



Report to: Development Services Committee

Report Date: April 10, 2012

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**SUBJECT:** RECOMMENDATION REPORT  
Application by 1691126 Ontario Inc. (Liberty Development Corp) for Site Plan Approval to permit two high-rise residential towers at 7171 Yonge Street (World on Yonge Phase 2)  
File SC 11 118286

**PREPARED BY:** Ron Blake, Development Manager West District

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**RECOMMENDATION:**

- 1) That the report entitled "Recommendation Report: Application by 1691126 Ontario Inc. (Liberty Development Corp) for Site Plan Approval to permit two high-rise residential tower at 7171 Yonge Street (World on Yonge Phase 2), File SC 11 1187286" be received;
- 2) That the application for site plan approval for Phase 2 of the World on Yonge development, submitted by 1691126 Ontario Inc. (Liberty Development Corp), to permit 521 residential units at 7171 Yonge Street, be endorsed in principle, subject to the conditions set out in Appendices "A" and "B" attached to this report;
- 3) That site plan approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement, in accordance with the conditions set out in Appendix "A" attached to this report. Site plan approval is issued only when the Director has signed the site plan;
- 4) And that staff be authorized to do all things necessary to give effect to this resolution

**EXECUTIVE SUMMARY:**

Not applicable

**PURPOSE:**

The purpose of this report is to discuss the application for site plan approval to permit the above-noted development. The report concludes that the site plan should be endorsed in principle, subject to conditions set out in Appendix "A" attached to this report.

**BACKGROUND:**

**Property and area context**

The subject property comprises approximately 4.0 hectares (9.88 acres) at the north-east corner of Yonge Street and Meadowview Avenue. Surrounding uses include a mix of retail and commercial uses fronting the east and west sides of Yonge Street, high density residential north west of the site in the City of Vaughan, industrial uses to the east and low density residential to the south east. A CN rail line borders the northern property line. The entire site is currently excavated for construction of the underground parking structure, which is part of the Phase 1 development.

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**Proposed development**

The Phase 1 site plan, approved by the Ontario Municipal Board in July 2011, includes 714 residential units in two 31 storey towers fronting Yonge Street at Meadowview, a 20 storey office/hotel building also fronting Yonge Street at the north west corner of the site, and a 16,222 m<sup>2</sup> two-storey enclosed retail mall in the north east quadrant of the site. The Phase 1 development encompasses 101,803 m<sup>2</sup> of residential, office, hotel and retail floor area.

The Phase 2 development, the subject of this report, consists of two residential towers (27 and 18 storeys) linked by an 8 storey podium and located on the north side of the future Meadowview Park fronting that road. This is the final phase of development at this site and will include 521 residential units. No commercial floor area is proposed in this phase.

The combined Phase 1 and 2 site plan is shown in Figure 5.

**Official Plan and Zoning By-law**

The site specific Official Plan and Zoning By-law Amendments were approved by the Ontario Municipal Board in June 2009. The site is designated Commercial (Community Amenity Area) by OPA 178. This designation provides for redevelopment of the site in the form of high-density, mixed use residential, retail, service commercial and office uses, up to a maximum density of 3.5 FSI, with a further provision that residential floor area cannot exceed 2.5 FSI. The OPA establishes general locations for residential, office, service commercial and retail uses on the site, and identifies three open space areas: fronting Yonge Street; in the interior of the site; and fronting Meadowview Avenue. OPA 178 also establishes maximum building heights and establishes a detailed phasing plan for the proposed development, consisting of three Hold provisions that are to be removed in a specific sequence subject to detailed conditions.

The site is zoned Community Amenity Area One [CA1] by By-law 2009-118 which implements the policies of OPA 178. It is important to note that the site-specific zoning by-law incorporates a Holding provision (H3) which applies specifically to the Phase 2 development, which is not to be lifted until:

- The (H1) and (H2) provisions applying to the Phase 1 development have been lifted;
- traffic monitoring/impact analysis has been completed to the Town's satisfaction in consultation with York Region;
- that the Town, in consultation with York Region, is satisfied that sufficient servicing capacity is available and has adopted a resolution granting additional servicing allocation to the proposed development;
- that the final design is completed or construction is commenced for the Yonge Street BRT, or the funding for the Yonge Street Subway extension has been confirmed; and,
- that the total density for all uses on the site, both existing and permitted by the lifting of the (H3) provision, shall be a minimum of 2.5 FSI.

Subject to lifting the (H3) provision that is still in effect over the Phase 2 portion of the site, the Phase 2 site plan application complies with site-specific Official Plan and Zoning provisions.

## **DISCUSSION:**

### **Site plan is acceptable**

The Phase 2 site plan is consistent with the master site plan for Phases 1 and 2 submitted in December 2008, and implements the principles of the Yonge-Steeles Corridor Study. This study established the parameters for the Ontario Municipal Board's approval of the Official Plan and Zoning By-law Amendments and endorsement in principle of the Phase 1 Site Plan application. Key urban design principles which were set out in this document and have been addressed in the Phase 2 site plan include:

- Providing parking in an underground structure;
- Providing a public open space area in front of the development, along the Meadowview Avenue frontage;
- Incorporating innovative green strategies including an extensive green roof system, minimum LEED Silver certification, and innovative storm water retention and reuse strategies;
- Providing a transition in building heights from taller buildings on the west side of the site, with lower intensity buildings closer to the established low density residential neighbourhood to the south east. In this regard, the master site development plan provides for two 31 storey buildings along Yonge Street (Phase 1), with a 27 storey tower in the middle of the site and an 18 storey tower on the east side of the site (the latter two being part of the Phase 2 site plan application). This gradation complies with the transition policies set out in the site-specific Official Plan Amendment.

### **Building elevations are compatible with the materials and design of the Phase 1 development**

The elevations of the Phase 2 buildings complement the approved elevations of the Phase 1 development. Proposed building materials include a mix of pre-cast concrete, metal panel accents, aluminum window systems, a mix of clear and spandrel glass and glass and metal balcony railings. Urban Design staff are satisfied with the proposed range of materials and colours.

### **York Region conditions require further traffic monitoring and revisions to the traffic impact analysis prior to execution of the site plan agreement**

In May 2011, a representative of Liberty Development Corporation made a deputation to Development Services Committee requesting relief from the provisions of the "no pre-sale agreement" applying to the Phase 2 portion of the development, as well as changes to the transportation-related conditions for lifting the (H3) Holding Provision in place on the Phase 2 lands. Specifically, Liberty proposed that the (H3) holding provision be lifted subject to the implementation of enhanced Transportation Demand Management strategies, whereas the conditions for lifting the (H3) holding provision require the provision of an updated transportation impact/monitoring study of the Phase 1

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development and confirmation that construction of the Yonge Street BRT has commenced or that funding for the Yonge Subway has been confirmed.

Liberty made this request to facilitate simultaneous construction of the Phase 1 and Phase 2 portions of the development (at the time the original zoning by-law was approved by the OMB in 2009, Liberty anticipated that Phase 2 construction would occur several years after the completion of Phase 1). As a result, a traffic monitoring study of Phase 1 cannot be completed in advance of the construction of Phase 2. Furthermore, the funding announcement for the Yonge Subway extension has been delayed by the Province.

After the deputation, the applicant worked with Town and Regional staff to develop enhanced TDM initiatives, which were endorsed by Town Council in June 2011 to permit the (H3) hold provisions to be lifted.

As part of the review of the Phase 2 site plan application, the Region of York has requested further consideration of the Transportation Demand Management strategies and further revisions to the applicant's Addendum Letter to Transportation Impact Study (submitted in April 2011) which forms the basis for the proposed TDM measures. The Region's conditions are attached to this report as Appendix B.

#### **Conditional Servicing Allocation anticipated in early 2012**

The proposed development will require additional conditional servicing allocation for the equivalent of 521 units (the actual allocation to be determined in accordance with the provisions of York Region's LEED allocation credit). Staff anticipate that this conditional allocation for this development will be granted in the Spring of 2012.

#### **Cash-in-lieu of parkland required as a condition of site plan approval**

The Phase 1 site plan agreement required the owner convey to the Town three on-site strata parcels and an off-site parcel as parkland. This resulted in a slight over-dedication of parkland in regard to the Phase 1 site plan application. However, the additional units associated with Phase 2 will require additional parkland conveyance in the form of cash-in-lieu of parkland. An appraisal report of the value of the additional parkland conveyance will be required prior to execution of the site plan agreement.

#### **Site plan incorporates sustainability measures**

The applicant has incorporated bird-friendly measures into the building elevations including the use of non-reflective glass. In addition, the owner has agreed to attain a minimum LEED silver accreditation for the proposed buildings, through the incorporation of a number of innovative energy and water conservation techniques including green roofs and on-site storm water retention. These initiatives will be secured through clauses in the site plan agreement.

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

Not applicable

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## **HUMAN RESOURCES CONSIDERATIONS**

Not applicable


## **ALIGNMENT WITH STRATEGIC PRIORITIES:**

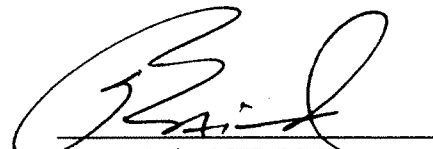
The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in accordance with the objectives of the Yonge Steeles Corridor Study.


## **BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to relevant Town departments and outside agencies. All conditions and requirements received have been incorporated into the conditions of site plan approval.

**RECOMMENDED  
BY:**

  
Rino Mostacci MCIP RPP  
Director of Planning and Urban  
Design

  
Jim Baird MCIP RPP  
Commissioner of  
Development Services

  
Alan Brown C.E.T.  
Director of Engineering

**ATTACHMENTS:**

Figure 1 – Location Map

Figure 2 – Air Photo

Figure 3 – Area Context and Zoning

Figure 4 – Site Statistics and Perspective

Figure 5 – Site plan

Figure 6 – South Elevation

Figure 7 – West and East Elevation

Figure 8 – North Elevation

Figure 9 – Meadowview Road Elevation

Appendix A – Conditions of site plan approval – Town of Markham

Appendix B – Conditions of site plan approval – Regional Municipality of York

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