

2950 Keele Street - Rezoning Application - Preliminary Report

Date:	February 11, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 9 – York Centre
Reference Number:	09 188596 NNY 09 OZ

SUMMARY

This application was made on November 17, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes to amend the Zoning By-law for the property at 2950 Keele Street to permit further uses on the site, in addition to those permitted by the existing “RM5” and “R5” zones, and the office use permission granted by the Committee of Adjustment in 1980.

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.

A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for Fall, 2010, 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.

DECISION HISTORY

An application under Section 42 of the *Planning Act* was submitted (file number CA-80-362) to vary the provisions of the former City of North York Zoning By-law to permit office uses within the existing residential building on the subject property. The application was approved on August 6, 1980 by the Committee of Adjustment.

In 1986 an application under Section 44 of the *Planning Act* was submitted (file number CA-86-426) to permit the construction of a 500m² two storey addition to the south side of the existing building. The addition was approved by the Committee of Adjustment on July 17, 1986.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

History of the Property

The existing house was constructed in approximately 1885 when George Jackson inherited the property from his father who acquired it in 1830. According to the North York Historical Board, the house was enlarged in the 1950s and was used for residential purposes by the Jackson family until 1967. The building was subsequently converted into a nursing home and was then adapted for use as professional offices in 1981. It served as the offices for the law firm of Tanzola and Sorbara until 2001.

In 2006, 2950 Keele Street was the subject of a Demolition Permit Application (No. 06-157363) in which the owners at the time sought to demolish the building in order to facilitate redevelopment of the site.

The subject property was acquired by the current owner in December 2007 and has since undergone an extensive modernization of the interior décor, the installation of an elevator and new landscaping. In addition, the stucco has been resurfaced and the bricks have been cleaned of paint.

The subject property is currently designated under Part IV of the Ontario Heritage Act, pursuant to an Intention to Designate by Toronto City Council on September 25, 2006.

The Application Data Sheet (Attachment 4) provides further development details.

Proposal

The applicant proposes to retain the existing 1,479m² historical building and on-site coach house. The first floor of the main building is vacant and the second floor is partially tenanted by a mortgage brokerage firm (Ontario Wealth Management Corporation) and a law firm.

The applicant wishes to amend the Zoning By-law to permit a number of additional uses, including:

- Adult Education School;
- Commercial Gallery;
- Commercial School;
- Financial Institution;
- Office Uses;
- Professional Medical Office;
- Religious Institution;
- Research Laboratory;
- Retail Store; and
- Other appropriate commercial uses to be determined through review.

Site and Surrounding Area

The site is located on the west side of Keele Street north of Tavistock Road. The site has an area of 3,813m² with a frontage of 42 metres on Keele Street. A two and a half storey main building, located close to Keele Street, contains 1,479m² of space. The building began as a late 19th century farmhouse and has a 1950s era stucco-clad addition on the west end of the house and a 1980s era two-storey stucco-clad addition on the south side of the house.

In the northwest corner of the site, close to the rear lot line, is a 1-storey coach house containing 148m² of space. The coach house is presently vacant but with some improvements could be a viable tenant space.

Vehicular access is located at the north end of the Keele Street frontage providing access to 50 surface parking spaces.

Development in the vicinity of the site is as follows:

North: several low-rise apartment buildings are located immediately to the north.

South: two-semi-detached residential dwellings are located to the south of the site.

East: Downsview Park is located across Keele Street to the east.

West: Blaydon Public School and detached dwellings are located to the west.

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 property is subject to two land use designations on Map 16, Land Use Plan of the Toronto Official Plan.

The Official Plan designates the front portion of 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 rear portion of the site is designated *Neighbourhoods*. The *Neighbourhoods* designation is intended to protect and reinforce the existing physical character of the surrounding low scale residential area. *Neighbourhoods* contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower-scale

buildings consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

The Urban Structure Map identifies four categories of growth areas 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.

Zoning

The site is subject to two zoning categories in Zoning By-law 7625 of the former City of North York.

The front portion of the site is zoned Multiple-Family Dwellings Fifth Density Zone (RM5) which 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 family 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.

The rear portion of the site is zoned One-Family Detached Dwelling Fifth Density Zone (R5). Permitted uses include detached dwellings and limited recreation and institutional uses.

The zoning by-law provisions were varied by the Committee of Adjustment as described previously. Office uses have been permitted on the site since 1980 as a result.

Site Plan Control

The proposal may be subject to Site Plan Control Approval as the application is further evaluated.

Tree Preservation

There are a number of trees on the site. The applicant has not submitted an arborist report. As no further development is proposed on site, the trees should not be impacted.

Reasons for the Application

An amendment to the former City of North York Zoning By-law is required because the existing zoning restricts the permitted non-residential uses to offices uses and limited institutional uses. The building is underutilized and the applicant wishes to improve the building's marketability.

COMMENTS

Application Submission

A Planning Rationale Report was submitted with the application. Further information may be required regarding the traffic impact of the requested uses on Keele Street and the surrounding area. A Notification of Complete Application was issued on December 9, 2009.

Issues to be Resolved

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

- A determination of the appropriate uses with respect to the Official Plan policies for *Apartment Neighbourhoods* and *Neighbourhoods*;
- Compatibility of the proposed uses with adjacent land uses; and
- The appropriateness of the parking lot layout and the number of parking spaces provided for the uses requested.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, approved by City Council in December 2008. As of January 31, 2010 new planning applications, including Zoning By-law amendments and Site Plan Control applications are required to meet the Tier 1 environmental performance measures. Applicants may also choose to meet Tier 2, a voluntary higher level of environmental performance.

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

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations (Photographs)

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Staff report for action – Preliminary Report - 2950 Keele St



Attachment 2a: East Elevation (Keele Street)



Attachment 2b: North Elevation



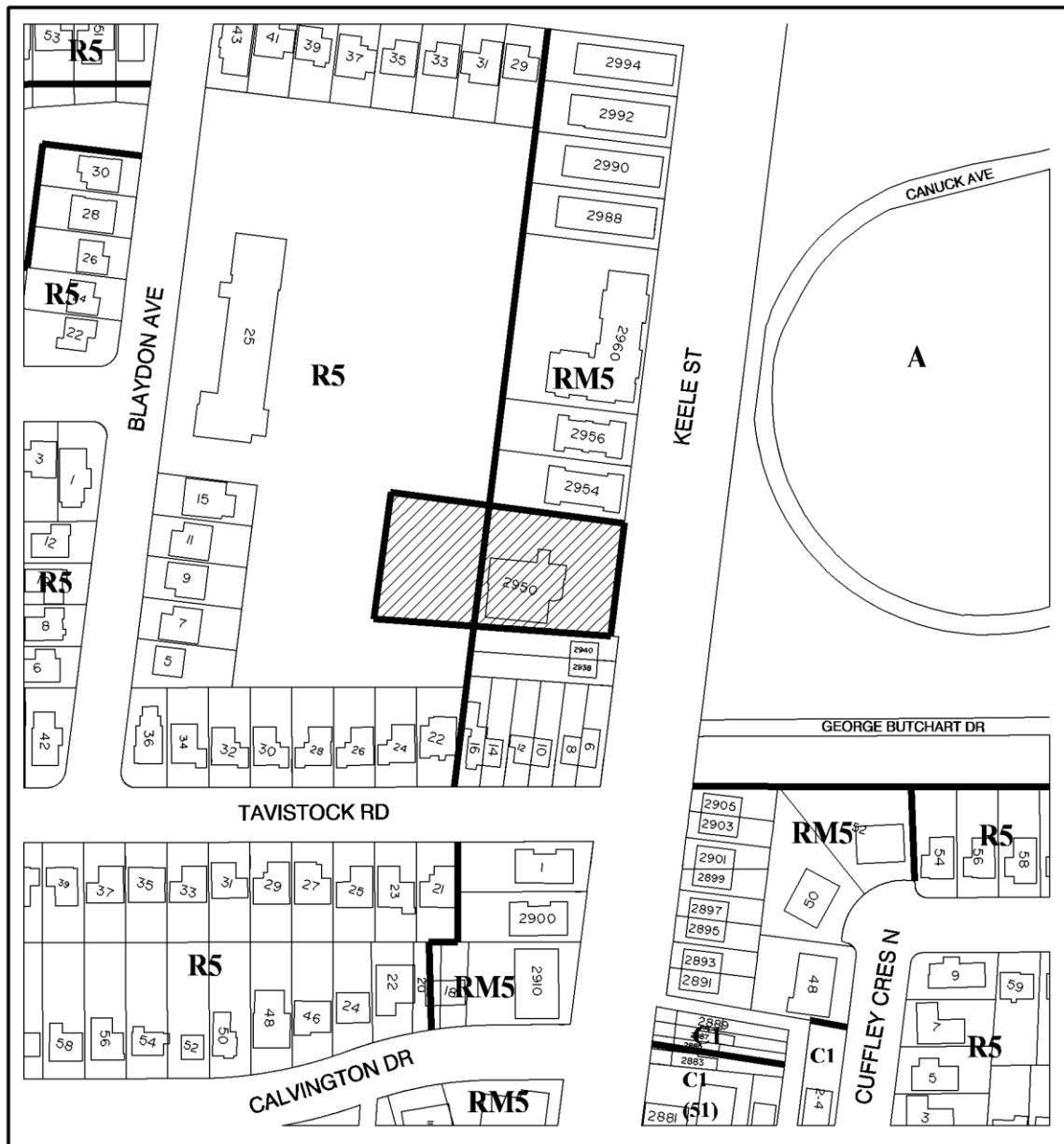
Attachment 2c: South Elevation



Attachment 2d: West Elevation



Attachment 3: Zoning



TORONTO City Planning
Zoning

2950 Keele Street

File # 09_188596

R5 One-Family Detached Dwelling Fifth Density Zone

RM5 Multiple-Family Dwellings Fifth Density Zone

C1 General Commercial Zone

A Airport Hazard Area Zone



Not to Scale
Zoning By-law 7625
Extracted 12/15/2009

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 188596 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	November 17, 2009
Municipal Address:	2950 KEELE ST		
Location Description:	CON 4 WY PT LOT 13 **GRID N0903		
Project Description:	The George Jackson House Corporation		
Applicant:	Agent:	Architect:	Owner:
LANDSCOPE LTD			THE GEORGE JACKSON HOUSE CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RM5	Historical Status:	Y
Height Limit (m):	11.4	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	3813	Height:	Storeys:	2.5
Frontage (m):	41.61		Metres:	0
Depth (m):	86.5			
Total Ground Floor Area (sq. m):	653			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	50
Total Non-Residential GFA (sq. m):	1627		Loading Docks	0
Total GFA (sq. m):	1627			
Lot Coverage Ratio (%):	17.29			
Floor Space Index:	0.43			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	1479	0
2 Bedroom:	0	Industrial GFA (sq. m):	148	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			