



April 25, 2023

MEMO TO: Leigh Ann Penner, Senior Planner - Subdivision

FROM: Anant Patel, Planner II - Parks

File Number(s): D01-20015 (Official Plan Amendment)
D02-20029 (Zoning By-law Amendment)

Applicant: Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited & Ledbrow Investments Ltd.

Location: 9301, 9325, 9335 Yonge Street

Summary:

A request for approval for an Official Plan Amendment and Zoning By-law Amendment applications to facilitate Phase 1 of a multi phased site redevelopment. Phase 1 is to consist of 2 high density mixed use buildings, 42 and 45 storeys that are to be connected by a 5 storey podium fronting onto 16th Avenue. The proposed development is to include a combined total of 1,047 dwelling units, 69,407.70 m² of Gross Floor Area, a Floor Space Index of 8.84, 806 parking spaces, 676 bicycle parking spaces, and vehicular access from 16th Avenue.

Comments:

Parkland Dedication

1. The proposed development generates parkland dedication requirements of more than 500 m² of parkland pursuant to in force parkland dedication policies and By-law. Parkland dedication in the form of on-site conveyance will be required in accordance with the City's parkland dedication by-law.
2. The proposed development known as South Hill Phase 1 is the first phase of a larger mixed-use development for the South Hill Shopping Centre property. A Master Plan was submitted that conceptually shows the location of the proposed park block, but it does not provide for a total area of parkland that will be dedicated/provided or the timeline for such parklands to be dedicated/provided. It should be noted that within this quadrant of the Yonge Street and 16th Avenue Key Development Area (KDA), there are no existing parks, and green space currently accounts for just 10% of the overall land area of the KDA, comprised mostly of left over areas with poor quality landscaping. The Official Plan requires the KDA to have a system of urban open space connection to support pedestrian and cycling mobility. The open space system should form a network that connects and integrates the four quadrants of the KDA.

Given the direction provided in the Council endorsed Yonge Street and 16th Avenue KDA Policy Directions and Recommendations Report (January 30, 2017) and the lack of public park space within walking distance to the proposed 1,047 new residential units, the City requires the proposed development to provide:

- Parkland dedication in the form of an interim 0.3 ha. park block in partial fulfillment of its parkland dedication obligations;
 - The balance of the parkland dedication required for the proposed 1,047 units will be accepted as cash-in-lieu; and
 - Confirmation of how best to secure the interim parklands. It is our expectation that once the ultimate public park envisioned by the Master Plan is dedicated/provided, the interim parklands would revert to the applicant.
3. Further to the above, the 2022 Parks Plan contemplates a new pedestrian bridge connection over the German Mills Creek to provide safe access to Bridgeview Community Park for existing and future residents of the growing Yonge-16th KDA (see Figure 6.1 of the 2022 Parks Plan). As an alternative to providing an interim

park block for the proposed development as noted above, staff are open to discussing the merits of the applicant providing (i.e. designing and building) a safe crossing to Bridgeview Community Park, which is in the processing of being revitalized to support the growth in the Yonge/16th KDA. PNHP staff requests that the applicant contact the undersigned to discuss their preference for providing a phased parkland dedication and conveyance (per comment #2 above), and/or an interest in providing (i.e. designing and building) a safe pedestrian crossing to Bridgeview Community Park.

4. The applicant has noted that the northeast portion of the property has potential for parkland and/or passive parkland with a trail. As staff had advised in previous comments, the northeast portion of the subject lands are located within the flood hazard. In accordance with the City's Official Plan policy 3.1.8.3 (h), land not suitable for development including hazard lands, environmentally significant areas, areas of natural and scientific interest, wetlands, significant woodlands and buffers to key natural heritage features, shall not be accepted as parkland dedication. That being said, the OP permits the buffer to hazard lands to include passive recreational uses (i.e. trails). Confirmation through the preparation of a Natural Heritage Evaluation will be required to confirm this matter.

In addition, the applicant is advised that once the limits of the natural heritage system and natural hazards plus their associated buffers are determined and confirmed, the City would be seeking the conveyance of these lands into public ownership in accordance with the City's Official Plan.

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5. As previously noted, the draft zoning by-law amendment should include a requirement for a minimum of 2 m² of private outdoor amenity space per unit, similar to other recent zoning by-law prepared for apartment developments within this area of the City. Providing private outdoor amenity space, a green roof, or other landscaping on the rooftop or podium of an apartment building functions as a means of mitigating urban heat island effect. The current submission indicates 1.90 m² per unit of outdoor amenity space for a total of 1,985.04 m². Please revise accordingly to provide for 2 m² of private outdoor amenity space per unit.
6. The draft zoning by-law should be revised to include the following provisions related to the following matters:
 - a) The total area of the Outdoor rooftop amenity area/green roof
 - b) Definition of "Outdoor rooftop amenity area/green roof", which could draw upon the definitions used in the City's new KDA By-laws

I trust the above is of assistance. Should you require any further information regarding our comments, please contact the undersigned at (905) 771-2492.

Sincerely,

Anant Patel, B.URPI

Planner II - Parks

Park and Natural Heritage Planning