

April 16, 2021

MEMO TO: Katherine Faria, Acting Senior Planner – Site Plans

FROM: Lamyaa Salem, Urban Designer

SUBJECT: **Official Plan Amendment and Zoning By-law Amendment Applications**

Applicant Name: 9861 YONGE DEVELOPMENT INC.
Legal Description: Part of Lots 22, 23, 24, 25 and 26 Plan 2383
Municipal Address: 9861 Yonge Street and 236 and 240 Church Street South
City File No.: D01-12011 and D02-12032

The revised plan is to develop the subject site with 11-storey mixed-use building with a total Gross Floor Area of 4.56. Access to the residential units is off of Church Street via driveway and a ramp that leads to 3-levels of underground parking. The building steps back from Yonge Street at the 7th storey, and provide for five 3-storey townhouse units fronting on Church Street with individual driveway access from Church Street.

Staff have reviewed the applications in accordance with the Council approved City-wide Urban Design Guidelines, and provide urban design comments below. To expedite the review of the re-submission, the applicant should include a cover letter detailing how each of the comments listed below have been addressed.

Zoning By-law Amendment

1. As per settlement discussion with City staff, the overall building height should be 10-storeys. Please remove the extra floor and revise plans accordingly.
2. It is the policy of Council that a maximum base building height of 6 storeys should be provided in the civic district of the downtown local centre. The proposed 7 storey base building fronting Yonge Street and Church Street should be reduced to 6 storeys as per the City's Official Plan policy 4.3.1.1(17) "..... In the Uptown District and the Civic District, the base building height shall be a maximum of 6 storeys."
3. In order to avoid having garages dominating the frontage on Church Street, please increase the townhouse unit width to at least 6 m wide, or accommodate parking for these units within the underground parking in accordance with the City-Wide Urban Design Guidelines, guideline 6.4 4/ "Townhouse Unit Minimum Width: Where units are less than 6 metres wide, parking should be provided at the rear."

General Comments

4. For clarity, please show building height changes on the site plan consistent with the proposed zoning schedule.
5. Staff note that the submitted planning memorandum includes plans that are inconsistent with the submitted plans for the underground parking. Please revise plans accordingly.
6. Staff have provided extensive architectural design comments during the settlement discussion with regard to creative design solutions, park frontage, and articulation and materiality of the building. The applicant should address staff's concerns at the site plan application stage, and to further refine the design of the building. An urban design brief that illustrate design rationale should be provided at the site plan application for review.



Lamyaa Salem