

133 and 141 Erskine Avenue – Zoning By-law Amendment Application – Appeal Report

Date: June 1, 2023

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 and 22 131509 NNY 15 SA

SUMMARY

On December 30, 2021, an application to amend the Zoning By-law was submitted to permit a 31 storey (101.6 metres to top of roof and 107.0 metres to the top of the mechanical penthouse) residential building containing 322 units (296 new units and 26 replacement rental units) and a total gross floor area of 22,243 square metres.

On March 10, 2023, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the time frame prescribed in the Planning Act. A Case Management Conference has not been scheduled at this time.

This report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing and oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal hearing in opposition to the current Application regarding the Zoning By-law Amendment appeal for the lands at 133 and 141 Erskine Avenue.
2. In the event the Ontario Land Tribunal allows the appeal of the Zoning By-law Amendment, in whole or in part, City Council instruct the City Solicitor to request the Ontario Land Tribunal to withhold its Order on Zoning By-law Amendment until such time as the Ontario Land Tribunal has been advised by the City Solicitor that:
 - a. the final form and content of the draft Zoning By-law Amendment is satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor; and

b. the owner has, at its sole cost and expense:

i. submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;

ii. secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Engineering Reports, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;

iii. ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-laws or that any required changes have been made to the proposed amending By-laws to the satisfaction of the Chief Planner, City Planning and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required; and

iv. submitted a revised Transportation Impact Study, including Transportation Demand Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such study be secured if required;

c. City Council has approved the Rental Housing Demolition application (Application 21 251207 NNY 15 OZ) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental units on the site, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing the following:

i. the replacement of the existing residential rental units on the lands;

ii. the rents, rental tenure, unit mix, and unit sizes of the replacement rental units;

iii. an acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to replacement rental units on the lands

at similar rents, the provision of alternative accommodation at similar rents, and other assistance to mitigate hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning; and

iv. any other rental housing-related matters in conformity with Policy 3.2.1.6 of the Toronto Official Plan and Chapter 667 of the Toronto Municipal Code;

4. City Council authorize the City Solicitor and appropriate City staff to continue discussions with the applicant to address outstanding issues, including but not limited to those outlined in this report.

5. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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.

SITE AND SURROUNDING AREA

Description: The subject site is located at the southeast corner of Erskine Avenue and Redpath Avenue. It is rectangular shaped and consists of the entirety of 133 Erskine Avenue and the western portion of 141 Erskine Avenue, which measures approximately 324 m². The entire site, inclusive of the 141 Erskine Avenue portion, has a total lot area of approximately 1,457 m², with approximately 36 metres of frontage on Erskine Avenue and 40.5 metres of frontage on Redpath Avenue.

Existing Uses: An 11-storey rental apartment building containing 28 units (2 owner-occupied units and 26 rental dwelling units) exists on 133 Erskine Avenue. The portion of 141 Erskine Avenue that is subject to this application is the western portion of the outdoor amenity area serving the 13-storey apartment building on 141 Erskine Avenue.

Surrounding uses include:

North: Immediately north of the site is Erskine Avenue, beyond which is Redpath Avenue Parkette and various high-rise apartment buildings.

East: Immediately east of the site is a 13-storey heritage listed apartment building at 141 Erskine Avenue. Further east on both sides of Erskine Avenue are high-rise and mid-rise apartment buildings.

South: Immediately south of the site is 241 Redpath Avenue, on which a 38 storey residential building (133.25 metres) was recently approved by the Ontario Land Tribunal

(OLT). Further south is 223-225 Redpath Avenue and 100 Broadway Avenue, on which the OLT approved a 36 storey purpose built rental residential building (107.8 metres). To the east is 110-120 Broadway Avenue, on which the OLT approved the development of two towers atop a shared base building. The northern tower is 26 storeys (89.4 metres) and the southern tower is 37 storeys (121 metres). Further east is 124-136 Broadway Avenue, on which the OLT approved another development containing two towers atop a shared base building. The western tower is 36 storeys (120.45 metres) and the eastern tower is 30 storeys (96.6 metres).

West: Immediately west of the site is Redpath Avenue, beyond which are townhouses and apartment buildings. It is noted that on June 15, 2022, Council approved a 22-storey (73.6 metre) residential building atop a 5-storey podium on the property directly west of the townhouses (109 Erskine Avenue). This application is currently appealed to the OLT by a third-party.

THE APPLICATION

Height: 31-storey (101.6 metres to top of roof and 107.0 metres to the top of the mechanical penthouse) atop a 4, 7 and 12-storey base building.

Gross Floor Area: 22,242 square metres of residential gross floor area.

Density (Floor Space Index): 15.3 times the area of the entire site.

Unit Count: A total of 322 residential dwelling units, including 49 studio (15.2%), 130 one-bedroom (40.4%), 101 two-bedroom (31.4%) and 42 three-bedroom (13%) units. The 26 rental units in the existing residential building are proposed to be replaced and are included in the proposed 322 residential dwelling unit count.

Access, Parking and Loading: Vehicular access to the three-level underground garage is proposed via a driveway at the southwest corner of the site from Redpath Avenue. The proposal includes 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 1-5 of this report for a location map, Application Data Sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

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: <https://www.toronto.ca/133ErskineAve>

Reason for the Application

The application seeks to amend Zoning By-law 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.

Consent Application

On January 19, 2023, Consent Application No. B0035/22NY was conditionally approved by the Committee of Adjustment to sever and convey the western portion of 141 Erskine Avenue to add to 133 Erskine Avenue. The application also granted an easement over a portion of 141 Erskine Avenue in favour of 133 Erskine Avenue for the purposes of maintenance and repair of the proposed development.

Rental Housing

The applicant submitted Rental Housing Demolition Application No. 21 251215 NNY 15 RH under Chapter 667 of the Toronto Municipal Code for the demolition of the 26 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 proposal is subject to Site Plan Control. A Site Plan Control application has been submitted (Application No. 22 131509 NNY 15 SA). The site plan application has not been appealed.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to provincial plans.

Official Plan Designation

The site is designated Apartment Neighbourhoods on Map 17 (Land Use Plan) of the Official Plan and on Map 21-4 (Land Use Plan) of the Yonge-Eglinton Secondary Plan (YESP).

On Map 21-2 (Midtown Character Area) of the YESP, the site is shown to be within the Erskine Keewatin Character Area. A height range of 25 to 35 storeys is anticipated for development on Erskine Avenue in the Erskine Keewatin Character Area.

On Map-21-3 (Midtown Transit Station Area) of the YESP, the site is located within a 500 metre radius of the Mount Pleasant Midtown Station Area and its associated Built-up Zone. On July 22, 2022, City Council adopted Official Plan Amendment No. 570 (OPA 570) which included delineation of the Mount Pleasant Protected Major Transit Station Area (PMTSAs). The Mount Pleasant PMTSA has a minimum combined 350 people and jobs per hectare and a minimum FSI of 2.0 is identified on Map 2 of Site and Area Specific Policy 680. OPA 570 is subject to approval by the Minister of Municipal Affairs and Housing.

On Map-21-5 (Retail Streets) of the YESP, Redpath Avenue is identified as a Secondary Retail Street. The YESP states that development on Secondary Retail Streets is encouraged to include retail and service uses and community service facilities at grade, or will have ground floors designed to protect for future retail and service conversion.

On Map 21-6 (Public Realm Moves) of the YESP, Erskine Avenue and Redpath Avenue are identified as Midtown Greenways and Redpath Revisited, respectively. The YESP states that Midtown Greenways will provide improved pedestrian amenity and support the continuation and expansion of the landscaped setbacks characteristic of the YESP area, while Redpath Revisited is described as an important north-south neighbourhood street that connects the Redpath Avenue Parkette to the north and the Church of the Transfiguration to the south.

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

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Toronto Accessibility Design Guidelines; and,
- Midtown Public Realm Implementation Strategy.

Toronto Green Standard

The Toronto Green Standard (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 TGS. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

On March 8, 2023, City staff hosted a combined virtual Community Consultation Meeting for the subject application and the application for 77 Erskine Avenue.

Approximately 30 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Traffic congestion and safety on Erskine Avenue and surrounding streets;
- Overall building height and shadow impacts;
- Concern that existing infrastructure cannot handle the influx of development in the area;
- Limited greenspace in area; and,
- Whether the architect has considered eco-friendly design to combat climate change.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan. All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to provincial plans.

Land Use

This application has been reviewed against the Official Plan and the Yonge Eglinton Secondary Plan (YESP). The proposed development for a residential building generally conforms with the Official Plan and the YESP. Despite this, the YESP states that development on Secondary Retail Streets (e.g. Redpath Avenue) will include ground floors designed to protect for future retail and service uses. The proposed ground floor design along Redpath Avenue does not appear to be conducive for future retail conversion. The applicant will need to demonstrate how the proposed design can be converted to future retail use or redesigned to provide retail uses to comply with the YESP. Otherwise, an Official Plan Amendment may be required.

Built Form Summary

The proposed development is a 31 storey building with limited setbacks and stepbacks and maximizes the building mass across the site. City Planning staff are of the opinion

that the proposed development does not conform with the built form policies of the Official Plan and YESP, nor does it maintain the intent and purpose of the City's Tall Building Guidelines (TBG). The proposal requires revisions to the building massing by reducing the base building height, improving the definition between the base building and tower, increasing the tower separation distances and setbacks, and reducing the tower floor plate in order to meet the objectives of the Official Plan, YESP and TBG. Staff note that based on the discussion below, the proposal has not demonstrated that the site can appropriately accommodate a tall building.

Built Form - Base Building

The YESP states that base buildings of tall buildings within Apartment Neighbourhood Character Areas shall generally not exceed 4 storeys. Additional storeys to the base building may be permitted without an amendment to the YESP provided the additional storeys and tower are stepped back from all sides of the base building and it is demonstrated that there will be no unacceptable shadow impacts created on the public realm. The TBG provides further guidance for the design and performance of base buildings.

The proposed base building is 7 storeys at the northeast corner, 4 storeys at the southwest corner and 12 storeys at the southeast corner with no stepbacks within the base building. The proposed base building height is significantly greater than envisioned in the YESP and recommended in the TBG.

Besides exceeding the base building height policies, staff note that the base building is not adequately differentiated from the tower portion of the building, as the 1.5 metre tower stepbacks are largely filled in with balconies. Modifications are required to the base building to achieve the objectives of the YESP and TBG.

Additionally, the proposed base building massing and reduction of the base building height at the southeast corner is required to ensure an acceptable interface with the base building of the OLT approved development at 241 Redpath Avenue.

Built Form - Tower Separation and Setbacks

Towers should be designed to provide adequate separation distances from property lines and other towers in order to minimize negative impacts on the public realm and neighbouring properties. The TBG recommends that towers have a minimum separation distance of 25 metres and a minimum setback of 12.5 metres to the side and rear property line in order to achieve this goal. The proposed tower separation distances are not appropriate.

Built Form - Tower Floor Plate

The TBG recommends towers to have a floor plate size of 750 m² or less gross construction area. The TBG also recommends that for smaller sites, the recommended minimum tower setbacks and stepbacks should be applied to determine the appropriate floor plate size and feasibility of the site dimensions to accommodate a tall building.

The intent of keeping the tower floor plate size to a minimum is to minimize the visual and physical impacts the tower poses on surrounding streets, parks, open space and properties. When sized appropriately, slender, point form towers with compact floor plates cast smaller, faster moving shadows, improve access to sky view, permit better views between buildings and through sites and contribute to a more attractive skyline.

A clear differentiation between the base building and tower component of the tall building would clarify and resolve this issue.

Sun, Shadow

The YESP states that all new development proposals will be encouraged to minimize net new shadows on existing and proposed parks. The submitted shadow study indicates a net increase of shadowing on Redpath Parkette. Elements such as increased setbacks, increased stepbacks, decreased tower floorplates, and improved massing can be investigated to minimize and improve shadow impacts.

Heritage

In accordance with Provincial and City planning policies, development adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained prior to work commencing on the property and to the satisfaction of the City. The existing rental building on 141 Erskine Avenue (Americana Apartments) is listed on the City's Heritage Register.

Heritage Planning staff have advised that the submitted plans do not show how the proposed new building has been designed to "fit-in" with the scale and character of the Americana Apartments. Staff requested the applicant to update the Heritage Impact Assessment (HIA), elevation plans, and renderings to show the relationship between the proposed development and adjacent heritage property with respect to massing, masonry, and materiality to ensure the integrity of the heritage property is maintained.

Public Realm Moves

The property abuts two Public Realm Moves within the YESP (Midtown Greenways and Redpath Revisited) and is located across from the Redpath Parkette.

At the time the YESP was updated, City Council directed the preparation of implementation strategies to support anticipated growth in Midtown. In June 2022, Council adopted the Midtown Public Realm Implementation Strategy (Implementation Strategy), which provides design direction to implement the Public Realm Moves identified in the YESP. In accordance with the Implementation Strategy, the applicant will need to modify the proposal to reflect the Erskine Greenway 'Recommended Final Condition at Bump-out in Front of Parks' condition, with appropriate extensions and intersection modifications. The bump-out will reduce the pavement width by extending the curb into the roadway, which will improve pedestrian safety and increase the space for streetscaping, trees and public realm movement, among other things.

Urban Forestry

The Soil Volume Plan (SVP), including the Public Utilities Plan (PUP) are being reviewed to determine whether trees can be planted in the right-of-way, and/or conflicts would need to be addressed with utilities or otherwise to support tree growth in support of policies of the Official Plan.

Traffic, Parking, and Transportation Demand Management

A Transportation Impact Study (TIS) was submitted in support of the application. The report estimates that the proposed development will generate approximately 30 two-way vehicle trips during the weekday AM as well as the PM peak hours. The TIS also recommends signal timing modifications at Mount Pleasant Road/Broadway Avenue for the PM peak hours, including reducing north and southbound from 62s to 55s and increasing westbound from 28s to 35s.

Transportation Services staff note that the vehicle trip counts were based on turning movement count collected on September 22, 2021, which may not be representative of normal traffic volume due to COVID-19 and requested the applicant to revise their TIS. With respect to the signal timing modifications, Transportation staff have advised that all costs associated with proposed timing modifications will be the responsibility of the applicant. The proposed signal modifications will also be subject to review by the City's Traffic Operations and Traffic System Timing sections. A Holding ("H") By-law may be used to support coordination of signal timing modifications with the approved development.

With respect to parking, the applicant is proposing 87 parking spaces (53 resident spaces and 34 visitor spaces). At the time the application was reviewed, Zoning By-law 569-2013 required a minimum of 297 parking spaces for the development. Transportation Services staff have noted that the proposal did not meet the minimum parking space requirement and requested the applicant to update the TIS to justify the proposed parking. Since this time, the City introduced new parking standards that eliminated minimum parking requirements through Zoning By-law 89-2022. Transportation Services staff will review any revised submissions against the more recent in-force parking standards.

The proposal includes 1 Type G loading space as required by Zoning By-law No. 569-2013. Transportation Services staff advise that the applicant has provided appropriate turning movement diagrams and that the proposed loading space configuration is accepted.

A Transportation Demand Management (TDM) plan was also included in the TIS. As required by the YESP, the City Official Plan, and the Toronto Green Standard, a variety of multimodal infrastructure strategies and TDM measures are to be used to reduce the number of single-occupancy auto vehicle trips generated by the proposed development.

Transportation Planning staff have reviewed the proposal and have requested additional TDM strategies to demonstrate that the development supports multi-modal transportation and effectively reduces single-occupant vehicle trips.

In the event that the Ontario Land Tribunal allows the appeal in whole or in part, the Final Order should be withheld pending the submission and review of a revised Transportation Impact Study, including the TDM Plan to the satisfaction of the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning.

Road Widening

Conveyances for road widening purposes are not required at this location in accordance with the City of Toronto Official Plan. However, a 5.0m corner rounding at the northwest corner of the site is required to improve pedestrian comfort, safety and accessibility of the adjacent sidewalk.

Servicing

A Functional Servicing and Stormwater Management Report and other associated engineering plans have been submitted in support of the application. These reports allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. They 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.

Engineering and Construction Services Staff have reviewed the submitted materials in support of the application and have requested several revisions and additional information as per their memo dated June 27, 2022.

In the event that the OLT allows the Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending confirmation that the municipal servicing matters have been addressed and any required new municipal servicing infrastructure or upgraded municipal servicing infrastructure is secured in a Holding ("H") By-law in a manner satisfactory to the Chief Planner and Executive Director, City Planning and the Chief Engineer and Executive Director, Engineering and Construction Services.

Indoor/Outdoor Amenity Space

Zoning By-law 569-2013 requires a combined amenity space of 4.0 m² per unit, of which at least 2.0 m² for each dwelling unit is for indoor amenity space and at least 40.0 m² is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space. In light of this, the proposed 322 dwelling units require a minimum of 1,288 m² of amenity space, of which a minimum of 644 m² is required for indoor amenity space.

The applicant is proposing a total of 1,288 m² of amenity space, comprised of 644 m² of indoor amenity space and 644 m² of outdoor amenity space, which meets the zoning requirement. Further, a minimum of 40 m² of outdoor amenity space is adjoining or directly accessible to the indoor amenity space. Despite this, Staff have raised concerns regarding the location and usability of some of the proposed amenity space (e.g. the

three exterior amenity balconies on the 5th floor (5.7 m², 3.4 m², and 4.2 m²) and the exterior dog relief area on the mezzanine).

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant will be required to provide 145.70 m² of parkland dedication. In this instance and as per the Toronto Municipal Code Chapter 415-26, Parks, Forestry & Recreation would accept the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication.

The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks, Forestry & Recreation and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the First Above Grade Building Permit. The value of the parkland dedication will be appraised through Real Estate Services. Should the value of the off-site dedication not fulfill the value of the on-site dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the First Building Permit. Despite this, should the pursuit of an off-site parkland dedication not be successful, payment of cash-in-lieu of parkland will be required, subject to the owner demonstrating to the satisfaction of the General Manager, Parks, Forestry & Recreation that all efforts to secure off-site parkland have been attempted.

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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. In its current proposed form, several Tier 1 standards have not been met by the proposed development.

Further Issues

City Planning continues to receive additional information regarding these applications as a result of ongoing review by City commenting divisions, materials submitted in support of the proposal and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The proposal has been reviewed against the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, the Yonge Eglinton Secondary Plan (YESP), and applicable City guidelines intended to implement the Official Plan. Staff are of the opinion that the proposal does not conform with the Toronto Official Plan and the YESP, and does not maintain the intent and purpose of the relevant Design Guidelines. The proposal in its current form does not represent good planning and is not in the public interest.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the application in its current form and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

CONTACT

Ingrid Fung, Planner
Tel. No. 416-338-6688
E-mail: Ingrid.Fung@toronto.ca

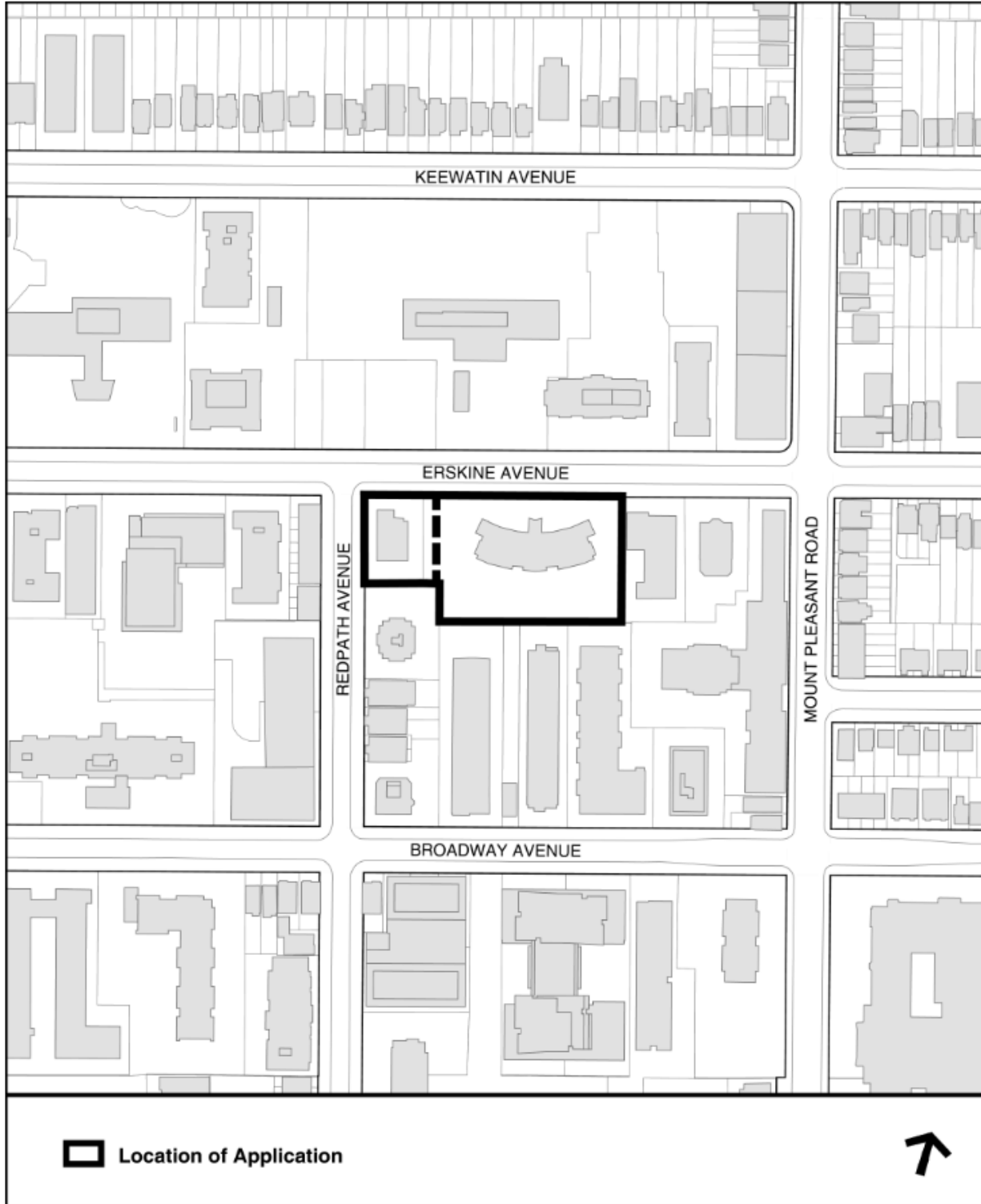
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David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Model of Proposal in Context Looking Northeast
Attachment 4: 3D Model of Proposal in Context Looking Southwest
Attachment 5: Site Plan
Attachment 6: Official Plan Land Use Map
Attachment 7: Yonge-Eglinton Secondary Plan Midtown Character Area Map
Attachment 8: Yonge-Eglinton Secondary Plan Midtown Transit Station Area Map
Attachment 9: Yonge-Eglinton Secondary Plan Land Use Map
Attachment 10: Yonge-Eglinton Secondary Plan Retail Streets
Attachment 11: Yonge-Eglinton Secondary Plan Public Realm Moves
Attachment 12: Zoning By-law No. 569-2013 Map
Attachment 13: Zoning By-law No. 438-86 Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 133 ERSKINE AVE Date Received: December 23, 2021
141 ERSKINE AVE

Application Number: 21 251207 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment Application for a 31-storey residential building containing 296 new residential dwelling units, including 26 rental replacement units. The proposed residential gross floor area is 22,243 square metres.

Applicant	Architect	Owner
WND ASSOCIATES	IBI GROUP	133 ERSKINE GP INC QRES VI (PROPERTY) INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
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		624	624
Residential GFA (sq m):	3,961		22,243	22,243
Non-Residential GFA (sq m):				
Total GFA (sq m):	3,961		22,243	22,243
Height - Storeys:	11		31	31
Height - Metres:			102	102

Lot Coverage Ratio (%): 42.83 Floor Space Index: 15.27

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,243	

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:	2			
Total Units:	28		322	322

Total Residential Units by Size

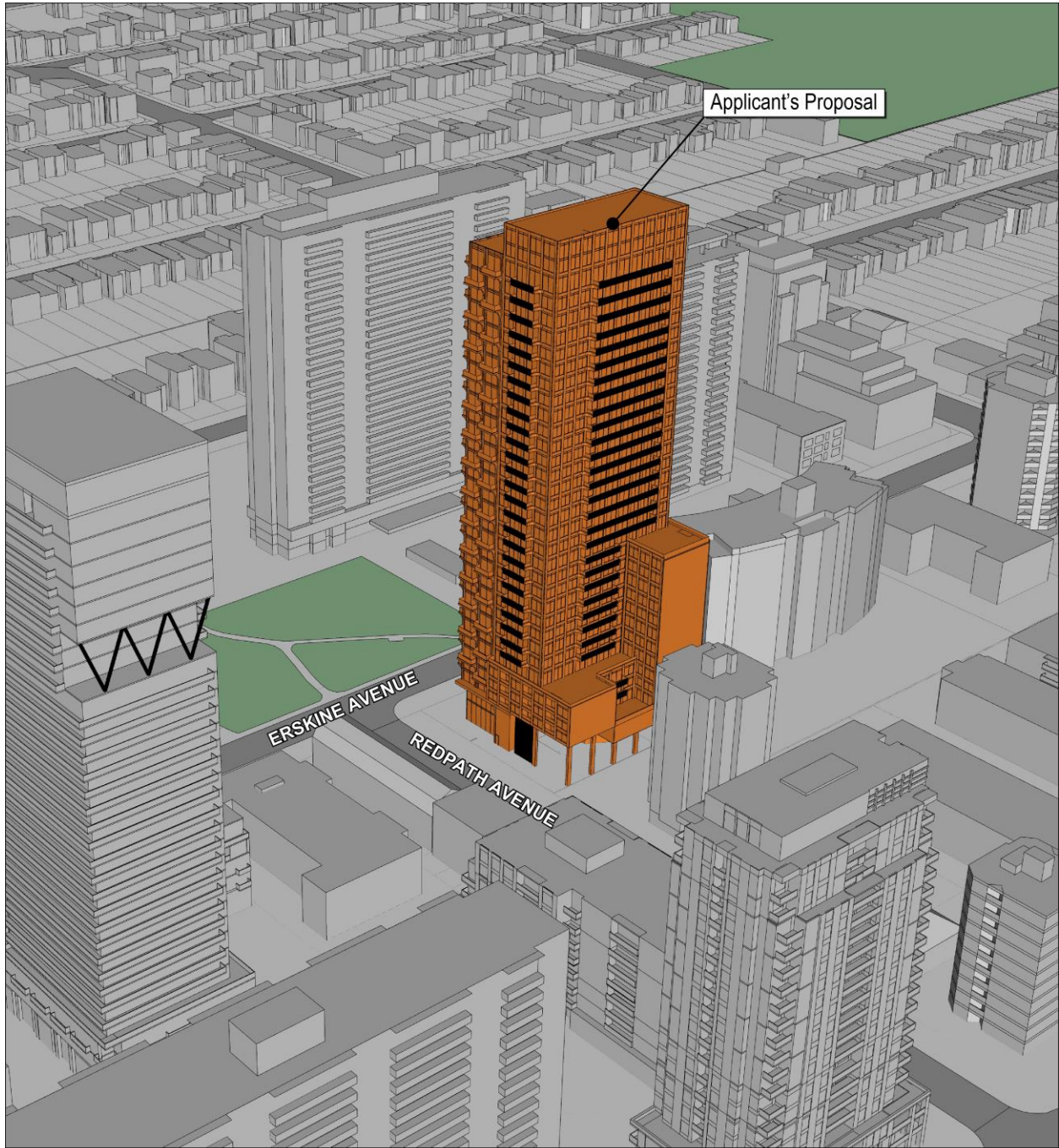
	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		49	130	101	42
Total Units:		49	130	101	42

Parking and Loading

Parking Spaces: 89 Bicycle Parking Spaces: 322 Loading Docks: 1

CONTACT:
 Ingrid Fung, Planner
 416-338-6688
Ingrid.Fung@toronto.ca

Attachment 3: 3D model of Proposal Looking Northeast

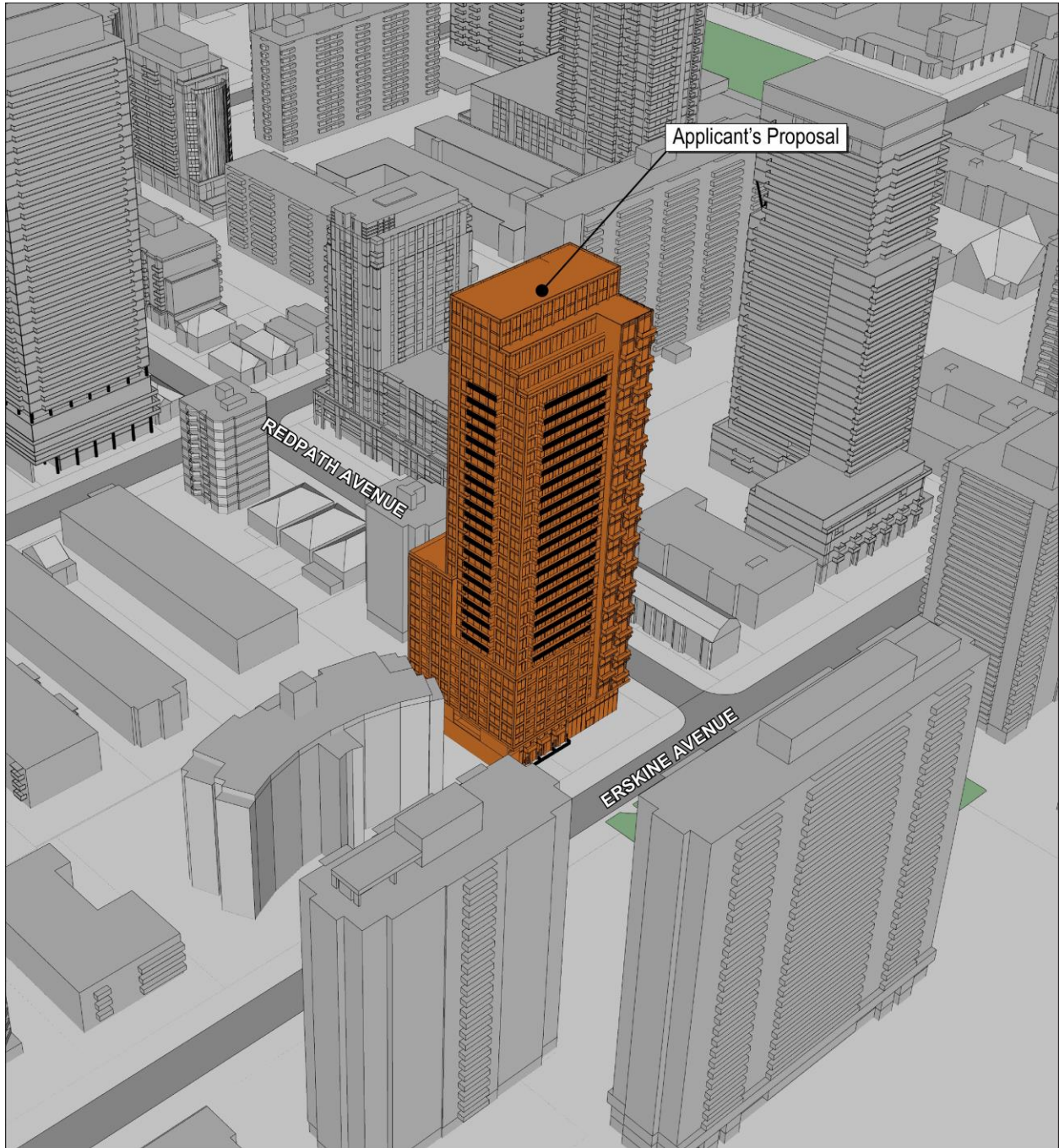


View of Applicant's Proposal Looking Northeast



03/03/2022

Attachment 4: 3D model of Proposal Looking Southwest

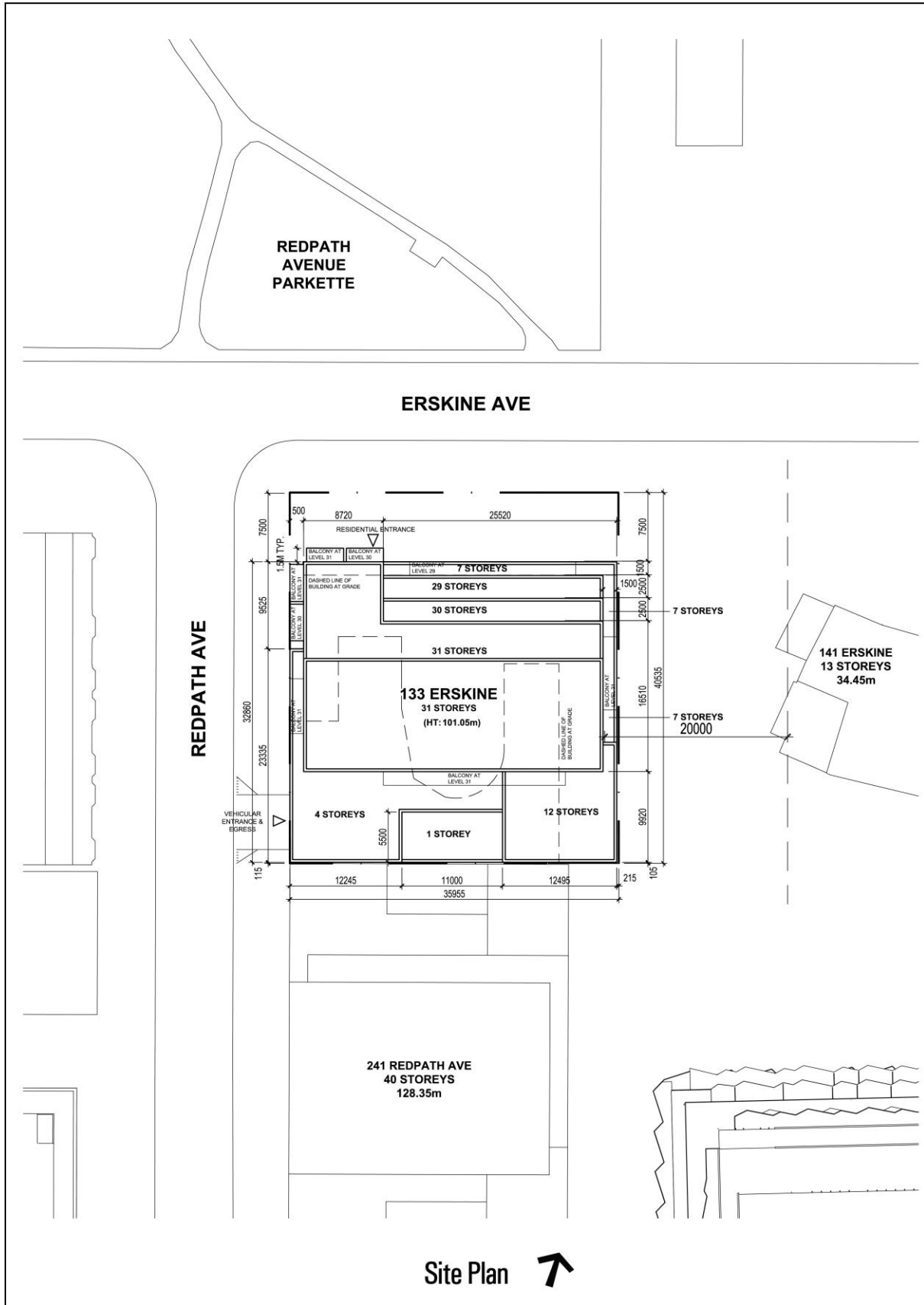


View of Applicant's Proposal Looking Southwest



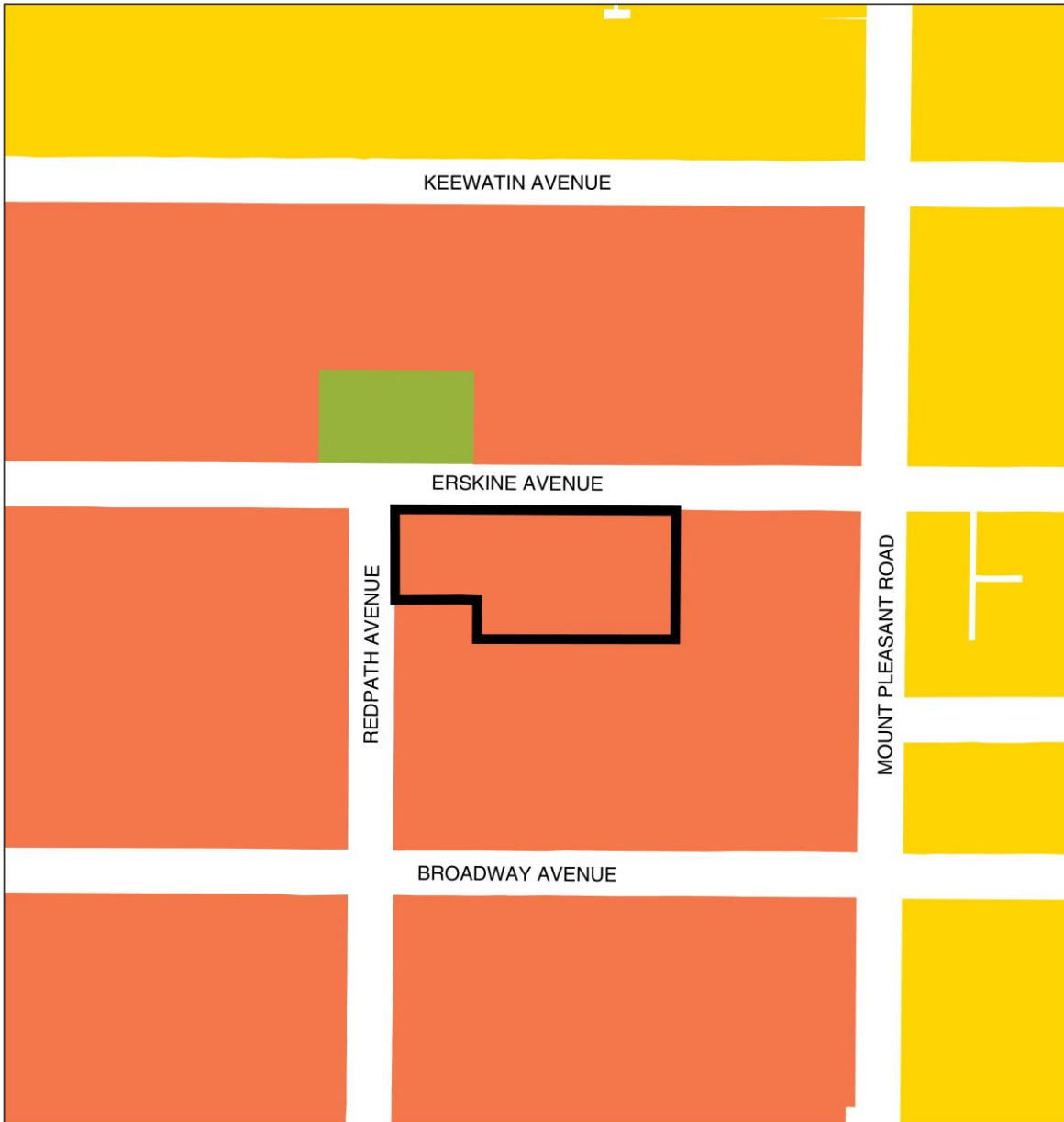
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Attachment 5: Site Plan



Site Plan

Attachment 6: Official Plan Land Use Map



Official Plan Land Use Map #17

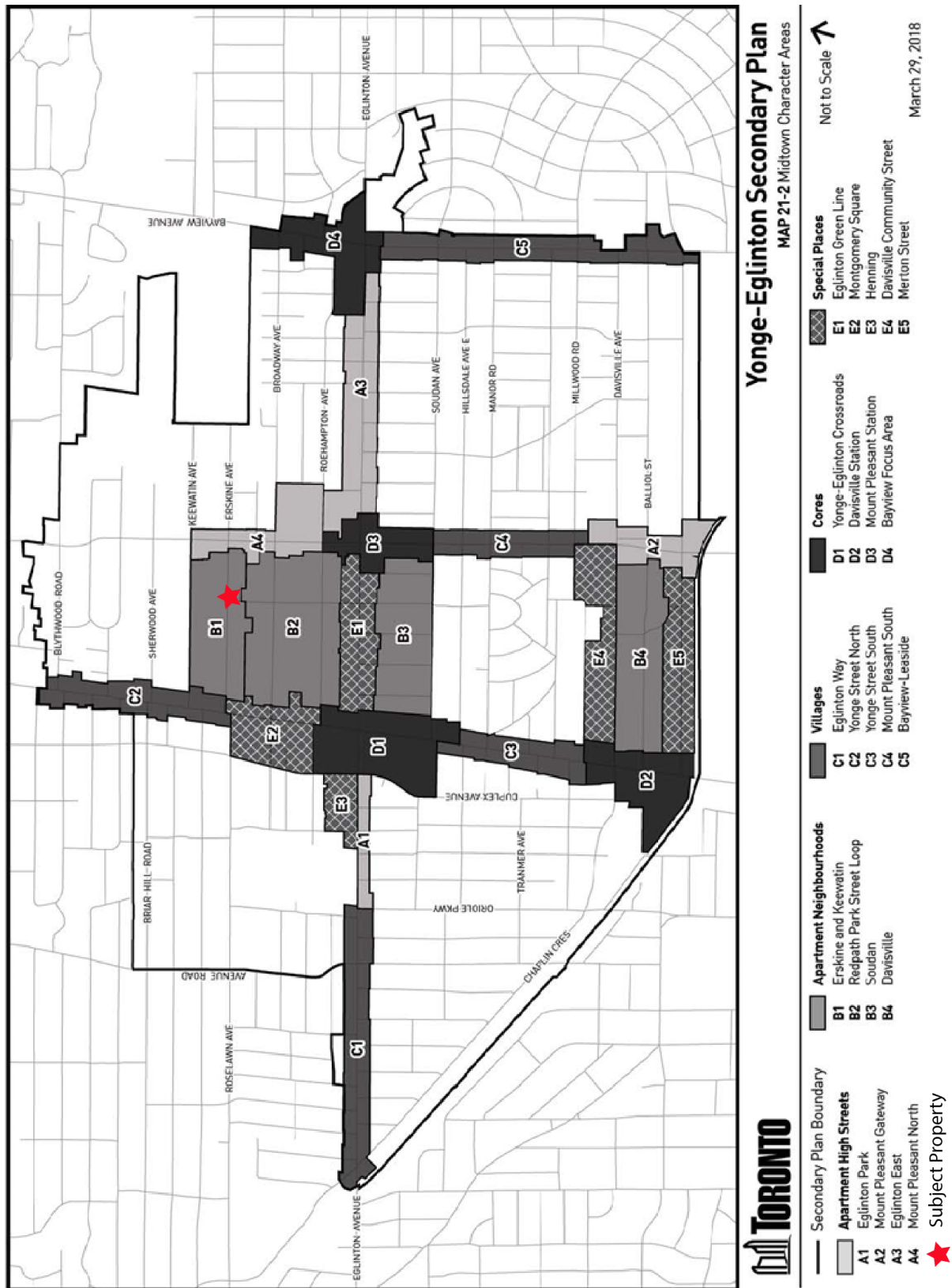
133-141 Erskine Avenue

File # 21 251207 NNY 15 0Z

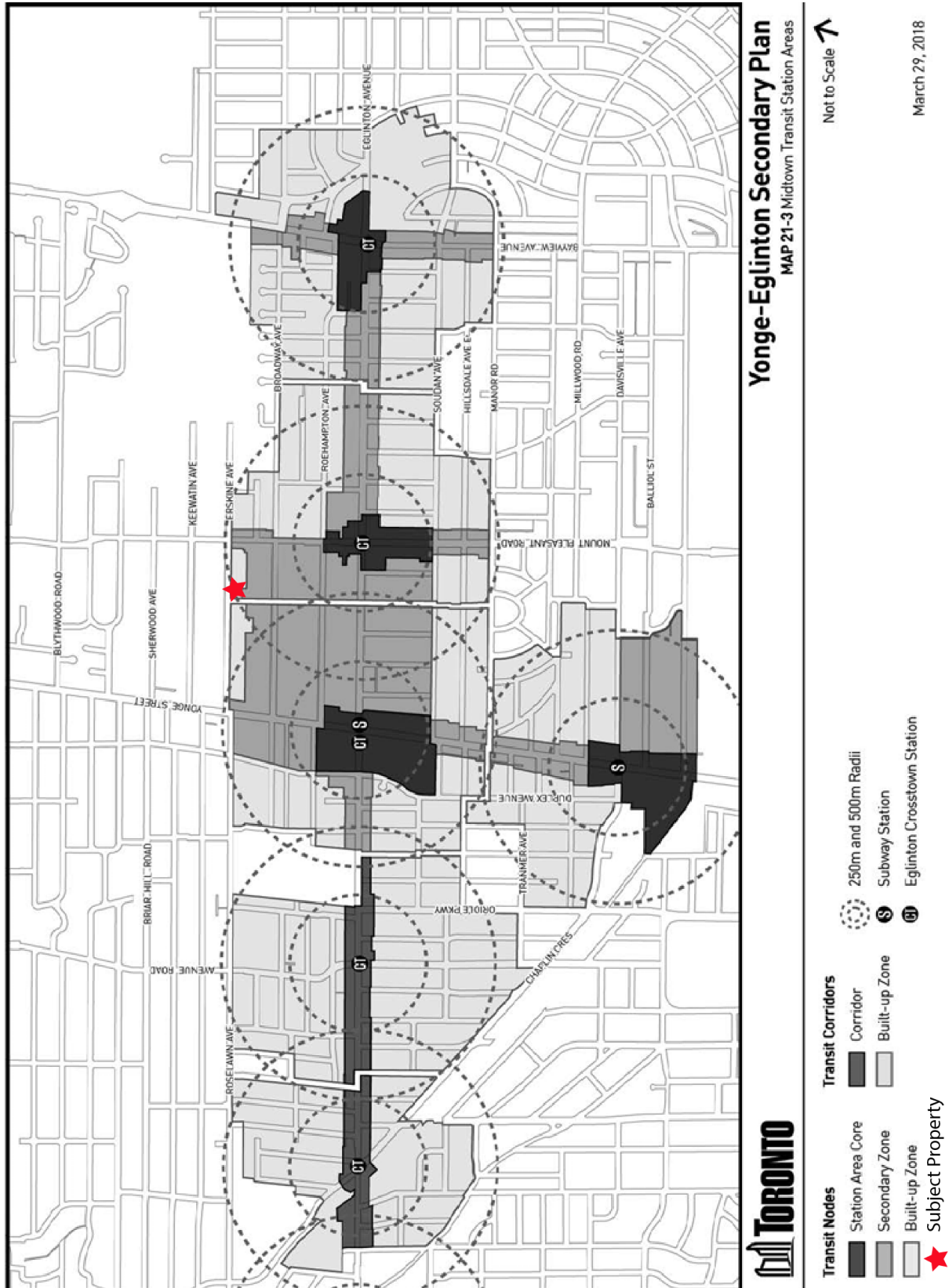
- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Parks

Not to Scale
Extracted: 03/02/2022

Attachment 7: Yonge-Eglinton Secondary Plan Midtown Character Areas



Attachment 8: Yonge-Eglinton Secondary Plan Midtown Transit Station Areas



Attachment 9: Yonge-Eglinton Secondary Plan Land Use Plan



Yonge-Eglinton Secondary Plan

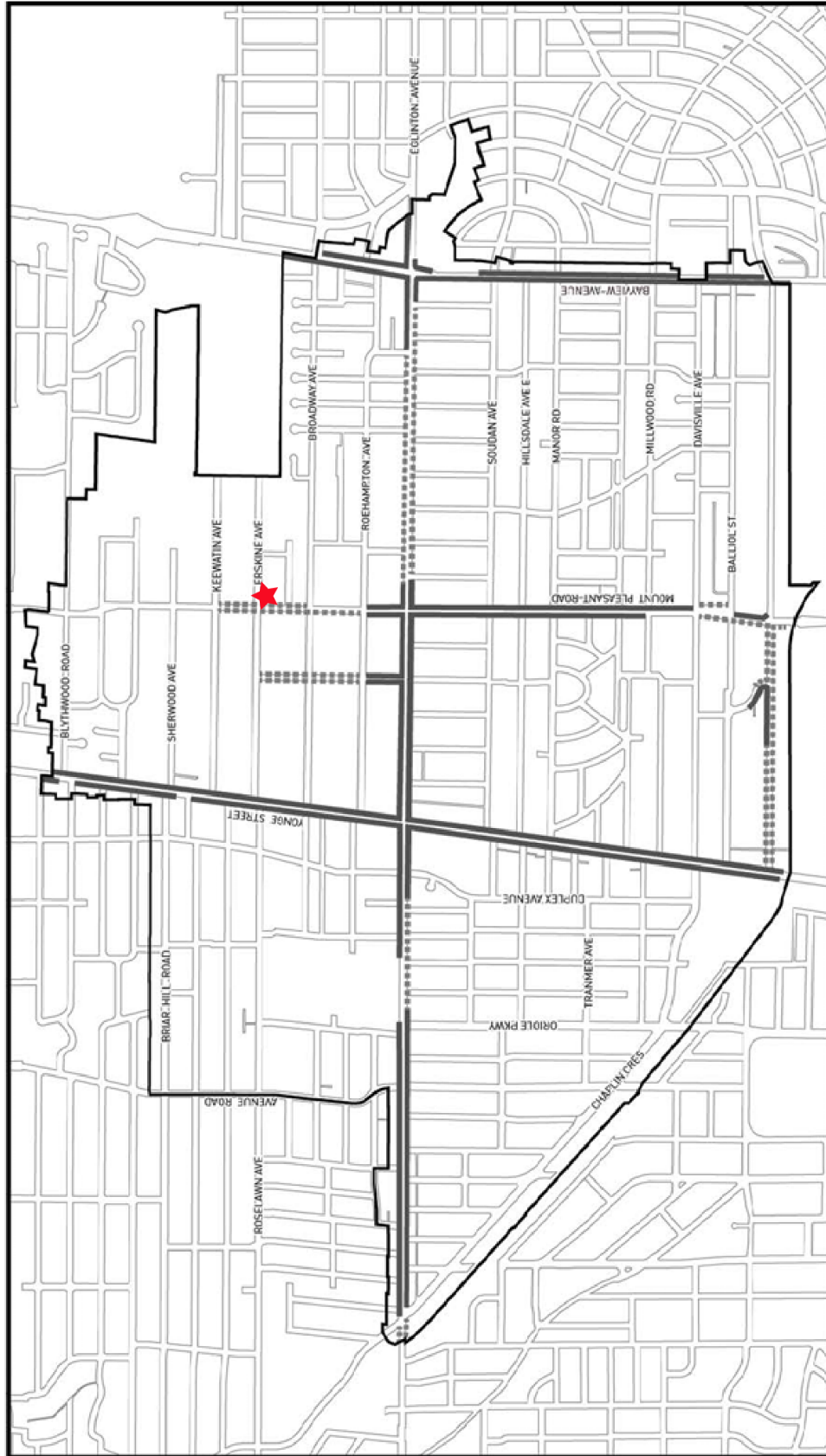
MAP 21-4 Land Use Plan

Not to Scale ↗

- Secondary Plan Boundary
- Mixed Use Areas "A"
- Mixed Use Areas "B"
- Mixed Use Areas "C"
- Subject Property
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks
- Land Use Designations per the Official Plan

July 20, 2018

Attachment 10: Yonge-Eglinton Secondary Plan Retail Streets



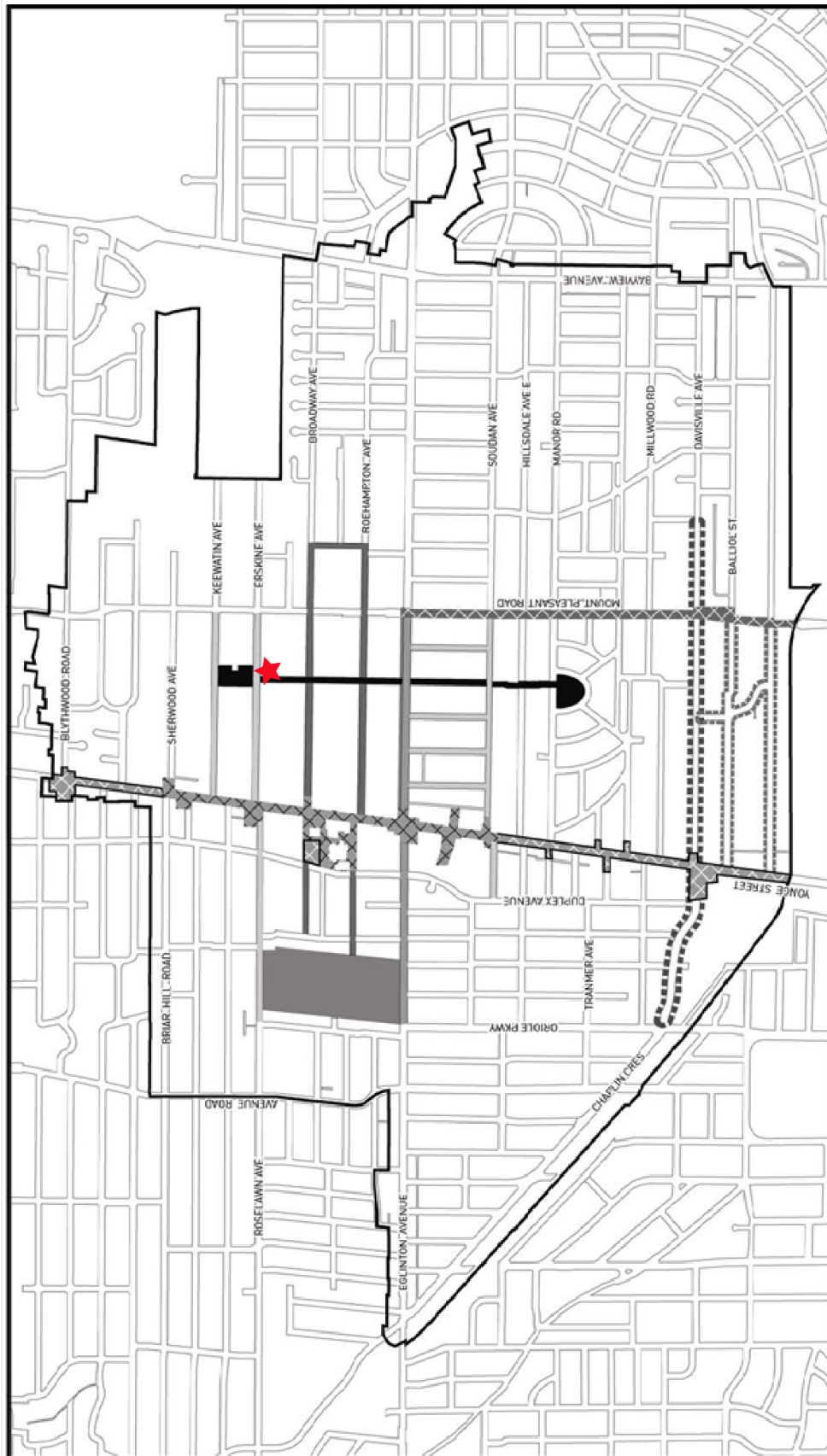
Yonge-Eglinton Secondary Plan
MAP 21-5 Retail Streets



- Secondary Plan Boundary
- == Priority Retail Streets
- Secondary Retail Streets
- ★ Subject Property

Not to Scale ↗

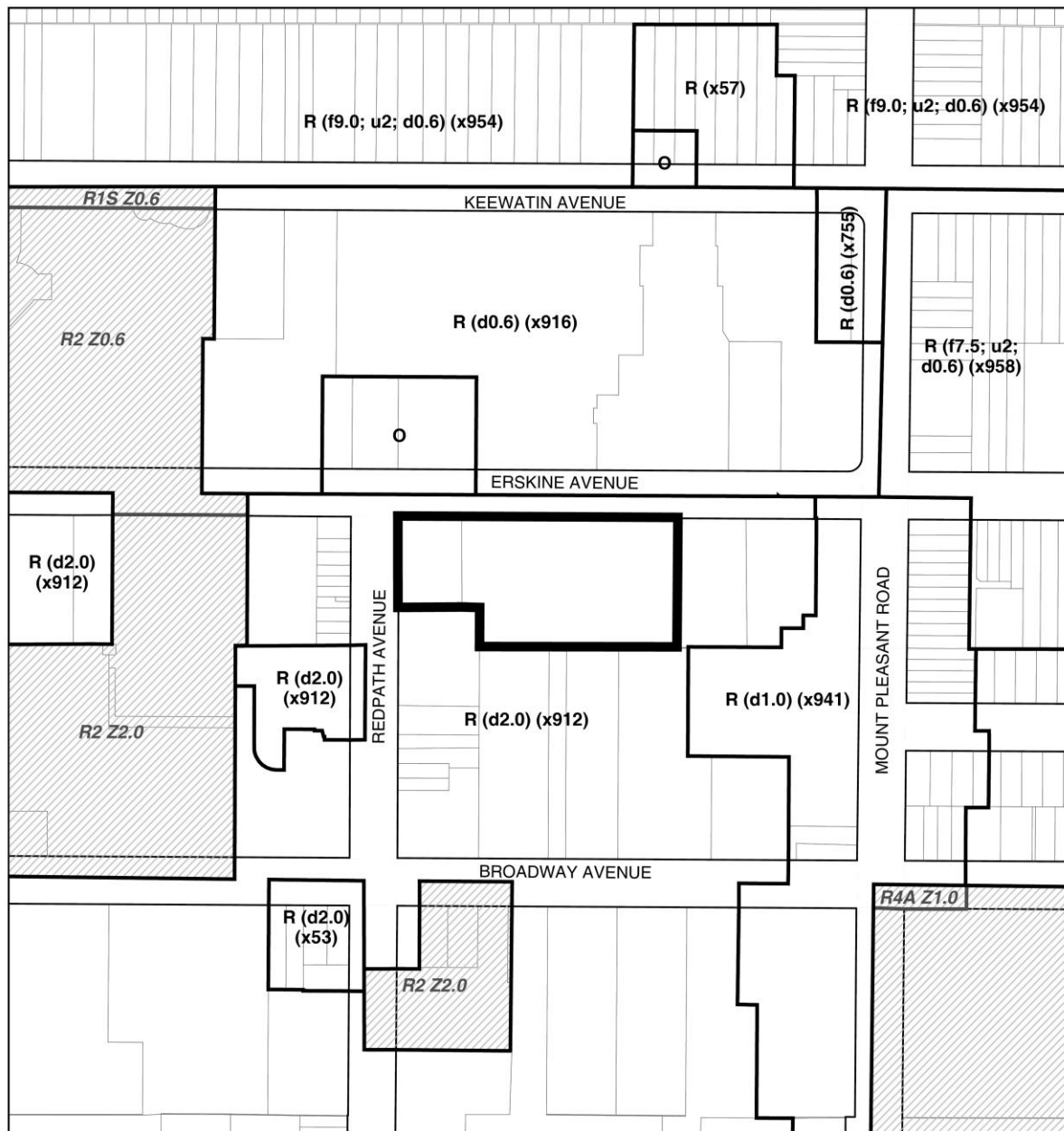
Attachment 11: Yonge-Eglinton Secondary Plan Public Realm Moves



Toronto **Yonge-Eglinton Secondary Plan**
 MAP 21-6 Public Realm Moves

- Secondary Plan Boundary
 - █ Redpath Revisited
 - █ Eglinton Green Line
 - █ Yonge Street Squares
 - ★ Subject Property
 - █ Yonge Street Squares Extension
 - █ Park Street Loop
 - █ Midtown Greenways
 - █ Davisville Community Street
 - █ Balliol Green Street, Pallton Connector and Merton Promenade
 - █ Mount Pleasant Road Arboretum
- Not to Scale ↗

Attachment 12: Zoning By-law No. 569-2013 Map



Zoning By-law 569-2013

133-141 Erskine Avenue

File # 21 251207 NNY 15 0Z

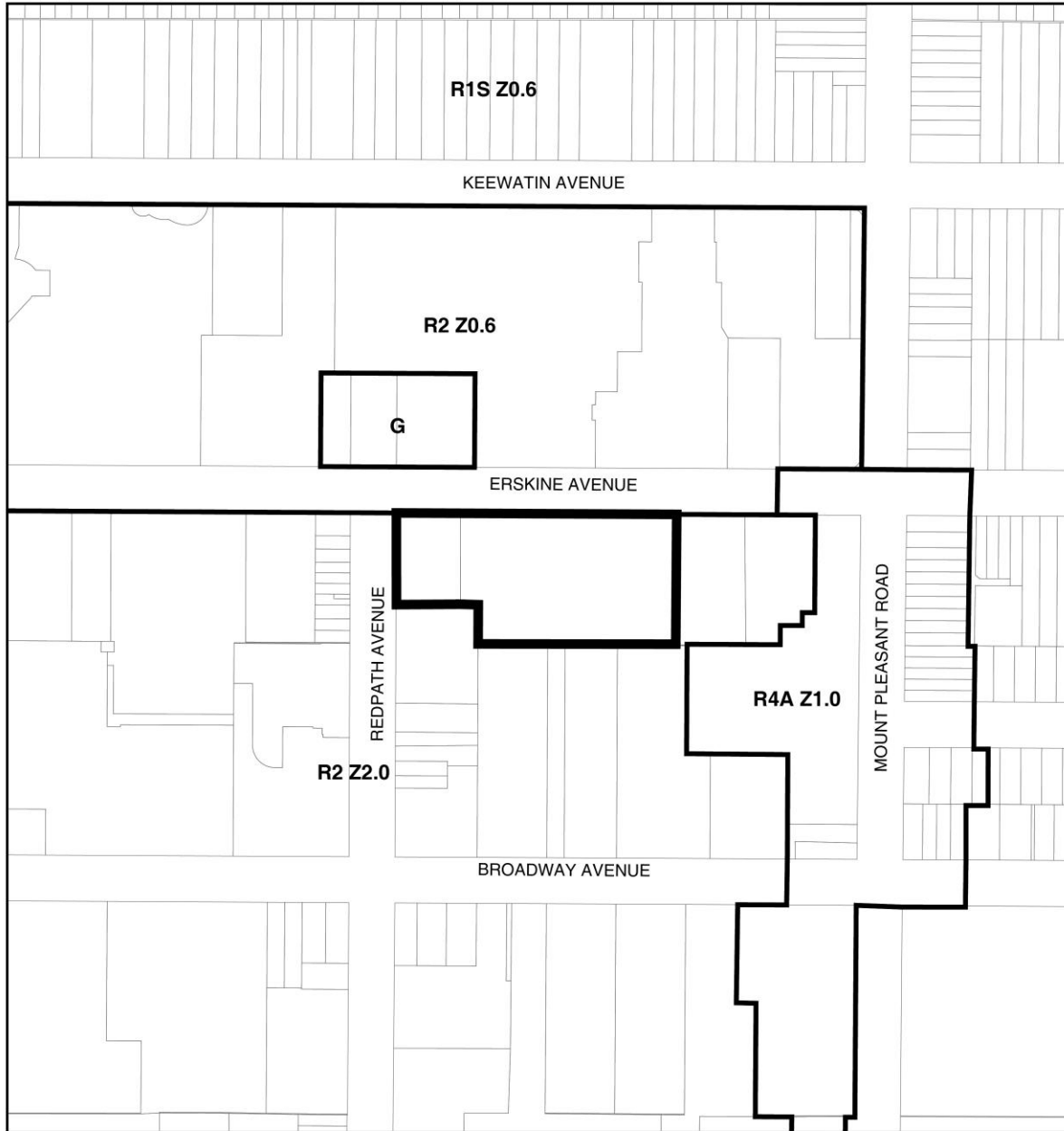
Location of Application
 R Residential
 O Open Space

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



Not to Scale
 Extracted: 03/02/2022

Attachment 13: Zoning By-law No. 438-86 Map



Zoning By-law 438-86

133-141 Erskine Avenue

File # 21 251207 NNY 15 OZ



Location of Application

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

R2 Residential District
G Parks District



Not to Scale
Extracted: 03/02/2022