

3374 Keele Street – Zoning Amendment Application – Preliminary Report

Date: March 3, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 20 228056 NNY 06 OZ

Notice of Complete Application Issued: December 15, 2020

Current Use(s) on Site: Undeveloped land consisting mainly of a paved surface.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application located at 3374 Keele Street.

The site is currently undeveloped land, consisting of a paved surface with trees at its periphery. The applicant proposes the construction of a 12 storey residential building containing 158 dwelling units with condominium tenure.

Staff are currently reviewing the application. The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule an online community consultation meeting regarding the application located at 3374 Keele Street, together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Site Description

The site is located to the north of the Keele Street and Sheppard Avenue West intersection, and is comprised of the land municipally known as 3374 Keele Street. The site is approximately rectangular in shape. The site is 2,526 square metres in size, and has frontage of approximately 55.5 metres along Keele Street and is approximately 45.7 metres deep.

The site is designated *Mixed Use Areas* in the Official Plan. A site designated *Apartment Neighbourhoods* partially wraps the site to the north and west, and contains a 10-storey apartment building. To the south are lands designated *Mixed Use Areas* containing a low-rise commercial plaza. To the east is Keele Street, which has a planned right-of-way width of 36 metres in the Official Plan. To the east, across Keele Street, is the "William Baker District" which is designated *Natural Areas* and *Parks* in the Official Plan and is located in the Downsview Secondary Plan area. The William Baker District is subject to a development application (file no. 2021 119571 NNY 06 OZ). The site is located along an identified *Avenue* in the Official Plan.

Application Description

The applicant proposes to amend City of Toronto Zoning By-law 569-2013 for the lands at 3374 Keele Street to redevelop the site with a 12 storey building containing 12,018 square metres of residential gross floor area (GFA), which represents a floor space (FSI) index of 4.76 times the lot area.

The proposed building would be set back 3 metres from Keele Street and approximately 7.5 metres from the rear (there would be some intrusions into the rear setback). To the south, the building would be set back from the property line by 300 millimetres. The setback to the north, if any, is not labelled in the submitted drawings and assumed to be zero. The proposed building contains a number of stepbacks outlined in the chart below.

The proposal includes two levels of underground parking with 107 vehicular parking spaces and 182 bicycle parking spaces. Parking within the 2 level underground parking garage would be accessed via an on-site driveway that leads directly to Keele Street. One Type-G loading space is proposed and would also be accessed from the driveway.

Category	December 10, 2020 Submission	
Site Area	2,526 square metres	
Building Setbacks from Property Line	North	(not labelled)
	South	0.3 metres
	East	3.0 metres
	West	7.5 metres, though the drawings appear to show a small intrusion into this setback
Building Stepbacks - Front	0 metres	
Above the 6th Floor	1.5 metres	
Above the 7th Floor	1.5 metres	
Above the 9th Floor	1.5 metres	
Above the 12th Floor	3.0 metres	
Building Stepbacks - Rear	none	
Building Stepbacks - South	5.5 metres	
Above the 6th Floor	1.5 metres	
Above the 9th Floor	3.035 metres	
Above the 12th Floor		
Building Stepbacks - North	7.5 metres	
Above the 6th Floor	1.5 metres	
Above the 9th Floor	1.5 metres	
Above the 12th Floor	1.5 metres	
Gross Floor Area (GFA)		
Residential	12,018 m ²	
Non-Residential (Retail)	0 m ²	
TOTAL	12,018 m ²	
Floor Space Index (FSI)	4.76 times the lot area	
Building Height	42.9 metres (includes a wrapped mechanical penthouse)	
Proposed Net New Residential Units		
Studio	0 (0%)	
1 Bedroom	86 (54.4%)	
2 Bedroom	56 (35.4%)	
3 Bedroom	16 (10.1%)	
Total	158	
Amenity Area		
Indoor	398 square metres	
Outdoor	330 square metres	
Total	728 square metres	
Proposed Vehicular Parking (residential: visitor)	107 spaces (84: 23)	
Loading Spaces	1 Type 'G'	
Bicycle Parking (long-term residential: short term)	182 spaces (170:12)	
Proposed Parkland Dedication	Through cash-in-lieu	

Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/3374KeeleSt

See Attachment 1 of this report, for a three dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 16.

Zoning By-laws

The site is zoned C1 (52) (General Commercial Zones) in former City of North York By-law 7625 and CR 1.0 (c1.0; r0.0) Standard Set 3 (x229) (Commercial-Residential) in city-wide Zoning By-law 569-2013. These zones permit a range of commercial and residential uses, including office and retail uses among other commercial uses, dwelling units within an apartment building and mixed use buildings. The site has a maximum permitted height of 10.5 metres and 3 storeys and a permitted floor space index of 1.0. However, the site specific exception applicable to the site limits the applicable use to only a gas station and accessory uses such as the servicing of motor vehicles and a retail store (to a maximum of 110 square metres).

The City's Zoning By-law 569-2013 is available online here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Performance Standards for Mid-Rise Buildings;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Guidelines;
- Pet Friendly Design Guidelines; and

- Publicly-Accessible Privately-Owner Spaces (POPS) guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The application to amend the Zoning By-law is required to permit the use and vary performance standards including building height and floor space index. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Bylaws.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Planning Staff will evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Official Plan Conformity

Planning Staff will evaluate the application to determine its conformity with the Official Plan. This includes conformity with policies for *Mixed Use Areas* designated lands, lands along identified *Avenues*, and the Built Form and Public Realm Policies. For example, Staff will evaluate whether the proposal conforms with policy 4.5.2 e) regarding locating and massing new buildings to frame the edges of street with good proportion, sunlight and comfortable wind conditions for pedestrians. Staff will address whether the at-grade setback sufficiently addresses this policy. Staff will also consider whether the proposal meets the intent of the *Apartment Neighbourhoods* policies for the proposed building's relationship with the existing apartment building to the north and west, including policy 4.2.3 g) regarding consolidation of parking and servicing, and 4.2.3 o) which directs the minimization of curb cuts. These are related to Built Form policy 3.1.2.4 b) regarding the consolidation of curb cuts to improve the safety and attractiveness of the public realm. Staff will evaluate the appropriateness of the proposed driveway access in relation to these policies. This evaluation is preliminary and is ongoing as more analysis is undertaken.

Public Realm and Built Form

The proposal will be evaluated against the Public Realm and Built Form policies of the Official Plan, as well as City Urban Design Guidelines. At a high-level, the proposal is for a 12 storey residential building on a *Mixed Use Areas* designated site with an identified *Avenues* element in the Official plan. This is a site where a mid-rise building may be appropriate. The City's Performance Standards for Mid-rise Buildings, however, include Performance Standard 1, which indicates that the maximum height of a mid-rise building is 11 storeys and 36 metres, and Performance Standard 10 regarding minimum setbacks to at-grade residential uses. The applicant is currently proposing a 3 metre setback from Keele Street to a residential use (no retail uses are proposed at this time). City Staff typically seek a larger front yard setback to accommodate for private amenity and a landscape setback from the boulevard. The City also has Tall Building Design Guidelines which guide the public realm and built form elements for tall buildings. Staff will evaluate the proposal against City Urban Design Guidelines to determine the suitability of each of the proposal's elements, including height, massing, setbacks, stepbacks, landscaping and lighting. Staff will also review the development in relation to its context and neighbouring sites, including setbacks to neighbouring sites.

The applicant has submitted a sun/shadow study and a pedestrian level wind study. Staff will evaluate the sun/shadow and pedestrian level wind impacts of the proposal.

These are initial considerations for the public realm and built form. Further concerns may be identified.

Growing Up Guidelines

The City's Growing Up: Planning for Children in New Vertical Communities document includes guidelines to ensure that new vertical communities are designed with families in mind. The document includes guidelines at three scales: the neighbourhood, the building and the unit.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units). The applicant proposes to provide 56 (35.4%) of the 158 new dwelling units 2-bedroom units, and 16 (10.1%) of the new dwelling units as 3-bedroom units, which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up guidelines.

Staff will continue to evaluate the proposal based on the Growing Up guidelines at all three scales.

Natural Heritage Protection

The subject lands are in across the street from the William Baker District, which includes Natural Heritage Areas as identified on Map 9 of the Official Plan. The proponent has submitted a Natural Heritage Impact Study. Staff will evaluate the potential impacts of the proposal on these Natural Heritage Areas.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an arborist report which identifies the trees which are on-site and nearby. The applicant has also submitted a landscape plan, and proposes the removal of two existing trees, as well as new tree planting. The arborist report and tree plantings will be evaluated, including whether the proposed trees have appropriate above and below ground conditions to ensure that they can grow to maturity and contribute to the public realm.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant has submitted an Avenue Segment Study and Community Services and Facilities Study. It is noteworthy that the site is located within the York University Heights Neighbourhood Improvement Area (NIA). The City has identified NIAs through the Toronto Strong Neighbourhoods Strategy to support healthy communities across Toronto by partnering with residents, community agencies and businesses to invest in people, services, programs and facilities in the 31 identified NIAs. The Strategy will strengthen social, economic and physical conditions and deliver local impact for city-wide change. Staff are reviewing the submitted studies and evaluating the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population. This evaluation will be based on City policies and guidelines, including those in the Official Plan.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title. The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Infrastructure/Servicing Capacity

The applicant submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

The applicant also submitted a Transportation Impact Study with their application. The purpose is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the Transportation Impact Study and the proposed parking supply, which is lower than current Zoning By-law requirements. Staff will also consider appropriate Transportation Demand Management (TDM) measures, as well as potential pedestrian access improvements. There is an opportunity to explore consolidated vehicular access with the site immediately to the north.

School Boards

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB). The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Staff will review the application to ensure compliance with Tier 1 of the TGS. Through an anticipated Site Plan Approval process, Staff will work with the applicant to encourage achievement of a higher Tier.

Other Matters

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

CONTACT

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E-mail: matt.armstrong@toronto.ca

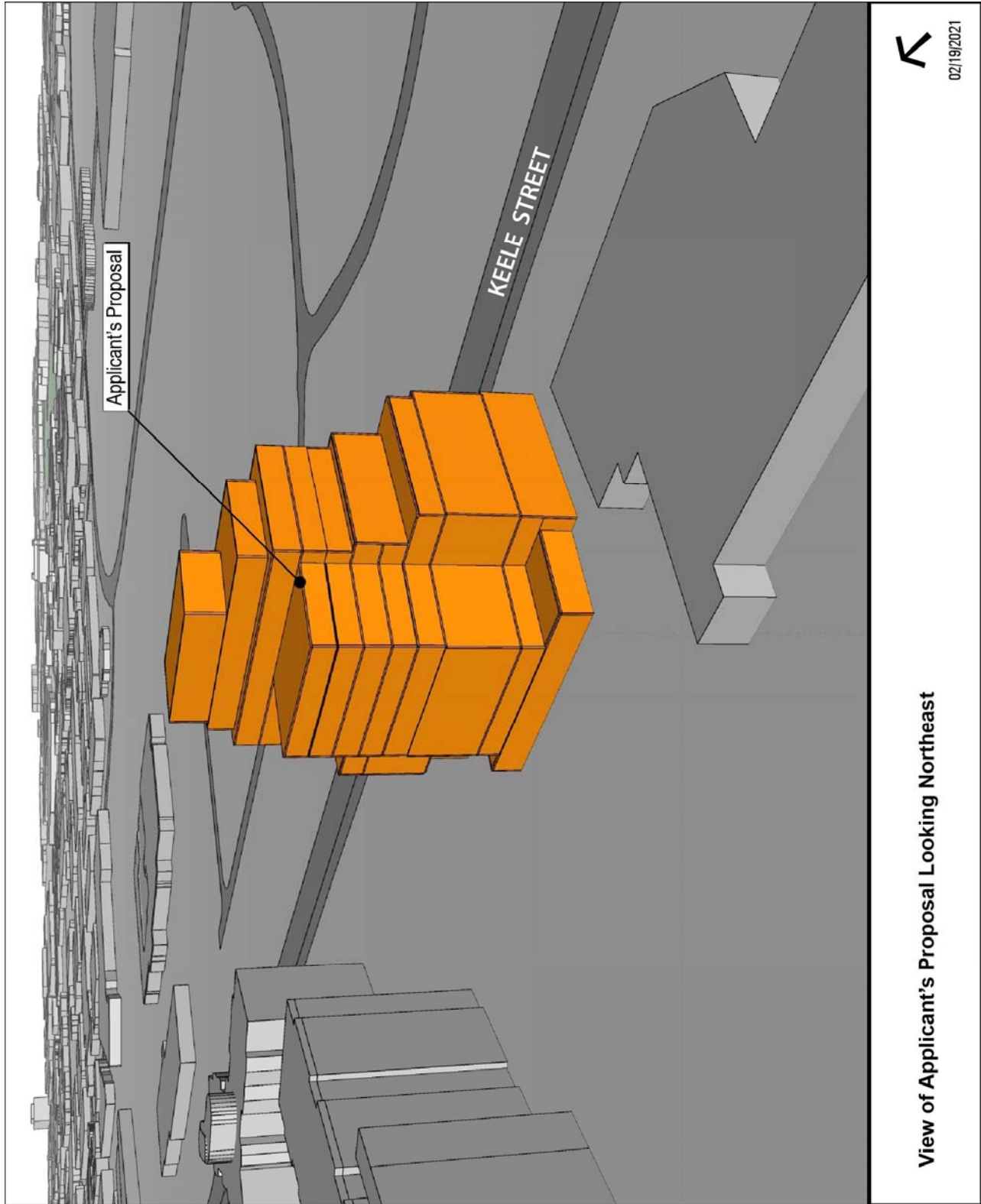
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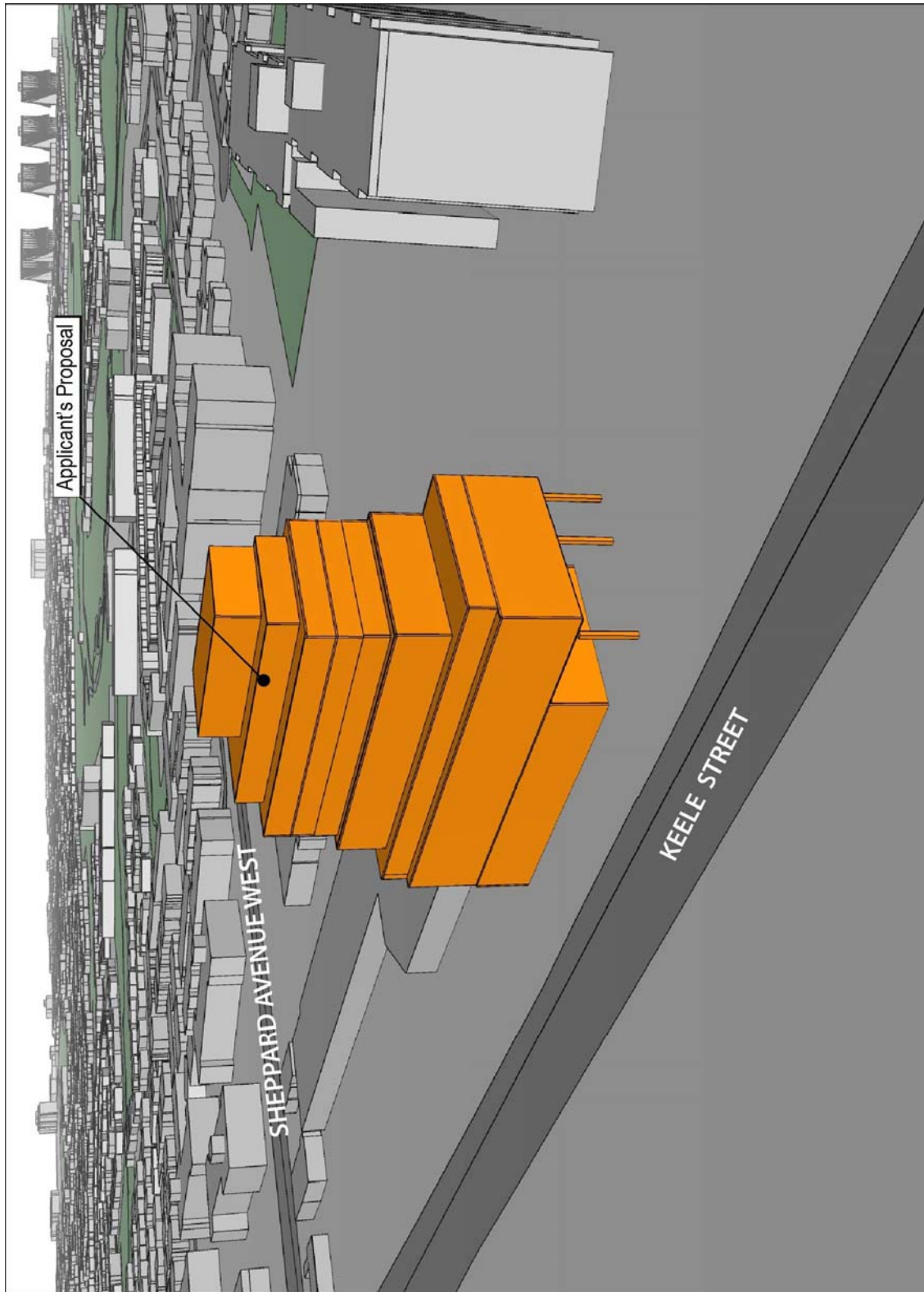
Giulio Cescato, Acting Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Land Use Map
Attachment 5: Official Plan Urban Structure Map
Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context





Applicant's Proposal

SHEPPARD AVENUE WEST

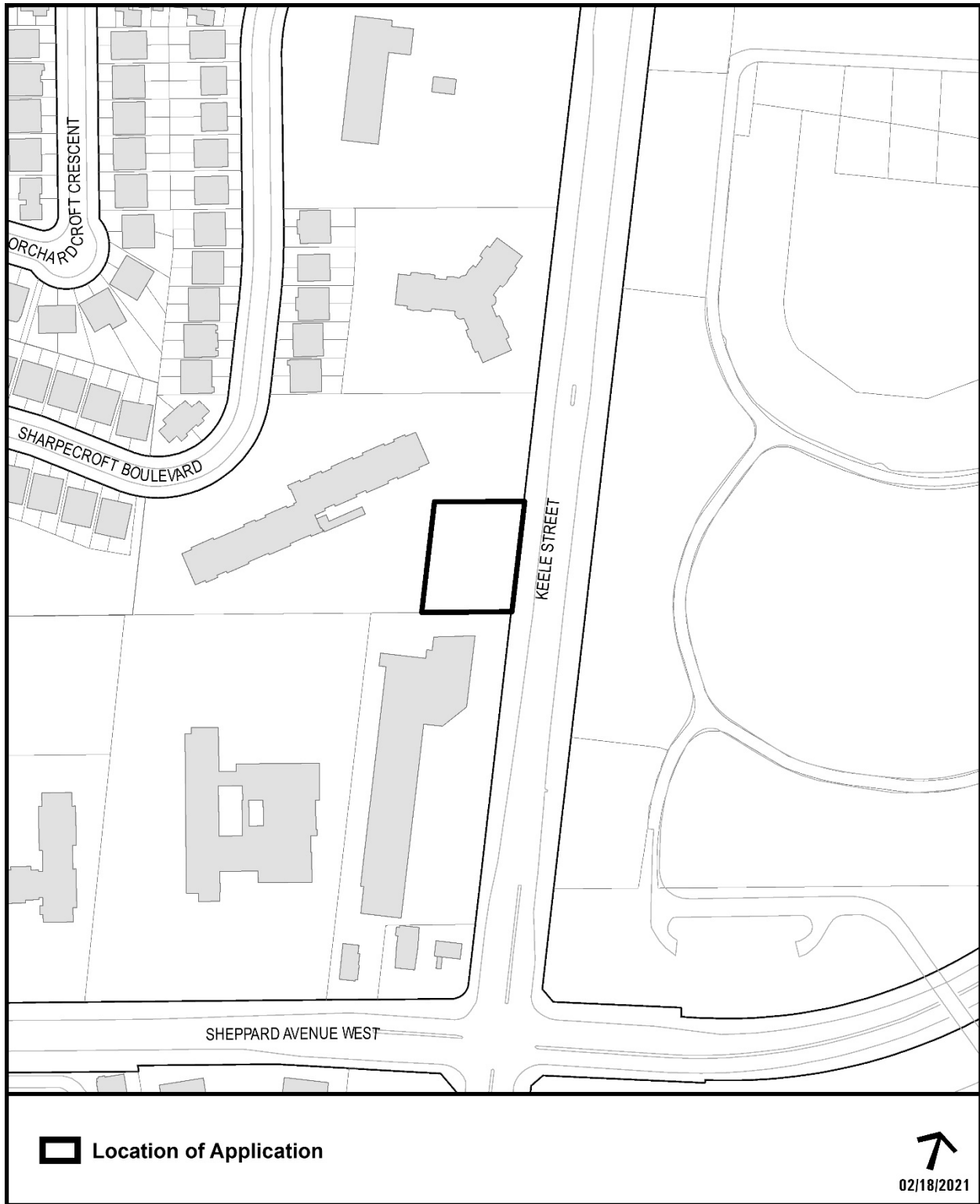
KEELE STREET



02/19/2021

View of Applicant's Proposal Looking Southwest

Attachment 2: Location Map



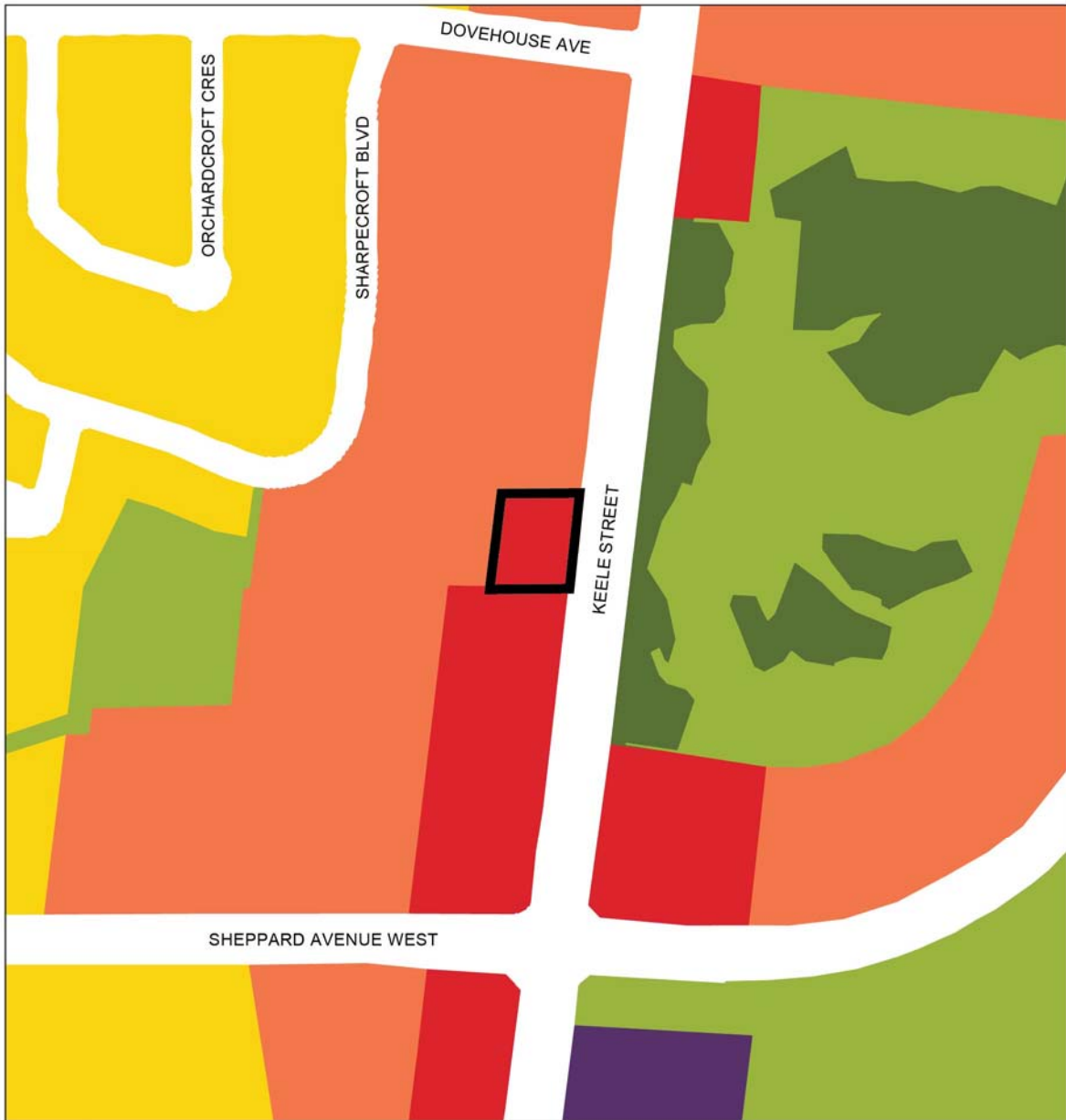
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Land Use Map



3374 Keele Street

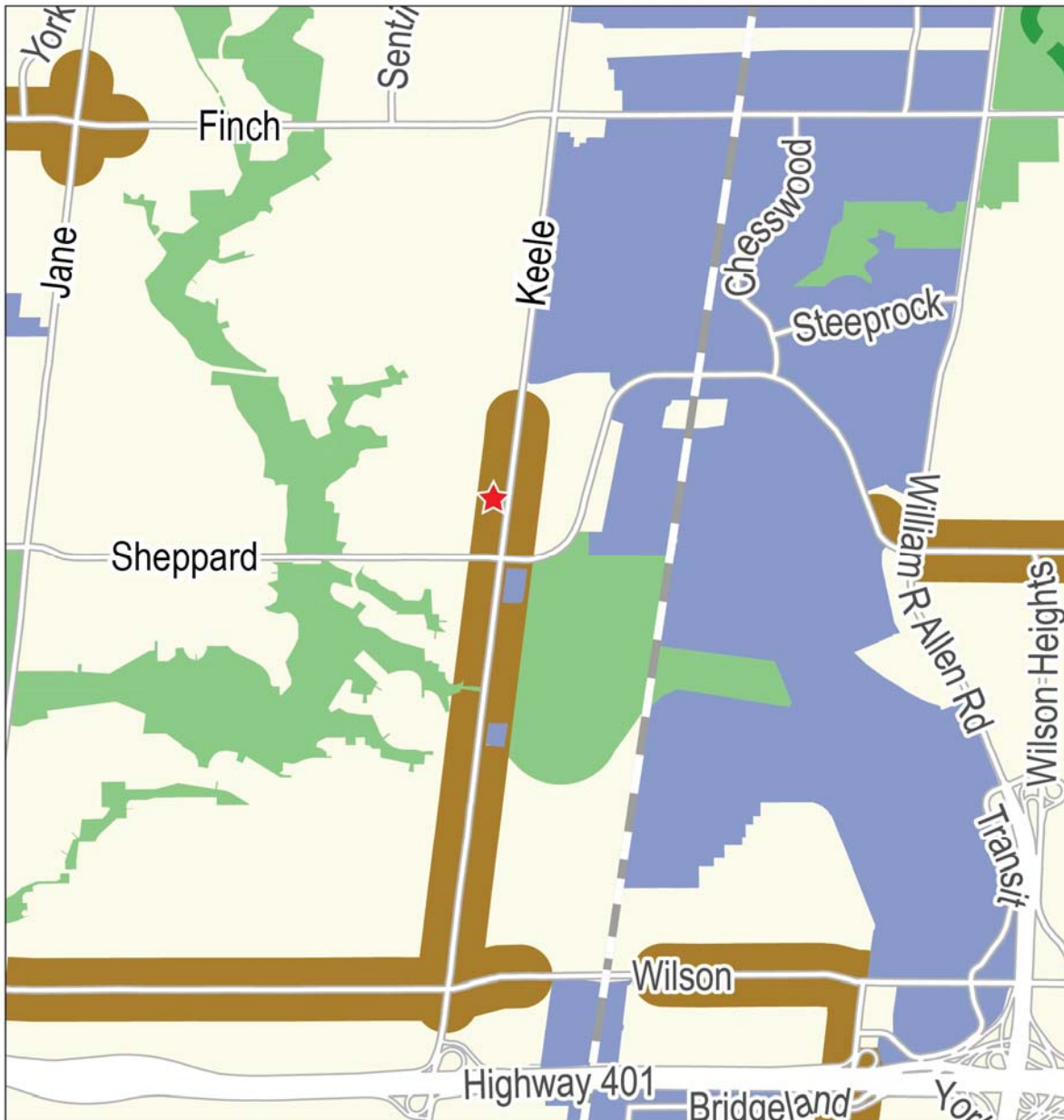
Official Plan Land Use Map #16

File # 20 228056 NNY 06 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Core Employment Areas

Not to Scale
02/18/2021

Attachment 5: Official Plan Urban Structure Map



3374 Keele Street

Official Plan Map 2 - Urban Structure

File # 20 228056 NNY 06 0Z

- ★ Location of Application
- Avenues
- Employment Areas
- Green Space System

↑
Not to Scale
02/19/2021

Attachment 6: Application Data Sheet

Municipal Address: 3374 KEELE ST **Date Received:** December 10, 2020

Application Number: 20 228056 NNY 06 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal for a 12 storey, 12,018 square metre building containing 158 residential units. 107 vehicular parking, and 182 bicycle parking spaces proposed.

Applicant	Architect	Owner
BOUSFIELDS INC. 3 Church Street, Suite 200 Toronto, Ontario M5E 1M2	Kirkor Architects & Planners 20 De Boers Drive, Suite 400 Toronto, Ontario M3J 0H1	1240967 ONTARIO INC. 7 Farringdon Drive, Toronto, Ontario M2L 2B4

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 1.0 (c1.0; r0.0) SS3 (x229)	Heritage Designation:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,526 Frontage (m): 56 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,274	1,274
Residential GFA (sq m):			12,018	12,018
Non-Residential GFA (sq m):				
Total GFA (sq m):			12,018	12,018
Height - Storeys:			12	12
Height - Metres:			38	38

Lot Coverage Ratio (%) 50.44 Floor Space Index: 4.76

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	12,018	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			158	158
Other:				
Total Units:			158	158

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			86	56	16
Total Units:			86	56	16

Parking and Loading

Parking Spaces:	107	Bicycle Parking Spaces:	182	Loading Docks:	1
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