

TORONTO STAFF REPORT

January 20, 2005

To: North York Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report
Rezoning Application 04 197498 NNY 23 OZ
Site Plan Application 04 197505 NNY 23 SA
Proponent: Park Willow Developments
Architect: Kirkor Architects & Planners
55-65 Ellerslie Ave
Ward 23 - Willowdale

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

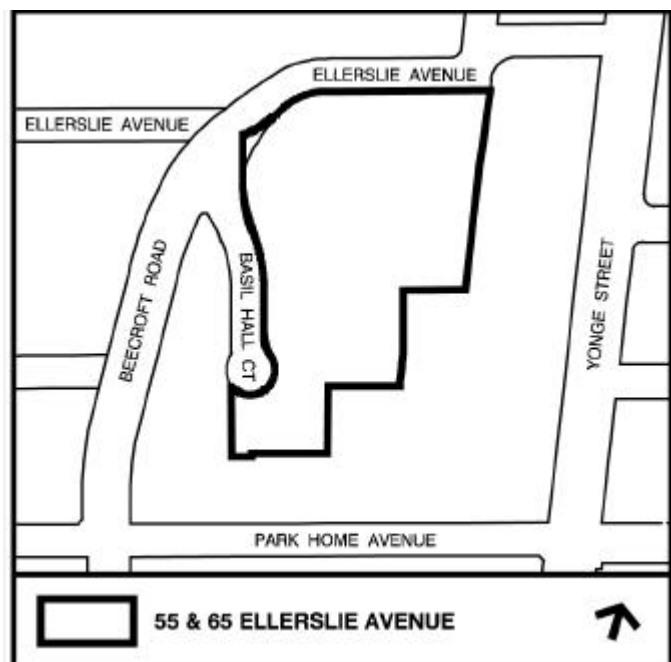
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background

In 1963, two rental apartment buildings were built in accordance with a Development Agreement and a site specific zoning which permitted a maximum of two buildings having a total of 496 units and 42,658 m² gross floor area. The Development Agreement also set out required conveyances by the developer for the extension of Beecroft Road, and allowed the (then) Township of North York to purchase for a nominal sum, some 4785 square metres of lands west and south of the apartment buildings for public purposes including Gibson House and Museum.

In 1989, Park Willow Developments applied for a re-zoning to permit a 24 storey building having 234 units in the area west of the Gibson House and Museum. This proposal was not pursued. In 2001, a revision to the Development Agreement was approved by City Council and variance approved by the Committee of Adjustment which permitted two additional units in 55 Ellerslie Avenue in place of office and storage space.

The existing site has 498 units in two buildings of 17 and 6 storeys having a total gross floor area of 42,658 m² and a density of 1.8 fsi. A total of 569 parking spaces are currently on the site which takes its access from both Ellerslie Avenue and Basil Hall Court.

Comments:

Proposal

The applicant proposes to intensify its property with a 16 storey residential building having 190 units located south of Basil Hall Court in the area now occupied by the swimming pool and tennis courts used by the tenants of 55 and 65 Ellerslie Avenue. A one storey base proposed on the east side of the building would include a multi-function room dedicated to the Gibson House and Museum and physically linked to the Museum. Amenity space and three residential units would also be located on the ground floor of the building.

The proposed building would have separate driveways for drop-off and pick-up in front of the building, loading and service on the west side of the building, and a ramp to the underground garage on the east side of the building. All driveways would be accessed from Basil Hall Court. The underground parking garage is proposed to be separate from the one provided for the existing apartment buildings. Three levels of underground parking would have 237 parking spaces. The applicant is proposing to provide 102 parking spaces on the Gibson House and Museum property. A portion of the underground parking garage and basement level of the building are also located within the Basil Hall Court right-of-way.

The applicant is seeking density exemptions for the provision of the space dedicated to the Gibson House Museum (191 m²) as well as resident amenity space (642 m²). With the addition of the proposed building, the gross floor area would increase to 2.5 fsi.

The applicant is proposing to construct a new outdoor swimming pool immediately west of the Yonge Hearts Daycare Centre and a walkway is proposed from the south side of the building to Gibson Park

Site Description

The Park Willow Development property is 2.3 hectares in size and irregular in shape, and within a block bounded by Beecroft Road and Yonge Street, Park Home Avenue and Ellerslie Avenue. This block includes two large development sites on Yonge Street: Imperial Oil site at the corner of Park Home Avenue and the Samsor site immediately to the north. The block also encompasses the Yonge Hearts Daycare Centre, Gibson House and Museum, Gibson Park, low rise commercial development on Yonge Street, and an 18 storey condominium building on Beecroft Road.

Currently, the Park Willow Development property is occupied by two existing apartment rental buildings: 55 Ellerslie Avenue being 17 storeys and having 390 units and 65 Ellerslie Avenue being 6 storeys and having 107 units. The site is well landscaped and includes mature trees, an outdoor swimming pool, cabana, and tennis courts.

Former City of North York Official Plan

The site is located within the Downtown area of the North York Centre Secondary Plan and designated Downtown Residential – 1 (DR-1) which permits institutional, recreational, and residential uses as well as public parks. The maximum density permitted is 2.5 fsi and maximum height is 65 metres. The North York Centre Secondary Plan has density incentives which increase density by a maximum 33% of the permitted density. Incentives can be provided for such uses as a cultural heritage centre and private amenity area for residents.

Built form policies specify that massing of proposed development in the vicinity of the Gibson House be complementary and that building design allow for sunlight to penetrate the front yard of the House and south and east elevations. Other built form policies set out maximum heights and setbacks for buildings on side streets.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. Pre-hearing Conferences are underway.

The new Official Plan incorporates the North York Centre Secondary Plan.

Zoning

The site is currently zoned RM6(16), (Multiple Family Dwellings Sixth Density Zone – Site Specific) which permits apartment house dwellings containing a maximum: two buildings, 498 units, and a gross floor area of 42,658 m². The site specific by-law also stipulated that neither of the two apartment buildings could be “constructed south of the easterly extension of the existing northerly limit of Betty Ann Drive”.

Site Plan Control

A Site Plan Application has been filed. As per City Council policy for rezoning applications within the North York Centre, the site plan application will be reported on at the same time as the Final Report on the rezoning application.

Development Agreement

As noted above, in 1963, the owners of the site entered into a Development Agreement with the former Township of North York. The approval of further development on this site would require Council to approve an amendment to this Development Agreement, as was required in 2001.

Reasons for the Application

The proposed siting of the building does not comply with the site specific zoning by-law and exceeds the maximum number of units, gross floor area, and number of buildings permitted on the site

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Issues to be Resolved

The application will be reviewed with regard to the applicable Official Plan policies and zoning standards. In order to determine the appropriateness of this form of development, the following matters will also be addressed:

- 1) appropriateness of the siting, massing, and form of the proposed building within the context of the block bounded by Yonge Street, Beecroft Road, Park Home Avenue, and Ellerslie Avenue;
- 2) relationship of the proposed building to the Gibson House and Museum;
- 3) impacts on light, view and privacy experienced by adjacent residents and users of the daycare, Gibson House and Museum, and Gibson park;
- 4) impact of extending the underground parking garage beneath City owned lands;
- 5) impact of shadow and wind within the site and on adjacent sites;

- 6) pedestrian and vehicle circulation, access, traffic certification and site servicing;
- 7) protection of mature trees and open landscaped areas;
- 8) provision of amenities for existing and future residents / protection of rental housing;
- 9) Other issues identified through community consultation and in the processing of these applications.

Conclusions:

Staff will proceed to schedule a community consultation meeting in consultation with the local Councillor. It is expected that a Final Report will be completed by year end, as long as all relevant material is submitted in a timely fashion.

Contact:

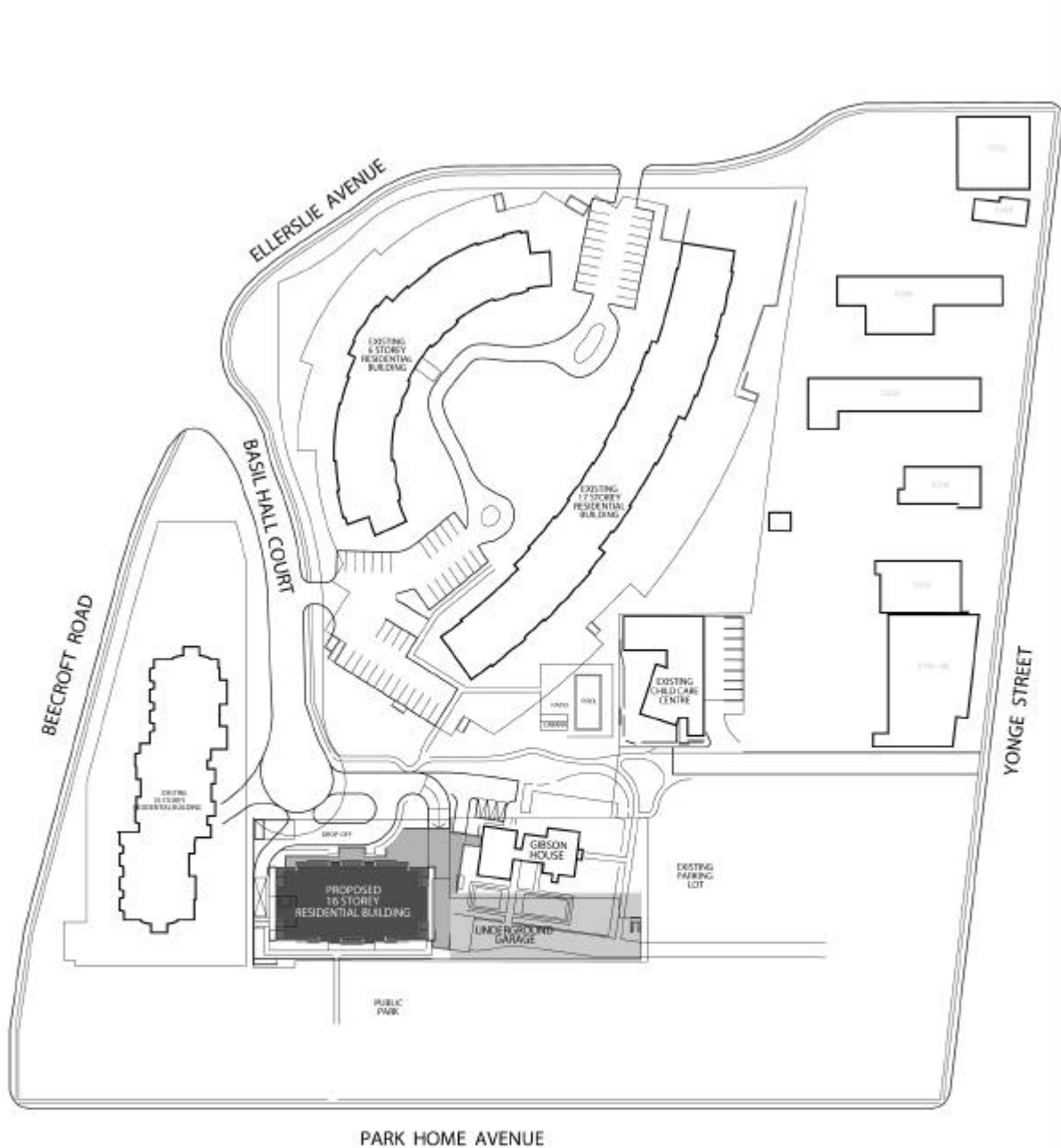
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Thomas C. Keefe
Director, Community Planning, North District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Elevations (as provided by applicant)
Attachment 4: Elevations (as provided by applicant)
Attachment 5: Zoning
Application 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

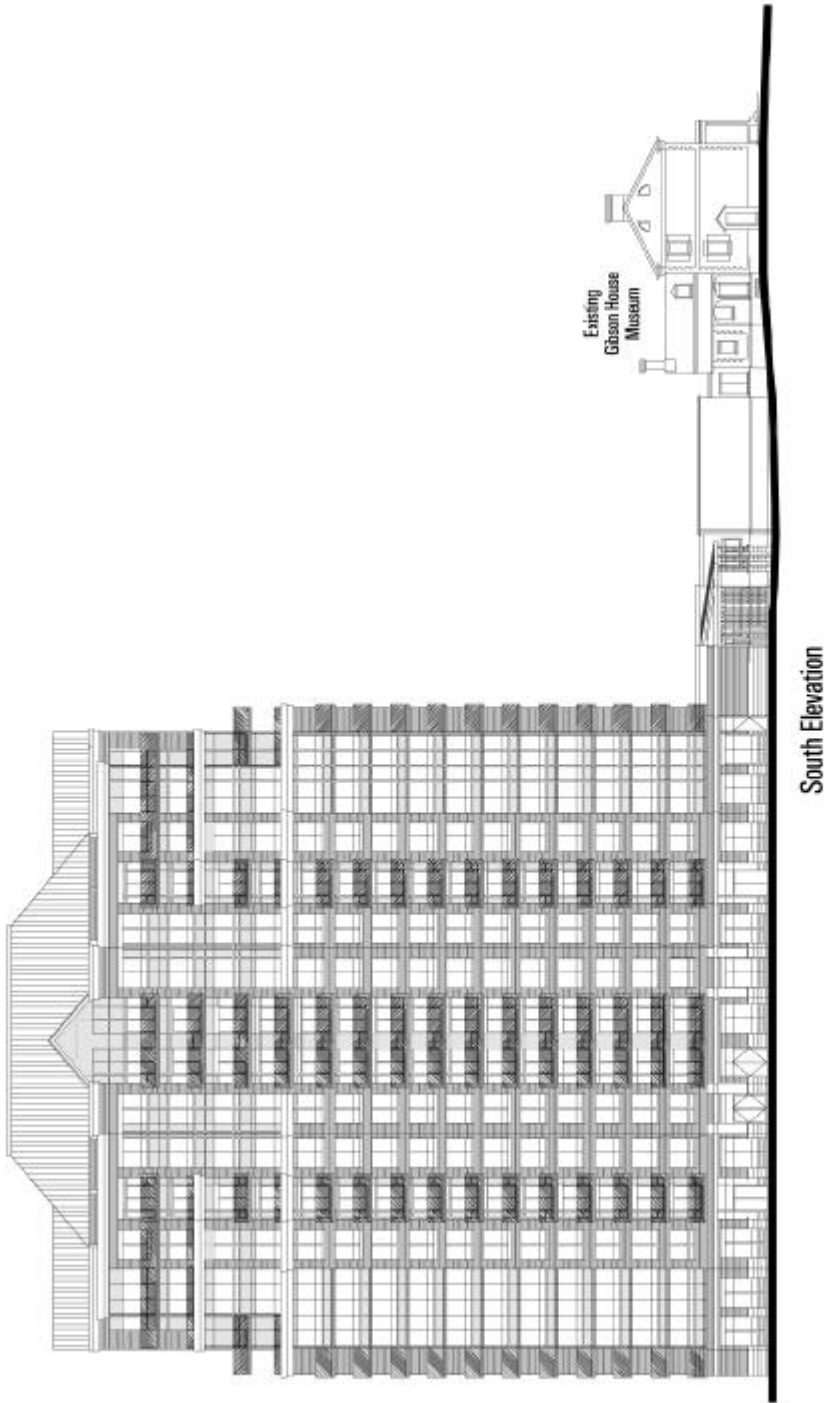
Not to Scale 

12/22/04

55 & 65 Ellerslie Avenue

File # 04_197498

Attachment 2: Elevation 1



Elevations

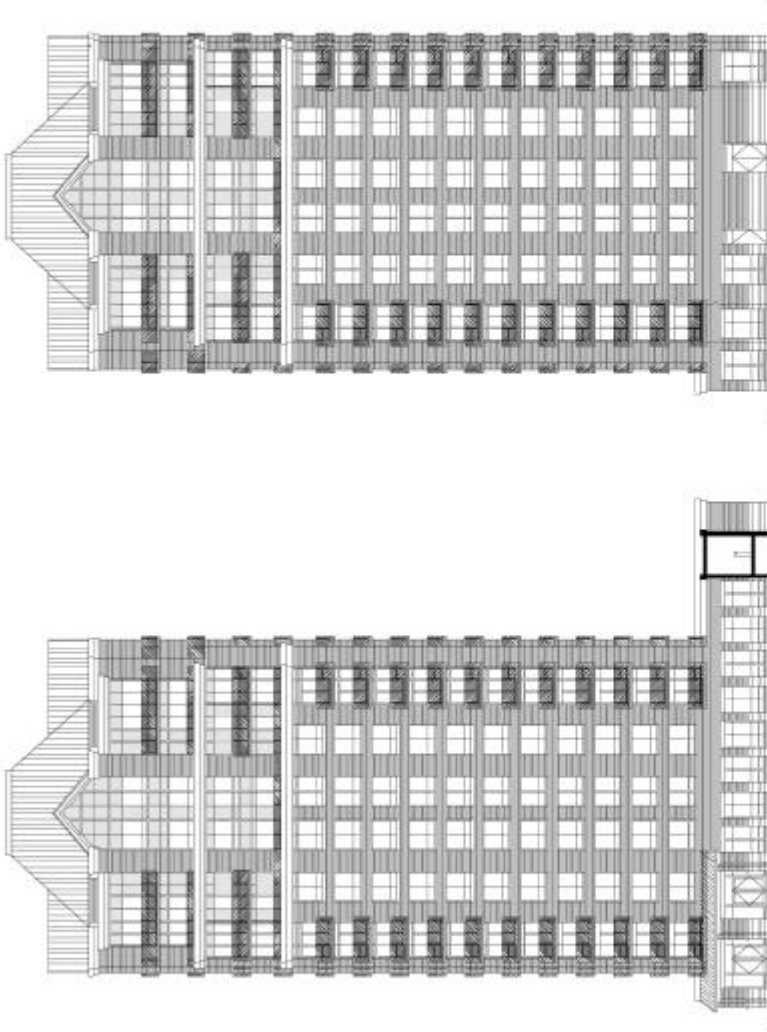
Applicant's Submitted Drawing

Not to Scale
1/22/104

55 & 65 Ellerslie Avenue

File # 04_197498

Attachment 3: Elevation 2



Elevations

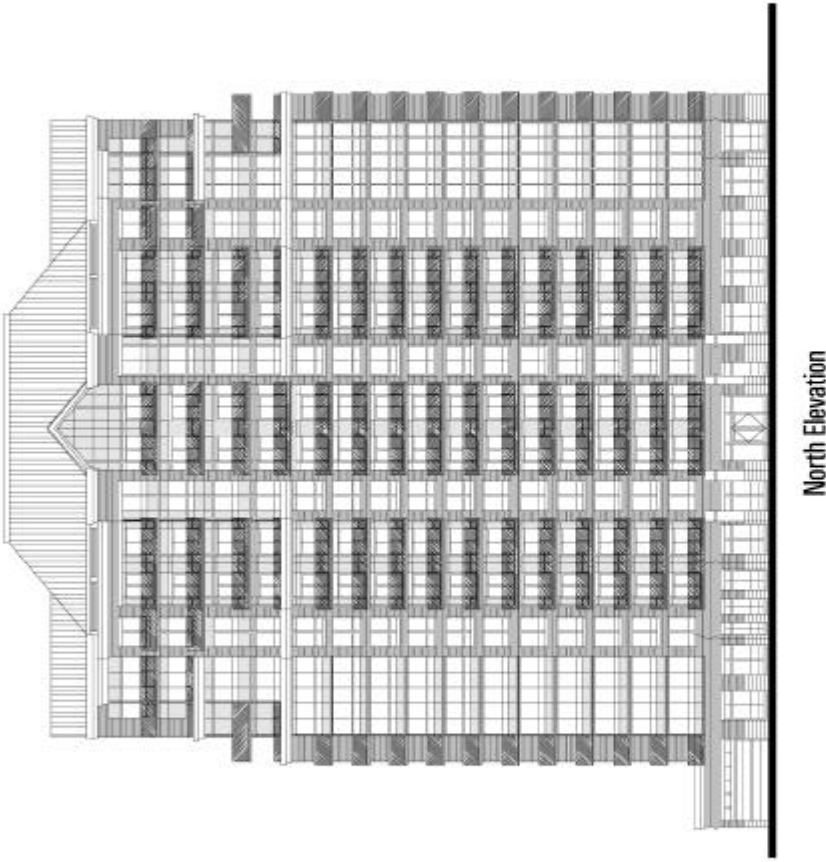
Applicant's Submitted Drawing

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1/22/104

55 & 65 Ellerslie Avenue

File # 04_197498

Attachment 4: Elevation 3



Elevations

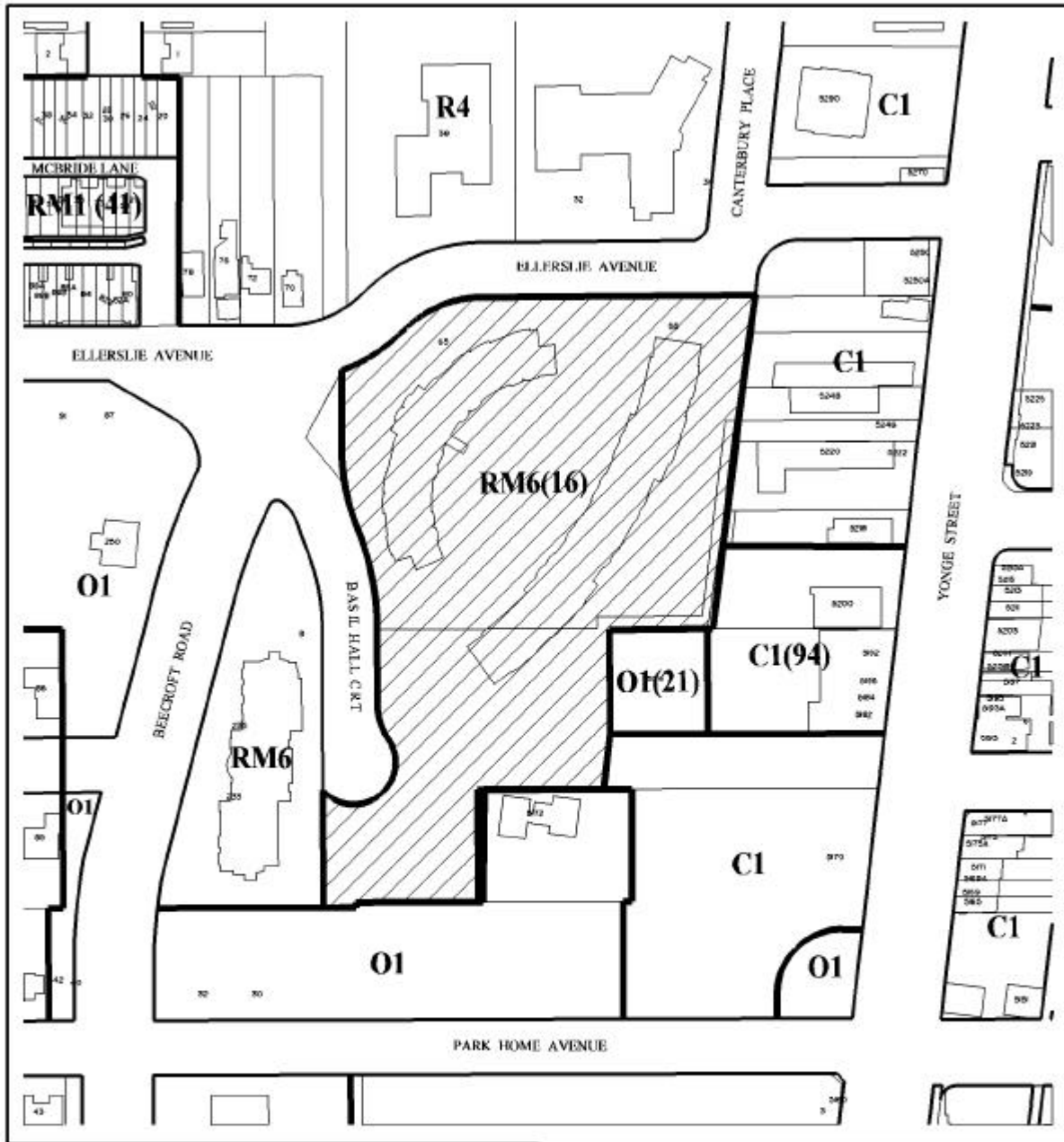
Applicant's Submitted Drawing

Not to Scale
1/22/104

55 & 65 Ellerslie Avenue

File # 04_197498

Attachment 5: Zoning (Map)



Toronto Urban Development Services
Zoning

55 & 65 Ellerslie Avenue
File # 04_197498

- R4 One-Family Detached Dwelling Fourth Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone
 - O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

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Not to Scale
Zoning By-law 7625
Extracted 12/22/04

Attachment 6: Application Data Sheet

Application Type Rezoning Application Number: 04 197498 NNY 23 OZ
Details Rezoning, Standard Application Date: December 2, 2004

Municipal Address: 55 ELLERSLIE AVE, Toronto ON
Location Description: CON 1 WY PT 18 PLAN 2097 PT BLK 1 **GRID N2302
Project Description: Proposing new sixteen storey residential rental building with 190 units

Applicant:	Agent:	Architect:	Owner:
BROWN DRYER KAROL ADAM BROWN		KIRKOR ARCHITECTS	PARK WILLOW DEVELOPMENTS

PLANNING CONTROLS

Official Plan Designation:	DR-1	Site Specific Provision:	
Zoning:	RM6(16)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	23550	Height:	Storeys:	16
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	5570.69			Total
Total Residential GFA (sq. m):	58770.49		Parking Spaces:	806
Total Non-Residential GFA (sq. m):	832.69		Loading Docks	1
Total GFA (sq. m):	59603			
Lot Coverage Ratio (%):	23.65			
Floor Space Index:	2.53			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Existing rental / Proposed unknown	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m): 58770.49	0
Bachelor:	33	Retail GFA (sq. m): 0	0
1 Bedroom:	254	Office GFA (sq. m): 0	0
2 Bedroom:	182	Industrial GFA (sq. m): 0	0
3 + Bedroom:	28	Institutional/Other GFA (sq. m): 832.69	0
Total Units:	688		

CONTACT: **PLANNER NAME:** **Naomi Faulkner, Senior Planner**
TELEPHONE: **(416) 395-7137**