

355 and 357 Roehampton Avenue - Zoning By-law Amendment Application – Preliminary Report

Date: September 18, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 20 166437 NNY 15 OZ

Related Applications: 20 166443 NNY 15 SA

Notice of Complete Application Issued: August 14, 2020

Current Uses on Site: A one-storey single-detached dwelling at 355 Roehampton Avenue, and a two-storey single-detached dwelling at 357 Roehampton Avenue.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 355 and 357 Roehampton Avenue. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 355 and 357 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation meeting was held with the applicant on November 26, 2019. Matters discussed included complete application submission requirements, parking, landscaping, amenity spaces, neighbourhood character, appropriateness of the building type and the total number and layout of the units proposed.

ISSUE BACKGROUND

Application Description

This application proposes to amend City of Toronto Zoning By-laws 438-86 and 569-2013 for the lands at 355 and 357 Roehampton Avenue to permit a 4-storey (13.07 metres high) residential apartment building. The proposed density (Floor Space Index) of the building is 1.25 times the area of the lot.

Details of the application are outlined in the chart below and in Attachment 10 - Application Data Sheet.

Category	July 29, 2020 Submission	
Site Area	998.08 square metres	
Setbacks	North (front yard)	6.5 metres
	South (rear yard)	25.27 metres
	East	3.09 metres
	West	0.91 metre
Gross Floor Area (GFA)	1,241.46 square metres	
Floor Space Index (FSI)	1.25 times the lot area	
Building Height	13.07 metres	
Vehicular Parking	8 spaces	
Bicycle Parking	16 spaces	
Proposed Residential Units	Total 14 units (8 Studio units, 6 One-Bedroom Units)	

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient use and management of land and infrastructure;
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- Ensuring opportunities for job creation;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others. The Growth Plan (2020) may be found here: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH

region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject lands are designated *Neighbourhoods* on Map 17 of the Official Plan and are located within the Yonge-Eglinton Secondary Plan Area. On June 5, 2019, the Minister of Municipal Affairs and Housing issued his decision on the Yonge-Eglinton Official Plan Amendment (OPA 405). The Official Plan Amendment, as modified, is now in force. As this application was submitted after OPA 405 came into force and effect, it is subject to the policies of OPA 405. OPA 405 can be found here:

<https://www.toronto.ca/wp-content/uploads/2018/05/970b-2018-05-18-Final-OPA-and-YESP-combined-AODA.pdf>

The Secondary Plan defers to the underlying Official Plan Land Use Designation for the subject site. Per Policy 2.1.3 of OPA 405, development will be generally in accordance with the Official Plan's development criteria for *Neighbourhoods*, while encouraging for compatible intensification where appropriate.

Zoning By-laws

The site is subject to both the former City of Toronto Zoning By-law 438-86 and City-wide Zoning By-law 569-2013. Under Zoning By-law 438-86, as amended, the site is zoned Residential R1S Z0.6. Under Zoning By-law 569-2013, as amended, the site is zoned Residential R (f9.0; u2; d0.6) (x956).

While the R1S zone does not permit an apartment building, the R zone permits an apartment building, a maximum density of 0.6 times the lot area, and a maximum height of 9 metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines;
- Midtown Parks and Public Realm Plan;
- Growing Up Urban Design Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- Bird Friendly Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 20 166443 NNY 15 SA).

COMMENTS

Reasons for the Application

An amendment to the former City of Toronto By-law 438-86, as amended, is required to permit an apartment building type. An amendment is also required to the City of Toronto Zoning By-law 569-2013, as amended, as the application proposes to exceed the permitted maximum for density, height, and building depth, and does not meet the minimum requirements for setbacks and parking.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and the Growth Plan (2020) will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including its conformity with the *Neighbourhoods* policies and the Yonge-Eglinton Secondary Plan, which applies to this application.

Built Form, Planned and Built Context

The suitability of the proposed built form will be evaluated based on planning framework for the area including Provincial policies and plans, the City's Official Plan policies, the Yonge-Eglinton Secondary Plan policies, and Design Guidelines including the Townhouse and Low-Rise Apartment Guidelines.

The subject site is designated *Neighbourhoods* in Map 17 of the City's Official Plan. It is within the Built-up Zone of the Midtown Transit Node and within 500 metres of a transit station as identified in Map 21-3 of the Yonge-Eglinton Secondary Plan. Section 5.6.6 of the City's Official Plan states that policies of the Official Plan apply to areas subject to Secondary Plans, except in the case of conflict, the Secondary Plan policy will prevail.

Within the Yonge-Eglinton Secondary Plan, the Built Form policies contained in Section 5.1.1(a) address fit with the planned character, and the promotion of a localized sense of place that reinforces the Midtown's location within the City's urban structure. The policies align with the City's Official Plan Built form policies 3.1.2.1 and 3.1.2.3 that state that new development will fit with its existing and/or planned context.

On a preliminary basis, issues of concern include:

- The suitability of the proposed height and built form based on Section 2 q. and r. of the *Planning Act* and the Growth Plan (2020);
- Conformity with Official Plan policies including Policy 3.1.2.1 and 3.1.2.3;
- Compliance with the Townhouse and Low-Rise Apartment Guidelines, a tool that helps implement the Official Plan;
- Appropriate setbacks of the building including side yard setbacks;
- Appropriate low-rise building type and building depth;
- Façade articulation, particularly along the street;
- Direct access to the street for units at grade;
- Density and the number of units;
- Indoor and outdoor amenity spaces;
- Pedestrian friendly design including circulation and safety within the site;
- Appropriate vehicular access and the proposed number of vehicular parking spaces;

- Adequacy of the proposed landscaping including tree preservation;
- Site servicing and storm water management;
- Garbage storage and loading; and
- Possible consolidation of additional lands.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Trees By-law). The applicant has submitted an Existing Plant Schedule and Tree Preservation Plan, and an Arborist Report, which are currently under review by City staff.

A total of 20 trees are identified, with 7 trees proposed for removal, 10 trees proposed for preservation, and 3 trees to remain untouched.

Staff will assess the appropriateness of the applicant's proposal and tree protection measures.

Infrastructure/Servicing Capacity

The applicant submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

The applicant also submitted a Transportation Impact Study with their application. The purpose is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the Transportation Impact Study.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Other Matters

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

CONTACT

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SIGNATURE

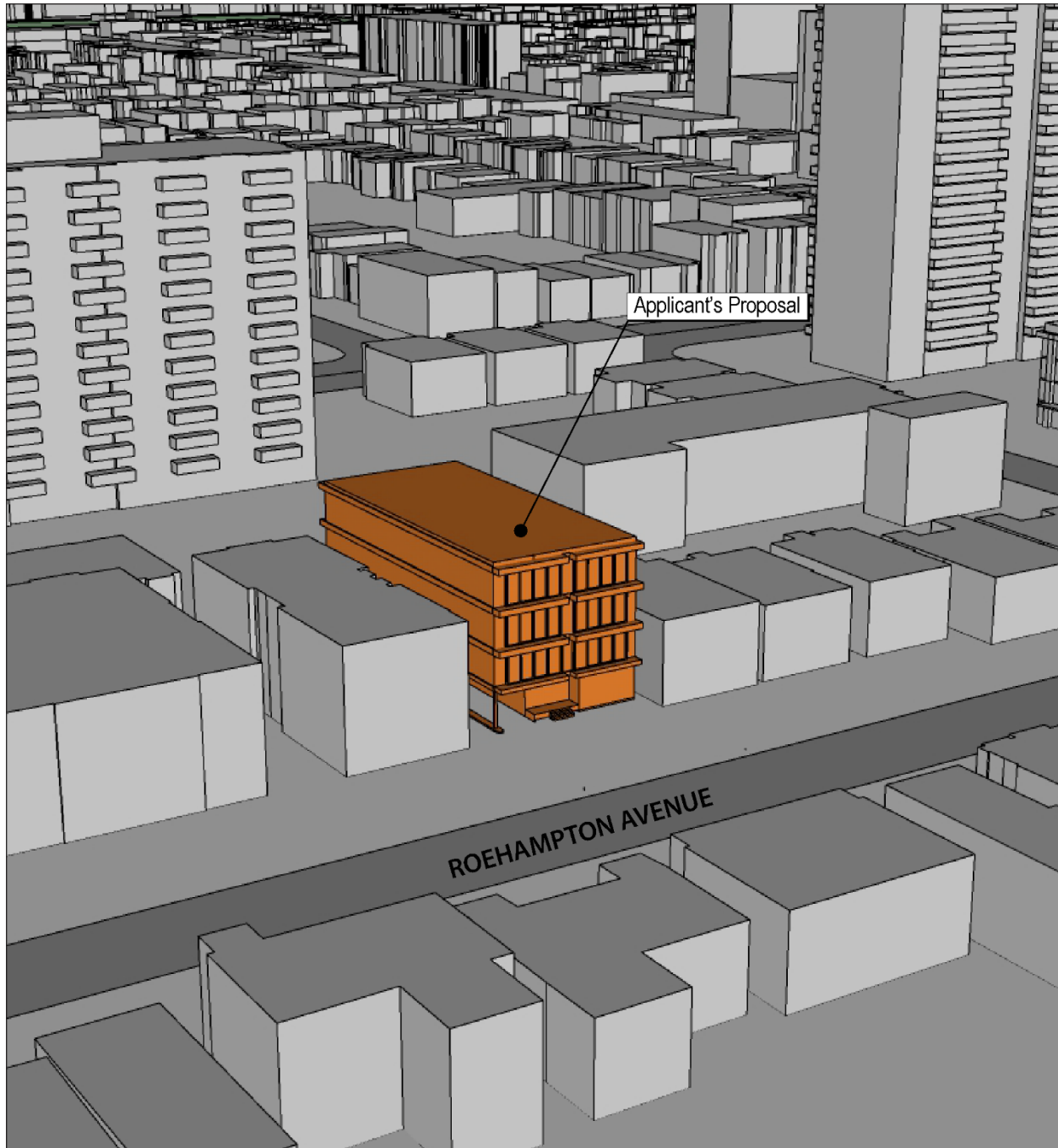
Al Rezoski, Acting Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context – Looking Southwest
Attachment 2: 3D Model of Proposal in Context – Looking Northeast
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: North Elevation
Attachment 6: South Elevation
Attachment 7: East Elevation

Attachment 8: West Elevation
Attachment 9: Official Plan Map
Attachment 10: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context – Looking Southwest

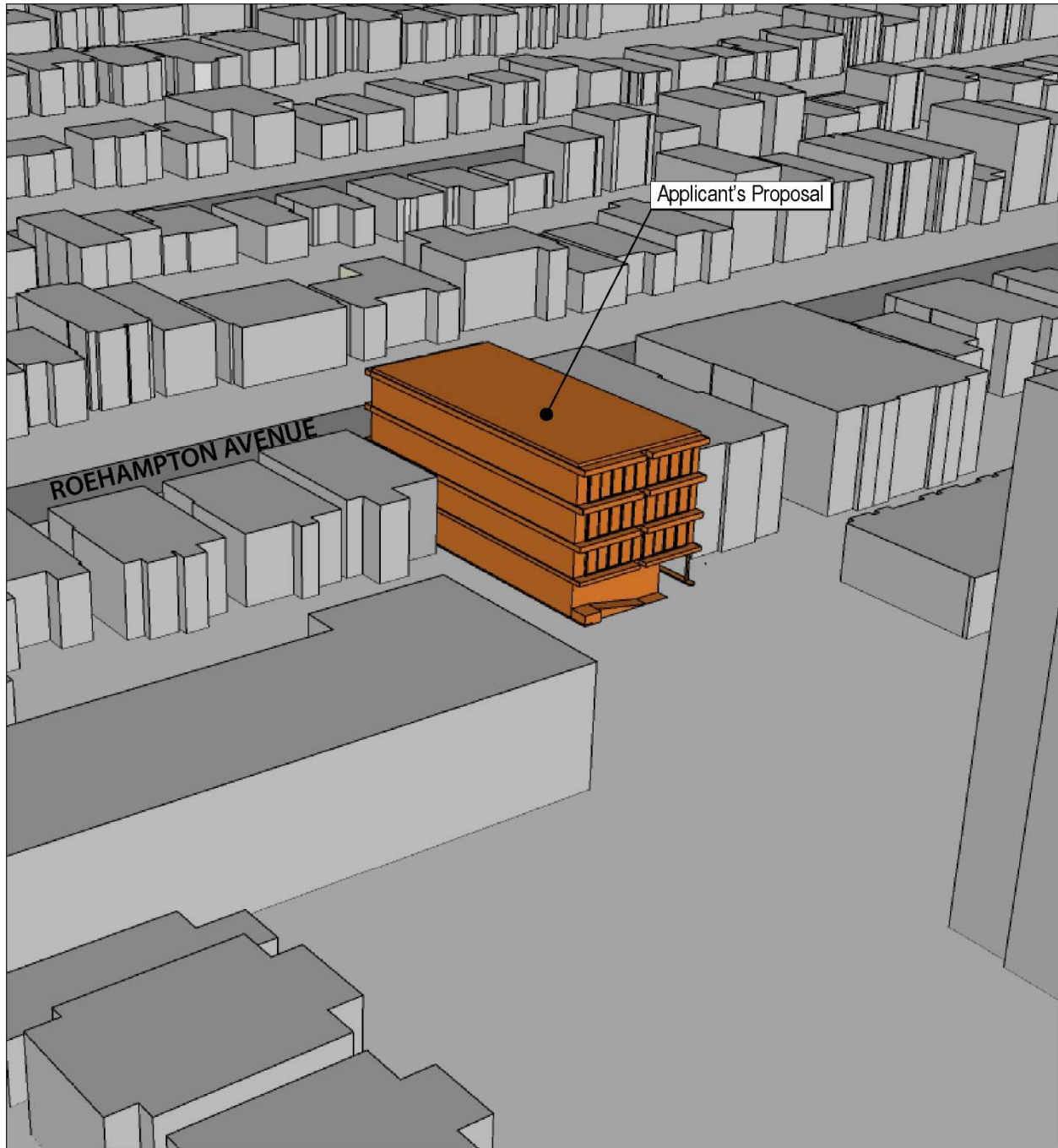


View of Applicant's Proposal Looking Southwest



08/10/2020

Attachment 2: 3D Model of Proposal in Context – Looking Northeast

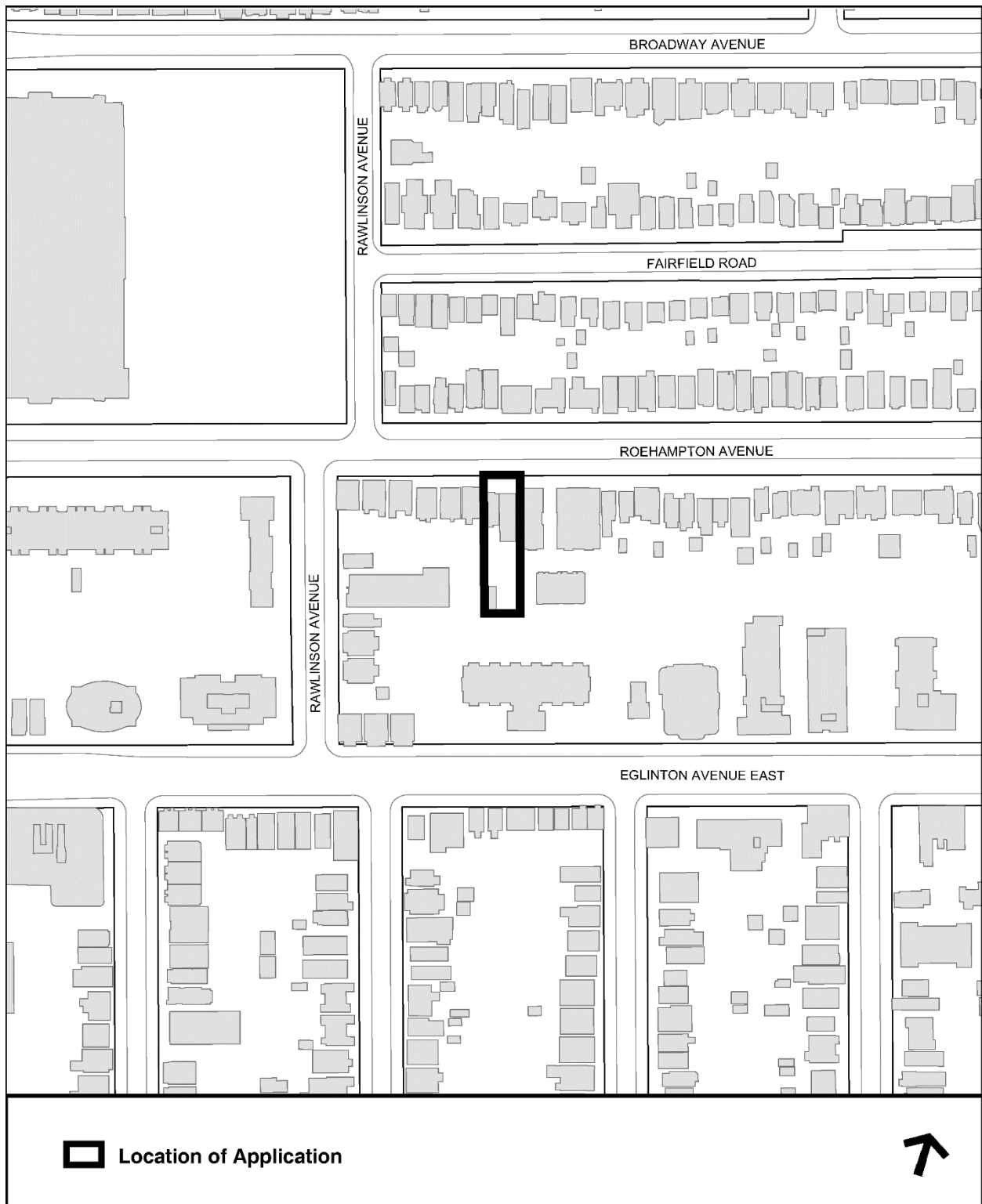


View of Applicant's Proposal Looking Northeast

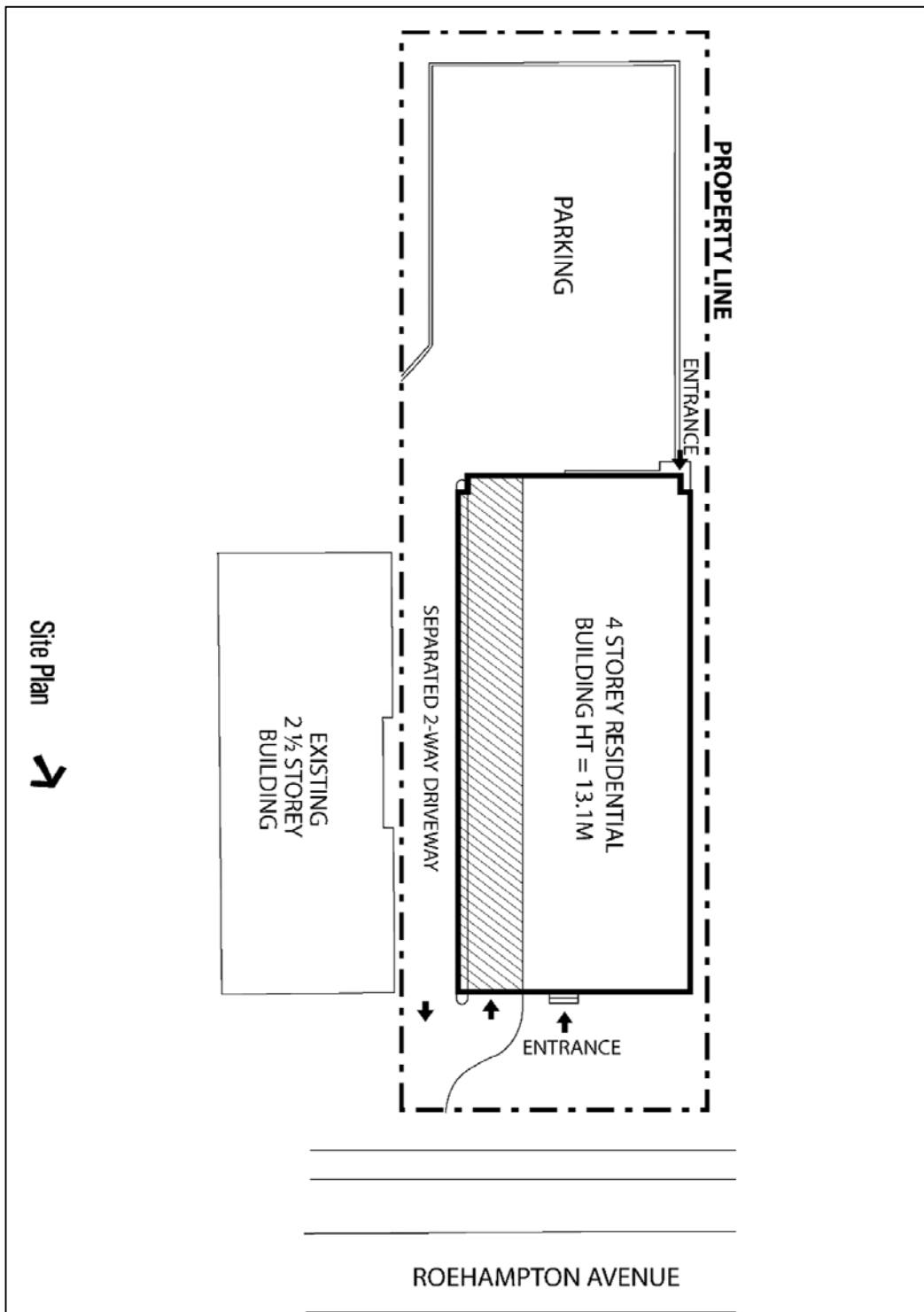


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Attachment 3: Location Map



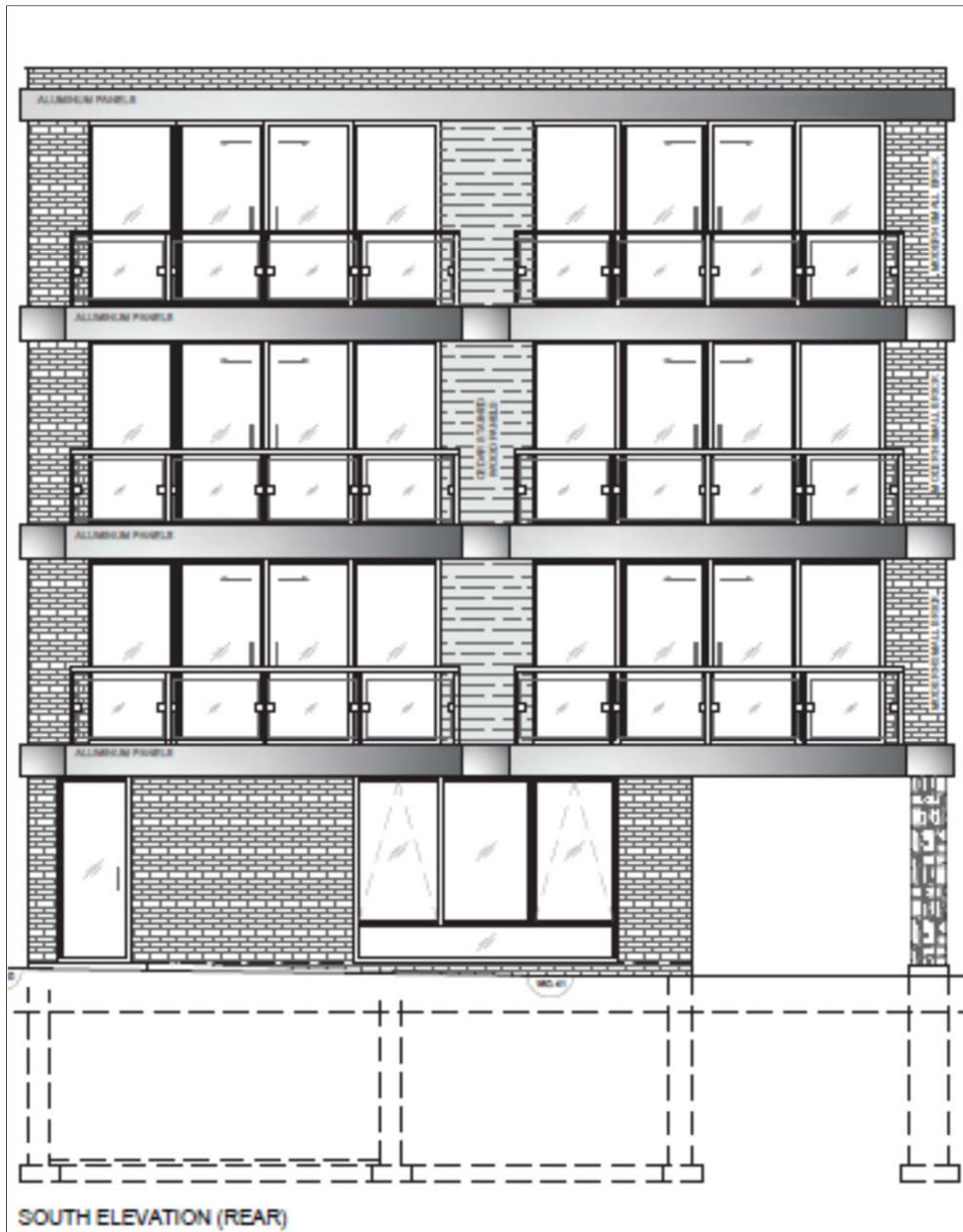
Attachment 4: Site Plan



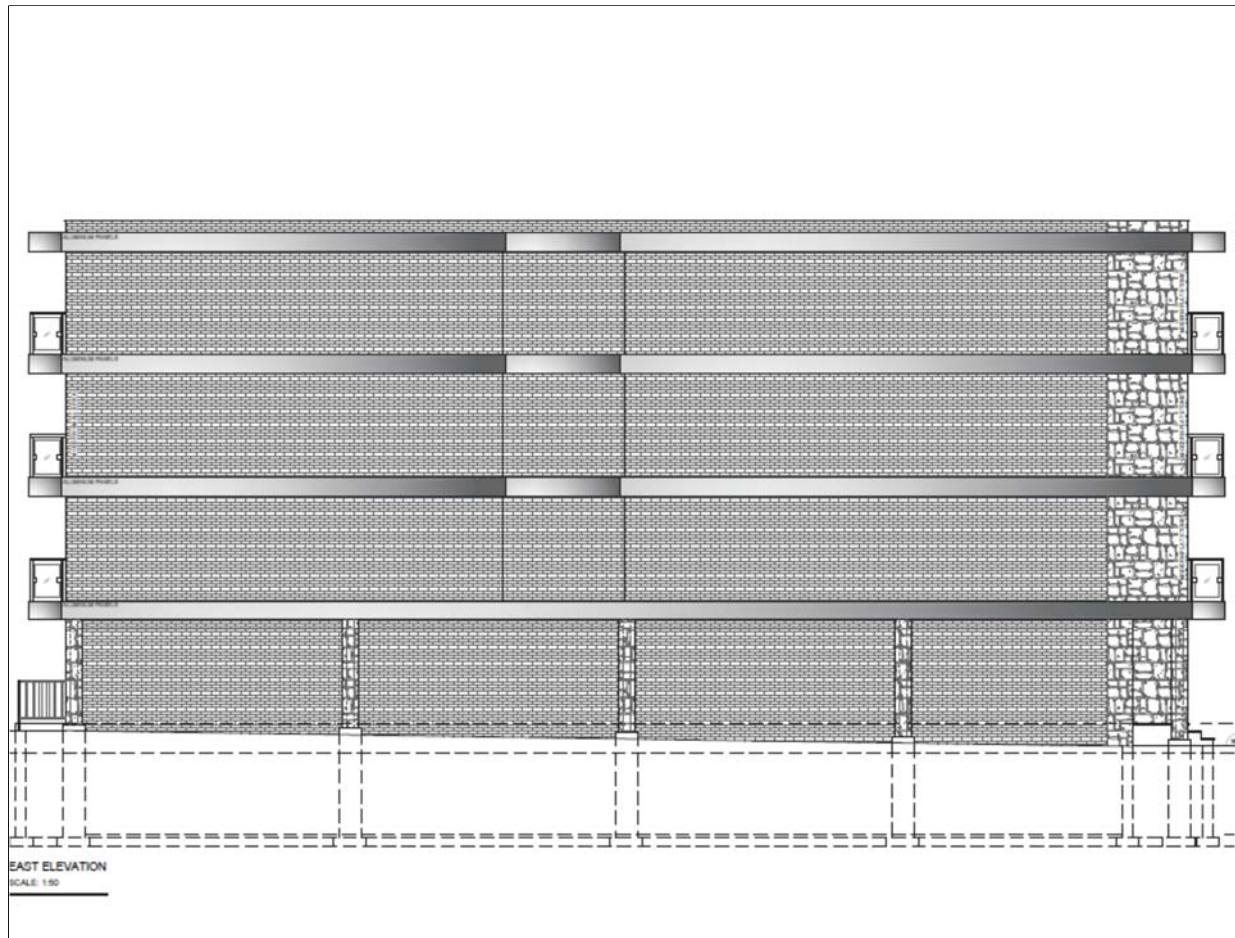
Attachment 5: North Elevation



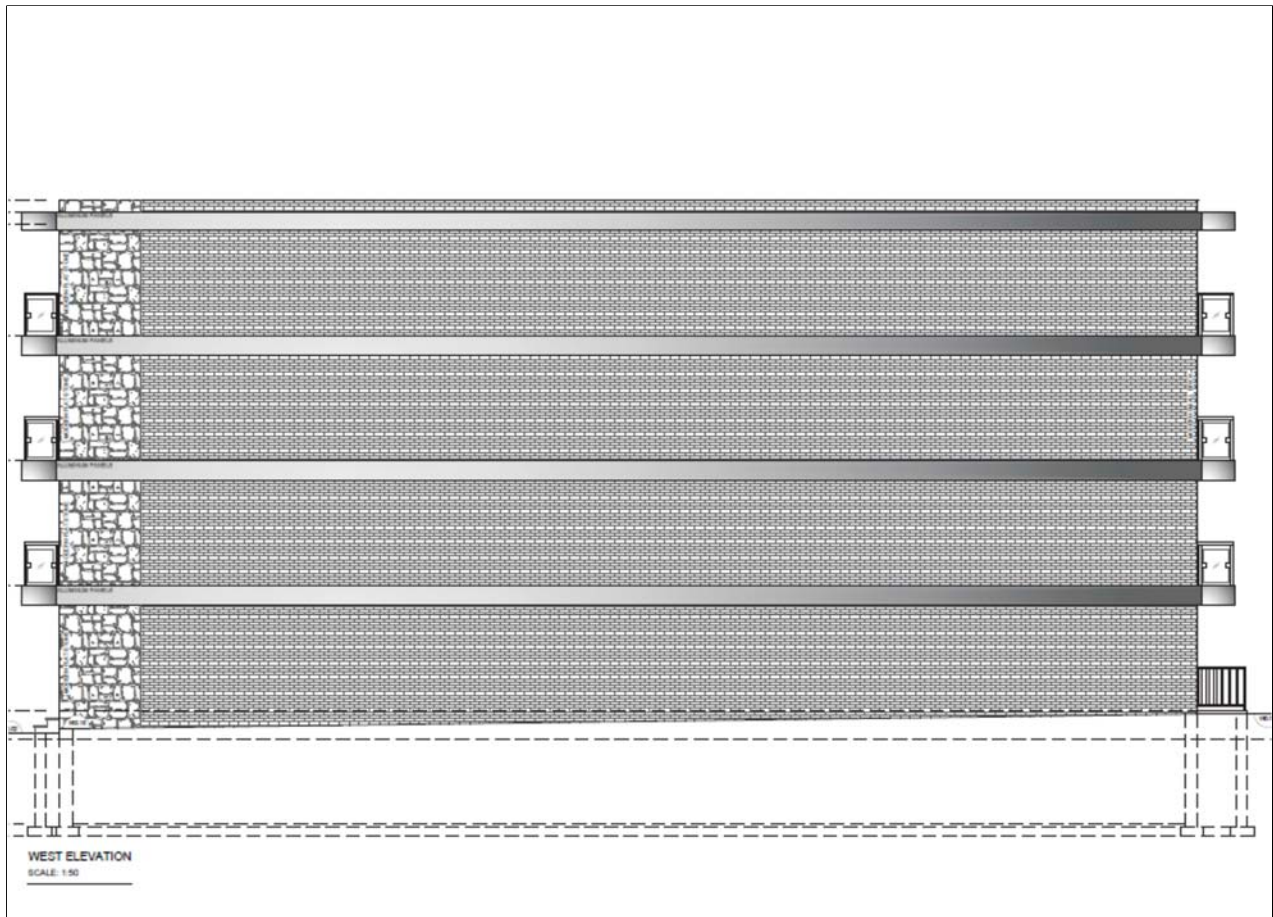
Attachment 6: South Elevation



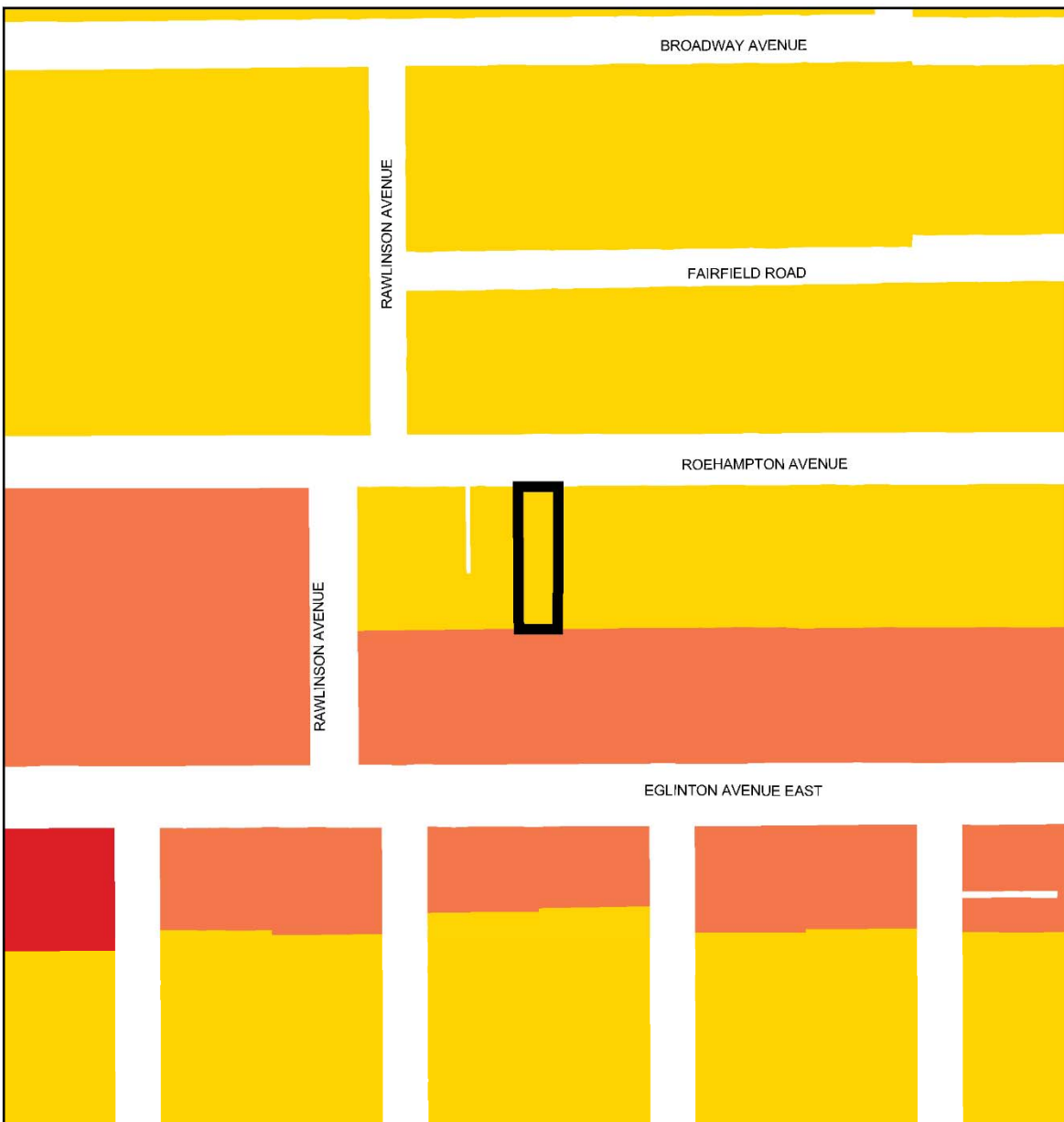
Attachment 7: East Elevation



Attachment 8: West Elevation



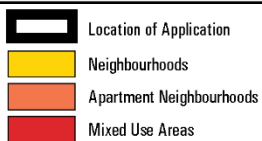
Attachment 9: Official Plan Map



Official Plan Land Use Map #17

355-357 Roehampton Avenue

File # 20 166437 NNY 15 0Z



Not to Scale
Extracted: 08/05/2020

Attachment 10: Application Data Sheet

Municipal Address: 355, 357 Roehampton Avenue
 Application Number: 20 166437 NNY 15 OZ, 20 166443 NNY 15 SA

Application Type: Zoning By-law Amendment, Site Plan Control

Project Description: This application proposes to amend City of Toronto Zoning By-laws 438-86 and 569-2013 for the lands at 355 and 357 Roehampton Avenue to permit a 4-storey (13.07 metres high) rental residential apartment building. The proposed density (Floor Space Index) of the building would be 1.25 times the area of the lot.

Applicant:	Agent:	Owner:
Urban Growth,	Randall Dickie,	Richard Liu and Rebecca Liu,
1111 Davis Drive,	1111 Davis Drive,	69 Burnaby Boulevard,
Unit 446, Newmarket,	Unit 446, Newmarket,	2 nd Floor, Toronto, ON,
ON, L3Y 9E5	ON, L3Y 9E5	M5N 1G4

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision	N
Zoning:	R(f9.0; u2; d0.6) (x956)	Heritage Designation:	N
Height Limit:	9 metres	Site Plan Control Area	Y

PROJECT INFORMATION

Site Area (sq m):	998.08	Frontage (m):	16.71	Depth (m):	59.55
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Building Data	Proposed
Ground Floor Area (sq m):	249.06
Residential GFA:	1241.46
Non-Residential GFA (sq m):	0
Total GFA (sq m):	1241.46
Height – Storeys:	4
Height – Metres:	13.07
Lot Coverage Ratio (%):	33.24
Floor Space Index:	1.25

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			14	14
Freehold:				
Condominium:				
Other:				
Total Units:			14	14

Residential Units by Size

Studio	8
1 Bedroom	6
2 Bedroom	0
3 Bedroom	0
Total Units	14

Parking and Loading
Parking Spaces: 8 Bicycle Parking Spaces: 16

CONTACT:

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