

November 11, 2024

Memo To: Simone Fiore, Senior Planner
Memo From: Michelle Wong, Senior Urban Designer
Subject: Official Plan and Zoning By-Law Amendment Application
Applicant Name: Wayne Long, Nahid Corp.
Municipal Address: 9861 Yonge Street
City File No.: D01-12011, D02-12032

Thank you for the opportunity to review the above noted Planning Act application and its accompanying supporting materials circulated to the Heritage and Urban Design (HUD) section. Urban Design staff have reviewed the materials in the first submission in accordance with the City's *Official Plan (OP)* and Council approved *City-wide Urban Design Guidelines (UDGs)*.

Proposal Summary:

The submission is a re-application for Official Plan and Zoning By-law Amendment approval to facilitate a mixed-use development, proposing an increase in height from the previously approved 10-storey building to a 21-storey building. The site is adjacent to a park located to the south, with vehicular access proposed along Church Street.

General Comments:

As the subject site now proposes a high-rise building, Urban Design has provided the following comments specific to the re-application for 9861 Yonge Street, focusing on high-rise design principles. Comments related to setbacks, stepbacks and tower floor plate sizes will be required to address human-scale and pedestrian-oriented development principles. In addition, please note that advisory comments on the sustainability metrics are included, but further and more detailed comments will be provided at the Site Plan application stage.

Detailed Comments:

A) Massing and Built Form

Issue	HUD Staff Comments	Reference
1. Setback to the north property line	Any storeys above the 6-storey base building must adhere to the 25m tower separation distance, as outlined in the Official Plan. Consequently, a 12.5m setback to the north property line is required to ensure the development potential of adjacent lots is not precluded. Levels 7 and 8 must therefore comply with the 12.5m setback to meet the tower separation distance requirement.	OP 3.4.1.57 UDG 6.6.45

A) Massing and Built Form

Issue	HUD Staff Comments	Reference
2. Setback to the west and south property line	Please note that a 3 metre setback, measured from the property line to the main face of the building is required along both the south and west property lines. Urban Design does not support section iii-(i) in the draft zoning by-law amendment, which proposes a 0 metre setback for the 2 nd storey and above along the south property line. The 3 metre setback must be maintained consistently from the property line to the main face of the building for all storeys within the base building. This will help establish an appropriate interface condition between the proposed built form and the future park to the south, and ensure that privacy and noise control is maintained for the base building.	OP.3.4.1.37.a.iii UDG 5.2.10 UDG 5.3.2 UDG 6.5.33 UDG 5.10.2.a
3. Tower Floor Plate Size	The tower must comply with the required generally 750 sqm floor plate size for all tower storeys. Levels 7 and 8 currently propose floor plates of approximately 1,195 sqm, which exceeds a floor plate size that can be supported by Urban Design staff.	OP 3.4.1.58 UDG 6.6.44
4. Above-Grade Stepback	The elevation drawings indicate a 0m stepback from both the south and west property lines. Please note that high-rise developments should have a step back between 3.0 to 5.0 metres above the base building height (6-storey podium) to provide a clearly discernible base, middle and top, and to ensure reduced visual impact of tall built form. Stepbacks should also be utilized to address other policies and guidelines such as: (1) Enhancing building articulation, which aligns with the Official Plan policies that require buildings that have frontages onto parks be designed with the highest level of architectural expression, and articulation. (2) Be used as an effective design strategy to break up the building length of approximately 80 metres, measured from the west property line to the east property line and ensuring the building appears less monolithic, reduce bulk and achieve a clear and proportional articulation of a podium, middle and top.	OP 3.4.1.59 OP 3.4.1.26 UDG 6.5.2 UDG 6.6.41 UDG 6.6.43

B) Sustainability Metrics

Issue	HUD Staff Comments	Metric Ref.
1. Pedestrian Amenities	The applicant needs to illustrate how the metric is being addressed before the points are awarded to them. The architectural package and site plan drawing does not indicate amenities such as benches, pedestrian-oriented lighting, waste	M-5

B) Sustainability Metrics

Issue	HUD Staff Comments	Metric Ref.
2. Bird Friendly Design	<p>receptacles, public art, map stands, and interpretive/commemorative signage. An updated landscape plan should be submitted as part of the formal site plan application and be provided these amenities in order for Urban Design to award this point.</p> <p>The applicant needs to illustrate how the metric is being addressed before the points are awarded to them.</p> <p>As noted in the sustainability metrics, the applicant will provide supporting materials to illustrate how bird-safe design strategies can be incorporated and applied in the proposed development.</p>	IB-18

For future submissions, please have the applicant indicate how the comments in this memorandum have been addressed using a chart or spreadsheet format. Relevant drawing packages and any additional supporting materials that are required to address the comments above, or where changes are proposed, shall be provided in subsequent submissions.

Regards,



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