



February 14, 2019

Appendix	A
SRPRS	19.062
File(s)	D01-18004 + D02-18009

MEMO TO: Jeff Healey, Senior Planner

FROM: Lamyaa Salem, Urban Designer

SUBJECT: Official Plan Amendment, Zoning By-law Amendment, Site Plan

Applicant Name: Metroview Developments Inc  
Legal Description: LOTS 35 AND 36, PART OF LOTS 11 AND 12, PLAN 2383  
Municipal Address: 9929, 9935 and 9939 Yonge Street and  
186 and 188 Church Street  
Town File No.: D01-18004, D02-18029 and D06-18056

The subject lands (a consolidation of 5 properties) are located south of Major Mackenzie Drive, at the northeast corner of Yonge Street and Elmwood Avenue, and bounded by Church Street to the east. The lands are designated "Downtown Local Centre" within the boundary of the civic district of the downtown which permit a maximum block density of 2.5 FSI. Developments in the civic district are envisioned to front on Yonge Street and transition down, in terms of height and massing, to the west side of Church Street in order to ensure built form compatibility with the residential neighbourhood east of Church Street. Existing homes east of Church Street will continue to be low-rise dwellings with their unique character of one- to two-storey, greater front yards set backs, mature trees and well maintained lawns.

The proposal is for a mixed-use development comprising one 8-storey apartment building stepping down to 3-storey on Church Street with a total of 141 residential units, and 170 m<sup>2</sup> of retail/ commercial at grade fronting Yonge Street. Vehicular access will be provided off Elmwood Avenue for the building leading to 3-levels of underground parking, and individual driveways will be provided to the townhouse units fronting Church Street. Please note that the proposed overall Floor Space Index is 3.75 instead of 2.5 as permitted in the Town's Official Plan.

Staff have reviewed the application in accordance with the Council approved Town-wide Urban Design Guidelines and provided preliminary comments below from an urban design perspective until such time policy issues such as density is resolved.

#### **Compatibility and Transition of Building Massing**

In order to accommodate appropriate intensification while protecting existing neighbourhood character, staff recommend some modifications to the building bulk to better fit with the well-established low-rise neighbourhood. Staff have the following comments:

1. To ensure suitable massing and design, the overall gross floor area of the building should be reduced and be responsive to the character of the neighbourhood. Please refer to the Town's Official Plan policy 3.4.1(55). The proposed density of 3.75 FSI creates building massing that overwhelm the existing dwellings east of Church Street. Staff are not supportive of the proposal as is.
2. Given the Yonge Street corridor context, the 8-storey height and massing of the building are appropriate along the Yonge Street portion of the property, but the building mass should transition down from 8 to 6-storey along Elmwood Avenue and to 3-storey fronting Church Street.

3. One of the key urban design considerations for this development is how the building mass fits with the low-rise residential character on Church Street. When viewed from the east side of Church Street, the 3-storey component fits the street's existing built form context. However, the height and mass of the 6- to 8-storey massing loom dramatically close to the low-rise built form. To successfully transition from the Corridor to neighbourhood, Staff highly recommend reducing the visual bulk of the building mass when viewed from Church Street. This can be achieved by:
  - a. Further distinguish the 3-storey component from the rest of the development and create the appearance of a separate low rise massing;
  - b. Reduce the building bulk visible on Church Street by increasing the setback between the 6-storey and the 3-storey volumes, and reducing the depth of the 6-storey block. The portion of the development near Yonge Street can retain the originally proposed block depth. Please see the attached sketch.
  - c. Incorporate cladding material and/or articulations that resonate with the existing built form context on Church
4. By partially shrinking the building depth, there will be more opportunity for at-grade amenity area as a result.

#### **Site Organization**

5. Please clarify with the Region regarding shared vehicular access for properties along this stretch of Yonge Street. In order to facilitate future developments north of the subject lands, there may be a need to establish driveway/connections between properties due to limited points of access on Yonge Street. Please refer to the Transportation staff comments.
6. The retail space fronting on Yonge Street is very small due to the underground parking ramp. Relocate the driveway/ ramp to the east side of the property and locate the loading areas closer to the retail uses.
7. Staff recommend that the owner change the proposed asphalt driveways for the four-townhouse units on Church Street to landscaped front yards. Provide parking spaces to these units in the underground parking.

#### **Building Design (Notwithstanding our previous comments)**

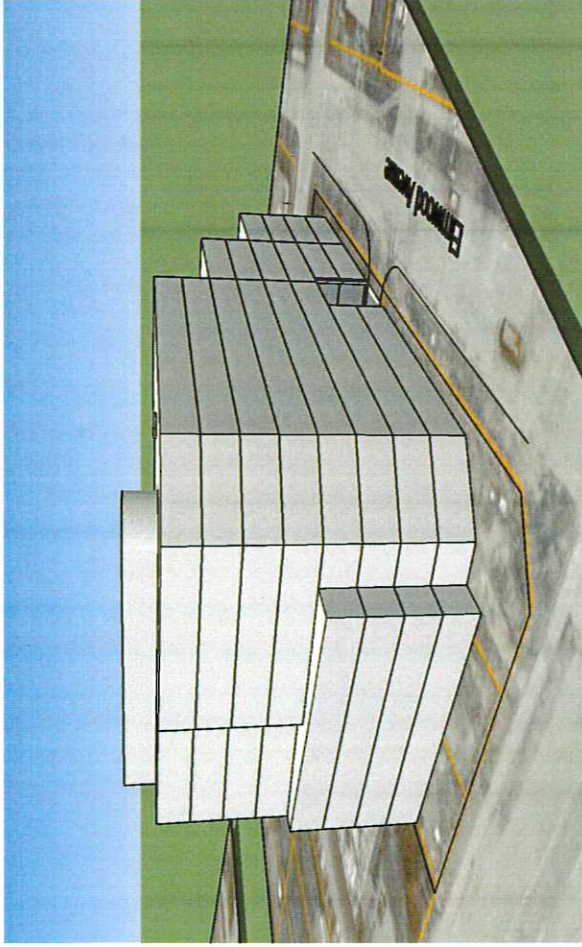
The building and massing design will likely to evolve as the density question is being resolved. However, staff provide the following preliminary architectural design comments:

8. Staff appreciate the use of articulated sub-volumes on Yonge and Elmwood frontages. The proposed circular corner balconies on the entire height of the building are not necessary given the rest of the development are already well articulated. Please simplify all the circular balconies to a more minimalist low-key rectangular shape. This will improve the overall design, offer visual relief and hierarchy to the building massing, and establish a quiet counterpoint to the remaining design treatments.
9. Referring to comment 4 a., staff recommend:
  - a. Adding elements such as entry features, steps and porticos designed in a modern style along the Church Street frontage to fit with the low-rise neighbourhood character;
  - b. Incorporating cladding materials and colour palette as accents from the existing Church Street context to add visual interest and harmony to the public street.
10. Create greater visual distinction between the at-grade residential units fronting on Elmwood and the retail/commercial units fronting on Yonge Street. Distinguish the treatments of the residential canopies, recess units' entries, and create landscaped front yard to provide a sense of privacy for the dwellings at street level.

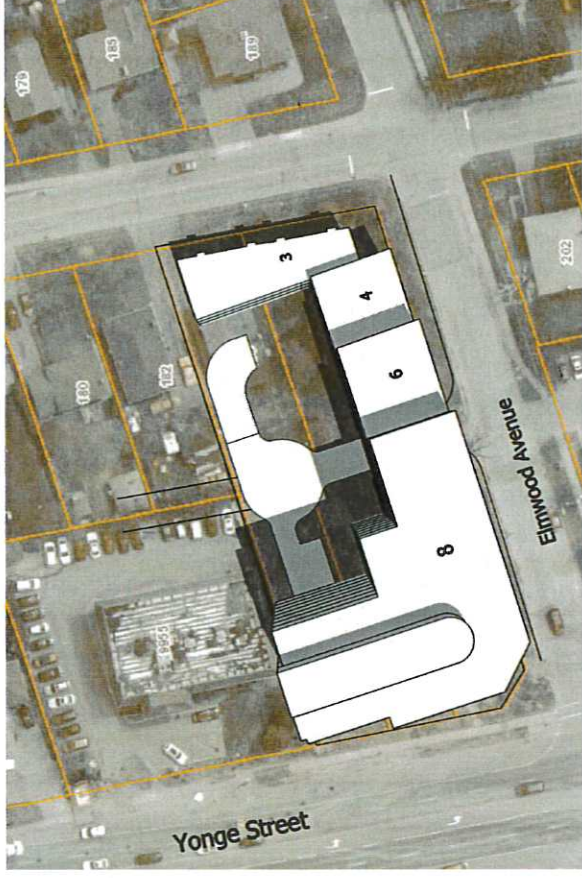


Lamyaa Salem



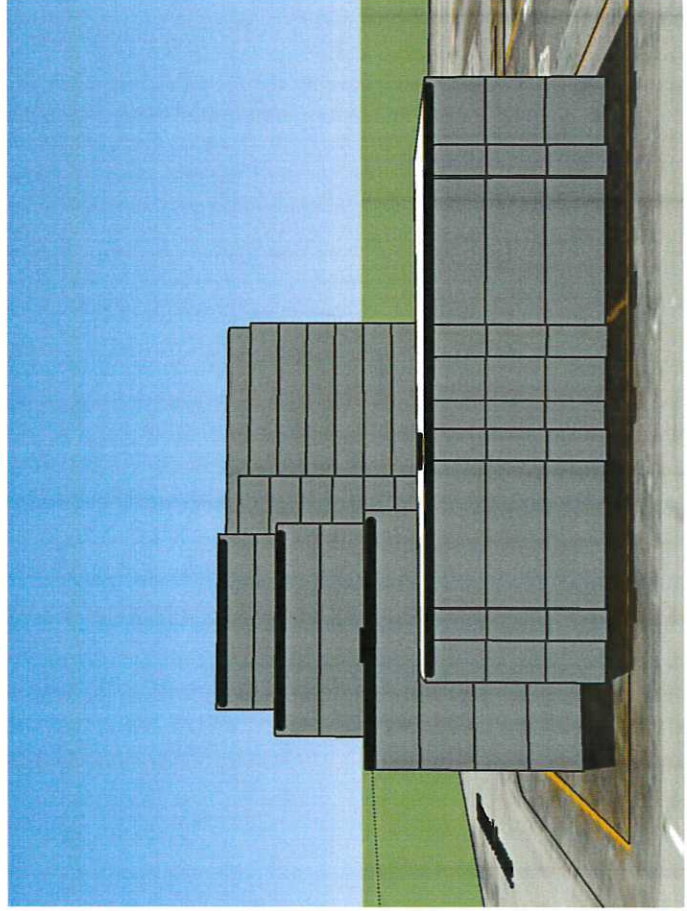


**Yonge Street**

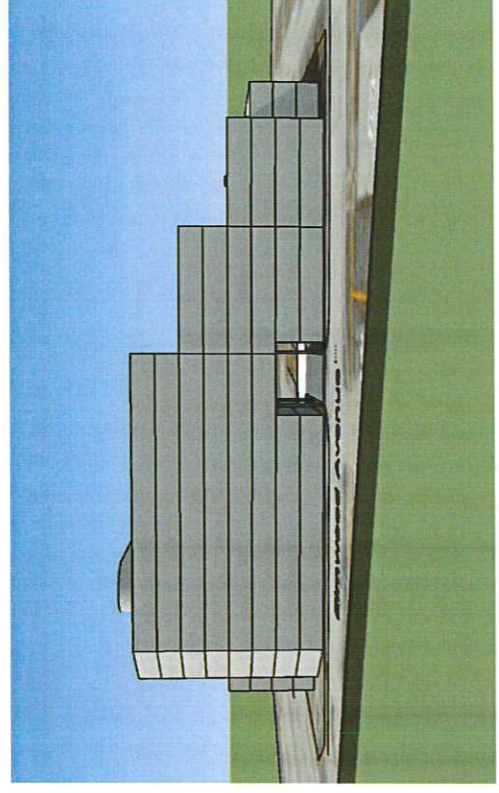


## Changes to submission

- location of ramp to underground
- limit the 8-storey height to Yonge and Elmwood corner
- Reduce the massing of the building to improve church Street elevation



**Church Street**



**Elmwood Avenue**