

155 and 165 Elm Ridge Drive – Zoning By-law Amendment Application – Preliminary Report

Date: January 26, 2022
To: North York Community Council
From: Director, Community Planning, North York District
Ward: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 226962 NNY 08 OZ

Related Application: 21 226967 NNY 08 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 19-storey residential building containing 106 affordable dwelling units.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 155 and 165 Elm Ridge Drive, 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 this report in the current budget year, or in future years.

THE SITE

Description: The site is flat and generally square in shape and has an approximate area of 1,207 square metres, with a frontage of 31 metres along Elm Ridge Drive and a depth of 36 metres. The York Beltline Park runs is on the south side (rear) of the site.

Existing Uses: The site is currently occupied by two buildings (a one storey building with 5 dwelling units at 155 Elm Ridge Drive and a two storey building with 14 dwelling units at 165 Elm Ridge Drive).

Official Plan Designation: *Apartment Neighbourhoods*.

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

Zoning: Residential Apartment Zone R (d2.0) (x545), with a height limit of 37 metres.

See Attachment 5a and 5b of this report for the existing Zoning By-law Maps. The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law/preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Little Jamaica and the Eglinton West Neighbourhood

The site is located within the Little Jamaica Cultural Designation Master Plan study area, an area recognized for the clusters of Black-owned businesses of cultural relevance including barber shops, restaurants specializing in Caribbean cuisine, Black aesthetics and hair shops, recording studios, and music stores. The City of Toronto's Little Jamaica and Eglinton West Neighbourhood study website can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies/initiatives/eglinton-west-corridor-little-jamaica-study/>.

THE APPLICATION

Complete Application Submission Date: This application has been deemed complete. A Notification of Complete Application was sent to the Applicant on November 10, 2021.

Description: A 19-storey (69 metres including mechanical penthouse) residential building, with a three storey base set back 5 metres from the front property line along Elm Ridge Drive.

Density: 9.03 times the area of the lot.

Dwelling Units: Proposed 106 affordable dwelling units, includes 25 studio (24%), 41 one bedroom (39%), 23 two-bedroom (22%), 14 three-bedroom (13%) units and 3 four-bedroom units (2%).

Access, Parking and Loading: Access to the three-level underground garage, containing 37 parking spaces, is proposed from Elm Ridge Drive at the east side of the property.

A total of 50 bicycle parking spaces are proposed, including 12 parking spaces at grade and 38 bicycle parking spaces located in the parking garage.

Vehicular access from Elm Ridge Drive provides access to a pick up and drop off area, the parking garage ramp and one Type G loading space at grade proposed at the west side of the building.

Additional Information

See Attachments 2a and 2b, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>

Reason for the Application

The Zoning By-law Amendment application proposes to amend Zoning By-laws 438-86 for the former City of North York and 569-2013 for the City of Toronto harmonized zoning by-law to vary performance standards including: gross floor area and floor space index; building height; building setbacks; amenity space; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has been submitted (File # 21 226967 NNY 08 SA) and is being reviewed concurrently with this application.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment.

Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Replacement of the existing dwelling rooms on site as per City housing policies;
- Tree preservation;
- The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties;
- The shadow and wind impacts on adjacent properties and the public realm;
- The proposed front yard setback, street wall height, and step-back of the upper floors on all sides, and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces and traffic;
- Loading and access to the site;
- The amount of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The provision of parkland (on-site or cash-in-lieu);
- The proposed building's relationship and transition to the York Beltline Park;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, and the York Beltline Park;
- The general quality of site landscaping including the provision of large growing shade trees;
- The alignment with emerging direction for the Little Jamaica Cultural Designation Master Plan;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the *Planning Act*, in the event the application proceeds to approval. The City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a North York District Community Council meeting, when a Final Report is prepared.

CONTACT

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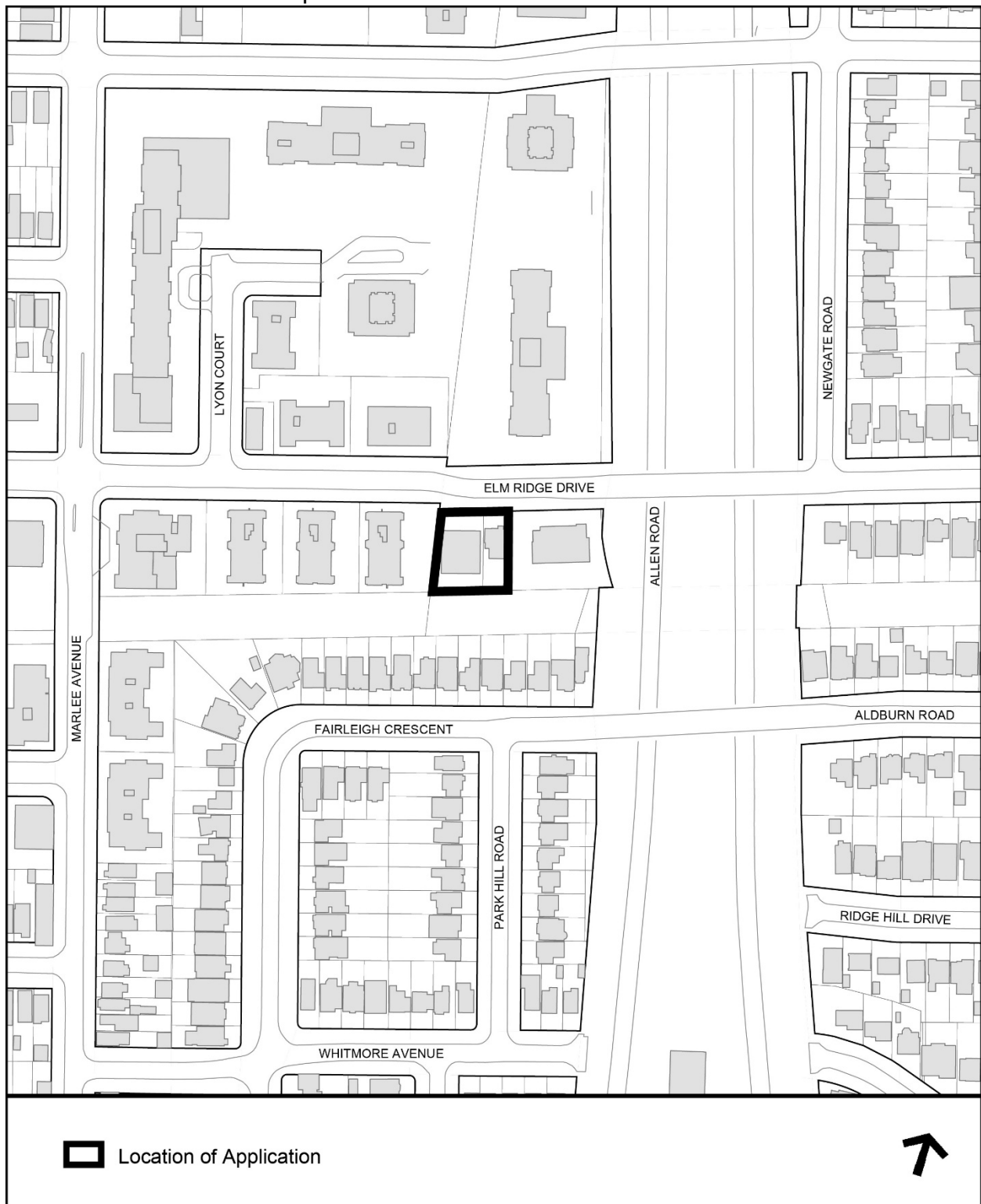
SIGNATURE

David Sit, MCIP, RPP
Director Community Planning
North York District

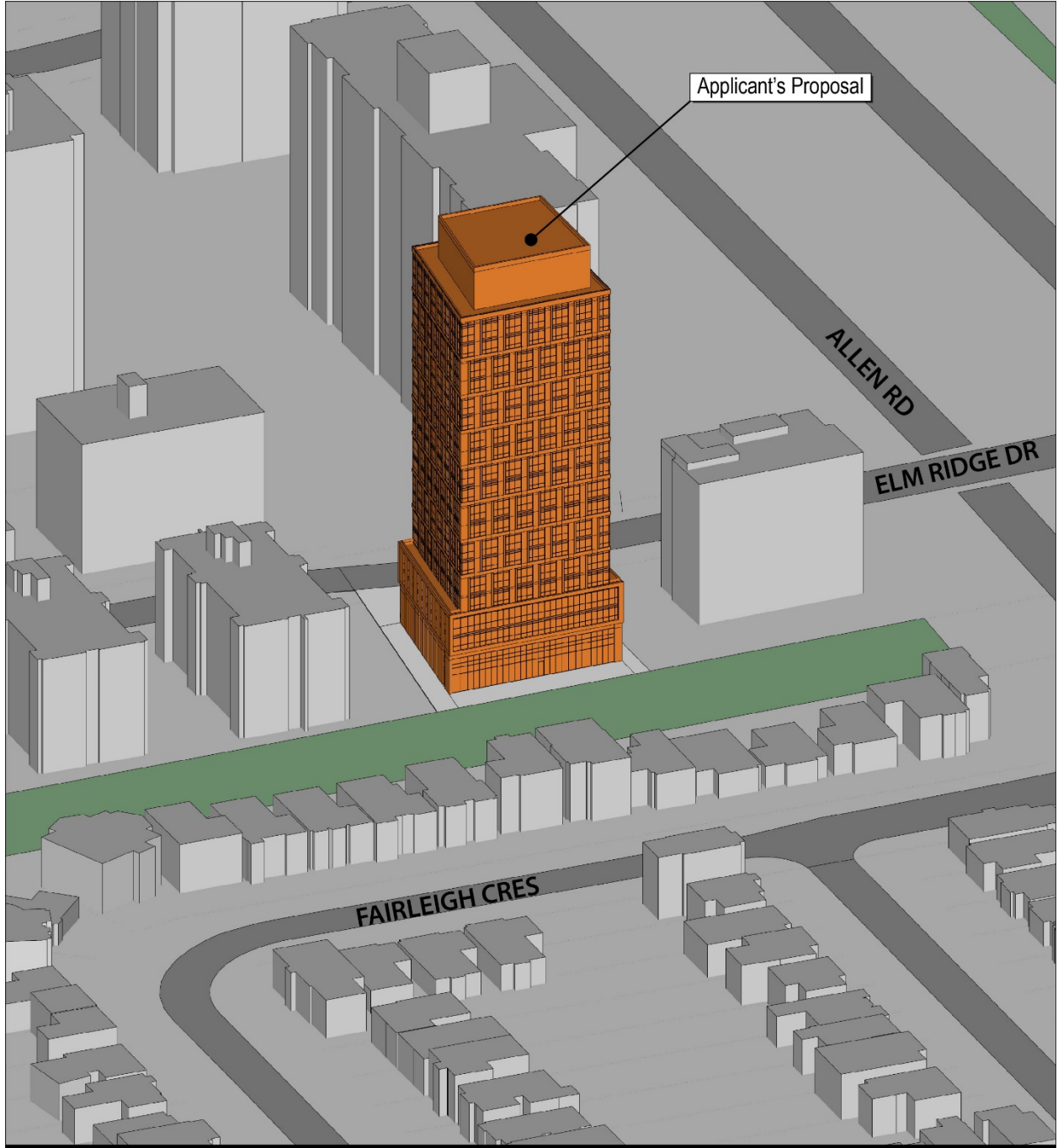
ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context looking Northeast
Attachment 2b: 3D Model of Proposal in Context looking Southwest
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5a: Zoning By-law 438-86 Map
Attachment 5b: Zoning By-law 569-2013 Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



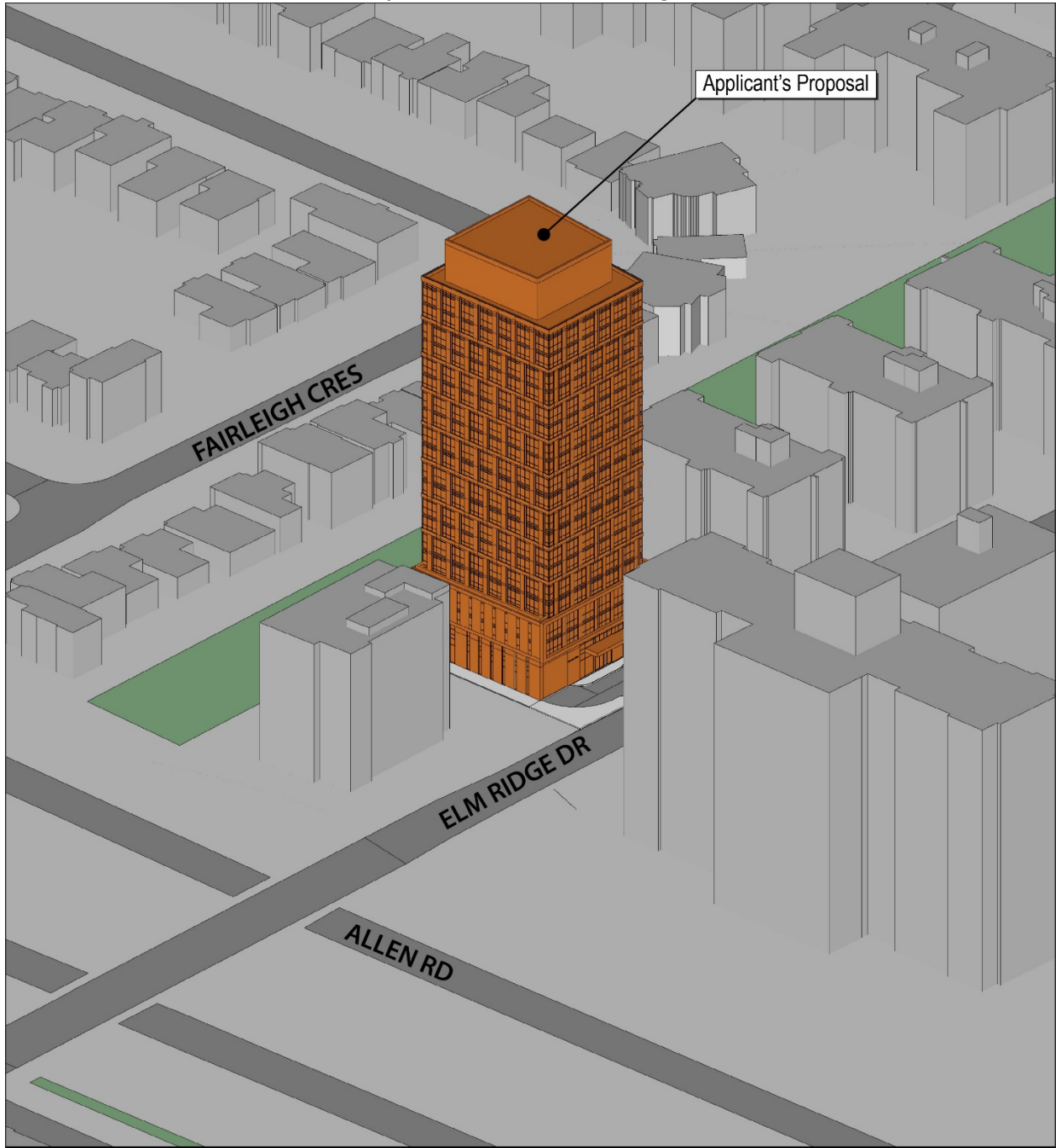
Attachment 2a: 3D Model of Proposal in Context looking Northeast



View of Applicant's Proposal Looking Northeast



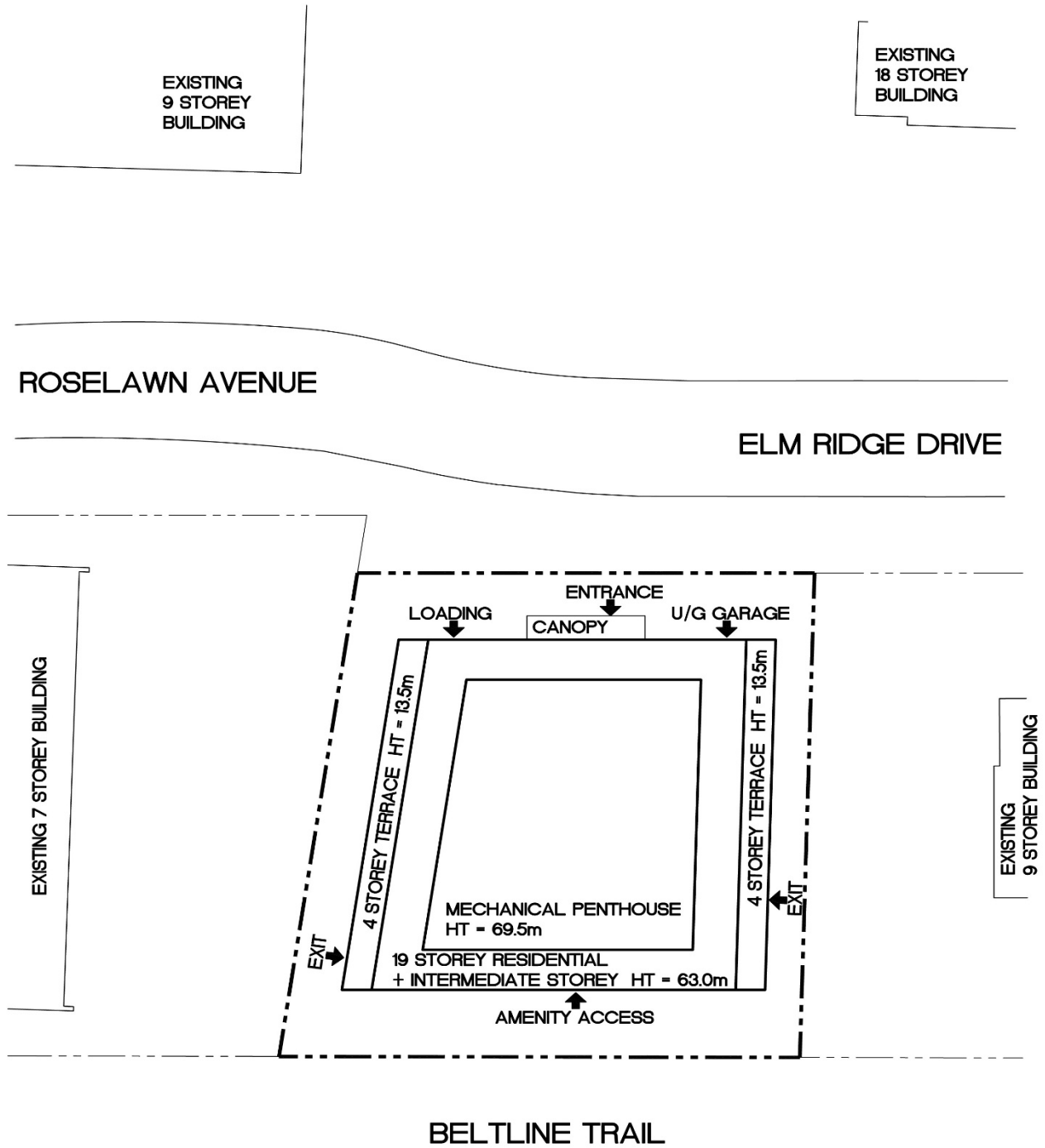
Attachment 2b: 3D Model of Proposal in Context looking Southwest



View of Applicant's Proposal Looking Southwest

01/12/2022

Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



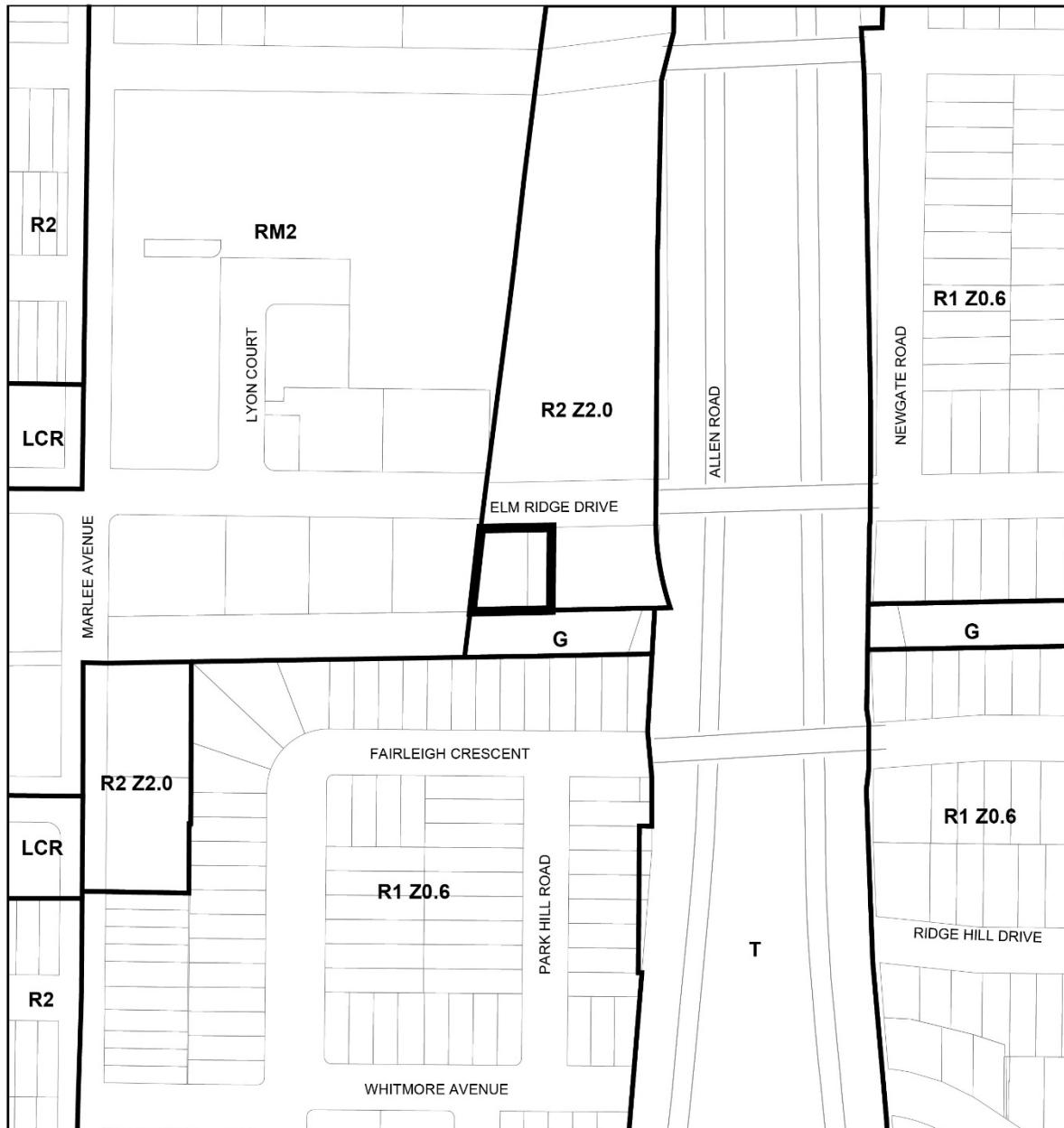
 **Toronto**
Official Plan Land Use Map #17

155 & 165 Elm Ridge Drive
File # 21 226962 NNY 08 02

 Location of Application	 Parks
 Neighbourhoods	
 Apartment Neighbourhoods	
 Mixed Use Areas	


Not to Scale
Extracted: 10/25/2021

Attachment 5a: Zoning By-law 438-86 Map



Zoning By-law 438-86

155 & 165 Elm Ridge Drive

File # 21 226962 NNY 08 0Z



Location of Application

See Former City of Toronto By-law No. 438-86

R1 Residential District
T Industrial District
G Parks District

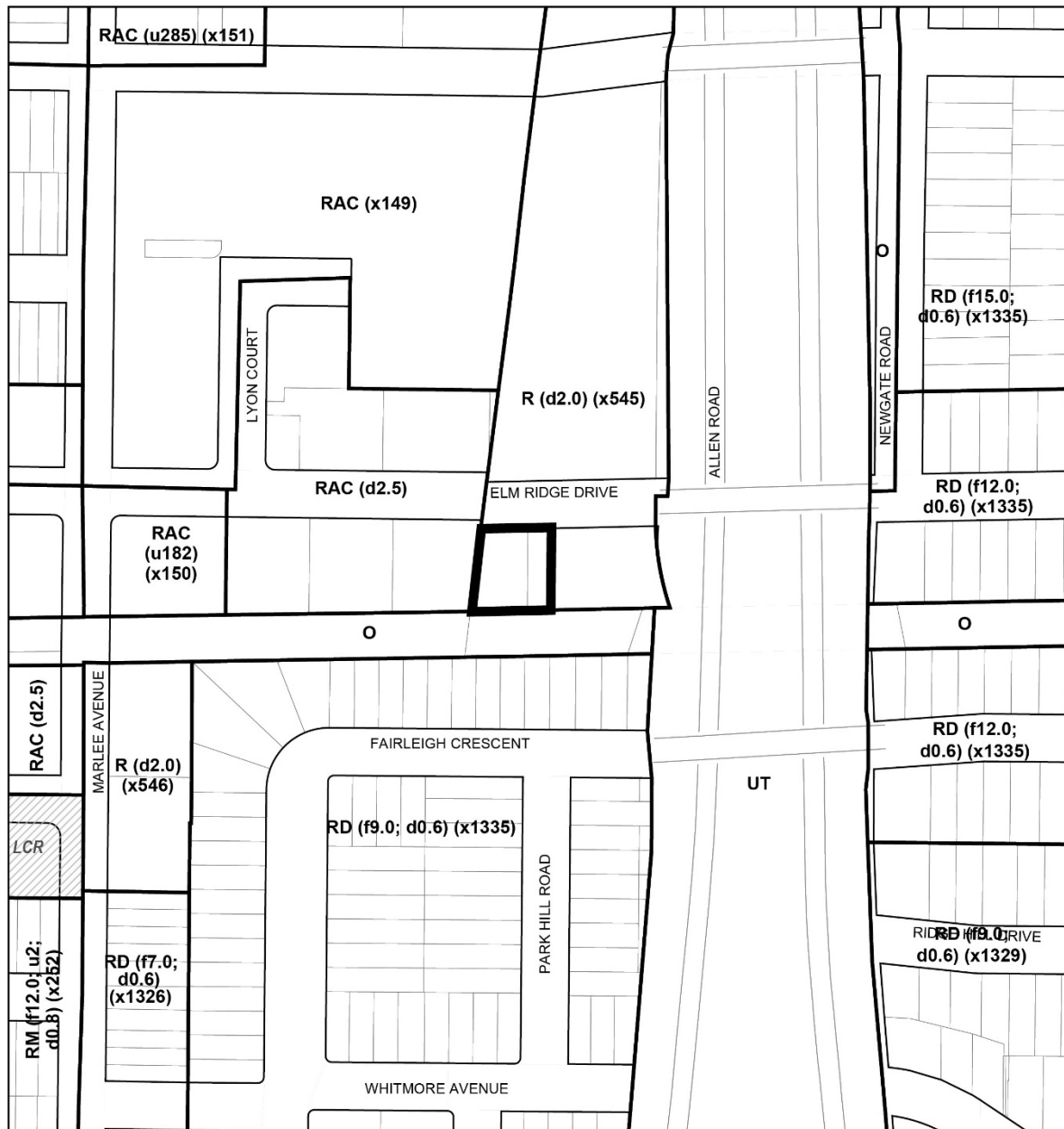
See Former City of York By-law No. 1-83

R2 Residential District
RM2 Residential Multiple District
LCR Local Commercial Residential



Not to Scale
Extracted: 10/25/2021

Attachment 5b: Zoning By-law 569-2013 Map



Zoning By-law 569-2013

155 & 165 Elm Ridge Drive

File # 21 226962 NNY 08 02



Location of Application

R
RD
RM
RAC
CR
O

Residential
Residential Detached
Residential Multiple
Residential Apartment Commercial
Commercial Residential
Open Space

UT Utility and Transportation



See Former City of York By-law No. 1-83
LCR Local Commercial Residential



Not to Scale
Extracted: 10/25/2021

Attachment 6: Application Data Sheet

Municipal Address: 155 and 165 Elm Ridge Drive Date Received: October 18, 2021

Application Number: 21 226962 NNY 08 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: A 19-storey residential building with a 3-storey base, with 106 affordable dwelling units with indoor and outdoor amenity space. A 3-level underground parking garage would be provided containing 37 parking spaces. The total residential GFA would be approximately 10,900 sq.m. having a FSI of 9.03.

Applicant	Agent	Architect	Owner
Bousfields Inc. c/o Caitlin Allan 9 Church Street, Suite 200 Toronto ON M5E 1M2		RICHMOND Architects Ltd. 55 Eglinton Avenue East, Suite 802 Toronto ON M4P 1G8	Batay Reena 927 Clark Avenue, Thornhill ON L4J 8G6

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	R (d2.0) (x545)	Heritage Designation:	N
Height Limit (m):	37	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,207	Frontage (m):	31	Depth (m):	36
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			721	721
Residential GFA (sq m):			10,903	10,903
Non-Residential GFA (sq m):				
Total GFA (sq m):			10,903	10,903
Height - Storeys:	2		19	19
Height - Metres:	6		62	62
Lot Coverage Ratio (%):	59.69		Floor Space Index:	9.03

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,822	80
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			106	106
Freehold:				
Condominium:				
Other:	19			
Total Units:	19		106	106

Total Residential Units by Size

Rooms	Sudio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:				
Proposed:	25	41	23	17
Total Units:	25	41	23	17

Parking and Loading

Parking Spaces: 37 Bicycle Parking Spaces: 50 Loading Docks: 1

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