



Report to: Development Services Committee

Report Date: June 26, 2012

SUBJECT: INFORMATION REPORT
Yonge Steeles Redevelopment Area
Town-initiated Official Plan and Secondary Plan Amendment
File SD 07 109757

PREPARED BY: Ron Blake, Development Manager, West District

RECOMMENDATION:

- 1) That the report entitled: "Information Report: Yonge Steeles Redevelopment Area, Town-initiated Official Plan and Secondary Plan Amendment, File SD 07 109757", be received;
- 2) And that Staff be authorized and directed to do all things necessary to give effect to this resolution

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EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to provide a background summary and update on the current status of the Yonge Steeles Redevelopment Area Secondary Plan.

BACKGROUND:

Study Area and Surrounding Context

The Yonge Steeles Redevelopment Area is bounded by Yonge Street on the west, Dudley Avenue on the east, Steeles Avenue East on the south and to the north, the Farmers' Market property, immediately south of Elgin Street. The block bounded by Dudley Avenue, Highland Park, Willowdale Avenue and Steeles Avenue is also included in the study area (See Figure 1).

Uses within and adjacent to the study area include low rise commercial uses fronting Yonge Street, isolated pockets of medium and high rise apartment buildings, industrial/commercial uses north and south of the CN rail line east of Yonge Street, and a predominance of single detached residences east of Yonge Street. Large format retail and numerous car dealerships are located on the west side of Yonge Street south of the CN rail line in the City of Vaughan. Centrepont Mall is located on the southwest corner of the Yonge Steeles intersection, in Toronto.

Yonge Steeles Corridor Study established the land use and urban design principles for future intensification in the Yonge Steeles Redevelopment Area

The Yonge Steeles Corridor Study was initiated in response to several developments:

- Provincial planning policies that promote intensification in existing urban areas and more specifically, policies in the new Region of York Official Plan that promote intensification along the Yonge Street corridor;
- new transit initiatives, including the Yonge Street dedicated Bus Rapid Transit, which was in the design phase at the time of study initiation (March 2007), and a subsequent Provincial announcement of a Yonge Street subway extension from Finch to Highway 7; and,
- applications for Official Plan and Zoning By-law Amendment by Liberty Development to permit a high-density redevelopment at the north east corner of Yonge Street and Meadowview Avenue (the Liberty “World on Yonge” application).

The Yonge Steeles Corridor Study was completed in September 2008 and was endorsed by Development Services Committee and Council as the basis for staff’s review of the Liberty World on Yonge applications as well as future Town-initiated amendments to the Markham Official Plan and the Thornhill Secondary Plan to implement the recommendations of the Study.

The Study process included an extensive public consultation program, consisting of:

- a Working Group composed of approximately 15 area residents, landowners and developers, who met periodically with the study team for in-depth review and discussion of study recommendations;
- a series of broader Public Open House meetings, and;
- a Technical Advisory Committee with staff representatives from Town of Markham, Region of York, City of Vaughan and City of Toronto that also met regularly during the course of the study.

The Study recommended:

- An average density of 2.5 FSI on the redevelopment blocks, plus an additional 1.0 FSI incentive for commercial/office uses along the Yonge Street frontage;
- A requirement for commercial uses at grade along the Yonge Street frontage (as well as the first block fronting Steeles Avenue east of Yonge Street) within the southern section of the corridor between Steeles Avenue and the CN Rail line, with a more predominantly residential character north of the rail line (although at-grade commercial would be permitted along Yonge Street in this area, it would not be required);
- A “transition strategy” for the redevelopment blocks between Yonge Street and Dudley Avenue to reduce potential impacts of new development on existing residential neighbourhoods east of the corridor. Key elements of this strategy include:
 - Limiting building heights through the use of an “angular plane” that mandates ground-oriented low-rise buildings in the vicinity of Dudley Avenue, with a

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- gradual increases in height west of Dudley at a rate of 1 m increase in height for every 2 m of horizontal distance);
 - Promoting a predominance of low and mid-rise street wall buildings along local roads, with taller point towers in the vicinity of Yonge Street in accordance with the angular plane noted above;
 - An integrated open space system consisting of a linear park and pedestrian connections on the eastern edges of the redevelopment blocks (adjacent to the west side of Dudley Avenue) to provide recreational amenities for existing and new residents and to provide a buffer between the redevelopment areas and the existing low rise residential area to the east;
 - A comprehensive set of urban design standards to guide future redevelopment of the study area, to enhance the pedestrian and visual character of the area and to implement the urban design objectives set out in the study. These urban design recommendations will be referenced in the policies of the Official Plan and Secondary Plan amendments that will implement the Yonge Steeles Corridor Study.
 - The study also included a high-level review of servicing and transportation conditions in the Yonge Street corridor and adjacent neighbourhoods.

Vaughan and Toronto have also undertaken studies of the Yonge Street corridor within their municipal boundaries

The City of Vaughan undertook a study of the west side of the Yonge Street Corridor and the north side of Steeles Avenue West in 2009. This study recommended similar built form to Markham's Yonge Steeles Corridor Study. The study formed the basis of the Yonge – Steeles Corridor Secondary Plan forming part of the City of Vaughan's Official Plan update. The City of Toronto has recently begun a study of the Yonge Street corridor area to the south of Steeles Avenue, which also includes the southern frontages of Steeles Avenue east and west of Yonge Street. Town Planning and Urban Design Staff have participated on both studies.

Liberty “World on Yonge” applications approved by the Ontario Municipal Board

The Liberty “World on Yonge” Official Plan and Zoning By-law Amendment applications (north east corner of Yonge Street and Meadowview) were filed in the summer of 2006. The original applications proposed two 39 storey apartment buildings along the Yonge Street frontage, as well as a 10 storey office building and two 32 storey apartment buildings along the Doncaster frontage, with low-rise retail development at the north and east sides of the site. Staff's work on the Yonge Steeles Corridor Study provided a basis for negotiations with the applicant which resulted in a significant reconfiguration of the proposed development. In May 2009, the Board, with the consent of the Town and the applicant, approved site-specific Official Plan and Zoning By-law Amendments (the site plan application was approved by the Board in November 2009) to permit a revised development, consisting of a 20 storey office and hotel building, two 31 storey residential towers on the Yonge Street frontage, two additional residential towers fronting Doncaster of 27 and 18 storeys, approximately 665,000 square feet of retail space distributed in podiums at the base of the residential and hotel/office buildings as well as in a stand-alone 1 and 2-storey retail building at the north east corner of the site.

The revised application was consistent with the recommendations of the Yonge Steeles Corridor Study described above.

Frangian Holdings has submitted applications for redevelopment at the north east corner of Yonge Street and Grandview Avenue

Frangian Holdings submitted applications for Official Plan and Zoning By-law Amendments at 7089 Yonge Street to permit a high-density 21 storey building consisting of a 16 storey residential point tower above retail/office uses located within the first four storeys. The 21st storey will contain an indoor and outdoor amenity area containing green roof gardens. The proposed development also includes 8 – 3 storey live/work townhouse units on the south side of Grandview Avenue east of the Yonge Street frontage (11 and 15 Grandview Avenue). The total proposed floor space index (FSI) is 3.5 FSI, including 2.5 FSI for the residential component and 1.0 FSI for the commercial component.

The proposed development complies with the height, density, building massing and land use guidelines established in the Yonge Steeles Corridor Study. A Public Meeting for the proposed development was held on April 10, 2012. Matters raised by residents at the meeting included potential traffic impacts and infiltration in the surrounding neighbourhood; concerns about construction impacts (noise, dust, construction vehicles); and coordination between the approval of this application and the anticipated adoption of the Secondary Plan for the Yonge Steeles corridor.

DISCUSSION:

During the course of the Yonge Steeles Corridor Study, two key redevelopment-related concerns were identified:

- The implications of redevelopment in the Yonge Steeles corridor in the face of limited capacity in the local sanitary sewer system, which in the past has led to surcharging during severe storms; and,
- Concerns about traffic infiltration into the adjacent neighbourhoods, and concerns that infiltration will worsen in the face of future redevelopment along the Yonge Steeles Corridor.

Sewer infrastructure constraints will be resolved with a new trunk sewer along Dudley Avenue

As a condition of approval for the World on Yonge development, Liberty was required to finance the construction of a new sewer line along Dudley Avenue to serve the redevelopment area. This sewer line will be sized to accommodate anticipated redevelopment south of the CN rail line and will by-pass the local sewer system (which is near capacity) and will feed directly into a Regional trunk sewer on Steeles Avenue. Construction of the sewer has begun. Future redevelopment in the corridor will be required to contribute to the cost of this new sewer.

Further study of traffic infiltration impacts on adjacent neighbourhoods from redevelopment in the Yonge Steeles Corridor is required

While a high level transportation analysis was undertaken as part of the Yonge Steeles Corridor Study, residents have expressed concerns that a more detailed traffic infiltration

study is needed to fully analyze the current and anticipated traffic infiltration conditions in the surrounding neighbourhoods and address potential mitigation strategies. In April 2012, Engineering staff initiated this study, which is anticipated to be completed in 2013. Staff will collaborate with the Grandview Area Residents Association in the preparation of this study.

Staff anticipate bringing forward a draft Secondary Plan for the Yonge Steeles Redevelopment Area in 2013

As noted above, there is a need for further analysis of traffic impacts from redevelopment within the corridor on the adjacent neighbourhoods. In addition, capital improvements to mitigate or address traffic infiltration in the surrounding neighbourhoods may be identified during the course of the study. Staff are of the opinion that the adoption of the Yonge Steeles Redevelopment Area Secondary Plan should be deferred until key conclusions and recommendations of the Traffic Infiltration Study have been formulated, so that the recommendations arising from the study may be incorporated into the policy structure of the Secondary Plan in an appropriate manner. Staff anticipate that the draft Secondary Plan will be brought forward for adoption in conjunction with the recommendation report for the Traffic Infiltration Study. Staff will continue to work with Frangian Holdings to review their development applications and resolve outstanding matters.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

There are no financial implications associated with this report.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

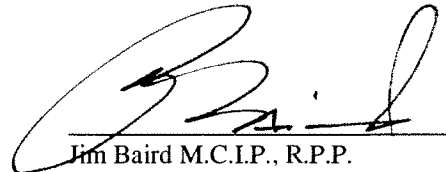
Not applicable

RECOMMENDED

BY:



Rino Mostacci M.C.I.P., R.P.P.
Director of Planning and Urban Design
Services



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

ATTACHMENTS:

Figure 1 – Study Area

Figure 2 – Yonge Steeles Corridor Demonstration Plan

File path: Amanda\File 07 109757\Documents\Recommendation Report



STUDY AREA

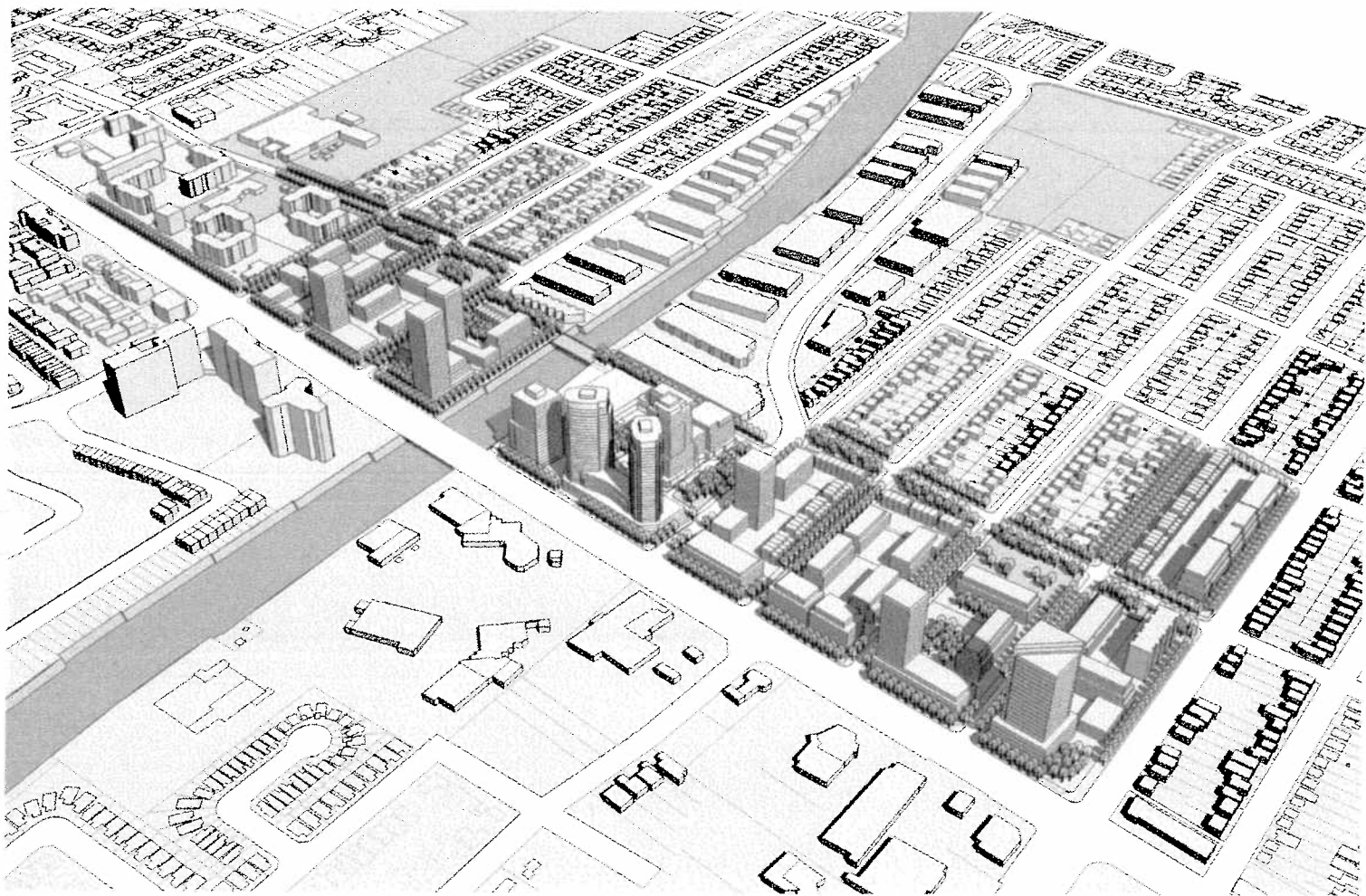
APPLICANT: TOWN OF MARKHAM
YONGE STREET CORRIDOR STUDY

FILE No.SD07109757(RB)

--- SUBJECT LANDS



DATE: 05/28/12



DEMONSTRATION PLAN

APPLICANT: TOWN OF MARKHAM
YONGE STREET CORRIDOR STUDY

FILE No. SD07109757(RB)

DATE: 05/28/12