

3<sup>rd</sup> March, 2021

**MEMO TO:** Jeff Healey, Senior Planner  
**FROM:** Kunal Chaudhry, Urban Designer  
**SUBJECT:** Zoning By-Law Amendment & Official Plan Amendment

**Applicant Name:** Hazelview Developments Inc.  
**Legal Description:** LOTS 4 and 6, and BLOCK A, REGISTERED PLAN 1642  
**Municipal Address:** 11160 Yonge Street  
**City File No.:** D01-20013  
**Related File:** D02-20025

---

The subject lands are located at 11160 Yonge Street, south of Gamble/19<sup>th</sup> Avenue, north of Elgin Mills Road and to the west of Yonge Street. The lands are designated as “*Regional Mixed Use Corridor*”, “*Neighbourhood*” and “*Natural Core*” in accordance with Schedule A2 (Land Use) of the City’s **Official Plan**(OP), and are zoned as GC1, F and R6 under by-law 190-87, as amended. The site is currently occupied by a low-rise commercial building and associated parking lot. An existing watercourse currently traverses the western portion of the site and is regulated by TRCA, and is subject to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP).

The Official Plan permits high-density residential developments in this location with a maximum FSI of 2.0 and a maximum of 8 storey overall building height.

This application is for an Official Plan Amendment and Zoning By-law Amendment to facilitate the redevelopment of the site to an 18, 35 and 15 storey mixed-use development that includes:

- A site area of 1.611 Ha.
- 731 residential units
- 510 sq. mts. of commercial space at grade
- A GFA of 58,940 sq. mts.
- A density of 3.65 FSI

Urban Design staff (Staff) have reviewed the application in accordance with the Council approved **City-wide Urban Design Guidelines (UDGs)**, and provide urban design comments below. To expedite the review of the re-submission, please have the Applicant include a cover letter detailing how each of the comments listed below have been addressed. Please ensure all drawings and associated documents (like the Urban Design Brief) are revised accordingly.

Please note that while Staff have provided general Site and Building Design comments, detailed design comments will follow at the Site Plan Application stage.

Official Plan and Zoning By-law Amendment

1. Staff have no concerns with the intensification and rezoning of the Site, we find that the proposed FSI surpasses the contextual threshold of the site. With a proposed density of 453 units per hectare, we request the Applicant to consider a reduced residential density for the site.

2. As per OP Policy 4.6.1.10, the tallest buildings shall be directed to the Yonge Street frontage.
3. The proposed heights of the development surpass the immediate context significantly. The Applicant should consider reducing the height of the 35 storey building.
4. To ensure built form compatibility, development within the Centres and Corridors shall be designed to provide an angular plane with suitable massing and design. While the Applicant meets the 45 degree angular plane requirement from the property line to the west of the site, the angular plane measurement required from the southern property line that abuts the Neighbourhood designated lots along Brookside Road have not been addressed.
5. In particular, please note that Staff require any proposed development at 11160 Yonge Street to meet the angular plane requirements from 50 Brookside Road due to its direct exposure to the subject lands.
6. Furthermore, Staff feel that reducing the height of Building A will allow for a better transition to the existing low rise built form to the west.
7. The zoning by-law amendment should include a requirement for a minimum private outdoor amenity space square meterage per unit, similar to other recent zoning by-laws prepared for apartment developments within this area of the City.
8. As per the Terms of Reference, a Sun/Shadow Study for the following dates are required: March 21<sup>st</sup>, June 21<sup>st</sup>, September 21<sup>st</sup> and December 21<sup>st</sup>. Please refer to the Terms of Reference for further details and provide a revised study.

#### Site and Building Design

Until such time the issues of height and density are resolved, preliminary urban design comments below are purely from an urban design perspective and should be taken into consideration for future applications.

1. The Applicant should consider some built form porosity within the podium that connects Buildings A and B to allow for better and direct access from the east to the west of the site and the proposed outdoor amenity area.
2. To create an attractive skyline along the Centres and Corridors, provide a variety of design expressions to articulate the top of tall buildings, including articulated rooftop designs with varying heights and setbacks. Design the upper portion of the tallest building to promote visual interest to create variety for the City's skyline. Please consider sections 6.5 and 6.6 of the UDGs

#### Material and Colour

1. Staff will provide detailed design comments relative to materiality at the Site Plan Control stage.
2. Please complete the *Exterior Material and Colour Schedule* for the proposed development, which will form part of the Site Plan Agreement.



---

Kunal Chaudhry, Urban Designer