



Report to: Development Services Committee

Report Date: June 28, 2011

SUBJECT: PRELIMINARY REPORT
Tribute (Unionville) Limited
Zoning By-law amendment application to permit a mixed-use
commercial-residential development at 20 Fred Varley Drive

File Number: ZA 11 113101

PREPARED BY: Sabrina Bordone, ext. 8230
Planner, Central District

RECOMMENDATION:

- 1) That the report entitled "PRELIMINARY REPORT, Tribute (Unionville) Limited, Zoning By-law amendment application to permit a mixed-use commercial-residential development at 20 Fred Varley Drive, File Number ZA 11 113101," dated June 21, 2011 be received;
- 2) That a Public Meeting be held to consider the application submitted by Tribute (Unionville) Limited for a Zoning By-law amendment to permit a mixed-use development at 20 Fred Varley Drive;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on a Zoning By-law amendment application submitted for 20 Fred Varley Drive (the "subject property"), and seek authorization to hold a statutory Public Meeting. 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.

The application has been deemed complete

The Zoning By-law amendment application was submitted by Gatzios Planning + Development Consultants Inc. on behalf of Tribute (Unionville) Limited and was deemed complete on March 30, 2011.

BACKGROUND:

Subject property and area context

The subject property is situated on the south side of Fred Varely Drive, west of Main Street Unionville (Figure 1). The subject property has an area of 0.76 ha (1.87 ac) and contains a 3,000 m² (32,300 ft²) linear commercial plaza with seventeen (17) residential apartments on the second floor with at-grade parking located in the front and rear yards (Figure 3).

Surrounding uses include:

- Low and medium density residential uses to the north;
- Millennium Square, containing the Unionville Millennium Bandstand to the east and east of this, the retail core area along Main Street Unionville;
- Low and medium density residential uses to the south consisting of the Station Lane Townhome project and single-family detached dwellings; and
- Low density residential uses to the west.

Proposed Zoning By-law amendment to facilitate mixed-use commercial-residential development

The applicant is proposing to redevelop the site with approximately 113 residential units in 3 to 4 storeys above ground floor commercial, to a total proposed building height of 4 to 5 storeys. The proposed redevelopment consists of approximately 13,510 m² (145,420 ft²) of residential Gross Floor Area (GFA) and 1,185 m² (12,755 ft²) of commercial GFA for a total GFA of approximately 14,695 m² (158,175 ft²). The total GFA translates into a Floor Space Index (FSI) of approximately 1.93 for all use combined (Figure 4).

The commercial portion of the proposed redevelopment is located immediately adjacent to Fred Varley Drive. The residential component would be accommodated above the main floor commercial space up to a height of 5 storeys. The building is continuous along the western edge of the site and continues along the rear (south side) of the site where its height is reduced to 4 storeys for that rear portion. The 5th floor of the proposed building, along with a large mechanical penthouse located above a portion of the 5th floor, are stepped back on the north portion of the site (Figures 5-7).

Primary access proposed off of Fred Varley Drive, opposite Fonthill Boulevard

The primary access to the site for the residential drop-off and underground parking would be aligned opposite the existing Fonthill Boulevard. This driveway would bisect the commercial ground floor component and the residential floors would be cantilevered above the driveway. A landscaped amenity area is proposed east of the vehicular drop-off area for the residential units, adjacent to the Fonthill Creek and the park containing the Unionville Millennium Bandstand. The existing western plaza site access would be retained and used as a service lane as well as access for the surface commercial parking.

Parking to be accommodated primarily within 2 levels of underground parking

The proposed redevelopment includes 12 surface retail parking spaces located along the westerly portion of the site, along with 6 lay-by parking spaces proposed along Fred Varley Drive (subject to Town approval). All parking for residential owners and visitors (approximately 250 spaces) is proposed to be accommodated within two levels of proposed underground parking.

Official Plan and Zoning

The subject property is designated "Special Policy Area" in the Town's Official Plan (OPA No. 153). A "Special Policy Area" is an area of land, located within a floodplain, on which there is an existing development that forms an integral part of an existing flood prone community. The subject property is located within the Regional Storm floodplain

of the Fonthill Creek and within the limits of the Unionville Special Policy Area (SPA). Within SPAs, development and redevelopment, rehabilitation of and extension of existing structures may be permitted conditionally upon flood proofing measures satisfactory to the Toronto and Region Conservation Authority (TRCA). In 2005, the Province updated the definition of Special Policy Areas to clarify the intent of redevelopment and intensification in Special Policy Areas. As such, the TRCA scrutinizes application for intensification against the policies. The Town is working with the TRCA to determine if this application meets the intent of the *Provincial Policy Statement*. This application has been circulated to the TRCA who are currently undertaking a technical analysis on the application given the Special Policy Area policy framework.

The subject property is also designated “Neighbourhood Commercial” in the Unionville Core Secondary Plan (PD 1-12) for part of the Markham and Unionville Planning District (OPA No. 107). Commercial uses, including retail, offices, and banks and financial institutions are permitted in the “Neighbourhood Commercial” designation. Residential uses are also permitted in the “Neighbourhood Commercial” designation, subject to a location above the ground floor, or as otherwise specified in the Secondary Plan. According to information provided by the applicant, a portion of the ground floor on the south and west portion of the proposed development (with no frontage onto Fred Varley Drive) would not contain commercial uses, but rather a variety of common area and service space for the residential above, as well as some residential along the southern portion the site.

The Secondary Plan also contains a site specific policy (5.7.2. “Fred Varley Drive Shopping Plaza”) for the subject property, which states that:

“Council shall encourage initiatives for improvements to or redevelopment of the existing shopping plaza on Fred Varley Drive, which is herein, designated NEIGHBOURHOOD COMMERCIAL CENTRE. In particular, Council shall encourage redevelopment that is more compatible with the historic image of Old Unionville and that provides for appropriate pedestrian linkages with Station Lane to the south.”

Heritage Markham does not support the proposed Zoning By-law amendment application and is of the opinion that the proposed development will negatively impact the unique heritage attributes of the Unionville Heritage Conservation District. Staff are undertaking a policy analysis to address conformity of the proposed application with relevant Official Plan and Secondary Plan policies. Staff are also examining the appropriateness of the development, as currently proposed.

The subject property is zoned “General Commercial” (C1) by By-law 122-72, as amended and is within the boundaries of the Special Policy Area. Residential uses are not permitted in this zone category. The applicant has submitted a Zoning By-law amendment application to rezone the property to “Community Amenity One” (CA1), which permits both commercial and residential uses. Various site specific zoning

provisions or minor variances may also be sought by the applicant as the conceptual site plan evolves. A site plan application has yet to be submitted to the Town.

OPTIONS/ DISCUSSION:

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

- 1) Staff are reviewing the planning justification report prepared by Gatzios Planning + Development Consultants Inc. and submitted with the application.
- 2) Staff are examining the appropriateness of the development, as currently proposed.
- 3) Staff are analyzing the potential impact of the proposed application on neighbouring properties and adjacent Unionville Heritage Conservation District.
- 4) The subject lands are located within the Regional Storm floodplain of the Fonthill Creek and within the limits of the Unionville Special Policy Area. The application will be reviewed within the context of these environmental areas.
- 5) Toronto and Region Conservation Authority requirements remain to be determined.
- 6) Servicing allocation is required for the proposed residential component of the development.
- 7) Staff are assessing potential flood conditions and flood related issues associated with the proposed development and underground parking structure
- 8) Site plan matters including: built form, massing, height, building setbacks, density, compatibility, character, pedestrian connectivity, access, parking, loading, landscaping, buffers and parkland dedication are currently under review by staff.
- 9) Review of technical studies including flood hazard assessment, functional servicing, urban design opinion and transportation considerations will be required as part of this application process.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

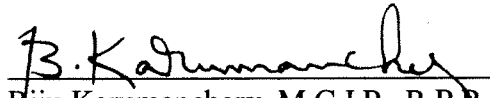
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed development is to be evaluated in the context of the growth management, environmental and transportation strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various Town departments and external agencies and is currently under review.

RECOMMENDED BY:


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


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

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Conceptual Building Elevations (North & South)
- Figure 6: Proposed Conceptual Building Elevation (West)
- Figure 7: Proposed Conceptual Building Elevation (East)

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