

60 and 70 Esther Lorrie Drive - Zoning Application - Preliminary Report

Date:	October 16, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	File No: 07 259833 WET 02 OZ

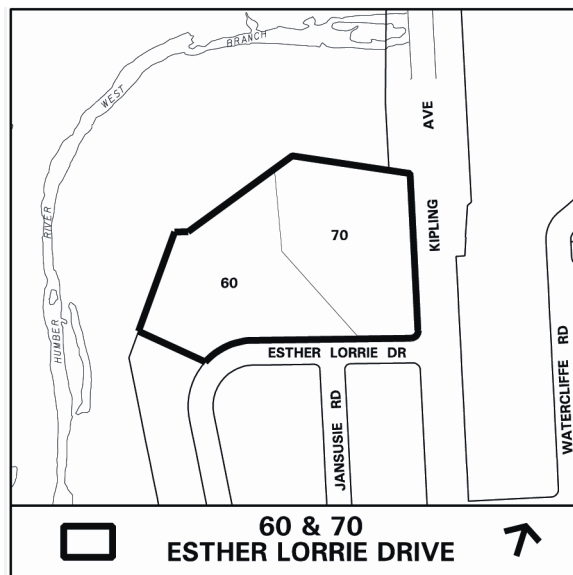
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an additional 4 to 15-storey, 251-unit condominium apartment building adjacent to Kipling Avenue and a linear grouping of 34, 4-storey stacked condominium townhouse units along the Esther Lorrie Drive frontage. The existing two 7-storey, 194-unit, rental apartment buildings, municipally known as 60 and 70 Esther Lorrie Drive, will be upgraded. Following construction, the site will contain a total of 479 units.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. This application has been circulated for comments to relevant departments and agencies.

Planning staff would be prepared to conduct a community consultation meeting in the fourth quarter of 2007, or the first quarter of 2008.



RECOMMENDATIONS

The City Planning Division recommends 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On January 7th, 1960, the Ontario Municipal Board issued a Board Order directing the former Township of Etobicoke to enact a by-law to change the zoning classification affecting this site from Second Density Residential (R2) to Fifth Density Residential (R5) with any apartment house or houses erected on the site to be set back from Esther Lorrie Drive a minimum distance of at least 182 metres. On February 26th, 1960, the Ontario Municipal Board issued an amending Order further directing that a by-law be enacted to permit only apartment houses on this site and that they be limited to two in number, not be higher than 6-1/2 storeys in height, and be located substantially in accordance with a plan filed at the hearing as Exhibit No.2. The former Township of Etobicoke subsequently enacted By-law No. 12,188 on April 4th, 1960, in accordance with the OMB Order.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the existing Zoning By-law to permit one 4 to 15-storey residential condominium apartment building, containing 251 units, along the Kipling Avenue, in close proximity to the Kipling Avenue/Esther Lorrie Drive intersection, and a linear grouping of thirty four 4-storey stacked condominium townhouse units along the Esther Lorrie Drive frontage. The 1.2 hectare grass covered portion of the site on which the residential infill development is proposed is currently vacant. All required parking is proposed within a 375 space underground parking garage having access via a ramp connection to a new internal driveway system that will be consolidated with access to 70 Esther Lorrie Drive directly opposite the intersection of Esther Lorrie Drive and Jansusie Road. Access to 60 Esther Lorrie Drive will be maintained in its current location. No increase in density is proposed for the two existing 7-storey rental apartment buildings

containing 194 units, however, the applicant is proposing some physical improvements/upgrades to the two buildings as well as to the outdoor amenity areas.

A statistical summary of the proposal is detailed in Attachment 5 of this report.

Site and Surrounding Area

The combined 2.67 hectare site, municipally known as 60 and 70 Esther Lorrie Drive, is located on the periphery of a stable residential neighbourhood comprised of a mix of single-detached dwellings and low-rise walk-up apartment buildings. The site is bounded by and well separated from other urban uses on the west and north sides by the West Branch of the Humber River Valley. The existing older rental apartment buildings (circa 1960) are presently oriented to, and take access from, Esther Lorrie Drive, via two separate driveways, providing access to a 2-level, 209 space parking structure along the north side of the two buildings. In addition, there are 22 additional visitor parking spaces on two lots at grade.

The vacant portion of the site on which the infill development is proposed has direct frontage along Kipling Avenue, a four lane major arterial roadway, as well as along Esther Lorrie Drive, a local roadway, and is currently maintained as landscaped open space.

The property is located in close proximity to an extensive parkland and bicycle trail system. Local retail facilities exist further to the south along the east side of Kipling Avenue. Public transit is readily available via the Kipling Avenue bus service.

Surrounding land uses include:

North & West:	Park & Open Space (West Branch of the Humber River Valley)
South:	3-storey walk-up apartments and low density residential
East:	5-storey apartment building

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated Apartment Neighbourhoods in the Official Plan which in part permits apartment buildings and lower density uses provided for in the Neighbourhoods designation. Significant growth is not intended within this designation, however infill development on underutilized portions of land may occur subject to certain development criteria including: building massing compatible to surrounding land uses, particularly lower-scale Neighbourhoods; appropriate street edge framing; maintain an appropriate level of residential amenity on the site, including parking; preservation, replacement and enhancement of landscape features; and to create a community benefit for existing residents on the site.

In addition to the above, the proposal will also be evaluated in terms of its consistency to all other relevant policies within the Official Plan, including those related to built form, transportation, and the environment.

Zoning

The property is zoned R5 under site specific Zoning By-law No. 12,188 (OMB), which essentially limits development on this site to a maximum of two apartment houses, subject to the applicable R5 standards of development, and, a specific height limit of 6-1/2 storeys and a minimum building setback of 97 metres from the street line of Esther Lorrie Drive.

Site Plan

A Site Plan Control Application will be required.

Ravine Control

The northerly portion of the property, adjacent to the West Branch of the Humber River Valley, is subject to the Ravine Control By-law.

Tree Preservation

This application is subject to the provisions of By-law No. 780-2004 regarding tree protection.

Reasons for the Application

To permit the proposal, a by-law amendment with site specific development standards will be required.

COMMENTS

Issues to be Resolved

Environmental

Staff will evaluate this proposal in terms of the impact on the natural heritage system, given its location in proximity to the West Branch of the Humber River Valley. In addition to adherence with the City's regulations for tree and ravine protection, staff will request the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Built Form, Transition and Site Plan

Infill development must be sensitive and generally fit with the existing character of the surrounding neighbourhoods. Staff will evaluate this proposal in terms of appropriateness of scale, and in particular the compatibility and transition of built form to the southerly adjacent low density neighbourhood. As part of this process, staff will review the suitability of the relationship between the proposed apartment building and stacked townhouse units and the remainder of the site containing the existing two 7-storey apartment buildings. The proposal will be evaluated in terms of compliance to all applicable City built form standards, including Toronto Urban Design Guidelines for Infill Townhouses and Tall Buildings. Analysis of shadow and wind studies to be provided by the applicant will be also undertaken.

The review will include possible improvements to pedestrian and vehicular circulation patterns, and the maximization of open amenity areas in the absence of physical barriers between the two developments on site. The development will also be reviewed from an overall site safety perspective, where in part Crime Prevention Through Environmental Design (CPTED) principles may be employed. The proposed streetscaping for both public roads and private driveways will be examined in detail.

Transportation/Parking

The appropriateness of the relocated driveway access to Esther Lorrie Drive and the proposed additional lane at the Esther Lorrie Drive/Kipling Avenue intersection, to facilitate vehicular turning movements, will be examined. On-site vehicular circulation will be examined, including the functionality of the underground parking garage. A Traffic Impact Study will be reviewed to determine an appropriate parking supply.

Technical/Servicing

A Functional Servicing Report will be reviewed to determine the adequacy of existing municipal infrastructure services. The application is also subject to the City of Toronto Wet Weather Flow Guidelines. The City's Solid Waste section will determine the most appropriate garbage pickup arrangement for the proposed 34 stacked townhouse units.

Section 37 Agreement

Based in part on the findings of a Community Facilities and Services Study undertaken by the applicant and in consultation with the local Councillor and City staff, community benefits including the preservation of rental housing, should be secured under a Section 37 Agreement.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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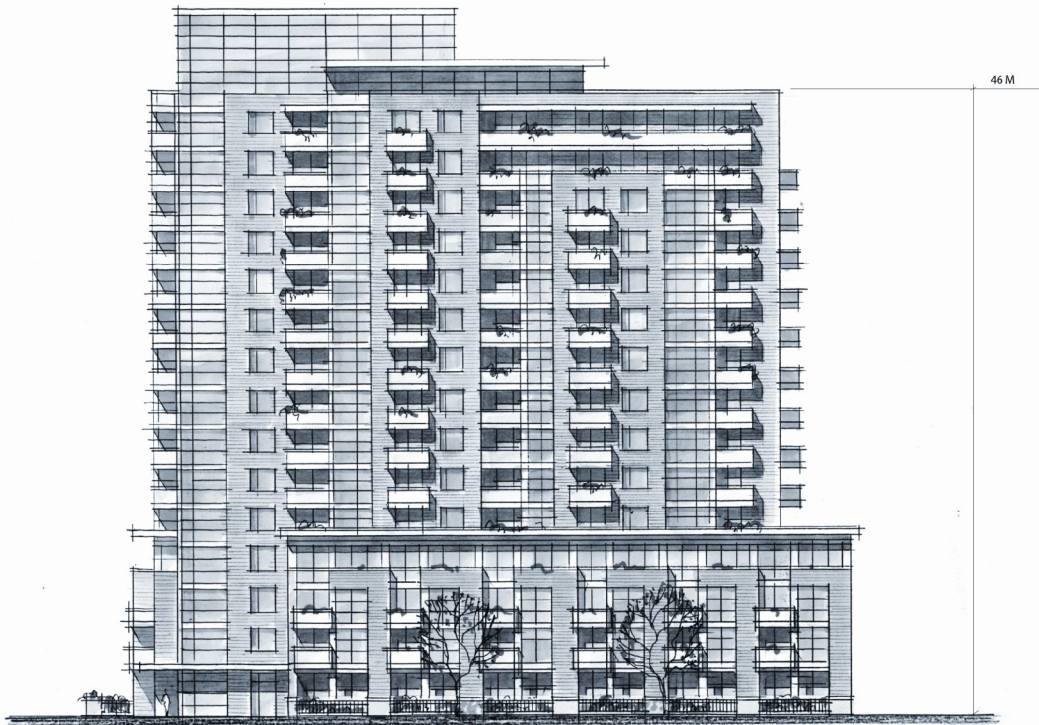
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 2: Elevations



EAST Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
10/12/07

60 & 70 Esther Lorrie Drive

File # 07_259833

Attachment 2: Elevations



SOUTH Elevation

Elevations

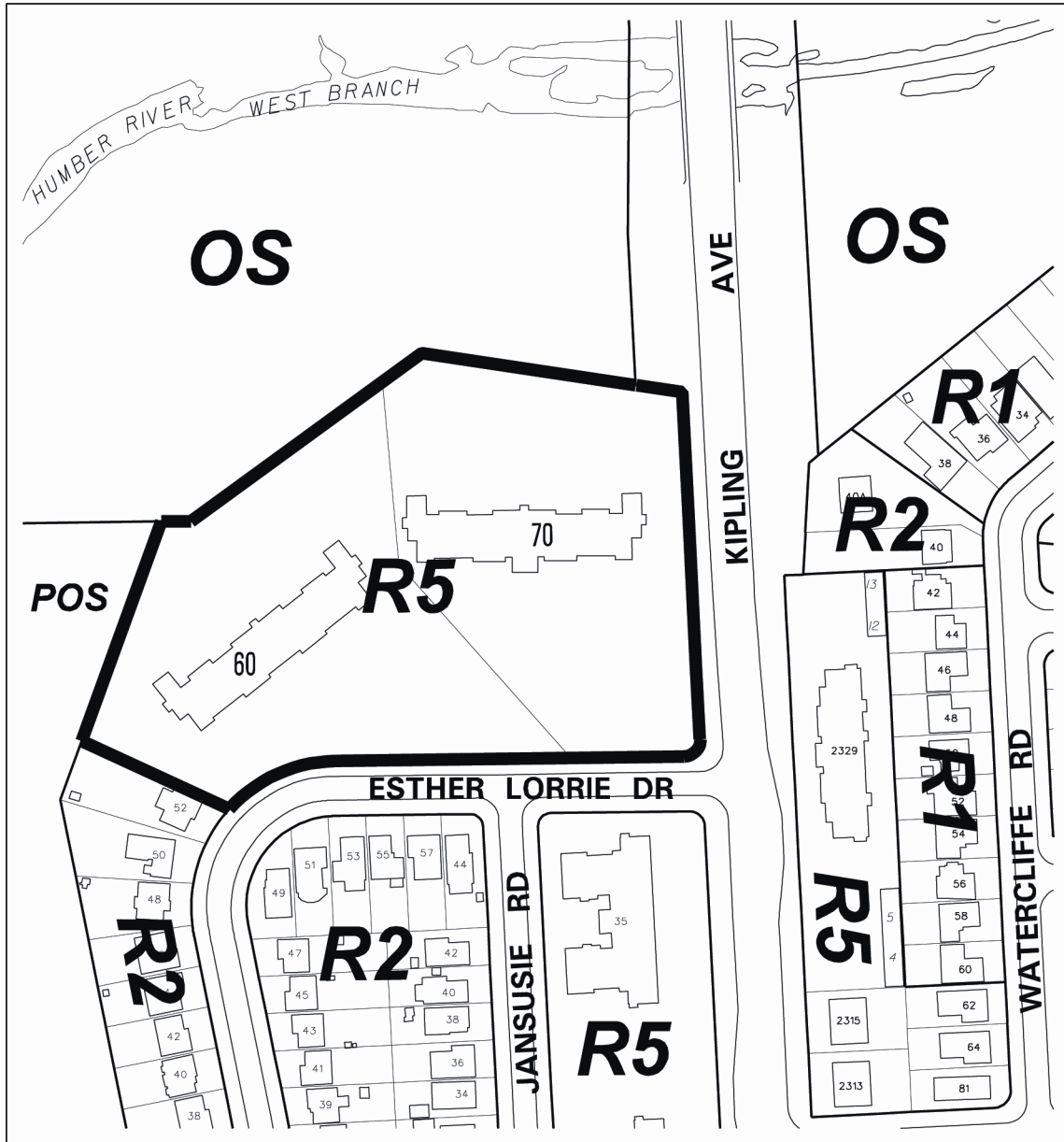
Applicant's Submitted Drawing

Not to Scale
10/12/07

60 & 70 Esther Lorrie Drive

File # 07_258833

Attachment 3: Zoning



TORONTO City Planning
Zoning

60 & 70 Esther Lorrie Drive

File # 07_259833

Former Etobicoke

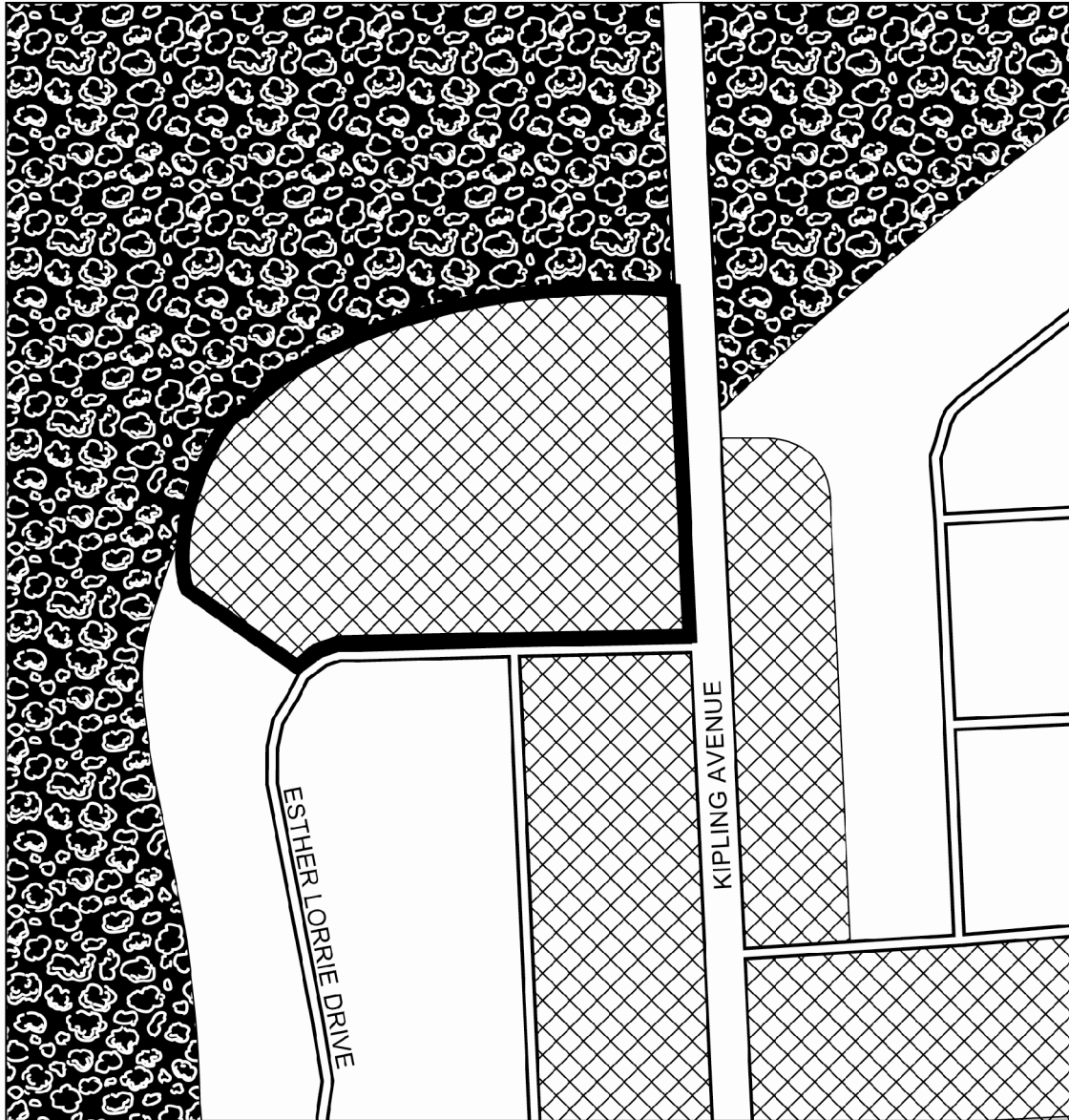
R1 Residential First Density
R2 Residential Second Density
R5 Residential Fifth Density

OS Public Open Space
POS Private Open Space



Not to Scale
Zoning By-law 11,737 as amended
Extracted 10/15/07- MH

Attachment 4: Official Plan



 **TORONTO** City Planning
Official Plan

60 & 70 Esther Lorrie Drive

File # 07_259833

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods | |


Not to Scale
10/15/07

Attachment 5: Application Data Sheet
APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 259833 WET 02 OZ
Details	Rezoning, Standard	Application Date:	September 7, 2007

Municipal Address: 60 & 70 ESTHER LORRIE DR, TORONTO ON M9W 4T9
 Location Description: PLAN 5473 PT BLKS A C AND RP 66R21357 PART 2 UNREG **GRID W0203
 Project Description: Proposed amendment to the Etobicoke Zoning Code to permit the development of a 15-storey, 251-unit, residential apartment building (adjacent to Kipling Avenue) and 34 townhouses (along the Esther Lorrie frontage) in conjunction with 2 existing apartment buildings

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	12,188
Zoning:	R5 Fifth Density Residential	Historical Status:	N/A
Height Limit:	6-1/2 storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	26647	Height: Storeys:	15
Frontage (m):	0	Metres:	46
Depth (m):	0		
Total Ground Floor Area (sq. m):	5822		Total
Total Residential GFA (sq. m):	42640	Parking Spaces:	606
Total Non-Residential GFA (sq. m):	0	Loading Docks	2
Total GFA (sq. m):	42640		
Lot Coverage Ratio (%):	21.8		
Floor Space Index:	1.6		

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	3
1 Bedroom:	163
2 Bedroom:	119
3 + Bedroom:	0
Total Units:	479

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	42640	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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