

**183 – 195 Roehampton Ave & 139 – 145 Redpath Avenue
Zoning Amendment Application - Preliminary Report**

Date:	April 22, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's [or All]
Reference Number:	13 128791 STE 22 OZ

SUMMARY

This application proposes to redevelop the site at 183 – 195 Roehampton Avenue and 139 – 145 Redpath Avenue to construct a 36-storey, 118.4 metre (not including the mechanical penthouse) residential condominium development. The building is comprised of a 28-storey tower and an 8-storey base/podium. The proposed development includes 470 residential units and 254 parking spaces in a 4-level underground garage. The proposed density is 11.6 times the lot area.

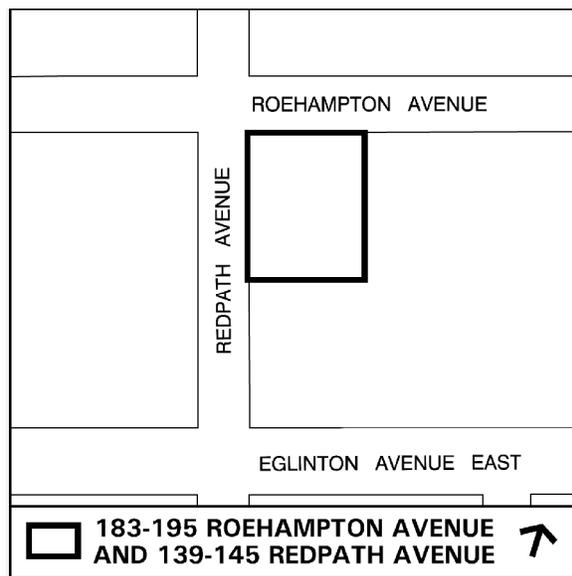
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A final report is targeted for the last quarter of 2013 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 183 – 195 Roehampton Avenue and 139 – 145 Redpath 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.

Pre-Application Consultation

A pre-application consultation meeting was held between City staff and the applicant on December 17, 2012 to discuss the proposal and the complete application submission requirements.

Overall building height, area of the tower floor plate, podium height and building density were among the issues that were raised at that meeting.

ISSUE BACKGROUND

Proposal

This is a rezoning application to permit the construction of a 28-storey residential tower on top of an 8-storey podium for a total building height of 36 storeys. (Refer to Attachment 1: Site Plan, and Attachments 2, 3, 4 & 5: Elevations).

The proposed (measured) height and density is 118.4 metres to the top of the main roof and 125.4 metres to the top of the mechanical penthouse. The overall density of the proposed building is 11.6 times the lot area. The development contains a maximum of 470 residential units and has a gross floor area of approximately 31,280 square metres. (refer to Attachment 9: Application Data Sheet) for the complete list of project statistics.

The applicant is proposing a total of 254 parking spaces (for 470 residential units) in a 4- level, underground parking garage. Of the total proposed 254 parking spaces, 226 spaces are allocated to the residents of the building and 19 spaces are for their visitors and 9 will be car share spaces. Parking and loading may be accessed from Redpath Avenue.

Site and Surrounding Area

The site is located on the southeast corner of Roehampton and Redpath Avenues. The site is comprised of an assembly of lots which are currently occupied by three 2-storey single-detached houses on Roehampton Avenue and four 2-storey single-detached houses on Redpath Avenue. The proposed development is within an *Apartment Neighbourhood* in which apartment buildings are a prevailing built form.

Surrounding uses are as follows:

North: To the immediate north of the site on the northeast and northwest corners of Roehampton and Redpath Avenues existing apartment buildings range in height from 7 to 17 storeys.

South: The properties to the south of the site are a mix of residential buildings and mixed use buildings all of which front onto Eglinton Avenue East. Buildings range in heights from 6 to 10 storeys on the northwest corner of Redpath Avenue and Eglinton Avenue East and from 8 to 21 storeys on the northeast corner of the same streets. The southeast corner of Redpath Avenue and Eglinton

Avenue East is the site of a recent Council approval for a 30-storey mixed commercial-residential building. The southwest corner of Redpath Avenue and Eglinton Avenue East contains an 18-storey condominium which occupies the full block of the south side of Eglinton Avenue East between Redpath Avenue and Lillian Street.

East: Immediately to the east of the site is a 12-storey apartment building with a 14-storey apartment beyond that.

West: Immediately to the west of the site at the southwest corner of Roehampton and Redpath Avenues is a group of properties fronting onto Roehampton Avenue which include single and semi-detached houses. Many of these houses have been assembled for redevelopment purposes and a rezoning application is expected to be filed for those lots.

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

i) Apartment Neighbourhoods

The site is located within an *Apartment Neighbourhoods* designation (refer to Attachment 7: Official Plan). The *Apartment Neighbourhoods* designation permits apartment buildings and all forms of residential development permitted in *Neighbourhoods*. The Official 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 compatible infill development on underutilized sites and the Plan sets out to evaluate these situations.

Development criteria used to evaluate redevelopment proposals include (Section 4.2):

- locating and massing new buildings to provide transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or stepping down of the heights towards, lower scale *Neighbourhoods* (there are no abutting *Neighbourhoods* designations but *Neighbourhoods* are located in proximity to the site to the northeast and southeast);

- 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.

ii) Built Form

The Built Form section of the Official Plan also provides policies that will assist in the evaluation of this proposal. These include (Section 3.1.2.3):

- 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:
 - a. Creating appropriate transitions in scale to neighbouring existing and/or planned buildings;
 - b. Providing for adequate light and privacy;
 - c. Adequately limiting any resulting shadowing of and uncomfortable wind conditions on, neighbouring streets, properties and open spaces.
- 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.

iii) Healthy Neighbourhoods

Section 2.3.1.1 states that *Apartment Neighbourhoods* are considered to be physically stable areas and that development within *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Staff will review this application for compliance with these and all other relevant policies of the Official Plan. To review 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 within the boundaries of the Yonge-Eglinton Secondary Plan (refer to Attachment 8: Yonge-Eglinton Secondary Plan). The Secondary Plan generally defers to the Official Plan with respect to providing rental housing demolition policy guidance and development criteria for this *Apartment Neighbourhoods* site. However, some specific Secondary Plan policies apply to this site, including:

Section 2.4

"it is a primary objective tominimize conflicts among uses in *Apartment Neighbourhoods* in terms of land use, scale and vehicular movement";

Section 2.7(d)

"ensure that development of the greatest height, density and scale are situated within *Mixed Use Area 'A'*, and that developments of a lesser scale that are contextually appropriate and compatible with adjacent areas will occur in *Mixed Use Areas 'B', 'C' and 'D'*." (Note: this site is not within any of the *Mixed Use Areas* referenced for greatest height, density and scale.);

Section 2.7(e)

"direct higher density residential development proposals within the *Apartment Neighbourhoods* to sites with nearby subway station access."

Section 2.10

"new development will be required to provide an adequate supply of parking and loading to meet site requirements while balancing the City's goal to reduce reliance on automobile use. Parking requirements may be reduced for the development in *Mixed Use Areas* and *Apartment Neighbourhoods* which are in close proximity to subway and light rapid transit access provided the proponents can demonstrate how projected travel can be accommodated by other modes. The purpose of such relief is to: reduce reliance on automobiles; reduce conflicts between vehicular traffic and on-street servicing; and maximize the utilization of existing parking facilities".

Section 5.0, Yonge-Eglinton 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" (UGCs) within the City. Under the Growth Plan, municipalities were required to delineate the boundaries of the UGCs 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). Section 5 of the Yonge-Eglinton Secondary Plan includes the following Urban Growth Centre policies which are applicable to the site:

5.2 Within the Yonge-Eglinton Centre, the highest heights, densities and scale of development will be within *Mixed Use Area 'A'* on the blocks at the four quadrants of the intersection of Yonge Street and Eglinton Avenue.

5.3 The heights, densities and scale of development will decrease along Eglinton Avenue East with increasing distance from the Yonge-Eglinton intersection within the Yonge-Eglinton Centre.

- 5.4 The *Apartment Neighbourhoods* within the Yonge-Eglinton Centre are largely built-up and considered to be physically stable areas. Development in these *Apartment Neighbourhoods* will comply with the policies of the Official Plan, particularly the policies in Sections 2.3.1 and 4.2.
- 5.7 New development in the Yonge-Eglinton Centre will be compatible with maintaining the character of surrounding *Neighbourhoods* (to the northwest and southwest).

Midtown Planning Initiative

On July 21, 2012, City Council established the Midtown Planning Group to create a proactive and comprehensive strategy for planning initiatives in the Yonge-Eglinton area of Midtown. The Midtown Planning Group consists of the three local councillors, representatives of local residents associations and City staff from both the North York and the Toronto and East York Districts.

The Group met in October 2012 to discuss issues within the Yonge-Eglinton area and to identify the priorities for the study. A main issue identified by the Group is the need for public realm improvements in the area, particularly in the Yonge-Eglinton Centre which is experiencing high levels of growth through redevelopment. It was agreed that a strategy to address public realm improvements should be prepared to guide future redevelopment and civic improvements.

As a result, the City has initiated a 'Parks, Open Space and Streetscape Master Plan Study' for the area. The study area is generally focussed on the Urban Growth Centre identified in the Yonge-Eglinton Secondary Plan area but it also includes streets and open spaces at the edge of the Centre.

The overall objective of the study is to develop a parks, open space and streetscape master plan which identifies the distinct character of the study area; provides a public realm framework that links the diverse user groups and neighbourhoods; provides amenities that support pedestrian, bicycle and vehicular circulation; and offers site specific block-by-block recommendations for open space. The Master Plan will act as a guide for public open space initiatives in the study area and will inform developers of the City's expectations with respect to the design and construction of parks, open spaces and streetscapes.

A Request for Proposal has been issued for the Parks Open Space and Streetscape Master Plan Study which is targeted to begin May 31, 2013. It is anticipated that the study will be completed by the 2nd quarter of 2014.

The subject site is located within the study area. As a result, the proposal will be considered within the context of the study, as it progresses, to ensure that proposed development is consistent with the public realm objectives which are identified.

Design Criteria for the Review of Tall Building Proposals

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 plate sizes, tower setbacks and separation distances, pedestrian realm considerations and sustainable design. The Design Criteria (2006) or its successor will be used in the evaluation of the proposed development.

Zoning

The site is zoned R2 Z2.0 under By-law 438-86. That classification permits a range of residential uses including detached and semi-detached houses, row houses and apartment buildings built to a total density of 2.0 times the lot area. The height restriction is 38 metres. (refer to Attachment 6: Zoning).

Site Plan Control

This application is subject to site plan control. An application has been submitted and circulated.

Tree Preservation

The applicant has submitted a tree inventory including plans for tree removal and preservation. The applicant's tree removal and preservation plans are subject to revisions as may be required by commenting Divisions (including Urban Forestry).

Reasons for the Application

The applicant is requesting to amend the provisions of By-law 438-86 to permit the proposed building height of 125.4 metres (to the top of the mechanical penthouse) and a density of 11.6 times the lot area. Other areas of non-compliance (i.e. parking, setbacks, landscaped open space) will be determined by Toronto Buildings through their zoning review of the application.

The proposed development's compliance with the Official Plan will be determined in the initial stages of the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- architectural plans and landscape drawings;
- boundary and topographical survey;
- planning rationale including community services and facilities report;
- shadow studies;
- green development standard checklist & statistics template;
- transportation impact study and parking study;
- functional servicing report & stormwater management report;
- pedestrian level wind study;
- stage 1 archaeological assessment;

A Notification of Complete Application was issued on April 11, 2013.

Issues to be Resolved

Prior to submitting a Final Report to Toronto and East York Community Council, the following issues as well as any others which may be identified throughout the application review, agency circulation and public process will need to be reviewed and satisfactorily addressed by the applicant:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. Particularly but not exclusively, with those policies which are related to Urban Growth Centres.
- conformity with the policies of the Official Plan and the Yonge-Eglinton Secondary Plan. Particularly but not exclusively, with those policies of the *Built Form* and *Apartment Neighbourhoods* sections of the Official Plan and the Urban Growth Centre (UGC) policies of the Yonge-Eglinton Secondary Plan all of which offer direction to new development proposals with respect to appropriate height, density, massing and site orientation.
- conformity with the Design Criteria for the Review of Tall Building Proposals (2006) or its successor, particularly but not exclusively with those criteria pertaining to the scale of the base building, tower height, and tower floor plate size.

With respect to tower height and density, the UGC policies of the Yonge-Eglinton Secondary Plan require the highest heights and densities within the Yonge-Eglinton UGC to be located at the 4 corners of Yonge Street and Eglinton Avenue within the *Mixed Use Area 'A.'* In addition, the Secondary Plan specifies that heights and densities on Eglinton Avenue East will decrease with distance (eastwards) from the intersection.

The subject site is not within the *Mixed Use Area 'A'* nor is it on Eglinton Avenue. As a result, the heights and densities of a proposed redevelopment on this site are expected to be comparable to the transitioning height and density context provided by the existing, recently built or under construction and recently approved developments on Eglinton Avenue East in proximity to the site. The closest (Eglinton Avenue) development approval to the site is a 30-storey mixed use building with a floor space index of 12.5 on the southeast corner of Eglinton Avenue East and Redpath Avenue.

With respect to the Design Criteria for the Review of Tall Buildings Proposals, base building heights (in the absence of an historical building context) should be within a 45 degree angular plane measured from the curb on the opposite side of the street. At 792 square metres, the tower floor plate exceeds the 743 square metres recommended by the Design Criteria.

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.

Section 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density pursuant to Section 37 of the Planning Act. The applicant is aware that the City intends to apply the Section 37 policies of the Planning Act to this proposal. Details of a Section 37 Agreement between the applicant and the City will be established if a development is recommended for approval.

CONTACT

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SIGNATURE

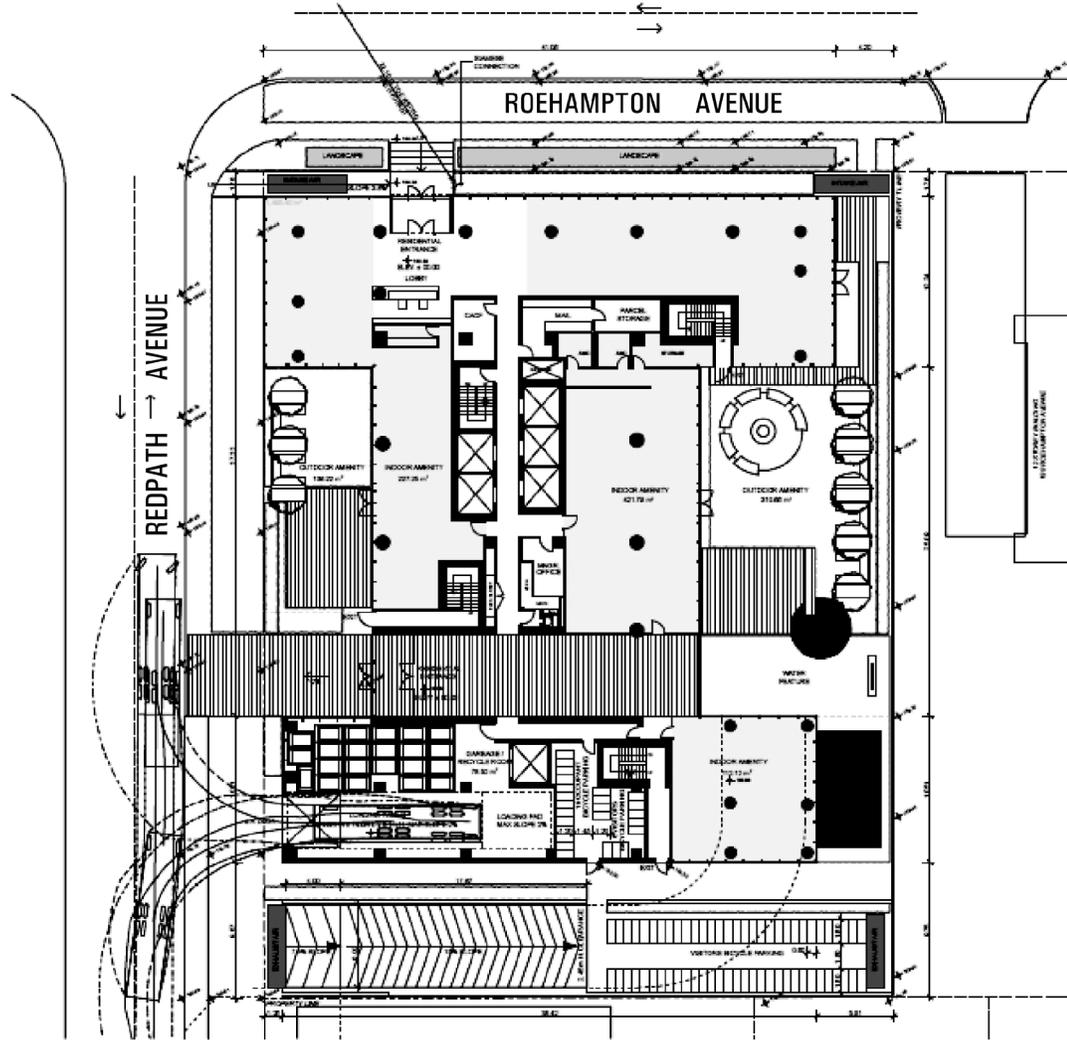
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Application Data Sheet

Attachment 1: Site Plan



Site Plan and Ground Floor Plan

Applicant's Submitted Drawing

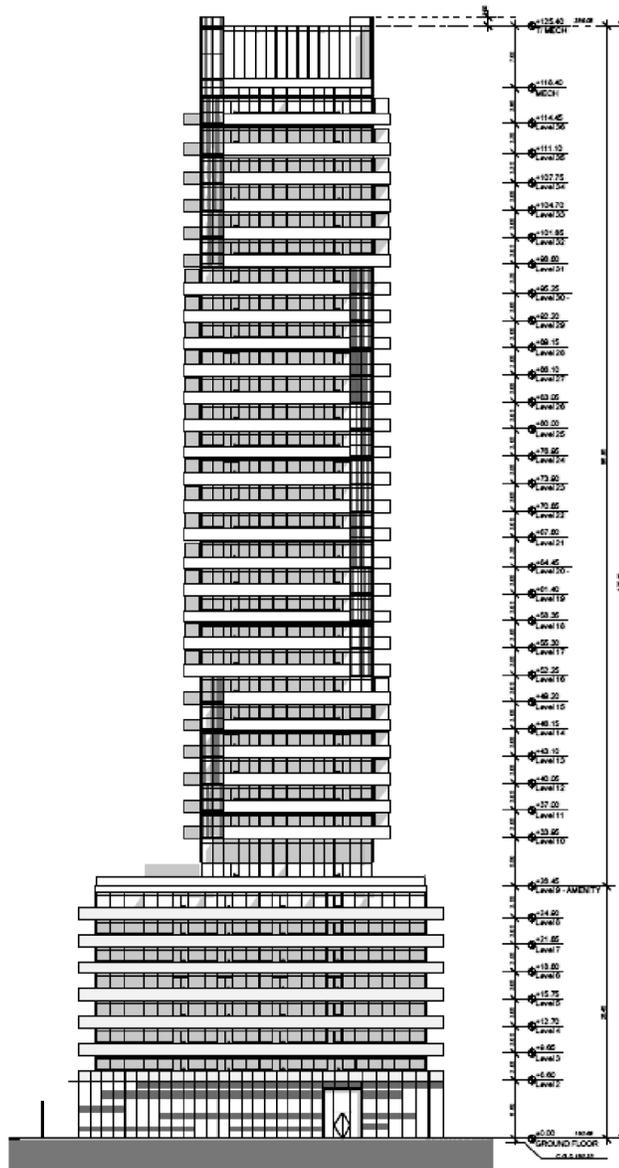
Not to Scale 

04/08/2013

183-195 Roehampton Avenue
and 139-145 Redpath Avenue

File # 13_128791_02

Attachment 2: North Elevation



North Elevation

North Elevation

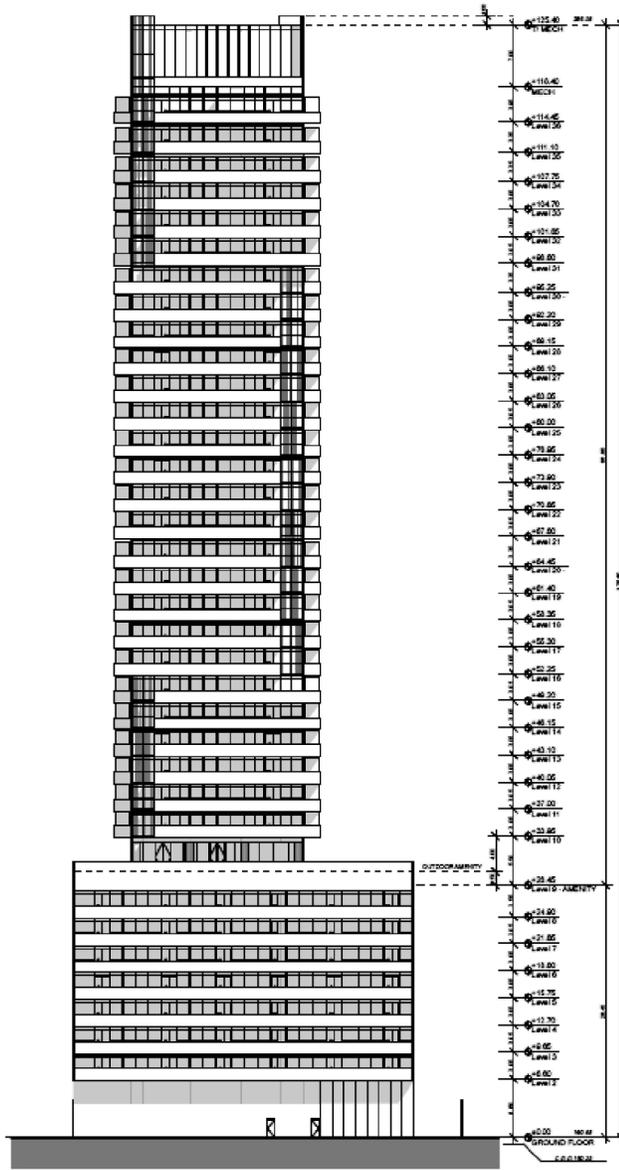
Applicant's Submitted Drawing

Not to Scale
04/08/2013

183-195 Roehampton Avenue
and 139-145 Redpath Avenue

File # 13_128791_02

Attachment 3: South Elevation



South Elevation

South Elevation

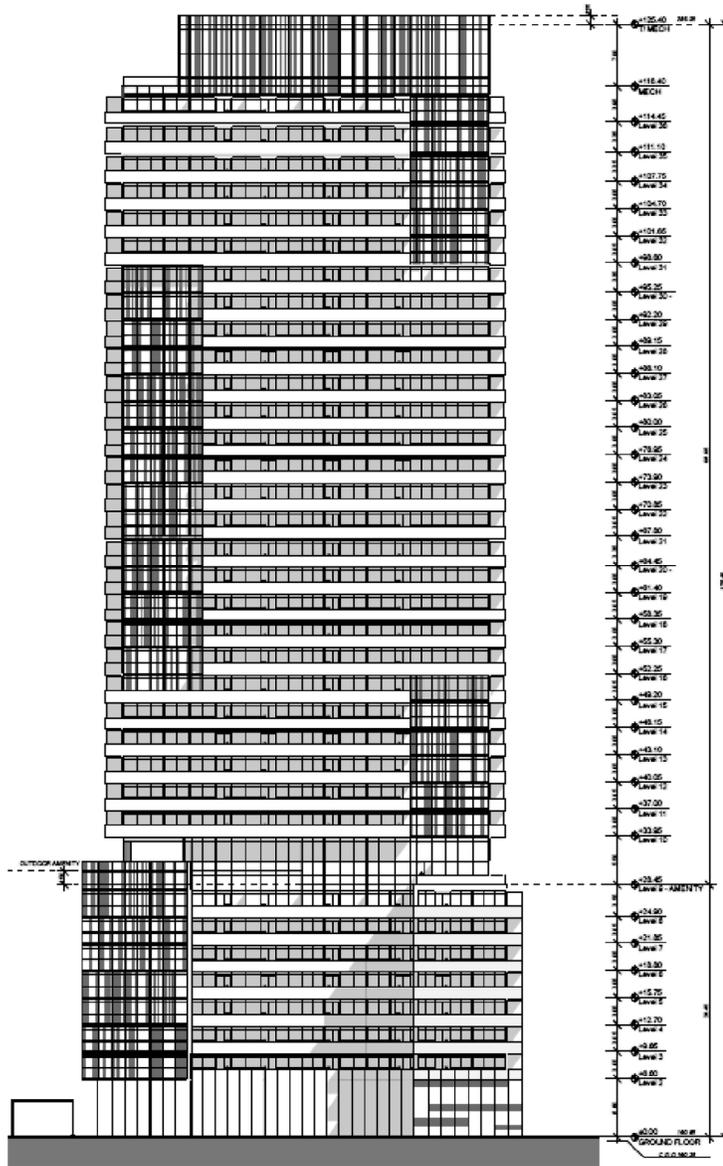
Applicant's Submitted Drawing

Not to Scale
04/08/2013

183-195 Roehampton Avenue
and 139-145 Redpath Avenue

File # 13_128791_02

Attachment 4: East Elevation



East Elevation

East Elevation

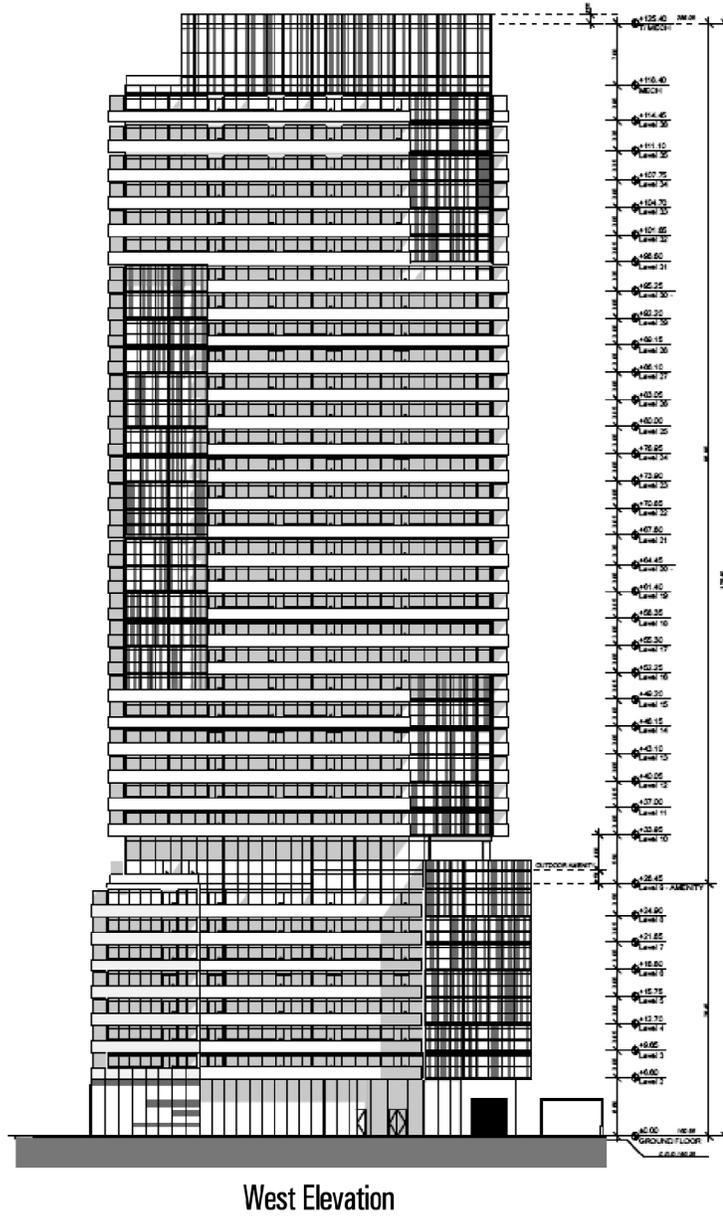
Applicant's Submitted Drawing

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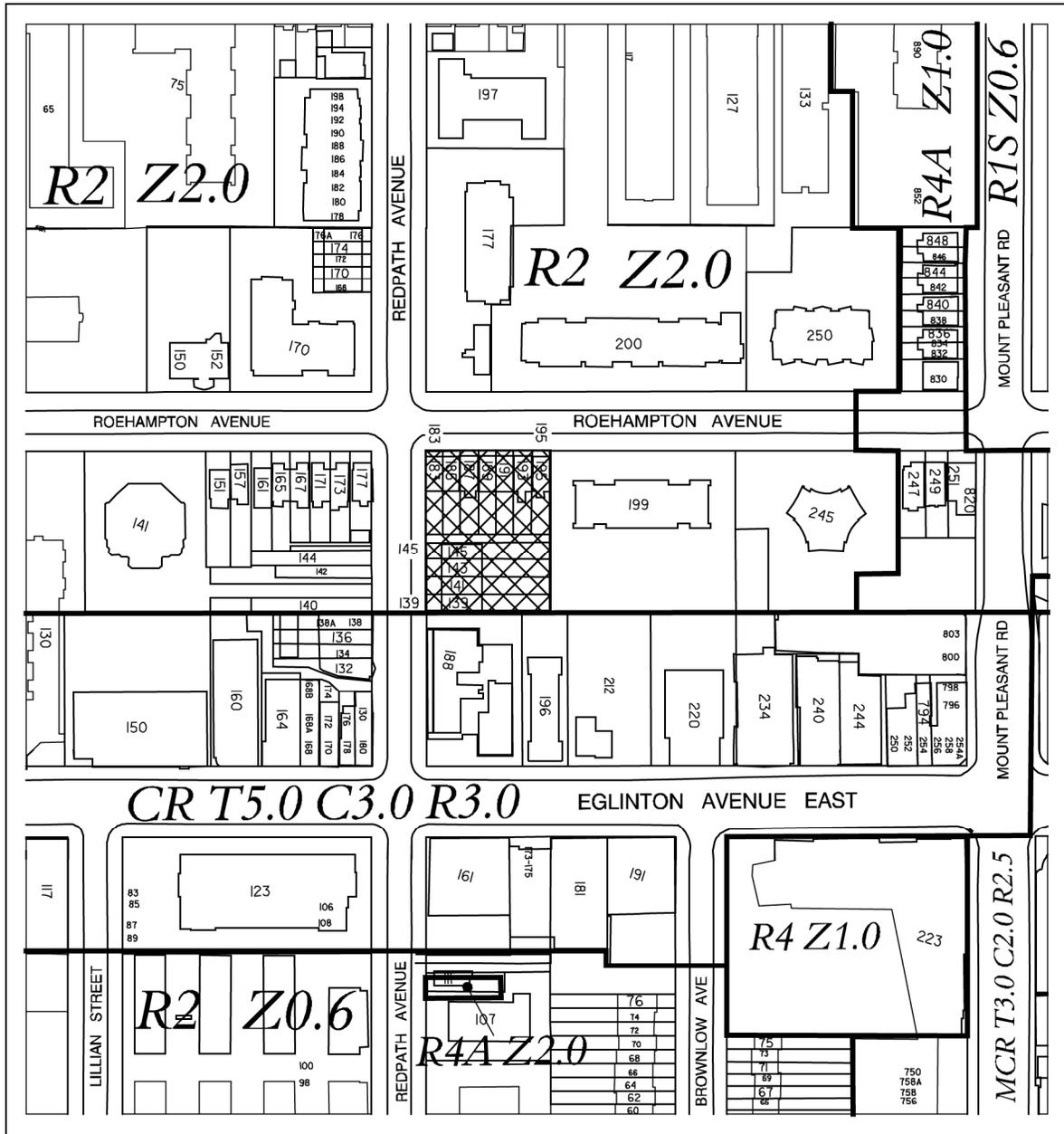
183-195 Roehampton Avenue
and 139-145 Redpath Avenue

File # 13_128791_02

Attachment 5: West Elevation



Attachment 6: Zoning



183-195 Roehampton Avenue and 139-145 Redpath Avenue

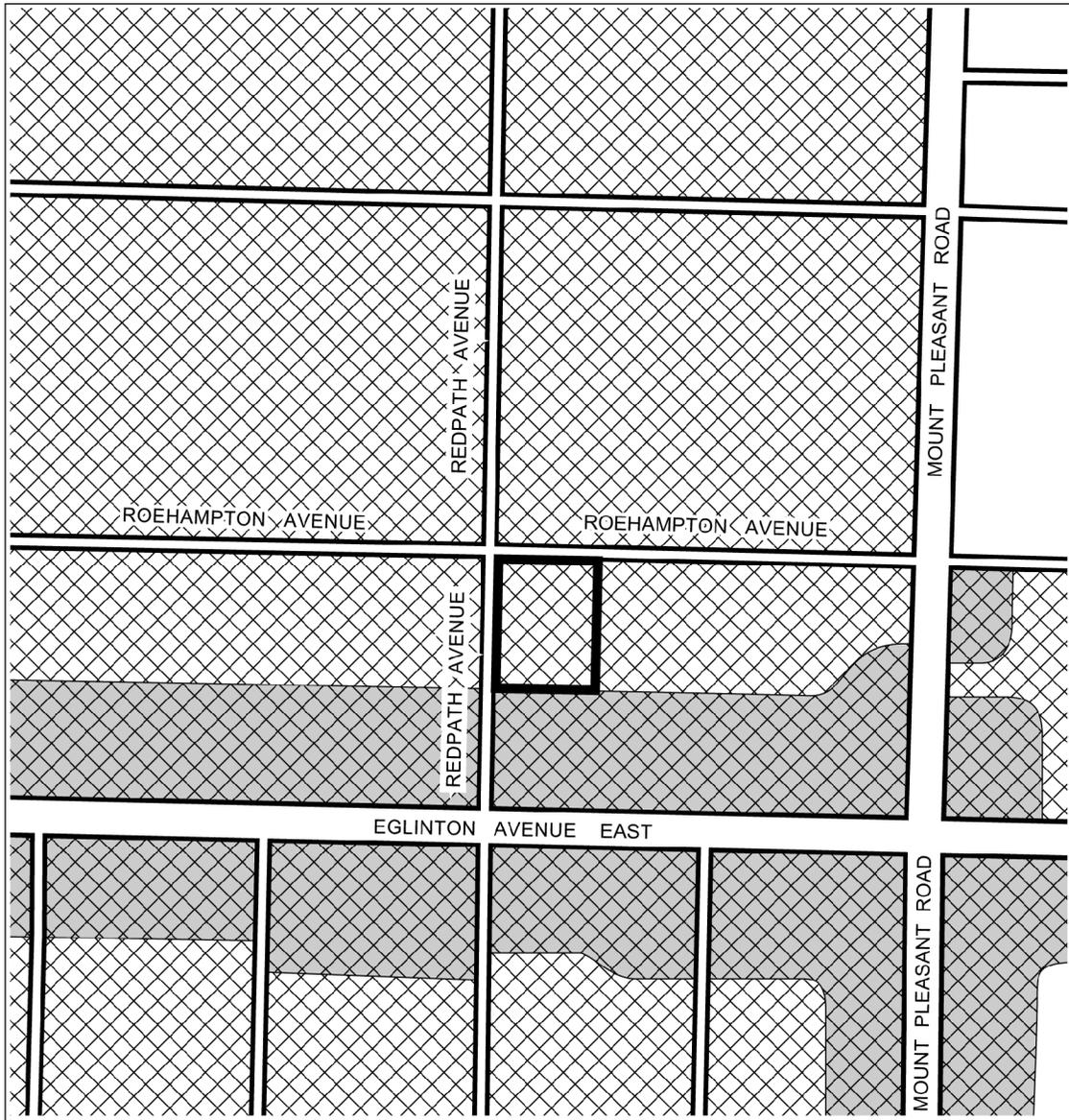
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- | | |
|--------------------------|------------------------|
| R1S Residential District | CR Mixed-Use District |
| R2 Residential District | MCR Mixed-Use District |
| R4 Residential District | |
| R4A Residential District | |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 04/08/2013

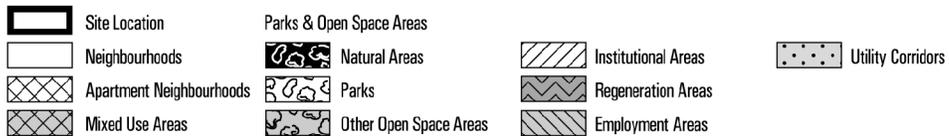
Attachment 7: Official Plan



TORONTO City Planning
Official Plan

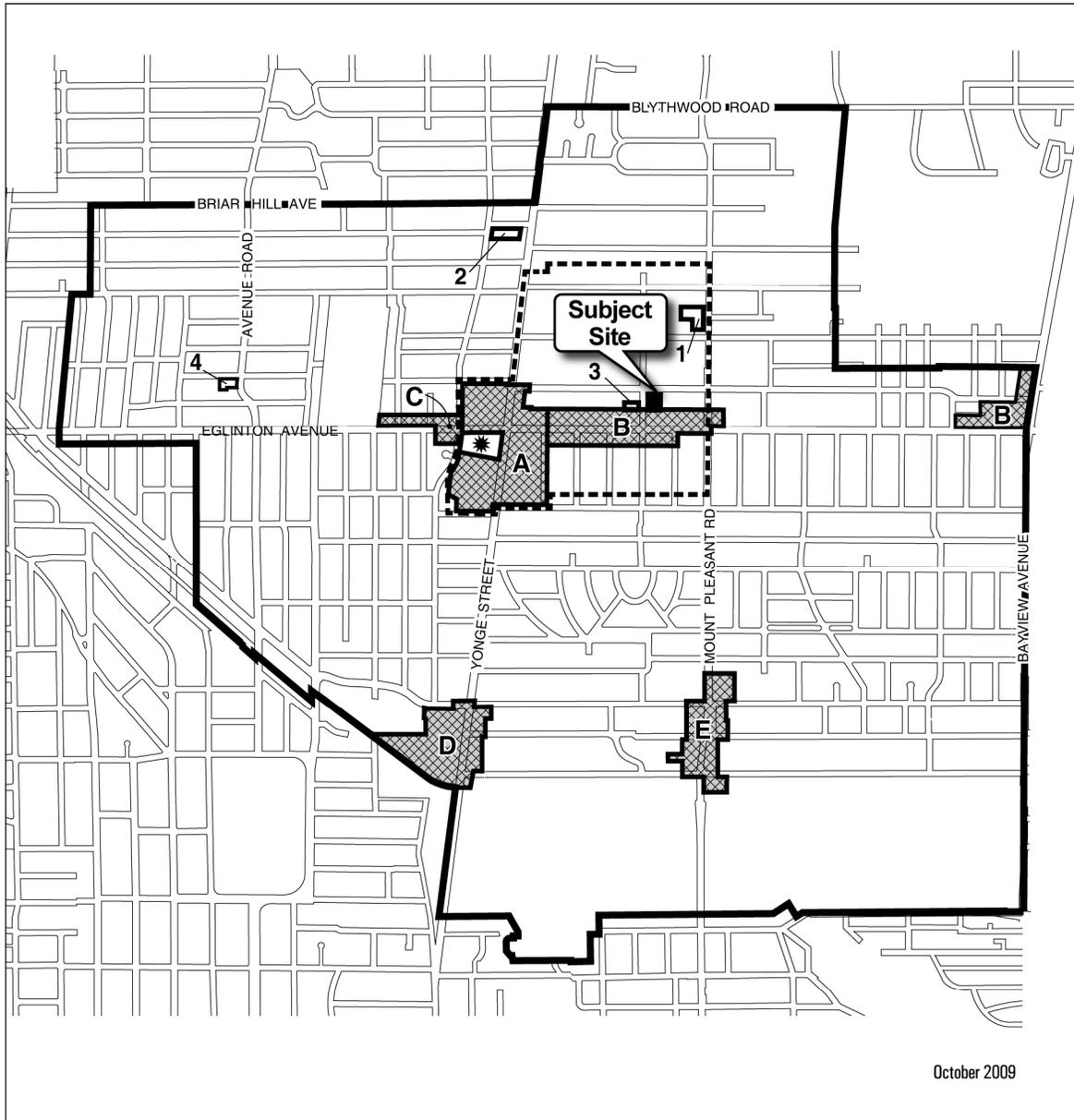
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Attachment 8: Yonge-Eglinton Secondary Plan



TORONTO City Planning
Yonge-Eglinton Secondary Plan
 MAP 21-1 Land Use Plan

**183-195 Roehampton Avenue
 and 139-145 Redpath Avenue**
 File # 13_128791_02

- Site Location
- Secondary Plan Boundary
- YONGE- EGLINTON URBAN GROWTH CENTRE Boundary
- 1 Site and Area Specific Policies
- * Special Study Area
- Mixed Use Areas

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Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	13 128791 STE 22 OZ
Details	Rezoning, Standard	Application Date:	March 6, 2013

Municipal Address: 183 ROEHAMPTON AVE
 Location Description: PLAN 639 PT LOT 12 **GRID S2201
 Project Description: Proposal for Site Plan Approval and Zoning By-Law Amendment for (183-195 Roehampton Ave and 139-145 Redpath Ave) for a new 36-storey condominium tower consisting of 31280.5m² of residential space with a total of 254 parking spaces below grade. See related Site Plan Control 13-128786.

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN			RED ROE DEVELOPMENTS LIMITED

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	2688	Height:	Storeys:	36
Frontage (m):	45.24		Metres:	125.4
Depth (m):	59.49			
Total Ground Floor Area (sq. m):	632.29			Total
Total Residential GFA (sq. m):	31280.5		Parking Spaces:	254
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	31280.5			
Lot Coverage Ratio (%):	24			
Floor Space Index:	11.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	31280.5	0
Bachelor:	15	Retail GFA (sq. m):	0	0
1 Bedroom:	354	Office GFA (sq. m):	0	0
2 Bedroom:	101	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	470			

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