

**88 Erskine Ave, 73-79 Keewatin Ave - Rezoning
Application - Preliminary Report**

Date:	February 19, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	07 282010 NNY 25 OZ

SUMMARY

This application was submitted on November 27, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

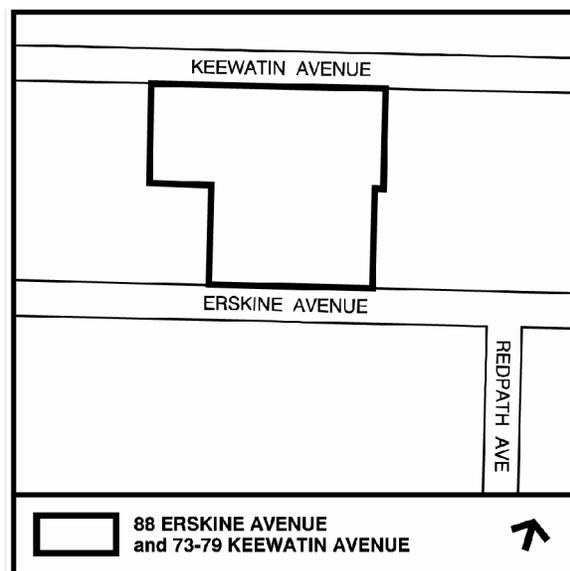
This application proposes to develop a 5 storey, 108 suite, seniors retirement home on the north side of 88 Erskine Avenue and 73-79 Keewatin Avenue. An existing 26 storey rental apartment building is situated in the middle of the subject property.

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. It is recommended that a community consultation meeting be scheduled by staff in the spring 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

There are no previous planning applications or decisions related to the subject property.

ISSUE BACKGROUND

Proposal

The proposed development is for a 5 storey, 21.5 metre tall, seniors retirement building fronting Keewatin Avenue. The building would have a three storey base, with the fourth and fifth floor successively stepped back along the Keewatin frontage. The building would have a gross floor area of 9,200m² with 108 units available for seniors who require assistance with daily activities. Each unit would contain a living space with a full bath; meals would be provided for in the common dining room. The ground floor would contain a mix of resident suites and indoor common rooms and amenity space.

The proposed development is on a site currently occupied by a 26 storey apartment building fronting Erskine Avenue and 4 single detached houses fronting Keewatin Avenue. The four detached homes would be demolished. The proposed seniors building would share driveway and underground parking facilities with the existing 26 storey building. The main pedestrian entry would be from Keewatin Avenue, where a passenger pick-up/drop-off is also proposed. The service and delivery area as well as visitor parking spaces are proposed to be located between the seniors residence and existing apartment building.

The Application Data Sheet (Attachment 4) has more details regarding the proposed development

Site and Surrounding Area

Located in the area east of Yonge Street, north of Eglinton Avenue East, the subject lands maintain dual frontage, with 86.5m² fronting the north side of Erskine Avenue and 134.0m² fronting south the side of Keewatin Avenue. The property has an area of 13,052m².

The site is currently occupied by a 26 storey rental apartment building, 4 single detached dwellings and private landscaped open space. The apartment building and remaining east portion of the landscaped open space would remain; the 4 single detached homes would be demolished.

Land uses surrounding the site are as follows:

- North: a mix of low density residential with two 3 storey rental buildings across Keewatin Avenue
- South: 4 storey rental building, a 3 storey, nine unit townhouse project under construction and a commercial parking lot which is currently under application review for a 35 storey residential apartment building across Erskine Avenue
- East: 4 storey rental building and 23 storey rental building
- West: 4 storey rental building, 7 storey condominium and the John Fisher Junior Public School

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 City of Toronto Official Plan designates the property as *Apartment Neighbourhoods*, which provides for a mix of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Infill development may be permitted in *Apartment Neighbourhoods* provided it is compatible and meets a number of criteria set out in policies 4.2.2 and 4.2.3 of the Plan, including but not limited to, providing a transition between areas of different development intensity, providing adequate space between buildings, and maintaining adequate sunlight and areas of landscaped open space. The Official Plan designates the lands on the north side of Keewatin Avenue as *Neighbourhoods*.

The site is also within the Yonge Eglinton Secondary Plan, which sets out objectives to ensure compatible physical and land use relationships between sites in abutting land use designations, and that all new buildings form a positive visual relationship to the street.

On sites that contain existing rental units, where significant new development is proposed, the Official Plan includes housing policies to secure the existing rental housing and any needed improvements.

Zoning

The property is subject to site specific By-law 362-67 as amended by By-laws 400-67 and 483-79, which contain development standards for the apartment buildings at 88, 110, 140 and 160 Erskine Avenue. The site has a maximum height of 14 metres for a depth of 40 metres along the Keewatin frontage, with a maximum height of 38 metres for the remainder of the site.

Site Plan Control

An application for Site Plan Control approval will be required but has not yet been submitted.

Tree Preservation

An Arborist Report has been submitted due to a number of mature trees existing on site and is being reviewed by the Urban Forestry Department.

Toronto Green Development Standards

Staff will also be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Reasons for the Application

The proposed development does not comply with the Zoning By-law requirements with respect to a number of development standards including density and height.

COMMENTS

Issues to be Resolved

On a preliminary basis, matters to be addressed prior to the presentation of a Final Report include, but are not limited to, the following:

1. Determining if the massing, and location of the proposed building is appropriate and provides a transition to the adjacent neighbourhood;
2. Section 37 Community Benefits;
3. Are adequate sunlight, privacy, areas of landscaped open space and amenities provided on site;
4. Review the appropriateness of parking, circulation, pedestrian connections, streetscape/proposed lay-by, access and site servicing for the entire site; and

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

CONTACT

Robert Gibson, Senior Planner

Tel. No. (416) 395-7059

Fax No. (416) 395-7155

E-mail: rgibson@toronto.ca

Jeff Markowiak, Assistant Planner

Tel. No. (416) 395-7130

Fax No. (416) 395-7155

E-mail: jmarkow@toronto.ca

SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

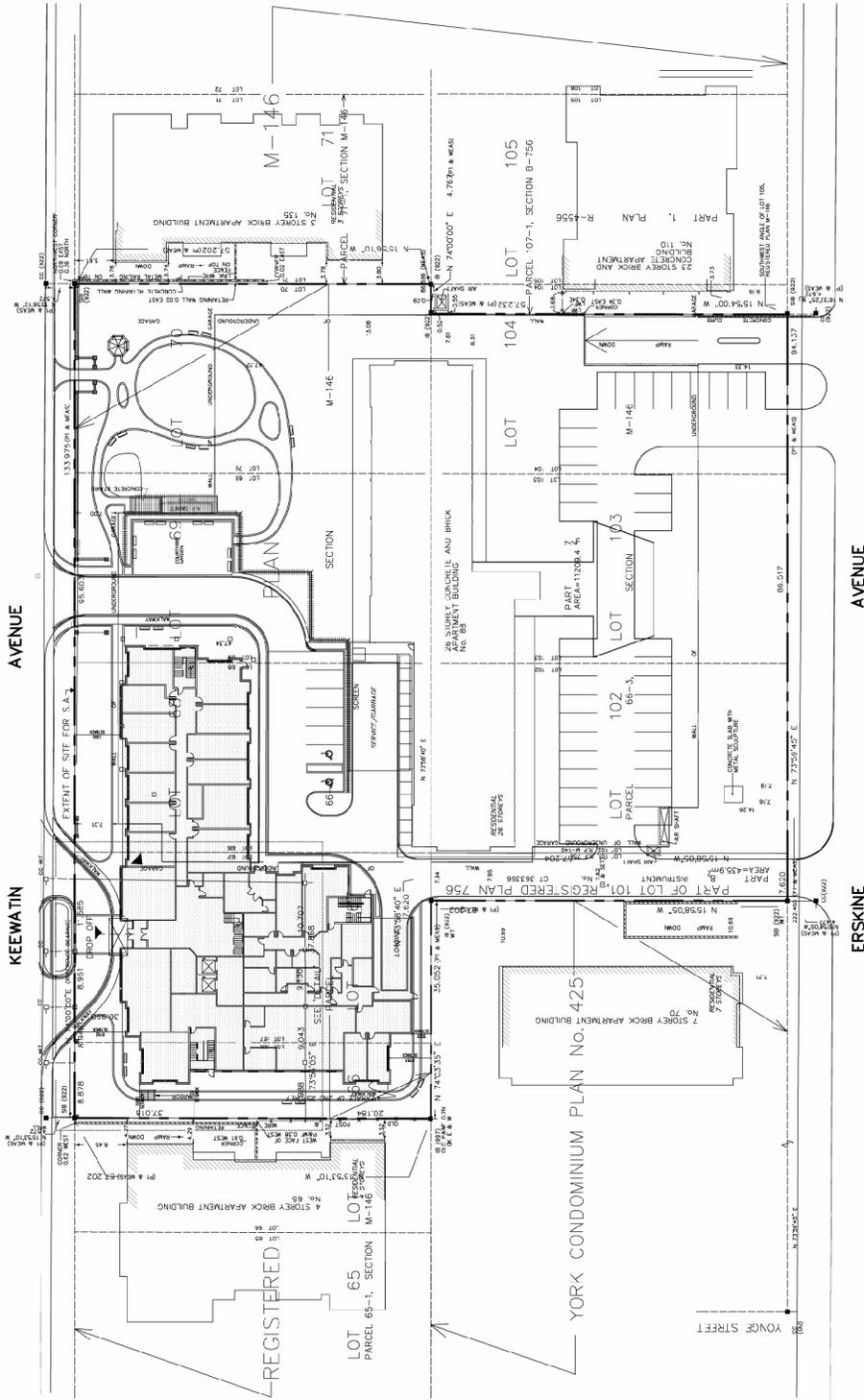
Attachment 2: Elevations

Attachment 3: Official Plan (Map)

Attachment 4: Zoning (Map)

Attachment 5: Application Data Sheet

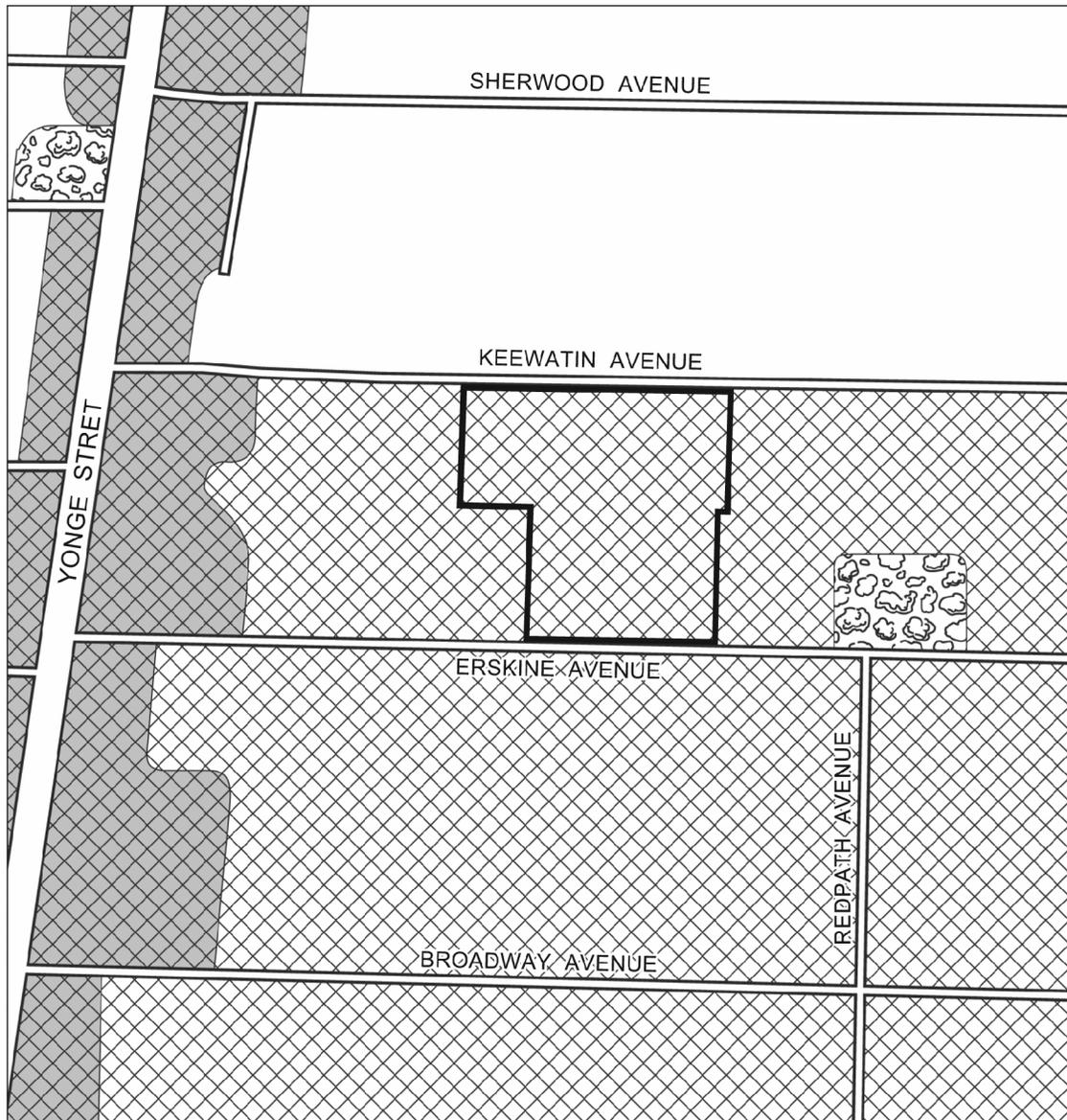
Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Map to Scale
 02/19/2008

88 Erskine Avenue and 73-79 Keewatin Avenue
 File # 07_282010

Attachment 3: Official Plan (Map)



TORONTO City Planning
Official Plan

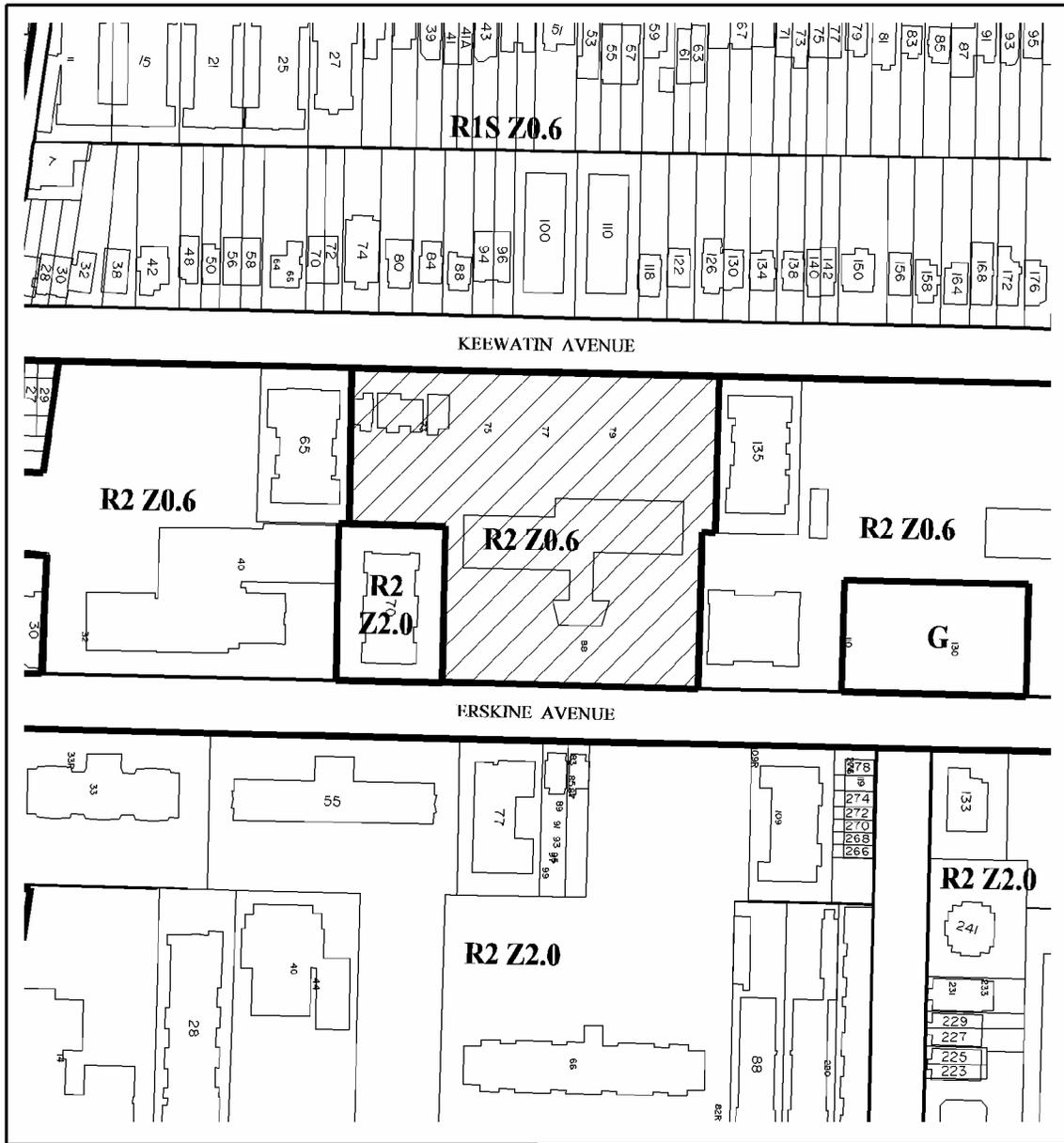
88 Erskine Avenue and 73-79 Keewatin Avenue

File # 07_282010

- | | |
|--|---|
|  Site Location |  Parks & Open Spaces Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |
|  Mixed Use Areas | |


 Not to Scale
 August 2007

Attachment 4: Zoning (Map)



88 Erskine Avenue and 73-79 Keewatin Avenue

File # 07_282010

- R1 Residential District
- R1S Residential District
- R2 Residential District
- G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 12/28/2007

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 282010 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	November 27, 2007

Municipal Address: 88 ERSKINE AVE
 Location Description: PL M146 LTS 67 TO 70 LTS 102 & 103 PT LTS 66 & 104 PL 756 PT LT101 **GRID N2507
 Project Description: Proposed 5 storey, 108 units seniors building

Applicant:	Agent:	Architect:	Owner:
SUNRISE DEVELOPMENT INC			IN TRUST

PLANNING CONTROLS

Official Plan Designation:	AN	Site Specific Provision:	
Zoning:	R2.0 Z0.6	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	13052	Height:	Storeys:	5
Frontage (m):	133		Metres:	21.3
Depth (m):	114			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	35420		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	9200		Loading Docks	2
Total GFA (sq. m):	44620			
Lot Coverage Ratio (%):	0			
Floor Space Index:	3.4			

DWELLING UNITS

Tenure Type:	Rental, Other
Rooms:	108
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	491

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	35420	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	9200	0	0

CONTACT: PLANNER NAME: Robert Gibson, Senior Planner
TELEPHONE: (416) 395-7059