

February 14, 2022

MEMO TO: Kaitlyn Graham, Senior Planner – Site Plans

FROM: Lamyaa Salem, Urban Designer

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

Applicant Name: 9218 YONGE STREET INC.
Legal Description: Part of Lots 283, 284, 285 and 296, Registered Plan 1960
Municipal Address: 9218 YONGE STREET
City File No.: D01-21010 and D02-21020

The subject lands are located at the southwest corner of Carrville Road and Yonge Street, The subject land is designated “Key Development Area” within the Yonge and 16TH Key Development Area in accordance with Schedule A2 (Land Use) of the City’s Official Plan.

The subject proposal is to facilitate the following:

- Two residential point towers with height of 42-storeys on Yonge Street tower, and 36-storeys on Carrville Road tower.
- An L shaped 6-storeys base building
- A 6.0m private lane vehicular access that loops between Yonge Street and Carrville Road leads to drop off areas and 4-levels of underground parking
- A total of 796 units with Total Gross Floor Area(GFA) of 61,653 m², Floor Space Index (FSI) of 8.35
- 834.90 m² of Retail Commercial space at-grade
- The OPA application is also to allow for the removal of the restrictions to the 8m wide strip of land at the southerly limit of the property as per the (OMB) decision

Staff have reviewed the applications in accordance with the City’s Official Plan policies, 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) Staff recognize that the subject site contain an OMB (recently referred to as OLT) decision from March 2017, authorizing a permitted Total Gross Floor Area for the property of 39,900 m² in mixed use, high-density development with building height that shall be regulated by the application of a 45 degree angular plane measured from the northeast corner of 22 Spruce Avenue. The applicant’s newly proposed measurement of the angular plane from the western limit of the proposed north-south road, would contribute to taller heights and a much higher GFA beyond the approved GFA in the board’s decision. Staff encourage the applicant to lower the overall height of the towers and reduce the overall density of the development.
- 2) The (OMB) decision further states that “*the most southerly 8 m of the property shall be maintained free of buildings and structures at, above and below grade. This shall not preclude improvement of any or all of this area for the purpose of a pedestrian and vehicular access driveway.*” While a continues street from Yonge Street connecting properties west of the subject lands is desirable from an urban design perspective to add porosity and improve pedestrian connectivity,

urban design staff will defer comments on this OPA request to planning and transportation staff until such time a Transportation Impact Study is submitted for the subject development and the surrounding future developments.

Site Design

- 3) The site plan will likely be developed based on recommendations from the requested Transportation Impact study for the subject development and adjacent ones, however, pedestrian connection from building entrances to and from the at-grade amenity area across the rear lane should be strengthened through pedestrian marking, changes of materials and colours, and uninterrupted walkways.

Building Design

- 4) Bird-friendly design strategies should be provided within the first 12m of the building above grade, and within the 12m above the podium/green roof surface.
- 5) 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.
- 6) 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