



# Memorandum

**Marija Ilic, P.Eng.**  
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**TO:** Sai-Man Lam, Manager & Deputy Secretary-Treasurer  
Committee of Adjustment, North York Panel  
**Attention: Brenden Clapp & Giovanna Rizzo**

**FROM:** Marija Ilic, P.Eng.  
Manager, Development Engineering, North York District  
**Attention: Matthew Mannella, P.Eng.**

**DATE:** June 1, 2023

**SUBJECT:** Committee of Adjustment No.: A0237/23NY  
Minor Variance No.: 23 135173 NNY 15 MV  
Related Site Plan Application No.: 20 211784 NNY 15 SA  
Related Zoning Bylaw Amendment No.: 19 263788 NNY 15 OZ  
OLT Case No.: PL200301  
Your Email Dated: May 24, 2023  
Applicant: Rockport (MPE) Inc.  
Owner: Rockport (MPE) Inc.  
Location: 717, 719, 723 & 733 Mount Pleasant Rd.      Ward: 15

## **APPLICATION DESCRIPTION (1<sup>st</sup> MV COA Submission)**

This is in reference to the Committee of Adjustment (Minor Variance) application made by Rockport (MPE) Inc. on behalf of Rockport (MPE) Inc., to permit the addition of 4 storeys above the previously zoning approved 23 storey building, as well as squaring off the curvature nature of the west façade by reducing the north, south and west tower setbacks. If approved, the building would have an overall height of 27 storeys, and an additional +/- 76 units.

It is understood that a Virtual Hearing Date for this file has been scheduled for June 8, 2023 and a copy of the North York Committee of Adjustment Public Hearing Agenda will be posted to the City's website one week prior to the public hearing: [www.toronto.ca/cofa](http://www.toronto.ca/cofa)

The following comments and conditions are provided based on the following submission material:

- Architectural Drawing Package, prepared by Wallman Architects, dated March 24, 2023;
- Tower Floor Plate Study illustrating the changes to the tower in plan view, prepared by Wallman Architects dated, March 15, 2023;
- Building Section, prepared by Wallman Architects dated, February 28, 2023;

- Planning Rationale Letter, prepared by Bousfields Inc. dated, April 9, 2023;
- Site Servicing Letter prepared by Odan Detech Consulting Engineers;
- Transportation Review Letter prepared by BA Group dated, April 13, 2023;
- Survey Plan, dated March 24, 2023, by Wallman Architects;
- Transportation Study, dated April 13, 2023, by BA Group;
- Zoning Waiver, dated April 21, 2023, by The Rockport Group; and
- Public Hearing Notices, dated May 29, 2023, by Toronto Buildings.

**Please advise me if any changes or modifications are required to the comments or conditions identified in this memorandum.**

## **COMMENTS**

### **TRANSPORTATION SERVICES**

The transportation-related variance is as follows:

#### **Variance No. 7**

##### **Chapter 900.11.10(522), Exception CR 522, Regulation (T)(i), By-law 569-2013**

Residential parking spaces are to be provided at a minimum rate of 0.27 parking spaces per dwelling unit.

No minimum residential parking supply is proposed.

#### **Variance No. 8**

##### **Chapter 900.11.10(522), Exception CR 522, Regulation (T)(ii), By-law 569-2013**

Parking spaces for the shared use of residential visitors and non-residential uses are to be provided at a minimum rate of 0.1 parking spaces per dwelling unit.

The proposed parking spaces for the shared use of residential visitors and non-residential uses will be provided at a minimum rate of 2.0 plus 0.01 parking spaces per dwelling unit.

In lieu of a zoning review, the applicant has submitted a zoning review waiver for the subject application. The applicant is advised that, by electing to undertake the waiver, they are fully responsible for any zoning compliance issues that may arise with respect to the subject application.

The parking requirements for the project are governed by the applicable parking provisions contained in the Zoning By-law No. 569-2013. However, the parking requirements for the project are governed by the site-specific Zoning By-law No. 1189-2022(OLT).

Given the above, a summary of the visitor parking requirements under site-specific Zoning By-law No. 1189-2022(OLT) are provided in Table 1.

**Table 1 – Visitor Parking Requirements for this Project – By-law No. 1189-2022(OLT)**

Type	Number of Units	Minimum Parking Requirement Ratio	Required Number of Parking Spaces
Resident	325	0.27 spaces/unit	87
Visitors	325	0.1 spaces/unit	32

Based on the site-specific Zoning By-law No. 1189-2022(OLT), a minimum of 87 residential parking spaces and 32 visitor parking spaces are required for the proposed development.

According to the site plan, a total of 80 residential parking spaces and 24 visitor parking spaces will be provided for this project. As proposed, the applicant will provide residential and visitor parking spaces at a rate of 0.25 and 0.07 spaces per dwelling unit, respectively. This represents a shortfall of 7 residential parking spaces and 8 visitor parking spaces from the above-noted Zoning By-law provisions. Therefore, the proposed parking supply does not meet the parking requirements of the site-specific Zoning By-law No. 1189-2022(OLT).

In order to conduct a full review of the minor variance application, Transportation Service will require the additional supporting documents listed below:

1. An acceptable parking study which justifies the parking deficiency. The study must include:
  - a. Appropriate parking utilization surveys that capture the typical peak parking demand
  - b. Information related to vacant GFA for all uses during the dates/times when the parking surveys were conducted; and
  - c. Calculated parking rates for all uses that are based on the parking surveys conducted and the occupied GFA.
  - d. The selected proxy sites should be similar to this development.
2. Provide an on street parking survey. The survey should be conducted overnight on the weekday and weekend.

## **ENGINEERING AND CONSTRUCTION SERVICES**

Engineering and Construction Services do not have any objection to the subject Committee of Adjustment (Minor Variance) application provided the below recommendations are complied with.

Engineering and Construction Services Division wish to advise that we have no objections to the subject subject Committee of Adjustment (Minor Variances) application, subject to the following conditions being satisfied:

1. The related Site Plan application, currently under review, must be revised and amended, as required, to reflect the proposal of this Committee of Adjustment (Minor Variance) application to the satisfaction of Engineering and Construction Services, Transportation Services and the City Solicitor.
2. The owner submits, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, a revised Functional Servicing Report and Stormwater Management Report;
3. In conjunction with the related Site Plan application, the owner has made satisfactory arrangements with Engineering and Construction Services and entered into all appropriate development agreement(s) with the City for the design and construction of any improvements to municipal infrastructure to accommodate the proposed development, pursuant to the City accepted Functional Servicing Report and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
4. In conjunction with the related Site Plan application, the owner has provided financial securities for any upgrades or required improvements to municipal infrastructure identified in the City accepted Functional Servicing Report and Stormwater Management Report, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and the General Manager, Toronto Water, where it has been determined that improvements or upgrades are required to support the development. In requiring any off site municipal infrastructure modifications or upgrades, the owner is to

make satisfactory arrangements with Engineering and Construction Services for Work on the City's Right-of-Way.

## **RECOMMENDATION**

Engineering and Construction Services and Transportation Services recommend deferral of approval of this consent application to a later date as we are not in a position to issue final conditions of approval prior to receiving and reviewing the below-noted information from the applicant.

1. An acceptable parking study which justifies the parking deficiency. The study must include:
  - a. Appropriate parking utilization surveys that capture the typical peak parking demand
  - b. Information related to vacant GFA for all uses during the dates/times when the parking surveys were conducted; and
  - c. Calculated parking rates for all uses that are based on the parking surveys conducted and the occupied GFA.
  - d. The selected proxy sites should be similar to this development.
2. Provide an on street parking survey. The survey should be conducted overnight on the weekday and weekend.

If you have any questions regarding the conditions and comments outlined in this memorandum, please contact Matthew Mannella, P.Eng. at (416) 395-6229.

Prepared by:

Matthew Mannella, P. Eng.  
Senior Project Manager  
Development Engineering, North York District

Signed by:

Marija Ilic, P.Eng.  
Manager, Development Engineering, North York District  
Engineering & Construction Services

Copy:      Transportation Services (Attn: Jiazhen Lin)  
             Sai-Man Lam, Manager & Deputy Secretary-Treasurer, Committee of Adjustment, North York Panel  
             Brenden Clapp, Application Technician, Committee of Adjustment, City Planning  
             Giovanna Rizzo, Support B, City Planning Division, Committee of Adjustment  
             Ben DiRaimo, Senior Planner, Community Planning  
             Jason Xie, Planner, Community Planning  
             Shelly Cham, Manager, Community Planning, North York District - West Section  
             Marc Hardiejowski, Solicitor, City of Toronto Legal Services Division

Attachments:

- none