

November 9, 2021

MEMO TO: Leigh Ann Penner, Senior Planner – Subdivisions

FROM: Lamyaa Salem, Urban Designer

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

Applicant Name: 1246652 B.C. LTD.
Legal Description: Part of Lots 3, 4 and 5, Plan 2260
Municipal Address: 9651 Yonge Street
City File No.: D01-21007 and D02-21014

The Subject Lands are located on the east side of Yonge Street with approximately 87.5 m frontage on Yonge Street, between the 16TH Avenue and Major Mackenzie Drive, along a Regional Mixed Used Corridor with retail and servicing uses abutting the immediate north and south of the site. To the immediate east are two 15-storey high-rise condominiums, with low rise residential further east. To the west across Yonge Street are a range of commercial uses and three 15-storey high-rise condominium towers ("Grand Palace"). The subject lands are designated "Regional Mixed-Use Corridor" in accordance with Schedule A2 (Land Use) of the City's Official Plan.

The subject proposal is to allow for the development of the following:

- Three residential buildings with height of 18, 18, and 20-storeys inclusive of a 6-storeys podium
- A 6.0m private lane vehicular access that loops between Yonge Street at the southwest corner of the site, runs parallel to the south, east and north sides of the property with potential connections to adjacent properties to the south and north.
- Standalone ramp to 3-levels of underground parking located in the middle of the site.
- A total of 610 residential units, of which 10 grade related townhouse units are proposed on podium B and 4 units are located on podium A fronting an internal at-grade amenity between podiums.
- 909 m² of retail uses are proposed fronting on Yonge Street
- A total Gross Floor Area (GFA) of 52,977 m²
- Floor Space Index (FSI) of 5.0

Staff have reviewed the applications in accordance with the Council approved City-wide Urban Design Guidelines, and provide comments from an urban design perspective until such time the proposed issues of density and height are resolved. 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

1. Please note that a mezzanine should be counted as the 2nd floor level when calculating the overall height of the proposed high-rise development. As such, future submission should be revised to reflect the actual number of floors on site plan, floor plans, elevation plans and other related documents.
2. Tower separation distance of 20.0m is insufficient distance to provide for privacy and skyviews. Please refer to section 3.4.1.58 of the City's Official Plan "*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". Moreover, as per section 6.6(45) of the City-Wide Urban Design Guidelines, the distance between towers should be measured perpendicularly to the exterior wall or exterior edge of balconies.

3. As per section 4.6.1(6) of the City's Official Plan, A maximum base building height of 4 storeys should be provided. The proposed podium height of 7-storeys should be reduced.
4. The proposed tower wall flushed with podium wall should, at minimum be reconsidered on Yonge Street frontage to create pedestrian-friendly environment. The tower portion above the podium should have a minimum of 3.0m step back. Please refer to section 3.4.1(60) of the City's Official Plan *"Mid-rise and high-rise development shall have a step back of the building above the base building height set out in the relevant policies of Chapter 4 (Land Use Policies) to provide a clearly discernible top to the street wall and to minimize shadow impact on the public realm"*.

Site Organization

5. While staggered location of towers is supported in general, the location of tower 2 at the north side of the site is not ideal due to accumulated shadow casts from tower 1, and the adverse shadow impact tower 2 will have on adjacent site to the north. Staff recommend the applicant to eliminate tower 2, and reorganize building height and massing in the site accordingly.
6. The proposed private lane at the north edge of the site only serves the loading bays for towers 1 and 2. Staff recommend that loading bays be accessed from the internal vehicular court, and the private lane area be treated as an extension to the public realm or utilized to create at-grade amenity for ground related units.
7. Please note that only towers need to setback a minimum of 12.5m from north, south and east. One way of reorganizing building height and massing is to consider expanding Yonge Street podium to the north while keeping appropriate open space/amenity at-grade as mentioned above.
8. The proposed standalone ramp to underground parking in the middle of the courtyard will increase pedestrian vehicle conflict and should be reconsidered. Staff recommend the ramp to underground be integrated into the design of building massing, please refer to section 6.6(23) of the City-wide Urban Design Guidelines. The area of the ramp along with at-grade visitor parking spaces should be replaced with soft landscaping.

Building Design

9. To the greatest extent possible, reduce the proposed 7.0m ground floor height of retail uses fronting Yonge Street.
10. At the site plan stage, submit a 1:50 scale coloured drawings to illustrate a) Retail frontages (with signage location) spanning three (3) typical bays to include storeys above the ground floor to a maximum of three (3) storeys; b) The main building entrance(s) and its relationship to adjacent bays on either side, including the upper storeys to the top of the podium; c) Wind mitigation features around building corners as recommended by the wind assessment report.
11. Please note that detail comments related to Architectural design of the buildings and building materiality will be provided at the site plan stage.



Lamyaa Salem