



## STAFF REPORT ACTION REQUIRED

### 2522 – 2542 Keele Street – Draft Plan of Standard Condominium Application – Status Report

<b>Date:</b>	April 10, 2018
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning
<b>Wards:</b>	Ward No. 12 - York South-Weston
<b>Reference Number:</b>	File No. 17 125471 WET 12 CD

### SUMMARY

At its meeting of April 4, 2018, Etobicoke York Community Council requested the Chief Planner and Executive Director, City Planning and the City Solicitor, to submit a report directly to City Council on April 24, 2018, that outlines how the final zoning by-law amendment for 2522- 2542 Keele Street facilitates a healthy neighbourhood and encourages a balance of high quality commercial and residential uses that reduce automobile dependency as well as complying with certain sections of the Official Plan. This report responds to that request.

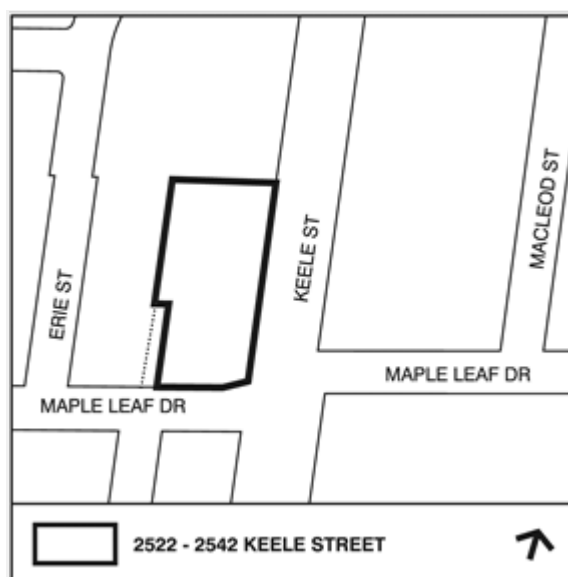
### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council receive this report for information.

### DECISION HISTORY

At its meeting of April 4, 2018, Etobicoke York Community Council requested the Chief Planner and Executive Director, City Planning and the City Solicitor, to submit a report directly to City Council on April 24, 2018, that outlines how the final zoning by-law amendment applicable to 2522- 2542 Keele Street facilitates a healthy



neighbourhood and encourages a balance of high quality commercial and residential uses that reduce automobile dependency, as well as complies with Section 2.3.1.2 (d), Section 2.3.1.3 and Section 2.3.1.4 (d) of the Official Plan.

The direction can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY29.54>

Although the report request was also directed to the City Solicitor, the requested information relates only to planning matters. Accordingly, the City Solicitor has not signed this report, but has reviewed and agrees with the following commentary provided by City Planning staff.

## **COMMENTS**

### **Facilitating a Healthy Neighbourhood**

Through the development application review process, staff evaluate the merits of the application against certain criteria including: conformity with Provincial Plans and the City of Toronto Official Plan; compatibility with adjacent land uses; suitability of the land for the proposed purpose; and adequacy of vehicular access and servicing infrastructure. The development proposed for 2522 – 2542 Keele Street required Zoning By-law Amendment and Site Plan Control applications. The review of these applications is addressed through the Request for Direction report that was before City Council at its meeting of July 16, 2013 (MM37.67). The Request for Direction report provided an analysis of the proposal under the following criteria: compliance with the Provincial Policy Statement and Provincial Plans; compliance with Official Plan policies, including the policies of Section 2.3.1, Healthy Neighbourhoods; land use, density, height, massing and built form; sun and shadow; traffic impact, access and parking; servicing; streetscape; open space and parkland; and compliance with the Toronto Green Standard.

The Site Plan Control application process included the review of the detailed design and technical aspects of the proposed development to ensure it will be attractive and compatible with the surrounding area and contribute to the economic, social and environmental vitality of the City. Features such as building design, site access and servicing, waste storage, parking, loading and landscaping were reviewed as well as further compliance with the Toronto Green Standard requirements.

The Building Permit process entailed a further, more detailed review of the development that built on the previous approval processes in terms of compliance with the Ontario Building Code and City of Toronto standards and requirements. The review process determined compliance with the requirements of the Ontario Building Code which is a set of minimum provisions regarding the safety of buildings including: health and safety; fire protection; structural sufficiency; construction materials; and plumbing and mechanical system.

Over the past five years, staff have been requested through a variety of motions to re-evaluate the existing development in terms of compliance with the various approval processes and standards including the Official Plan, the site specific zoning by-law, the

approved site plan and the building permits. Staff have continually concluded that the existing development was approved and built in accordance with City of Toronto policies, by-laws, permits and standards. In this respect, the existing development facilitates a healthy neighbourhood and encourages a balance of high quality commercial and residential uses that reduce automobile dependency.

Through the recent request, staff have again reviewed the development and continue to support the original evaluation of the project which concluded:

- The decision to support the development is consistent with the Provincial Policy Statement direction regarding intensification in appropriate locations to achieve growth and urban vitality while making efficient use of existing infrastructure;
- The decision to support the development conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe, by providing intensification in a *Mixed Use Areas* on a Major Street served by surface transit; and
- The existing development: is compatible with the abutting properties; achieves the goals and objectives of the Official Plan; is consistent with the land use provisions of the Official Plan policies in terms of built form, traffic, loading, parking and the provision of commercial uses to serve the local area; and creates an opportunity for providing high quality commercial and residential uses.

### **Compliance with Healthy Neighbourhood Policies**

Section 2.3.1 of the Official Plan contains the Healthy Neighbourhoods policies. The policies that Etobicoke York Community Council requested commentary on are noted below in italics with the response immediately following.

- 2.3.1.2. *Developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods will:*
- d) *attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.*

The lands at 2522 – 2542 Keele Street are designated *Mixed Use Areas* in the Official Plan and have a site specific zoning by-law that includes parking requirements for the uses permitted. The existing development complies with the zoning by-law requirements. An analysis of the traffic impact and parking standards was provided in the Request for Direction report by Transportation Services staff. Staff required design elements to address traffic including that the Keele Street access be 'in-right' only and securing a widening of Maple Leaf Drive between Keele Street and Donofree Road through the site plan process. Both elements were addressed and secured through the site plan process and the Keele Street access restriction is in place.

- 2.3.1.3. *Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a Neighbourhood or Apartment Neighbourhood is proposed, Council will determine, at the earliest point in*

*the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study.*

This section of the Official Plan provides an opportunity for City Council to direct staff to undertake studies where significant intensification is proposed. The subject site is designated *Mixed Use Areas* in the Official Plan. The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. The original proposal submitted for the existing development was reviewed and found to be in keeping with the intensification anticipated in *Mixed Use Areas* and City Council did not determine that additional review in this regard was required.

2.3.1.4. *The functioning of the local network of streets in Neighbourhoods and Apartment Neighbourhoods will be improved by:*

d) *discouraging parking on local streets for non-residential purposes.*

Generally, parking standards are created for developments to provide for the parking needs of residents and visitors of the development on the site itself and, by extension, to minimize local on-street parking. The site specific zoning by-law for this development includes parking requirements for residential, visitor and commercial uses. The existing development complies with the by-law requirements for parking.

## **CONCLUSION**

City staff have provided extensive information to Etobicoke York Community Council and City Council in response to numerous motions and requests for such information. This report is in response to a request from Etobicoke York Community Council at its meeting of April 4, 2018. Staff recommend that City Council receive this report for information.

## **CONTACT**

Sarah Henstock, MCIP, RPP  
Manager, Community Planning  
Tel. No. 416-394-2610  
E-mail: sarah.henstock@toronto.ca

## **SIGNATURE**

---

Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director, City Planning  
City Planning Division