

August 24, 2021

MEMO TO: Jeff Healey, Senior Planner – Subdivisions

FROM: Lamyaa Salem, Urban Designer

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

Applicant Name: KLM PLANNING PARTNERS INC.
Legal Description: CON 2 PT LOT 26 RS65R21316 PART 1
Municipal Address: 1000 ELGIN MILLS ROAD EAST
City File No.: D01-21005, D02-21008 and D06-21032

The subject proposal is to permit an increase in the height of building "B" from 10 to 14 storeys (an amendment to the existing Site Plan Agreement is required to facilitate the revision of building B).

Staff have reviewed the applications in accordance with the Council approved City-wide Urban Design Guidelines, the North Leslie Secondary Plan, 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.

Official Plan Amendment

Urban design staff is not supportive of the proposal for the following reasons:

1. The proposed changes to building B will result in a 14-storey high-rise building, therefore, OP policies pertaining to high rise built form shall apply. Accordingly, the proposed tower floorplate of 1000 m² should be reduced to approx. 750m² for floors above a podium of 4-6 storeys. Please refer to the City's official plan policy 3.4.1.59 "*High-rise residential buildings shall generally have a slender floorplate above the podium of approximately 750 square metres to adequately limit shadow and wind impacts and loss of skyview*".
2. Per the City's official plan policy 3.4.1.58 "*High-rise buildings shall be designed to provide a sufficient separation distance of approximately 25 metres between both proposed and existing towers to maintain appropriate light, view and privacy conditions*". The existing separation distance of 12.0m between the two buildings should be increased as a result of tower "B" increase in height. The applicant is required to provide a minimum separation distance of 25.0m between building A (10-storeys) and building B (the proposed 14-storeys).



Lamyaa Salem