

TORONTO STAFF REPORT

April 20, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report
Official Plan Amendment & Rezoning Application 06 106482 STE 22 OZ
Applicant: Michael Smith, Delterra Inc.
Architect: Burka, Veracalli Archs. and CS & P Archs.
70 Roehampton Ave
Ward 22 - St. Paul's

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

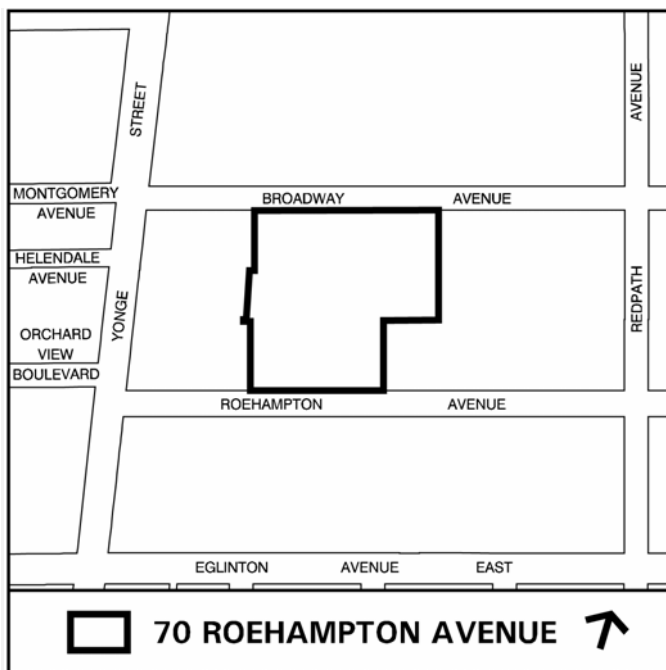
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Comments:

Proposal

The applicant is proposing to redevelop the North Toronto Collegiate site. The proposal includes the construction of a new 4-storey secondary school to accommodate approximately 1200 students, a full-sized sports field plus track and two residential condominium buildings (24 and 27 storeys) containing a total of 538 dwelling units. Parking for 553 cars are proposed to be provided in a 3-level underground garage. The parking garage has access ramps from Broadway and Roehampton Avenues. (refer to Attachment 1: Site Plan, Attachments 4 – 7: Elevations & Attachment 8: Application Data Sheet).

Site Description

The site is a through-lot located with frontages on the south side of Broadway Avenue and the north side of Roehampton Avenue. The site is less than one half block from Yonge Street and one block north of Eglinton Avenue. The lands are irregular in shape with the greater frontage on Broadway Avenue (156.01 metres) and somewhat less on Roehampton Avenue (112.62 metres).

The site contains the existing 4-storey school building, a track and field area and surface parking for 61 cars.

Abutting land uses include:

North: St. Monica Catholic Elementary School, a 4-storey rental apartment building, St. Monica Church, a surface parking lot and a 20-storey apartment building

South: primarily apartment-form buildings ranging in height from 11 – 19 storeys

East: a 3-4 storey apartment building fronting onto Broadway Avenue and a 14-storey apartment building (including outdoor swimming pool on the west side of the building) facing Roehampton Avenue

West: a Toronto Parking Authority surface parking lot and the rear entrance and loading areas of Yonge Street commercial buildings ranging in height from 2 – 11 commercial storeys

Official Plan Policies

The site is designated High Density Residence Area by both the Part I Official Plan of the former City of Toronto and the Yonge-Eglinton Part II Plan. That designation permits residential buildings having a gross floor area of up to 2.0 times the area of the lot (refer to Attachment 2: Official Plan).

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The hearing commenced on June 13, 2005 and will continue on June 5, 2006.

When the new Plan comes into force and effect it will designate the site, 'Apartment Neighbourhoods.' That designation permits apartment buildings, a range of commercial uses and all land uses provided for in the 'Neighbourhoods' designation of the new Plan.

The new Plan provides a list of development criteria that are to ensure that any new development in 'Apartment Neighbourhoods' will contribute to the quality of life. Criteria include:

- locating and massing new buildings to provide a transition between areas of different development intensity of scale, particularly providing setbacks from and stepping down of heights towards lower scale neighbourhoods,
- locating and massing new buildings to minimize shadow impacts on properties in adjacent lower-scale neighbourhoods during the spring and fall equinoxes,
- include sufficient off-street vehicle and bicycle parking for residents and visitors,
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences,
- providing indoor and outdoor recreation space for building residents, and
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Zoning

The site is zoned R2 Z2.0 with a height limit of 38 metres under By-law 438-86 (refer to Attachment 3: Zoning). That classification permits a wide range of residential buildings (including apartments) and some institutional uses including public schools.

Site Plan Control

This application is subject to Site Plan Control. An application will be submitted and will be dealt with concurrently with the Official Plan and Zoning By-law amendment application.

Tree Preservation

The applicant's arborist's report indicates that there are approximately 20 significant trees which are mostly on the perimeter of the site. The applicant will be required to provide a tree removal/protection plan which will indicate the number of trees that are proposed to be removed either due to poor health or to make way for the development and which will indicate the number of trees that will require protection measures during construction and the proposed measures which would be taken.

Reasons for the Application

The proposed construction includes a new 4-storey public school, sports field and running track and 2 residential condominium buildings at 27 and 24-storeys and containing 538 dwelling units in total with a site density of 2.9 times the lot area. Amendments to the Official Plan and to By-law 438-86 are required to permit a proposed density that exceeds 2.0 times the lot area.

At 27 and 24-storeys (approximately 87 and 81 metres respectively) the two proposed residential buildings will require a zoning amendment to exceed the 38 metres permitted by the By-law.

The 6 metre proposed side yard setbacks on the east side of both residential buildings (refer to Attachment 1 – Site Plan) is less than the 7.5 metres that is required by the By-law.

Additional areas of non-compliance with the zoning By-law may be identified through the review process.

Issues to be Resolved

i) Height

The height of the proposed residential buildings is greater than most other buildings in the immediate area. However, 19 and 20-storey buildings are existing in proximity to the site and 20 – 28 storey buildings do exist in this apartment neighbourhood.

The applicant will need to substantiate the proposed building heights with thorough shadow and visual impact studies in order to ascertain whether minimum hours of sunlight and levels of privacy may be maintained within primary living rooms and outdoor recreation areas of some adjacent residential and institutional buildings.

The applicant may need to propose design solutions to decrease the length and/or duration of the shadows cast on adjacent buildings, private outdoor recreation areas and on the proposed sports field. The applicant may also be requested to offer design alternatives to reduce the impact on privacy in individual units in surrounding buildings. Solutions may include, increased setbacks, lowering building heights and/or introducing terracing or otherwise articulating building elevations.

ii) Construction Phasing

The applicant will need to provide phasing information on all applicable above and below grade plans and drawings. Specifically, the applicant will need to provide information on building servicing (parking, loading and garbage facilities) for each phase of construction.

iii) Wind Impact

As with any new development of significant height, wind currents may be altered to the detriment of surrounding buildings. The applicant will be required to provide a wind study to ensure that new wind levels caused by the proposed development which are directed at outdoor pedestrian and recreation areas are at a minimum or may be mitigated through design (eg., awnings). The applicant's study will test projected wind currents at such areas as the front of St Monica Church and School, outdoor swimming pools (private) and the proposed sports field on the site.

iv) Access and Parking

The proposed development includes vehicular access from Broadway Avenue to the underground parking for 553 cars for use by the school and the occupants of the residential units and their visitors. A traffic assessment and parking analysis has been submitted by the applicant in support of the proposed development. The proposal will be reviewed with the traffic and parking study to determine whether a satisfactory amount of parking is being provided, whether the proposed vehicular access points will work well with normal traffic circulation on surrounding streets and whether the proposed circular passenger drop-off design is appropriate for the site.

v) Building Materials

The applicant should propose building materials that will integrate the residential buildings into the neighbourhood, de-emphasize the building heights and that will give prominence to the school component of the development.

vi) Section 37

The existing and the new Official Plans contain policies pertaining to the exchange of community benefits for increased height and density for new developments, pursuant to Section 37 of the Planning Act. The applicant has been made aware that the City intends to apply the Section 37 policies of the new Official Plan (s.5.1.1) to this proposal. Details of a Section 37 Agreement between the applicant and the City will be established if the project is to be recommended for approval.

Community benefits that may be requested by the City in return for increases in height and density may include but will not be restricted to, the provision of local improvements yet to be determined or a cash contribution towards the provision of local improvements (ie, public indoor swimming pool) or a combination of both.

The new residential construction, if proposed as new rental units with rents within the mid-range rent limits, is also eligible as a Section 37 community benefit contribution.

vii) Other Issues

Other issues may arise through the community meeting(s) which will be held on this application and through comments and reports received from other municipal departments.

Conclusions:

This proposal has been given a preliminary evaluation through which a number of issues have been identified. The application is currently in circulation to other City Departments for their review. The application should proceed to a public consultation meeting in the neighbourhood in May (2006). The statutory public meeting at Toronto and East York Community Council to consider the recommendations of a final planning report should be held in September of this year provided that the applicant submits all of the necessary information in a timely fashion.

Contact:

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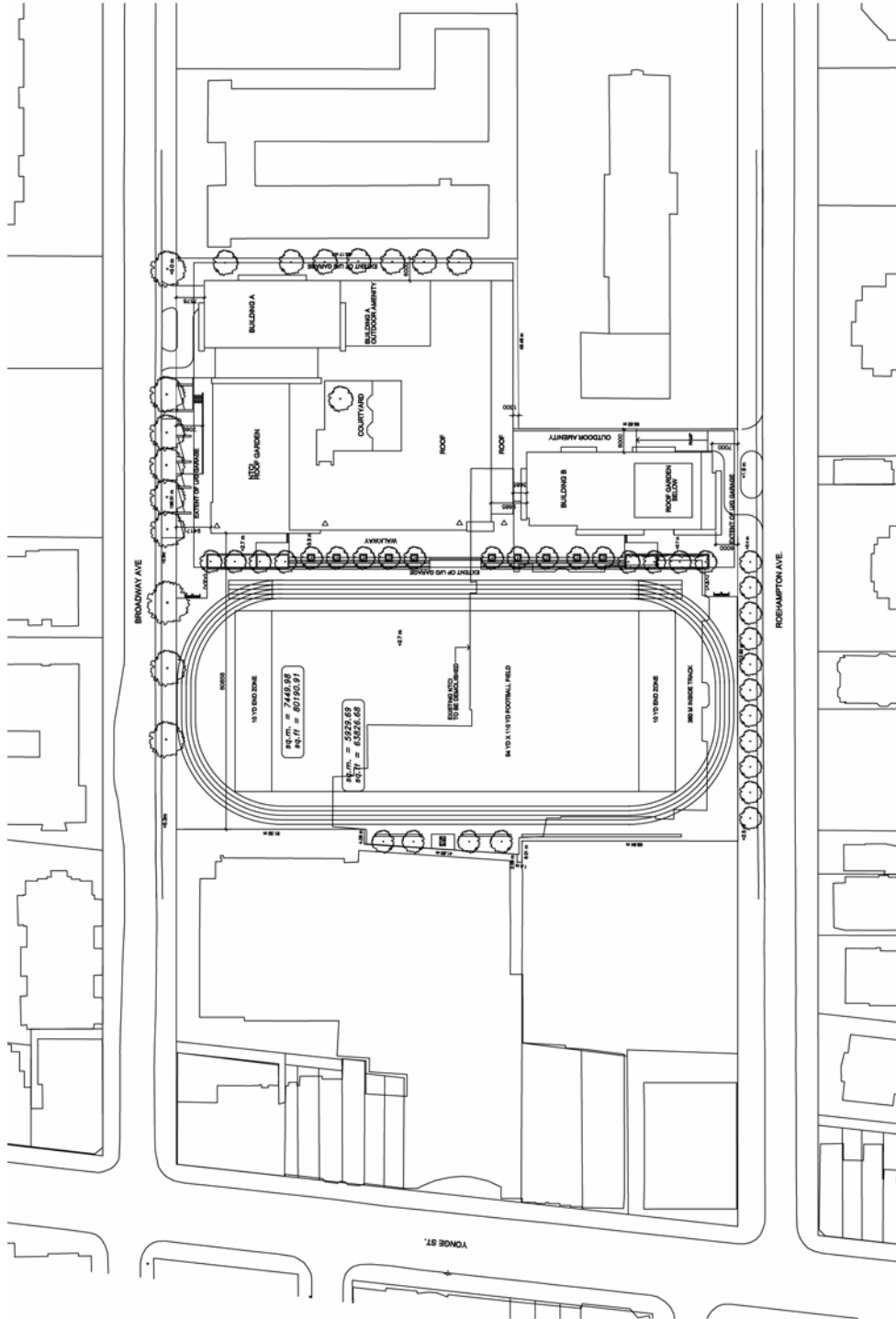
Gary Wright
Director, Community Planning, Toronto and East York District

T:8850289089-tm

List of Attachments:

- Attachment 1: Site Plan (provided by the applicant)
- Attachment 2: Official Plan
- Attachment 3: Zoning
- Attachment 4: East Elevation (provided by the applicant)
- Attachment 5: West Elevation (provided by the applicant)
- Attachment 6: South Elevation (provided by the applicant)
- Attachment 7: North Elevation (provided by the applicant)
- Attachment 8: Application Data Sheet

Attachment 1: Site Plan



70 Roehampton Avenue

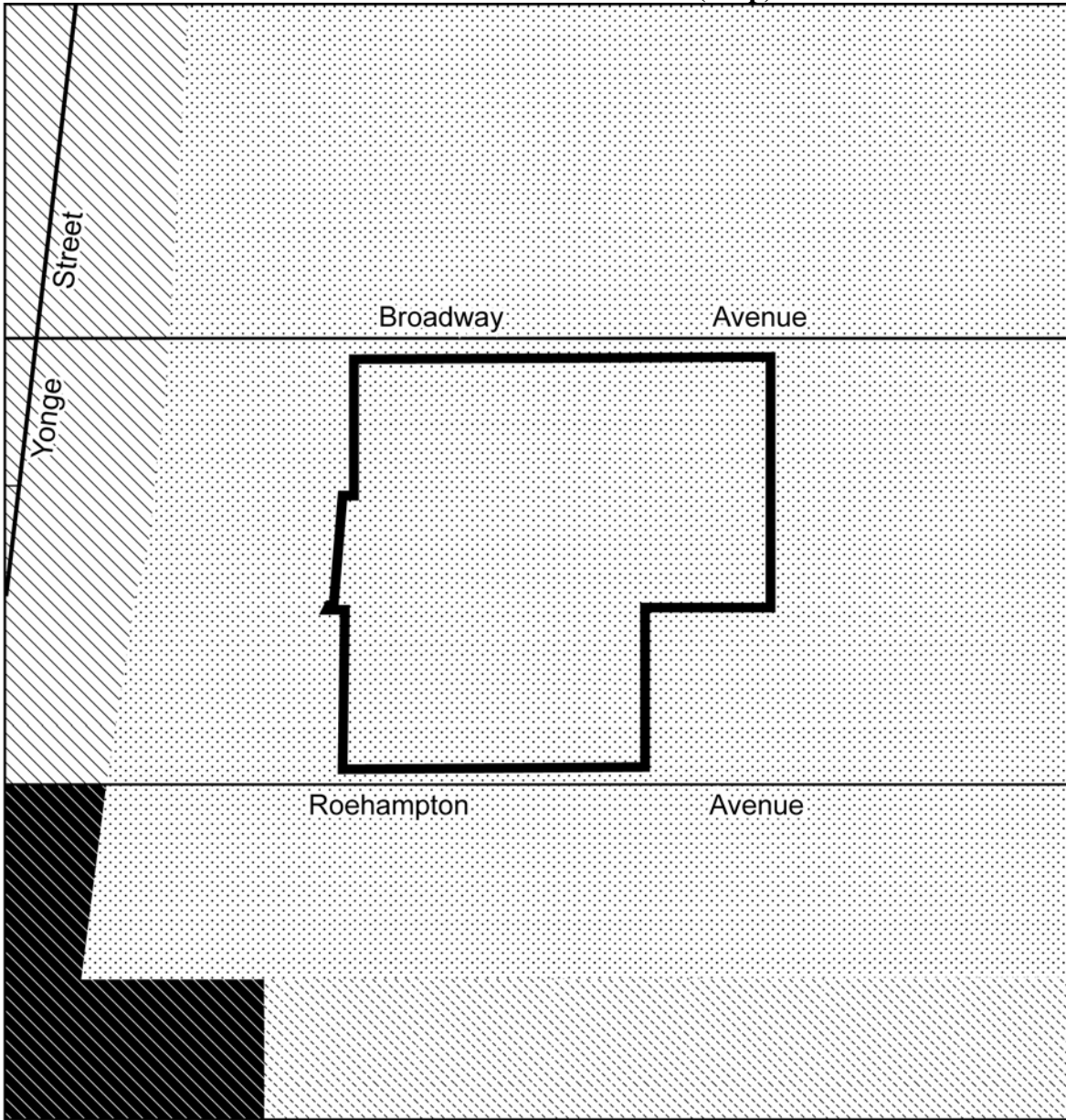
Site Plan

Applicant's Submitted Drawing

Not to Scale
04/18/06

File # 06_106482

Attachment 2: Official Plan (Map)



 **TORONTO** City Planning
Division
Official Plan

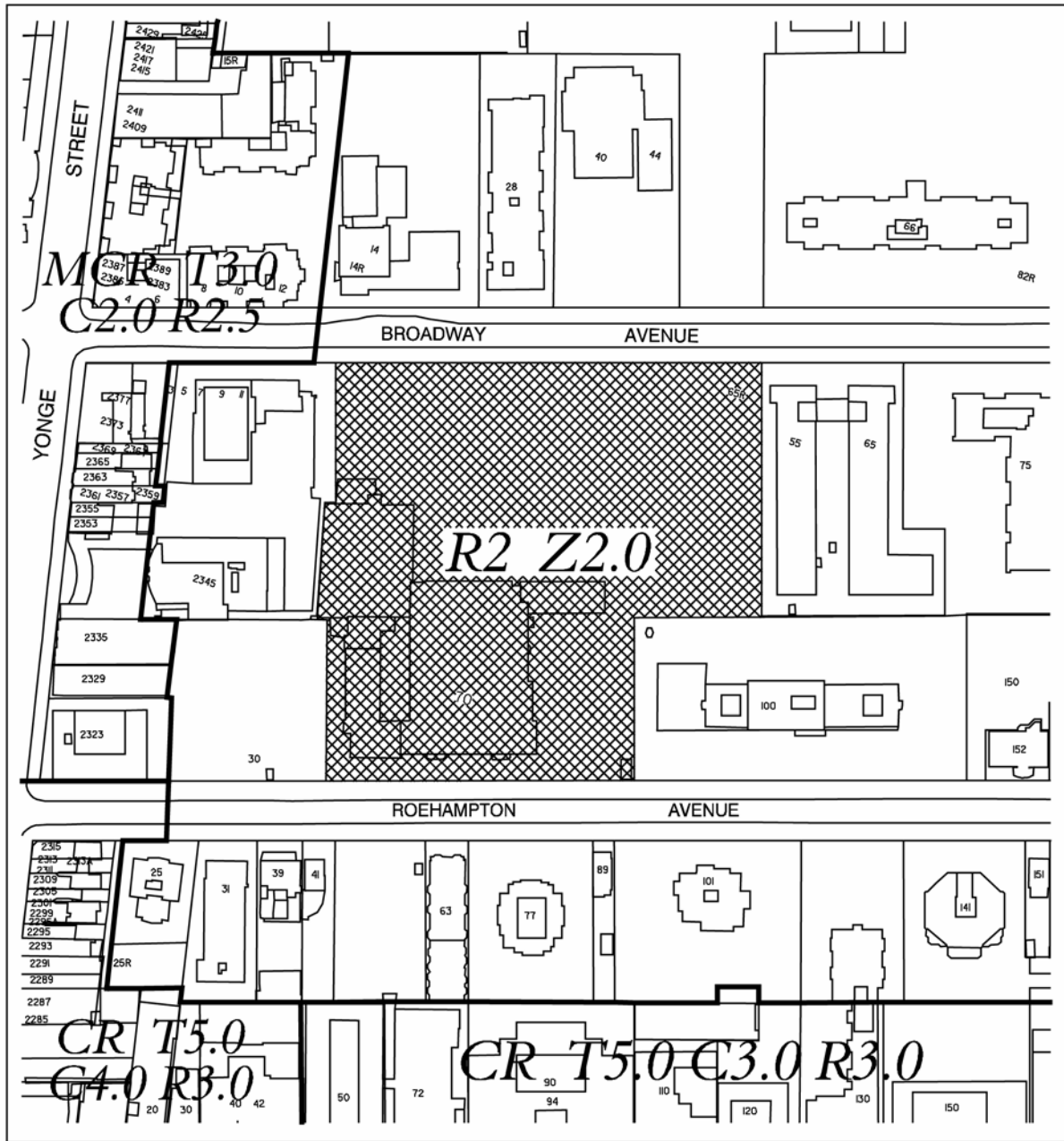
70 Roehampton Avenue

File # 06_106482

-  Site
-  High Density Residence Areas
-  Low Density Mixed Commercial - Residential Areas
-  High Density Mixed Commercial - Residential Areas 'A'
-  Regional Commerce Centres


Not to Scale
04/18/06

Attachment 3: Zoning (Map)



70 Roehampton Avenue

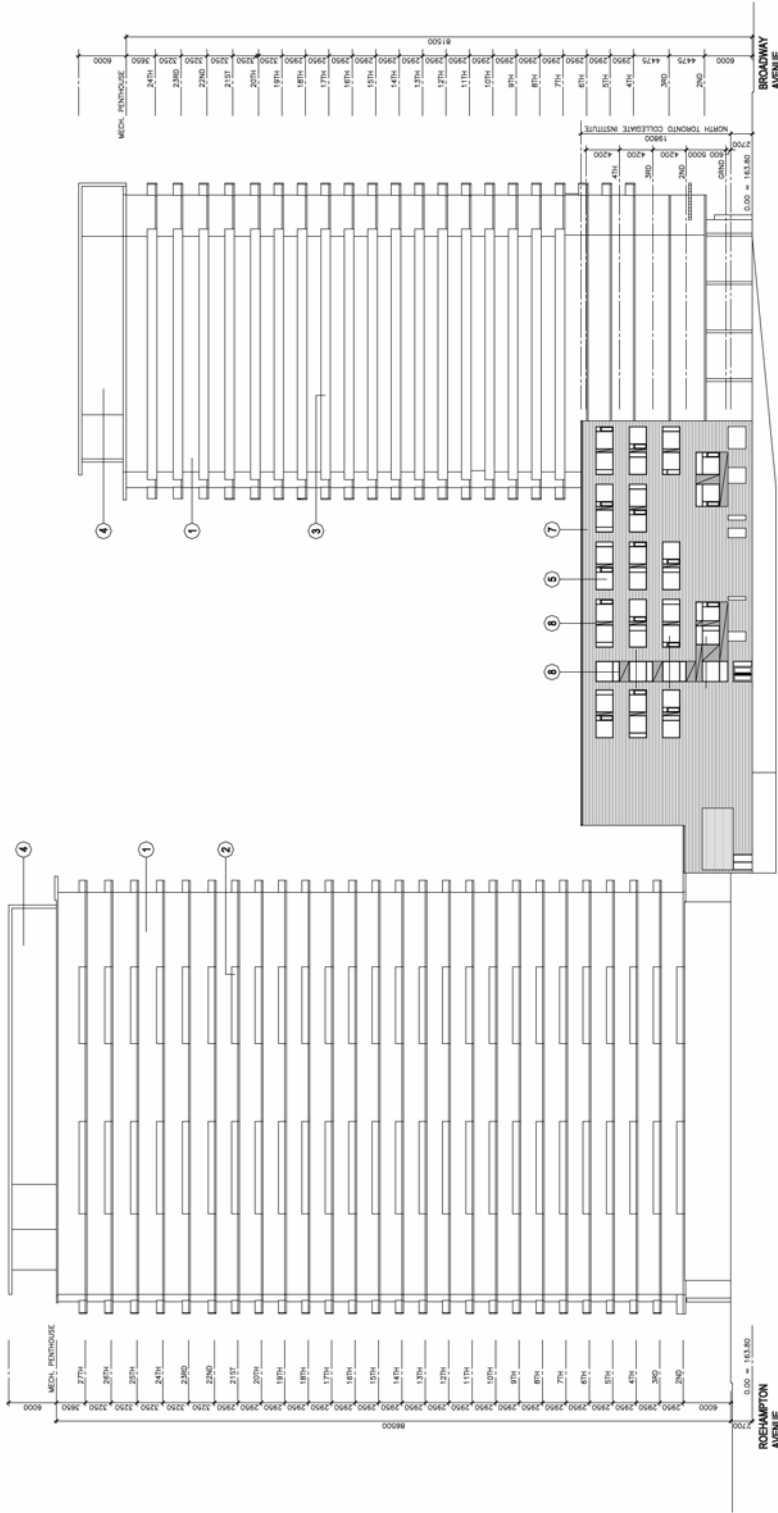
File # 06_106482

- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 04/18/06 - TA

Attachment 4: Elevation 1



East Elevation

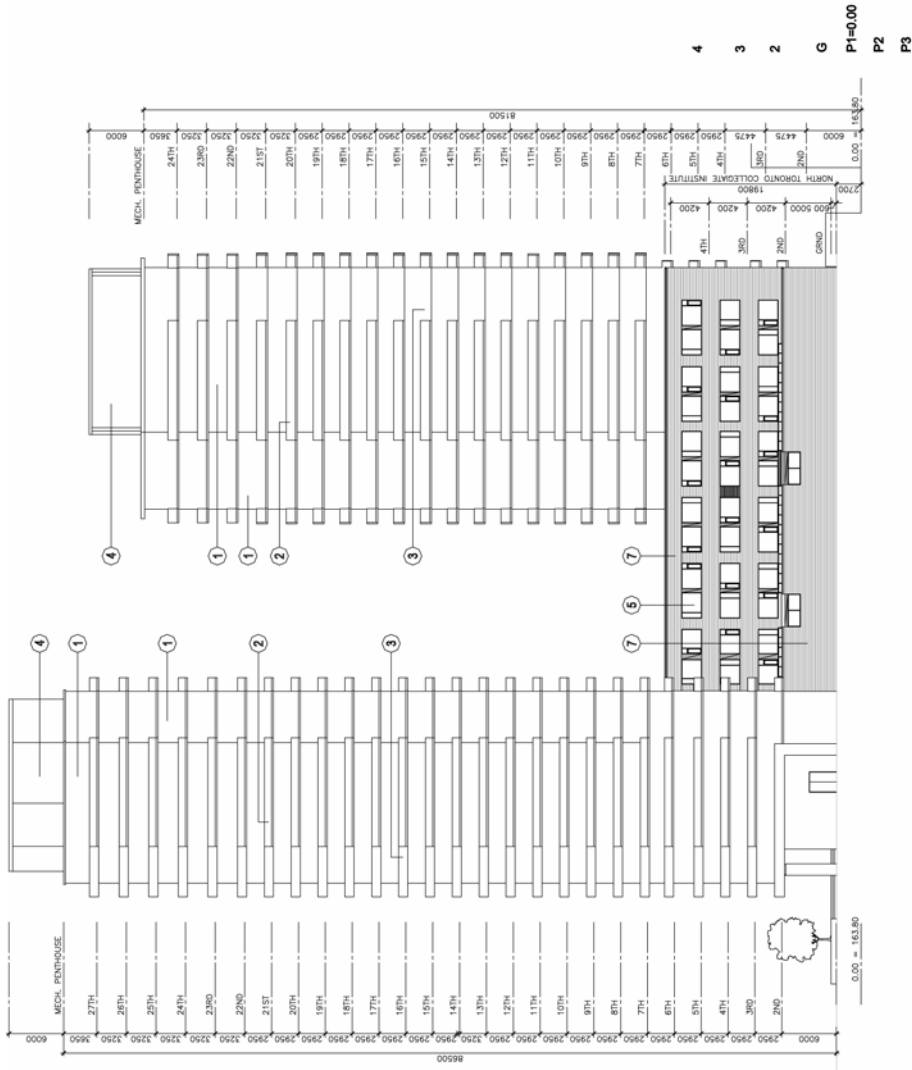
70 Roehampton Avenue

Elevations
Applicant's Submitted Drawing

Not to Scale
04/18/06

File # 06 106482

Attachment 6: Elevation 3



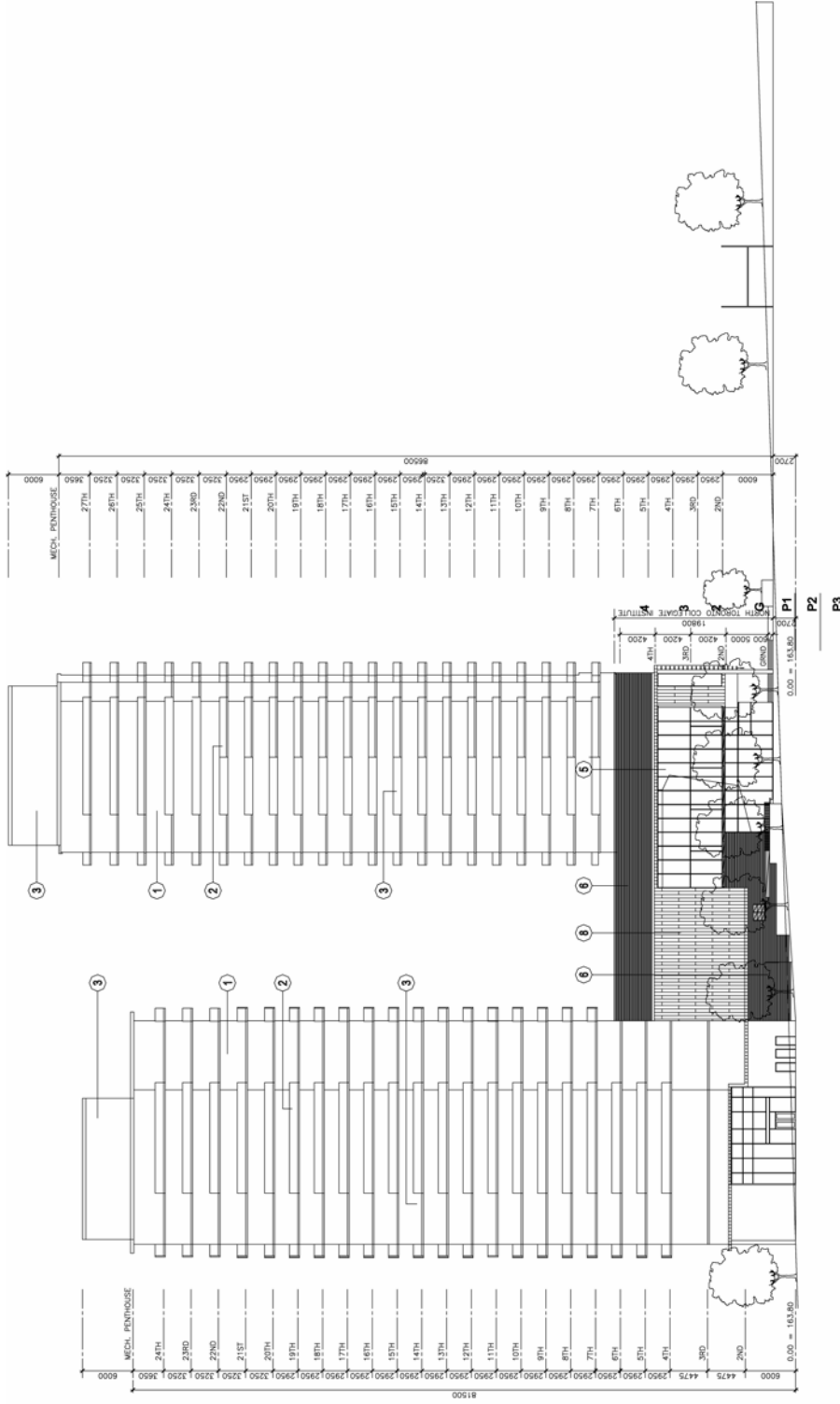
South Elevation

70 Roehampton Avenue

Elevations
Applicant's Submitted Drawing
Not to Scale
04/18/06

File # 06_106482

Attachment 7: Elevation 4



North Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
04/18/06

70 Roehampton Avenue

File # 06_106482

Attachment 8: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 06 106482 STE 22 OZ
Details: OPA & Rezoning, Standard Application Date: February 1, 2006

Municipal Address: 70 ROEHAMPTON AVE, TORONTO ON
Location Description: PL 639 PT LT2 LT3 TO 5 PL 806 PT BLK A LTS 44 & 45 **GRID S2201
Project Description: Redevelopment of the North Toronto Collegiate Site with the construction of a new secondary school and two residential condominium buildings (24 and 27 storeys) containing a total of 538 units.

Applicant:	Agent:	Architect:	Owner:
DEL TERRA INC. MICHAEL SMITH		BURKA, VARACALLI C,S & P ARCHS.	TORONTO BOARD OF EDUCATION

PLANNING CONTROLS

Official Plan Designation:	HDRA	Site Specific Provision:	
Zoning:	R2 Z2	Historical Status:	
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	21449.1	Height: Storeys:	27
Frontage (m):	112.6	Metres:	86.5
Depth (m):	152.99		
Total Ground Floor Area (sq. m):	6004.9		Total
Total Residential GFA (sq. m):	46373.8	Parking Spaces:	553
Total Non-Residential GFA (sq. m):	17836.8	Loading Docks	4
Total GFA (sq. m):	64210.6		
Lot Coverage Ratio (%):	28		
Floor Space Index:	2.99		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	227
2 Bedroom:	311
3 + Bedroom:	0
Total Units:	538

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	46373.8	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	17836.8	0

CONTACT: **PLANNER NAME:** **Tim Burkholder, Planner**
TELEPHONE: **(416) 392-0412**