

170 Roehampton Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Approval

Date: June 6, 2023

To: Toronto and East York Community Council or City Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Numbers: 22 166545 STE 12 OZ and 22 166423 STE 12 RH

SUMMARY

This report reviews and recommends approval of the applications to amend the Zoning By-law and permit the demolition of an existing 7-storey co-ownership building containing 53 residential units, including 15 rental dwelling units at 170 Roehampton Avenue. The proposed redevelopment of the site includes a 157.0-metre (49 storeys, plus mechanical penthouse) building, containing 597 dwelling units (including 15 replacement rental dwelling units), totaling 39,000 square metres of gross floor area.

The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental dwelling units at similar rents and financial compensation to mitigate hardship.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 170 Roehampton Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment, as may be required.
3. Before introducing the necessary bills to City Council for enactment, require the owner to:
 - a) submit a Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, and Hydrogeological Report for review and

acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

b) enter into a Municipal Infrastructure Agreement, to financially secure the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services; and

c) register on title, a Limiting Distance Agreement, or similar legal instrument, over 168-170 Redpath Avenue, including the City as a party, that ensures that the tower portion of the proposed residential building at 170 Roehampton Avenue can achieve an appropriate tower setback and separation distance to the north, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

4. City Council approve the Rental Housing Demolition Application File No. 22 166423 STE 12 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to permit the demolition of 15 existing rental dwelling units at 170 Roehampton Avenue, subject to the following conditions:

a) The owner shall provide and maintain 15 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied. During this period, no application may be submitted to the City for condominium registration, conversion to a non-residential rental purpose, or demolition without replacement of the rental units. The 15 replacement rental dwelling units shall collectively contain a total gross floor area of at least 1,115 square metres and be comprised of 1 studio unit, 4 one-bedroom units, 6 two-bedroom units, and 4 three-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated May 1, 2023, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b) As part of the 15 replacement rental dwelling units required in Recommendation 4.a above, the owner shall provide and maintain at least 2 one-bedroom units at affordable rents, as currently defined in the Official Plan, 3 two-bedroom units at mid-range (affordable) rents, as currently defined in the Official Plan, and 1 studio unit, 2 one-bedroom units, 3 two-bedroom units, and 3 three-bedroom units at mid-range (moderate) rents, as currently defined in the Official Plan, for a period of at least 10 years beginning from the date of first occupancy of each unit. The 1 remaining three-bedroom unit shall have unrestricted rent, except where an Eligible Tenant has the right to return at similar rent in accordance with the Tenant Relocation and Assistance Plan required in Recommendation 4.c. below;

c) The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 15 existing rental dwelling units proposed to be demolished, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of alternative accommodation

at similar rents in the form of rent gap payments, and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

d) The owner shall provide tenants of all 15 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge and on the same terms and conditions as any other resident of the development, without separate entrances or the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;

e) The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

f) The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

g) The owner shall provide and make available for rent a minimum of 2 vehicular parking spaces at no charge to returning tenants of the replacement rental units whose lease agreements for their existing rental units included access to vehicular parking until the termination of their tenancies in the replacement rental units;

h) The owner shall provide tenants of the replacement rental dwelling units with access to bicycle and visitor vehicular parking at no charge and on the same terms and conditions as any other resident of the development;

i) The 15 replacement rental units required in Part 4.a above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and

j) The owner shall enter into, and register on title to the lands, an agreement pursuant to Section 111 of the *City of Toronto Act, 2006* to secure the conditions outlined in Recommendations 4.a through 4.i above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* for the demolition of 15 rental dwelling units at 170 Roehampton Avenue after all the following have occurred:

a) All conditions in Recommendation 4 above have been fully satisfied and secured;

- b) The Zoning By-law Amendment have come into full force and effect;
- c) The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;
- d) The issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site; and
- e) The owner has confirmed, in writing, that all existing dwelling units proposed to be demolished are vacant.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given the Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the *Planning Act* and Chapter 363 of the Toronto Municipal Code for 170 Roehampton Avenue after the Chief Planner and Executive Director, City Planning Division has given the Preliminary Approval referred to in Recommendation 5 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a) The owner removes all debris and rubble from the site immediately after demolition;
- b) The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building Division;
- c) The owner erects the proposed building no later than 4 years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning Division; and
- d) Should the owner fail to complete the proposed building containing the 15 replacement rental dwelling units within the time specified in Recommendation 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 agreement and other related agreements.

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 north west corner of Roehampton Avenue and Redpath Avenue. The L-shaped parcel has an approximate area of 2,619 square metres, with frontages of 51.75 metres along Roehampton Avenue and 36.58 metres along Redpath Avenue. The western portion of the site has a depth of 60.6 metres.

To the immediate north of the subject site, fronting Redpath Avenue, is a block of five 3-storey townhouses under the same ownership as the subject site (168-176 Redpath Avenue). The townhouses are built to the south lot line with a blank wall facing south to the subject site.

Existing Use and Rental Dwelling Units: The existing 7-storey co-ownership building at 170 Roehampton Avenue, which is proposed to be demolished, contains 53 residential units, of which 15 are rental dwelling units. At the time of this report, six of the 15 existing rental units are occupied. The existing rental dwelling units have the following rent levels:

Table 1: Existing Rental Dwelling Units by Bedroom Type and Rent Classification

Unit Type	Rent Classification				
	Affordable	Mid-range (Affordable)	Mid-range (Moderate)	High-End	Total
Studio	0	0	1	0	1
One-bedroom	2	3	5	0	10
Two-bedroom	0	0	3	1	4
Three-bedroom	0	0	0	0	0
Total	2	3	9	1	15

THE APPLICATION

Description: A 157.0-metre (49-storey, plus mechanical penthouse) building.

Density: 14.56 times the area of the lot.

Dwelling Units: A total of 597 units are proposed, including 15 rental replacement units. The proposed 597 units includes 10 studio (2%), 298 one-bedroom (49%), 230 two-bedroom (39%) and 59 three-bedroom units (10%).

Rental Replacement Units: 15 rental replacement units comprised of one (1) studio unit, four (4) one-bedroom units, six (6) two-bedroom units, and four (4) three-bedroom units.

Tenant Relocation and Assistance Plan

The applicant has developed a Tenant Relocation and Assistance Plan for all tenants who resided in the rental units at 170 Roehampton Avenue at the time of application (the "Eligible Tenants"). The plan would assist tenants in finding and securing alternative accommodation while the proposed development and replacement rental units are being constructed. The plan consists of the following for each Eligible Tenant:

- The right to return to a replacement rental unit of the same or a larger bedroom type and a similar unit size, and at similar rent, as the rental unit they currently occupy;
- At least 6 months' notice before having to vacate their existing dwelling unit;
- Financial compensation equivalent to 3 months' rent or an alternative rental unit acceptable to the tenant, as required under Section 52 of the RTA;
- Financial compensation, above and beyond that required under the RTA, in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in CMHC Rental Market Survey (RMS) Zone 3 – Toronto (North), which encompasses the development site, over a 36-month period. In the event the proposed development took longer than 36 months to complete, the owner would provide each tenant with additional monthly rent gap payments until the replacement rental units are ready for occupancy;
- Two moving allowances to cover expenses for moving into alternative interim accommodation and then from the interim accommodation into a replacement rental unit;
- Special needs compensation, as determined by the Chief Planner and Executive Director, City Planning; and
- Upon request, make a rental leasing agent available to the Eligible Tenant to provide them with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide additional assistance to the tenant.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices and will support existing tenants to access alternative housing within the

neighbourhood until the replacement rental units are complete, and will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Access, Parking, and Loading: Vehicle and loading access will be from a driveway on Redpath Avenue. A total of 55 vehicular parking spaces (46 residential and 9 visitor) are proposed in a 2-level underground parking garage. Two loading spaces are proposed for the development, one Type 'G & B' and one Type 'C' space. A total of 598 bicycle parking spaces (538 long term and 60 short term) are proposed.

Revisions: The current proposal incorporates revisions from the original application as summarized below:

- Increased tower height from 153.5 to 163.0 metres, inclusive of the mechanical penthouse;
- Reduced height of base building along Roehampton Avenue and Redpath Avenue from 5-storeys (18.5 metres) to 4-storeys (17.3 metres);
- Reduced height of base building at the rear of the property from 12-storeys (42.5 metres) to 8-storeys (31.2 metres) with stepbacks from the west, north, and east introduced above the 6th storey;
- Reduced tower floor plate from approximately 818 square metres to 773 square metres (GCA);
- Reduced total dwelling units from 630 to 597 units;
- Increased base building setbacks, including:
 - 5.5-metre setback to the west;
 - 3.5-metre setback to the east (Redpath Avenue);
 - 7.5-metre setback to the south (Roehampton Avenue); and
- Vehicular access relocated from Roehampton Avenue to Redpath Avenue;

Additional Information

See Attachments 1, 2, and 6 of this report for the Location Map, Application Data Sheet, and a site plan of the proposal, 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/170RoehamptonAve

Reasons for Applications

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including building height and building setbacks.

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The [Official Plan](#) Urban Structure Map 2 designates the site as a Centre. The land use designation for the site is Apartment Neighbourhoods. See Attachment 3 of this report for the Official Plan Land Use Map.

Yonge-Eglinton Secondary Plan (OPA 405)

The [Yonge-Eglinton Secondary Plan](#) designates the site as Apartment Neighbourhoods. The site is located within the Redpath Park Street Loop Character Area, which is planned to have an anticipated height range of 35 to 50 storeys.

Rental Replacement

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the applicant to provide an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to mitigate hardship.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is a rental unit, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain approval from the City to permit the demolition of the existing rental housing units. The City may impose conditions on the approval that must be satisfied before a demolition permit is issued.

An application is also required under Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act, 1992*.

Zoning

The subject site is zoned Residential R (d2.0) (x912) with a height limit of 38.0 metres under Zoning By-law 569-2013. The maximum permitted density is 2.0 times the area of the lot. The Residential zoning category permits a range of residential building types, including apartment buildings.

See Attachment 4 of this report for the existing Zoning By-law Map

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Midtown Public Realm Implementation Strategy;
- Growing Up Guidelines Planning for Children in New Vertical Communities;

Toronto Green Standard

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.

COMMUNITY CONSULTATION

Site Walk and Working Session

A Community Site Walk and Working Session was hosted by City Planning staff in collaboration with the Republic Residents' Association on November 28, 2022. The walk was focused on the north east quadrant of the Yonge Street and Eglinton Avenue East intersection, with the applicants of various development proposals in the area also in attendance to orient the group towards their sites and development proposals.

The subsequent working session involved break out groups with discussions focused on the themes of connections, green space/landscaping/parks and open space, and land uses. The meeting was held at the ground floor event room at 77 Roehampton Avenue and was attended by approximately 40 people.

Community Consultation

A Virtual Community Consultation Meeting was hosted by City Planning staff on February 8, 2023 for three separate Zoning By-law Amendment applications along Roehampton Avenue, including the subject site at 170 Roehampton. Approximately 75 people participated, as well as a representative from the Ward Councillor's office. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Overdevelopment of the site;
- Concerns related to the rental replacement process;
- Construction management, including noise, safety, damage to sidewalks, and dirt and debris;
- Increases to traffic, congestion, and related safety issues;
- Deficiency of number of resident and visitor parking spaces;
- Concerns about the impact of increased delivery and ride-share vehicles; and
- Shadow and wind impacts;

The issues raised through community consultation have been considered through the review of the application.

Tenant Consultation

On May 18, 2023, a tenant consultation meeting was held to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the Tenant Relocation and Assistance Plan. The meeting was held virtually and attended by four tenants, the applicant's planner and architect, a representative of the owner, and City Planning staff.

During the meeting, tenants asked questions and expressed concerns about:

- The timing of the proposed demolition and development, when tenants would have to vacate their existing rental units, and the estimated length of time over which the proposed development would be constructed;
- The proposed replacement rental unit sizes, and the process for selecting and returning to a replacement rental unit;
- How tenants would find alternative interim accommodation in the neighbourhood that is comparable in size and price to their existing rental units; and
- How the financial compensation provided under the Tenant Relocation and Assistance Plan would be calculated and administered to tenants.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Rental Housing Demolition and Replacement

The Official Plan and Chapter 667 of the Municipal Code define rental housing as a building or related group of buildings containing one or more rented residential units, including units that are being or have last been used for rented residential purposes in co-ownership housing.

The subject site is currently occupied by a 7-storey co-ownership building that contains 53 units, of which 15 units are currently or were previously used for residential rental purposes (the remaining units are or were previously occupied by their respective 'co-owners'). Consequently, the applicant has applied for City Council's approval under Chapter 667 to demolish the existing rental units and is proposing to replace all 15 existing rental units by their respective or larger bedroom types, at comparable unit sizes, and at similar rents to those in effect at the time of application, all in accordance with Policy 3.2.1.6 of the Official Plan.

The unit mix of the replacement rental units is comprised of 1 studio unit, 4 one-bedroom units, 6 two-bedroom units, and 4 three-bedroom units, whereas the unit mix of the existing rental units is comprised of 1 studio unit, 10 one-bedroom units, and 4 two-bedroom units. The 15 replacement rental dwelling units collectively contain 1,115.6 square metres of gross floor area (GFA), which exceeds the total GFA of the existing rental units (1,067.4 square metres), and would occupy the entire third floor of the proposed development.

The applicant has confirmed that all tenants who resided on the lands at the time of application would have the right to return to a replacement rental unit of the same or a larger bedroom type at similar rent (without an increase in rent for those who move to a larger bedroom type), and that rents for the replacement rental units without returning tenants would not exceed the applicable affordable, mid-range (affordable), and mid-range (moderate) thresholds for a period of at least 10 years from first occupancy. The applicant has also confirmed that existing tenants who elect to return to a replacement rental unit would be subject to annual rent increases capped by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the proposed development under the *Residential Tenancies Act 2006*, until their tenancy ends.

Staff will remain involved with the rental housing demolition application following Council's decision. Notably, staff are involved in the review of all notice forms sent to tenants, issuance of the final demolition process once all conditions have been met, the process for tenants being offered and returning to replacement units, as well as in reporting and monitoring requirements after occupancy.

Built Form

City Planning staff find that the proposal conforms with the applicable Official Plan and OPA 405 policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines and Midtown Public Realm Implementation Strategy.

Base Building

The base of the proposed building has been massed to respond to the existing and planned context surrounding the site and is appropriate for the site. On Roehampton Avenue and Redpath Avenue, the base building has a height of 4-storeys (17.8 metres) with the tower portion of the building stepped back above, in keeping with the policies of the Secondary Plan. The 4-storey base building provides an appropriate streetwall and incorporates active ground floor uses.

Along Roehampton Avenue, the ground floor is setback 7.5 metres to allow for a wide public realm and support landscaping and tree growth in keeping with the Park Street Loop Concept set out by the Midtown Public Realm Implementation Strategy. Along Redpath Avenue, the ground floor is set back 3.5 metres and is aligned with the townhouses to the north at 168-176 Redpath Avenue. The base building is set back 5.5 metres from the west property line.

The proposed building is setback 4.7 metres from the portion of the north property line abutting the townhouses at 168-176 Redpath Avenue.

The portion of the base building at the north end of the site has a height of 8-storeys (31.75 metres) and is setback 5.5 metres from the west, north and east property lines. Above Level 6, the base building steps back 2.0 metres from the west, 3.0 metres from the north, and 1.5 metres from the east, mitigating the visual impact of the building from the adjacent properties and allowing for appropriate transition.

Tower

The proposed height of 49-storeys (157.0 metres, plus mechanical penthouse) is appropriate for the site and fits with the planned context. The proposed height is within the height range within the Yonge-Eglinton Secondary Plan for the Redpath Park Street Loop Character Area.

The tower steps back 3.0 metres from the southern base building face along Roehampton Avenue and 2.0 metres from the eastern base building face along Redpath Avenue. From the western base building face, the tower steps back 2.0 metres above Level 4 and a further 2.5 metres above the Level 8.

The tower is setback 10.5 metres from the Roehampton Avenue property line, 5.5 metres from the Redpath Avenue property line, 10.0 metres from the west property line, 4.7 metres from the north property line along the eastern portion of the site, and 28.5 metres from the north property line along the western portion of the site. The building provides appropriate tower separation to the townhouses to the north given the applicants agreement to provide a Limiting Distance Agreement at 168-170 Redpath Avenue. Balcony projections are restricted on the west face of the tower to improve visual separation between the tower and the existing building to the west (150-152 Roehampton Avenue).

The proposed tower floor plate of 773 square metres is acceptable. The Tall Building Design Guidelines state that the tower floor plate should be limited to 750 square metres per floor. The Yonge-Eglinton Secondary Plan states that the tower floor plate of tall buildings should generally not exceed 750 square metres, and notes that increases

to the floor plate sizes may be considered when it is demonstrated that the impacts of the larger floor plate, including pedestrian comfort, shadow, transition, sky view and wind, can be appropriately addressed.

Unit Mix

The Yonge-Eglinton Secondary Plan indicates that new development should provide 10% of the total number of new residential units as 3-bedroom units and 15% as 2-bedroom units. An additional 15% of the total number of units should be a combination of 2-bedroom and 3-bedroom units. The proposed development satisfies these requirements as 224 (38.5%) of the 582 net new (non-replacement rental) dwelling units are two-bedroom units and 55 (10%) of the net new dwelling units are three-bedroom units. City Planning staff are satisfied the proposed unit mix meets the intent of the Yonge-Eglinton Secondary Plan as well as the Growing Up Guidelines.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and Yonge-Eglinton Secondary Plan, through the inclusion of wide landscaped sidewalks, new street trees, and active ground floor programming.

The ground floor is setback 7.5 metres from Roehampton Avenue, as envisioned by the Midtown Public Realm Implementation Strategy, resulting in a 14.0-metre setback from building face to curb. The ground floor is also set back 3.5 metres from Redpath Avenue, in alignment with the setback of the townhouses immediately north at 168-176 Redpath Avenue, resulting in a 9.1-metre setback from building face to curb. The proposed building includes amenity spaces along Roehampton Avenue and Redpath Avenue. The main residential entrance to the building is accessed from Roehampton Avenue.

A Landscape Concept Plan submitted in support of the application shows two existing trees to remain, eight new street trees (five on Roehampton Avenue and three on Redpath Avenue), and planter beds within the setback areas along Roehampton Avenue. Further detailed design of the public realm will be addressed during the Site Plan approval process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'

The applicant submitted an Arborist Report in support of the application indicating that there are eight street trees to be removed to accommodate the proposed development. The applicant has proposed eight new street trees, five of which are to be located within the Roehampton Avenue right-of-way and three within the Redpath Avenue right-of-way. This is in accordance with the standard compensation ratio of 1:1 for the removal

of each City-owned street trees, requiring the replacement of eight new City-owned trees. There are also two existing trees on public lands that are proposed to remain, one of which is located on Roehampton Avenue and the other on Redpath Avenue.

The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Parks Forestry and Recreation

Amenity Space

Amenity space for building residents is proposed at-grade along Roehampton Avenue and Redpath Avenue and at Levels 2, 3, and 9. A total of 1,194.0 square metres of indoor amenity space (2.0 square metres per unit) is proposed, along with approximately 500 square metres of outdoor amenity space (0.88 square metre per unit).

Detailed design of the amenity space will be reviewed and secured through the Site Plan approval process.

Shadow Impacts

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impact on Neighbourhoods and parks, particularly during the spring and fall equinoxes.

The applicant-submitted shadow studies show the extent of the shadow from the proposed building during the spring and fall equinoxes (March 21 and September 21). While the proposed development would cast shadows on the Clarke Pulford Field associated with the Northern Secondary School at 5:18 p.m. on March/September 21, the shadows would move off the park by 6:18 p.m. Planning staff are satisfied that this meets the Yonge-Eglinton Secondary Plan, which requires submitted shadow studies that demonstrate the shadow impacts of the proposed developments on parks and open spaces (including Clarke Pulford Field) as measured on March/September 21 between 10:18 a.m. and 4:18 p.m. In addition, shadows impacts are generally considered acceptable for new buildings that fall within the height ranges prescribed in the Yonge-Eglinton Secondary Plan.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous or uncomfortable. A comparison of the existing versus future wind comfort surrounding the study indicates that the proposed development will have a generally neutral influence on grade-level wind conditions. The grade-level and 9th level outdoor amenity areas would be suitable for standing in the winter and spring months, and for sitting in the summer and fall months. A mitigation plan is recommended for the grade-level and 9th level outdoor amenity spaces in order to achieve more comfortable conditions.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Wind mitigation measures will be further assessed through the Site Plan approval process.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. A total of 55 vehicular parking spaces, consisting of 46 resident parking spaces and 9 residential visitor parking spaces are proposed, in addition to 598 bicycle parking spaces. Two loading spaces are proposed for the development, one Type 'G & B' space and one Type 'C' space. Vehicular access for loading and parking will be from Redpath Avenue.

Transportation Services staff have reviewed the Transportation Impact Study and accepts its conclusions.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. These matters will be addressed prior to submitting bills to City Council for approval.

Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan approval process.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Oren Tamir, Acting Director
Community Planning
Toronto and East York District

ATTACHMENTS

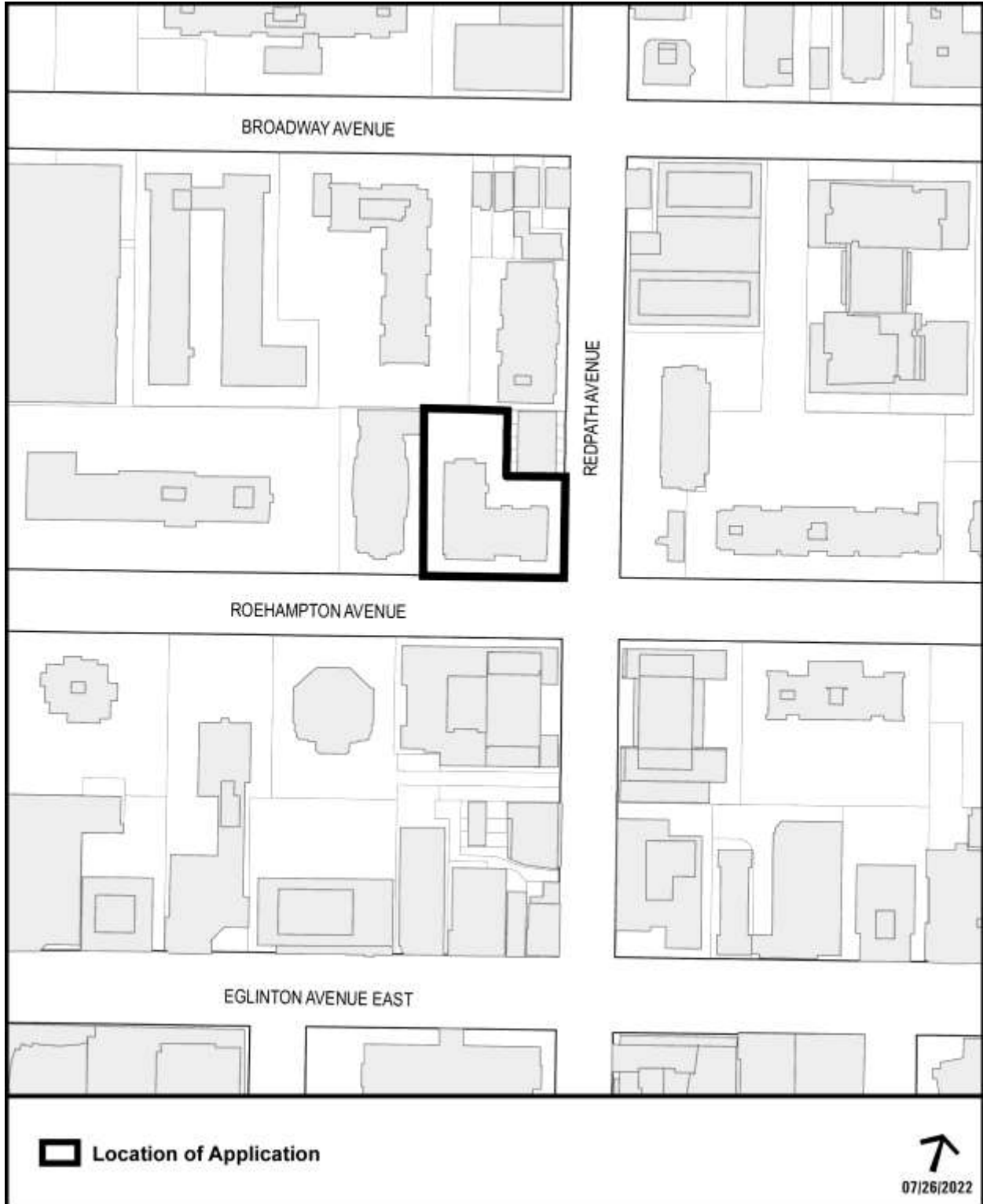
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment to Amend Zoning By-law 569-2013

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: 3D Model of Proposal in Context

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 170 Roehampton Avenue Date Received: June 22, 2022

Application Number: 22 166545 STE 12 OZ

Application Type: Rezoning

Project Description: a 49-storey building.

Applicant	Architect	Owner
METROPIA MANAGEMENT LIMITED PARTNERSHIP	Sweeny&Co Architects	170 ROEHAMPTON INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	OPA 405 - Redpath Park Street Loop
Zoning:	R (d2.0) (x914)	Heritage Designation:	N
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,619 Frontage (m): 52 Depth (m): 61

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	873		1,749	1,749
Residential GFA (sq m):	5,663		39,000	39,000
Non-Residential GFA (sq m):			130	130
Total GFA (sq m):	5,663		39,000	39,000
Height - Storeys:	7		49	49
Height - Metres:	22		157	157

Lot Coverage Ratio (%): 66.77 Floor Space Index: 14.5

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,000	
Retail GFA:	130	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	15		15	15
Freehold:				
Condominium:			582	582
Other:	38			
Total Units:	53		597	597

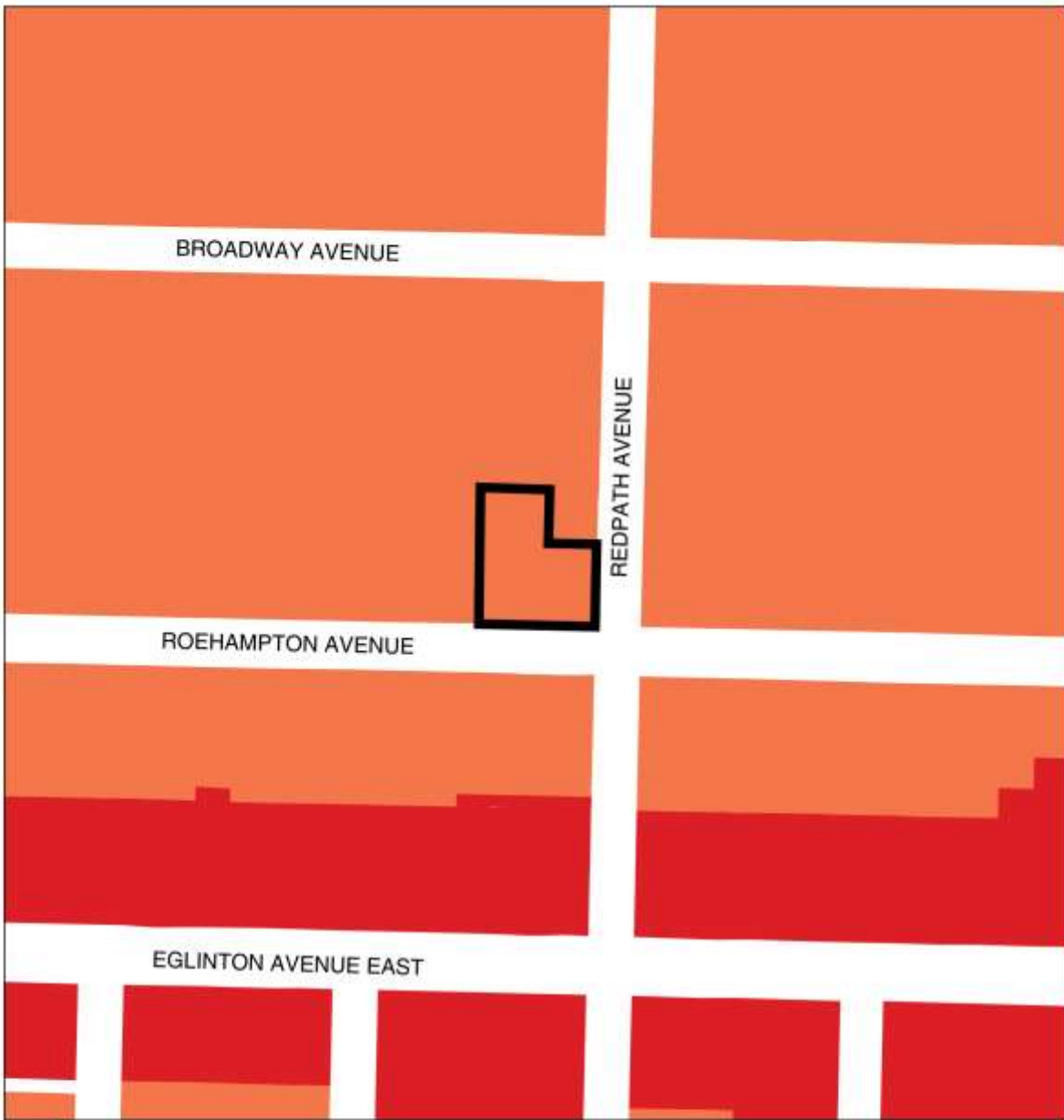
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		10	298	230	59
Total Units:		10	298	230	59

Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	598	Loading Docks:	2
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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

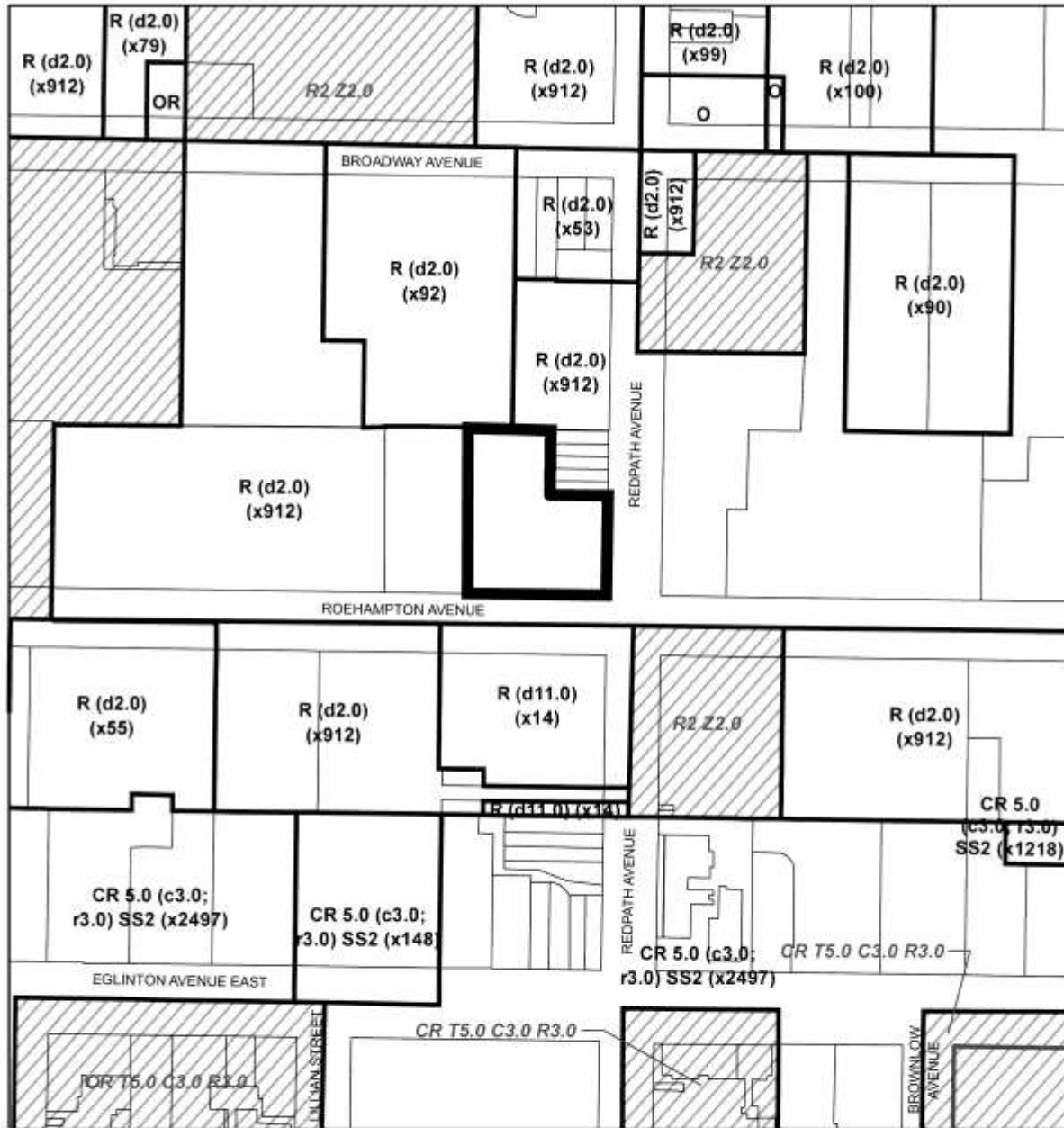
170 Roehampton Avenue

File # 22 166545 STE 12 0Z

-  Location of Application
-  Apartment Neighbourhoods
-  Mixed Use Areas


Not to Scale
Extracted: 07/13/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

170 Roehampton Avenue

File # 22 166545 STE 12 0Z

Location of Application

R Residential
CR Commercial Residential
O Open Space
OR Open Space Recreation



See Former City of Toronto By-law No. 438-86

R2 Residential District
R4 Residential District
CR Mixed-Use District

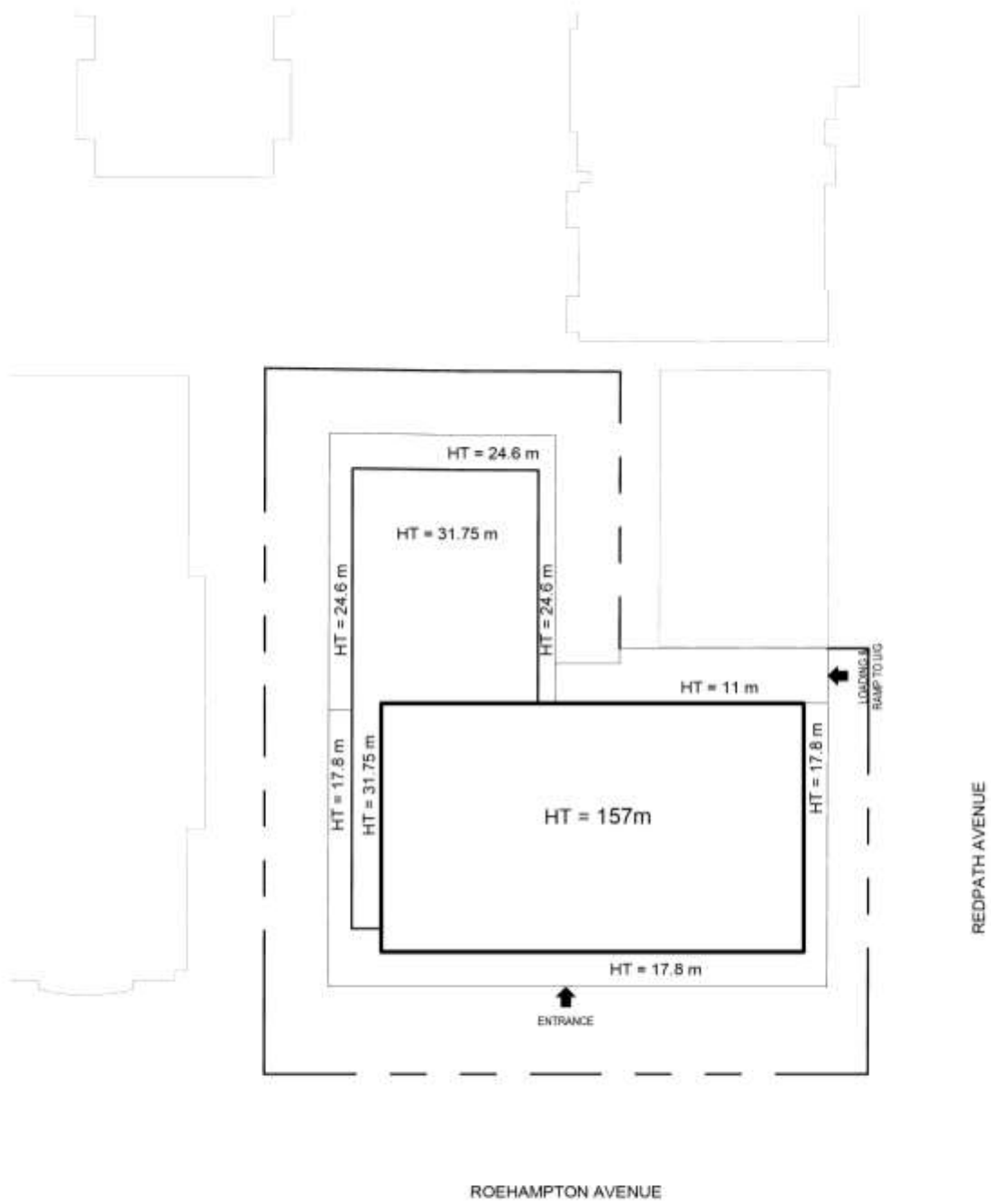


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Attachment 5: Draft Zoning By-law Amendment

To be available prior to the June 22, 2023 Toronto and East York Community Council Meeting.

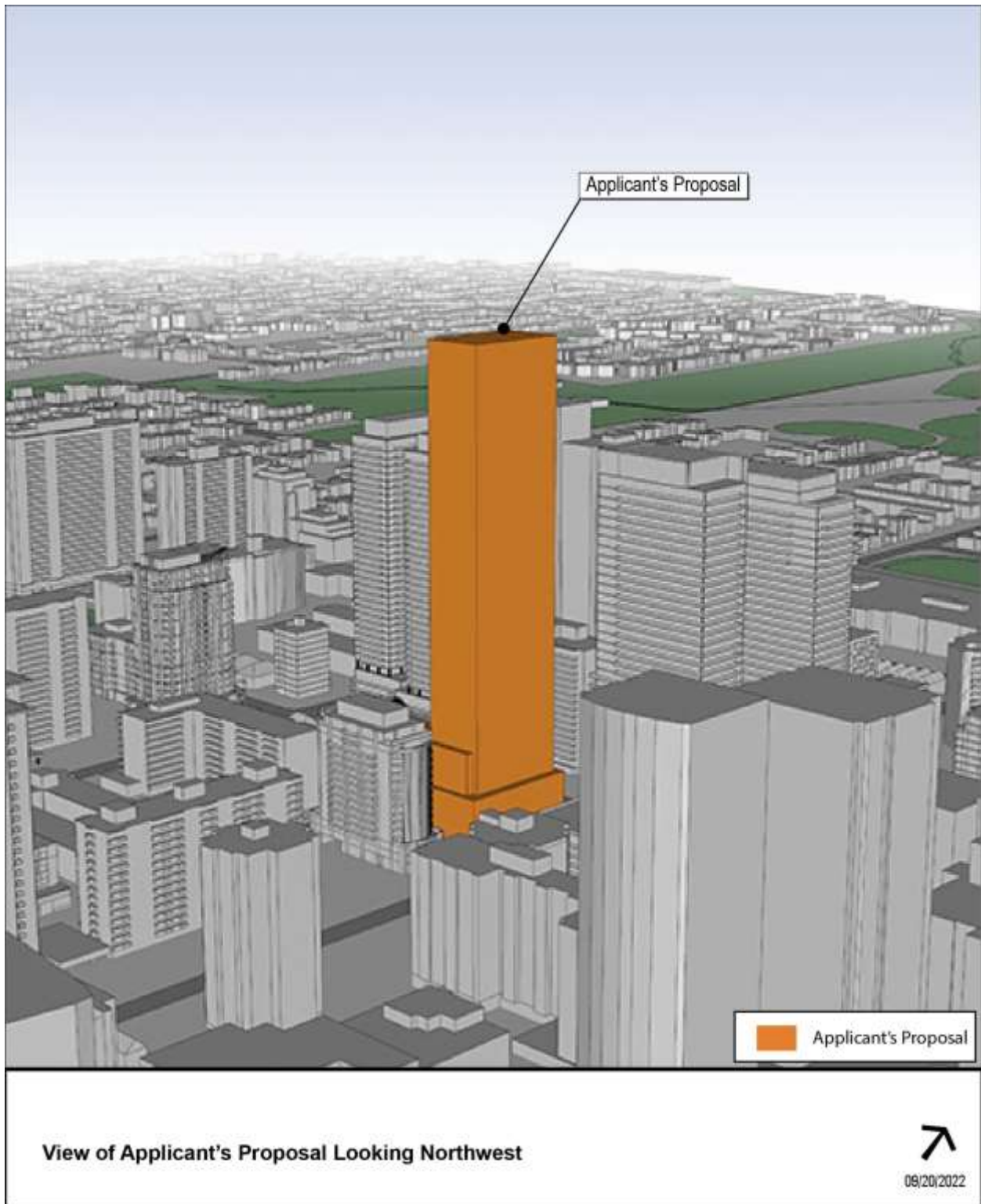
Attachment 6: Site Plan

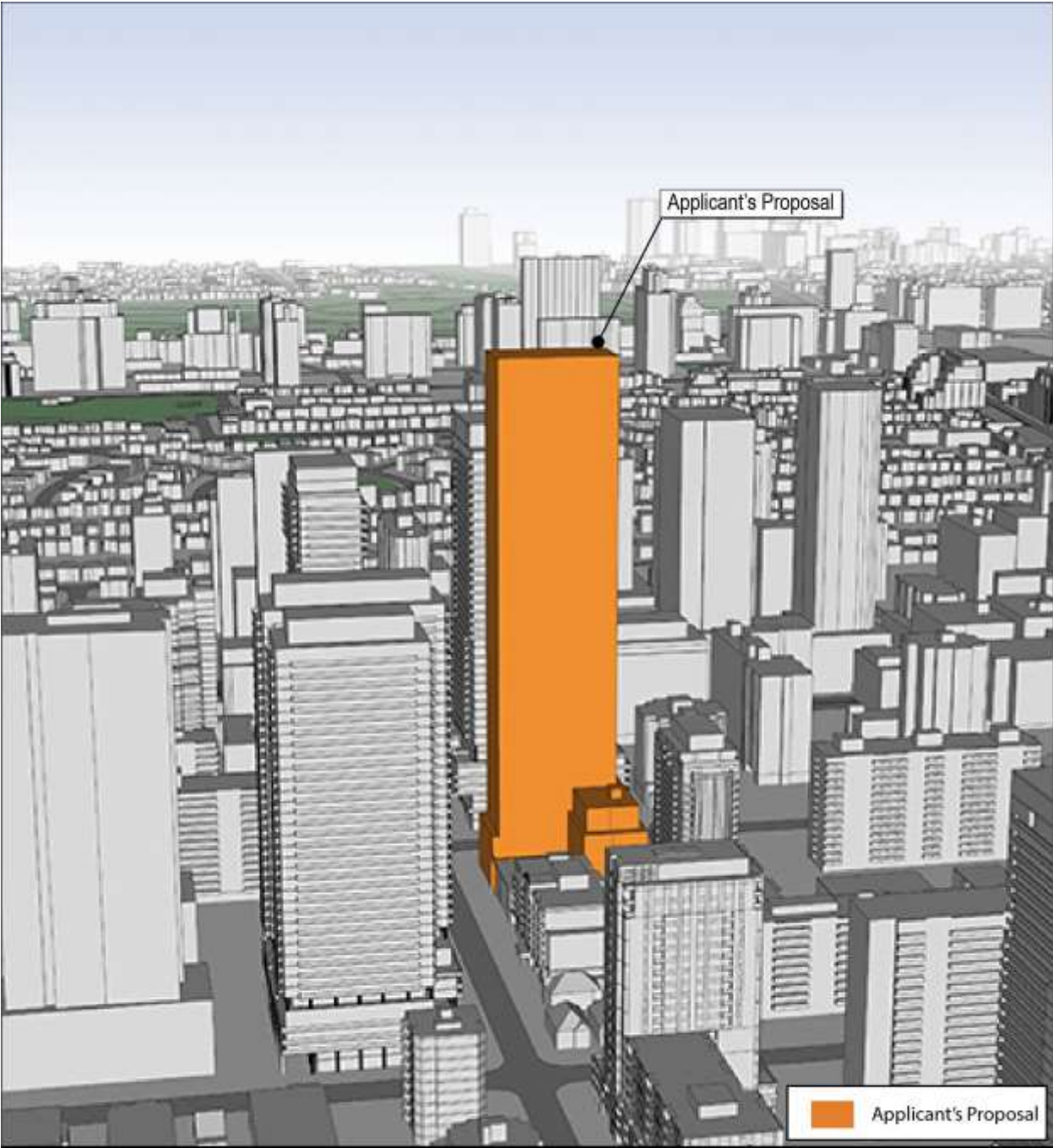


Site Plan



Attachment 7: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Southeast



09/20/2022