

3711 and 3715 Keele Street - Zoning Application to Lift Holding Provisions (H) – Final Report

Date:	January 29, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	13 262978 NNY 08 OZ

SUMMARY

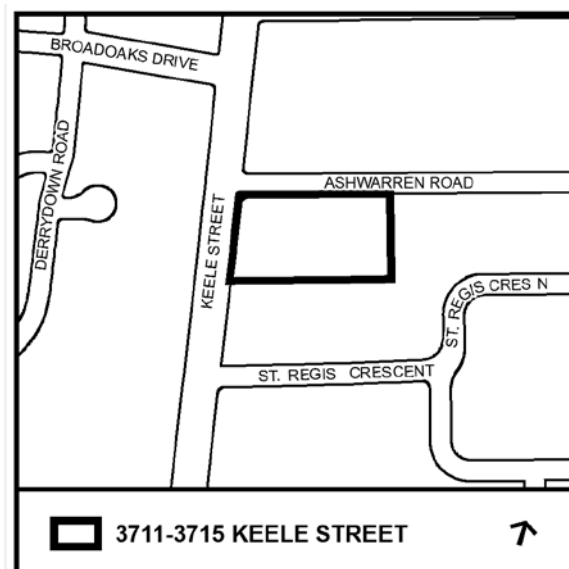
This application proposes to lift the Holding Provision 'H' symbol tied to the subject property in order to permit the entire building gross floor area of 7836 m2 to be used for commercial purposes. The Holding Provision requires that prior to the lifting of the "H" a Traffic Impact Study be submitted, reviewed and found acceptable to City staff. This condition has been satisfied.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 for the lands at 3711 and 3715 Keele Street substantially in accordance with the draft Zoning By-law Amendments attached as Attachment No. 5 to report dated January 21, 2015.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft



Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Minor Variance application (A785/13NY) was submitted concurrently with this application. The variances requested included:

- increasing the retail use from a combined total gross floor area on a lot of 5,000 m² to 7,322 m²;
- permitting parking in the front yard with a reduction in the landscaping around it; and
- reducing the required parking spaces.

The Committee of Adjustment, at its meeting on December 10, 2014, approved the requested variances.

ISSUE BACKGROUND

Proposal

This application proposes to lift the holding symbol on the site. They are also proposing to maintain an existing single-storey 7,836m² commercial/industrial building. The applicant has obtained, through an approved COA application, commercial permission for the entire building to include retail, service, restaurant and financial institutions. A maximum of 5,000m² of retail uses is currently permitted. To lift the H a traffic study must be reviewed and be deemed acceptable to the satisfaction of the City. The building has 21 units, some of which have been amalgamated to create larger spaces. The proposal also includes the closure of the most westerly driveway on Ashwarren Road and its relocation further east to align with the drive of a property on the north side of this road. A total of 164 parking spaces are provided.

As part of the Traffic Impact Study and Site Plan application, the applicant proposes improvements to the existing site including: adding 19 indoor and 12 outdoor bicycle parking spaces, an additional loading space, a car sharing parking space, landscaping at the corner of Ashwarren Road and Keele Street and a wider pedestrian sidewalk of 1.7m along Keele Street.

Site and Surrounding Area

The subject site is located on the southeast corner of Keele Street and Ashwarren Road. The closest major intersection is Finch Avenue West and Keele Street, to the north. The site has an area of 16,083m² and is currently occupied by a single-storey commercial/industrial building with a gross floor area of 7,836m² and a lot coverage of 48.6%.

Land uses surrounding the subject site are:

- North: The site is bound by Ashwarren Road to the north. Varying commercial and industrial buildings of one to two-storeys in height are located on both sides of Ashwarren Road.
- South: Largely single-storey retail and commercial stores are located to the south.
- East: A number of one to two-storey commercial/industrial buildings are located east of the proposed development site.
- West: The site is bound by Keele Street to the west. Two apartment buildings of three and nine storeys in height are located along the eastern side.

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. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy 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. 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.

Official Plan

The Official Plan designates the site as *Employment Areas*. *Employment Areas* are places of business and economic activity and include uses such as office, manufacturing, warehousing, distribution, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses and restaurants.

At its meeting of December 18, 2013, City Council approved Official Plan Amendment 231, Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests, which is currently under appeal to the Ontario Municipal Board. As a result of this amendment, *Employment Districts* have been renamed *Employment Areas* and further designated *Employment Areas* as *Core* or *General Employment*. The subject site is now designated as *General Employment*, which are areas reserved for business and economic activities generally located on the periphery of *Employment Areas* and would permit retail and restaurant business activities in addition to manufacturing, warehousing, transportation facilities, offices, research and development facilities and trade schools.

The proposed retail, service, restaurant and financial institutional uses comply with the Official Plan policies.

Zoning

The subject site is zoned Industrial Commercial (MC) (H) Zone, under former City of North York Zoning By-law No. 7625 and is exempt from the new City wide Zoning By-law No. 569-2013. A variety of uses are permitted within an MC Zone including office uses, manufacturing, industrial sales/servicing, financial institutions, retail, personal service use, custom workshops, fitness centres and health science research laboratory. The holding provision (H) limits the size of retail, personal service and office use space to a maximum which on this site is a combined total gross floor area of 5,000m². In order to lift the "H" symbol to permit additional gross floor area retail uses, a Traffic Impact Study must be submitted, reviewed and found acceptable to City staff.

Site Plan Control

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application (file no. 13 262968 NNY 08 SA).

Reasons for Application

The extent of the proposed retail uses exceed the By-law permission of the MC(H) zone and therefore requires an amendment to the Zoning By-law. The COA has permitted the entire gross floor area of 7836 m² to be used for commercial uses. In order to lift the 'H' symbol, a Traffic Impact Study must be submitted, reviewed and found acceptable to City staff.

Community Consultation

Community Consultation was not required for the proposed application to lift the holding provision.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Office uses and complementary retail uses are contemplated and encouraged in both the *Employment Areas* policies as well as Official Plan Amendment 231, specifically with respect to proximity to higher order transit. The Finch West stop of the Toronto-York Spadina Subway Extension will be located approximately 1km from the proposed site, at Finch Avenue West and Keele Street. The station is scheduled to open in the Fall of

2016. The Finch West LRT will also be in proximity, originating from Finch West station and extending 11 kilometres west to Humber College.

Lifting of the 'H'

The existing MC(H) zone permits a maximum density 5,000m², for retail, personal services and office uses. The existing building has a total 7,836m² gross floor area.

To permit increased retail uses from 5,000m² to 7,836m² the holding designation must be removed. In order to lift the 'H', the applicant was required to submit a Traffic Impact Study to the satisfaction of the City. The study submitted supports the entire existing building being used for commercial purposes. The study has been reviewed and deemed acceptable to Transportation Services and therefore this report recommends that the 'H' can be lifted.

Site Improvements

Through the review of the Traffic Impact Study and Site Plan application, staff and the applicant have agreed to the following site improvements:

- the closure of the most westerly driveway on Ashwarren Road and its relocation further east to align with the drive of a property on the north side of this road;
- increased sidewalk along Keele Street;
- 19 indoor bicycle parking spaces and 12 bicycle parking spaces located at the north west and north east corners of the site along the Ashwarren Road frontage;
- one type A loading space located at the rear of Unit 1B;
- additional landscaping at the corner of Keele Street and Ashwarren Road and along Keele Street that screens parking; and
- one car sharing parking space located at the northern perimeter parking.

As part of site plan review, the following additional issues still need to be resolved:

- turning movements associated with loading spaces; and
- landscaping of the site.

These matters will be secured as part of the site plan approval process.

CONTACT

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Fax No. 416-395-7155
E-mail: sovens@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

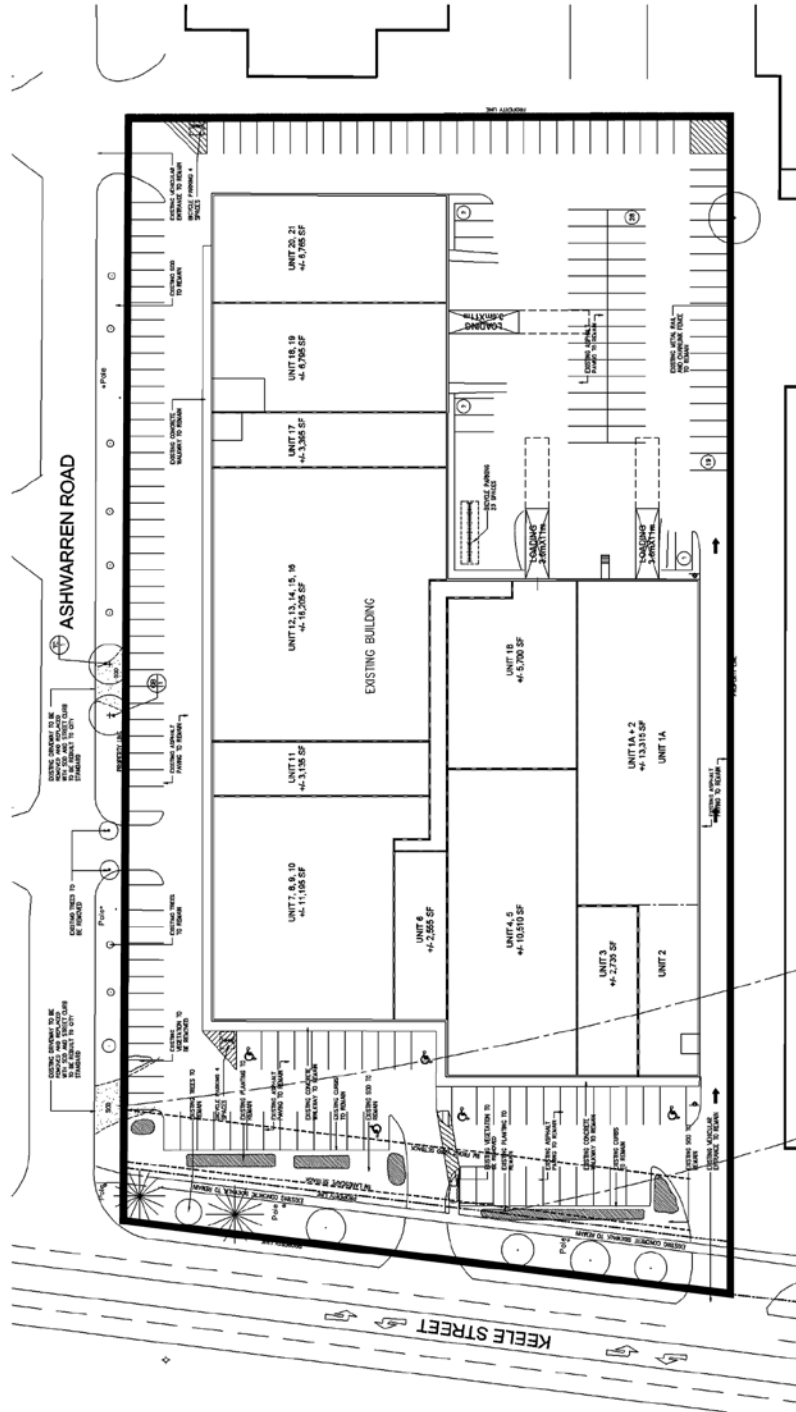
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



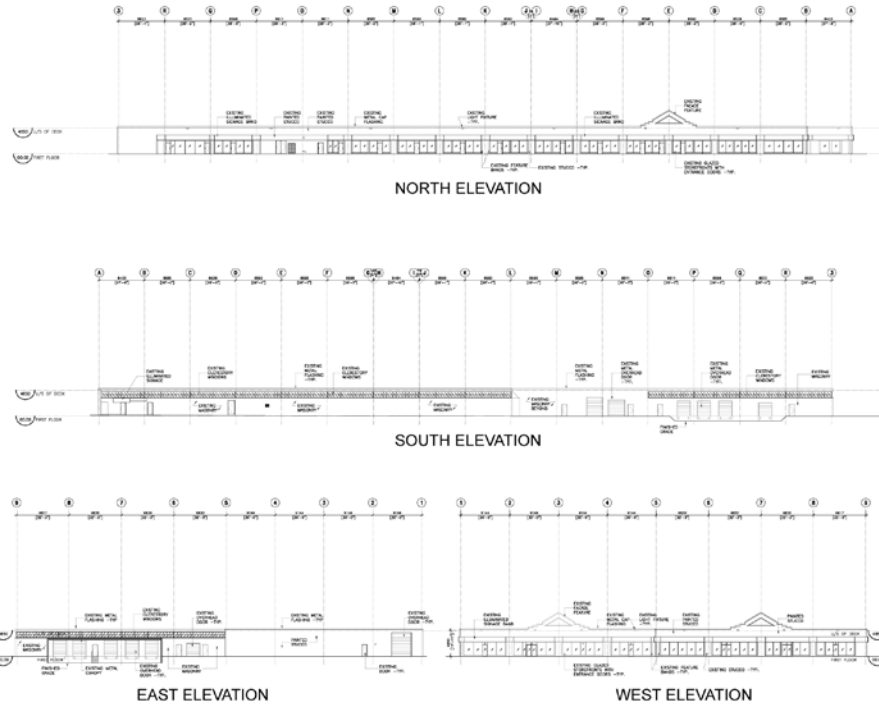
3711 & 3715 Keele Street

Site Plan
 Applicant's Submitted Drawing

File # 13 262978 NNY 08 0Z

Not to Scale
 05/13/2014

Attachment 2: Elevations



Elevations

Applicant's Submitted Drawing

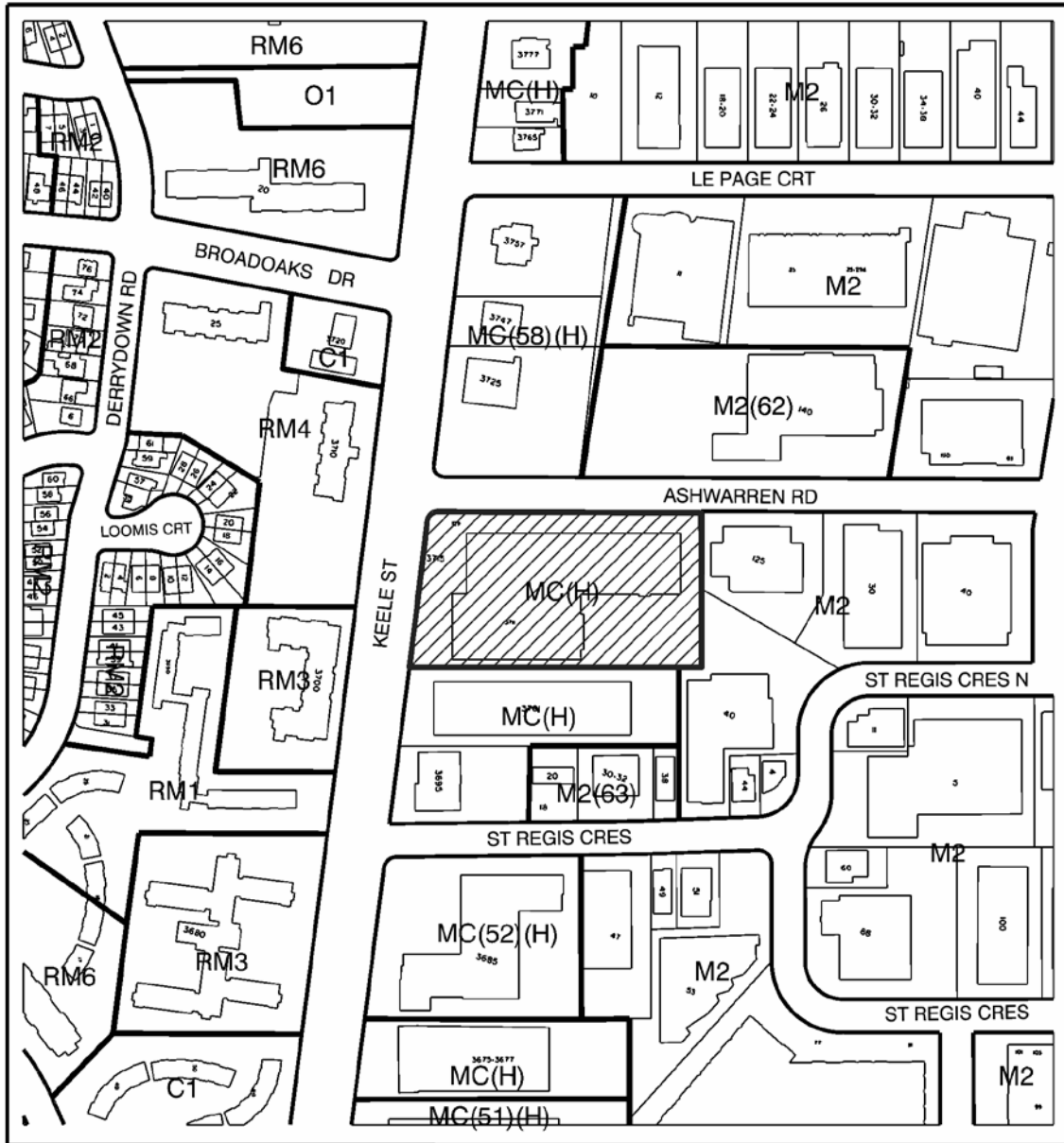
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05/13/2014



3711 & 3715 Keele Street

File # 13 262978 NNY 08 02

Attachment 3: Zoning



3711 & 3715 Keele Street

File # 13 262978 NNY 08 02

- RM2 Multiple-Family Dwellings Second Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

- C1 General Commercial Zone
- M2 Industrial Zone Two
- MC Industrial-Commercial Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 05/13/2014

EMAIL:

sovens@toronto.ca

Attachment 5: Draft Zoning By-law Amendment to Lift the H

Authority: ~ Community Council Item No. ~,
as adopted by City of Toronto Council on ~, 2015
Enacted by Council: ~, 2015

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

**To amend North York Zoning By-law No. 7625, as amended by [insert the
amending by-law no.],
to remove the holding symbol (H)
with respect to the lands known municipally in the year 2015 as 3711 and 3715
Keele Street**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. North York Zoning By-law No. 7625 is amended by removing the holding symbol (H) from the lands shown on the attached Schedule '1'.

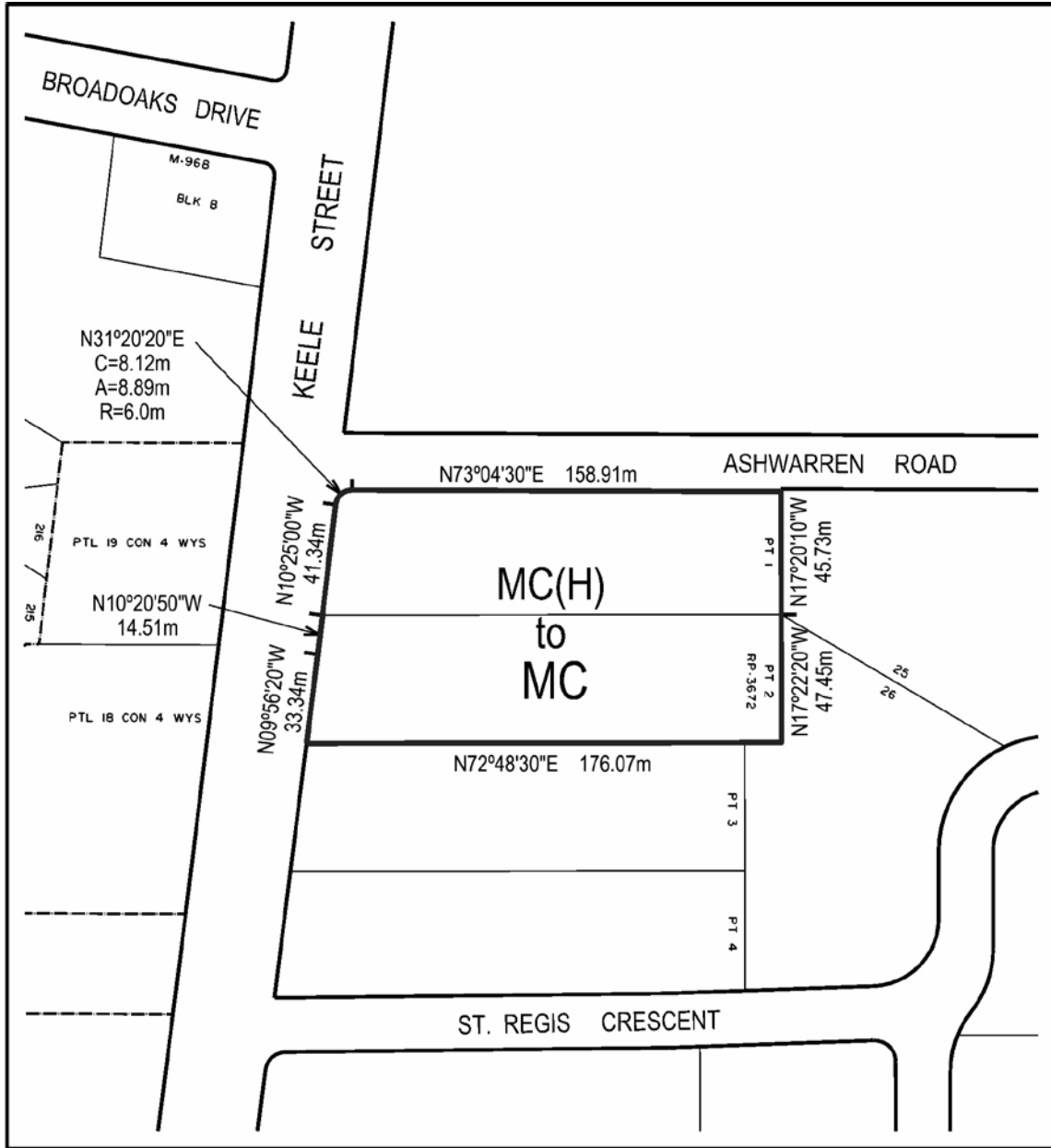
ENACTED AND PASSED this ~ day of ~, A.D. 2015.

ROB FORD,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE '1'



Schedule 1

Part of Lots 1 & 2, R.P. 3672, City of Toronto
 Land Survey Group, Ontario Land Surveyors
 Date: 05/23/2014
 Approved by: C. Scanlon

File # 13 262978 NNY 08 0Z

