

77 Roehampton Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: June 13, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 12 - Toronto-St. Paul's

Planning Application Numbers: 22 139084 STE 12 OZ & 22 139087 STE 12 RH

Related Application: 22 139083 STE 12 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications submitted for the lands at 77 Roehampton Avenue. The proposal is to demolish the existing building on site and allow for the construction of a 50-storey residential building, containing 623 residential dwelling units of which, 81 are rental replacement dwelling units.

Staff are currently reviewing the applications. It has been circulated to all appropriate agencies and City divisions for comment. City Planning 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 applications pertaining to 77 Roehampton 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 on the south side of Roehampton Avenue between Yonge Street and Redpath Avenue. The site is rectangular in shape with a total lot area of 2,715 square metres and a 45.59-metre frontage of Roehampton Avenue.

Existing Uses: An 11-storey residential apartment building with 81 apartment dwelling units.

Official Plan Designation: Apartment Neighbourhoods. See Attachment 4 of this report for the Land Use Map. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Yonge-Eglinton Secondary Plan: The site is located within the Yonge-Eglinton Secondary Plan Area. Designated Apartment Neighbourhoods with an anticipated height range of 35-50 storeys. The Yonge-Eglinton Secondary Plan can be found here: [Official Plan Amendment No. 405 \(toronto.ca\)](https://www.toronto.ca/city-government/planning-development/official-plan-amendments/official-plan-amendment-no-405/)

Zoning: The site is zoned R (d2.0) (x912) in the City of Toronto Zoning By-law 569-2013 with a maximum height of 10 metres. See Attachment 6 of this report for the Zoning Map. 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/>

THE APPLICATION

Complete Application Submission Date: April 27, 2022

Description: A 50-storey residential building (157.4 metres).

Density: 13.2 times the area of the lot.

Dwelling Units and Amenity Space: A total of 623 dwelling units which includes 81 rental replacement units. Of the net new dwelling units proposed 47 are three-bedroom units (9%), 77 are two-bedroom units (14%) and 418 are bachelor or one-bedroom units (77%).

A total of 2,388 square metres of amenity space is proposed (3.8 sq. m. per unit).. Indoor amenity space will be provided on the ground floor, 5th floor and 6th floor, with outdoor amenity space provided on the ground floor with direct connection to the indoor amenity space, the 5th floor in the form of a terrace connected to the indoor amenity space and the 6th floor in the form of balconies connected to the indoor amenity space.

Access, Parking and Loading: The primary proposed pedestrian entrance will be located along Roehampton Avenue. Vehicle access will also be provided from Roehampton Avenue with a driveway located within the northeast corner of the proposed development. Access to the proposed two levels of underground parking will be from a ramp located within the rear of the ground floor. A total of 100 residential vehicle parking spaces will be provided. 646 bicycle parking spaces are proposed within the mezzanine level, at the ground floor and the first underground garage level. One Type “G” and one Type “C” loading spaces are proposed within the rear of the ground floor.

Additional Information

See Attachments 2, 3, and 7 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=XyjZkSCKJztXIH%2BUZuQJtw%3D%3D>

Reasons for the Application

The Zoning By-law Amendment application seeks to amend Zoning By-law 569-2013 to provide relief from various performance standards, including: maximum height, minimum setbacks, maximum gross floor area, minimum amenity space, landscaping requirements, minimum and maximum vehicle parking space, minimum loading space, and minimum parking space dimensions.

The Rental Housing Demolition application seeks to replace 81 rental dwelling units.

Site Plan Control

The development is subject to Site Plan Control and a Site Plan application is currently under review.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their 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 2040 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.

At this stage in the review, the following preliminary issues have been identified:

- The overall fit of the proposed building within the existing and planned context, including: height and transition, tower separation, tower floorplate size, and setbacks and to property lines;
- The potential impacts of the proposed building including shadow and wind on adjacent street frontages, parks and open spaces and outdoor amenity areas;
- The amount of open space proposed on the site, including the details of the Park Street Loop 7.5 metre setback;
- Protection of existing trees on the site;
- The location and details of the mid-block connection proposed and potential connection to the development lands to the south;
- The proposed location of the vehicular access in relation to adjacent sites;
- Sufficient provision of parkland (on-site or cash-in-lieu);
- The proposed locations, layouts, and sizes of the 81 rental replacement units within the building;
- The provision of an acceptable tenant relocation and assistance plan that addresses the right for existing tenants of 77 Roehampton Avenue to return to one of the replacement rental units at similar rents, the provision of alternative accommodation at similar rents as demolition and construction are underway, and other assistance to mitigate hardship;
- The securing of the rental tenure of the existing apartment building at 77 Roehampton Avenue for a period of at least 20 years from the date the proposed Zoning By-law Amendments come into force and effect;
- Opportunities to provide affordable rental housing units in the development;
- The potential for the site to accommodate community services and facilities;
- The potential for non-residential uses within the proposed base building to serve the needs of the local community;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes;
- Infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval. The City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting with the general public and a Tenant Consultation Meeting with residents of 77 Roehampton Avenue whose units are subject to the Rental Housing Demolition application.

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 Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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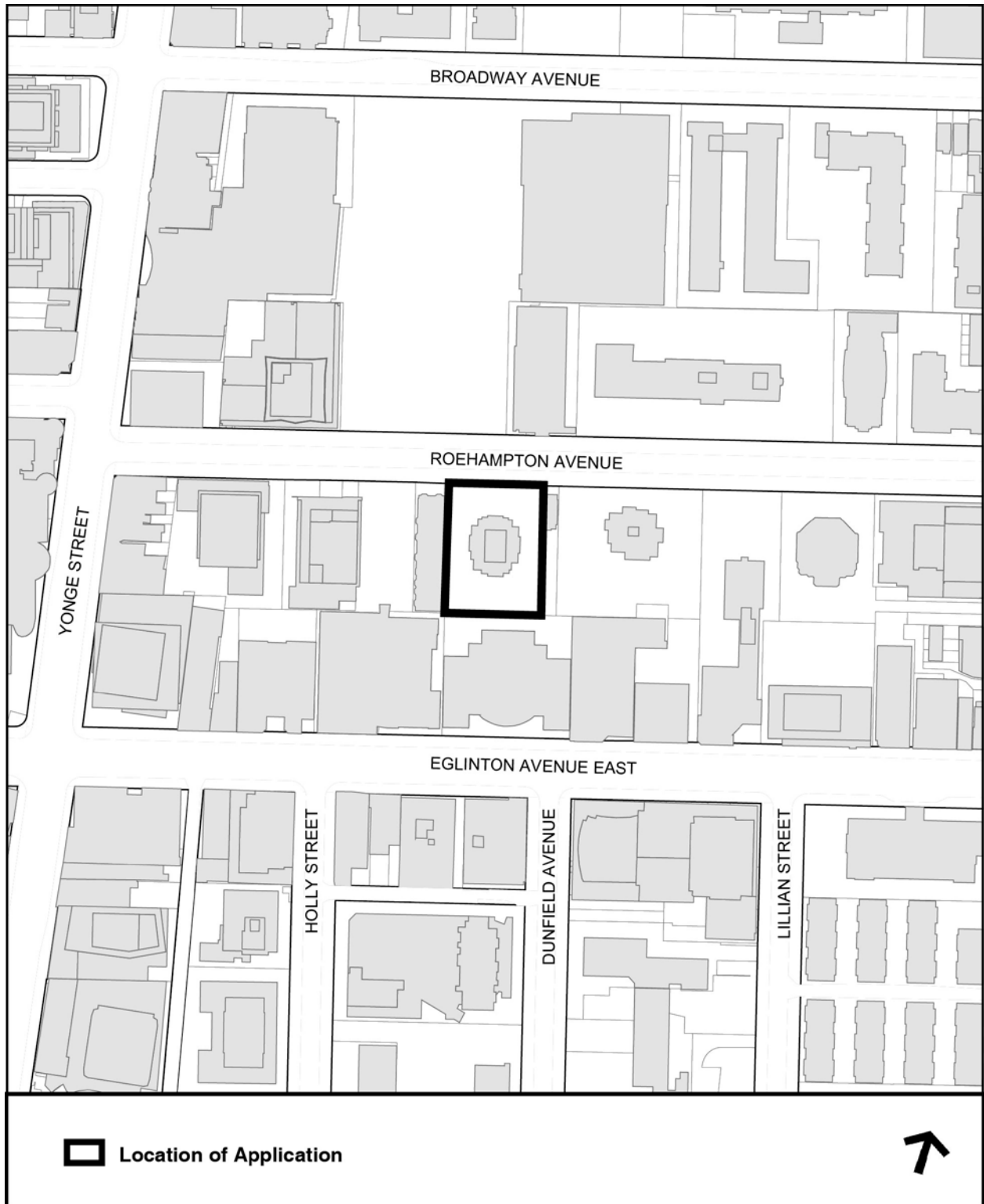
SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

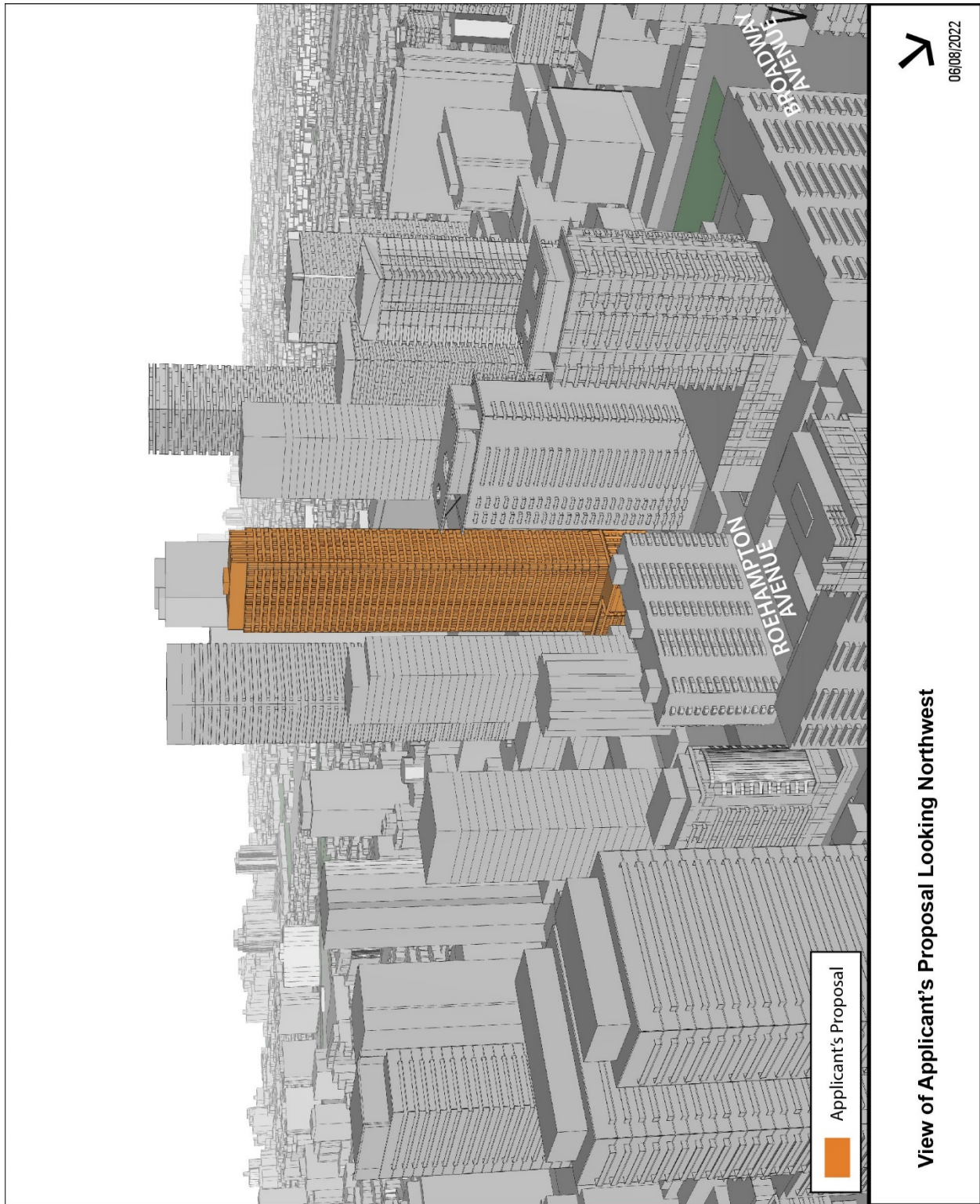
ATTACHMENTS

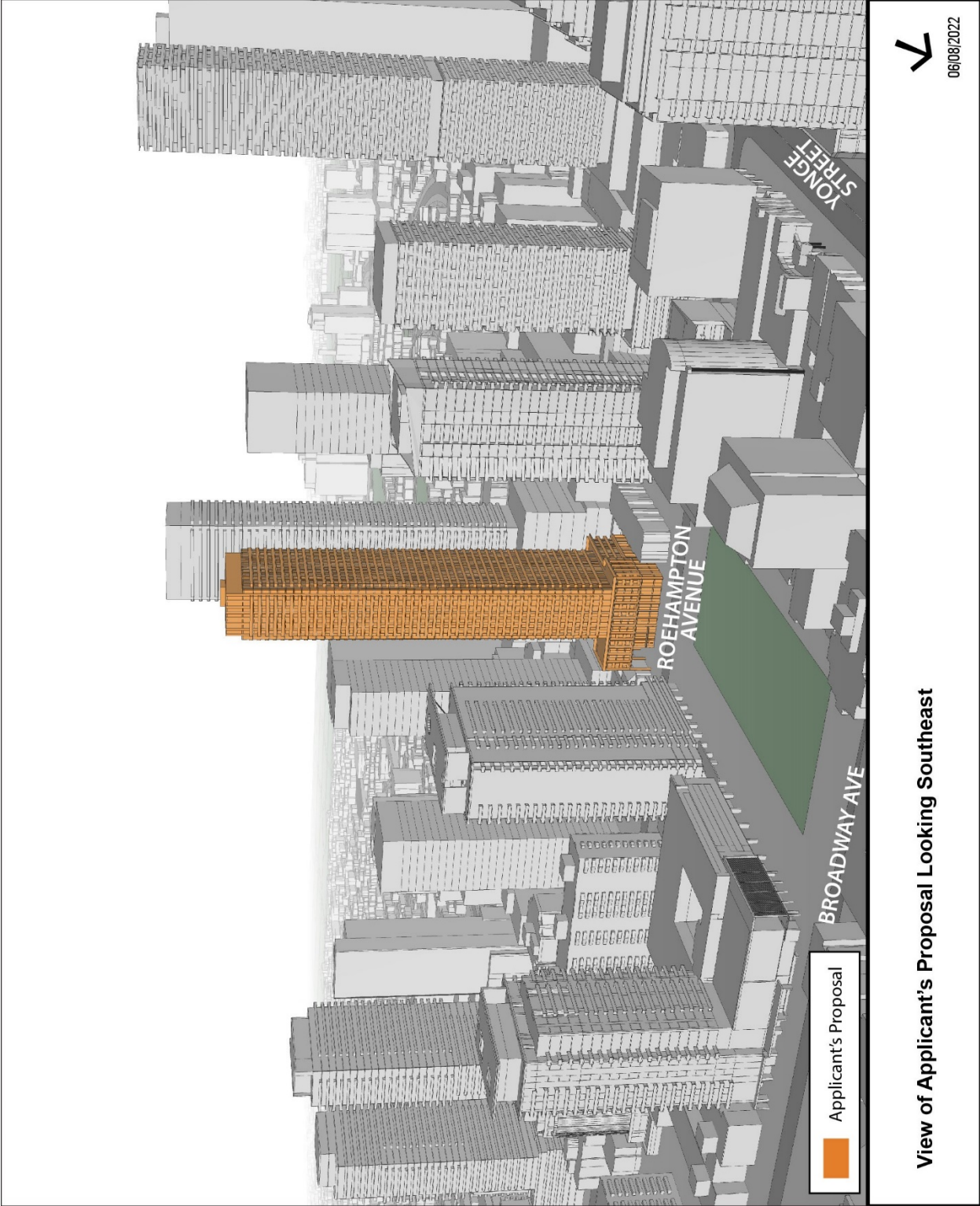
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map

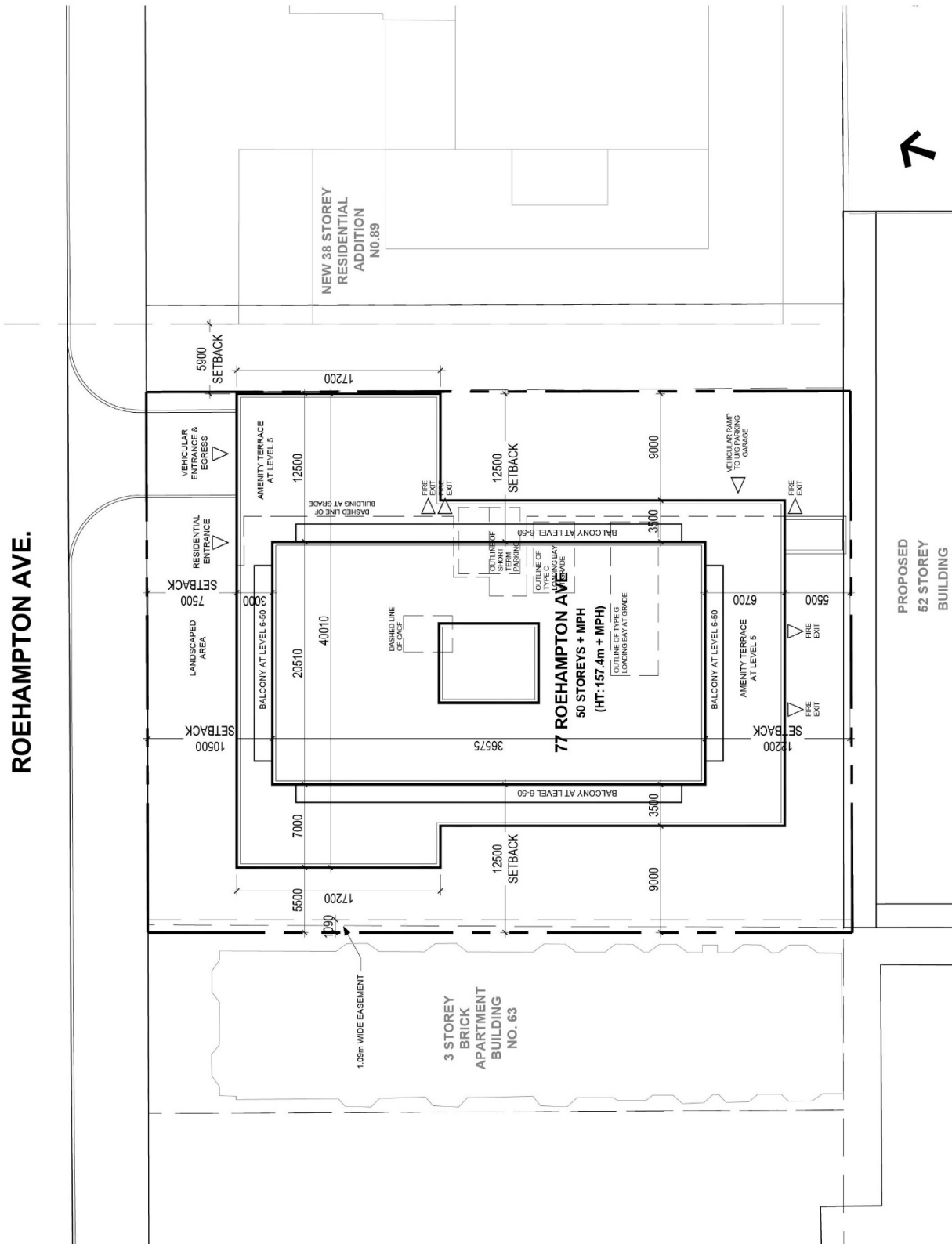


Attachment 2: 3D Model of Proposal in Context

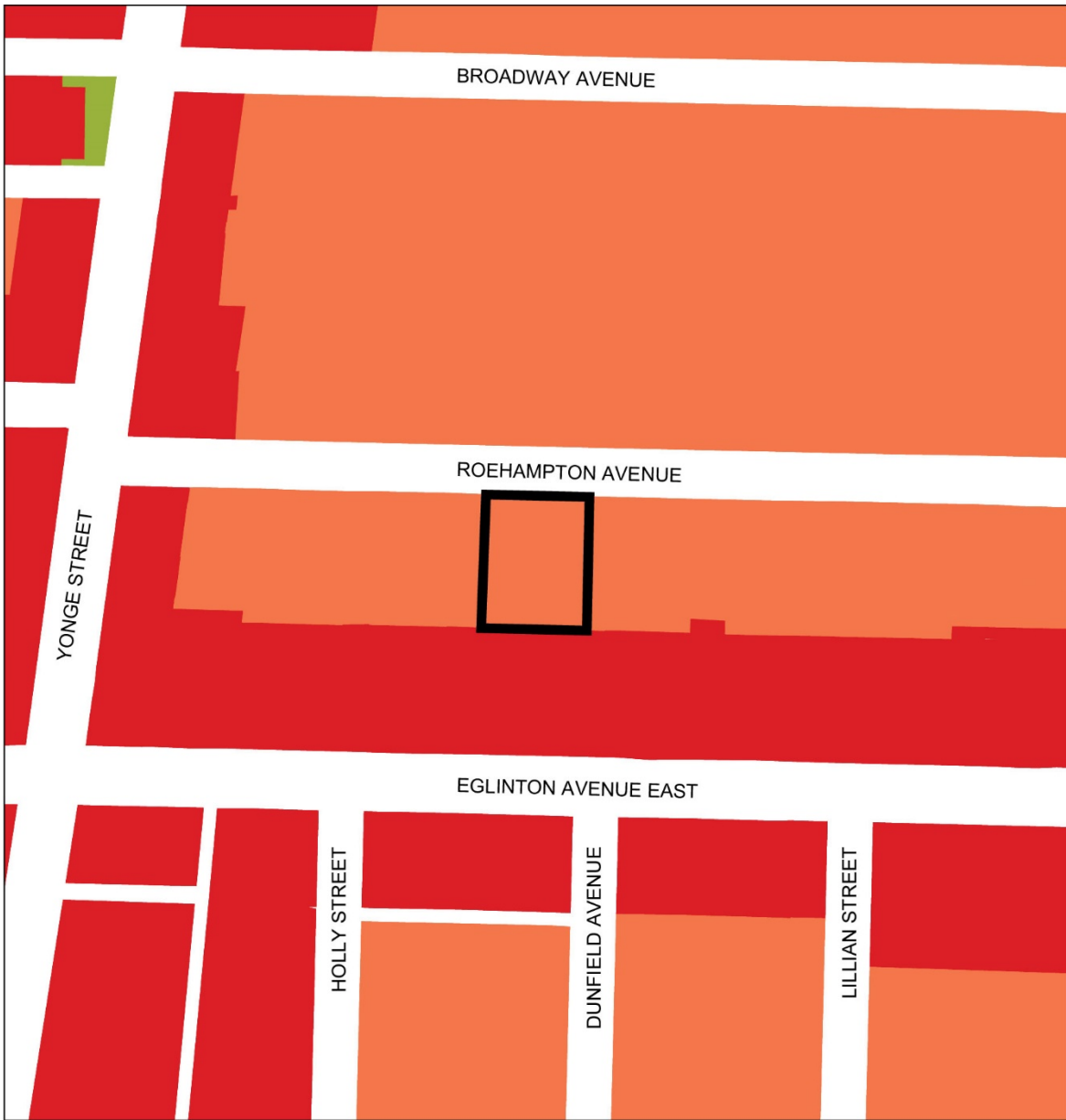




Attachment 3: Site Plan



Attachment 4: Official Plan Map




Official Plan Land Use Map 17

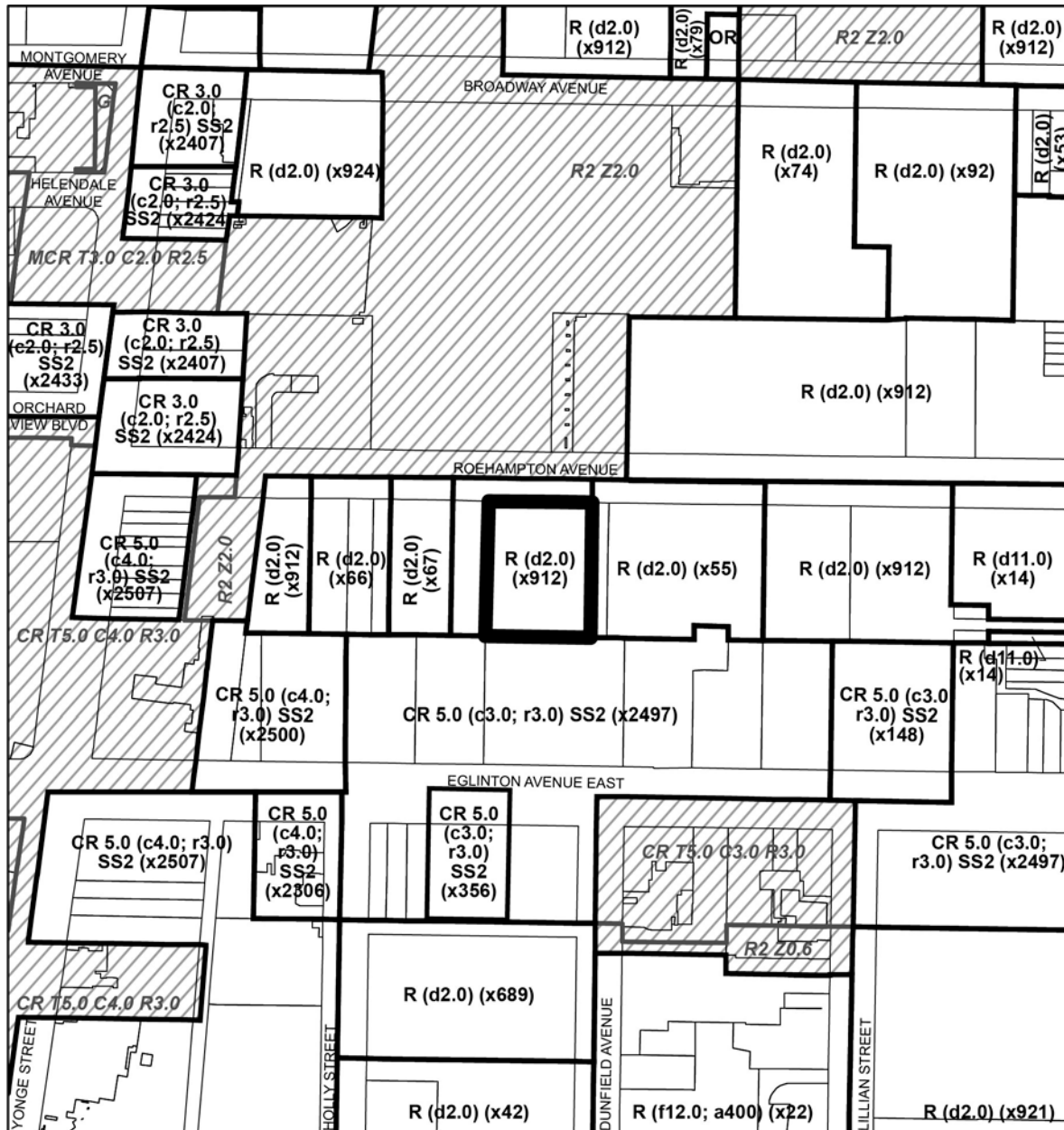
77 Roehampton Avenue

File # 22 139084 STE 12 0Z

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


Not to Scale
Extracted: 05/03/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

77 Roehampton Avenue

File # 22 139083 STE 12 0Z

- | | |
|---|--|
|  Location of Application |  See Former City of Toronto By-law No. 438-86 |
| R Residential | R2 Residential District |
| CR Commercial Residential | CR Mixed-Use District |
| OR Open Space Recreation | MCR Mixed-Use District |
| | G Parks District |

↑
Not to Scale
Extracted: 05/26/2022

Attachment 6: Application Data Sheet

Municipal Address: 77 Roehampton Ave **Date Received:** April 27, 2022

Application Number: 22 139084 STE 12 OZ

Application Type: Official Plan Amendment and Rezoning

Project Description: A 50-storey residential building.

Applicant

The R.W. 77 Land Corporation

Architect

IBI Group Architects (Canada) Inc.

Owner

IMH 77 Roehampton Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods

Zoning: R (d2.0) (x912)

Height Limit (m): 10

Site Plan Control Area:

Y

PROJECT INFORMATION

Site Area (sq m): 2,718 **Frontage (m):** 45.59 **Depth (m):** 59.47
(Roehampton);

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,277	1,277
Residential GFA (sq m):			35,867	35,867
Non-Residential GFA (sq m):				
Total GFA (sq m):			35,867	35,867
Height - Storeys:	11		50	50
Height - Metres:			163.0	163.0

Lot Coverage Ratio (%): 47%

Floor Space Index: 13.2

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,852	24.0
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			81	81
Freehold:				
Condominium:			542	542
Other				
Total Units:			623	623

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	83	380	95	65	
Total Units:	83	380	95	65	

Parking and Loading

Parking Spaces:	100	Bicycle Parking Spaces:	646	Loading Docks:	1 Type "G" 1 Type "C"
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