



April 8, 2022

**MEMO TO:** Kaitlyn Graham, Senior Planner  
**FROM:** Steven Bell, Senior Urban Designer

**SUBJECT:** Official Plan, Rezoning and Plan of Subdivision  
Applicant Name: Parioli Peaks Estates, C/O Lino Pellicano  
Legal Description: PLAN 3805 PT LOTS 5 AND 6 PLAN 3806 PT LOT 11 AND RP

Municipal Address: 77 & 89 16th Avenue

City File No.: D01-22001, D02-22001, D03-22001 (SUB-22-001)  
Related File:

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Thank you for the opportunity to review this application circulated to the Urban Design Section for review. This is to confirm that Urban Design staff have reviewed the drawings and are providing the following comments:

**Proposal:**

A request for approval of Official Plan Amendment, Zoning By-law Amendment, and draft Plan of Subdivision applications to permit a high-density mixed-use development comprised of three buildings, 22, 25 and 37 storeys with four storey podiums, containing a total of 922 residential units as well as 538 square metres (5,791 square feet) of at-grade commercial space. The proposed development has a total gross floor area of 76,818 square metres (826,862 square feet), a Floor Space Index of 5.47, and 759 parking spaces.

**Comments:**

The proposed application is located within the Yonge Street and 16<sup>th</sup> Avenue Key Development Area (KDA) whose purpose is to establish a mixed-use service centre serving the surrounding neighbourhoods and future intensification along Yonge Street. The Yonge Street and 16<sup>th</sup> Avenue KDA will be a sub-centre for mixed-use high-density development due to its proximity to public rapid transit on Yonge Street and the opportunity to intensify underutilized lands in the area.

Based on current Official Plan policies, Urban Design Staff note the following:

1. **Urban Structure / Proposed FSI:** The proposal has the potential to impact the City's Urban Structure with heights that compete with those in Richmond Hill Centre and where the proposed FSI of 5.47 exceeds the allowable 2.5 – 3.0 FSI for this specific Key Development Area;
2. **Tower Heights:** The proposed height of towers ranging in height of 22 – 35 storeys also exceeds the 20 storey height cap identified in the KDA policy framework; and
3. **Built-Form Requirements:** From the proposal, we note the applicant has made an effort to meet the minimum requirements tied to tower design and the built form policies of the Official Plan (including the City's Urban Design Guidelines). This includes minimum step-backs from the podium/streetwall to the tower faces (set at 3 m), minimum separation distances between towers (ranging from 25 to 33 metres) and floor plate sizes (at 750 m<sup>2</sup>).
4. **Additional Comments:** Based on what is shown in the plans, we are providing the following additional comments and observations:
  - a) Site Organization: We would like to explore with the applicant how an open air pedestrian mews/walkway can be incorporated mid-block within the podium fronting onto North Heights Drive to achieve greater porosity between the street and proposed interior circulation courtyard;
  - b) Ground floor to street relationship: Recognizing that this submission is at the rezoning stage, Urban Design will require further information to understand the execution of ground floors and the relationship to the public sidewalk through the submission of a 1:50 scale drawing, including intent for streetscape and landscape treatments. Specifics concerning the scope of the 1:50 scale drawings can be obtained by directly contacting Urban Design staff.
  - c) Sidewalks, Slabs and Parking Ventilation Grilles: We would also request that for any future resubmissions, that spot elevations be indicated for all public sidewalks and ground floor slab conditions, also identifying the location and placement of parking ventilation shafts and grilles serving below grade parking facilities in connection with the building design.
  - d) Architectural Expression: The architectural expression and design of the towers may be very similar to other proposals the City has received along the Yonge Street corridor, including tower design in other municipalities (i.e. Vaughan Metropolitan Centre). Recognizing the City's desire for a unique identity and its policies on place-making, a discussion with the applicant should ensue with a view to exploring an alternative elevation style, including greater articulation of the tower top(s); and
  - e) Shadow Studies: The location and placement of the towers needs to be better understood in relation to what constitutes the "true north" (i.e. the north arrow is missing from the shadow

study) and the extent of shadow created by the angle of the tower placement on the podium relative to the sun.

Additional comments on this application will be provided upon future application submissions and as further information is provided by the applicant in response to the above.

Trusting that the above is to your satisfaction. Please contact me if you have any questions or comments concerning the above.



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