

39 and 41 Roehampton Avenue and 50 Eglinton Avenue East - Zoning Amendment Application - Preliminary Report

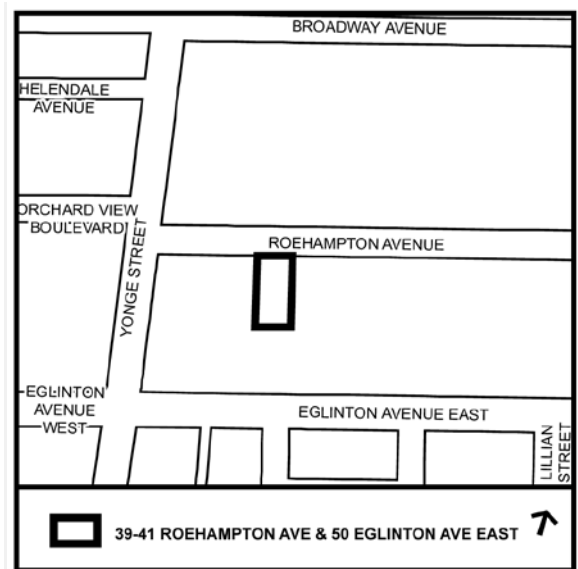
Date:	May 24, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	16-269637 STE 22 OZ

SUMMARY

This zoning by-law amendment application proposes a 48-storey residential building (161.8 metres to the roof of the mechanical penthouse) at 39 and 41 Roehampton Avenue and 50 Eglinton Avenue East. The proposed building includes 617 residential units and four levels of underground parking containing 131 parking spaces.

This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application.

A final report and public meeting under the Planning Act will be scheduled following the resolution of the outstanding issues, and provided the applicant submits all the required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. 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

Pre-application consultation meetings were held with the applicant on March 3, 2016 and June 29, 2016. At both meetings, staff informed the applicant that City Planning had significant concerns about the proposed height and massing of the building and the tower setback from the property lines.

ISSUE BACKGROUND

Proposal

This zoning by-law amendment application proposes to permit a 48-storey residential tower including a 12-storey base building at 39 and 41 Roehampton Avenue and a 7.62 metre-wide portion of 50 Eglinton Avenue East proposed to be added to the subject site.

The proposal includes an 8-metre wide Privately-Owned Publicly Accessible Space (POPS) along the west property line with an area of 441.8 square metres and a publicly accessible connection to the subway at the rear of the site. The applicant proposes to combine the POPS space with the landscaped area and public walkway that is part of the adjacent development to the west and currently under construction.

The development would require the demolition of the existing 27-unit condominium building at 39 Roehampton Avenue and the converted house form building containing a private school at 41 Roehampton Avenue to accommodate the proposal.

Further information about this development proposal can be found in the chart below and Attachments 1, 2 and 6 of this report.

Category	First Submission - December 21, 2016
Site Area	2,092 square metres
Proposed Base Building Setbacks	
Roehampton Avenue	10.5 metres at ground level and 2 nd floor 7.5 metres at floors 3-8 12.8 metres from floor 9 10.5 metres from floors 10-13
South Lot Line	0.55 metres floor 1-2 approx 12 metres at floors 3-12
East Lot Line	0 metres
West Lot Line	approx. 8 metres (0.55 metres at rear)
Proposed Tower Setbacks	
Roehampton Avenue (North Lot Line)	10.5 metres
South Lot Line	12.5 metres
East Lot Line	0 metres
West Lot Line	12.5 metres
Tower Floorplate	816.4 square metres
Gross Floor Area	
Residential	37,614 square metres
Non-Residential	0 square metres
Floor Space Index	17.98
Number of Units	
Studio	10 (1.6%)
1 Bedroom	443 (71.8%)
2 Bedroom	164 (26.5%)
3 Bedroom	0
Total	617
Ground Floor Height	4.6 metres (9.6 metres including mezzanine)
POPS	
Width	8 metres
Area	441.8 square metres
Vehicular Parking (residential:visitor:car-share)	131 spaces (214:14:3)
Bicycle Parking (long-term:short-term)	618 spaces (556:62)
Loading Spaces	
Description	1 Type G
Amenity Space	
Interior Residential	1,078 square metres
Exterior Residential	287 square metres
Building Height	48 storeys (154.4 metres; 161.8 metres to the roof of the mechanical penthouse)

Site and Surrounding Area

The subject site is an assembly of three properties- 39 and 41 Roehampton Avenue and a portion of 50 Eglinton Avenue East (7.62 metres wide by 59.4 metres deep). The site is relatively flat and rectangular in shape. It has a frontage of 32.2 metres along Roehampton Avenue, a depth of 59.4 metres and an overall area of 2,092 square metres.

The property at 39 Roehampton Avenue contains a two-building, 27-unit residential condominium development built in 1990. The building located at the front of the site along Roehampton Avenue is 6 storeys (19 metres) in height. The building located at the rear of the site is 8 storeys (24 metres) in height.

The property at 41 Roehampton Avenue is occupied by a 2.5 storey converted house-form building that contains the Kohai Educational Centre.

The site also includes a 7.62 metre wide portion of 50 Eglinton Avenue East along the west property line of 41 Roehampton Avenue. This property contains a surface parking lot for the Bell Media office building located on its southern portion fronting onto Eglinton Avenue East.

North: At the northeast corner of Roehampton Avenue and Yonge Street is an 8-storey commercial office building (2323 Yonge Street). Directly north from the subject site across Roehampton Avenue is a 34-storey residential building currently under construction at 30 Roehampton Avenue (Minto 30 Roe Condominiums). East of 30 Roehampton is the North Toronto Collegiate Institute (NTCI) redevelopment, which includes a full-size athletic field with artificial turf and a 4-storey secondary school building with two towers – a 27-storey apartment building at 70 Roehampton Avenue known as The Republic – Phase 2, and a 24-storey apartment building at 25 Broadway Avenue known as the Republic – Phase 1.

East: To the immediate east of the site is the surface parking lot at 50 Eglinton Avenue East. Further east is a 4-storey apartment building at 63 Roehampton Avenue, followed by an 11-storey residential building at 77 Roehampton Avenue, a detached 2-storey house at 89 Roehampton Avenue, and a 19-storey rental apartment building at 101 Roehampton Avenue.

South: Immediately south of the subject site along the north side of Eglinton Avenue East is a 9-storey commercial office building at 40 Eglinton Avenue East. Adjacent to this site is a 10-storey Bell Media commercial office building at 50 Eglinton Avenue East. The property at 50 Eglinton Avenue East extends northward for the depth of the block between Eglinton Avenue East and Roehampton Avenue and has frontage on Roehampton Avenue. This rear portion of the property is occupied by a surface parking lot and abuts the east lot line of the subject site. The Bell office building directly interfaces with 41 Roehampton Avenue, with north-facing windows facing the subject site.

Attached to this building, at 72 Eglinton Avenue East, is a 4.5-storey commercial building, also occupied by Bell.

West: Immediately west of the site is a two-tower mixed use development currently under construction. The development includes a 34-storey residential condominium building at 25 and 31 Roehampton Avenue, and a 58-storey commercial/ residential tower at the northeast corner of Yonge Street and Eglinton Avenue East.

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. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The PPS identifies municipal Official Plans as the most important vehicle for implementation of the PPS. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The PPS promotes compact, healthy, active communities. A key policy direction of the PPS for built-up areas is the promotion of opportunities for intensification and redevelopment where this can be accommodated taking into account the existing building stock and the availability of suitable existing or planned infrastructure and public service facilities.

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 Yonge-Eglinton Centre, comprising the central part of the Yonge-Eglinton Secondary Plan area, is one of five Urban Growth Centres in Toronto identified in the Growth Plan where intensification is directed and encouraged. The Growth Plan directs municipalities to develop Official Plan policies and other supporting documents to guide this intensification. City Council's planning decisions are required to conform, or not conflict, as the case may be, 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 site is designated *Apartment Neighbourhoods* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 4). *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents.

The Official Plan distinguishes *Apartment Neighbourhoods* from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria guide development. In addition, *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated. The Healthy Neighbourhoods policies of the Official Plan require that new development in *Apartment Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. The *Apartment Neighbourhood* policies provide further criteria respecting location, massing, transition to lower scale *Neighbourhoods* and areas of different development intensity, and to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. OPA 320 has been appealed in its entirety to the OMB. OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The revised Policy pursuant to OPA 320 in Section 2.3.1.2, Healthy Neighbourhoods, of the Official Plan states that:

"*Apartment Neighbourhoods* are residential areas with higher density than *Neighbourhoods* and are considered to be physically stable. Development within *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Policies 4.2.2 and other relevant sections of this Plan. However, on sites containing one or more existing apartment building(s) sensitive infill development that improves existing site conditions may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants including maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and maintaining sunlight on outdoor amenity space and landscaped open space, provided such infill is in accordance with the criteria in Policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment."

Official Plan Amendment 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Yonge-Eglinton Secondary Plan

The subject site is located within the Yonge-Eglinton Secondary Plan Area (see Attachment No. 5). 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 a manner that is: "contextually appropriate and compatible with existing residential uses and residential built form."

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 in 2.3.1 - Healthy Neighbourhoods and 4.2 - *Apartment Neighbourhoods*.

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

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

In 2010 the City amended the Yonge-Eglinton Secondary Plan to conform to the Growth Plan for the Greater Golden Horseshoe.

Midtown in Focus: Parks, Open Space and Streetscape Plan and OPA 289

On August 25, 2014, City Council adopted the 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?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

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 Public Realm Plan recognized that the study area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan also has five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets. The Five Place-Making Moves include the Park Street Loop focused on Broadway and Roehampton Avenues. The Midtown in Focus Public Realm Plan supports the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that incorporate, 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 OMB. OPA 289 is relevant but not determinative in terms of the Official Plan policy framework. It represents the latest planning directions of City Council and of City Planning and is part of the emerging policy context.
<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 amendments 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.

Midtown in Focus: Growth, Built Form and Infrastructure Review

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area that builds on the Midtown in Focus Public Realm Plan. The Review is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The objective of the Review is to ensure that growth positively contributes to Midtown's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The Review began in late 2015, based on City Council's direction, and includes the following activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments;
- A **Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to better guide the area's evolution;
- A **Cultural Heritage Resource Assessment** to document the area's archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study;
- A **Community Services and Facilities Study** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority community infrastructure projects; and
- **Transportation and Municipal Servicing Assessments** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan Area.
- An area-wide **Parks Plan** and **public realm strategy for the Davisville area** to complement the 2014 Public Realm Plan for lands in and around the Yonge-Eglinton Centre.

City staff anticipates reporting to City Council in late 2017 with a Proposals Report that identifies proposed policy directions that will inform the development of an updated Yonge-Eglinton Secondary Plan as well as other emerging directions related to the infrastructure assessments and strategies.

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The report provided Council with an update on the overall progress of the study, and included the identification of draft built form principles. The recommendations adopted by Council direct staff to:

- Consider and review applications within the context of the on-going review;

- Consider the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. The recommendation also directed staff to continue to refine the principles in consultation with landowners and the community; and
- Identify opportunities on City-owned lands for new community infrastructure and secure community infrastructure space, as appropriate, as part of the development application review process.

The draft built form principles developed for the Review, and endorsed by Council, are organized in four categories: Area Structure, Public Realm and Open Space, Walkability and Comfort, and Heritage and Landmarks. The principles that Planning staff recommended and Council endorsed that are specifically applicable to the review of this application include:

Area Structure

- Organize growth to achieve a hierarchy of intensity of use, building heights, densities and scale tied to proximity of rapid transit service, with greatest heights and densities located at the Yonge-Eglinton Crossroads where two rapid transit lines intersect.
- Provide a variety of building heights to reinforce existing character, promote localized sense of place and create a legible skyline for the district that makes legible and reinforces the area structure when viewed from key vantage points within the broader city.

Public Realm and Open Space

- Reinforce the unique open space amenity and spaciousness provided by the Eglinton Green Line, Midtown Apartment Neighbourhoods and Apartment High Streets by ensuring abundant landscaping at grade and generous building spacing.
- Support active street life and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade.

Walkability and Comfort

- Locate, design and mass buildings to preserve sky view, allow daylight and sunlight to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces;

- Create a human-scaled public realm where buildings define and support streetscapes; and
- Ensure fine-grained pedestrian circulation between and through sites and blocks through the placement and orientation of buildings.

Zoning

The application is zoned R2 Z2.0 in Zoning By-law 438-86, as amended, with a permitted height of 38.0 metres and a maximum density of 2 times the area of the site. The R2 zoning permits a variety of residential uses including apartment buildings. 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

The proposed development is subject to site plan control. A site plan control application is under review (File No. 16 269639 STE 22 SA).

Tall Building Design Guidelines

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

Tree Preservation

The applicant has submitted an arborist report indicating that the proposed development will require the removal of 2 privately owned trees with a diameter of 30 cm or more that are subject to the Private Tree By-law. Tree Preservation and Landscape Plans were submitted with the application and circulated to the City's Urban Forestry staff for review.

Reasons for the Application

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 38 metres to 154.4 metres, to increase the maximum permitted density from 2 times the area of the site to 17.98 times the area of the site, and to establish the appropriate development standards.

Community Consultation Meeting

A community consultation meeting was held on May 4, 2017 and was attended by approximately 20 members of the public. Comments about the proposal included:

- the proposed building is too tall;
- there will be negative wind impacts on the surrounding area including Roehampton Avenue and the proposed outdoor amenity areas;

- the proposal will have negative traffic impacts;
- insufficient parking provided;
- concerns regarding the lack of tower setback from 50 Eglinton Avenue East;
- concerns regarding the development potential of 50 Eglinton Avenue East;
- lack of capacity at nearby schools;
- the building setback and landscaping on Roehampton Avenue will be an improvement; and
- the Privately Owned Publicly Accessible Space on the site is a good idea.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report;
- Community Services and Facilities Report;
- Building Mass Model;
- Planning and Urban Design Rationale Report;
- Community Services and Facilities Report;
- Public Consultation Strategy;
- Pedestrian Level Wind Study;
- Shadow Study;
- Arborist Report;
- Traffic Impact, Parking and Loading Study;
- Preliminary Geotechnical Investigation;
- Geohydrogeology Assessment;
- Phase 1 Environmental Site Assessment;
- Stormwater Management Report;
- Functional Servicing Report;
- Green Development Standards Checklist and Statistics; and
- Energy Efficiency Report.

A Notification of Incomplete Application issued on January 16, 2017 identified that the submission of an Energy Strategy is required for a complete application. The Energy Strategy was submitted on February 12, 2017 and a Notification of Complete Application was issued on March 17, 2017.

Parkland

City staff require the applicant to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located with frontage on Roehampton Avenue on the east side of the site.

The applicant may instead choose to satisfy the parkland dedication through acquiring off-site parkland that will contribute positively to existing parks within 500 m of the applicant's site. The size and location of the parkland would be subject to the approval of

the General Manager, Parks, Forestry and Recreation and subject to that division's conditions for conveyance of parkland prior to the issuance of the first above grade building permit. If no off-site location is purchased before the Final Report for this application is presented at Community Council, the applicant will be required to provide the parkland dedication on-site.

Issues to be Resolved

City Planning is currently targeting the fourth quarter of 2017 for a report to City Council on the draft amendments to the Yonge-Eglinton Secondary Plan resulting from the Midtown in Focus study as well as updates on ongoing infrastructure studies.

Development in the Yonge-Eglinton area is occurring and proposed at a rate, scale and intensity exceeding the City's projections made in the previous decade and not addressed in sufficiently detailed direction in the City's existing local planning framework or the provincial Growth Plan.

The Midtown in Focus study has incorporated extensive consultation and detailed analysis of existing conditions, area character, development trends, infrastructure capacity and more to establish a clear and up-to-date planning framework for the area. This framework will include a built form vision and principles for the Secondary Plan area overall as well as specific character areas, the identification of a structure plan to inform and shape decisions on land use, density and heights of buildings, and enhanced direction for transition. In addition, the plan will provide detailed direction in terms of priorities for parkland improvement and expansion, public realm improvements and community, transportation and servicing infrastructure. Staff encourage the applicant to work with City Planning in order to achieve the emerging vision and objectives of the Midtown in Focus study through revisions to the application.

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- prematurity of the application prior to completion of the Midtown in Focus: Growth, Built Form and Infrastructure Review;
- consistency with the Midtown in Focus Public Realm Plan and OPA 289;
- consistency with the draft built form principles of the Midtown in Focus: Growth, Built Form and Infrastructure Review;
- overall height and density of the proposal;
- height of the base building;
- provision of on-site parkland dedication or alternatively, an off-site parkland dedication within 500 metres of the site;

- lack of tower setback from 50 Eglinton Avenue East;
- determination if a Site Specific Official Plan Amendment is required to ensure the appropriate built form and separation distance from any future development on the remainder of the 50 Eglinton Avenue East site;
- balcony encroachment onto 50 Eglinton Avenue East;
- tower floor plate size;
- shadow impacts resulting from the proposed development;
- consistency with the Tall Building Design Guidelines
- amount of indoor and outdoor amenity space provided;
- lack of three bedroom or larger units; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act, should the proposal in some form be approved.

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

CONTACT

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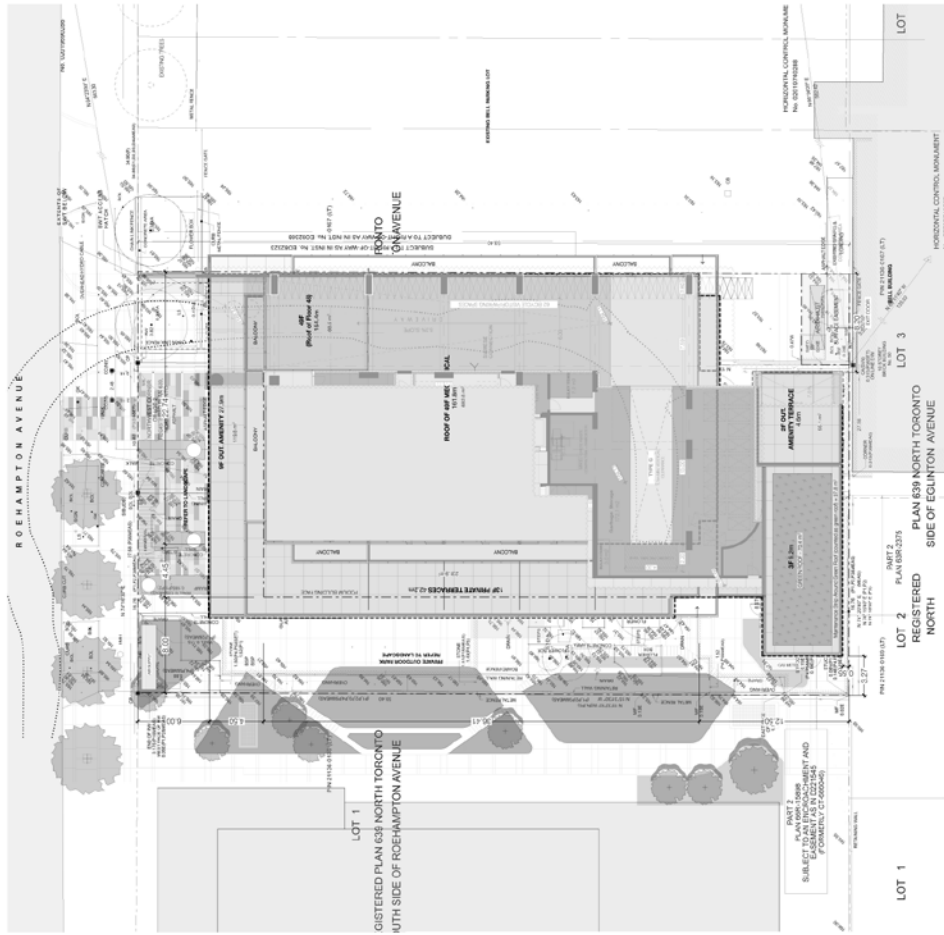
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation
Attachment 2b: South Elevation
Attachment 2c: East Elevation
Attachment 2d: West Elevation
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Yonge-Eglinton Secondary Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

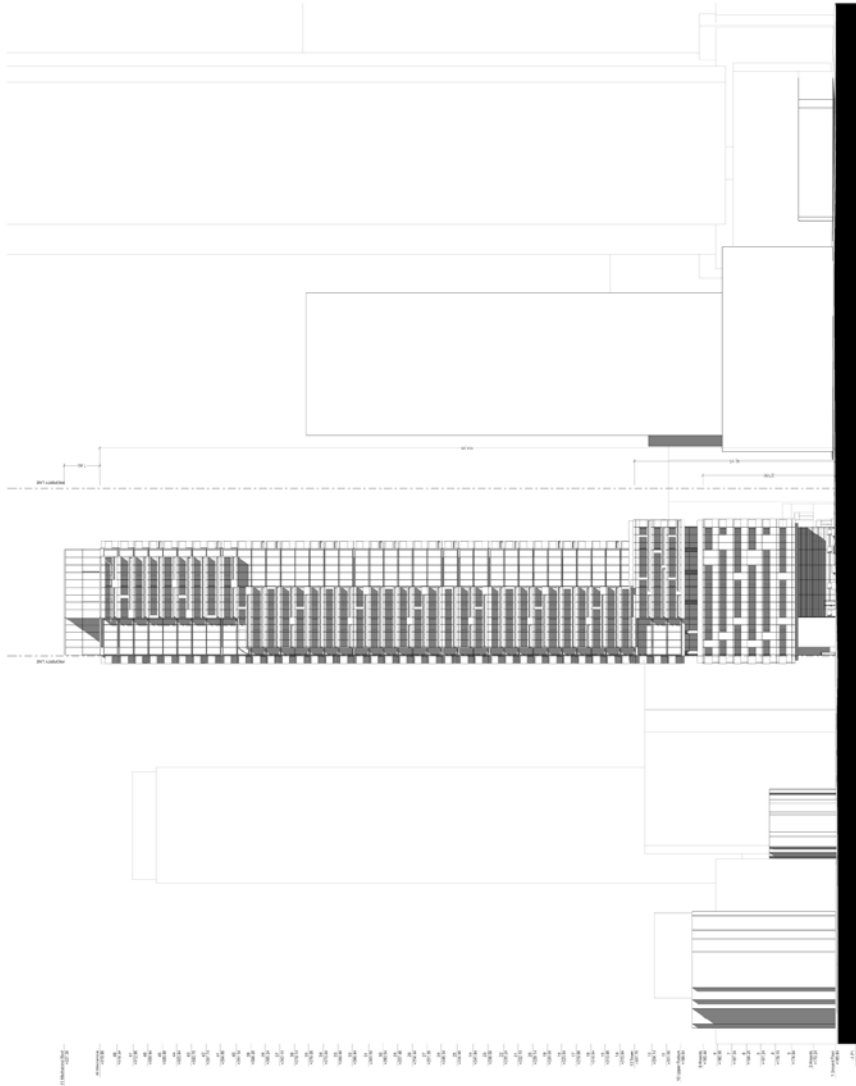
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39-41 Roehampton Ave & 50 Eglinton Ave East

File # 16 269637 STE 22 0Z

Attachment 2a: North Elevation



North Elevation

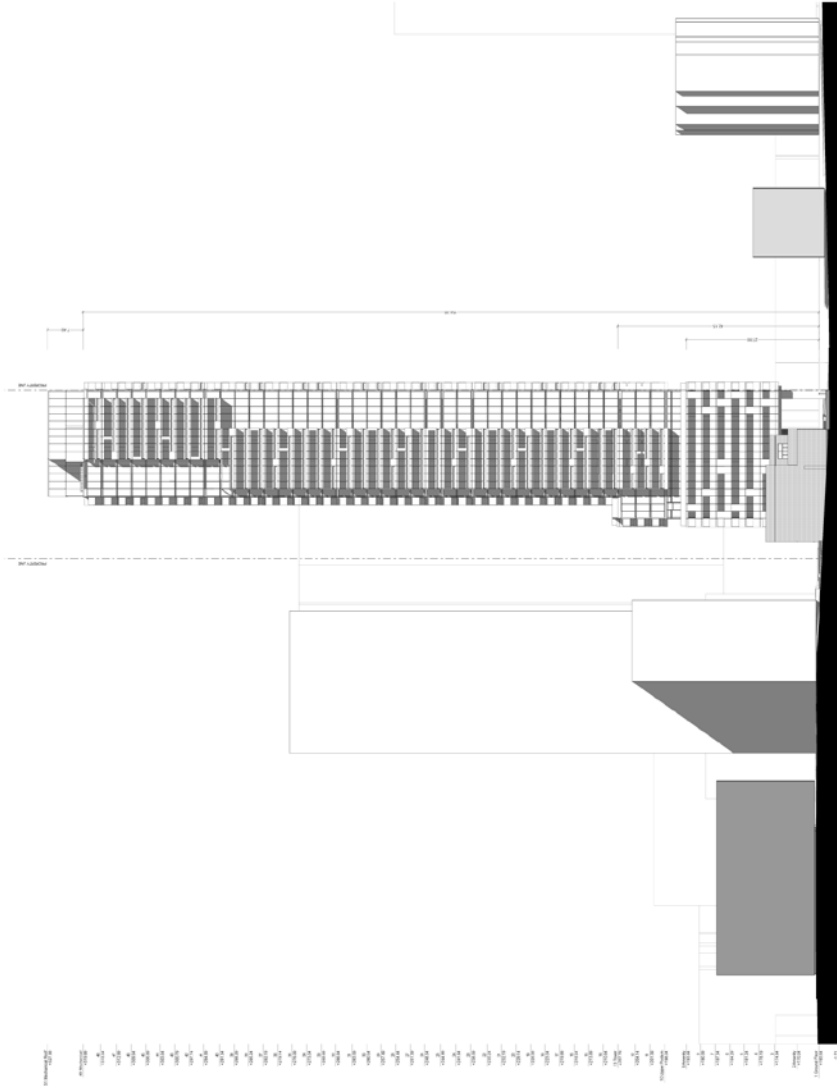
Applicant's Submitted Drawing

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04/12/2017

39-41 Roehampton Ave & 50 Eglinton Ave East

File # 16 269637 STE 22 OZ

Attachment 2b: South Elevation



39-41 Roehampton Ave & 50 Eglinton Ave East

South Elevation
Applicant's Submitted Drawing

Not to Scale
04/12/2017

File # 16 269637 STE 22 0Z

Attachment 2c: East Elevation



39-41 Roehampton Ave & 50 Eglinton Ave East

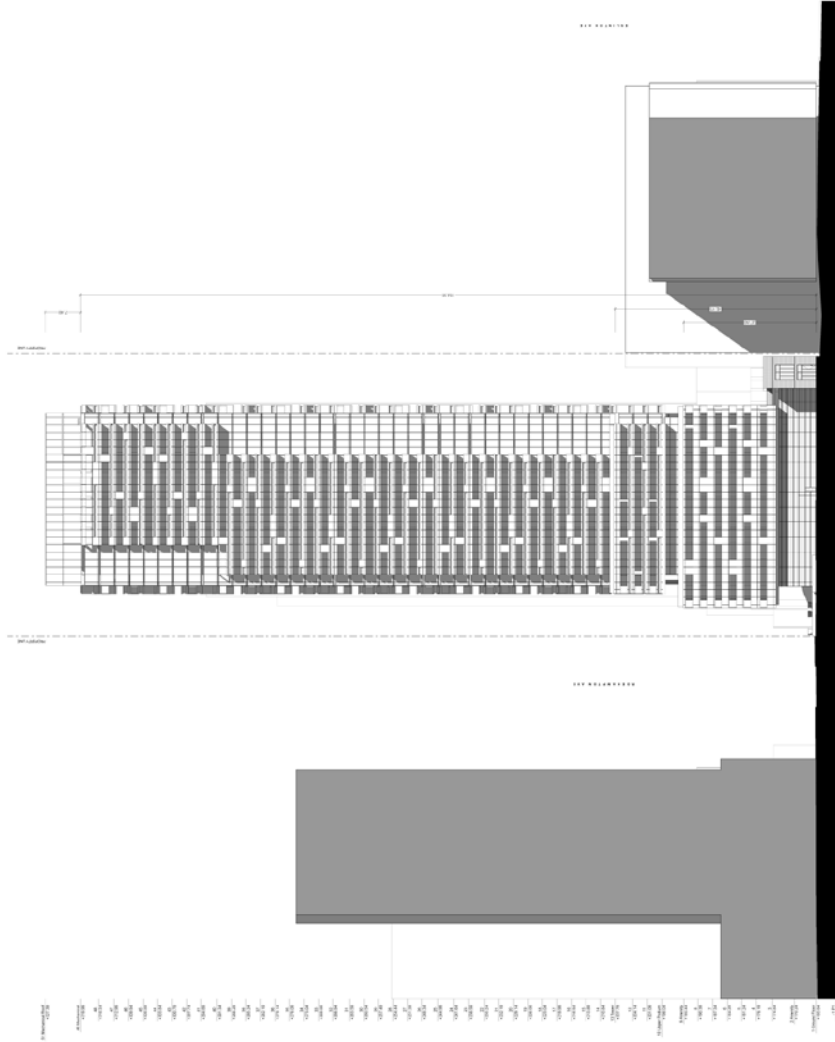
File # 16 269637 STE 22 OZ

East Elevation

Applicant's Submitted Drawing

Not to Scale
04/12/2017

Attachment 2d: West Elevation



West Elevation

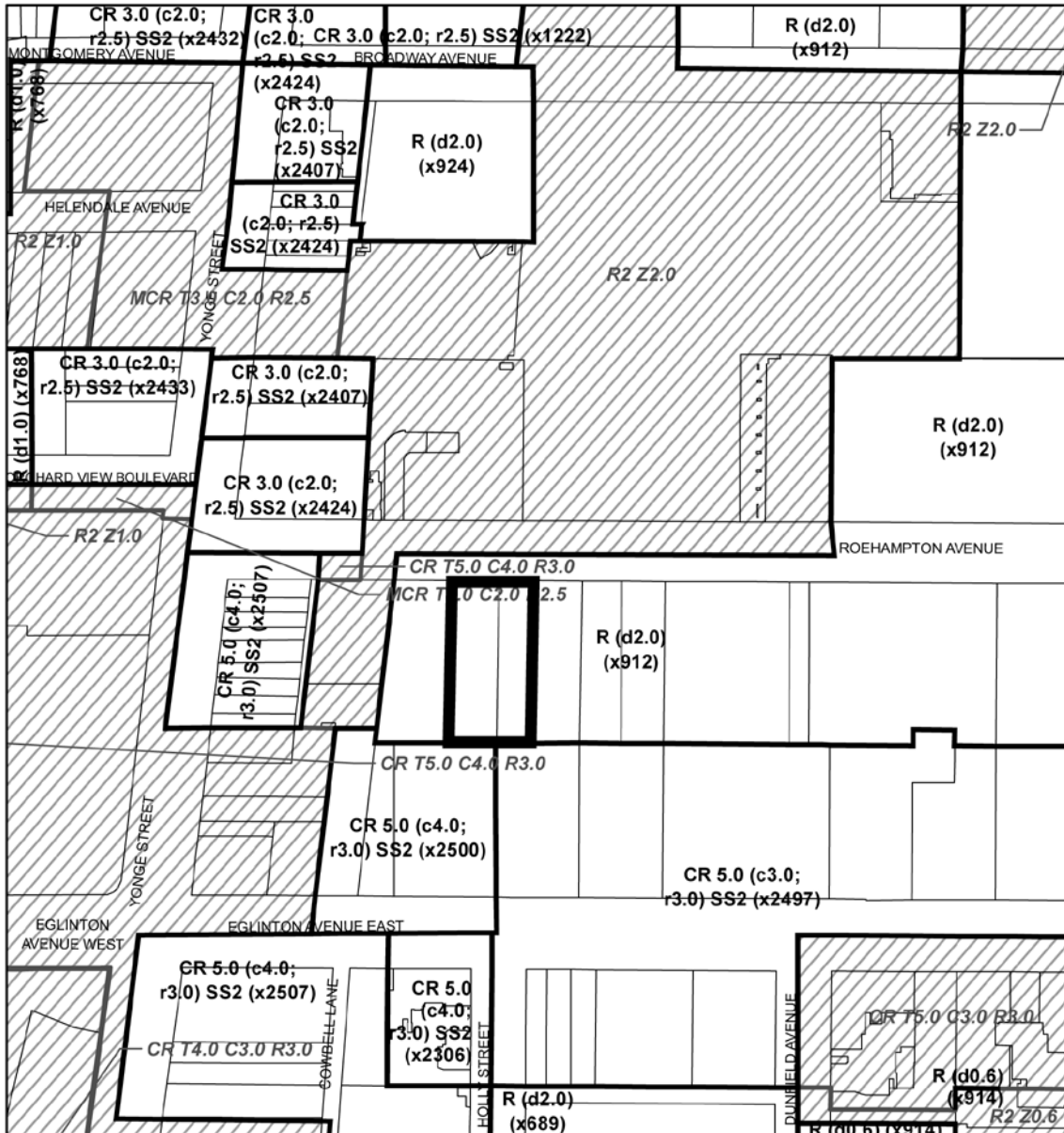
Applicant's Submitted Drawing

Not to Scale
04/12/2017

39-41 Roehampton Ave & 50 Eglinton Ave East

File # 16 269637 STE 22 OZ

Attachment 3: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

39-41 Roehampton Ave & 50 Eglinton Ave East

File # 16 269637 STE 22 0Z



Location of Application

R Residential CR Commercial Residential



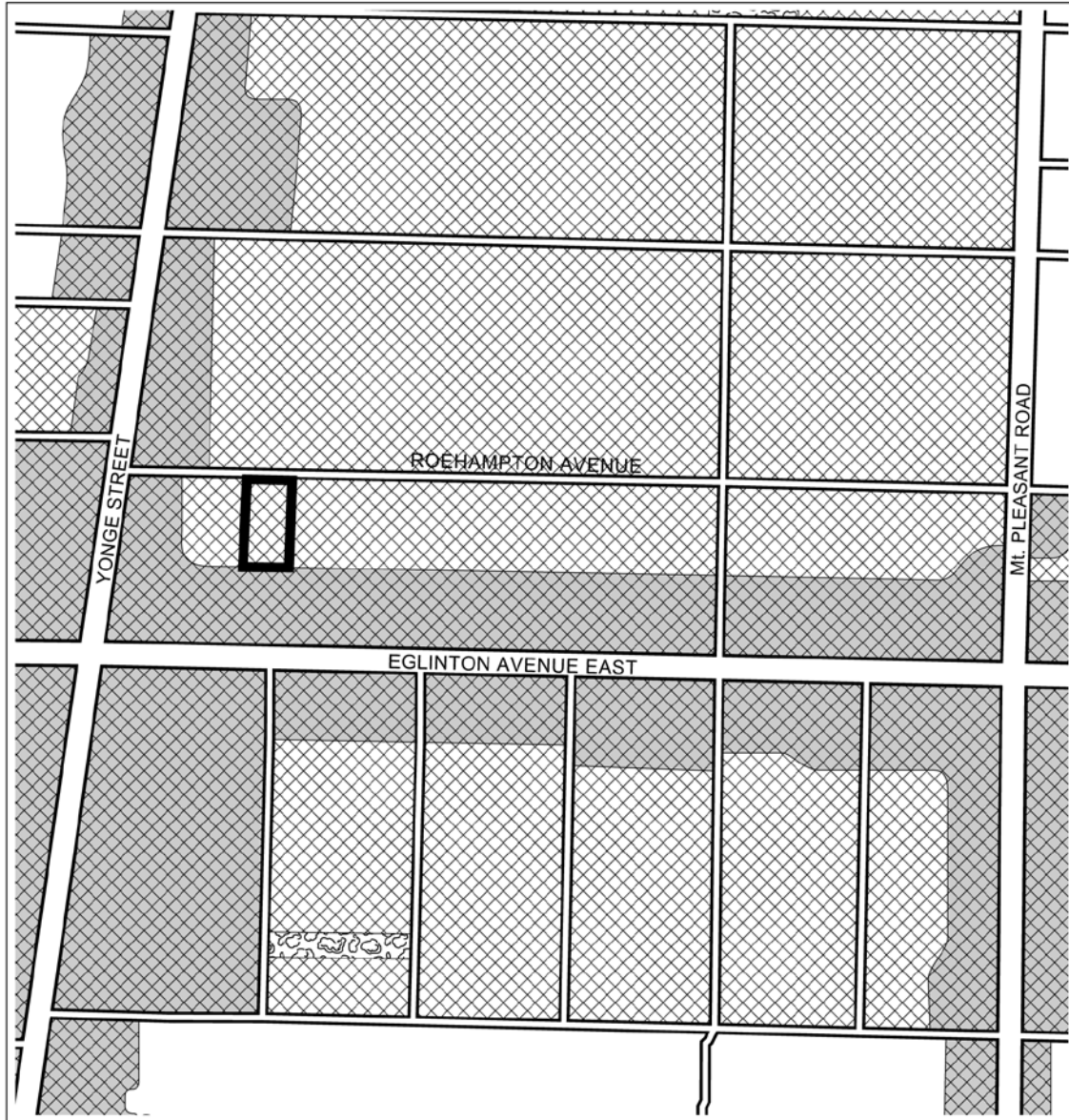
See Former City of Toronto By-Law No. 438-86

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



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Extracted: 04/11/2017

Attachment 4: Official Plan



Extract from Official Plan

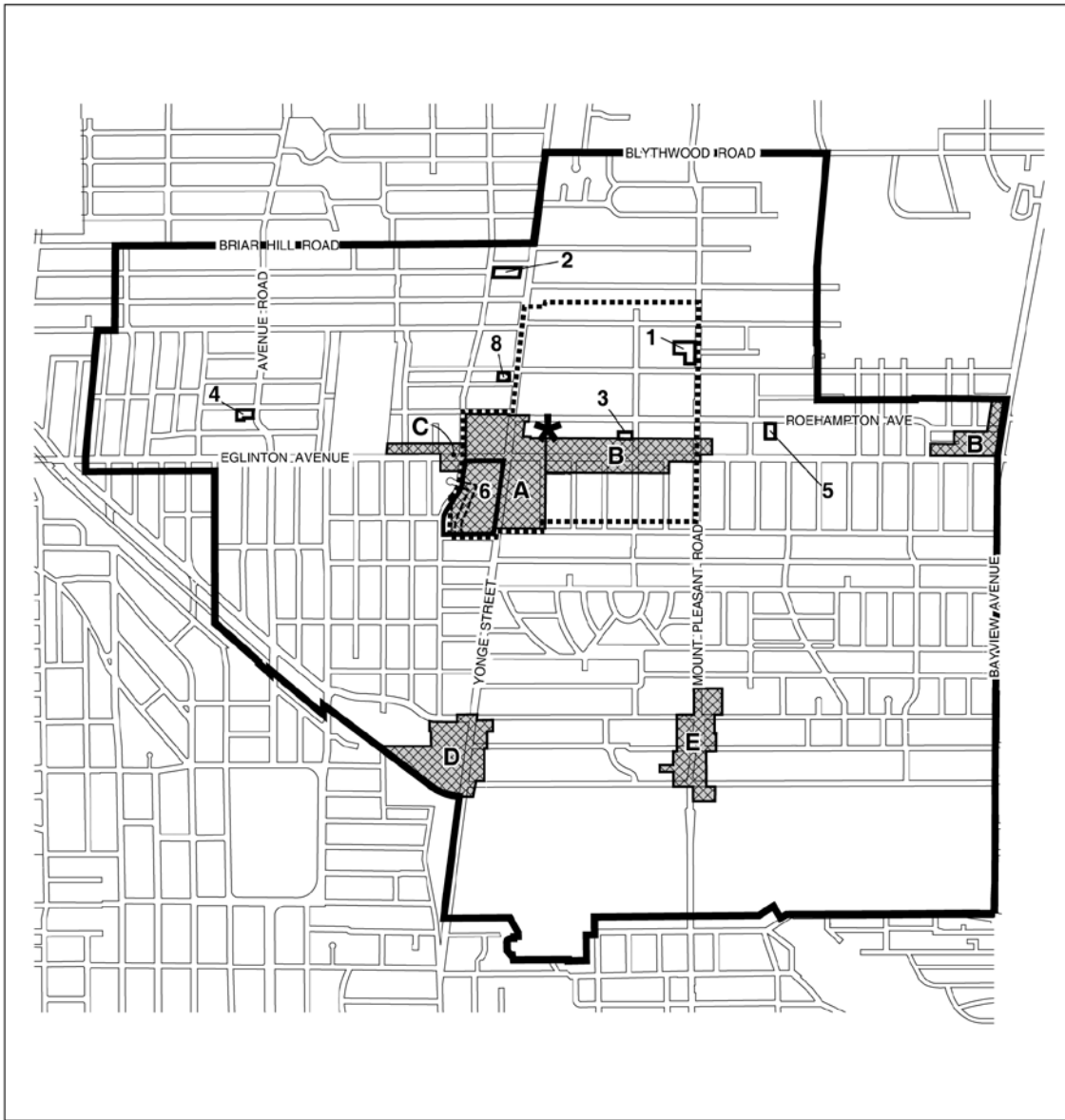
39-41 Roehampton Ave & 50 Eglinton Ave East

File # 16 269637 STE 22 02



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Attachment 5: Yonge- Eglinton Secondary Plan



39-41 Roehampton Ave & 50 Eglinton Ave East

Yonge Eglinton Secondary Plan

File # 16 269637 STE 22 02

- | | |
|-------------------------|---------------------------------|
| Secondary Plan Boundary | Site |
| Yonge-Eglinton Centre | Site and Area Specific Policies |
| Mixed Use Areas | Proposed Road |

Not to Scale
 04/20/2017

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 269637 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2016
Municipal Address:	39-41 ROEHAMPTON AVE AND 50 EGLINTON AVENUE EAST		
Location Description:	PLAN 639 PT LOT 2 **GRID S2201		
Project Description:	48-storey residential building with 12-storey base building and 4 levels of underground parking with 131 parking spaces.		

Applicant:	Agent:	Architect:	Owner:
Goodmans LLP (David Bronskill), 333 Bay St Suite 3400, Toronto ON, M5H 2S7	Goodmans LLP (David Bronskill), 333 Bay St Suite 3400, Toronto ON, M5H 2S7	Tact Architecture Inc., 600R College St, Toronto ON, M6G 1B8	MCD (Roehampton) Limited Partnership, 2300 Yonge St, Suite 807, Toronto ON, M4P 1E4

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	2,092	Height:	Storeys:	48
Frontage (m):	32.2		Metres:	154.4
Depth (m):	59.4			
Total Ground Floor Area (sq. m):	843.5			Total
Total Residential GFA (sq. m):	37,614		Parking Spaces:	131
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	37,614			
Lot Coverage Ratio (%):	40			
Floor Space Index:	17.98			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	37,614	0
Bachelor:	10 (1.6%)	Retail GFA (sq. m):	0	0
1 Bedroom:	443 (71.8%)	Office GFA (sq. m):	0	0
2 Bedroom:	164 (26.5%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	617			

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