

7-11 Rochefort Drive – Zoning By-law Amendment, Plan of Subdivision, and Rental Housing Demolition Applications – Preliminary Report

Date: January 10, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

Planning Application Number: 21 239141 NNY 15 OZ, 21 239143 NNY 15 SB, and 21 239145 NNY 15 RH

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications to amend the Zoning By-law, for Plan of Subdivision, and Rental Housing demolition to permit three towers of 30, 41, and 46-storeys, and having a total of 1322 residential dwelling units at 7-11 Rochefort Drive.

The applications have been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the applications located at 7-11 Rochefort Drive, 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.

THE SITE

Description: The site is located at the south-east corner of Don Mills Road and Rochefort Drive. The site is irregular in shape and has an approximate area of 14,644 square metres. The site has a frontage of approximately 223 metres along Rochefort Drive, a depth of approximate 42 metres at the east property limit and a depth of approximately 60 metres at the west property limit.

Existing Uses: Two, 4-storey apartment buildings.

Official Plan Designation: *Apartment Neighbourhoods*.

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Zoning: Residential Zone RM (f21.0;a925;d0.85).

See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

THE APPLICATION

Complete Application Submission Date: This application has been deemed complete as of December 1, 2021.

Description: The application proposes to redevelop the site with three residential buildings of 30, 41, and 46-storeys (98.6 metres, 132.2 metres, and 147.2 metres, excluding mechanical penthouse). A total of 1,322 residential dwelling units including the replacement of 128 rental dwelling units are proposed. The existing rental apartment buildings will be demolished.

Residential Gross Floor Area: 97,485 square metres.

Non-Residential Gross Floor Area: 199 square metres.

Density: 6.67 times the area of the lot.

Dwelling Units: The proposed 1,322 dwelling units, includes 128 rental replacement units. The overall unit mix includes 576 one-bedroom (44%), 610 two-bedroom (46%), and 136 three-bedroom (10%) units.

Access, Parking and Loading: Access to the site is from two ends of a U-shaped driveway that connects to Rochefort Drive. Access to a three-level underground garage, containing 802 parking spaces, is from the eastern portion of the driveway. Six loading spaces are proposed to serve the buildings on the site.

The proposed 1,219 long-term bicycle parking spaces, and 135 short-term bicycle parking spaces are located in the underground garage, with 22 bicycle parking spaces provided at grade.

Parkland Dedication: The applicant proposes to convey 2,130 square metres at the eastern portion of the site for public parkland purposes.

Right-of-Way Dedication: The application proposes to dedicate 10 metres along the east property line for future municipal right-of-way purposes to connect Rochefort Drive with St. Denis Drive.

Additional Information

See Attachments 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=Sre6gtmGaPWeR6syXL14tg%3D%3D>

Reason for the Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 7625 and Zoning By-law 569-2013 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; amenity space; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Plan of Subdivision

A Plan of Subdivision application has been submitted to create blocks for the public right-of-way, the public park, and the development block that would contain three buildings.

Rental Housing and Demolition

A Rental Housing and Demolition application has been submitted and is being reviewed concurrently.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The overall fit of the proposed buildings with respect to the proposed density and heights, and the existing and planned context including relationships to adjacent properties;
- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Apartment Neighbourhood policies in the Official Plan.
- The shadow and wind impacts on adjacent properties and the public realm;
- The proposed floor plate sizes of each of the towers;
- The proposed front yard setback, streetwall height, and step-back of the upper floors, and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces and traffic mitigation;
- The amount of indoor and outdoor amenity space;
- Ensuring adequate amount and sizes of proposed rental replacement units;
- Ensuring adequate amount and sizes of proposed dwelling units in accordance with the Growing Up Vertical Guidelines;
- The amount and location of on-site parkland;
- The quality of the public realm including the relationship of the ground floor and lower levels of the buildings to the street, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The appropriateness of the configuration and width of the proposed public street and its connection to St. Denis Drive;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,

- The provision of benefits pursuant to Section 37 of the *Planning Act*, in the event the application proceeds to approval.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

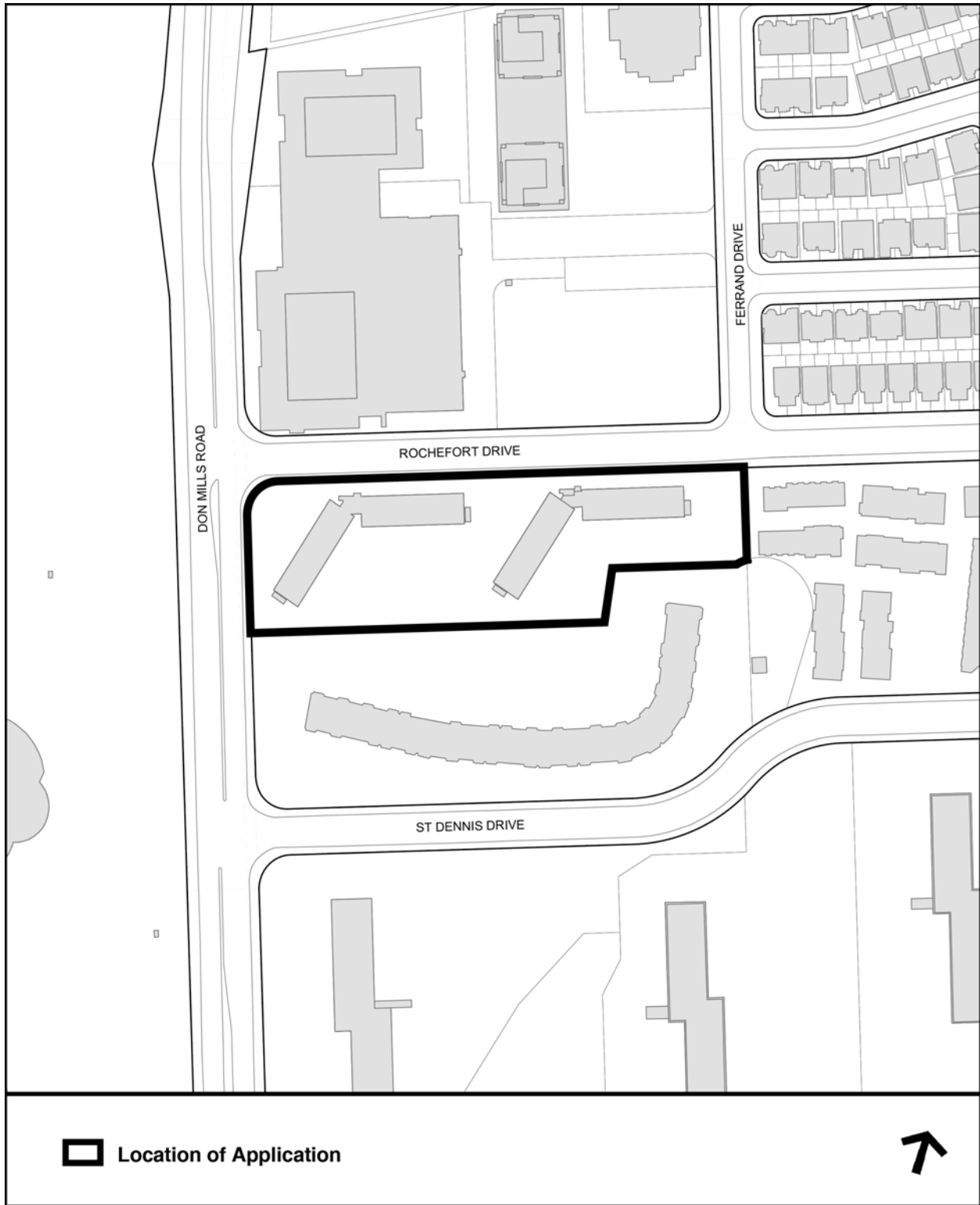
David Sit, MCIP, RPP
Director Community Planning
North York District

ATTACHMENTS

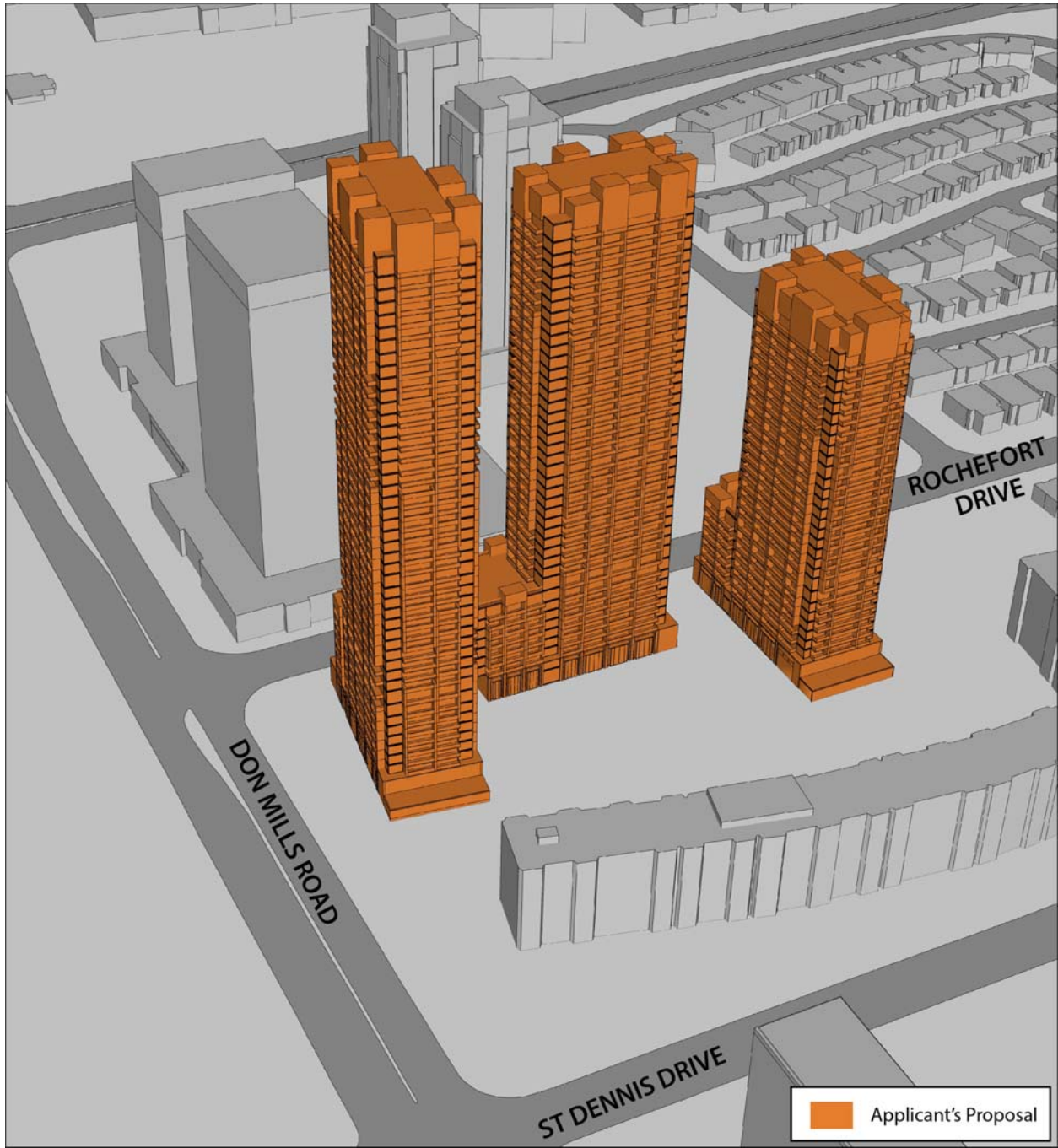
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Draft Plan of Subdivision

Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast

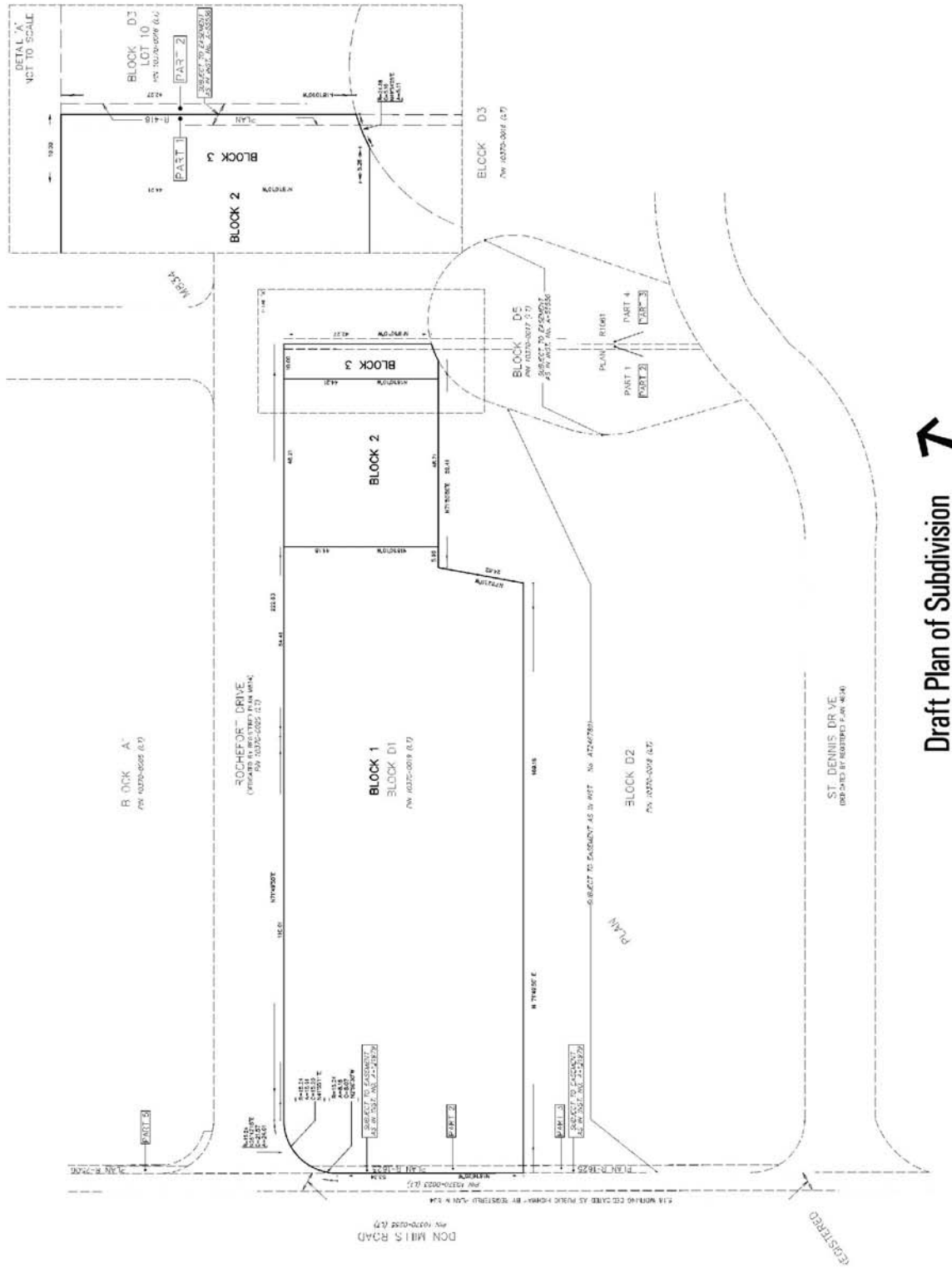
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01/28/2022

Attachment 3: Site Plan



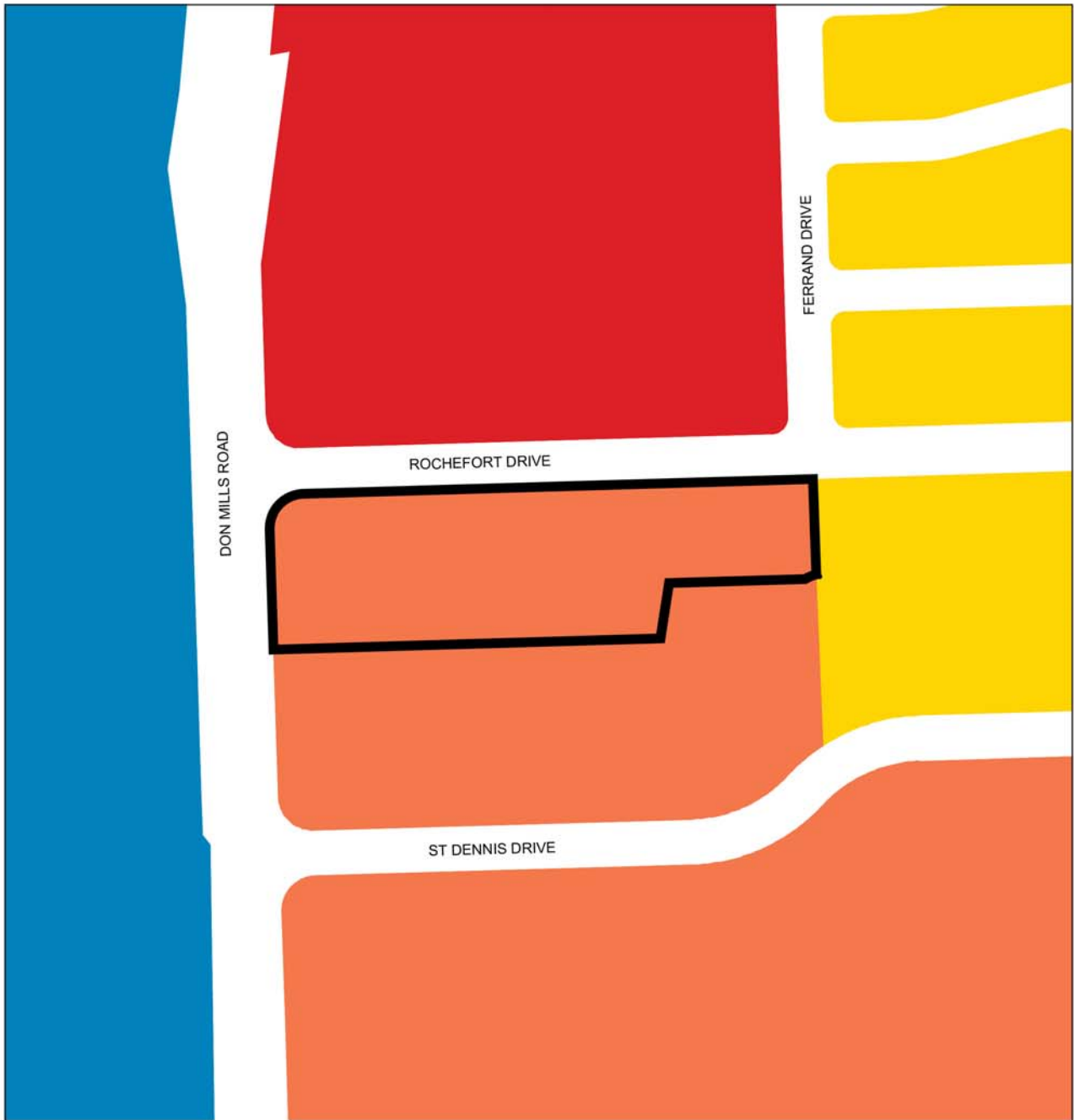
Site Plan

Attachment 4: Draft Plan of Subdivision



Draft Plan of Subdivision ↑

Attachment 5: Official Plan Map



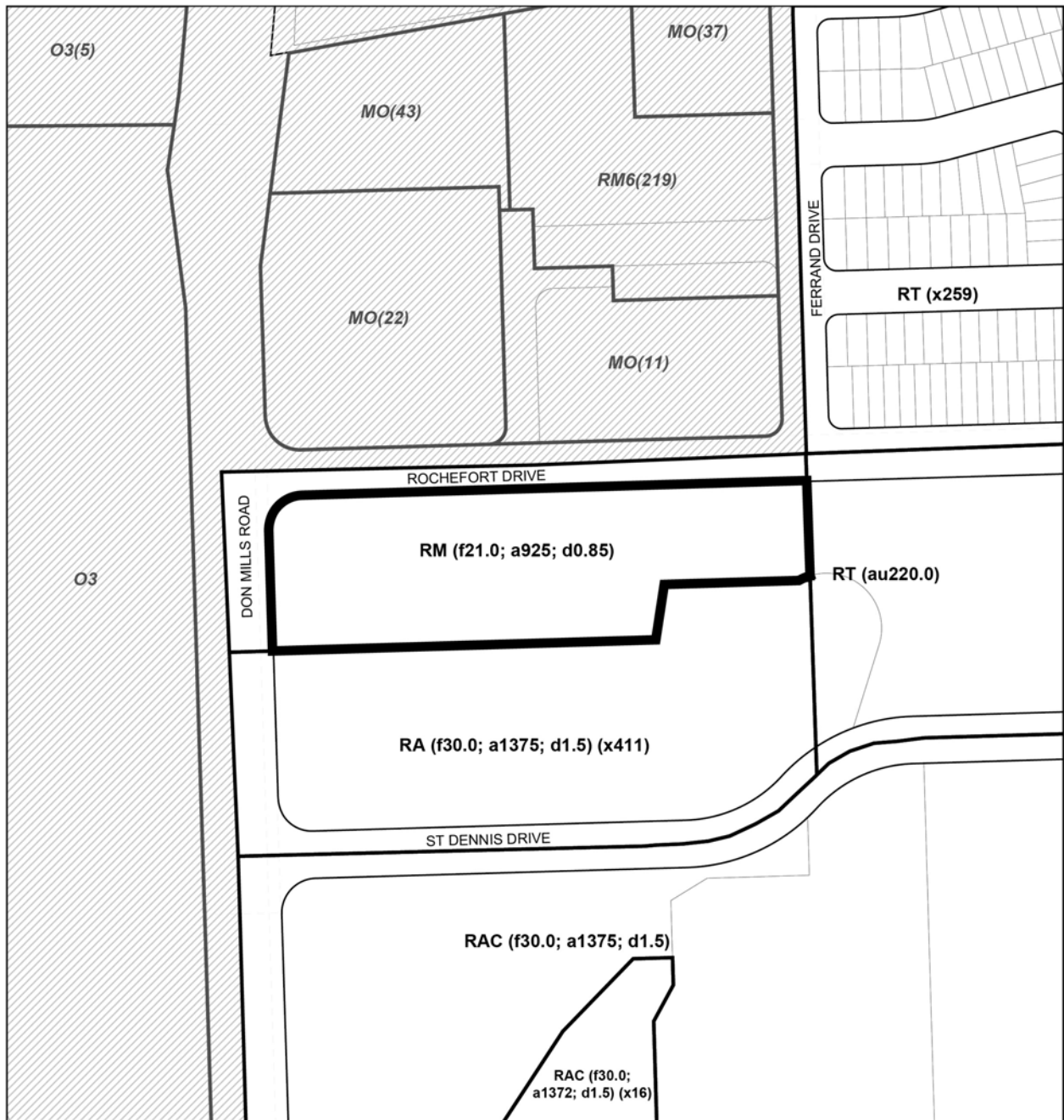
Official Plan Land Use Map #20

7-11 Rochefort Drive
File # 21 239141 NNY 15 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Institutional Areas

Not to Scale
Extracted: 11/22/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

7-11 Rochefort Drive

File # 21 239141 NNY 15 02

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- RAC** Residential Apartment Commercial
- OR** Open Space Recreation

-  See Former City of North York By-law No. 7625
- MO** Industrial-Office Business Park Zone
- O3** Semi-Public Open Space Zone



Not to Scale
Extracted: 11/22/2021

Attachment 7: Application Data Sheet

Municipal Address: 7-11 ROCHEFORT DR Date Received: November 18, 2021

Application Number: 21 239141 NNY 15 OZ, 21 239143 NNY 15 SB, 21 239145 NNY 15 RH

Application Type: OPA / Rezoning, Plan of Subdivision, Rental Housing Demolition

Project Description: Zoning by-law amendment application to facilitate the redevelopment of the site for a mixed-use development comprised of three towers having heights of 30, 41, and 46-storeys, and having a total of 1322 residential dwelling units. The proposed non-residential gross floor area is 199 square metres, and the proposed residential gross floor area is 97,286 square metres. The proposal includes a Plan of Subdivision application to create the development block, park, and public street.

Applicant	Agent	Architect	Owner
Scott Walker N. Barry Lyons		Diamond Schmitt Architects	DAMIS PROPERTIES INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood RM (f21.0; a925; d0.85)	Site Specific Provision:	
Zoning:		Heritage Designation:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	14,644	Frontage (m):	226	Depth (m):	56
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			4,409	4,409
Residential GFA (sq m):			97,286	97,286
Non-Residential GFA (sq m):			199	199
Total GFA (sq m):			97,485	97,485
Height - Storeys:			46	46
Height - Metres:			147	147

Lot Coverage Ratio (%):	30.11	Floor Space Index:	6.66
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	96,872	414
Retail GFA:	199	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	128	128		128
Freehold:				
Condominium:			1,194	1,194
Other:				
Total Units:	128	128	1,194	1,322

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			576	610	136
Total Units:			576	610	136

Parking and Loading

Parking Spaces:	802	Bicycle Parking Spaces:	1,375	Loading Docks:	6
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CONTACT:

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