

4700 Keele Street – S/E Corner of The Pond Road and Sentinel Road- Southwest Precinct Plan, Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment – Preliminary Report

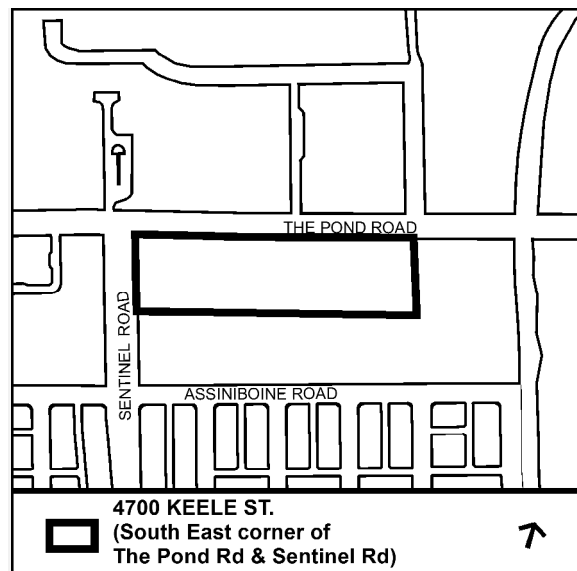
Date:	June 22, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	14 159612 NNY 08 OZ & 14 186422 NNY 08 SB

SUMMARY

This application proposes the construction of three buildings, including two 6-storey residential buildings with commercial uses at grade and a 2-storey commercial building on the south-east corner of The Pond Road and Sentinel Road, south of the York University Campus Core. The proposed residential buildings would contain approximately 474 units (800 beds) marketed to students, for a total residential gross floor area of 28,935m² and floor space index of 1.59. A total of 4,648m² of retail and 295m² of office space is also proposed.

Being processed concurrently is the York University Southwest Precinct Plan. The Precinct Plan includes a proposed vision and framework to guide future development within the Southwest Precinct. The York University Secondary Plan requires the preparation of a Precinct Plan prior to the approval of non-university development in the Edge Precincts.

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



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at the south-east corner of The Pond Road and Sentinel Road 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 under the *Planning Act*.
4. Staff be directed to review the development applications in the context of the Southwest Precinct Plan Review. Staff also be directed not to submit Final Reports on development applications in the Southwest Precinct until such a time as the review of the Southwest Precinct Plan has been considered by Council.

Financial Impact

There are no immediate financial implications resulting from the adoption of the recommendations contained in this report.

DECISION HISTORY

On December 4, 2009, City Council approved the York University Secondary Plan (YUSP) and related amendments to the City's Official Plan. At this meeting, City Council also approved a Zoning By-law Amendment for vehicle parking requirements for University uses and bicycle parking requirements for all uses and the Transportation Master Plan for the area. The Transportation Master Plan satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant and representatives of York University to discuss complete application submission requirements for the Southwest Precinct Plan and Plan of Subdivision, Official Plan, Zoning By-law Amendment applications. As a result of these meetings, and based on discussions with City Staff, the Precinct Plan submission was scoped to specific requirements consistent with 5.1.2 and 5.1.8 of the York University Secondary Plan which include:

- The Southwest Precinct Plan;
- Urban Design Guidelines;
 - Sustainability Strategy;
 - Public Art Strategy;

- Parks and Open Space Strategy;
- Pedestrian and Bicycle Plan;
- Transportation Considerations;
- Site Servicing and Stage 1 Stormwater Management Report;
- A Community Services and Facilities Strategy;
- An Affordable Housing Strategy;
- A Student Housing Report;
- A scoped Natural Heritage Impact Study;
- Heritage Impact Assessment Report; and
- Stage 1 & 2 Archaeological Assessments.

ISSUE BACKGROUND

Proposal

Southwest Precinct Plan

The York University Southwest Precinct Plan includes a proposed vision and framework to guide future development within the Southwest Precinct. The York University Secondary Plan requires the preparation of a Precinct Plan prior to the approval of non-university development in the Edge Precincts. The YUSP directs that the division of land create land parcels that facilitate development consistent with the YUSP policies and which can be developed in accordance with Precinct Plans approved by the City (5.4.1). The lands subject to development, which are described further in this report, are located within the Southwest Precinct. The proposed land use is considered non-university development.

The draft Southwest Precinct Plan was prepared by York University and Urban Strategies with input from City staff. The draft Precinct Plan includes design concepts and development guidelines for the implementation of public infrastructure, streets (Attachment 16 – Movement Network), parks and open spaces and potential community facilities, as well as land uses and built form of new infill development in the Southwest Precinct.

The Plan envisions the phased development of buildings and supporting infrastructure in creating a complete, mixed-use community with an enhanced public realm. The Precinct Plan Vision is supported by the following planning principles:

- Support the creation of a complete and vibrant community;
- Integrate new development into existing patterns of land use and movement;
- Support mobility options and enhance connectivity;
- Enhance and connect open spaces;
- Support sustainable buildings and infrastructure;
- Ensure high quality buildings and public realm;
- Ensure effective and efficient development phasing; and,
- Provide funding to support reinvestment in existing student residences.

Southwest Precinct Plan - Urban Design Guidelines

The Urban Design Guidelines build upon the direction in the draft Southwest Precinct Plan and provide detailed guidelines on streets and blocks, the location and treatment of gateways, built form and massing, heights, setbacks, orientation, scale, building materiality, and, views and vistas.

The Urban Design Vision for the study area aims to:

- Create a medium density, human-scale, residential community;
- Provide a pedestrian and bicycle friendly neighbourhood;
- Integrate amenities to support residential, community and academic life;
- Merge the campus and the surrounding community;
- Reinforce the importance of the campus threshold at The Pond Road and campus gateway at the intersection of The Pond Road and Sentinel Road; and
- Support high-quality urbanism and architecture.

Streetscape guidelines are also included and provide general guidance for the development of municipal road allowances and for secondary private roads within the study area, and the location of pedestrian and cycling connections. The Guidelines include a landscaping and open space strategy which identifies the hierarchy of open spaces within the Precinct, including the location for public parks, open spaces and enhanced streetscaping (greenways).

The draft Southwest Precinct Plan and supporting documents are available on the City's Southwest Precinct Plan webpage:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=780e8de0c08f6410VgnVCM10000071d60f89RCRD&vnextchannel=490452cc66061410VgnVCM10000071d60f89RCRD> .

Draft Plan of Subdivision

The draft plan of subdivision proposes to establish 8 mixed-use development lots, two future north/south public streets and two future north/south private streets within the block bound by The Pond Road to the north, Sentinel Road to the West, the extension of Ian Macdonald Road to the east and Assiniboine Road to the South (Attachment 1: Draft M-Plan).

One block fronting The Pond Road (Blocks 11) is intended primarily for office and retail use while the remaining seven blocks (1, 2, 6, 7, 12, 16 and 17) are intended primarily for a mix of residential and retail uses. Approximately 33,877 square metres of floor space that includes 474 dwelling units are proposed overall. Ground related retail uses are proposed along The Pond Road and Sentinel Road. Detailed designs for each of the development blocks, with the exception of Blocks 1-3, will be determined through the site plan application review process.

The proposed future public streets include extensions of Haynes Avenue (Block 8, 9 & 10 - 18.5m wide) north to Seneca Lane (a private university street), and Ian MacDonald Boulevard south to Leitch Avenue (Blocks 18,19 & 20 - 20m wide). Also proposed are two north-south 18.5m private streets (Blocks 3, 4, 5, 13, 14, 15) proposed to extend Boake Street and Hackett

Avenue to The Pond Road. Two east/west private secondary streets are proposed as part of the draft Precinct Plan. These private streets would extend from Sentinel Road to the future extension of Ian MacDonald Boulevard, and act as pedestrian mid-block connections and vehicular access routes to the development blocks for servicing, loading and for interim parking. These east-west private streets are not reflected in the Draft M-Plan.

Phase 1 includes mixed-use development Blocks 1, 6, and 11. The land uses and phasing for the remaining blocks, and the timing of conveyance of lands for public-rights-of-way and parkland for all phases have not been determined at this time.

Official Plan Amendment

The YUSP defines student and university related housing as: '*...non-profit housing owned or operated by the University or a non-profit housing corporation, provided on a leasehold basis, and intended primarily for students, staff or guests of the University*' (5.8.3). An Official Plan Amendment application has been submitted to permit for-profit student housing not owned or operated by the University on the subject lands.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes the construction of three buildings, including two 6-storey residential buildings with commercial uses at grade and a 2-storey commercial building on the south-east corner of The Pond Road and Sentinel Road, south of the York University Campus Core (Attachment 2: Site Plan). The proposed residential buildings would contain approximately 474 units (800 beds) marketed to students, for a total residential gross floor area of 28,935m², 4,648m² of retail, and 295m² of office space. Other site statistics for the three proposed buildings are as follows:

	Building C1	Building C2	Building C3	Total
Site Area (m²)				21,369
Gross Floor Area (m²)	14,399	17147	2331	33,877
Density				1.59
Height/Floors	6 Storeys (19.7m)	6 Storeys (19.9m)	2 (9.6m)	
Setbacks				
North	5.6m-9m	2.7-4.5m	3m	
South	9.5m**	9.5m**	9.5m**	
East	2m-4m*	7.9m-13.1m*	4m*	
West	3.6m	2m-4m*	3.85-20.35m*	
Residential (m²)	13,198	15,737	0	28,935
Retail (m²)	1,201	1,116	2,331	4,648
Commercial (m²)	0	295	0	295
Residential Beds/Units	361/209	439/265	0	800/474
Affordable Units				23
Amenity Space				
Indoor (m²)	904	1165		2069
Outdoor (m²)				2800

Parking Spaces				89 short term spaces
Bicycle Spaces				
Long Term Parking	178	218	5	401
Short Term Parking	48	66	12	126
* to the future right-of-way				
**approximate setback to the future private road				

Other site and development statistics are included in the application data sheet in Attachment 17.

Site and Surrounding Area

The site being considered for development is located at the south-easterly block of The Pond Road and Sentinel Road, south of the York University Core Campus. The site is 2.13 hectares in area, rectangular in shape. The site that forms the lands for the draft plan of subdivision is larger, and encompasses The Pond Road to the north, Sentinel Road to the west, the future extension of Ian Macdonald Road to the east, and Assiniboine Road to the south. The site has frontage on approximately 343.37 metres along The Pond Road and 184.03 metres along Sentinel Road. There is also an easement in favour of the City along Sentinel Road (Instrument # AT502849).

The larger site is currently occupied as a paid surface parking lot consisting of 1,680 parking spaces. The lots are owned and operated by York University. Remnants of a hedgerow from the original farm (associated with the Abraham Hoover homestead) runs north-south between two parking lots and east west along the north side of Assiniboine Road and is identified as a cultural heritage landscape in the YUSP (Attachment 9: Heritage and Cultural Heritage Landscapes).

Surrounding uses include:

North: York University campus core (*designated Institutional Areas*); Pond Road and Atkinson Student Residences, Seneca at York - Stephen E. Quinlin building which is a non-York facility, Osgoode Law School, which all range in height from five to nine storeys and are situated north of The Pond Road. The Green and the Osgoode Woodlot are also located north of The Pond Road (*designated as Parks and Natural Areas* respectively).

South: Immediately south of the site is a paid surface parking lot and a vestige hedgerow identified as a cultural heritage landscape in the YUSP (*designated Mixed Use Area 'C'*); south of Assiniboine Road are low rise residential community 'The Village at York' comprised of single and semi detailed dwellings and townhouses (*designated as Neighbourhoods*).

East: A paid surface parking lot and vacant lands owned by the University.

West: Student residences: nine four-storey walk up apartments (Passey Gardens); four tall apartment buildings (Assiniboine Towers) ranging from 15 to 17 storeys and a playground. Further west is a parking lot, two baseball diamonds, open space and the Black Creek Ravine, the Maloca Community Garden, a designated heritage building (Abraham Hoover House) and a stormwater management pond.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The PPS also requires municipalities to provide for a range and mix of housing types, and to address affordable housing needs.

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.

City of Toronto Official Plan

The Toronto Official Plan contains policies and objectives that guide future growth and development in the City. The Official Plan contains a number of city-building priorities such as directing growth to areas well served by transit and creating viable and complete communities. The Official Plan also contains policies that require development to be considered as part of a broader approach to community building to ensure that all residents have access to housing, parks and community services.

Key Official Plan objectives and policies that are pertinent to the review of the Southwest Precinct Plan and Plan of Subdivision include:

- Concentrating jobs and people in areas well served by transit, promoting mixed use development, ensuring that streets provide access for vehicles, pedestrians and bicycles, space for utilities and services, building address, view corridors and sight lines;

- Recognizing the importance of good urban design in building a successful city and the importance of achieving a high quality public realm;
- Creating incentives to encourage the conservation and long term protection of heritage resources, and protecting and improving *Parks Open Space Areas*;
- Providing a comprehensive planning framework for complete communities with streets and open spaces that have good connections to the surrounding streets and open spaces, are supported by infrastructure and community services, provide for uses and building scales that are compatible with surrounding development, and include a full range of housing in terms of type, tenure and affordability; and,
- Using a variety of tools to implement and achieve the objectives of the Official Plan and YUSP, and to implement the vision of the draft Southwest Precinct Plan, including Plan of Subdivision, implementing zoning, urban design guidelines, Section 37 and holding provisions as part of the development application approval process for all phases of development.

The Official Plan designates the site as *Mixed Use Areas*, one of four land use designations intended to accommodate growth (Attachment 6). The *Mixed Use Areas* designation encourages a broad range of commercial, residential, institutional and open space uses to accommodate increase in population and jobs along transit lines.

The Official Plan establishes criteria for development in *Mixed Use Areas* including a requirement for buildings to be located and massed to provide a transition between areas of different development intensity, providing setbacks from, and stepping down of, building heights towards existing lower scale development. The Plan also contains requirements to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open space.

The housing policies in the Official Plan require that a full range of housing be provided within neighbourhoods as well as across the City, including shared housing such as student housing, and that a priority for development on large sites of at least 5 hectares is the provision of affordable housing equal to 20% of the additional residential units where extra density is approved.

York University Secondary Plan

The vision for the YUSP is to transform the area from a university enclave surrounded by parking lots and open fields to an urban, human-scaled community integrated with and surrounding the University. Development within the Secondary Plan area will be in the form of well-designed, environmentally sustainable, compact complete communities in proximity to valuable natural heritage resources and open spaces.

The YUSP requires Precinct Plans to be developed prior to development proceeding in the Edge Precincts, with the exception of transit facilities and essential City services (Attachment 7: Precinct Areas). Precinct Plans will include:

- A vision for the precinct area;
- The size and location of local streets and development block structure;
- Locations of pedestrian and cycling connections;
- The conceptual location and massing of buildings;
- An appropriate land use mix;
- A landscaping and open space master plan;
- Urban design standards and guidelines; and
- Phasing of development.

The YUSP envisions the Southwest Precinct as a medium density urban village, developed in a compact form that will provide a variety of housing opportunities, shops and services. Pond Road is envisioned as a greenway, a tree-lined pedestrian oriented street providing a connection to the wider natural heritage network in the Secondary Plan area, and Sentinel Road is identified as a pedestrian friendly gateway entrance to the university. Open spaces including a public park, a possible school site and a *piazza* are also envisioned as part of the Precinct.

The YUSP designates the subject lands *Mixed Use Areas 'C'* (Attachment 15: Land Use). *Mixed Use Area 'C'* is intended to be developed as an urban village with primarily medium density residential uses, such as street-oriented townhouses and apartments, at-grade retail, service and office uses. However, the policies also provide for a broad range of commercial and institutional uses. Buildings in this area are envisioned at a pedestrian scale, and which provide appropriate transition to any adjacent *Neighbourhoods*. *Mixed Use Areas 'C'* also envisions a new school and community facility in association with a new local park and strongly encourages a grocery store within a mixed use building to provide for the broader community.

The YUSP directs that *Parks* be developed and maintained to provide space for public recreational, athletic and landscaping purposes to accommodate active and passive recreation. *Parks* may include joint community and school facilities that are integrated with open space and recreational uses. The subject site is located in a parkland priority area. Approximately 1.24 hectares of parkland have been identified in the Secondary Plan for the Southwest Precinct. The precise amount and configuration of parkland to be provided will be determined through the Precinct Plan process in accordance with the parkland dedication policies in the Official Plan, and will involve City Planning and Parks, Forestry and Recreation staff, York University, the public and City Council.

The Secondary Plan envisions a high-quality, connected public realm of streets, parks and open spaces which will form the underlying structure for future development, which include significant places within the built and landscaped environment that will be preserved, protected and enhanced through any proposed development, including The Ring Road and gateway entrances to the University (Attachment 8). The Pond Road forms part of the Ring Road and Sentinel Road is the southerly gateway street into the campus.

The YUSP also calls for a well-connected network of on-and off-street cycling routes which are to be refined through the Precinct Plan process (Attachment 13). Policy 3.9.2.4 of the

YUSP requires a Pedestrian and Bicycle Plan as part of the Precinct Plan process which addresses the integration of pedestrian and cycling facilities with planned development, transit facilities and the public street network to knit together, socially and physically, the Campus with the surrounding community. The City is reviewing the Pedestrian and Bicycle Plan for consistency with the Official Plan, relevant YUSP policies and with the Toronto Walking Strategy and the City's Bike Plan.

The minimum and maximum densities prescribed in the YUSP for the subject development site range from 1.0 FSI to a maximum 2.0 FSI. The minimum height for buildings fronting a primary street will be three storeys or 10.5m with a minimum height of two storeys or 6 metres prescribed for buildings with frontage on a secondary street. Maximum building heights in the Edge Precincts are also governed by height restrictions imposed by the Former City of North York's Airport Hazard Map, with transitions in height to lower-scale development and taller buildings situated within 250 metres of a subway station.

The YUSP provides direction for the provision of public art to support and enhance the character of the Secondary Plan area and enhance place-making opportunities. Public art opportunities for non-university development will be pursued through the Precinct Plan process and will have regard for applicable City policies and guidelines.

The Secondary Plan identifies places and landscapes that have cultural heritage value and directs that these resources be conserved (Attachment 9: Heritage and Cultural Heritage Landscapes). Stage 2 Archaeological Assessments are required as part of the preparation of the Precinct Plan (Attachment 10: Archaeology).

One of the key objectives of the Secondary Plan is to provide transit-supportive development while also ensuring the development of complete communities. This involves providing a broad range of housing, including student and affordable housing.

The Secondary Plan defines Student Housing as: "*...non-profit housing owned or operated by the University or a non-profit housing corporation, provided on a leasehold basis, and intended primarily for students, staff or guests of the University or a related institution*". A minimum of 30 percent of new housing units in the Edge Precincts are to be in forms other than single detached or semi-detached dwelling. Residential development exceeding the minimum density will be required to provide a minimum of 20 percent affordable housing, of which at least 50% must be affordable rental units.

The affordable rental housing requirement in the YUSP is to ensure that a mix of housing, in terms of form, tenure and affordability, will be provided in the Secondary Plan area. This requirement is consistent with Official Plan requirements for building new neighbourhoods, providing a full range of housing in terms of both form and tenure, and the development of complete communities as well as including affordable housing in developments on large sites of 5 hectares or more.

Affordable housing strategies are required as part of the precinct planning process which will:

- Provide more detailed targets for the provision of affordable housing by tenure and unit type;
- Identify phasing of development within a particular precinct to ensure that affordable housing requirements are achieved prior to, or at the same rate as development of the market housing;
- Identify any proposals to achieve the affordable housing requirements through conveyance of land to the City or for student and university-related housing; and
- Identify achievements made in individual precincts.

Market housing that does not meet the definition of Student Housing, but which is designed for and rented to students, is treated as market housing and must provide the appropriate percentage of the housing at affordable rents.

The YUSP includes policies (3.6) and an appendix which sets out in detail the facility and site requirements, location criteria and implementation guidelines for specific community services and facilities, schools and local parks for the Edge Precincts. The YUSP also recognizes that actual community service and facilities needs may change depending on the amount and type of development that occurs in a Precinct. As such, a Community Services and Facilities Strategy (CS&F) is required at the Precinct Planning stage to determine the need, location and phasing of community services and facilities required for future development, in consultation with the local community, the City, agencies, boards and local area Councillor and secured through the appropriate agreements.

A Sustainability Strategy is required as part of the Precinct Plan review. The Strategy is required to identify the mechanisms and techniques to be used for mitigating environmental impacts on a precinct wide basis. The YUSP also requires development to incorporate minimum performance measures identified in the Toronto Green Standard and encourages development to meet the enhanced sustainable performance measures.

Multi modal transportation is encouraged in the YUSP, including walking, cycling, reducing the use of the private automobile and providing a balanced approach to parking and providing a connected transportation framework that allows residents, employees and students to get to and from their destinations quickly, easily and sustainably. Pedestrian and bicycle plans which address the local pedestrian and cycling connections, as well as the provision of other cycling facilities, is required as part of the Precinct Plan process.

Secondary (local) public streets are conceptually identified in the Secondary Plan (Attachment 14: Public Street Plan). The actual location and amount of local streets will be determined through the Precinct Planning review process and conveyed to the City as development proceeds.

Non-university development will be required to be serviced by municipal services. Strategies to reduce and manage stormwater flows and functional servicing and stormwater management reports are required as part of the Precinct Plan review to ensure that there is sufficient capacity and that appropriate servicing and stormwater management measures are or will be in place for existing and new development.

The YUSP provides direction for the completion of implementing zoning at the Precinct Planning stage, with development controls such as Plans of Subdivision and Site Plan Control, providing for the orderly development of the Secondary Plan area. Plans of Subdivision will ensure the land proposed for non-university development is suitable for its proposed new use while protecting adjacent neighbourhoods and properties from potential development which may put an undue strain on infrastructure and community facilities and services.

Development charges, Section 42(3) of the *Planning Act*, Holding Provisions and Section 37 as a result of increases in densities and residential permissions, are financial and planning tools that can be used to secure eligible growth-related facilities, parkland, appropriate infrastructure, affordable housing and community services and facilities, to help the City achieve the objectives of the Secondary Plan and applied to all new development.

Zoning

The site is governed by the Former City of North York By-law 7625 and is zoned York Downsview Mixed Use 3 Zone (YDMU-3), which permits university, recreational uses, student housing, parks and open spaces, and accessory uses (Attachment 5). University uses do not include residential uses and student housing is defined as housing that is owned and operated by York University and on a non-profit basis.

On individual sites a building a maximum floor space index of 2.5 or 250% of the lot area is permitted. Notwithstanding, on lands zoned YDMU-3 the maximum aggregate gross floor area of all uses shall not exceed 85% of the lands with the same zoning, plus 1.0 for lands used exclusively for student housing for a total of 1.85 FSI. Building heights are limited to the lesser of 34 metres or nine storeys and setbacks of 13.5m from the centreline of The Pond Road.

The site is subject to the Downsview Airport and is subject to height restrictions of the Airport Hazard Map (Schedule D) in the North York By-law, which limits the site to 30.48m with the northern edge of the site along The Pond Road frontage subject to a 45.72m height limit. By-law 1240-2009 provides requirements for vehicular and bicycle parking for all YDMU zones in the Secondary Plan area.

Site Plan Control

The site is subject to site plan control. A site plan control application for the three buildings has been submitted (14 159623 NNY 08 SA) and is being reviewed concurrently.

Ravine & Natural Feature Protection

The YUSP directs that *Natural Areas* will be protected, restored and enhanced for nature preserve and passive recreation. The Black Creek Valley forms part of the westerly edge of the Southwest precinct (Attachment 12: Open Space and Natural Heritage System). A scoped

Natural Heritage Impact Study (NHIS) was requested as part of the Precinct Plan review to determine suitable setbacks from the outer limit of the required naturalized buffers and to plan for future development adjacent to the Black Creek Valley and explore the renaturalization of the priority restoration area (Attachment 12). The draft Precinct Plan and NHIS Memo from LGL is being reviewed by Ravine & Natural Feature Protection and by the Toronto Regional Conservation Authority.

Parkland

The development site and Southwest Precinct are located in a Parkland Acquisition Priority Area and development is subject to the alternative parkland dedication requirements of the Official Plan. Preferred locations for parkland are identified on Map 10-6 of the YUSP (Attachment 11). A 1.24 ha site adjacent to Black Creek Valley and a 1.79 ha site as a potential site for a community facility/elementary school, have been identified for the Southwest Precinct. The precise amount and configuration of parkland to be provided in the Phase 1 application and future phases will be determined in consultation with City Planning and Parks, Forestry and Recreation staff, York University, the public and City Council.

Tree Preservation

There are a total of 363 trees within the Southwest Precinct Plan area. A total of 38 trees on the site subject to development, or Phase 1, are proposed to be removed. Six of the 38 trees are located within the public right-of-way. An arborist report was submitted with the development application and is under review by Forestry staff. An Arborist Report for the larger site has been submitted as part of the Plan of Subdivision application and will be reviewed concurrently.

Affordable Housing & Community Services and Facilities

The Precinct Plan submission includes an Affordable Housing Strategy and Community Services and Facilities Study. Staff is reviewing the draft Precinct Plan, the Affordable Housing Strategy and CS&F Study with the development applications for conformity with the applicable Official Plan and YUSP policies.

York University Master Plan

York University is working on updating the 1988 Master Plan for the Core Precincts (Attachment 7). The Master Plan will establish a framework for future development within the campus Core. The draft Master Plan provides guidance for the public realm, streets, parks and open spaces between the Core and the Edge Precincts, specifically with respect to the layout and design of the public realm (greenways and gateways), creating a network of connected, high quality, safe and comfortable green spaces, providing standards for municipal right-of-ways and university streets, and creating connectivity between the Core and the existing and new neighbourhoods that surround it through a network of primary and secondary public streets. The update to the 1988 Master Plan is a YUSP requirement prior to significant development proceeding within the Core Campus. Included is a requirement for a

Student Housing Strategy. City staff are currently reviewing the Draft Master Plan and supporting documents together with the draft Southwest Precinct Plan for consistency with the YUSP.

Servicing/Grading

A functional servicing report was submitted as part of the Precinct Plan and development application submissions. The report examines engineering of the Precinct Plan area insofar as water service, sanitary sewer service, and grading and stormwater management. A Master Servicing and Stormwater Management Report has been requested as part of the Plan of Subdivision application. Development Engineering staff are currently reviewing the reports to ensure all matters pertaining to the provision of adequate infrastructure to support full build-out will be addressed.

Transportation/Traffic

An overall Urban Transportation Considerations study was submitted as part of the Precinct Plan and development application submissions. Both Transportation Planning and Transportation Services are currently reviewing the draft Precinct Plan and requested a Comprehensive Transportation Assessment study and other transportation details in order to assess the appropriate street network for the Southwest Precinct and relevant transportation improvements for all transportation modes during the interim phase of development (Phase 1).

Reasons for the Applications

The YUSP permits non-university land uses in the Edge Precincts subject to the preparation of Precinct Plans. A Precinct Plan for the Southwest Precinct is required to permit the proposed non-university residential development.

The draft Precinct Plan proposes the future conveyance of new public streets, as well as the conveyance of parkland, to the City. The Plan of Subdivision application is required to provide for the division of the lands into development blocks, the construction of public streets and servicing of the lands, and the conveyance of the public park. The Plan of Subdivision will need to include detailed information on new municipal infrastructure, the creation of any easements for municipal services, and the timing and conveyance of public streets and parkland to the City.

Amendments to the Zoning By-law are required to permit the proposed residential use which is not a University-related use, to establish performance standards for the new use and to reflect the subdivision layout of new streets and blocks. The zoning by-law will also need to provide for the use of Section 37 to secure community benefits and meet the affordable housing requirements.

If required, a Holding Zone could be implemented to prohibit development on the remaining phases until necessary studies and requirements regarding the following have been satisfied:

the provision of public streets, affordable housing, servicing and stormwater, transportation, consistency of the design with the urban design guidelines, new public parks, phasing and contributions toward the renaturalization of the Priority Restoration Area located on the west side of the Precinct adjacent to the Black Creek Ravine, and the provision of any community services and facilities.

The York University Secondary Plan defines student and university related housing as non-profit housing owned or operated by the University or a non-profit housing corporation, provided on a leasehold basis, and intended primarily for students, staff or guests of the University. The applicant has applied for an Official Plan Amendment to permit student housing that is market housing and not owned or operated by the University.

COMMENTS

Application Submission

In addition to the draft M-Plan, an Arborist Report was submitted with the Plan of Subdivision application. The University has indicated that a Master Stormwater and Servicing Report is forthcoming as well as other Transportation Considerations for the larger block. City staff will continue to review the Plan of Subdivision application for completeness.

The following reports/studies were submitted with the OPA/ZBA and the Site Plan Control application:

- Planning Rationale;
- Urban Transportation Considerations;
- Storm Water Management Report;
- Arborist Report;
- Housing Issues Report; and,
- Sun/Shadow Study.

A Notification of Incomplete Application issued on May 27, 2014 identifying that a Pedestrian Level Wind Study was required for a complete application submission.

Issues to be Resolved

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

- Planning framework of the York University Southwest Precinct Plan and supporting documents and compliance with the Official Plan and York University Secondary Plan policies;
- Consistency of the Plan of Subdivision with the draft Precinct Plan vision for the proposed street network;
- Consistency of the Southwest Precinct Plan with the draft Campus Master Plan Vision and planning framework;
- Phasing of the Precinct Plan and Plan of Subdivision in relation to:

- the timing and conveyance of parks and public streets;
- the timing and provision and availability of appropriate infrastructure to support development;
- the phasing for implementing the restoration/renaturalisation objectives and strategies of the priority restoration area and implementing the 10m naturalized buffer to the Black Creek Valley corridor;
- appropriate holding provisions;
- The location, number of public and private streets, and connectivity with the existing and planned street network;
- The proposed configuration, design and width of public streets;
- The appropriateness of new private streets;
- The proposed pedestrian and cycling network and connectivity with the existing and planned pedestrian and cycling network;
- The proposed land use mix;
- The protection and creation of view corridors;
- The protection of heritage buildings and cultural heritage landscapes;
- The provision of affordable housing and the provision of student housing in the context of a broader student housing strategy for the York University Secondary Plan area;
- The appropriate zoning permissions for market housing focused on students, but which does not meet definitions for University and Student Housing;
- The size and type of units;
- The provision of the appropriate community services and facilities to be sought under Section 37 of the *Planning Act* and compliance with the YUSP Community Services, Facilities and Parks policies.
- Tree removal and impact of proposed and future development on cultural heritage landscapes;
- Traffic impact and assessment;
- Site access and circulation;
- Interim and long term parking and site specific rates for the proposed residential and retail use;
- Loading and Servicing; and
- Site Servicing and Grading, and Stormwater Management;

The TGS Checklist has been submitted by the applicant and is currently under review by Staff for compliance with the Tier 1 performance measures.

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

Implementation and Phasing

The matter of implementation is subject to further discussions with City Planning and Development Engineering Staff and the City Solicitor. Implementation may include the entering into of the necessary agreements between York University, the developer and the

City for the purpose of securing such matters as the construction of roads and infrastructure, the timing of construction, the conveyance of the roads and infrastructure to the City, and the posting of associated financial securities.

A holding by-law for the remainder of the blocks may also be considered when the necessary agreement for the Precinct Plan or Plan of Subdivision is prepared and executed so that any Hold conditions are satisfied. If approved, Staff will facilitate preparation of the agreement in an expeditious manner with the understanding that the University and developer continue to cooperatively resolve any outstanding issues outlined in this report.

CONTACT

Andria Sallese, Planner
Tel. No. (416) 395-7166
Fax No. (416) 395-7155
E-mail: asalles@toronto.ca

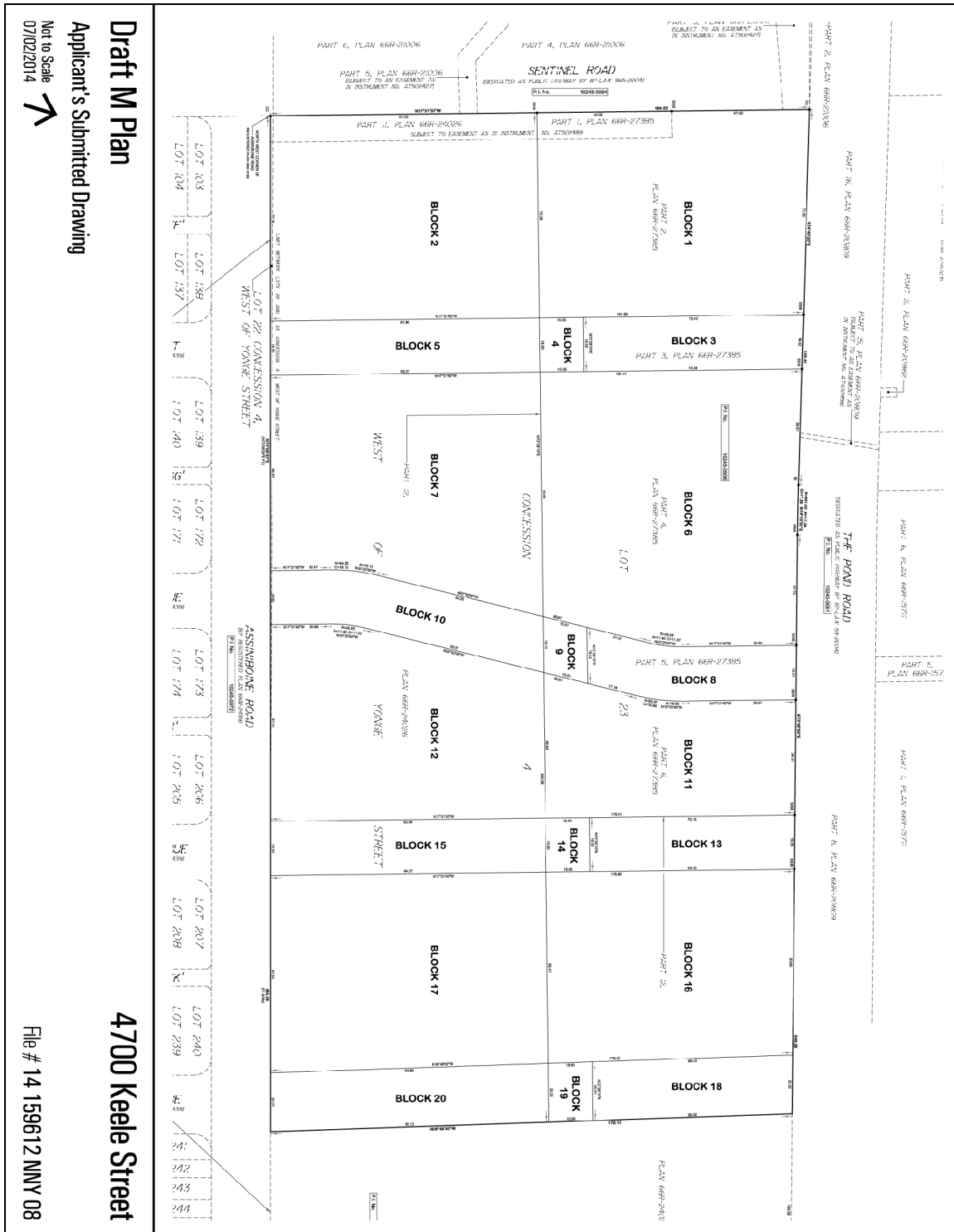
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Draft Plan of Subdivision
Attachment 2: Site Plan
Attachment 3: Elevations (North/South)
Attachment 4: Elevations (East/West)
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: YUSP Map 10-2: Precinct Areas
Attachment 8: YUSP Map 10-3: Structure Plan
Attachment 9: YUSP Map 10-4: Heritage and Cultural Heritage Landscapes
Attachment 10: YUSP Map 10-5: Archaeology
Attachment 11: YUSP Map 10-6: Conceptual Park and Community Facilities Plan
Attachment 12: YUSP Map 10-7: Open Space and Natural Heritage System
Attachment 13: YUSP Map 10-8: Pedestrian and Cycling Connections
Attachment 14: YUSP Map 10-9: Public Street Plan
Attachment 15: YUSP Map 10-10: Land Use
Attachment 16: York University - Southwest Precinct Plan – Movement Network
Attachment 17: Application Data Sheet

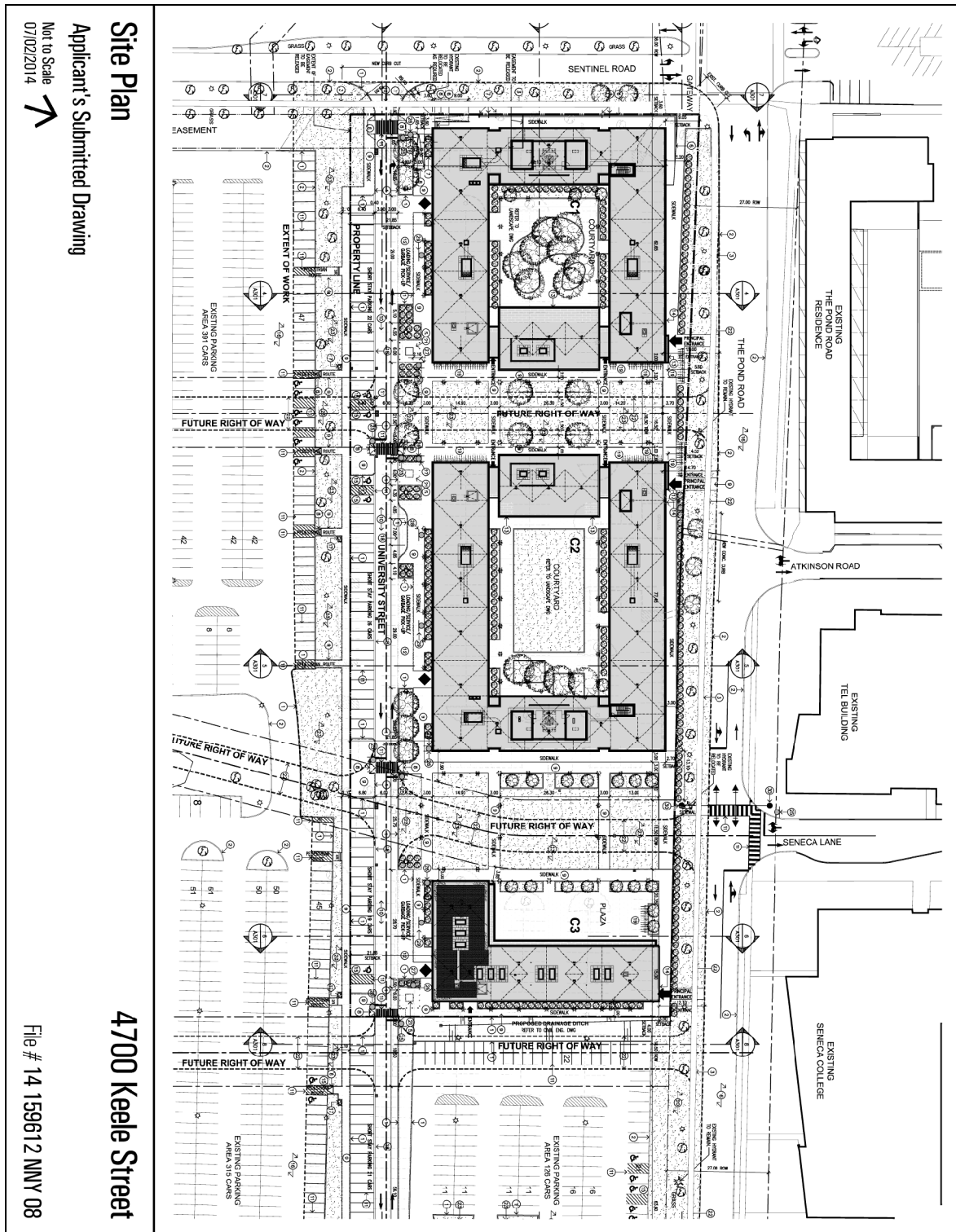
Attachment 1: Draft Plan of Subdivision (Draft M-Plan)



Draft M Plan
 Applicant's Submitted Drawing
 Not to Scale
 07/02/2014

4700 Keele Street
 File # 14 159612 NNY 08

Attachment 2: Site Plan



Site Plan

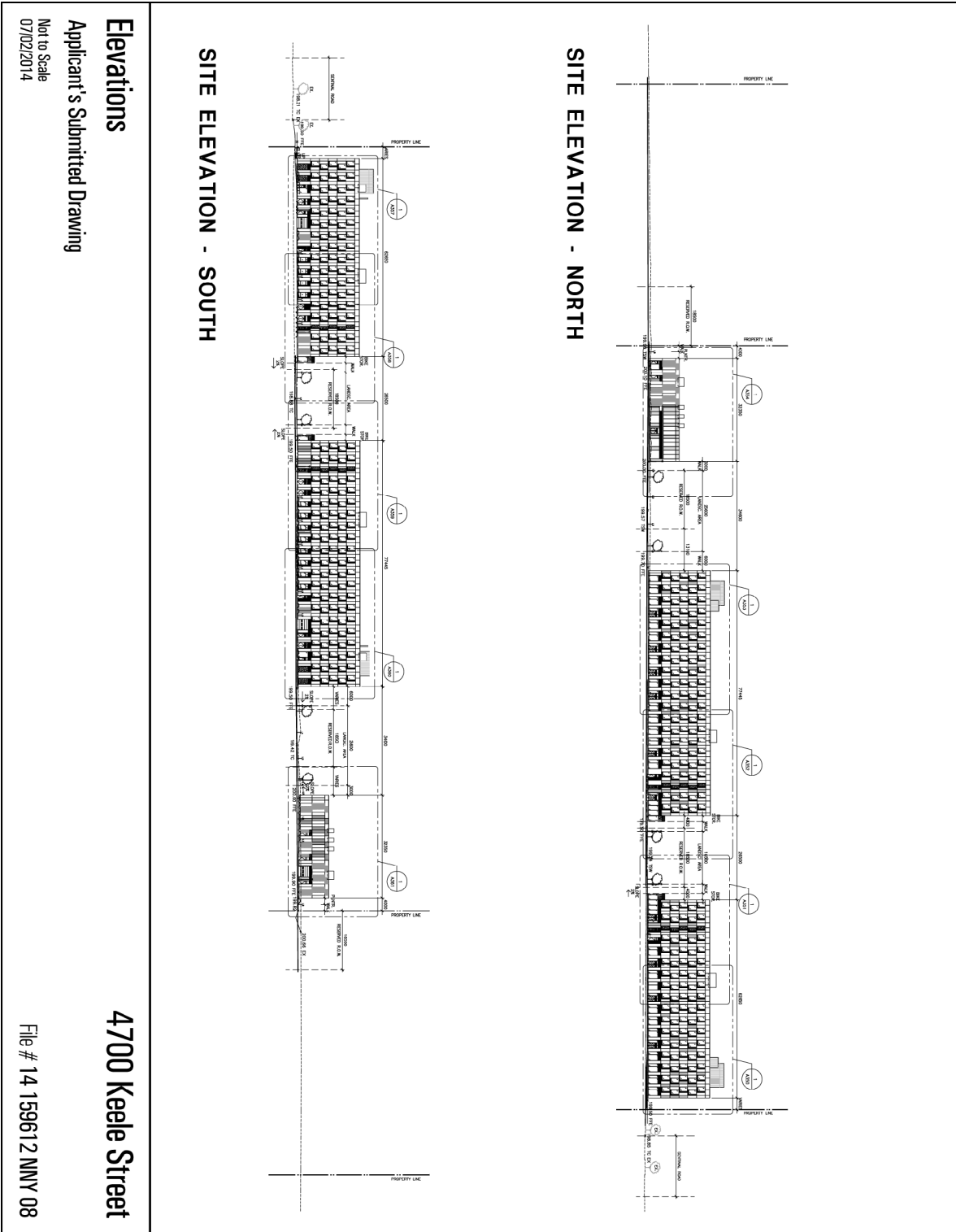
Applicant's Submitted Drawing

Not to Scale
07/02/2014

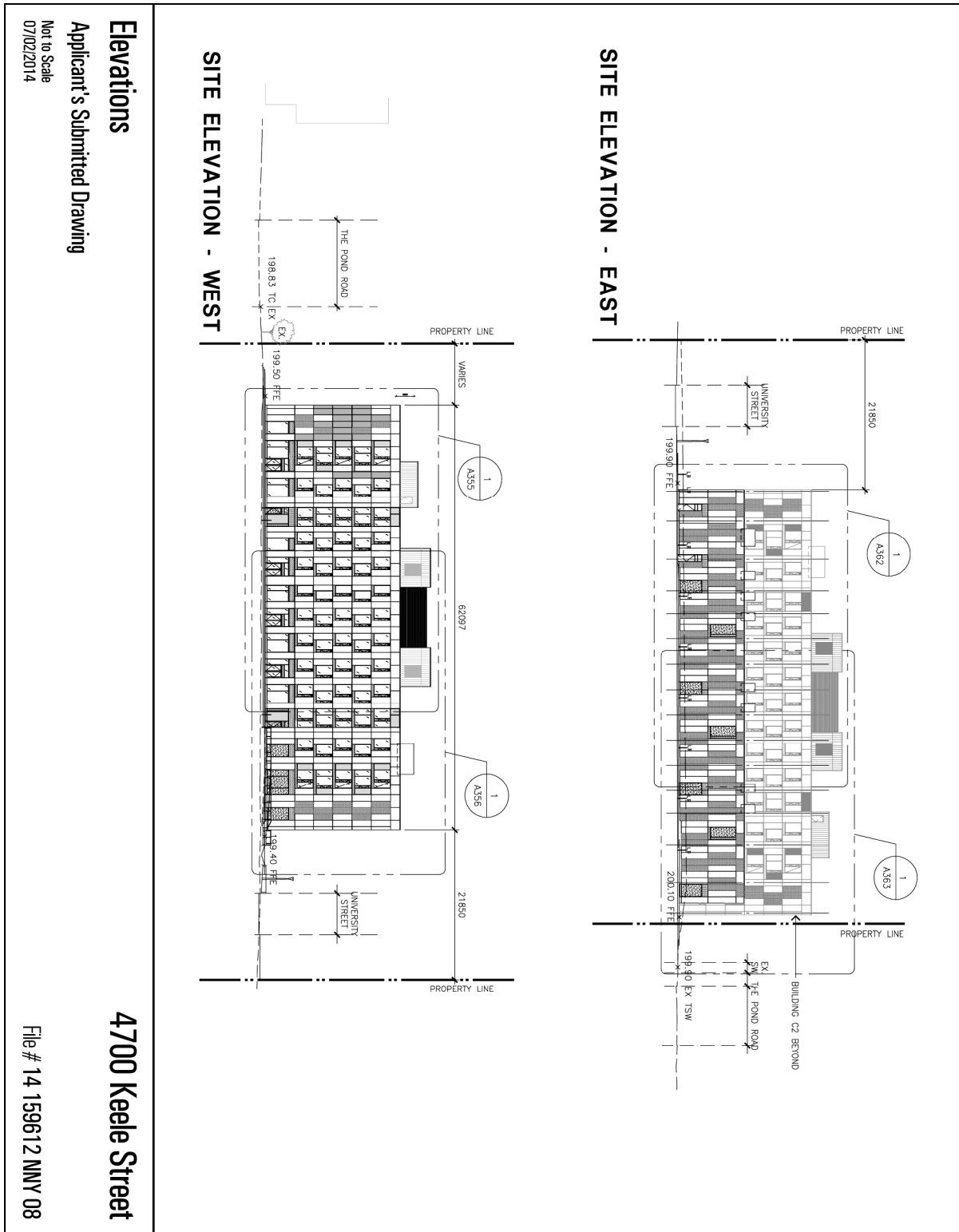
4700 Keele Street

File # 14 159612 NNY 08

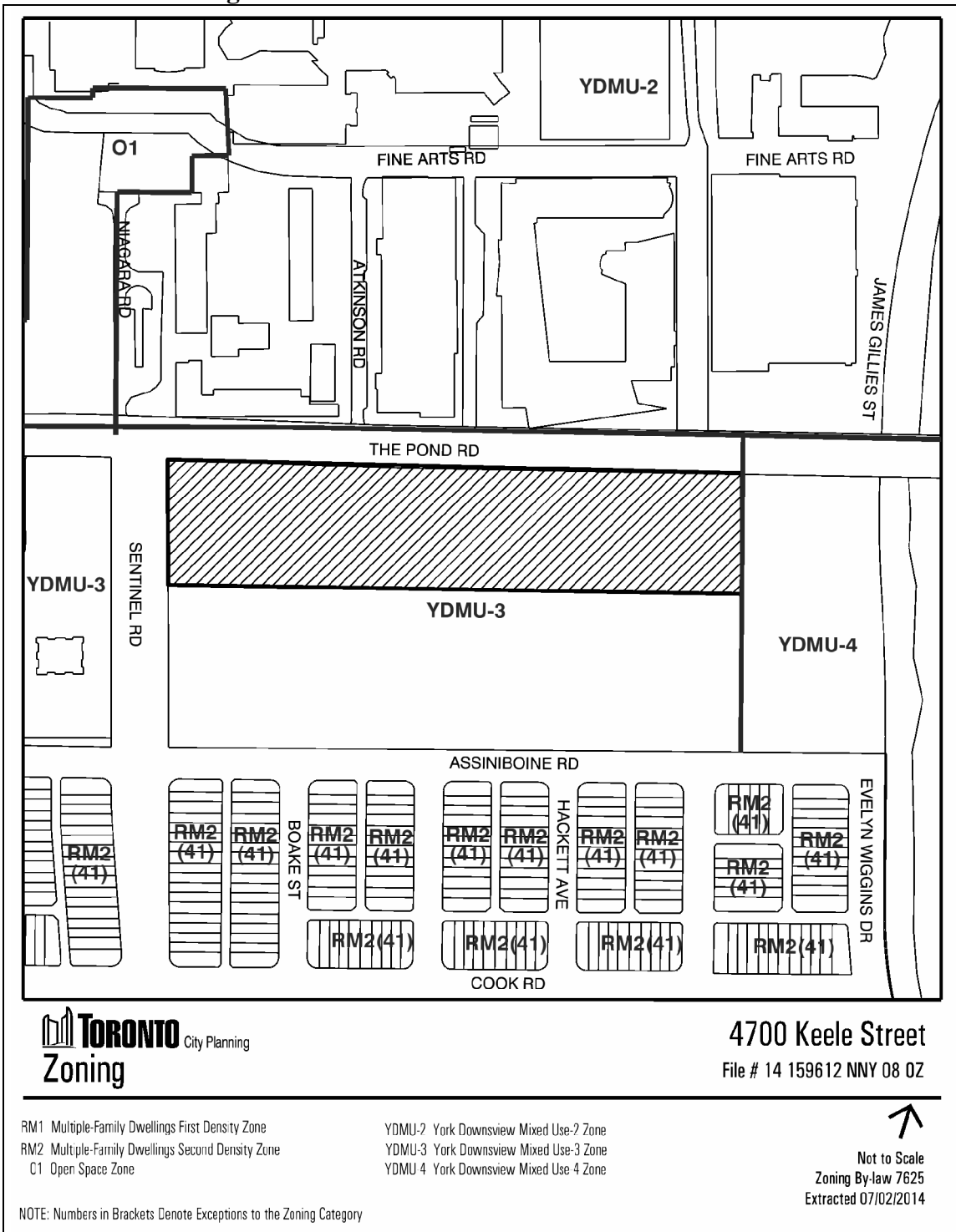
Attachment 3: Elevations (North/South)



Attachment 4: Elevations (East/West)



Attachment 5: Zoning



Toronto City Planning
Zoning

4700 Keele Street
 File # 14 159612 NNY 08 02

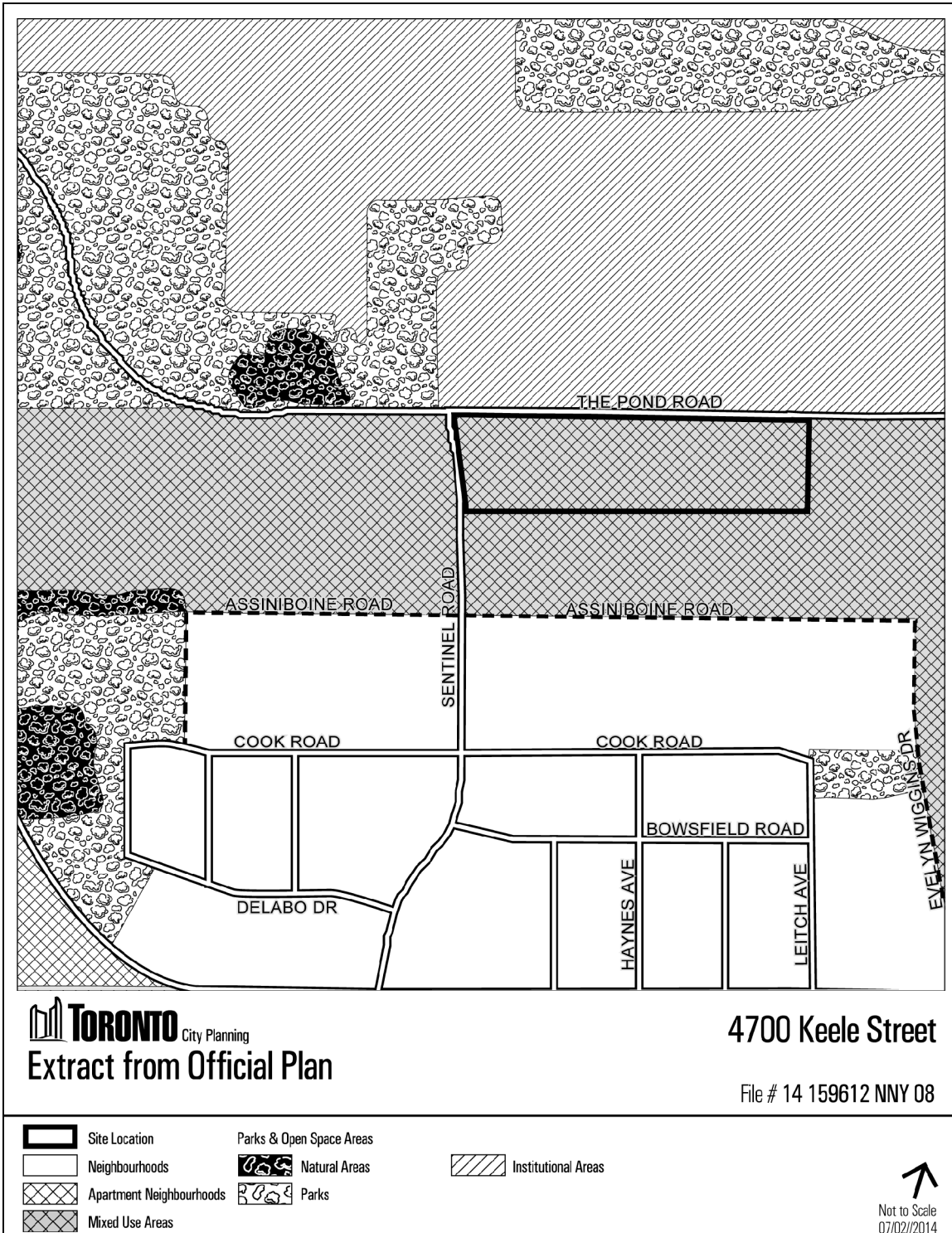
RM1 Multiple-Family Dwellings First Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone
 C1 Open Space Zone

YDMU-2 York Downsview Mixed Use-2 Zone
 YDMU-3 York Downsview Mixed Use-3 Zone
 YDMU-4 York Downsview Mixed Use-4 Zone

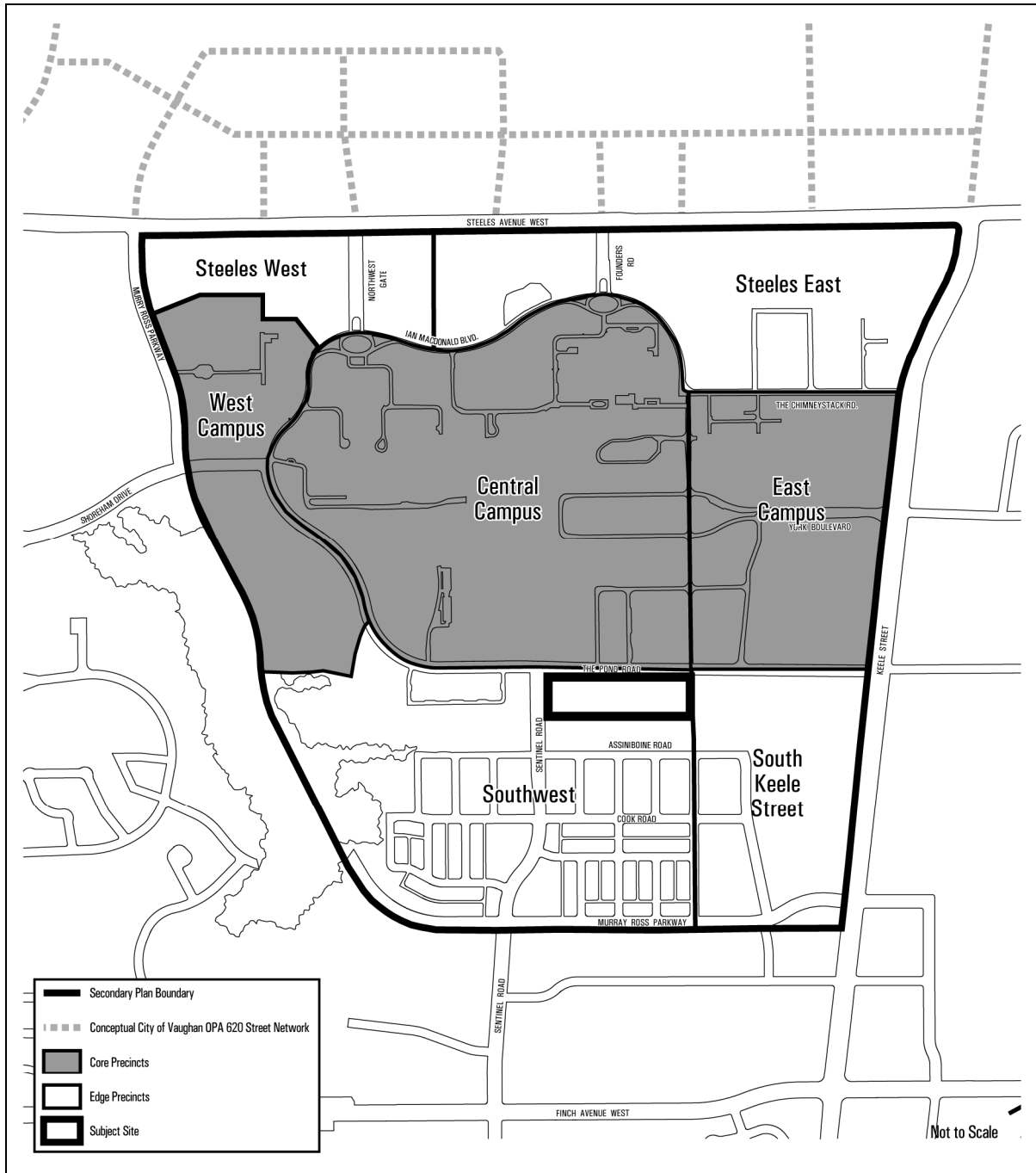
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 07/02/2014

Attachment 6: Official Plan



Attachment 7: Precinct Areas



York University Secondary Plan

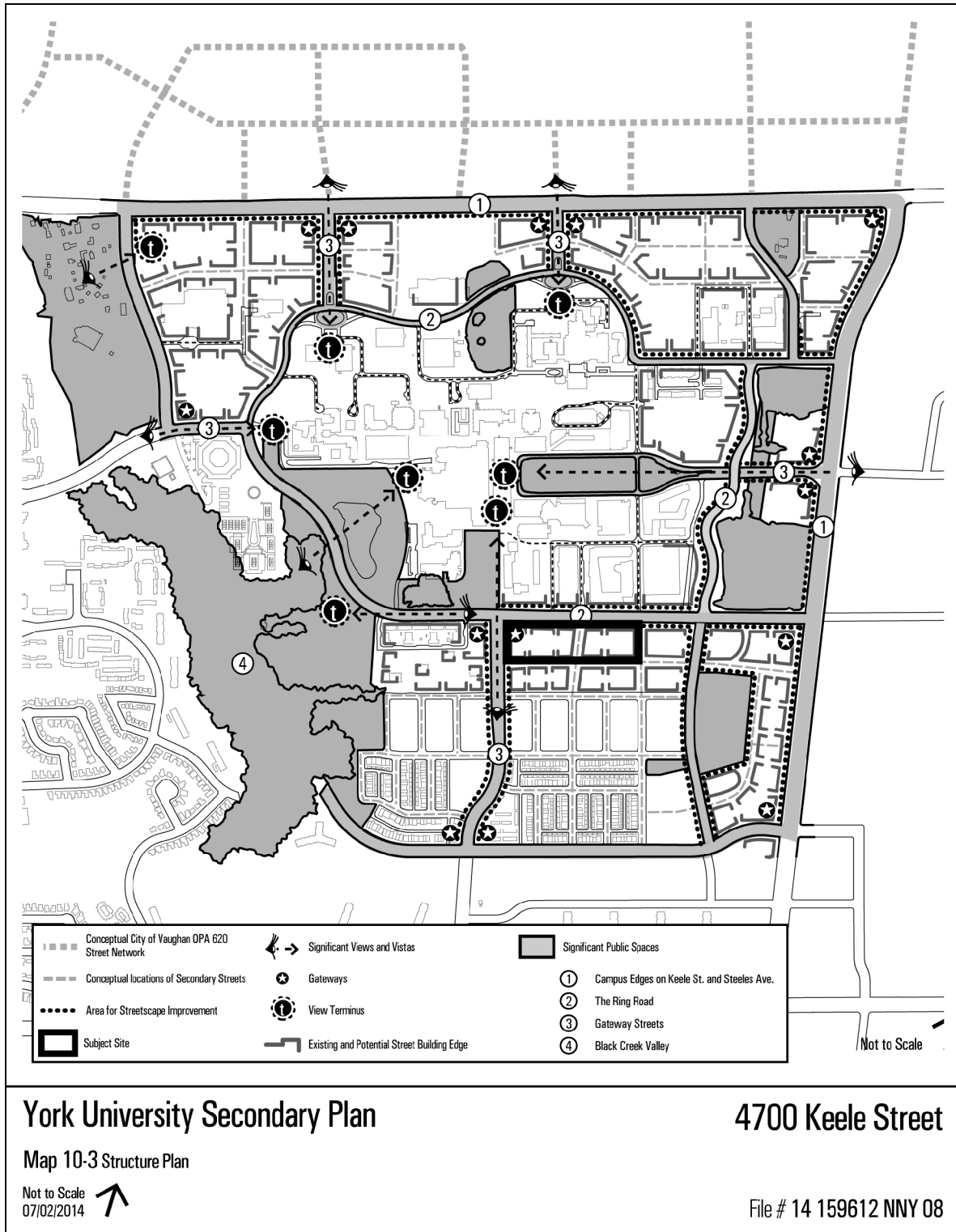
4700 Keele Street

Map 10-2 Precinct Areas

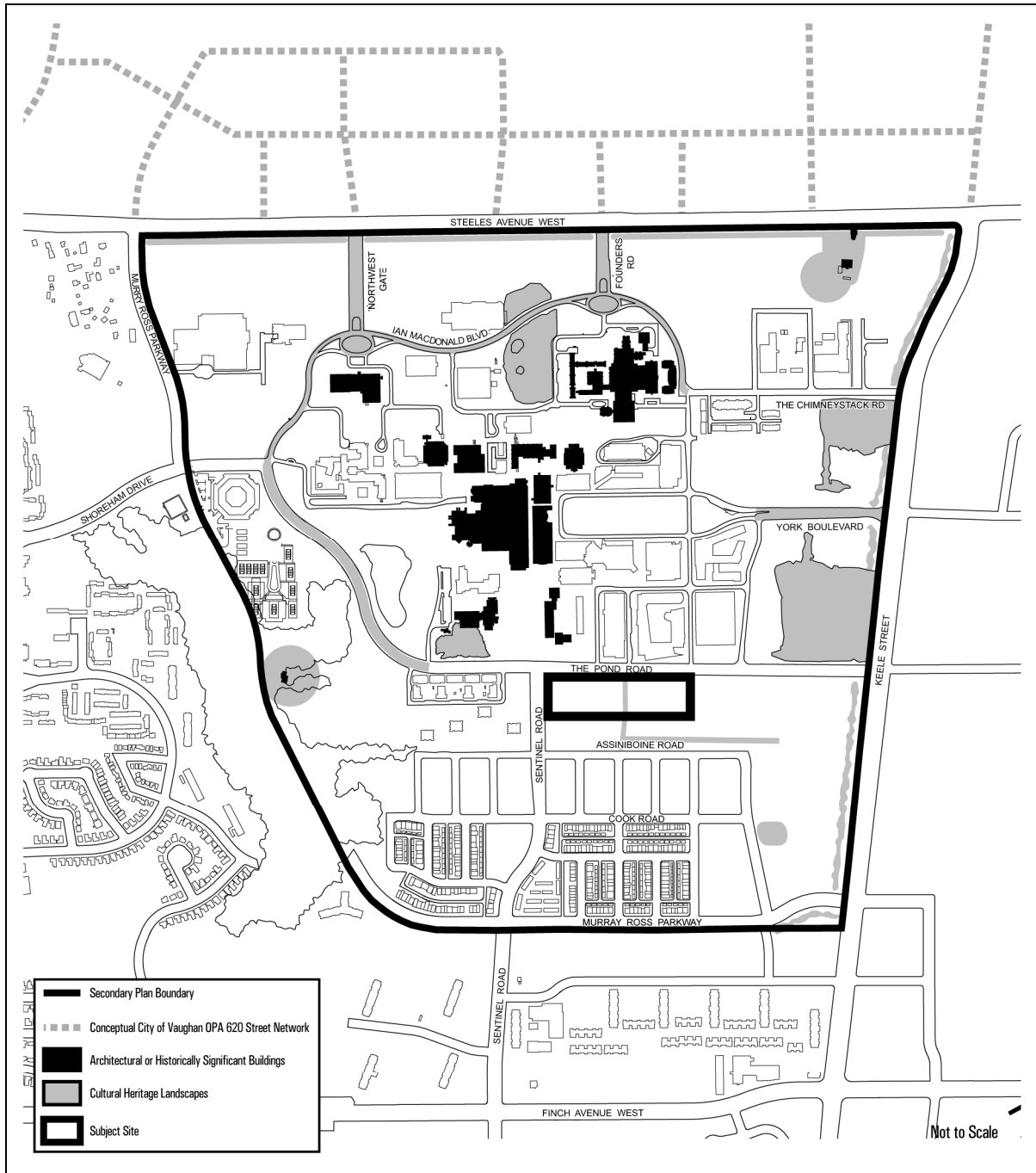
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07/02/2014

File # 14 159612 NNY 08

Attachment 8: Structure Plan



Attachment 9: Heritage and Cultural Heritage Landscapes



York University Secondary Plan

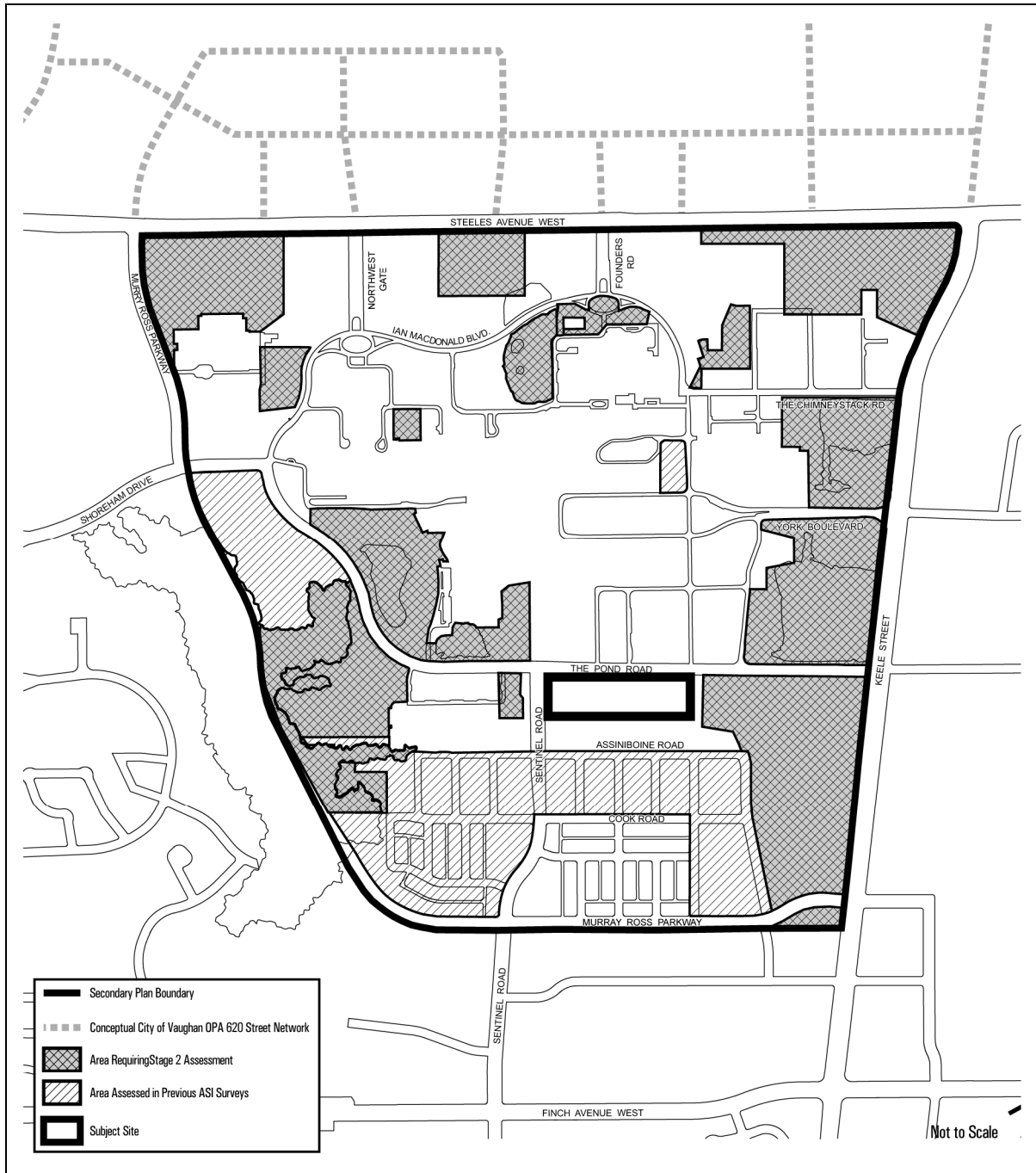
4700 Keele Street

Map 10-4 Heritage and Cultural Heritage Landscapes

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File # 14 159612 NNY 08

Attachment 10: Archaeology



York University Secondary Plan

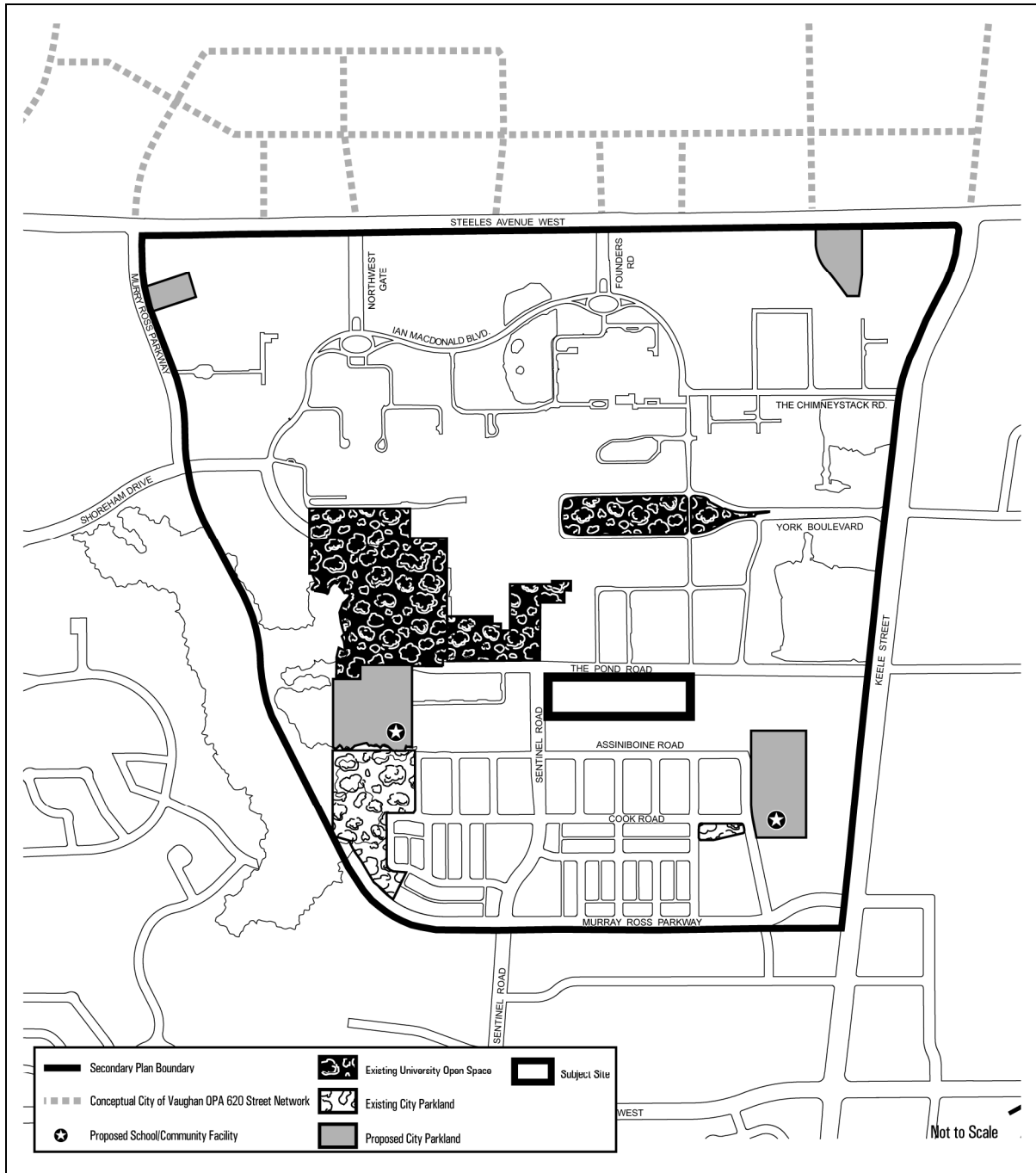
4700 Keele Street

Map 10-5 Archaeology

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File # 14 159612 NNY 08

Attachment 11: Conceptual Park and Community Facilities Plan



York University Secondary Plan

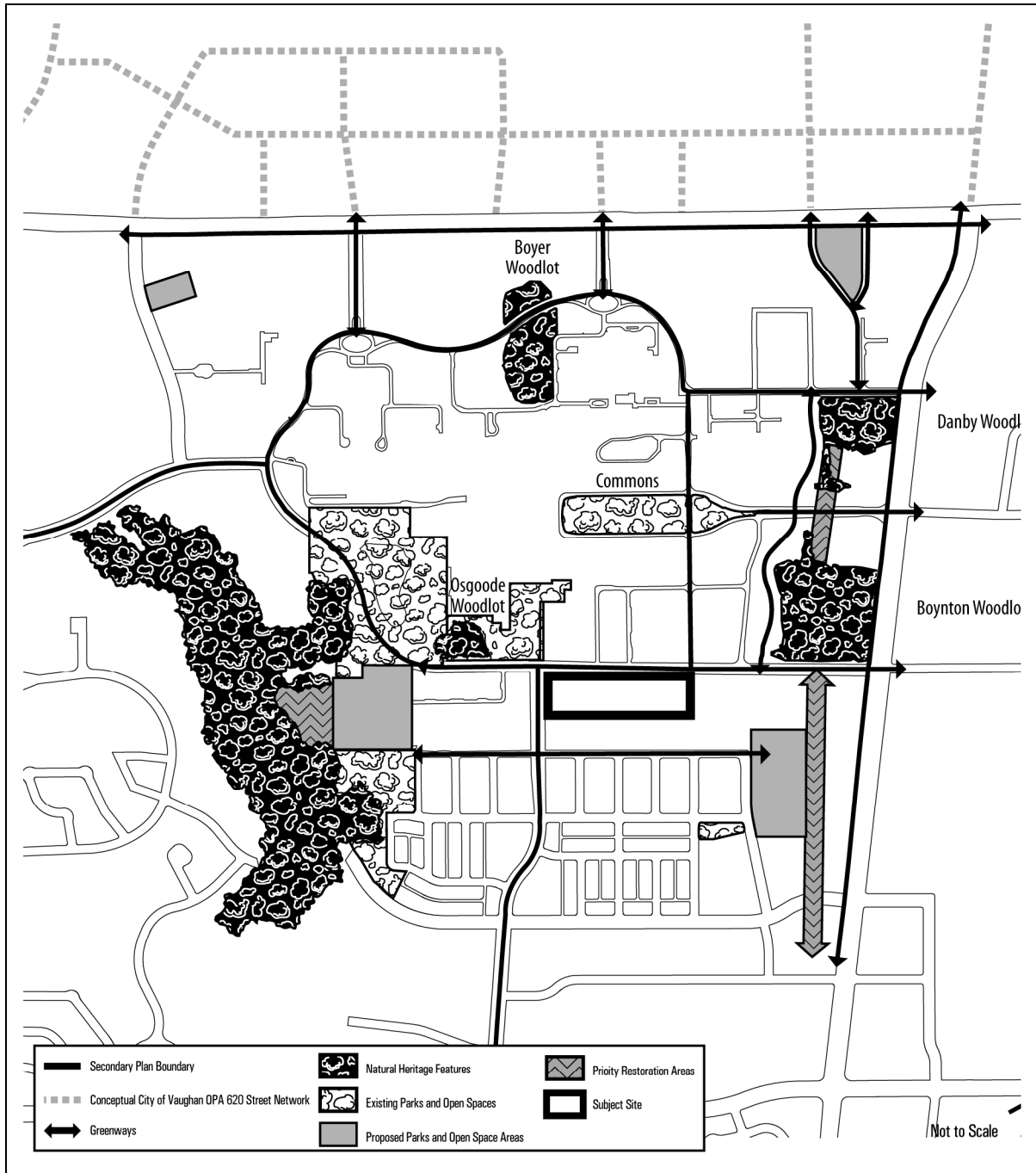
4700 Keele Street

Map 10-6 Conceptual Park and Community Facilities Plan

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File # 14 159612 NNY 08

Attachment 12: Open Space and Natural Heritage System



York University Secondary Plan

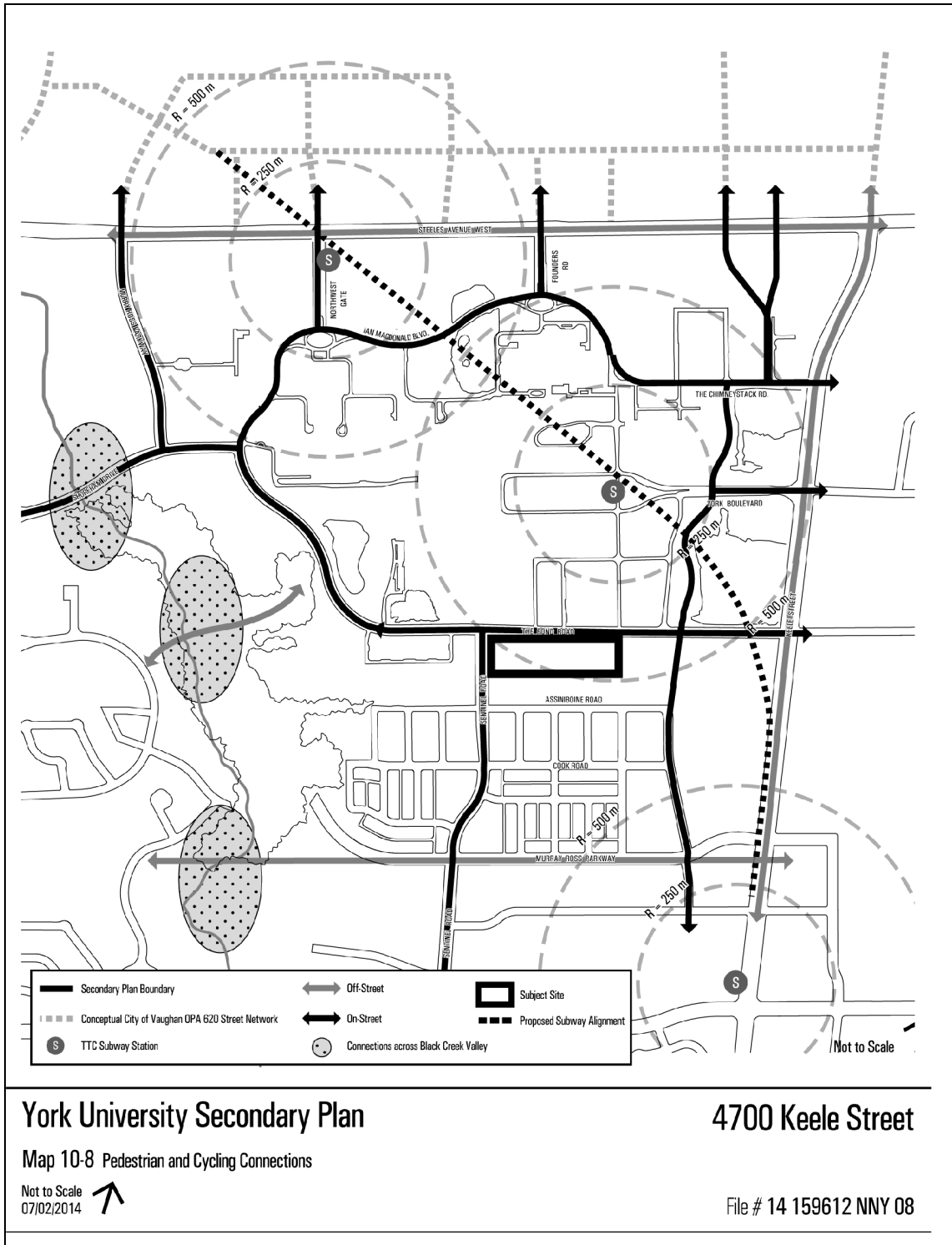
4700 Keele Street

Map 10-7 Open Space and Natural Heritage System

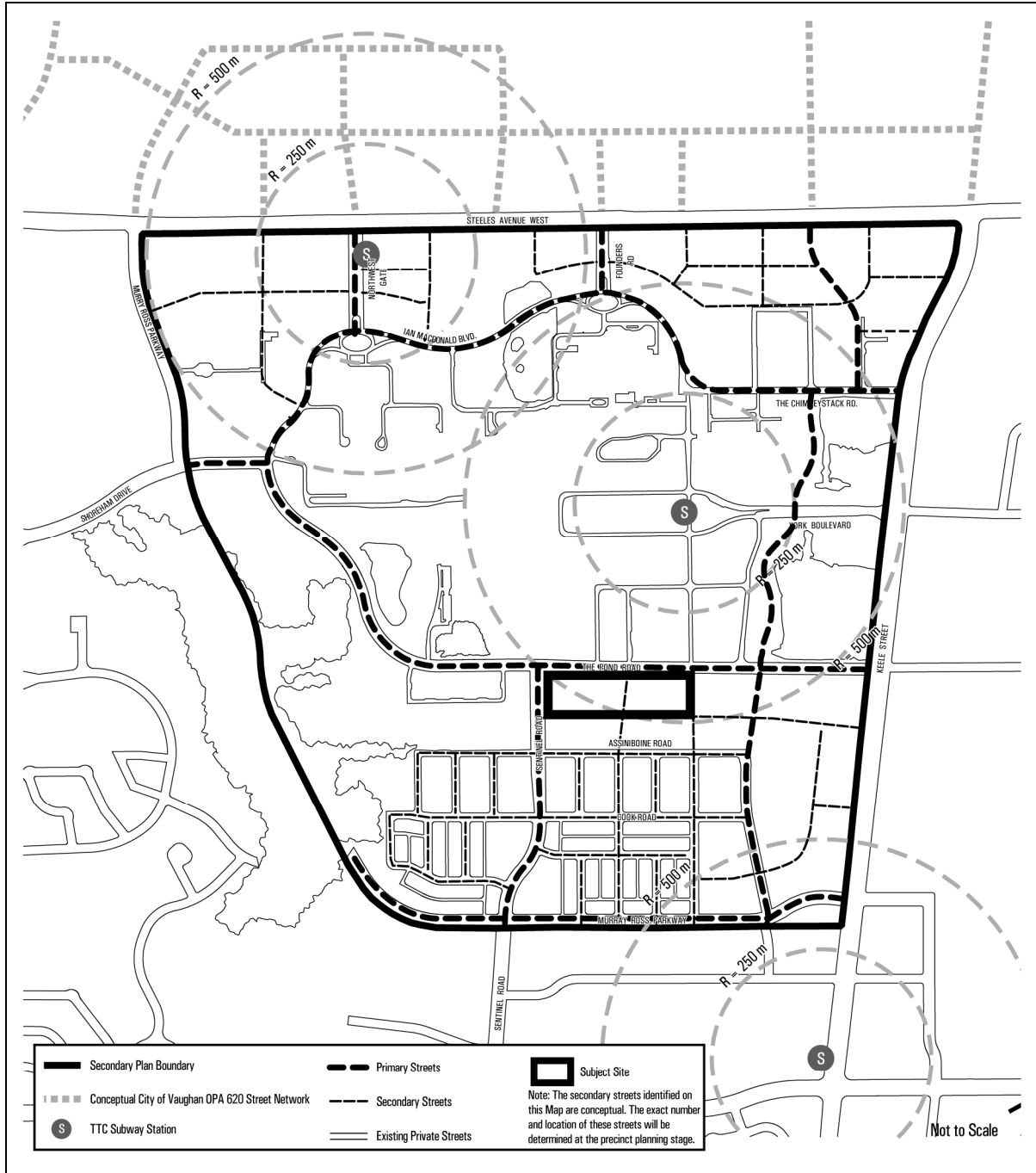
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File # 14 159612 NNY 08

Attachment 13: Pedestrian and Cycling Connections



Attachment 14: Public Street Plan



York University Secondary Plan

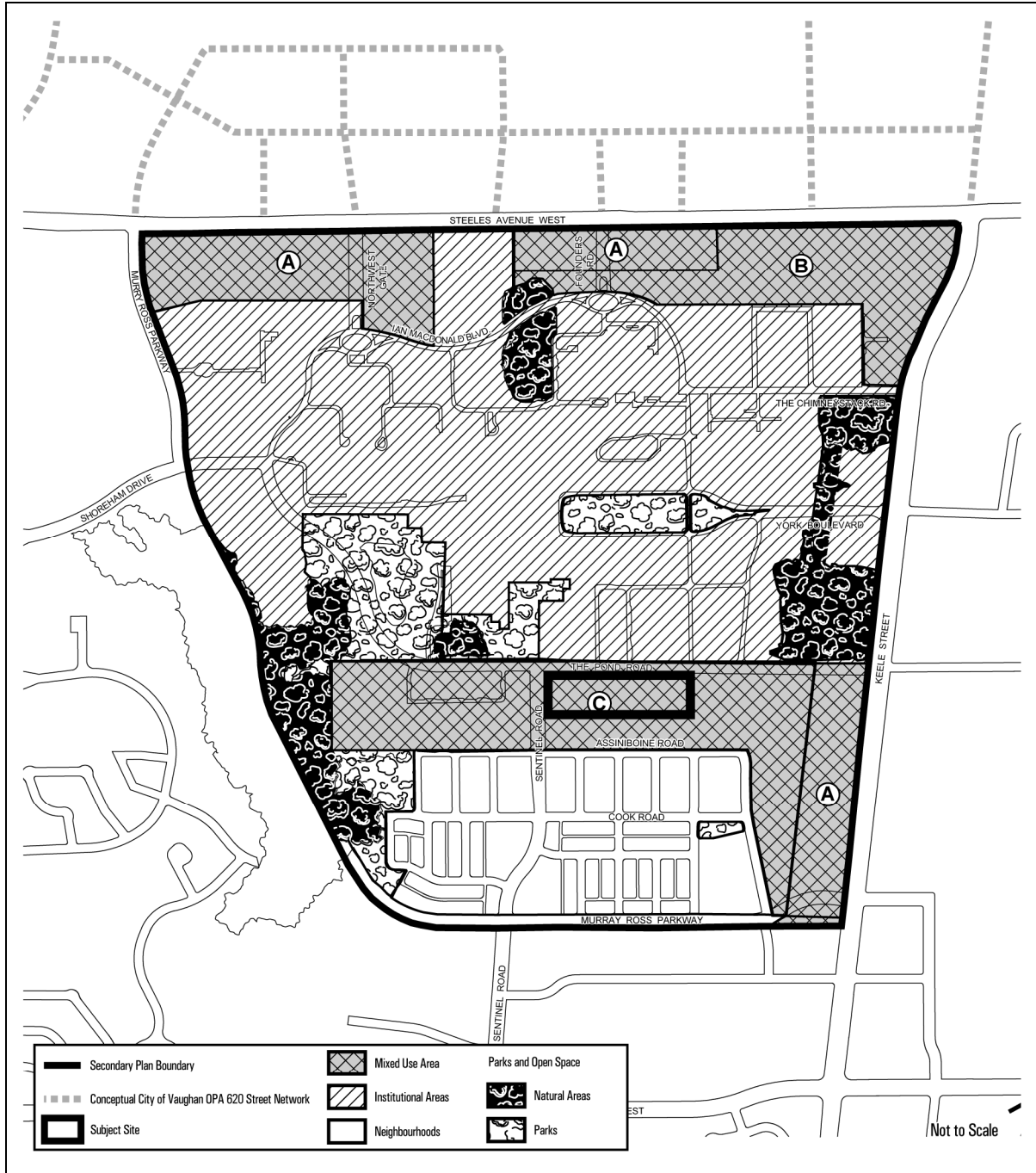
4700 Keele Street

Map 10-9 Public Street Plan

Not to Scale
07/02/2014

File # 14 159612 NNY 08

Attachment 15: Land Use



York University Secondary Plan

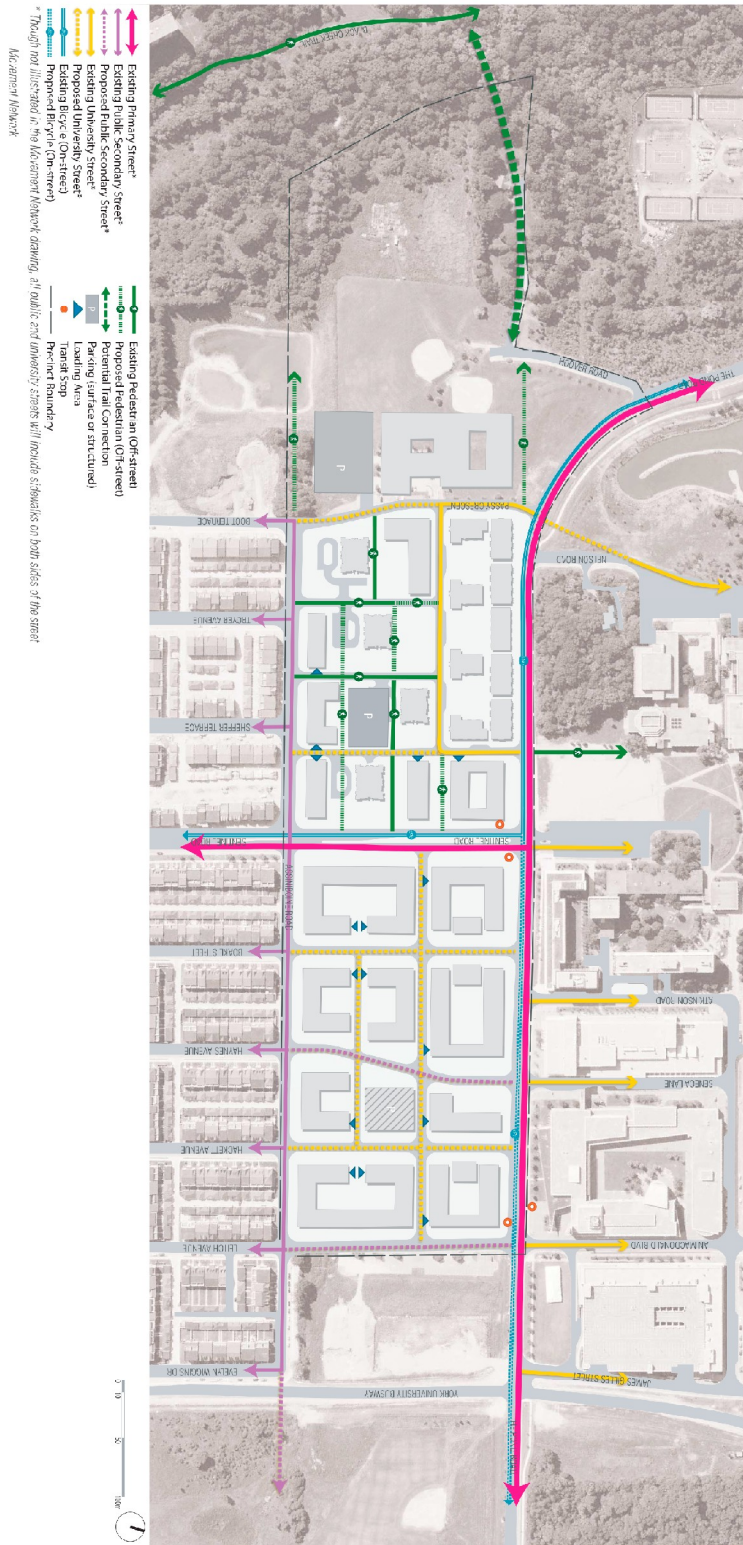
4700 Keele Street

Map 10-10 Land Use

Not to Scale 

File # 14 159612 NNY 08

Attachment 16: York University - Southwest Precinct Plan – Movement Network



Attachment 17: Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 159612 NNY 08 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 21, 2014
Municipal Address:	4700 KEELE ST		
Location Description:	CON 4 WY PT LOTS 23 TO 25 RP 66R20809 PT PART 1 PARTS 2 TO 6 **GRID N0803		
Project Description:	To permit the construction of three buildings, including two 6-storey residential buildings with commercial uses at grade and a two-storey commercial building on the south-east corner of The Pond Road and Sentinel Road, south of the York University Campus Core. The proposed buildings would contain approximately 474 units (800 beds) marketed to students, for a total residential gross floor area of 28,935m ² , 4,648m ² of retail, and 295m ² of office space. Being processed concurrently is the Southwest Precinct Plan. The Precinct Plan includes a proposed vision and framework to guide future development within the Southwest Precinct. The York University Secondary Plan requires the preparation of a Precinct Plan prior to the approval of non-university development in the Edge Precincts.		

Applicant:	Agent:	Architect:	Owner:
FCS DEVELOPMENT CORP			YORK UNIVERSITY

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	Mixed Use Areas 'C'
Zoning:	YDMU -3	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	21342	Height:	Storeys:	6
Frontage (m):	0		Metres:	9.6m-19.9m
Depth (m):	0			
Total Ground Floor Area (sq. m):	7051			Total
Total Residential GFA (sq. m):	28935		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	4943		Loading Docks	0
Total GFA (sq. m):	33878			
Lot Coverage Ratio (%):	31.8			
Floor Space Index:	1.58			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	474	Residential GFA (sq. m):	28935	0
Bachelor:	0	Retail GFA (sq. m):	4648	0
1 Bedroom:	0	Office GFA (sq. m):	295	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	474			

CONTACT: **PLANNER NAME:** **Andria Sallese, Planner**
TELEPHONE: **416-395-7166**
E-MAIL: **asalles@toronto.ca**