

**448 and 456 Kenneth Ave – Zoning By-law Amendment and Site Plan Control Applications – Supplementary Report**

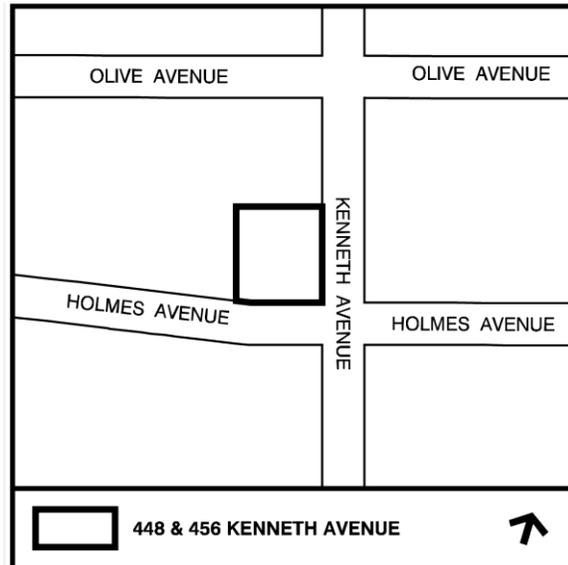
<b>Date:</b>	September 26, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	07 286538 NNY 23 OZ and 08 200759 NNY 23 SA

**SUMMARY**

In a Final Report dated May 29, 2013 on the above-noted application, Planning Staff recommended approval of the Zoning By-law Amendment application and approval of the Site Plan Application, subject to conditions.

At its meeting of June 18, 2013, Community Council referred the application back to City Planning Staff to schedule a community consultation meeting so that the revised design and any other changes made by the applicant since the original community consultation meeting can be presented to the community to obtain their comments.

The purpose of this report is to report to Community Council on the additional requested information.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

- (1) This report be received for information and the recommendations contained in the staff report dated May 29, 2013 be adopted.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **COMMENTS**

As per North York Community Council's direction, a second community consultation meeting to discuss the proposal was held on August 27, 2013 at the Mitchell Field Community Centre. The meeting was attended by the Ward Councillor, City Planning staff, the applicant, owner and approximately 12 members of the public.

Issues raised by area residents which have been considered in the review of the application were generally related to the following matters:

- Privacy and overlook to neighbouring properties;
- Density of the proposed development;
- Potential for parking and traffic impacts on Kenneth Avenue and Holmes Avenue;
- Separation distance between the proposed townhouses and neighbouring properties;

With respect to parking and traffic impacts, Transportation Services has reviewed the application and has not expressed concern with the amount of traffic generated by the proposed development, or the location and amount of parking. It is of note that the proposed development is located in the North York Centre and within 500 metres of the Finch Subway Station, thereby improving overall accessibility to transit.

The North York Centre Secondary Plan provides for a base density of 2.6 FSI, plus additional density incentives for certain gross floor area exemptions for the provision of specific uses and facilities on the subject property. The proposed development would have an F.S.I of 1.62, which is below the maximum permitted by the Secondary Plan.

The proposed setbacks further contribute to the density and height objectives of the Secondary Plan and the Infill Townhouse Guidelines. The front yard setback of 2.15 metres conforms with the guidelines, as do the side yard setbacks to the north adjacent to the existing single detached dwellings. The rear yard setback of 5.5 metres is appropriate in North York Centre and provides for adequate separation from the single detached dwelling to the west. There is an 11 metre setback between the face of Building A and the face of Building B in the courtyard.

Concerns were expressed with respect to the north side yard setback. As per the Infill Townhouse Guidelines, walkways are provided throughout the site to allow for access to neighbourhood services and amenities. The guidelines also note that when integrating new townhouses into an existing streetscape, side yard setbacks similar to the neighbouring properties should be used. In this case, the proposed north side setback of 1.5 metres is consistent with the existing streetscape.

## **Conclusion**

The proposed Zoning By-law Amendment allows for the proposed townhouse project consisting of 29 units and 35 parking spaces and implements development standards, such as height, gross floor area and setbacks to regulate the proposed development.

The proposal provides for a multiple-unit residential use that will increase the vitality and interest of the Kenneth Avenue streetscape consistent with the objectives of the North York Secondary Plan. The proposed development reinforces the existing and planned built form context along Kenneth Avenue and the building design will contribute to and enhance the public realm. The proposal allows for the appropriate and desirable residential development of the two properties at the northwest corner of Kenneth Avenue and Holmes Avenue bounded by two street frontages, and located within the North York City Centre.

It is recommended that this report be received for information and that the staff report dated May 29, 2013 be adopted.

## **CONTACT**

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## **SIGNATURE**

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