

July 22, 2020

MEMO TO: Simone Fiore, Planner II- Subdivisions

FROM: Lamyaa Salem, Urban Designer

SUBJECT: Official Plan Amendment and Zoning By-Law Amendment

Applicant: 2747883 Ontario Inc. and 2753502 Ontario Inc.
Location: 13572 and 13586 Bayview Avenue
PLAN 200 PT LOT 1
Town File No.: D01-20003
D02-20009

The subject lands are located at the southwest portion of Bayview Avenue and Bloomington Road with a lot frontage of 110m on the west side of Bayview Avenue. The subject lands are framed by Provincially Significant Wetland (PSW), and generally surrounded by a dominant neighbourhood character of low-rise dwellings. The lands are designated "Neighbourhood" and "Natural Core" in the City's Official Plan. In 2015, the subject lands received Council approval for a site-specific (OPA 280), which permit maximum 4-storeys building and density of 0.63 FSI or maximum of 106.6 units/hectare.

The current applications are to develop a high-rise residential development consisting of:

- 11-storeys residential building with a total of 122 residential units
- Access to the development is off Bayview Avenue that leads to at-grade visitor parking, and 3-levels of above-grade parking within the building
- A 30.0m buffer to the PSW is provided to the north, whereas 10.0m buffer is provided to the southern lot boundary.
- A total Gross Floor Area of 14,303 m², and a density of 1.3 FSI

Staff have reviewed the application in accordance with the Council approved City-wide Urban Design Guidelines. Although the current applications are for Official Plan and Zoning By-law Amendments, a number of urban design issues have been identified, and should be addressed at future submission. Having reviewed the submitted site plan, landscape plan and the urban design brief, the following urban design comments for the subject development applications are preliminary subject to the resolution of the proposed OP amendment for the proposed density and height. Detailed comments will be provided at the site plan stage.

Neighbourhood Character

- 1- It is the policy of council (4.9.2.4) that "*Development shall be compatible with the existing character of adjacent and surrounding areas with respect to predominant building forms and types; massing...*". While staff appreciate the architectural considerations, volumetric manipulations and the effort designing such a building in a very constraint site, the proposed 11-storey high building, in that location, seems out of context given the predominantly low-rise character of the surrounding area. Staff recommend the applicant to reduce the overall height of the building and provide built form that fits within the surrounding neighbourhood character.

Development Height and Transition of Building Massing

- 2- It is the policy of council that a building with a height of 9 storeys or greater is considered a high-rise building. Therefore, the subject development shall be reviewed against policies and guidelines pertaining to high-rise buildings. Official Plan policy (3.4.1.59) provide that high-rise residential buildings shall generally have a slender floorplate above the podium of approximately 750 m². The proposed tower floorplate at floor 5 to floor 7 exceeds 1840 m², reduced to 1500 m² at floor 8 to floor 11. In order to achieve the proposed density, the development in a tower form would exceed 18 storey in height, which is highly inappropriate and not acceptable in this context.
- 3- Although effort had been made to transition the building to the neighbouring single family home to the immediate south, the height of the building still encroaches into the 45° angular plane from the edge of the southern property line. Staff recommends the applicant to consider reducing the overall density and height, while meeting the 45° angular plane requirement.

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