

**30 Roehampton Avenue – Zoning Amendment
Application - Preliminary Report**

Date:	April 4, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	11 106780 STE 22 OZ

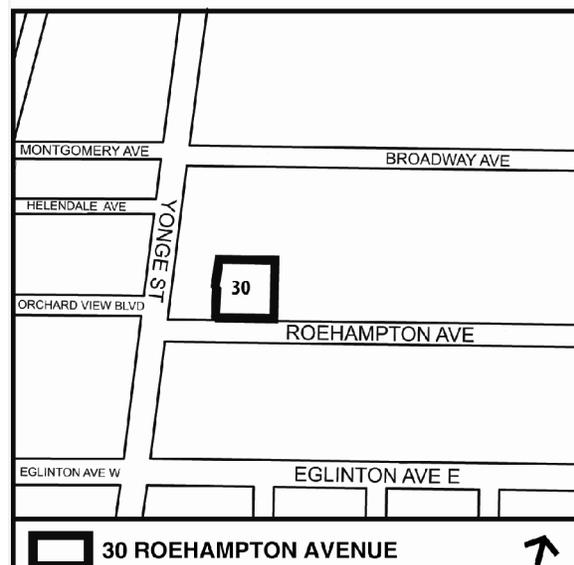
SUMMARY

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to construct a 33-storey residential apartment building containing a maximum of 384 dwelling units at 30 Roehampton Ave. A total of 442 parking spaces are to be provided in an underground garage which would include newly constructed levels beneath the proposed building and within the adjacent building at 2345 Yonge Street and 7 – 15 Broadway Avenue.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The next step is to hold a community consultation meeting to allow the public to review the application and to make their views on the proposal known to staff and the developer. A statutory public meeting is targeted to be held in the third quarter of 2011, provided that the applicant submits all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 30 Roehampton Avenue 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This is a rezoning application to permit a 33-storey (111 metre) residential apartment building containing a maximum of 384 dwelling units. Included in the proposed 384 units are three 2-storey townhouse units fronting on Roehampton Avenue and eight 2-storey townhouse units which would face the future sports field which is to be constructed at North Toronto Collegiate (refer to Attachments 3 – 6: Elevations and Attachment 9: Application Data Sheet).

The applicant is proposing to provide a total of 442 parking spaces which are located in four underground parking levels within the proposed building and within an adjacent existing parking garage that is beneath the buildings at 2345 Yonge Street and 7 – 15 Broadway Avenue.

Of the 442 total parking spaces, 292 would be for the residents of the new building. Of the 292 residential spaces, 180 would be provided within the new building and 112 would be located off-site (but connected below grade) within the parking levels beneath the buildings at 2345 Yonge Street and 7 – 15 Broadway Avenue. The applicant has indicated that the existing parking supply within the underground garage at 2345 Yonge Street and 7 – 15 Broadway Avenue is underutilized and that an agreement is in place with the owners of that garage for some of these spaces to be used for the proposed building.

One hundred and fifty of the proposed 442 parking spaces would be on the P1 and P2 levels of the proposed building and would be operated as a commercial parking lot by the Toronto Parking Authority (TPA). These spaces would replace the existing TPA surface parking lot (120 spaces) which currently exists on the site. The TPA parking levels would only be accessed via the Roehampton Avenue driveway. The TPA parking levels (with 30 additional spaces than exist on the surface parking lot) are proposed to provide all visitor parking for the new development.

The applicant is proposing 2 vehicular accesses to the site. A new driveway is proposed from Roehampton Avenue which would provide access to the TPA levels and to the resident parking within the new building (refer to Attachment 1: Site Plan). The proposed residential parking spaces located within the existing garage at 2345 Yonge Street and 7 – 15 Broadway Avenue will also be accessible from the Roehampton Avenue driveway via a link to be constructed between the P2 and P3 levels of the proposed and the existing garages respectively (refer to Attachment 2: 30 Roehampton Ave. P2 Level and 2345 Yonge St. P3 Level (Existing)).

The commercial parking which is located in 2345 Yonge Street and 7 – 15 Broadway will continue to use Broadway Avenue for its access. However, these commercial parking spaces will not be accessible via the Roehampton Avenue access.

The existing driveway on Broadway Avenue will continue to provide access to: the existing residential and public parking located at 2345 Yonge Street and 7 – 15 Broadway Avenue and to the resident parking proposed to be located within the new building on levels P3 and P4.

Site and Surrounding Area

The site is located on the north side of Roehampton Avenue east of Yonge Street. The site is currently used as a surface, commercial, TPA parking lot containing 120 parking spaces. There are no buildings on the site other than a ticket kiosk for the commercial parking lot.

Surrounding uses are as follows:

North: a 10-storey office building at 2345 Yonge Street and a 10-storey condominium north of that at 7 – 15 Broadway Avenue. The proposed development would have a second access from Broadway Avenue through the parking levels of these buildings. The proposed development would also have 112 parking spaces within the P3 garage level of these buildings.

South: low and mid-rise residential apartment buildings on the south side of Roehampton Avenue.

East: the new North Toronto Collegiate Institute redevelopment which consists of the new school, two residential condominiums at 24 and 27 storeys and

a new sports field which is yet to be constructed but when complete will abut the site on its east property line.

West: an 8-storey office building containing ground floor retail uses at 2323 Yonge Street.

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

Apartment Neighbourhoods

The site is designated *Apartment Neighbourhoods* and abuts a *Mixed Use Areas* designation to the west under the City of Toronto Official Plan. The *Apartment Neighbourhoods* areas permit apartment buildings and all forms of residential development permitted in *Neighbourhoods*. The Plan indicates that "built up Apartment Neighbourhoods are stable areas of the City where significant growth is generally not anticipated. There may, however, be opportunities for additional townhouses or apartments on underutilized sites and the Plan sets out to evaluate these situations."

Development criteria used to evaluate redevelopment proposals include:

- Locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Providing 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; and

- Providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Built Form

The Built Form section of the Official Plan also provides policies that will assist in the evaluation of this proposal. These include:

- New development is to be located and organized to fit within its existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties by:
 - i) Creating appropriate transitions in scale to neighbouring existing and/or planned buildings;
 - ii) Providing for adequate light and privacy;
 - iii) Adequately limiting any resulting shadowing of and uncomfortable wind conditions on, neighbouring streets, properties and open spaces; and
- Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of bordering streets, parks and open spaces.

To review these and all sections of the Toronto Official Plan refer to the City's website at: www.toronto.ca/planning/official_plan/introduction.htm

Yonge-Eglinton Secondary Plan

The site is also within the boundaries of the Yonge-Eglinton Secondary Plan. The Secondary Plan generally defers to the Official Plan with respect to providing policy guidance for this site. However, the Secondary Plan does identify the site as being within the Yonge-Eglinton Centre.

Yonge-Eglinton Urban Growth Centre

The Province's Growth Plan for the Greater Golden Horseshoe contains policies to direct a significant portion of future population and employment growth into a number of intensification areas. These areas include five "Urban Growth Centres" (UGC's) within the City. Under the Growth Plan, municipalities were required to delineate the boundaries of the UGC's within their Official Plans.

The proposed development is within one of those five designated Urban Growth Centres and is within the area defined as the Yonge-Eglinton Centre by Official Plan Amendment 116 (amendment to the Yonge-Eglinton Secondary Plan).

Tall Buildings Guidelines

Toronto City Council approved the use of the document "Design Criteria for Review of Tall Building Proposals" in June, 2006. In April, 2010, Council extended the authorization of its use.

A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing of base buildings, tower floor plates, separation distances, pedestrian realm considerations and sustainable design. This document will be used in the evaluation of the proposed development.

The City's "Design Criteria for Review of Tall Building Proposals" can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

Zoning

The lands are zoned R2 Z2.0 with a height restriction of 38 metres under By-law 438-86 (refer to Attachment 7: Zoning (By-law 438-86)) and zoned R (d2.0) (x912) also with a permitted height of 38 metres under By-law 1156-2010 which was adopted by Council on August 25, 2010 (refer to Attachment 8: Zoning (By-law 1156-2010)). The zoning under both By-laws permits a range of residential uses to a total density of 2.0 times the lot area and a height of 38 metres which is approximately 12 residential storeys.

Site Plan Control

This development is subject to site plan control. An application has been submitted and is being reviewed concurrently with the zoning amendment application.

Tree Preservation

The applicant has provided an arborist report which indicates that there are no trees on the subject property. One tree with a diameter of 30cm or more is located off-site on the North Toronto Collegiate lands. It is within proximity to the proposed development at 30 Roehampton Avenue and could be impacted by construction of a new building on that site. However, the tree is growing out of the asphalt immediately next to the foundation of the old North Toronto school building and it is scheduled to be removed when that building is demolished to make way for the new campus sports field.

Reasons for the Application

The applicant seeks to amend provisions of By-law 438-86 and 1156-2010 to permit the proposed height of 111 metres and density of 9.7 times the lot area (38 metres in height and a maximum density of 2.0 times the lot area are currently permitted under both applicable zoning by-laws. Other areas of zoning non-compliance will be identified through the review of the application.

COMMENTS

Application Submission

In addition to the architectural plans and drawings the following reports and studies were submitted with the application:

- planning rationale
- shadow studies
- arborist report and tree declaration form
- site servicing, grading and sediment and erosion control plan
- community services and facilities study
- pedestrian wind assessment – opinion letter
- traffic impact study
- green development standards checklist
- noise and vibration study
- phase 1 ESA report
- limited scope phase II environmental investigation
- supplementary environmental report

A Notification of Complete Application was issued on March 17, 2011.

Issues to be Resolved

Prior to submitting a Final Report to Toronto and East York Community Council the following issues, including any others identified by staff or raised by the local community will need to be reviewed and addressed:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the applicable policies of the Official Plan, particularly the sections on Apartment Neighbourhoods and Built Form;
- Consistency with the intent of the, "Design Criteria for Review of Tall Building Proposals;"
- Built form and massing issues including but not limited to, base building height, tower height, setbacks, building separation, building step backs, shadowing impacts, sky view and privacy in nearby residential buildings. Staff will review the height, density, massing and site orientation of the proposed 33-storey building which has a gross floor area of 9.7 times the area of its lot to determine whether it would be compatible with the existing and planned developments in the immediate area;
- Sustainability components of the proposed building and the applicant's commitment to Toronto Green Standard targets;

- Transportation issues which may arise that are related to local traffic impacts, proposed vehicular access and loading facilities;
- Zoning compliance of the proposed off-site resident parking spaces; and
- The proposed method of securing the off-site parking for use by the residents of the new building.

Section 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased density and height for developments that are over 10,000 square metres in gross floor area pursuant to Section 37 of the Planning Act. This application would be subject to Section 37 of the Planning Act.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

Gregg Lintern, Director, MCIP, RRP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: 30 Roehampton Ave. P2 Level and 2345 Yonge St. P3 Level (Existing)

Attachment 3: South Elevation (as provided by applicant)

Attachment 4: East Elevation (as provided by applicant)

Attachment 5: North Elevation (as provided by applicant)

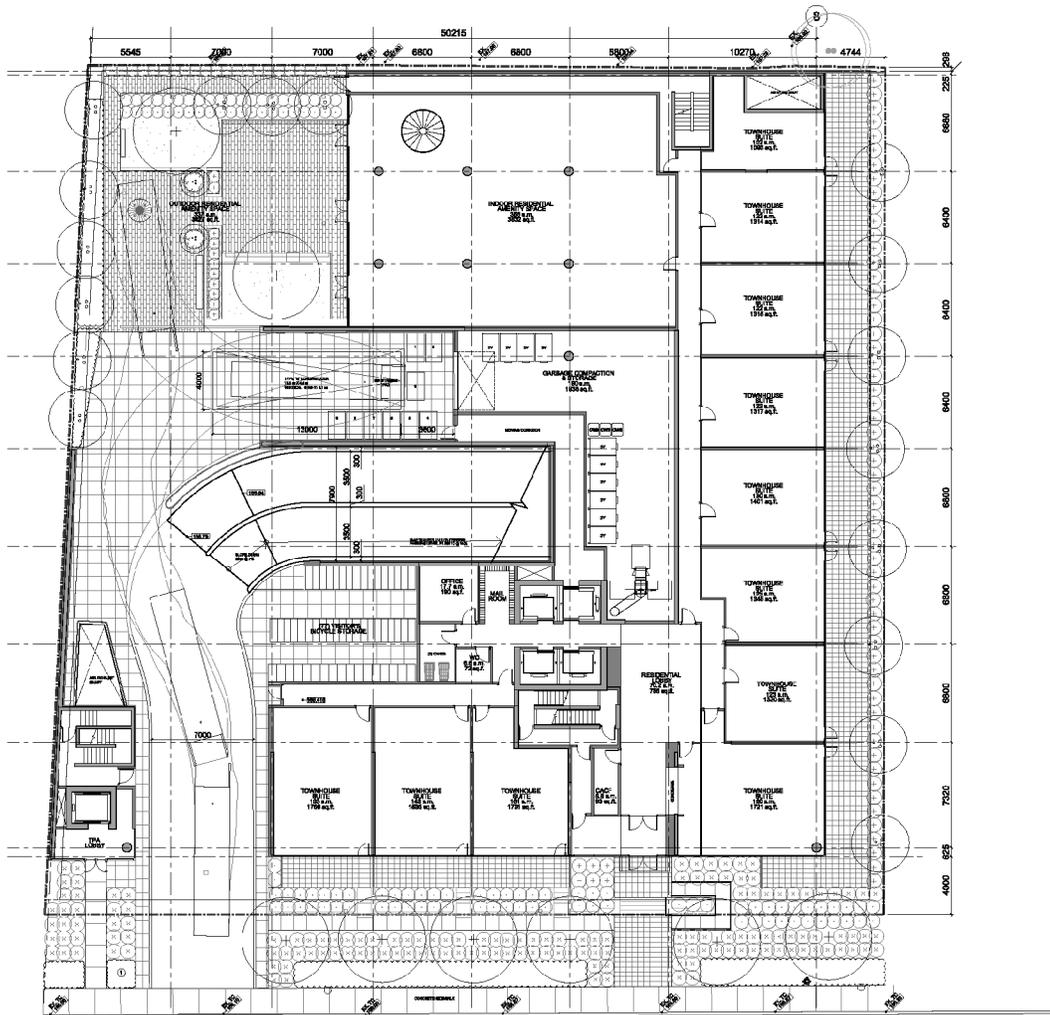
Attachment 6: West Elevation (as provided by applicant)

Attachment 7: Zoning (By-law 438-86)

Attachment 8: Zoning (By-law 1156-2010)

Attachment 9: Application Data Sheet

Attachment 1: Site Plan



ROEHAMPTON AVENUE

Site Plan

Applicant's Submitted Drawing

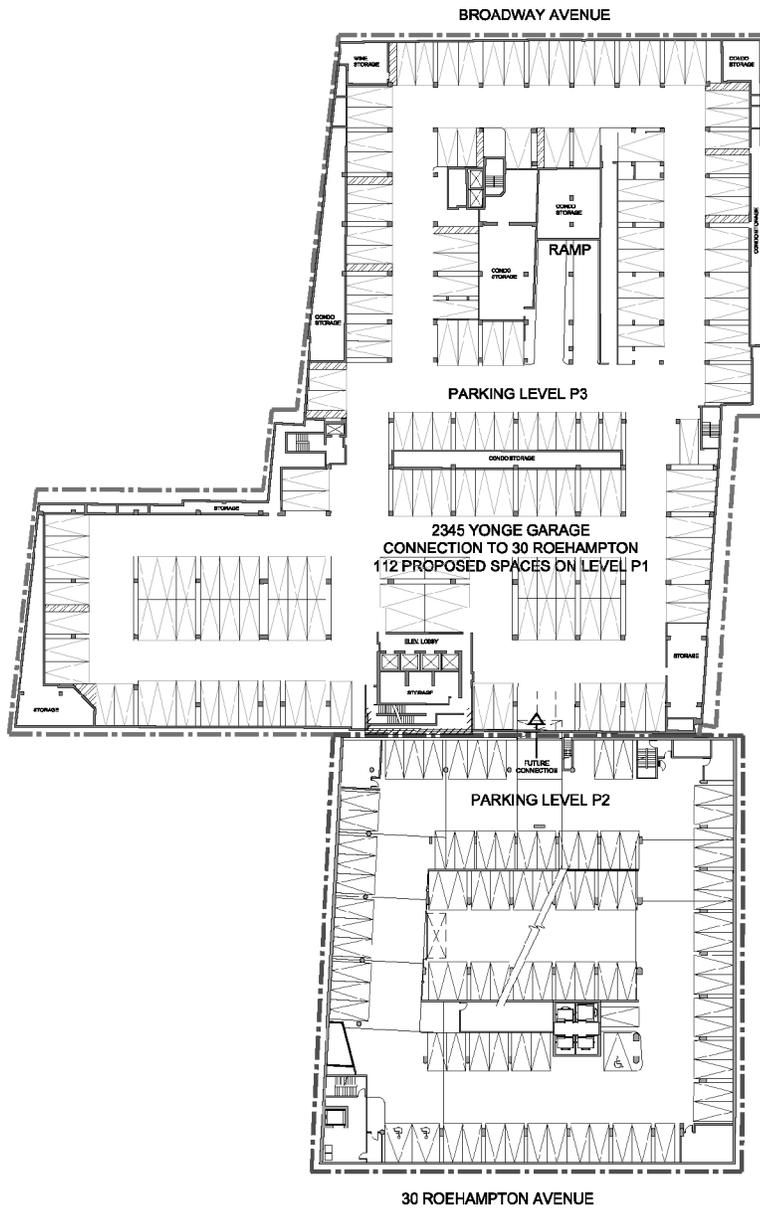
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03/21/2011

30 Roehampton Avenue

File # 11 106780 OZ

Attachment 2: 30 Roehampton Ave. P2 Level and 2345 Yonge St P3 Level (Existing)



P2 Level & P3 Level (existing) Parking

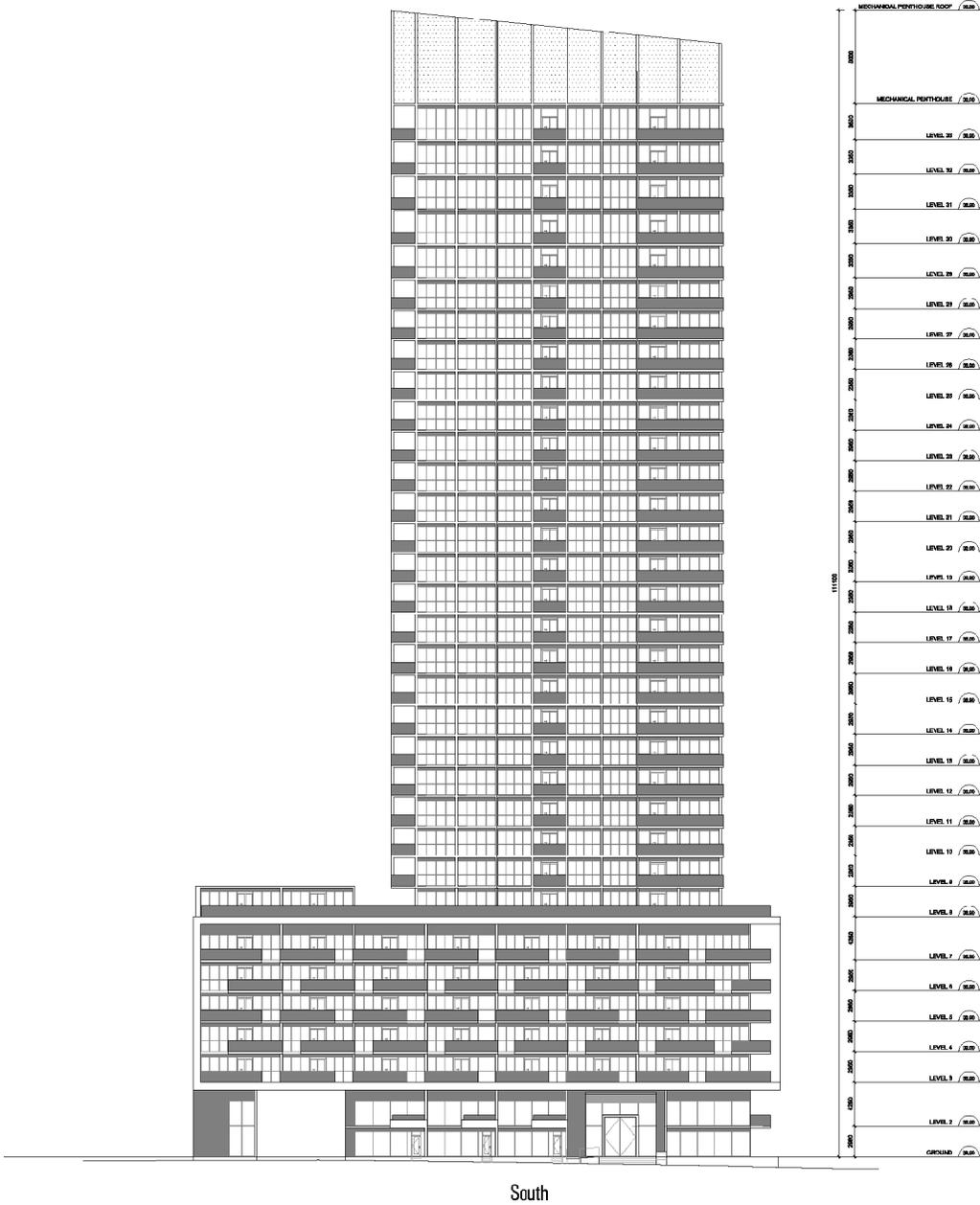
30 Roehampton Avenue

Applicant's Submitted Drawing

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03/21/2011

File # 11 106780 02

Attachment 3: South Elevation



Elevations

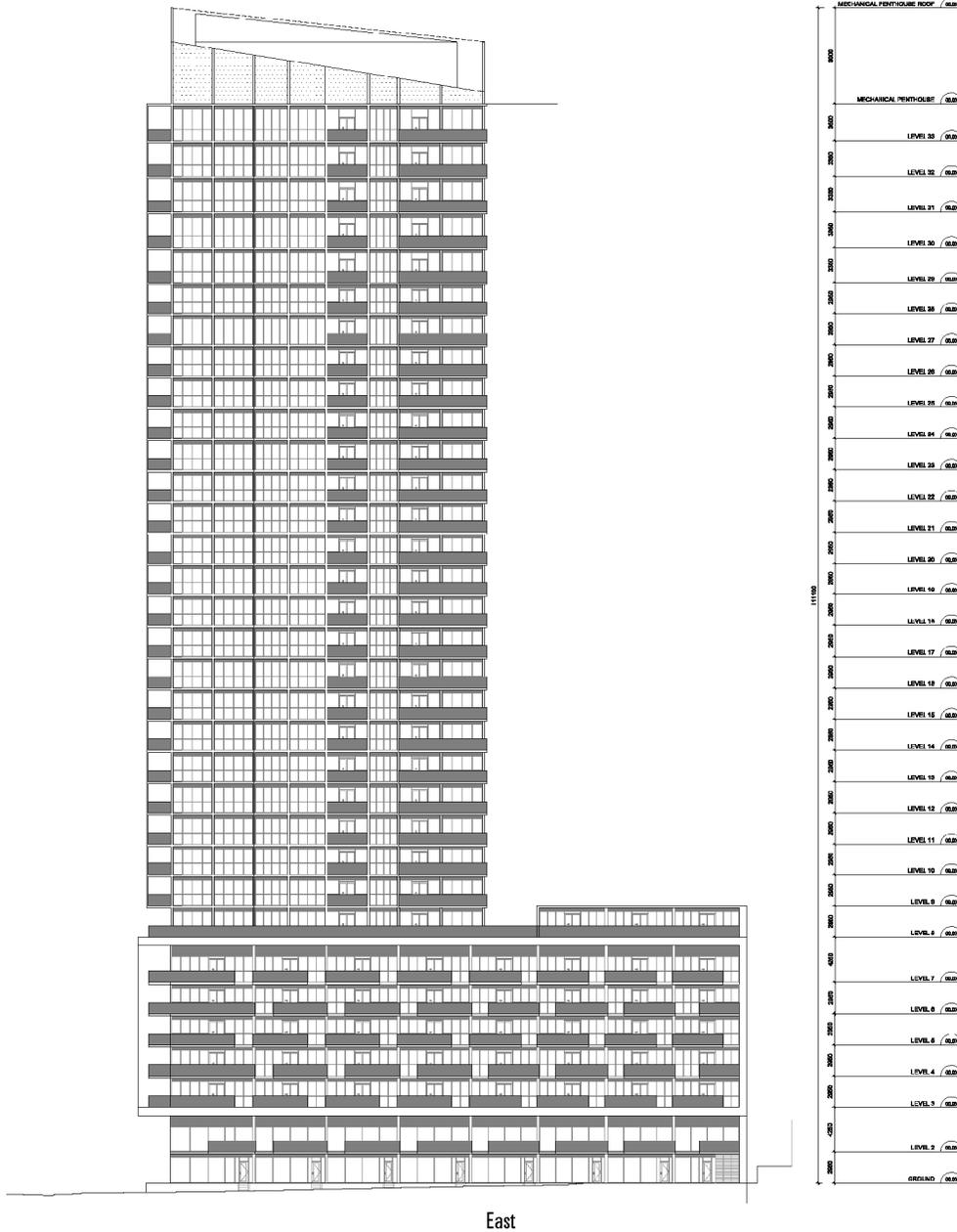
Applicant's Submitted Drawing

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03/21/2011

30 Roehampton Avenue

File # 11 106780 OZ

Attachment 4: East Elevation



Elevations

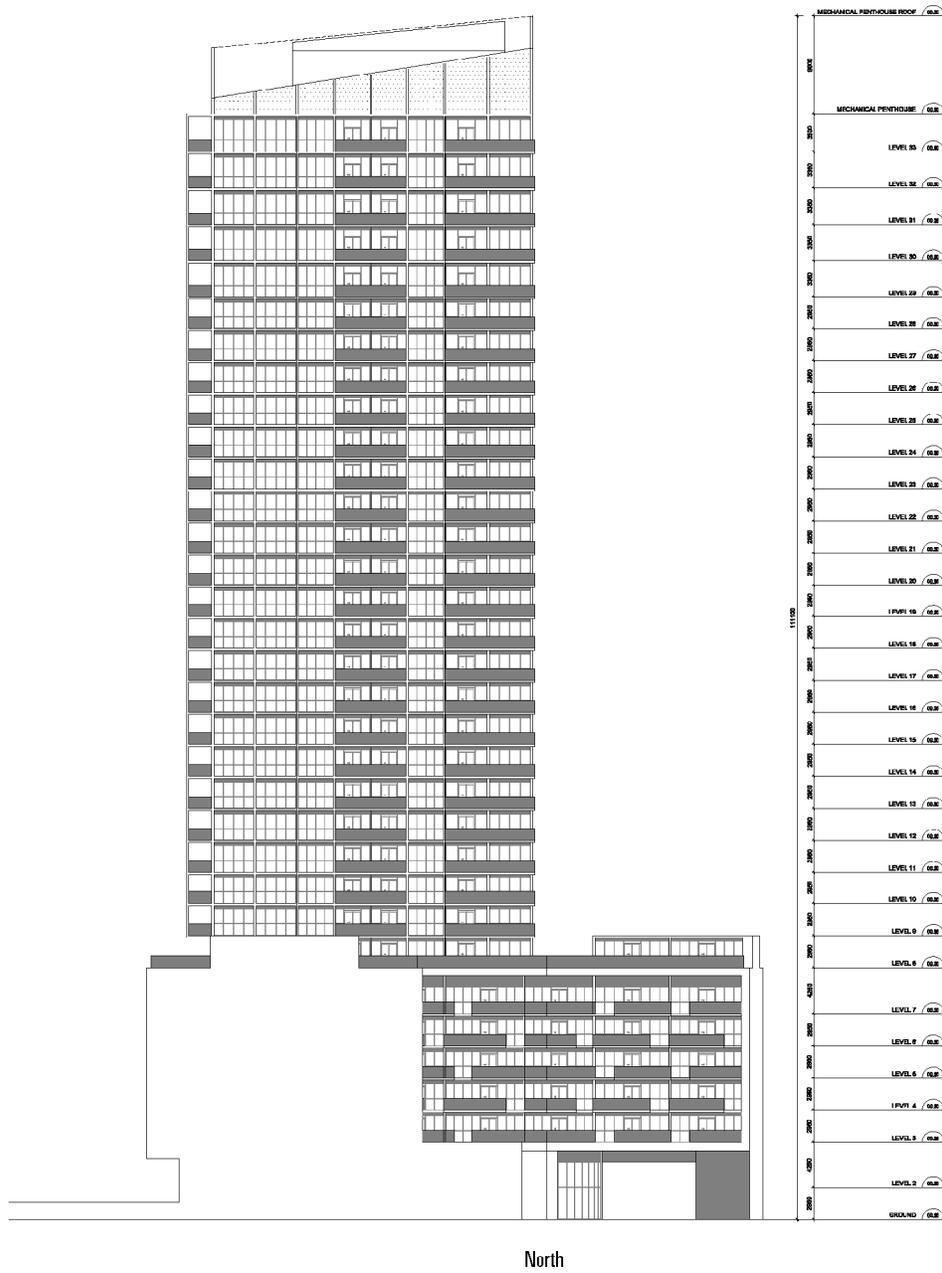
Applicant's Submitted Drawing

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30 Roehampton Avenue

File # 11 106780 OZ

Attachment 5: North Elevation



Elevations

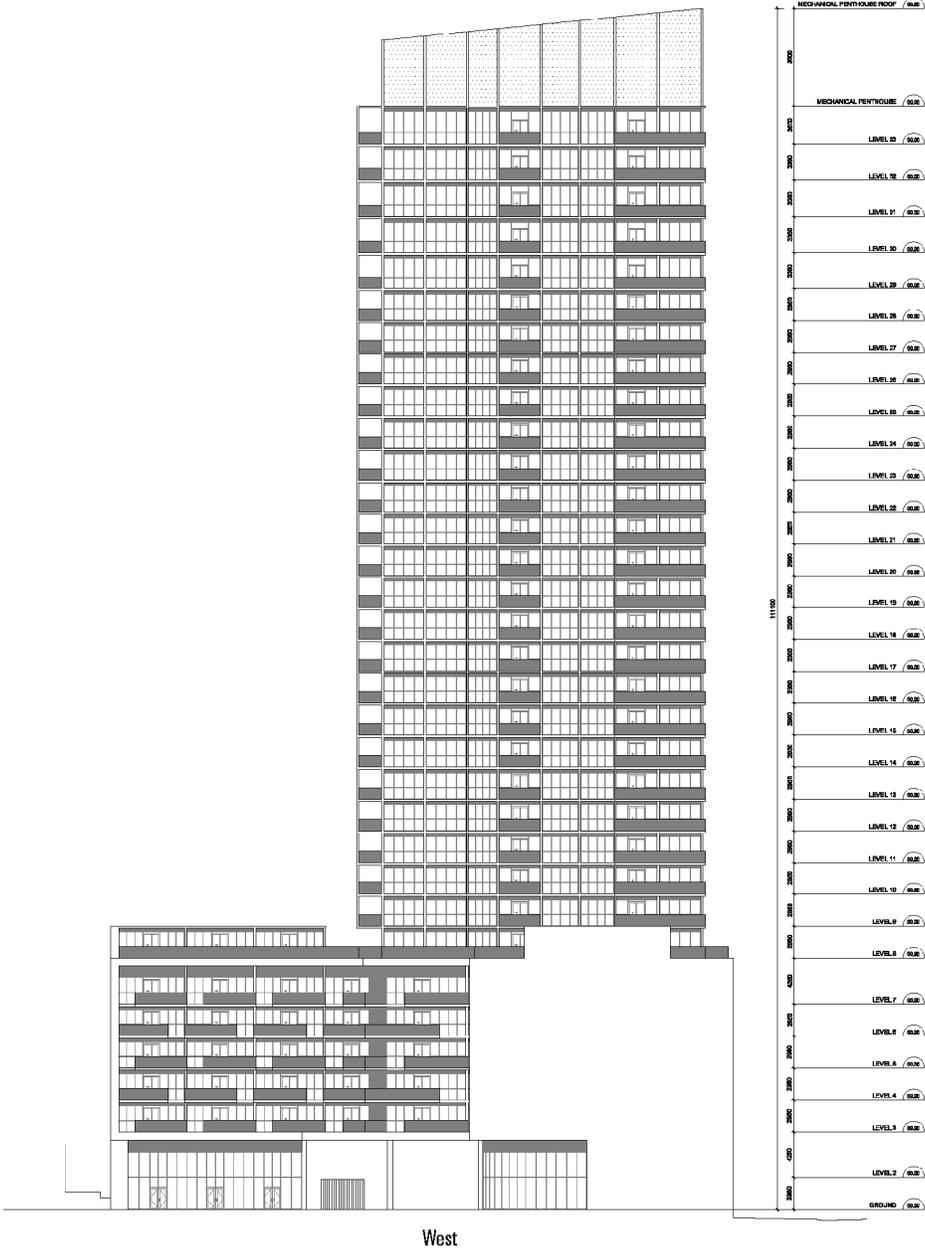
Applicant's Submitted Drawing

Not to Scale
03/21/2011

30 Roehampton Avenue

File # 11 106780 OZ

Attachment 6: West Elevation



Elevations

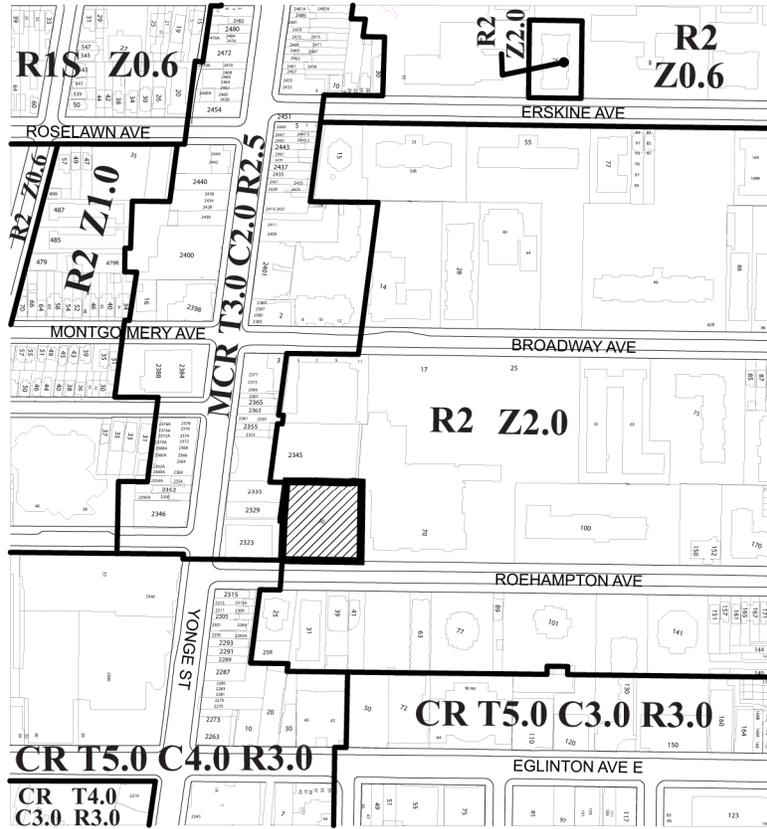
30 Roehampton Avenue

Applicant's Submitted Drawing

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File # 11 106780 02

Attachment 7: Zoning (By-law 438-86)



TORONTO City Planning
Zoning City of Toronto By-law 438-86

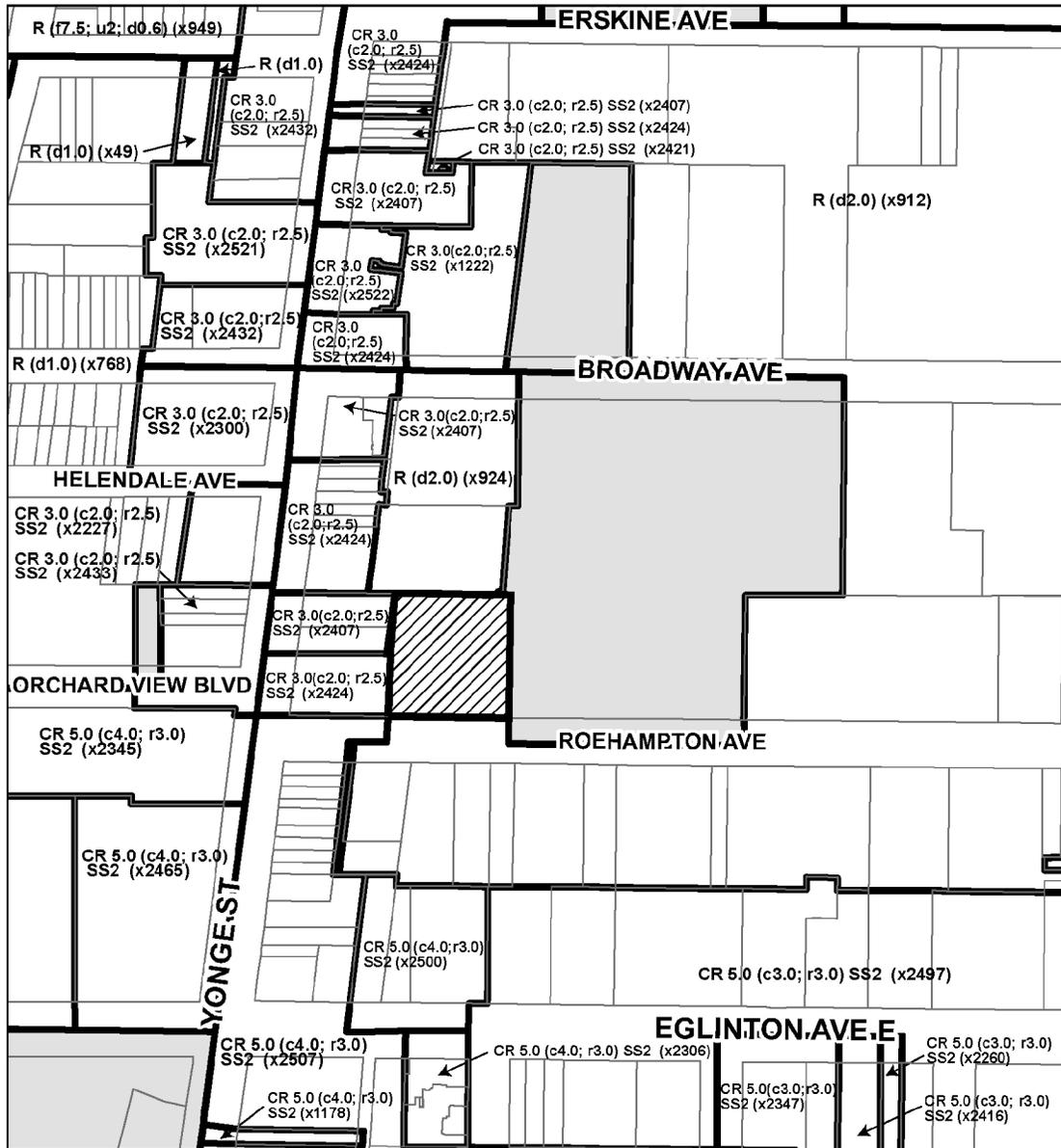
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- R1S Residential District
- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District

Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/23/2011

Attachment 8: Zoning (By-law 1156-2010)



Zoning City of Toronto By-law 1156-2010

30 Roehampton Avenue

File # 11 106780 0Z

- Location of Application
- Not Part of Zoning By-law 1156-2010
- R Residential Zone
- CR Commercial Residential Zone



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03/21/2011

Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	11 106780 STE 22 OZ
Details	Rezoning, Standard	Application Date:	January 14, 2011
Municipal Address:	30 ROEHAMPTON AVE		
Location Description:	PLAN 639 LOT 1 PT LOT 2 PT BLK F & G **GRID S2201		

Project Description: Rezoning application to permit the existing lands containing a surface (Green P) parking lot to be redeveloped for the purposes of a 33 storey mixed use building containing 384 above grade residential units, 6,259, and 119 bachelor, 1 bed and 2 bed) and 4 levels of below grade parking, of which 2 levels are to be used exclusively for the purposes of a Green P parking garage. Also included in the proposal is the sub-surface conveyance of a portion of the p3 level of the adjacent building to the north, municipally known as 2345 Yonge Street, for additional parking to serve the residential component of the proposed building.

Applicant:	Agent:	Architect:	Owner:
30 ROEHAMPTON LTD PARTNERSHIP		WALLMAN ARCHITECTS	STOCKTON & BUSH 2345 LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	R2 Z2.0	Historical Status:	
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3329	Height:	Storeys:	33	
Frontage (m):	0		Metres:	111	
Depth (m):	0				
Total Ground Floor Area (sq. m):	1745				Total
Total Residential GFA (sq. m):	32235		Parking Spaces:	442	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	32235				
Lot Coverage Ratio (%):	52.4				
Floor Space Index:	9.68				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	6
1 Bedroom:	259
2 Bedroom:	119
3 + Bedroom:	0
Total Units:	384

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	32235	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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