

3100 Keele Street - Zoning By-law Amendment Application - Preliminary Report

Date:	December 9, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 9 – York Centre
Reference Number:	13 241316 NNY 09 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 for the lands at 3100 Keele Street. The application proposes to permit a 19-storey mixed used building and three four-storey stacked townhouse blocks with 422 total residential units and 380 square metres of grade related commercial space. The site would be accessed off Maryport Avenue with 489 parking spaces located on 2 levels of underground parking.

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

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2014 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3100 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.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant. At the meetings, staff identified possible issues and outlined complete application submission requirements. Issues identified at the meetings were:

- Height and number of storeys of the building fronting Keele Street, including height limits as set out in the airport hazard map;
- Compatibility with the Midrise Design Guidelines;
- Configuration of the townhouse blocks;
- Density;
- Connections to the *Natural Area*; and
- Servicing, loading, parking and access.

ISSUE BACKGROUND

Proposal

The proposal is for a 19-storey, 59.1 metre high, mixed use building with 380 square metres of commercial space at grade and residential above. Also proposed are three four-storey stacked townhouse blocks located behind the tower. Access to the site would be taken from the flanking street, Maryport Avenue, and 489 parking spaces would be located in two levels underground. A total of 319 bicycle parking spaces are proposed consisting of 289 occupant spaces and 30 visitor spaces. One loading space is proposed. The proposed density is 4.0. Pedestrian access for the apartment building would be taken from Keele Street. A total of 656 square metres of indoor amenity space and 2,863 square metres of outdoor amenity space is proposed. The boulevards on Keele Street and Maryport Avenue range in width from 4.9 metres to 15 metres and 4.8 metres to 6 metres, respectively. The following outlines the proposed unit and parking breakdown.

Apartment (326 units)		Townhouses (96 units)	
1 bedroom	2 bedroom	1 bedroom	2 bedroom
190	136	54	42

Vehicle Parking			Bicycle Parking		Loading
Occupant	Visitor	Commercial	Occupant	Visitor	
421	64	4	289	30	1

The density of the proposed development is 3.9 times the lot area. The Application Data Sheet can be found as Attachment 4.

Site and Surrounding Area

The site is located on the south-west corner of Keele Street and Maryport Avenue. The closest major intersection is Keele Street and Sheppard Avenue West, to the north. The site has an area of 8,330m², with a frontage of 92m on Keele Street and 90m frontage on Maryport Avenue. The site currently contains a 2-storey mixed use building housing the Ramses Shriners Temple. The applicant proposes to demolish the existing building.

Land uses surrounding the subject site include:

North: Directly to the north, across Maryport Avenue, are one and 2-storey detached dwellings and two-storey duplexes. Farther to the north is a one-storey commercial plaza at Keele Street and Sheppard Avenue West and 4-storey apartments adjacent to the plaza.

East: On the east side of Keele Street is Downsview Park, which is a large public park containing a stormwater management pond; further south in the Downsview Secondary Plan area are vacant lands recently approved by City Council for low and mid-rise housing, parkland, stormwater management and a fire hall.

South: To the south are 2-storey semi-detached dwellings and duplexes, one and 2-storey single detached dwellings and a 4-storey apartment building. Farther south on Keele Street are 3 and 4-storey apartment buildings.

West: To the west are one and 2-storey detached dwellings and a ravine.

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 majority of the site as *Apartment Neighbourhoods*. *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. All land uses provided for in the Neighbourhoods designation are also permitted in *Apartment Neighbourhoods*.

This portion of Keele Street is an *Avenue* as set out on Map 2. *Avenues* are where reurbanization is expected and encouraged to occur to generate new housing and job opportunities while improving the look of the street, shopping opportunities, transit and the pedestrian environment. The Official Plan acknowledges that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, there are opportunities for public realm improvements and there may be opportunities for compatible infill on sites that are underutilized and have sufficient space to accommodate new buildings fronting *Avenues*. Sites on *Avenues* that are designated as *Apartment Neighbourhoods* must comply with the Development Criteria in *Apartment Neighbourhoods* contained in the Official Plan. If sites/proposals are compliant with these policies new mid-rise buildings should refer to the *Avenues* and Mid-rise Building Study Performance Standards.

The south-west corner of the site is designated as *Natural Areas* and is subject to the provisions of Toronto and Region Conservation Authority (TRCA) and the Ravine and Natural Feature Protection By-law. *Natural Areas* will be maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts.

Zoning

The site is currently zoned Residential Detached (RD) in the city wide Zoning By-law No. 569-2013. The RD zone permits only detached houses. An exception on the site permits fraternal and charitable organizations. Additionally, Schedule "D" Airport Hazard Map from the former City of North York Zoning By-law No. 7625 applies to this site. Schedule "D" permits a maximum building height of 15.24 metres.

City-Wide Design Guidelines

Infill Townhouse Guidelines

Infill Townhouse Design Guidelines clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and seamlessly integrating new

development with existing housing patterns. It is important that new townhouses “fit” within the existing context, and minimize impacts on the surrounding neighbourhood.

Avenues and Mid-rise Building Study

At its meeting on July 8, 2010, City Council adopted, with modifications, the recommendations as set out in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study". The primary objective of the study is to encourage future intensification along *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The study establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement the Official Plan's *Avenues* policies, retaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect and protect adjacent *Neighbourhood* designations.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Site Plan Control

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application. The file number is 13 241323 NNY 09 SA.

Ravine Control

A portion of the subject site is under TRCA control and the application has been circulated to them for review.

Reasons for the Application

The proposed 19-storey residential building and stacked townhouses are not permitted under the city wide Zoning By-law No. 569-2013. The application is required to amend the use as well as apply appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning justification report
- Stormwater management report

- Functional servicing report
- Arborist report letter
- Traffic Impact and Parking/Loading study
- Geotechnical Investigation
- Natural Features Impact Study.

A Notification of Incomplete Application issued on October 23, 2013 identifies the outstanding material required for a complete application submission as follows:

- Appropriate Plans and Drawings (dimensioned)
- Pedestrian Level Wind Study.

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.

Issues to be Resolved

The proposed 19-storey building with a density of 3.9 times the lot area is a departure from the planned and existing area context. It is an area that has not experienced a high level of development, nor has it been studied in order to determine the appropriateness of significant development including tall buildings. On a preliminary basis, the following issues have been identified:

- Compatibility of the proposal with the existing and planned context of the surrounding area;
- Appropriateness of the proposed number of storeys and height of the proposed apartment building and whether this site is appropriate for a tall building;
- Appropriateness of the proposed number of storeys and height of the proposed townhouses;
- Appropriateness of the proposed size of the apartment building floorplate;
- Appropriateness of the proposed density and massing of the apartment building and townhouses;
- Compatibility with the Council approved Mid-Rise Building Guidelines and Infill Townhouse Guidelines and if the site is deemed to be appropriate for tall buildings, the Tall Buildings Guidelines;
- Siting and orientation of the building and townhouses and the relationship of the buildings to each other, public streets and the *Natural Areas*;
- Compatibility and fit with neighbouring residential uses to the west, south, and north, including building type, setbacks, built form and streetscape;
- Compatibility and fit with the planned context of the Downsview Secondary Plan, including low rise and mid-rise built form;
- The amount of at grade commercial space;
- Quality and character of building facades;
- Location and compatibility of site servicing, loading, garbage pick-up and parking;
- The grading at the rear (west) end of the site to the existing residential dwelling;
- If the open space should be publicly owned;

- Provision of appropriate pedestrian connections to the *Natural Area*;
- Size, shape and proposed conveyance of the public parkland;
- Connection of the *Natural Area* to Downsview park; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

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

CONTACT

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SIGNATURE

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 Community Planning, North York District

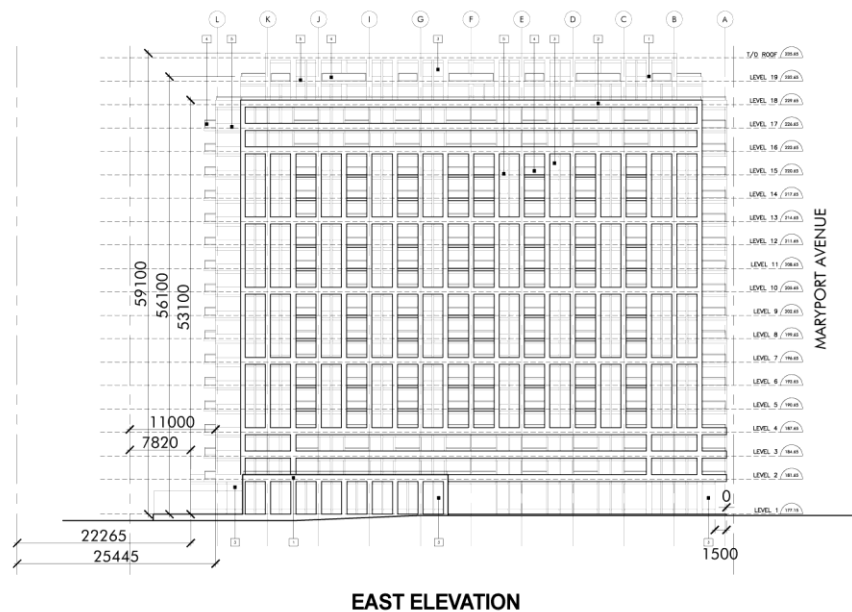
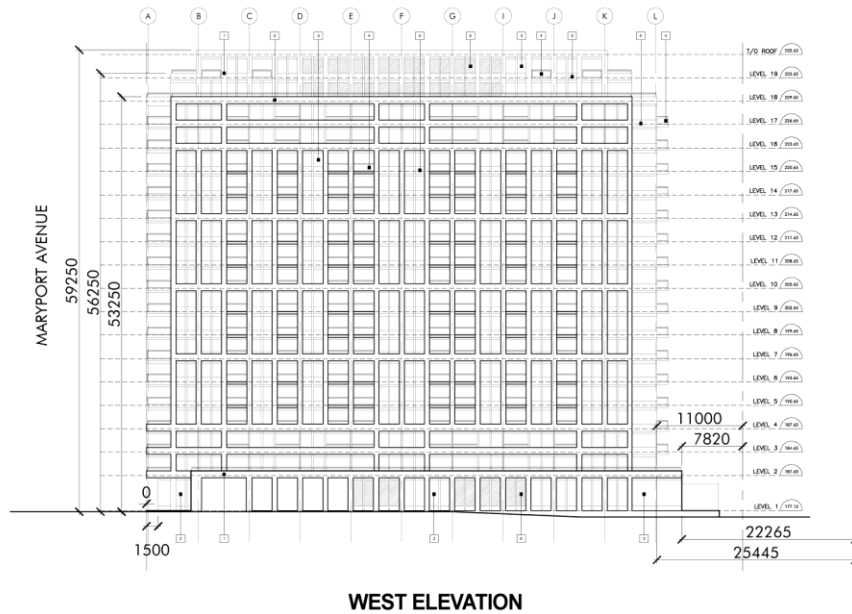
ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
 Attachment 2a: West and East Tower Elevations
 Attachment 2b: North and South Tower Elevations
 Attachment 2c: Townhouse Elevations
 Attachment 3: Zoning
 Attachment 4: Application Data Sheet

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File # 13 241316 NNY 09 0Z

Attachment 2a: West and East Tower Elevations



Elevations

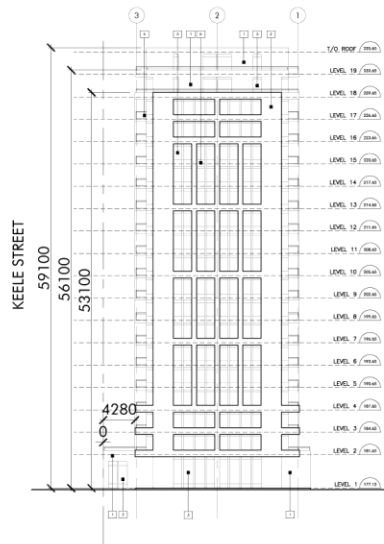
Applicant's Submitted Drawing

Not to Scale
11/22/2013

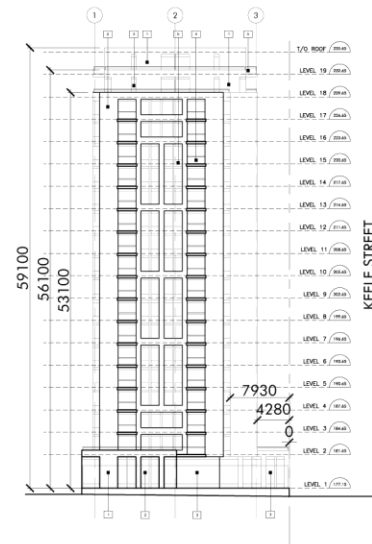
3100 Keele Street

File # 13 241316 NNY 09 02

Attachment 2b: North and South Tower Elevations



NORTH ELEVATION



SOUTH ELEVATION

Elevations

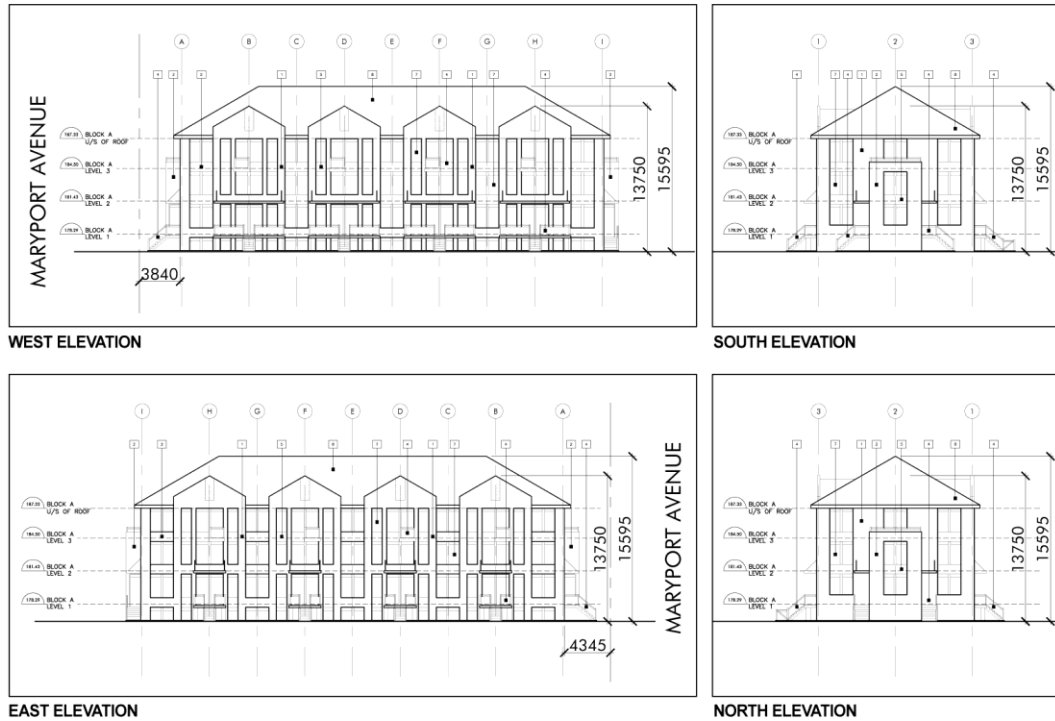
Applicant's Submitted Drawing

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3100 Keele Street

File # 13 241316 NNY 09 02

Attachment 2c: Townhouse Elevations



Elevations

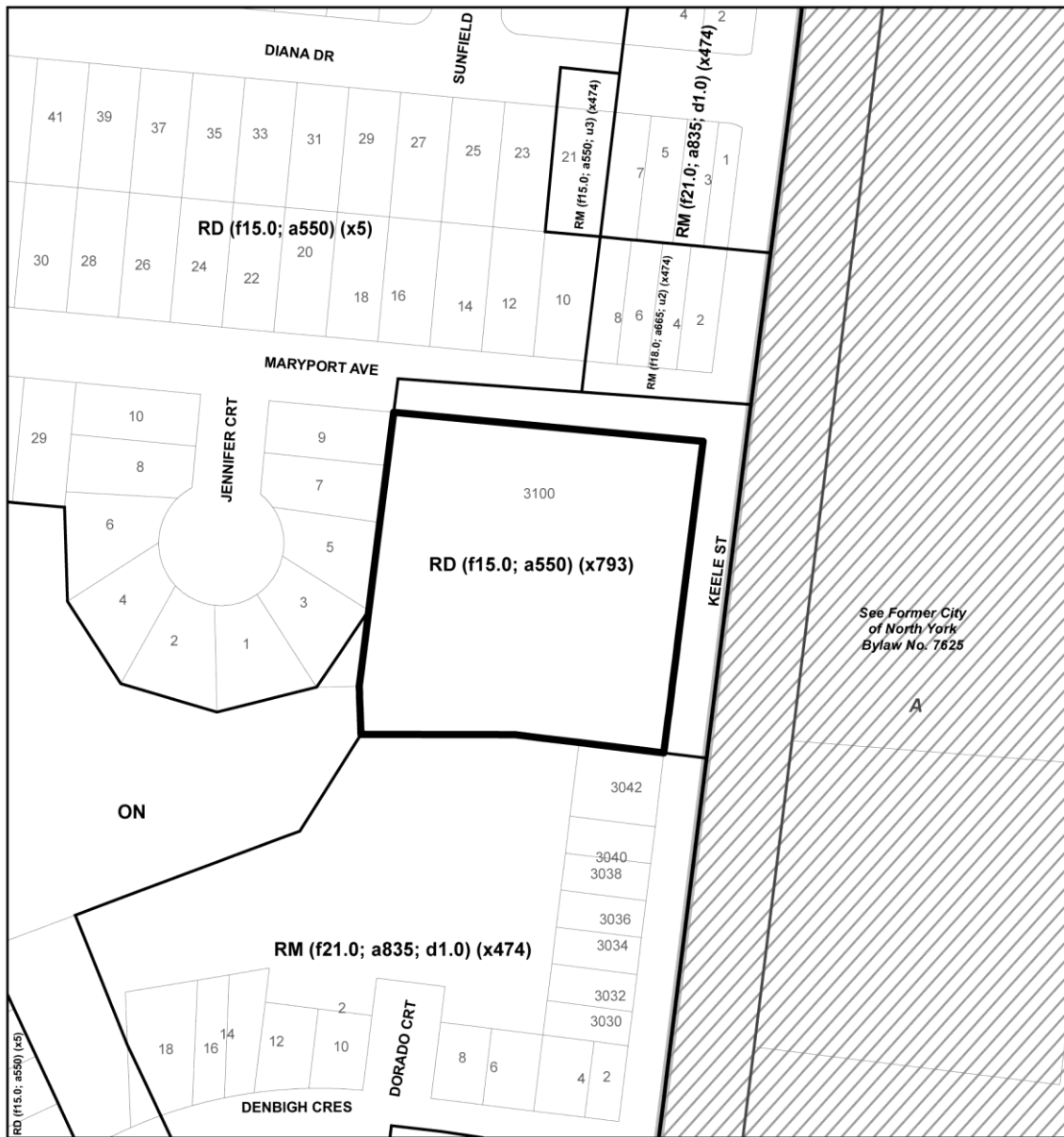
Applicant's Submitted Drawing

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11/22/2013

3100 Keele Street

File # 13 241316 NNY 09 0Z

Attachment 3: Zoning



TORONTO City Planning

Zoning By-law 569-2013

3100 Keele Street

File # 13 241316 NNY 09 02

Location of Application

RD Residential Detached
RM Residential Multiple
ON Open Space Natural

See Former

A Airport Hazard Area Zone

Not to Scale
 Extracted 11/22/2013

Attachment 4: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	13 241316 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	September 25, 2013

Municipal Address: 3100 KEELE STREET

Location Description: PLAN M879 BLK C PT BLK B RP 66R16377 PARTS 1 TO 19 **GRID N0903

Project Description: The application proposes to permit a 19 storey mixed used building and three four-storey stacked townhouses with 422 total residential units and 380 square metres of commercial space with 2 levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
MHBC 7050 Weston Rd, Vaughan ON, L4L 8G7	David McKay, 7050 Weston Rd, Vaughan ON, L4L 8G7	SMV Architects, 247 Spadina Ave, 4 th fl, Toronto, ON, M5T 3A8	3100 Keele Corporation, 1806 Avenue Rd, Toronto ON M5M 3Z1

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RD	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	8330	Height:	Storeys:	19
Frontage (m):	92		Metres:	58.5
Depth (m):	90			
Total Ground Floor Area (sq. m):	2184			Total
Total Residential GFA (sq. m):	32923		Parking Spaces:	495
Total Non-Residential GFA (sq. m):	380		Loading Docks	1
Total GFA (sq. m):	33303			
Lot Coverage Ratio (%):	26.22			
Floor Space Index:	3.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	32332	591
Bachelor:	0	Retail GFA (sq. m):	380	0
1 Bedroom:	244 (58%)	Office GFA (sq. m):	0	0
2 Bedroom:	178 (42%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	422			

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