

**2522 – 2542 Keele Street - Zoning Amendment
Application - Preliminary Report**

Date:	May 23, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 12 – York South-Weston
Reference Number:	12 166387 WET 12 OZ

SUMMARY

This application proposes to develop a 9-storey mixed-use building comprised of 144 residential dwelling units and 1,400 square metres of at-grade commercial floor area at 2522 - 2542 Keele Street.

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

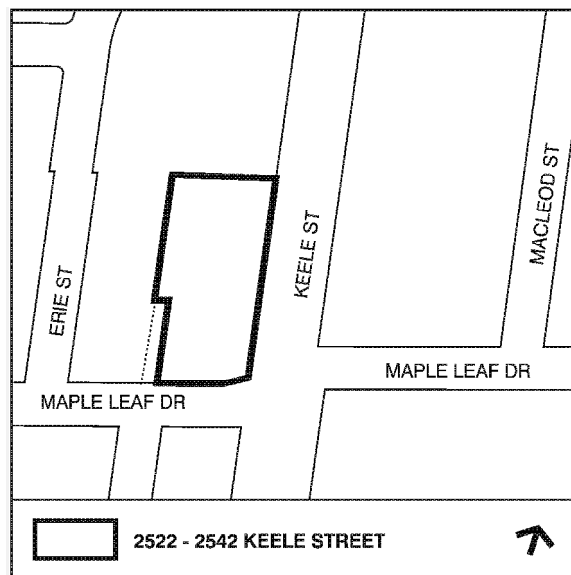
A community consultation meeting is recommended to be held early in the third quarter of this year, with a statutory public meeting targeted for the first quarter of 2013.

This target assumes that the applicant will provide all required information 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 2522 - 2542 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on February 10, 2012.

ISSUE BACKGROUND

Proposal

The proposed development consists of a 9-storey (28.45 metres plus a mechanical penthouse) mixed-use building with approximately 1,400 square metres of at-grade commercial floor area, which is intended to be used for a grocery store and other commercial uses.

Access to the two underground parking levels is proposed to be located on the west side (rear) of the building, via a driveway isle servicing at-grade parking. A loading facility is also proposed to be located on the west side of the building. (see Attachment 1 – Site Plan)

The proposed development consists of 144 residential dwelling units, of which 122 are one bedroom suites and 22 are two-bedroom suites. The total building gross floor area is proposed to be 13,375 square metres, with a corresponding floor space index (fsi) of 2.8 times the area of the lot. The applicant has requested to purchase a public laneway with an area of 263 square metres from the City, which has been closed by By-law 15000.

A total of 218 parking spaces and 146 bicycle spaces are proposed to serve the development. (see Attachment 4 – Application Data Sheet)

Site and Surrounding Area

The lands are currently occupied with a two-storey building consisting of ground floor commercial and upper floor office uses and associated surface parking. The commercial uses are local retail shops and a food store.

The lands have a lot frontage of 94.38 metres and an approximate depth of 49 metres along the north lot line. The lot area is approximately 4,760 square metres, including the former public lane (263 square metres in area) at the rear of the building currently owned

by the City of Toronto and used for parking for the commercial building. The closed public lane is being processed for disposal by the City on the basis of a request to acquire the lane by the owner of the abutting commercial property. (see Attachment 1 – Site Plan)

Land uses surrounding the subject site are as follows:

North: Three and three and one half-storey apartment houses fronting onto the west side of Keele Street, as well as one and two-storey residential detached dwelling fronting onto the east side of Keele Street.

West: One and two-storey residential detached dwellings.

South: Two-storey residential semi-detached dwellings backing onto the west side of Keele Street, with one and two-storey detached dwellings on the east side of Keele Street.

East: One and two-storey residential detached dwellings.

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 lands are designated *Mixed Use Area* on Map 17 - Land Use Plan. The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development and is one of four designations identified in the Official Plan providing opportunities for increased jobs and/or population.

The Official Plan states that “*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.” However, not all *Mixed Use Areas* will experience

the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

The Official Plan policy 4.5.2 includes cited Development Criteria for *Mixed Use Areas*, which include, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- 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 spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Other Official Plan policies will also provide guidance in the review, assessment and evaluation of this application, including the Healthy Neighbourhoods Policy 2.3.1.3 related to intensification on lands adjacent to a neighbourhood and policies related to the Public Realm and Built Form cited in Chapter 3.

Zoning

Zoning By-law 7625 of the former City of North York zones the lands municipally known as 2522-2542 Keele Street, including the public lane lands as Local Shopping Centre "C2". The C2 zone categories permit a wide variety of commercial uses, as well as an apartment hotel. The maximum permitted lot coverage is fifty (50) per cent. The maximum permitted building height is 9.2 metres or 3-storeys, whichever is lesser.

Site Plan Control

A Site Plan application has been filed and is currently in circulation for review. The applications are being reviewed concurrently.

Mid-Rise Buildings Guidelines

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the Avenues and Mid-Rise Buildings Study. The item can be viewed at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9> .

The study developed guiding performance standards for mid-rise buildings in *Mixed use Areas* on *Avenues* to encourage the development of more well designed mid-rise buildings. Although Keele Street in this location is not identified as an *Avenue*, the performance standards will be considered for guidance in the evaluation of the application as the site is designated *Mixed Use Areas*.

Reasons for the Application

The proposed development does not comply with the maximum permitted height and uses permitted by By-law 7625 of the former City of North York, and other zoning performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Traffic Impact Study
- Stormwater Management Report
- Urban Design Report
- Phase 1 and 2 Environmental Site Assessment Reports
- Sun/Shadow Study

City staff are reviewing the application for completeness.

Issues to be Resolved

City Planning staff have circulated the application, plans and studies to other City divisions and agencies. Staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with Official Plan policies
- height, scale and intensity of the proposed development and associated impacts
- compatibility and fit with the planned and existing physical character of the area
- parking supply
- conformity with the Avenues and Mid-Rise Buildings Performance Standards
- identification and securing of community benefits under Section 37 of the Planning Act
- public art opportunities in accordance with Official Plan policies
- impacts on *Neighbourhoods* designated properties in the immediate area
- adequacy of services and infrastructure
- arrangements and timing for the purchase the closed lane subject to the City giving authorization to sell the lane
- submission of a Toronto Green Standard Checklist and review by City 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.

CONTACT

Philip Carvalino, Senior Planner

Tel. No. 416-394-8233

Fax No. 416-394-6063

E-mail: pcarval@toronto.ca

SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2A: South Elevation

Attachment 2B: East Elevation

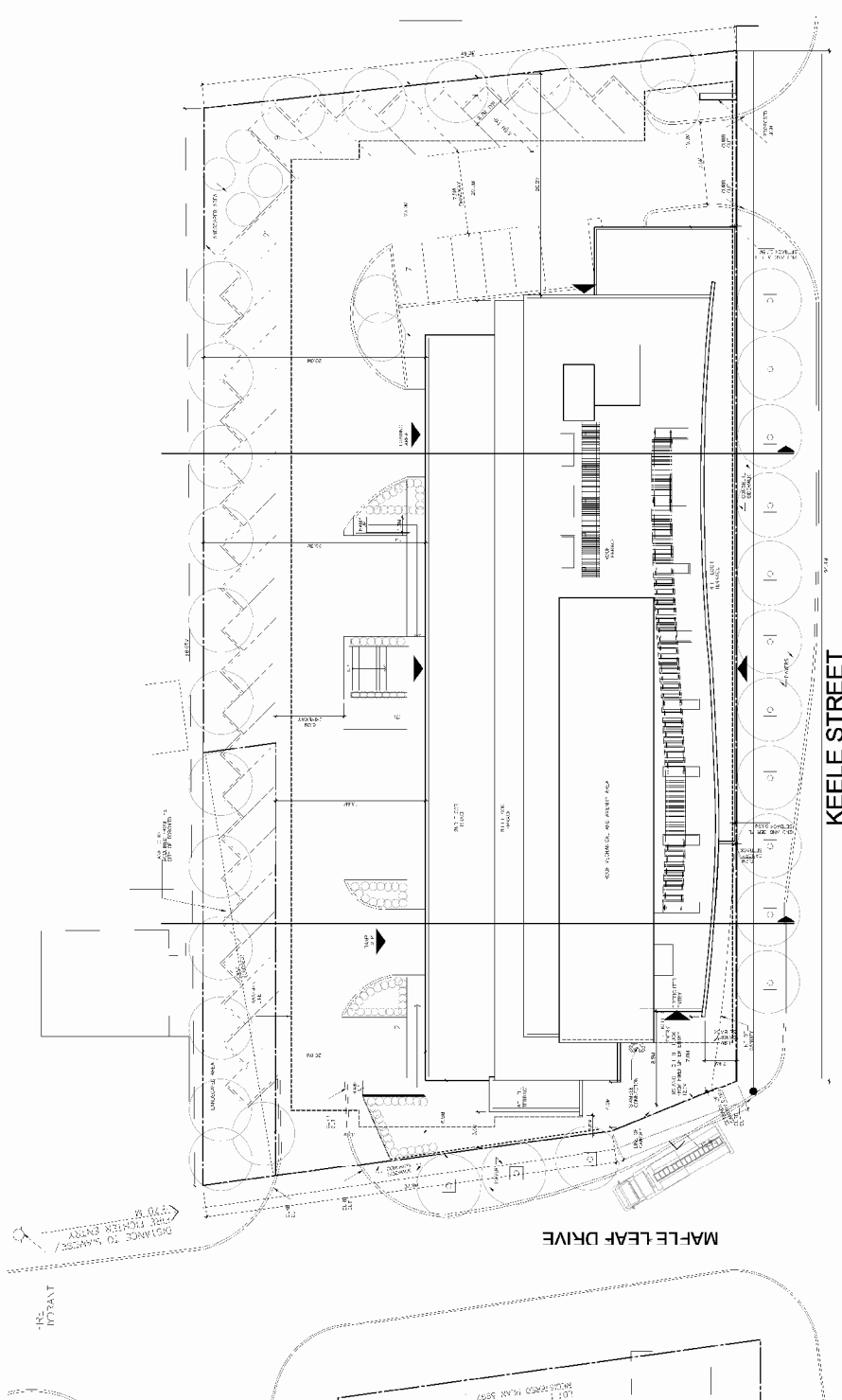
Attachment 2C: West Elevation

Attachment 2D: North Elevation

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



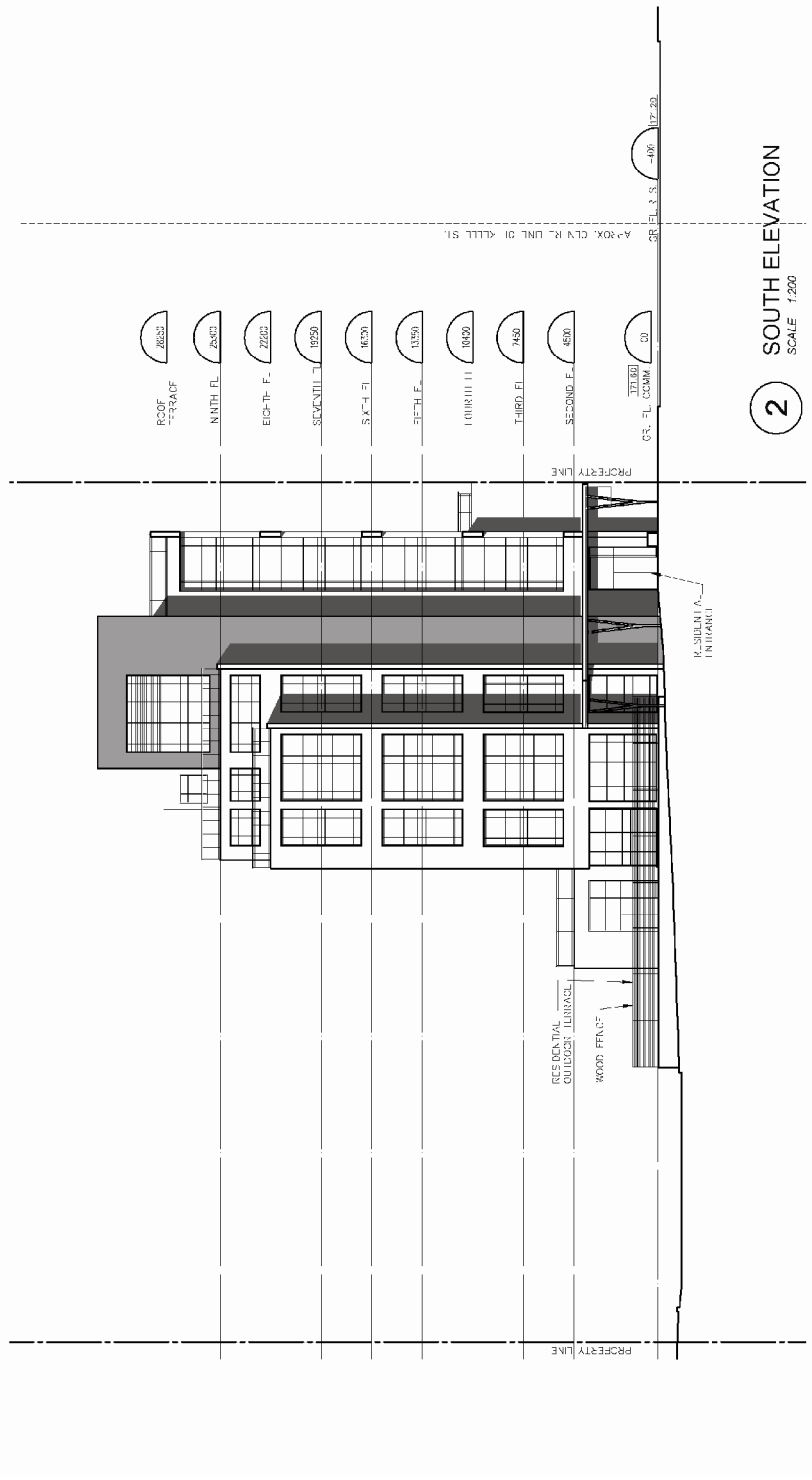
Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 05/14/2012

2522 - 2542 Keele Street

File # 12 166387 WET 12 OZ



Attachment 2A: South Elevation

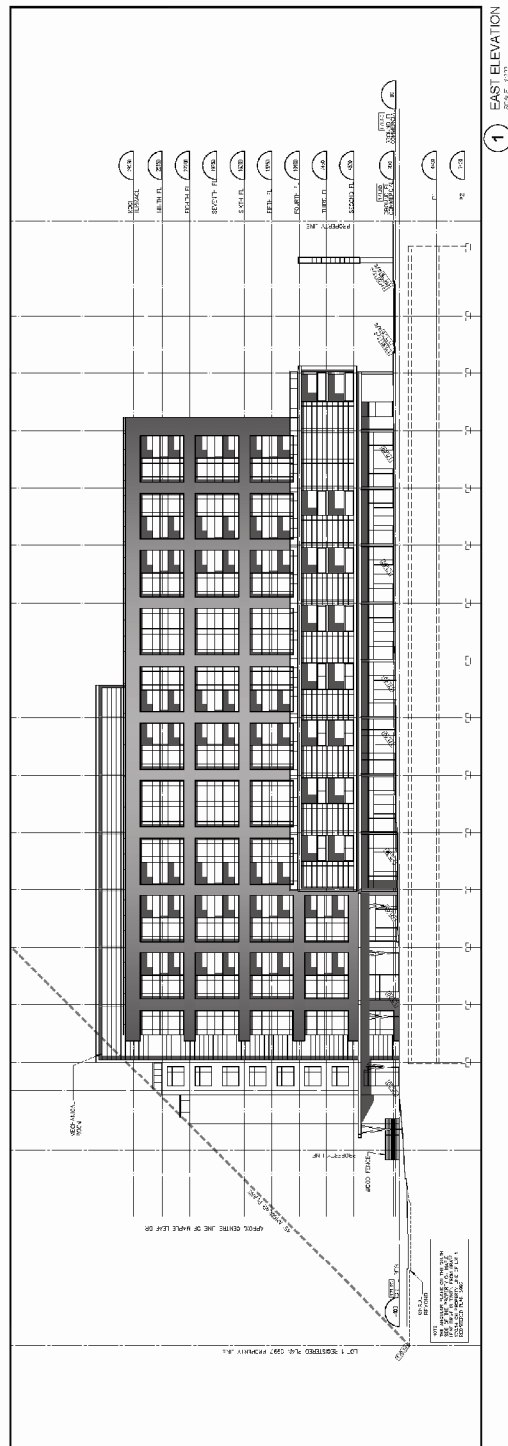


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/14/2012

2522 - 2542 Keele Street

File # 12 166387 WET 12 OZ

Attachment 2B: East Elevation



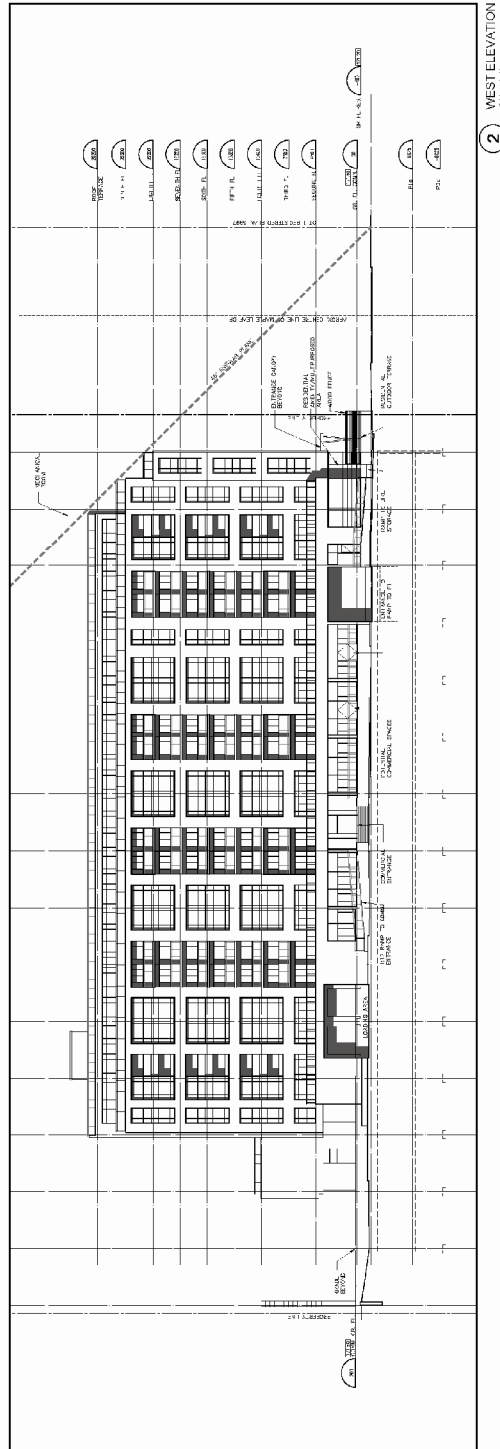
2522 - 2542 Keele Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
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Attachment 2C: West Elevation

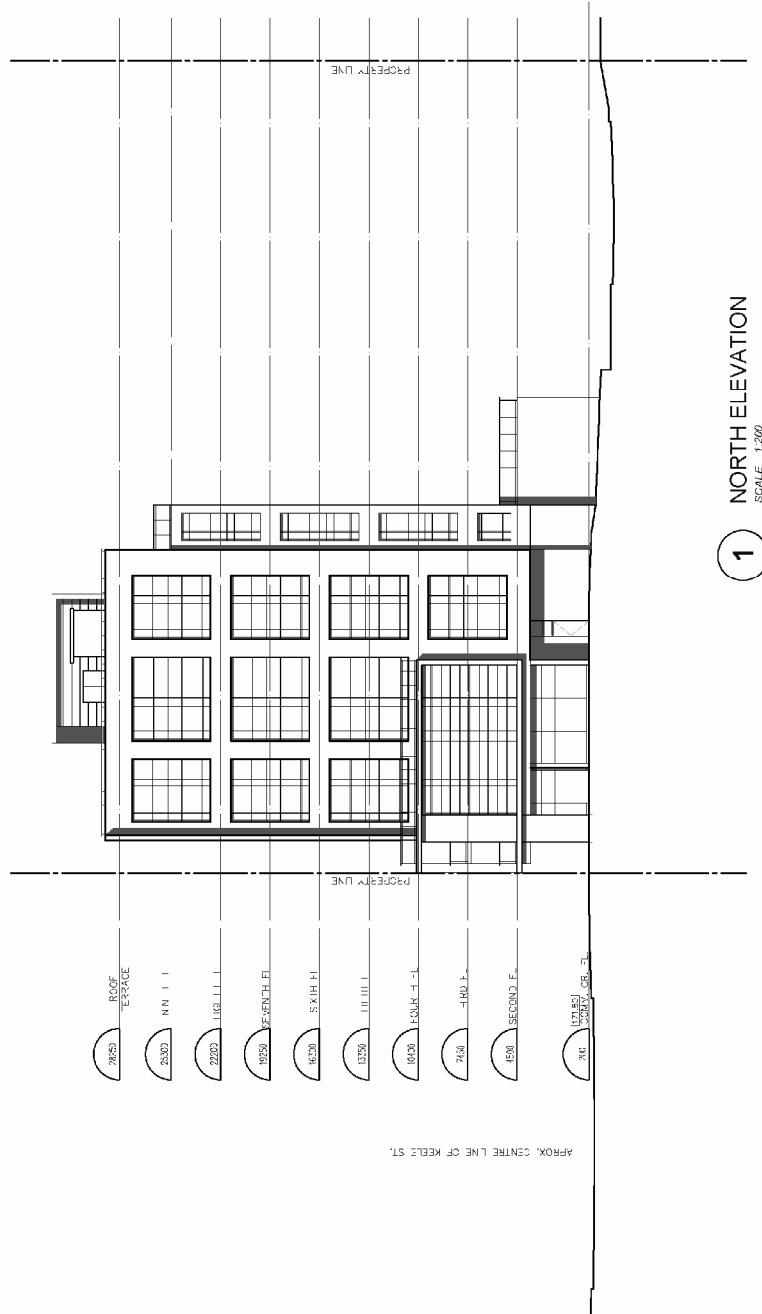


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 05/14/2012

Attachment 2D: North Elevation



2522 - 2542 Keele Street

File # 12 166387 WET 12 OZ

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/14/2012

Attachment 3: Zoning



2522 - 2542 Keele Street

File # 12 166387 WET 12 0Z

R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone

RM4 Multiple-Family Dwellings Fourth Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C2 Local Shopping Centre Zone



Not to Scale
 Zoning By-law 7625 as amended
 Extracted 05/14/2012

Attachment 4: Application Data Sheet

Application Type Rezoning Application Number: 12 166387 WET 12 OZ
 Details Rezoning, Standard Application Date: May 3, 2012

Municipal Address: 2522 KEELE ST
 Location Description: PLAN 3784 PT LOTS 1 TO 4 PLAN 905 PT LOTS 1 & 2 **GRID W1202
 Project Description: Proposed amendments to the zoning by-law to permit the development of a 9-storey mixed use commercial retail/residential condominium with a total of 144 units and 1400 m2 of commercial retail on the ground floor fronting Keele Street.

Applicant: **Agent:** **Architect:** **Owner:**
 YYZED PROJECT MIZEN HOLDINGS
 MANAGEMENT CORPORATION

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	4760	Height:	Storeys:	9
Frontage (m):	0		Metres:	28.45
Depth (m):	0			
Total Ground Floor Area (sq. m):	1760			Total
Total Residential GFA (sq. m):	11975		Parking Spaces:	218
Total Non-Residential GFA (sq. m):	1400		Loading Docks	0
Total GFA (sq. m):	13375			
Lot Coverage Ratio (%):	36			
Floor Space Index:	2.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade	
Rooms:	0	Residential GFA (sq. m):	11975	0
Bachelor:	0	Retail GFA (sq. m):	1400	0
1 Bedroom:	122	Office GFA (sq. m):	0	0
2 Bedroom:	22	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	144			

CONTACT: **PLANNER NAME:** **Philip Carolino, Senior Planner**
TELEPHONE: **416-394-8233**