

**4700 Keele Street - Official Plan and Zoning By-law
Amendment Applications - Preliminary Report**

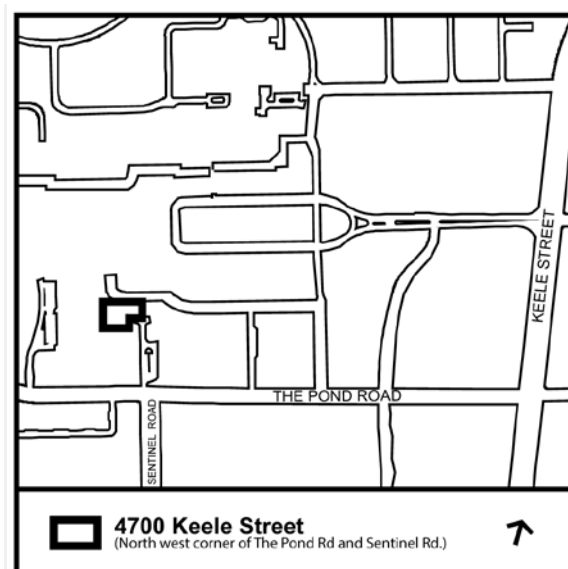
Date:	April 22, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	15 107421 NNY 08 OZ

SUMMARY

This application proposes to amend the Official Plan to permit the re-designation of an existing 3,200 square metre *Parks* open space to *Institutional Areas* in exchange to re-designate two existing *Institutional Areas* parcels of land within the Central Campus Precinct. One parcel proposed at 1,200 square metres is generally located south of the subject site and the second proposed parcel is 1,800 square metres and is generally located in the area north of the Arboretum, for a total of 3,000 square metres.

The application also proposes to construct a 4-storey student centre building with retail and restaurant uses at-grade, and a range of student offices, conference, lounge areas, multi-faith areas and recreational uses throughout the building. The site is located within the York University Central Campus Precinct lands, north of the Roy McMurtry Green open space, adjacent and on the east of Scholar’s Walk and adjacent and to the south of Library Lane. Proposed is a building height approximately 24.3 metres including the mechanical equipment. The gross floor area for non-residential uses are 11,710 square metres. Also proposed is a floor space index of 2.5 times the area of the lot. Three vehicular parking spaces are proposed.

In addition, the application proposes to review concurrently an updated Master Plan from the 1988 York University Master Plan document.



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. Staff anticipate submitting a final report on the first application to Community Council in the first quarter of 2016. This target date assumes that the application 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 located within the York University Central Campus Precinct lands, north of Roy McMurtry Green, east and adjacent of Scholar's Walk and adjacent and south of Library Lane, for the property address of 4700 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.

DECISION HISTORY

Pre-Application Consultation

A pre-application community consultation meeting was held on October 16, 2014 with the applicant and Planning staff. Matters discussed included: building height and setbacks, impact to heritage buildings, the need for an Official Plan Amendment, servicing, safety and pedestrian circulation, accessibility, landscaping, construction of internal tunnel system, potential impact to the Natural Heritage Area (Osgoode Woodlot), connection to transit, proximity to existing student centre, continuation of the green space and site selection. In addition, staff have worked with the applicant to identify complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal consists of a 4-storey and lower level student centre building to accommodate students with a broad range of uses of cultural, social, education, organizational, retail, restaurant and recreational uses. Below is an outline of the proposed uses for each level above grade:

Lower Level	student lounge, change room facilities, building services and access to the Roy McMurtry Green
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Level 1	atrium, gathering and lounge spaces, study and meeting rooms, student centre office, café and convenience store
Level 2	multi-purpose spaces for quiet study, lounge, conference and pre-function areas, and kitchen uses
Level 3	student spaces; offices and resource areas, meeting rooms and a food storage area
Level 4	multi-faith spaces, a congregational area to accommodate up to 350 individuals, pre-function area and smaller prayer rooms, offices, shoe storage and ablution area, and a landscaped, an accessible roof terrace approximately 200 square metres

The student centre will not replace the existing student centre located on York Boulevard but will work in tandem to support the students of York University.

The proposed building height is approximately 24.3 metres including the mechanical penthouse that is contained within the building. The student centre building is oriented in a north-south direction. The proposed total gross floor area is 11,710 square metres which results in a floor space index of approximately 2.5 times the area of the lot. Proposed is an at-grade building footprint of 2,000 square metres resulting in an approximately 43% lot coverage total. Also proposed is a non-accessible green roof area covering 40% of the roof. Refer to Data Sheet Attachment 19.

Proposed is one Type 'A' loading space and a modified Type 'C' space to accommodate small delivery vehicles to be located one level below grade along the east elevation of the building. Also proposed is a new loading dock structure for the Atkinson building which is adjacent to the site. The service road leading to the Atkinson loading area is proposed to be shifted to allow for improved utilization of the open space and for a shared access route between the subject site and the Atkinson buildings which results in 3 parking spaces to be included into the subject site.

Proposed are 64 long-term secured bicycle parking spaces located at-grade on the east elevation and an additional 22 short-term visitor bicycle parking spaces to be provided at the north-west and east entrances at the Library Lane level. Also proposed are shower and change room facilities on the lower level with 6 male and 6 female showers and 2 gender-neutral showers.

Site and Surrounding Area

The site is located in the interior of the campus known as the Central Campus Precinct, adjacent and on the south side of Library Lane, to the north of The Pond Road and Atkinson Lot, adjacent and to the east of Scholar's Walk and west of the Atkinson building. The site is approximately 4,685 square metres, generally rectangular in shape and has approximately 87 metres of frontage along Library Lane and approximately 58 metres along to Scholar's Walk with an irregular boundary at the south-east corner. The site is currently used as an open space area with existing pedestrian paths.

North: adjacent is the Library Lane east-west campus walkway, north of the Lane are The Ross and Vari Hall buildings, and north-west of the subject site is the Scott Library.

South: is the Roy McMurtry Green open space, The Pond Road, further south are several student residences including the University owned Passy Gardens, 9 four-storey walk-up apartments, and further south, the Assiniboine Towers composed of four high-rise buildings from 15 to 17-storeys. On the south-east corner of The Pond and Sentinel Roads is an existing surface parking lot with a current development application submitted to the City for a new student community residences known as “The Quad” (File Nos.: 14 159612 NY 08 OZ & 14 186422 NNY 08 SB).

East: is the Atkinson surface parking lot and building, and the Atkinson Residence, on the north-east is the Joan and Martin Goldfarb Centre for Fine Arts and on the north-east corner of The Pond and Sentinel Roads is The Pond Road Residence.

West: adjacent to the site is a north-south campus walkway Scholar's Walk, on the other side of the walkway is the Health, Nursing and Environmental Studies building and the Ignat Kaneff building that accommodates the Osgoode Hall Law School and south-west is the Osgoode Woodlot.

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. 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. 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.

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 be consistent with the PPS and 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 site as *Parks* on Map 16-Land Use Map (Attachment 7), and is one of four land use designations intended to protect and reinforce the existing physical character of these areas to provide respite, recreation, ecological and hydrological functions and beauty for a growing City. A wide range of uses are permitted in this designation such as; parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and

cemetaries that comprise a green open space network in Toronto.

The Official Plan includes Criteria (Policies 4.3.2 & 4) identifying uses that are appropriate, as follows:

- Development is generally prohibited within *Parks and Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. Hydro uses will have primacy of use on those lands identified as hydro corridors; and
- The areas shown as *Parks* on Maps 13-23 will be used primarily to provide public parks and recreational opportunities.

In addition, the subject site is adjacent to the designated *Institutional Areas* on the west and north boundaries of the site. *Institutional Areas* permit a diverse range of uses such as; major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses. Refer to Attachment 7.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

York University Secondary Plan

The York University Secondary Plan (YUSP) was enacted and passed by City Council on December 4, 2009. 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 designates the site as *Parks* designation on Land Use Map 10-10 and is a designation that is intended to serve the entire City, community parks serving the active and passive recreational needs of persons living, working and studying in the area, parkettes or linear parks, and publicly accessible and private open space and recreation areas. Refer to Attachment 17.

The YUSP requires Precinct Plans to be developed prior to development proceeding in the Central Campus Precinct. Refer to Attachment 9. Plans will include:

- a vision for the precinct areas;
- the conceptual location and massing of buildings;
- the location, scale and character of all streets, buildings, parks and public spaces;
- identify necessary infrastructure to support development;
- an appropriate land use mix;
- a landscaping and open space master plan;
- urban design standards and guidelines;
- provide strategies for improving environmental performance; and

- provide for phasing of developments.

The YUSP envisions the Central Campus Precinct as the focus of the University with the highest concentration of university uses and the most active pedestrian environment. Infill development and improved open spaces will be encouraged to accommodate emerging institutional needs. Intensification in proximity to the subway stations that is sensitive to the scale and character of the University will also be encouraged. The heights of new buildings will respect important views, the height and built form of existing institutional buildings and other spatial and structural elements of the University. Development in Core Precincts will not be required to provide affordable housing.

The YUSP includes a number of important gateway sites and sites which terminate public views. Attachment 10. The subject site is opposite and to the identified 'Significant Views and Vistas' at Vari Hall. In Section 3.1.2, policies direct that:

- high-quality built form and/or landscapes will be provided at gateway sites and sites that terminate important views;
- buildings and landscapes will be co-ordinated along the edges of sites that frame important views to reinforce and highlight these public views and to enhance the unique setting and character of the Secondary Plan area; and
- private university streets will be located and organized along the edges of parks, natural areas and open spaces to maintain and enhance important views and vistas and to ensure the safety of users.

In Section 3.2, the YUSP identifies specific policies pertaining to the built form condition. It states that preserving, protecting and enhancing the high quality built form and landscape character of the University is a key component in achieving the objectives of the Secondary Plan. Development will contribute to a high-quality, connected, safe and comfortable public realm. Applicable policies include; to provide a high quality of architecture, urban design and landscaping, to respect the scale and character of the existing campus, and provide coherent and safe public pedestrian routes, such as through buildings, open spaces or a combination of both, to form mid-block connections and to ensure access to transit from all parts of the campus.

The YUSP addresses the Built Heritage and Cultural Heritage Landscapes in Section 3.4 with policies that direct that the Central Campus Precinct has cultural heritage landscape value. Further definition and identification of the heritage attributes comprising the cultural heritage landscape of this Precinct and appropriate conservation strategies will be undertaken when the University updates its Master Plan and/or prepares a Precinct Plan for this precinct. In addition, appropriate setbacks, height, and massing relationships will be required for new development located in the vicinity of identified heritage buildings, structures and landscapes, and Heritage Impact Statements will be required for development proposals on or adjacent to listed and/or designated heritage properties. Refer to Attachment 11.

The YUSP policies state that areas with potential archeological resources are shown on Map 10-5. For these areas, a Stage 2 Archaeological Assessment will be required as part of the preparation of a Precinct Plan and/or update to the University's 1988 Master Plan, or if any soil

disturbance, significant landscaping or other changes are proposed prior to the preparation of a Precinct Plan and/or update the University's 1988 Master Plan. Refer to Attachment 12. In Section 3.9.2., the YUSP directs that the cycling and pedestrian network established in this Secondary Plan connects and feeds into the City of Toronto's Bike Plan established for the entire city and will assist in integrating the Secondary Plan area to neighbouring communities. Refer to Attachment 15.

Zoning

The site is governed by the Former City of North York By-law 7625 with a split zoning designation zoned as Open Space Zone 'O1' for the majority of the site which permits a range of recreational uses in conjunction with parks, including community uses and a smaller portion of the southeast corner is zoned York Downsview Mixed-Use-2 (YDMU-2) which permits parks and open space, student housing, recreational, university and accessory uses. The height permission is 34 metres. Refer to Attachment 6. Given that there is a Secondary Plan in place, the site is not subject to the City-wide Zoning By-law 569-2013.

The site is subject to the Downsview Airport Hazard Map Schedule 'D' to the Former City of North York By-law 7625 and is subject to height restrictions limiting the site to 45.7 metres.

By-law 1240-2009 provides requirements for vehicular and bicycle parking for all YDMU zones in the Secondary Plan area.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has not been submitted.

Heritage Preservation

The applicant has submitted a Heritage Impact Assessment by Unterman McPhail Associates dated January 20, 2015 to address the cultural heritage review and impact assessment. This report is under review by Heritage Preservation Services staff. In addition, a Stage 2 Archaeological Assessment report by Archaeological Services Inc., dated September 10, 2012, has been submitted by the applicant for staff review given that the subject site is located in an area identified as having archaeological potential. Refer to Attachment 12.

Tree Preservation

The applicant has submitted an Arborist Report by Scott Torrance Landscape Architect Inc., dated November 26, 2014 that indicates an inventory of a total of 87 privately owned trees. A total of 31 trees are proposed to be removed of which, 23 of them are having diameters of 30 centimetres or greater. This report is under review by City Forestry staff.

Ravine & Natural Feature Protection

The YUSP directs that *Natural Areas* will be protected, restored and enhanced for nature preserve and passive recreation. The subject site is in the vicinity of the Osgoode Woodlot. Refer to Attachment 14. The application is being reviewed by the Ravine and Natural Feature Protection staff to ensure the appropriate protection of the nearby Osgoode Woodlot.

York University Master Plan

Proposed is an updated version of the York University Master Plan from 1988 Master Plan document for the Core Precincts. 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 Campus 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.

The subject site is referenced in the Draft Master Plan as 'Parcel 17' along with high level development criteria and considerations such as; parcel size, building height, important view terminus, historical and architectural heritage adjacent buildings. City staff are currently reviewing the Draft Master Plan for consistency with the YUSP. In addition, the Master Plan process will proceed with an Official Plan Site and Area Specific Policy.

Servicing/Grading

A Site Servicing and Stage 1 Stormwater Management Report by R.V Anderson Associates Ltd., dated January 20, 2015 was submitted. The report examines engineering of the subject site for water service, sanitary sewer service, and grading and stormwater management. Development Engineering staff are currently reviewing the report to ensure all matters pertaining to the provision of adequate infrastructure to support the proposed buildings will be addressed.

Transportation

The applicant has submitted an Urban Transportation Considerations study by BA Group dated January 20, 2015. The study has been deemed to be incomplete by Transportation staff and the applicant is in the process of revising the study to incorporate the parking needs and the location of the proposed university uses and other transportation issues for the student center for the lands zoned; YDMU-1, YDMU-2, YDMU-3 and YDMU-4.

Reasons for the Application

The proposal is to amend the Official Plan to permit the re-designation of an existing 3,200 square metre *Parks* open space, on Land Use Map 16, to *Institutional Areas* in exchange to re-designate two existing *Institutional Areas* parcels of land within the Central Campus Precinct. One parcel proposed at 1,200 square metres is generally located south of the subject site and the second proposed parcel is 1,800 square metres and is generally located in the area north of the Arboretum, for a total of 3,000 square metres. In addition, the proposed 3,000 square metres of land equates to a 200 square metre deficiency as compared with the 3,200 square metres of the subject site.

Also proposed are amendments to the York University Secondary Plan maps; Map 10-3 Structure Plan, Map 10-6 Conceptual Park and Community Facilities Plan, Map 10-7 Open Space and Natural Heritage System and Map 10-10 Land Use.

Finally, amendments to the Former City of North York Zoning By-law 7625 are required to permit the proposed change in zoning from the Open Space Zone 'O1' to the York Downsview Mixed-Use-2 zone. Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Sun/Shadow Study
- Urban Transportation Considerations report
- Heritage Impact Assessment
- Toronto Green Standards Checklist
- Arborist Report
- Stage 2 Archaeological Assessment
- Site Servicing & Stage 1 Stormwater Management Report
- Geotechnical Investigation Report
- Waste and Dock Requirements Letter

A Notification of Incomplete Application issued on February 26, 2015 identifying that further details are required as part of the Urban Transportation Considerations Report for a complete application submission.

Issues to be Resolved

Issues identified in the preliminary review of the application include, but are not limited to the following:

- the appropriateness of the redesignation of open space to permit development, the appropriateness of the proposed redesignation with other land as open space and the potential impact of the remaining open space area;
- if supportable, the determination of the appropriate timing and mechanism for the land redesignation to occur;
- compliance with the Official Plan and York University Secondary Plan policies and objectives, particularly with respect to the sections on views, vistas and gateways, built form, heritage and archaeology, parks and open space areas, transportation, cycling and walking, parking, land use, density and height;
- the appropriateness for infill development to amend the Official Plan designated *Parks* open space in supporting the campus structure and open space network, particularly as part of the gateway to York University at Sentinel Road to *Institutional Areas*, and the appropriateness of the proposed location and total square metreage of the replacement parcels of land from *Institutional Areas* to *Parks* open space;

- the evaluation of the planning framework of the York University Central Campus Precinct Plan and supporting documents with respect to the Secondary Plan;
- the minimization of negative impacts of shadows, sky view and wind on public areas such as parks and open spaces, and the public realm;
- the appropriateness of the scale and density, setbacks and stepbacks and the transition of the building in relation to its context of adjacent buildings, including heritage;
- the appropriateness of the proposed site boundary, and the extent of the comprehensiveness in the overall plan review;
- the proposed interface, relationship and separation distances between the subject site and adjacent heritage sites such as; Osgoode Hall, Ross and Atkinson buildings;
- the protection and creation of view corridors;
- the timing, provision and availability of appropriate infrastructure to support the development;
- the provision, location and access of vehicular and bicycle parking;
- the siting of the loading and servicing uses for the site and the proposed loading area to the adjacent Atkinson Parking Lot (83);
- the incorporation of sustainable design measures; and
- the determination for community benefits to be sought under Section 37 of the *Planning Act* and in compliance with the York Secondary Plan policies.

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.

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

CONTACT

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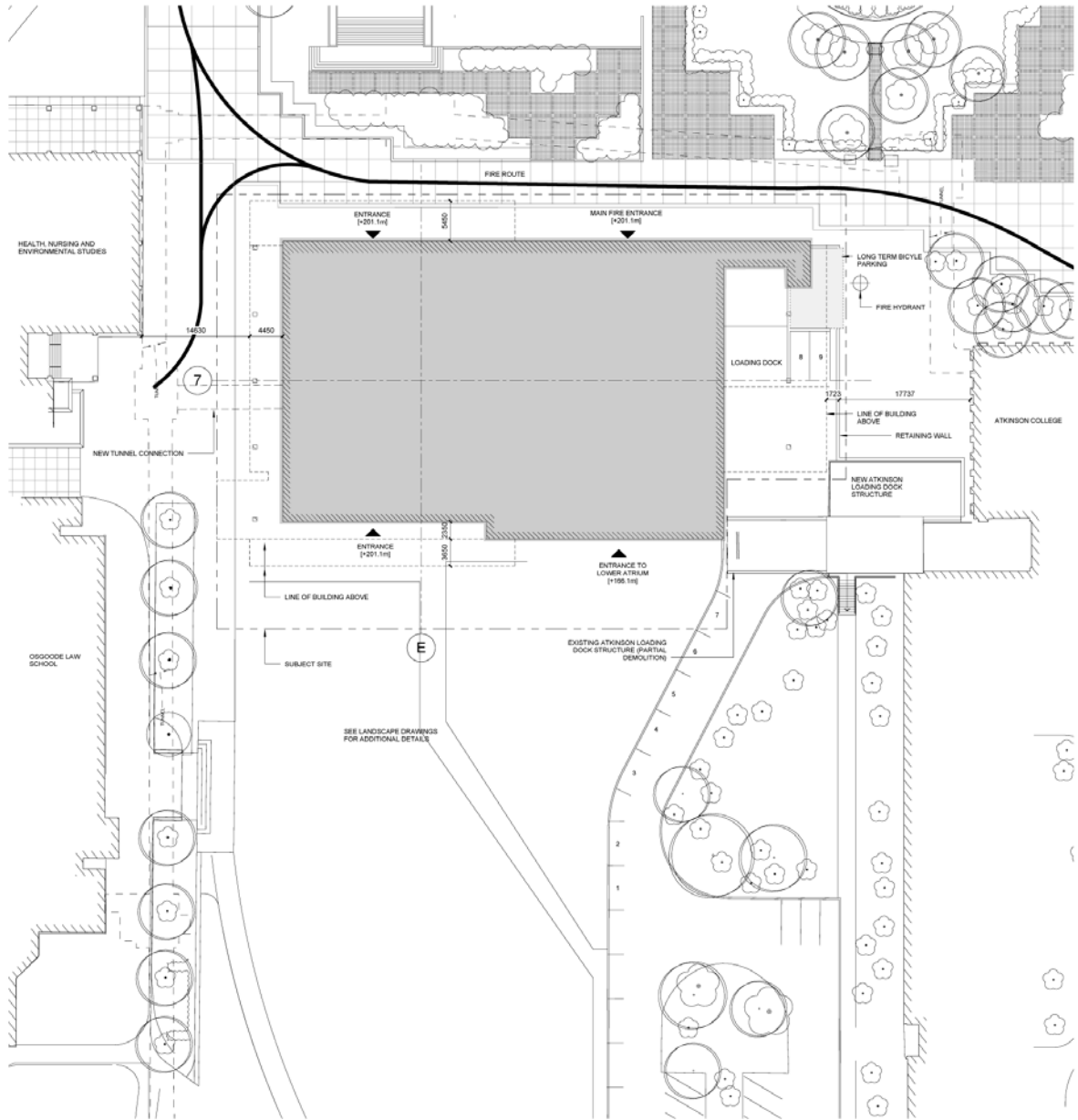
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Map 10-1 Secondary Plan Area
Attachment 9: Map 10-2 Precinct Areas
Attachment 10: Map 10-3 Structure Plan
Attachment 11: Map 10-4 Heritage & Cultural Heritage Landscapes
Attachment 12: Map 10-5 Archaeology
Attachment 13: Map 10-6 Conceptual Park & Community Facilities Plan
Attachment 14: Map 10-7 Open Space and Natural Heritage System
Attachment 15: Map 10-8 Pedestrian & Cycling Connections
Attachment 16: Map 10-9 Public Street Plan
Attachment 17: Map 10-10 Land Use
Attachment 18: Map 10-12 Maximum Density
Attachment 19: Application Data Sheet

Attachment 1: Site Plan




1 SITE PLAN
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Site Plan

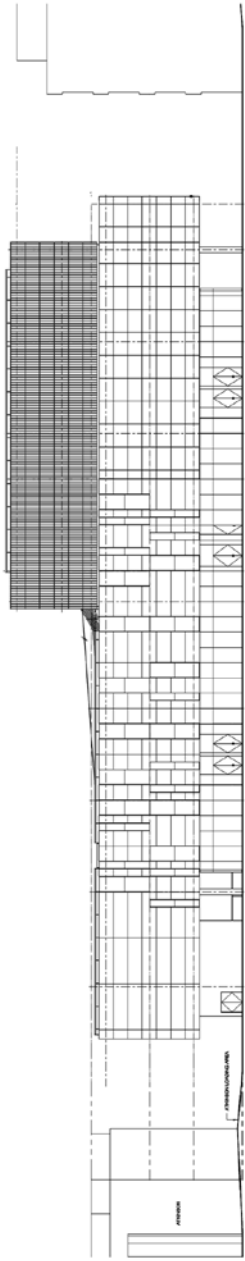
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Applicant's Submitted Drawing

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Attachment 2: North Elevation



North Elevation

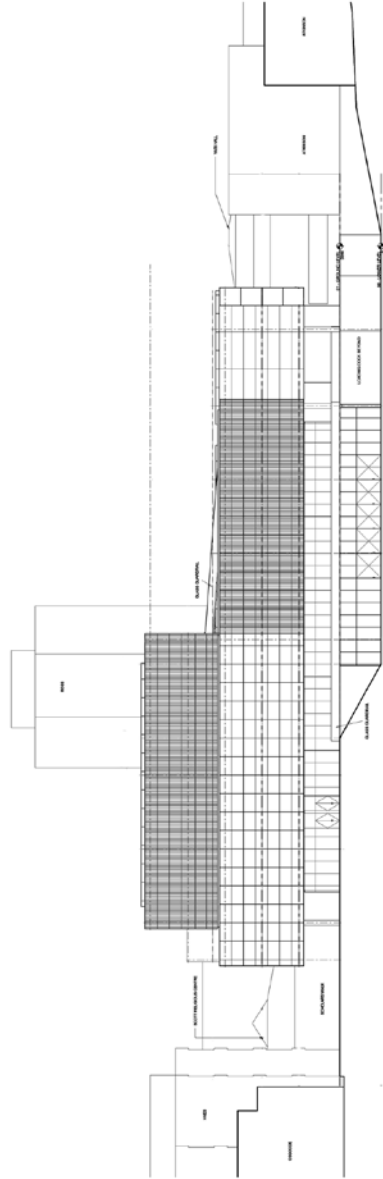
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Attachment 3: South Elevation



South Elevation

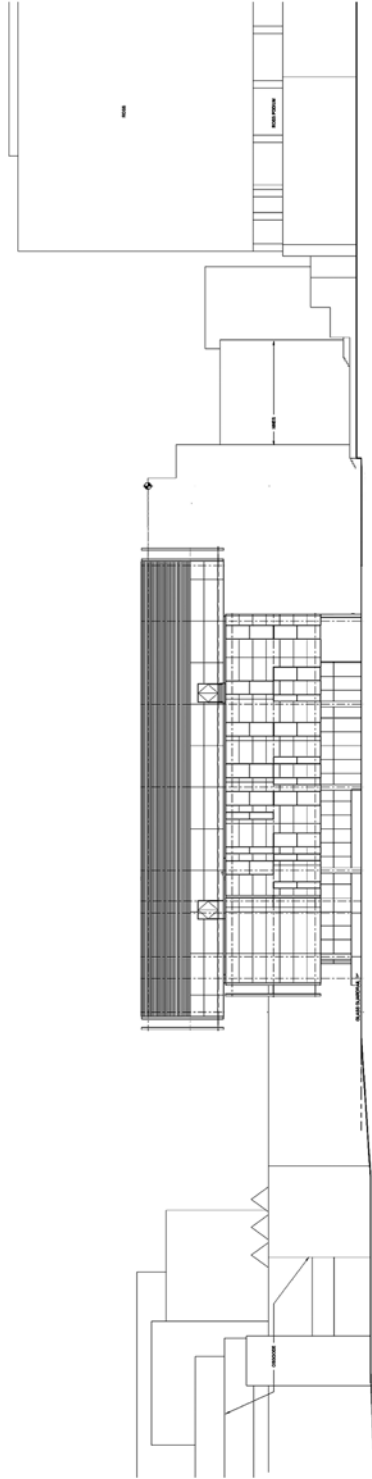
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4700 Keele Street

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Attachment 4: East Elevation



4700 Keele Street

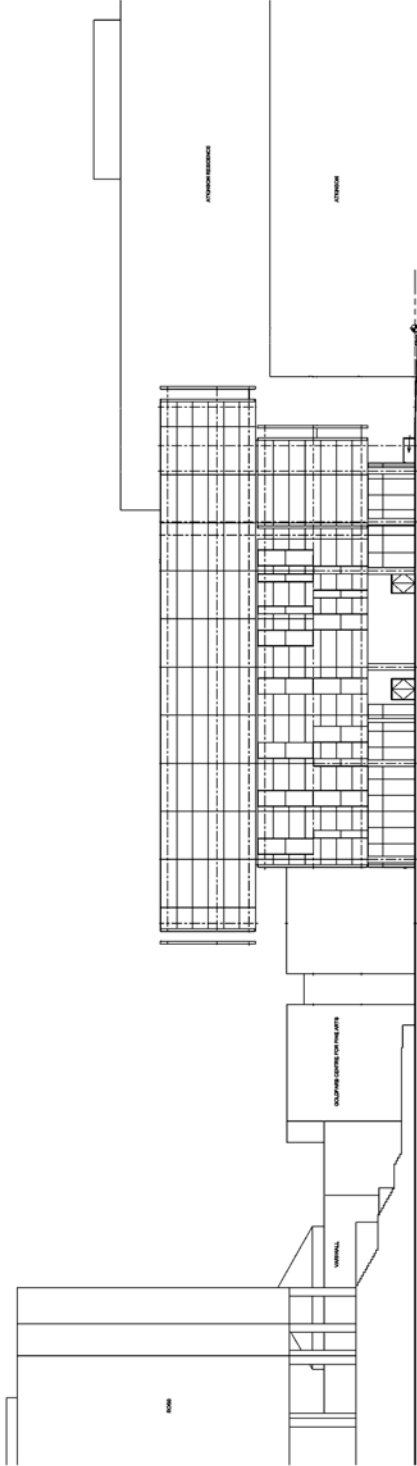
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East Elevation

Applicant's Submitted Drawing

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Attachment 5: West Elevation



4700 Keele Street

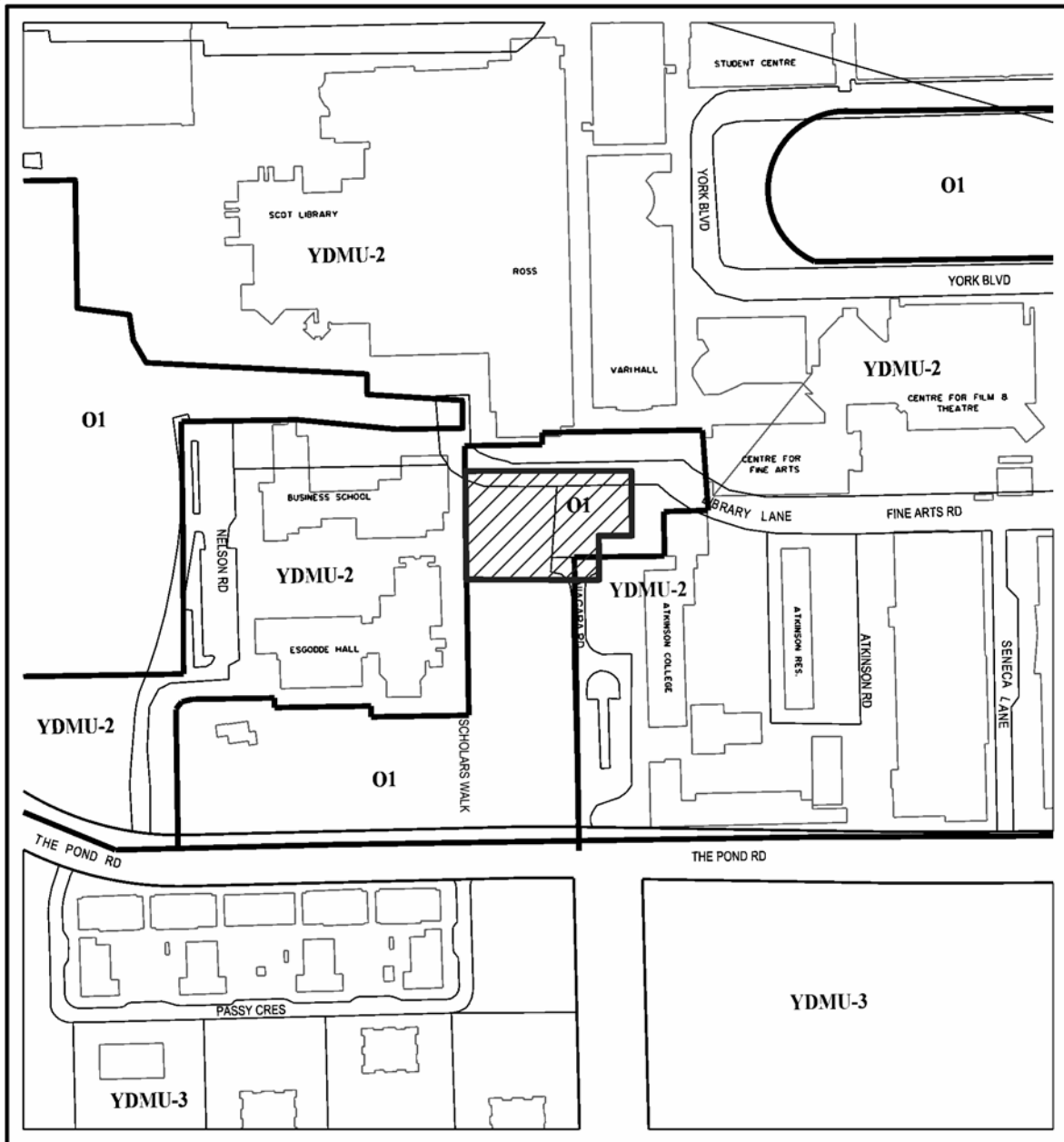
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West Elevation

Applicant's Submitted Drawing

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Attachment 6: Zoning



Zoning By-Law 7625 (Former North York)

4700 Keele Street

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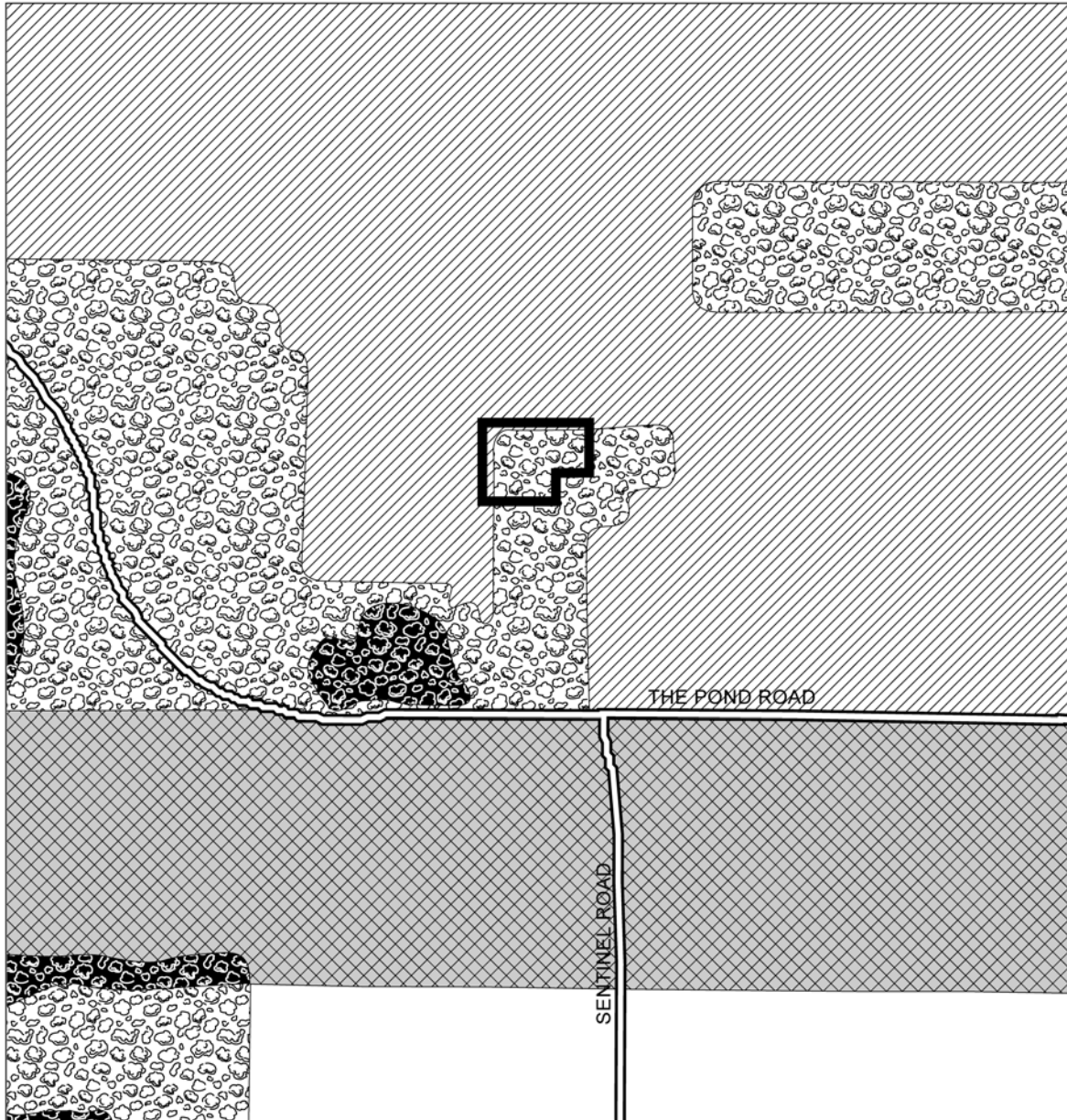


- O1 Open Space Zone
- YDMU-2 York Downsview Mixed Use-2 Zone
- YDMU-3 York Downsview Mixed Use-3 Zone



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Zoning By-law 7625 as amended
Extracted 04/02/2015

Attachment 7: Official Plan



Toronto City Planning
Extract from Official Plan

4700 Keele Street

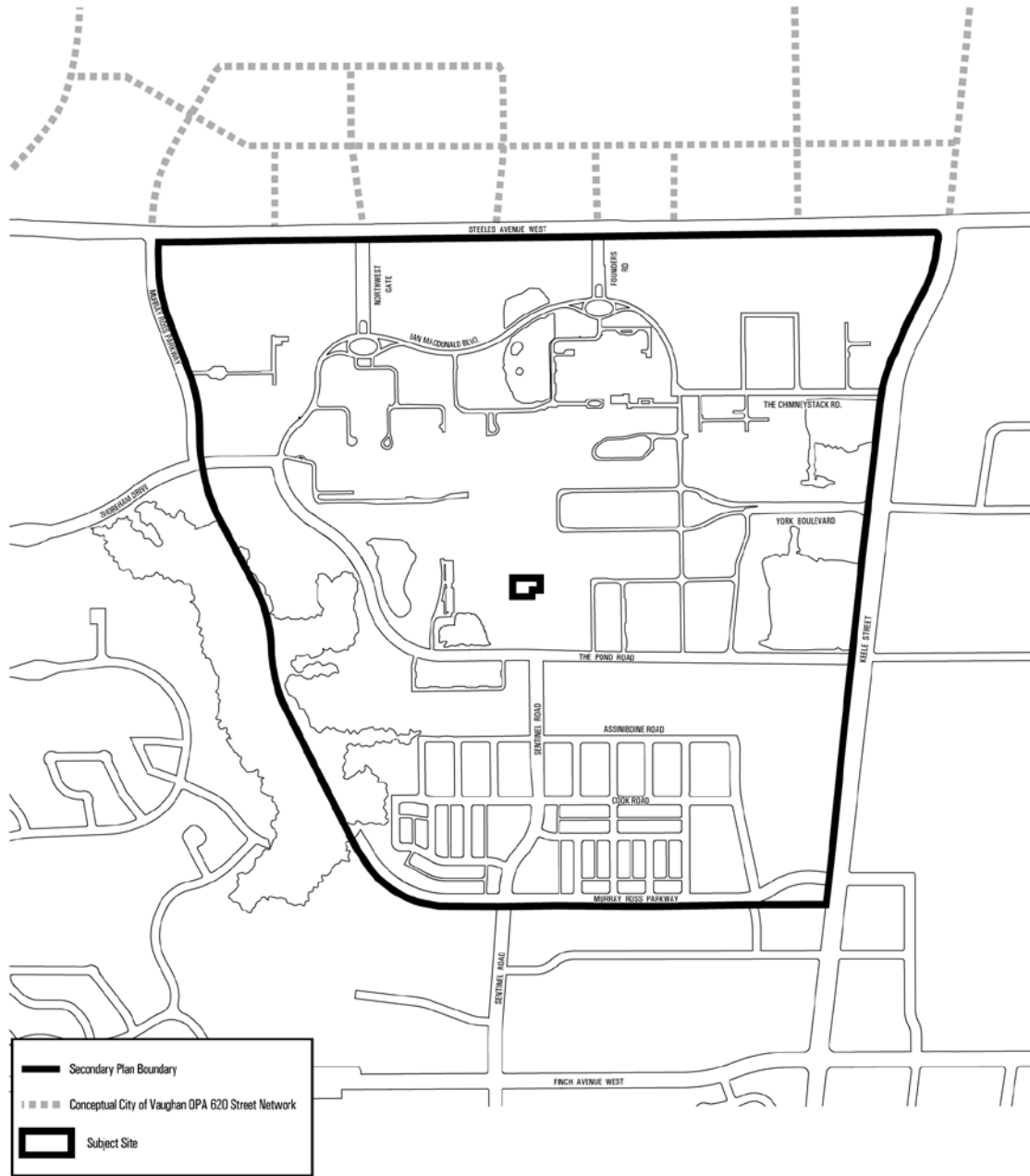
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|  Site Location |  Parks & Open Space Areas |
|  Mixed Use Areas |  Natural Areas |
| |  Parks |



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Attachment 8: Map 10-1 Secondary Plan Area



York University Secondary Plan

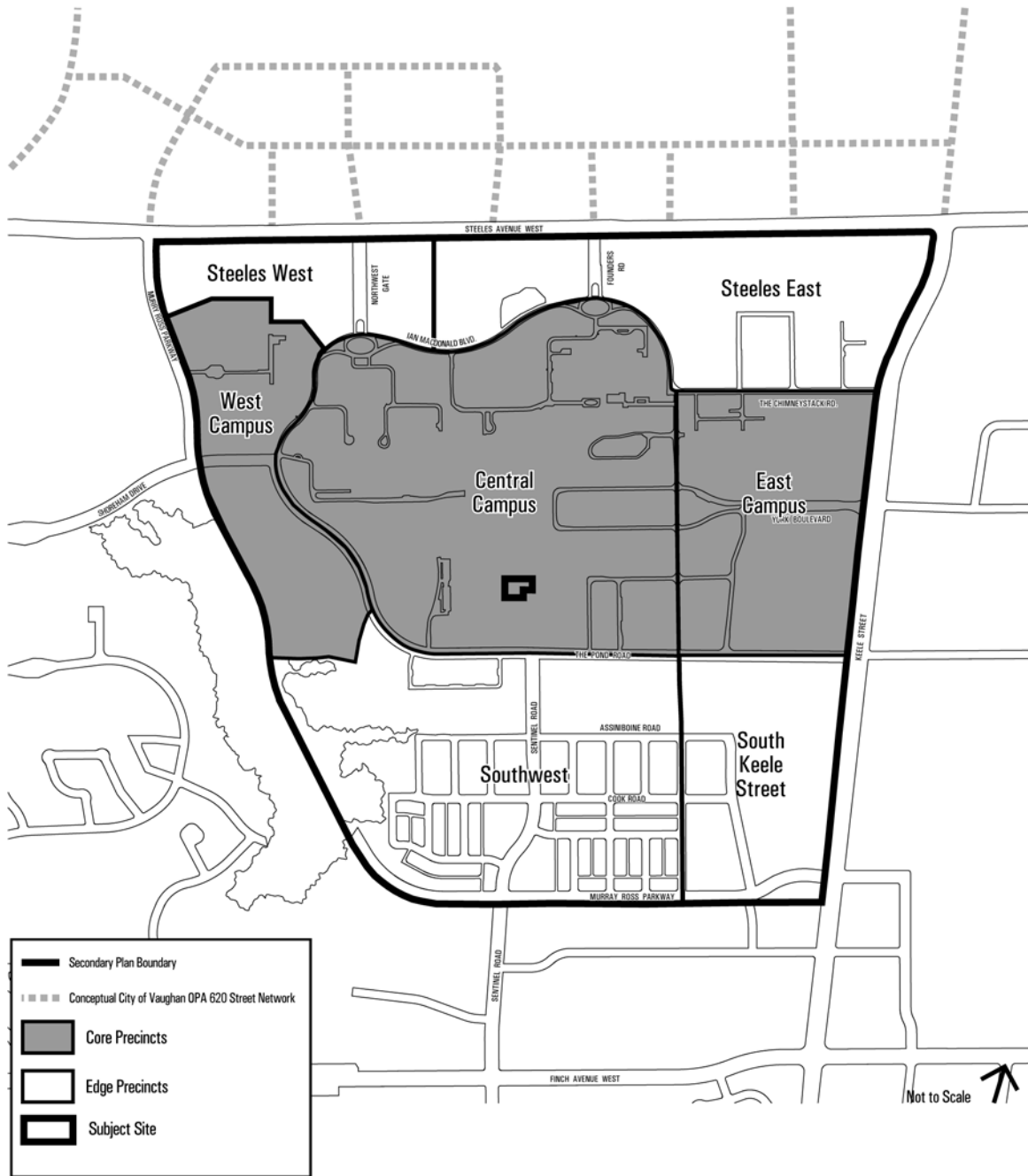
4700 Yonge Street

Map 10-1 Secondary Plan Area

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Attachment 9: Map 10-2 Precinct Areas



York University Secondary Plan

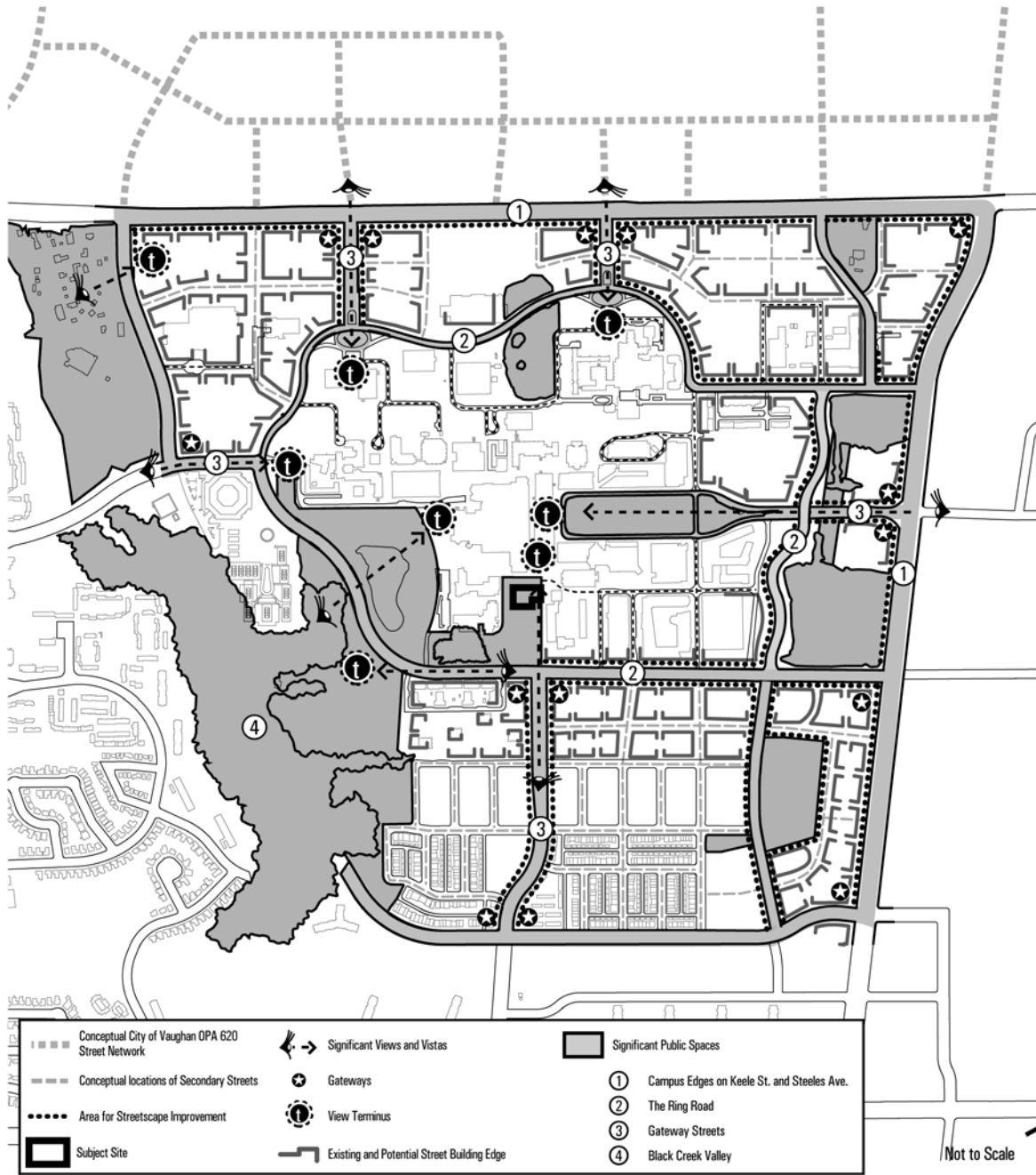
4700 Yonge Street

Map 10-2 Precinct Areas

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Attachment 10: Map 10-3 Structure Plan



York University Secondary Plan

4700 Keele Street

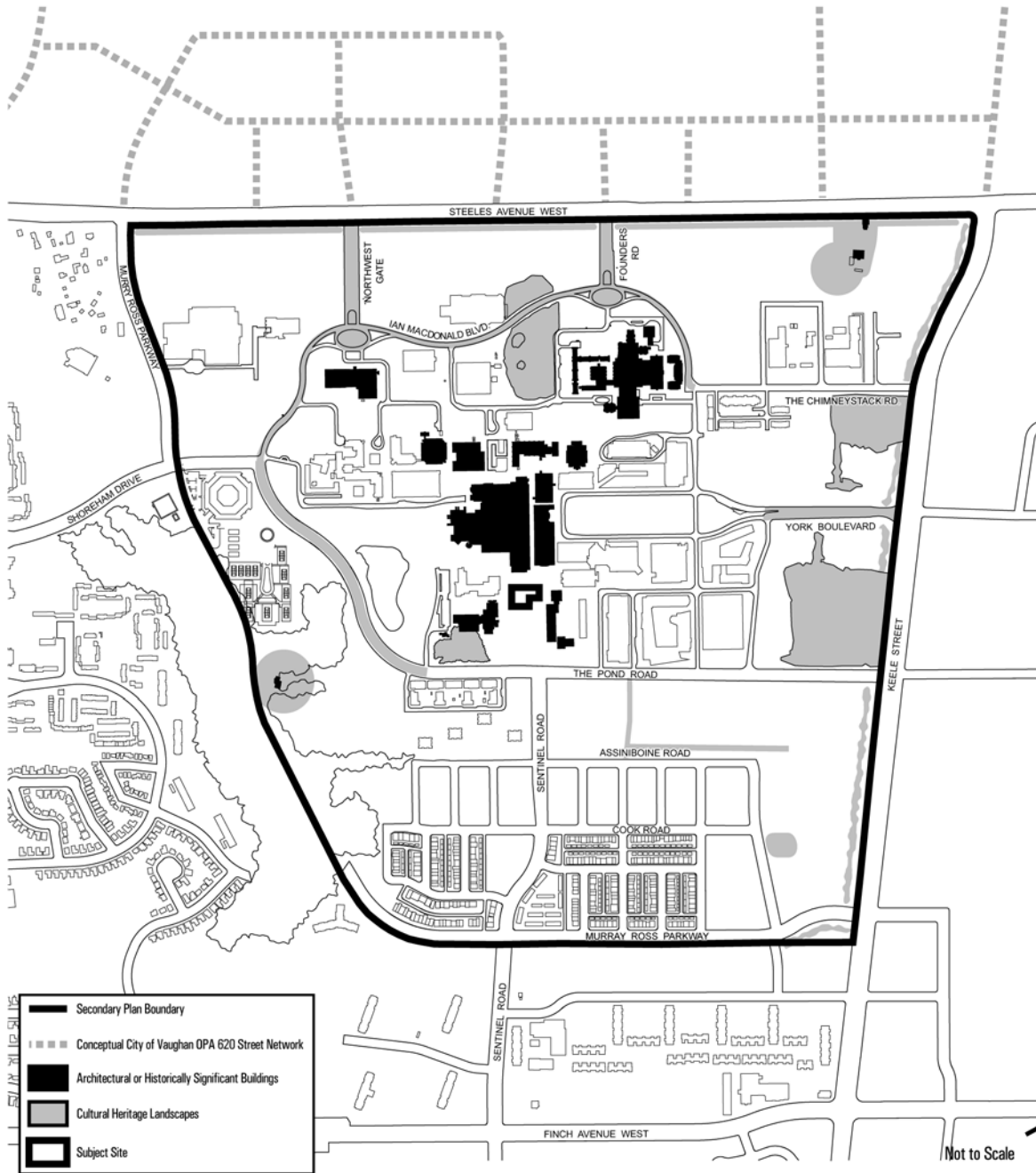
Map 10-3 Structure Plan

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Attachment 11: Map 10-4 Heritage & Cultural Heritage Landscapes



York University Secondary Plan

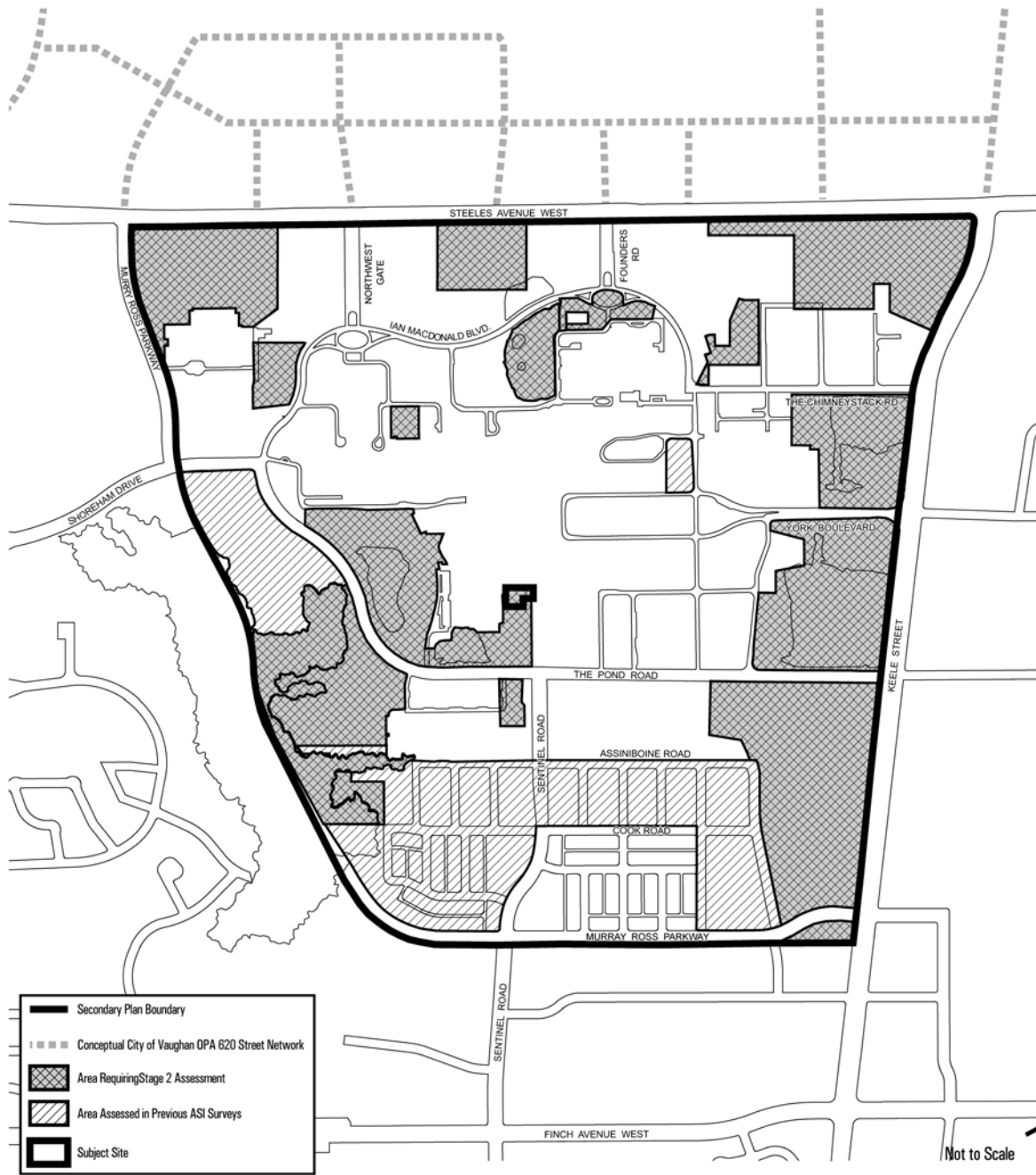
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Map 10-4 Heritage and Cultural Heritage Landscapes

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Attachment 12: Map 10-5 Archaeology



York University Secondary Plan

4700 Keele Street

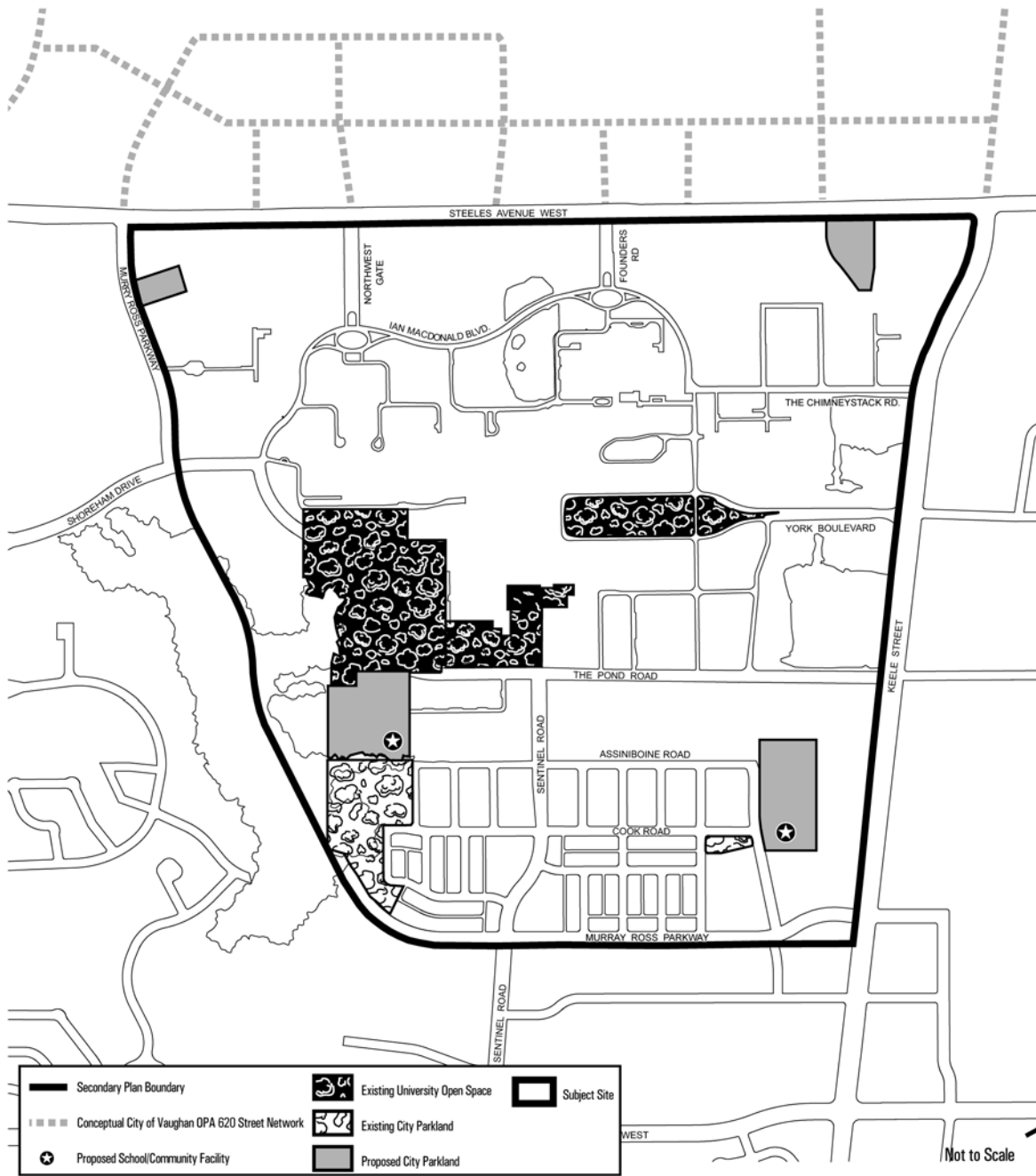
Map 10-5 Archaeology

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File # 15 107421 NNY 08 0Z

Attachment 13: Map 10-6 Conceptual Park & Community Facilities Plan



York University Secondary Plan

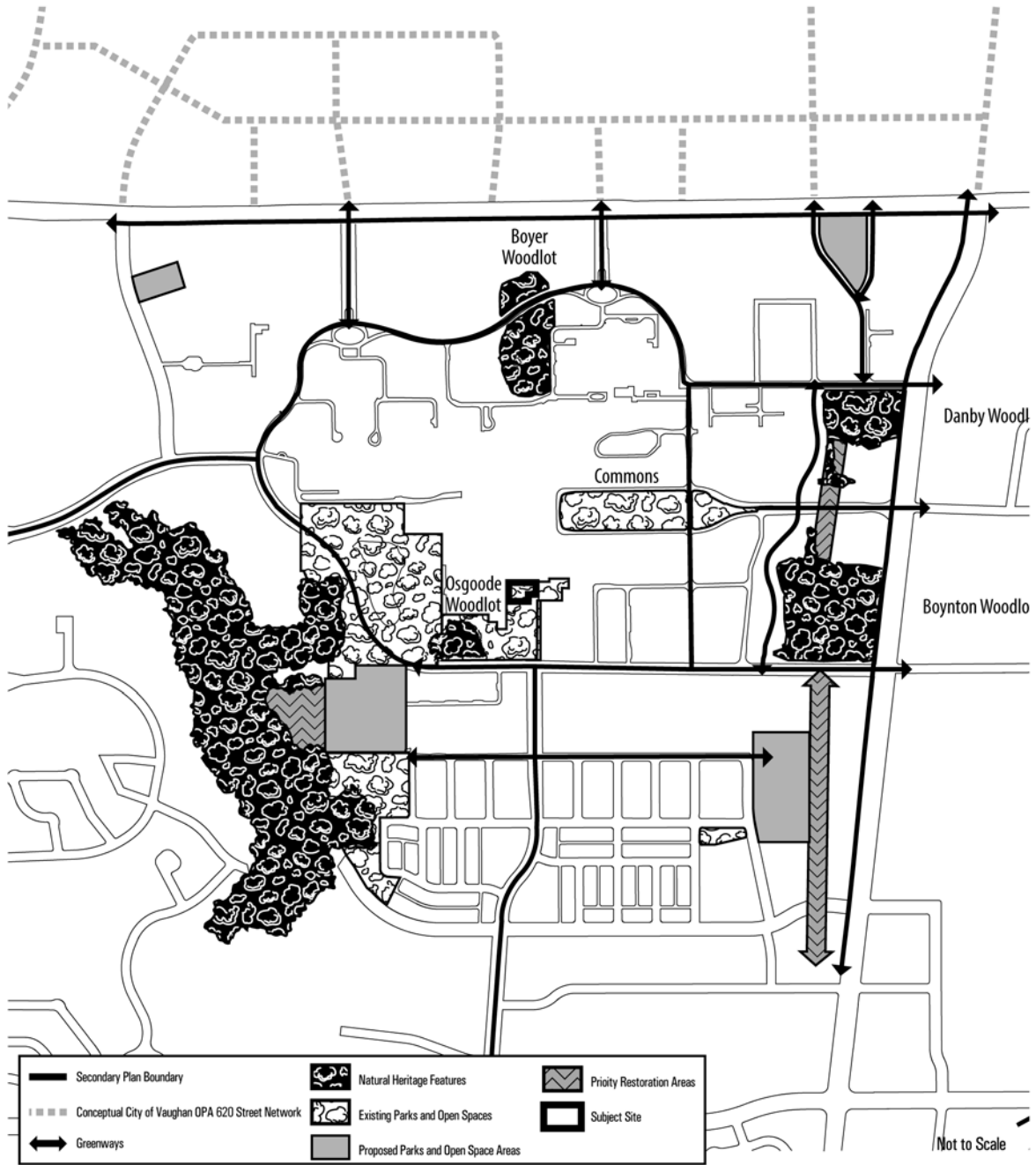
4700 Keele Street

Map 10-6 Conceptual Park and Community Facilities Plan

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Attachment 14: Map 10-7 Open Space and Natural Heritage System



York University Secondary Plan

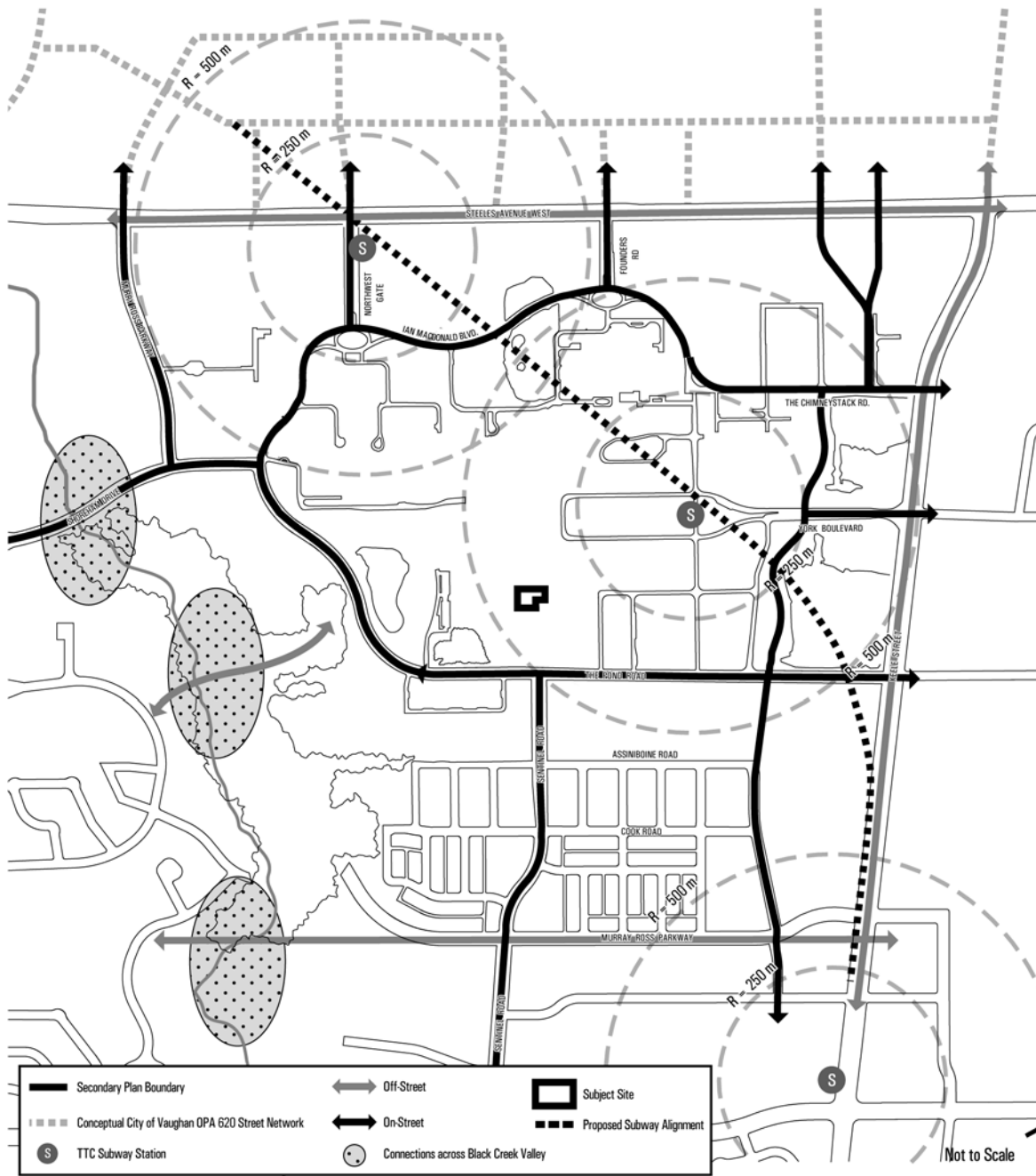
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Map 10-7 Open Space and Natural Heritage System

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Attachment 15: Map 10-8 Pedestrian & Cycling Connections



York University Secondary Plan

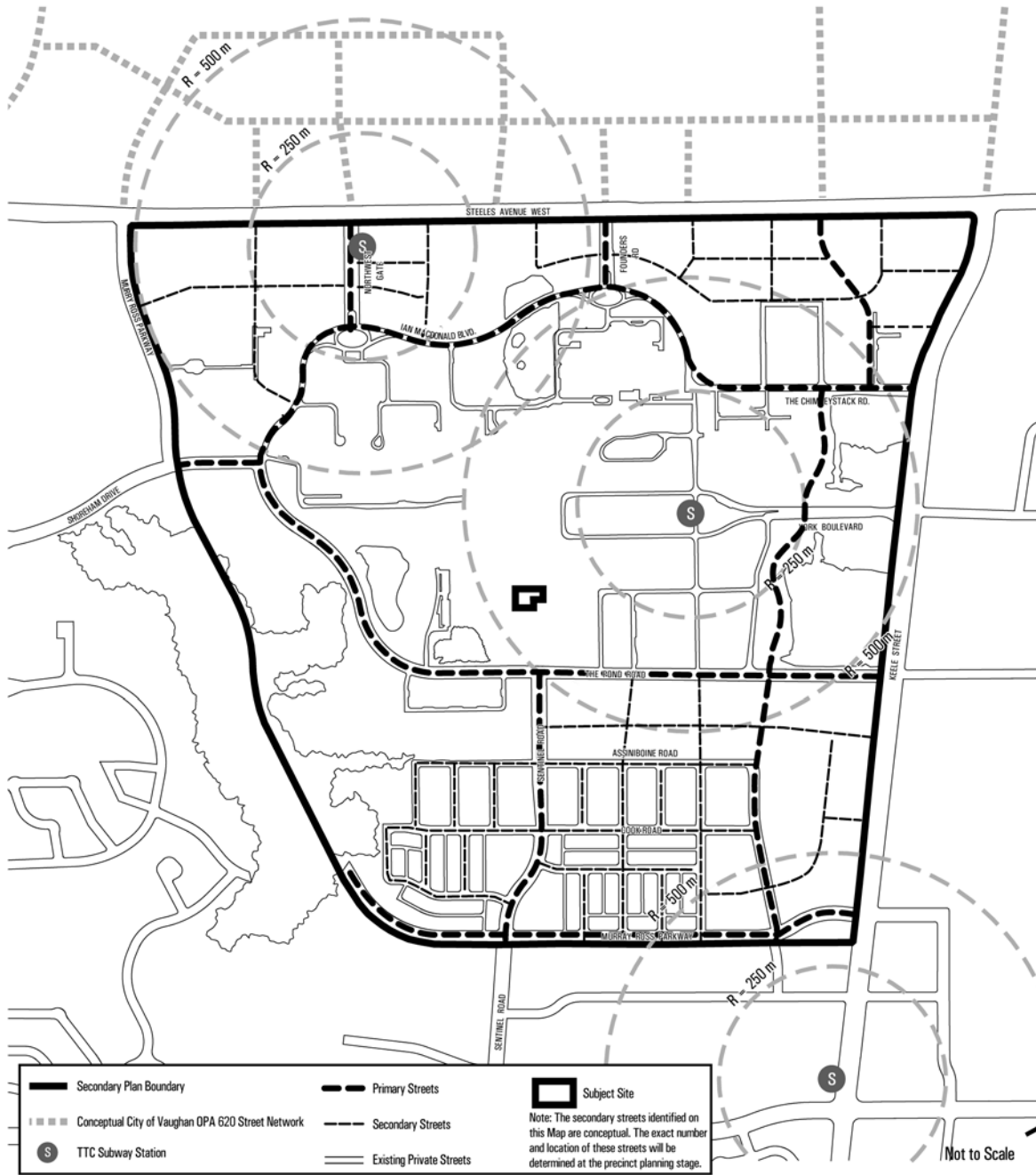
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Map 10-8 Pedestrian and Cycling Connections

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File # 15 107421 NNY 08 0Z

Attachment 16: Map 10-9 Public Street Plan



York University Secondary Plan

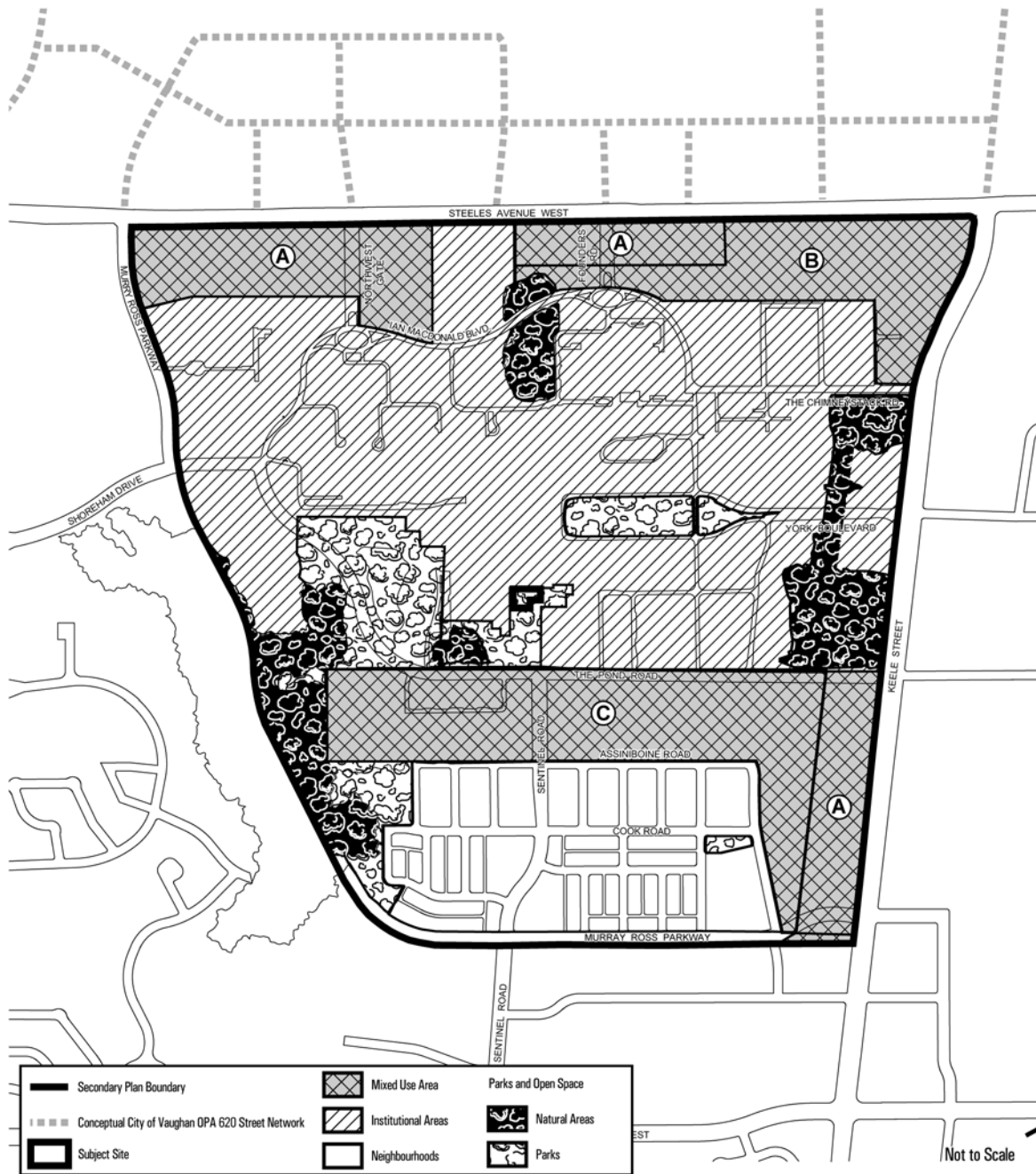
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Map 10-9 Public Street Plan

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04/02/2015

File # 15 107421 NNY 08 0Z

Attachment 17: Map 10-10 Land Use



York University Secondary Plan

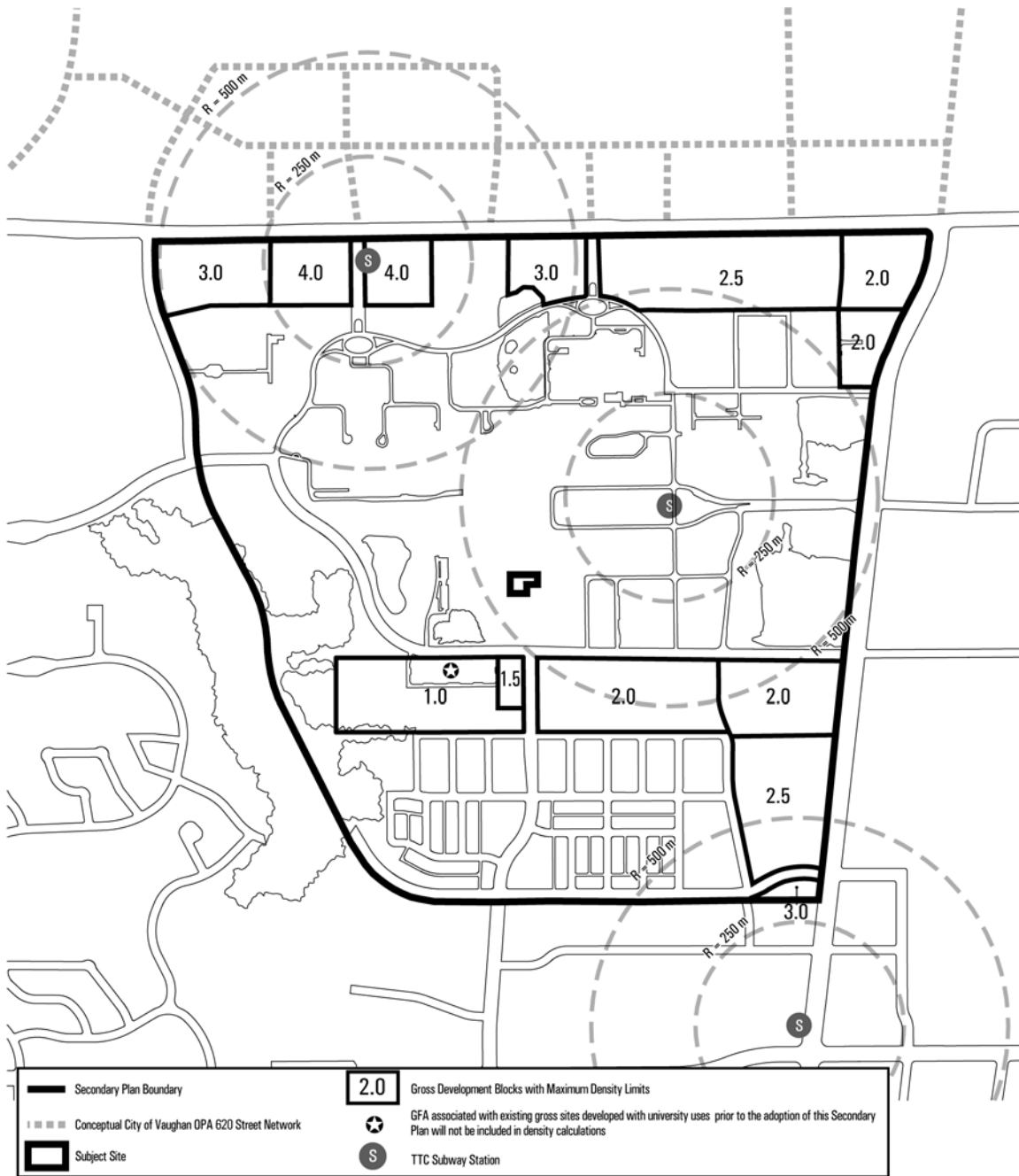
4700 Keele Street

Map 10-10 Land Use

Not to Scale
04/02/2015

File # 15 107421 NNY 08 0Z

Attachment 18: Map 10-12 Maximum Density



York University Secondary Plan

4700 Keele Street

Map 10-12 Maximum Density

Not to Scale
04/02/2015

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Attachment 19: Application Data Sheet

Application Type Official Plan Amendment & Application Number: 15 107421 NNY 08 OZ
 Details Rezoning Application Date: January 22, 2015
 OPA & Rezoning, Standard

Municipal Address: 4700 Keele Street
 Location Description: CON 4 WY PT LOTS 23 TO 25 RP 66R20809 PT PART 1 PARTS 2 TO 6 **GRID N0803

Project Description: The application proposes to amend Map 10-3 Structure Plan, Map 10-6 Conceptual Park and Community Facilities Plan, Map 10-7 Open Space and Natural Heritage System, and Map 10-10 Land Use of the York University Secondary Plan and Official Plan Map 16, to permit a 11,710 square metres, 4-storey student centre building located north of The Pond and Sentinel Roads. Also proposed is a Zoning By-law amendment to the Open Space 1 Zone to a YDMU-2 Zone in the former City of North York By-law 7625.

Applicant:	Agent:	Architect:	Owner:
The Planning Partnership Ltd 1255 Bay Street Toronto, ON M5R 2A9	Same as applicant	Canon Design 1200-200 University Ave. Toronto, ON M5H 3C6	York University Kaneff Tower 946-74 York Boulevard Toronto, ON M3J 1P3

PLANNING CONTROLS

Official Plan Designation:	Parks Areas	Site Specific Provision: N
Zoning:	Open Space Zone (01), YDMU-2	Historical Status: No
Height Limit (m):	34.0	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	4685	Height:	Storeys:	4
Frontage (m):	87		Metres:	24.3
Depth (m):	58			
Total Ground Floor Area (sq. m):	2000			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	3
Total Non-Residential GFA (sq. m):	11710		Loading Docks	2
Total GFA (sq. m):	11710			
Lot Coverage Ratio (%):	42.69			
Floor Space Index:	2.5			

DWELLING UNITS	N/A	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):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	11710	0
Total Units:	0			

CONTACT: Planner Name: Diane Silver, Planner
Telephone: (416) 395-7150 Email: dsilver2@toronto.ca