



Appendix "B" to
SRPBS.23.003
City Files:
OPA-23-0004 and
ZBLA-23-0005



Planning & Infrastructure Department
Heritage + Urban Design (HUD)

June 9, 2023

MEMO TO: Jeff Healey, Senior Planner – Site Plans
FROM: Kunal Chaudhry, Senior Urban Designer

SUBJECT: OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT

Applicant Name: 9712 Yonge Street General Partner Inc. / Evans Planning
Municipal Address: 9712 Yonge Street
Legal Description: Part of lots 1, 2 and 3, Registered Plan 1987
City File No.: OPA-23-0004, ZBLA-23-0005

Thank you for the opportunity to review the above noted application circulated to the Heritage and Urban Design Section. Urban Design staff (staff) have reviewed the materials in the second submission, in accordance with the City's Council approved *Official Plan* (OP) and *Urban Design Guidelines* (UDGs), and provide the following urban design comments:

Proposal Summary:

The application is a request for approval of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) to permit a 24 storey mixed-use building with an FSI of 6.09. The subject lands fall within the *Regional Mixed Use Corridor* land use designation as per Schedule A2 of the *Official Plan*, which permits a maximum FSI of 2.5 and building heights of 15 storeys overall and 4 storeys for the base. The lands are located west of Yonge Street and north of the *Yonge-16th-Carrville KDA*, in the north-west corner of Yonge Street and May Avenue.

General Comments:

Staff appreciate the efforts made by the applicant to address multiple Urban Designs issues such as tower floor plate requirements and tower separation distances. The following comments are noted to ensure a built form consistency along the Yonge Street corridor, and to maintain the City's urban structure vision. Staff are also providing preliminary design commentary at this stage to clarify staff's position. Any comments that do not directly impact the OPA and ZBLA being sought, may be addressed at the future Site Plan Application stage.

Detailed Comments:

A) SITE ORGANIZATION & DESIGN

Issue	Comments / Recommendations	Policy / UDG Ref.
1. Surface Parking	If feasible, move the six (6) surface parking bays abutting the eastern edge of the proposed outdoor amenity area to the underground parking structure, and dedicate that land to additional at grade outdoor amenity space. (Refer to Appendix 1)	UDG 5.4.22
2. Location of Parking Ramp	The applicant should relocate the underground parking ramp to be adjacent to the proposed loading bay (Refer to Appendix 1). This will:	UDG 6.6.22-.25

- ensure the integration of building servicing / loading / utility requirements; and
- allow for additional land dedi.

3. Size of Urban Open Space Further to the points above, the applicant should consider a larger at grade outdoor amenity space through the reconfiguration of the site as noted above. (Refer to Appendix 1) **UDG 6.2-5**

4. Landscape Buffers The applicant should consider landscape buffers with a minimum width of 2 metres along the property lines. This is consistent with other approved or in process Zoning By-law Amendments in the area and facilitate an appropriately scaled landscape zone that can accommodate tree planting. **UDG 3.6**
UDG 5.3.2

Furthermore, a 2 metre buffer along the west property line will ensure a positive pedestrian experience for the future Addison Street right-of-way extension. Staff do not find the proposed 1 metre width to be sufficient to address the above noted concerns. The 1 metre buffer is also not in line with verbiage proposed in the *Urban Design Brief*, section 3.2.1 *Design Principles: Create visually attractive outdoor areas between and around the proposed building by introducing trees, plantings, amenity spaces and landscape.*

Further to the point above, please remove verbiage in the proposed ZBLA that refers to “vegetation contained within a planter or landscaping element” to be “deemed to satisfy this requirement”. Staff will review landscaping details at the Site Plan stage and do not want to restrict landscaping to planters only.

B) BUILT-FORM MASSING AND ARTICULATION

Issue	Comments / Recommendations	Policy / UDG Ref.
1. Base Building Height	The proposed base building shall not exceed four (4) storeys in accordance with the <i>Official Plan</i> policies noted in Section 4.6.1. A four storey base built form will help facilitate a pedestrian scaled streetscape along Yonge Street.	OP 4.6.1.6 UDG 6.5.2 UDG 6.6.43
2. Angular Plane	The applicant is required to address the transition policies found in the <i>Official Plan</i> with regards to angular plane requirements. To that effect, any verbiage within the proposed OPA that alludes to angular plan encroachment permissions should be removed. Angular plane requirements can be achieved through one of the following methods: <ul style="list-style-type: none"> • a reduced overall building height; or • terracing of the built form. 	OP 3.4.1.55 UDG 6.2.8 UDG 6.6.43
3. Columns Within the Setback	Staff find that the proposed columns that come down to grade and fall within the setbacks are not conducive to creating an appropriate setback treatment. The residual spaces do not <i>enhance the character along Yonge Street and May Avenue ... with setback treatments that respond appropriately to the adjacent properties and the public realm/streetscape.</i> (<i>Urban Design Brief</i> , section 3.2.1 <i>Design Principles</i>) The applicant should consider an alternate design solution.	UDG 6.5.5 UDG 6.6.43

4. Base Building Articulation	<p>An appropriate pedestrian scaled design response for the east elevation of the base built form abutting Yonge Street and the west elevation of the base built form abutting the future Addison Avenue, should be explored at the Site Plan stage.</p> <p>Further to <i>Section 3.2.3 Design Principles: Design an attractive public realm / streetscape that will create a positive pedestrian environment through attention to building placement, façade treatments, colours / materials and landscaping</i>, noted in the Urban Design Brief, the applicant should consider:</p> <ul style="list-style-type: none"> • articulation of the base building in a manner that creates a clear base, middle and top for the overall built form; • a granular architectural treatment that enhances the pedestrian experience and ensures a human scaled built form; • material selections that ensure design excellence and are of a proportion that ensures a pedestrian scaled public streetscape; 	<p>UDG 6.5 UDG 6.5.2 UDG 6.5.28 UDG 6.5.35-.38</p>
5. Wind Mitigation	Implement design solutions to mitigate negative wind impacts as per Sections 5 and 6 of the submitted Wind Study. The applicant should clearly articulate and illustrate how mitigation strategies have been achieved in subsequent submissions.	UDG 6.6.6

C) PUBLIC REALM / STREETSCAPE AMENITY

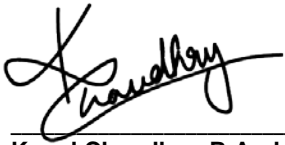
Issue	Comments / Recommendations	Policy / UDG Ref.
1. Utility Placement	<p>For a future Site Plan Application, the applicant shall ensure and illustrate in their Site Plan and/or Landscape Plan:</p> <ul style="list-style-type: none"> • The incorporation of any parking ventilation and exhaust grilles, serving underground parking, into the built-form with architectural treatments that integrate with the cladding design. • Location any utility and service meters to less conspicuous locations on the development site to mitigate unsightly views from the public streetscape. 	<p>UDG 3.6.7 UDG 5.9</p>

D) SUSTAINABILITY METRICS

Issue	Comments / Recommendations	Policy / UDG Ref.
1. Pedestrian Amenities	<p>The applicant has not illustrated the provision of pedestrian amenities along sidewalks to adjacent sites or paths leading to the interior of the site, and within the private realm. At this time, the applicant cannot be awarded the points requested. Should the applicant wish to secure these points, please consider:</p> <ul style="list-style-type: none"> • consistent pedestrian amenities such as benches, planters with seating, bicycle racks, and other such amenities, along the public right-of-way but within the private realm on Yonge Street and the western landscape buffer; and/or • the accommodation of amenities within a widened landscape buffer along the site's edges. 	M-5
2. Bird Friendly Design	<p>We note the applicant's intent to provide bird-friendly design on the elevation. However, for the points to be awarded, the applicant shall:</p> <ul style="list-style-type: none"> • quantify the total area of continuous glass that has been treated by bird-friendly design strategies and confirm that it is at least 85%; and • note which strategy has been used. 	IB-18

For future submissions, please have the applicant indicate how each of these comments has been addressed using a chart or spreadsheet format with any accompanying drawing packages. Staff will provide detailed design commentary through a future Site Plan application.

Regards,



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 Comment A.3 - Integrate larger open space