

**Community Information Meeting  
1691126 Ontario Inc. (Liberty Development)  
7161 & 7171 Yonge Street**

**Applications for Official Plan & Zoning By-Law  
Amendments and Site Plan Approval to permit high  
density residential, hotel, retail and office uses**

# Area Context



# Proposal

Demolish existing plaza and replace with high density mixed-use development



# Overview

- Application approved October 2008 subject to reducing building heights and densities
- Latest revision reduces density from 3.85 FSI to 3.5 FSI (complies with Yonge Steeles Study)
- Heights reduced from 34 to 31 storeys (Yonge Street) and 22 to 18 storeys (east building on Doncaster)
- Contribution towards significant public amenities
- Agreement reached on these matters
- Purpose of meeting to review revisions to development; Town position going into OMB hearing (May 5 2009); design of proposed buildings; and seek comments from public

# Official Plan and Zoning

- Site designated *Commercial – Community Amenity Area* in Official Plan
- Amendment required, as current proposal exceeds 2.0 FSI provided for in Thornhill Secondary Plan
- Site Zoned Highway Commercial: does not permit residential or office uses or high density development

# Yonge-Steeles Corridor Study

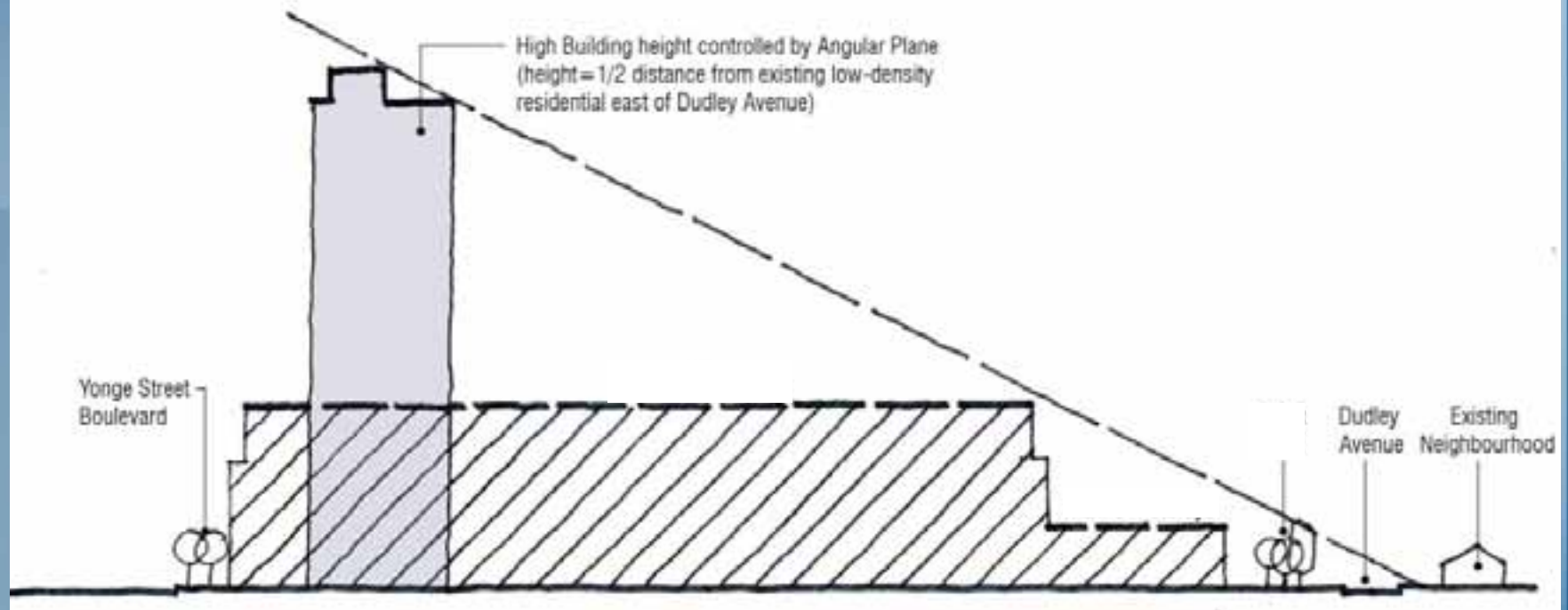


- Comprehensive Land Use & Urban Design Study
- Guide intensification along Yonge Street Corridor
- Extensive public consultation
- Final report presented to DSC in October 2008

# Yonge Steeles Corridor Study: Recommended Development Principles for Liberty Site

- Mid-block, publicly-accessible road
- Publicly-accessible park or urban square
- Office/employment component
- Continuous street-oriented retail/commercial along Yonge Street
- Minimize surface parking
- Maximum density 3.5 FSI
- Establishes “Angular Plane” to transition heights and densities between Yonge Street and stable low density residential to the southeast

# Yonge Steeles Corridor Study: Angular Plane



# History of Liberty Applications

- Applications submitted August 2006
- Preliminary Report to DSC November 2006
- Recommendation: applications be considered within context of proposed Yonge-Steeles Corridor Study and applicant prepare detail background studies
- Yonge-Steeles Corridor Study initiated in March 2007; Completed October 2008
- Owner appealed Liberty application to OMB in December 2007

# History of Applications (con't)

- Statutory Public Meeting held February 2008: Applicant presented 3 alternative concepts:
  - a) August 2006 (original): 39 storey condominiums on Yonge; 32 storey condominiums on Doncaster; no surface parks; Density 3.86 FSI; at-grade parking;
  - b) June 2007: 32/36 storey condominiums on Yonge; 24/28 storey condominiums on Doncaster; internal square (no public road frontage);

# History of Applications (con't)

- c) Revised Development Concept: 32/34 storey condominium on Yonge; 22/27 storey condominium on Doncaster; parks fronting Doncaster and Yonge and internal square; Density of 3.85 fsi

Formally submitted April 2008



# History of Applications (con't)

- October 2008 Recommendation Report (Re April 2008 submission):
  - Proposal meets Regional and Provincial intensification policies;
  - Meets key urban design principles of Yonge Steeles Corridor Study (internal street system; publicly-accessible parks; at grade retail; underground parking; sustainable design elements);
  - Development approved subject to reduction of building heights and densities to address Yonge Steeles Corridor Study guidelines;
  - Finalize technical studies (transportation, servicing, phasing plan, Travel Demand Management Plan);
  - Revise phasing plan to ensure coordination with delivery of sewer and transportation infrastructure.

# History of Applications (con't)

## Site Plan Application Submitted December 2008:

- Building heights further reduced;
- Density now meets Study Recommendations (i.e. 2.5 FSI residential + 1 FSI Commercial = 3.5 FSI total)
- Applicant has agreed to phase development through H provisions in Zoning By-law Amendment
- Applicant has volunteered \$2 million (or in kind) contribution to upgrade community amenities in area



# Agreement on Height and Density

- Town and applicant have reached agreement on heights, densities, phasing, contribution to local community amenities
- Two partial encroachments into angular plane:
  - Isolated from residential east of Dudley
  - Surrounded by industrial/commercial uses
  - Residential south of Meadowview part of Yonge Steeles Redevelopment Area



# Next Steps

- OMB hearing scheduled for May 2009 to resolve OPA and ZBA:
  - Complete peer review of servicing and stormwater management study
  - Finalize Draft Official Plan and Zoning By-law Amendments
- Staff and applicant to continue working to finalize site plan – Working Group to be set up
- Recommendation report to Development Services Committee for Site Plan application