



Report to: Development Services Committee

Report Date: October 25, 2011

SUBJECT: PRELIMINARY REPORT
Frangian Holdings Ltd.
Applications for Official Plan and Zoning By-law Amendments to permit a high density mixed use residential and commercial development at 7089 Yonge Street and 11 & 15 Grandview Boulevard, Thornhill,

FILE NO'S: OP 10-131003 ZA 10-131004

PREPARED BY: Geoff Day – Senior Planner, West District, ext. 3071

REVIEWED BY: Ron Blake – Manager, West District, ext. 2600

RECOMMENDATION:

That the report dated October 25, 2011, entitled “PRELIMINARY REPORT Frangian Holdings Ltd. Applications for Official Plan and Zoning By-law Amendments to permit a high density mixed use residential and commercial development at 7089 Yonge Street and 11 & 15 Grandview Boulevard, Thornhill, File No’s: OP 10-131003 ZA 10-131004” be received;

And that a Public Meeting be held to consider the applications submitted by Frangian Holdings Ltd. for Official Plan and Zoning By-law Amendments located at 7089 Yonge Street and 11 & 15 Grandview Boulevard, within the Thornhill Secondary Plan area;

And further that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information regarding applications for Official Plan and Zoning By-law Amendments. The proposal is to redesignate and rezone the subject lands which are located within the Thornhill Secondary Plan area as follows:

- (7089 Yonge Street) - From ‘Community Amenity I - Yonge/Steeles’ to an appropriate mixed use high density residential designation in accordance with the recommendations of the Yonge Steeles Corridor Study of September 2008; and,
- (11 and 15 Grandview Avenue) - From ‘High Density II Housing’ to an appropriate mixed use and medium density residential designation in accordance with the recommendations of the Yonge Steeles Corridor Study of September 2008.

The proposed Zoning By-law Amendment would rezone the subject lands to an appropriate mixed use (residential, commercial and retail) designation. It is recommended that a statutory Public Meeting be held to consider these applications.

This report contains general information regarding applicable Official Plan and other policies, as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND

Property and Area Context

The subject lands are located within the Thornhill Community and comprise an area of approximately 0.60 ha (1.5 acres). The lands are located on the south east corner of Yonge Street and Grandview Boulevard. Properties municipally known as 11 and 15 Grandview Avenue are located immediately to the east of 7089 Yonge Street on the south side of Grandview Avenue. An existing retail and service commercial plaza is located at 7089 Yonge Street 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 gas station and a General Motors dealership within the City of Vaughan.

Proposal

At 7089 Yonge Street, Frangian Holdings Limited is proposing a 21 storey building consisting of a 17 storey residential point tower above retail/office uses located within the first four storeys. At 11 and 15 Grandview Avenue, 8 – 3 storey live/work townhouse units are proposed. A total of 368 parking spaces are proposed on site with 348 spaces to be located underground. The total proposed floor space index (FSI) for the residential component is 2.5. The total proposed FSI for the commercial component is 1.0. Therefore, the total proposed FSI for the site is 3.5. (Floor Space Index (FSI) is determined by taking the gross floor area of all buildings or uses on a lot divided by the lot area.)

Official Plan and Zoning

The subject land (7089 Yonge Street) is designated 'Community Amenity' by the Town's Official Plan and 'Community Amenity I - Yonge/Steeles' by the Thornhill Secondary Plan. The existing residential properties to the east (11 and 15 Grandview Avenue) are designated 'Urban Residential' by the Town's Official Plan and 'High Density II Housing' by the Thornhill Secondary Plan. The subject lands are zoned 'Community Commercial' and 'Residential Four' by By-law 2237, as amended.

An Official Plan Amendment to the Thornhill Secondary Plan is required as the 'Community Amenity I - Yonge/Steeles' designation does not provide for the site densities proposed. A zoning by-law amendment is also required to implement the proposal.

OPTIONS/ DISCUSSION:**Yonge Steeles Corridor Study (YSCS)**

On October 14, 2008, Council endorsed as the basis for Town-initiated amendments to the Markham Official Plan and the Thornhill Secondary Plan, the recommendations of the YSCS. A comprehensive Secondary Plan for the Yonge Steeles Corridor is in preparation and will be presented to Council in the near future.

Key elements of the YSCS included:

- An average density of 2.5 FSI for residential uses, plus an additional 1.0 FSI incentive for commercial/office uses adjacent to Yonge Street;
- A requirement for mixed use (residential, office and retail) development 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, it will not be required along Yonge Street north of the CN line);
- 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 included:
 - Limiting building heights through the application of an “angular plane” that is lowest towards the low-rise neighbourhoods and increases in height away from the existing low-rise neighbourhoods at a 1:2 ratio (i.e. 1 m of height for every 2 m of horizontal distance)
 - Achieve a medium-rise street wall, with taller point towers in accordance with the angular plane, along the length of each block fronting Yonge Street;
 - Buffering the eastern edge of the redevelopment blocks (adjacent to Dudley Avenue and the existing residential neighbourhoods to the east) with a north-south park system linking across the rail corridor with a pedestrian bridge;
 - The study also included a review of servicing and transportation capacity in the surrounding area.
- Comprehensive Urban Design Guidelines for new development within the corridor

POTENTIAL BENEFITS OF THE PROPOSAL:

The following is a brief summary of potential benefits of the proposal. These, and any others identified through the circulation and detailed review of the proposal will be addressed in a final staff report to be presented to Committee at a later date.

The proposed development provides a number of potential benefits, including:

- Redevelopment of the site aligns with several Regional policies, including residential intensification and infill policies and creating a more transit supportive development along Yonge Street;
- Intensification and efficient redevelopment of an underutilized site also aligns with the Town’s objectives for compact urban form;

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- An opportunity to enhance and support the pedestrian and streetscape environment along this portion of the Yonge Street corridor, through building design that emphasizes a well defined street wall and mixed use development that provides for street-oriented retail and service uses along Yonge Street;
 - A development concept that de-emphasizes surface parking by placing it away from the street and provides an underground parking structure for the residential component of the development;
 - Minimum LEED Silver certification;
 - The proposed concept plan meets the angular plane and height recommendations of the Yonge Steeles Corridor Study;
 - The proposed concept plan meets the maximum density recommendations of the Yonge Steeles Corridor Study; and,
 - The residential point tower complies with the maximum floor plate recommendations of the Yonge Steeles Corridor Study.

CONCERNS AND MATTERS TO BE RESOLVED:

The following is a brief summary of concerns/matters raised to date. These matters, and any others identified through the circulation and detailed review of the proposal will be addressed in a final staff report to be presented to Committee at a later date.

Concerns and matters include:

- Presently, servicing allocation has not been assigned for the proposed 144 residential units;
- Resolution of outstanding engineering issues, including:
 - Environmental Site Assessment
 - Transportation analysis (Traffic Impact Study – including a traffic infiltration study for the surrounding neighbourhood)
 - External infrastructure improvements
 - Functional Servicing Report;
 - Storm water Management Study;
 - Block Development Plan;
 - Tree Conservation Plan;
 - Noise study
- A substantial Cash-in-lieu of parkland payment (or equivalent land) will be required to satisfy parkland requirements. Staff encourage the applicant to explore opportunities to purchase lands identified as park space in the YSCS to satisfy parkland requirements.
- The applicant's request represents a substantial increase in height and density over the current Official Plan policies and zoning. In the circumstances, the Town will require a Section 37 contribution for community benefits, should Council approve the application.
- Due to the proposed height of the building and percentage of glazed surfaces, the Owner will be required to incorporate a 'bird friendly' design by implementing Fatal Light Awareness Program (FLAP) criteria at the site plan stage.

FINANCIAL CONSIDERATIONS AND TEMPLATE

There are no financial matters to be considered in this report.

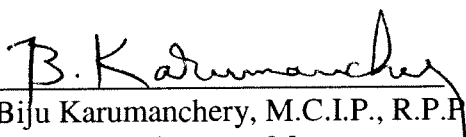
ALIGNMENT WITH STRATEGIC PRIORITIES

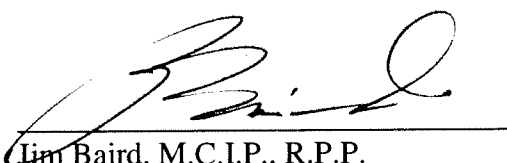
The proposed development would support a number of the Town's "Building Markham's Future Together" strategic initiatives, including Environment (LEED certification), Transportation and Transit (transit oriented development), and Growth Management (intensification, mixed-use)

BUSINESS UNITS CONSULTED AND AFFECTED

The applications have been circulated to various Town departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in the preparation of the Official Plan and Zoning By-law amendments.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager

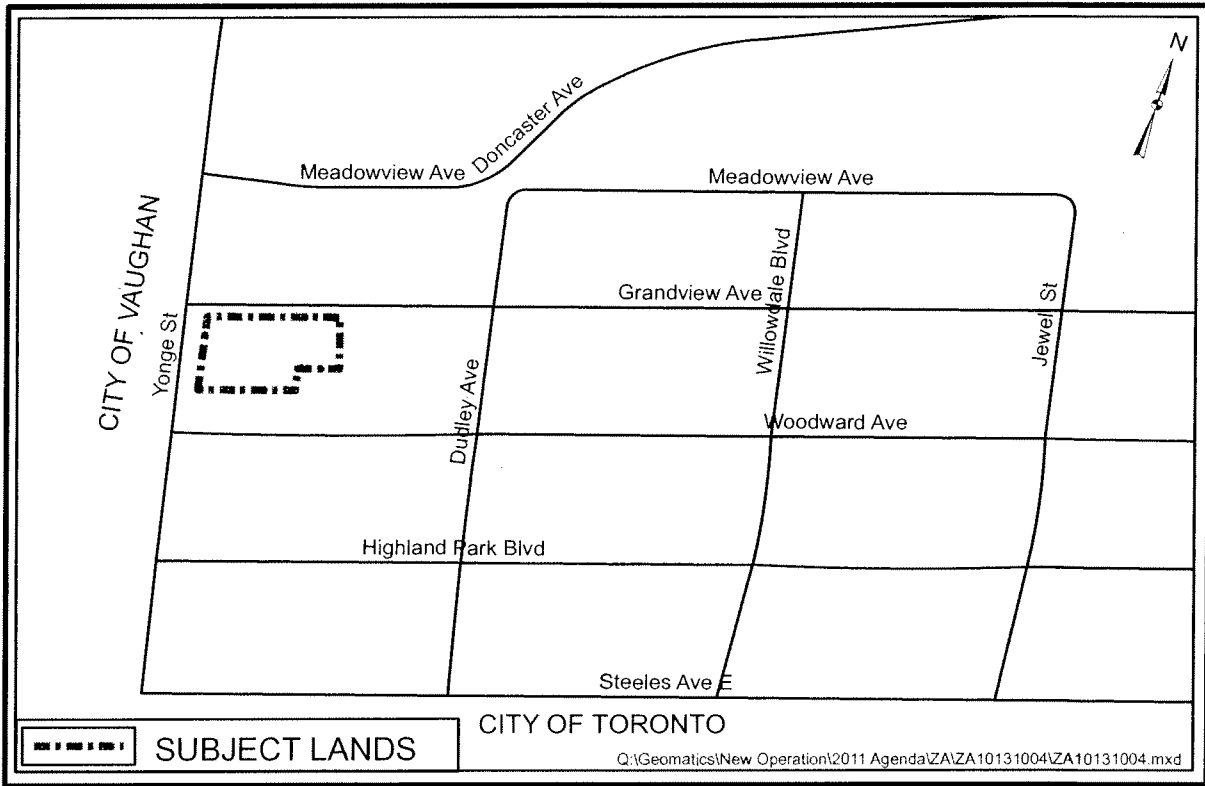

Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

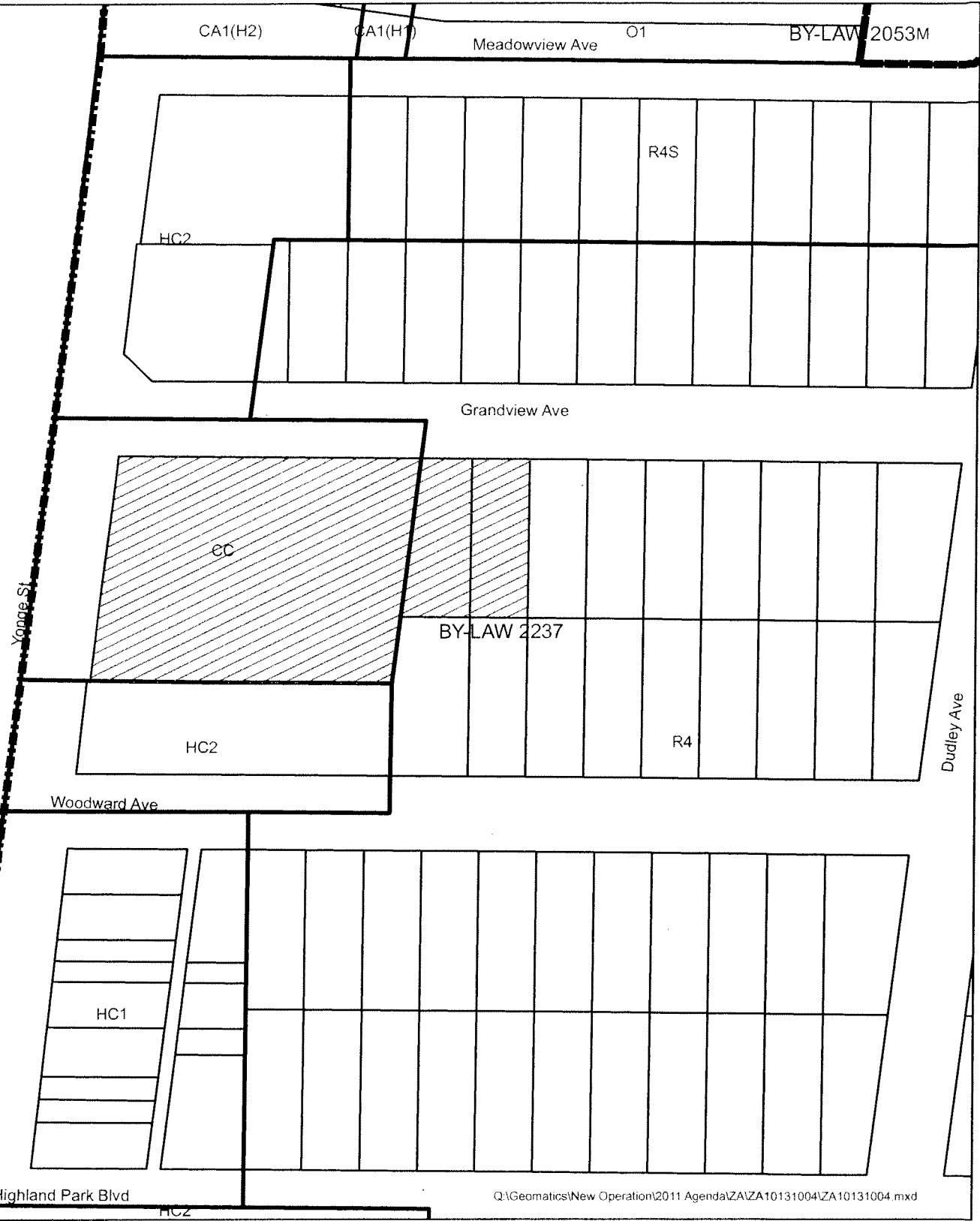
- Figure 1: Location Map
- Figure 2: Area Context and Zoning By-law
- Figure 3: Air Photo
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual Elevations

APPLICANT / AGENT:

Eldon C Theodore
MHBC Planning, Urban Design & Landscape Architecture
7050 Weston Road, Suite 230
Woodbridge, ON, L4L 8G7
T 905 761 5588 x 213



CITY OF VAUGHAN



AREA CONTEXT / ZONING

APPLICANT: FRANGIAN HOLDINGS LTD.
7089 YONGE STREET

FILE No. ZA10131004;OP10131003(GD)

 SUBJECT LANDS



DATE: 09/21/11

FIGURE No. 2



AIR PHOTO (2009)

APPLICANT: FRANGIAN HOLDINGS LTD.
7089 YONGE STREET

FILE No. ZA10131004;OP10131003(GD)



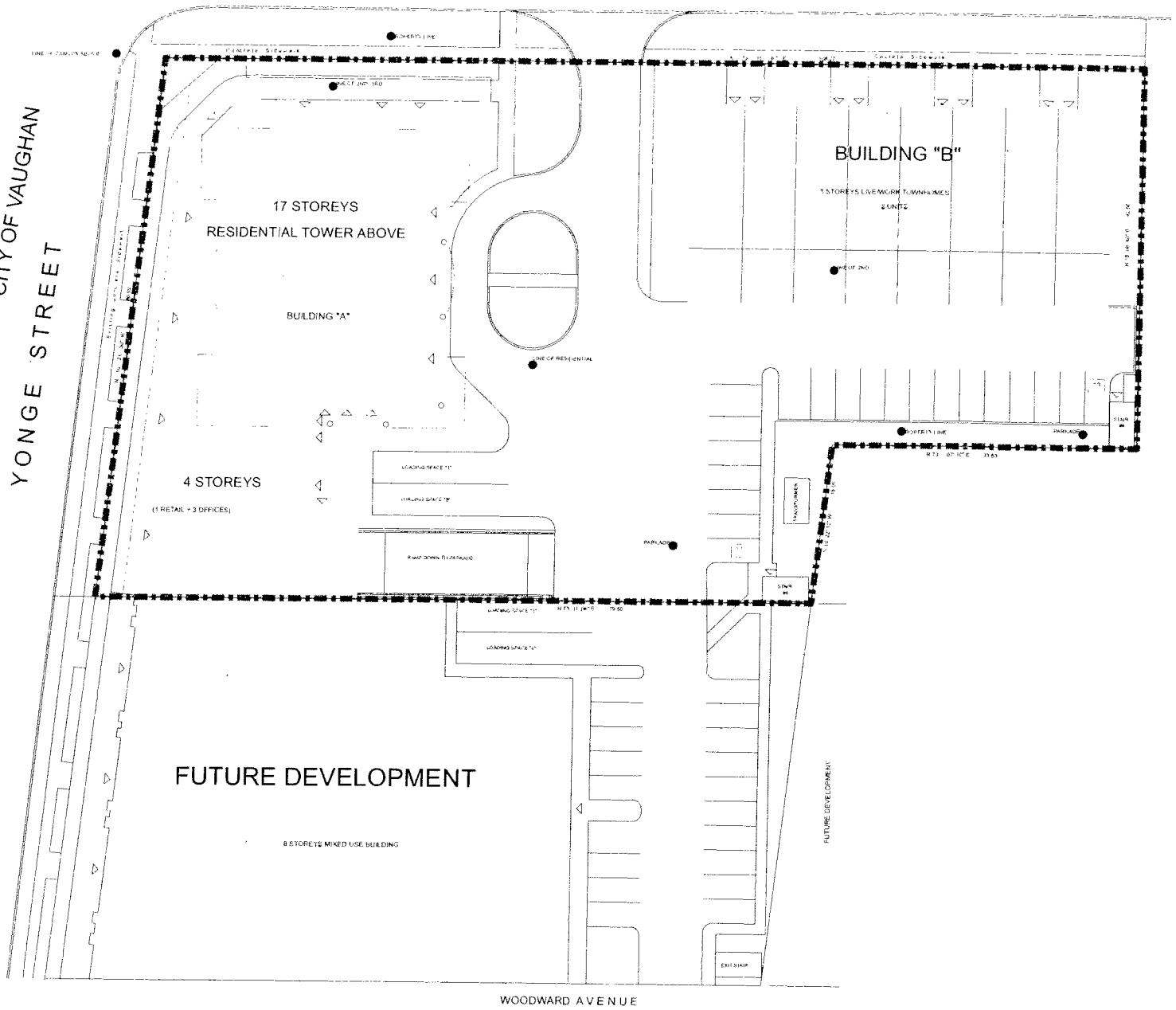
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FIGURE No. 3

GRANDVIEW AVENUE

CITY OF VAUGHAN
YONGE STREET



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SITE PLAN

APPLICANT: FRANGIAN HOLDINGS LTD.
7089 YONGE STREET

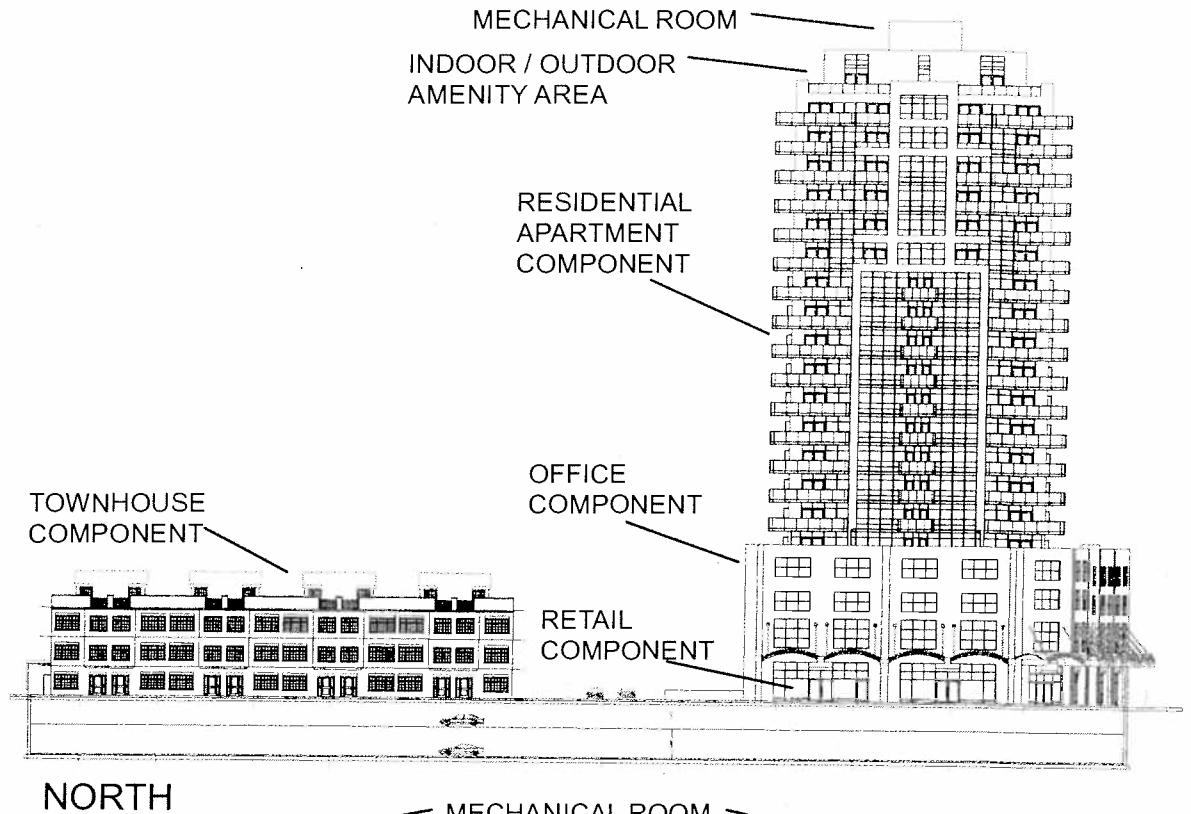
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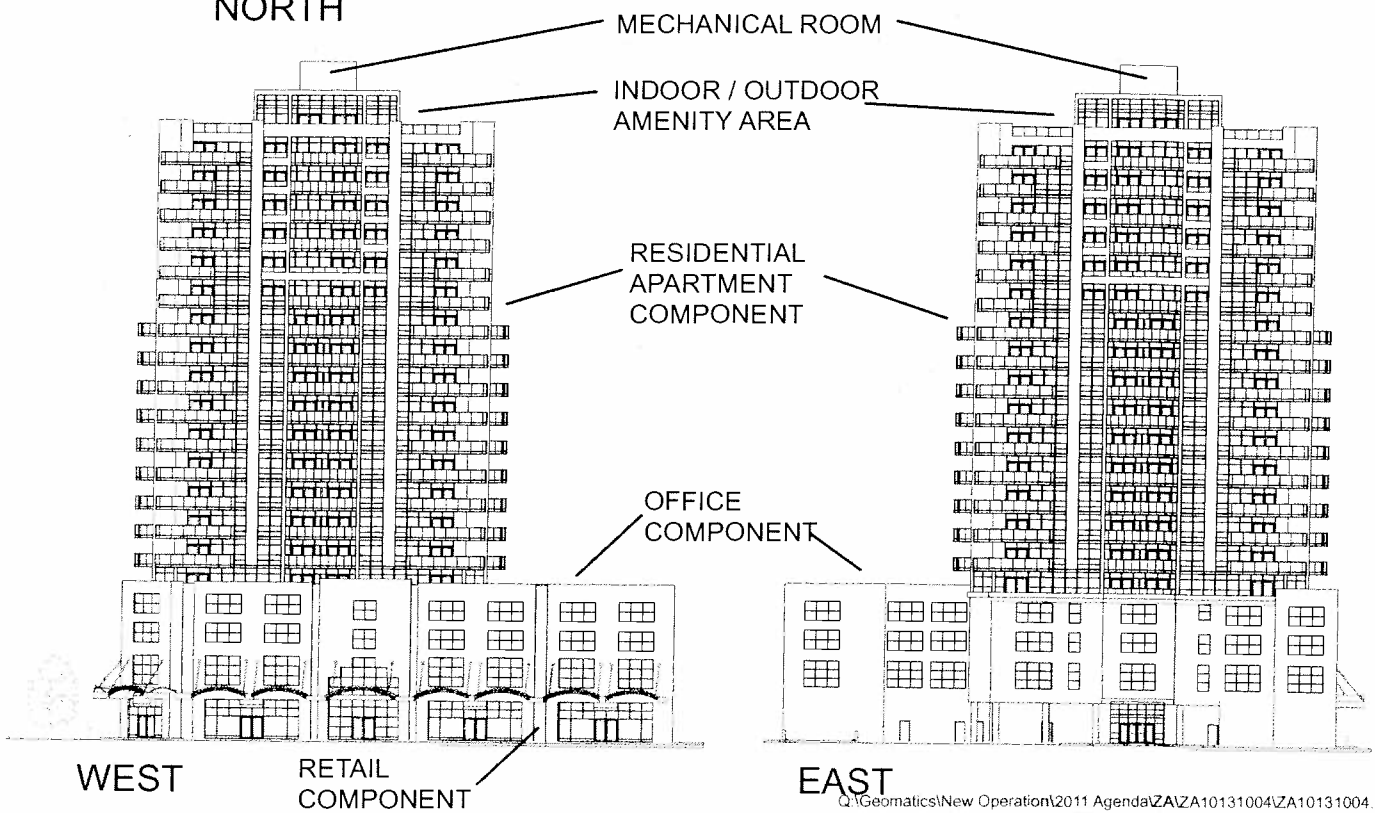


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FIGURE No. 4



NORTH



WEST

RETAIL COMPONENT

EAST

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ELEVATIONS

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