

**151, 157, 161, 165, 167, 171 & 173 Roehampton Avenue
and 140, 142 & 144 Redpath Avenue - Zoning
Amendment Application - Preliminary Report**

Date:	January 22, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	13 257584 STE 22 OZ

SUMMARY

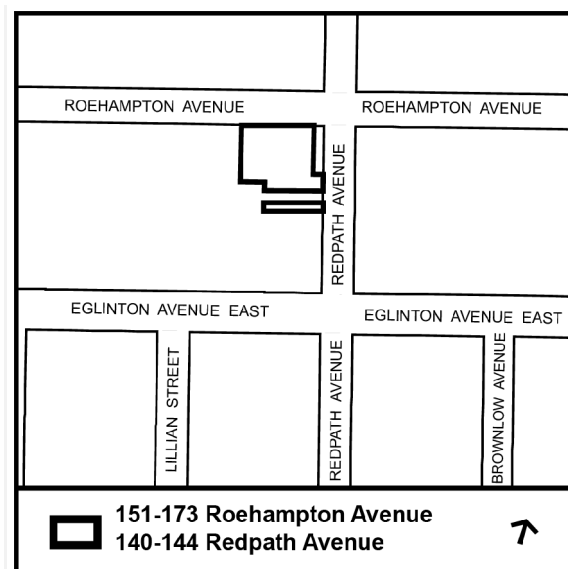
This application proposes the construction of a 38-storey residential building at 151, 157, 161, 165, 167, 171, 173 Roehampton Avenue and 140 – 144 Redpath Avenue. The proposed building consists of a 32-storey tower on top of a 6-storey building base for a total of 38 storeys (132.3 metres).

The application also proposes the development of 3 townhouse units on lands currently used for a surface parking lot. These lands (140 Redpath Avenue) are split from the rest of the subject site by a private lane over which the applicant has an easement to access the proposed townhouses.

The proposed development includes a total of 520 residential units (including the townhouses), 186 parking spaces and has a total density of 11.4 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 application and on the community consultation process.

A final report is targeted for the 3rd quarter of 2014 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 151, 157, 161, 165, 167, 171, 173 Roehampton Avenue and 140 – 144 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This is a rezoning application to permit the construction of a 32-storey tower on top of a 6-storey building base for a total building height of 38 storeys and 132.3 metres. In addition, 3 separate townhouse units are proposed to be constructed on the existing surface parking lot south of a private lane (refer to Attachment 1: Site Plan).

The proposed development contains 520 units and 186 parking spaces. Total gross floor area is 32,516.37 m² with a density of 11.4 times the lot area. (Refer to Attachment 7: Data Sheet).

Site and Surrounding Area

The site is located on the southwest 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 dwellings (nos. 151, 157 and 161 Roehampton Avenue) and two 2-storey semi-detached dwellings (nos. 165-167 and 171-173 Roehampton Avenue).

The site also includes 140 – 144 Redpath Avenue which is currently used as a 42-space, surface parking lot. That portion of the site is split from the main property by a private lane which is not owned by the applicant. The site does not include 177 Roehampton which is the house at the southwest corner of Roehampton and Redpath Avenues.

Surrounding Uses are as follows:

North: to the north of the site (directly across Roehampton Avenue) is an older 7-storey apartment building and a 16-storey apartment building (built in 2007). North of those buildings fronting on Redpath Avenue, is a row of 4-storey townhouses and an 8-storey residential building at 188 Redpath Avenue (built in 2000).

South: south of the site, on the east side of Redpath Avenue and on the north side of Eglinton Avenue East, is primarily comprised of 2 and 3-storey mixed use buildings. These buildings include retail and service uses at grade with some residential units above.

South of Eglinton Avenue (on the southwest corner of Eglinton Avenue East and Redpath Avenue) is a 17-storey residential apartment building at 123 Eglinton Avenue East. A rezoning application for a 30-storey mixed use residential apartment building with commercial uses at grade has been approved for the southeast corner of Eglinton Avenue East and Redpath Avenue (161 Eglinton Avenue East).

East: to the east of the site, at the southwest corner of Roehampton and Redpath Avenues, is a 2.5-storey single detached house (177 Roehampton Avenue). The property at 177 Roehampton Avenue is under separate ownership but shares a mutual driveway with the site.

East of 177 Roehampton Avenue, at the southeast corner of Roehampton and Redpath Avenues is another rezoning application (183 – 195 Roehampton Avenue and 139 – 145 Redpath Avenue) under the same ownership as the subject lands. The applicant is proposing a 34-storey tower (referred to as the "east tower") at 183 Roehampton Avenue.

West: located to the west of the site is a 10-storey residential building which is set back approximately 10 metres from Roehampton Avenue. Further west along the south side of Roehampton Avenue are a number of residential buildings up to 19 storeys in height (i.e. 101 Roehampton 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

i) Apartment Neighbourhoods

The site is located within an *Apartment Neighbourhoods* designation (refer to Attachment 4: 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 4.2.2):

- 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*;
- 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 5: Yonge-Eglinton Secondary Plan). The Secondary Plan generally defers to the Official Plan with respect to providing 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 to minimize 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" (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). 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.

Midtown Planning Initiative – Midtown in Focus Study

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 first 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.

The City has initiated the "Midtown in Focus" study, a parks, open space and streetscape master plan study for the area. The study area is generally within 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 study is a public process with information meetings and on-line postings of the consultant's findings and recommendations throughout the duration of the project.

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. The study is expected to be completed by the end of the second quarter of 2014.

The subject site is located within the study area with frontages on Roehampton and Redpath Avenues. As a result, the proposal will be considered within the context of the study, which is nearing completion, to ensure that proposed development is consistent with the public and private open space objectives that are identified. Of particular relevance to the proposed development are the consultant's recommendations regarding the "Green Loop" and "Redpath Revisited."

The "Green Loop" refers to Roehampton Avenue and Broadway Avenue between the Northern Collegiate sports field and Eglinton Park. The two streets are considered to be of special importance because of their linkage of these two recreational activity areas. Widened sidewalks, increased setbacks and tree planting are recommended to enhance the walking, jogging and cycling experience on these streets.

With respect to "Redpath Revisited" the study considers Redpath Avenue, particularly in the block north of Eglinton Avenue East to Roehampton Avenue, as a street that is well-positioned within Midtown to provide a new form of active neighbourhood street. Through new design, Redpath Avenue could be a street that serves a multiplicity of community needs by harmonizing cars, people and neighbourhood activities.

Up-to-date plans, drawings and emerging recommendations are posted at www.midtowninfo.com.

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.

City-wide Zoning By-law 569-2013, enacted by Council on May 9, 2013 and currently under appeal to the Ontario Municipal Board also applies to the site. By-law 569-2013 zones the site R(d2.0)(x689). (Refer to Attachment 6: Zoning.).

Site Plan Control

This application is subject to Site Plan Control. An application has been submitted and circulated to City Divisions and outside agencies.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

A tall building is generally defined as a building that is taller than the width of the road right-of-way adjacent to the site. The Guidelines provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing and height of base buildings, tower floor plate sizes, tower setbacks and separation distances and pedestrian realm considerations. The Tall Buildings Design Guidelines (2013) will be used in the evaluation of the proposed development.

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 and the City-Wide Zoning By-law 569-2013 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 (e.g., 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;
- boundary and topographical survey;
- landscape plans;
- transportation impact study and parking study;
- sun/shadow study;
- servicing report and stormwater management report;
- pedestrian level wind study (qualitative wind assessment);
- planning rationale report and community services and facilities report; and
- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on January 20, 2014.

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 (Section 5.0) 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.
- the shadow study does not clearly indicate whether the approximately 2.6 metre high wind screen proposed for the top of the north podium adds to the shadow projected by the proposed building.
- the shadow study should include this developer's east tower which is under separate application on the east side of Redpath Avenue (183 Redpath Avenue).
- conformity with the Tall Building Design Guidelines (2013), particularly but not exclusively with those criteria pertaining to the height and scale of the podium, tower height, and tower floor plate size.
- conformity with the emerging recommendations for the "Green Loop" and "Redpath Revisited" (e.g. increased setback to Roehampton Avenue)
- the subject site does not include the adjoining lot at the southwest corner of Roehampton and Redpath Avenues (177 Roehampton Avenue). The impact of the proposed development will need to be minimized on the redevelopment potential of 177 Roehampton Avenue (38 metres in height and 2.0 times the lot area is permitted as-of-right).
- the applicant has submitted a "qualitative wind assessment" with the application. A wind tunnel study will be required to more effectively predict the impact of winds caused by the proposed development on the surrounding buildings and pedestrian areas. In particular the applicant's wind tunnel analysis must include the proposed development at 183 Roehampton Avenue and the approved development at 161 Eglinton Avenue East in its assumptions.
- the applicant may consider deleting the three townhouses proposed for 140 Redpath Avenue. These units neither relate to the neighbourhood nor to the proposed development concept.

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 which provides a height context 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.

Toronto Green Standard

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 for new developments 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 application. 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

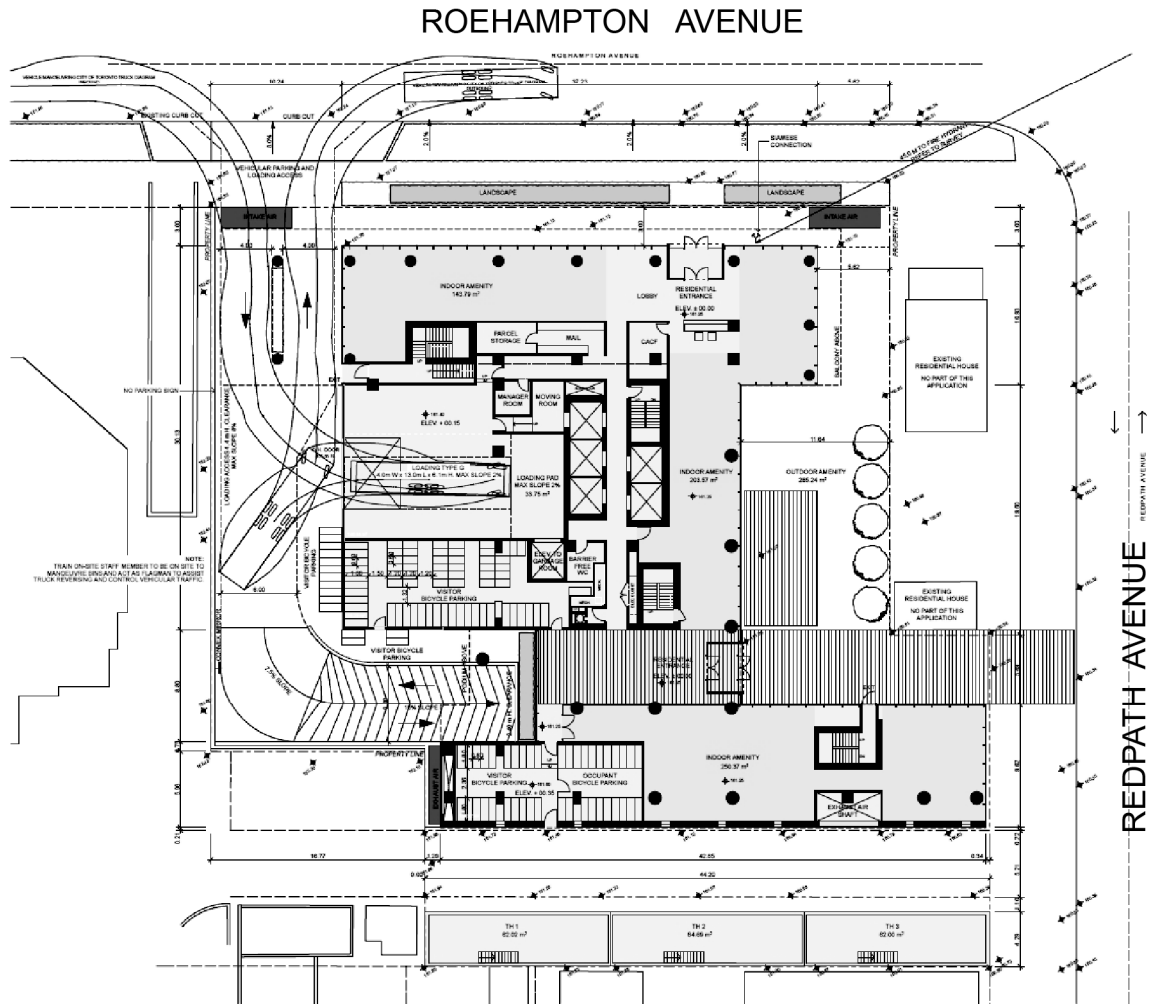
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan (as provided by applicant)
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Elevations (as provided by applicant)
Attachment 4: Official Plan
Attachment 5: Yonge-Eglinton Secondary Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

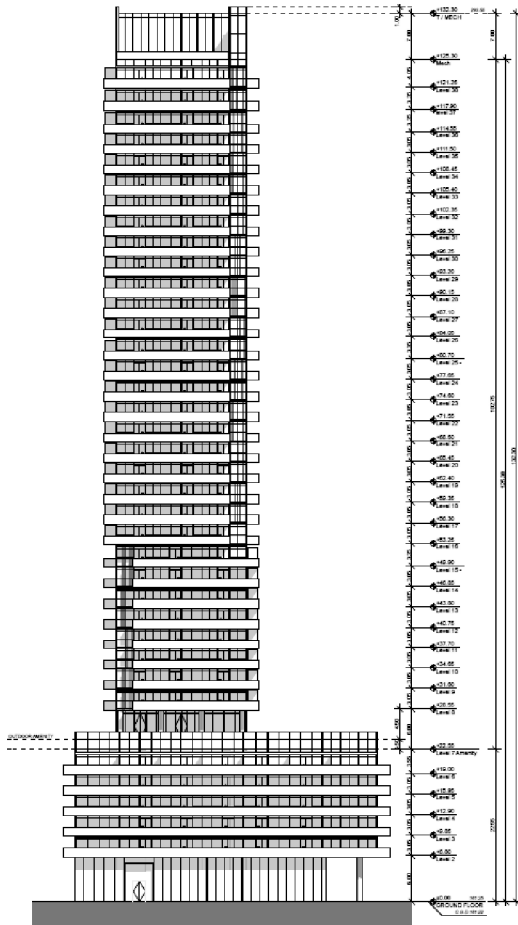
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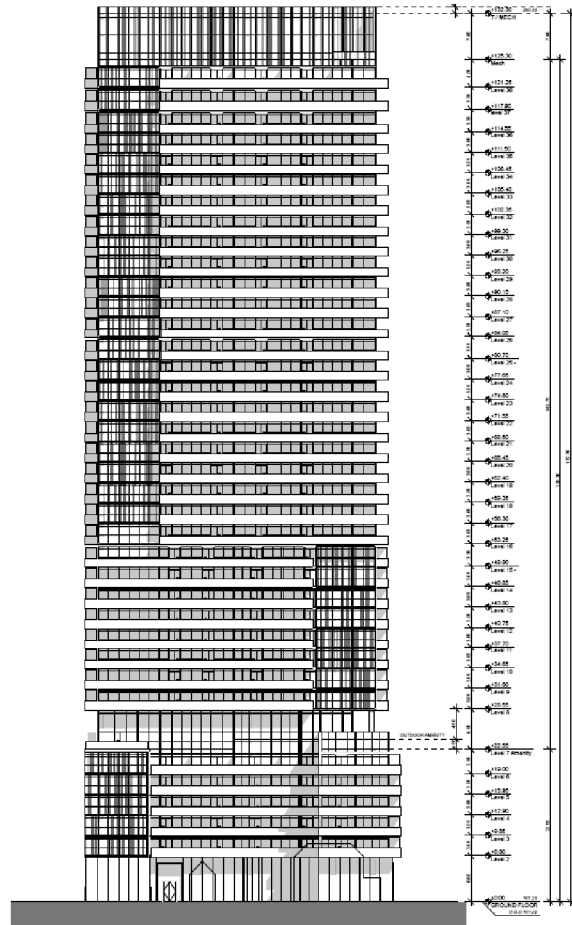
151-173 Roehampton Avenue
and 140-144 Redpath Avenue

File # 13_257584_0Z

Attachment 2: Elevations



North Elevation



East Elevation

North and East Elevations

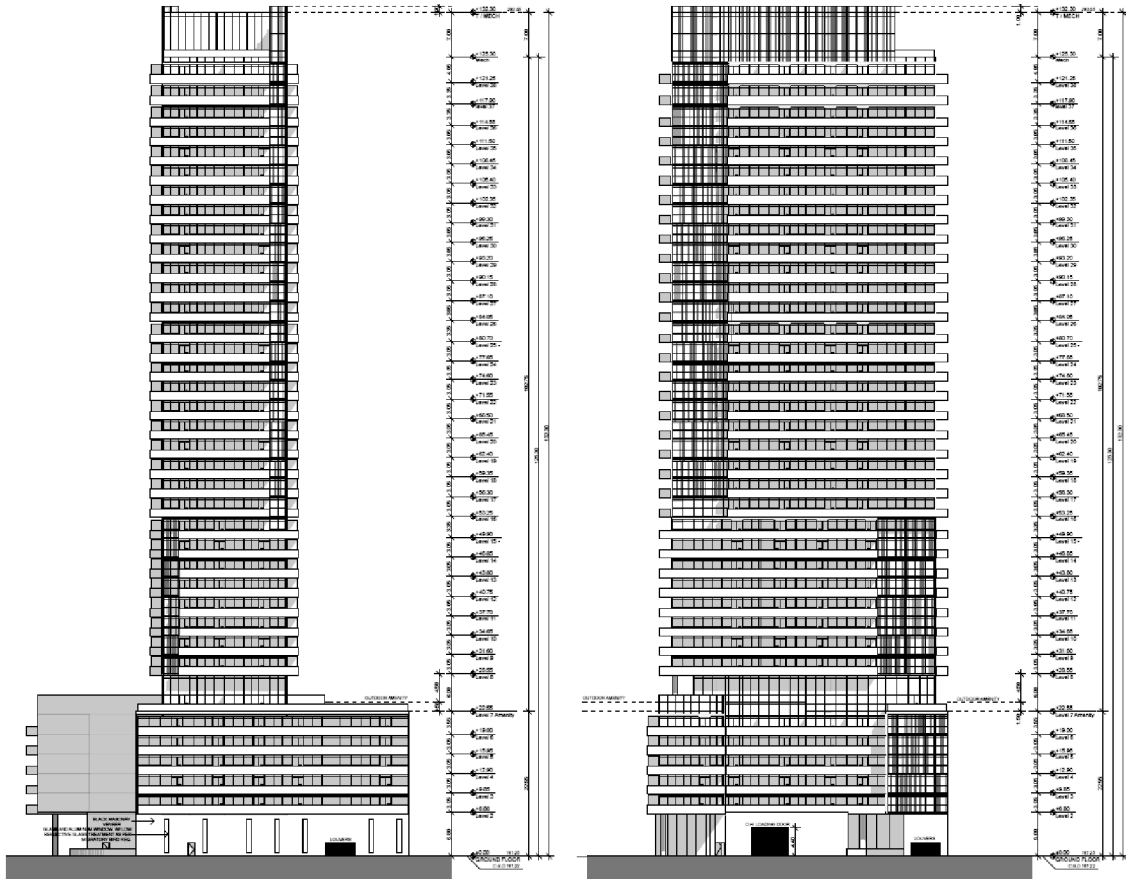
Applicant's Submitted Drawing

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01/13/2014

151-173 Roehampton Avenue
and 140-144 Redpath Avenue

File # 13_257584_0Z

Attachment 3: Elevations



South Elevation

West Elevation

South and West Elevations

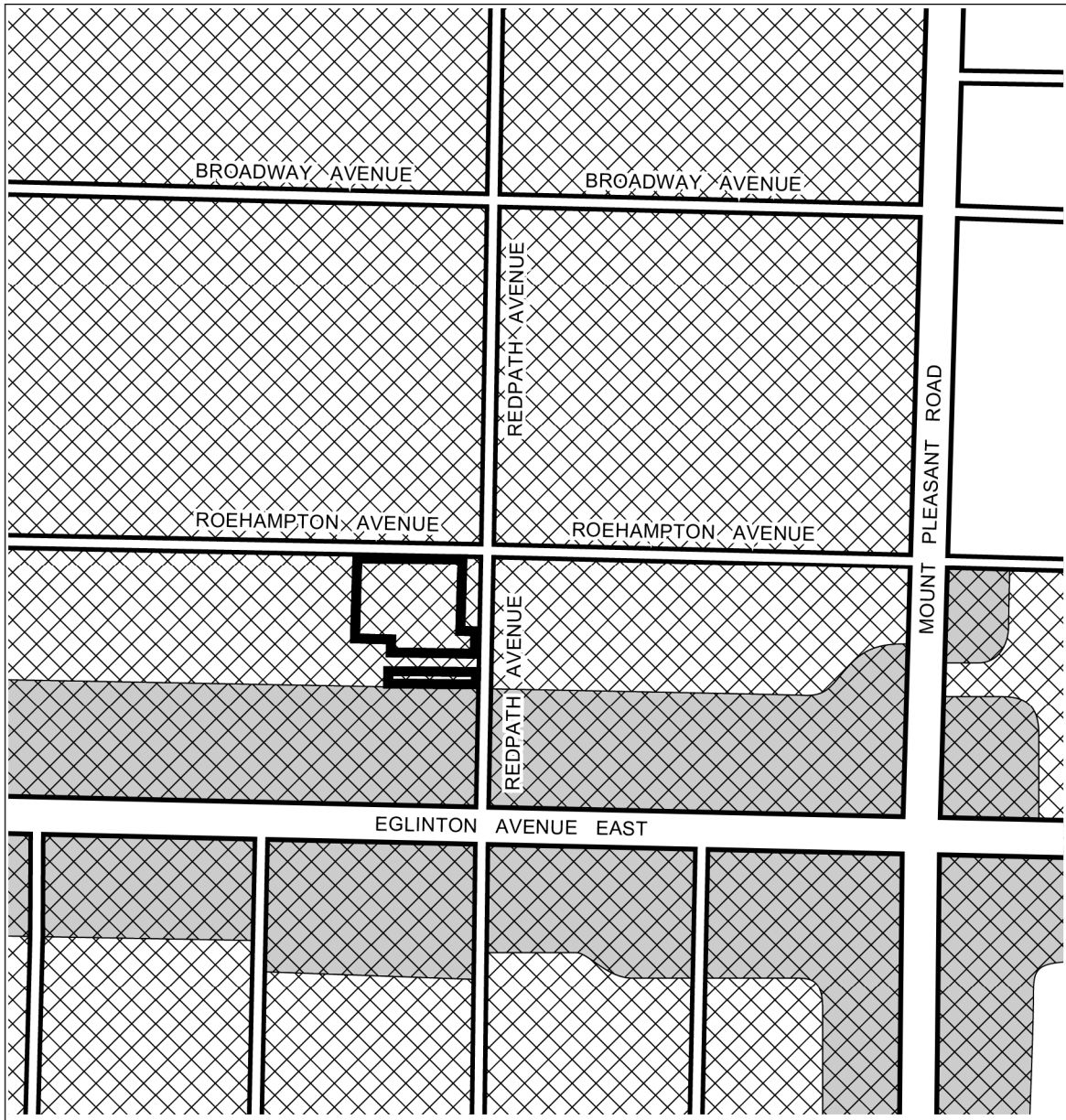
Applicant's Submitted Drawing

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151-173 Roehampton Avenue
and 140-144 Redpath Avenue

File # 13_257584_0Z

Attachment 4: Official Plan



151-173 Roehampton and 140-144 Redpath Avenue

Official Plan

File # 13 257584 0Z

Site Location	Parks & Open Space Areas	Institutional Areas	Utility Corridors
Neighbourhoods	Natural Areas	Regeneration Areas	
Apartment Neighbourhoods	Parks	Employment Areas	
Mixed Use Areas	Other Open Space Areas		

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Attachment 5: Yonge-Eglinton Secondary Plan

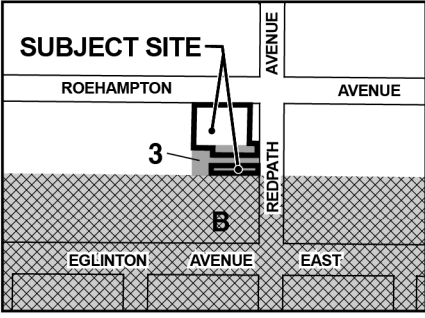
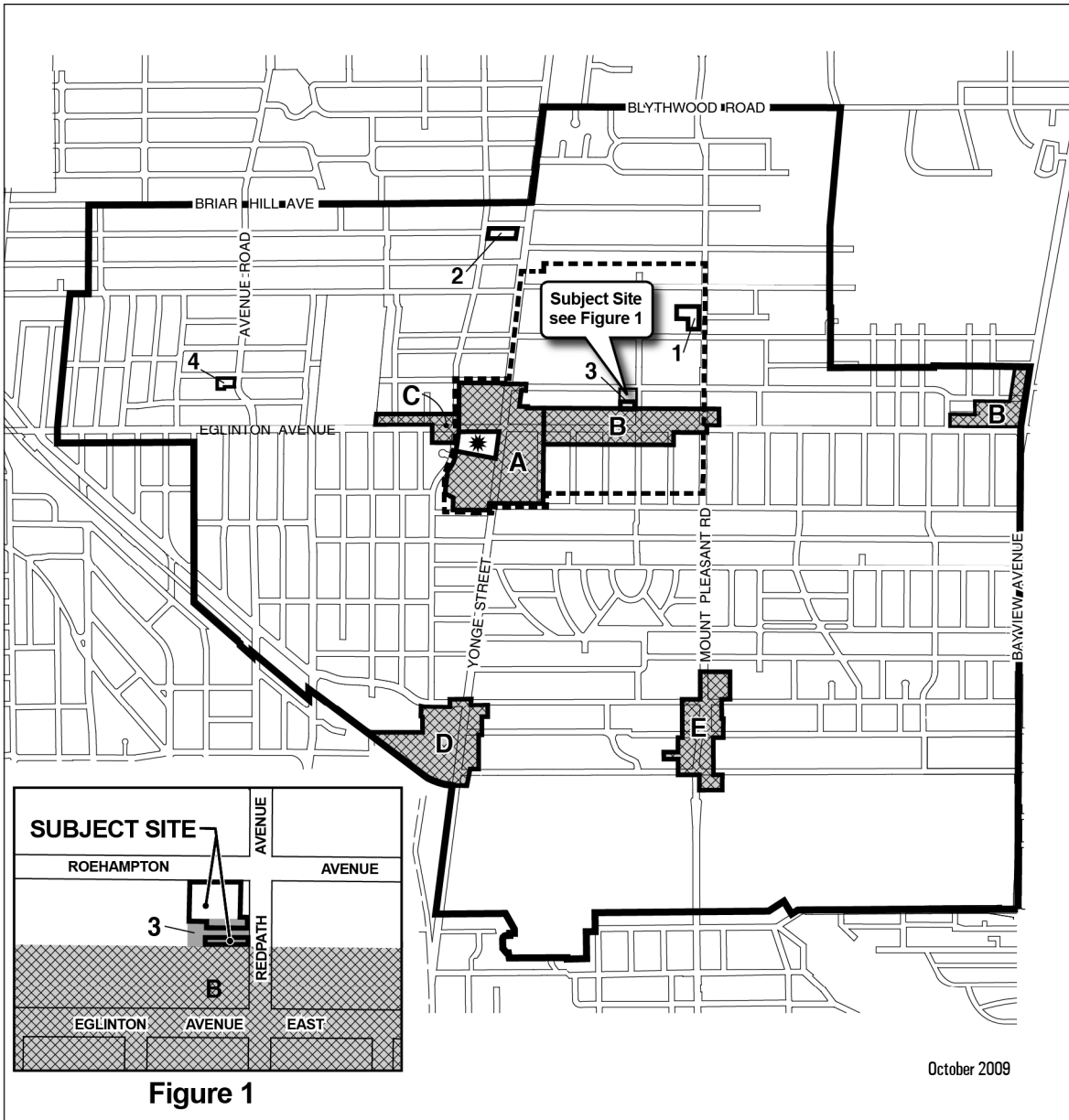


Figure 1

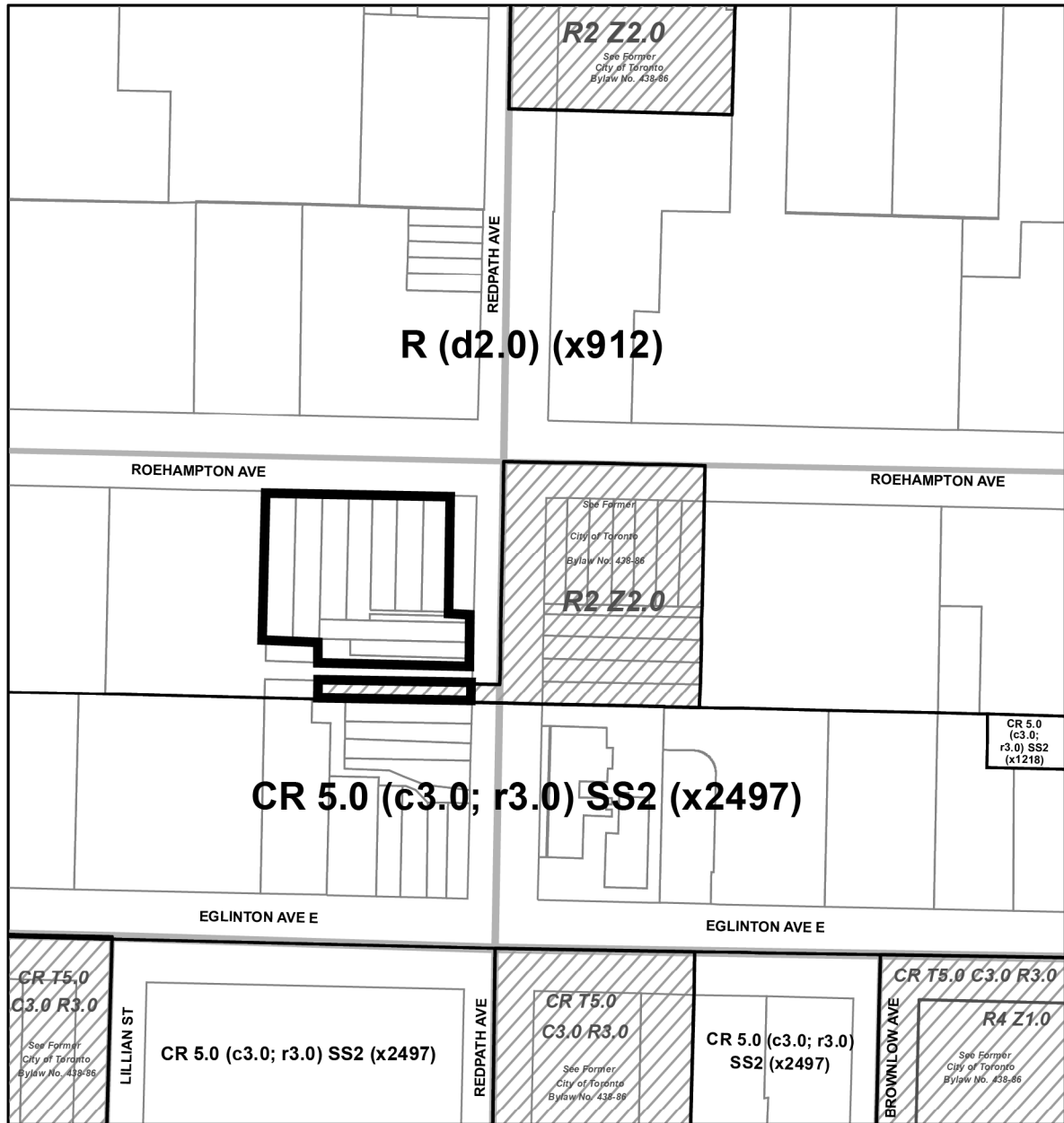
TORONTO City Planning
Yonge-Eglinton Secondary Plan
 MAP 21-1 Land Use Plan

**151-173 Roehampton Avenue
 and 140-144 Redpath Avenue**
 File # 13_257584_OZ

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

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Attachment 6: Zoning



**151-173 Roehampton Avenue
140-144 Redpath Avenue**

Zoning By-law 569-2013

File # 13 257584 STE 22_OZ

Location of Application

See Former City of Toronto Bylaw No. 438-86

R Residential
CR Commercial Residential

R2 Residential District
R4 Residential District
CR Mixed-Use District

Not to Scale
Extracted 01/13/2014

Attachment 7: Data Sheet

Application Type	Rezoning	Application Number:	13 257584 STE 22 OZ
Details	Rezoning, Standard	Application Date:	October 28, 2013
Municipal Address:	151 ROEHAMPTON AVE		
Location Description:	PLAN 639 PT LOT 10 **GRID S2201		

Project Description: Rezoning application for the (WEST TOWER) to demolish the existing single family dwellings, and develop a 32 storey tower above a 6 storey podium. A total of 520 residential units comprised of 60 bachelor, 359 1 bedroom and 98 two bedroom apartments and 3 four bedroom town houses. The total proposed residential gross floor area is 32, 516 square metres.

Applicant:	Agent:	Architect:	Owner:
BROWN DRYER KAROL ADAM BROWN		architectsalliance	CDF ROEHAMPTON INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	569-2013
Zoning:	R2 Z2.0	Historical Status:	
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2848.7	Height:	Storeys:	38
Frontage (m):	53.1		Metres:	132.3
Depth (m):	48.85			
Total Ground Floor Area (sq. m):	1662			Total
Total Residential GFA (sq. m):	32516		Parking Spaces:	183
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	32516			
Lot Coverage Ratio (%):	58.3			
Floor Space Index:	11.4			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	60
1 Bedroom:	359
2 Bedroom:	98
3 + Bedroom:	3
Total Units:	520

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	32516	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, Senior Planner
	TELEPHONE:	(416) 392-0412