

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

Date: August 30, 2023

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 and 22 139087 STE 12 RH

### **SUMMARY**

---

This report reviews and recommends approval of the Zoning By-law Amendment application and the Rental Housing Demolition application to permit the demolition of an existing 11-storey apartment building containing 81 rental units and construction of a 159.0-metre (50 storeys, plus mechanical penthouse) mixed-use building, containing 624 dwelling units at 77 Roehampton Avenue.

The existing 81 rental dwelling units will be replaced off-site at 136 Broadway Avenue. The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to the off-site replacement rental dwelling units at similar rents and financial compensation to lessen hardship.

### **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 77 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 for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

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.

4. City Council approve the Rental Housing Demolition application File No. 22 139087 STE 12 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of eighty-one (81) existing rental dwelling units at 77 Roehampton Avenue, subject to the following conditions:

a. The owner shall provide and maintain eighty-one (81) replacement rental dwelling units at 136 Broadway Avenue for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied and during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The eighty-one (81) replacement rental dwelling units shall collectively have a total gross floor area of at least 4,996.8 square metres and shall be comprised of forty-nine (49) one-bedroom units, fifteen (15) two-bedroom units and seventeen (17) three-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated July 31, 2023. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. The owner shall, as part of the eighty-one (81) replacement rental dwelling units required in Recommendation 1.a. above, provide and maintain at least fourteen (14) one-bedroom, eight (8) two-bedroom and five (5) three-bedroom replacement rental dwelling units at 80 percent of affordable rents, defined as gross monthly rent no greater than eighty percent (80%) of the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, at least fourteen (14) one-bedroom, five (5) two-bedroom and eleven (11) three-bedroom replacement rental dwelling units at affordable rents, defined as gross monthly rent no greater than one-hundred percent (100%) of the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, and twenty-one (21) one-bedroom, two (2) two-bedroom and one (1) three-bedroom replacement rental dwelling units at mid-range rents, defined as gross monthly rent that exceeds Affordable Rent but is no greater than one-hundred and fifty percent (150%) of the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, all for a period of at least 10 years beginning from the date of first occupancy of each unit;

c. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the eighty-one (81) existing rental dwelling units proposed to be demolished at 77 Roehampton Avenue, addressing the right to return to occupy one of the off-site replacement rental dwelling units at 136 Broadway Avenue at similar rents, the provision of rent gap assistance, and other

assistance to lessen 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 eighty-one (81) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed building at 136 Broadway Avenue at no extra charge, and on the same terms and conditions as any other resident of the proposed residential tower at 136 Broadway Avenue, without 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 136 Broadway Avenue at no extra charge;

f. The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at 136 Broadway Avenue at no extra charge;

g. The owner shall provide tenants of the eighty-one (81) 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 proposed residential tower at 136 Broadway Avenue;

h. The owner shall provide and make available for rent at least thirty-seven (37) resident vehicle parking spaces within the proposed development at 136 Broadway Avenue to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a resident vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining resident vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

i. The owner shall provide and make available for rent a minimum of thirty (30) storage lockers within the proposed development at 136 Broadway Avenue to tenants of the replacement rental dwelling units on the same terms and conditions as any other resident of the proposed residential tower at 136 Broadway Avenue;

j. The eighty-one (81) replacement rental dwelling units required in recommendation 4.a. above shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development at 77 Roehampton Avenue, are made available and ready for occupancy;

k. The owner shall request issuance of above-grade building permits for the new residential tower at 136 Broadway Avenue prior to or concurrent with the issuance of above-grade building permits for the new building at 77 Roehampton Avenue; and

l. The owner shall enter into, and register on title to the lands at 77 Roehampton Avenue and at 136 Broadway Avenue, agreements to secure the off-site replacement rental dwelling units and conditions outlined in Recommendations 4.a through 4.k above, including agreements pursuant to Section 111 of the City of Toronto Act, 2006, 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 the eighty-one (81) existing rental dwelling units at 77 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(s) have come into full force and effect:

c. the issuance of the Notice of Approval Conditions for site plan approval for the development at 136 Broadway Avenue by the Chief Planner and Executive Director, City Planning or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;

d. the issuance of the Notice of Approval Conditions for site plan approval for the development at 77 Roehampton Avenue by the Chief Planner and Executive Director, City Planning or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;

e. the issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site;

f. the issuance of excavation and shoring permits (conditional or full permits) for the approved development on the 136 Broadway Avenue site; and

g. the owner has confirmed, in writing, that all existing rental 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 has given 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 77 Roehampton Avenue after the Chief Planner and Executive Director, City Planning Division has given 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 on the site no later than four (4) years from the date that the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and
- d. should the owner fail to complete the proposed building 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, including execution of the Section 111 Agreements and any 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 on the south side of Roehampton Avenue between Yonge Street and Redpath Avenue, and across from the North Toronto Collegiate Institute school site. The site is approximately 280 metres northeast of the Eglinton Subway Station. The rectangular parcel has an approximate area of 2,718 square meters, with a frontage of 45.6 metres along Roehampton Avenue and a depth of 59.5 metres

**Existing Use and Rental Dwelling Units:** The existing 11-storey apartment building at 77 Roehampton Avenue, which is proposed to be demolished, contains 81 rental dwelling units. Based on the information provided by the applicant to date, approximately 53 units are currently occupied by eligible tenants (tenants who were tenants at the time of the rental housing demolition application). The remaining units are either vacant or occupied by tenants who moved into the building after the rental demolition application was made. The existing rental dwelling units have the following rent levels:

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

Unit Type	Affordable Rent	Mid-Range Rent	High-End	Total
One-Bedroom	26	36	0	62
Two-Bedroom	5	12	2	19
Total	31	48	2	81

## THE APPLICATION

---

**Description:** A 159.0-metre (50-storey, plus mechanical penthouse) mixed-use building containing 624 dwelling units, totaling 38,200 square metres of gross floor area, including 200 square metres of non-residential uses.

**Density:** 13.9 times the area of the lot.

**Non-Residential:** A total of 200 square metres of non-residential gross floor area is proposed at grade, intended to be a café.

**Dwelling Units:** A total of 624 units are proposed. The proposed 624 units includes 83 studio (13%), 339 one-bedroom (54%), 137 two-bedroom (22%) and 65 three-bedroom units (10%).

**Rental Replacement Units:** The existing 81 rental dwelling units on the site will be replaced off-site at 136 Broadway Avenue within a 30-storey purpose-built rental residential tower. The residential tower at 136 Broadway Avenue would also contain 39 rental replacement units from 136 Broadway Avenue, 86 rental replacement units from 124 Broadway Avenue, and 50 net new affordable rental units, of which, 30 units will be secured at 80% of affordable rent.

The applicant is proposing to replace all existing 81 rental dwelling units by their respective or larger bedroom types, at similar unit sizes, and at rents similar to those in effect at the time of application. The 81 existing units proposed to be replaced at a larger bedroom type would be secured at 80% of average market rent or 100% of average market rent, to ensure the units are replaced at similar affordability levels on a per square foot basis to those at the time of application. For example, an existing one-bedroom unit with mid-range rent is proposed to be replaced as a two-bedroom unit secured at affordable rent.

The unit types and rent classifications for the replacement rental units are outlined in the table below:

Table 2: Replacement Rental Dwelling Units by Bedroom Type and Rent Classification

Unit Type	80% of Affordable Rent	Affordable Rent	Mid-Range Rent	Total
One-Bedroom	14	14	21	49
Two-Bedroom	8	5	2	15
Three-Bedroom	5	11	1	17
Total	27	30	24	81

Overall, replacement units are proposed to replace 100.5% of the gross floor area of the existing rental dwelling units. The proposal does not include the replacement of existing studios as studio units, but instead as one-bedroom units. For instance, an existing 44.0 square metre studio is being proposed to be replaced as a 45.2 square metre one-bedroom with an external bedroom and a balcony.

Returning tenants have the right to return to similar unit size at similar rent regardless of the replacement unit bedroom type. For example, a tenant occupying a 56.0 square metre one-bedroom unit will have the right to return to a 60.7 or 63.0 square metre two-bedroom unit at a similar rent. This will allow tenants to return to replacement units that may accommodate their growing and changing household make-up. Some existing tenants expressed concerns with returning to a larger bedroom type. To address these concerns, 49 replacement rental units will be replaced at the same bedroom type and size.

The 81 replacement units will be located throughout the proposed building at 136 Broadway Avenue. All the proposed replacement units will have balconies and bedrooms with exterior windows. All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. All tenants of the replacement rental dwelling units will have access to bicycle parking, visitor parking, lockers, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the proposed purpose-built rental building at 136 Broadway Avenue.

The owner has also agreed to provide and make available for rent at least 37 resident vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces shall be made available to tenants of the rest of the replacement rental units.

### **Tenant Relocation and Assistance Plan**

The applicant will implement the City's Tenant Relocation and Assistance Plan for all Eligible Tenants who reside in the existing rental units. The Plan would assist tenants in finding and securing alternative accommodation while the proposed development and

replacement rental dwelling units are being constructed. The Tenant Relocation and Assistance Plan would include the following:

- The right to return to a replacement rental unit of a similar unit size, and at similar rent, as the rental unit they currently occupy;
- At least six months' notice before having to vacate their existing dwelling unit, inclusive of notice required under the Residential Tenancies Act (RTA);
- Financial compensation equal to three months' rent, as required by the RTA;
- Financial compensation, above and beyond that required under the RTA, in the form of rent gap assistance. 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 Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 3 – Toronto North, which encompasses the development site, over the period of construction of the proposed building (estimated at 24 months). The vacant market rents used to establish rent gap assistance will be indexed upwardly to better reflect changes in market conditions since the completion of the latest CMHC survey;
- Tenants with access to vehicle parking and/or storage lockers on the date the notice to vacate is issued will have the right to a new parking spot and/or storage locker in the new development at a similar rent;
- Allowances to cover expenses for moving, into interim accommodations and, also moving out from the interim accommodation into a replacement rental unit;
- Special needs compensation for applicable tenants, as determined by the Chief Planner and Executive Director, City Planning; and
- Upon request, availability of a rental leasing agent.

In addition to the above City Tenant Relocation and Assistance Plan, the applicant has agreed to provide additional assistance, above and beyond standard practices, to address concerns raised by tenants. The additional tenant assistance includes financial compensation for all tenants to address generalized hardship, as well as, financial compensation for households with children and pets to address specific hardships. Likewise, the additional assistance will provide financial support during the construction period for tenants with parking and locker needs. Furthermore, if a new CMHC survey is released within 12 months of the issuance of the notice to move out, tenants will receive a top-up rent gap assistance if the average rent for vacant private rental apartments by unit type in Zone 3 – Toronto North is greater than the previously reported and indexed vacant market rents.

In response to tenant concerns regarding the timing of construction of the off-site replacement rental units, the applicant has agreed to not issue tenants the six-month notice to vacate prior to October 1, 2024. Following the six-month notice to vacate period, tenants will be expected to find interim housing for an estimated 24-months prior to returning to a replacement unit. The applicant has also agreed to provide additional compensation in the form of transportation incentives, compensation and resources (e.g. Bike share memberships and TTC Presto passes for occupants as well as per-unit Auto Share memberships and five-years of annual compensation) for eligible tenants of 77 Roehampton Avenue who return to a replacement unit at 136 Broadway Avenue to address concerns raised by tenants around accessibility of the off-site replacement rental units to Eglinton subway station.



**Access, Parking, and Loading:** Vehicle and loading access will be from a driveway on Roehampton Avenue. A total of 99 vehicular parking spaces (89 residential, 8 visitor and 2 Car-Share) are proposed in a 2-level underground parking garage. Two loading spaces are proposed for the development, one Type 'C' and one Type 'G' space. A total of 640 bicycle parking spaces (570 long term and 70 short term) are proposed.

### **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/77RoehamptonAve](http://www.toronto.ca/77RoehamptonAve)

### **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.

A Rental Housing Demolition application (under Chapter 667 of the City's Municipal Code) is required because the development site contains six or more residential units, of which at least one unit is rental housing. The Municipal Code 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 & REGULATION 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 [Toronto Green Standard \(TGS\)](#) 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 70 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 77 Roehampton Avenue. 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 July 11, 2023, a virtual tenant consultation meeting was held to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held virtually and attended by 33 tenants, representatives of the applicant and City Planning staff.

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

- The timing of the application and overall development, including the length of time tenants would be displaced from their unit;
- Concerns related to off-site replacement, including transportation concerns.

- The proposed replacement rental unit layouts, including their size and access to balconies;
- The process for how replacement units will be selected by eligible tenants and how rents would be calculated;
- The provision of storage lockers and vehicle and bicycle parking in the new development;
- Policies regarding noise and smoking in the proposed new development; and,
- The amount of rent gap assistance and eligibility for special needs assistance and process for being deemed eligible.

On July 26, 2023, a second tenant consultation meeting was held to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held at Northern District Branch of the Toronto Public Library and attended by 42 tenants, representatives of the applicant and City Planning staff.

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

- The timing of the application and overall development, including the length of time tenants would be displaced from their unit;
- The amount of rent gap assistance and eligibility for special needs assistance and process for being deemed eligible;
- Impacts to children including school catchment areas and extra-curricular activities during the displacement period;
- Impacts to pets through the displacement period; and,
- Concerns related to off-site replacement, including transportation concerns.

### **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 have 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**

City Planning staff are of the opinion that the proposed replacement plan is appropriate and consistent with the intent of Policy 3.2.1.6.

The 81 off-site replacement rental dwelling units at 136 Broadway Avenue will be secured as rental tenure for at least twenty years, beginning on the date that each replacement rental dwelling unit is first occupied. Existing tenants would reserve the right to return to a replacement rental unit of a similar size at a similar rent, and rents for replacement rental units without returning tenants will include a range of affordability levels, set at 80 percent of average market rents, 100% of average market rents, and mid-range rents for a period of at least 10 years. Tenants who 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* (RTA), until their tenancies end.

Staff support the proposed approach to replace the demolished rental housing units with larger bedroom types. The proposed approach retains all the existing rental gross floor area, ensures that eligible tenants can return to a similar sized unit at a similar rent, and secures the provision of more family-sized affordable rental units, thereby supporting the Official Plan's goal of providing more affordable rental units through new development.

Staff support the proposed off-site replacement due to its proximity to the existing rental apartment building proposed for demolition. The replacement building is located within a walkable distance from the existing rental apartment building, enabling preservation of rental supply within specific neighbourhood impacted by the proposed demolition. The proposed off-site location enables all units to have balconies, bedrooms with exterior windows and the provision of replacement parking spaces. Based on tenant feedback regarding off-site replacement, the applicant has proposed additional transportation resources and incentives for returning tenant households to support accessibility to Eglinton subway station.

City Planning staff are satisfied with the Tenant Relocation and Assistance Plan as it is consistent with the City's current practices, and will support tenants to access and afford suitable housing within the neighbourhood until the new building and replacement rental units are constructed and available for occupancy. The rental replacement matters and Tenant Relocation and Assistance Plan 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.

## **Land Use**

The proposed residential and retail uses are acceptable and conform to the applicable policies of the Official Plan and Yonge-Eglinton Secondary Plan. Small-scale retail uses on the first floor of buildings are permitted in the *Apartment Neighbourhoods* designation of the Yonge-Eglinton Secondary Plan.

## **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. Along Roehampton Avenue, the base building has a height of 4-storeys (19.5 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 commercial uses at-grade.

Along Roehampton Avenue, the ground floor is setback 7.5 metres to allow for a wide public realm to support landscaping and tree growth in keeping with the Park Street Loop Concept set out by the Midtown Public Realm Implementation Strategy. Along the ground floor, the base building is set back 9.0 metres from the east property line, 5.3 metres from the south property line, and 6.2 metres from the west property line.

East of the building along the ground floor is a 9.0-metre wide landscaped mid-block pedestrian connection, which is partially covered by the podium towards the north end of the building to provide comfort and protection from weather to pedestrians.

Towards the north end of the base building, the podium extends further east and is setback 1.3 metres from the east property line for levels 2 to 4, allowing the podium to cantilever above the mid-block connection and contributing to the defining of a continuous streetwall along Roehampton Avenue. Windows are restricted on the east face of the base building to mitigate privacy concerns.

Towards the south end of the base building, west facing projecting balconies are included on levels 2 to 4, an east facing terrace is included on level 2, and east facing projecting balconies are included on levels 3 and 4.

### *Tower*

The proposed height of 50-storeys (159.0-metres, plus mechanical penthouse) is appropriate for the site and fits within 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 will rise 46-storeys above the base building and will step back 3.0 metres from the edge of the base building along Roehampton Avenue. A stepback of 11.0 metres is proposed on the northern portion of the east building face, while the southern portion provides a 3.3 metre stepback from the edge of the base building. From the west building face, the tower is stepped back 4.3 metres for the northern portion and 1.75 metres for the southern portion. From the southern base building face, the tower steps back 7.0 metres. An exterior amenity terrace is located along the rooftop of the base building within these stepback areas.

The tower is setback 12.5 metres to the east and south property lines, 10.75 metres to the west property line, and 10.5 metres to the north property line. Projecting balconies are located along all four faces of the tower, with breaks in the balconies at the northwest and southeast corners to improve the visual interest and reduce the perceived massing.

The proposed tower floor plate of 800 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**

A total of 624 residential units are proposed, consisting of 83 studio units (13%), 339 one-bedroom units (54%), 137 two-bedroom units (22%) and 65 three-bedroom units (10%).

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments.

### **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 a new midblock pedestrian connection, wide landscaped sidewalks, new street trees and planters, and active ground floor retail uses.

The ground floor is setback 7.5 metres from Roehampton Avenue, as envisioned by the Midtown Public Realm Implementation Strategy, resulting in a 14.1-metre setback from building face to curb. The proposed building includes commercial/retail space along the Roehampton Avenue frontage. The main residential entrance to the building is accessed from Roehampton Avenue.

A Landscape Concept Plan submitted in support of the application shows four new replacement street trees within the Roehampton Avenue right-of-way, four new trees within the setback area along Roehampton Avenue, raised planter beds, seat-walls along the planter beds, and additional site furniture including new bicycle racks.

The proposal establishes a dedicated landscaped 9.0-metre wide midblock connection with a pedestrian clearway of 3.0-metres at the eastern end of the site with an opportunity to connect to the adjacent lands to the south at 90-110 Eglinton Avenue East. A pedestrian crossover is also proposed across Roehampton Avenue, connecting the proposed midblock connection to the existing midblock connection along the east

side of the North Toronto Collegiate Institute playing field. The proposed pedestrian crossover will provide a safe and convenient crossing of Roehampton Avenue for all pedestrians, including students attending the North Toronto Collegiate Institute to the immediate north of the site. Further detailed design of the public realm will be addressed during the Site Plan Control review 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 and Tree Preservation Plan in support of the application indicating that there are four street trees to be removed to accommodate the proposed development. The applicant has proposed four new street trees to be located in the Roehampton Avenue right-of-way, in accordance with the standard compensation ratio of 1:1 for the removal of each City-owned street tree, requiring the replacement of four new City-owned trees. Eleven privately-owned trees are proposed, four of which are located within the Roehampton setback area, five along the pedestrian mid-block connection, and two within the rear yard setback area.

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 and at levels 5 and 6. A total of 1,083 square metres of indoor amenity space (1.73 square metres per unit) is proposed, along with 778 square metres of outdoor amenity space (1.25 square metres 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) and the summer solstice (June 21). While the proposed development would cast shadows on the playing field associated with the North Toronto Collegiate Institute from 10:18 a.m. to 12:18 p.m. on March/September 21 and from 11:18 a.m. to 12:18 p.m. on June 21, the shadows would move off the park by 1:18 p.m. Planning staff are satisfied that this meets the Yonge-Eglinton Secondary Plan as the North Toronto Collegiate Institute playing field is not identified as a sun protected park.



## **Wind**

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that the surrounding public realm and all grade-level pedestrian wind-sensitive areas will experience wind conditions that are acceptable for the intended use. 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 Level 5 outdoor amenity terrace will be comfortable for sitting during the summer without need for mitigation. For the grade-level patio seating at the northeast corner of the building, mitigation measures may be necessary to provide vertical wind screening through the space.

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 99 vehicular parking spaces, consisting of 89 resident parking spaces, 8 residential visitor parking spaces and 2 car share spaces are proposed, in addition to 640 bicycle parking spaces. Two loading spaces are proposed for the development, one Type 'G' space and one Type 'C' space. Vehicular access for loading and parking will be from Roehampton 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**

---

Kai Zhou, Planner  
Tel. No. 416-338-0810  
E-mail: Kai.Zhou@toronto.ca

Adam Kebede, Planner, Strategic Initiatives, Policy & Analysis  
Tel. No.: 416-392-6501  
Email: Adam.Kebede@toronto.ca

## **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

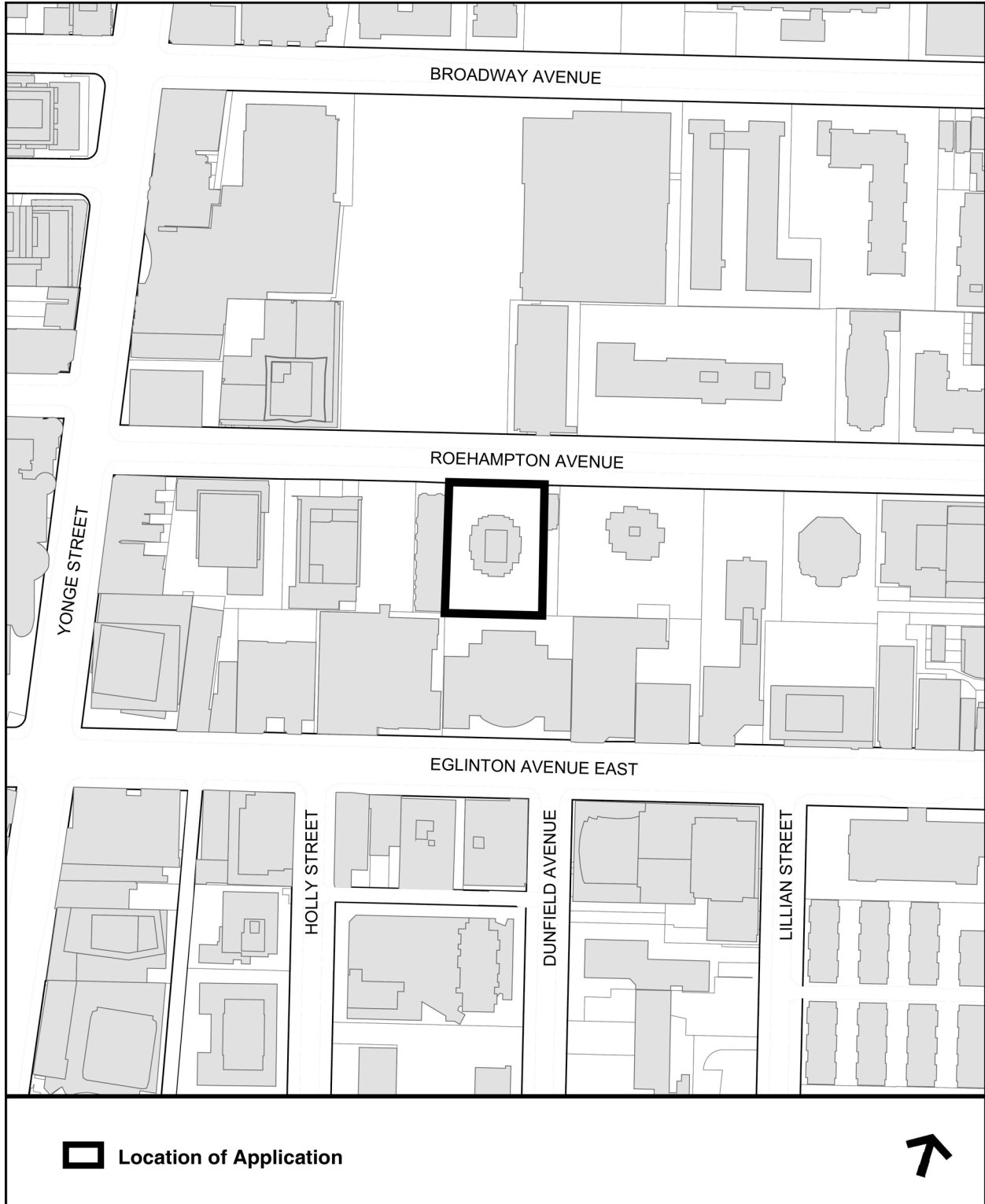
Attachment 5: Draft Zoning By-law Amendment to Amend Zoning By-law 569-2013

### **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: 77 ROEHAMPTON AVE Date Received: April 27, 2022

Application Number: 22 139084 STE 12 OZ

Application Type: Rezoning

Project Description: a 50-storey mixed-use building.

Applicant	Architect	Owner
RESERVE PROPERTIES LTD	ARCADIS IBI GROUP	THE RW 77 LAND CORPORATION

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	OPA 405 - Park Street Loop Apartment Neighbourhood
Zoning:	R (d2.0) (x912)	Heritage Designation:	N
Height Limit (m):	38	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 2,718 Frontage (m): 46 Depth (m): 59

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	455		1,260	1,260
Residential GFA (sq m):	4,973		38,000	38,000
Non-Residential GFA (sq m):			200	200
Total GFA (sq m):	4,973		38,200	38,200
Height - Storeys:	11		50	50
Height - Metres:			159	159

Lot Coverage Ratio (%): 44.36 Floor Space Index: 13.98

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	38,000	
Retail GFA:	200	
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	81		81 (off-site)	
Freehold:				
Condominium:			624	624
Other:				
<b>Total Units:</b>	<b>81</b>		<b>624</b>	<b>624</b>

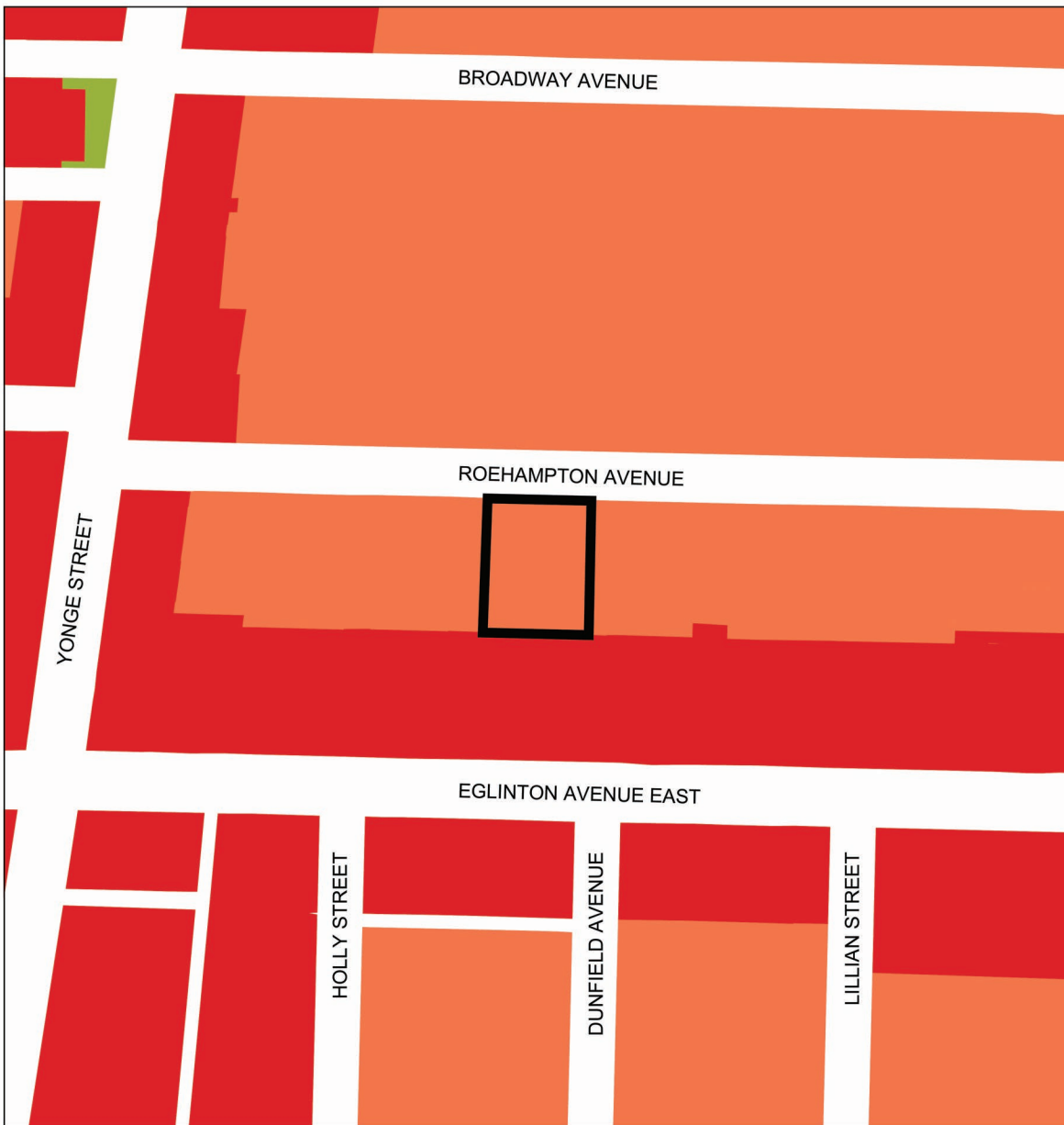
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		83	339	137	65
<b>Total Units:</b>		<b>83</b>	<b>339</b>	<b>137</b>	<b>65</b>

Parking and Loading

Parking Spaces:	99	Bicycle Parking Spaces:	640	Loading Docks:	2
-----------------	----	-------------------------	-----	----------------	---

Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

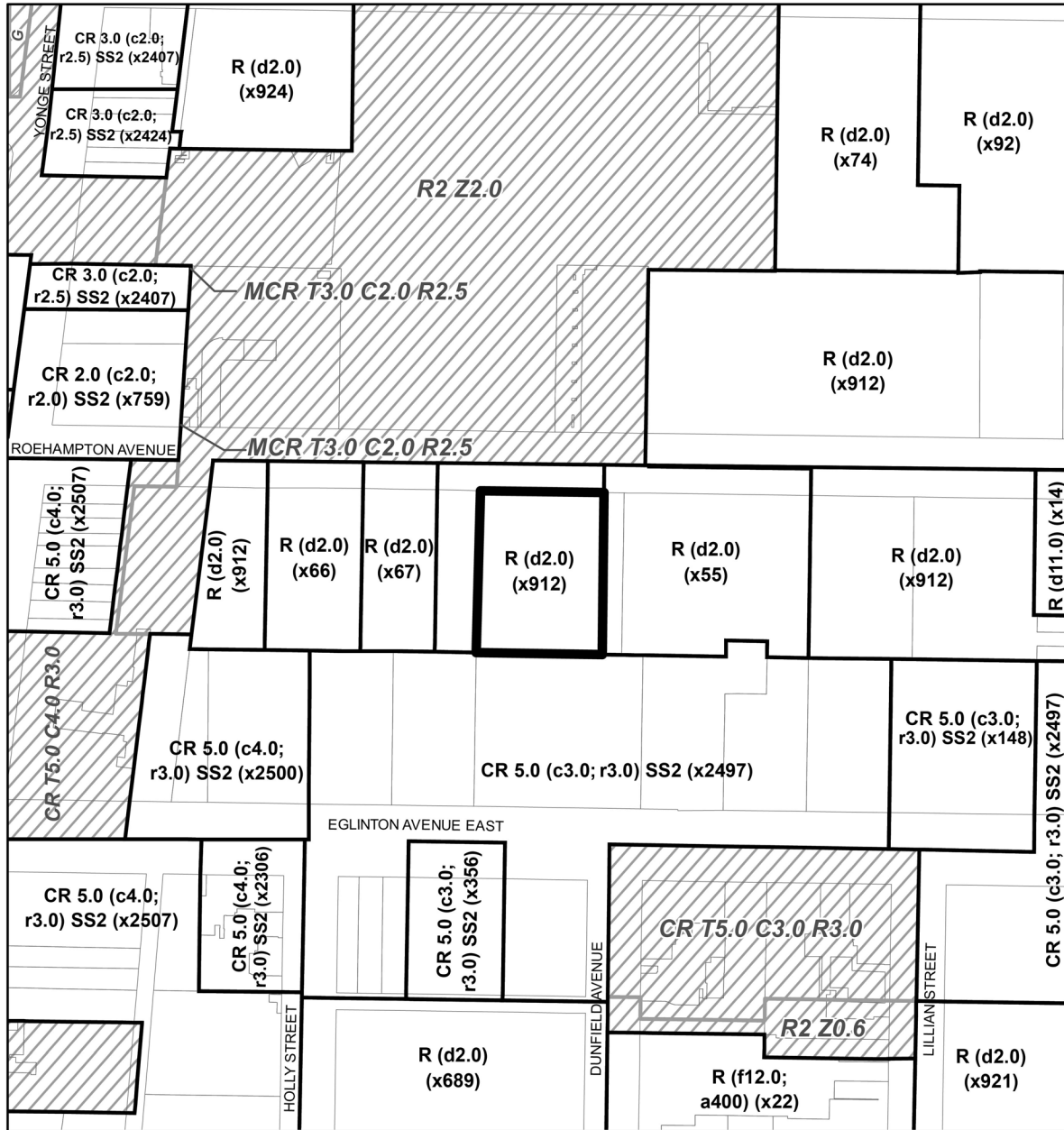
77 Roehampton Avenue

File # 22 139084 STE 12 0Z

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

  
Not to Scale  
Extracted: 08/09/2023

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

77 Roehampton Avenue

File # 22 139084 STE 12 0Z

Location of Application

R Residential CR Commercial Residential

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

R2 Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District  
 G Parks District



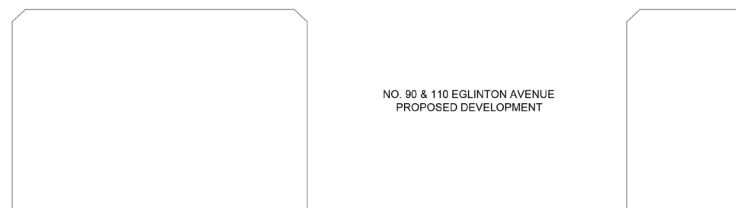
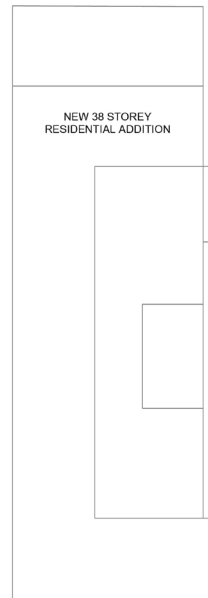
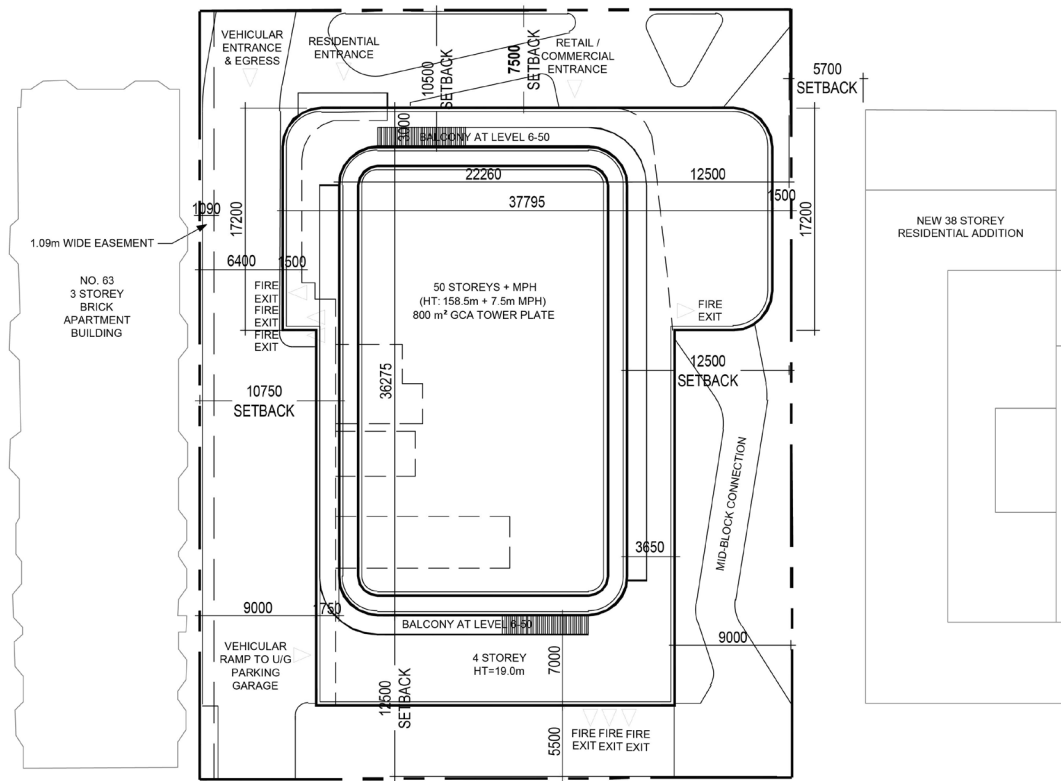
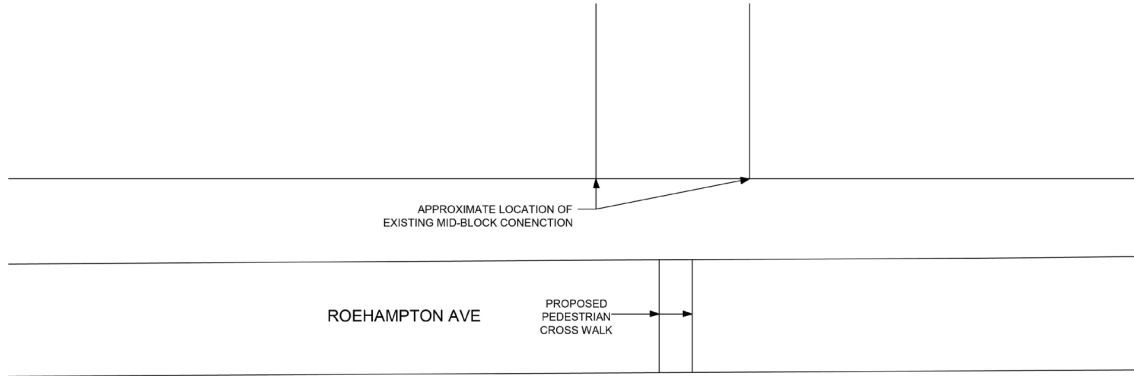
Not to Scale  
 Extracted: 08/09/2023



Attachment 5: Draft Zoning By-law Amendment

**To be available prior to the September 19, 2023 Toronto and East York  
Community Council Meeting.**

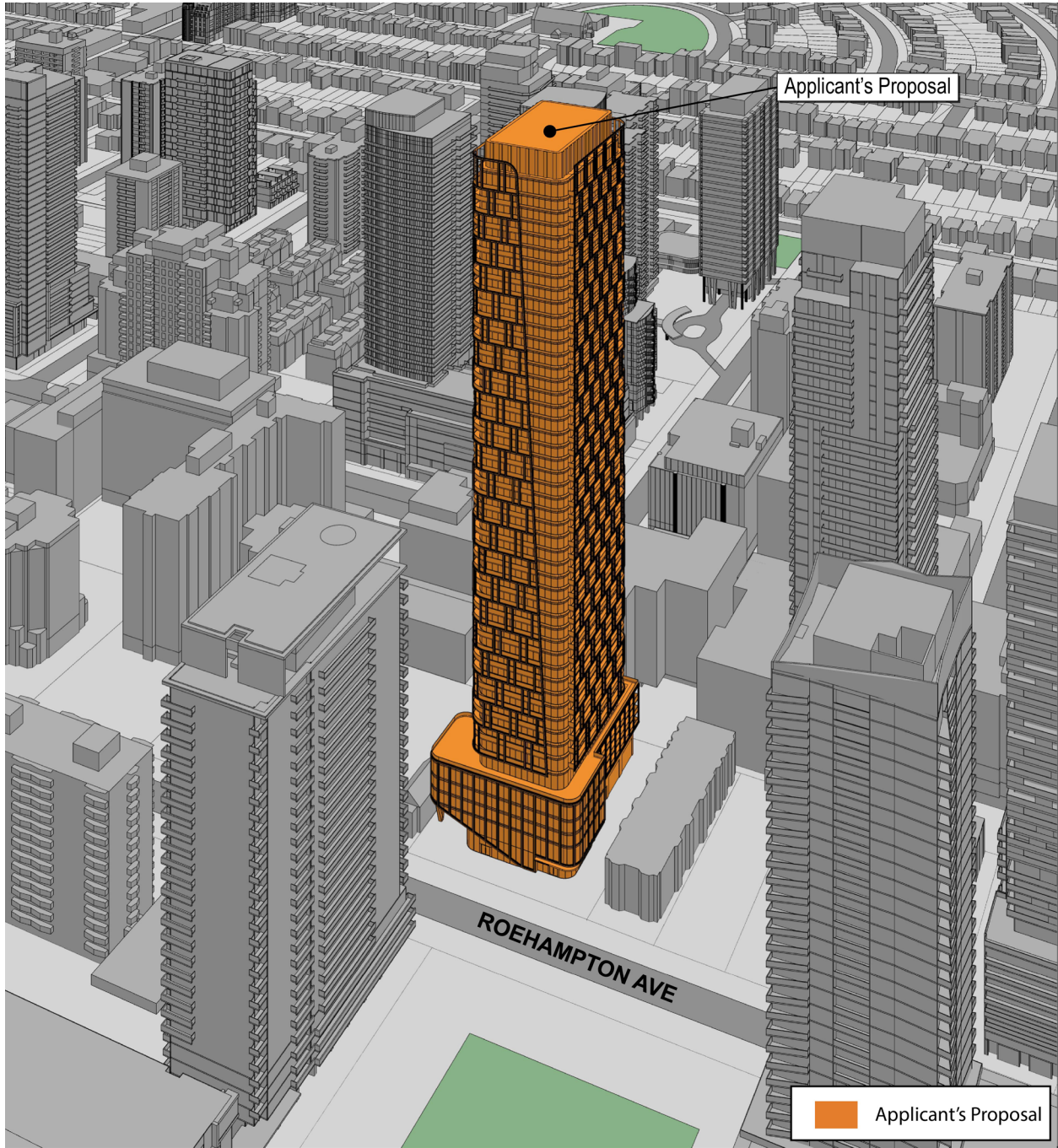
# Attachment 6: Site Plan



Site Plan



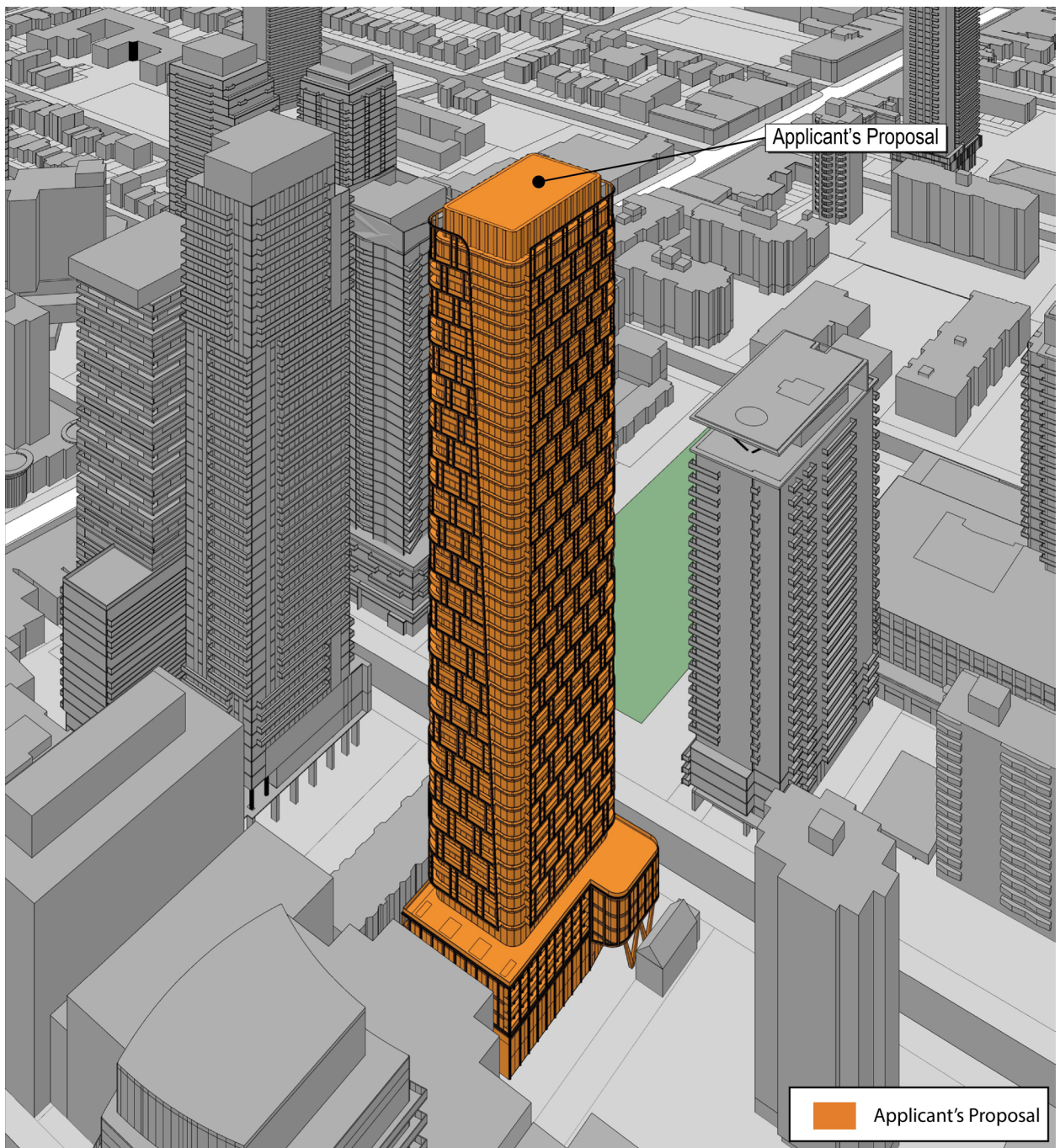
Attachment 7: 3D Model of Proposal In Context



View of Applicant's Proposal Looking Southeast



08/15/2023



**View of Applicant's Proposal Looking Northwest**



08/15/2023