

**Preliminary Report  
Zoning By-law Amendment Application  
2800 Keele Street**

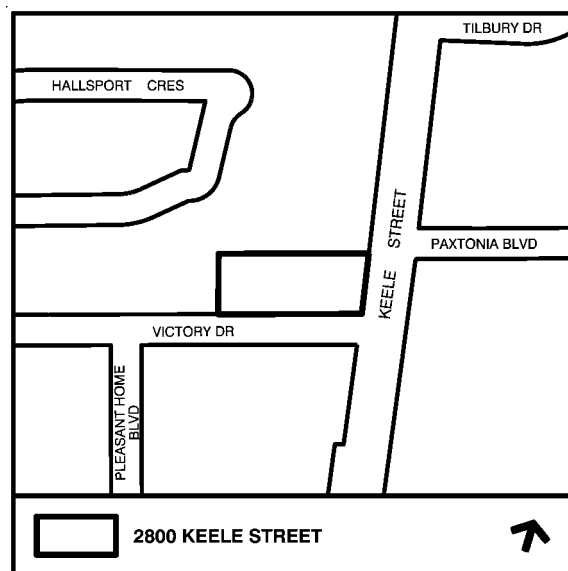
<b>Date:</b>	February 5, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 9 – York Centre
<b>Reference Number:</b>	12 268121 NNY 09 OZ

**SUMMARY**

This application proposes to amend former City of North York Zoning By-law No. 7625 to permit an eleven (11) storey mixed-use building containing 237 residential units and 785m<sup>2</sup> of ground floor commercial space at 2800 Keele Street. A three and a half (3.5) level underground parking structure containing 255 parking spaces is proposed, as well as 8 at-grade parking spaces to accommodate resident, visitor and commercial parking. With 19,279m<sup>2</sup> of gross floor area, the application proposes a Floor Space Index of 5.06.

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

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor for early 2013. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for late 2013 provided any required information is submitted by the applicant in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2800 Keele Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## BACKGROUND

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 1, 2012 to discuss complete application submission requirements.

### Proposal

This application proposes an eleven (11) storey mixed-use building fronting Keele Street. The proposed building would contain 237 residential units, including 6 two-storey units at grade fronting Victory Drive in townhouse form, and 785m<sup>2</sup> of ground floor commercial space fronting Keele Street.

Vehicular access would be provided from Victory Drive and a three and a half (3.5) level underground parking structure would contain 255 parking spaces for the development, including resident and visitor parking. The access to the underground garage, two loading areas and eight (8) additional parking spaces intended to serve the commercial space would be located along the north side of the building. A lay-by on Victory Drive is proposed to act as a passenger pick-up and drop-off area.

Amenity areas would be provided both at grade and on the roof for residents. With 19,279m<sup>2</sup> of gross floor area, excluding below-grade areas, the application proposes a Floor Space Index of 5.06. The height of the proposed building would be 34.6 metres at the Keele Street frontage.

## Site and Surrounding Area

The 0.38ha site is located at the northwest corner of the intersection of Keele Street and Victory Drive. The lot has a frontage of 40 metres on Keele Street and a depth of 94 metres on Victory Drive. The site is currently developed with a 1 storey glass and brick building which was formerly a Postal Station.

The surrounding area contains a mix of uses including residential, commercial, retail and office as follows:

North: a four-storey brick apartment building (2808 Keele Street).

East: City of Toronto Downsview Library and Downsview Plaza.

South: multi-family residential developments including a 10-storey building at 2772 Keele Street (The MAX) and two 4-storey buildings at 2782 and 2788 Keele Street with commercial uses further south.

West: a driveway access and parking area serving the apartment building to the north followed by a pedestrian walkway connecting Victory Drive with Hallport Crescent. Low density residential development is located beyond.

## Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## Official Plan

The Official Plan designates the subject site *Apartment Neighbourhoods*. The *Apartment Neighbourhoods* designation is one of four land use designations intended to protect and reinforce the existing physical character of the surrounding areas. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. *Apartment Neighbourhoods* are considered physically stable

areas and development will be consistent with this objective and reinforce and respect the existing physical character of buildings, streetscapes and open space patterns.

The Official Plan identifies areas that are well-served by public transit and the existing road network and which have a number of properties with redevelopment potential that can accommodate growth. These areas are shown on Map 2 Urban Structure and are identified by four categories including the *Avenues* overlay. The *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. The Keele Street frontage of the subject site is identified as *Avenues* on Map 2 of the Official Plan.

Development in *Mixed Use Areas* prior to the City undertaking an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. For this reason, proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. Section 2.2.3, Policy 3(b), sets out the criteria that must be examined in such an *Avenue* Segment Review. The applicant has submitted an *Avenue* Segment Study and it is presently being reviewed.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters. Community benefits include cultural, community or child care facilities, public art, transit improvements and purpose-built rental housing among other things.

### **Avenues and Mid-Rise Buildings Study**

In May of 2010, City Planning staff presented an update report to the Planning and Growth Management Committee on the status of the 'Avenues and Mid-Rise Building Action Plan'. The Action Plan consisted of a number of components to encourage the reurbanization of Toronto's Avenues including a consultant's *Avenues and Mid-Rise Building Study* which provides guidance to the future built form of the *Avenues* through suggested Performance Standards.

On July 8, 2010 City Council adopted a number of recommendations relating to the Avenues and Mid-Rise Buildings Study and Action Plan including a direction that staff use the "Mid-Rise Building Performance Standards" contained in Section 3 of the report. The Performance Standards provide the foundation for new zoning regulations and urban design guidelines for mid-rise buildings along Toronto's *Avenues* that are to be applied during the review of all new and current mid-rise development proposals on the *Avenues* and in the implementation of future *Avenue* Studies.

### **Zoning**

The site is zoned 'RM5' Multiple-Family Dwellings Fifth Density Zone by Zoning By-

law No. 7625 of the former City of North York. The 'RM5' zone permits a range of residential uses and some institutional uses in buildings up to 11.5 metres in height. Permitted uses include apartment house dwellings, double duplex dwellings, duplex dwellings, single-detached dwellings, semi-detached dwellings, multiple attached dwellings, religious institutions, nursing homes, sanitariums and hospitals. Frontage, height, setbacks and density requirements vary depending on the type of use.

### **Site Plan Control**

A Site Plan Control application was submitted for the proposed development. The Site Plan Control application is being reviewed concurrently with the Zoning By-law Amendment application. Issues such as screening, landscaping and pedestrian amenities will be reviewed through the site plan approval process.

### **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law and an Arborist Report was submitted with the subject application.

### **Reasons for the Application**

An amendment to the Zoning By-law is required as the proposal does not comply with the height and density provisions of the 'RM5' zoning. Appropriate standards regarding gross floor area, height, setbacks, parking, landscaped open space and other matters would be established through a site specific exception.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey and Architectural Drawings
- Landscaping Plans
- Planning Analysis and Avenue Segment Study
- Qualitative Pedestrian Wind Assessment
- Noise Feasibility Study
- Stormwater Management Report
- Traffic Impact and Parking Study
- Preliminary Technical Geotechnical Investigation
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Arborist Report
- Toronto Green Standard Checklist
- Toronto Green Standard Statistics Template

A Notification of Complete Application was issued on November 2, 2012.

## Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The assessment and acceptability of the *Avenue* Segment Study;
- The appropriateness of the proposed height and density;
- An evaluation of the development against the performance standards of the *Avenues and Mid-Rise Buildings Study*;
- Compatibility and fit with the surrounding neighbourhood including how the proposed building transitions to the stable residential neighbourhoods to the rear of the site;
- The appropriateness of locating private elements (such as a patio) on the public right-of-way;
- An assessment of the traffic impact of the proposed development;
- The appropriateness of a lay-by pick-up and drop-off area on Victory Drive;
- The adequacy of the perimeter landscaping to accommodate tree planting and appropriate buffering from neighbouring properties;
- The adequacy and appropriateness of the proposed indoor and outdoor residential amenity space;
- The appropriate range and extent of community benefits to be sought under Section 37; and
- The appropriateness of the assumptions utilized to calculate site density.

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

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006. The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

## CONTACT

Cathie Ferguson, Senior Planner  
Tel. No. (416) 395-7117  
Fax No. (416) 395-7155  
E-mail: cfergus@toronto.ca

## SIGNATURE

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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2a: South Elevation (Victory Drive)

Attachment 2b: North Elevation

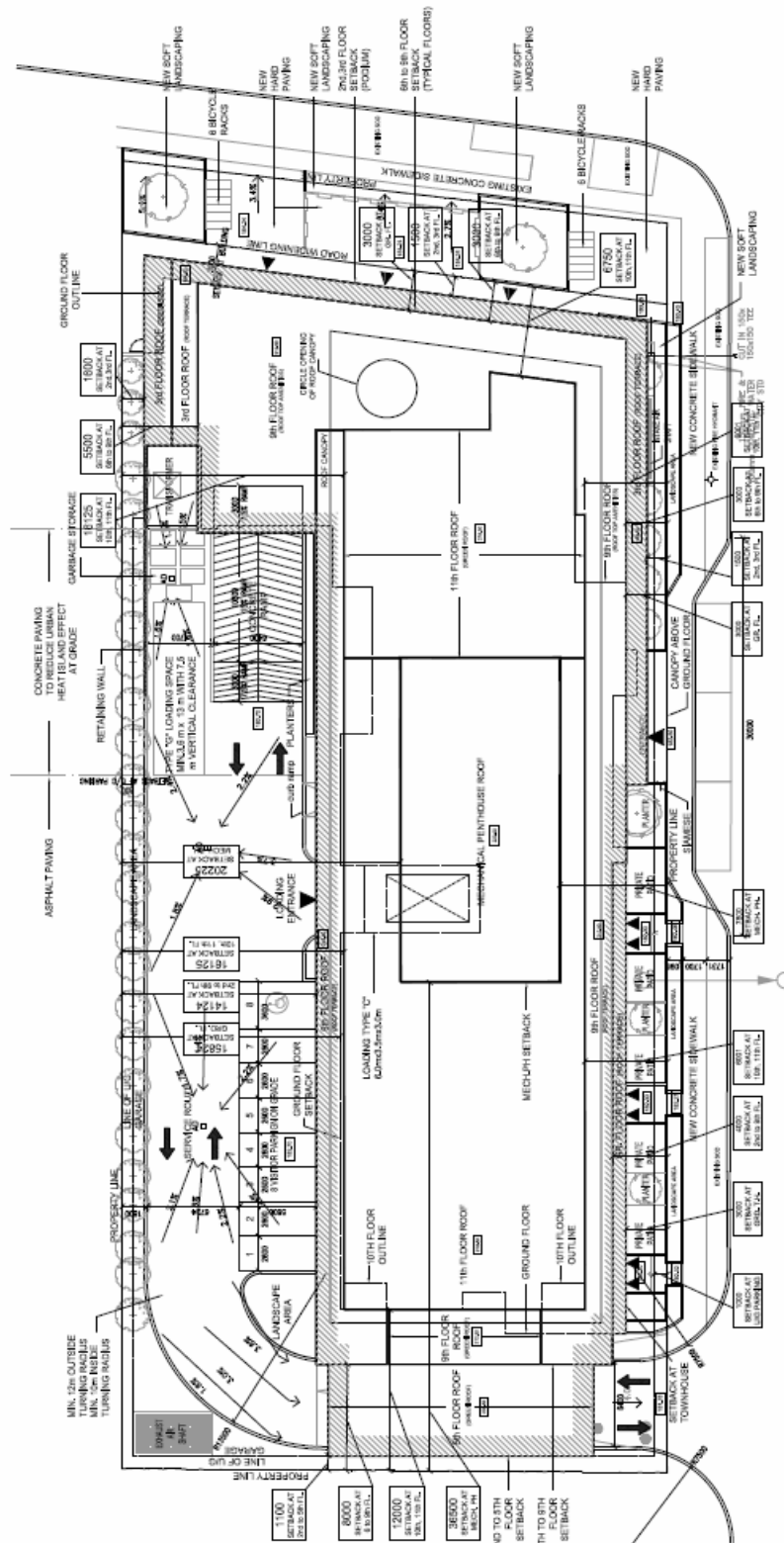
Attachment 2c: East (Keele Street) and West Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

## Attachment 1: Site Plan





Architectural drawing of the south elevation of a building. The drawing shows a long, multi-story structure with a grid of windows and doors. Key features include a 'Proposed entrance' on the left, a 'Proposed entrance' on the right, and a 'Proposed entrance' at the bottom right. The drawing is labeled 'SOUTH ELEVATION' and includes a scale bar at the bottom right.

SOUTH ELEVATION

**2800 Keele Street**

Applicant's Submitted Drawing

Not to Scale  
11/29/2012

File # 12 268121 NNY 09 0Z

## Attachment 2b: North Elevation



### Elevations

Applicant's Submitted Drawing

Not to Scale  
11/29/2012

2800 Keele Street

File # 12 268121 NNY 09 02

Attachment 2c: East (Keele Street) and West Elevations

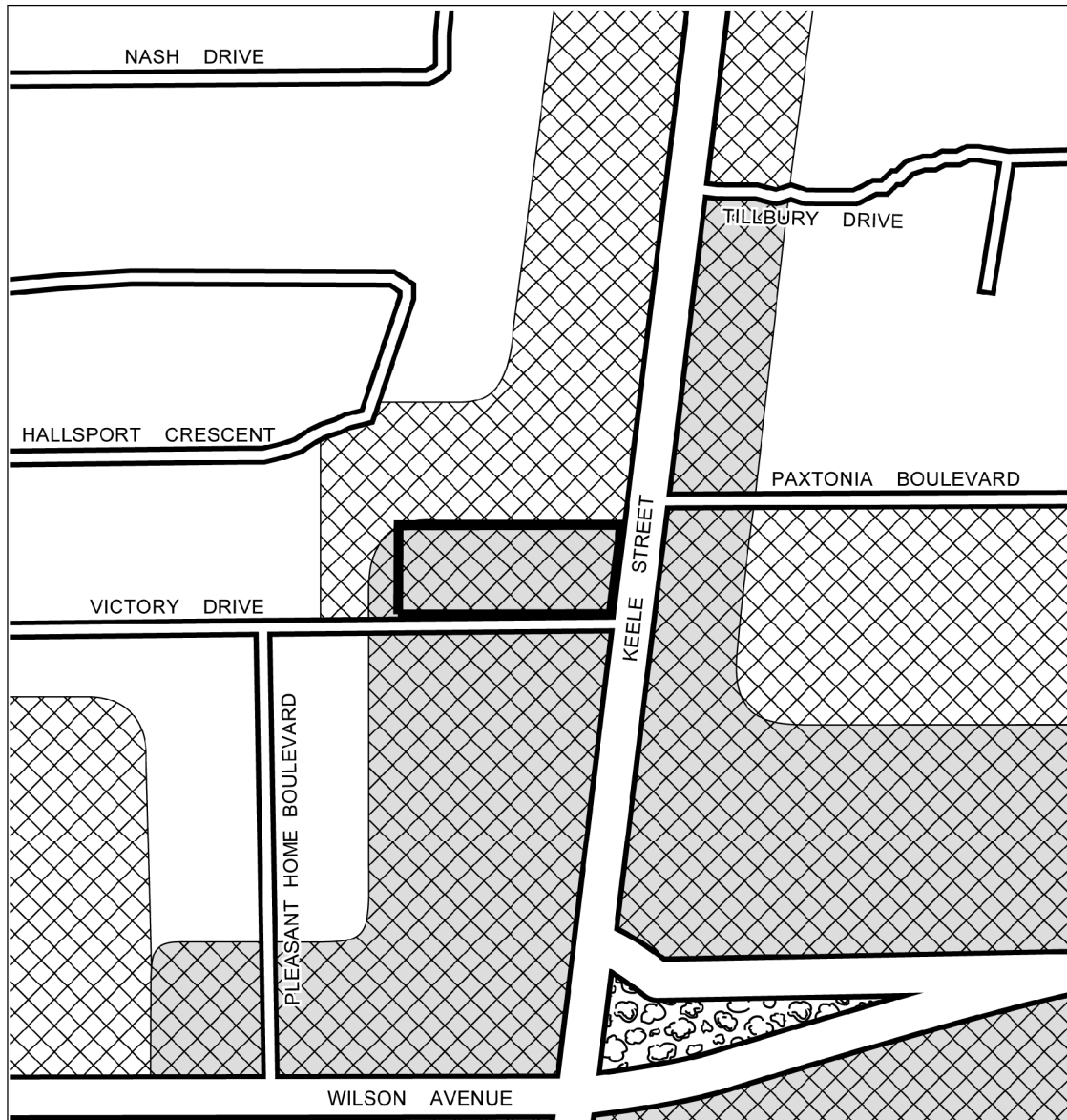


2800 Keele Street

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
11/29/2012

File # 12 268121 NNY 09 02

### Attachment 3: Official Plan



**TORONTO** City Planning  
Official Plan

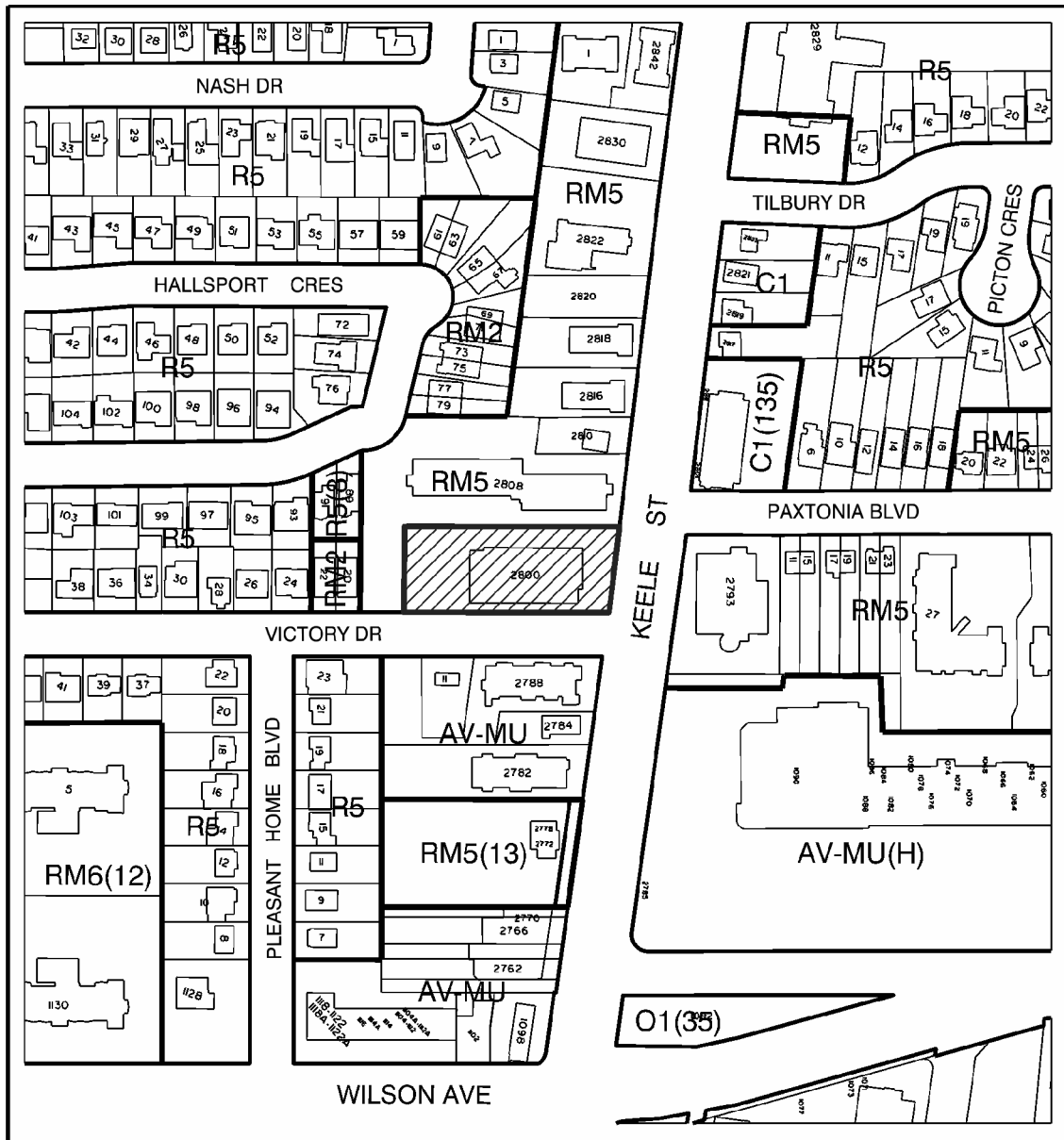
2800 Keele Street

File # 12 268121 NNY 09 02



↑  
Not to Scale  
11/27/2012

## Attachment 4: Zoning



**Toronto** City Planning  
**Zoning**

2800 Keele Street  
File # 12 268121 NNY 09 02

R5 One-Family Detached Dwelling Fifth Density Zone  
RM2 Multiple-Family Dwellings Second Density Zone  
RM5 Multiple-Family Dwellings Fifth Density Zone  
RM6 Multiple-Family Dwellings Sixth Density Zone

AV-MU Avenues Mixed Use  
C1 General Commercial Zone  
O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 11/27/2012

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 268121 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	October 25, 2012
Municipal Address:	2800 KEELE ST		
Location Description:	CON 4 WYS PT LOT 11 BOAKES PT LOT 20 **GRID N0903		
Project Description:	Zoning By - Law Amendment and Site Plan Application for an 11-storey mixed use building with 237 residential units and 785m <sup>2</sup> ground floor commercial space.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
HUMPHRIES PLANNING GROUP INC		KFA Architects & Planners Inc.	2800 KEELE RESIDENCES INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM5	Historical Status:	
Height Limit (m):	11.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3812	Height:	Storeys:	11
Frontage (m):	39.9		Metres:	34.6
Depth (m):	94.0			
Total Ground Floor Area (sq. m):	2082.0 (includes upper level townhouses)			<b>Total</b>
Total Residential GFA (sq. m):	18,494		Parking Spaces:	255
Total Non-Residential GFA (sq. m):	785		Loading Docks	2
Total GFA (sq. m):	19,279			
Lot Coverage Ratio (%):	46.3			
Floor Space Index:	5.06 (excludes below-grade areas)			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	18,494	0
Bachelor:	48	Retail GFA (sq. m):	785	0
1 Bedroom:	117	Office GFA (sq. m):	0	0
2 Bedroom:	72	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	237			