



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.

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 m² (164,044.47 ft²), 89 units
- Building B – Gross Floor Area of 32,856.21 m² (353,661.30 ft²), 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

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.

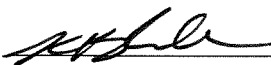
ALIGNMENT WITH STRATEGIC PRIORITIES:

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

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:

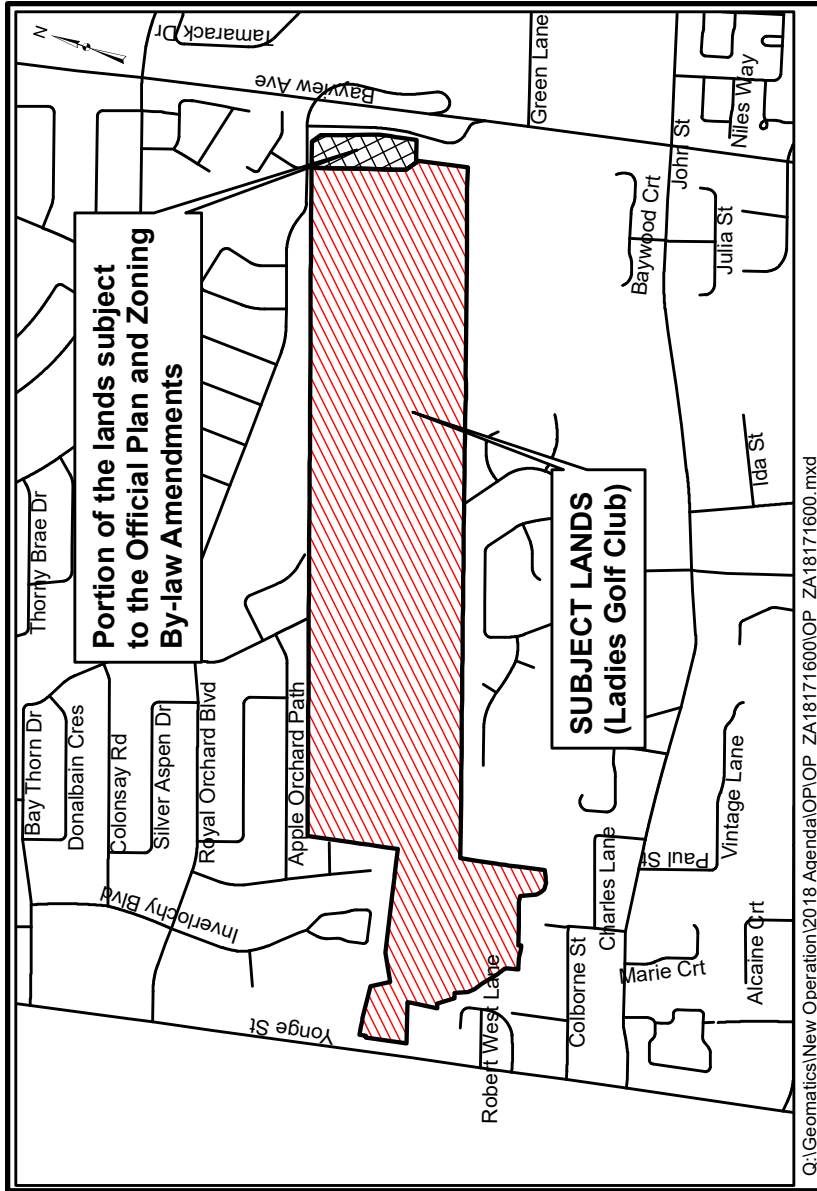
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Conceptual Site Plan
Figure 5 – East Elevations
Figure 6 – West Elevations
Figure 7 – North Elevations
Figure 8 – South Elevations

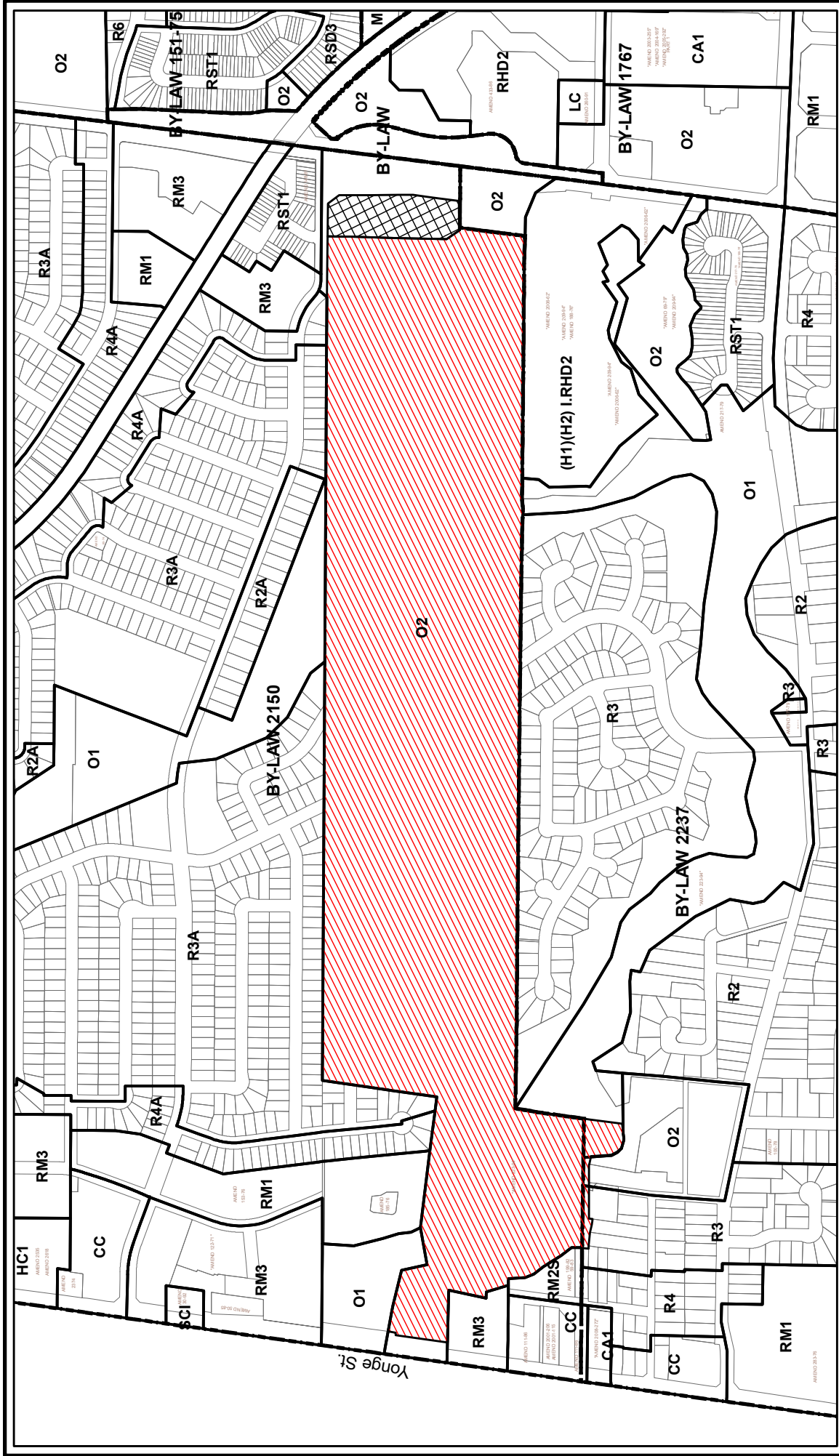
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Tel: (416) 947-9744 ext. 234
Email: kcooper@bousfields.ca

OWNER:

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Markham, ON L3T 2C4
Email: gm@ladiesgolfclub.com
Tel: (905) 889-3531, ext. 306





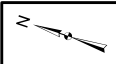


AREA CONTEXT / ZONING

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

FILE No. OP/ZA 18171600 (RC)

-  SUBJECT LANDS
(Ladies Golf Club)
-  Portion of The
Subject Lands to the
Official Plan and Zoning By-Law
Amendment





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

SUBJECT LANDS
(Ladies Golf Club)

AERIAL PHOTO (2017)

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

FILE No. OP/ZA 18171600 (RC)

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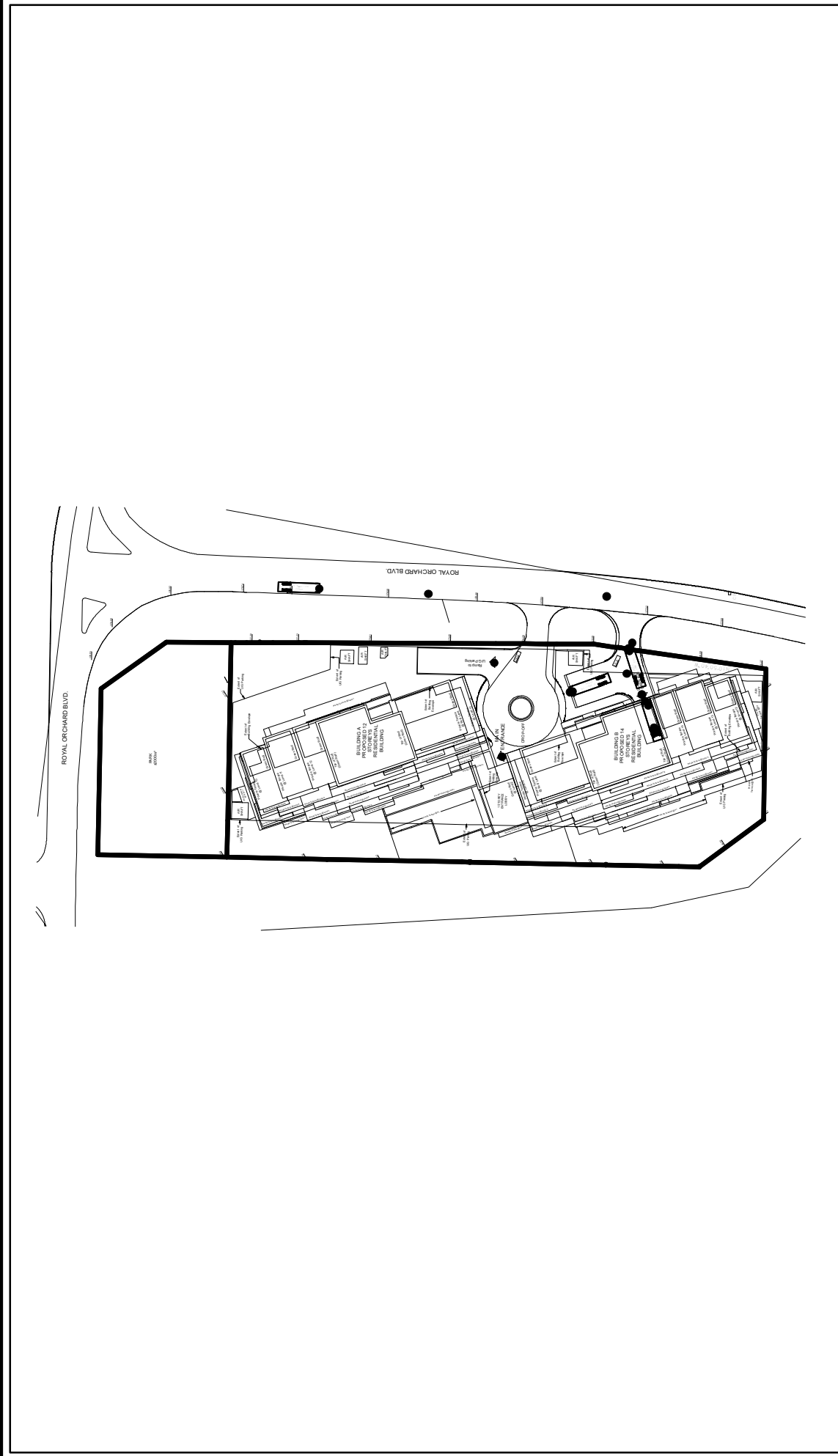
DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

DATE: 17/04/2018

FIGURE No.3



SITE PLAN

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

FILE No. OP/ZA 18171600 (RC)

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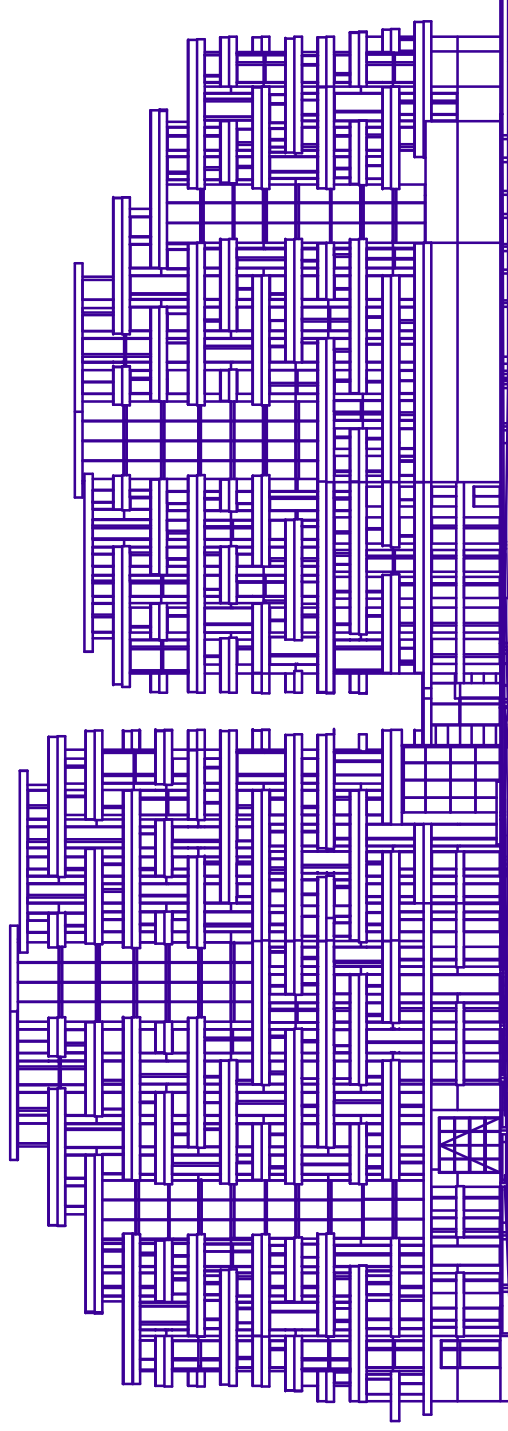
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FIGURE No.4



 SUBJECT LANDS



EAST ELEVATIONS

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

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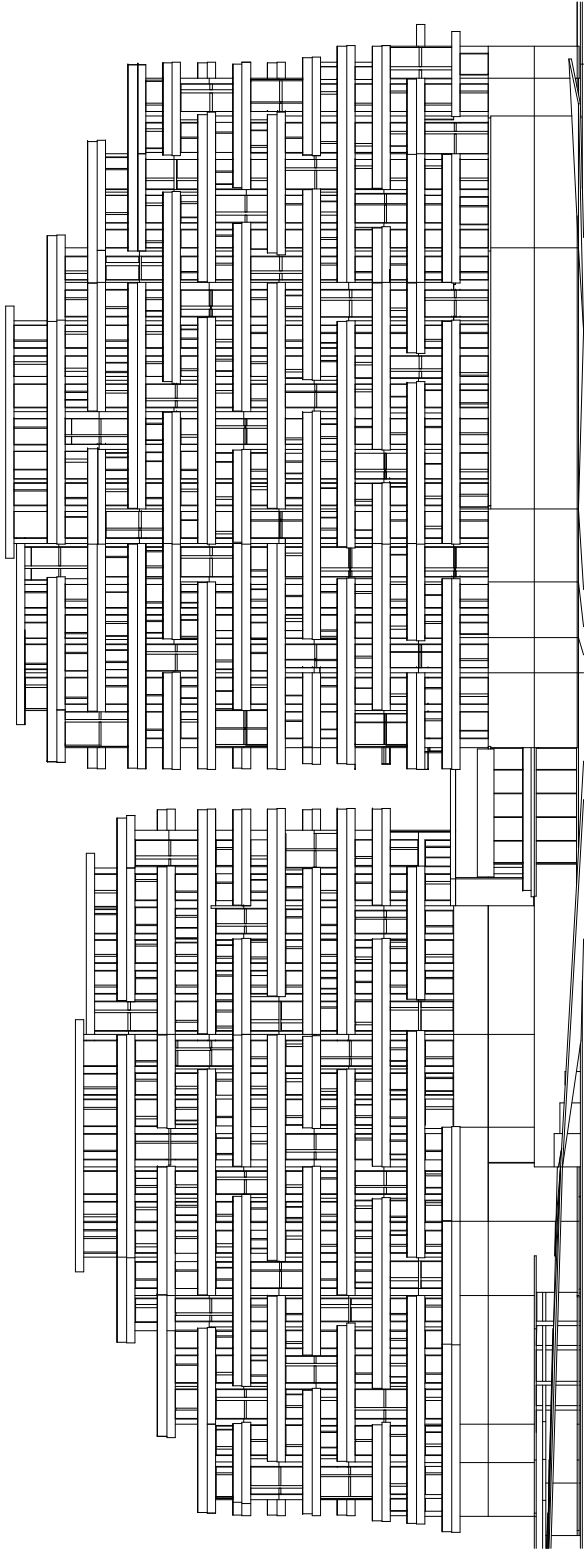


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FIGURE No.5



WEST ELEVATIONS

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

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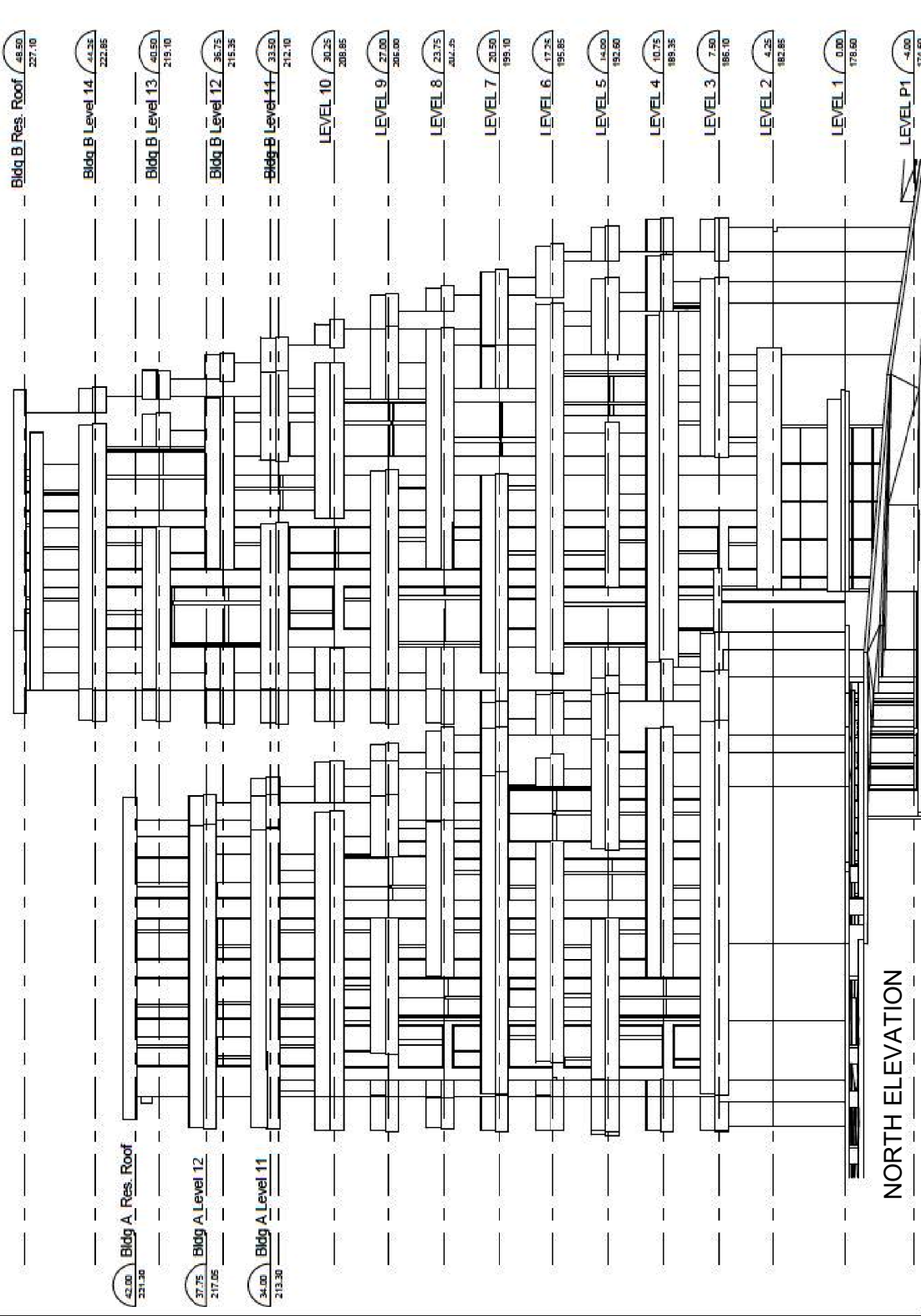


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FIGURE No.6



NORTH ELEVATION

NORTH ELEVATION

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

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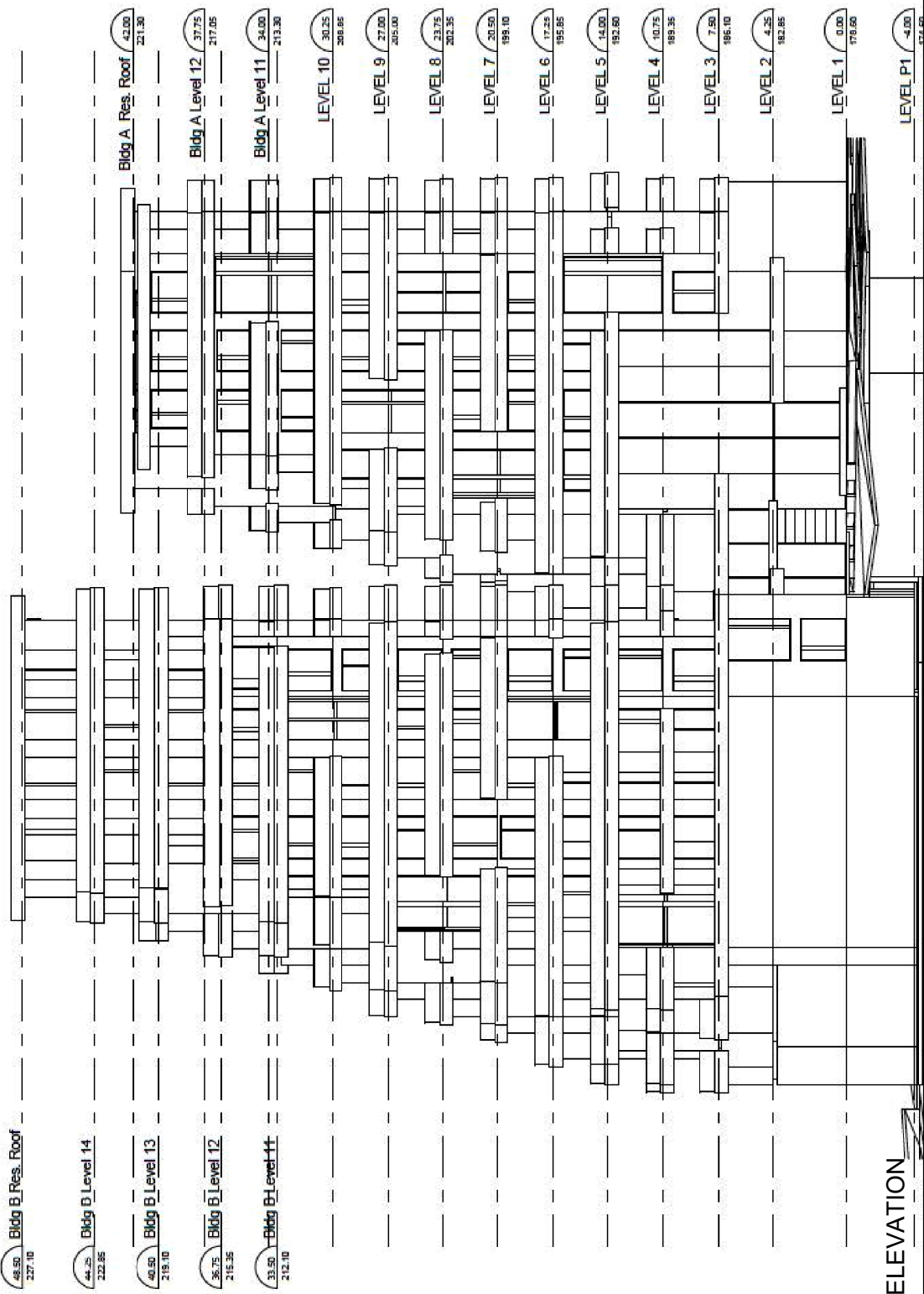


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FIGURE No.7



SOUTH ELEVATION

SOUTH ELEVATION

APPLICANT: THE LADIES GOLF CLUB OF TORONTO
 c/o BOUSFIELD INC.
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FIGURE No.8