

109 Erskine Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: December 4, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 20 208290 NNY 15 OZ

Rental Housing Demolition Application: 20 208291 NNY 15 RH

Notice of Complete Application Issued: November 3, 2020

Current Use on Site: Three-and-a-half storey, 34-unit residential rental apartment building

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications for 109 Erskine Avenue. Staff are currently reviewing the applications, which have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting on the applications for 109 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 application site, and to additional residents, institutions, and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future budget years.

ISSUE BACKGROUND

Application Description

The applicant proposes to amend City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 109 Erskine Avenue in order to redevelop the site with a 22-storey (68 metre plus 5 metre mechanical) residential building with a total of 213 dwelling units. The proposed development includes 14,029 square metres of residential gross floor area (GFA), which represents a density (floor space index) of 8.1 times the area of the lot.

The base building of the proposed development ranges from six storeys in height along the Erskine Avenue frontage to seven storeys in height at the interface with the rear lot line. The proposed base building is set back from Erskine Avenue by 6.5 metres at the first and second floors, increasing to 7.8 metres at the third through fifth floors. The proposed tower floorplate measures 761 square metres at the seventh floor above the base building, decreasing to 704 square metres at the 12th floor where it progressively tapers at every storey above the 17th floor. The application proposes a total of 269 square metres of indoor amenity space and 101 square metres of outdoor amenity space.

A two-way driveway is proposed off Erskine Avenue adjacent to the western lot line, with the base building cantilevered above to provide a carport-style roof over the driveway. The proposed driveway provides access to two levels of underground parking with 49 vehicular parking spaces (41 resident spaces and 8 visitor spaces) and 214 bicycle parking spaces (192 resident spaces and 22 short-term spaces). One Type 'G' loading space is proposed as part of the development.

The proposal involves the demolition of the existing three-and-a-half-storey rental apartment building comprised of 34 dwelling units, and replacing the existing rental dwelling units within the proposed development.

Details of the application are outlined in the chart below.

Category	October 20, 2020 Submission	
Site Area	1,737 square metres	
6 to 7-storey Base Building Setbacks from Property Line	North (Erskine Avenue)	6.52 metres
	South	5.50 metres
	East	5.50 metres

	West	0 metres
Proposed Tower Setbacks from the Property Line	South	8.50 metres
	East	5.50 metres
	West	5.50 metres
Proposed Tower Setbacks - Surrounding Buildings	West (101 Erskine Avenue)	27 metres
	South (88 Broadway Avenue)	74.5 metres
Total Residential Gross Floor Area (GFA)	14,029 square metres	
Floor Space Index (FSI)	8.1 times the lot area	
Lot Coverage	33%	
Base Building Height	18.9 metres (6-storeys) front 21.9 metres (7-storeys) rear	
Tower Height	68 metres to the top of the 22nd storey 73.12 metres (including MPH)	
Tower Floor Plate	495-761 square metres	
Proposed Residential Units		
Studio	21 (10%)	
1 Bedroom	117 (55%)	
2 Bedroom	52 (24%)	
3 Bedroom	23 (11%)	
Total	213	
Amenity Area		
Indoor	269 square metres	
Outdoor	101 square metres	
Total	370 square metres	
Proposed Vehicular Parking (residential: visitor)	49 spaces (41:8)	
Loading Spaces	1 Type 'G'	
Bicycle Parking (long-term residential:visitor)	214 spaces (192:22)	
Proposed Parkland Dedication	None	

Detailed project information is found on the City's Application Information Centre at:
<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 to 8 of this report for three-dimensional representations of the project in context, location map, site plan and building elevations.

Provincial Policy Statement (2020) and Provincial Plans

Land use planning in Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable provincial plans which, in the case of the City of Toronto, include *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (2020). The PPS and all provincial plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. This new plan replaces the previous 2019 Growth Plan and continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, contribute to environmental sustainability, and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the

PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions, or advice affecting a planning matter that are provided to Council shall also conform with the Growth Plan.

The Growth Plan (2020) sets out minimum density targets for Major Transit Station Areas (MTSAs) and Urban Growth Centres (UGCs). MTSAs are the lands around transit stations generally defined as the areas within an approximate 500-800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject lands are designated *Apartment Neighbourhoods* on Map 17 of the Official Plan and are subject to Official Plan Policy 3.2.1.6, which requires that any new development resulting in the loss of six or more rental housing units replace the same number, size and type of rental units with rents similar to those in effect at the time of application.

On September 21, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. These OPAs introduced new or revised policies regarding building types, building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. OPA No. 479 also introduced the Block Context Plan requirement for some applications that shows how the physical form of the proposed development fits within the existing and planned context.

Yonge Eglinton Secondary Plan

The application is located on lands within the *Yonge-Eglinton Centre* on Map 2 of the Official Plan and is within the *Yonge-Eglinton Secondary Plan Area*. The subject site is also located within the *Erskine and Keewatin-Apartment Neighbourhoods* Character Area as identified in the Yonge-Eglinton Secondary Plan Policy Section 1.3.3.

On June 5, 2019, the Minister of Municipal Affairs and Housing issued their decision on the Yonge-Eglinton Official Plan Amendment (OPA 405) and the Amendment, as modified, is now in force. As this application was submitted after OPA 405 came into effect, the application is subject to its policies. OPA 405 can be found here:

<https://www.toronto.ca/wp-content/uploads/2018/05/970b-2018-05-18-Final-OPA-and-YESP-combined-AODA.pdf>

Zoning By-laws

The site is subject to both former City of Toronto Zoning By-law 438-86 and City-wide Zoning By-law 569-2013. Under Zoning By-law 438-86, as amended, the site is zoned Residential Districts R2 Z 2.0. Under Zoning By-law 569-2013, as amended, the site is zoned Residential R (d2.0) (x912).

Both the R2 and R zones permit residential uses, a maximum density of 2.0 times the lot area, and a maximum height of 38 metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used to evaluate this application:

- Tall Building Design Guidelines;
- Midtown Parks and Public Realm Plan;
- Pet Friendly Guidelines;
- Growing Up Urban Design Guidelines; and
- Bird Friendly Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes City Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the Toronto Municipal Code, the Rental Housing Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition and conversion of rental housing in buildings containing six or more residential units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City Council may refuse an application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Local Planning Appeal Tribunal (LPAT).

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of the demolition of any residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act*.

The proposal for 109 Erskine Avenue requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental unit.

On October 20, 2020, an application for a Section 111 permit was submitted under Chapter 667 of the Toronto Municipal Code to demolish the existing 34 rental dwelling units on the lands. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Application

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as amended, and to establish new development standards related to, amongst other things: parking, amenity space, landscaping and building setbacks.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* is required to demolish the 34 existing rental housing units.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2020) and conformity with A Place to Grow (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS and conformity with A Place to Grow will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the *Apartment Neighbourhoods* policies and the Yonge-Eglinton Secondary Plan (OPA 405), which applies to this application.

Built Form, Landscaping and Public Realm

The suitability of the proposed built form will be evaluated based on the planning framework for the area, including provincial policies and plans; the City's Official Plan; the Yonge-Eglinton Secondary Plan Policies; and various City Design Guidelines, including the City's Tall Building Design Guidelines.

The subject site is designated *Apartment Neighbourhoods* and is within the *Erskine and Keewatin Character Area* in the Yonge-Eglinton Secondary Plan. The Secondary Plan identifies a height range of 25 to 35 storeys within the Character Area, generally decreasing in height from west to east with increasing distance from Yonge Street.

Chapter 5 of the Yonge-Eglinton Secondary Plan provides policy direction regarding built form. Policy 5.1 includes area-wide built form principles and specific requirements to ensure these principles are advanced through new development. The proposal will be evaluated against these policies. Policy 5.1.1(d) states that growth and intensification will be accommodated in a variety of building types and scales suitable and appropriate to the existing and planned context of the character areas by ensuring high-quality landscaping at grade, providing appropriate spacing and separation between tall buildings, and ensuring the base of tall buildings have a scale that is compatible with the existing and planned character of the area. Staff will review the appropriateness of the proposed building height (tower and base building), massing and setbacks, stepbacks, and tower floorplate, both on the site and within the surrounding built and planned context. In particular, the tower separation distance between the proposed tower and the existing tower at 101 Erskine Avenue and the tower setback of 5.5 metres to the east/west property lines.

Policy 5.3.34(a) of the Secondary Plan further states that base buildings of tall buildings in Apartment Neighbourhood Character Areas generally should not exceed four storeys. The base building height is proposed at six storeys on Erskine Avenue directly adjacent to four-storey townhouses to the east and seven storeys at the interface with the rear lot line, exceeding this limit. The compatibility with the scale and proportion of the adjacent streets and buildings, including the adjacent four-storey townhouses, will be evaluated through the review of this application. Staff will review the appropriateness of the height of the base building and the lack of building setback on the western property line.

Policy 5.6.1 of the Secondary Plan speaks to adequate access to sunlight on key parks, and encourages new development to minimize net new shadows on Red Path Parkette and any future expansion of this park. The submitted sun/shadow study will be reviewed

as well as the overall Block Study, to ascertain the shadow impacts on the park, and surrounding properties.

Section 3 of the Secondary Plan outlines Parks and Public Realm policies. The primary public realm objectives of the Secondary Plan are to maintain and enhance the green, landscaped character of the area, improve and expand the network of parks and open spaces, and create a high-quality public realm and streetscapes to ensure the continued vitality and quality of life in the area. Development will reduce the impact of vehicular, loading, and servicing activities on the public realm. To advance these objectives, the Secondary Plan identifies a series of Public Realm Moves, shown on Map 21-6 of the Plan, which identifies the subject site as being located in the Midtown Greenways.

Staff will review the proposed building's height and massing to assess whether the proposal meets the intended built form character for the Erskine and Keewatin Character Area, as well as the Parks and Public realm policies of the *Yonge-Eglinton Secondary Plan*. The proposal will also be reviewed as to how it fits within the overall Block Study context.

Midtown Zoning Review

As part of the approval of Midtown in Focus in July 2018, City Planning was directed by Council to initiate a zoning review for Midtown's 22 Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law, as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale, and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

The proposed development is situated within an area subject to the Midtown Zoning Review. In addition, this site, being within the Erskine and Keewatin Character Area, is located in a block where there has been, and there exists, the possibility of applications for intensification.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to inform the development of a comprehensive Zoning By-law that will include Midtown's 22 character areas. The review of this application within the context of the Midtown Zoning Review will allow for a comprehensive and informed process.

Broadway-Erskine Block Study

At its meeting on July 16, 2019, City Council directed that staff undertake a block study in response to active development applications in this area, thus initiating the Broadway and Erskine Block Study. The proposed development is situated within the area subject to the ongoing Broadway-Erskine Block Study, and part of the wider Midtown Zoning Review. The Broadway and Erskine Block Study seeks to address matters such as the provision of consolidated site access, parkland location and configuration, pedestrian connections within the block and to the surrounding area, required servicing and transportation infrastructure, historic preservation, and appropriate urban design and compatible built form for the area. The outcome of the Broadway and Erskine Block

Study is intended to guide the review of this application and future redevelopment of other sites within the block.

The block study includes the overall area bounded by: Erskine Avenue to the north; Redpath Avenue to the east; Broadway Avenue to the south; and the easterly boundary of the *Mixed Use Areas "B"* designation fronting Yonge Street to the west.

In addition to this application, there are a number of other active development applications and/or properties within the block study area that will form the focus of the study, including: 40-44 Broadway Avenue (rezoning application to permit a 44-storey (131.9 metre) high-rise residential building); 55 Erskine Avenue (rezoning application to permit a 12-storey residential building); 28 Broadway Avenue (existing four-storey residential apartment building owned by the Toronto Community Housing Corporation) and 14 Broadway Avenue (St. Monica's Catholic School (three-storey elementary school with a surface parking lot along the east side of the property and playground at the rear of the building).

The Broadway and Erskine Block Study is ongoing concurrently with the review of this development application. A Virtual Community Consultation Meeting on the block study was held on November 10, 2020, with further consultation anticipated in early 2021.

Section 9.3 of the Yonge-Eglinton Secondary Plan identifies that a Context Plan may be required as part of the development review process to identify opportunities for coordinating development on multiple sites within an area. The Context Plan will illustrate the development and relevant conditions on the site and in the context area, including:

- co-ordinated pedestrian, cycling, and vehicular accesses;
- co-ordinated and consolidated site circulation, loading, and servicing;
- tree preservation and planting opportunities;
- opportunities for enhancing and integrating parks and open spaces;
- cultural heritage resources, and the approach to their conservation;
- the location, massing, and heights of buildings;
- existing, planned, and/or proposed community service facilities;
- the proposed layout of streets, laneways, and/or mid-block pedestrian connections;
- the location for underground parking and access ramps and utilities; and
- the phasing of approved and proposed development on-site and in the area.

City staff will need to review this site in the context of the surrounding block to develop a plan for the entirety of the block and in accordance with the policy directions in the Yonge-Eglinton Secondary Plan.

City staff will request the applicant to submit a Context Plan illustrating the footprint and scale of the proposed development in relation to surrounding buildings on the adjacent sites including the townhouses to the east, open spaces, and land uses to give a clear indication of the proposal in the context of the immediate neighbourhood.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted a Tree Inventory and Preservation Plan, which is currently under review by City staff.

The Tree Inventory and Preservation Plan concludes that there are seven trees on or within six metres of the subject property. All trees are located within the municipal road allowance and are City-owned. The Plan suggests that the removal of two trees and injury to one tree would be required to accommodate the proposed development.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

Rental Housing Issues

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a building or related group of buildings and would result in the loss of six or more rental units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size, and type of rental units are replaced and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that at least 25 of the existing rental units on the lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.6 of the Official Plan applies to this proposal and the applicant is required to replace all of the existing rental units proposed to be demolished within the proposed development.

As the applications progress, City staff will work with the applicant to develop a detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants. A site visit by City staff will also be required to fully assess the application.

Growing Up Guidelines

The Council-adopted *Growing Up: Planning for Children in New Vertical Communities* urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units).

Guideline 3.0 states that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The application proposes to provide 48 (26.4%) of the 182 net new dwelling units (non-replacement rental units) as 2-bedroom units and 23 (12.6%) of the net new dwelling units as 3-bedroom units, which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up guidelines. However, only 18 of the proposed net new 2-bedroom units (9.9% of all net new units) are larger than 87 square metres in size, and only one of the proposed 3-bedroom units is larger than 100 square metres in size.

As the application progresses, City staff will work with the applicant to implement the unit size objectives of the Growing Up guidelines in order to accommodate a broad range of households, including families with children, within the proposed development.

Affordable Housing

Affordable Housing and Smart Urban Growth are strategic actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan also contains policies to support the development of affordable housing and the provision of a range of housing options to accommodate the needs of all household sizes and incomes.

Staff will engage in discussions with the applicant to evaluate potential opportunities for the provision of affordable housing.

School Boards

The application was circulated to both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB).

TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools. This will include an assessment of existing school capacity to support increased demand that would be generated by the proposed development.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong, and complete communities. CS&F are the lands, buildings, and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards, and commissions. CS&F include recreation and childcare facilities,

libraries, and schools, as well as public health, social, cultural, and employment services.

The timely provision of CS&F is as important to the livability of the City's neighbourhoods as "hard" services like sewers, water systems, roads, and public transit. The City's Official Plan establishes and recognizes that the provision of, and investment in, CS&F supports healthy, safe, liveable, and accessible communities. Providing for a full range of CS&F in areas experiencing major or incremental growth is a responsibility shared by the City, public agencies, and the development community.

A CS&F study has been submitted with the application and is currently under review by City staff.

Section 37 Community Benefits

The Official Plan authorizes the City to apply Section 37 of the *Planning Act* to pass by-laws to allow for increases in height and/or density that are not otherwise permitted by the Zoning By-law in return for the provision, by the applicant, of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title for projects that meet the development thresholds identified in the Official Plan.

Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the applicant would be required to provide, should the proposal be recommended for approval in some form.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff. Staff will also assess the appropriateness of the proposed loading and garbage storage facilities.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and

demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-laws, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Other Matters

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

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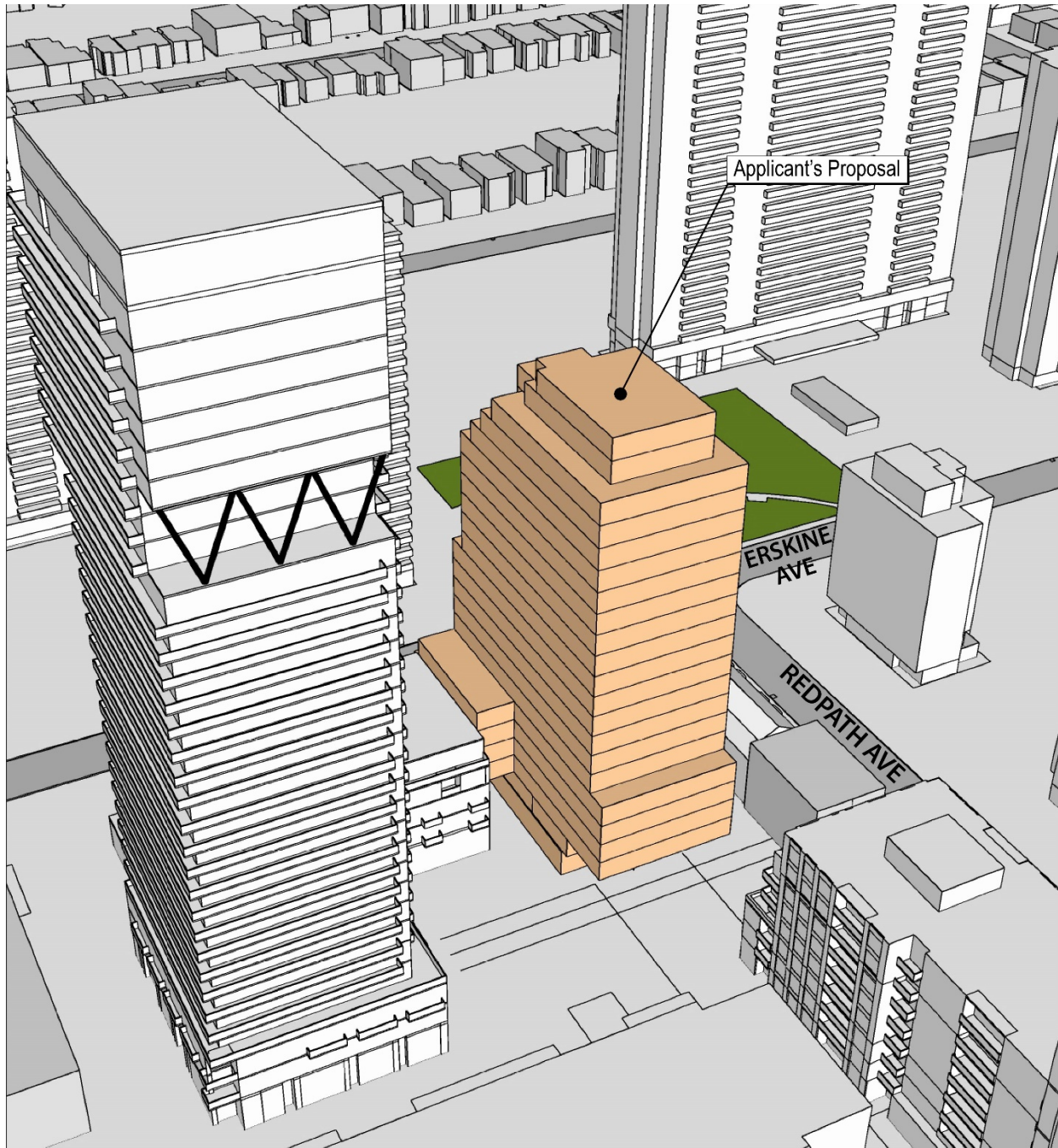
John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context - Looking Northeast
Attachment 2: 3D Model of Proposal in Context- Looking Southwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: North Elevation
Attachment 6: South Elevation
Attachment 7: East Elevation
Attachment 8: West Elevation
Attachment 9: Official Plan Map
Attachment 10: Yonge-Eglinton Secondary Plan Map

Attachment 1: 3D Model of Proposal in Context - Looking Northeast

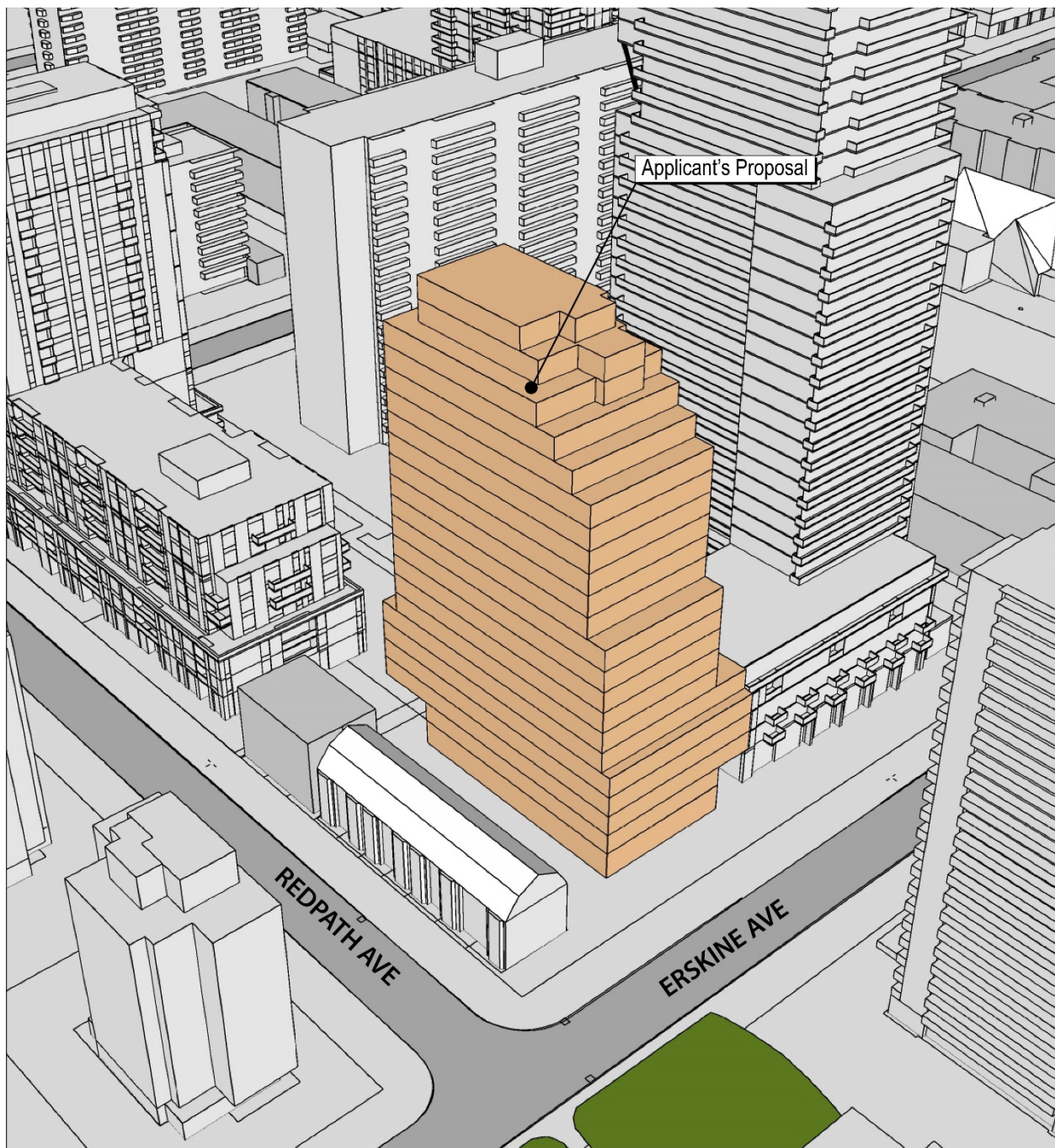


View of Applicant's Proposal Looking Northeast



11/23/2020

Attachment 2: 3D Model of Proposal in Context - Looking Southwest

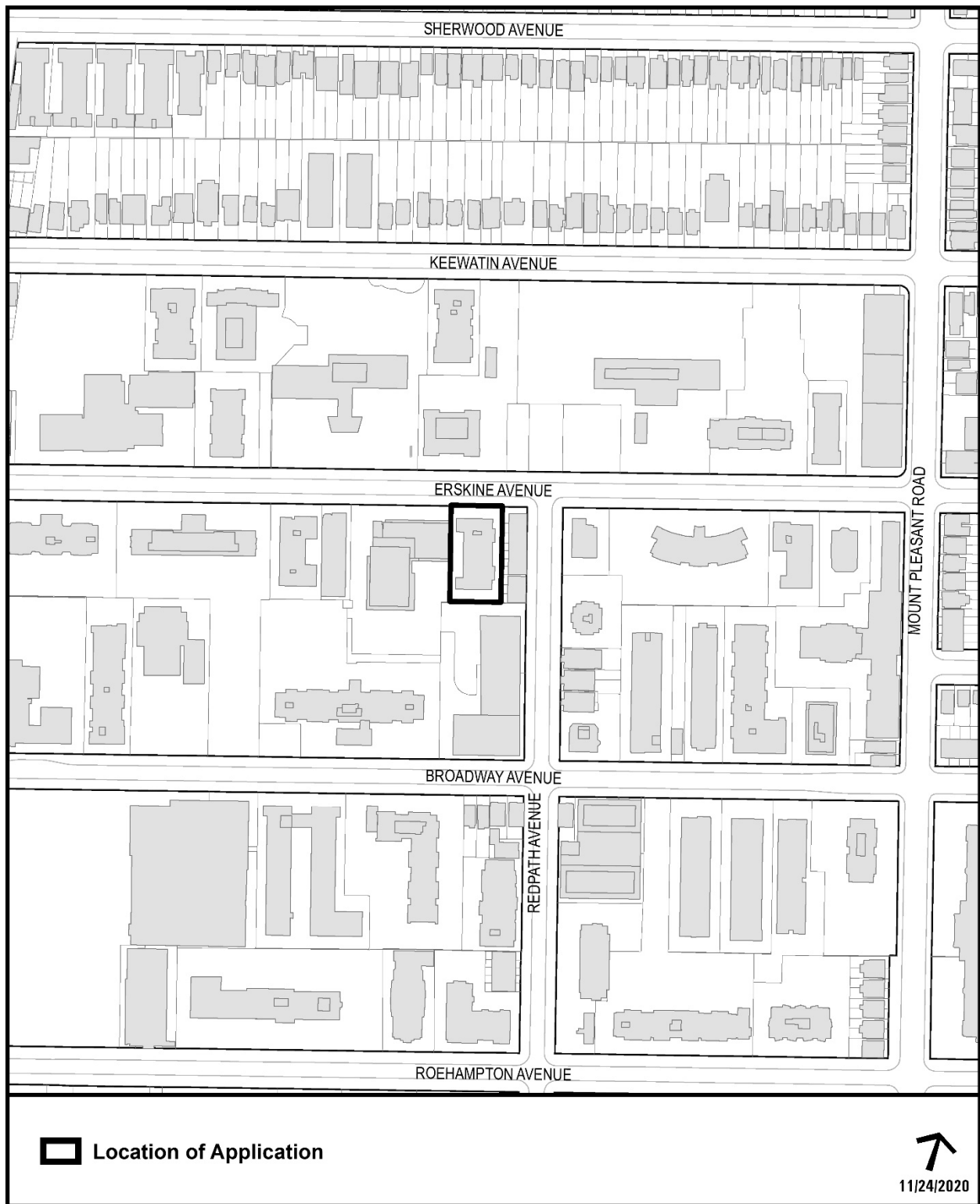


View of Applicant's Proposal Looking Southwest

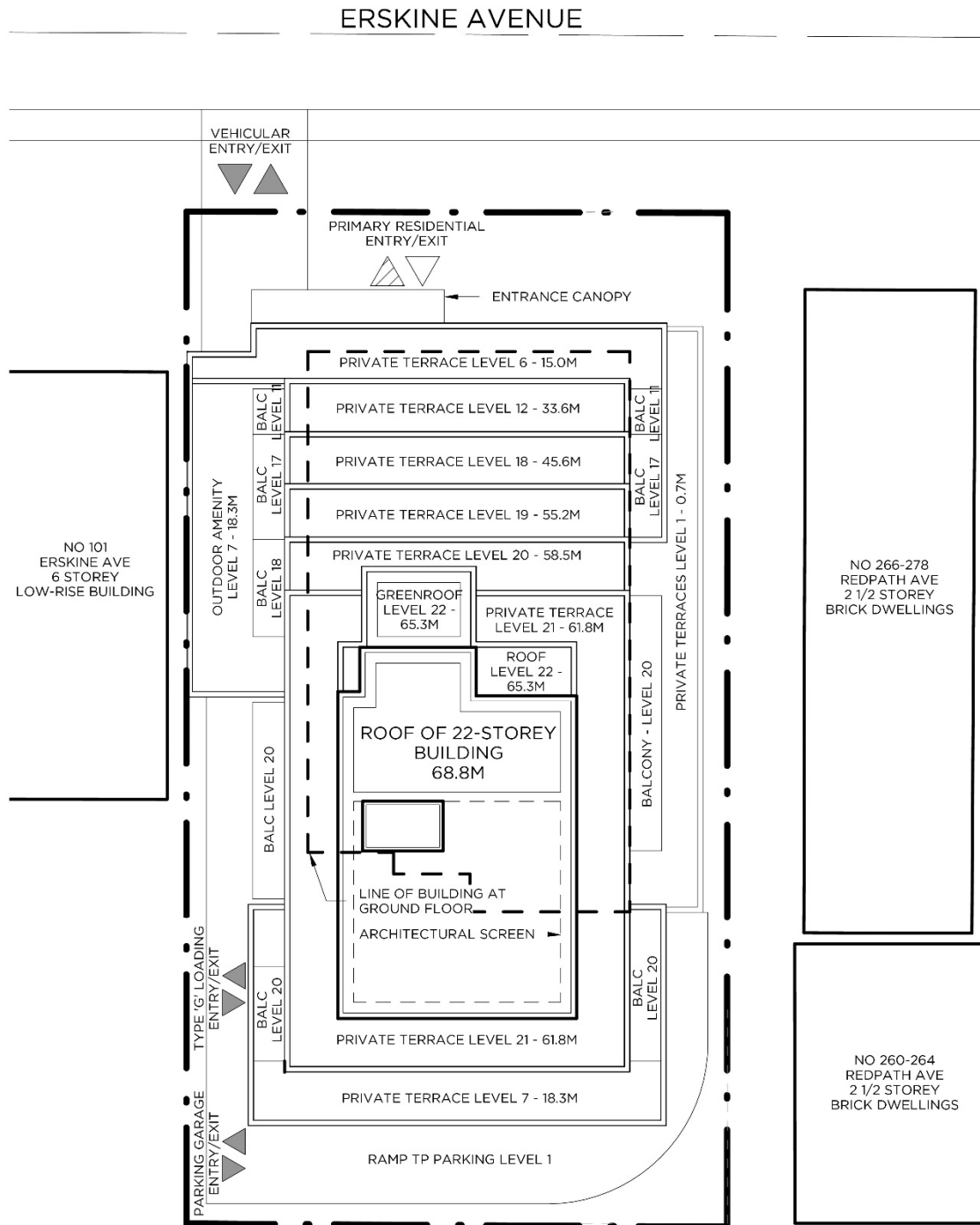


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Attachment 3: Location Map



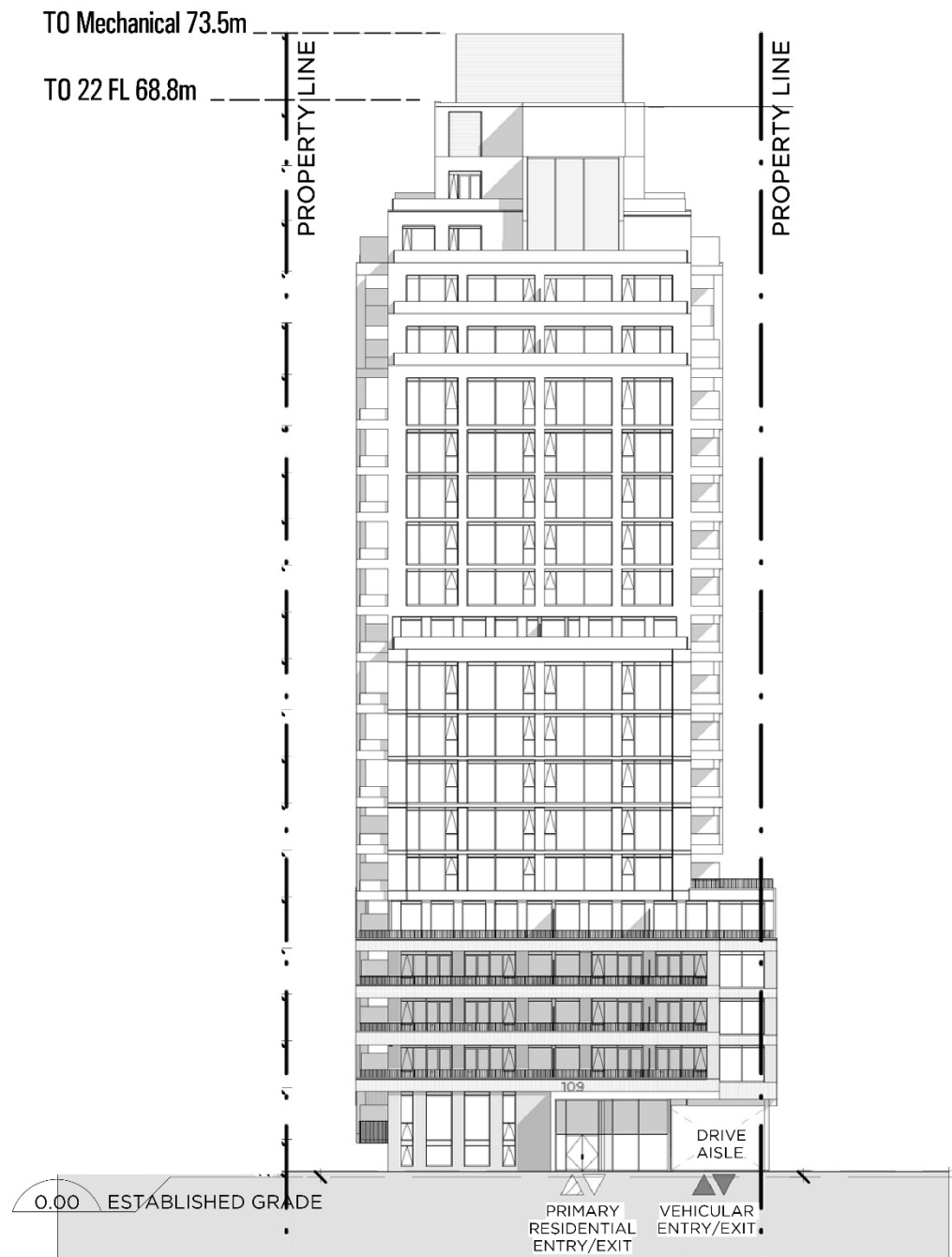
Attachment 4: Site Plan



Site Plan

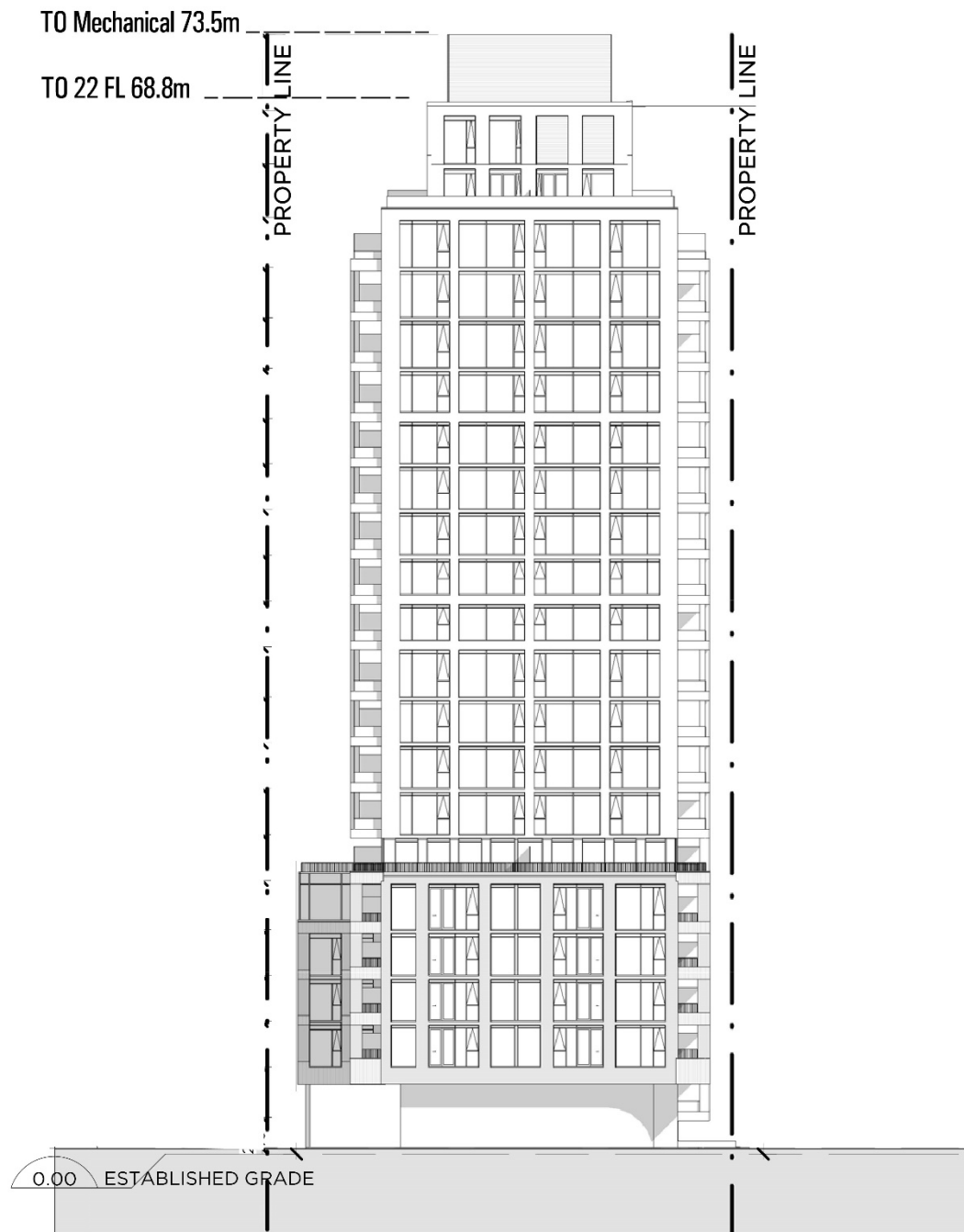


Attachment 5: North Elevation



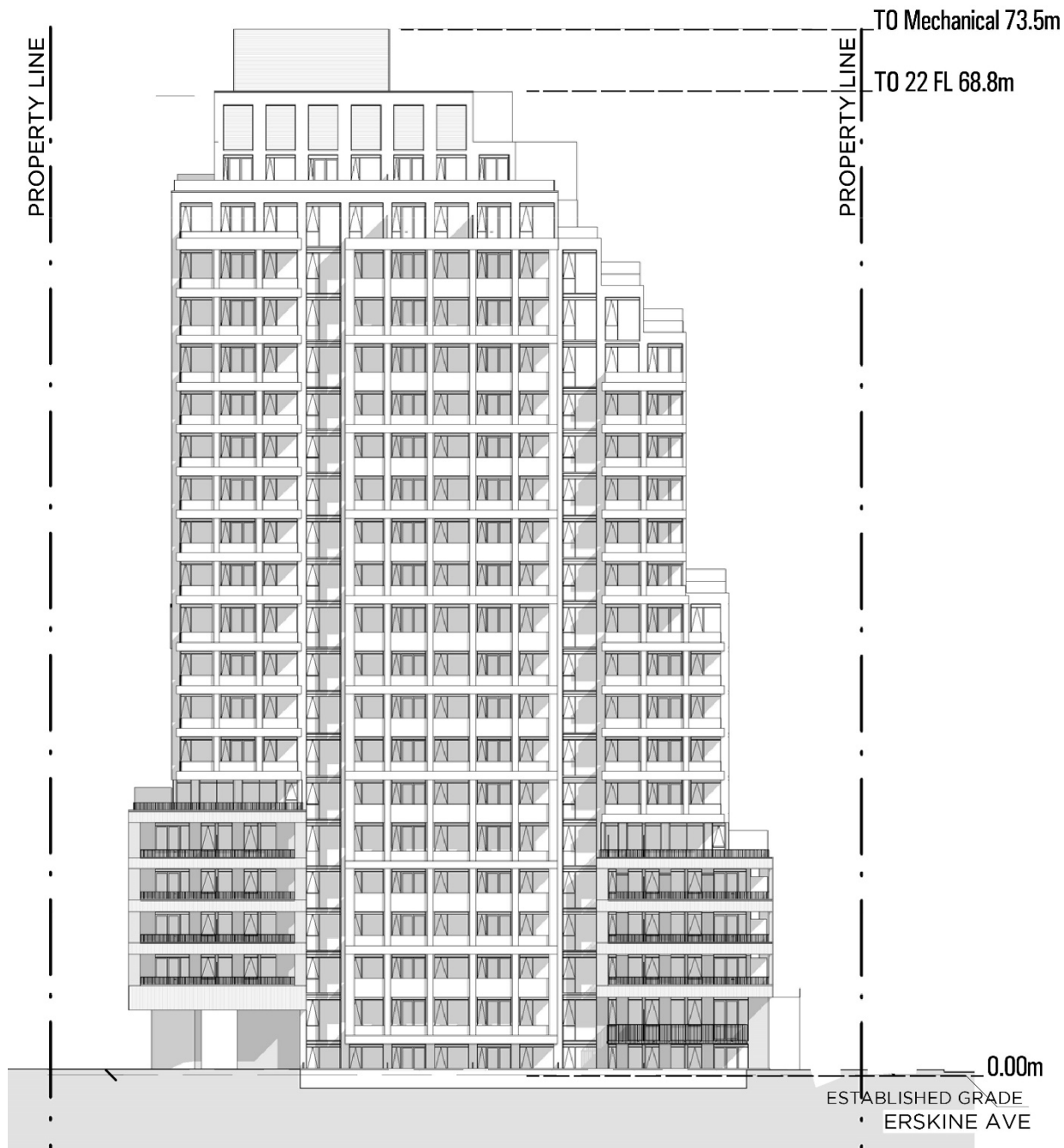
North Elevation

Attachment 6: South Elevation



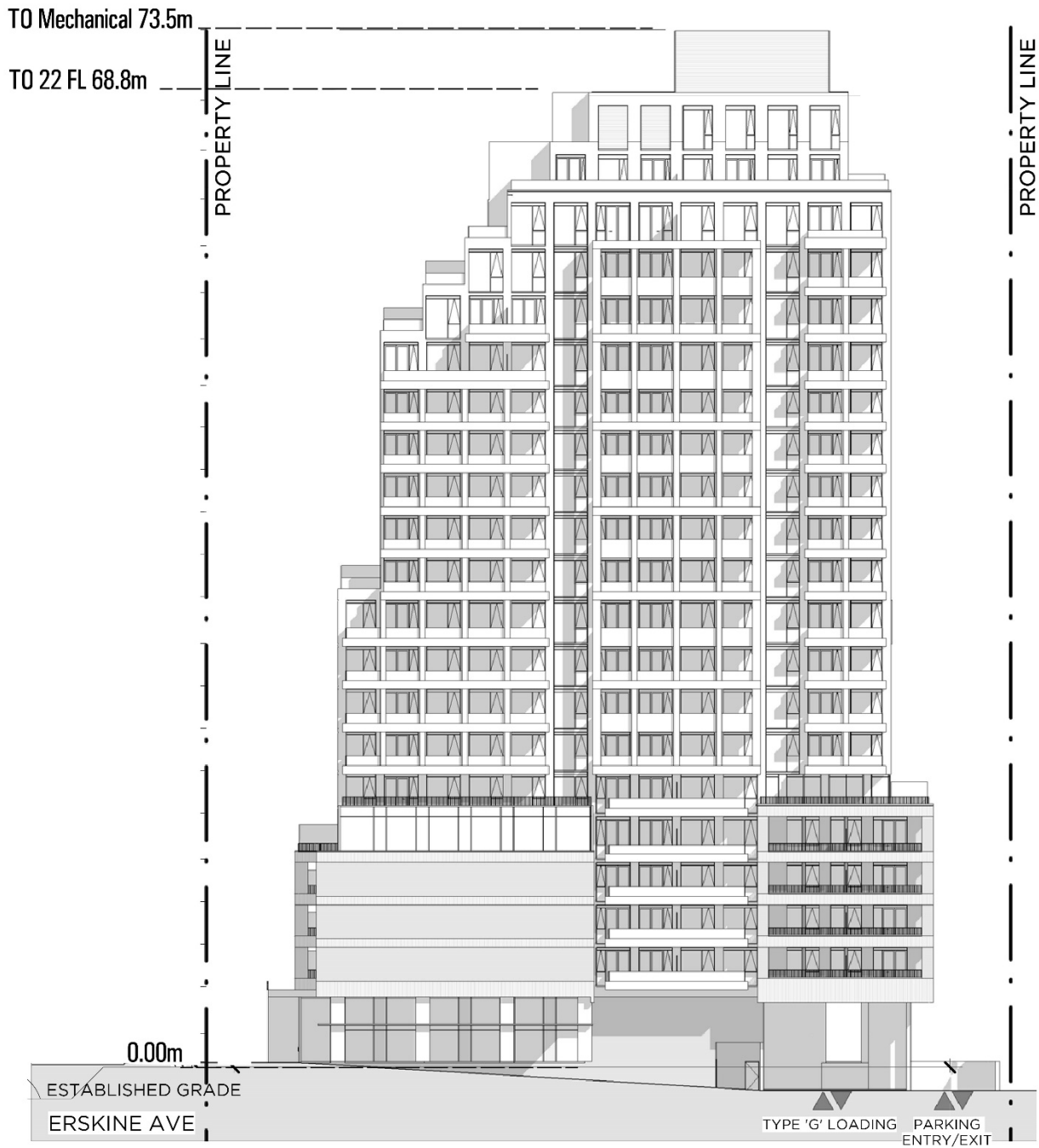
South Elevation

Attachment 7: East Elevation



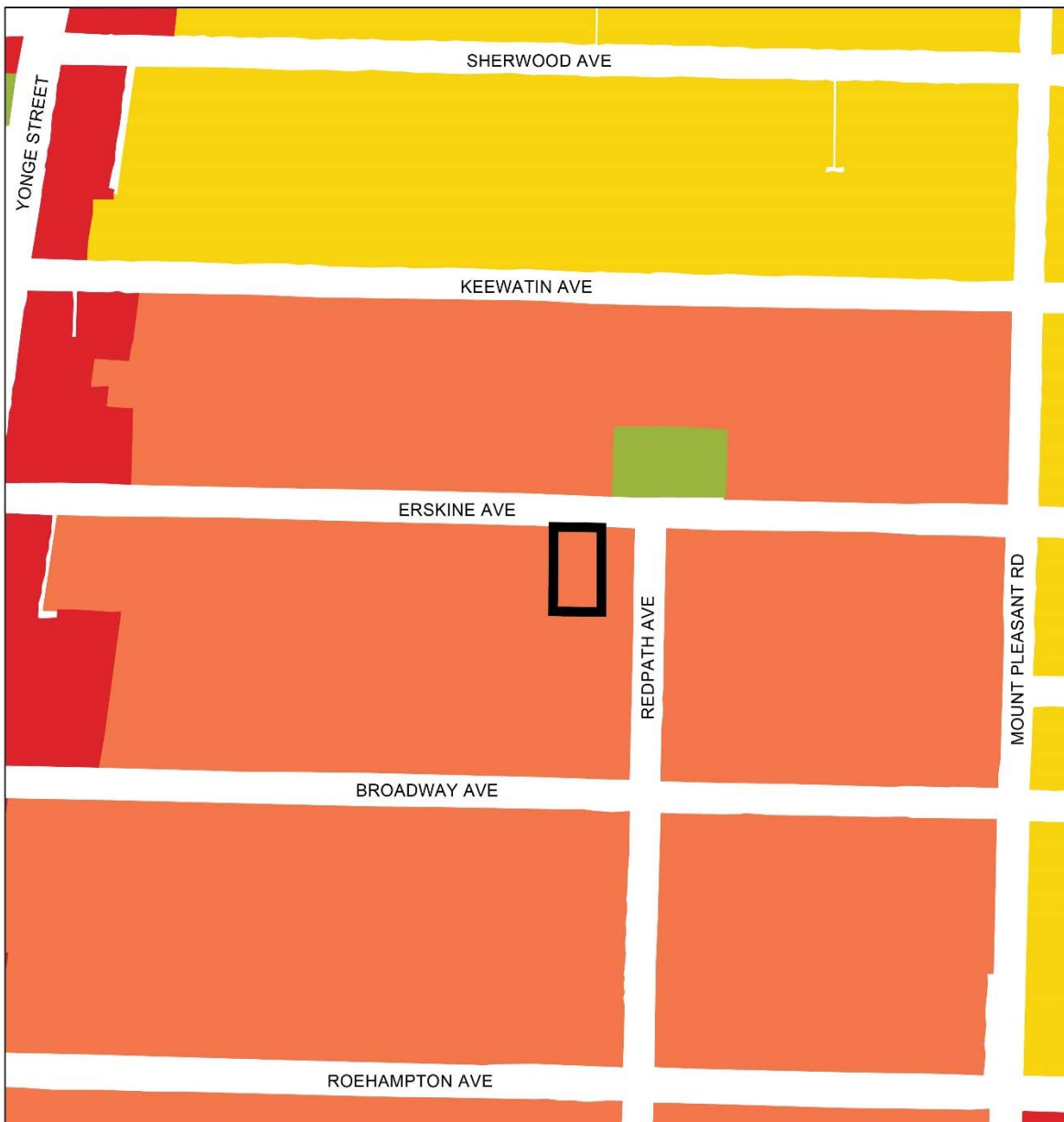
East Elevation

Attachment 8: West Elevation



West Elevation

Attachment 9: Official Plan Map



109 Erskine Avenue

Official Plan Land Use Map #17

File # 20 208290 NNY 15 0Z

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		
	Mixed Use Areas		

↑
Not to Scale
11/24/2020

Attachment 10: Yonge-Eglinton Secondary Plan Map

