

February 7, 2025

**Memo To:** Kaitlyn Graham, Project Manager  
**Memo From:** Michelle Wong, Senior Urban Designer

**Subject:** Official Plan Amendment/ Zoning By-Law Amendment  
**Applicant Name:** Weston Consulting  
**Municipal Address:** 47 and 59 Brookside Road  
**City File No.:** OPA-24-0007, ZBLA-24-0013  
**Related City File No.:** D06-20023

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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 second submission in accordance with the City's *Official Plan* (OP) and Council approved *City-wide Urban Design Guidelines* (UDGs).

**Proposal Summary:**

The application is a request for approval of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) to permit a mixed-use development comprising traditional street townhouses, stacked townhouses, a community centre, a daycare, a rental high-rise building with three towers ranging from 29 to 33 storeys, and a high-rise mixed-use residential building with two towers of 38 and 49 storeys. The subject lands are divided into multiple phases, with Phase 2 designated as the Yonge and Bernard Key Development Area, while the remaining lands are designated as Neighbourhood. The proposed building heights should align as closely as possible with the land use designations in the City's Official Plan. Accordingly, lands designated as Neighbourhood should not accommodate the same level of density as those within the Key Development Area.

**General Comments:**

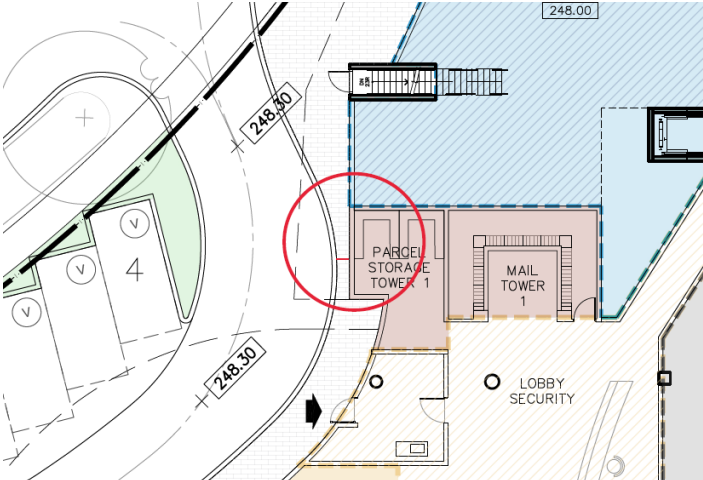
Please note the following comments reflect the 1st formal circulation, submitted as part of the OPA and ZBLA request for approval. Urban Design has provided comments, focusing on both a site organization, and massing and built form perspective. Additionally, bird-safe design measures will be required and will be subject to a detailed review during the future Site Plan Application process. Generally speaking, the proposed development does not align with the City Structure policies of the City's Official Plan, and is considered an overdevelopment of the site.

## Detailed Comments:

### A. Minor Corrections and Missing Information

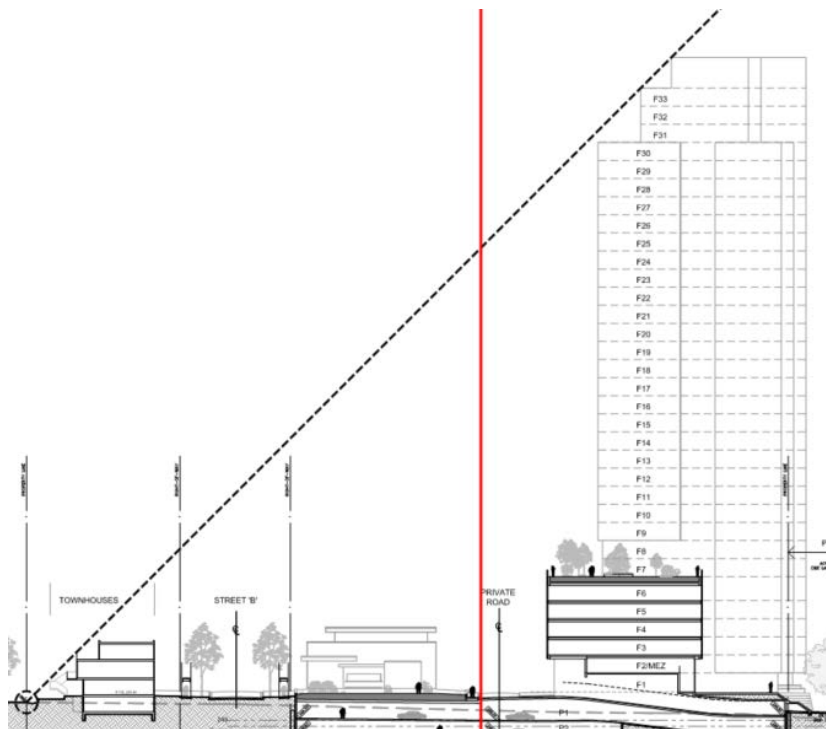
Issue	HUD Staff Comments	Reference
1. Street Name Correction	Please correct "Brookside Street" to "Brookside Road" as indicated on the site plan and landscape drawing and ensure that all drawings submitted in the next submission reflect this change.	Correction
2. Height Measurements in Elevation and Section Drawings	<p>Please include height measurements for each floor in metres on all elevation and section drawings to facilitate a thorough staff review in the next submission. Ensure that the following aligns with the Yonge and Bernard KDA By-law:</p> <ul style="list-style-type: none"><li>• Ground floor heights are generally 4.5 metres</li><li>• Upper storey floor heights remain consistent throughout</li><li>• Mechanical penthouse are no more than 5.5 metres in height</li></ul>	Correction
3. Missing Floor Plan in Phase 2 Submission	Please include the Level 6 floor plan in the next submission, as it is missing from the Phase 2 floor plan package.	Missing Information

### B. Site Organization

Issue	HUD Staff Comments	Reference
4. Proposed Sidewalk Width for Phase 2	<p>Please note that all proposed sidewalks shall be a minimum of 1.5 metres wide and will be further reviewed at the Site Plan application stage. Staff notes that certain areas within the development do not meet this minimum width, such as the area near "Parcel Storage Tower 1." The sidewalk in this location must be widened to at least 1.5 metres to ensure a comfortable and accessible pedestrian connection between the proposed commercial and residential areas.</p> 	Clarification UDG 5.4.3

## C. Massing and Built Form

Issue	HUD Staff Comments	Reference
<p>5. <b>Maximum Building Height for the Phase 3 Rental Building</b></p>	<p>Based on the City Structure and Schedule A2 of the Official Plan, the subject lands for Phase 3 are designated as Neighbourhood, a designation not intended for intensification. The proposed building heights exceed these limitations, making the proposal inconsistent with the City Structure policies outlined in the Official Plan. As currently presented, the development does not align with the intended low-to-mid-rise character of the Neighbourhood designation, which could disrupt the established built form and urban fabric.</p> <p>Staff recommends reducing the overall building height to better align with the policies of the Official Plan, ensuring a more context-sensitive and compatible solution. Such an adjustment would help preserve the existing neighbourhood character, meet the intent of the Official Plan, and contribute positively to the community.</p>	<p>OP 3.1.3 OP 4.9</p>
<p>6. <b>Angular Plane for Phase 3</b></p>	<p>In conjunction with the previous comment, please note that the angular plane shown for Phase 3 in the Section A-A and B-B drawings shall be measured from the nearest existing Neighbourhood designation line, in accordance with the Secondary Plan and By-law 111-17. To that effect, the angular plane must be drawn from the closest Neighbourhood designation line, as indicated in red below.</p>	<p>OP 3.4.1.5</p>



## C. Massing and Built Form

Issue	HUD Staff Comments	Reference
7. <b>Maximum Base Building Height for the Phase 3 Rental Building</b>	<p>The angular plane should be drawn from the closest Neighbourhood designation line, which is located within the subject site, west of the “Private Street”, and east of the Day Care and Community Centre.</p> <p>Additionally, ensure that all proposed development within Phase 3, east of the “Private Street,” remains within the angular plane limits.</p> <p>The proposed development in Phase 3 should maintain a maximum base building height of 4 storeys, in accordance with the City’s Official Plan. 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 in Phase 3 are within the Neighbourhood designation, a base building height of no more than 4 storeys is considered appropriate for this context.</p>	OP 4.9.4
8. <b>Tower Separation Distance for the Phase 2 East Tower</b>	<p>Staff can confirm that the tower separation distance of 25 metres between the 38-storey and 49-storey towers in Phase 2 meets the requirement. Additionally, staff acknowledges the 30-metre minimum tower separation distance as outlined in the draft zoning by-law.</p> <p>However, since the Phase 2 building indicates a side yard setback of 0 metres to the south property line, please confirm whether the East Tower maintains a minimum distance of 12.5 metres to the midpoint of Naughton Street to ensure tower separation policies are adhered to. These measurements should be clearly indicated on the site plan.</p>	Clarification OP 3.4.1.57 UDG 6.6.45
9. <b>Wind Impact</b>	<p>As per section 3.5.2 in the Wind Study Report, the report indicates that safety exceedances are present on certain Phase 3 terrace levels, including the North Tower 28th Floor Terrace, the Middle Tower 31st Floor Terrace, and the 7th Floor Terrace at the base of the Middle Tower. To address this issue, the Wind Study Report recommends mitigation measures to improve wind conditions on these terraces and reduce the expected wind speeds to safe levels.</p> <p>Given that pedestrian traffic will be present in these identified areas, it is crucial that these safety exceedances be resolved, and wind speeds reduced to safe levels to ensure the comfort and safety of future residents and visitors. These mitigation measures must be implemented as part of the Site Plan application process to guarantee that the terraces are safe and</p>	OP 3.4.1.42 UDG 6.6.6  Pedestrian- Level Wind Study Report

## C. Massing and Built Form

Issue	HUD Staff Comments	Reference
10. East Facing Façade to Park (Yonge Street)	appropriate for public use.  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 east 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,



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