

**448 and 456 Kenneth Avenue - Rezoning Application - Preliminary Report**

<b>Date:</b>	April 11, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	07 286538 NNY 23 OZ

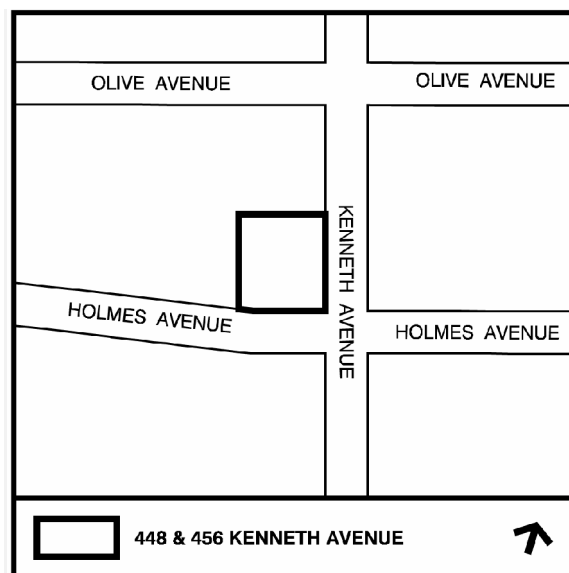
**SUMMARY**

This application was submitted in December 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the former City of North York Zoning By-law No. 7625 to construct two 3-storey townhouse buildings containing 29 stacked residential units at 448 and 456 Kenneth Avenue.

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 by staff, in consultation with the Ward Councillor for June 2008. A final report and public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted in a timely manner.



## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing two 3-storey townhouse buildings containing 29 units, with access to rooftop terraces. The buildings run parallel to Kenneth Avenue with a mews courtyard between the two buildings. The proposed density is approximately 1.7 times the area of the lot.

A total of 35 parking spaces will be provided, including 3 visitor spaces, all of which will be located in a below grade parking structure. Vehicular access is proposed from Holmes Avenue. Additional site statistics are outlined on the Application Data Sheet (Attachment 7).

### Site and Surrounding Area

The site is located on the north west corner of Kenneth Avenue and Holmes Avenue. The site has a frontage of approximately 40 metres along Kenneth Avenue, a depth of 46 metres and an area of approximately 1,861 m<sup>2</sup>.

Land Uses surrounding the site are as follows:

North: single detached dwellings. Further north there is a 22 storey apartment building

East: single detached dwellings

South: the Monet development consisting of 71 stacked townhouses and a 28-storey residential tower

West: single detached dwellings. Further west there is a rezoning application recently recommended for approval by North York Community Council for a 28-storey residential tower and 74 townhouses.

## **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. Staff will review the proposed development for consistency with the PPS.

## **Official Plan**

The site is within the North York Centre North portion of the North York Centre Secondary Plan and is designated Mixed Use Area "H". This designation provides for residential uses, institutional uses that are not predominantly offices, as well as public parks and recreational uses. The Secondary Plan permits a density of 2.6 FSI, plus additional density incentives for certain gross floor area exemptions for the provision of specific uses and facilities. The height limit for the majority of the site is 15 metres or 4 storeys, with a small portion of the site having a height limit of 11 metres or 3 storeys.

The North York Centre Secondary Plan also contains a range of additional policies which the proposal will be evaluated against, including matters of built form, urban design, transportation, parks and open spaces.

## **Zoning**

The lands are zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 6. The R4 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

## **Site Plan Control**

A Site Plan Control application will be required as part of the review of the proposed development but has not yet been submitted.

## **Urban Design Review Panel**

The application was presented to the City of Toronto Design Review Panel on March 27, 2008 for an initial review. A number of issues were discussed to ensure the proposed development achieves a high level of urban design that fits within the existing neighbourhood. These suggestions will be used to evaluate and further refine the proposal as part of the review process.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law. A Tree Inventory Report has been prepared and submitted with the application.

## **Toronto Green Development Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

## **Reasons for the Application**

The current R4 zoning does not permit the proposed townhouse use.

## **COMMENTS**

### **Issues to be Resolved**

The appropriateness of the development proposal will be reviewed in the context of the City's Official Plan policies as well as the relevant guidelines, and will include an analysis of the following issues:

1. Consideration of how the proposed development relates to the potential longer term development of the entire block in accordance with the North York Centre Secondary Plan;
2. Consideration of the proposed development's relationship with the future Doris Avenue extension;
3. Review of any proposed density incentives in conformity with the Official Plan;
4. Development standards, landscaping, building siting and massing will be reviewed to ensure conformity with the Secondary Plan and minimize impacts on adjacent residential areas. This application will also be reviewed against the Council approved Infill Townhouse Design Guidelines to ensure the proposed development is well designed and compatible with the surrounding neighbourhood;
5. Review of pedestrian access including sidewalks, entrances and outdoor areas and how they relate to the adjacent public streets;
6. Assessment of the proposed vehicular circulation and access to the below grade garage, and potential traffic impacts on local area streets; and
7. Assessment of refuse and recycling operations to ensure the proposed development complies with the City's Development Infrastructure Policy Standards (DIPS).

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

## **CONTACT**

Kelly Jones, Planner

Tel. No. (416) 395-7127

Fax No. (416) 395-7155

E-mail: [kjones2@toronto.ca](mailto:kjones2@toronto.ca)

## **SIGNATURE**

---

Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Elevations

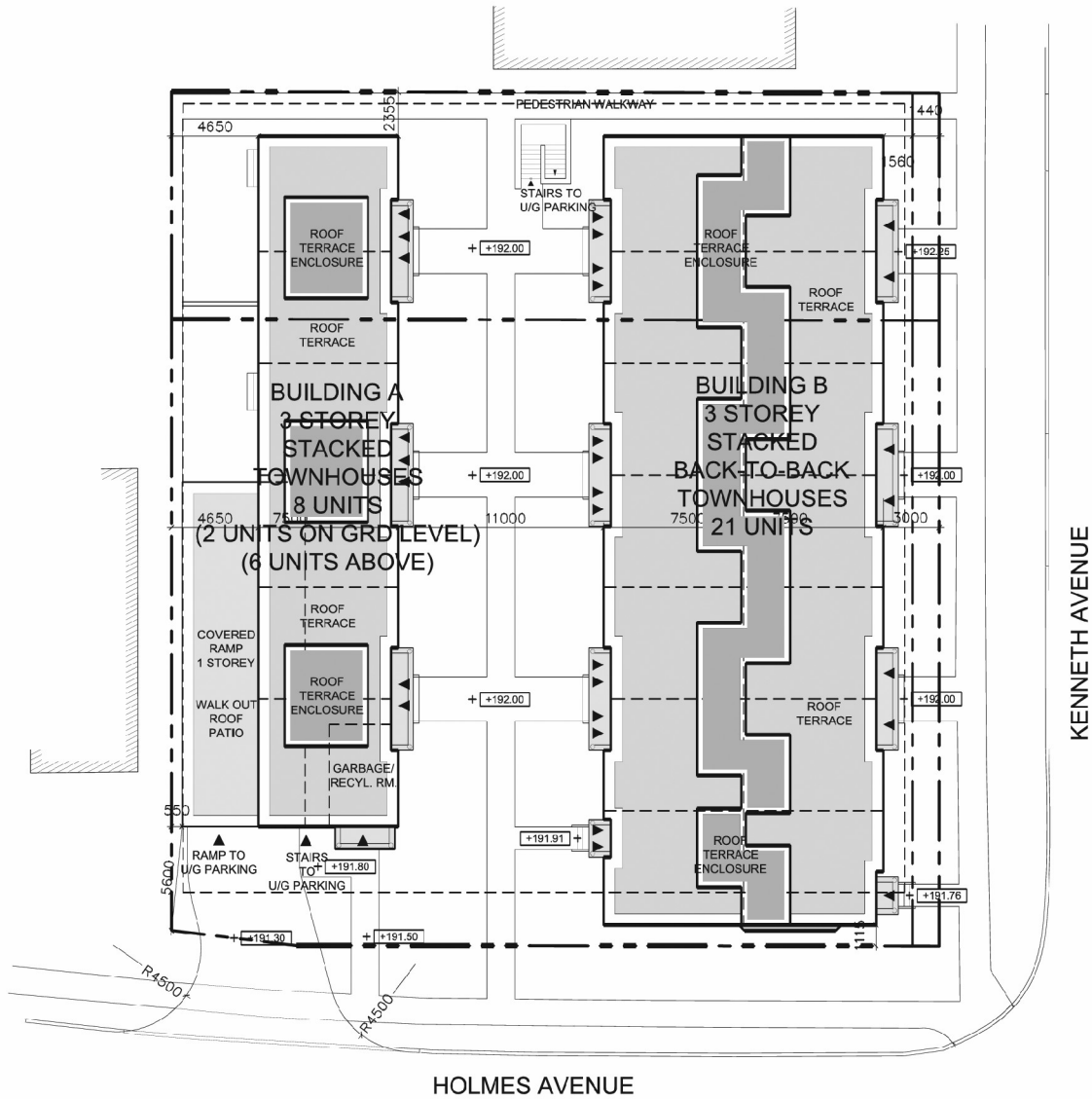
Attachment 4: Elevations

Attachment 5: Context Plan

Attachment 6: Zoning

Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

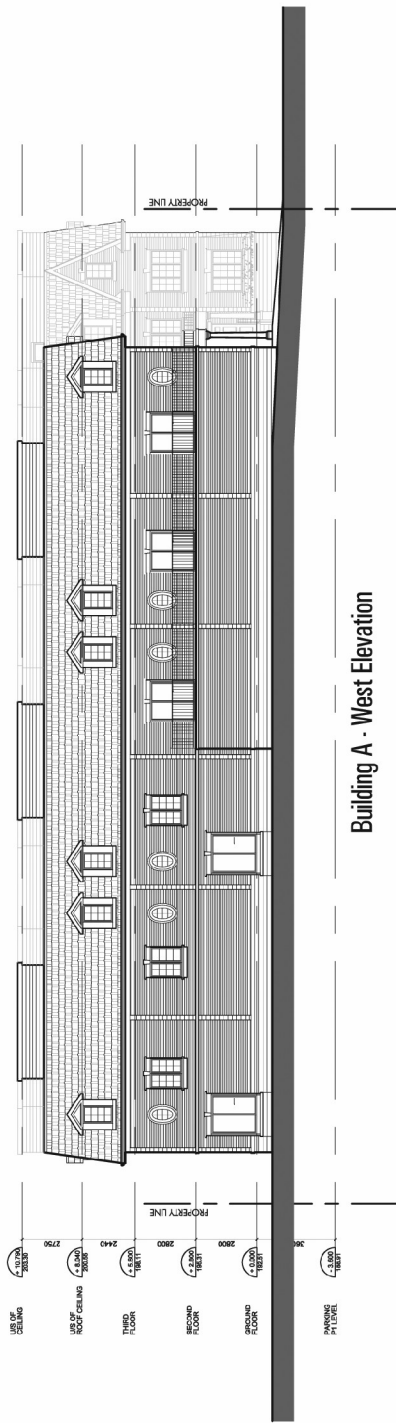
448 & 456 Kenneth Avenue

Applicant's Submitted Drawing

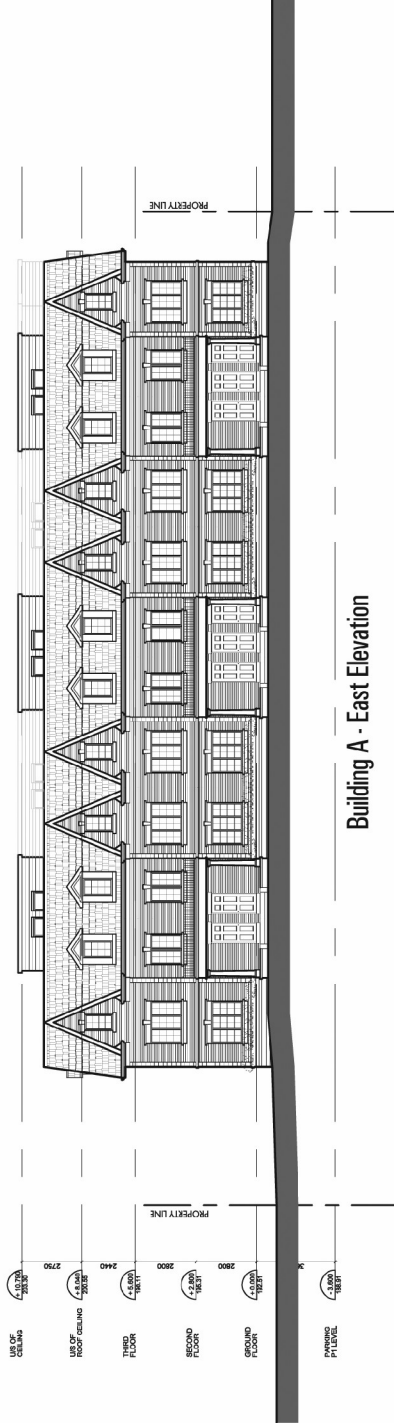
Not to Scale  
03/31/2008

File # 07\_286538

Attachment 2: Elevations



Building A - West Elevation



Building A - East Elevation

Elevations

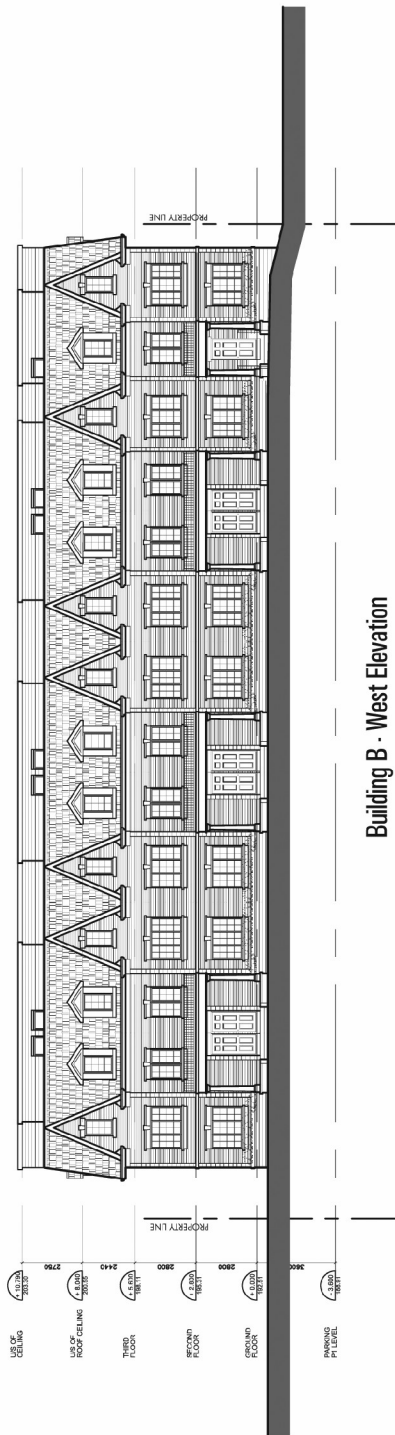
Applicant's Submitted Drawing

Not to Scale  
03/31/2008

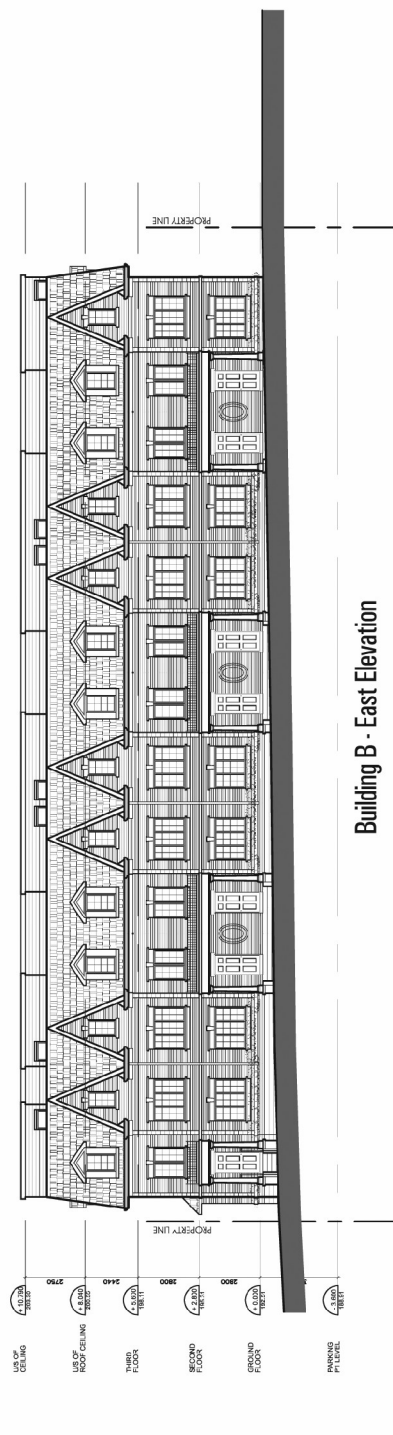
448 & 456 Kenneth Avenue

File # 07\_286538

# Attachment 3: Elevations



Building B - West Elevation



Building B - East Elevation

## Elevations

448 & 456 Kenneth Avenue

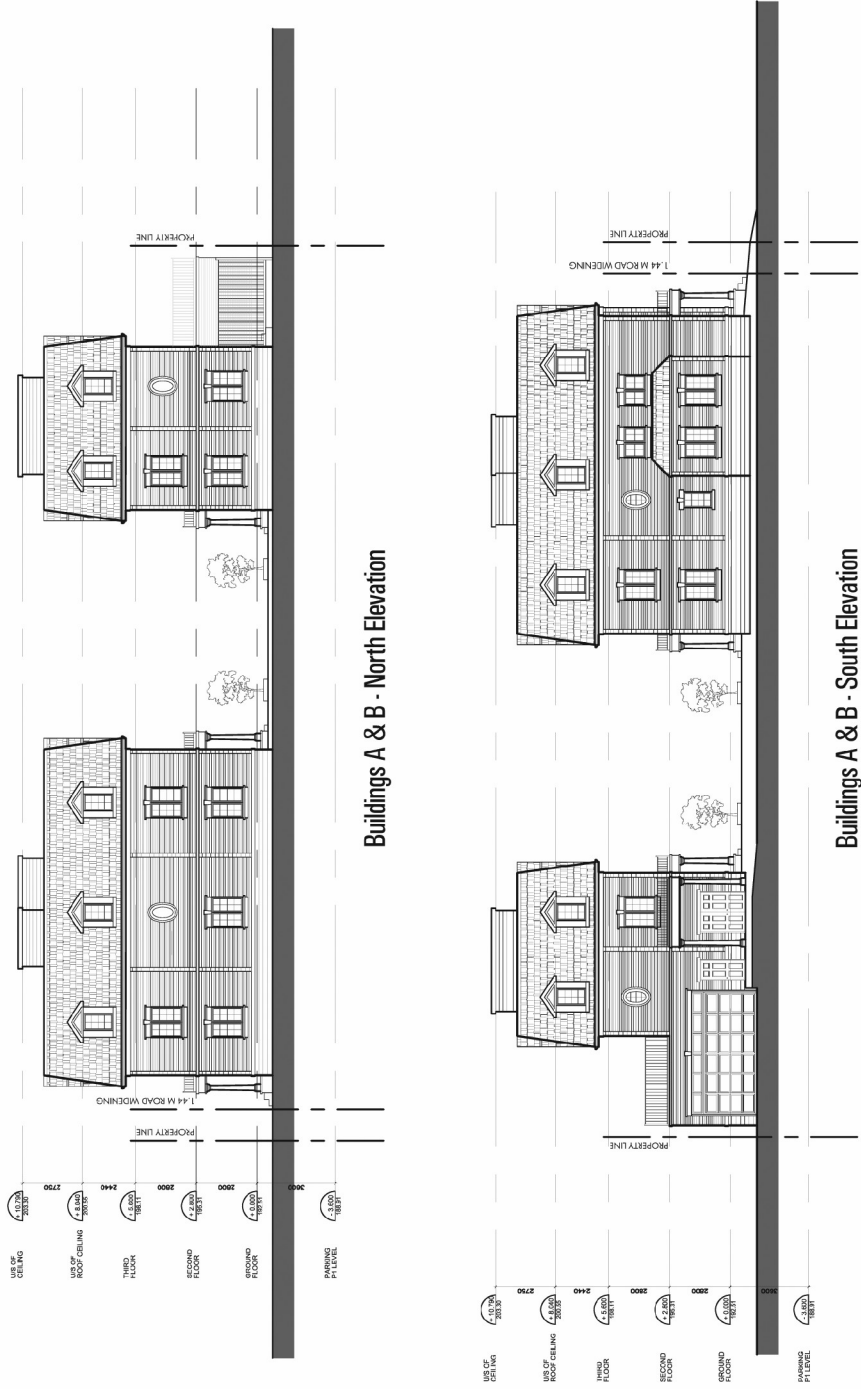
Applicant's Submitted Drawing

Not to Scale  
03/31/2008

File # 07\_286538



Attachment 4: Elevations



448 & 456 Kenneth Avenue

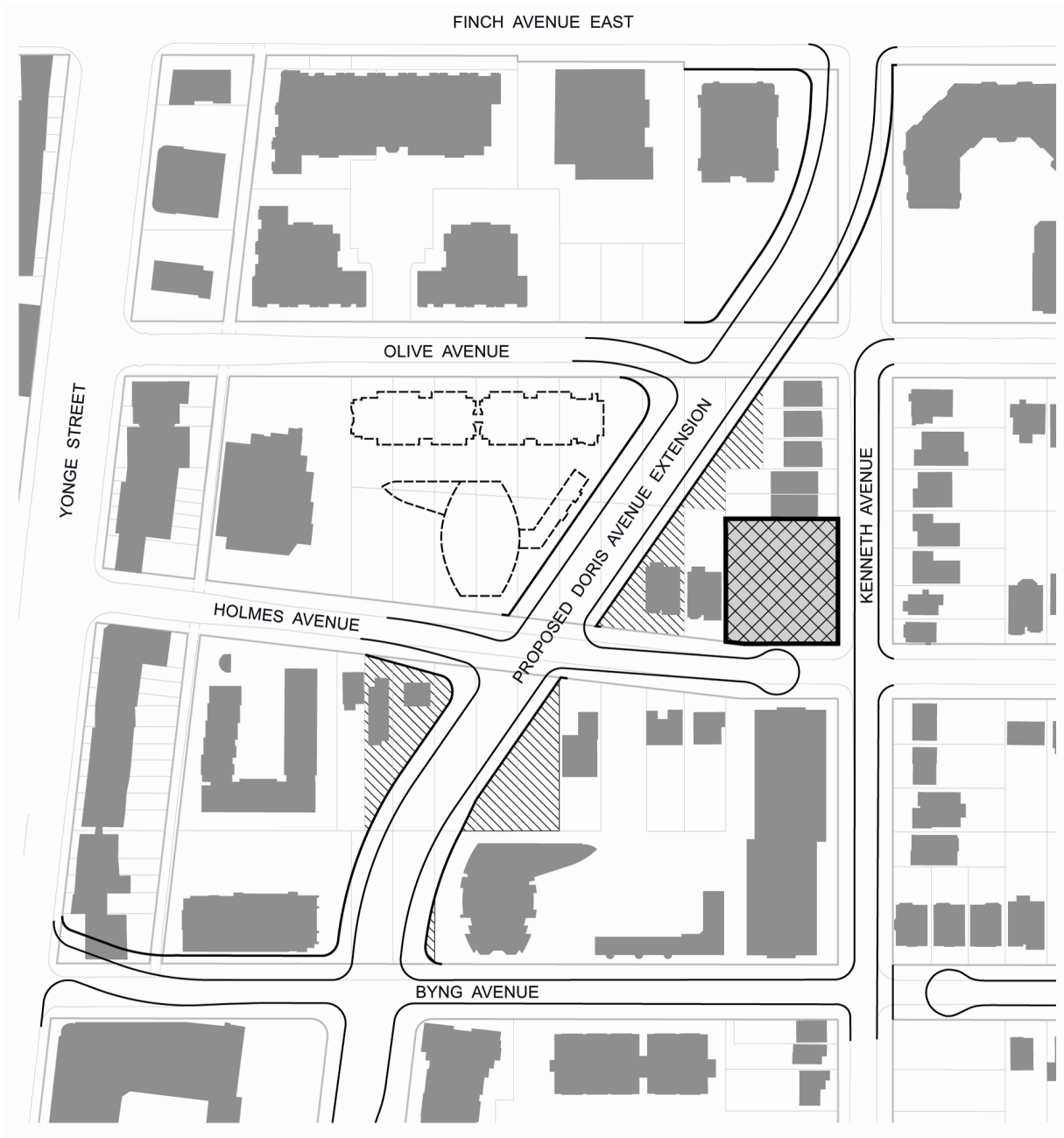
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/31/2008

File # 07\_286538

## Attachment 5: Context Plan



**Toronto** City Planning  
Context Plan

**448 & 456 Kenneth Avenue**

File # 07\_286538

- |  |  |
|--|--|
|  Subject site           |  Existing buildings |
|  Buildings under review |  Remnant parcels    |



Not to Scale  
04/08/2008

## Attachment 6: Zoning




**448 & 456 Kenneth Avenue**

File # 07\_286538

R4 One-Family Detached Dwelling Fourth Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone  
 O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 12/28/2007

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	07 286538 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	December 12, 2007

Municipal Address: 448 KENNETH AVE  
 Location Description: \*\*GRID N2303  
 Project Description: Proposed 31 Stacked townhouses

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
KLM PLANNING PARTNERS INCORPORATED			THE HALLSTONE GROUP OF COMPANIES

### PLANNING CONTROLS

Official Plan Designation:	MUA	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	1861.55	Height:	Storeys:	3	
Frontage (m):	39.8		Metres:	0	
Depth (m):	45.7				
Total Ground Floor Area (sq. m):	1006.5				<b>Total</b>
Total Residential GFA (sq. m):	3019.4		Parking Spaces:	44	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	3019.4				
Lot Coverage Ratio (%):	54.1				
Floor Space Index:	1.62				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	29

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	3019.4	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**      **PLANNER NAME:**      **Kelly Jones, Planner**  
    **TELEPHONE:**                      **(416) 395-7127**