

**200 - 214 Keewatin Avenue - Zoning By-law Amendment
Application - Preliminary Report**

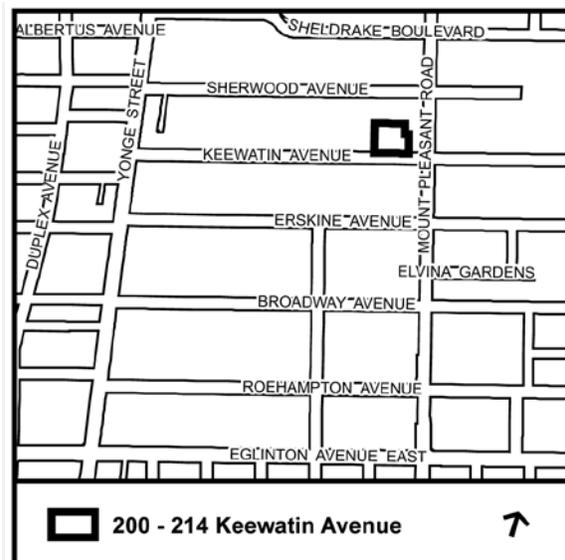
Date:	March 23, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 113064 NNY 25 OZ

SUMMARY

The application proposes to rezone the site to permit two 4-storey stacked townhouse blocks comprised of 80 residential units with a residential gross floor area of 8,604 square metres. Parking is proposed within a one level shared underground garage providing a total of 85 parking spaces, which includes 8 parking spaces dedicated for visitors. Driveway access is located at the west end of the site.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the fourth quarter of 2015, provided that any required information by the City is submitted in a timely manner by the applicant.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 200 – 214 Keewatin Avenue 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

City Council on August 25, 2014 adopted the Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area. The Midtown in Focus Parks, Open Space and Streetscape Plan is a master plan for the public realm. It establishes a comprehensive vision and presents a flexible, phased approach for improving the parks, open spaces and streetscapes to create a high quality public realm for the Yonge-Eglinton study area. The Midtown in Focus Plan is a guide for creating more liveable, walkable and memorable public spaces within Midtown at Yonge and Eglinton.

The City Council Decision and Staff Report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.21>

ISSUE BACKGROUND

Proposal

The subject development site is a land assembly composed of 8 residential properties. The application proposes to rezone the site to permit two 4-storey stacked townhouse blocks, plus rooftop amenity area, comprised of 80 residential units with a residential gross floor area of 8,604 square metres (Site Plan – Attachment 1). The unit mix is proposed to contain 8 one-bedroom units, 63 two-bedroom units and 9 three-bedroom units. The proposal involves demolishing all 8 residential buildings on the subject properties. The project will have a floor space index of 2.05.

The south townhouse block would front directly on to Keewatin Avenue with 42 units and a total height 14.6 metres. The townhouse block has a height of 12.2 metres plus an additional 2.4 metres for the rooftop amenity area. Each of the 42 units is 2-storeys in height with 21 units facing south towards Keewatin Avenue and 21 units facing north towards an internal courtyard and towards the 2nd block of townhouses. The lower 2-storey units will have ground floor patios and second floor balconies, while the upper 2-

storey units will have balconies located on the third and fourth floors as well as a private rooftop terrace.

Access to the residential units in the south building is provided from various shared entrances accessed from stairs at the main level. Pedestrian access to these entrances is provided by a walkway from the Keewatin Avenue public sidewalk. Access to the north facing units of the south block will be provided along the north façade from an internal pedestrian walkway within the courtyard. The internal pedestrian walkway along the north side of the southern townhouse block is accessed from the vehicular driveway. There are 3 north facing and 3 south facing units within the south block accessed from sunken patio entrances.

The north townhouse block would be located behind the southern townhouse block separated by a distance of 12 metres. The north townhouse block would have a total of 38 units and a height of 14.6 metres, consisting of 12.2 metres for the building plus an additional 2.4 metres for the amenity area. The ground floor and main floors are each one-storey in height and each contain 9 units that extend the entire depth of the townhouse block providing north and south views. The third and fourth floors propose twenty 2-storey units including 10 south facing units and 10 north facing units. The ground floor units will have front and rear patios, the main floor units will have a rear yard at grade, while the upper 2-storey units will have balconies and private roof top terraces. Entrances to all lower level units is provided from sunken patios accessed from the internal courtyard. All main floor and 3rd and 4th level units are accessed from the south side of the building from entrances at the main level.

The southern block facing Keewatin Avenue is setback a minimum of 6.5 metres from the street and the northern block is setback a minimum of 7.5 metres from the north property line. Each block is setback a minimum of 0.9 metres from the west lot line and 1.1 metres from the east lot line, and there is a proposed internal separation distance between the two blocks of 12 metres.

Vehicular access to the site is proposed from Keewatin Avenue at the southwest corner of the site. A driveway from Keewatin Avenue would pass through the south townhouse block travelling north into the north townhouse block accessing the ramp to the single level underground garage. This driveway provides access to the garbage and loading area located within the south townhouse block. The proposal provides for a total of 85 underground parking spaces, of which 77 will be for residents and 8 for visitors. Pedestrian access to the parking garage is from two 1-storey staircase enclosures located in between the two townhouse blocks. There are 15 bicycle parking spaces for residents and 12 visitor bicycle parking spaces provided at grade and an additional 53 resident bicycle parking spaces within the underground parking garage.

The applicant is proposing to provide private amenity space through a combination of ground floor patios, rear yards, balconies, and rooftop terraces. Also, a common outdoor 111 m² landscaped courtyard is proposed to be located between the two townhouse blocks.

For further project information please see the Application Data Sheet (Attachment 5).

Site and Surrounding Area

The subject development site is a land assembly of 8 residential properties located on the north side of Keewatin Avenue and west of Mount Pleasant Road. The subject site has a frontage along Keewatin Avenue of approximately 70 metres and a lot area of 4,207 m².

Each of the properties contains a two-storey residential dwelling with some having detached garages, various sheds, decks, porches and additions. The properties have various lot frontages ranging in size from 8 metres to 9.7 metres with lot depths of approximately 62 metres. Number 214 Keewatin Avenue is the easterly most property and that lot has a depth of approximately 39 metres. All homes have a minimum front yard setback of approximately 13.7 metres except for 214 Keewatin Avenue which has a front yard setback of approximately 11.7 metres. The main residential dwellings are setback from the rear property line a minimum of approximately 28 metres with the exception of 214 Keewatin Avenue which has a rear yard setback of approximately 18 metres. The property at 214 Keewatin Avenue has a shared driveway, subject to a right-of-way with the adjacent property at 216 Keewatin Avenue, which is not subject to this development proposal.

The area predominantly contains a mix of residential land uses as follows:

West: To the immediate west of the site is a two-storey detached dwelling at 196 Keewatin Avenue. The dwelling is used by the "Jerome D. Diamond Adolescent Centre" which is a children's mental health centre. Further west of the site along the north side of Keewatin Avenue, there are a number low scale residential uses including 2-3 storey detached and semi-detached dwellings, a fourplex, and 4-storey walk up apartment buildings.

East: To the immediate east of the site are two 2-storey detached dwellings and a fourplex at the northwest corner of Keewatin Avenue and Mount Pleasant Road. To the north of the fourplex, fronting on to Mount Pleasant Road and backing onto the subject site are two 2-storey semi-detached dwellings.

North: To the immediate north are 9 properties at 113-131 Sherwood Avenue on the south side that back on to the subject site. These properties are similar to the subject properties in that they are approximately 54 metres in depth with frontages ranging from approximately 6.1 to 11.8 metres. These properties include a number of low rise residential buildings approximately 2-storeys in height consisting of detached, semi-detached and duplex dwellings. Further west on Sherwood Avenue there are a number of residential building types 2-3-storeys in height including detached, semi-detached and walk-up apartment buildings.

South: Along the south side of Keewatin Avenue there are a number of high-rise apartment buildings which front onto Erskine Avenue. The rear of these

buildings have landscaped areas fronting on to Keewatin Avenue. Immediately south of the subject site is a 30-storey building at 140 Erskine Avenue and a 23-storey building at 160 Erskine Avenue. To the southwest of the site is a 3-1/2 storey walk up apartment, 23 and 27-storey apartment buildings, and detached dwellings. To the southeast of the subject site along Mount Pleasant Road is a 13-storey building with a 4-storey podium.

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 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.

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 proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated *Neighbourhoods* on Map 16, Land Use Plan (Attachment 3). *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Neighbourhoods Official Plan policies in Chapter 4.1, including policy 4.1.5 provides that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhoods, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;

- g) continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. The prevailing building type will be the predominant form of development in the neighbourhood. Some Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

Where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*.

Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established *Neighbourhoods*.

Secondary Plan

The subject lands are located within the Yonge-Eglinton Secondary Plan area (Attachment 3B). The subject lands are not located within the Yonge-Eglinton Centre growth area. The Yonge-Eglinton Centre boundary runs parallel to and south of Keewatin Avenue between Erskine Avenue and Keewatin Avenue. Only a portion of the lots fronting on to Erskine Avenue and backing on to Keewatin Avenue are within the Centre.

It is a primary objective to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Spaces* in terms of land use, scale and vehicular movement.

In order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within the Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of the Secondary Plan to: maintain the existing scale of developments within the stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*.

General policies require that residential areas contain a full range of housing forms and tenure suitable for family and other households. A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for

family and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form.

Other relevant Secondary Plan policies such as Urban Form and Public Realm will also be used in the review of this development proposal.

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

Midtown in Focus

As part of the Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area, Keewatin Avenue between Yonge Street and Mount Pleasant Road was identified as part of the "Midtown Greenways". With a noted scarcity of public park space in Midtown, a series of key streets within the study area will maintain and enhance Midtown's existing park-like characteristics as Greenways. The Midtown Greenways build upon their natural green setting and the legacy of the tower-in-the-park frontages by maintaining generous setbacks and using these to enhance their landscaped character while making these streets more conducive to pedestrian and cyclist movement. The tree canopy on public boulevards combined with landscaped front yard setbacks will provide the most visible impact in shaping the experience of the Midtown Greenways. Widened sidewalks on all Greenways streets will enhance pedestrian movement, while allowing generous space for planting. The proposal will be reviewed based on the public realm vision identified in the Midtown in Focus Streetscape Plan for the Yonge and Eglinton area.

The Midtown in Focus staff report is available at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.21>

Zoning

The subject lands are within a Residential District and zoned R1S within the former City of Toronto Zoning By-law 438-86. The R1S zone permits residential uses in low rise dwelling types such as detached houses, duplexes, semi-detached duplexes, and semi-detached houses. The maximum density permitted is 0.6 times the area of the lot and the maximum height permitted is 9 metres. Detached and duplex houses require a minimum frontage of 9.1 metres. There are a number of exceptions that apply to this area such as: allowing townhouses with not more than 3 units; permitting a detached house with 3 or more dwelling units with certain qualifications such as, the external appearance of the house in not materially altered; and recognizing existing triplexes, semi-detached triplexes, converted houses, townhouses and apartments in the area.

The subject lands are also zoned R (f9.0; u2; d0.6) (x954) within City of Toronto Zoning By-law 569-2013. The R zone permits a variety of residential building types that includes: detached house, semi-detached house; townhouse; duplex; triplex; fourplex and apartment buildings. However, the lands are also subject to site specific provision 954, which is the exception and prevailing by-laws of former City of Toronto Zoning By-law 438-86 identified in the paragraph above. This exception, amongst other provisions,

restricts townhouses to a maximum of 3 dwelling units and only recognizes existing apartment buildings in the area. This zone has a required frontage of 9 metres, maximum number of units of 2 with a density of 0.6 times the area of the lot.

Site Plan Control

The proposed development is subject to Site Plan approval. A Site Plan Control Approval application has not been submitted.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of the review.

Reasons for the Application

Although the applicant has identified this proposal as a stacked townhouse development, it is considered an apartment building for the purposes of the former City of Toronto Zoning By-law 438-86 and new City of Toronto Zoning By-law 569-2013. Former City of Toronto Zoning By-law 438-86 does not permit apartments and the new City of Toronto Zoning By-law 569-2013 does not permit apartments as proposed. An amendment to the former and new City of Toronto Zoning By-laws is required to permit the proposed land use at the intensity proposed. An amendment to the zoning by-laws is also required in order to implement development standards to regulate the new development such as: front, side and rear yard setbacks; height; parking; landscaping and density.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale,
- Toronto Green Standard Checklist,
- Arborist Report,
- Stormwater Management and Servicing Report, and
- Traffic Impact, Parking and Loading Study.

A Notification of Incomplete Application issued on March 2, 2015 identifies the outstanding material required for a complete application submission as follows:

- Underground Garage Parking Plan/Layout, and
- West and East Elevations.

The outstanding material was submitted on March 6, 2015 and a Notification of Complete Application was subsequently issued on March 13, 2015.

Issues to be Resolved

Staff have significant concerns with this proposal. The development site is a land assembly of 8 residential properties within a *Neighbourhood*. The applicant is proposing two 4-storey stacked townhouse blocks with one building behind the other, comprised of 80 residential units with a density of 2.05 and total building heights of 14.6 metres. This development is proposed in a residential neighbourhood made up of primarily low rise residential dwellings that does not include stacked townhouses or apartments as proposed by the applicant. Such a proposal, through land assembly, can easily be replicated throughout the neighbourhood. The development creates a new building relationship in this area by proposing a building behind a building resulting in no street frontage for the north building. The City of Toronto Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of neighbourhoods and that the prevailing building type will be the predominant form of development in the neighbourhood. The proposal will be reviewed to determine whether the proposal complies with the Official Plan and whether the proposed stacked townhouses are appropriate within the context of the neighbourhood.

Issues identified to date in the review of this application include:

- Compliance with the Official Plan and Yonge-Eglinton Secondary Plan;
- The appropriateness of stacked townhouses in this *Neighbourhood* and the review of the application against the *Neighbourhoods* policies respecting infill development;
- Appropriateness of introducing stacked townhouses given the existing context;
- Appropriateness of the onsite building relationships and orientation of the blocks;
- Appropriateness of the proposed height, density and number of storeys;
- Relationship to neighbouring properties, including setbacks; separation distances; landscaped open space; tree preservation, and building length and massing;
- The location and function of the private driveway and its relationship to the townhouses;
- Appropriate treatment of the building facades, building entrances, landscaping and public realm, including sunken courtyard entrances adjacent to the public sidewalk;
- Review of traffic impacts, loading area, vehicular and bicycle parking, and access including access to 216 Keewatin Avenue;
- Pedestrian connections, circulation and linkages through the site and to the public sidewalk;
- Review of storage and waste pick-up;
- Review of any potential existing rental properties/units;
- Assessment of site servicing including stormwater management;
- Appropriateness of indoor and outdoor amenity areas; and
- Conformity with the environmental performance measures of the Toronto Green Standard.

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

CONTACT

John Andreevski, Senior Planner

Tel. No. 416-395-7097

Fax No. 416-395-7155

E-mail: jandree@toronto.ca

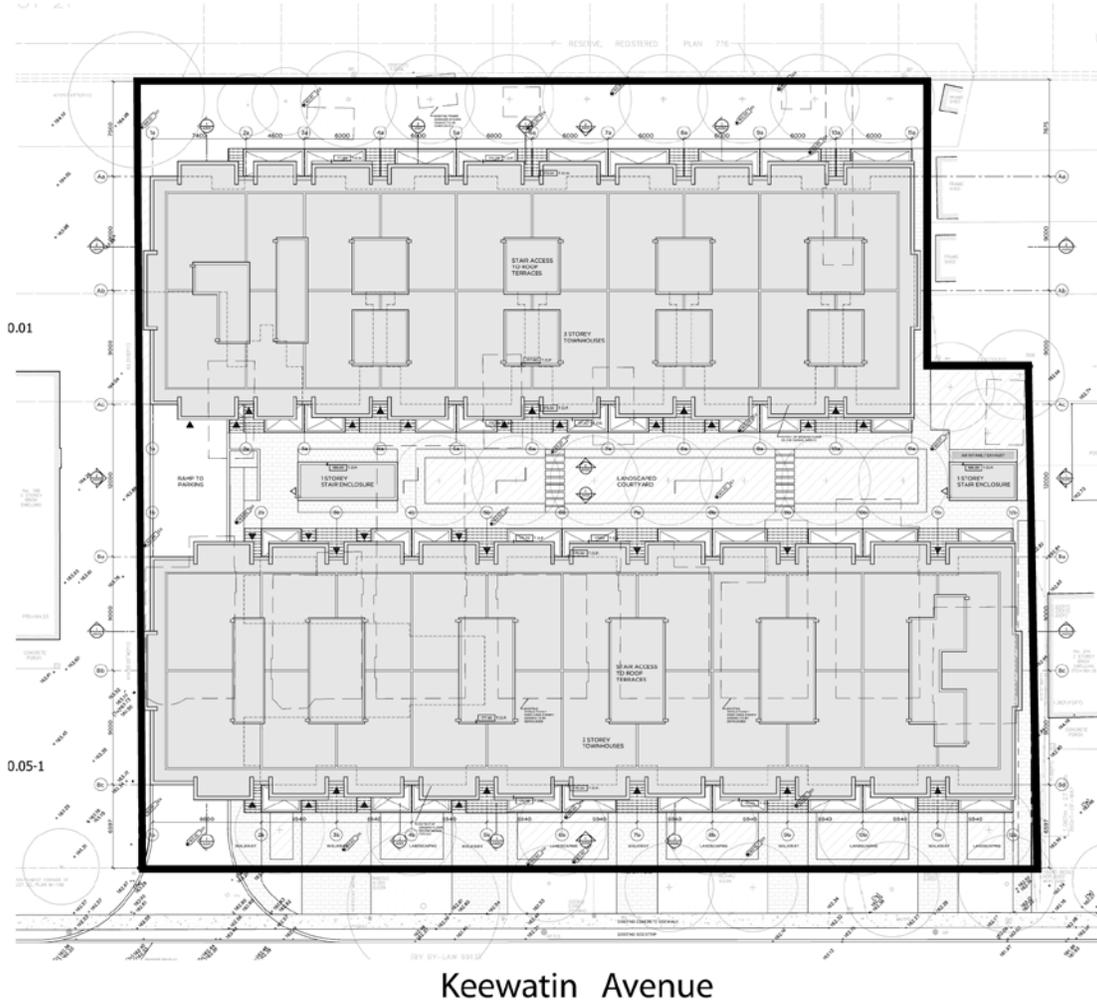
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2A-2D: Elevations
Attachment 3A-3B: Official Plan and Yonge-Eglinton Secondary Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale 
02/18/2015

File # 15 113064 NNY 25 02

Attachment 2A: South Elevations



South Elevation - North Townhomes

200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 OZ



South Elevation - South Townhomes

200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 OZ

Attachment 2B: North Elevations



North Elevation - North Townhomes

200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 0Z



North Elevation - South Townhomes

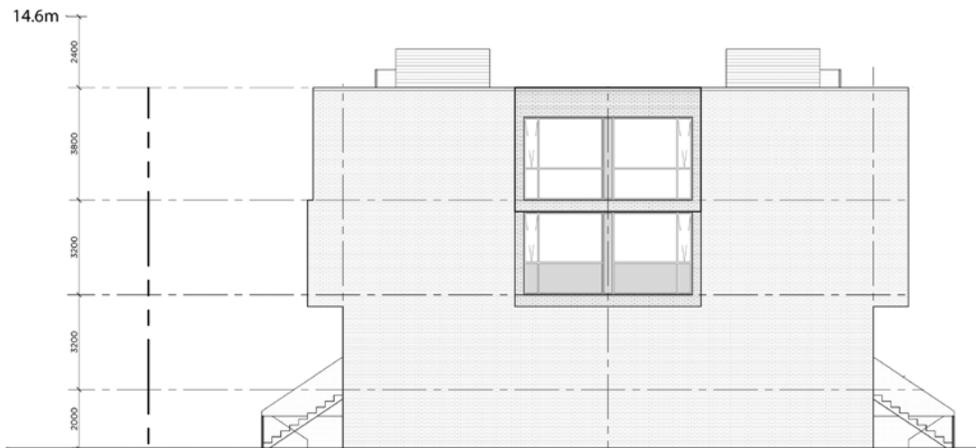
200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 0Z

Attachment 2C: West Elevations



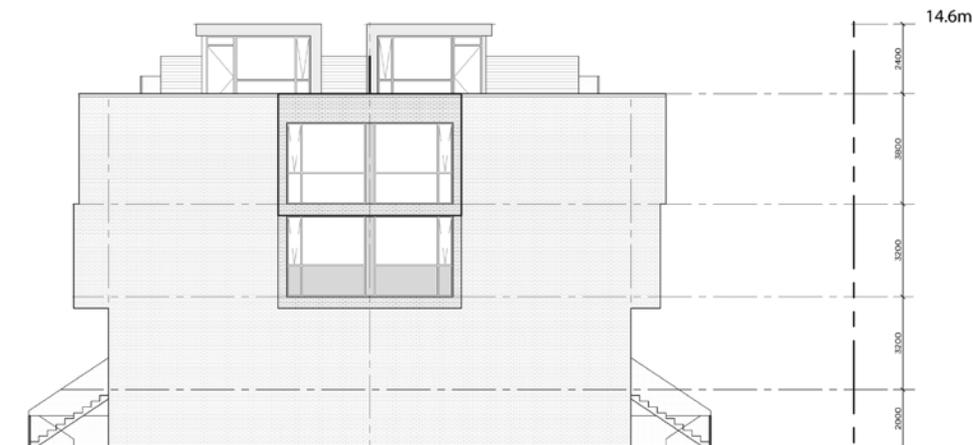
West Elevation - North Townhomes

200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 02



West Elevation - South Townhomes

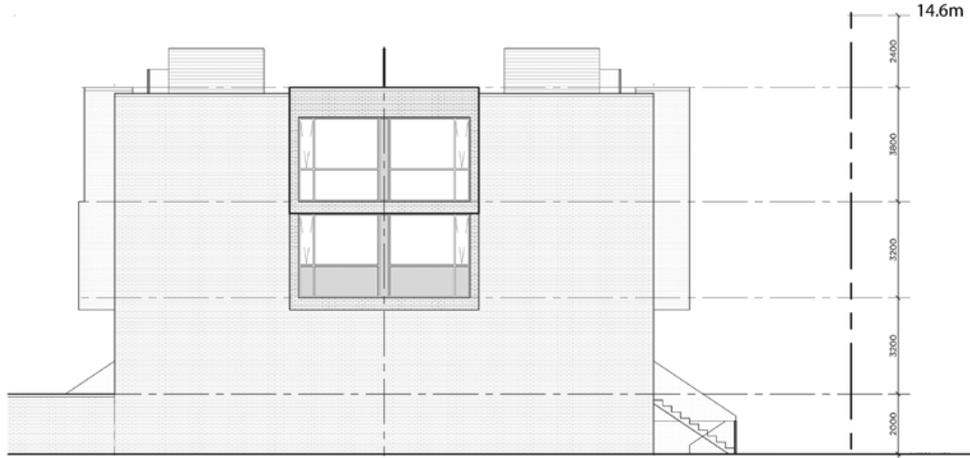
200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 02

Attachment 2D: East Elevations



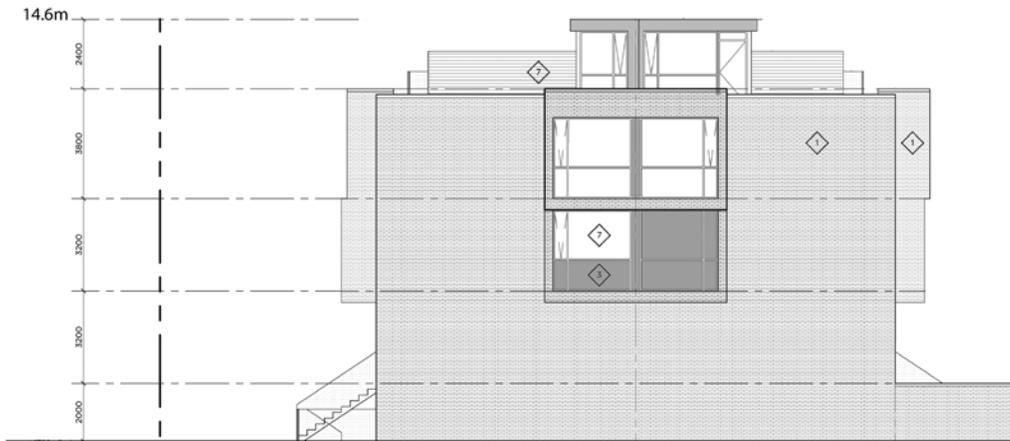
East Elevation - North Townhomes

200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 02



East Elevation - South Townhomes

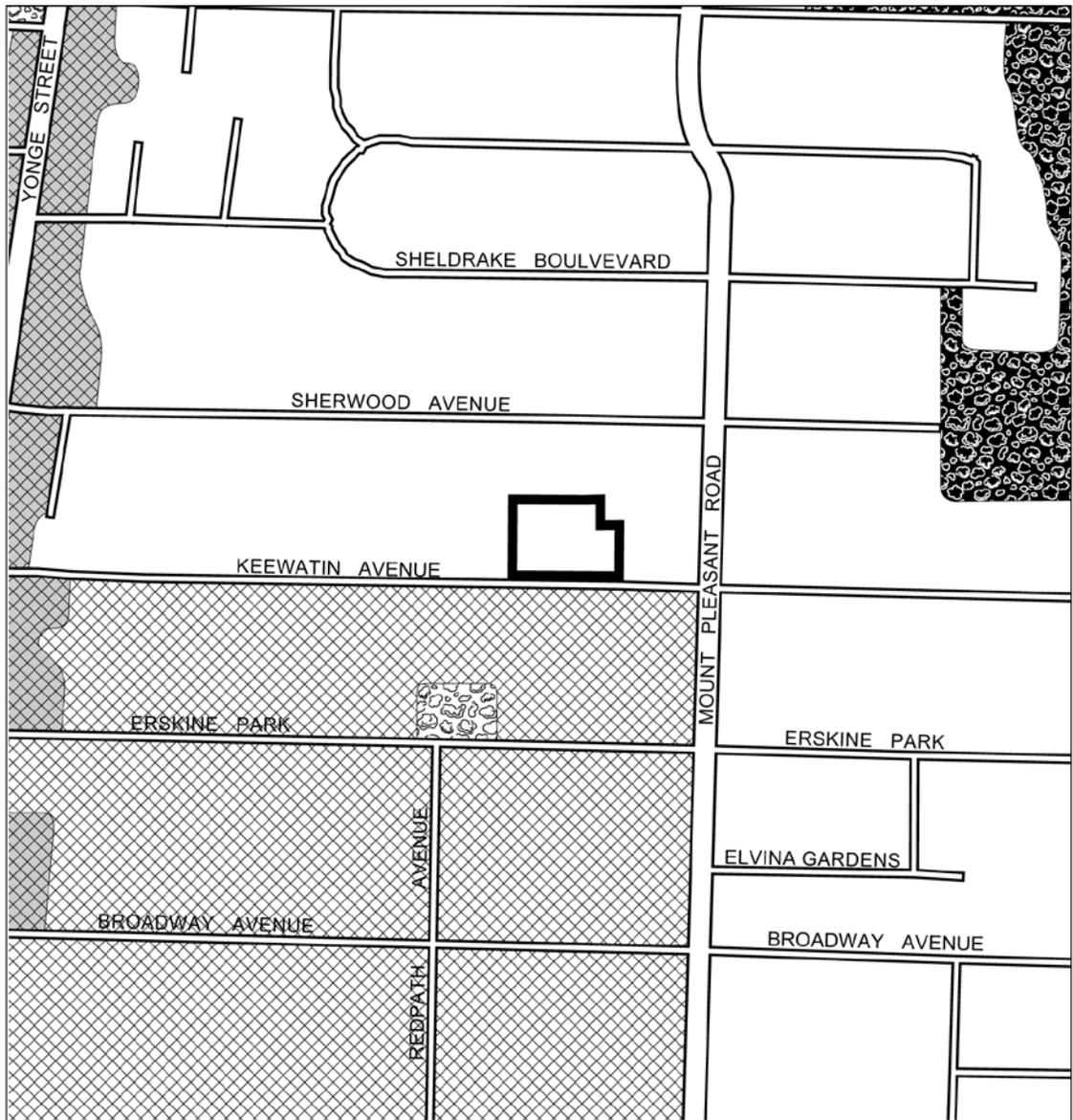
200 - 214 Keewatin Avenue

Applicant's Submitted Drawing

Not to Scale
02/18/2015

File # 15 113064 NNY 25 02

Attachment 3A: Official Plan



TORONTO City Planning
Extract from Official Plan

200 - 214 Keewatin Avenue

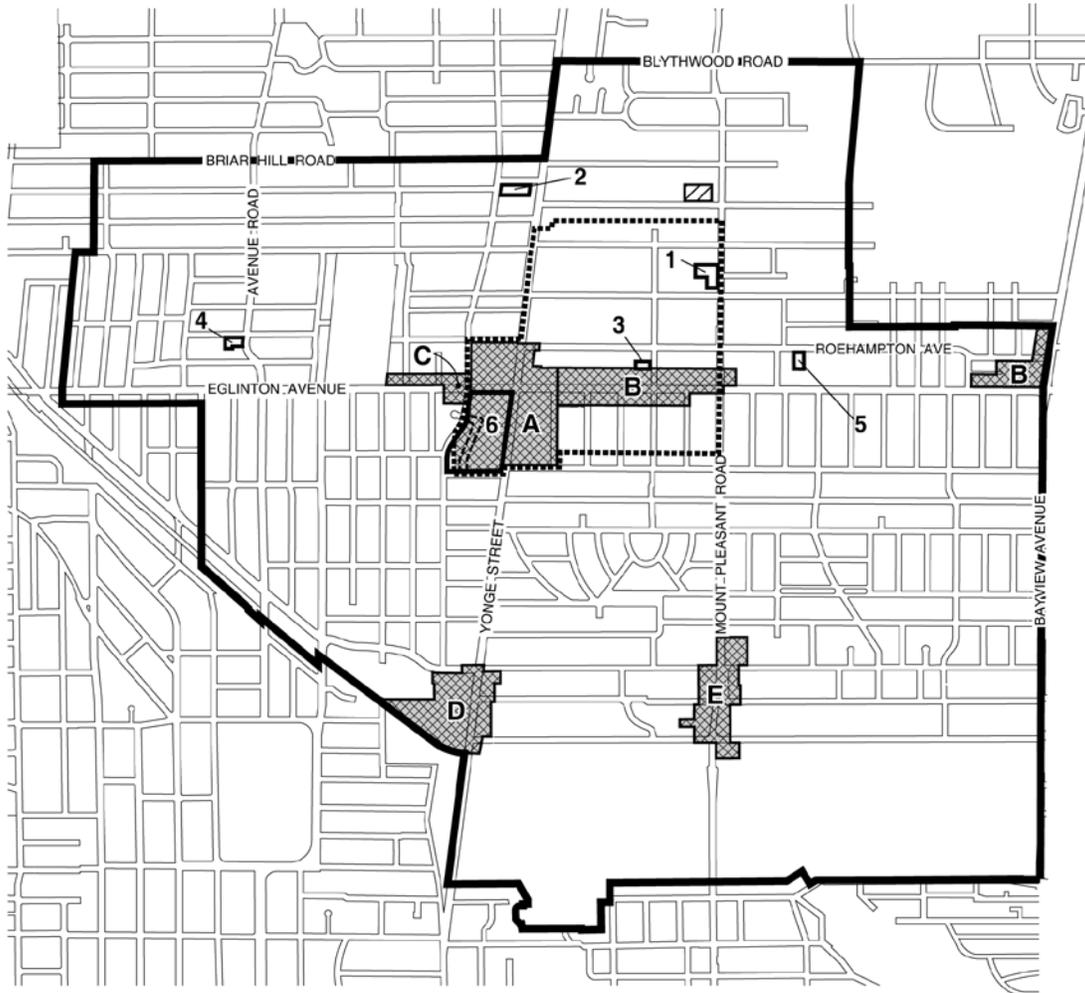
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- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |

↑
 Not to Scale
 02/18/2015

--- Roads not currently shown on Land Use Map

Attachment 3B: Official Plan – Yonge-Eglinton Secondary Plan



Yonge-Eglinton Secondary Plan

200 - 214 Keewatin Avenue

- Not to Scale
02/18/2015
- Secondary Plan Boundary
 - Yonge-Eglinton Centre
 - Proposed Road
 - Mixed Use Areas
 - Site and Area Specific Policies
 - Subject Site

File # 15 113064 NNY 25 0Z

Attachment 4: Zoning



Zoning By-Law No. 569-2013

200 - 214 Keewatin Avenue

File # 15 113064 NNY 25 02

Location of Application

R Residential RD Residential Detached
 O Open Space

Not to Scale
 Extracted: 02/18/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 113064 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	February 6, 2015
Municipal Address:	200, 202, 204, 206, 208, 210, 212 and 214 KEEWATIN AVENUE		
Location Description:	PLAN M146 PT LOT 24 **GRID N2507		
Project Description:	The application proposes to rezone the site to permit two 4-storey stacked townhouse blocks, plus rooftop amenity area, comprised of 80 residential units with a residential gross floor area of 8,604 square metres. Parking is proposed within a one level shared underground garage providing a total of 85 parking spaces, which includes 8 parking spaces dedicated for visitors. Driveway access is located at the west end of the site.		

Applicant:	Agent:	Architect:	Owner:
200 Keewatin Developments 1500-552 Wellington St. W Toronto, ON M5V 2V5		RAW Design 405-317 Adelaide Street W Toronto, ON M5V 1P9	Various

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R1S	Historical Status:
Height Limit (m):	9	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	4207	Height:	Storeys:	4
Frontage (m):	70.6		Metres:	14.6
Depth (m):	61.1			
Total Ground Floor Area (sq. m):	1910			Total
Total Residential GFA (sq. m):	8604		Parking Spaces:	85
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	8604			
Lot Coverage Ratio (%):	44.7			
Floor Space Index:	2.05			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	8
2 Bedroom:	63
3 + Bedroom:	9
Total Units:	80

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	8604	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	John Andreevski, Senior Planner jandree@toronto.ca
	TELEPHONE:	416-395-7097