

**99 Erskine Avenue and 66 Broadway Avenue
Zoning By-law Application - Preliminary Report**

Date:	February 29, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	07 277684 NNY 25 OZ

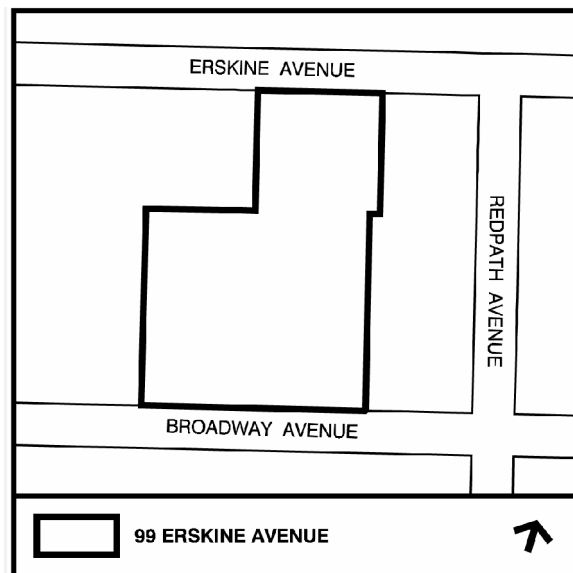
SUMMARY

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

This application proposes an infill residential apartment building on a site which includes both 66 Broadway Avenue and 99 Erskine Avenue. The site is located to the east of Yonge Street and north of Eglinton Avenue, and extends between Erskine and Broadway Avenues.

An existing 20-storey rental apartment building is located at 66 Broadway Avenue (south portion), and a new 35-storey, 471-unit apartment building is proposed to be located at 99 Erskine Avenue on the northern portion of the overall site.

This report provides preliminary information on the application and seeks Community Council's directions on further processing and the community consultation process. The recommended community consultation meeting would be held 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.

ISSUE BACKGROUND

Proposal

The proposed development is for an infill apartment building on a through lot that includes both 66 Broadway Avenue and 99 Erskine Avenue. The south portion of the site at 66 Broadway Avenue is occupied by a 20-storey 356-unit rental apartment building. The remaining portion of the site has surface parking, an outdoor swimming pool and landscaping. The proposed new infill apartment building would be located on the north portion of the site at 99 Erskine Avenue.

The proposed new 471-unit apartment building is 35 storeys (107 metres) high. A 4-storey podium would front onto Erskine Avenue with the main entrance, lobby, small office, residential amenity space and a 500 square metre retail space on the ground floor. The overall density, including the proposed building and the existing building is approximately 4.6 times the area of the lot. Between the existing and proposed new building, a portion of the existing underground parking and the entire outdoor pool and associated landscaping are proposed to be removed and replaced with a new pool and garden.

Vehicle access to the proposed new building's 3½ levels and 471 underground parking spaces would be from Erskine Avenue at the eastern edge of the site. The existing vehicle access from Broadway Avenue to above and below-grade parking and to the loading/servicing area would remain. The loading/servicing area is also proposed to be revised to accommodate both the existing and new building.

Attachments 1 and 2 provide the site plan and elevations submitted with the rezoning application, and the Application Data Sheet in Attachment 5 presents more detailed statistics on the proposed development.

Site and Surrounding Area

The total combined site (66 Broadway and 99 Erskine Avenues) is 1.33 hectares in size. The proposed development site at 99 Erskine Avenue is a rectangular parcel of 0.59 hectares with frontage of approximately 59 metres and a depth of 100 metres. The site is relatively flat with grading to the southeast corner that accommodates the existing and proposed shared servicing/loading area and access to below grade parking.

The adjacent properties are:

North: across Erskine Avenue, a 26-storey apartment building and 23-storey apartment building

South: across Broadway Avenue is a 4-storey apartment building and a 10–storey apartment building

West: a 9-unit townhouse which is currently under construction, and surface parking lot

East: a 4-storey apartment building and a 20-storey apartment building currently under construction

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. One key objective is to build strong communities such as by: achieving efficient development and land use patterns; providing for an appropriate range of housing types and densities; promoting healthy, active communities and safe public spaces for pedestrians; and optimizing use of existing infrastructure. 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. It includes directions for where and how to grow and how to provide the infrastructure to support that growth. The Growth Plan conceptually identifies Yonge-Eglinton as one of the Plan’s “Urban Growth Centres”. 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 subject lands '*Apartment Neighbourhood*'. *Apartment Neighbourhoods* consist of apartment buildings, parks and small-scale retail and service uses. The policies provide criteria for development in existing *Apartment Neighbourhoods*, and directions for achieving compatible infill on underutilized sites containing existing apartments.

The Official Plan also contains Built Form, Public Realm and Tall Building policies by which the proposal will be assessed. These policies will help determine matters such as appropriate height, scale, massing, site organization, contextual fit and quality of public spaces.

On sites of existing rental units, the Official Plan also includes housing policies to secure the existing rental housing and needed improvements where significant new development is occurring.

The lands are also located within the Yonge-Eglinton Secondary Plan. The Secondary Plan policies provide additional guidance for development in the '*Apartment Neighbourhood*' designation including to: encourage a full range of housing forms that are compatible with existing residential uses and built forms; secure a transition in height and scale from *Apartment Neighbourhoods* towards the adjacent *Neighbourhoods*; direct higher density proposals within the *Apartment Neighbourhood* to sites with nearby subway station access; and, minimize conflicts among uses in terms of land use, scale and vehicle movement.

Zoning

The subject lands are zoned R2 Z2.0 by former City of Toronto Zoning By-law 438-86. This residential zoning permits apartment buildings having a density up to 2.0 times the area of the lot. The zoning by-law permits a maximum building height of 38 metres.

Site Plan Control

A Site Plan Control application will be required as part of the development but has not yet been submitted.

Tree Preservation

A Tree Inventory Report has been prepared and submitted with the application.

Toronto Green Development Standards

Staff will 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 meet By-law 438-86 with respect to development standards including density and height.

COMMENTS

Issues to be Resolved

The appropriateness of the development proposal will be reviewed in the context of the City's Official Plan policies as well as relevant guidelines, and will include an analysis of issues such as:

- 1) density, height, massing, location and use of the proposed building;
- 2) adequate sunlight, privacy, areas of landscaped open space and amenity area provided on site;
- 3) adequate parking and access for vehicles and pedestrians into and through the site;
- 4) sunlight and wind conditions for pedestrians on adjacent streets, parks and open space; and,
- 5) potential Section 37 Community Benefits.

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

CONTACT

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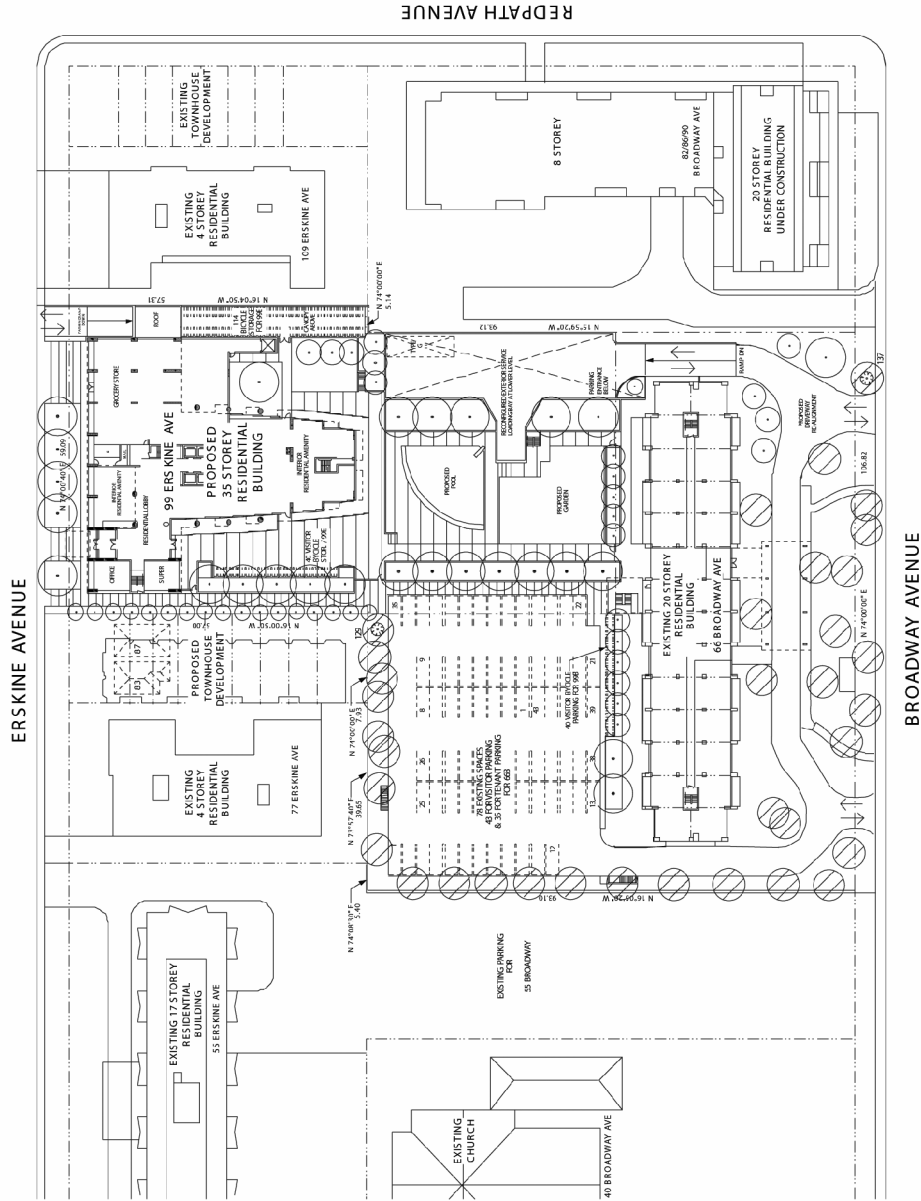
SIGNATURE

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

ATTACHMENTS

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

Attachment 1: Site Plan

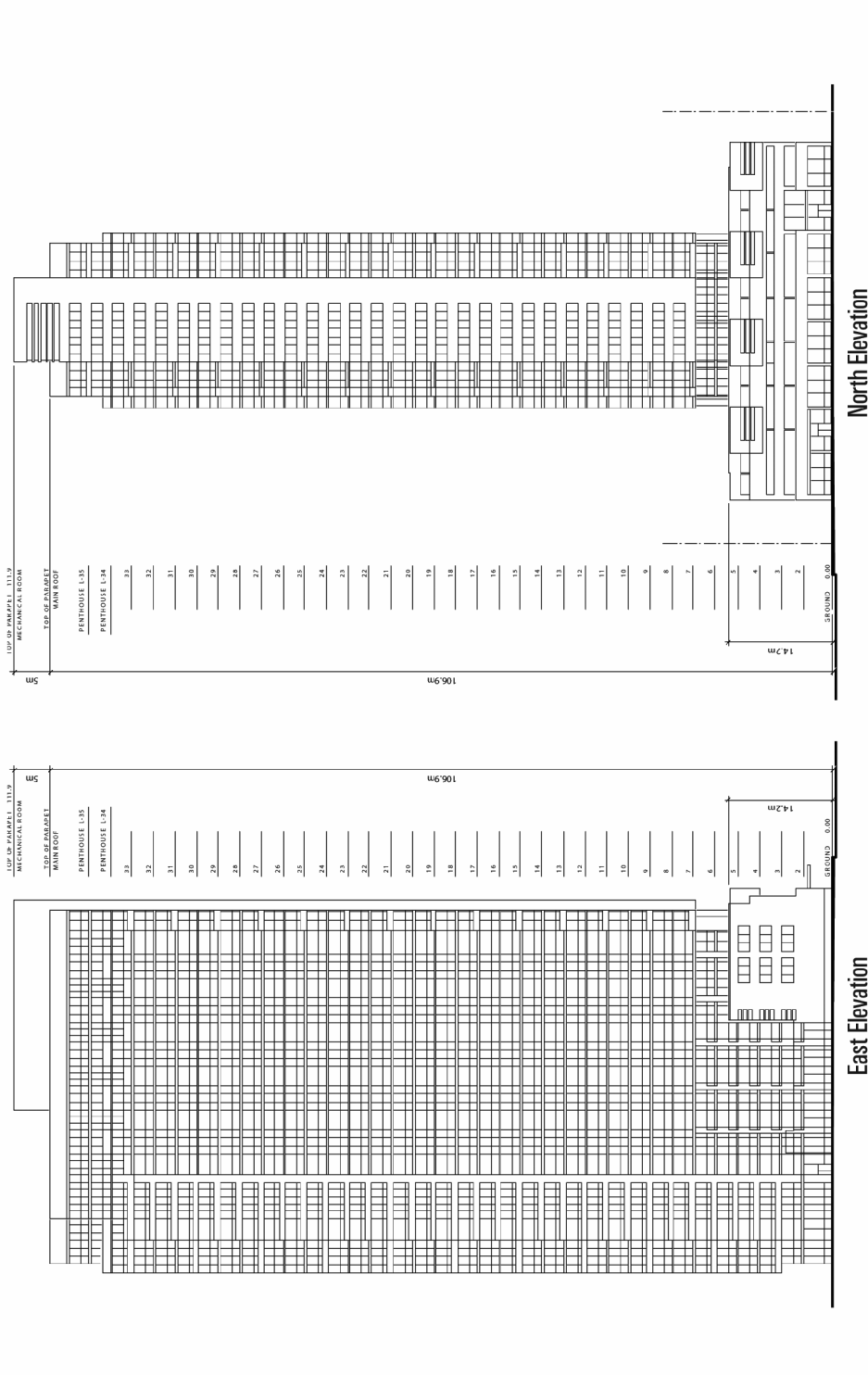


99 Erskine Avenue

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/13/2008

File # 07_277684

Attachment 2: Elevations



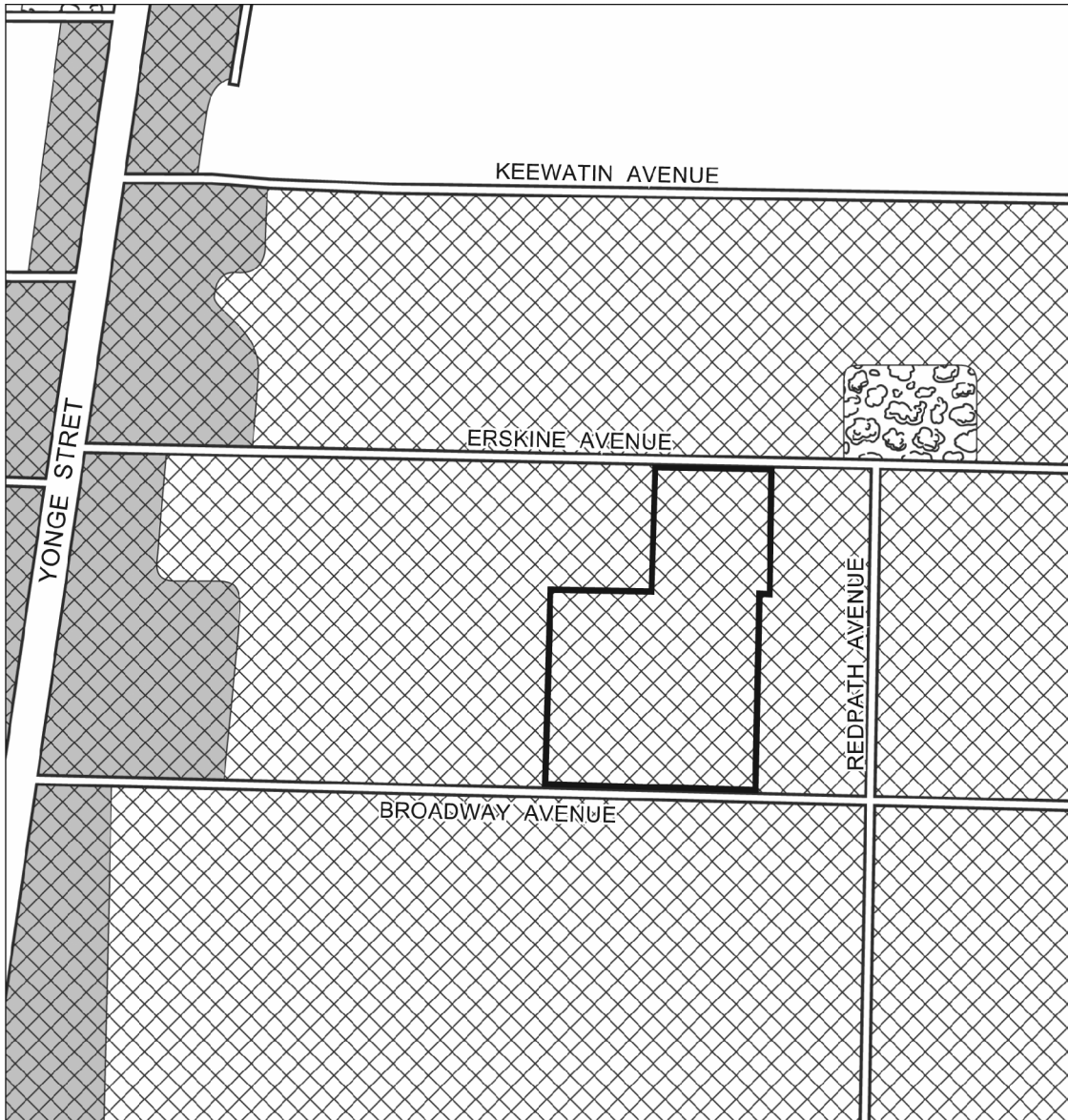
99 Erskine Avenue

Elevations
Applicant's Submitted Drawing

Not to Scale
02/13/2008

File # 07_277684

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

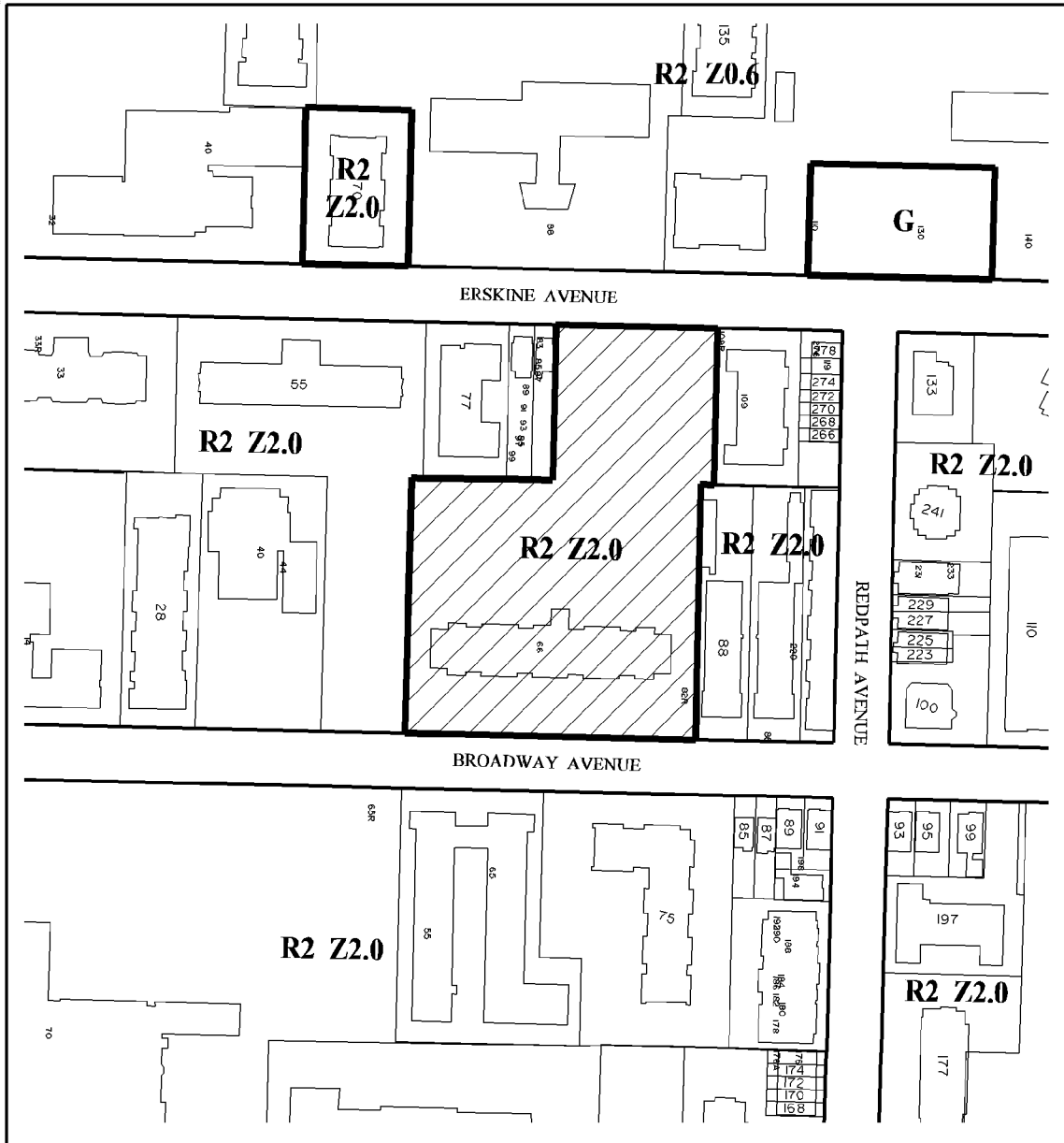
99 Erskine Avenue and 66 Broadway Avenue

File # 07_277684

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


 Not to Scale
 August 2007

Attachment 4: Zoning



TORONTO City Planning
Zoning

99 Erskine Avenue
 File # 07_277684

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 Type	Rezoning	Application Number:	07 277684 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	November 9, 2007

Municipal Address: 99 ERSKINE AVE. & 66 BROADWAY AVE.
 Location Description: **GRID N2507
 Project Description: 35-storey residential building at 99 Erskine Ave.

Applicant:	Agent:	Architect:	Owner:
PATRICK DEVINE	FRASER MILNER CASGRAIN	BERNARD WATT ARCHITECT	BEAUX PROPERTIES INTERNATIONAL INC.

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R2.0 Z2.0	Historical Status:
Height Limit (m):	38m	Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	5948	Height:	Storeys:	35
Frontage (m):	59		Metres:	106.9
Depth (m):	100			
Total Ground Floor Area (sq. m):	1,364			Total
Total Residential GFA (sq. m):	34,783		Parking Spaces:	471
Total Non-Residential GFA (sq. m):	500		Loading Docks	1
Total GFA (sq. m):	35,283			
Lot Coverage Ratio (%):	26.3			
Floor Space Index:	5.93			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	253
2 Bedroom:	218
3 + Bedroom:	0
Total Units:	471

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	34,783	0
Retail GFA (sq. m):	500	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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