

**299 Roehampton Ave
Zoning By-law Amendment Application & Rental
Housing Demolition Permit Application - Preliminary
Report**

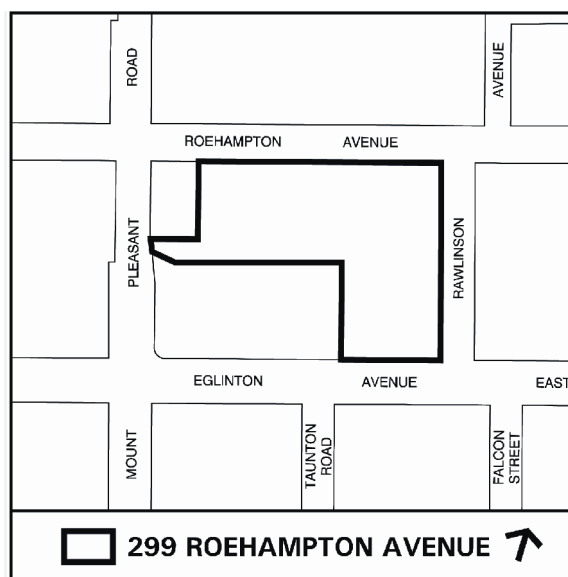
Date:	January 21, 2008
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	07 251456 STE 22 OZ & 07 251461 STE 00 RH

SUMMARY

An application has been submitted to amend Zoning By-law (By-law 438-86) to permit the construction of a 16-storey residential building on the southwest corner of the Roehampton Avenue and Rawlinson Avenue intersection. A Rental Housing Demolition Permit Application has also been submitted under Section 111 of the *City of Toronto Act*.

This report provides preliminary information on the above-noted applications. Staff held a community consultation for this application on January 14, 2008.

A statutory public meeting is targeted for mid 2008. This target date assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a further 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.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes the intensification of residential development on the subject site by demolishing the existing seven townhouse dwellings at the southwest corner of Roehampton and Rawlinson Avenues and constructing a 16 storey, 189-unit condominium building in their place. The existing 431 units within the apartment buildings at 322 Eglinton Avenue East and 299 Roehampton Avenue will remain as rental units.

The parking and vehicle access of the new building are proposed to be co-ordinated with those of the two existing rental apartment buildings on the site. A total of 544 spaces are currently provided on the site by way of surface parking (10 spaces) and two levels of underground parking (534). A total of 515 spaces are proposed to be provided to serve all 3 buildings on two levels of a reconfigured underground parking. Vehicular access will be available from the Roehampton Avenue and Rawlinson Avenue frontages. (refer to Attachment 1, Application Data Sheet, for further project details).

Recreational amenities on the subject site will be upgraded by the proposed reconstruction and enclosure of the existing outdoor swimming pool and the addition of a fitness centre to which residents of the two existing apartments would have full access.

Site and Surrounding Area

The subject site is located north of Eglinton Avenue between Mount Pleasant Road and Rawlinson Avenue. The subject site occupies the majority of the city block bounded by Eglinton Avenue, Mount Pleasant Road, Roehampton Avenue and Rawlinson Avenue. The site contains an existing 19 storey apartment building at 322 Eglinton Avenue East and a 12 storey apartment building fronting onto Roehampton Avenue with a circular

driveway providing passenger drop-off. The remainder of the site consists of a surface visitor parking lot, landscaped area, an outdoor swimming pool and a garbage pick-up and loading area. Two levels of underground parking extend under most of the site.

The following uses about the site:

North: Northern Secondary School and its playing fields occupy the entire block bounded by Mount Pleasant Road, Broadway Avenue, Rawlinson Avenue and Roehampton Avenue;

South: South side of Eglinton between Mount Pleasant is occupied by commercial and residential uses in 2-3 storey house-form buildings.

East: To the east of Rawlinson Avenue are predominantly low-density residential uses, in the form of two-storey detached or semi-detached dwellings fronting onto Roehampton Avenue. At 57 Rawlinson Avenue is a 36 unit, 3 storey apartment building.

West: Mixed use (commercial/residential) buildings ranging from two-storey commercial and house form buildings to the ten-storey Roehampton Hotel on the West side of Mount Pleasant. An eleven-storey community housing project is located on the north-east corner of the Mount Pleasant and Eglinton Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated as *Apartment Neighbourhood* in the City of Toronto Plan, in common with the remainder of the block bounded by Eglinton Avenue East, Mount Pleasant Road, Roehampton Avenue and Rawlinson Avenue.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Apartment Neighbourhoods*. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.2.2 of the Official Plan. Criteria include:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor 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 in every significant multi-unit residential development;
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- provide buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

To the east and north of the subject site are lands designated as *Neighbourhood* which are considered to be physically stable areas. Development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- be compatible with those *Neighbourhoods*;
- provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- maintain adequate light and privacy for residents in those *Neighbourhoods*; and

- attenuate resulting traffic and parking impacts on adjacent neighbourhoods streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Compatible infill development may be permitted on sites containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Section 4.2.3 of the Plan outlines that such infill developments will:

- meet the development criteria set out in Section 4.2.2 for apartments;
- maintain an appropriate level of residential amenity on the site;
- provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are pursuant to Section 5.1.1 of the Plan;
- maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- organize development on the site to frame streets, parks and open spaces in good proportion, and create safe and comfortable open spaces;
- front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with and surface parking appropriately screened;
- preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- consolidate loading, servicing and delivery facilities; and
- preserve or provide adequate alternative on-site recreational space for residents.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Yonge – Eglinton Secondary Plan

The site is located within the Yonge - Eglinton Secondary Plan Area. The Yonge – Eglinton Secondary Plan includes policies aimed to maintain and reinforce the stability of Neighbourhoods and to minimize conflicts between uses in Mixed Use Areas, Neighbourhoods, Apartment Neighbourhoods and Parks and Open Space Areas in terms of land use, scale and vehicular movement.

Section 2.7 of the Secondary Plan outlines a series of development criteria aimed at promoting a compatible physical relationship between development within the various land use designations and between sites in abutting land use designations.

Zoning

The site is split zoned under By-law 438-86 (refer to Attachment 5 – Zoning) between two zoning categories. An R1S Z0.6 zoning applies to the northerly portion of the subject site including the site of the existing apartment building at 299 Roehampton and the seven townhouses. The R4A Z2.0 applies to the southerly portion of the subject site including the site of the apartment building at 322 Eglinton Avenue.

The existing buildings and uses of the subject site are recognized and permitted by site-specific By-law No. 55-67, that amended Zoning By-law 20623 of the former City of Toronto. By-law 55-67 outlines zoning provisions for three building envelopes, Sites A, B and C. Site C, corresponds to the location of the existing seven townhouses and stipulates a maximum height limit of 9m (30 feet), a maximum number of units of nine and a minimum gross floor area of 961.5m² (10, 350.s.f.). Further provisions regulating minimum landscaped open space, parking and vehicular access are provided in the By-law.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval will be required. The owner will be encouraged to design the buildings to meet the City's 'Green Development Standards'.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007) implements the City's Official Plan policies protecting rental housing. By-law 885-2007 established Chapter 667 of the Municipal Code and was approved by City Council on July 19, 2007.

The By-law prohibits demolition or conversion of rental housing units without a permit issued under Section 111 of the *City of Toronto Act*. Proposals involving six or more rental housing units require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a permit is issued under the *Building Code Act*.

This development involves the demolition of rental units within the existing seven townhouses at 42, 44, 46, 48, 50 Rawlinson Avenue and 325 & 327 Roehampton Avenue, but as the rents exceed the mid-range rents for unit type, they do not need to be replaced.

Official Plan Policy 3.2.1.5 requires that where existing rental units will be kept in the new development that the existing rental units that have affordable rents and mid-range rents will be secured as rental housing. Any needed improvements and renovation to the existing rental buildings will be secured with no pass-through of the costs to the existing

tenants' rents. A relocation and assistance plan for the tenants affected by the demolition of the rental units will be required.

A Rental Housing (RH) Demolition and Conversion Permit Application has been submitted by the applicant and will be reviewed by staff simultaneously with the Rezoning Application.

Tree Preservation

The applicant's consultant is currently compiling an arborist report and tree preservation plan for review by Urban Forestry staff.

Reasons for the Application

The proposed construction of a 16-storey (52.75 metres) condominium while maintaining the existing 12-storey and 19-storey rental apartment buildings on the site would result in a total site density of 3.53 times the lot area which exceeds permitted density in site specific by-law of 2.4 times the areas of the lot. The new tower at 57.75 metres exceeds the maximum permitted height of 9 metres. Additional areas of non-compliance with the Zoning By-law will be identified through the review process.

Provided the proposal development is found to be in compliance with the development criteria for Apartment Neighbourhoods, an official Plan Amendment will not be required.

COMMENTS

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as other issues that may be identified through the review and evaluation of the application, will need to be addressed:

Height, Massing and Density

The height, massing and density of the proposed development are being reviewed to determine whether the proposed 16-storey building has been located and massed to provide an appropriate transition toward the lower scale neighbourhood to the north and east.

Light, Overlook and Privacy

The applicant has submitted a sunlight /shadow study which will be reviewed further by planning staff to assess the shadow impacts on nearby lower scale neighbourhoods and open spaces.

The proposed development should not cause undue privacy impacts resulting from overlook from tall buildings. Light, overlook and privacy impacts between buildings within the proposed development site will need to be assessed.

Access, Parking and Traffic

The proposed development includes vehicular access from both Roehampton and Rawlinson Avenues with an access ramp to two levels of underground parking (515 spaces). A circular driveway for passenger drop-off has been proposed with access from Roehampton Avenue. Staff will review the traffic impact and parking study submitted by the applicant to determine whether the proposed vehicular access and egress points including the circular driveway will work well with the normal vehicular and pedestrian circulation in the neighbourhood and within the site.

Section 37

Section 37 of the Planning Act allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 agreement between the applicant and the City will be worked out if the project is considered to be good planning and recommended for approval.

In addition to securing community benefits, the City will use any Section 37 Agreement as a legal tool to secure: the rental tenure of the existing apartment buildings; needed improvements to the existing rental buildings with no pass-through of the costs to the existing tenant's rents; and a tenant relocation and assistance plan for the tenants affected by the proposed demolition. (should the proposal be approved by Council).

Toronto Green Development Standard

Staff will be encouraging the applicant to implement the Toronto Green Development Standards, adopted by City Council in July 2006. The City's Green Development Standards are available on the City's website at:
www.toronto.ca/environment/greendevdevelopment.htm

Other Issues

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

An initial public consultation meeting has been held in advance of this preliminary report being written. The approximately 60 residents in attendance at that meeting expressed concern with a number of issues including, height and massing of the proposed development, traffic and parking impacts throughout the neighbourhood, construction impacts on residents in existing apartments, tree removal and proposed landscaping.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Site Plan [as provided by applicant]
Attachment 3: South Elevation [as provided by applicant]
Attachment 4: West Elevation [as provided by applicant]
Attachment 5: North Elevation [as provided by applicant]
Attachment 6: East Elevation
Attachment 7: Zoning

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	07 251456 STE 22 OZ
Details	Rezoning, Standard	Application Date:	August 9, 2007

Municipal Address: 299 ROEHAMPTON AVE, TORONTO ON M4P 1S2

Location Description: PL 639 PT LT18 PT LT19 LT20 TO LT23 PL 639 PT LT23 TO PT LT25 **GRID S2201

Project Description: Proposed replacement of existing townhouse units at the north-east corner of Rawlinson and Roehampton Aves, with a new 16 storey apartment building containing 189 dwelling units. Demo of existing 7 rental units.

Applicant:	Agent:	Architect:	Owner:
ALLAN LEIBEL GOODMANS LLP		KIRKOR ARCHITECTS	K & G APARTMENT HOLDINGS INC

PLANNING CONTROLS

Official Plan Designation:	APARTMENT NEIGHBOURHOOD	Site Specific Provision:	By-law No. 55-67
Zoning:	R1S Z0.6, R4A Z2.0	Historical Status:	
Height Limit (m):	9, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	12162	Height:	Storeys:	16
Frontage (m):	142.02		Metres:	52.75
Depth (m):	116.01			
Total Ground Floor Area (sq. m):	2545			Total
Total Residential GFA (sq. m):	42872.22		Parking Spaces:	515
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	42872.82			
Lot Coverage Ratio (%):	21			
Floor Space Index:	3.53			

DWELLING UNITS

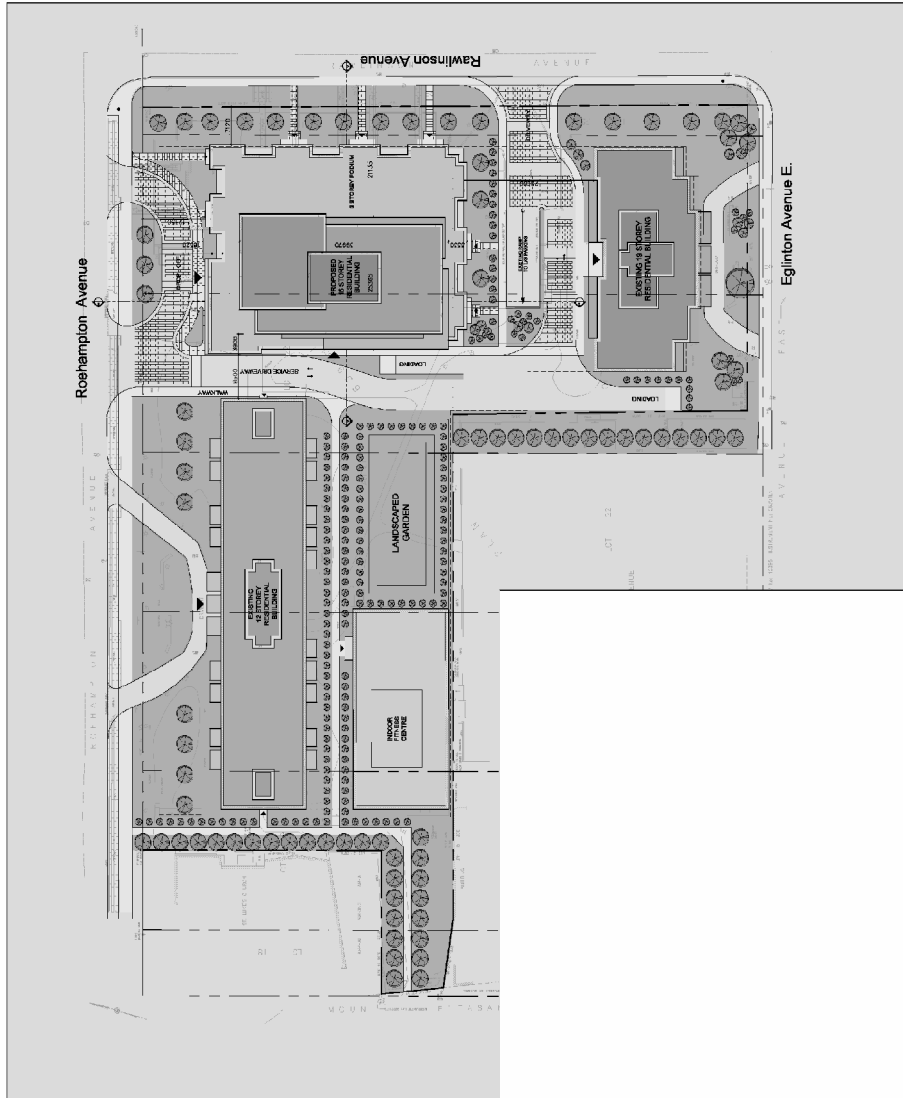
Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	54
1 Bedroom:	464
2 Bedroom:	102
3 + Bedroom:	0
Total Units:	620

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	42872.82	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Louis Tinker, Planner
	TELEPHONE:	(416) 392-0420

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

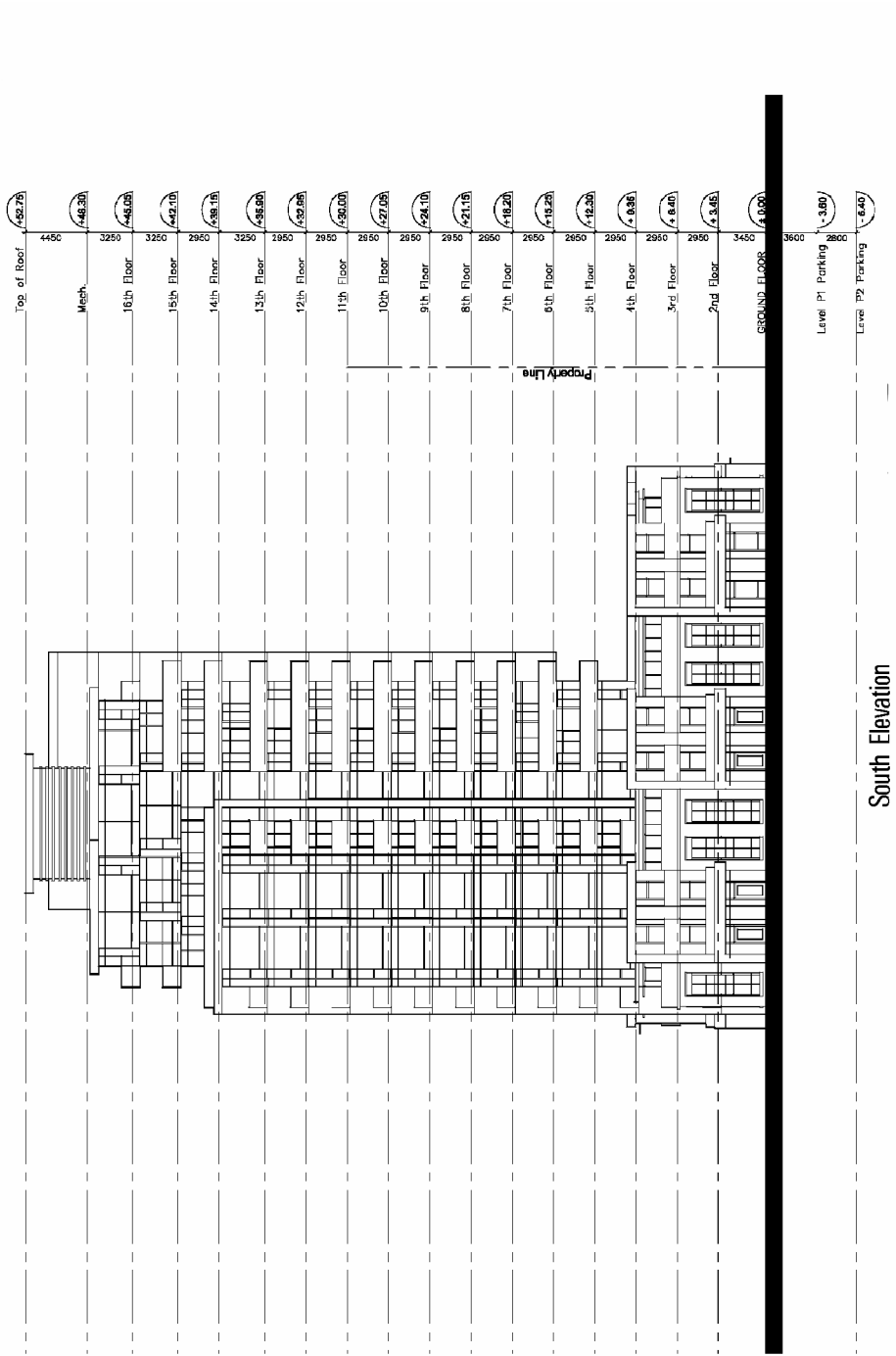
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299 Roehampton Avenue

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Attachment 3: South Elevation

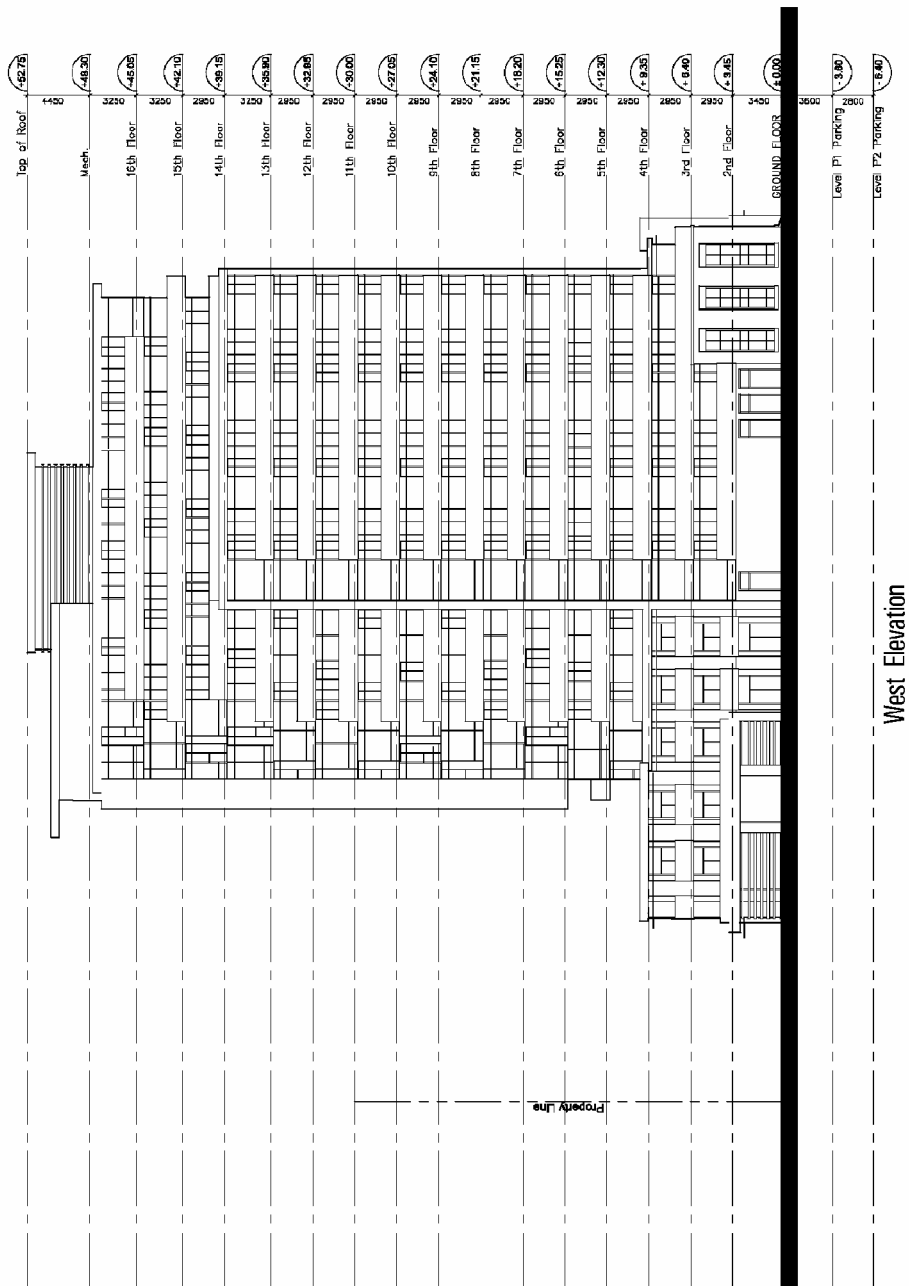


299 Roehampton Avenue

Elevations
Applicant's Submitted Drawing
Not to Scale
11/02/07

File # 07_251456

Attachment 4: West Elevation



Elevations

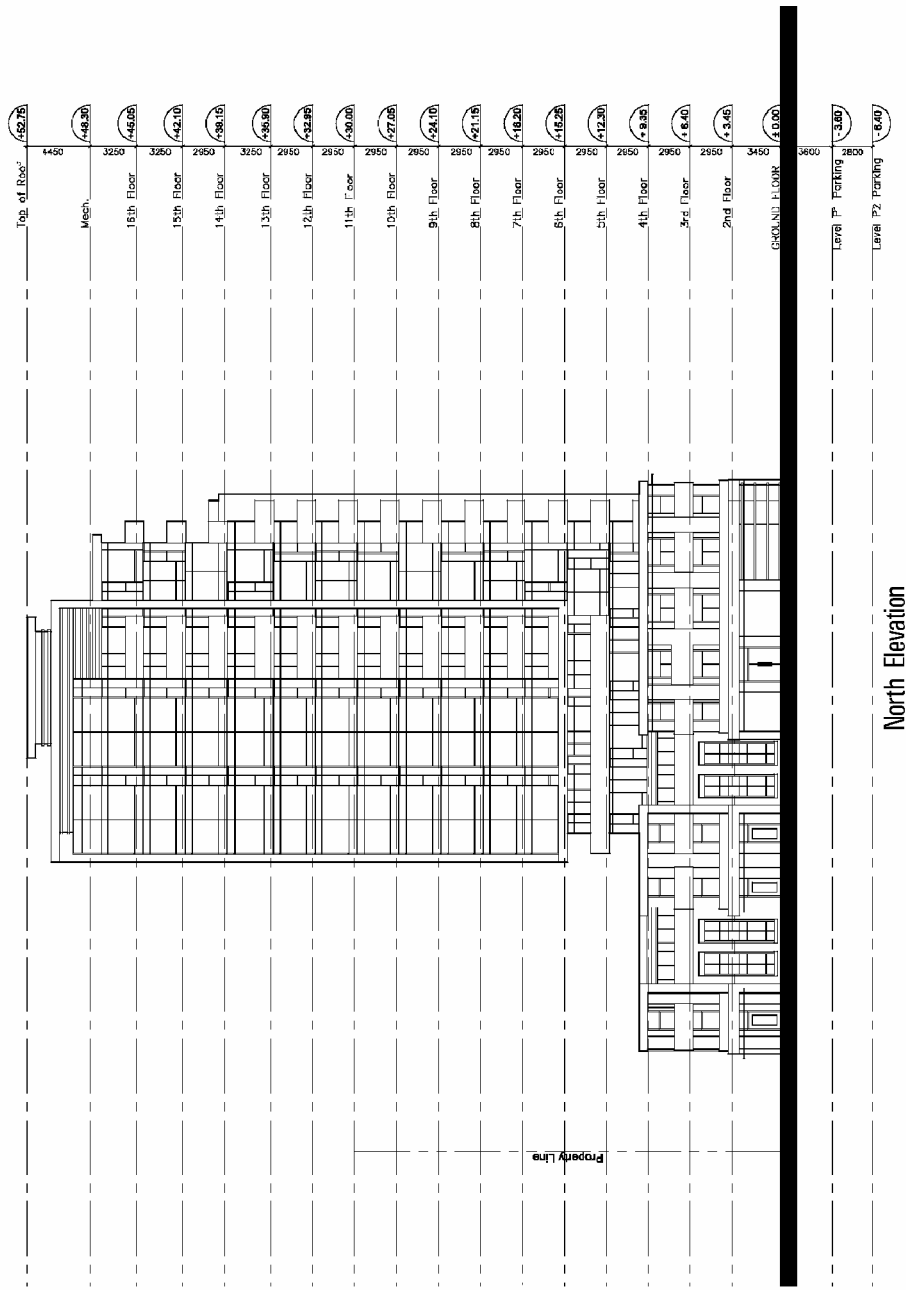
Applicant's Submitted Drawing

Not to Scale
11/02/07

299 Roehampton Avenue

File # 07_251456

Attachment 5: North Elevation



Elevations

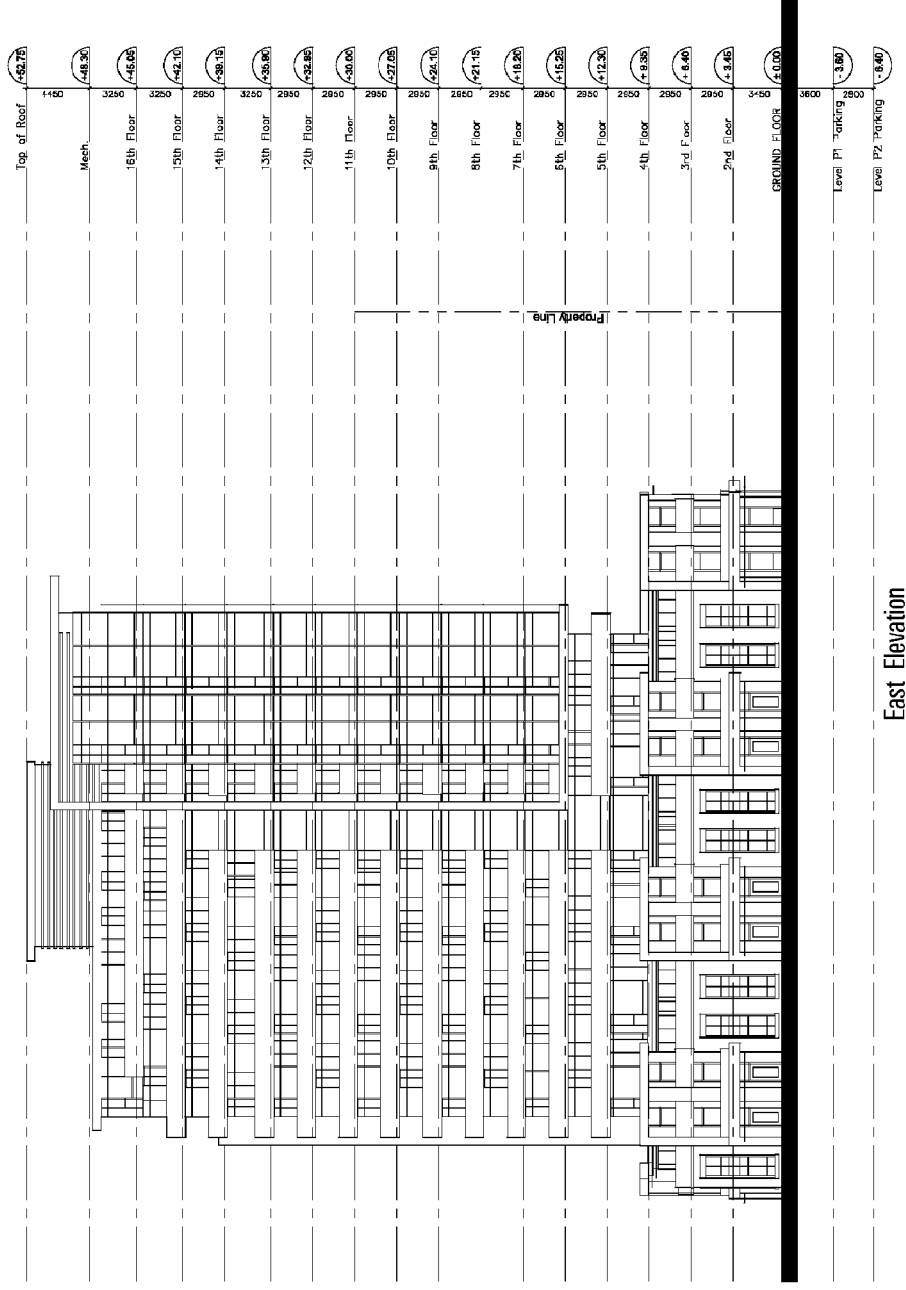
Applicant's Submitted Drawing

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299 Roehampton Avenue

File # 07_251456

Attachment 6: East Elevation



East Elevation

Elevations

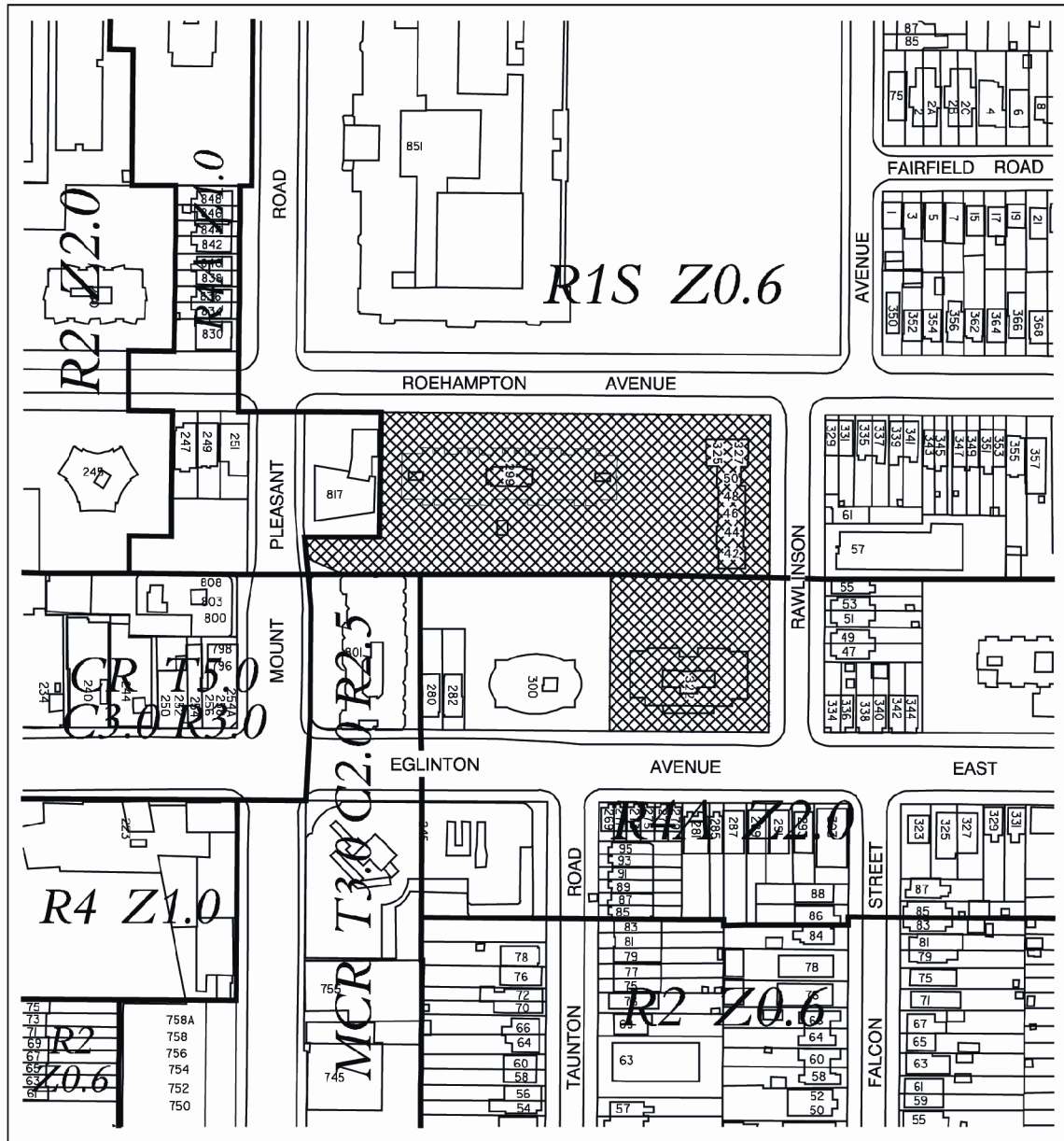
Applicant's Submitted Drawing

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299 Roehampton Avenue

File # 07_251456

Attachment 7: Zoning



Toronto City Planning
Zoning

299 Roehampton Avenue

File # 07_251456

R1S	Residential District	MCR	Mixed-Use District
R2	Residential District		
R4	Residential District		
R4A	Residential District		
CR	Mixed-Use District		



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/02/07 - TA