

**Final Report
Zoning Amendment Application
70 Roehampton Ave.,**

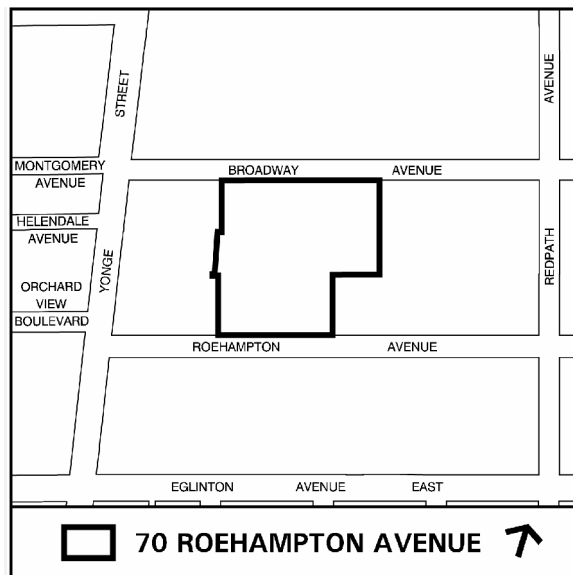
Date:	December 21, 2006
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 22 – St. Paul’s
Reference Number:	File No. 06 106482 STE 22 OZ

SUMMARY

An application has been submitted to permit the construction of a phased development including, a 4-storey secondary school, a 24-storey residential condominium, a full-sized sports field plus track, a 27-storey residential condominium and underground parking for 553 cars at 70 Roehampton Avenue.

The City Planning Division is recommending approval of this proposal given:

- the large size of the site which would allow the construction of the proposed floor area without resulting in an over-density situation;
- the compliance of this proposal with the development criteria for new development in ‘Apartment Neighbourhood’ designations of the Official Plan,
- the fit of this proposal in relation to the existing development in this apartment neighbourhood;



- the proximity of the site to transit, retail, service and entertainment facilities and places of employment;
- the attention that has been given, by the applicant, to streetscape and building detail to provide a view and (public) walkway corridor between Roehampton and Broadway Avenues; and
- the community benefits that may be available as a result of approval and construction of this development (i.e., leasing of the sports field through the TDSB, local resident use of the sports field during non-school and non-lease use times, community events in the new school theatre, the potential for the provision of a portion of the below-grade area of the sports field for a public swimming pool).

This report reviews and recommends approval of the application to amend the Zoning By-law (By-law 438-86).

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement, to the satisfaction of the City Solicitor, which will:
 - (i) secure funds in the amount of \$400,000.00 that may be used as a contribution towards the construction of a new public swimming pool on the site or towards other community facilities or services in the area as may be determined by the Chief Planner and Executive Director, City Planning Division in consultation with the local Ward Councillor if the new pool has not become a bona fide City development project within 3 years (subject to extension) of the date of execution of this agreement;
 - (ii) require the owner to pay half (\$200,000.00) of the funds referred to in (i) above prior to the issuance of an above-grade building permit for Phase 1 of the development and half (the remaining \$200,000.00) prior to the

issuance of an above-grade building permit for Phase 2 of the development;

- (iii) the cash amounts to be secured under (i) and (ii) above shall increase in accordance with the increase in the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 agreement to the date of submission of the funds by the owner to the City;
 - (iv) require the owner to construct and maintain a publicly accessible walkway through the site that will connect Broadway and Roehampton Avenues in the approximate location as shown on the final approved site plan;
 - (v) require the owner to sod and maintain any areas of undeveloped lands prior to the construction of Building 'B' as landscaped open space;
 - (vi) require the owner to provide and maintain a green roof on those areas of the new school roof that are not otherwise occupied by amenity area or mechanical equipment;
 - (vii) require the owner to enter into a registered Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the City respecting the conservation of architectural elements of the existing school prior to introducing the necessary Bills to Council for enactment; and
 - (viii) require the owner to provide a public art contribution in accordance with the City of Toronto's public art program of a value not less than one percent of the construction costs of all buildings and structures to be erected on the *lot*;
4. Require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of any building permit;
5. Prior to the issuance of Site Plan Approval for the subject property, the owner shall provide a Conservation Plan and Interpretation Plan for the reconstruction, restoration and interpretation of 70 Roehampton Avenue (North Toronto Collegiate Institute), satisfactory to the Manager of Heritage Preservation Services or her designate;
6. Prior to the issuance of a demolition permit for 70 Roehampton Avenue (North Toronto Collegiate Institute), the owner shall:
- (i) provide a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work contained in the Conservation Plan; and

- (ii) provide final plans satisfactory to the Manager of Heritage Preservation;
- 7. Require the applicant to submit a permit application and such application be approved for permit under the provisions of the City's Private Tree By-law for approval to remove the privately owned trees numbered 220 to 227 inclusively on the applicant's tree inventory prior to introducing the necessary Bills to City Council for enactment;
- 8. Require the owner to provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager of Parks and Recreation; and
- 9. Require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to introducing the necessary Bills to City Council for enactment, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

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-size sports field plus track and two residential condominium buildings (24 and 27-storeys) containing a maximum of 538 dwelling units. The school is proposed to be attached to the 24-storey condominium. Parking for 558 cars is proposed to be provided in a 3-level underground garage (483 for residents and their visitors of the condominium and 75 for the school). The parking garage has access ramps from Broadway and Roehampton Avenues (refer to Attachment 1: Site Plan, Attachments 2-5 Elevations and Attachment 7 Application Data Sheet).

Site History

North Toronto Collegiate was originally constructed in 1912 as a small 2-storey, 5-classroom building which then fronted onto Broadway Avenue. It has grown to a building of approximately 16,164 square metres, 34 classrooms, track and field facilities, parking for 61 cars at grade and has an enrolment of over 1,050 students.

Having grown incrementally over the years, the school no longer functions efficiently and has nowhere left to grow on the site without depleting an already undersized sports field area. In addition, the TDSB maintains that the building inside and out is in a state of disrepair that is beyond being economically feasible to renovate. The TDSB concluded that if the existing building were to be removed and rebuilt, the site is sufficiently large for a new school to be constructed and reoriented on the site to allow construction of a new full-sized sports field and track facility and two new residential condominiums to be built by a private developer partner. Sale of development rights to the condominium developer would partially fund the construction of the new school.

Throughout the planning stages of the redevelopment (since approximately 2004), the TDSB and its consultants have involved individual local residents and the Sherwood Park Resident's Association. The result was the establishment of mutually agreeable development guidelines that have been reflected in the applicant's rezoning application.

Site and Surrounding Area

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

This application was received before the new Official Plan for the amalgamated City of Toronto came into effect and as such was being evaluated under the former Part I and Part II Official Plans. The site was designated High Density Residence Area by both the

old Part I Official Plan of the former City of Toronto and the Yonge-Eglinton Part II Plan. That designation permitted residential buildings having a gross floor area of up to 2.0 times the area of the lot. At a density of 2.9 times the lot area, this application originally needed an amendment to the Part I and II Plans.

A modified Yonge-Eglinton Part II Plan has been incorporated into the City's new Official Plan which is now in force (refer to Attachment 6: Official Plan). Neither the incorporated version of the Yonge-Eglinton Part II Plan nor the new Official Plan includes density permissions. An Official Plan amendment for additional density is no longer required.

The new Official Plan designates the site, 'Apartment Neighbourhoods.' That designation permits apartment buildings, a limited range of commercial uses and all land uses provided for in the 'Neighbourhoods' designation of the Plan. The site is not located within an Avenue or a Centre as identified on Map 2 in Chapter 2 of the new Plan.

The 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.

As is discussed in the comments section of this report, the proposed development complies with these criteria which are to guide new development in 'Apartment Neighbourhood' designations. No Official Plan amendments are required.

Zoning

The site is zoned R2 Z2.0 with a height limit of 38 metres under By-law 438-86 (refer to Attachment 7: Zoning). That classification permits a wide range of residential buildings (including apartments) and some institutional uses such as public schools.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval was submitted. This report recommends that the owner enter into a Site Plan Agreement prior to the issuance of any building permit.

Reasons for Application

The proposed construction includes a new 4-storey public school, a sports field and running track and 2 residential condominium buildings at 27 and 24-storeys and containing a total of 538 dwelling units.

With a total site density of 2.9 times the lot area and building heights of 86.0 and 79.5 metres, this application requires zoning amendments to exceed a total density of 2.0 times the lot area and building heights that are over 38 metres.

Other areas of non-compliance requiring zoning amendments to permit the proposed new school and condominium buildings are identified in Section 1 of the draft zoning by-law (refer to Attachment 9: Draft Zoning By-law Amendment) and include, the definitions of lot, grade and height, minimum required parking spaces and side yard set back (northeast side).

Community Consultation

At the direction of Toronto and East York Community Council, a community consultation meeting was held at North Toronto Collegiate on June 8, 2006. The meeting was attended by approximately 40 residents and the Ward Councillor. Concerns which were expressed at that meeting and in written comments submitted subsequent to that meeting include:

- potential loss of views and privacy and sunlight in neighbouring buildings and yards; and
- increased traffic on Roehampton and Broadway Avenues.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Land Use

The 21,449 m² site is a through-lot with frontages on both Roehampton and Broadway Avenues. In its current site configuration the existing school and surface parking area face Roehampton Avenue while the sports field extends the width of the Broadway Avenue frontage.

The school, the sports field and the residential condominiums are all permitted uses on the lot. However, a full-sized sports field can only fit on the lot if it is situated in a north-south orientation between Broadway and Roehampton Avenues on the west side of the site as is proposed. Therefore, given the sports field constraint, all other redevelopment must occur on the eastern half of the site.

Planning staff consider the North Toronto Collegiate Institute (NTCI) site appropriate for redevelopment as the Official Plan policies for new development in Apartment Neighbourhoods (Section 4.2) have been met as are discussed in the following sections of this report.

Density, Height, Massing

Fit Within the Neighbourhood Context:

The site at 70 Roehampton Avenue is in the north of Eglinton Avenue area of an apartment neighbourhood that extends from Soudan Avenue on the south to Keewatin Avenue on the north and between Yonge Street on the west and Mt. Pleasant Boulevard on the east (refer to Attachment 6).

The neighbourhood is generally comprised of apartment buildings ranging in height from three to 29-storays. The apartment buildings are mixed with single and semi-detached houses and townhouses throughout the neighbourhood.

Height and density permissions within this northerly area of the apartment neighbourhood under By-law 438-86 increase from its northern edge at Keewatin Avenue to the south at Eglinton Avenue. This zoning is consistent with the Official Plan policies in Section 4.2.2 which require that the location and massing of new buildings in 'Apartment Neighbourhoods' to transition down in terms of heights and densities to lower-scale residential neighbourhoods such as those that abut the northern boundary of this area. This site is located in the heart of the apartment neighbourhood north of Eglinton Avenue and is outside of the area where transitioning down to lower density housing would be expected to begin.

Using a sample of buildings (excluding the 70 Roehampton proposal) which are recently constructed, under construction, recently approved or which are currently under

application in this north-of-Eglinton area of the Apartment Neighbourhood, the average height and density is 53 metres and 4.7 times the lot area respectively. By comparison, the proposed towers are 86.0 and 79.5 metres in height and yet the density (2.99x) of this proposal is almost 2.0 times the lot area less than the average density for the sample. The explanation for this is that the tall and relatively slender nature of the proposed buildings verses the other slab-like buildings that comprise the sample and the large amount of the lot (54%) that is proposed to be developed as open space and sports field.

The above research indicates that the proposed development would not set a new upper limit for residential density in the neighbourhood and neither would it set a tall building precedent in a neighbourhood that currently has buildings of up to 29 storeys. The development as proposed is a fit within the context of the neighbourhood built form character.

Sun, Shadow, Wind

Section 4.2.2(b) of the Official Plan requires that new development in Apartment Neighbourhoods be located and massed so as to adequately limit the shadow impacts on properties in lower-scale 'Neighbourhoods' designations particularly during the spring and fall equinoxes. Section 4.2.2(c) further requires that new buildings be located and massed to (among other things) maintain sunlight for pedestrians on adjacent streets parks and open spaces.

As has been stated earlier in this report, one of the design objectives for this development has been to enable the construction of a full-sized sports field for school and community use and a pedestrian walkway through the site connecting Broadway and Roehampton Avenues. To achieve this objective which results in the provision of a large open space visible from and accessible to both streets, the proposed new buildings needs to be sited on the eastern half of the lot.

With respect to shadow impacts on existing buildings, the Official Plan is primarily concerned with the potential impacts of proposed buildings in 'Apartment Neighbourhoods' on adjacent existing lower density buildings in 'Neighbourhoods' designations. The assumption is that shadowing is more prevalent within apartment neighbourhoods with their larger scale buildings and expectations for minimum hours of sunlight are adjusted accordingly.

While the site does not abut or shadow any lands designated, 'Neighbourhoods', a shadow analysis has been provided by the applicant and reviewed by Urban Design staff. The applicant has provided shadow information the spring and fall equinoxes (March and September), as required by the Official Plan, and for the summer solstice (June 21).

Shadow Impact – Building ‘B’ – March and September:

Building ‘B’, the southerly building on the site, is the taller of the two proposed residential buildings and has the larger floorplate. Shadows cast in March and September by building ‘B’ fall on the proposed playing field and the residential condominium at 7 Broadway Avenue from approximately 10 to 11 a.m. During these months, as the sun moves higher in the sky, the shadows from building ‘B’ fall directly to the north of it onto the roof of the proposed new school (approximately between 11 and 3 p.m.).

No existing buildings are affected by shadows cast by Building ‘B’ until approximately 2 p.m. when its shadows begin to move across the 14-storey apartment building to the east at 100 Roehampton Avenue. By 4 p.m. building ‘B’ has almost entirely shadowed the roof top and west facing wall of the building. 100 Roehampton Avenue is a slab-type building with its units oriented to the north and south and the west facing wall is the ‘short’ wall which contains no primary living room windows. Therefore any shadow impact on this building caused by building ‘B’ will be less severe than would occur if 100 Roehampton Avenue had west facing units.

The outdoor swimming pool at 100 Roehampton Avenue is on a podium level at the west end of the building facing Building ‘B’. However, these are early spring and fall shadows and as such do not affect prime outdoor swimming pool use (and, in fact, the pool will not be open for use in March and may be closed for the season sometime during September).

Shadow Impact - Building ‘B’ – June:

During the summer solstice (June 21), the longest day of the year, shadows are short. Building ‘B’ shadows the sports field from approximately 10 a.m. to 12 noon. June is the shortest month of the school year and by the end of that month no regularly scheduled school activities will be making use of the field.

Afternoon shadows in June cast by Building ‘B’ cross Broadway Avenue but they do not impact the existing buildings (including St Monica’s School and Church) on the north side of the street. Shadows from Building ‘B’ begin to fall on 100 Roehampton Avenue at approximately 2 p.m. Again, the west facing windows in that apartment building are not main living room windows.

Shadow Impact – Building ‘A’ – March and September:

Building ‘A’ (the residential component) is the shorter, more slender of the two proposed residential buildings and as a result its shadows pass more quickly. Building ‘A’ is situated north and further to the east on the site than is building ‘B’. Its March and September morning shadows never fall on the sports field and never linger for more than approximately one hour on any of the existing buildings on the north side of Broadway Avenue.

By 4 p.m. the combined shadow of Buildings 'A' and 'B' cover much of the apartment building at 65 Broadway Avenue and that shadowing continues throughout the afternoon. However, due to the low-rise (3-storey) nature of that building, the combined impact of both proposed buildings would be no greater than would two as-of-right 38 metre high buildings should they be constructed at the same locations.

Shadow Impact - Building 'A' – June:

In June, early morning shadows from Building 'A' fall on the north end of the sports field but have moved east, off of the field and onto Broadway Avenue by 10 a.m. There is little if any impact on the existing buildings on the north side of Broadway Avenue.

By approximately 3 p.m. in June, Building 'A' will start to shadow the 3-storey apartment building at 65 Broadway Avenue. However, the more slender shape of building 'A' and the nature of the June sun, results in the shadow moving quickly across portions of 65 Broadway. The June shadows cast from Building 'B' do not reach 65 Broadway Avenue and the building is never in complete shadow (from Building 'A'). As stated, the shadow impact of the proposed buildings on 65 Broadway Avenue is no greater than that which would result from as-of-right (38 metre high) buildings.

Wind Impacts

In addition to maintaining sunlight for pedestrians on adjacent streets and on parks and open spaces, Section 4.2.2(c) also requires that new development be located and massed to maintain comfortable wind conditions in the neighbourhood. The applicants have provided a wind study analysis that used over 80 simulated wind measurement locations on and off-site. Measurement locations included sidewalk areas, the fronts of existing buildings and bus stops and points internal to the site.

The results found that wind comfort for the proposed development was predicted to be satisfactory for all but one of the locations tested. Uncomfortable wind conditions were observed at one location on the podium of Building 'A' in winter. It is unlikely that this location will be used during this time of the year.

Traffic Impact, Access, Parking

Section 2.2 of the Official Plan, "Structuring Growth in the City: Integrating Land Use and Transportation," states that future growth within Toronto will be directed to areas which are well served by transit, the existing road network and which have properties with redevelopment potential. The Plan goes on to state that, generally, future growth locations are sites that are along bus and streetcar routes and that are near subway and other rapid transit stations. The Plan also states that areas most capable of accommodating growth are those that are designated as 'Avenues' and 'Centres'. With its proximity to transit, places of employment, retail and entertainment, growth is expected and encouraged on appropriate sites along the Yonge Street corridor (much of

which is an 'Avenue') and within the Yonge-Eglinton Centre onto which this site borders.

The traffic study provided by the applicants and accepted by the City's Department of Development Engineering concludes that site traffic can be accommodated on the existing road network without the need for any road improvements.

The City's Development Engineering Department has recommended the following minimum parking ratios for the residential components of the proposed buildings:

Bachelor Units	0.3 spaces per unit
1 Bedroom Units	0.7 spaces per unit
2 Bedroom Units	1.0 spaces per unit
3+ Bedroom Units	1.2 spaces per unit
Visitor Spaces	0.12 spaces per unit

The applicant is proposing to provide 483 parking spaces for the residents and their visitors which exceeds the demand (by one space) as calculated using the above ratios.

Development Engineering staff have deemed it acceptable to provide less (0.12 spaces per unit) than the By-law requirement (1 space per 4 units) for residential visitors given that the site is within easy walking distance of the Yonge-Eglinton subway station. The site is also within proximity of regular (frequent) bus service on Eglinton Avenue.

Access to the parking garage for both the residential and institutional (75 spaces are proposed underground for the school but none are required by the By-law) components of the buildings is proposed from two driveways. One from Broadway Avenue and a second from Roehampton Avenue. Both driveways would be linked internally by a below grade connecting drive aisle.

Given the proximity of the site to transit, employment, retail and entertainment opportunities and the applicant's provision of an adequate parking supply, the concerns raised by some local residents with respect to traffic in the area may relate more to the general traffic situation in Yonge-Eglinton and to traffic originating outside of and without a destination within the area than with any potential detrimental traffic situation that could be attributed to the new development.

The existing school main entrance is located on Roehampton Avenue. The existing student pick-up and drop-off area is designated on the south side of Roehampton Avenue, while a handicap loading zone is designated on the north side of Roehampton Avenue. The designated pick-up and drop-off area can be used Monday to Friday from 8:00 a.m. to 9:15 a.m. and from 3:15 to 5:15 p.m. The usage of the handicap loading zone is by permit only and stopping in the handicap loading zone is otherwise prohibited.

The proposed school entrances are located facing west on the proposed north-south pedestrian walkway between Roehampton and Broadway Avenues. The existing student

pick-up and drop-off area on the south side of Roehampton Avenue is proposed to remain as it is and the existing designated handicap loading zone is proposed to shift approximately 35 metres to the east. No change to the surrounding on-street parking operations is anticipated with the continuation of these pick-up and drop-off arrangements.

Open Space/Parkland

A major component of the landscaping and open space of the site is the proposed new sports field and track facility. The existing school has been without sufficient land area to provide track and sports field facilities that meet inter-collegiate regulation standards since the mid 1950's. By re-orienting a new track and sports field in a north-south fashion between Broadway and Roehampton Avenues on the west side (the deepest portion of the lot with both street frontages), a regulation sized track and sports field can fit onto the site. In addition to proposing a full sized sports field, the applicant's landscape master plan shows that the proposed field orientation also provides a break in the built environment by opening a view-through corridor between Broadway and Roehampton Avenues. This break in the built environment and resulting view corridor do not exist today.

The track and field facility will be enclosed with low decorative metal fencing to keep field maintenance at a minimum. The field will be made available for community use subject to the issuance of a permit from the School Board.

The applicant is proposing to remove a number of private and City-owned trees. There are 8 privately owned trees growing in a row along the east property line that are proposed to be removed. Two of these trees are in poor condition. These trees are to be replaced by 10 Lindens. The applicant will have to submit a tree removal application under the provisions of the Private Tree By-law.

There are 7 City-owned trees (over 30 DBH) situated on the City road allowance that will be affected by construction of the proposed development. These trees are proposed to be removed as they interfere with the construction of new driveways or buildings or the running track. Six of these trees which are proposed to be removed are on the Redpath Avenue frontage and are to be replaced with 9 Maple and 2 Locust trees. The other City-owned tree which is proposed to be removed is within the Broadway Avenue road allowance. It is to be replaced by 2 Locusts.

The proposed landscaping plan shows extensive planting throughout the site (not just replacement trees). In addition to plantings on the east property line and on the north and south boulevards of the site (described above), trees will also be planted to line the walkway connection between Broadway and Roehampton Avenues. Smaller scale planting areas are interspersed throughout the plan at street edges and along new building elevations.

Streetscape

Section 4.2.2 (g) of the Official Plan requires that development within Apartment Neighbourhoods provide ground floor uses that, “enhance the safety, amenity and animation of adjacent streets and open spaces.” This policy is intended to fashion proposed new buildings as positive additions to the neighbourhood streetscape. A means of achieving this is by adding “eyes on the street” and by adding to the aesthetic amenity of the streetscape by framing the street with appropriately scaled grade-related activity areas.

The organization of the buildings on the east perimeter of the site with the sports field stretching from Roehampton to Broadway Avenues on the west, opens the site physically and visually from many angles from both streets. The proposed school front faces west onto the sports field with 2 main entrances joined by a glassed main-floor concourse all with view angles facing both streets.

The lit, tree-lined public promenade that links Broadway and Roehampton Avenues provides an access for students and others who are attending events at the school but also serves as a mid-block connector for local residents. The overall effect is the opening of the site both physically and visually as if a third street frontage (but for pedestrians only) had been added.

The continuity of building design and construction materials reinforce the connectedness of the site which in turn emphasizes the public realm nature of the promenade through the site. The design incorporates linkage elements such as a covered arcade that stretches the length of the ground floors of Buildings ‘A’ and ‘B’ between Broadway and Roehampton Avenues. The arcade uses a common masonry colour and type through all building facades.

The prominent built edge of Building ‘A’ on Broadway Avenue will be the glass frontage of the 3-storey theatre component of the new school and not the brick and masonry of the residential portion of the building.

Building ‘B’ will have a 3-storey, terraced podium overhanging the landscaped drop-off area at its front entrance on Roehampton Avenue.

Heritage Preservation

Section 3.1.5 of the Official Plan sets out the policies for the protection and conservation of significant heritage resources. The site has been listed in the City of Toronto Inventory of Heritage Properties. The listing gave special emphasis to the preservation of elements of the north, south and east facades. Policy no.2 in Section 3.1.5 states that heritage resources on listed properties are to be conserved.

The applicants have submitted a Heritage Preservation Plan for the site, produced by heritage consultant Bill Greer. The report provides a proposed preservation and interpretation strategy for the site. A review of the existing building shows that little of

the early plan and architectural design for the original school building remains unaltered or intact.

The heritage value of the building has been significantly reduced with the construction of additions over the years. In addition, the deterioration of the structure and the location of the existing building on the site precludes redevelopment of the open space for a full-sized sports field. This eliminates the preferred preservation strategy of maintaining the heritage attributes of the building in their original location. The Heritage Preservation Plan instead proposes to preserve a number of key features that have cultural heritage value. Among these features are elements that were identified in consultation with the North Toronto Collegiate Heritage Committee: the arched entrance facades, date stones, pilaster stone, decorative stone panels, coloured glass transom detail and original brick from the school, all of which will become elements of the internal courtyard of the new school.

The applicants will enter into a Heritage Easement Agreement with the City to secure the preservation of these elements. A separate report from the Director, Policy and Research, City Planning Division, provides greater detail regarding the heritage of the site and should be considered along with this report.

Phasing Plan

The applicants have proposed a phased development plan for this site. Most important to the TDSB is that the construction of the new school can occur while the existing school continues to operate. The Board must provide uninterrupted accommodation for approximately 1000 students on the site through to completion of the project. To achieve this objective the development will be constructed in two phases. Both phases are acknowledged in the recommended site-specific zoning by-law (refer to attachment 9: Draft Zoning By-law).

A stratified land severance is required to create development parcels while the existing school remains on site. This severance must be complete before building permits are issued and construction begins. The newly created parts will sever off the lands for the parking garage, the new school and two new parcels for the residential buildings.

Phase 1

Phase 1 will include the construction of Building 'A' which is the 24-storey residential condominium at the north-east corner of the site and including the new school. Portions of the existing school (the newer sections of the eastern wing) must be demolished in order to start construction of the underground parking garage. The sections of the existing school that overlap with the new underground parking garage are shown on the site plan as the area of the existing building that are outside of the dotted proposed Phase 1 line. Construction of the entire parking garage will occur at the same time (during Phase 1). Construction of the new school and Building 'A' will occur approximately 5 – 6 months following commencement of the parking garage.

Phase 1 will also include the continued use of the existing surface parking lot. A portion of the lot may have to be available for the parking of construction vehicles and equipment in order to keep it off of the street and ease congestion on local streets during the construction period. Trees and sod on the portion of the existing sports field which is not to be built upon in Phase 1 shall remain and be maintained until the new sports field is constructed.

Phase 2

Phase 2 can begin with the completion of Phase 1 and the opening of the new school. It will start with the demolition of the existing school and will proceed with the construction of the new sports field and track. The sports field and track will be constructed whether Phase 2 moves to the construction of Building 'B' or not. The new swimming pool facility (underground, below the sports field) is proposed to be roughed-in at minimum at this point during Phase 2.

Building 'B', the proposed 27-storey residential condominium at the south-east corner of the site, will also be built during Phase 2. The timing for the construction of this building is dependant on unit sales. In the event that a building permit for building 'B' is not applied for within 3 months of the demolition of the old school, the applicant will landscape (sod) the entire building 'B' area according to the phased landscape plan.

Section 37

Section 37 of the Planning Act allows the City to grant increased density and/or height in exchange for community benefits. Community benefits can include parkland, non-profit arts and cultural, community or child care facilities or cash-in-lieu of the provision of those facilities. Agreements securing community benefits will provide for the needs of the new residents of the proposed condominium development, the students of the new school and the current residents of the neighbourhood.

In this case the applicants have been working with the local community (Pool Subcommittee) to find a means of replacing the existing 25 metre swimming pool facility in the old school building somewhere on the site of the proposed new development. The new pool would be available for public and school use.

The capital expenditure for a 25 metre pool facility is estimated at between 6 and 8 million dollars. The TDSB does not have funds to allocate to new swimming pool construction. However, Section 37 of the Planning Act may be used with respect to the residential component of this and other future developments which may be proposed in the area. Planning staff are recommending that the residential developer of this project be required to contribute \$400,000.00 towards the construction of a new swimming pool on this site. The developer is in agreement with this contribution.

The Section 37 Agreement will include a 'sunset clause' providing a date (approximately 3 years, subject to extension, from the signing of the Section 37 Agreement between the City and the TDSB) beyond which, if the new pool has not become a bona fide City development project, the funds may be used for other community facilities or services in the area.

As this is a phased development, the Section 37 contribution will be split with half (\$200,000) owing prior to the issuance of any building permit in Phase 1 and the remainder owing prior to the issuance of any building permit in Phase 2.

While no detailed drawings of a new swimming pool facility have been required or provided at this point, the pool is proposed to be constructed, if and when sufficient funds are available. The pool is proposed to be constructed under the north end of the new sports field. The predominantly underground structure would include office and change room facilities, an underground connection to the new school and a main entrance off of Broadway Avenue. Natural light could be channeled into the pool area through sky lights at the Broadway entrance.

Should the construction of a new swimming pool proceed on this site, its operation and maintenance would be subject to agreements between the City and the TDSB. Given that specific discussions respecting the construction and management of the pool have not taken place between the TDSB and the City, such discussions and agreements will have to occur on a good faith basis in the future and without any prior obligation. In this regard, the Section 37 Agreement will only be used to secure funds that may be contributed to the eventual construction of the pool should it be built.

It is anticipated that the pool would be a City-owned and operated facility on TDSB lands. The TDSB will agree to keep the option to accommodate a pool on the lands (predominantly below grade) shown on the site plan drawing (refer to Attachment 2: Site Plan) open and will not encumber these lands in any way so as to prevent the possibility of the future construction of a swimming pool facility.

If the construction of the pool cannot proceed within a period of time to be specified in the Section 37 Agreement, the Section 37 funds (\$400,000.00) will be eligible to be directed, at the City's sole option, to other community improvements within the local area as may be determined by the Chief Planner and in consultation with the local Ward Councillor.

Parks and Recreation staff have reviewed this report and have commented as follows with respect to the context for the pool proposal,

- the Indoor Pool Strategy Report which was reviewed by City Council in the spring of 2005, recommends that the City of Toronto reduce its overall number of aquatic facilities and replace some of these with larger aquatic facilities with more amenities in strategically located areas across the City.

- 70 Roehampton Avenue is 700 metres from the North Toronto Memorial Community Recreation Centre indoor and outdoor pools (northwest of the intersection of Yonge and Eglinton Streets). These are attractive pools with excellent community access which were built in 1992.
- all on-going operating funds for an aquatic facility on this TDSB site would be the City's responsibility as the Board currently has no operating or maintenance funding for their existing 83 swimming pools and has budgeted the closure of existing pools as they break down.

The owner will also be required to provide a public art contribution as a community benefit under Section 37 of the Planning Act in accordance with the City of Toronto's public art program of a value not less than one percent of the construction costs of all buildings and structures to be erected on the lot.

The Section 37 Agreement will secure a number of other matters that are unrelated to the recommended increase in height and density.

Development Charges

It is estimated that the Development Charges for this project will be \$2,850,009.00. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

CONTACT

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Fax No. 416-392-1330
E-mail: tburk@toronto.ca

SIGNATURE

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

File: 33387106054

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: East Elevation

Attachment 4: West Elevation

Attachment 5: South Elevation

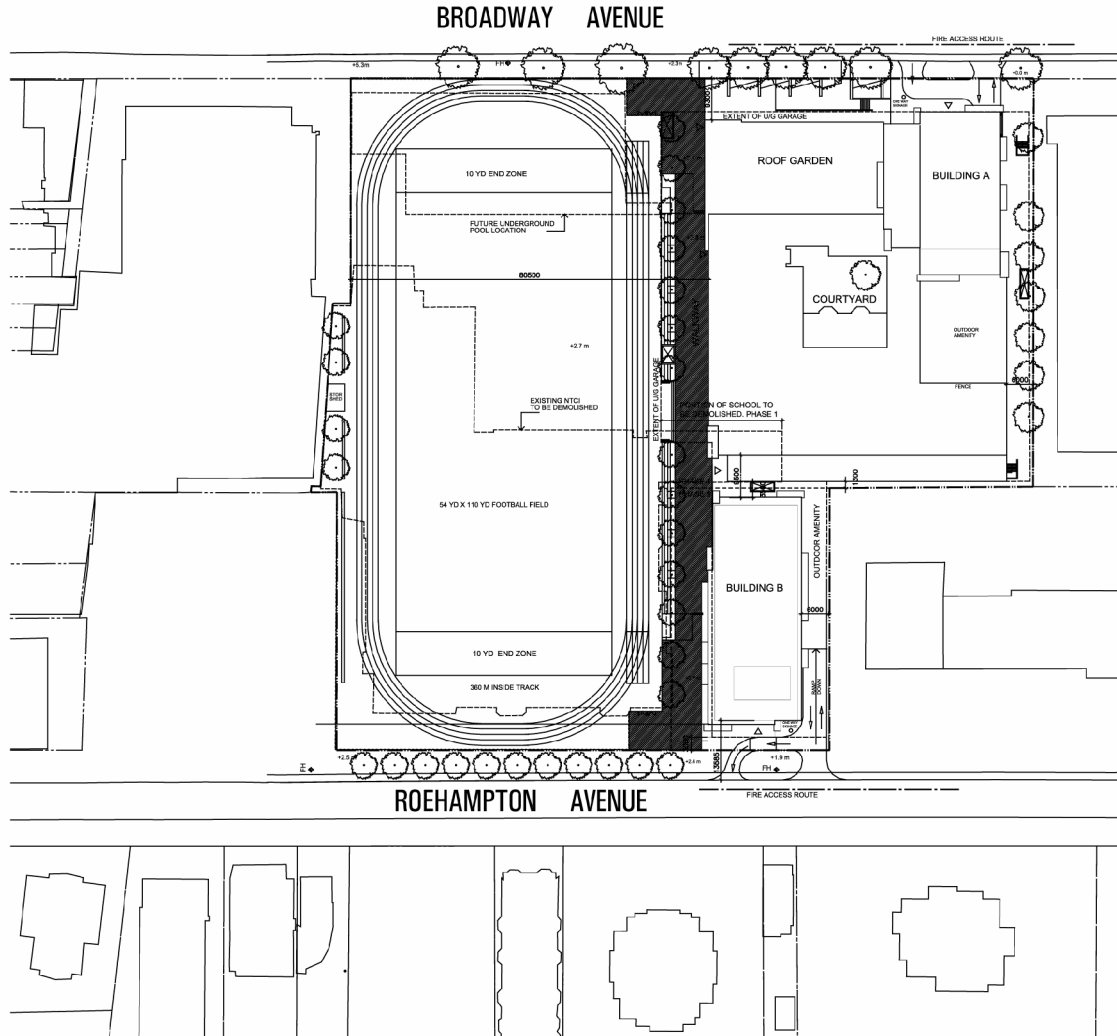
Attachment 6: Official Plan

Attachment 7: Zoning

Attachment 8: Application Data Sheet

Attachment 9: Draft Zoning By-law

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

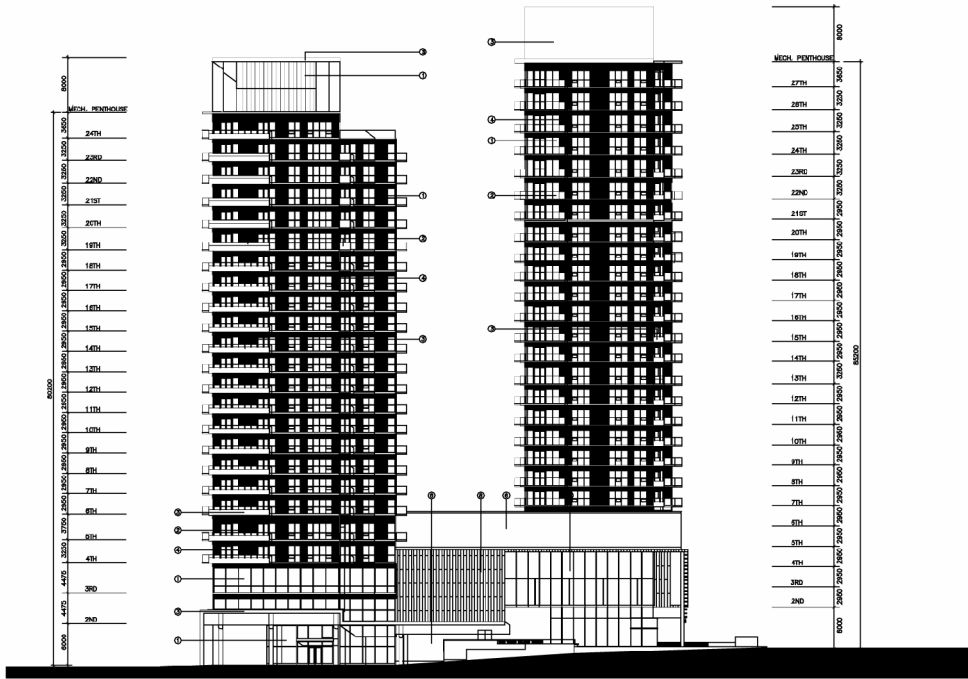
Not to Scale
11/21/06



70 Roehampton Avenue

File # 06_106482

Attachment 2: North Elevation



North Elevation

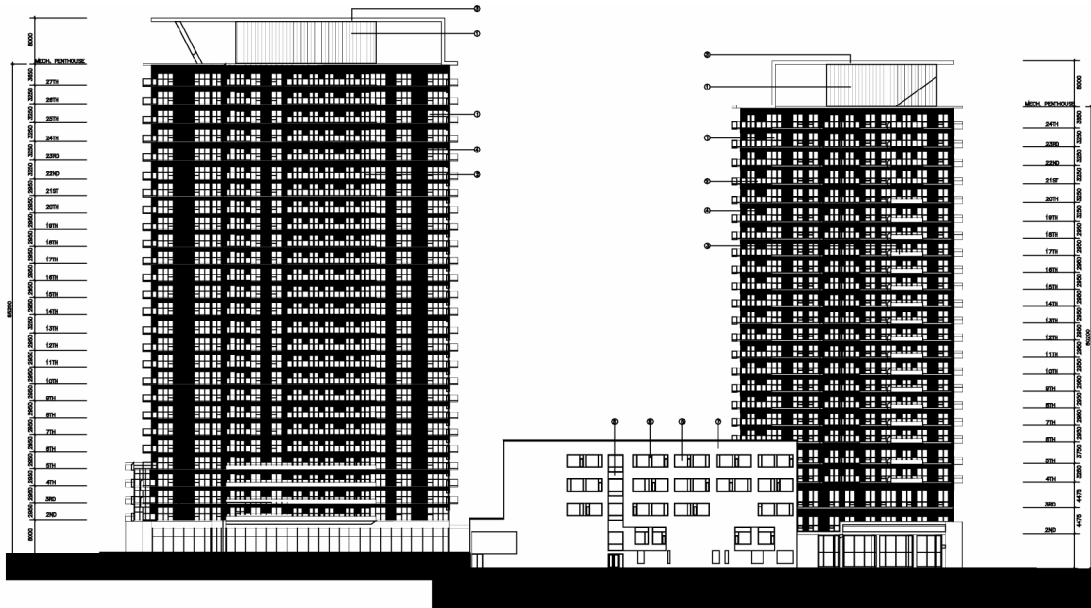
Applicant's Submitted Drawing

Not to Scale
11/21/03

70 Roehampton Avenue

File # 06_106482

Attachment 3: East Elevation



East Elevation

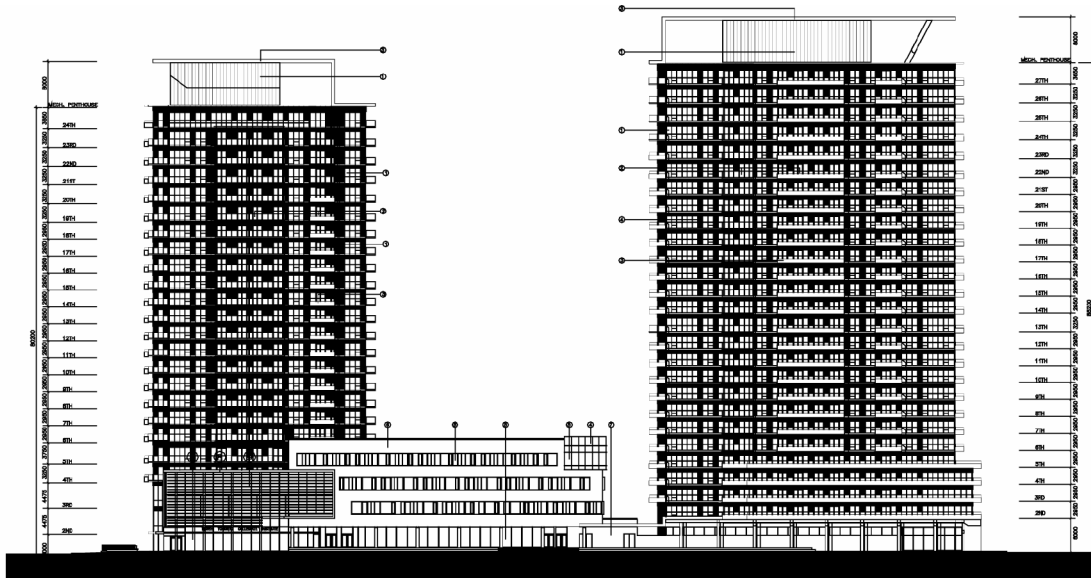
70 Roehampton Avenue

Applicant's Submitted Drawing

Not to Scale
11/21/06

File # 06_106482

Attachment 4: West Elevation



West Elevation

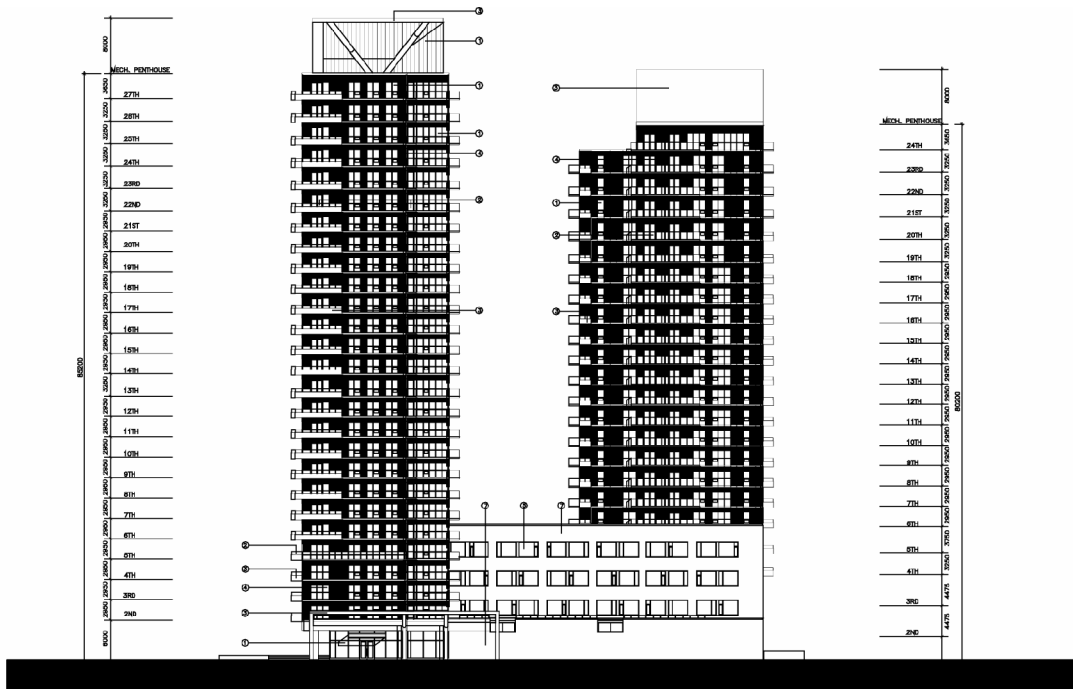
70 Roehampton Avenue

Applicant's Submitted Drawing

Not to Scale
11/21/06

File # 06_106482

Attachment 5: South Elevation



South Elevation

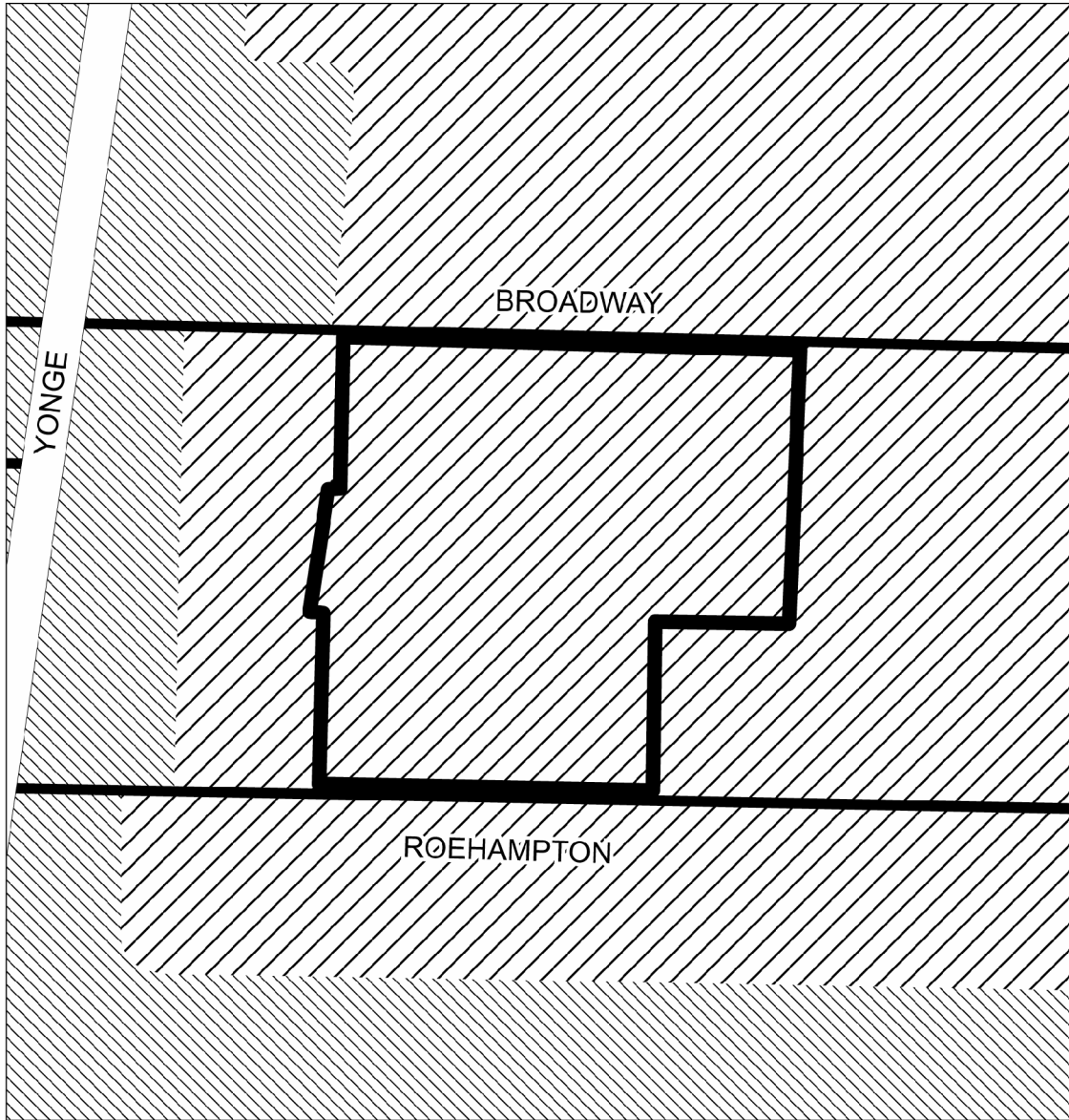
Applicant's Submitted Drawing

Not to Scale
11/21/06

70 Roehampton Avenue

File # 06_106482

Attachment 6: Official Plan



 **TORONTO** City Planning Division
Official Plan

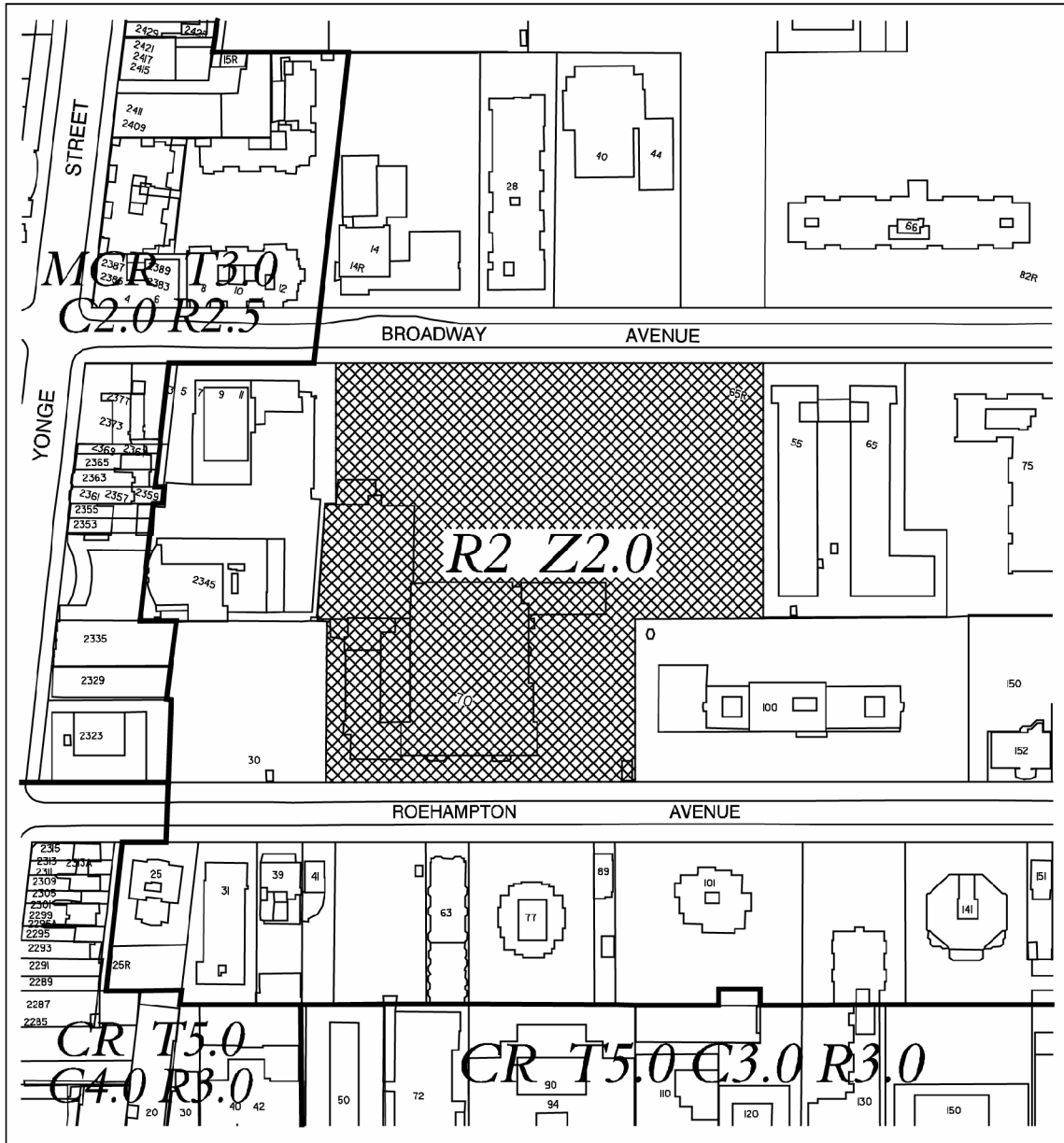
70 Roehampton Avenue

File # 06_106482

-  Site Location
-  Apartment Neighbourhoods
-  Mixed Use Areas


Not to Scale
11/23/06

Attachment 7: Zoning



TORONTO City Planning Division
Zoning

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 8: Application Data Sheet

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 472 units.		

Applicant:	Agent:	Architect:	Owner:
DELTERRA INC. MICHAEL SMITH		CS & P ARCHITECTS INC AND BURKA VERACALLI ARCHITECTS	TORONTO BOARD OF EDUCATION

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	21449.1	Height:	Storeys:	27 & 24
Frontage (m):	112.6		Metres:	86.0 & 79.5
Depth (m):	152.99			
Total Ground Floor Area (sq. m):	6004.9			Total
Total Residential GFA (sq. m):	46332.5		Parking Spaces:	558
Total Non-Residential GFA (sq. m):	15793.0		Loading Docks	2
Total GFA (sq. m):	62125.5			
Lot Coverage Ratio (%):	28			
Floor Space Index:	2.99			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	159
2 Bedroom:	311
3 + Bedroom:	2
Total Units:	472

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	46334.3	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

Attachment 9: Zoning By-law (Text)

Authority: Toronto Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ____ -2007

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 70 Roehampton Avenue

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.P. 1990, C.P.13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may in a By-law under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond those otherwise permitted by the by-law in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

WHEREAS the increases in the density or height permitted hereunder, beyond those otherwise permitted in the aforesaid lands by By-law No. 438-86, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owner of such lands and the City of Toronto (hereinafter referred to as the "City"); and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2 with respect to *lot, grade, height and parking space* and Sections 4(2)(a), 4(12), 4(16), 6(1)(a), 6(3) Part I (1), 6(3) Part II (2)(iii), 6(3) Part II (3) F(II), 6(3) Part II (4) and (5), 6(3) Part II (6)(i) and (ii), 6(3) Part II (7)(i) and (ii) A, and 12(2) 118, of By-law No. 438-86, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of a building containing residential and non-residential uses including a *public school* and a *below-grade parking garage* and uses *accessory* thereto on the *lot* provided:
 - (1) the *lot* consists of the lands delineated by heavy lines on the attached Plan 1 attached to and forming part of this By-law;
 - (2) the total combined *non-residential gross floor area* and *residential gross floor area* on the *lot* shall not exceed 62,130 square metres of which the *residential gross floor area* on the *lot* shall not exceed 46,335 square metres and the *non-residential gross floor area* on the *lot* shall not exceed 15,793 square metres;
 - (3) no portion of any building above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Plan 2 except for the following:
 - (i) cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps and their associated structures, fences, screens, landscape and public art features;
 - (ii) balconies which may extend to a maximum horizontal projection from an exterior building wall of approximately 1.5 metres beyond the heavy lines shown on Plan 2.
 - (iii) canopies and roof-top architectural features which may project to a maximum of 4.0 metres from the wall where it is attached, provided the height of such *structure* is no higher than that portion of the building to which it is attached;
 - (4) No persons shall erect or use a building or structure on the *lot* having a greater *height* than the lesser of the *height* in metres specified by the numbers following the symbol H or the number of *storeys* specified by

the numbers within brackets on the attached Plan 2 except for the following:

- (i) A structure on the roof of the building used for outside or open air recreation, safety or wind protection may exceed the height limits shown on the attached Plan 2 by no more than 3.0 metres, provided no part of the structure is less than 2.0 metres from an adjacent outside wall or a vertical projection of the wall and that such structure does not enclose a space so as to constitute a form of penthouse or other room or rooms;
 - (ii) A stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of Buildings A, B or C or a fence, wall, decorative feature or structure enclosing such elements may exceed the height limits shown on the attached Plan 2 by no more than 8 metres provided they are located within the area labelled Mechanical Penthouse on Plan 2; and
 - (iii) The structural projections identified in section (3) of this By-law, subject to the limitations contained therein;
- (5) the minimum required number of *parking spaces* shall be provided and maintained on the *lot* in the *below grade parking garage* in accordance with the following:

Use	<i>Parking Space Requirement</i>
<i>bachelor dwelling unit</i>	0.3 spaces per unit
One bedroom <i>dwelling unit</i>	0.7 spaces per unit
Two bedroom <i>dwelling unit</i>	1.0 spaces per unit
Three bedroom <i>dwelling unit</i>	1.2 spaces per unit
Visitor Parking	0.12 spaces per unit
<i>Non-residential uses</i>	75 spaces in total

- (6) *residential amenity space* shall be provided in accordance with the following:
- (i) for Building “A” and for Building “B” in accordance with the provisions of Section 4 (12) of By-law 438-86 except that said indoor *residential amenity space* need not be provided in a contiguous multi-purpose rooms;
 - (ii) a minimum of 350 square meters of outdoor *residential amenity space* shall be provided for Building “A” in a location directly abutting or directly accessible from indoor *residential amenity space*;
 - (iii) a minimum of 250 square meters of outdoor *residential amenity space* shall be provided for Building “B” in a location directly abutting or directly accessible from indoor *residential amenity space*;
 - (iv) the total amount of indoor *residential amenity space* shall be excluded from any calculations of *residential* and *non-residential gross floor area*; and
- (7) the owner of the *lot* is required to enter into one or more agreements pursuant to Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division and the City Solicitor and that such agreement(s) be registered against the title to the *lot* as outlined in heavy lines on Plan 1 to secure the following facilities, services or matters:
- (i) a payment in the amount of \$400,000 towards the construction of a new public swimming pool on the site or towards other community facilities or services as may be determined by the Chief Planner and Executive Director, City Planning Division in consultation with the local Ward Councillor if the new pool has not become a bona fide City development project within 3 years (subject to extension) of the date of signing of the Section 37 Agreement;
 - (ii) a payment of half (\$200,000.00) of the funds specified in (i) above shall be made prior to the issuance of an above-grade building permit for Phase 1 of the development and a payment of the remaining half (\$200,000.00) shall be made prior to the issuance of an above-grade building permit for Phase 2 of the development;
 - (iii) the cash amounts secured in (i) and (ii) above shall increase in accordance with the increase in the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics

Canada in construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;

- (iii) a public art contribution in accordance with the City of Toronto's public art program of a value not less than one percent of the construction costs of all buildings and structures to be erected on the *lot*;
- (iv) the construction and maintenance of a publicly accessible walkway through the site that will connect Roehampton Avenue and Broadway Avenue in the approximate location shown on Plan 2;
- (v) the sodding and maintenance of any undeveloped lands prior to the construction of Building B as landscaped open space;
- (vi) a requirement that the owner enter into a registered Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the City respecting the conservation of architectural elements of the existing school; and
- (vii) the provision and maintenance of a green roof on those areas of the new school roof that are not otherwise occupied by amenity area or mechanical equipment.

2. Definitions

- (i) For the purposes of this By-law, the terms set forth in italics, subject to Section 2. (i) and (ii) of this By-law, have the same meaning as such terms have for the purposes of By-law 438-86, as amended; and
- (ii) the following definitions shall apply:

“grade” means 166.6 metres Canadian Geodetic Datum;

“height” means the highest point of the roof except for those elements prescribed in this By-law;

“lot” means those lands outlined in heavy lines on Plan 1 attached hereto; and

“parking space” means an unobstructed area, at least 5.6 metres in length, at least 2.6 metres in width and at least 2.0 metres in height that is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle provided that the minimum width of a *parking space* shall

be increased by 0.3 metre for each side of a *parking space* that is obstructed. For the purpose of this definition, a *parking space* is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard or fence is situated:

- within 0.3 metres of the side of the *parking space* measured at right angle; and
 - more than 1.0 metres from the front or rear of the *parking space*;
3. None of the provisions of By-law 438-86, as amended, or of this By-law shall apply to prevent the erection or use within the *lot* of a temporary sales showroom.
 4. None of the provisions of By-law No. 438-86, as amended, or of this By-law shall apply to prevent the preservation and operation of the existing school until such time as demolition permit issuance.
 5. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.

ENACTED AND PASSED this • day of •, A.D. 2006.

DAVID MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)