



November 28, 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: Bousfields Inc.
Municipal Address: 45 and 51 Observatory Lane
City File No.: OPA-24-0005, ZBLA-24-0011
Related City File No.: PRE-23-0044

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 for an Official Plan and Zoning By-Law Amendment approval to facilitate a high-density residential development, comprised of 3 towers of 12, 22 and 28 storeys in height connected by a 6-storey podium with access from Observatory Lane.

General Comments:

The subject site is currently within the Neighbourhood designation and does not align with the intent of the City Structure outlined in policy 3.1.3 of the Official Plan. Notwithstanding, Urban Design has provided the following comments focusing on high-rise design principles specific to this site. Key areas of review include the placement of building entrances, building heights, and tower floor plates. Additionally, bird-safe design measures will be required and will undergo detailed review during the future Site Plan Application process.

Detailed Comments:

A) Site Organization		
Issue	HUD Staff Comments	Reference
1. Building C Entrance Location	<p>A clear and continuous pedestrian network should be identified and implemented throughout the development to ensure seamless access to all primary building entrances, specifically Building C.</p> <p>To that effect, the applicant should consider swapping the location of Building C's entrance and "Below Grade Parking/Type G Loading" area, as currently shown on the Site Plan. This adjustment would establish a direct, clearly visible, safe, and unobstructed pedestrian connection from the Building C's entrance to the proposed promenade connection that leads to Bridgeview Park, while reducing conflicts with vehicular movement.</p>	<p>OP 3.4.1.46 OP 3.4.1.50 UDG 5.4.3 UDG 5.4.4 UDG 5.4.11 UDG 5.4.14</p>
2. Public Road Widening	<p>Please confirm whether the required road widening has been incorporated, and ensure it is clearly indicated on all drawings. The proposed built form must be set back accordingly to accommodate the road widening without encroaching into the proposed 7.5 metre setback. This is necessary to preserve adequate space for tree growth, sidewalks, and other streetscape elements, which facilitate an appropriate interface with the existing low-rise built form across Observatory Lane.</p>	<p>Clarification</p>

B) Massing and Built Form		
Issue	HUD Staff Comments	Reference
1. Maximum Building Base Height	<p>The portion of the base building (podium) fronting onto Observatory Lane should have a maximum base building height of 4 storeys (3 storeys preferred) to ensure a seamless transition to the adjacent low-rise residential area to the north. The City typically supports base building heights ranging from 3 to 6 storeys — three (3) where developments directly abut residential neighbourhoods, four (4) along Yonge Street, and up to six (6) where intensification is planned. Given that the subject lands are within the Neighbourhood designation, a base building height of no more than 3 to 4 storeys is appropriate in this context.</p>	<p>OP 4.9.1.4</p>
2. Proposed Building Heights	<p>Based on the City Structure outlined in the Official Plan, the subject lands are not envisioned to support the proposed level of intensification. The proposal does not align with the intended City Structure or the surrounding context and would result in adverse shadow impacts on adjacent properties and proposed at-grade landscaped amenities. Staff recommend that the applicant consider reducing the building heights to ensure compatibility with the surrounding context. In addition, ensure to</p>	<p>OP 3.1.3 OP 4.9 UDG 6.6.38</p>

B) Massing and Built Form

Issue	HUD Staff Comments	Reference
	locate taller buildings towards the south side of the block, so that more of the shadow falls within the block rather than on the adjacent street.	
3. Tower Floor Plates	All high-rise buildings should generally maintain a slender floor plate above the base building of approximately 750 sqm. Currently, the data sheet provides a combined Gross Floor Area (GFA) for all three towers. While we acknowledge the 780 square metre floor plate referenced in the draft zoning by-law, to ensure compliance with this requirement, please revise the data sheet to include a breakdown of the GFA for each floor and for each individual tower. Furthermore, please continue to appropriately dimension floor plans to facilitate a thorough review.	OP 3.4.1.58 UDG 6.6.44
4. Mechanical Penthouse Height	The elevation drawings indicate that the mechanical penthouse height for Buildings B and C is 7.55 metres. Please revise the design to comply with the maximum allowable height of 6 metres or provide justification for the increased height. Additionally, consider integrating the massing, articulation, and materiality of the rooftop penthouse elements with the overall building design to achieve a cohesive and distinctive architectural expression.	UDG 6.6.46 UDG 6.6.48
5. Inconsistent Building Heights	Please clarify the rationale behind the inconsistent floor heights proposed for the base building and tower, which ranges from 2.95m to 5m. Specifically, explain why certain floors deviate from the consistent 2.95m floor height applied elsewhere. These variations contribute to an increase in the height of the base building and the overall building.	Clarification
6. Wind Study Report	The wind study report identifies two primary drop-off locations serving the lobbies of Building A and Building B. Please clarify in the next submission whether the Building C lobby drop-off zone was considered in the wind study. Given that Building C has the greatest height and unit count, the drop-off zone is equally important and warrants analysis.	Clarification
7. South Facing Façade to Park	All developments that front onto a park shall be encouraged to provide enhanced architectural design with the highest level of architectural expression, articulation, and use of materials. Please consider submitting a view/rendering showing the building facing south to the park. Further comments on this matter will be provided at the Site Plan application.	OP 3.4.1.26.a

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,



Michelle Wong

Senior Urban Designer

Heritage and Urban Design Section,
Policy Planning Division,
Planning and Building Services Department,
4th Floor, 225 East Beaver Creek Road