

11th November, 2020

MEMO TO: Jeff Healey, Senior Planner

FROM: Kunal Chaudhry, Urban Designer

SUBJECT: Official Plan Amendment and Zoning By-Law Amendment Application

Applicant Name: J-G Cordone Investments Limited
Legal Description: PLAN 1642 E PT LOT 3
Municipal Address: 11130 Yonge Street
Town File No.: D01-18001
D02-18007

The subject land is located on the northwest corner of Yonge Street and Brookside Road and is zoned GC1. The subject land is designated “Regional Mixed-Use Corridor” in the Town’s Official Plan, which supports a broad range of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form.

Along this section of Yonge Street, developments occurred in the form of mixed-use, mid-rise and high-rise residential, institutional buildings, stand-alone retail/commercial buildings and plazas.

The revised proposal is to permit a 15-storey residential building comprising of a total of 146 residential units and 10 live-work units with a gross floor area of 10,986m² and overall site density of 3.59 FSI. Vehicular access would be accommodated from Brookside Road, and one level of underground parking and two levels of above ground parking will be provided for all dwelling units. It should be noted that the building would be setback 8.6m from Yonge Street due to an imposed easement restriction along Yonge Street frontage.

The submitted application for Official Plan Amendment and Zoning Bylaw Amendment is to increase the permitted site density from 2.00 to 3.59 FSI, an increased maximum height to 15 storeys and 55 metres, and altered setback requirements.

Please note that Staff will provide detailed design comments relative to the site design and built-form at the Site Plan Application stage. The comments below that pertain to these topics are preliminary in nature and for the Applicant’s consideration.

Official Plan Amendment and Zoning By Law Amendment

1. The proposed at-grade live-work units are, in principle, appropriate for the zoning context. However, Staff highly recommend the inclusion of commercial units, as well, along Yonge Street to ensure an active street frontage.
2. The site density of 3.59 and building footprint should be reduced to allow for outdoor at-grade amenity within the site.
3. Further to the point above, Staff recommends a lower allowable site coverage than the proposed 85% in the Draft ZBA.
4. Urban Design staff recognize the proposal of mezzanines and recommend mezzanine floors 3.0 metres or greater be considered an additional floor, as it affects the overall height of the massing. Further to this, the submitted application should be considered as a 16 storey building as opposed to a 15 storey building.

Preliminary Comments on Site Design and Building Design

Generally, Urban Design staff appreciated the architectural quality of the previous submission and drawings dated 2019-05-10 as an appropriate solution for this location and development. Staff recognized the distinct treatment of the podium massing from the upper floors, as well as the break in massing of the horizontal block through material differentiation and wall plane changes. Based on this re-submission, Urban Design Staff request the Applicant to consider the following comments:

1. The corner of Yonge and Brookside should be given prominence through architectural massing and articulation, to highlight the site's corner lot location.
2. Considering that the resubmission is for a tower and not slab building above the podium, Staff recommend the top 3 to 4 floors of the tower be treated so as to reduce the bulk of the massing and achieve a distinct skyline profile.
3. Introduce commercial uses along Yonge Street to activate the street. The wide easement presents possibilities for commercial spill over space and enhanced public realm opportunities.
4. The architectural treatment of the facades of the parking levels needs to be enhanced and appropriate for a street wall fronting Yonge Street. The Applicant should refer to the design guidelines under the "Above-Grade and Underground Parking Structures" in Section 5 (Site Design) of the City Wide Urban Design Guidelines. Please consider the precedent images below and within the City Wide Urban Design Guidelines as examples.
5. Consider a proportionate balance of glazing and masonry use, along with wall plane changes, to ensure visual interest along Yonge Street.
6. Please verify that the floor plate of the tower component does not exceed 750 square metres.
7. At grade outdoor amenity space is recommended.
8. Consider a larger above grade outdoor amenity space.

Material and Colour

1. Please complete the *Exterior Material and Colour Schedule* for the proposed development, which will form part of the Site Plan Agreement.
2. Please provide correctly annotated colored elevation and 3D renderings to demonstrate the use of proposed materials and colours for Staff review at the Site Plan Application stage.



Precedent images of above grade parking structures

Kunal Chaudhry, Urban Designer