

April 8, 2021

SRPI.21.073
Appendix "E"

Memo To: Katherine Faria, Acting Senior Planner - Site Plans
From: Anant Patel, Planner II - Parks
File Number(s): D01-12011 (Official Plan Amendment)
D02-12032 (Zoning By-law Amendment)
Applicant: 9861 Yonge Development Inc.
Location: 9861 Yonge Street & 236 and 240 Church Street South

Summary: Re-application for Official Plan and Zoning By-law Amendments to permit a mixed use development comprised of a 10-storey apartment building with at-grade townhouse units and commercial space with a total of 147 residential units, an FSI of 4.6 and 179 parking spaces on the subject lands.

Materials reviewed:

- A-01, Site Plan, prepared by Wayne Long Architect, dated January 28, 2021;
- Applicant's Draft Official Plan Amendment
- Applicant's Draft Zoning By-law
- Planning Analysis Memorandum, prepared by The Biglieri Group, dated December 1, 2020.

Comments:

Parkland Dedication

1. The subject lands are adjacent to a proposed park block (Miles Hill Linear Park). Opportunity to expand the adjacent park by requiring the subject development to dedicate land is limited, given that the land dedication would reduce the frontage along Yonge Street and therefore significantly impact the overall viability of the development. As such, staff will advise that Council resolve to accept cash-in-lieu of parkland dedication at the time of building permit issuance. Cash-in-lieu of parkland dedication payments are due at the time of building permit issuance and the payment will be determined based on the Parkland Dedication By-law in force at the that time.

D01-12011

2. We offer no specific technical comments in regards to the proposed Official Plan Amendment.

D02-12032

3. The development scheme should allow for any meaningful space for trees or soft landscaping. The zoning by-law amendment should seek to increase the available space within the site for tree planting and other landscaping. The zoning by-law amendment should include a requirement for a minimum of 2 square metres of private outdoor amenity space per unit, similar to other recent zoning by-laws prepared for apartment developments within this area of the City. Providing private outdoor amenity space, a green roof, or other landscaping on the rooftop or podium of a building can function as a means of mitigating urban heat island effect. The current submission indicates that 226.96 square metres of outdoor amenity space will be provided on the 7th as part of the proposed development. Please show how the additional outdoor space (67.04 square metres) can be provided.
4. The proposed Zoning By-law should be revised to include standards related to the following matters:
 - a) Minimum Outdoor rooftop amenity area/green roof
 - b) Definition of "Outdoor rooftop amenity area/green roof", which could draw upon the definitions used in the City's new KDA By-laws.



5. Staff recommend that the ground floor level commercial and retail uses provide entrances/access to the adjacent park.
6. The sidewalk shown along southern portion of the subject lands should provide a connection to the adjacent park site to the west.

Comments to be addressed via a future Site Plan application:

7. Tree Inventory Preservation Plan, and Arborist Report and Landscape Plan were not provided as part of this submission. As part of a future submission, the applicant should provide staff with a Tree Inventory and Preservation Plan/Report and Landscape that reflects the current proposal.
8. Almost the entire site is proposed with an underground parking facility. City staff will seek to enhance tree canopy within the development by securing tree plantings through the Site Plan process with adequate soil volume to allow trees to grow to maturity. The landscape architect should ensure trees planted on the ground level will have access to adequate soil volumes (30 cubic metres), and that subsurface parking structures is waterproofed and can support the load of trees at maturity and the soil volume. Additionally, a minimum of 1.5 metres of topsoil in landscape beds will be required over the proposed underground parking structure.
9. Please show how the grades will be met at the interface between the park block and the development on the grading plan.

I trust the above is of assistance. Should you require any further information regarding our comments, please contact the undersigned at (905) 771-2492.

Sincerely,

Anant Patel, B.URPI
Planner II - Parks
Park and Natural Heritage Planning