

4700 Keele Street – Official Plan Amendment and Zoning Amendment Applications – Final Report

Date:	February 4, 2016
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

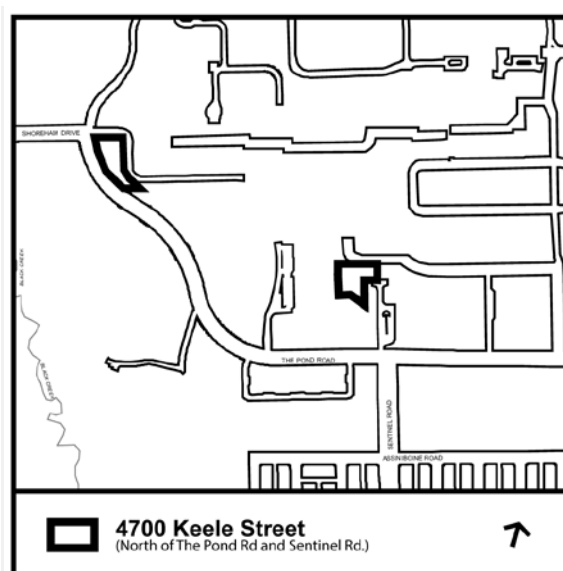
The application proposes to amend the Official Plan to permit the re-designation of a parcel of land of 5,280 square metres from *Parks* to *Institutional Areas* and a second parcel of land of 5,600 square metres from *Institutional Areas* to *Parks* and to amend the Zoning By-law to change the zoning from Open Space Zone '01' to the York Downsview Mixed-Use 2 zone and a second parcel of land from York Downsview Mixed-Use 2 zone to Open Space Zone '01'.

The proposal is to construct a 4-storey student centre building with restaurant use 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 Pond Road and Sentinel Road. The parcel of land to be re-designated to *Parks* is located adjacent to Shoreham Drive and The Pond Road. Proposed is a building height of 24.3 metres, including mechanical equipment. The proposed gross floor area for non-residential uses is 10,725 square metres, or 1.41 times the area of the lot. Six vehicular parking spaces are proposed.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends



that:

1. City Council amend the Official Plan, for part of the lands at 4700 Keele Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 17 to report dated February 4, 2016.
2. City Council amend Zoning By-law 7625, for part of the lands at 4700 Keele Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 18 to report dated February 4, 2016.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 12, 2015, the North York Community Council considered a Preliminary Report dated April 22, 2015, from the Director, Community Planning, North York District. North York Community Council adopted the recommendations within that report, which can be found at:

<http://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-79450.pdf>

ISSUE BACKGROUND

PROPOSAL

The proposal consists of a 4-storey and lower level student centre building to accommodate students with a range of cultural, social, multi-faith, organization, restaurant and recreational uses. The student centre is being funded by York University students and York University will remain as the landowner. Below is an outline of the proposed uses for each level. The entire proposed site is 7,630 square metres however, only a portion of the lands at 5,280 square metres that represent the building footprint are proposed to be re-designated from *Parks* to *Institutional Areas*.

The proposed use of each floor is as follows:

Lower Level	Student lounge, change room facilities, building services and access to the Roy McMurtry Green.
Level 1	Atrium, gathering and lounge spaces, study and meeting rooms, and a restaurant.
Level 2	Multi-purpose spaces for quiet study, lounge, conference and pre-function areas and kitchen uses.
Level 3	Student spaces; resource, office and lounge areas, meeting and club rooms, and a food storage area.
Level 4	Multi-faith spaces, a congregational area to accommodate up to 350 individuals, a pre-function area and a smaller prayer room and offices.

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 equipment that is contained within the building. The student centre building is oriented in a north-south direction. The proposed total gross floor area is 10,725 square metres which results in a floor space index of approximately 1.41 times the area of the lot. Proposed is an at-grade building footprint of 1708 square metres resulting in an approximately 22% lot coverage total. Also proposed is a non-accessible, 1638 square metres of green roof, approximately 50% of the total roof area. The plant species will be determined through the site plan approval process. Refer to Application Data Sheet Attachment 16.

One type 'A' loading space and a modified Type 'C' space to accommodate small delivery vehicles are proposed 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 areas is proposed to be realigned to allow for improved utilization of the open space and for a shared access route between the subject site and the Atkinson buildings. Also, proposed are 6 vehicular parking spaces adjacent to the loading area.

Proposed on the east side of the building is a landscaped plaza open space area with furniture to provide an outdoor social gathering space. Further details relating to the programming of the space will be determined through the site plan approval process.

Proposed are 56 long-term secured bicycle parking spaces located on the lower level in a secured room on the east side. A total of 34 short-term visitor bicycle parking spaces are proposed near the building entrances with; 6 spaces at-grade on the west side, 8 spaces on the north side, 10 spaces on the east side and 10 spaces adjacent to the south lower level exterior staircase. Also proposed are shower and change room facilities on the lower level. (See Attachment 1: Site Plan, Attachments: 2-5 Elevations).

Site and Surrounding Area

The site is located in the interior of the campus known as the Central Campus Precinct, north of The Pond Road and Sentinel Road. The site is adjacent and on the south side of Library Lane, to the east of Scholar's Walk and west of the Atkinson building. The site is approximately 7,630 square metres, generally rectangular in shape and has approximately 87 metres of frontage along Library Lane and approximately 58 metres along 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 Library Lane are The Ross and Vari Hall buildings, and north-west of the subject site is the Scott Library.

South: 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 recently City Council approved development application for a new student community residences known as "The Quad" (File Nos.: 14 159612 NY 08 OZ & 14 186422 NNY 08 SB).

East: the Atkinson surface parking lot and building, and the Atkinson Residence. 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 the 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.

The site proposed to be re-designated to *Parks*, located to the south of Shoreham Drive, east of The Pond Road, and south and west of Arboretum Lane is currently open space.

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, with the Growth Plan for the Greater Golden Horseshoe. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, 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 6), 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 cemeteries 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 6.

The site to be re-designated to *Parks* is currently designated as *Institutional Areas*.

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* on Land Use Map 10-10, a designation that is intended to serve the entire City, and allows 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 15.

The YUSP requires Precinct Plans to be developed prior to development proceeding in the Central Campus Precinct. 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. The subject site is opposite to the identified 'Significant Views and Vistas' at Vari Hall. (Attachment 10, Map 10-3 Structure Plan). 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. Policy 3.4.3 states that "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. (Map 10-4 Heritage & Cultural Heritage Landscapes).

The YUSP policies state that areas with potential archeological resources are shown on Map 10-5 (Attachment 12). 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 to the University's 1988 Master Plan.

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.

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. A smaller portion of the south-east 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 7. 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.

The zoning for the parcel of land located at Shoreham Drive and The Pond Road is currently zoned as York Downsview Mixed-Use 2 zone and is proposed to be re-designated to Open Space Zone '01'.

Site Plan Control

A Site Plan Application has been submitted and is being reviewed concurrently under Application No.: 15 169318 NNY 08 SA.

Reasons for Application

The proposal is to amend the Official Plan to permit the re-designation of an existing parcel of land 5,280 square metre from *Parks*, on Land Use Map 16, to *Institutional Areas* in exchange to re-designate an existing *Institutional Areas* parcel of land to *Parks* within the Central Campus Precinct located at Shoreham Drive and The Pond Road 5,600 square metres in size. The re-designation of these two parcels of land equates to a 320 square metre increase in area designated *Parks* at the York University campus.

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.

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 '01' to the York Downsview Mixed-Use-2 zone for the subject site and from York Downsview Mixed-Use-2 zone to Open Space Zone '01' for the lands abutting Shoreham Drive and The Pond Road.

The above amendments to the Official Plan and Zoning By-law are required to accommodate the proposed 4-storey Student Centre.

Community Consultation

A community meeting was held on June 17, 2015 attended by approximately 8 members of the public, staff from the Ward Councillor's office, the applicant and their consultants, and City staff.

Comments and questions raised from the community were related to design elements of the proposed building such as; why are there "fins" on the top portion of the building, to consider referencing the rhythm of the vertical glazing on the adjacent Atkinson building, and to extend the landscaping up onto the side of the building.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement, 2014 ("PPS") in Section 1.1.1e) states that healthy, liveable and safe communities are sustained by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs and Section 1.5.1 states by planning public streets, spaces and

facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity. Furthermore, the PPS states in Section 4.7, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. The proposal achieves these objectives by proposing a Student Centre within an existing cluster of academic buildings and infrastructure, and within close proximity to pedestrian, vehicular and transit routes. In addition, the proposed open space at Shoreham Drive and The Pond Road achieves these objectives by designating an open space that is contiguous and adjacent to the York University Secondary Plan's *Existing Parks and Open Space* system. The proposal is consistent with the PPS.

The proposed development meets the policies of the Provincial Growth Plan. The Growth Plan Policy 2.2.2.1(c) encourages reducing [the] dependence on the automobile through the development of mixed-use, transit supportive, pedestrian friendly urban environments. The proposed development will be in the vicinity of a future subway station within the York University Campus scheduled to open in 2017 thereby encouraging transit usage, and is adjacent to pedestrian walkways. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The Official Plan designates the subject site as *Parks* on Map 16, Land Use Map (Attachment 6), 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. The proposal is to re-designate these lands from *Parks* to *Institutional Areas* to permit a 4-storey student centre. Given that adjacent to the proposed lands are existing *Institutional Areas* academic buildings on the north and west of the site, and the applicant is proposing in exchange to re-designate an existing parcel of land from *Institutional Areas* to *Parks* adjacent to Shoreham Drive and The Pond Road, and whereas the new *Parks* space is greater in size, this would be appropriate and consistent with the intent of the Official Plan.

York University Master Plan and Context Plan

York University has submitted an updated version of the York University Master Plan from the 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.

Given that the review of the Draft Master Plan is on-going, the Secondary Plan has a provision that allows for the development of university uses to proceed within the Core Precincts on the basis of the submission of a Context Plan identifying that the proposed development:

- can be supported by the existing servicing infrastructure, or that any proposed servicing infrastructure will further the overall service infrastructure for the Secondary Plan area;

- protects, preserves, enhances and restores natural heritage features;
- conserves places and/or landscapes of cultural heritage value;
- conforms to the intent and purpose of the 1988 Master Plan; and
- implements the policies and directions of this Secondary Plan.

The applicant submitted a Context Plan dated November 20, 2015 and a revised Context Plan dated January 27, 2016. Staff have reviewed the Plans and have determined that the proposed development to be in conformance with the aforementioned Secondary Plan policies.

In addition, City staff are continuing to work closely with the applicant to review and revise the Draft Master Plan for consistency with the YUSP and it is anticipated that staff will report to the North York Community Council later in 2016 on the Master Plan.

Site Organization

The proposal is for a 4-storey student centre building with commercial uses at-grade, north of The Pond Road and Sentinel Road, at the north end of the Roy McMurtry Green open space. The site is also bounded by Scholar's Walk on the west side and Library Lane to the north. The proposed site is approximately 7,630 square metres. The proposal is for a lower level to maintain informal uses such as student lounge, change room facilities and building services along with direct access to the Roy McMurtry Green open space to the south. A two space loading area is sited on the east side at the lower level with driveway access south to The Pond Road. Also, adjacent on the east lower level would be the long-term bicycle storage area and 6 vehicular parking spaces. Proposed on the east at-grade level above is a 1030 square metre plaza open space area associated with a building entrance that would provide a social gathering setting and a programmed student spill out space with landscaping features and furniture. Proposed is an approximate 64 metre long terrace along the southern perimeter of the first level of the building with a feature staircase and landing to allow pedestrian circulation to flow with ease onto the open space. The feature staircase provides a sculptural element at the edge of the lower plaza that supports the place-making objectives in this area. The staircase is part of the overall proposal which has been designed to allow the pedestrian access around the entire building in a comfortable and accessible manner.

In addition, the applicant has worked closely with City staff towards improving the landscaping on adjacent lands to the south and east of the subject site to provide a more holistic approach to the integration of the student centre with the campus and in particular with the Roy McMurtry Green to the south.

The proposed parcel of land to be re-designated to *Parks*, located at Shoreham Drive and The Pond Road, is currently open space and it will remain in the same condition.

Density, Height, Massing

The proposed Student Centre is a 4-storey building approximately 24.3 m in height (including mechanical equipment) with a proposed density of 1.41 times the area of the lot. The proposed building height is below the York Downsview Mixed-Use zoned maximum permission of 34 metres and the Downsview Airport Map Schedule 'D' to the Former City of North York By-law 7625 of 45.7 metres.

The proposed building consists of two distinct parts. An east-west oriented base building, largely transparent would contrast with the upper levels of the building which would be housed in a more compact, less transparent "cube" oriented in a north-south direction at the west end of the building. The lower building component, including the lower, first and second levels is proposed to be oriented east-

west and parallel to the existing Scholar's Walk and Library Lane walkways to animate and support these important pedestrian linkages. The upper two levels of the building would be located on the west portion of the base building and be oriented in a north-south direction. Together, these contrasting built form elements create a strong identity for the Student Centre, support a safe and interesting pedestrian campus setting and will provide strong visual interest and architectural image to terminate an important "gateway" view from Sentinel Road to the south. The upper building element would create a transition in height, stepping down from west to east, towards the proposed green roof and down to the east plaza. Glazing on the upper levels would allow for interior views over an expansive green roof to the east and to the Central Square open space associated with the Ross Building just north of this site, as well as long views over Roy McMurtry Square to the south.

Sun, Shadow, Wind

The applicant submitted a Sun/Shadow Study by Canon Design. Shadow tests have been prepared for March 21 and September 21 from 9:18 a.m. to 6:18 p.m. The proposed building casts a shadow on March 21st from 9:18 a.m. to 10:18 a.m. north, across Library Lane and on the Ross Building frontage and west onto Scholar's Walk and around the Health, Nursing & Environmental Studies (HNES) building. At 11:18 a.m., the shadows would be off of the HNES site. At 1:18 p.m. the shadows would be completely off Scholar's Walk but remain on Library Lane and the Ross Building frontage.

Given that the proposed development would cast some shadows over Library Lane and Scholar's Walk, the applicant has responded by proposing alternative pedestrian routes to mitigate this condition such a walkway through the main floor of the building and walkways around the building to the south terrace area. Staff are satisfied with this solution. Overall, the proposed building casts limited shadows on the surrounding area.

A Pedestrian Wind Assessment Report was submitted by RWDI Inc. dated March 30, 2015. The report concludes that the wind conditions would be suitable for the south and north-east building entrances. However, the north-west and west entrances are areas where higher than desired wind speeds are expected. Mitigation measures proposed include; the installation of a wind screen near the north-west entrance and a recessing of the west building entrance.

The wind conditions along the sidewalks and walkways are expected to be suitable for the intended pedestrian usage. In addition, improved wind conditions are expected along Scholar's Walk to the west of the building.

The Roy McMurtry Green, Lower Terrace is well protected from the winds. At the East Plaza, mitigation is recommended for seating areas with under plantings or wind screens underneath the trees. On the north side, wind would be mitigated with the inclusion of canopy trees and partitions along the north building façade. The report further states that the proposed development is not expected to negatively influence the wind flows at surrounding buildings. The wind mitigation matters will be finalized through the Site Plan Approval process.

Parking, Loading, Access

Parking

Proposed are 6 vehicular parking spaces located to the east of the loading area on the lower level. These spaces are adjacent to the secured bicycle parking storage area and have direct driveway access connecting south to The Pond Road. Staff are satisfied with the provision of parking spaces.

Loading/Access

The North York Zoning By-law 7625 requires the provision of one Type 'G' loading space. The applicant proposes one Type 'G' space and one Type 'C' space. A shared two way driveway access to the site is located from The Pond Road into the student centre loading area and to the Atkinson loading area to the east. Engineering and Construction Services Staff have reviewed the loading area and are satisfied with the proposal.

Servicing

The applicant has submitted a Site Servicing & Stage 1 Stormwater Management Report dated January 20, 2015. The report examines engineering of the subject site for water service, sanitary sewer service, and grading and stormwater management. Engineering and Construction Services staff are satisfied with the report.

Bicycle Parking

North York Zoning By-law 7625 has been amended by The York University Site Specific By-law 1240-2009 for the provision of bicycle parking. Proposed are 56 long-term secured bicycle parking spaces located on the lower level in a secured room on the east side. A total of 34 short-term visitor bicycle parking spaces are proposed near the building entrances with; 6 spaces at-grade on the west side, 8 spaces on the north side, 10 spaces on the east side and 10 spaces adjacent to the south lower level exterior staircase. Staff have determined that compliance has been achieved with respect to the zoning by-law requirements.

Heritage

Within the York University Campus, there are three properties designated under Part IV of the Ontario Heritage Act and an additional 15 properties that are listed on the City of Toronto's Heritage Register.

Three of the listed heritage buildings are immediately adjacent to the proposed Student Centre site. Osgoode Hall Law School is located to the west of the site, on the west side of Scholars Walk, the Ross Building is located directly north of the subject site, and Atkinson College is located to the east.

Heritage Preservation Services staff have reviewed the proposal in conjunction with the Heritage Impact Assessment prepared by Unterman McPhail Associates, dated March 2015 and revised May 2015, and believe that the proposed Student Centre building will not have a negative impact on the heritage character of these three adjacent heritage properties.

In addition, the applicant submitted a Stage 2 Archaeological Assessment of the Secondary Plan Area, Central Precinct dated September 10, 2012. Staff have reviewed the report and concluded that the archaeological work was completed on these lands as stated in the report. Advisory comments are provided to be incorporated into the Site Plan Agreement.

Tree Preservation

The applicant submitted an Arborist Report by Scott Torrance Landscape Architect Inc., dated November 26, 2014. The proposal includes the removal of 24 privately-owned trees having diameters of 30 centimetres or greater. Under the provision of Section 813-16(B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto's Private Tree By-law. Proposed are 66 replacement trees of which 18 trees will be located on site and the balance will be located adjacent to the site and within the Central Campus Precinct area comprising of Swamp White Oak, Red Maple, Red Oak and Kentucky Coffee trees. There

are no City owned trees associated with this application. Urban Forestry staff find the proposal to be acceptable.

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. The application has been reviewed by the Ravine and Natural Feature Protection staff to ensure the appropriate protection of the nearby Osgoode Woodlot, and staff have no objection to the proposed development, provided that prior to the commencement of any construction activities associated with the project, that the applicant shall install tree protection hoarding to protect Osgoode Woolot to the satisfaction of staff.

Open Space/Parkland

The proposed student centre is to be owned and used for the purposes of a public university receiving regular and on-going government operating funds for the purposes of providing post-secondary education. As a result, it is exempt from the parkland dedication requirements under City Wide Parkland Dedication By-law 1020-2010.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Automobile Infrastructure, Cycling Infrastructure and, Storage and Collection of Recycling and Organic Waste. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

CONTACT

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SIGNATURE

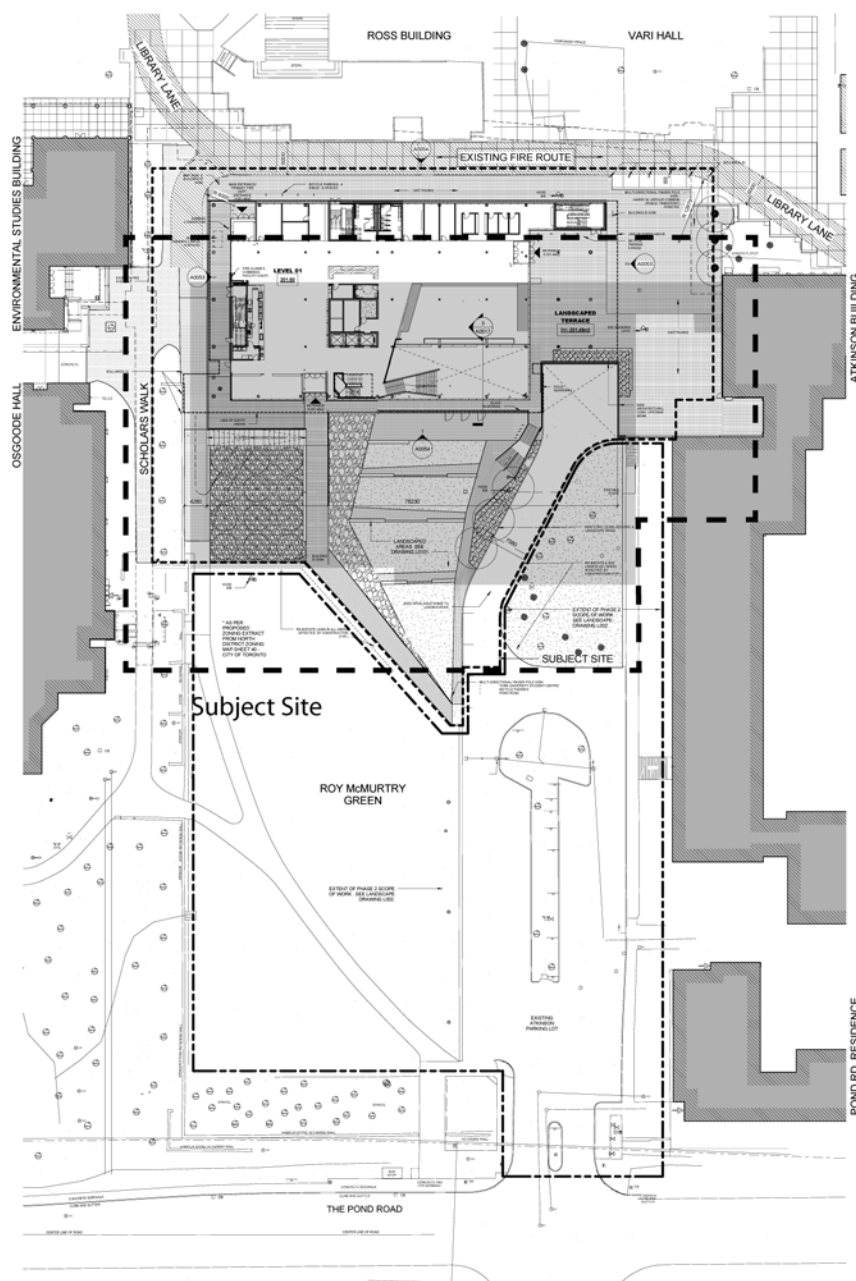
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation

Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Official Plan
Attachment 7: Zoning
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 10-10 Land Use
Attachment 16: Application Data Sheet
Attachment 17: Draft Official Plan Amendment
Attachment 18: Draft Zoning By-law Amendment 7625

Attachment 1: Site Plan



Site Plan

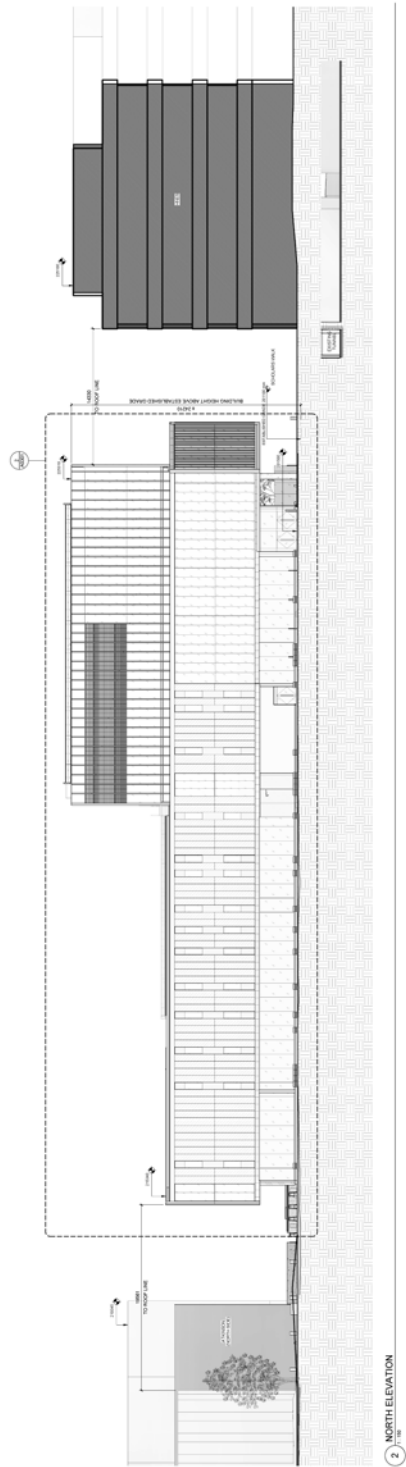
4700 Keele Street

Applicant's Submitted Drawing

Not to Scale
01/26/2016

File # 15 107421 NNY 08 0Z

Attachment 2: North Elevation



North Elevation
Applicant's Submitted Drawing
Not to Scale
01/26/2016

4700 Keele Street
File # 15 107421 NNY 08 02

Attachment 3: South Elevation



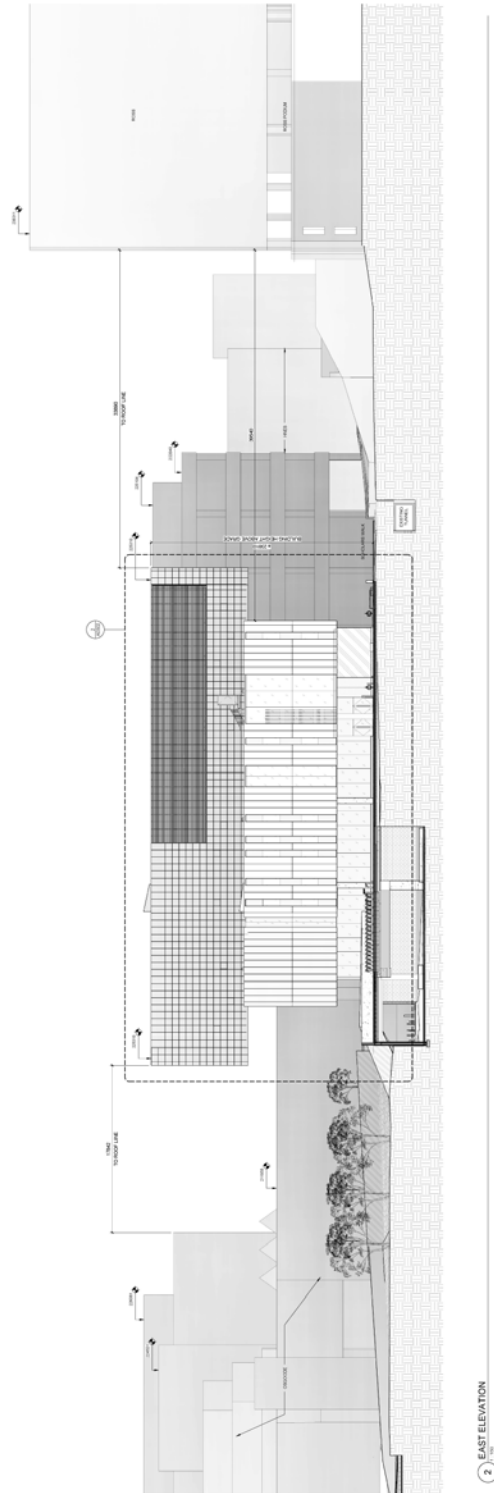
South Elevation
Applicant's Submitted Drawing

Not to Scale
01/26/2016

4700 Keele Street

File # 15 107421 NNY 08 02

Attachment 4: East Elevation



East Elevation

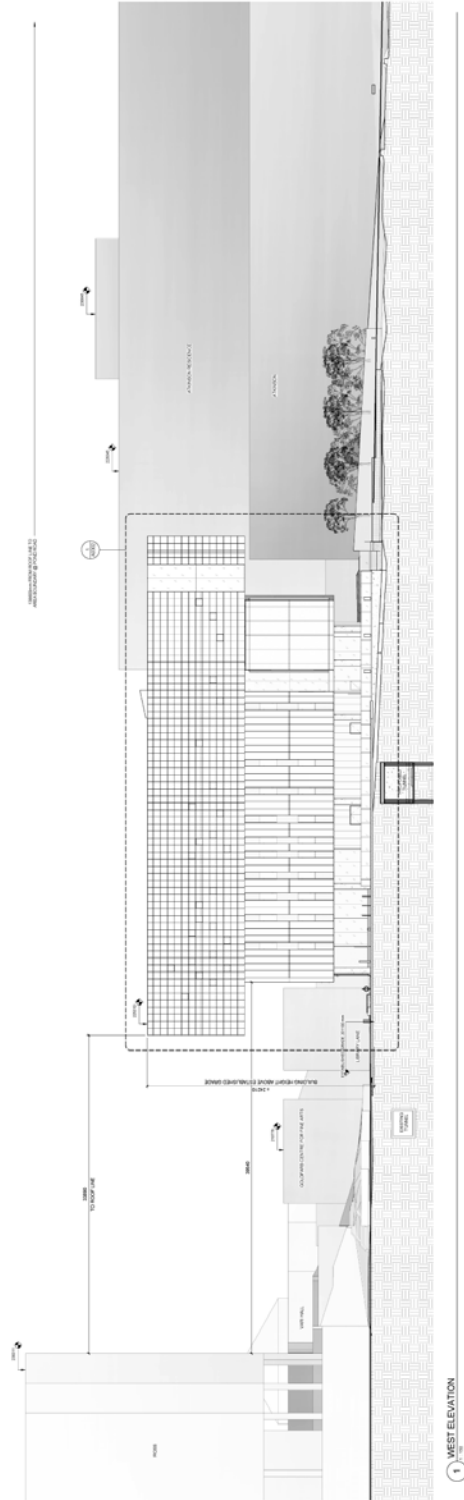
Applicant's Submitted Drawing

Not to Scale
01/26/2016

4700 Keele Street

File # 15 107421 NNY 08 02

Attachment 5: West Elevation



West Elevation

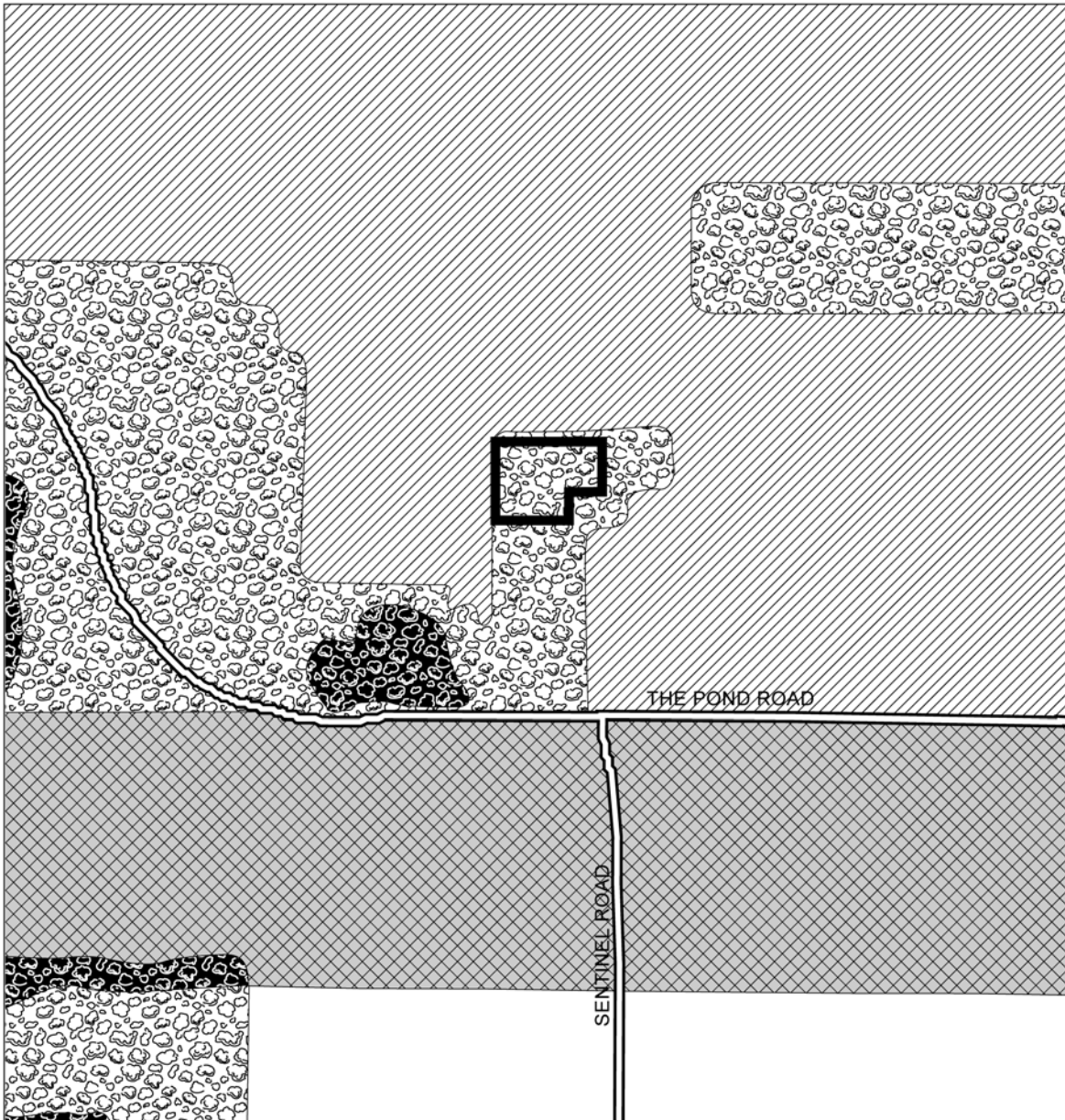
Applicant's Submitted Drawing

Not to Scale
01/26/2016

4700 Keele Street

File # 15 107421 NNY 08 02

Attachment 6: Official Plan



Toronto City Planning
Extract from Official Plan

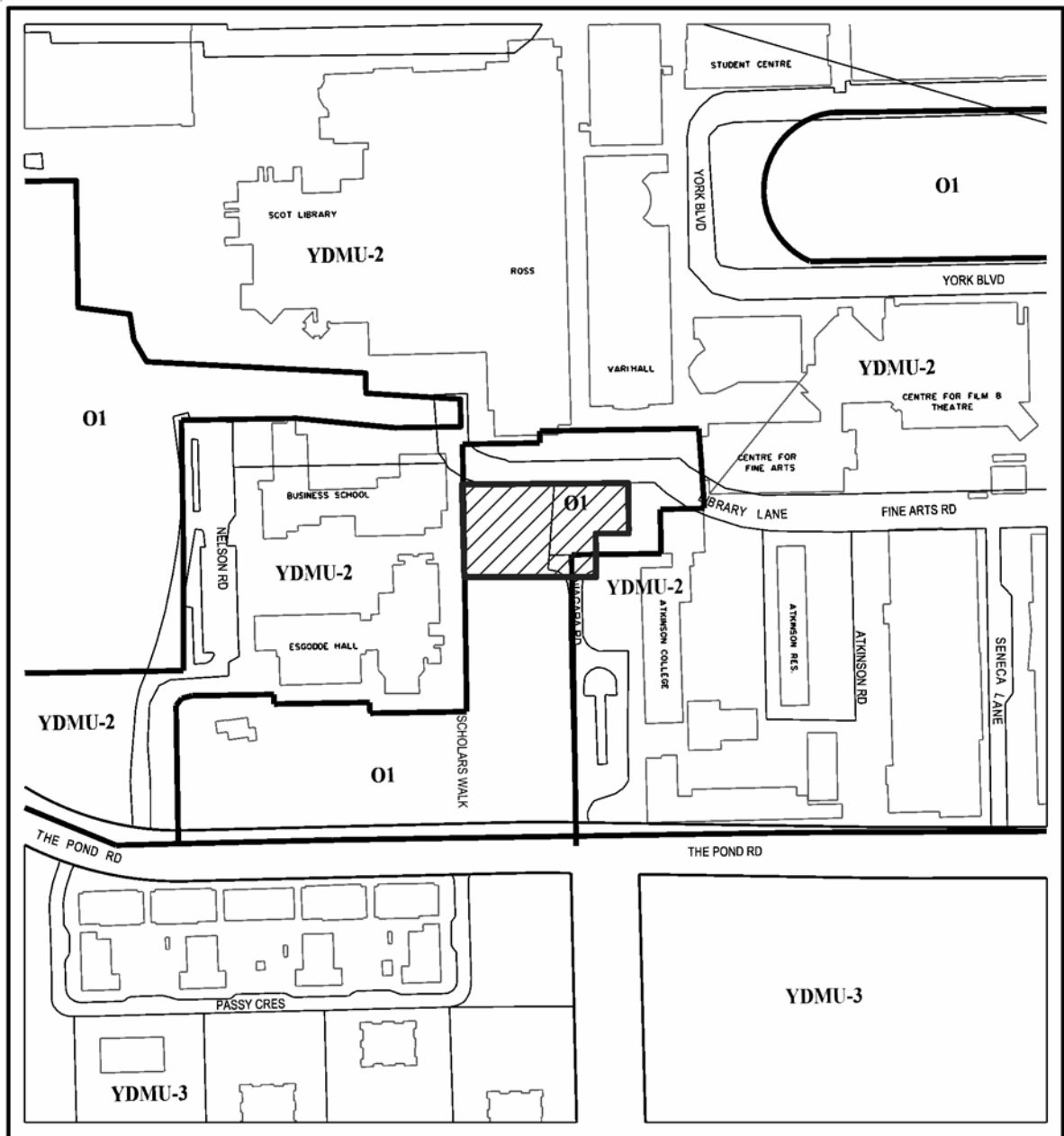
4700 Keele Street

File # 15 107421 NNY 08 02



↑
Not to Scale
04/02/2015

Attachment 7: Zoning



TORONTO City Planning

Zoning By-Law 7625 (Former North York)

4700 Keele Street

File # 15 107421 NNY 08 02



Subject Site

O1 Open Space Zone

YDMU-2 York Downsview Mixed Use-2 Zone

YDMU-3 York Downsview Mixed Use-3 Zone

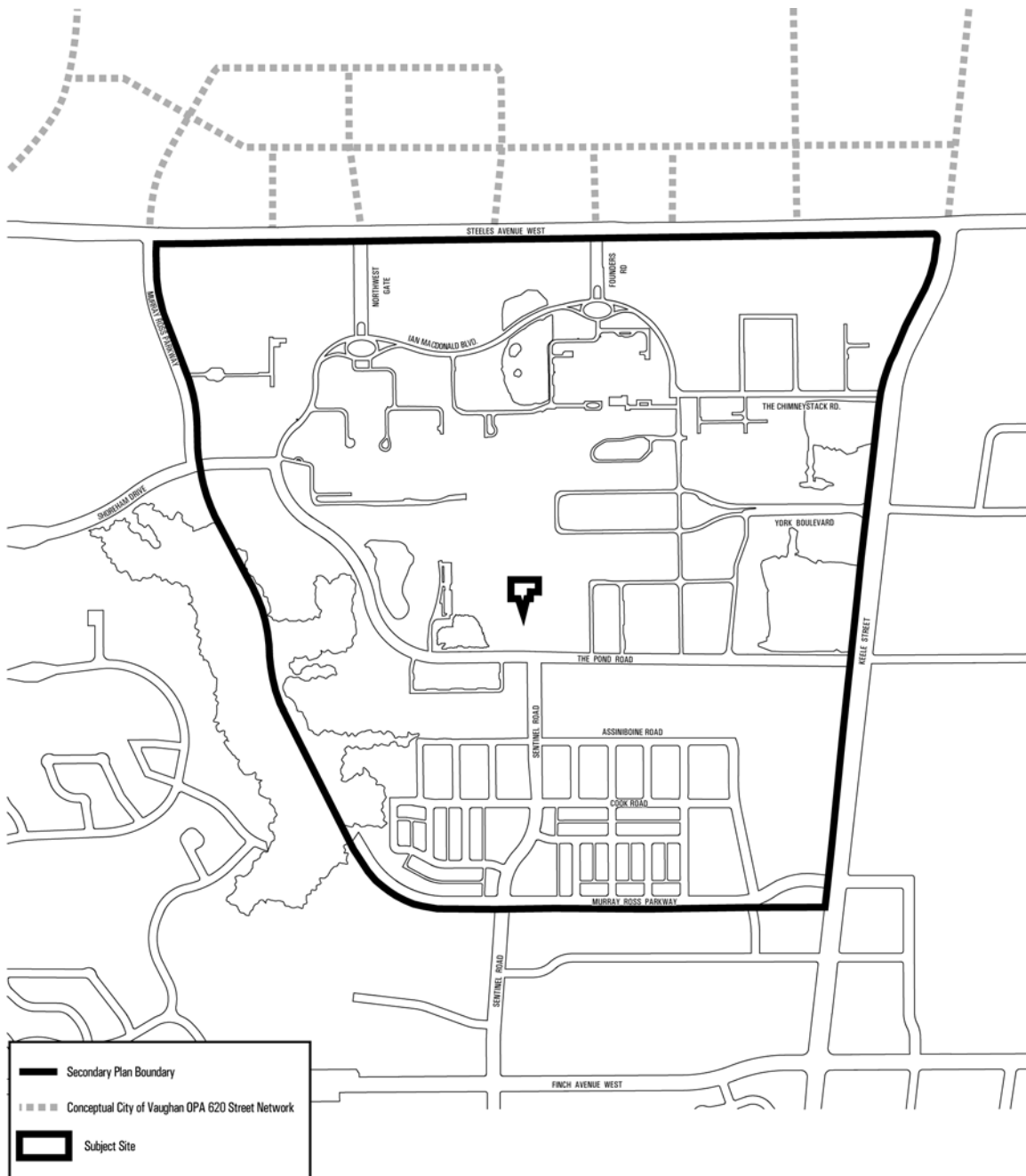


Not to Scale

Zoning By-law 7625 as amended

Extracted 04/02/2015

Attachment 8: Map 10-1 Secondary Plan Area



York University Secondary Plan

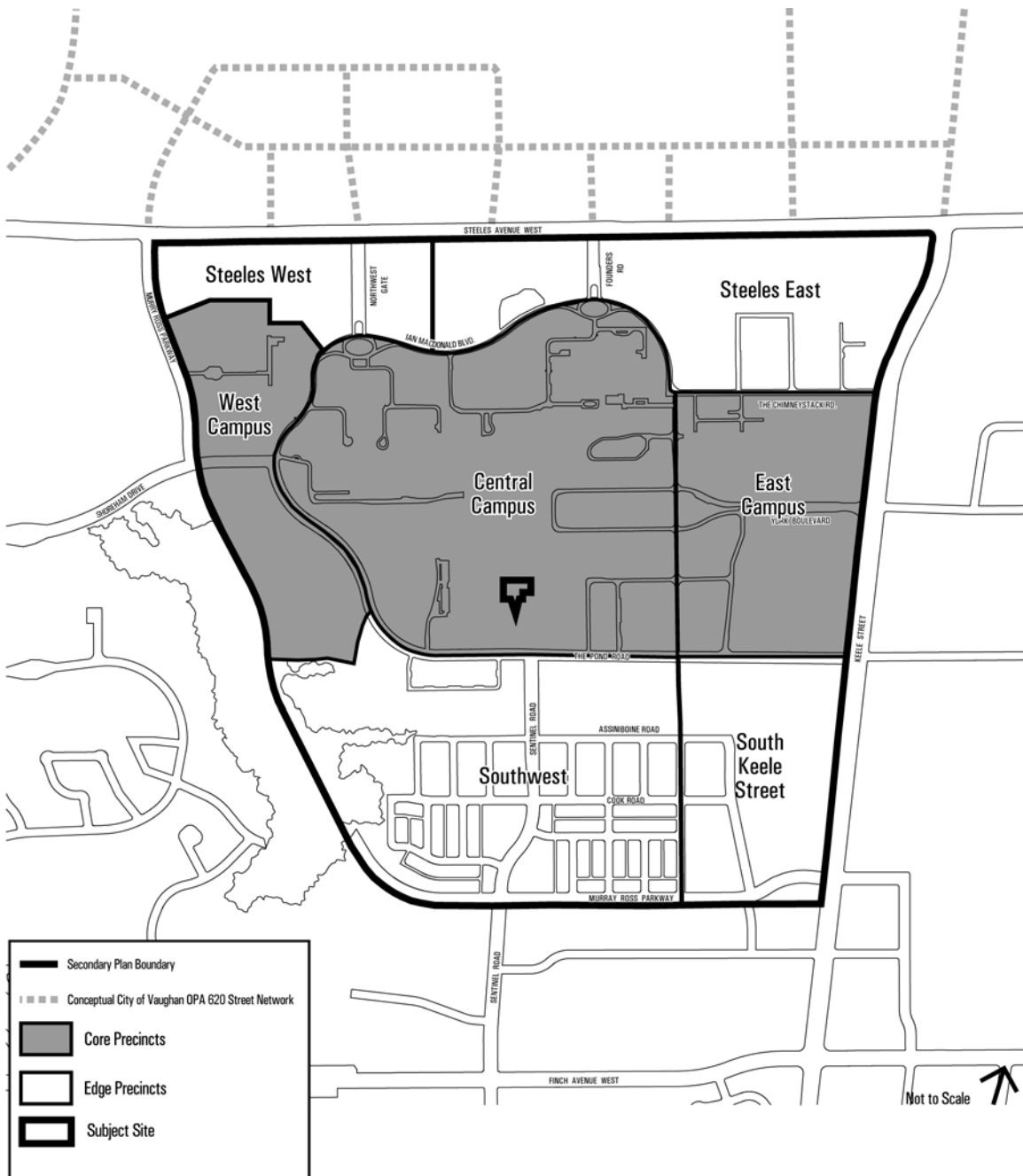
4700 Yonge Street

Map 10-1 Secondary Plan Area

Not to Scale
01/28/2016

File # 15 107421 NNY 08 02

Attachment 9: Map 10-2 Precinct Areas



York University Secondary Plan

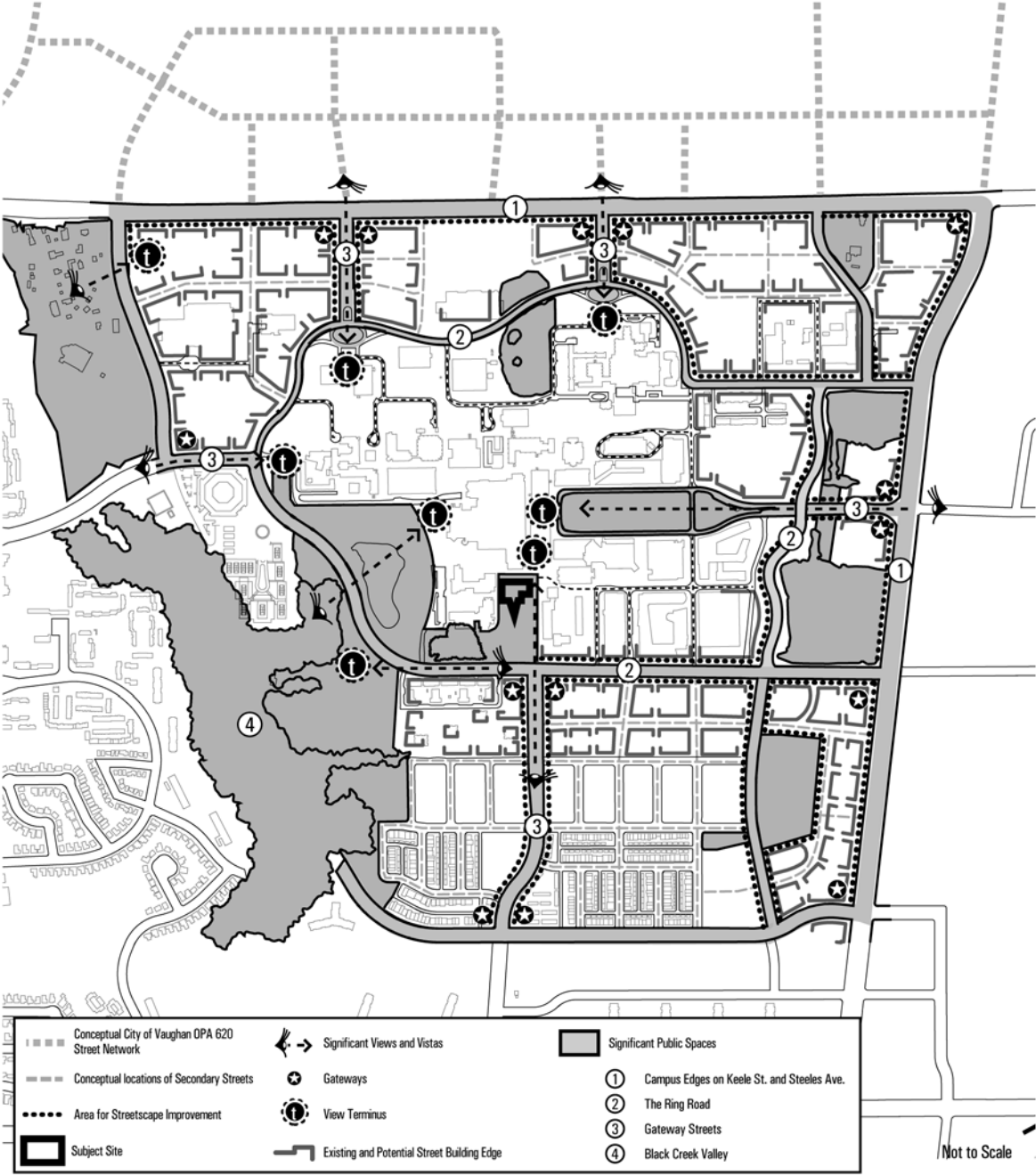
4700 Yonge Street

Map 10-2 Precinct Areas

Not to Scale
01/28/2016

File # 15 107421 NNY 08 02

Attachment 10: Map 10-3 Structure Plan



York University Secondary Plan

4700 Keele Street

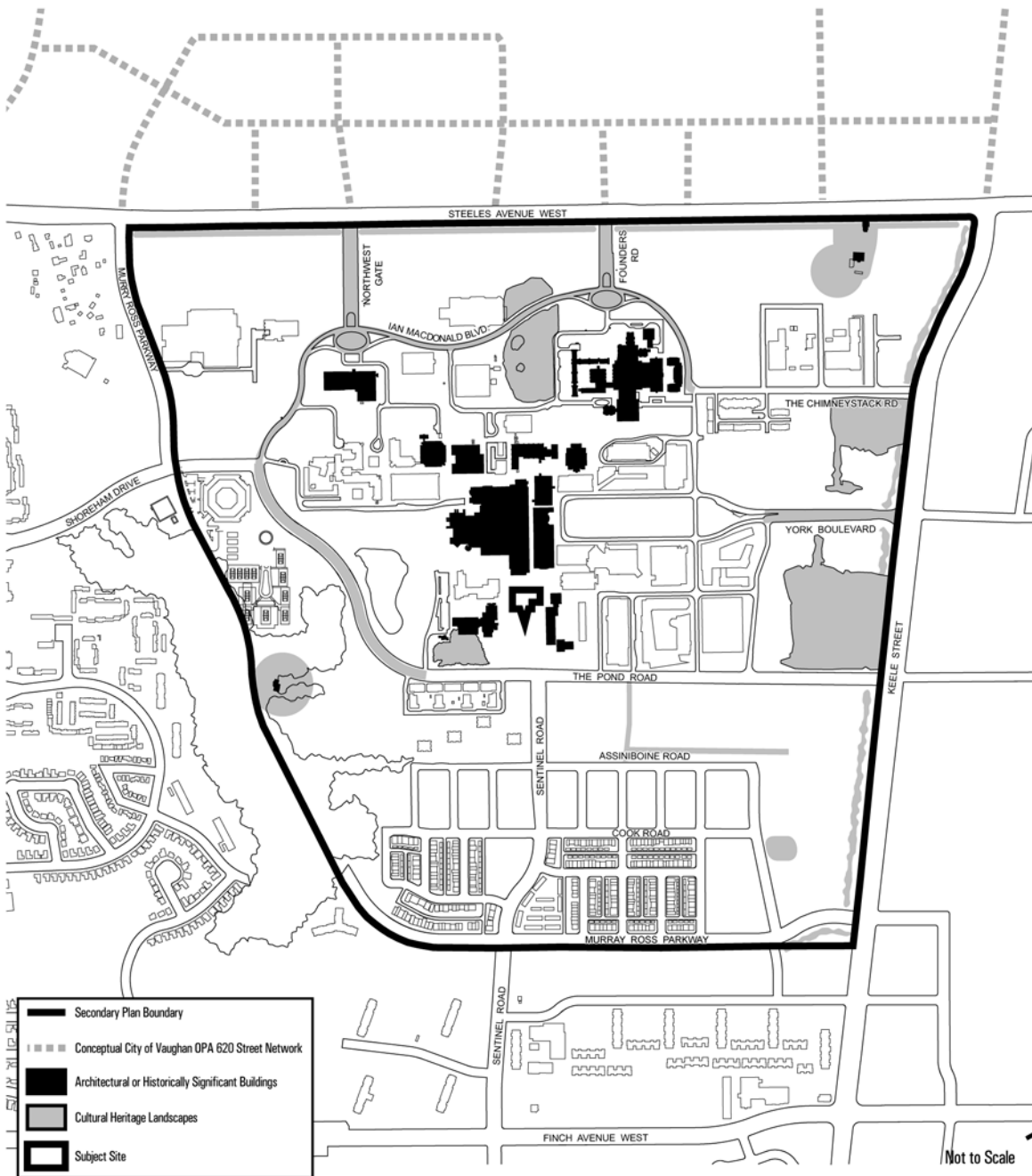
Map 10-3 Structure Plan

Not to Scale
01/28/2016



File # 15 107421 NNY 08 02

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



York University Secondary Plan

4700 Keele Street

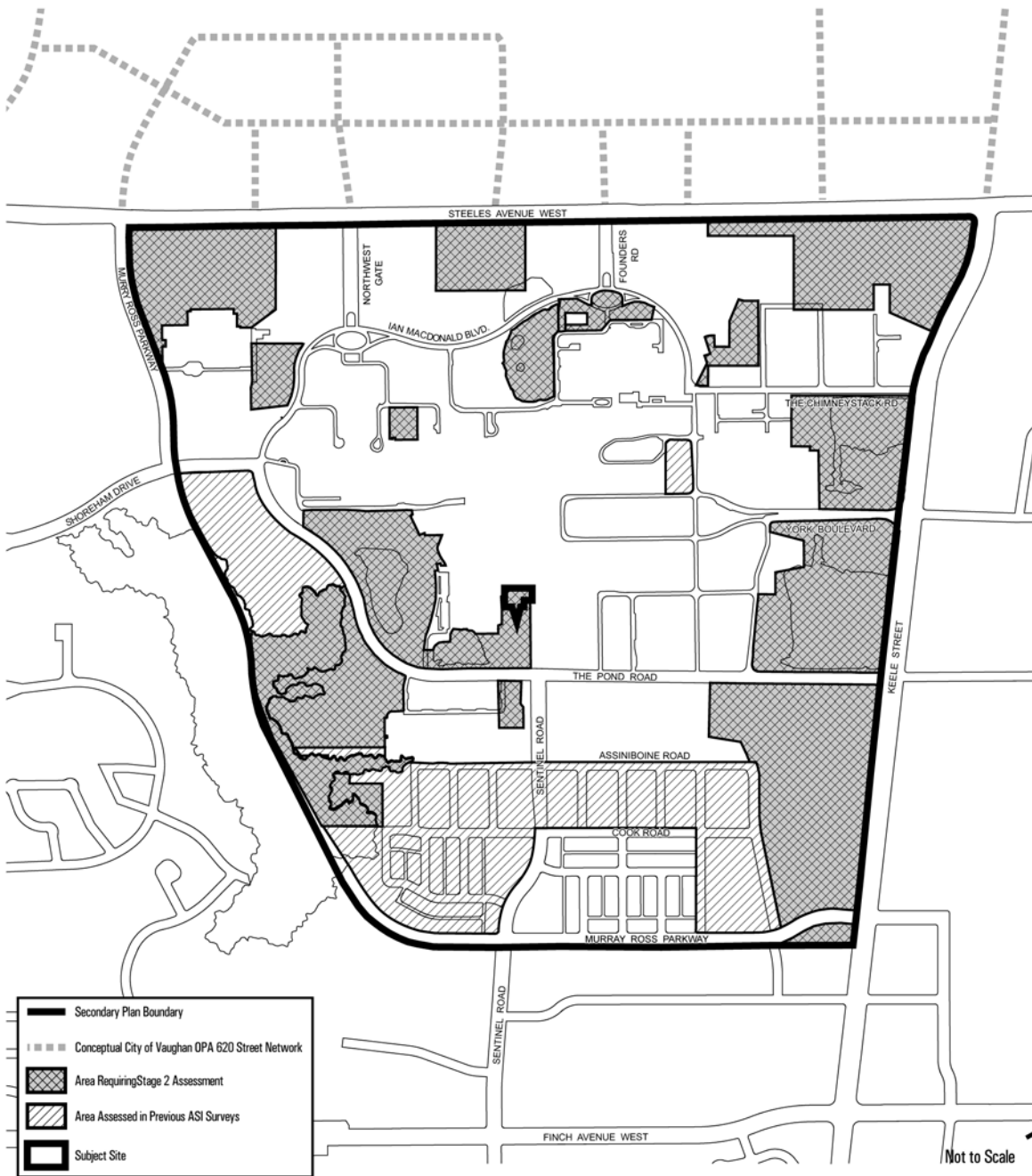
Map 10-4 Heritage and Cultural Heritage Landscapes

Not to Scale
04/02/2015



File # 15 107421 NNY 08 02

Attachment 12: Map 10-5 Archaeology



York University Secondary Plan

4700 Keele Street

Map 10-5 Archaeology

Not to Scale
01/28/2016



File # 15 107421 NNY 08 02

5

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



York University Secondary Plan

4700 Keele Street

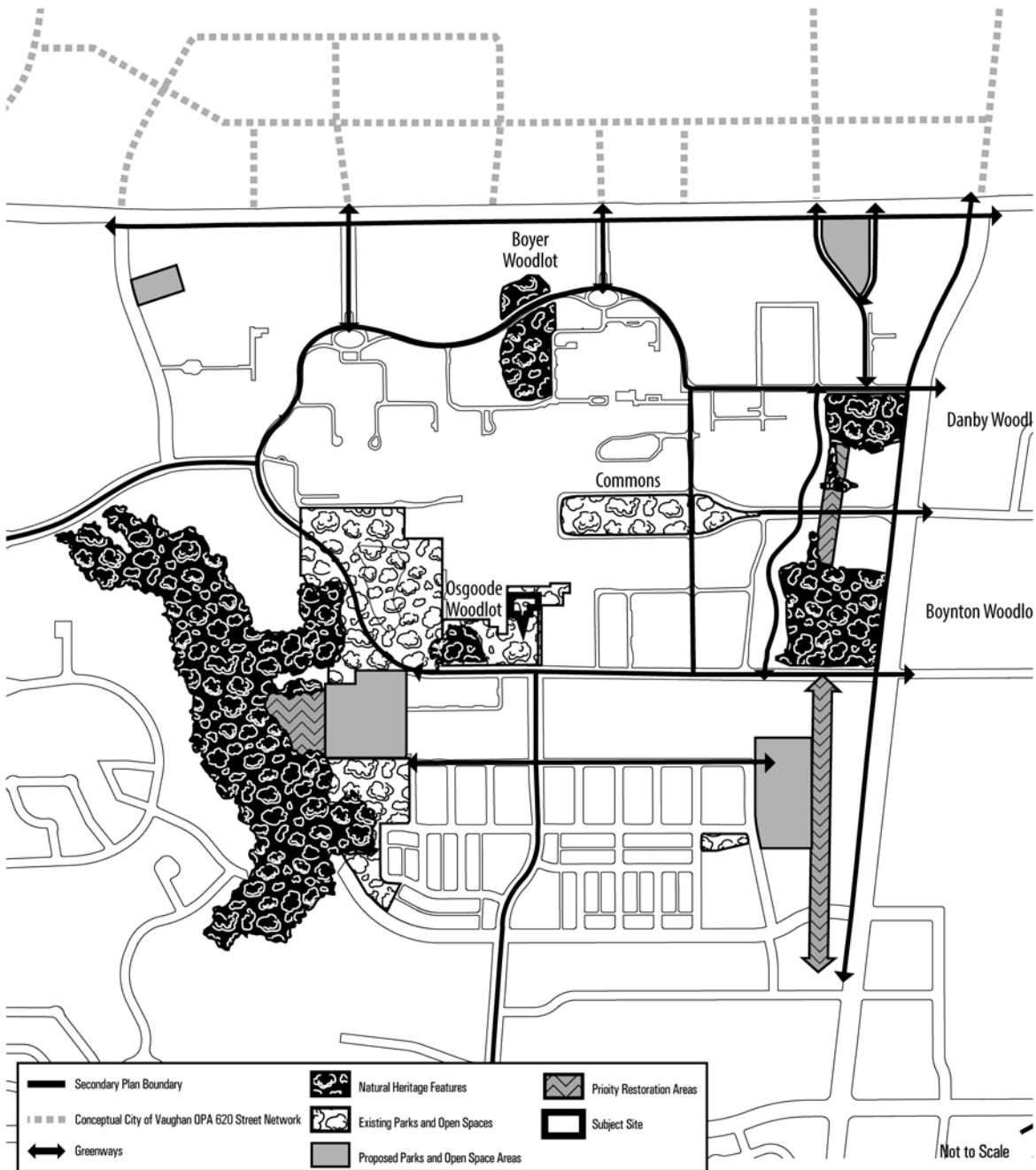
Map 10-6 Conceptual Park and Community Facilities Plan

Not to Scale
01/28/2016



File # 15 107421 NNY 08 02

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



York University Secondary Plan

4700 Keele Street

Map 10-7 Open Space and Natural Heritage System

Not to Scale
01/28/2016

File # 15 107421 NNY 08 02

Attachment 15: Map 10-10 Land Use



York University Secondary Plan

4700 Keele Street

Map 10-10 Land Use

Not to Scale
01/28/2016

File # 15 107421 NNY 08 02

Attachment 16: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 107421 NNY 08 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 22, 2015
Municipal Address:	4700 Keele Street – north of The Pond Road and Sentinel Road		
Location Description:	CON 4 WY PT LOTS 23 TO 25 RP 66R20809 PT PART 1 PARTS 2 TO 6 **GRID N0803		
Project Description:	<p>The application proposes to construct 4-storey student centre, gross floor area of 11,725m², located north-west of the Pond Road and Sentinel Road. Also proposed is the amendment of the Official Plan to re-designate 5,280 m² of <i>Parks</i> open space to <i>Institutional Areas</i> & a second parcel of land at 5,600 m² from <i>Institutional Areas</i> to <i>Parks</i> open space. Also proposed is the amendment to the York University Secondary Plan to; Map 10-3 Structure Plan, Map 10-6 Conceptual Park & Community Facilities Plan, Map 10-7 Open Space & Natural Heritage System, & Map 10-10 Land Use. In addition, proposed is a Zoning By-law amendment to the Open Space Zone '01' to a YDMU-2 Zone for one parcel of land and a second parcel from YDMU-2 Zone to Open Space Zone '01' in the former City of North York By-law 7625.</p>		

Applicant:	Agent:	Architect:	Owner:
The Planning Partnership 1255 Bay Street Toronto, ON M5R 2A9	Same as applicant	Canon Design 1200-200 University Ave. Toronto, ON M5h 3C6	York University, 4700 Keele St. Kaneff Tower, Rm 946, 74 York Blvd., Toronto, ON M3J 1P3

PLANNING CONTROLS

Official Plan Designation:	Parks & Institutional Areas	Site Specific Provision: Y
Zoning:	Open Space '01' & YDMU-2	Historical Status: N
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	7923	Height:	Storeys:	4
Frontage (m):	58		Metres:	24.3 (inc. mechanicals)
Depth (m):	87			
Total Ground Floor Area (sq. m):	1708.14	Total		
Total Residential GFA (sq. m):	0	Parking Spaces:	6	
Total Non-Residential GFA (sq. m):	10720.56	Loading Docks	2	
Total GFA (sq. m):	10720.56			
Lot Coverage Ratio (%):	21.6			
Floor Space Index:	1.41			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	N/A		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):	10720.56	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Diane Silver, Planner	Email: dsilver2@toronto.ca
	TELEPHONE:	(416) 395-7150	

Attachment 17: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2015, as 4700 Keele Street

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 340 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

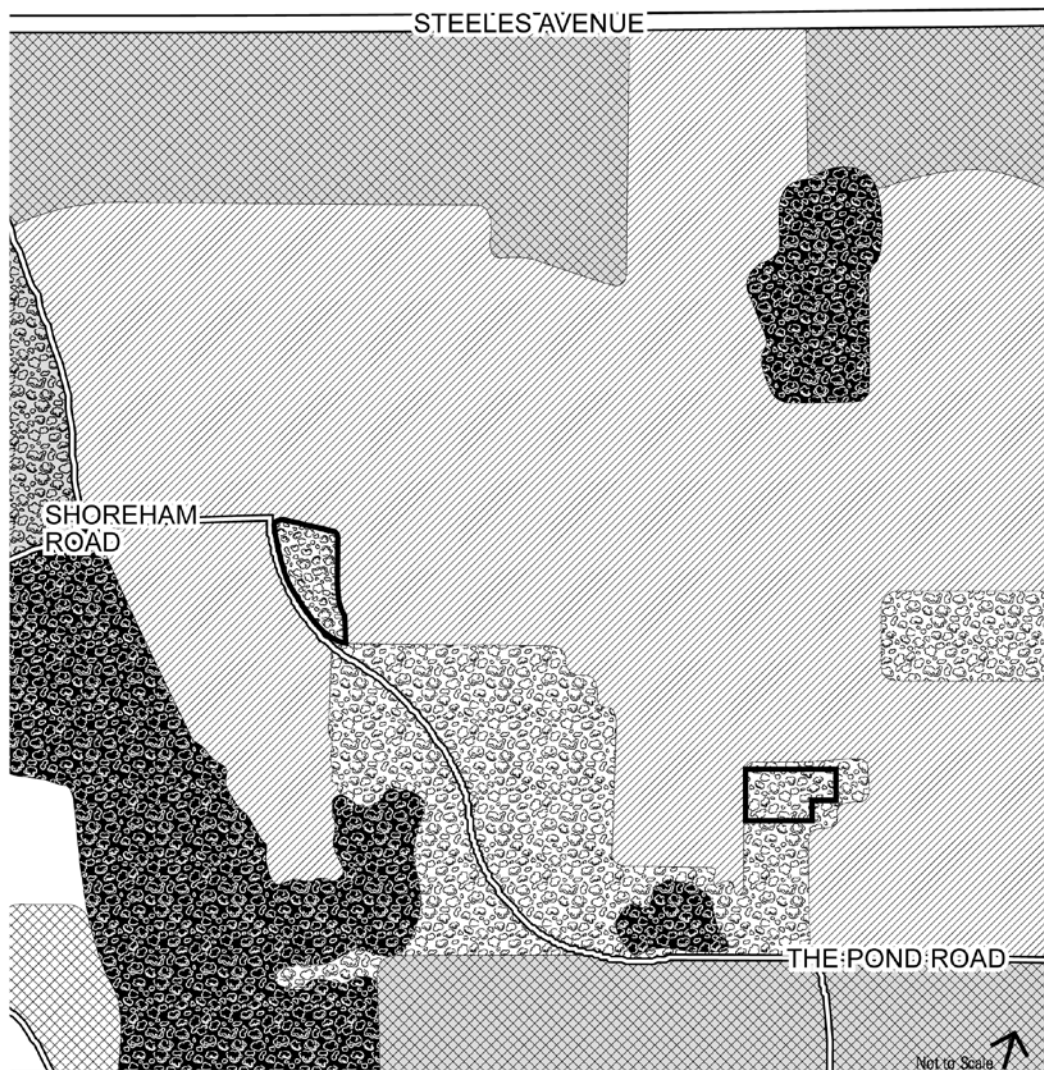
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 340 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 20~ AS
4700 Keele Street

The Official Plan of the City of Toronto is amended as follows:

1. Map 16, Land Use Plan, is amended by re-designating part of the lands known municipally as 4700 Keele Street in 2016, generally located north of The Pond Road and Sentinel Road, from *Parks and Open Space Areas – Parks* to *Institutional Areas*, as shown on the attached Schedule A.
2. Map 16, Land Use Plan, is amended by re-designating part of the lands known municipally as 4700 Keele Street in 2016, generally located adjacent to Shoreham Drive and The Pond Road, from *Institutional Areas* to *Parks and Open Space Areas - Parks*, as shown on the attached Schedule A.
3. Chapter 6, Section 10, York University Secondary Plan is amended with respect to two parts of the lands known municipally as 4700 Keele Street in 2016, generally located north of The Pond Road and Sentinel Road and generally located adjacent to Shoreham Drive and The Pond Road, as shown on the attached Schedule B, as follows:
 - a) Map 10-3, Structure Plan is amended to remove *the Significant Public Spaces* designation for the lands located north of The Pond Road and Sentinel Road and to replace them by re-designating the lands on Shoreham Drive and The Pond Road as *Significant Public Spaces*.
 - b) Map 10-6, Conceptual Park and Community Facilities Plan is amended to remove the *Existing University Open Space* designation for the lands located north of The Pond Road and Sentinel Road and to replace them by re-designating the lands on Shoreham Drive and The Pond Road, as *Existing University Open Space*.
 - c) Map 10-7, Open Space and Natural Heritage System is amended to remove the *Existing Parks and Open Spaces* designation for the lands located north of The Pond Road and Sentinel Road and to replace them by re-designating the lands on Shoreham Drive and The Pond Road as *Existing Parks and Open Spaces*.
 - d) Map 10-10, Land Use is amended to remove the *Parks and Open Spaces* designation for the lands located north of The Pond Road and Sentinel Road and to re-designate them to *Institutional Areas*, and to replace them by re-designating the lands on Shoreham Drive and The Pond Road as *Parks and Open Spaces* from *Institutional Areas*.



Toronto City Planning

Official Plan Amendment # 340 - Schedule A

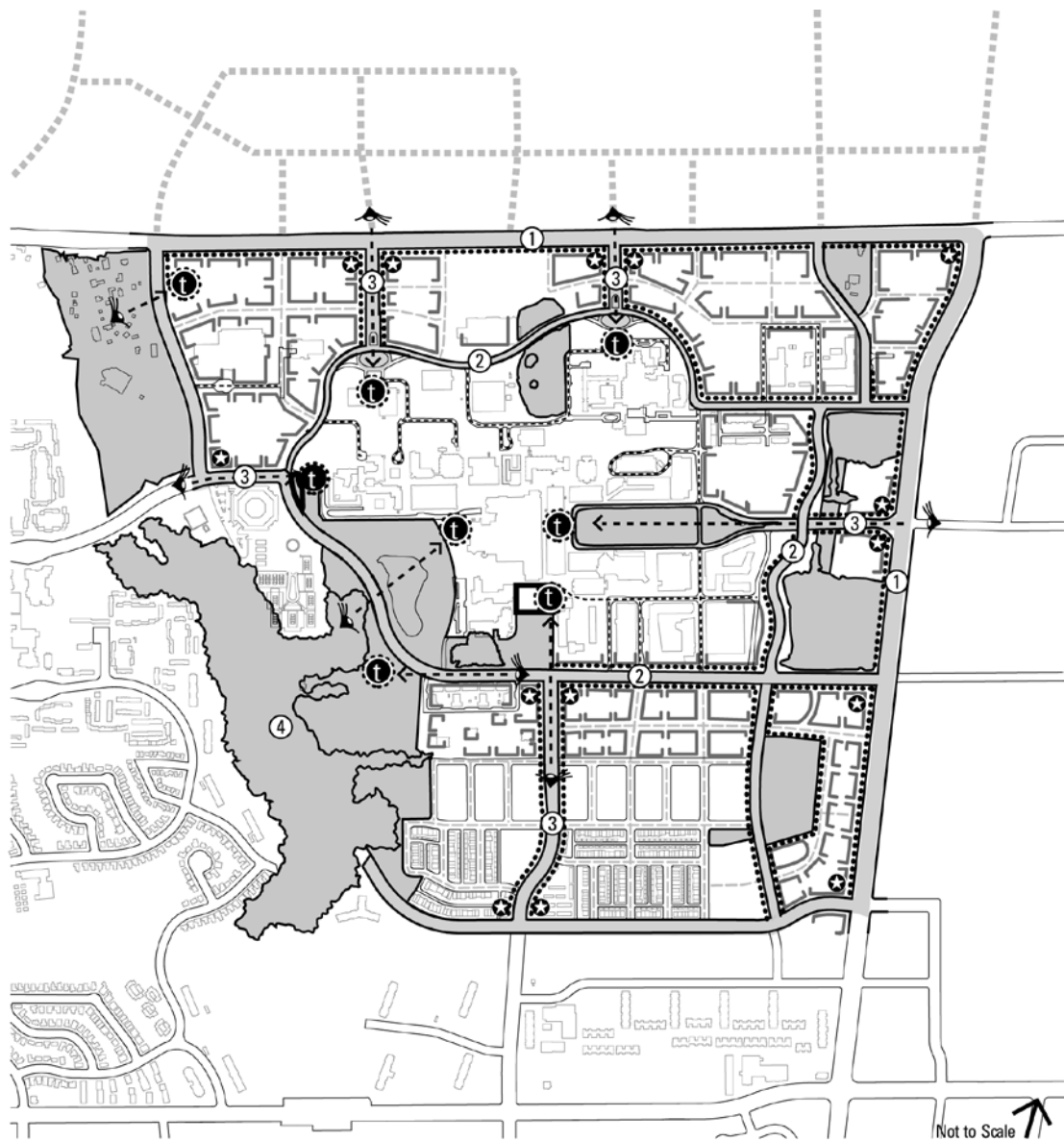
Revisions to Official Land Use Plan, Map 16 to Redesignate Lands from Parks and Open Space Areas - Parks to Institutional Areas and Institutional Areas to Parks and Open Space Areas - Parks

4700 Keele Street

File 15 107421 NNY 08 02



January 2016



Toronto City Planning
Official Plan Amendment # 340 - Schedule B
 Revisions to Map 10-3 Structure Plan of Chapter 6, Section 10, York University Secondary Plan

4700 Keele Street
 File 15 107421 NNY 08 0Z

- | | | | |
|--|--------------------------------|---|----------------------|
| ----- Conceptual City of Vaughan
OPA 620 Street Network | ↔ Significant Views and Vistas | ① Campus Edges on Keele St.
and Steeles Ave. | ② The Ring Road |
| ----- Conceptual locations of
Secondary Streets | ⊕ Gateways | ③ Gateway Streets | ④ Black Creek Valley |
| Area for Streetscape Improvement | ⓘ View Terminus | □ Removed from this map | |
| — Existing and Potential Street
Building Edge | ■ Significant Public Spaces | ◀ Added to Significant
Public Spaces | |

January 2016



Toronto City Planning

Official Plan Amendment # 340 - Schedule B

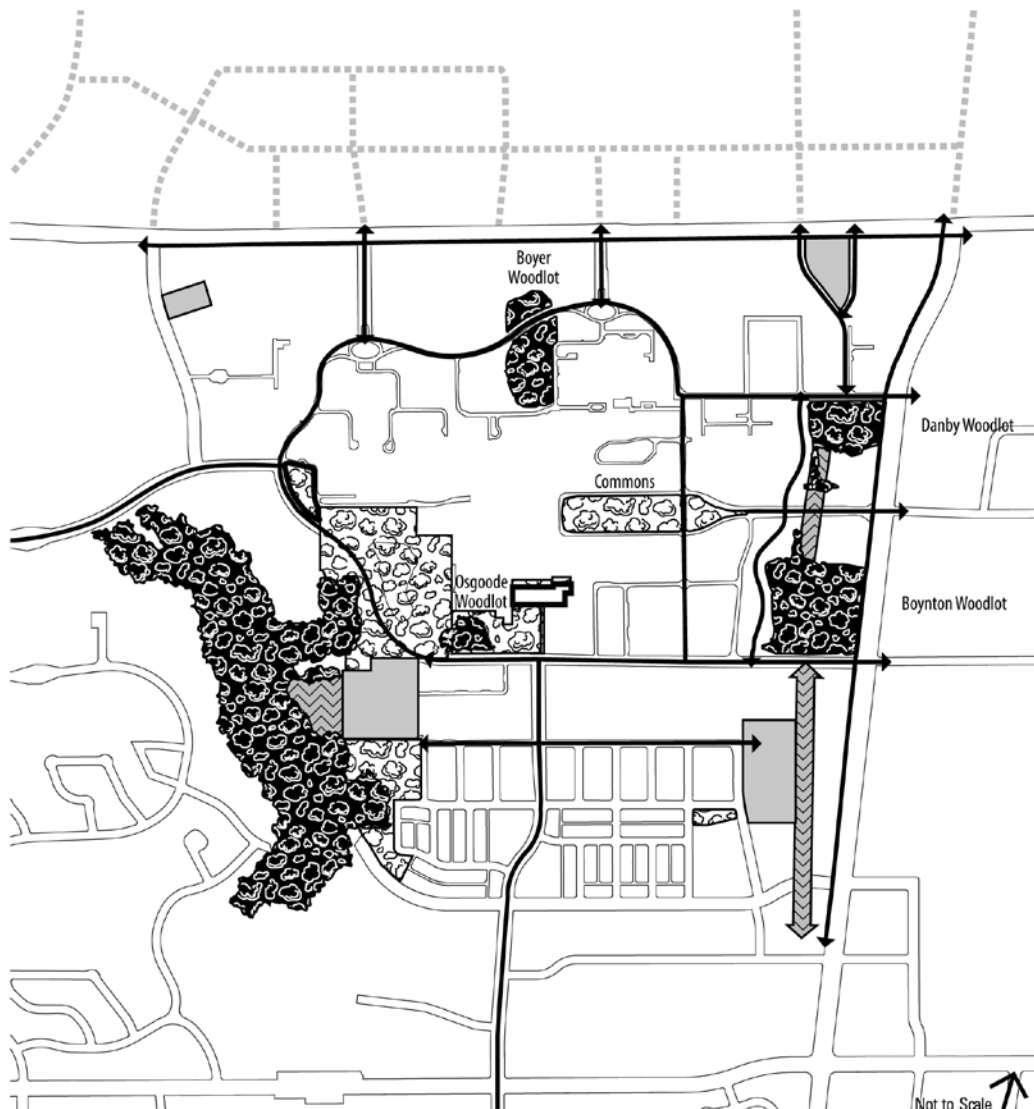
Revisions to Map 10-6 Conceptual Park and Community Facilities Plan of Chapter 6, Section 10, York University Secondary Plan

4700 Keele Street

File 15 107421 NNY 08 02

- | | | |
|---|--------------------------------|---|
| Secondary Plan Boundary | Existing University Open Space | Removed from this map |
| Conceptual City of Vaughan OPA 620 Street Network | Existing City Parkland | Added to Existing University Open Space |
| Proposed School/Community Facility | Proposed City Parkland | |

January 2016



Toronto City Planning

Official Plan Amendment # 340 - Schedule B

Revisions to Map 10-7 Open Space and Natural Heritage System of Chapter 6, Section 10, York University Secondary Plan

4700 Keele Street

File 15 107421 NNY 08 02

- | | | |
|-------------------------------------|---|--|
| Secondary Plan Boundary | Priority Restoration Areas | Removed from this map |
| Natural Heritage Features | Greenways | From Institutional to Existing Parks and Open Spaces |
| Existing Parks and Open Spaces | Conceptual City of Vaughan OPA 620 Street Network | |
| Proposed Parks and Open Space Areas | | |

January 2016



Toronto City Planning

Official Plan Amendment # 340 - Schedule B

Revisions to Map 10-10 Land Use of Chapter 6, Section 10, York University Secondary Plan

4700 Keele Street

File 15 107421 NNY 08 02

— Secondary Plan Boundary

Mixed Use Area

Institutional Areas

Neighbourhoods

Parks and Open Space

Natural Areas

Parks

Conceptual City of Vaughan
OPA 620 Street Network



From Parks to Institutional Areas



From Institutional Areas to Parks

January 2016

Attachment 18: Draft Zoning By-law Amendment

Authority: North York Community Council Item_____,
as adopted by City of Toronto Council on _____
Enacted by Council:_____

CITY OF TORONTO

BY-LAW No. XXX-2016

To amend former City of North York By-law 7625, as amended, with respect of lands forming part of lands municipally known as 4700 Keele Street

WHEREAS authority is given to Council of the City of Toronto to amend Zoning By-law 7625 of the former City of North York, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, c.P. 13, as amended; and,

WHEREAS authority is given to Council of the City of Toronto to conduct a public meeting under Section 34 of the *Planning Act*, R.S.O.; and,

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and,

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

1. This By-law shall apply to those lands outlined and identified on Schedules 1A and 1B of this By-law.
2. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedules 1A, 1B, and YDMU-2 of this By-law.
3. Section 64.41 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

“64.41(XX) YDMU-2(1)

4. Definitions

Notwithstanding Section 2 of By-law 7625, the following definition shall apply to the lands shown on Schedules 1A and 1B to this By-law:

(a) Established Grade

For the purposes of this exception, “Established Grade” shall mean 201.1 metres Canadian Geodetic Datum.

5. Exception Regulations

Notwithstanding Section 6A of By-law 7625, the following regulations shall apply to the lands outlined and identified on Schedules 1A and 1B of this By-law:

(a) Loading Spaces Required

A minimum of 2 loading spaces shall be provided.

(b) Setbacks

The “yard setbacks” shall be as shown on Schedule YDMU-2(1).

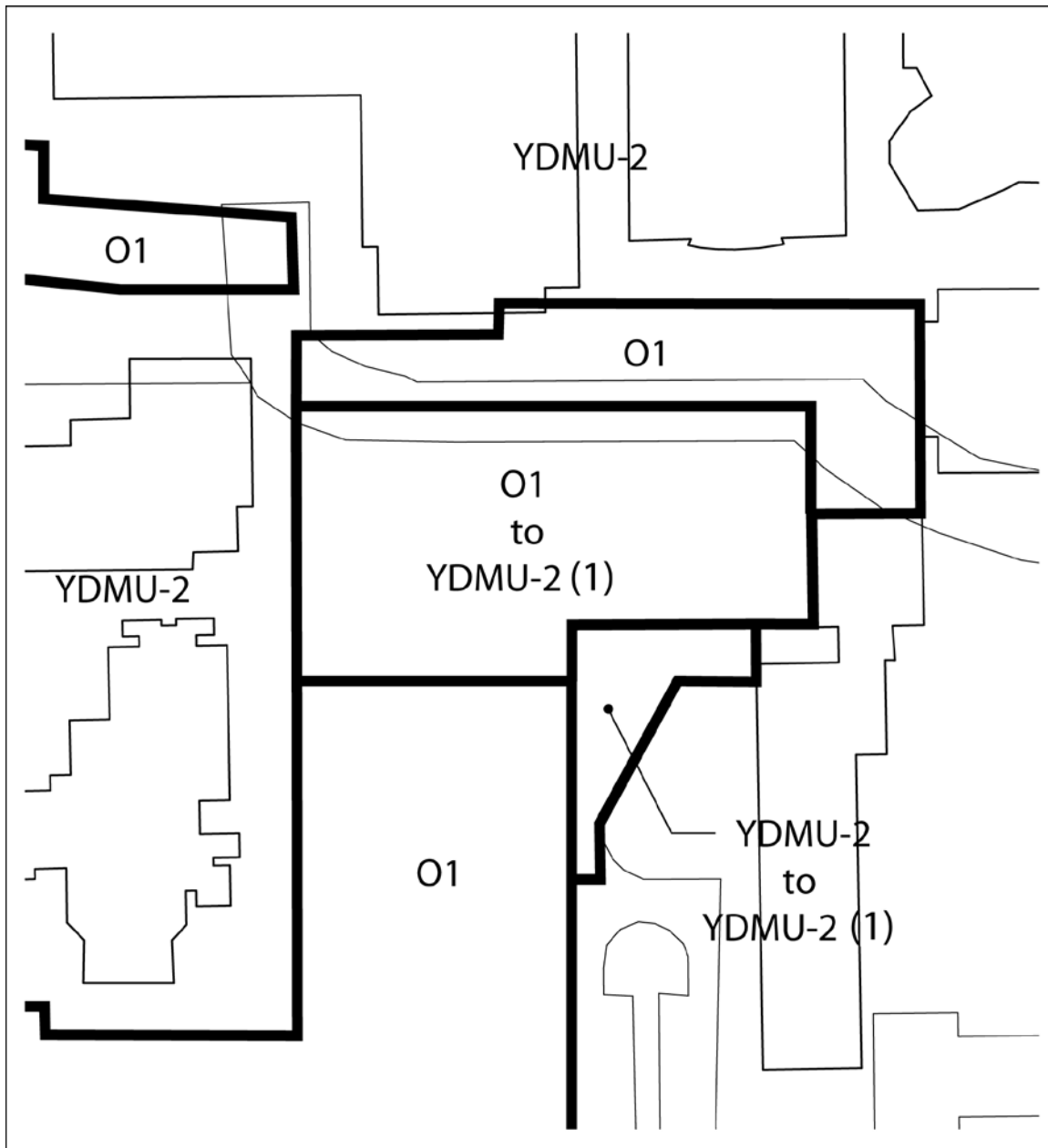
(c) Building Height

The provisions of Section 42.2.3 (Height of Buildings or Structures) shall not apply on the lands identified on Schedule 1. The maximum building height shall not exceed the heights in metres measured from established grade, to a maximum of 24.3 metres and excluding skylights, and to a maximum of 4 storeys, not including mechanical equipment, as set out in Schedule YDMU-2(1).

ENACTED AND PASSED this ____ day of _____, A.D. 2016.

JOHN TORY,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk



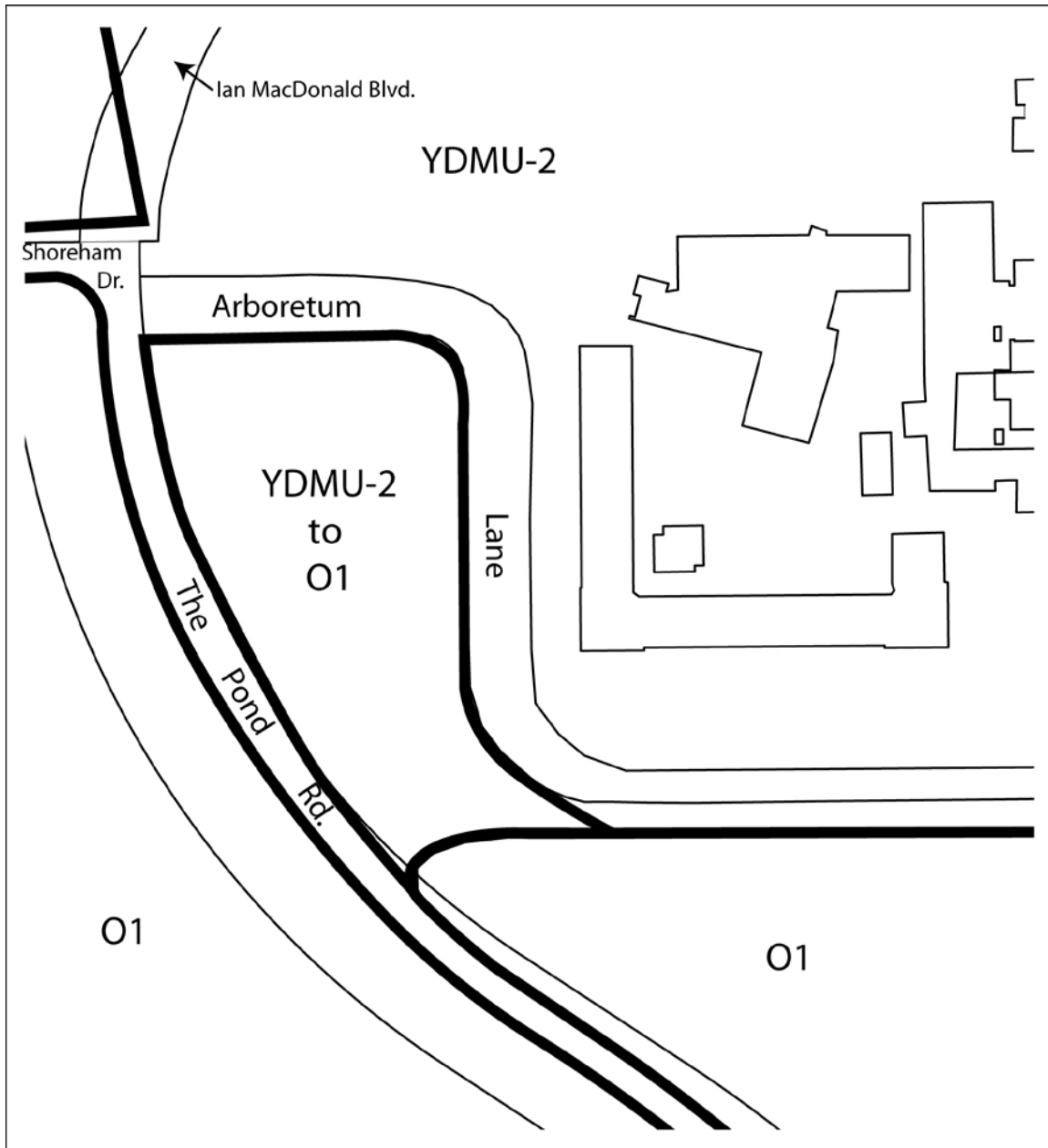
Schedule 1A

Part of Lot 23, Concession 4 West of Yonge Street
 MMM Geomatics Ontario Limited
 Date: 01/29/2016
 Approved by: D.S.

File # 15 107421 NNY 08 02



Not to Scale

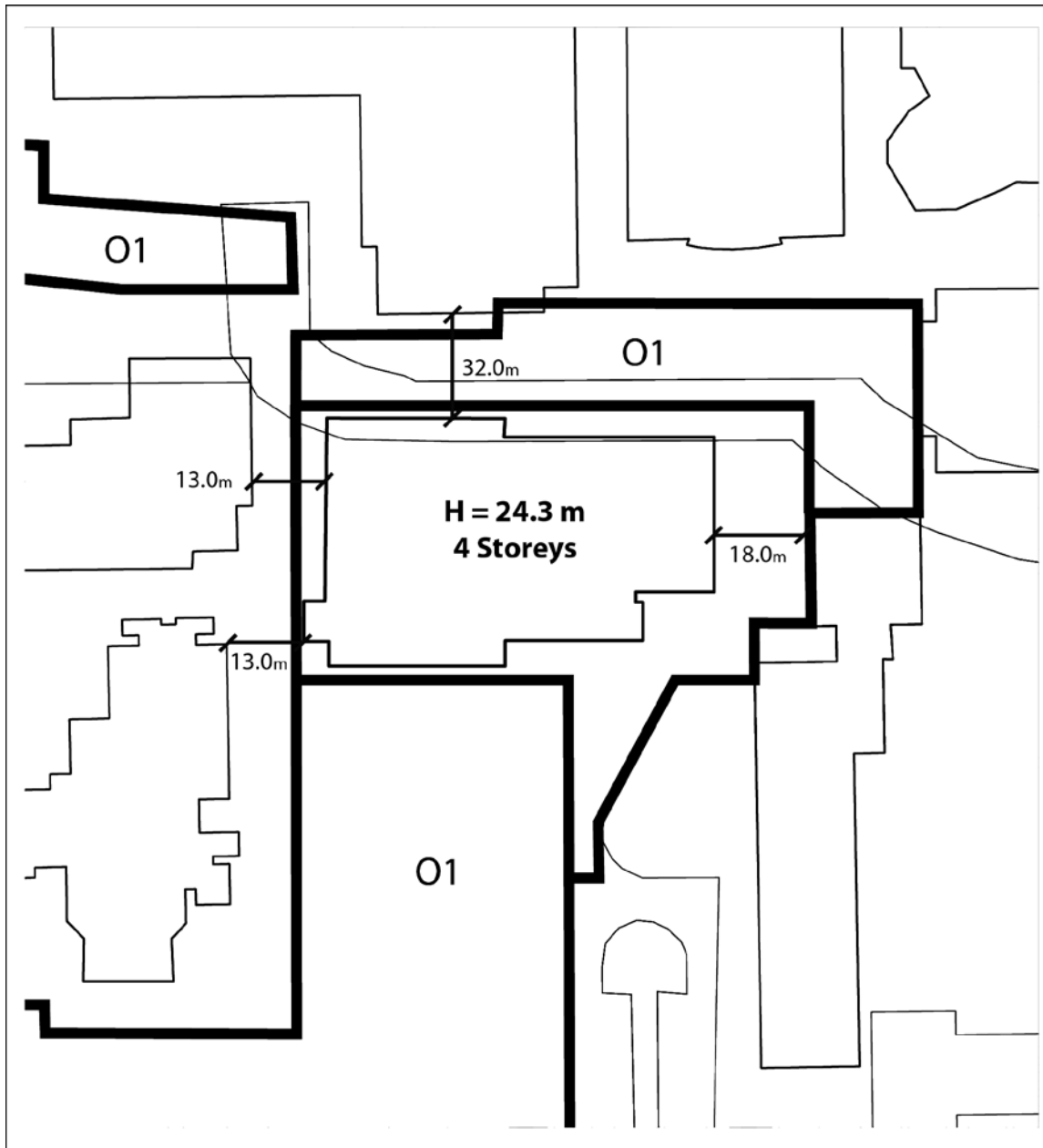


Schedule 1B

File # 15 107421 NNY 08 02

Date: 01/29/2016
Approved by: D.S.

↑
Not to Scale



Schedule YDMU-2(1)

File # 15 107421 NNY 08 02

Date: 01/29/2016
Approved by: D.S.

↑
Not to Scale