



Planning and Building Services Department
Heritage and Urban Design (HUD)

January 29, 2025

Memo To: Kaitlyn Graham, Project Manager
Memo From: Michelle Wong, Senior Urban Designer
Subject: Official Plan Amendment and Zoning By-Law Amendment
Applicant Name: WND Associates
Municipal Address: 24 Brookside Road
City File No.: OPA-24-0008, ZBLA-24-0015
Related City File No.: PRE-23-0038

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 application is a request for approval of an Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBLA) to permit a 23-storey residential building with a FSI of 7.33. The subject lands are designated as Regional Mixed-Use Corridor under Schedule A2 of the Official Plan, which allows a maximum FSI of 2, with permitted building heights of up to 8 storeys overall and 4 storeys for the base. Although this site does not directly front onto Yonge Street, it is situated west of Yonge Street, and immediately north of Brookside Road. The site is adjacent to two active developments to the north and east, both of which directly fronts onto Yonge Street.

General Comments:

The proposed heights do not align with the intended vision for the City Structure and exceed the limits 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, as they apply to the formal first OPA and ZBLA submission. Key considerations include applying appropriate transition to adjacent developments, maximum permitted heights and tower floor plate size. Additionally, bird-safe design measures will be required and will be subject to detailed review during the future Site Plan Application process.

Detailed Comments:

A) Massing and Built Form		
Issue	HUD Staff Comments	Reference
1. Appropriate Transition to Adjacent Developments	<p>Based on the City Structure and Schedule A2 of the Official Plan, the subject lands are designated as Regional Mixed-Use Corridor, which permits a maximum FSI of 2 and building heights of up to 8 storeys. The proposed building heights exceed these limits and are not consistent with the City Structure policies outlined in the Official Plan.</p> <p>Staff recommends reducing the overall building height to achieve a more context-sensitive and compatible solution. The development should incorporate appropriate transition measures to ensure compatibility with adjacent developments and the surrounding area. For instance, height limits to the immediate north include towers ranging from 12 to 15 storeys. The proposed development should align with these heights to ensure a consistent and gradual transition from Yonge Street towards the neighbourhoods to the west.</p>	<p>OP 3.1.3 OP 4.6 UDG 3.5.1</p>
2. Maximum Ground Floor Height	<p>The elevation drawings appear to be inconsistent with the section drawings. The elevation drawings indicate a total ground floor height of 6.05 metres, while the section drawings show a total ground floor height of 5.90 metres. Please ensure all drawings are consistent.</p> <p>However, staff strongly recommends maintaining a ground floor height of no more than 4.5 metres, as this is more appropriate for the surrounding context, and would like to better understand the purpose of a taller ground floor.</p>	<p>Clarification</p>
3. Base Building Height	<p>The floor labeled as “mezzanine” functions as a fully integrated floor contributing to Level 2 of the base building. Urban Design staff cannot support the justification for allocating 77% of the ground floor GFA to a mezzanine, as outlined in the draft Zoning By-law Amendment. As such, the development is proposing and should be described as having a 5-storey base building rather than a 4-storey base.</p> <p>Additionally, the draft Zoning By-law Amendment notes a maximum of 23 storeys, whereas the proposed development effectively includes 24 storeys, as the mezzanine functions as an additional floor. Please revise the draft Zoning By-law Amendment and architectural drawings to accurately reflect the proposed height and number of storeys.</p>	<p>OP 3.4.1.37.b Correction</p>

A) Massing and Built Form

Issue	HUD Staff Comments	Reference
4. Tower Floor Plate Size for Levels 5 and 6	<p>The proposed tower must comply to the generally required 750m² maximum floor plate size for all tower storeys. Levels 5 and 6 currently proposes a floor plate of approximately 1,135m², which exceeds the maximum size that could be supported by Urban Design staff.</p> <p>The excessive floor plate size for Levels 5 and 6 effectively adds two additional storey to the base building, resulting in a total base building height of 7 storeys, as noted in conjunction with the base building height comment above. This exceeds the maximum permitted base building height as outlined in the City's Official Plan. Please reduce the floor plate size for Levels 5 and 6 to align with requirements and to ensure they contribute to the tower form, rather than the base building, effectively ensuring that the base building is no taller than 4 storeys.</p>	<p>OP 4.6 OP 3.4.1.58 UDG 6.6.44</p>

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

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