



STAFF REPORT ACTION REQUIRED

89-101 Roehampton Avenue - Zoning Amendment Application - Preliminary Report

Date:	April 22, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	16 112811 STE 22 OZ

SUMMARY

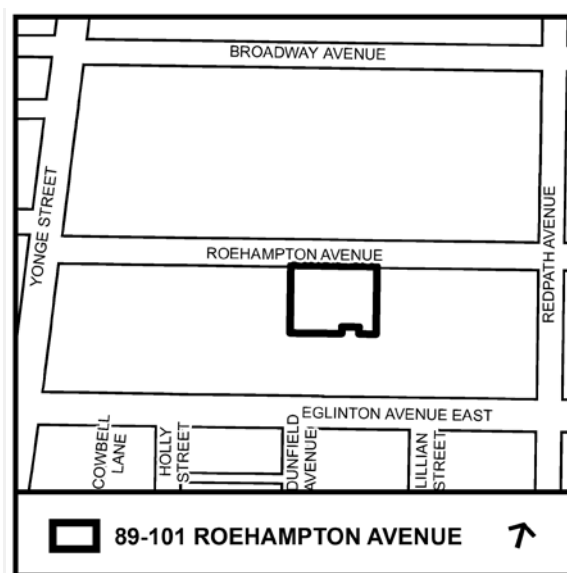
This application proposes a 36-storey rental apartment building containing 236 units at 89-101 Roehampton Avenue. The proposed tower abuts the existing 130-unit rental apartment building on the site and is connected on the ground floor. An application for Rental Demolition and Conversion is not required. Staff do not support the proposed building in its current form.

This report provides preliminary information on the application and seeks Community Council's directions on their further processing and on the community consultation process. Next steps include a community consultation meeting which has yet to be scheduled. A final report is targeted for the first quarter of 2017, provided that the applicant provides all required information in a timely manner and issues identified in this report are addressed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 89-101 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 of the Planning Act

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous planning decisions for the subject property.

Pre-Application Consultation

At a pre-application meeting on October 7, 2015, Planning Staff advised the applicant that the application, as proposed, was unsupportable. Staff raised concerns about the scale of the proposal, including height and massing, the proposed tower addition to an existing tower, and the need to adhere to the Midtown in Focus Public Realm plan.

ISSUE BACKGROUND

Proposal

The application proposes a 36-storey rental apartment building containing 236 units. The proposed tower is abutting the northeast corner of the existing rental apartment building on the site and is connected on the ground floor.

The existing building contains 130 units, some of which are proposed to be reconfigured to accommodate the new structure. The proposed building steps back from Roehampton Avenue at the 2nd storey before rising to an 8-storey "base building". It then steps back again before rising another 28 storeys to the ultimate height of the tower (119 metres, including mechanical penthouse).

Additional details can be found in the chart below as well as the architectural drawings located in Attachments 1 to 5 and the application data sheet located in Attachment 9.

Category	First Submission February 4, 2016
Site Area	4,433.5 square metres
Proposed Tower Setbacks from lot lines	
Roehampton Avenue	7.5 metres (from property line)
East Property Line	17.2 metres
West Property Line	5.715 metres
South Property Line	5.707 metres
Proposed Base Setback on Ground Floor from lot line	
Roehampton Avenue	0 metres

Category		First Submission February 4, 2016
Tower Floorplate	New Tower	1,092 square metres
	Combined	1,517.52 square metres
Gross Floor Area	Total Residential	26,718.8 square metres
	Non-Residential	0 metres
	Total	26,718.8 square metres
Floor Space Index		6.03
Number of Units	Studio	48 (18 existing, 30 proposed)
	1 Bedroom	204 (111 existing, 93 proposed)
	2 Bedroom	103 (1 existing, 102 proposed)
	3 Bedroom	11 (0 existing, 11 proposed)
	Total	366 (130 existing, 236 proposed)
Ground Floor Height		5.3 metres
Sidewalk width Roehampton Avenue (2 metres)		2 metres
Proposed Vehicular Parking (residential:visitor:non-residential)		237 (91:0:146 [leased to 120 Eglinton])
Proposed Bicycle Parking (residential:visitor: retail/office)		239 (214:25:0)
Loading Spaces	Description	1 Type 'G'
Amenity Space	Interior Residential	486.50 square metres
	Exterior Residential	427.4 square metres
	Total	913.90 square metres
Building Height	New Tower	119 metres (36-storeys, height includes mechanical penthouse)

Site and Surrounding Area

The site is located on the south side of Roehampton Avenue, midway between Yonge Street and Redpath Avenue in the Yonge-Eglinton Centre. It is roughly square-shaped with total site area of 4,433.5 square metres, a frontage of 76 metres and a depth of 59 metres. The site is currently occupied by a 19-storey rental apartment building containing 129 units and a 2-storey house-form building.

North: Roehampton Avnue and a 27-storey residential building at 70 Roehampton Avenue which includes the North Toronto Collegiate Institute as a well as a 14-storey residential building at 100 Roehampton Avenue.

East: A 15-storey residential building. Continuing east are approved proposals for 38 and 34-storey condominium apartment buildings at the corners of Roehampton Avenue and Redpath Avenue.

South: Directly south are a number of office buildings with retail uses at grade that front onto Eglinton Avenue East. Heights range from 7 to 11 storeys. An application has been submitted for a 39-storey, mixed-use residential building at 150 Eglinton Avenue East.

West: An 11-storey residential building at 77 Roehampton Avenue. Continuing west is Yonge Street. A proposal is currently under construction with frontages on Eglinton Avenue East and Roehampton Avenue with heights of 58 storeys (Yonge Street) and 36 storeys (Roehampton Avenue).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. 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 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. The Growth Plan encourages intensification and envisions increased density in the Urban Growth Centres.

The Yonge Eglinton Centre is a designated Urban Growth Centre in the Growth Plan. 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 City of Toronto Official Plan contains a number of policies that apply to the proposed development. A link to the Official Plan can be found here: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Chapter 2 – Shaping the City

Section 2.2.2 Centres: Vital Mixed Use Communities

The proposed development is located in the *Yonge-Eglinton Centre* which is centrally located in midtown Toronto. The *Centre* is at the crossroads of the Yonge subway line and the Eglinton Crosstown Light Rail Transit line now under construction.

Due to its strategic location, the *Yonge-Eglinton Centre* should continue to develop as both an office centre and a desirable living area. Through new development and City initiatives, improved public realm, parks and other open spaces will be created.

Centres in the Official Plan are a priority for managing growth in the City. They should be vibrant, mixed-use and supported by public transit. Each *Centre* in the Official Plan will have a secondary plan. Secondary Plans for *Centres* will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space and transit oriented development.

The Secondary Plans will also delineate the boundaries of the growth centre, provide a strategy for public realm and parks improvements, support the use of public transit and other transportation models (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly *Neighbourhoods*.

Chapter 3 – Built Form

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, having a consistent front yard setback, acknowledging the prominence of corner sites, locating entrances so they are clearly visible and providing ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

New development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for residents of the new development.

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct a tall building attached to an existing tall building. Policy 3.1.3 states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to specific built form characteristics, the policy states that proposals for tall buildings should clearly demonstrate how they relate to the existing and

planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Section 3.2.1 Housing

The Official Plan policies address the need to preserve and increase the City's supply of rental and affordable housing. The site of the proposed development contains 130 residential rental units. Policies in Section 3.2.1 of the Official Plan provide that new development that would have the effect of removing six or more rental units should not be approved unless the same number, size and type of rental housing units are replaced and maintained with rents similar to those already in effect. Although a rental demolition and conversion application is not required in this instance, an acceptable tenant relocation and assistance plan is still required to address moving related costs, alternative accommodation, and other assistance to lessen hardship.

Chapter 4 – Land Use Designations

Section 4.2 Apartment Neighbourhoods

The proposed development is located in an *Apartment Neighbourhoods* designated area. *Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. *Apartment Neighbourhoods* are generally not intended for significant growth. Compatible infill, however, is contemplated on sites containing existing apartment buildings that have underutilized land.

New and infill development will improve the quality of life for both new and existing residents. New and infill development in *Apartment Neighbourhoods* will contribute to the quality of life by massing new buildings to transition between areas of different development intensity and scale. In particular, *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as *Neighbourhoods*. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

Infill development will also maintain an appropriate residential amenity on site, provide existing residents with access to community benefits, maintain adequate sunlight, privacy and areas of landscaped open space, front onto public streets and provide pedestrian entrances from adjacent public streets. Furthermore, infill development in *Apartment Neighbourhoods* will provide adequate on-site, below grade, shared vehicular parking for both new and existing development, screen surface parking, preserve important landscape features and walkways, consolidate loading, servicing and delivery facilities and preserve or provide adequate alternative on-site recreational space for residents.

Yonge-Eglinton Secondary Plan

The site is located in the Yonge-Eglinton Secondary Plan Area. A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires that a full range of housing options (form, tenure) be provided in the Yonge-Eglinton Area that is suitable for family and other households in that manner that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Official Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a smaller concentration at the Yonge/Davisville subway station (see Attachment 8).

Commercial development will be strengthened in the Yonge-Eglinton Area, specifically, the following will be supported:

- street related retail and service uses in the *Mixed Use Areas* except Area 'E';
- office commercial uses in the *Mixed Use Areas* 'A', 'B', 'C'; and 'D'; and
- restricted retail uses in *Mixed Use Area* 'E'.

New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of skyview) on lower scale built form in *Neighbourhoods*. New development will transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

The Yonge-Eglinton Secondary Plan states that the highest densities will be located in *Mixed Use Area* 'A', with developments of a lesser scale located in *Mixed Use Areas* 'B', 'C' and 'D'. Higher density development is permitted in *Apartment Neighbourhoods* with nearby subway station access. Reduced parking requirements are permitted in the Yonge-Eglinton Secondary Plan Area where it can be demonstrated that projected travel can be accommodated by means other than the automobile. Bicycle linkages, facilities and new pedestrian connections will also be encouraged.

New development will promote architectural excellence while also providing for improvements in the public realm. New, flexible, community service facilities and social infrastructure will be provided in a timely manner in the Secondary Plan Area. New parks and open spaces will also be secured in the Yonge-Eglinton Secondary Plan Area along with improvements to the existing parks and open spaces as well as the public realm.

Development within the Yonge-Eglinton Secondary Plan Area will satisfy the requirements of the Growth Plan for the Greater Golden Horseshoe, transition down in height from Yonge Street and Eglinton Avenue east towards Mount Pleasant Avenue, be compatible with the character of existing *Neighbourhoods* and maintain a high quality of residential amenity. Investment in public transit infrastructure will be a priority in the Yonge-Eglinton *Centre*.

Tall Building Design Guidelines

In May 2013, City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning Staff to use the Guidelines in the evaluation of 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 Guidelines are available at:
<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Midtown in Focus- OPA 289

The Midtown in Focus Public Realm Plan is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces. The urban design framework of Midtown in Focus is supported by the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

On August 25, 2014, City Council adopted the report from the Chief Planner and Executive Director, City Planning on Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area.
<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that implement, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. The proposed Secondary Plan amendments are currently under appeal at the Ontario Municipal Board.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

The adopted Secondary Plan amendments outline a comprehensive public realm strategy and a system of improvements that will be implemented as part of any new development in the Yonge Eglinton Secondary Plan Area. Section 2.16 requires that improvements be made to both the private and public realm as part of any new development including: enhancements to streetscapes and the provision of wider sidewalks and the establishment of multi-purpose promenades.

Another objective of the Secondary Plan is to maintain and enhance the open, green, landscaped character of the area, improve and expand the network of parks, open spaces and streetscapes and create a high-quality public realm to ensure the continued vitality and quality of life in the area. All development in the Midtown Character Area will advance the implementation of the five place-making moves which includes the Park Street Loop.

Furthermore, development applications will demonstrate that they: respect, reinforce and extend the landscaped open space setbacks of buildings from streets that are prevalent in the Midtown Character Area and contribute to the open space system, provide sufficient space within the public street rights-of-way for pedestrian and cycling infrastructure and encourage community activities in the public realm through programming, activation and the provision of safe, accessible and inviting spaces.

The site is situated along the Park Street Loop, one of the five place-making moves in the Yonge-Eglinton Secondary Plan. The Park Street Loop is a trail that is intended to be designed as a publicly-accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping. Buildings are required to be set back 7.5 metres from the property line at the street. Any underground structures will be designed to allow for permanent high-branching trees. The plan also contemplates a potential mid-block connection in this area.

The subject application was submitted after the City Council adoption of the Midtown in Focus Public Realm Plan and the amendments to the Secondary Plan (OPA 289).

Yonge-Eglinton Secondary Plan Review

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area. The Growth, Built Form and Infrastructure Review will inform the development of up-to-date policy that will guide growth in the area and, in combination with necessary capital upgrades identified through the review, support the vitality and quality of Midtown Toronto.

The review began in mid-2015 and has three key activities:

1. Growth Analysis which includes completing a demographic and economic profile of the area, undertaking an evaluation of growth trends, and completing an analysis of potential near, medium and longer term growth estimates.

2. Built Form Study which will analyse built form character, trends and impacts and develop a built form vision to guide the area's evolution. In addition, a Cultural Heritage Resource Assessment is being undertaken which will identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations.

3. Infrastructure Review of the performance and capacity of key infrastructure – community services and facilities, transportation, water, wastewater and stormwater – and a gap analysis informed by the growth estimates to identify emerging infrastructure priorities.

City staff anticipates reporting to City Council in 2016 with a Proposals Report that identifies key findings and emerging directions from the study. Following a Council decision on the Proposals Report, further consultation will occur on recommended directions and proposed amendments to the Yonge-Eglinton Secondary Plan.

Official Plan Amendment 320

On December 9 and 10, 2015, City Council adopted Official Plan Amendment 320. The purpose of this Official Plan Amendment is to amend the *Neighbourhoods*, *Apartment Neighbourhoods* and Healthy Neighbourhoods policies of the Official Plan. The subject site is within an area designated *Apartment Neighbourhoods*. Although still under consideration by the Ministry of Municipal Affairs and Housing, the amendments represent City Council's most current thinking on these policies and as such have relevance to the proposed application.

Of particular relevance are the proposed amendments to the *Apartment Neighbourhood Policies* of the Official Plan. Policy 4 was amended to say the following:

"Compatible infill development may be permitted on a site containing one or more existing apartment buildings that has sufficient underutilized space to accommodate one or more new building(s) while improving site conditions and providing good quality of life for both new and existing residents including: maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining adequate sunlight and privacy for residential units, maintaining sunlight on outdoor amenity space and landscaped open space, and improving pedestrian access to the buildings from public sidewalks and through the site. Infill development, including additions to an existing apartment building, that may be permitted on a site containing one or more existing apartment building(s) will:

- a) meet the development criteria set out in Section 4.2.2;
- b) respect the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site, and **not create high-rise additions to existing apartment building(s)** (emphasis added) on the site;
- c) maintain separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy; "

The intent of this policy was to prevent tower additions to slab and other tower form buildings. Several proposals for this form of development have been considered in the last several years raising concerns about over development. The proposal as contemplated would not meet these criteria and therefore would not be permitted by these policies.

Zoning

The site is zoned R2 Z2.0 in Zoning by-law 438-86, as amended. There is a permitted height of 38.0 metres. The R2 zoning permits a variety of residential uses. The site is also zoned R (d2.0) (x912) in Zoning By-law 569-2013, as amended. The permissions are largely the same in 569-2013 as in 438-86.

Site Plan Control

A site plan application is required for the proposal but has not been submitted.

Reasons for the Application

A zoning by-law amendment is required because the proposed development, among other matters, exceeds the height and density permissions in the in-force zoning by-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Toronto Green Standard Checklist;
- Architectural Drawings;
- Functional Servicing Report;
- Storm Water Management Report;
- Grading Plan;
- Transportation Impact Statement;
- Planning Rationale Report;
- Sun/Shadow Study;
- Pedestrian Level Wind Study;
- Community Services and Facilities;
- Geotechnical Study;
- Arborist Report; and
- Housing Issues Report.

A notification of incomplete application was issued on March 7, 2016. It was subsequently determined that an application for Rental Demolition and Control was not required for this application, an notification of complete application was then issued

Issues to be Resolved

Although the site is large, it lacks the depth and width to accommodate multiple towers while maintaining a minimum 25 metre separation distances between existing buildings and any proposed new towers.

The application proposes a development scheme with a new tower attached to the existing building on the site. City Planning Staff have generally not supported this form of intensification within the *Apartment Neighbourhoods* as it tends to create or exacerbate negative impacts from 'slab style' buildings.

Slab style buildings typically have greater negative impacts to the public realm than point towers which can include: increased shadowing, loss of skyview, increased micro-climatic or wind effects and diminished pedestrian experience on the ground level. The newly adopted, but not in force, *Apartment Neighbourhood* policies in OPA 320 prohibit the type of built form proposed in the subject application. In the limited instances where Staff supported an addition to a slab apartment building prior to OPA 320, it has been of a much smaller scale than the proposal, or through a mediated settlement at the Ontario Municipal Board. For these reasons, Staff do not support the proposed development.

Staff have identified the following list of issues to be resolved which include:

- Compliance with the City of Toronto Official Plan, including but not limited to, the existing *Apartment Neighbourhoods* policies and policies emerging from the recently adopted OPA 289 and 320.
- Compliance with the Tall Building Design Guidelines.
- Overall Scale of the Development: City Planning Staff are of the opinion that the proposed addition is too large and creates an inappropriate building typology on the site.
- Provision of parkland or other open space within or adjacent to the development proposal.
- Possible provision of community infrastructure within the proposal in order to address the ongoing shortfall within the Yonge-Eglinton Centre.
- Implementation of the Midtown in Focus Public Realm Plan and OPA 289 (amendment to Yonge-Eglinton Secondary Plan): City Planning Staff are assessing how the proposed development supports the implementation of the Park Loop along Roehampton Avenue with landscaped setbacks of buildings from the street, and contributes to the public and private open space system with safe, accessible and inviting spaces.
- Consolidation of servicing and curb cuts.
- Impacts on existing tenants, including but not limited to, access to amenity, parking and nuisances arising from construction.
- Servicing: The amount of parking provided, the prevalence of service parking, functional servicing, hydro-geological and other issues arising from site organization, massing and density.

City Planning Staff will also review the application for appropriate Section 37 benefits in the event that Staff is able to support a revised project. An appropriate Section 37 agreement will also include a tenant assistance and mitigation package. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

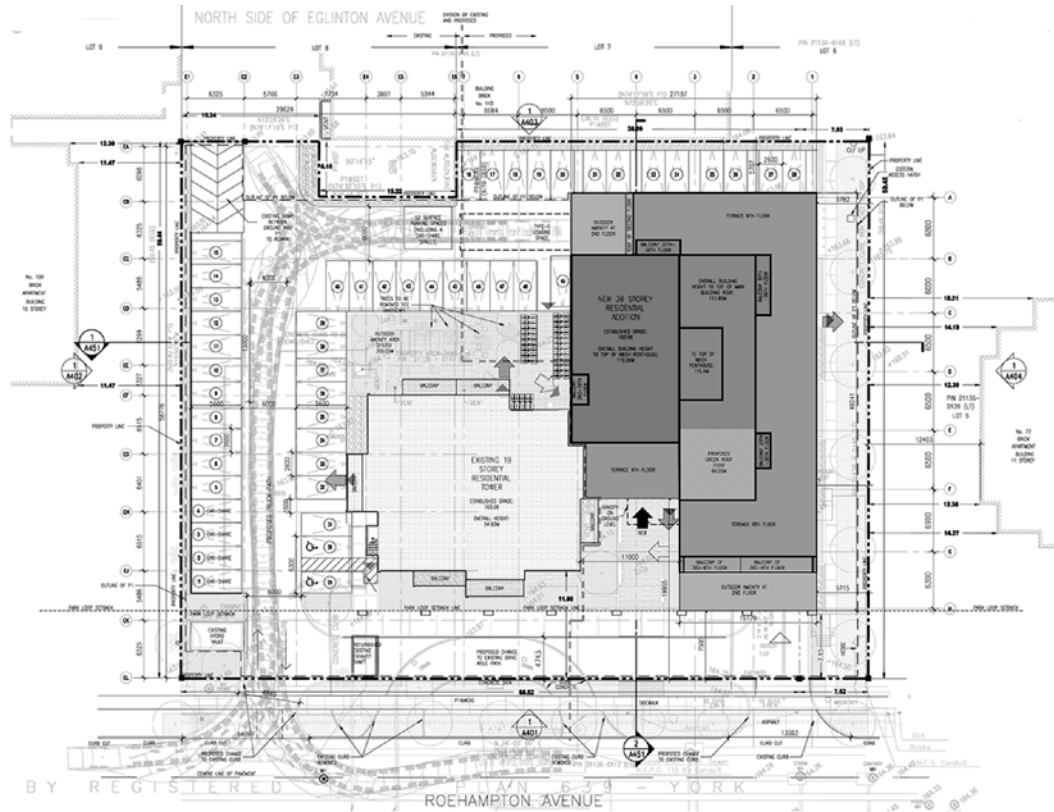
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South 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

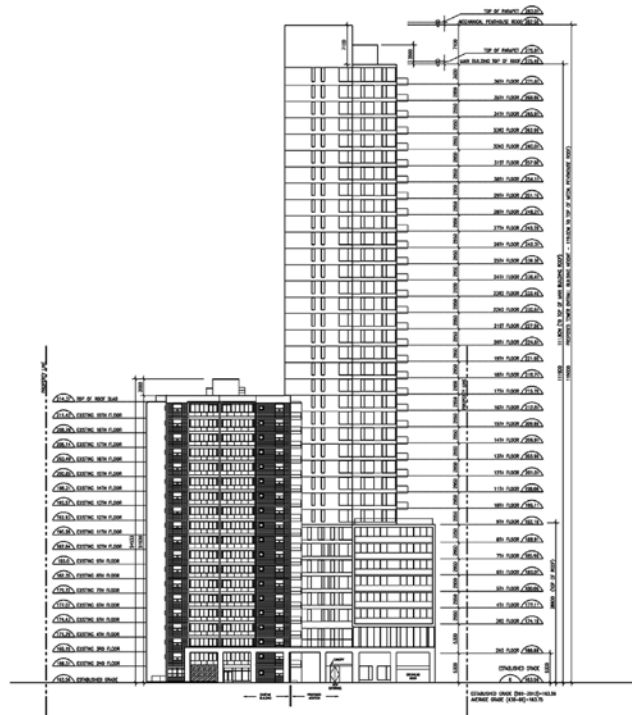
Applicant's Submitted Drawing

Not to Scale
03/14/2016

89-101 Roehampton Avenue

File # 16-112811

Attachment 2: North Elevation



North Elevation

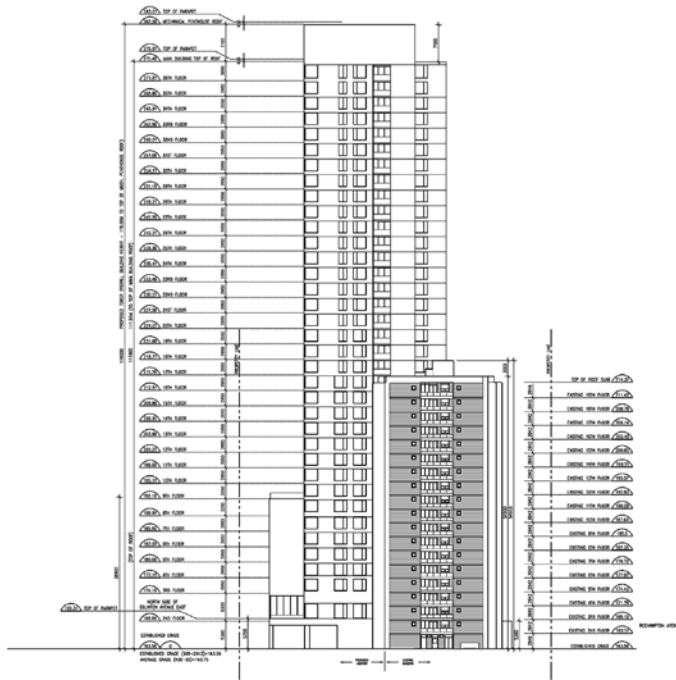
Applicant's Submitted Drawing

Not to Scale
03/15/2016

89-101 Roehampton Avenue

File # 16-112811 STE 22 0Z

Attachment 3: East Elevation



East Elevation

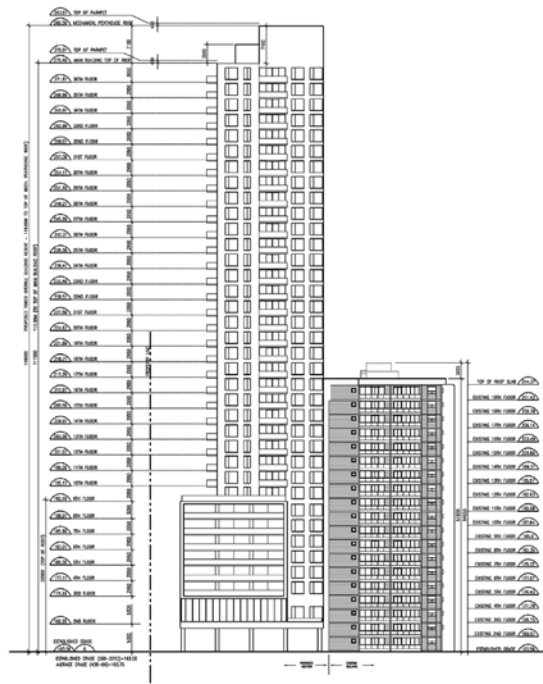
Applicant's Submitted Drawing

Not to Scale
03/15/2016

89-101 Roehampton Avenue

File # 16-112811 STE 22 02

Attachment 4: South Elevation



South Elevation

Applicant's Submitted Drawing

Not to Scale
03/15/2016

89-101 Roehampton Avenue

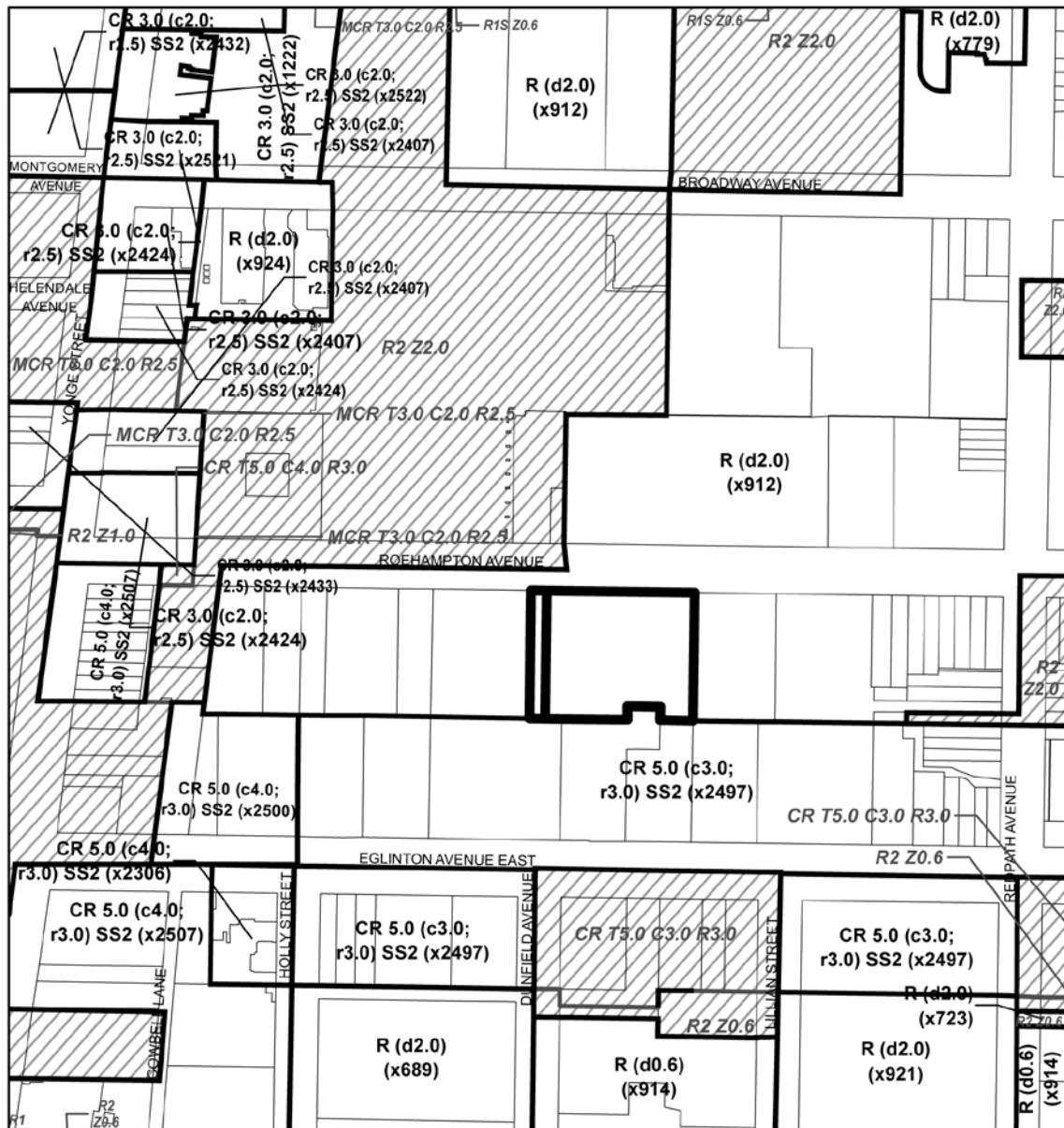
File # 16-112811 STE 22 02

Architectural drawing of the 1000 West 1st Street building facade. The drawing shows a multi-story building with a grid of windows and balconies. A north arrow points up, and a scale bar indicates 0 to 100 feet. The title block in the bottom right corner contains the following information:

1000 WEST 1ST STREET
 ARCHITECTURAL ELEVATION
 DATE: 01/15/10
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 1000 WEST 1ST STREET
 SHEET NO.: 1000 WEST 1ST STREET
 SHEET TOTAL: 1000 WEST 1ST STREET

File # 16-112811 STE 22 OZ

Attachment 6: Zoning



Zoning By-Law No. 569-2013

89-101 Roehampton Avenue

File # 16-112811 STE 22 02



Location of Application

R Residential

CR Commercial Residential



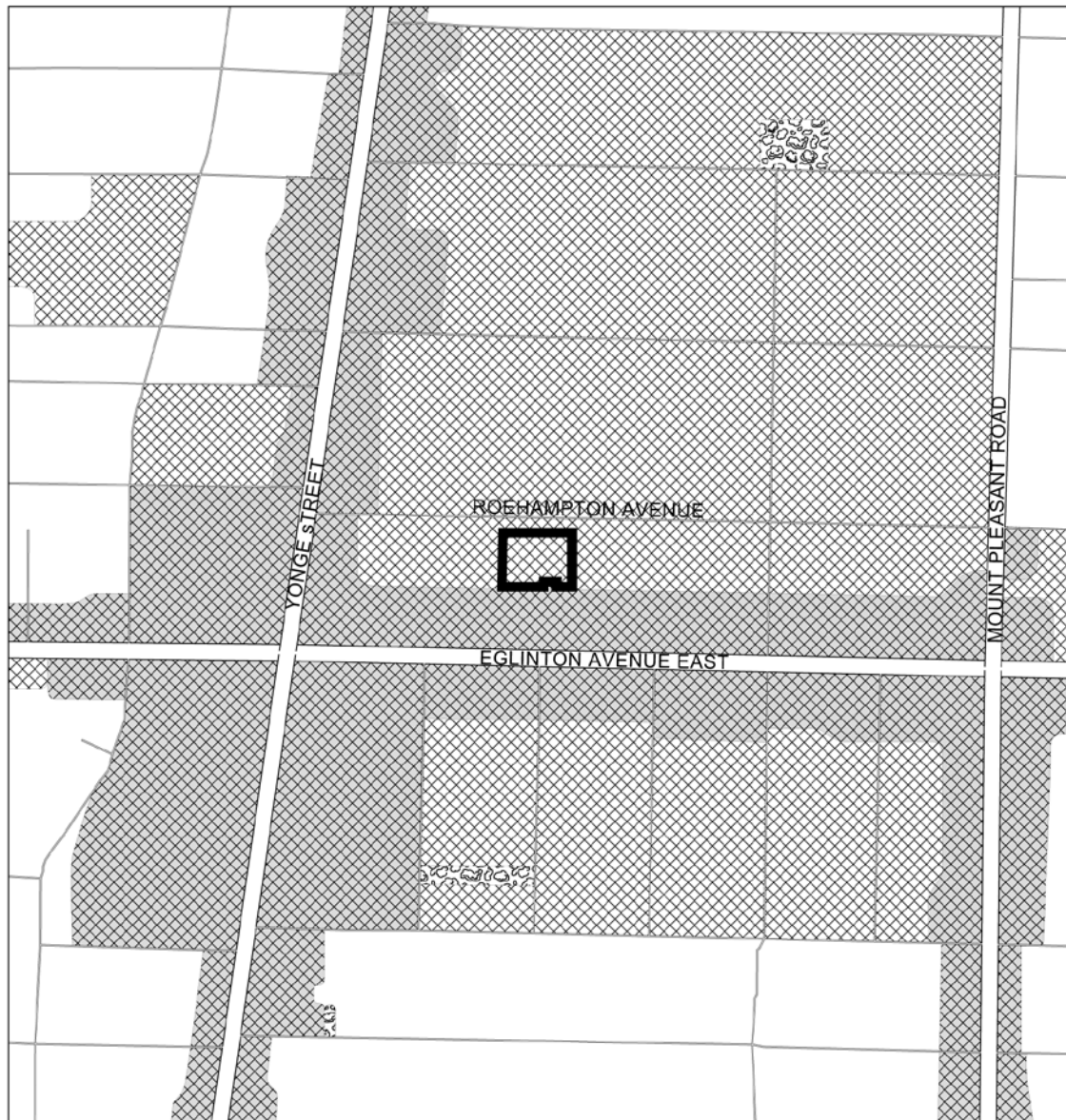
See Former City of Toronto By-Law No. 438-86

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



Not to Scale
Extracted: 03/15/2016

Attachment 7: Official Plan



Extract from Official Plan

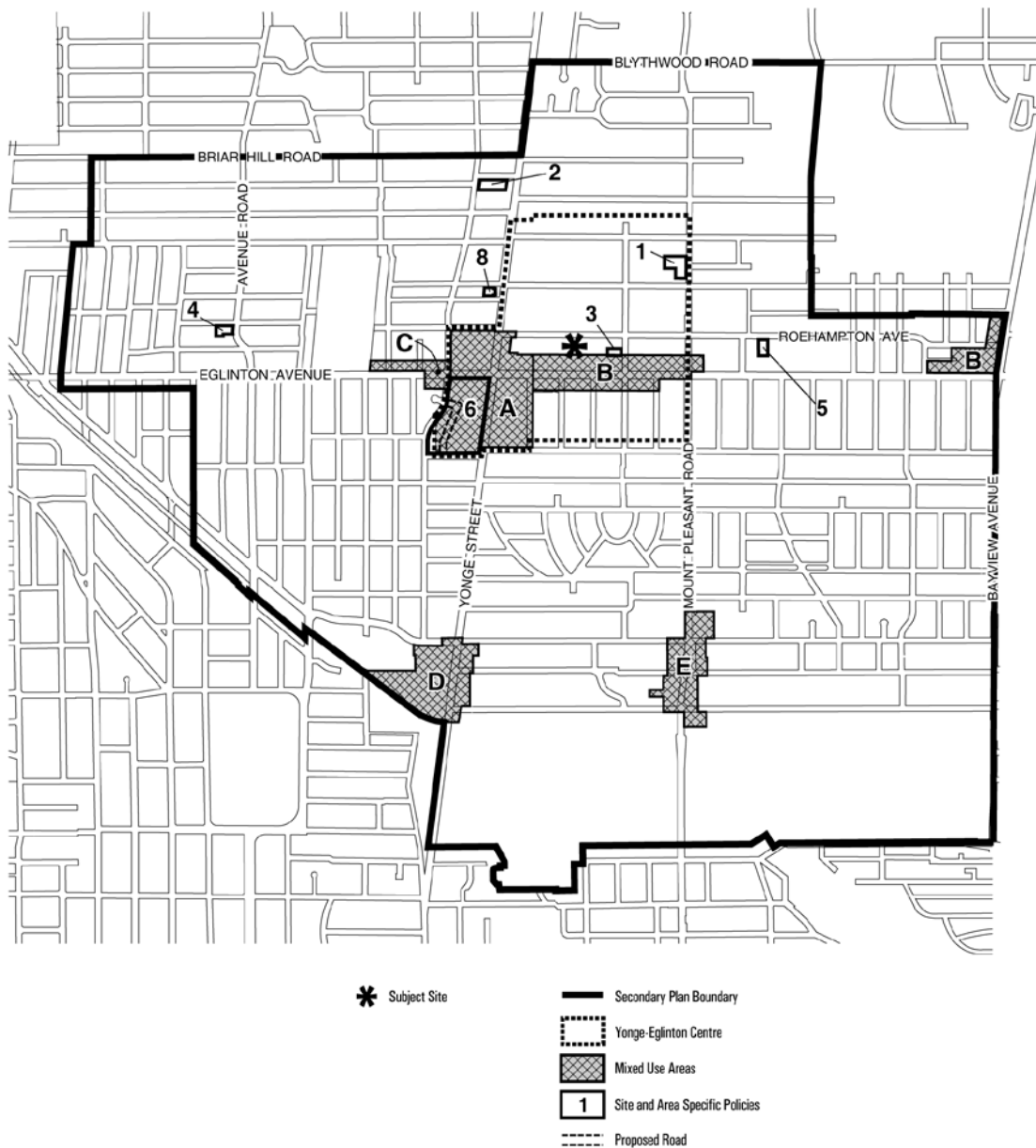
89-101 Roehampton Avenue

File # 16 112811 STE 22 0Z



Not to Scale
 03/16/2016

Attachment 8: Yonge-Eglinton Secondary Plan



Yonge Eglinton Secondary Plan
Map 21 Land Use Plan (July 2014)

89-101 Roehampton Avenue

Not to Scale
03/18/2016



File # 16 112811 STE 22 02

Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	16 112811 STE 22 OZ
Details	Rezoning, Standard	Application Date:	February 4, 2016
Municipal Address:	89-101 ROEHAMPTON AVENUE		
Location Description:	PLAN 639 PT LOT 5 **GRID S2201		
Project Description:	36-storey rental apartment building containing 236 units attached to an existing rental apartment building containing 130 units.		
Applicant:	Agent:	Architect:	Owner:
TAS Design Build	WND Associates	Quadrangle Architects Ltd.	Pabs Ltd. Partnership
491 Eglinton Ave. W. Ste. 503	90 Eglinton Avenue East	380 Wellington St. W.	542 Mt. Pleasant Rd. Ste. 302
Toronto, ON	Toronto, ON	Toronto, ON	Toronto, ON
M5N 1A8	M4P 1A6	M5V 1E3	M4S 2M7

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R (d2.0)(x912)	Historical Status:	N
Height Limit (m):	38 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4433.5	Height:	Storeys:	36
Frontage (m):	76.17		Metres:	111.5
Depth (m):	59.44			
Total Ground Floor Area (sq. m):	1172.8			Total
Total Residential GFA (sq. m):	26718.8		Parking Spaces:	273
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	26718.8			
Lot Coverage Ratio (%):	26.45			
Floor Space Index:	6.03			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	26718.8	0
Bachelor:	48 (13%)	Retail GFA (sq. m):	0	0
1 Bedroom:	204 (56%)	Office GFA (sq. m):	0	0
2 Bedroom:	103 (28%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	11 (3%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	366			

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