

**55 Erskine Avenue – Zoning By-law Amendment
Application - Preliminary Report**

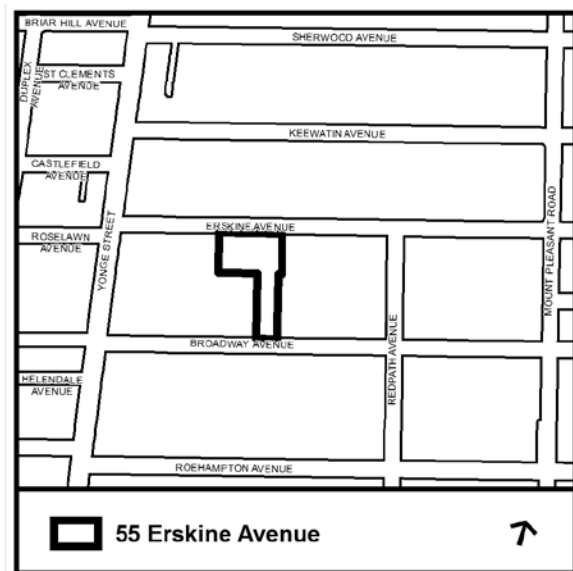
Date:	August 18, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	17 145066 NNY 25 OZ

SUMMARY

This application proposes to amend the Zoning By-law for the lands at 55 Erskine Avenue to permit the construction of a 12-storey (38 metres) residential building. The proposed development would be located at the rear of 55 Erskine Avenue, fronting on Broadway Avenue. The proposed development consists of 147 residential units and 117 vehicular parking spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the fourth quarter of 2017. A Final Report and statutory public meeting under the *Planning Act* to consider this application will be scheduled provided issues identified throughout this application review process are satisfactorily addressed, and the applicant submits all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 55 Erskine Avenue 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Decision History

At its meeting of February 22, 2017, North York Community Council adopted the staff recommendations detailed in a Preliminary Report dated February 3, 2017 from the Director of Community Planning, North York District, related to the development of the front portion of 66 Broadway Avenue (property immediately east of subject property) to permit the construction of a four storey rental building fronting on Broadway Avenue and two-storey addition on top of the existing 20-storey apartment on that property. A copy of the decision of City Council can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY20.35>

Prior to this, City Council, on October 31, 2012 adopted the staff recommendations detailed in a Final Report dated September 20, 2012, related to the development of the rear portion of 66 Broadway Avenue, known as 99 (101) Erskine Avenue. The development application proposed the construction of a 32 storey apartment building with 422 units, and one block of townhouses having 10 units. A copy of the decision of City Council can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY19.23>

At its meeting of October 1, 2014, North York Committee of Adjustment approved an application for Consent to permit the severance and conveyance of the rear portion of 66 Broadway Avenue to 99 (101) Erskine Avenue to facilitate the above mentioned development. This decision also granted an easement in favour of the City to provide a public pedestrian access between Broadway Avenue and Erskine Avenue, as well as a conveyance to the City for an on-site parkland dedication along a portion of the Broadway Avenue frontage.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on November 30, 2016 to discuss complete application submission requirements. The proposal presented at the meeting was for an 11-storey residential building with two levels of below grade parking fronting onto Broadway Avenue.

ISSUE BACKGROUND

Proposal

This application proposes the development of a 12-storey (38 metres) residential building on the rear portion of the subject site fronting Broadway Avenue. The proposed development would have a total gross floor area of approximately 13,530 square metres and a Floor Space Index of 4.76 times the area of the development parcel and 3.43 over the entire site area when combined with the existing building. The development would contain 147 residential units and 117 vehicular parking spaces (see Attachment 5: Application Data Sheet). The existing 17-storey rental apartment building (188 units) on the site, fronting on Erskine Avenue would be retained. The proposed building is considered a 'Tall Building' because the height exceeds the right-of-way width of Broadway Avenue (20 metres).

The building would be approximately 16 metres wide and 78 metres long and oriented perpendicular to Broadway Avenue, having a floor plate of approximately 1,248 m². The ground floor height would be 4.5 metres. Along the west and south sides, the building would be setback approximately seven metres from the property lines. The proposed setback areas along the west, south and north of the building are proposed to be landscaped. On the east side, the ground floor would be setback approximately 10 metres from the property line and then seven metres for subsequent floors above (see Attachment 1a and 1b: Site Plan). The ground floor would include the main lobby, rental office, mail room and elevators along the southern portion of the building. Five units are proposed along the western elevation on the ground floor. Along the east elevation are proposed accessible vehicular parking spaces and indoor long term bicycle parking spaces. At the northern end of the building would be a garbage room, mechanical room and loading and staging area. A total of 588 square metres of amenity space is proposed including 277 square metres of outdoor amenity space and 311 square metres of indoor amenity space. This results in 1.8 square metres of outdoor amenity space per unit and 2.1 square metres of indoor amenity space per unit for the proposed building.

A total of 117 vehicular parking spaces are proposed for the new development located within two levels of underground parking garage. Four surface parking spaces are proposed at grade including one accessible space and two possible car-share spaces. A total of 163 bicycle parking spaces are proposed including 147 long term spaces and 16 short term spaces. Sixty-six of the proposed tenant bicycle spaces would be located on the ground floor and the remaining 81 spaces would be located on P1. The sixteen short term bicycle parking spaces are proposed at grade. Vehicular access to the site is proposed off Broadway Avenue along the eastern portion of the site, leading to the underground ramp along the northwestern portion of the site. The P1 level of the

proposed development would be connected to the existing underground parking associated with the existing 17-storey building.

Summary of Existing and Proposed Development

	Existing	Proposed	Total
Site Area	5,248	2,842	8,090
Building Height (Storeys/m)	17/45m	12/38m	n/a
Gross Floor Area (m²)	14,275	13,530	27,805
Lot Coverage (%)	11.1*	33.4**	22.85
No. of Units	188	147	335
Floor Space Index	1.76*	4.76**	3.43
Outdoor Amenity Space	n/a	277	277
Indoor Amenity Space	n/a	311	311
Vehicular Parking	109	117	226
Bicycle Parking	n/a	163	163

*Calculated over entire site

**Calculated over development site

Unit Breakdown

	Bachelor/Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total
Existing Building	28	70	70	20	188
Proposed Building	12	66	67	2	147
Total	40	136	137	22	335

Site and Surrounding Area

The entire site subject to this application is an L-shaped property having an area of approximately 8,090 square metres. The site has frontage of approximately 30 metres on Broadway Avenue and 91 metres on Erskine Avenue. The northerly portion of the site fronting on Erskine Avenue is occupied by a 17-storey slab rental apartment building. The building contains 188 rental units. The southern portion of the site fronting Broadway Avenue is occupied by approximately 95 parking spaces. The surface parking lot is rented out commercially, independent of the 17-storey apartment building. The total area of the south portion of the site to be developed is approximately 2,842 square metres.

Land uses surrounding the site are as follows:

- North: To the north of the site, immediately north of Erskine Avenue is a seven-storey residential building at 70 Erskine Avenue. To the west of this building is John Fisher Public School at 40 Erskine Avenue.
- South: To the south of the site is Broadway Avenue. On the south side of Broadway Avenue is 25 Broadway Avenue, comprised of 2 towers (24 and 27 storeys) and North Toronto Collegiate Institute. Immediately east of this development are four storey apartment buildings at 55 and 65 Broadway Avenue and a ten-storey apartment building at 75 Broadway Avenue.
- East: To the immediate east (fronting Erskine Avenue) is a four storey residential building and a four storey townhouse east of that building. East of the townhouse is an approved 32-storey residential tower (101 Erskine Avenue) currently under construction. To the immediate east of the development site fronting on Broadway Avenue is the existing 20-storey building at 66 Broadway Avenue. The City has secured parkland at the southwest corner of 66 Broadway Avenue adjacent to the subject site. Beyond 66 Broadway Avenue is a 20-storey residential building at the northwest corner of Broadway Avenue and Redpath Avenue.
- West: To the immediate west of the site fronting on Erskine Avenue is a 10-storey residential building and a 16-storey residential building beyond that. Further west of this building are commercial properties that front on to Yonge Street. To the immediate west of the development site is St. Monica's Roman Catholic Church (44 Broadway Avenue) and associated surface parking lot and a four-storey building beyond that and St. Monica's Catholic School beyond that.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and

- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (GGH) (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development for consistency with the Provincial Policy Statement (2014) and for conformity with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan

The City's Official Plan sets out a broad strategy for managing future growth by identifying an urban structure of areas where development is appropriate and areas where little physical change is expected to occur. The Official Plan directs growth to the *Downtown*, the *Centres*, *Avenues* and *Employment Areas*. The subject site is located in the *Yonge and Eglinton Centre*, as identified on Map 2 of the Official Plan. Centres are places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed use settings with different levels of activity and intensity. The site is also designated *Apartment Neighbourhoods* on Map 17 - Land Use Plan in the Official Plan (see Attachment 3 – Official Plan).

Healthy Neighbourhood Policies

The Healthy Neighbourhoods policies of the Official Plan (Policies 2.3.1.1 and 2.3.1.2) provide guidance for development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods*. Policy 2.3.1.1 states that "*Neighbourhoods* and *Apartment Neighbourhoods* are considered to be stable". It also states that "development within *Neighbourhoods* and *Apartment Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns".

Policy 2.3.1.2 identifies the following criteria when considering development in *Apartment Neighbourhoods* adjacent to or close to *Neighbourhoods*. The proposal will:

- a) be compatible with those *Neighbourhoods*;

- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Section 3.1.1- Public Realm

The Plan recognizes the importance of good design as it relates to the creation of a great City by the look and quality of its squares, parks, streets, and public spaces and the buildings that frame and define these spaces. The policies contained in this section emphasize the need for new development to improve the public realm (streets, sidewalks and open spaces) for pedestrians.

Section 3.1.2 – Built Form

The Built Form policies, contained in Section 3.1.2 of the Official Plan, emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area. Specifically, Policy 3.1.2.3 states that "new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility."

Section 3.1.3 – Built Form – Tall Buildings

Tall buildings come with larger civic responsibilities and obligations than other buildings. In addition to specific built form characteristics related to the base, middle and top of the building, proposals for tall buildings should; demonstrate how the proposed building and site design contribute to and reinforce the overall City structure; demonstrate how the proposed building and site design relate to the existing and/or planned context; take into account the relationship of the site topography and other tall buildings; and provide high quality, comfortable and usable publically accessible open space areas.

Section 3.2.1 – Housing Policies

The Plan contains policies that require that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Policy 3.2.1.5 further states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Plan, without pass-through of such costs in the rents to tenants.

Section 4.2 - Apartment Neighbourhoods

In addition to the policies in Chapters 2 and 3, the Plan contains policies in Section 4.2, specific to lands designated *Apartment Neighbourhoods*.

Apartment Neighbourhoods are comprised 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. The Official Plan states that *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development.

The Plan includes criteria that direct the form and quality of development in this land use designation. The development criteria in *Apartment Neighbourhoods*, as cited in Policies 4.2.2 and 4.2.3, include but are not limited to:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives

of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards lower-scale *Neighbourhoods*;

- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Policy 4.2.3 states that although significant growth is generally not intended within developed *Apartment Neighbourhoods*, compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Policy 4.2.3 (a) continues that when compatible infill development is considered, it must meet the development criteria set out in Policy 4.2.2.

Section 37

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. The proposed density meets the Official Plan's threshold for Section 37 considerations, therefore this development proposal would be subject to the Section 37 policies of the Official Plan should City Council approve the application.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing

neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. OPA 320, as approved by Council, is available on the City's website at <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The Minister's approval and modification can be found at <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/N/MM/A%20Notice%20of%20Decision.OPA%20320.July%204%202016.pdf>

Yonge-Eglinton Secondary Plan

The residential areas in the Yonge-Eglinton Secondary Plan contain a full range of housing forms and tenures suitable for family and other households. A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for families and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form.

In order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within the Secondary Plan area form a positive visual relationship to the street, it is an objective of the Secondary Plan to: secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and, in particular, to those sites which abut *Neighbourhoods*; and direct higher density residential development proposals within the *Apartment Neighbourhoods* to sites with nearby subway station access.

New development will be required to provide an adequate supply of parking and loading to meet site requirements while balancing the City's goal to reduce reliance on automobile use. Parking requirements may be reduced for the development in *Mixed Use Areas* and *Apartment Neighbourhoods* which are in close proximity to subway and light rapid transit access provided it can be demonstrated how projected travel can be accommodated by other modes. The purpose of such relief is to: reduce reliance on automobiles; reduce conflicts between vehicular traffic and on-street servicing; and maximize the utilization of existing parking facilities.

New development will promote architectural excellence and environmentally sustainable and innovative design. Improvements to the public realm throughout the area will be encouraged including enhancements to streetscapes, existing open spaces and wider sidewalks. When a new development is proposed on a major street, the possibility of a building setback to provide a wider sidewalk will be considered.

Midtown in Focus: Parks, Open Space and Streetscape Plan and OPA 289

On August 25, 2014, City Council adopted the Midtown in Focus – Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area.

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

The Midtown in Focus Public Realm Plan is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces. The Public Realm Plan recognized that the study area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan also has five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets.

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

The adopted Secondary Plan amendments outline a comprehensive public realm strategy and a system of improvements that will be implemented as part of any new development in the Yonge Eglinton Secondary Plan Area. Section 2.16 requires that improvements be made to both the private and public realm as part of any new development including but not limited to: enhancements to streetscapes; provision of wider sidewalks and the establishment of multi-purpose promenades; and the integration, extension and enhancement of existing and proposed landscaped open spaces. Another objective of the amendments is to maintain and enhance the open, green, landscaped character of the area, improve and expand the network of parks, open spaces, and streetscapes, respect, reinforce and extend the landscaped open space setbacks of buildings from the streets that are prevalent in the area and create a high-quality public realm to ensure the continued vitality and quality of life in the area.

All development will be located and designed to protect access to sunlight on the existing and proposed expansion of Redpath Avenue Parkette.

The five Place-Making Moves include the Park Street Loop focused on Broadway and Roehampton Avenues. The Park Street Loop links a number of existing recreational and community amenities within its multipurpose green promenade. The Park Street Loop will be designed as a publicly accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping that provides green linkages connecting Eglinton Park to community amenities and open spaces in neighbourhoods to the east. On Broadway Avenue, all buildings will be setback a minimum of 7.5 metres at grade and above established grade from the property line. The location and design of underground parking facilities on properties abutting the Park Street Loop will provide

sufficient space and soil depth to establish and maintain a permanent, high branching tree canopy.

Official Plan Amendment 289 has been appealed to the Ontario Municipal Board. OPA 289 is relevant but not determinative in terms of the Official Plan policy framework. It represents the latest planning directions of City Council and of City Planning and is part of the emerging policy context.

Pre-Hearing conferences were held on July 12, 2016 and February 24, 2017 to identify parties to the hearing. A third pre-hearing is scheduled for November 7, 2017. The latest Board Order issued on March 22, 2017 arising from the February 27, 2017 Pre-Hearing conference can be found here:

<http://www.omb.gov.on.ca/e-decisions/pl150678-Mar-22-2017.pdf>

All other relevant Official Plan and Secondary Plan policies will be considered in the evaluation of this development proposal. The Toronto Official Plan can be found here:

www.toronto.ca/planning/official_plan/introduction.htm

Midtown in Focus: Growth, Built Form and Infrastructure Review

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area, referred to as Midtown in Focus: Growth, Built Form and Infrastructure Review (the Review). The Review builds on the Midtown in Focus Public Realm Plan and its response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The objective of the Review is to ensure that growth positively contributes to Midtown's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The Review began in late 2015, based on City Council's direction, and includes the following activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments.
- **A Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to better guide the area's evolution.
- **A Cultural Heritage Resource Assessment** to document the area's archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study.
- **A Community Services and Facilities Study** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority community infrastructure projects.

- **Transportation and Municipal Servicing Assessments** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan area.
- An area-wide **Parks Plan** and **public realm strategy for the Davisville area** to complement the 2014 Public Realm Plan for lands in and around the Yonge-Eglinton Centre.

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The report provided Council with an update on the overall progress of the study, and included recommended draft built form principles as well as a draft character area structure that organizes subareas of Midtown according to common physical attributes, development histories and policy directions. The recommendations adopted by Council direct staff to:

- Consider and review applications within the context of the Review, in light of both the Avenue policies and in force policy 2.3.1.3 of the Official Plan;
- Consider the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. The recommendation also directed staff to continue to refine the principles in consultation with landowners and the community; and
- To identify opportunities on City-owned lands for new community infrastructure and secure community infrastructure space, as appropriate, as part of the development application review process.

Within the context of the Review, the subject property is in an area identified as being within a "Midtown Apartment Neighbourhood" character area, specifically the Redpath and Park Street Loop. The "Midtown Apartment Neighbourhoods" typically accommodate high-density residential communities within an open, landscaped setting. A key objective for these areas is to reinforce the unique open space amenity and spaciousness currently enjoyed, by ensuring abundant landscaping at grade, generous building spacing and, in some cases, generous setbacks from the street.

The draft built form principles developed for the Review, and endorsed by Council, are organized in four categories: Area Structure, Public Realm and Open Space, Walkability and Comfort, and Heritage and Landmarks. Principles that are applicable to the review of this application include:

Public Realm and Open Space

- Support active street life and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade.

Walkability and Comfort

- Locate, design and mass buildings to preserve sky view, allow daylight and sunlight to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces;
- Create a human-scaled public realm where buildings define and support streetscapes; and
- Ensure fine-grained pedestrian circulation between and through sites and blocks through the placement and orientation of buildings.

The Review has incorporated extensive consultation and detailed analysis of existing conditions, area character, development trends, infrastructure capacity and more to establish a clear and up-to-date planning framework for the area. This framework will include a built form vision and principles for the Secondary Plan area overall as well as specific character areas, the identification of a structure plan to inform and shape decisions on land use, density and heights of buildings, and enhanced direction for transition. In addition, the plan will provide detailed direction in terms of priorities for parkland improvement and expansion, public realm improvements and community, transportation and servicing infrastructure.

Any changes to the planned context of the area are best addressed comprehensively in accordance with in-force Official Plan policy and the emerging direction from the Review, rather than on a site-specific basis. Accordingly, the review of the application will be closely linked with the analysis, emerging directions and Council decisions resulting from the Midtown in Focus study.

City staff anticipates reporting to City Council in late 2017 with a Proposals Report that identifies proposed policy amendments that will result in an updated Yonge-Eglinton Secondary Plan as well as other emerging directions related to the infrastructure assessments and strategies.

Zoning

The subject site is zoned R2 Z2.0 in Zoning By-law No. 438-86, as amended, with a permitted height of 38.0 metres and a maximum density of 2 times the area of the site. The R2 zoning permits a variety of residential uses including apartment buildings. The site is also zoned R (d2.0) (x912) in Zoning By-law No. 569-2013. The permissions are largely the same in By-law No. 569-2013 as in By-law No. 438-86, as amended.

Site Plan Control

The proposal is subject to Site Plan Control. An associated Site Plan Control application was submitted with this rezoning application (File no. 17 145080 NNY 25 SA) and is being reviewed concurrently.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City lands. An Arborist Report was submitted with the application and is currently under review by Urban Forestry staff. At a preliminary review, the report has identified the removal of four trees on private lands having diameters of 30 cm or greater on or adjacent to the subject site and three trees within the public boulevard.

Reasons for the Application

An amendment to By-law No. 438-86, as amended and By-law No. 569-2013 is required to permit the proposed density on the lands and to develop appropriate development standards for the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Arborist Report;
- Sun/Shadow Study;
- Housing Issues Report;
- Microclimatic Analysis;
- Geotechnical Investigation;
- Public Consultation Strategy;
- Stage 1 Archaeological Assessment;
- Urban Transportation Consideration;
- Community Services and Facilities Study;
- Green Development Standards Checklist and Statistics; and
- Functional Servicing and Stormwater Management Report.

A Notification of Complete Application was issued on May 18, 2017.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- Conformity with all applicable Official Plan Policies, including in particular the Healthy Neighbourhoods policies, the Built Form policies and *Apartment Neighbourhoods* policies and Development Criteria;
- Conformity with the Yonge-Eglinton Secondary Plan;
- Consistency with the Midtown in Focus Public Realm Plan and OPA 289 including building setbacks and streetscape improvements;
- Consistency with the draft built form principles and the emerging vision and objectives of the Midtown in Focus: Growth, Built Form and Infrastructure Review;
- The appropriateness of a tall building on this site;
- Compliance with the City-Wide Tall Buildings Design Guidelines;
- The appropriateness of the length and configuration of the building;
- Overall height, massing, and density of the proposed development;
- Separation distance between proposed building and adjacent buildings on and off site;
- Provision of on-site parkland dedication adjacent to the approved park on the adjacent site to the east;
- Potential for addition and improvement to the mid-block pedestrian connection secured through previous applications on the adjacent site to the east;
- Tree removal and replacement;
- Provision of adequate landscape open space on site;
- Shadow impacts resulting from the proposed development on adjacent sites, public sidewalks and parks;
- Amount of indoor and outdoor amenity space provided;
- Improvements to the existing rental building, as well as protection measures to mitigate construction impact on tenants and surrounding properties;
- Site design, organization and layout with respect to the locations of vehicular access, loading, pedestrian circulation/connections to the public realm and landscape areas;
- Assessment of stormwater management and site servicing;
- Adequacy of existing community services and facilities that are required to serve the proposed development;
- Transportation impact arising from the additional residential density including adequate supply of parking for existing and future tenants;
- Provision of larger (3 bedroom) units suitable for a broader range of households, including families with children;
- Identification and securing of public benefits pursuant to Section 37 of the *Planning Act*, should the proposal in some form be approved; and
- Review of the TGS Checklist for compliance with Tier 1 performance measures.

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

CONTACT

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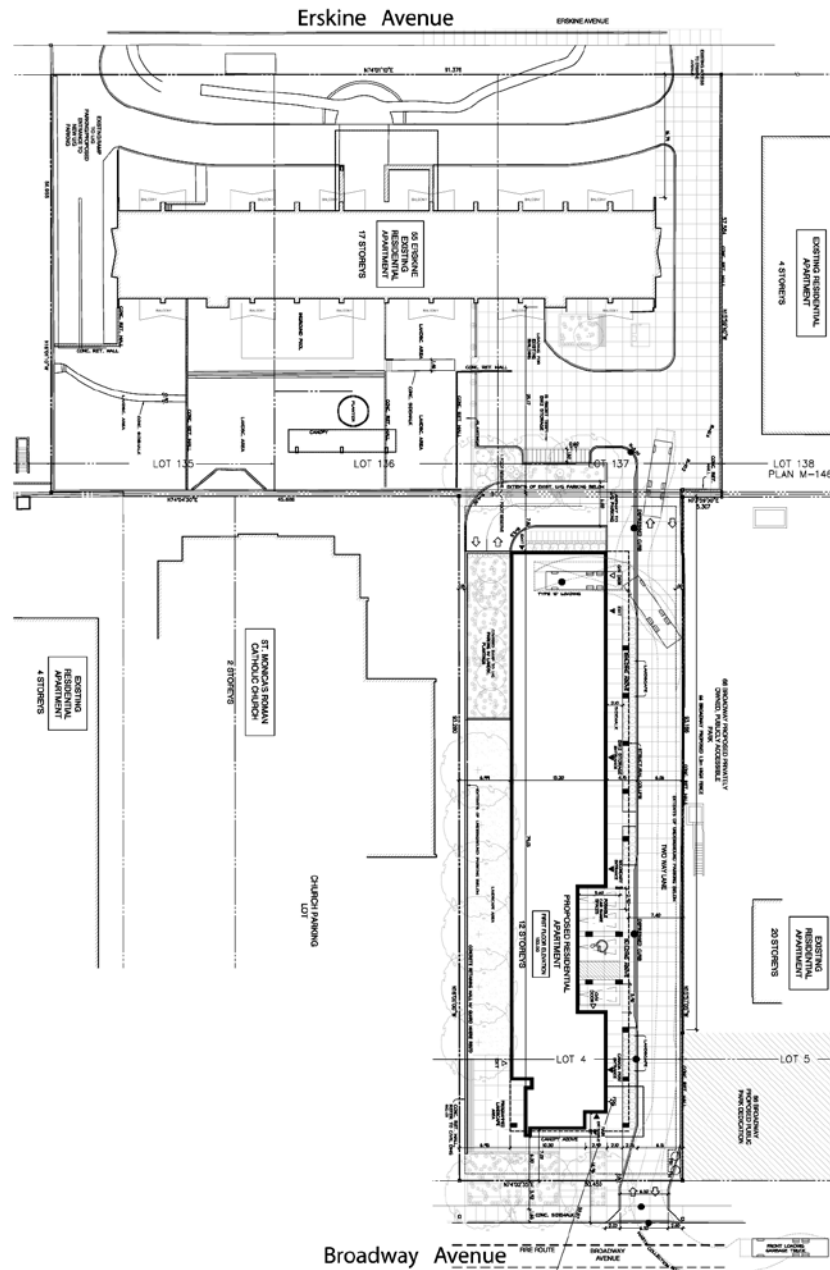
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1a:	Site Plan (Entire Site)
Attachment 1b:	Site Plan (Proposed building)
Attachment 2a:	East and North Elevations
Attachment 2b:	West and South Elevations
Attachment 3:	Official Plan
Attachment 4:	Zoning By-law No. 569-2013
Attachment 5:	Application Data Sheet

Attachment 1a: Site Plan (Entire Site)



Site Plan

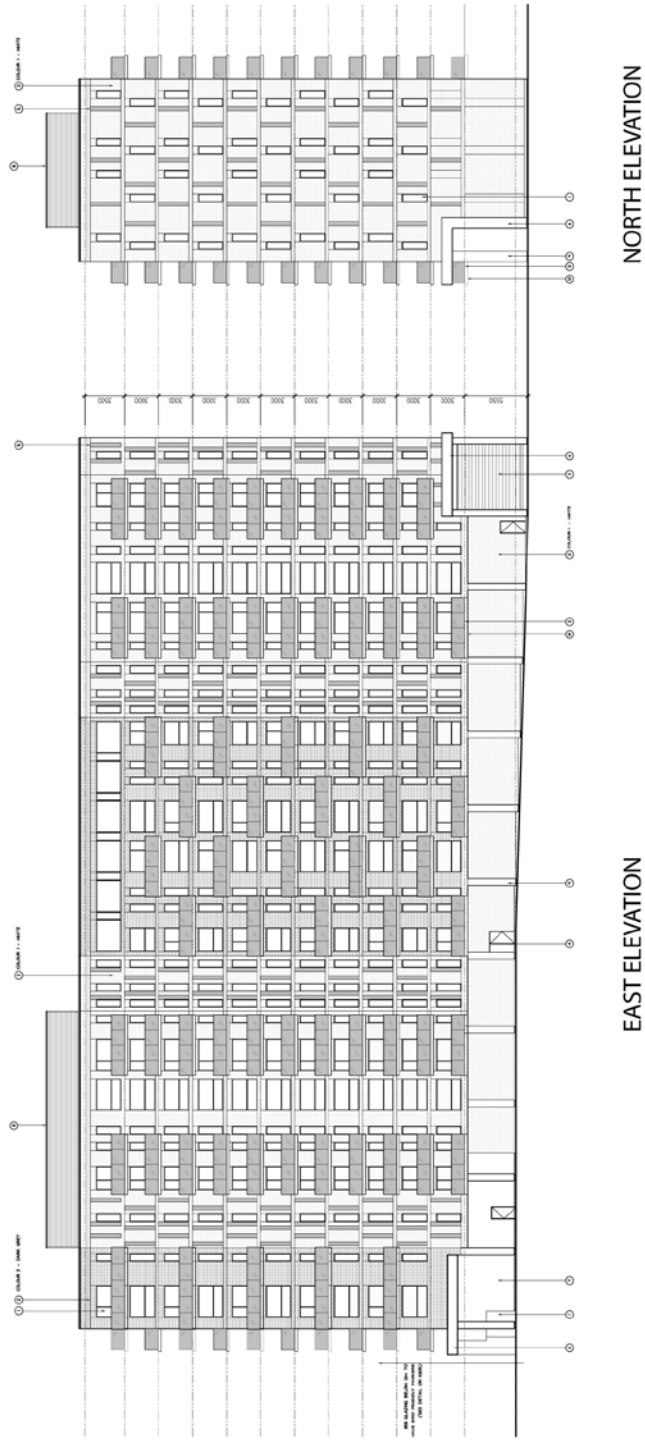
Applicant's Submitted Drawing

Not to Scale 
05/11/2017

55 Erskine Avenue

File # 17 145066 NNY 25 OZ

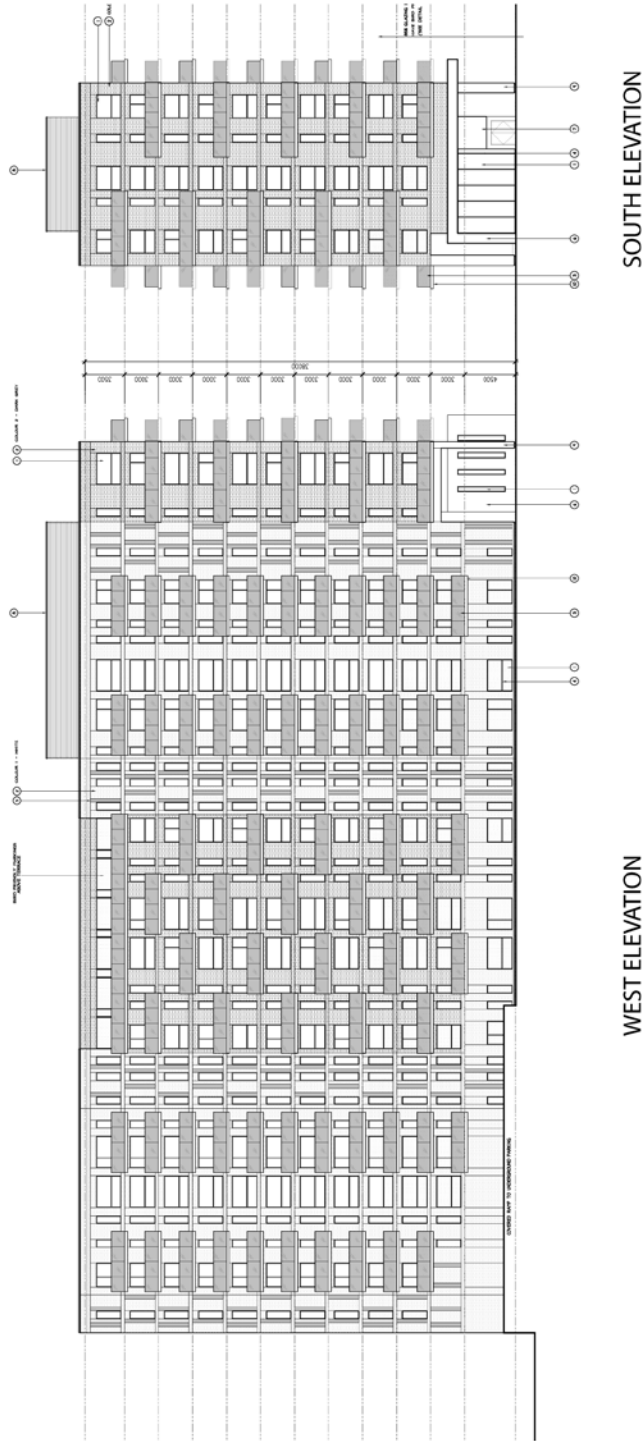
Attachment 2a: East and North Elevations



55 Erskine Avenue
File # 17 145066 NNY 25 0Z

East & North Elevations
Applicant's Submitted Drawing
Not to Scale
05/11/2017

Attachment 2b: West and South Elevations



55 Erskine Avenue

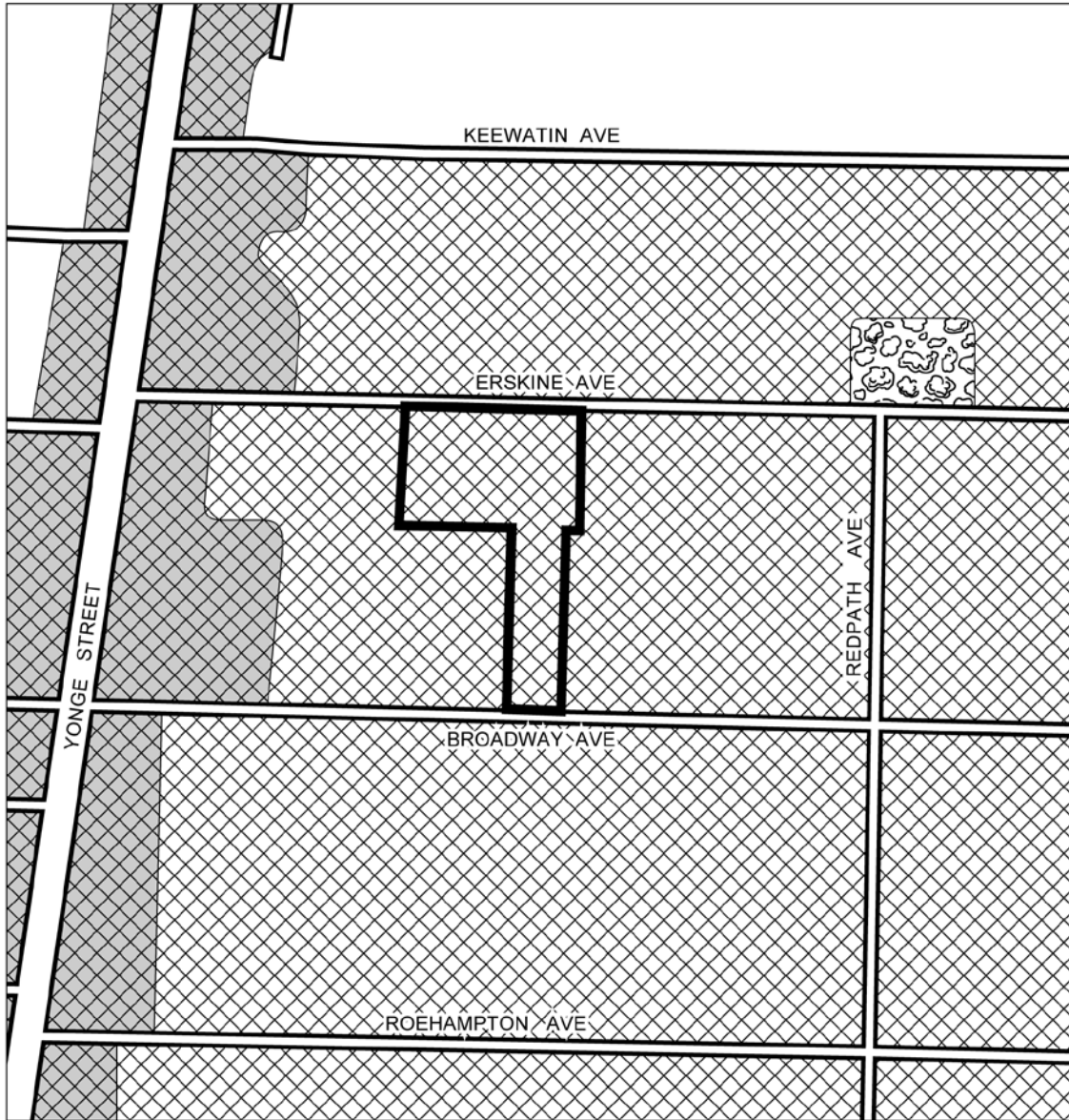
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West & South Elevations

Applicant's Submitted Drawing

Not to Scale
05/11/2017




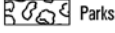


Attachment 3: Official Plan



TORONTO
 Extract from Official Plan

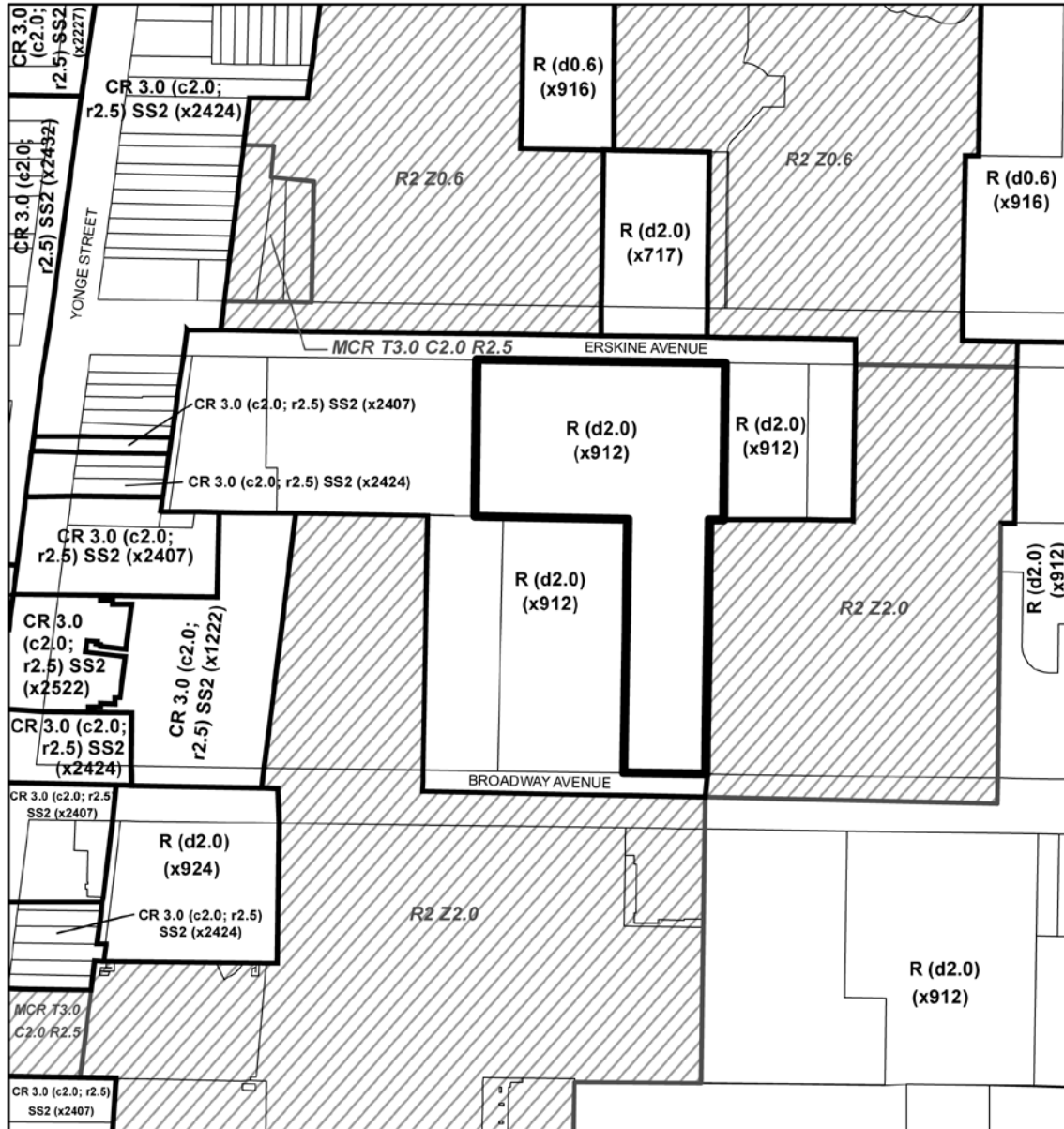
55 Erskine Avenue

File # 17 145066 NNY 25 02

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


 Not to Scale
 05/11/2017

Attachment 4: Zoning By-law No. 596-2013



Zoning By-Law No. 569-2013

55 Erskine Avenue

File # 17 145066 NNY 25 0Z

Location of Application
 R Residential CR Commercial Residential

See Former City of Toronto By-Law No. 438-86
 R2 Residential District
 MCR Mixed-Use District

Not to Scale
 Extracted: 05/11/2017

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	17 145066 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	April 18, 2017

Municipal Address: 55 ERSKINE AVENUE

Location Description: PLAN 756 LOT 4 135 & 136 PT LOT 137 **GRID N2507

Project Description: A 12--storey (38 metres) residential building on a property that currently operates as a surface parking area. The building will front onto Broadway Avenue. The existing 17-storey rental apartment building on the site will be retained.

Applicant:	Agent:	Architect:	Owner:
ROBERT GLOVER, Bousfields	ROBERT GLOVER, Bousfields	Martin Simmons Architects	SHALL-MAY HOLDINGS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RA	Historical Status:	N
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION (Existing and Proposed)

Site Area (sq. m):	8,090	Height:	Storeys:	12 (Proposed)
Frontage (m):	91 (Erskine Avenue)		Metres:	38 (Proposed)
Depth (m):	149			
Total Ground Floor Area (sq. m):	1,855			Total
Total Residential GFA (sq. m):	27,805		Parking Spaces:	226
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	27,806			
Lot Coverage Ratio (%):	22.9			
Floor Space Index:	3.44			

DWELLING UNITS (Existing and Proposed) FLOOR AREA BREAKDOWN (Existing and Proposed)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	27,806	0
Bachelor:	40	Retail GFA (sq. m):	0	0
1 Bedroom:	136	Office GFA (sq. m):	0	0
2 Bedroom:	137	Industrial GFA (sq. m):	0	0
3 + Bedroom:	22	Institutional/Other GFA (sq. m):	0	0
Total Units:	335			

CONTACT:	PLANNER NAME:	Cynthia Owusu-Gyimah, Senior Planner
	TEL./EMAIL:	(416) 395-7126, cynthia.owusu-gyimah@toronto.ca