

February 24, 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: MON SHEONG FOUNDATION
Legal Description: CON 1 PT LOT 54
Municipal Address: 11283 YONGE STREET
City File No.: D01-21009 and D02-21018

The subject lands are located on the east side of Yonge Street with 41.38m frontage. A proposed 11-storey residential building and 3-storey stacked townhouses are proposed to the immediate north, existing 9- to 10-storey senior apartment buildings owned by the same owner of the subject lands are located to the immediate south, and a ravine designated as floodplain is located on the eastern portion of the subject lands. It should be noted that the subject land is occupied by William Wright House--a listed 1 ½ storey structure in the City's Inventory of Heritage Resource. The subject land is designated "Regional Mixed-Use Corridor and Natural Core" in accordance with Schedule A2 (Land Use) of the City's Official Plan.

The subject proposal is for the development of the following:

- 15-storey retirement residence and long-term care building inclusive of a 4-storeys podium
- 198 residential units for seniors, and 190 long-term care beds are proposed
- 419 m² of at-grade commercial space fronting onto Yonge Street
- A 6.0m wide private lane vehicular access is proposed leading to drop off areas under the building through a breezeway.
- The proposed parking garage will connect to the underground parking garage of the existing Mon Sheong building and will share existing entrance.
- The proposed development has a total Gross Floor Area(GFA) of 35,104.28 m², and a Floor Space Index (FSI) of 4.77 based on gross site area which includes the environmental lands east of the property.

Staff have reviewed the applications in accordance with the Council approved City-wide Urban Design Guidelines, and advise that until such time issues related to the proposed height and density of the subject development are resolved, comments below are limited to design principles. 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

Density: The proposed development density of 4.77 FSI is based on the gross site area including the natural core area located on the east portion of the property. The proposed development lot area of 55022.65 m² (Pending approval by TRCA and City's Park Planning staff) should be the basis for calculating density on the subject site instead of gross site area of 7357.39 m². By calculating density on the "developable area", the subject development will yield a minimum of 6.99 FSI, which far exceeds the maximum permitted density of 2.0 FSI as per the City's Official Plan. From a contextual perspective, it also exceeds the density of 2.12 FSI proposed by the adjacent development to the north, and across Yonge Street. The applicant should reduce density on the subject development to fit with the local context.

Height and Massing: Staff are not supportive of the overall height and massing of the subject development. Great effort should be given to the volumetric manipulation of the development bulk, and the distribution of height and massing. Staff recommend the following:

1. Building Height in Context

The proposed development height of 15-storeys is considered out of context from an urban design perspective given its location between the existing 9- to 10-storey Mon Sheong buildings to the immediate south, and to its immediate north, an in-progress development application which includes three 3-storey townhouse blocks and an 11-storey building (with probable height reduction to 10 storey) fronting Yonge Street. Staff recommend the applicant to reduce the overall height of the building to maximum of 10-storeys in order to accommodate adjacent context.

2. Building Floor Plate

The proposed 15-storey building is considered a high-rise building, therefore, City's Official Plan policies pertaining to high rise built form shall apply. As such, the proposed tower floorplate of 1463 m² should be reduced to a slender tower floorplate of generally 750 m² as per section 3.4.1.59 of the City's Official Plan *"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"*.

3. Side Yard Setback to the North

Staff have observed that a matching side yard setback to future development to the north is provided --which could be supported by staff only if a maximum height of 10-storey with reduced floor plate is proposed on the subject lands. For the currently proposed 15 storey structure (which is considered high rise) the setback between the subject building and the northern property boundary should be a minimum of 12.5m. Please refer to 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"*.

4. Relationship to existing Mon Sheong building to the south

Given the residential window openings on the northern side of existing Mon Sheong building, there is not sufficient building separation (7.8m) provided by the proposed new building. For privacy reasons, the separation distance between the proposed building and the existing Mon Sheong building must be increased to the greatest extent possible. Staff will accept a reduced side yard setback if the height of the development is reduced to become a mid-rise building. A building step back of minimum 3.0m should be provided above podium height in all directions to mitigate the impact of building volume on adjacent developments.

5. Podium Height

Reduce the proposed podium height to a maximum of 4 storeys, and consider wall articulation and material changes to reduce its visual impact on adjacent developments.

6. Shadow impacts

The submitted preliminary sun and shadow study shows significant shadow impact the proposed development will have on the TH blocks to the north in spring and fall. Future submission of built form changes should be accompanied by another sun and shadow assessment to inform the associated impacts.

7. Pedestrian-Level Wind Assessment

- The submitted wind assessment has identified uncomfortable and potentially unsafe wind conditions in some areas of the building specially the main entrances to the building under the passageway. Design changes and wind mitigation features must be provided in accordance with guidelines and recommendations presented in the wind assessment to ensure safety and comfortable of residents and visitors. The applicant should provide a letter detailing wind mitigation features that will be provided based on technical recommendations, and noting wind mitigation features' locations and details in the site plan and elevation plans.
- A wind-tunnel testing should be provided as part of the next submission as recommended by the submitted wind study.

8. Site Organization

At-grade amenity area should be increased in size, and a vista blocks should be provided overlooking the valley lands.

9. Building Design

- As the design of the building progresses, comments related to building materiality and architectural design will be provided in a later (Site Plan) stage.

- Typically 3.0m, floor height is provided on tall buildings, please clarify the need for the proposed 3.25m floor height on floors 5 to 9.
- Staff note that reference to previous submission of the 11-storey building is not accurate on sections in drawing (A-1.1) with respect to the height of the development from the FFE, ground floor height of the building, and the height reference to the stacked townhouse blocks. Please revise streetscape elevation and cross-sections on future submission with respect to height of adjacent development.



Lamyaa Salem