of registered M-Plan 65M-4065, Kylemore Post Road Ltd.), on the adjacent lands to the west, for the installation works of site services for the proposed site development.
  7. Transportation Planning staff advise that:
    - a) Reciprocal private easements for vehicular access will be required to accommodate the proposed connection between the subject lands and the future common element condominium townhouse development to the north (Kylemore Yorkton Phase II) ;
    - b) Vehicular access to the site through a proposed right-in/right-out/left-in driveway to Kennedy Road is subject to York Region's review and approval;
    - c) Surplus parking for the proposed residential units should be assigned to commercial uses to address the shortfall of parking spaces for non-residential uses provided on-site;
    - d) Long-term and Short-term Bicycle Parking, and one (1) Bike Repair Station will be required for the proposed development.

These matters will be addressed through a future site plan application.

8. The applicant will be required to provide compensation for any trees removed from the property to facilitate the proposed mixed use development.
9. Section 37 of the Planning Act provides the City with an opportunity to secure community benefits in exchange for any approved height or density associated with the proposed mixed use development. If the subject proposal is approved, the provision of these community benefits, together with a voluntary Public Art contribution, will be secured by an Agreement through the Site Plan approval process.

#### **FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

#### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

#### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.



Report to: Development Services Committee

Report Date: December 11, 2018

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**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review.

**RECOMMENDED BY:**

Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 – Location Map  
Figure 2 – Area / Context Map  
Figure 3 – Air Photo  
Figure 4A – Site Plan Context  
Figure 4B – Site Plan  
Figure 5 – Elevations

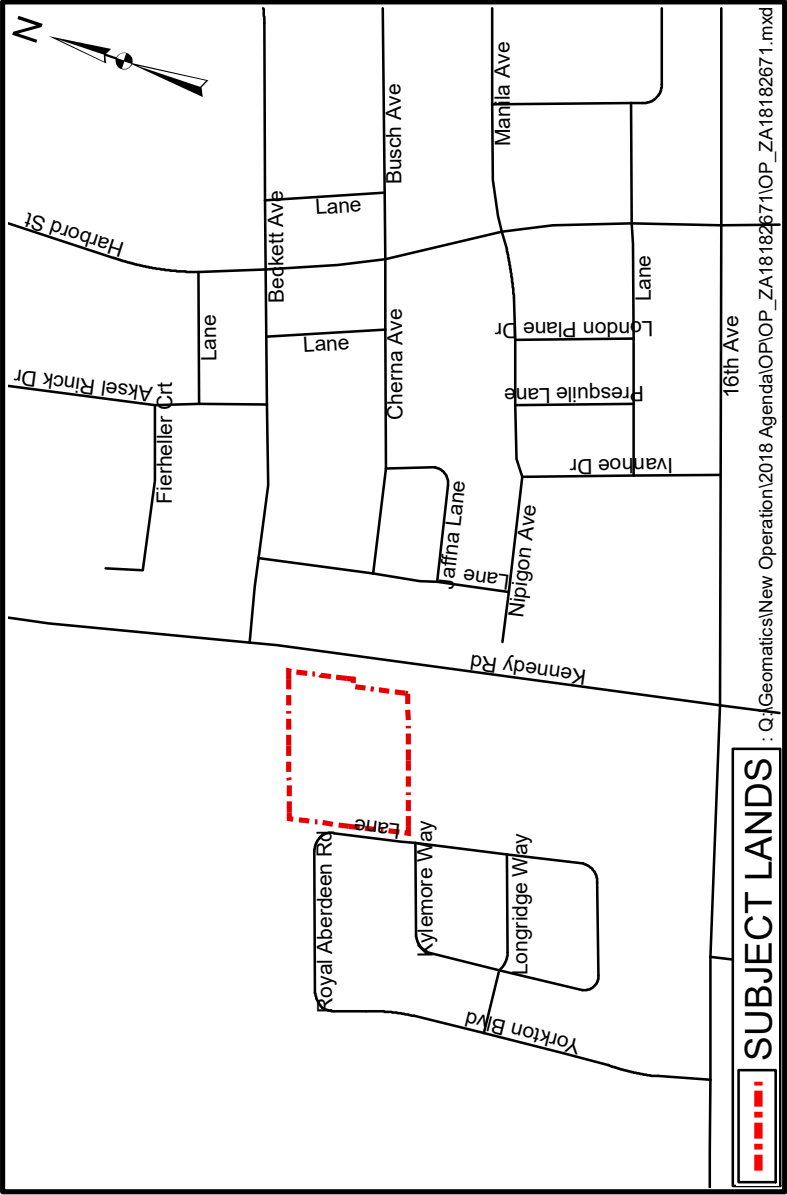
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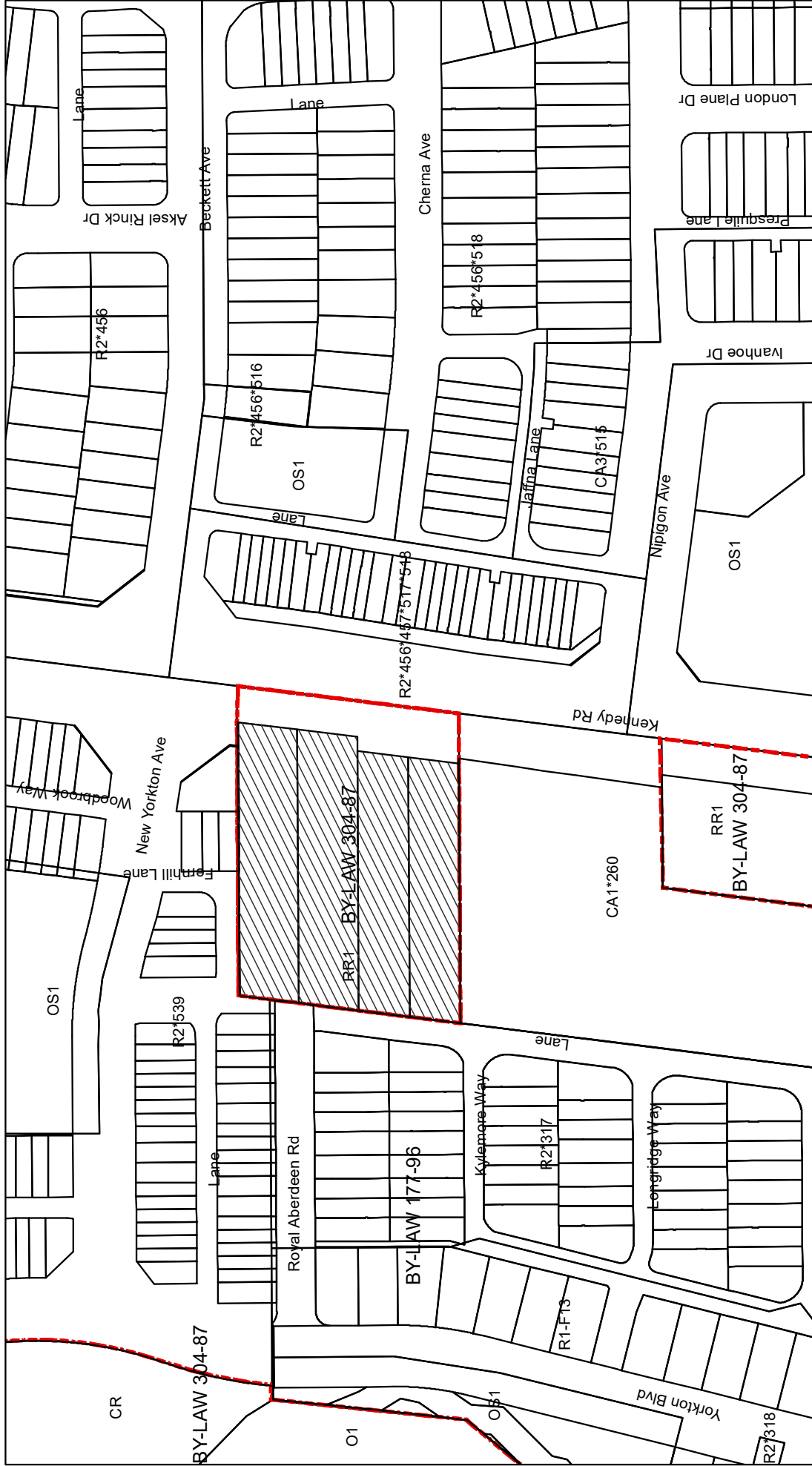
Uptown Garden Green Inc.  
C/O Michael Tang  
7181 Woodbine Avenue, Unit 230  
Markham, ON L3R 1A3  
Tel: 647-876-1104  
Email: [rtang@wealthpower-group.com](mailto:rtang@wealthpower-group.com)

**APPLICANT:**

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Email: [rguetter@westonconsulting.com](mailto:rguetter@westonconsulting.com)

File path: Amanda\File 18 182671\Documents\Recommendation Report





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# AREA CONTEXT/ZONING

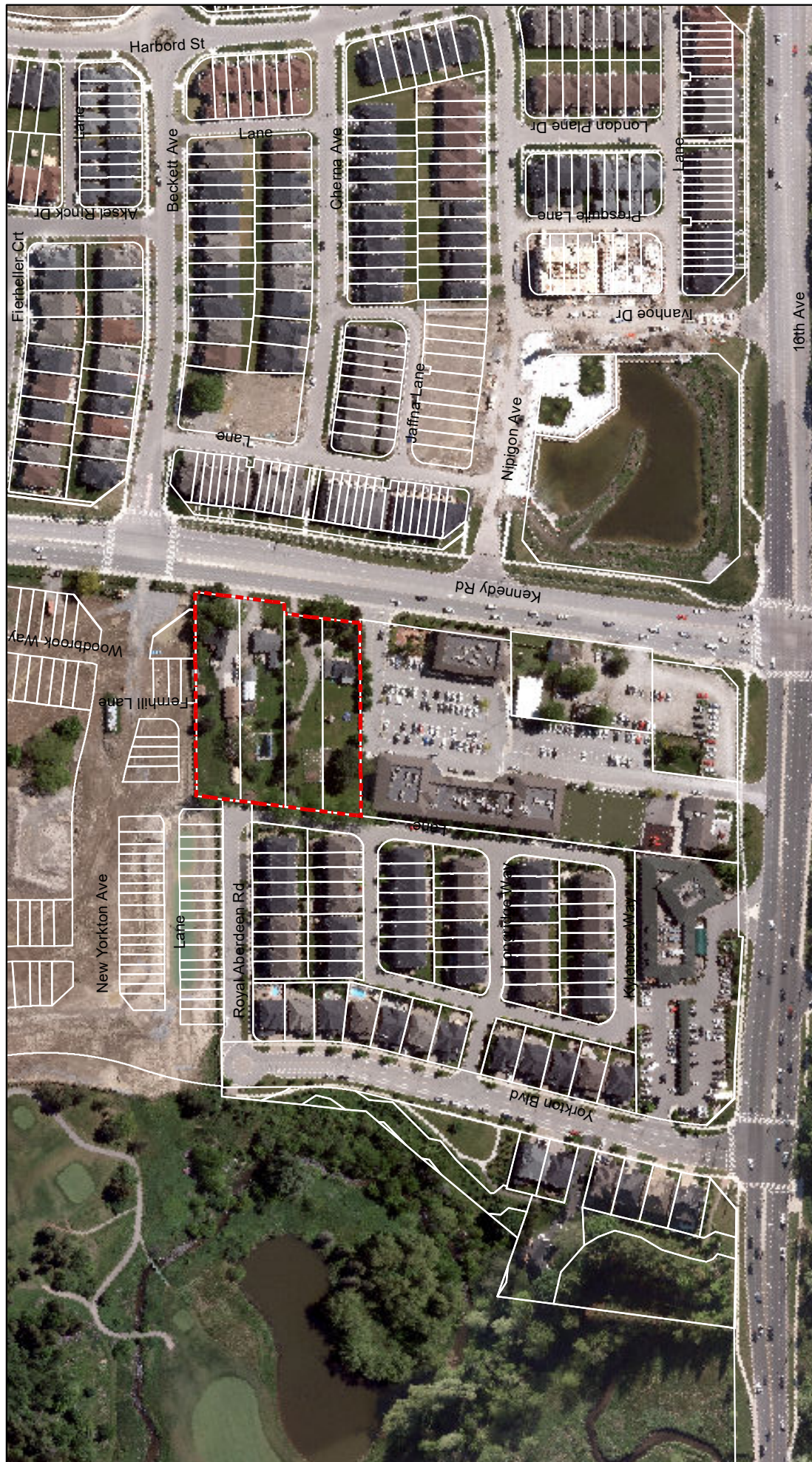
APPLICANT: UPTOWN GREEN GARDEN INC.  
9332, 9336, AND 9346 KENEDY ROAD

 SUBJECT LANDS

FILE No: OP/ZA18182671(RC)

DATE:06/18/18





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# AIR PHOTO 2017

APPLICANT: UPTOWN GREEN GARDEN INC.  
9332, 9336, AND 9346 KENEDY ROAD

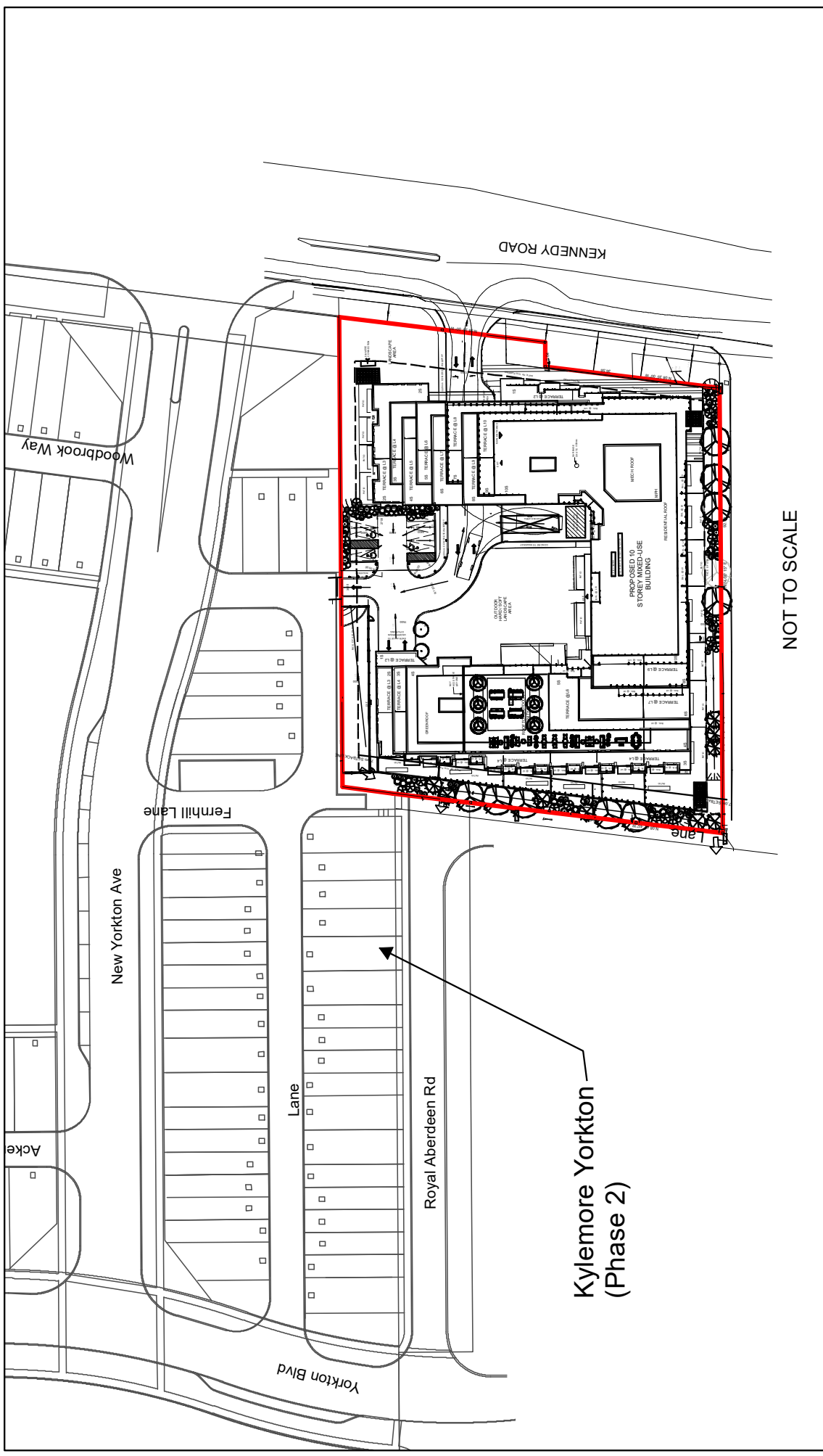
 SUBJECT LANDS

FILE No: OP/ZA18182671(RC)

DATE: 06/18/18

FIGURE No. 3






# SITE PLAN CONTEXT

APPLICANT: UPTOWN GREEN GARDEN INC.  
9332, 9336, AND 9346 KENEDY ROAD

FILE No: OP/ZA18182671(RC)

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 SUBJECT LANDS

DATE: 31/10/18

FIGURE No. 4B

Checked By: RC

Drawn By: CPW

DEVELOPMENT SERVICES COMMISSION

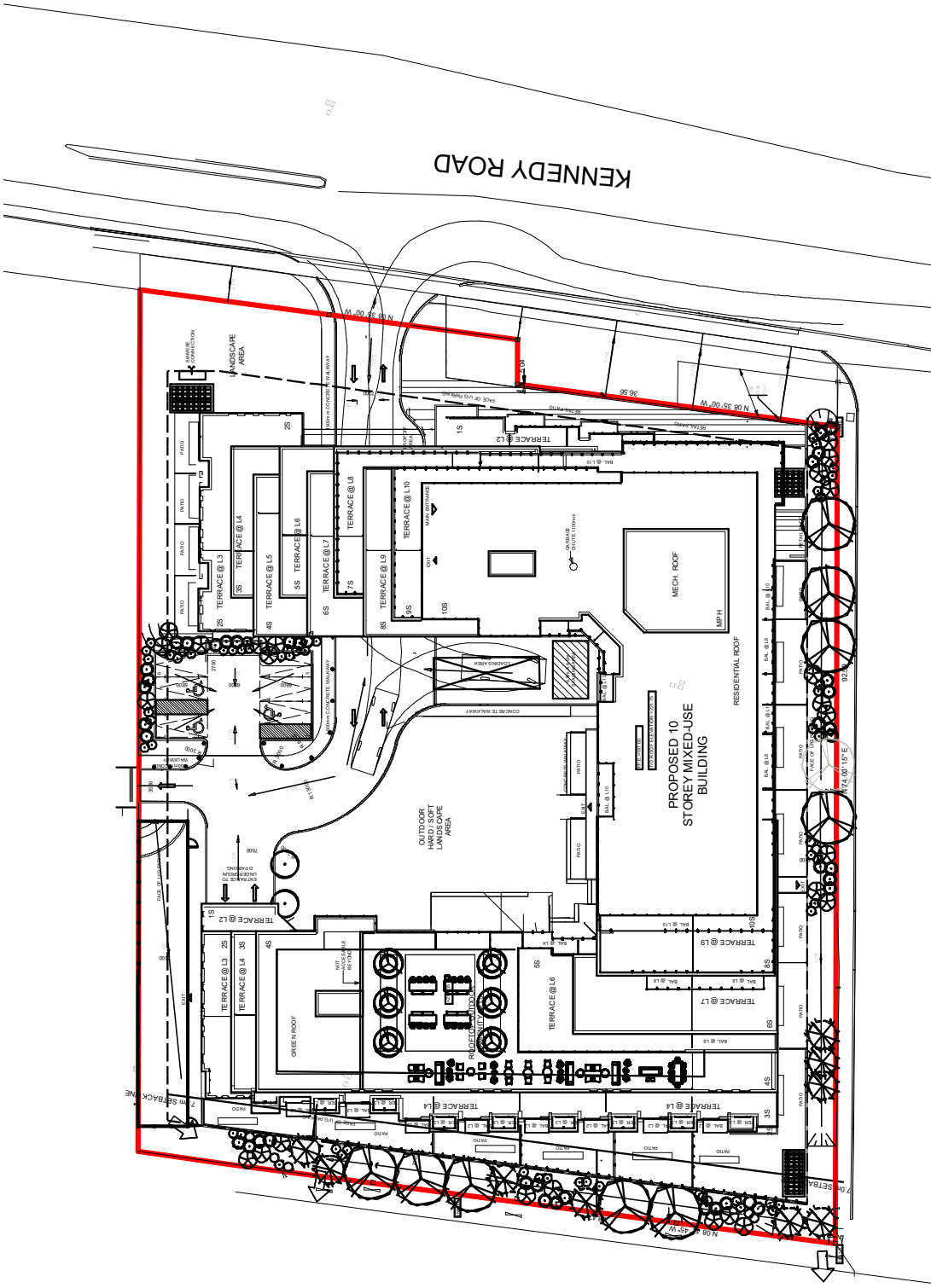
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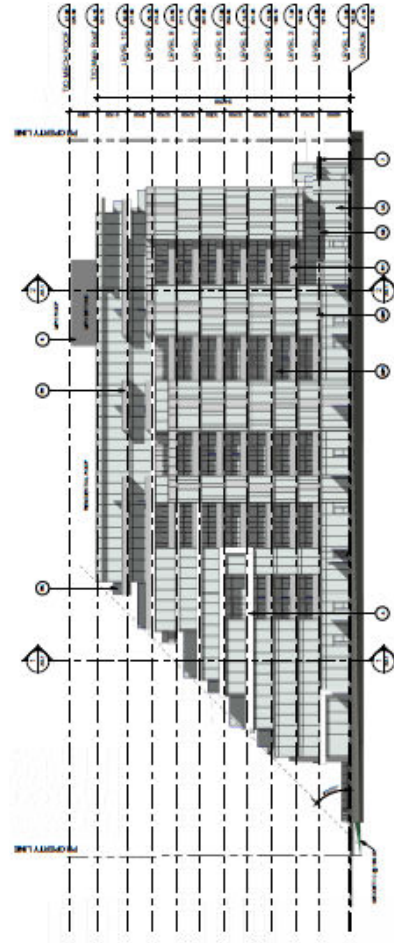


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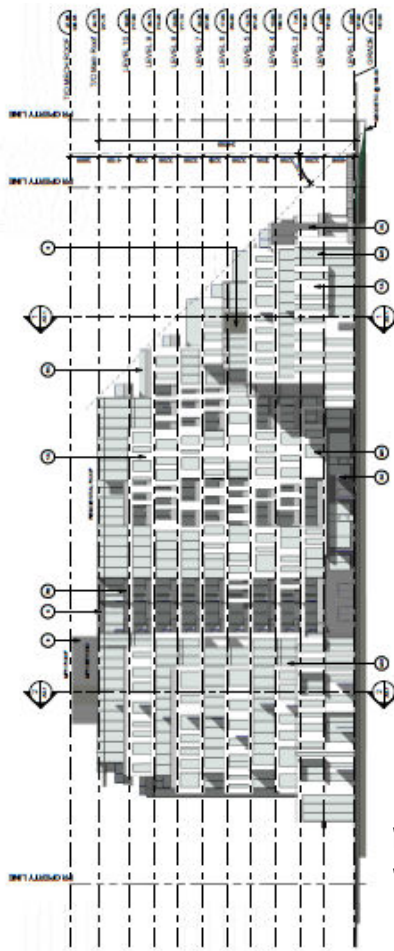
APPLICANT: UPTOWN GREEN GARDEN INC.  
9332, 9336, AND 9346 KENEDY ROAD

# SITE PLAN

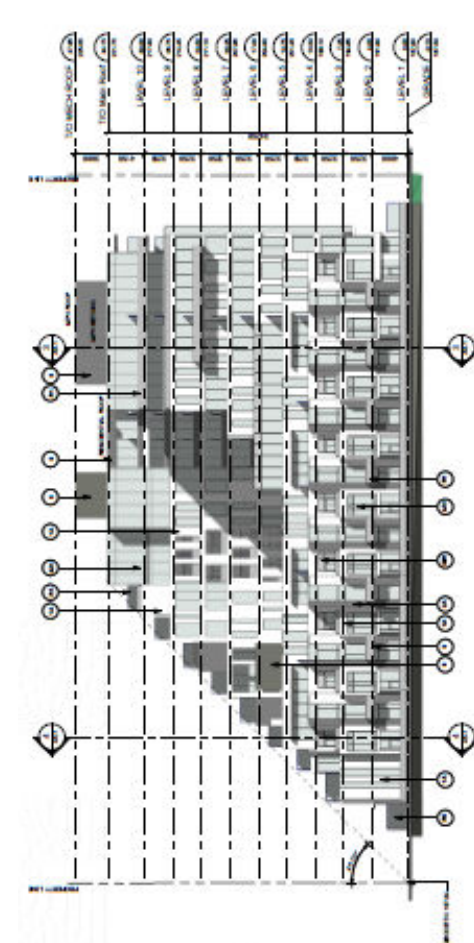




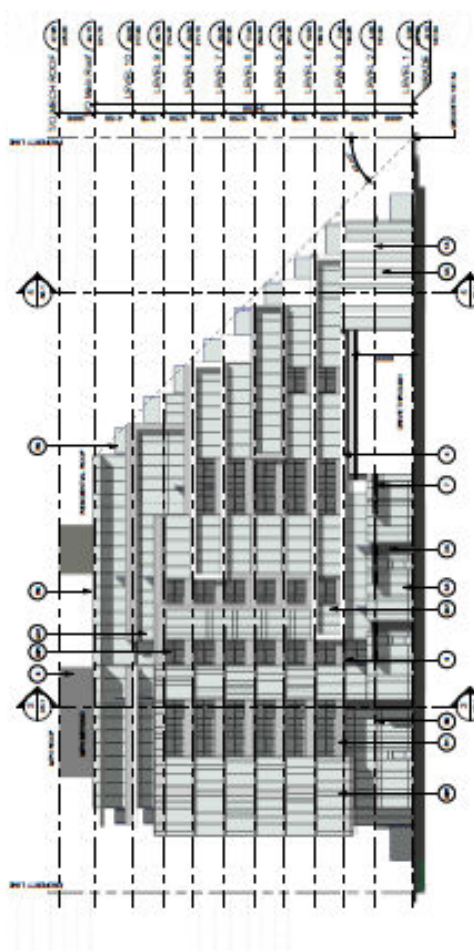
North Elevation



South Elevation



West Elevation



East Elevation

# ELEVATIONS

APPLICANT: UPTOWN GREEN GARDEN INC.  
9332, 9336, AND 9346 KENEDY ROAD

FILE No: OP/ZA18182671(RC)

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