



Report to: Development Services Committee

Report Date: February 27, 2017

SUBJECT: RECOMMENDATION REPORT
Application for Site Plan Approval by Yonge Grandview Corp. for a 25 storey residential mixed use building at 7089 Yonge Street and 11 and 15 Grandview Avenue
File No. SC 16 108978

PREPARED BY: Geoff Day, MCIP, RPP, Senior Planner, West District
REVIEWED BY: Dave Miller, MCIP, RPP, Manager, West District

RECOMMENDATION:

- 1) That the report dated February 27, 2017 titled "Application for Site Plan Approval by Yonge Grandview Corp. for a 25 storey residential mixed use building at 7089 Yonge Street and 11 and 15 Grandview Avenue, File No. SC 15 108978" be received;
- 2) That the presentation by the applicant regarding the proposed 25 storey residential mixed use building at 7089 Yonge Street and 11 and 15 Grandview Avenue, be received;
- 3) That the Site Plan application by Yonge Grandview Corporation be endorsed, in principle;
- 4) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following condition has been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A';
- 5) That Council authorize servicing allocation for 196 apartment units;
- 6) That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement in the event that the site plan agreement is not executed within that period;
- 7) And that staff be authorized and directed to do all things necessary to give effect to this resolution;

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report recommends endorsement in principle, of an application for site plan approval for a 25 storey residential mixed use building located at 7089 Yonge Street and 11 and 15 Grandview Avenue.

BACKGROUND:

Subject Properties and Area Context

The subject lands are located within the Thornhill Community and comprise an area of approximately 0.60 ha (1.5 acres) (See Figures 1 to 3). The property at 7089 Yonge Street is located on the south east corner of Yonge Street and Grandview Boulevard and the properties at 11 and 15 Grandview Avenue are located immediately to the east. 7089 Yonge Street was a commercial plaza, and two single detached dwellings are located at 11 and 15 Grandview Avenue.

Surrounding land uses include an automobile rental establishment to the north, a Mitsubishi dealership to the south, single detached dwellings immediately to the east, and to the west, across Yonge Street, a Petro Canada station and General Motors dealership within the City of Vaughan.

Official Plan and Zoning

Official Plan (Revised 1987)

The subject lands are designated Commercial (Community Amenity Area) under the in force Official Plan (Revised 1987). This designation permits mixed use developments comprised of high density residential and non-residential uses including office, retail and service uses on the subject lands.

Markham Official Plan 2014 (partially approved on October 30, 2015 and May 26, 2016)

The subject lands are designated Mixed High Rise under the Markham Official Plan 2014 (partially approved on October 30, 2015 and May 26, 2016), and are also subject to Area and Site Specific Policies (Section 9.18.8.6). These policies provide site specific provisions for permitted uses, building type, height and density. High Rise, high density residential and non-residential uses including office, retail and service uses are permitted along the Yonge Street frontage.

Yonge Steeles Corridor Study

The subject lands are located within the Council endorsed Yonge and Steeles Corridor Study area. The Study provides a vision for redevelopment along the east side of Yonge Street for properties from just south of Elgin Street to the north, and Steeles Avenue East to the south. The vision of the study includes multi-storey, high density mixed use buildings that emphasize an urban character along Yonge Street, stepping down in height towards adjacent residential neighbourhoods to the east. The proposal meets the vision of this study as identified later in this report.

Zoning

The area of the site fronting on to Yonge Street is zoned Community Amenity Area 1 (Hold)[(H)CA1] Zone and the rear portion of the site where a public park is proposed is

zoned Open Space (O1) Zone under By-law 2237, as amended by Site Specific Zoning By-law 2013-56. High density mixed use buildings are permitted along the Yonge Street frontage. Public Parks are permitted along the Grandview Avenue frontage.

Ontario Municipal Board (OMB) Decision

These lands were the subject of an OMB order issued on April 22, 2013. The OMB approved Site Specific Official Plan and Zoning By-law Amendments to facilitate the development proposal by Frangian Holdings Limited of a 21 storey building on the subject lands consisting of a 17 storey residential point tower above a 4 storey retail/office mixed use podium. The properties are now owned by Yonge Grandview Corp. The OMB approved Official Plan Amendment to the in force Official Plan (Revised 1987) provides for a mixed use development comprised of high density residential, and non-residential uses (office, retail and service uses) on Yonge Street, and a public park along the Grandview Avenue frontage. The majority of vehicular parking is located below grade within a 2 level parking structure. The OMB approved Zoning By-law Amendment includes, but is not limited to, the residential and non-residential use provisions, the maximum permitted Floor Space Index (FSI), maximum permitted building height, maximum permitted floor area, and the conditions to be met prior to lifting the Hold (H) Provision that applies to these lands. The proposal is in keeping with the decision made by the OMB as further refined by the approved minor variance, as discussed below.

Minor Variance Application A/167/15

The site specific zoning restricted the maximum geodetic building height above sea level to 262.5 metres (By-law 2013-56, Section 2.2.2 b). This resulted in a restriction to the maximum number of storeys to 21 for the proposed development.

A Minor Variance (A/167/15) was approved to permit a maximum geodetic building height above sea level to 283.415 metres on February 10, 2016. This resulted in an opportunity to increase the maximum number of storeys to 25 for the proposed development. This variance conformed to the OMB mandated 2 to 1 angular plane.

Proposal

The applicant is proposing a 25 storey mixed use building on the subject lands. It is comprised of a 2 storey podium and a 23 storey point tower. The proposed development includes:

- Two levels of underground parking containing 314 parking spaces (71 non-residential, 26 live/work and 217 residential spaces) and 24 surface parking spaces
- Podium Level 1 – Street Related Retail Units
- Podium Level 2 – Office Units
- Level 3 - Outdoor Amenity Area [approx. 561m² (6,040 ft²)]
- Levels 3 & 4 – Live/Work Units
- Levels 5 to 11 – 1 and 2 Bedroom Units
- Levels 12 to 20 - 2 Bedroom Units

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- Level 21 to 24 – 2 & 3 Bedroom Units
 - Level 25 – 3 and 4 Bedroom Units
 - A 2,335.3m² (25,137ft²) “strata” park fronting onto Grandview Avenue
 - Ground floor design is comprised of high ceiling height, shop windows, canopy treatments, and unit entrances at pedestrian scale
 - Building elevation is articulated with an array of materials including vision panels, fritted partitions with bird friendly glass for the balconies and pre-cast concrete.

OPTIONS/ DISCUSSION:**The proposal has addressed comments from the Design Review Panel**

The proposal was reviewed by the City’s Design Review Panel review on January 7, 2016 where it received support on the overall design direction. During the site plan review process, the applicant has addressed the Design Review Panel’s comments including:

- Continuing the ground floor retail space along Grandview Avenue to strengthen views and access to the park;
- Podium height is made higher to ensure massing is compatible with long term transformation of Yonge Street.
- Upgraded design of the spaces between the rear of the building and the park to provide a seamless pedestrian connection between the building and the public park; and
- Upgraded Yonge Street frontage with a wide pedestrian promenade and pedestrian amenities to create an animated streetscape and enjoyable pedestrian environment in support of viable ground floor retail uses.

Development complies with design parameters from Council endorsed design studies

The proposal conforms with the Yonge and Steeles Corridor Studies (2008) and the South Yonge Street Master Plan: Streetscape Detailed Design Guidelines (2013).

Development incorporates a number of features that support a complete community

The building design incorporates a number of features that support a complete community including:

- More than 72% of the units have 2 or more bedrooms;
- On-site shared outdoor amenity areas are provided on the 2nd and 3rd floor roof podium;
- Each unit has a balcony;
- The building has a range of uses (residential, live-work, office and retail uses); and
- Internal secured bicycle storage located at street level to support active transportation.

Microclimate conditions at pedestrian level will be mitigated

The Owner's quantitative wind analysis report identifies a need to mitigate wind impacts to the podium and in the park. The wind mitigation for the podium level is incorporated into the building design. The wind mitigation for the park will be completed at the park design stage and secured through the site plan agreement to the satisfaction of the City.

Sustainability measures for site and building will be incorporated

The development is targeting LEED Gold Standard (see Appendix 'B') which exceeds the minimum LEED Silver standard requirement for high density residential development as set out in the March 25, 2008 Council Resolution. Highlights of the sustainability measures for site and building include:

- Water use reduction and water efficient landscaping;
- Optimizing energy performance;
- Use of materials that are locally sourced, low-emitting and recycled content;
- Reduction of heat island effect and light pollution;
- Bird friendly and dark sky compliance;
- On-site shared EV charging stations; and
- Construction waste management that reduce waste and diversion to landfill.

New strata public park is being provided

Parkland dedication will be satisfied through a combination of a 0.5 acre on-site strata park, in accordance with the 2013 OMB Decision, and a cash-in-lieu payment in accordance with the City's Parkland Dedication By-law and revised Planning Act requirements as per Bill 73 (1hectare per 500 units). During the Site Plan review process, the site and building design were refined to optimize conditions for the public park.

The Site Plan Agreement will incorporate conditions and securities to ensure the development supports the delivery of a viable public park that meets the required structural load, waterproofing, micro-climate conditions to the satisfaction of the City. The park design will be initiated, developed and finalized through a City managed park design and construction process.

The OMB approved Zoning Schedule 'A' identifies an irregular configuration of the strata park as O1 zone. Through the site plan review process, the configuration of the strata park has been regularized to maximize programmable area within the public strata park. Notwithstanding the zoning boundary, staff is satisfied with the configuration of the park and the relocation of the surface parking to the south east corner of the park.

CONCLUSION:

The proposed development is appropriate and will provide an urban mixed use building and a public park within the Yonge and Steeles corridor which will be beneficial to the community. It is recommended that the site plan be endorsed in principle subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

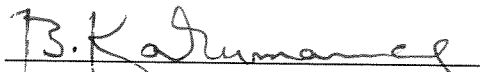
The proposed development aligns with the strategic priorities for:

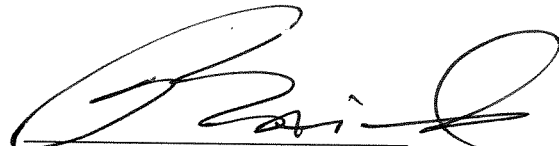
- creating a safe and sustainable community;
- managing growth in Markham;
- encouraging compact, mixed use development to reduce the amount of travel; and
- create great streetscapes and parks.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies, including York Region, for review and comment. All comments/requirements of these departments and agencies are or will be reflected in the final project plans or will be secured in the site plan agreement.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Property Location Map
Figure 2: Area Context / Zoning
Figure 3: Air Photo
Figure 4: Site plan
Figure 5: North/East Elevation
Figure 6: West/South Elevation

Appendix 'A': Conditions of Site Plan Approval
Appendix 'B': Sustainable Design Letter

AGENT CONTACT INFORMATION:

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APPENDIX 'A'
SITE PLAN CONDITIONS
YONGE GRANDVIEW CORP.
7089 YONGE STREET AND 11 AND 15 GRANDVIEW AVENUE
SC 15 108978

Conditions of Site Plan Approval

Prior to endorsement of the site plan and elevation drawings to commence preparation of the site plan agreement, the Owner shall submit:

1. written confirmation from the Regional Municipality of York that their pre-approval conditions have been satisfied. The Director of Planning and Urban Design will not endorse final site plan and elevation drawings to commence preparation of the site plan agreement until this written confirmation has been received.
2. appraisal report of the land value of the subject properties for determining the required cash-in-lieu parkland contribution to the satisfaction of the City.

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings (including building materials, colours and details), that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design.
2. the final plans shall incorporate appropriate design features to ensure bird-friendly buildings.
3. appraisal report of the land value of the subject properties for determining the required cash-in-lieu parkland contribution to the satisfaction of the City.
4. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
5. quantitative wind analysis, including recommendation(s) for mitigation measures, prepared by a professional engineer in good standing, to the satisfaction of the City.
6. structural design drawings, details, specifications and certifications prepared by a Professional Structural Engineer (P.Eng), to the satisfaction of the Director of Planning and Urban Design, for the portion of the underground parking garage that is to be constructed beneath the Public Park area.
7. landscape drawings, including waterproofing and mitigation of micro-climate conditions within the Public Park, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
8. a storm water management report, grading/servicing/site alteration/excavation plans and construction management plan, to the satisfaction of the Director of Engineering.

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9. an environmental noise and vibration study, to the satisfaction of the Director of Engineering.

The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
3. That the Owner agrees to implement the approved Bird Friendly Measures and provide a detailed lighting plan which includes the installation of LED exterior lighting, to the satisfaction of the Director of Planning & Urban Design.
4. That the Owner pursue LEED Gold standard as outlined in the letter provided by Provident – received by the Development Services Department on February 13, 2017 (Appendix ‘B’), and provide the necessary operation and maintenance measures to ensure the required performance standard is maintained.
5. That the site be designed to ensure that there is no permanent underground encroachment onto any municipal or regional road right-of-way or walkway block.
6. Provisions to secure the implementation of the approved environmental sustainability package.
7. Provisions to ensure implementation of the recommendations of the approved Environmental Noise and Vibration Study.
8. Provisions to ensure implementation of the recommendations of mitigation measures of an approved Quantitative Wind Study to the satisfaction of the Commissioner of Development Services.
9. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the General Manager of Operations and the Director of Engineering.
10. Provisions to ensure implementation of the recommendations of the approved reports.
11. Provisions for satisfying all requirements of City departments and public agencies.
12. That the Owner comply with all requirements of the City and authorized public agencies, including Power Stream to the satisfaction of the Commissioner of Development Services.
13. That the owner convey a strata park in a location and configuration to the satisfaction of the Commissioner of Development Services.

APPENDIX 'B'

Sustainable Design Letter



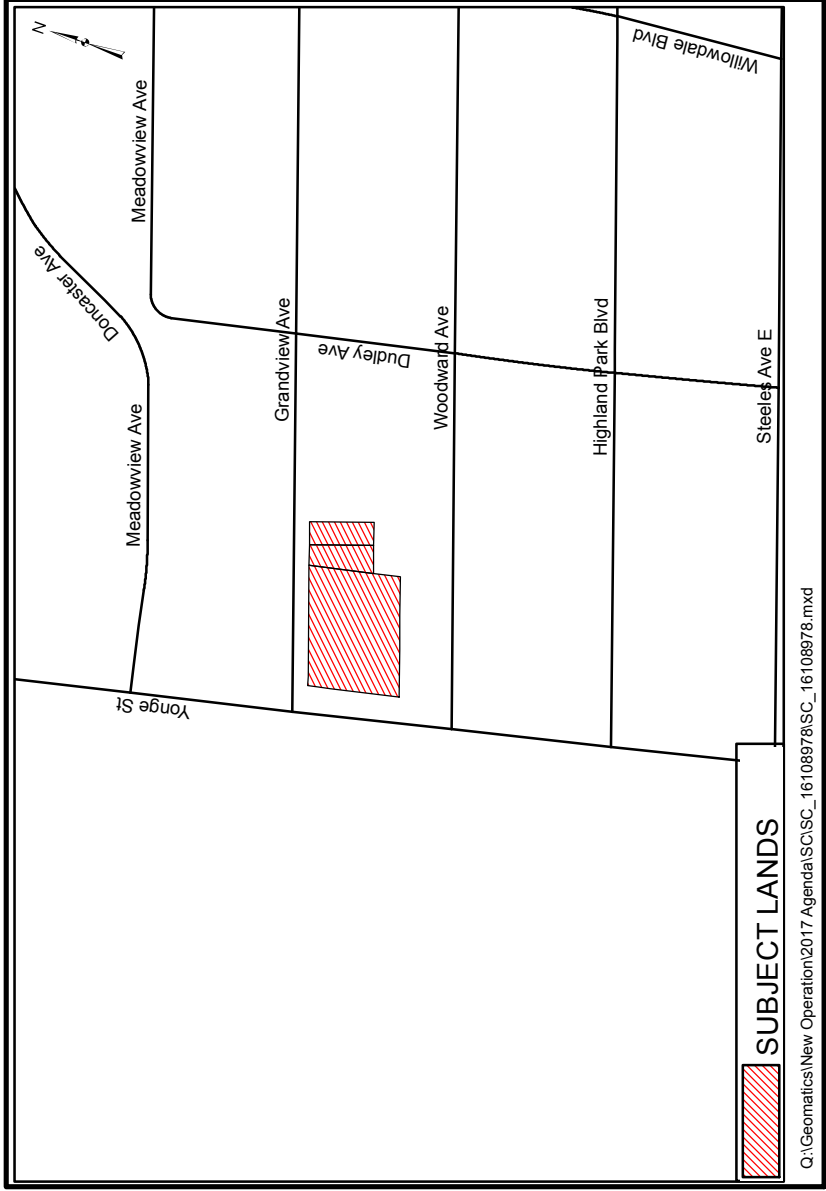
Green Infrastructure Plan

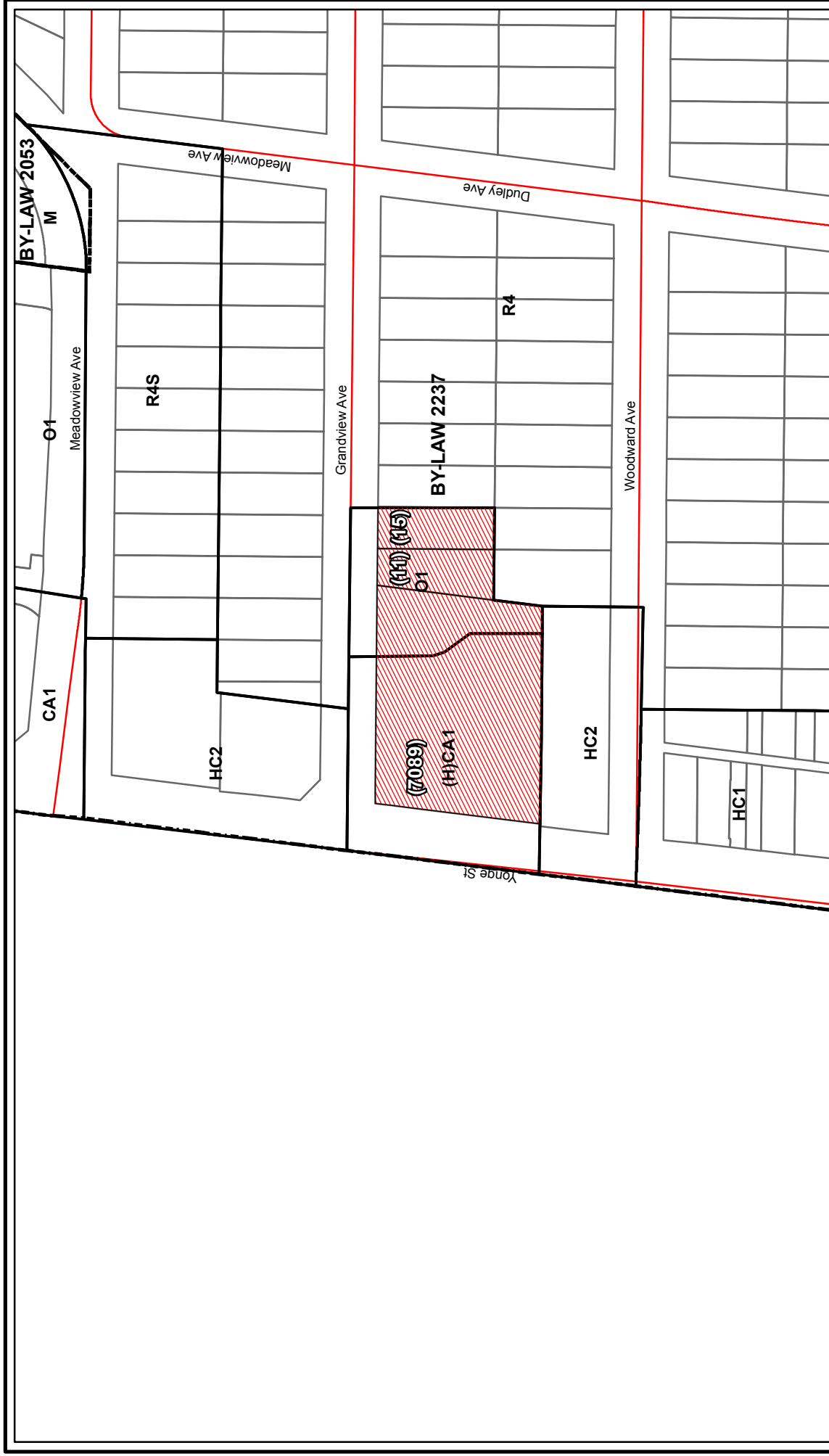
The Vanguard is a mixed-use development located at 7089 Yonge Street, Markham, Ontario. The development comprises of a 25-storey building, with retail spaces at grade, office spaces at grade to level 4, and 196 residential units at levels 5-25.

Sustainable design solutions have been carefully incorporated into The Vanguard, through the following strategies:

- The building is pursuing for LEED Gold under LEED for Building Design and Construction version 2009.
- Low-flow plumbing fixtures in all residential suites and common areas.
- Transit Oriented Development Guidelines will be met where the development will be located close to many modes of public transit including GO, YRT, and TTC.
- A bi-sorter chute will be provided for residential garbage, recycling and organic materials.
- High efficiency glazing.
- Lighting power densities to comply with ASHRAE 90.1-2010.
- Occupancy sensors will be installed in corridors and all amenity spaces.
- 2-pipe fan coil units for residential suites, VRF system for office/ retail spaces.
- Fresh air units with VFD.







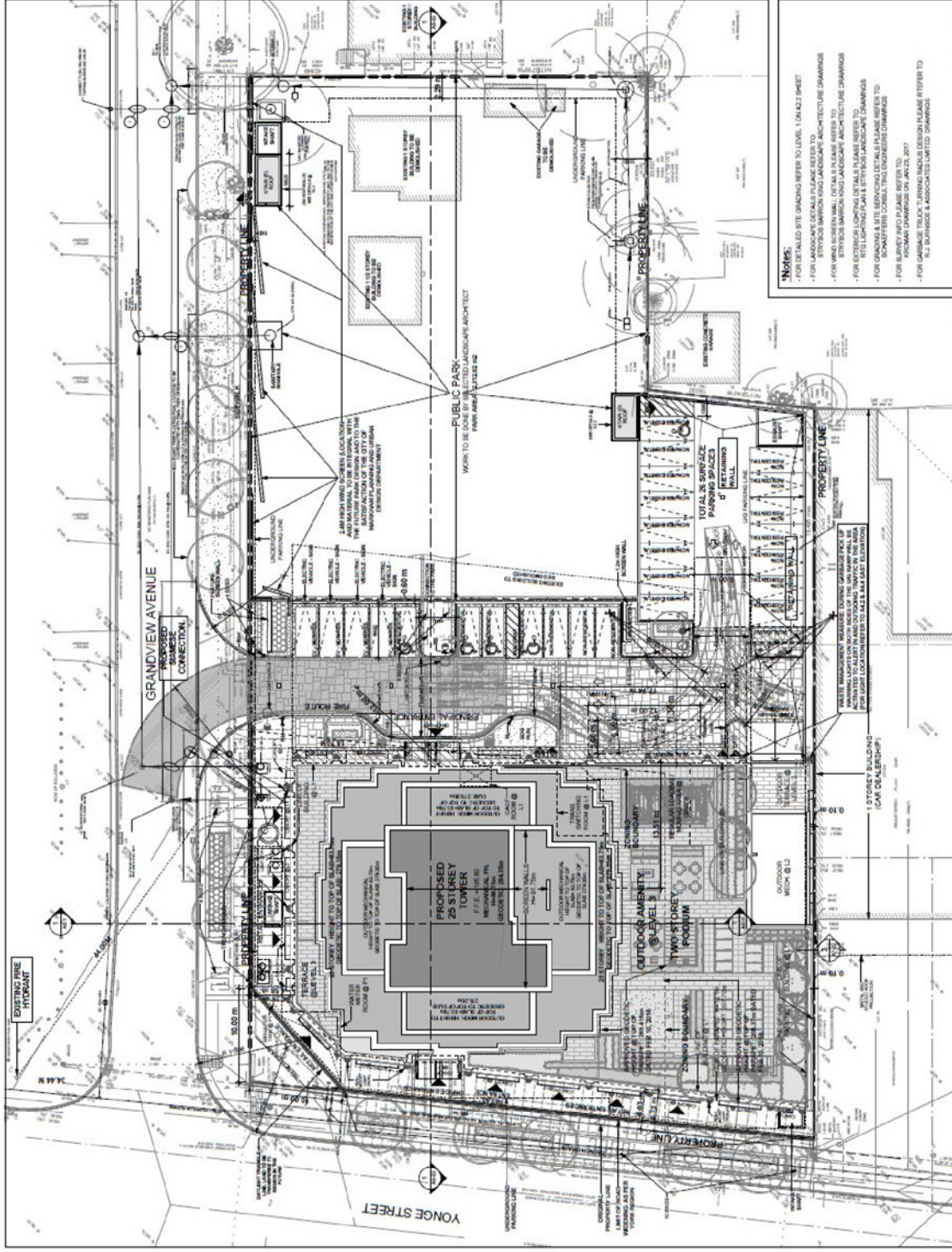
AREA CONTEXT / ZONING

APPLICANT: YONGE GRANDVIEW CORP.
7089 YONGE ST & 11 & 15 GRANDVIEW AVE

FILE No. SC_15108978

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 SUBJECT LANDS



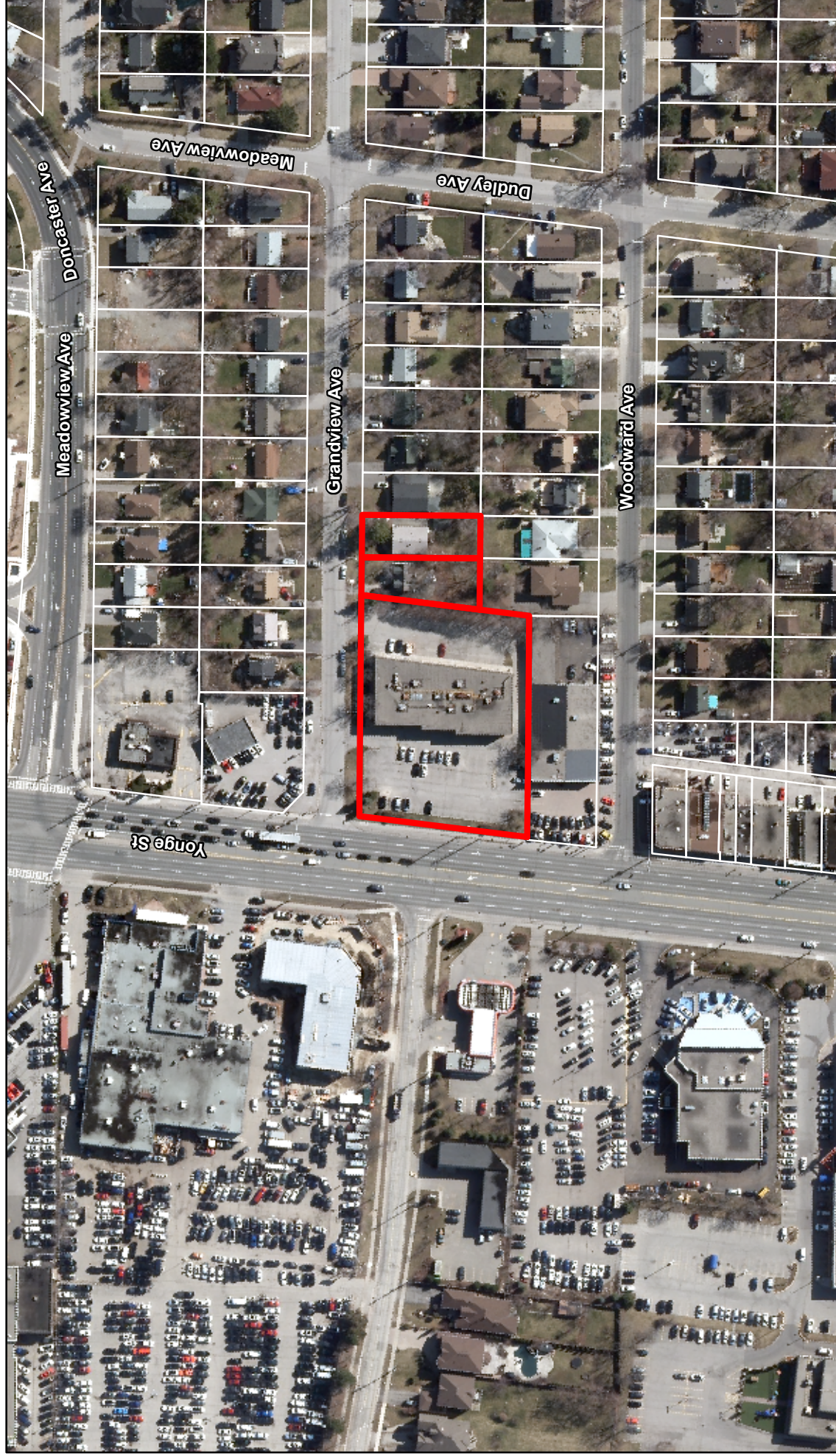
SITE PLAN

APPLICANT: YONGE GRANDVIEW CORP.
7089 YONGE ST & 11 & 15 GRANDVIEW AVE

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AIR PHOTO

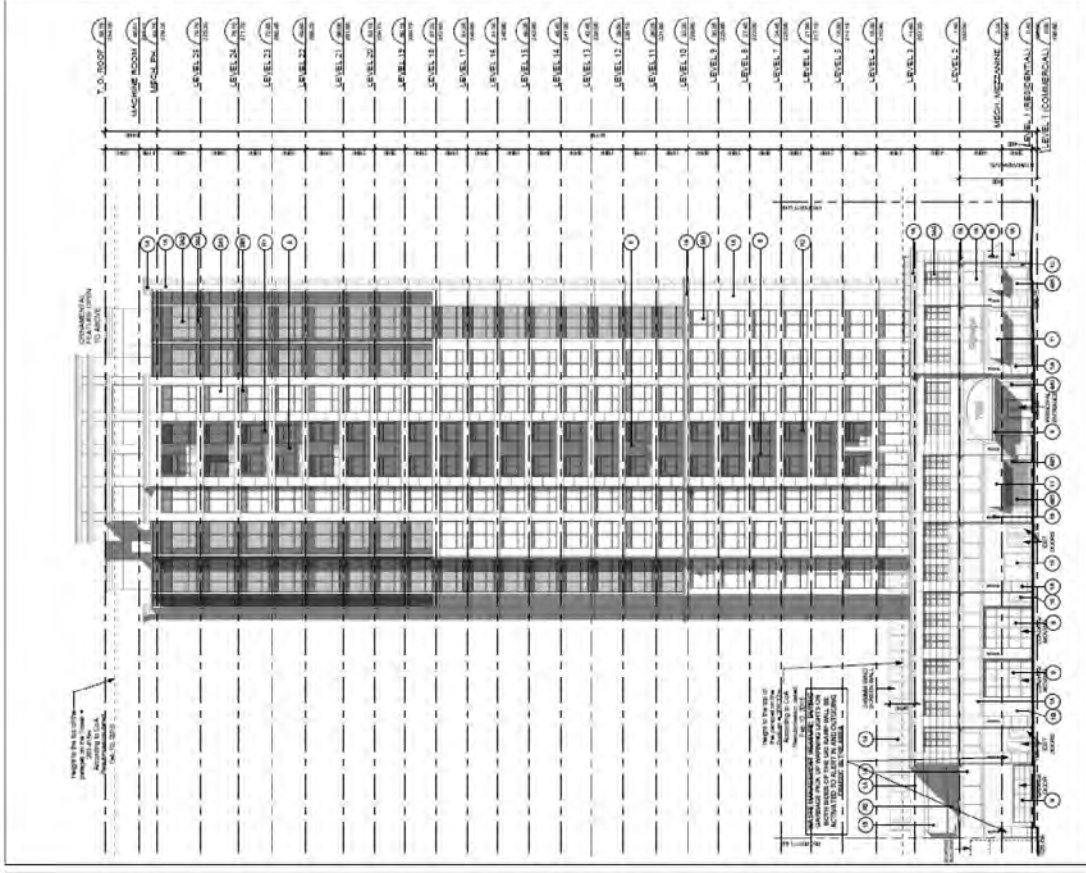
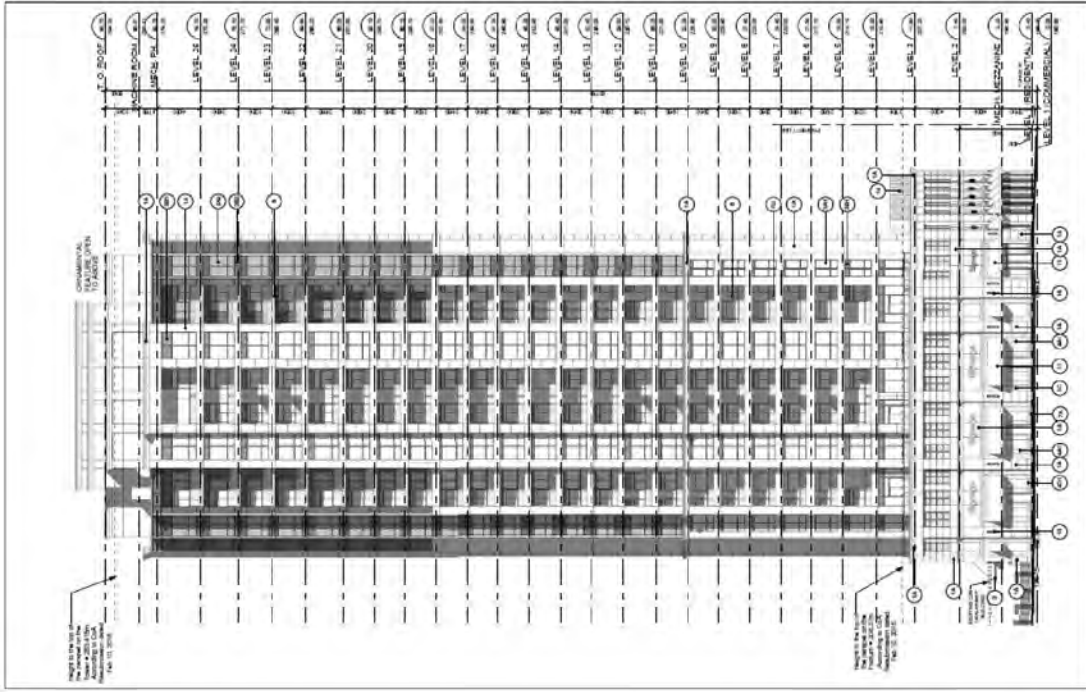
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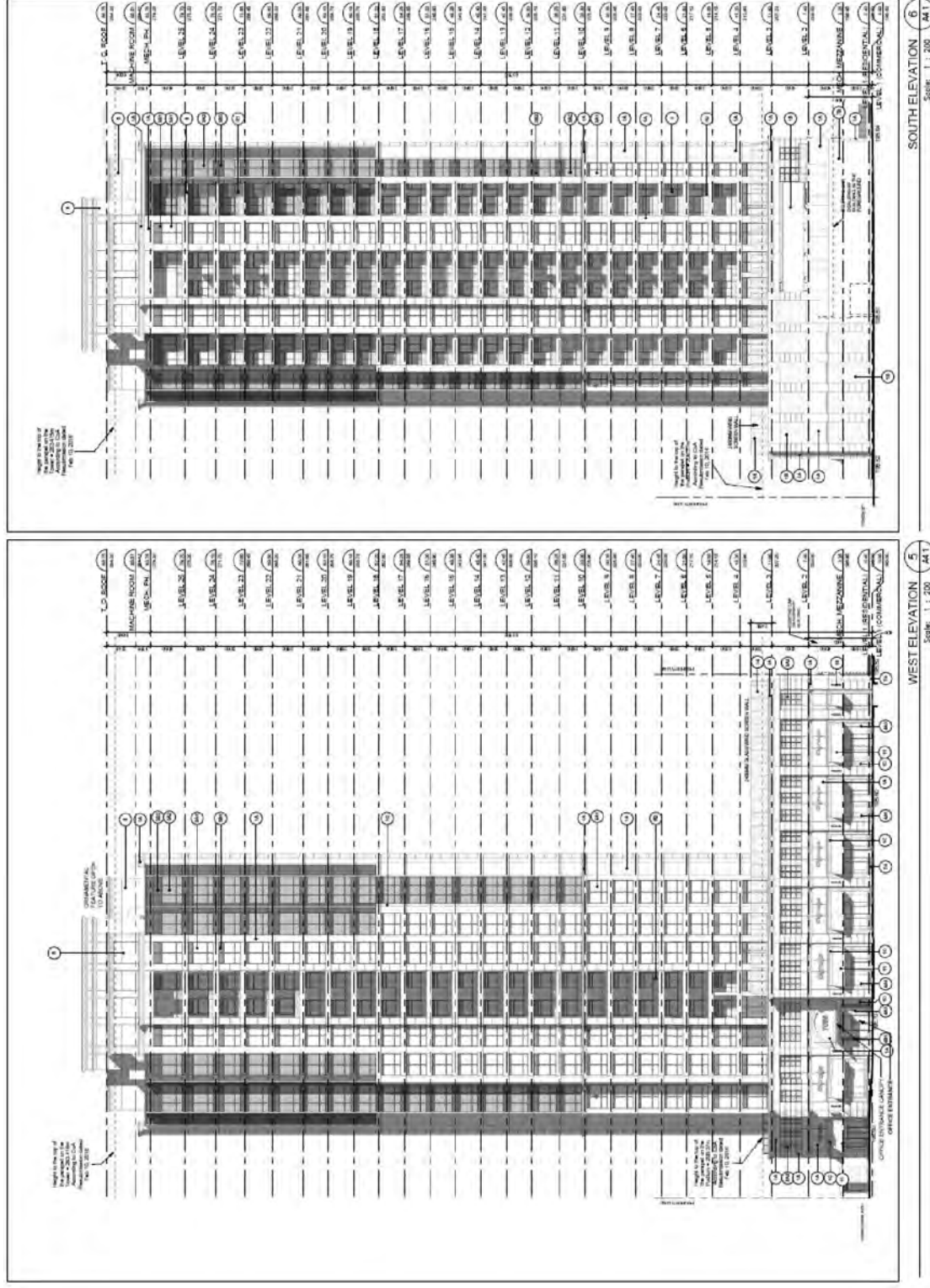


NORTH/EAST ELEVATION

APPLICANT: YONGE GRANDVIEW CORP.
7089 YONGE ST & 11 & 15 GRANDVIEW AVE

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 SUBJECT LANDS



WEST/SOUTH ELEVATION

APPLICANT: YONGE GRANDVIEW CORP.
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DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: GD

DATE: 10/02/2017

FIGURE No. 6