

To;- Toronto and East York Community Council

Re Agenda Item Number TE34.38 Meeting July 4th 2018

Application # 160255319 STE 22 OZ 33 Rosehill/44 Jackes Ave Site (Bretton Place)

As a voluntary group of Residents representing the residents of Bretton Place, we wish to draw to your attention those issues which are of most concern to us.

Primarily, the current massing is over-whelming on this irregular shaped site. We are proposing a revised plan which is still within density parameters. This reflects our intention to achieve a practical solution, allowing for more appropriate landscaping and improved resident safety.

COOPERATION IN SAFETY AND OTHER MATTERS.

We have worked very closely with the Applicant (Quadreal) who has been cooperative in acting upon safety issues on the site involving both pedestrians and vehicles.

Additionally the applicant heard our requests and we understand acted to reverse the direction of the swimming pool amenity and add a ground level deck to the west side.

We are very appreciative of their efforts in this regard and in continuing discussions.

CURRENT SITE MANAGEMENT.

We also appreciate the level of Quadreal management commitment to addressing current site issues and their commitment to improving existing buildings.

OUR BIGGEST ISSUE.

Our biggest single issue is with the overwhelming massing of the building on the site. Refer Appendix Page #3.

We are being advised that a podium is a necessity due to current policies. This appears to be inconsistent with the neighbourhood, where not a single existing building along Jackes Ave and Rosehill Ave has a podium.

Therefore we ask that this application be exempted from requirements of the Tall Building Guidelines for the following reasons.

1. Quote from the Tall Building Guidelines policy,

'The Guidelines indicate that the height of the base building should match the existing street wall context '. As above, **NO** such buildings.

2. Similarly, the Yonge-St Clair Secondary Plan states that,

quotes, 'achieving a harmonious relationship to the built form context through..... massing, setbacks, stepbacks, roof line and profile, architectural expression..... co-ordinated streetscape and open space improvements'.

'Policy 4.2new development in Apartment Neighbourhoods will provide setbacks to facilitate the planting of large shade trees'.. End of quotes.

We suggest that other alternatives are possible. This is a unique gem of a site.

SUMMARY ISSUES OF CONCERN.

We are proposing a 27-storey Tower with no Podium/Town Houses and a height of 84 metres to align with and match the adjacent 33 Rosehill Ave, via a 50/50% mix of ceiling heights of 8ft/ 9 ft. (Projected concept numbers are estimated+rounded).

**Version 1 . A 900 Sq.M per floor Tower with a potential of 275 units.
27 Storey. 24300 Sq M. (vs 22880 Sq M) Density 1.92 vs. 1.81**
OR
**Version 2 . A 790 Sq.M per floor Tower with a potential of 225 units.
27 Storey. 21330 Sq M. (vs 22880 Sq M) Density 1.66 vs. 1.81**

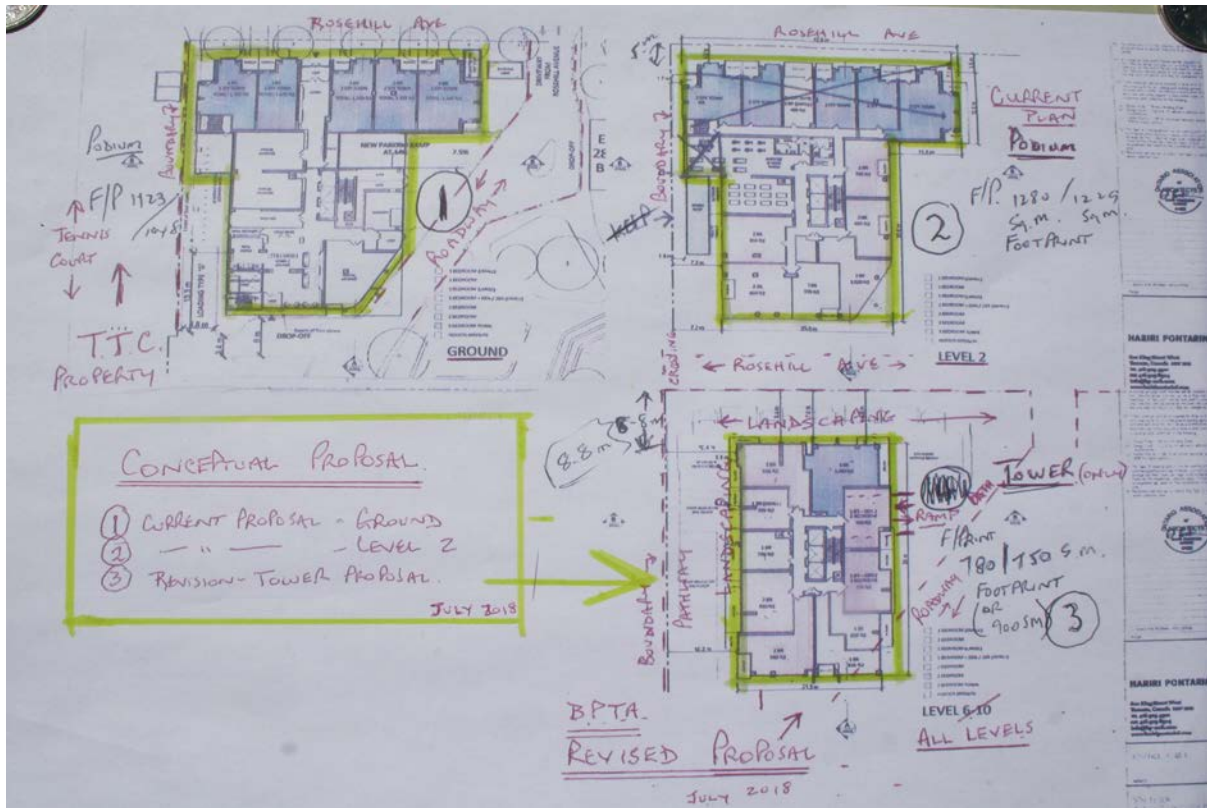
- 1. **Footprint/Setbacks**..... The overwhelming footprint on this essentially triangular site with roads on two sides and leased property on the West side is a source of great concern.
We would wish to see the footprint, currently 1123 Sq M, and the 1280 Sq M. Level 2 overhang, both be reduced to allow for better preservation of site character, pedestrian-safe pathways, landscaping and increased treed setback. Alignment with adjacent 33 Rosehill Ave would be desirable and practical.
- 2. **Podium/Townhouses**... We request elimination of this feature (see Page 1). The current application adds to using up the bulk of the site, causes potential pedestrian safety issues and virtually eliminates any worthwhile greenery. Concerns for wind appear overblown and not a problem in the immediate area. Incorporating town houses in the plan are a safety problem along Rosehill Ave.
- 3. **Tower Mass / Height**..... We ask that consideration be given to limiting tower height to match the height of 33 Rosehill Ave (84 metres) in such a way as to accommodate an economically viable number of residential units.
- 4. **Density** The above proposals may fractionally increase the density from 5.63 to 5.74 which still conforms to adjacent recently built buildings with no apparent precedent-setting aspects.
- 5. **On-site Safety Issues**... The applicant has indicated that improvements to pathways and roads internally on site will be substantially improved, which hopefully will be confirmed. It is requested that this aspect of in-fill sites be added to future City Planning Preliminary Staff Reports. Pedestrian and vehicle safety is an issue which needs to be confirmed by the applicant.
- 6. **Off-Site Safety Issues/ Drop-offs**... With limited road surface internally, vehicles making drop-offs in an off-site area will add to an already busy Rosehill Ave problem. Removal of the podium and town houses is a plus in this regard.
- 7. **Swimming Pool Amenity** We believe that the matters identified to the applicant are being addressed and we support their efforts in this regard.

Don Pratt, (Resident 44 Jackes Ave)

On behalf of Bretton Place Tenants Association, Executive Committee.

Application # 160255319 STE 22 OZ CONCEPTUAL PROPOSED TOWER

1.Applicant Ground Floor 2.Applicant Proposal Level 2. 3. BPTA Tower Proposal



BRETTON PLACE DEVELOPMENT

33 ROSEHILL / 44 JACKES AVE

DEVELOPER APPLICATION

STOREYS	FOOTPRINT	FEATURES	HEIGHT	CEILINGS	RESIDENTIAL FLOORS	UNITS	DENSITY Proposed/Total
29 STOREY	1123 Sq M	Podium (4 ST)	92.5Metres	9 Foot	27	251	
(Overhang Tower)	1280 Sq M						1.81 / 5.63
	790 Sq M						

REVISED 2018 ALTERNATIVE BPTA PROPOSALS #2

	FOOTPRINT & TOWER	FEATURES	HEIGHT	CEILINGS	RESIDENTIAL FLOORS	RESIDENTIAL UNITS	
PLAN 'A'							
25 STOREY	900 Sq M	NO Podium	84 Metres (Rounded)	9 Foot	23	253	
PLAN 'B'							
1) 27 STOREY	900 Sq M	NO Podium	84 Metres	50/50% 8/9Ft	25	275	1.92
2) 27 STOREY	790 Sq M	NO Podium	84 Metres	50/50% 8/9Ft	25	225	1.66
PLAN 'C'							
29 STOREY	900 Sq M	NO Podium	84 Metres	8 Foot	27	297	

33 ROSEHILL **493 Sq M** per Staff Report **85 Meters** 8 Foot 26 217

Tall Building Design Guidelines

In May 2013, City Council adopted the updated Tall Building Design Guidelines and directed City Planning staff to use these 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.

Official Plan Policy 5.3.2(1) states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1, The Built Environment, and other policies within the Plan related to the design and development of tall buildings in Toronto. Specifically, the Guidelines implement Official Plan Policies regarding fit and transition in scale; sunlight and sky view; the pedestrian realm and street animation, including publicly accessible open space; servicing, access and parking; base building height and scale and separation distances between buildings. The Guidelines indicate that the height of the base building should match the existing street wall context, a minimum tower separation of 25 metres should be achieved and the placement of the tower on the base should achieve appropriate tower setbacks.

Yonge-St. Clair Secondary Plan

The site is located within the Yonge-St. Clair Secondary Plan area generally bounded by Avenue Road to the west, Mount Pleasant Cemetery/Kay Gardiner Beltline to the north, the Moore Park Ravine/Beltline Trail to the east, and the CP rail line to the south. The purpose of the Secondary Plan is, in part, to:

- protect, promote and enhance the existing type and quality of Neighbourhoods and Apartment Neighbourhoods and maintain their stability;
- retain, protect and enhance the special physical character and public spaces of the Yonge-St. Clair Secondary Plan area;
- and - ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.

The Secondary Plan contains Urban Design Principles for Built Form and Public Amenity relevant to this proposal, including:

- achieving a harmonious relationship to the built form context through building height, massing, setbacks, setbacks, roof line and profile, architectural expression and vehicle access and loading; and
- providing high quality, co-ordinated streetscape and open space improvements.

Policy 4.2 of the Secondary Plan states that in addition to development criteria of the Official Plan, new development in Apartment Neighbourhoods in Yonge-St. Clair will provide setbacks at and below grade, from the front lot line to facilitate the planting of large shade trees in the setback areas. These trees will be planted at regular intervals.