

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

February 18, 2025

**Memo To:** Giuliano La Moglie, Senior Planner**Memo From:** James Pavlidis, Urban Designer**Subject:** Official Plan and Zoning By-Law Amendments**Applicant Name:** The Biglieri Group Ltd. c/o Mallory Nievas**Municipal Address:** 50, 54, 62, 72, 78 and 86 Elgin Mills Road West**City File No.:** OPA-24-0010, ZBLA-24-0018

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

**Proposal Summary:**

The subject lands are located west of Yonge Street and immediately north of Elgin Mills Road. The lands are designated "Neighbourhood" as per Schedule A2 Land Use of the City's Official Plan. The applications request approval of an Official Plan and Zoning By-law Amendment to facilitate a 7-storey residential. Pedestrian and vehicular access are proposed via Elgin Mills Road West.

**General Comments:**

The immediate context is characterized by low-rise residential, consisting of one to two storey single-detached dwellings, and a notable depth to the lot fabric of the area. In recent years, some pattern of gentle intensification has emerged along this portion of Elgin Mills Road West, which consists of ground-oriented townhouses approximately 3-storeys in height and relates well to the surrounding low-rise residential context. In this regard, the proposal represents a departure from the emerging intensification patterns in this area of the City. Where mid-rise buildings are proposed, appropriate facing distances of 15.0m between mid-rise built form should be provisioned, to ensure privacy conditions and appropriate access to light and skyviews, privacy, and so as to not preclude development on adjacent parcels.

Generally speaking, Urban Design staff appreciate the applicant's efforts in providing a well-defined and pedestrian scaled streetwall of four storeys, that assists in relating to the scale of the immediate area and incorporates a legible 3m stepback above the fourth floor, which helps reduce the visibility of the floors above and the perception of taller volumes. However, given the scale of the built form proposed, detailed comments have been provided below to achieve a more sensitive, contextual fit. The applicant should meaningfully address the comments as part of the next resubmission.

## Detailed Comments:

### A) Urban Design Brief / Concept Plan

Issue	HUD Staff Comments	Reference
1. East/West Transition	Section 3.3 of the Urban Design Brief describes the proposal's siting and the setbacks contemplated. However, the rationale for the east and west setbacks has not been provided, nor any assessment on how the proposal provides appropriate facing distances that support privacy conditions, and access to light and sky views, should adjacent parcels be redeveloped in the future. The applicant should elaborate and provide further detail.	Clarification
2. Context & Adjacencies	<p>Staff acknowledge the Concept Plan provided. However, the applicant should note that a facing distance of 15m between mid-rise built form should be protected for. To that effect, staff find that the proposed development precludes the redevelopment potential of adjacent properties.</p> <p>The Concept Plan does not include the abutting residential lot to the east of the subject lands at 38 Elgin Mills Road West. This parcel is bound to the north and east by a natural feature (19 Elgin Mills Road) and results in a reduced lot depth. Staff request the applicant to revise the Concept Plan, in accordance with Section 5.2.4 of the Official Plan, to include this parcel and how it may be redeveloped.</p> <p>Staff are concerned that the proposed development application, in its current form, will preclude redevelopment of 38 Elgin Mills Road in its entirety. In this regard, the applicant is strongly advised to explore further land consolidation, particularly of 38 Elgin Mills Road, to prevent remanent parcels that cannot be redeveloped.</p>	OP 3.4.1.2, 5.2.1b, 5.27

### B) Site Organization

Issue	HUD Staff Comments	Reference
1. Side Yard Setbacks	<p>Mid-rise buildings should be designed with regard for the existing and emerging planned context, abutting parcels, and immediate adjacencies. Careful consideration should be given to side yard setbacks and the redevelopment potential of adjacent properties to ensure appropriate facing distances between buildings are provisioned in the present and future.</p> <p>Staff have observed that a 2.12m setback is contemplated from the west lot line and a 3.82m setback is contemplated from the east lot line. The</p>	UDG 3.5, 6.5.33, 6.5.40

## B) Site Organization

Issue	HUD Staff Comments	Reference
	applicant should increase the side yard setbacks to a minimum of 7.5m to ensure appropriate facing distances of 15m between mid-rise built form.	
<b>2. Unsightly Elements</b>	It is noted that unsightly elements such as exhaust vents, transformers and other utilities should be in less prominent areas, away from view of the public realm, preferably with other 'back of house' functions. The applicant should relocate intake and exhaust vents within the interior of the site, or, at a minimum, screen them with landscaping elements to reduce their visual impact on the Elgin Mills Road streetscape.	<b>OP 3.4.1.43</b> <b>UDG 5.9.2, 5.9.6</b>
<b>3. At-grade Amenity</b>	Further to comment B)1, an opportunity exists to increase the amount of at-grade amenity space, which may further assist in achieving an appropriate transition and relationship with adjacent built forms.	<b>UDG 6.2.5,</b> <b>6.5.17, 6.5.18,</b> <b>6.5.20, 6.5.21</b>
<b>4. North Landscape Buffer</b>	The Site Plan indicates that a landscape strip is contemplated along the north lot line, adjacent the proposed rear vehicular laneway. However, it is recommended that this landscape strip be increased to a minimum of 2 metres from the laneway curb to the front of the proposed retaining wall, to provide additional buffer to abutting parcels and to increase the area available for meaningful landscape planting.	<b>UDGs 5.3.2,</b> <b>5.3.3, 6.5.15,</b> <b>6.5.33</b>
<b>5. Low Impact Development Features</b>	Incorporating L.I.D. features on site is strongly encouraged. This may be addressed through a future Site Plan application. For additional information, refer to the Sustainability Metrics Program guidebook.	<b>OP, 3.1.9.3.3,</b> <b>3.2.3.17, UDG</b> <b>3.3</b>

## C) Massing and Built Form

Issue	HUD Staff Comments	Reference
<b>1. Shadow Impacts</b>	<p>The submitted Sun / Shadow Study and Summary Letter indicate that the proposed built form will have shadow impacts on adjacent properties for the March 21 and September 21 test dates and those lots will not achieve the five hours of consecutive sunlight, as per the City's Sun and Shadow – Terms of Reference. In particular, the Study demonstrated that 38 and 19 Elgin Mills Road would only receive two consecutive hours of sunlight, with the properties being impacted at 15:00, 17:00, and 19:00.</p> <p>Further to comment A)2 and considering the above shadowing impacts on 38 Elgin Mills Road, staff strongly advise the applicant to explore further land assemblies.</p>	<b>OP 3.4.1.41</b> <b>UDGs 3.5, 6.1.8</b>

## C) Massing and Built Form

Issue	HUD Staff Comments	Reference
	<p>Moreover, for the December 21 test date, no written analysis was provided in the Summary Letter. However, in review of the included Shadow Study modeling, it appears there will be impact on the existing townhouses to the north, at 100 Elgin Mills Road, and may not achieve the five hours of consecutive sunlight within the specified times of 9:00, 11:00, 13:00, and 15:00. The applicant should update the Summary Letter and confirm whether the five hours of consecutive sunlight is achieved.</p> <p>To address this comment, please revise the Summary Letter to include a detailed description of mitigation measures that have been incorporated into the site and building design, along with an updated Sun / Shadow Study.</p>	
<b>2. Rear Transition</b>	<p>The north elevation features several setbacks above the third storey, transitioning in height and scale down to the existing low-rise residential context to the north. However, an opportunity exists to further improve the visual appearance of the rear transition (i.e. terraced massing). In this regard, it is recommended that the applicant pair the setbacks appropriately, such as the fourth storey with the fifth storey, and the sixth storey with the seventh storey. Refer to the annotated A301 Section AA, appended below.</p>	<b>UDG 3.5, 6.1.9, 6.5.36</b>
<b>3. Integrated Vehicular Access</b>	<p>Due to their high visibility from the public realm, the applicant should ensure that any interior wall planes of the integrated vehicular access area are adequately articulated and treated. This comment should be addressed as part of a future Site Plan application.</p>	<b>UDG 6.1.9, 6.5.14, 6.5.35, 6.5.36, 6.5.38</b>
<b>4. Streetwall Articulation</b>	<p>Building articulation and architectural rhythm play an important role in ensuring streetwall compatibility with the existing and emerging context. It is noted that the integrated vehicular access inherently provides a break for visual relief. However, the overall length of the building face along Elgin Mills requires a design response that can help mitigate the lengthy visual appearance of the built form. The applicant should consider further articulating the massing, and explore design strategies, such as variation in volume (i.e. recesses and projections), proportion, and shape of the streetwall to collectively modulate and introduce variety and dynamics to the proposed building. See president imagery for inspiration, appended below.</p>	<b>OP 3.4.1.40c UDGs 6.1.9, 6.5.35, 6.5.36, 6.5.38</b>

## C) Massing and Built Form

Issue	HUD Staff Comments	Reference
5. Principal Entrance	Ensure the principal entrance to the building and lobby areas are prominent and highly visible from the public realm. These entries should provide visual interest, orientation, and a sense of invitation.	UDG 6.5.9
6. Bird Safe Treatment	Be advised that bird-safe design is mandatory for all lands subject to Site Plan Approval. For additional information, refer to the Bird-Safe Design Standards found on the City's <a href="#">Urban Design webpage</a> . Please note all required standards and the accompanying supporting material to demonstrate bird-safe design has been incorporated. This comment should be addressed through a future Site Plan application.	Required Information, OP 3.2.3.21

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,



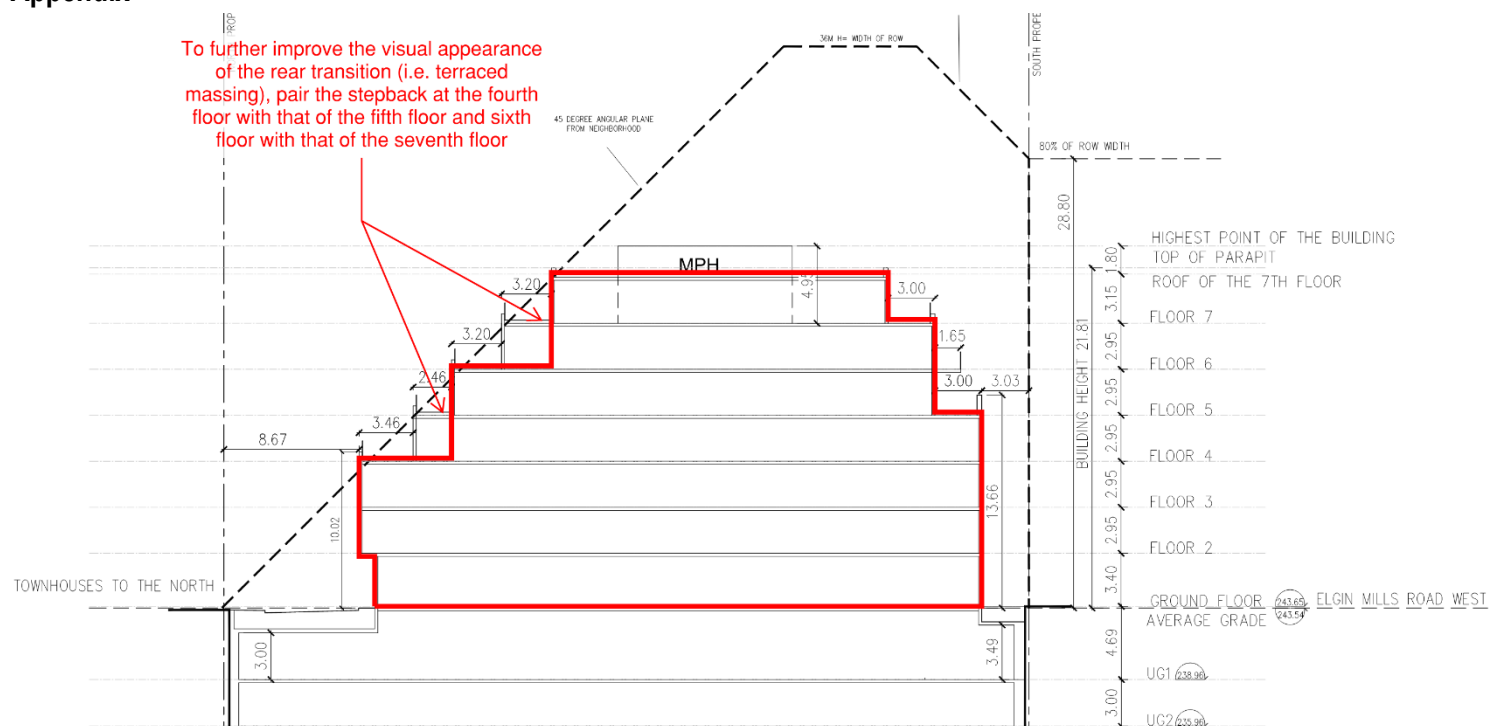
**James Pavlidis**

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## Appendix



Annotated A301 Section AA



Precedent imagery of well-articulated streetwalls for inspiration.