

133 and 141 Erskine Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: March 16, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 21 251207 NNY 15 OZ

Rental Housing Application Number: 21 251215 NNY 15 RH

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application to permit a 31-storey (102 metre) residential building with 4, 7 and 12-storey base building elements, containing 296 new condominium units and 26 rental replacement units for a total of 322 dwelling units.

The Rental Housing Demolition application proposes to demolish the existing 26 rental dwelling units on the site and replace them in the new building.

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. Staff schedule a community consultation meeting for the application located at 133 and 141 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 this report in the current budget year or in future years.

THE SITE

Description: The site at 133 Erskine Avenue is located at the southeast corner of Erskine Avenue and Redpath Avenue and includes an approximately 324 square metre west portion of the site at 141 Erskine Avenue, forming a rectangular shaped site. The site, including the 141 Erskine Avenue portion, has a total lot area of approximately 1,457 square metres, with approximately 36 metres of frontage on Erskine Avenue and 40.5 metres of frontage on Redpath Avenue.

Existing Use: An 11-storey rental apartment building with 26 rental dwelling units and an outdoor amenity area at the west end of 141 Erskine Avenue.

Official Plan Designation: *Apartment Neighbourhoods*.

Yonge-Eglinton Secondary Plan: *Apartment Neighbourhoods* (B1 - Erskine Keewatin Character Area)

See Attachments 4 and 5 of this report for the Official Plan Land Use Map and Yonge-Eglinton Secondary Plan Land Use Map, respectively.

The Toronto Official Plan can be found here:

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

The Yonge-Eglinton Secondary Plan can be found here:

https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

Zoning: Under Zoning By-law No. 569-2013, the site is subject to the Residential Zone (R (d2.0) (x912)) with height limit of 38 metres.

The site is zoned Second Density Residential (R2) (Z2.0) under the former City of Toronto By-law 438-86.

See Attachment 6 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planningdevelopment/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Complete Application Submission Date: December 30, 2021

Description: A 31-storey residential building is proposed with 4, 7 and 12-storey base building elements and a total residential gross floor area of 22,242 square metres.

Density: 15.3 times the area of the lot.

Dwelling Units: A total of 322 residential dwelling units are proposed including 49 studio (15.2%), 130 one-bedroom (40.4%), 101 two-bedroom (31.4%), and 42 three-bedroom (13%) units.

The existing apartment building contains 27 units in total with one (1) owner-occupied unit, two (2) one-bedroom units and 24, two-bedroom units. The 26 existing rental units are proposed to be replaced and are included in the numbers above.

Access, Parking and Loading: Vehicular access to the three-level underground garage is proposed via a driveway at the southern end of the site from Redpath Avenue. The proposal contains a total of 87 vehicular parking spaces, comprised of 53 resident spaces and 32 visitor spaces. Two (2) short-term pick-up and drop-off spaces are proposed at the ground floor.

The application proposes 322 bicycle parking spaces, including 32 short-term bicycle parking spaces and 290 long-term residential bicycle parking spaces. All bicycle parking is proposed to be located internally on the mezzanine level.

An internalized Type G loading space is proposed to be accessed through the private driveway and would be located at the southwest side of the building.

Additional Information

See Attachments 1, 2, 3 and 7 of this report for a key map of the site, 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=UvCaXU6I%2FHdQouhreM1ryA%3D%3D>

Reason for the Application

The application seeks to amend Zoning By-laws 438-86 and 569-2013 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.

Rental Housing

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the subject lands contain six or more residential units, of which at least one is rental.

Site Plan Control

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

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 City's Official Plan.

City Council has declared a Climate Emergency and has set a goal 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 issues have been identified on a preliminary basis:

- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Yonge Eglinton Secondary Plan and the Apartment Neighbourhood policies in the Official Plan;
- The overall fit and transition 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. These aspects include but are not limited to:
 - Appropriateness of the setbacks to the front, side, and rear property lines;
 - Appropriateness of tower floorplate size and tower separation distances; and
 - Appropriateness of the base building heights;
- Replacement of existing rental housing units, and appropriate actions to mitigate displacement of rental tenants;
- The appropriateness of the proposed unit mix and size with respect to the Yonge-Eglinton Secondary Plan and the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The shadow and wind impacts on the public realm;
- Privacy overlook, shadow, and wind impacts on adjacent properties and Redpath Avenue Parkette in particular;

- The lack of at grade retail uses in the proposed development and the possibility of integrating small-scale retail uses, as the site is located on a Secondary Retail Street in the Secondary Plan which requires same;
- The treatment of the site and building to ensure conformity with the principles of the Midtown Greenways and Redpath Revisited public realm moves;
- The loss of mature trees on site;
- The suitability and function of the proposed indoor and outdoor amenity areas;
- Potential impacts on on-site and adjacent heritage properties;
- Adequacy of the proposed parking supply;
- The appropriateness of the proposed parking access at the south end of the site;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The provision of affordable housing;
- The need for on-site parkland dedication;
- 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 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.

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 Community Council meeting, when a Final Report is prepared.

CONTACT

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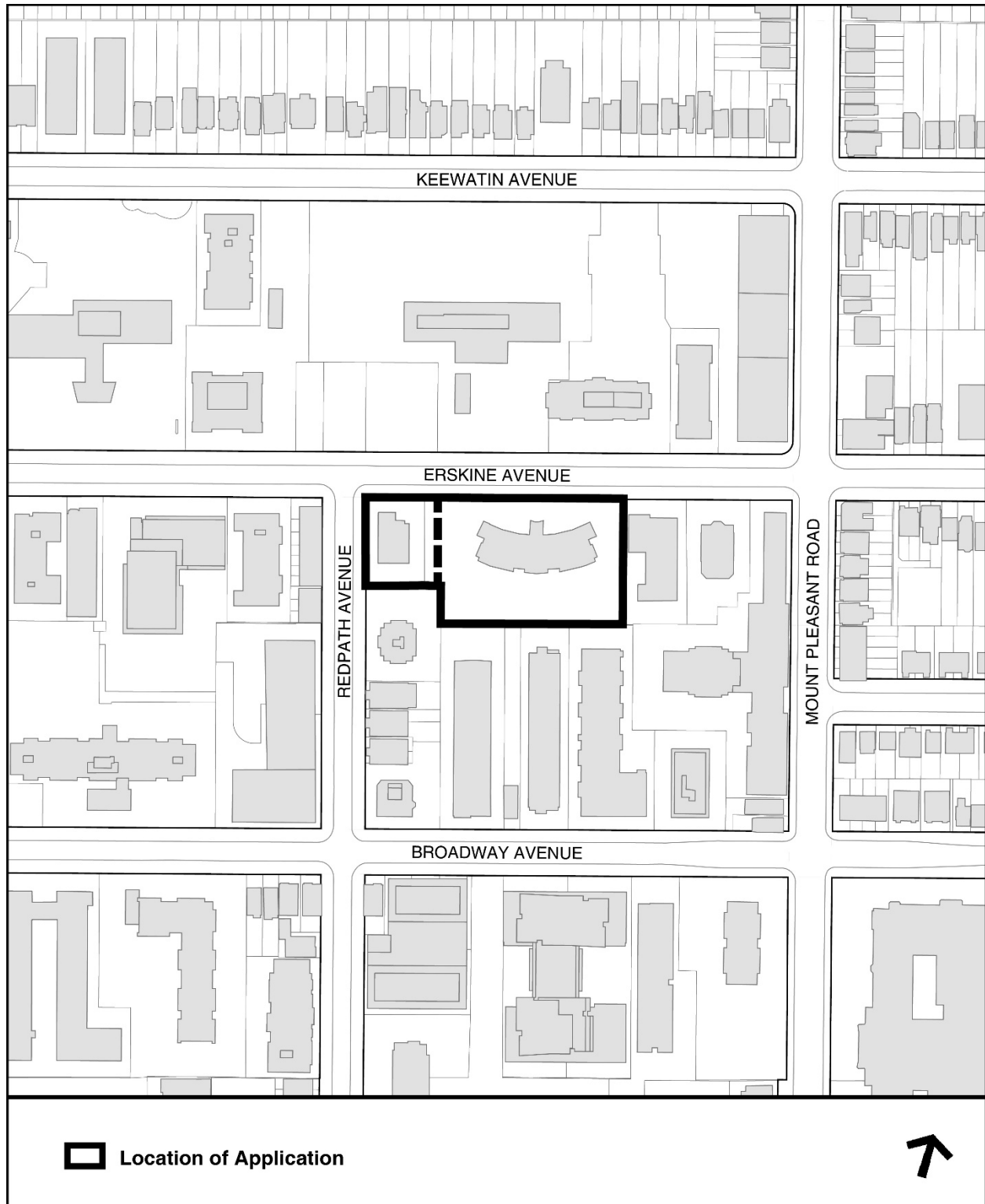
SIGNATURE

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

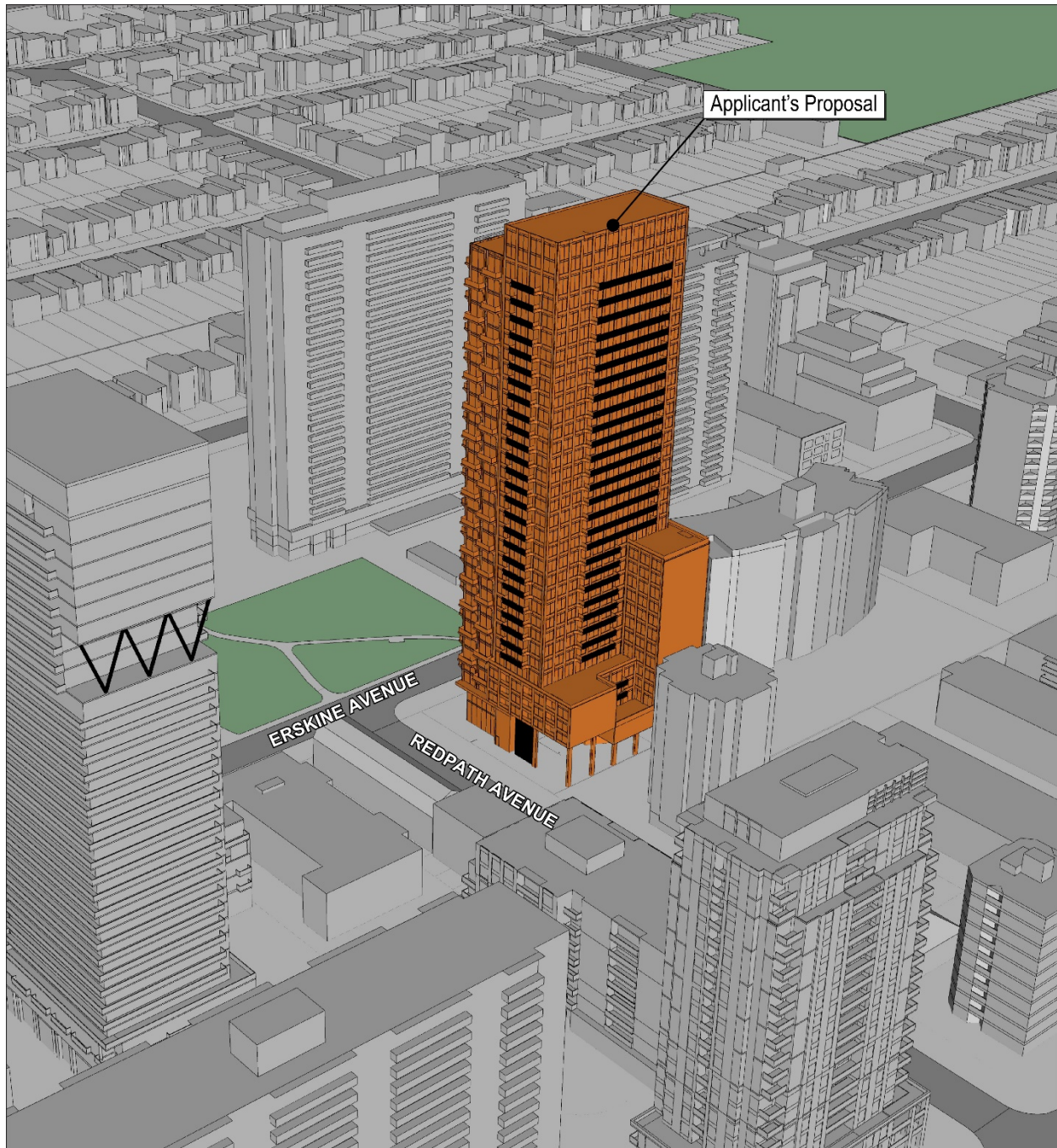
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Yonge-Eglinton Secondary Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context (Looking Northeast)

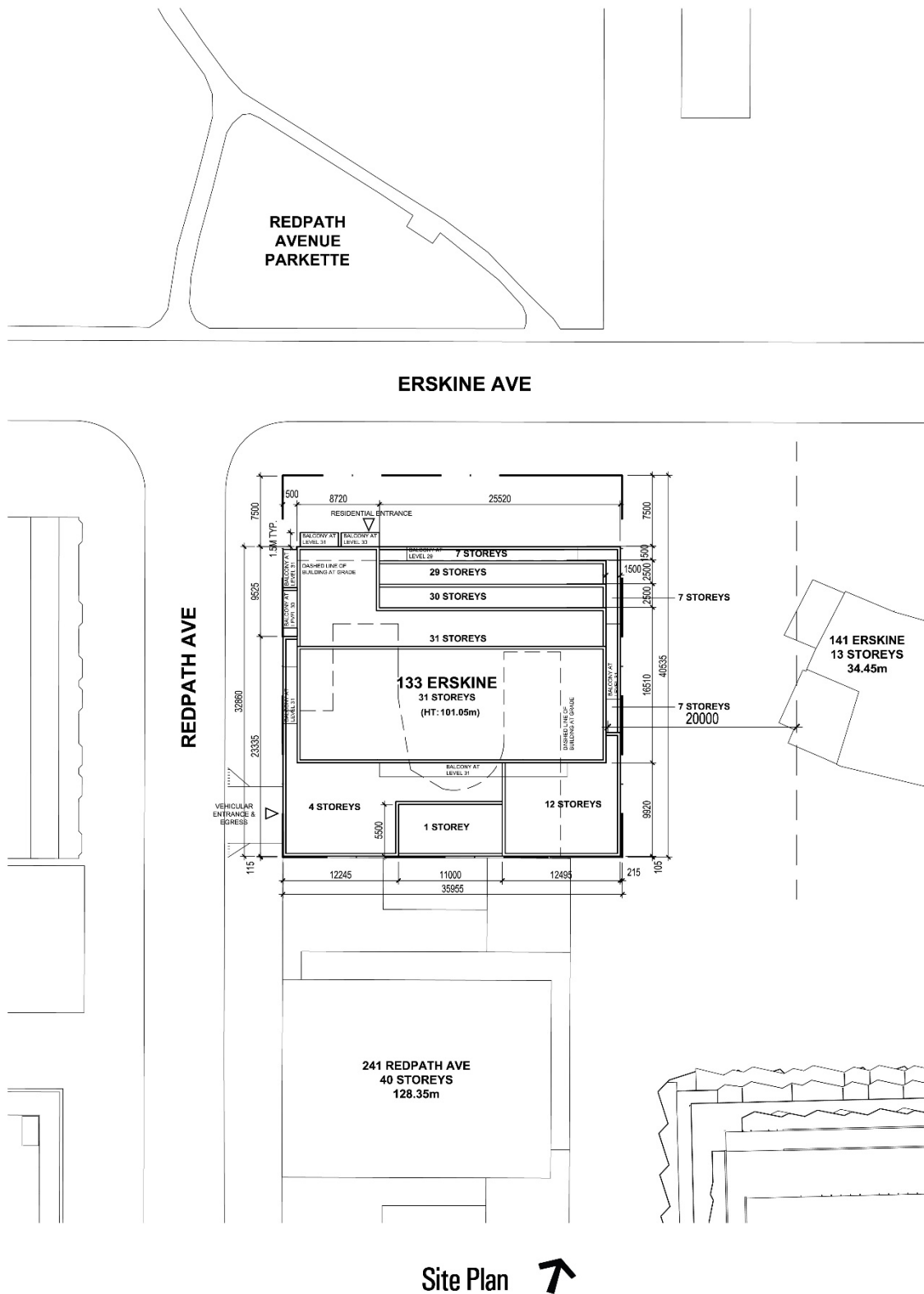


View of Applicant's Proposal Looking Northeast

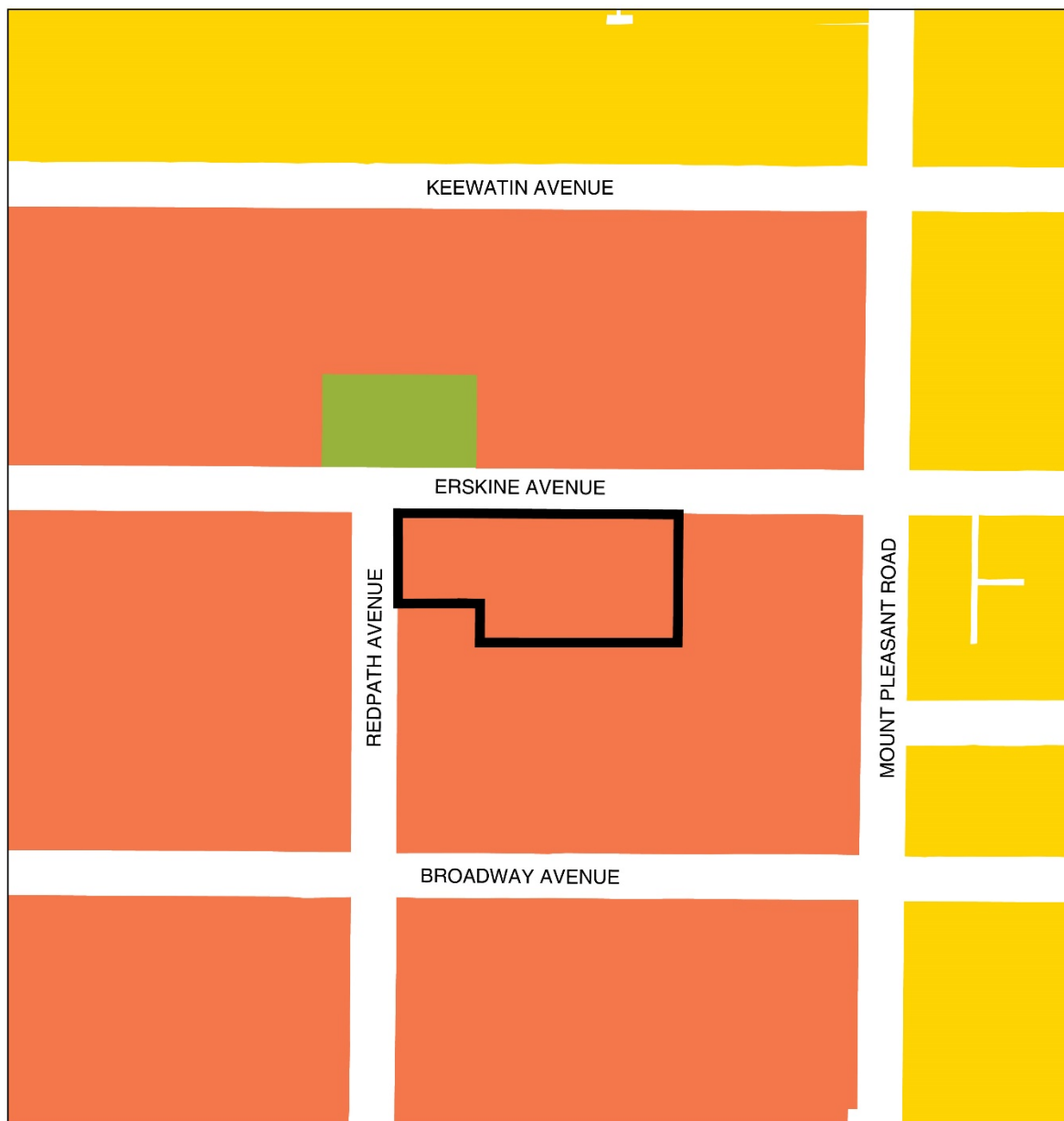


03/03/2022

Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

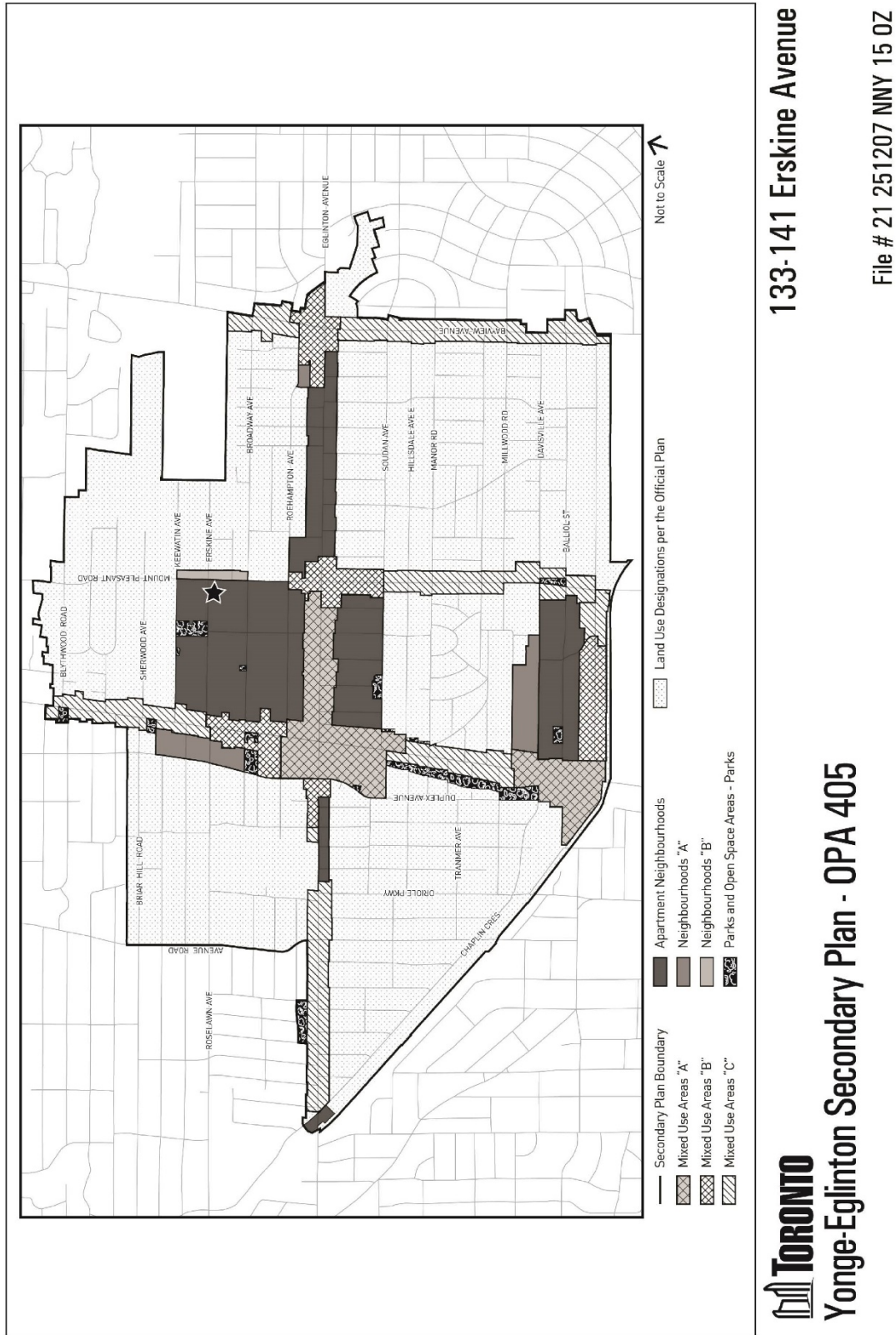
133-141 Erskine Avenue

File # 21 251207 NNY 15 02



Not to Scale
Extracted: 03/02/2022

Attachment 5: Yonge-Eglinton Secondary Plan

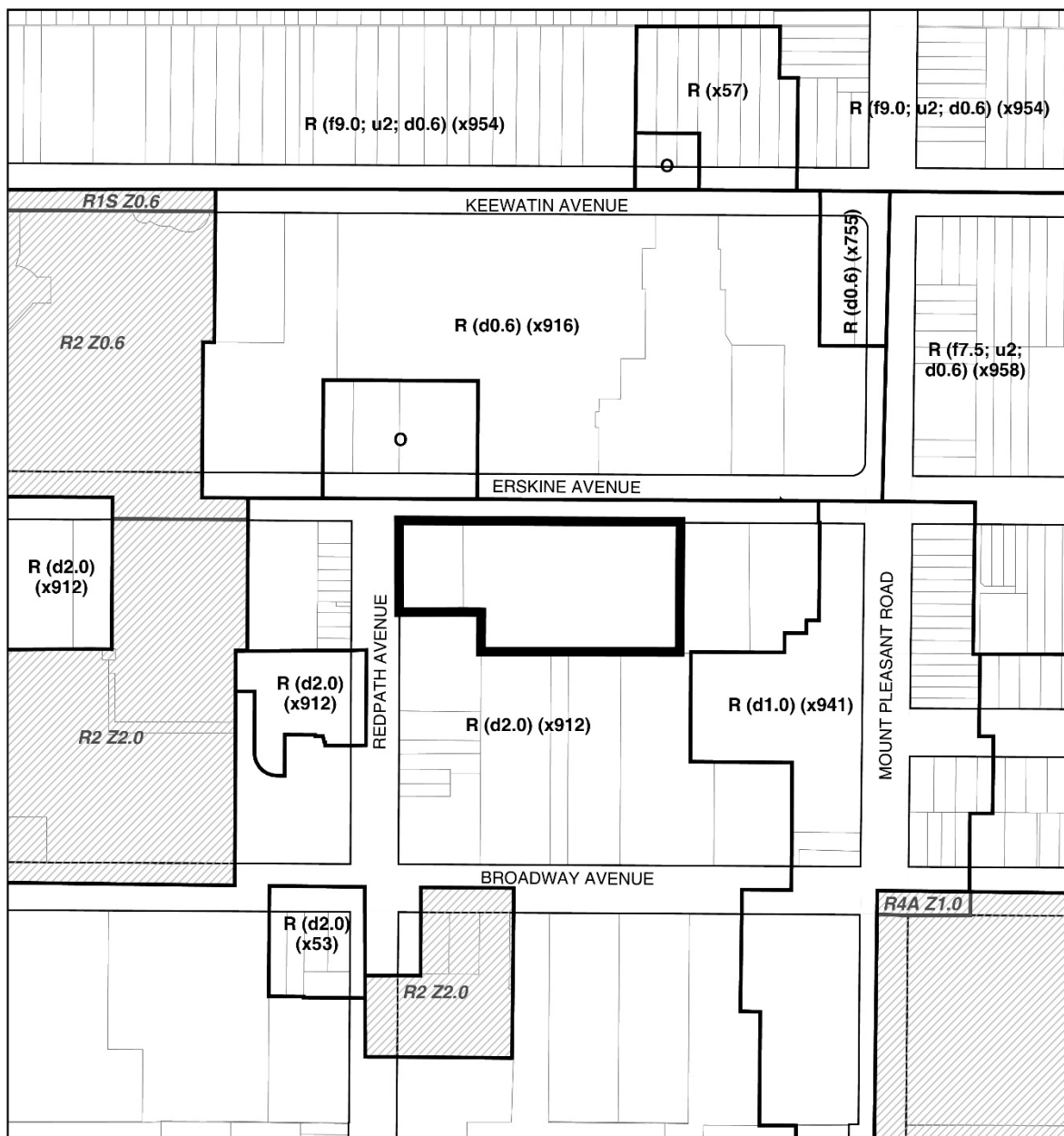


Site Location



Not to Scale
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Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

133-141 Erskine Avenue

File # 21 251207 NNY 15 02

 Location of Application
R Residential
O Open Space

 See Former City of Toronto By-law No. 438-86
R2 Residential District



Not to Scale
Extracted: 03/02/2022

Attachment 7: Application Data Sheet

Municipal Address: 133 and 141 Erskine Avenue Date Received: December 23, 2021

Application Number: 21 251207 NNY 15 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment Application for an 31-storey residential building containing 296 new residential dwelling units and 26 rental replacement units. The proposed residential gross floor area is 22,242 square metres.

Applicant	Architect	Owner
WND Associates Limited	IBI Group	133 Erskine GP Inc.
90 Eglinton Ave E	55 St. Clair Ave W	19 Lesmill Rd, Unit 100
Toronto, ON	Toronto, ON	Toronto, ON
M4P 2Y3	M4V 2Y7	M3B 2T3

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	R (d2.0) (x912)	Heritage Designation:	Y
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,457 Frontage (m): 36 Depth (m): 41

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	456		623	623
Residential GFA (sq m):	3,961		22,242	22,242
Non-Residential GFA (sq m):				
Total GFA (sq m):	3,961		22,242	22,242
Height - Storeys:	11		31	31
Height - Metres:			102	102

Lot Coverage Ratio (%)	42.76	Floor Space Index:	15.27
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,242	

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	26		26	26
Freehold:				
Condominium:			296	296
Other:				
Total Units:	26		322	322

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		49 (15.2%)	130 (40.4%)	101 (31.4%)	42 (13%)
Total Units:		49 (15.2%)	130 (40.4%)	101 (31.4%)	42 (13%)

Parking and Loading

Parking Spaces:	87	Bicycle Parking Spaces:	322	Loading Docks:	1
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