

219-221 Roxton Road – Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report

Date: June 13, 2022

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 11 - University-Rosedale

Planning Application Number: 22 137060 STE 11 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues for the Official Plan and Zoning By-law amendment applications for the property located at 219-221 Roxton Road proposing a 6-storey (24.9 metres, including the mechanical penthouse) mixed-use building containing retail and residential uses. The proposal includes 17 rental dwelling units.

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 219-221 Roxton Road 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 a rectangular shaped lot located at the southeast corner of College Street and Roxton Road, east of Ossington Avenue. The site is approximately 295 square meters in area and has a 15 metre frontage along Roxton Road and 20 metres of frontage along College Street.

Existing Uses: The semi-detached, formerly mixed-use building at 221 Roxton Road is 3-storeys and has been under construction and/or vacant for several years. 219 Roxton Road is a 2.5-storey semi-detached, houseform residential building.

Official Plan Designation: The site is identified as on an Avenue on Map 2 of the Official Plan. The northern portion of the site is designated Mixed Use Areas and the southern portion of the site is designated Neighbourhoods on Map 18 of the Official Plan.

See Attachment 8 of this report for the Official Plan Land Use Map.
The Toronto Official Plan may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning: The site is subject to two different zones within the City of Toronto Zoning By-law 569-2013. The northern portion of the site is zoned Commercial Residential (CR 3.0 (c1.0; r2.5) SS2 (x2437)), with a maximum permitted height of 16 metres. The CR zone permits a variety of commercial and residential uses. The southern portion of the site is zoned Residential (R (d0.6)(x729)), with a maximum permitted height of 10 metres. A variety of residential uses are permitted in the R zone.

See Attachment 9 of this report for the existing Zoning By-law Map.
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/>

THE APPLICATION

Complete Application Submission Date: June 2, 2022

Description: The application proposes to demolish the existing buildings and construct a 6-storey mixed-use building (24.9 metres in height, including mechanical penthouse) comprised of retail and residential uses with the main (retail and residential) entrance proposed from College Street. A secondary entrance for the emergency exit is proposed from Roxton Road.

Density/Floor Space Index: The application proposes a floor space index of 4.64 times the area of the lot.

Dwellings and Amenity Space: This application proposes 17 rental dwelling units, including 11 one-bedroom (65%) and 6 two-bedroom (35%). No indoor or outdoor amenity space is proposed.

Non-Residential Uses: The application proposes 372.29 square metres of retail space on the ground floor and below grade, fronting College Street.

Access and Parking: The proposed 17 bicycle parking spaces are located at-grade level and include 2 short-term and 15 long-term bicycle parking spaces. No vehicle parking spaces are proposed.

Additional Information: See Attachments 2, 3, 4, 5, 6, 7 and 10 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: www.toronto.ca/219RoxtonRd.

Reason for the Application: The Official Plan Amendment application proposes to redesignate the southern portion of the site from Neighbourhoods to Mixed Use Areas, in order to accommodate the mixed-use development. The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 by: rezoning the southern portion of the site from Residential (R) to mixed Commercial Residential (CR); and by varying performance standards including, but not limited to: building height, building setbacks, gross floor area, floor space index, and parking. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application has been submitted and is being processed concurrently with the rezoning application.

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 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.

The following preliminary issues have been identified to be resolved:

- The appropriateness of redesignating the southern portion of the site from Neighbourhoods to Mixed Use Areas;
- Building height, density and massing in relation to the existing and planned context;
- Suitability of the proposed cantilevered portions of the building;
- Transition to existing dwellings in adjacent Neighbourhoods;
- The submission and review of an Avenue Segment Study for this Section of College Street;
- Enhancements to the public realm, including sidewalk widths and streetscape improvements;
- Suitability of proposed pedestrian entrances and building facades, respecting both the mixed use nature of College Street and the residential feel of Roxton Road;
- Potential for the inclusion of affordable housing units;
- Sustainability measures proposed;
- Appropriate regard for applicable City Guidelines; and,
- Adequacy of proposed solid waste management.

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 schedule a Community Consultation Meeting.

Staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by relevant staff and the public. City Planning staff will report back to City Council 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

Patricia Cho, Planner
Tel. No. 416-338-6697
E-mail: Patricia.Cho2@toronto.ca

SIGNATURE

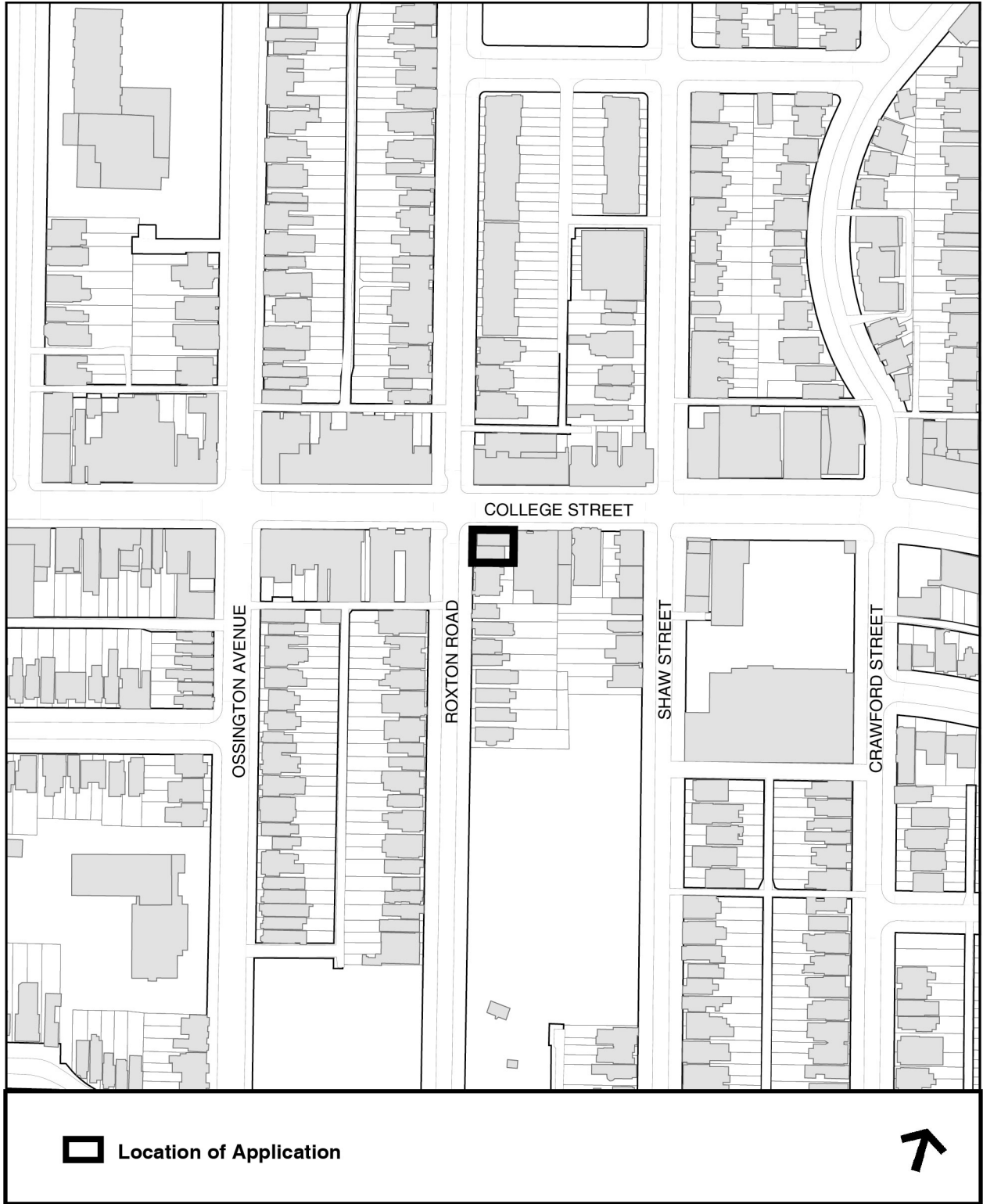
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

ATTACHMENTS

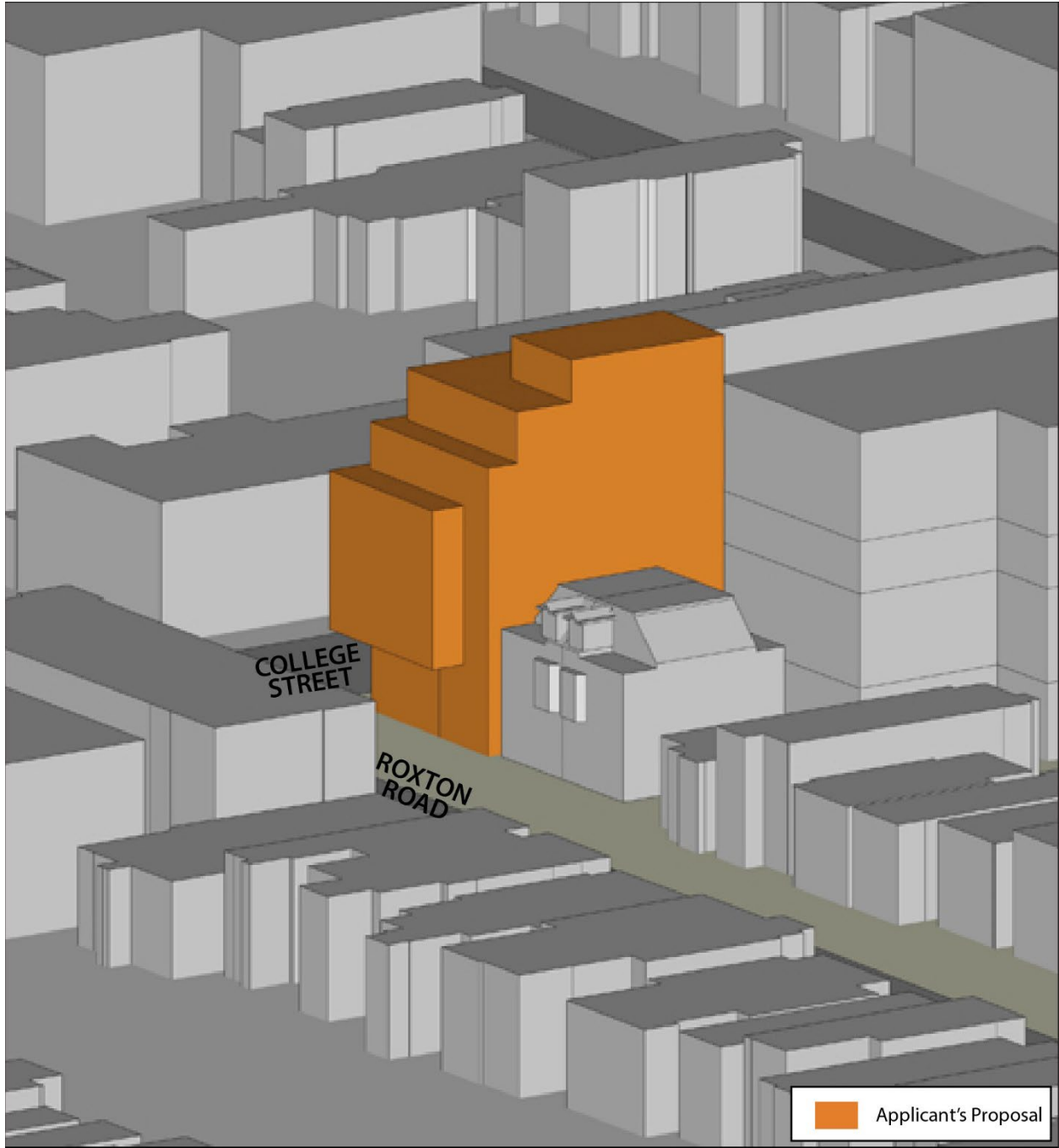
City of Toronto Drawings

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context (NE)
Attachment 3: 3D Model of Proposal in Context (SE)
Attachment 4: Site Plan
Attachment 5: North Elevation
Attachment 6: South Elevation
Attachment 7: West Elevation
Attachment 8: Official Plan Map
Attachment 9: Zoning By-law Map
Attachment 10: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context (Looking NE)



View of Applicant's Proposal Looking Northeast



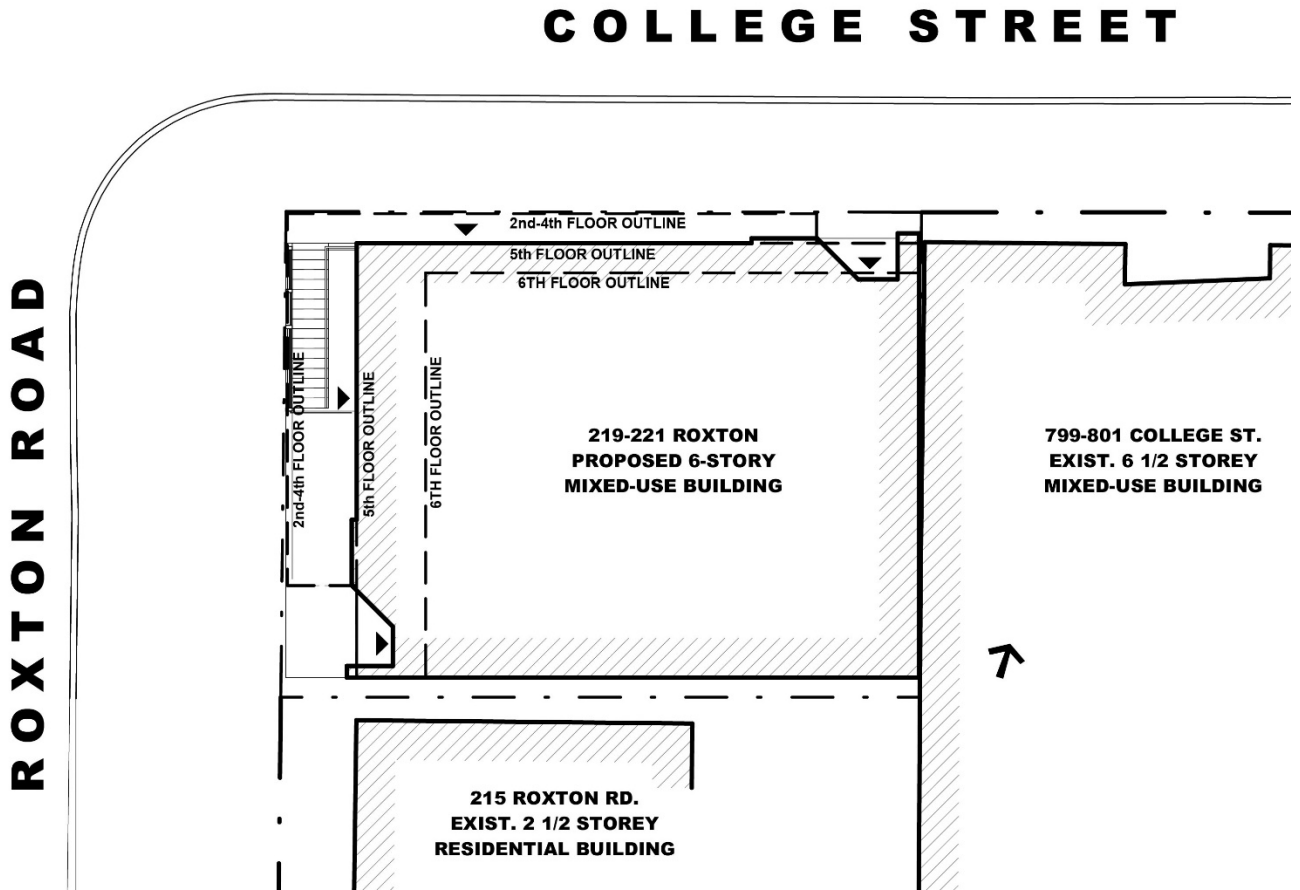
06/14/2022

Attachment 3: 3D Model of Proposal in Context (SE)

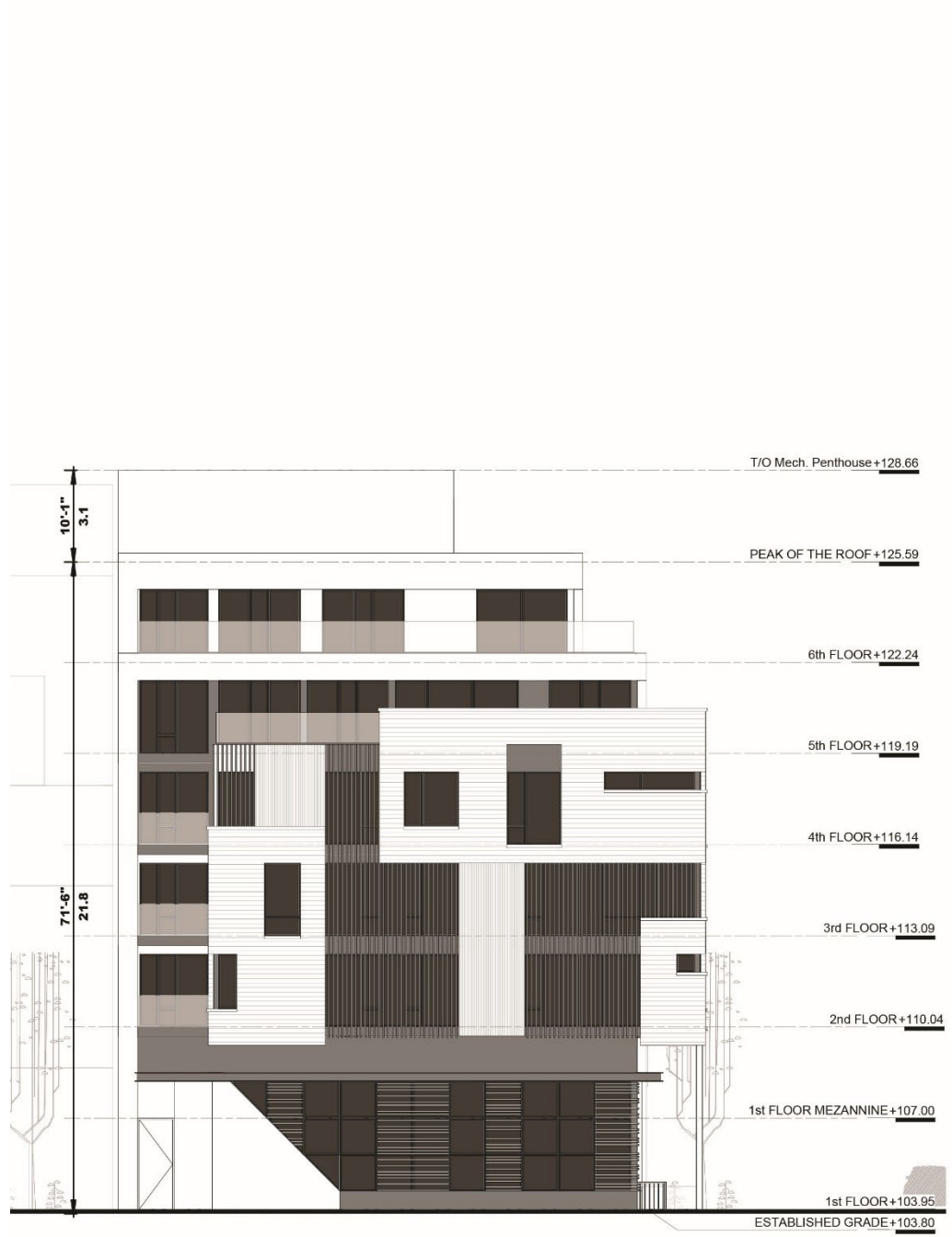


View of Applicant's Proposal Looking Southeast

06/14/2022

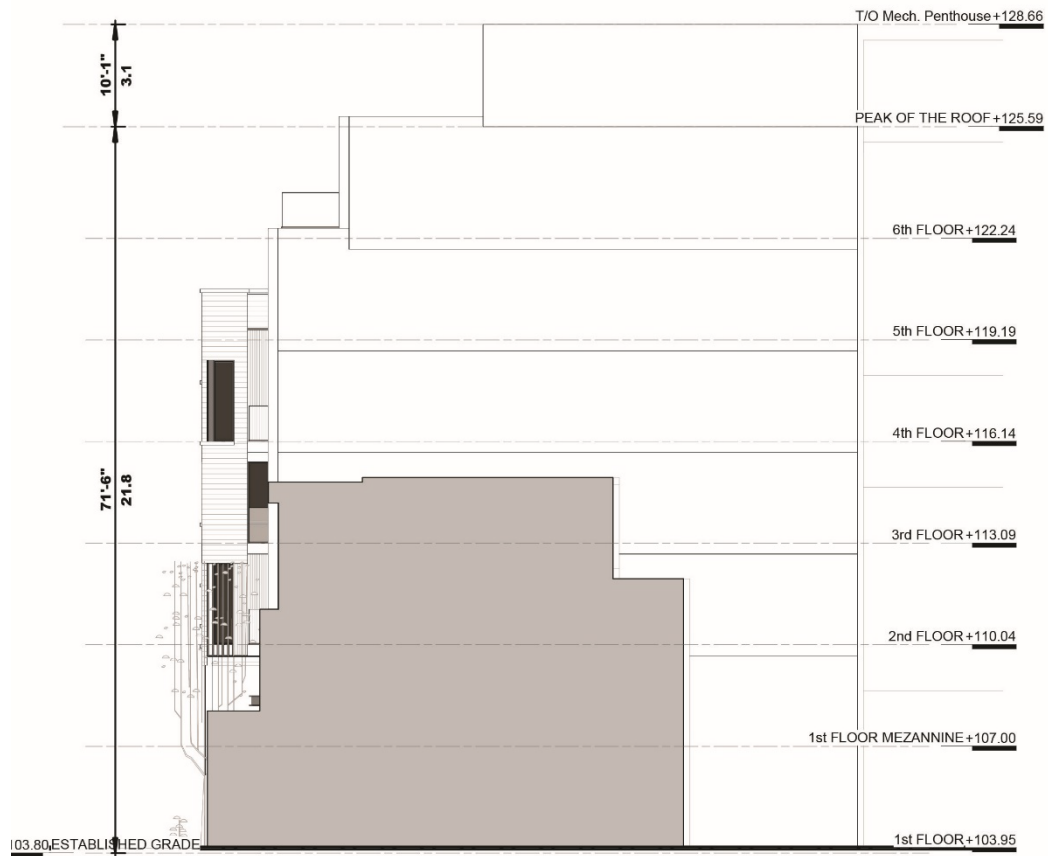


Attachment 5: North Elevation



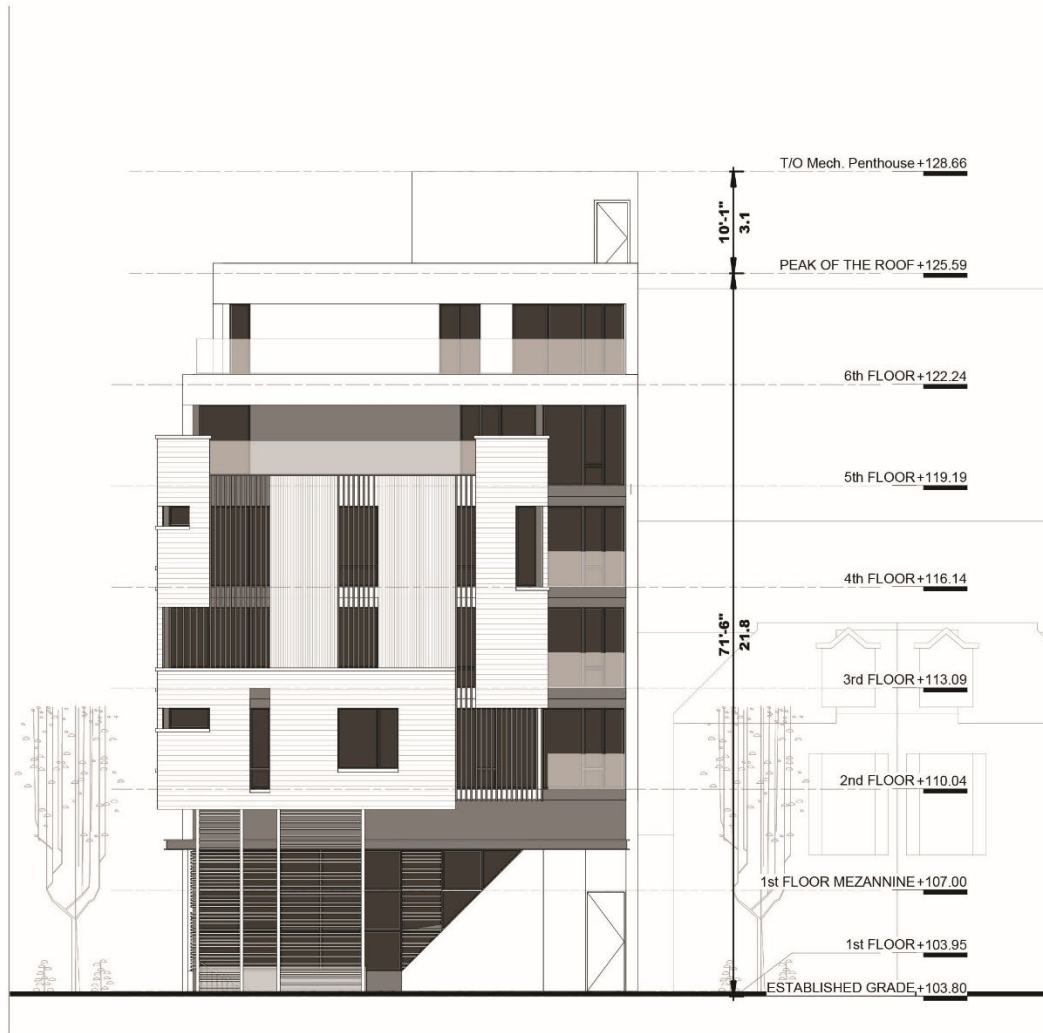
North Elevation

Attachment 6: South Elevation



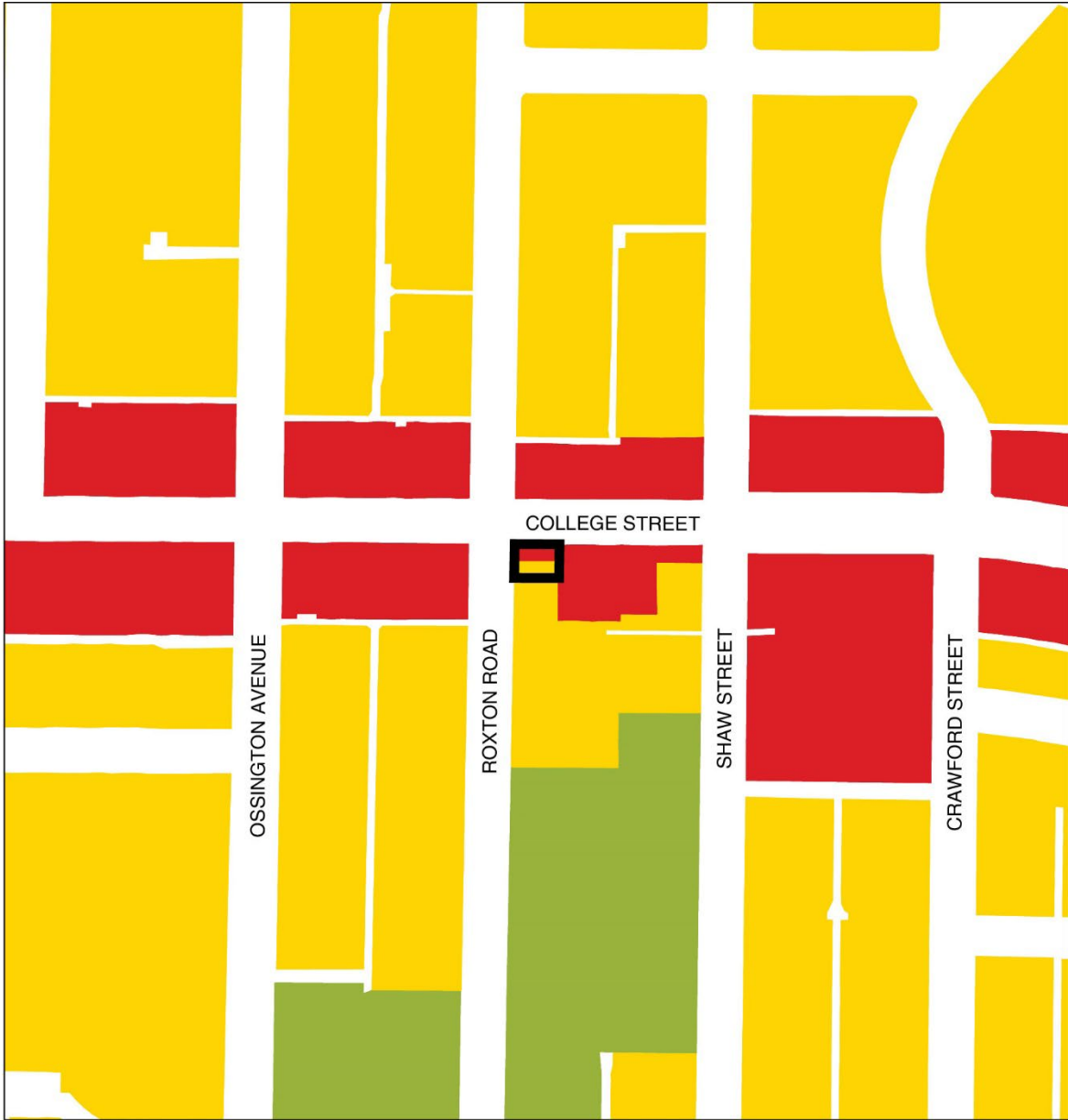
South Elevation

Attachment 7: West Elevation



West Elevation

Attachment 8: Official Plan Map




Official Plan Land Use Map 18

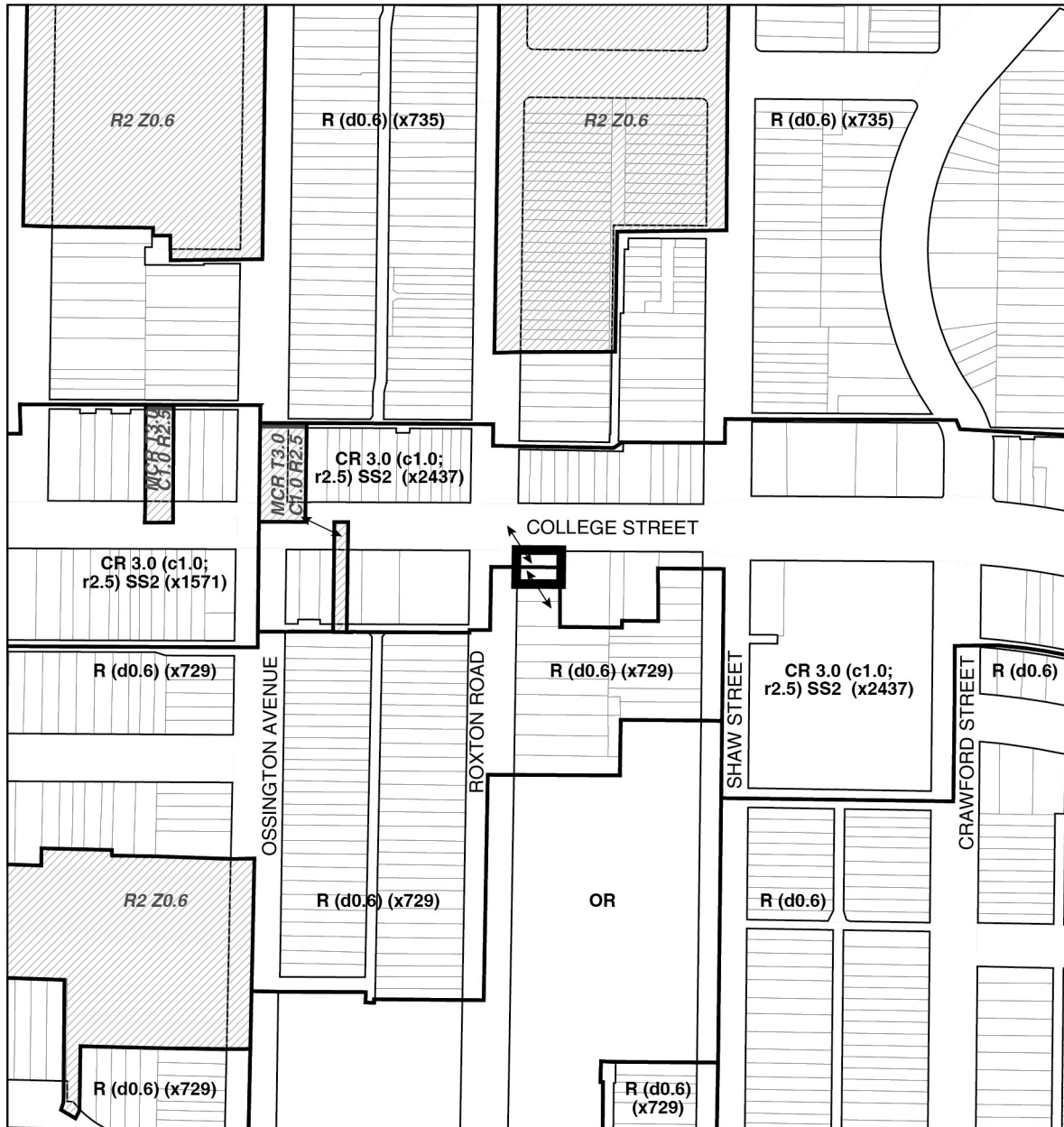
219-221 Roxton Road

File # 22 137060 STE 11 0Z

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


Not to Scale
Extracted: 04/25/2022

Attachment 9: Zoning By-law Map



Zoning By-law 569-2013

219-221 Roxton Road

File # 22 137060 STE 11 0Z

Location of Application
R Residential
CR Commercial Residential
OR Open Space Recreation

See Former City of Toronto By-law No. 438-86
R2 Residential District
MCR Mixed-Use District

Not to Scale
 Extracted: 04/25/2022

Attachment 10: Application Data Sheet

Municipal Address: 219-221 ROXTON RD
Date Received: April 22, 2022
Application Number: 22 137060 STE 11 OZ
Application Type: OPA / Rezoning, OPA & Rezoning
Project Description: Official Plan and Zoning by-law amendment application for a 6-storey mixed-use building having a non-residential gross floor area of 372.29 square metres, and a residential gross floor area 995.03 square metres. 17 rental residential dwelling units are proposed. Concurrent SA application: 22 137059 STE 11 SA

Applicant	Agent	Architect	Owner
JKO PLANNING SERVICES INC		HYPHEN STUDIO	ESMART LIVING LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c1.0; r2.5) SS2 (x2437); R d0.6 (x729)	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 295 Frontage (m): 15 Depth (m): 20

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			232	232
Residential GFA (sq m):			995	995
Non-Residential GFA (sq m):			372	372
Total GFA (sq m):			1,367	1,367
Height - Storeys:	3		6	6
Height - Metres:			22	22
Lot Coverage Ratio (%):	78.83		Floor Space Index:	4.64

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	995	
Retail GFA:	154	218
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3		17	17
Freehold:				
Condominium:				
Other:				
Total Units:	3		17	17

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			11	6	
Total Units:			11	6	

Parking and Loading

Parking Spaces: 0 Bicycle Parking Spaces: 17 Loading Docks: 0

CONTACT:

Patricia Cho, Planner
416-338-6697
Patricia.Cho2@toronto.ca