

**Appendix A to Staff
Report SRPI.21.043**

March 1st, 2021

MEMO TO: Simone Fiore, Planner
FROM: Kunal Chaudhry, Urban Designer

SUBJECT: Zoning By-Law Amendment & Official Plan Amendment

Applicant Name: Gagnon Walker Domes Inc.
Legal Description: PART OF LOT 54, CONCESSION 1, WEST OF YONGE STREET
Municipal Address: 11300 Yonge Street
City File No.: D01-20018
Related File: D02-20033

The subject lands are located at 11300 Yonge Street, north of Yonge and Brookside and to the west of Yonge Street. The lands are designated as “*Regional Mixed Use Corridor*” in accordance with Schedule A2 (Land Use) of the City’s **Official Plan (OP)**, and are zoned as GC1 (Exception 10.40) under by-law 190-87, as amended. The site is currently occupied by a low-rise commercial building along Yonge Street and vacant lands to the rear (west).

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 a single 12 storey apartment Yonge Street and 3 storey townhome blocks to the rear of the site that includes:

- A site area of 2.07 ha.
- 277 residential apartment units
- 57 townhouse units
- A total GFA of 34,080 sq. mts.
- A density of 1.64 FSI with 161 units/ha.

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. Any future resubmissions that include revised drawings shall also include a revised associated Urban Design Brief.

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

Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA)

1. Note that buildings greater than 8 storeys are deemed high-rise, and must adhere to policies and guidelines pertaining to it. The Applicant should remove section 2.1.2.6.ii of the proposed OPA.
2. Furthermore, the proposed ZBLA needs to be revised with regards to maximum building height (apartment dwelling) and maximum number of storeys (apartment building).

3. 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.
4. Considering that the site is designated as *Regional Mixed Use Corridor*, and on review of the existing RM2 category use permissions within By-law 190-87, Urban Design staff recommends including 'live-work units' and 'apartment retail' as permitted uses in the proposed ZBLA. Furthermore, consider the inclusion of these uses in the development proposal along the Yonge Street frontage. (Refer to OP policy 4.6.1.4)

Site and Building Design

Until such time the issues of the proposed OPA and ZBLA mentioned above are resolved, preliminary urban design comments below are from an Urban Design perspective and should be taken into consideration for future applications. Please note that the proposed 12 storey built form will be considered as a "tall building" or "high-rise", and guidelines and policies pertaining to that shall apply. Please refer to Section 6 of the UDGs for design guidance.

Site Design:

1. Urban Design staff do not find that the current at-grade residential units will activate a Regional Corridor like Yonge Street. We strongly recommend the provision of retail/commercial uses or live-work units at grade, with a high degree of transparency and frequent entrances, to animate the Yonge street environment as per OP policy 4.6.1.4.
2. Consider placing all or most of the surface visitor parking underground, and replace with at-grade outdoor amenity or open space.
3. Staff note the location of the moving room, and seek clarification on the parking location for moving trucks for residents.
4. Further to this, please clearly identify the curbsides of the fire route to eliminate the potential of vehicular parking within the fire route.

Massing:

5. If the building height is reduced to 8 storey, it will be considered as mid-rise and the currently proposed slab building form is acceptable.
6. If the building height were to remain at 12 storeys, it will be considered a tall building. Tall buildings are required to be in point tower—not slab tower—form.
7. Further to that, the maximum allowable floor plate for a tall building is 750 square metres.
8. Above a maximum street wall of 6 storeys, the building shall have a step back between 3.0 to 5.0 metres to achieve a clearly discernible top to the street wall and minimize shadow impact on the public realm. This discernibility shall be in the form of massing and/or materiality.
9. Consider a greater step back of the built form along the north face of the building to create a context sensitive transition from the existing Place of Worship to the north.

Building Design:

10. Consider relocating the pedestrian entrance from the north-east corner to further south along Yonge Street. A new location could line up with the elevator core directly behind (to the west of) it, and can provide a break to a long street wall through heightened entrance articulation.
11. The minimum ground floor-to-ceiling height shall be 4.0 to 4.5 metres (depending on the final uses proposed) despite any 'exclusive uses' of the apartment building, as mentioned in the *Urban Design Brief* under the *Apartment Building Design* section.
12. Please ensure interior garbage loading facilities meet the minimum requirements of the City's waste collection height requirements.
13. Please see the *Ground Floor - to -Street Relationship* guidelines under Section 6.5 of the UDGs, to note the treatment required for at-grade residential and at-grade commercial units that front on to a public street.
14. While Staff highly encourages the introduction of apartment retail, office, or live-work uses at grade for this proposal, the Applicant must ensure appropriate privacy provisions are made for these units.

15. Consider the following additional building design and articulation comments:
- a. A building typically has a top, middle and base to its design, with the base having the most visual weight through the use of material and articulation. To achieve greater visual balance, staff recommend increasing the height of the ground floor, and reconsider the material treatment and articulation of the first two storeys to appropriately address and activate the Yonge Street frontage. This includes, appropriate treatment and proportions of the colonnade, clearly demarcated individual entrances to create a sense of entry, etc.
 - b. Wall plane changes along the west face of the apartment building is encouraged to help break the massing.
 - c. For townhouse block B, consider the removal of the end unit closest to the apartment building to provide a wider buffer between the two built forms.
 - d. Furthermore, ensure that the treatment of the east elevation of townhouse block B is as articulated as other proposed publically exposed side elevations.
 - e. For townhome blocks Buildings C, D, E and F, recess the garage doors so that they do not appear as the dominating element along the streetscape.

Material and Colour

1. Generally speaking, Urban Design staff appreciate the masonry finishes proposed, but find that there is an opportunity to break the massing and highlight certain elements through material differentiation. Please consider varying the materials proposed to help break the massing of the building and design an appropriate podium versus tower separation through design.
2. Staff will provide detailed design comments relative to materiality at the Site Plan Control stage.
3. 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