



## REPORT FOR ACTION

# 406 and 410 Keele Street - Zoning By-law Amendment Application - Preliminary Report

**Date:** March 30, 2021

**To:** Toronto and East York Community Council

**From:** Director, Community Planning, Toronto and East York District

**Ward:** 4 - Parkdale-High Park

**Planning Application Number:** 20 233328 STE 04 OZ

**Related Site Plan Control Application Number:** 20 233329 STE 04 SA

**Current Uses on Site:** A surface parking lot and trailer being used as an automotive sales office is located at 406 Keele Street, and an illuminated billboard display sign, surrounded by landscaping is located at 410 Keele Street.

## SUMMARY

---

This report provides information and identifies a preliminary set of issues regarding the development application for 406 and 410 Keele Street.

This Zoning By-law Amendment Application supersedes an earlier combined Official Plan ("OPA") and Zoning By-law Amendment application, which were appealed, to the Local Planning Appeal Tribunal ("LPAT") by the applicant. The OPA and the initial Zoning By-law Amendment were approved in principle, with conditions, by the LPAT at a hearing on August 2, 2020.

City staff are reviewing this new Zoning By-law Amendment application for a 5-storey residential building containing 64 dwelling units, and 32 parking spaces in one level of underground parking.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to scheduling a community consultation meeting for the application in consultation with the Ward Councillor.

## **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. City Planning staff schedule a community consultation meeting for the development application for 406 and 410 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.

## **DECISION HISTORY**

---

On July 12, 2017, an Official Plan and Zoning By-law Amendment Application (File No. 17 196943 WET 13 OZ) was submitted to permit a 5-storey residential building containing 30 units and 26 parking spaces.

On October 17, 2017, Etobicoke York Community Council ("EYCC") considered and adopted, with amendments, a Preliminary Report for the Official Plan and Zoning By-law Amendment Application (File No. 17 196943 WET 13 OZ). The decision of EYCC and the Preliminary Report can be found here:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY25.4>

On January 12, 2018, the Official Plan and Zoning By-law Amendment Application (File No. 17 196943 WET 13 OZ) was appealed to the LPAT by the applicant.

On June 18, 2019, City Council adopted a Request for Direction Report to authorize the City Solicitor, together with appropriate City staff, to attend to the LPAT hearing in support of a revised application. The decision of City Council and the Request for Direction Report can be found here:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.14>

On August 2, 2019, the Official Plan and Zoning By-law Amendment application (File No. 17 196943 WET 13 OZ) was approved in principle, with conditions, by LPAT (Case File No.: PL171197), to permit a 5-storey residential building containing 30 units and 31 parking spaces. The LPAT issued its interim order with the final order subject to conditions on March 17, 2020.

## THE APPLICATION

---

**Complete Application Submission Date:** February 11, 2021

### Description

This application proposes a 5-storey (18.64 metres to the top of the mechanical penthouse and elevator overrun) residential building containing 64 dwelling units, and 32 parking spaces in a one-storey below ground parking garage.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 2, 3 and 6 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

### Reason for the Application

This new Zoning By-law Amendment Application proposes to amend former City of Toronto Zoning By-law 438-86 to vary performance standards including: building height; building setbacks; floor space index; amenity space and vehicular parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

This Zoning By-law Amendment will bring the subject site into City-wide Zoning By-law 569-2013.

## POLICY CONSIDERATIONS/PLANNING FRAMEWORK

---

### Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy-led system. 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 "Growth Plan") and, where applicable, the Greenbelt Plan (2017). 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 (the "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 "Planning Act"). The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship.

The site is designated Neighbourhoods on Land Use Map 17.

According to Official Plan Policy 4.1.1 Neighbourhoods are 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.

See Attachment 4 of this report for the Official Plan Land Use Map.

The Toronto Official Plan can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/official-plan/>

## **Heritage**

The subject site is located north and northwest of two properties on the Heritage Register. The Campbell Block, constructed in 1888, is located at 2856 Dundas Street West, at the northwest corner of Dundas Street West and Keele Street. The Bank of Toronto, constructed in 1911, is located at 2854 Dundas Street West at the northeast corner of Dundas Street West and Keele Street.

The subject site is located within the City Council-authorized Junction Phase 1 Heritage Conservation District Study area. The Junction Phase 1 HCD study is to evaluate potential heritage value in the area and forecasted to be initiated in fall 2021.

## **Zoning By-laws**

The site is not currently zoned under Zoning By-law 569-2013. This Zoning By-law Amendment will be an opportunity to introduce this site into Zoning By-law 569-2013.

See Attachment 5 of this report for the Zoning By-law Map.

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

Under former City of Toronto Zoning By-law No. 438-86, the lands are in an Industrial District (I1 D2). This zoning permits a wide range of non-residential uses, such as light manufacturing, industrial workshops, warehousing and storage, automobile related uses, community services and facilities. Residential uses are not permitted. The

maximum density is 2.0 times the lot area. The maximum building height permission is 14.0 metres.

### **Urban Forestry/Environment**

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).

### **Design Guidelines**

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

- Townhouse and Low-Rise Apartment Guidelines
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

### **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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

The TGS can be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/toronto-green-standard/tier-1-planning-applicationrequirements/>

### **Site Plan Control**

The development is subject to Site Plan Control. A Site Plan Control application has been submitted and is under concurrent review.

## **COMMENTS**

---

### **ISSUES TO BE RESOLVED**

City Planning staff have identified a number of preliminary issues with the proposed development. Staff will work with the applicant to address these concerns and achieve a proposal which is compatible with its surrounding context.

### **Provincial Policies**

Revisions may be required to ensure that the proposed development conforms with the Growth Plan, and is consistent with the PPS.

### **Official Plan**

City Planning staff will review and assess the application for conformity with the Official Plan policies, and the OPA that was previously approved in principle, by the LPAT.

### **Noise Attenuation**

The location of the site within 300 metres of the CP Rail to the north requires a Noise Impact Study be submitted in support of this application. The City will peer review the findings of the submitted Noise Impact Study.

### **Heritage**

Heritage Planning staff will review the Heritage Impact Assessment and will assess the impacts of the proposed development on the nearby buildings on the heritage register at 2854 Dundas Street West and 2856 Dundas Street West.

### **Height and Transition**

The proposed building's height and massing will be assessed to ensure appropriate transitioning to the adjacent residential properties to the west, and that the proposed building fits into the surrounding built form context along Keele Street. City Planning staff will also review the development proposal for consistency with the Townhouse and Low-Rise Apartment Design Guidelines including building setbacks from the property lines and stepbacks of upper floors.

### **Privacy and Overlook**

Staff will assess the proposed development for any potential adverse privacy and overlook issues with adjacent residential properties, and ensure that they are mitigated.

**On-site Common Amenity**

Staff will continue to assess the proposed amount and location of indoor and outdoor amenity space to ensure it is acceptable.

**Infrastructure/Servicing Capacity**

Transportation Services staff and Solid Waste staff will assess the Type 'C' loading space proposed to ensure the solid waste and loading facilities are acceptable.

**Toronto Green Standard**

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

**Additional Issues**

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.



## **NEXT STEPS**

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

## **CONTACT**

---

Catherine Jung, Assistant Planner  
Telephone: 416-338-3735  
E-mail: Catherine.Jung@toronto.ca

## **SIGNATURE**

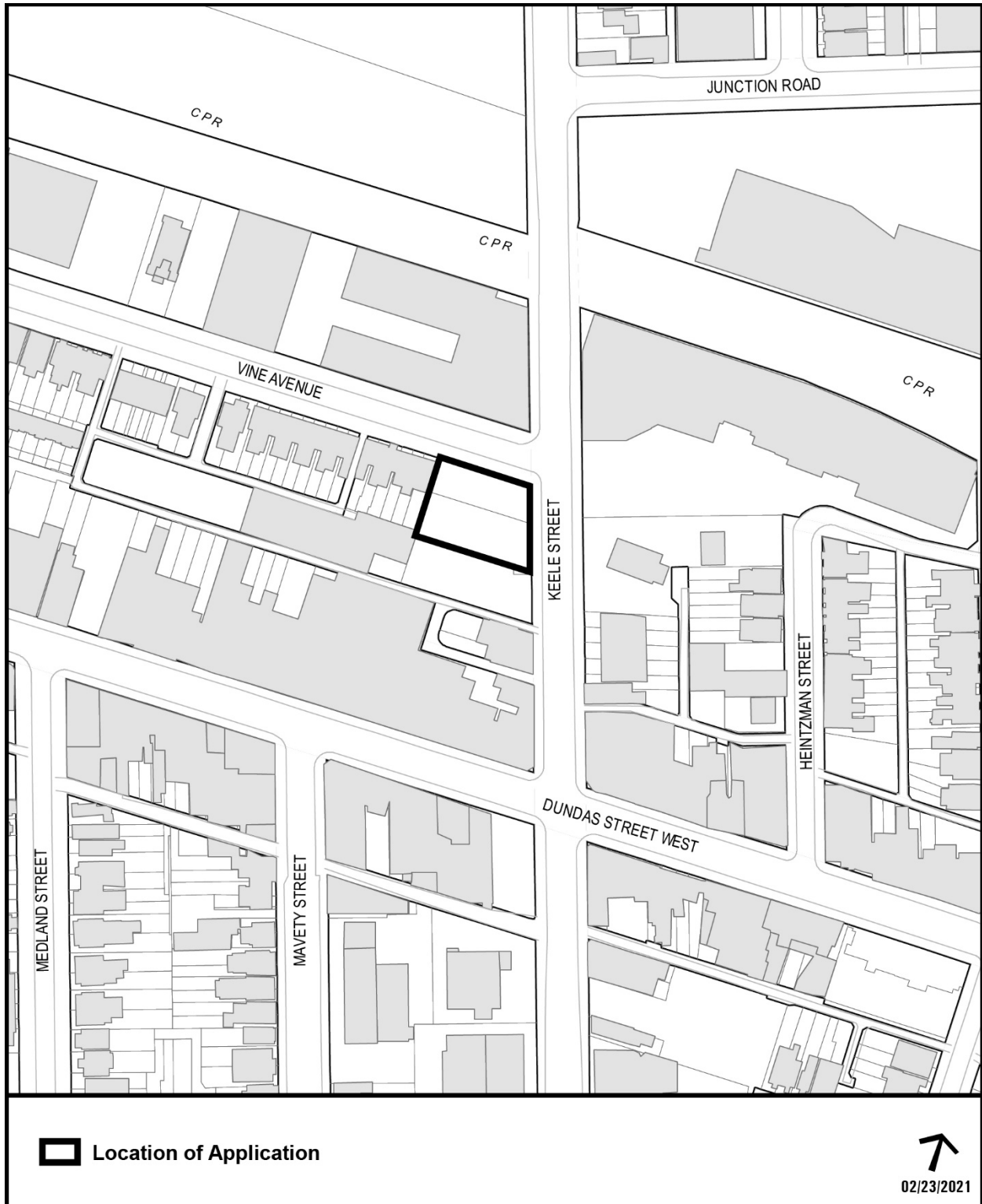
---

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning  
Toronto and East York District

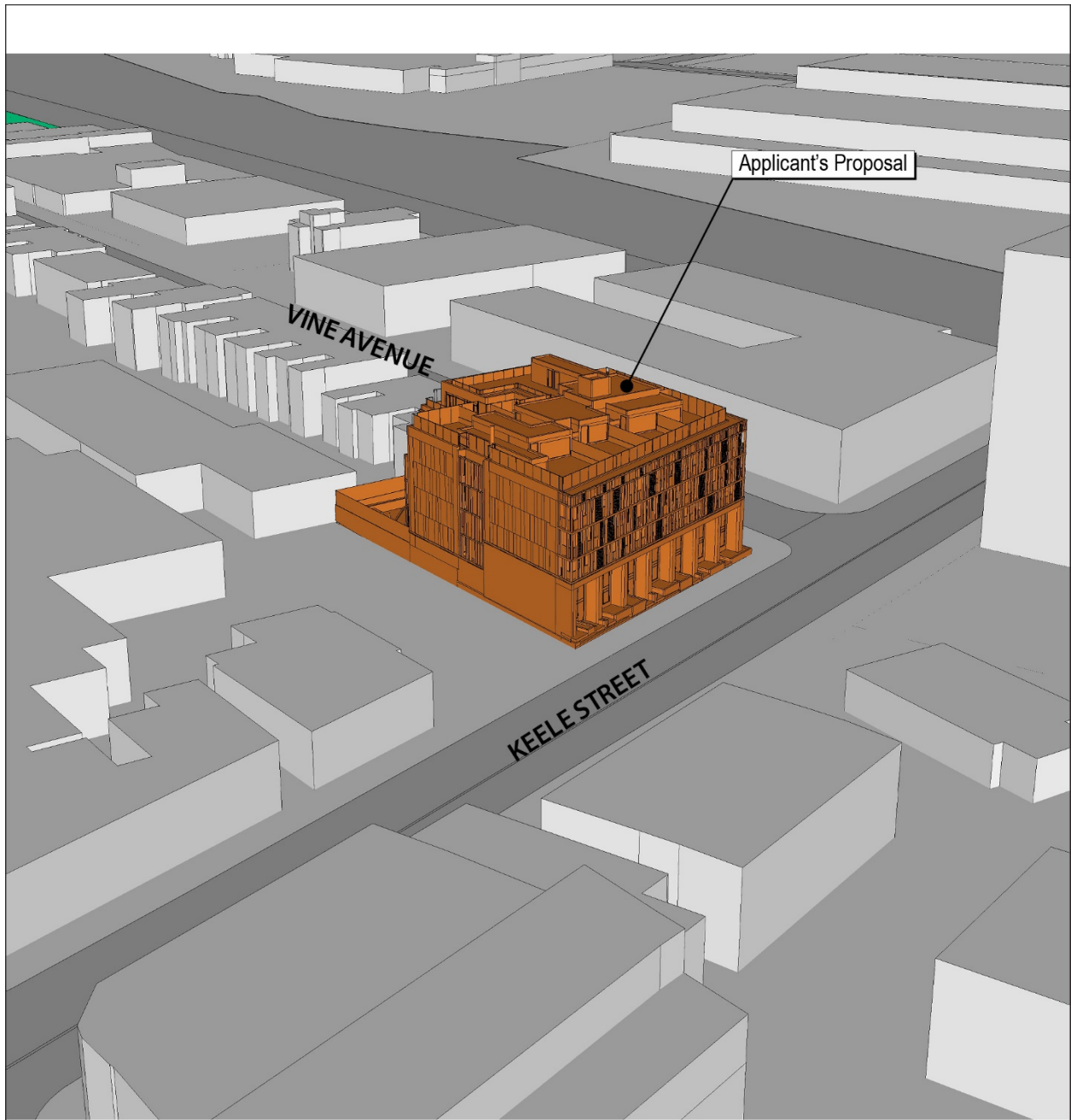
## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Zoning By-law Map  
Attachment 6: Application Data Sheet

Attachment 1: Location Map



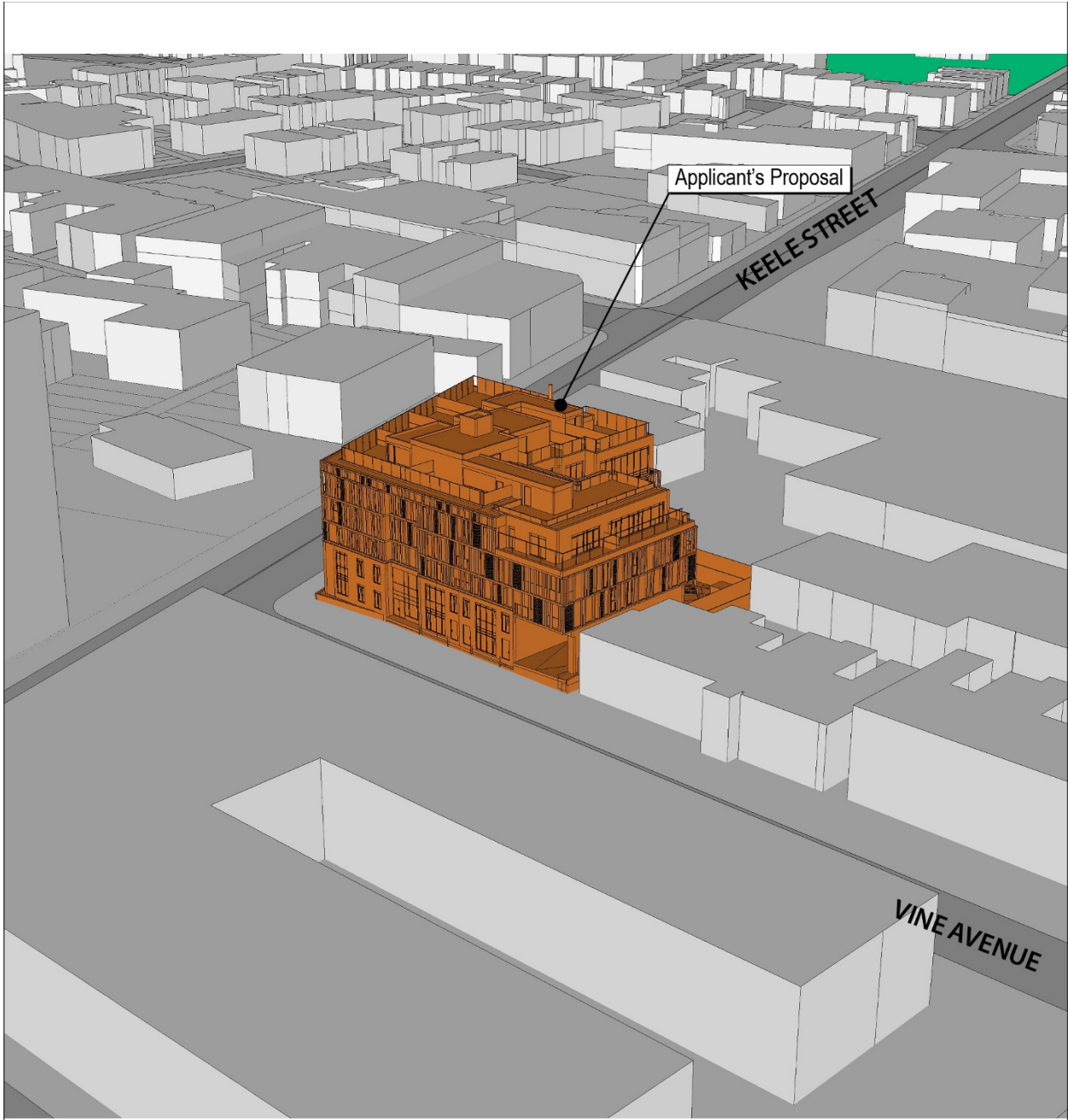
Attachment 2: 3D Model of Proposal in Context



**View of Applicant's Proposal Looking Northwest**



03/09/2021

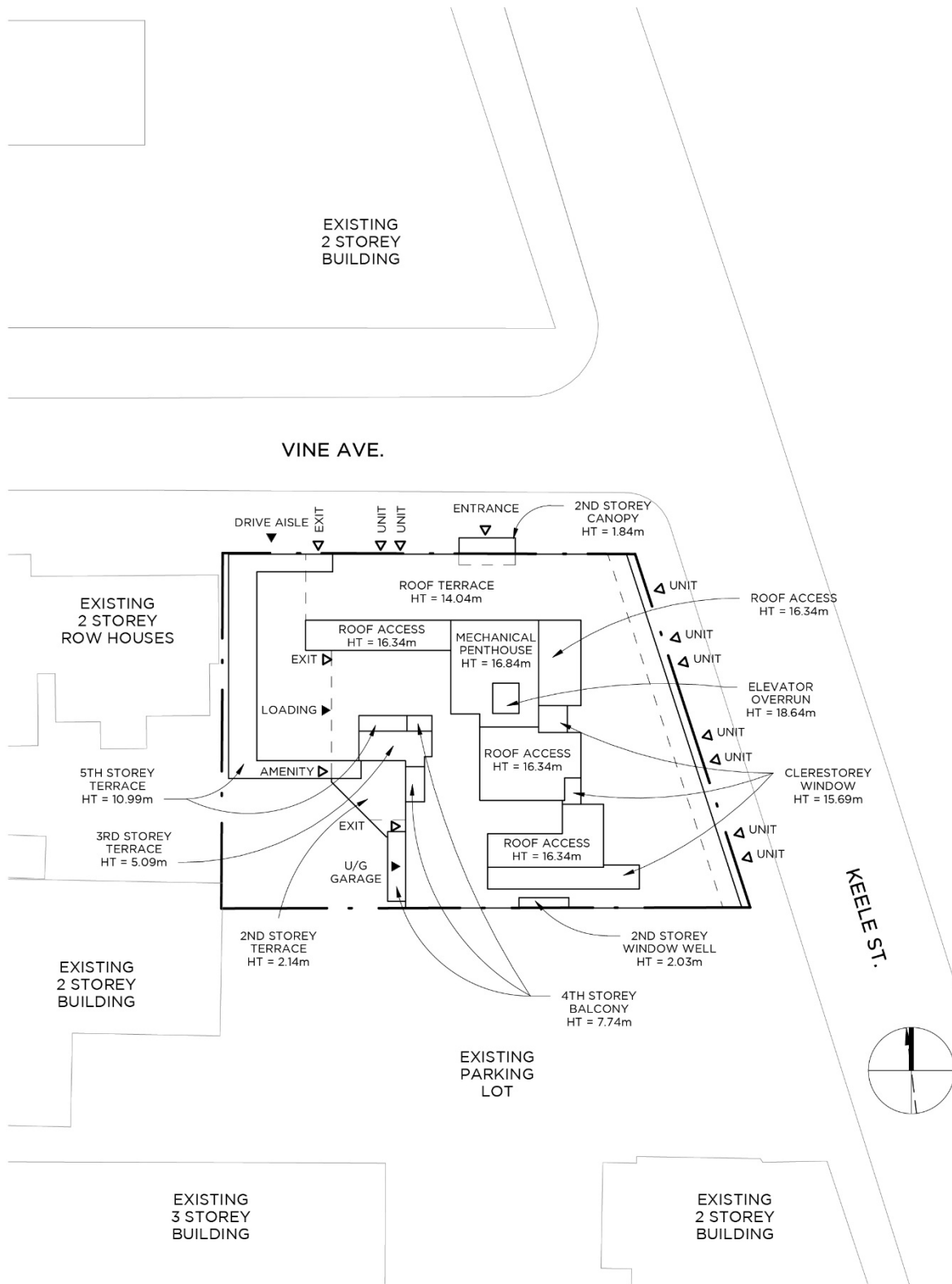


**View of Applicant's Proposal Looking Southeast**



03/09/2021

Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



406-410 Keele Street

Official Plan Land Use Map #17

File # 20 233328 STE 11 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas

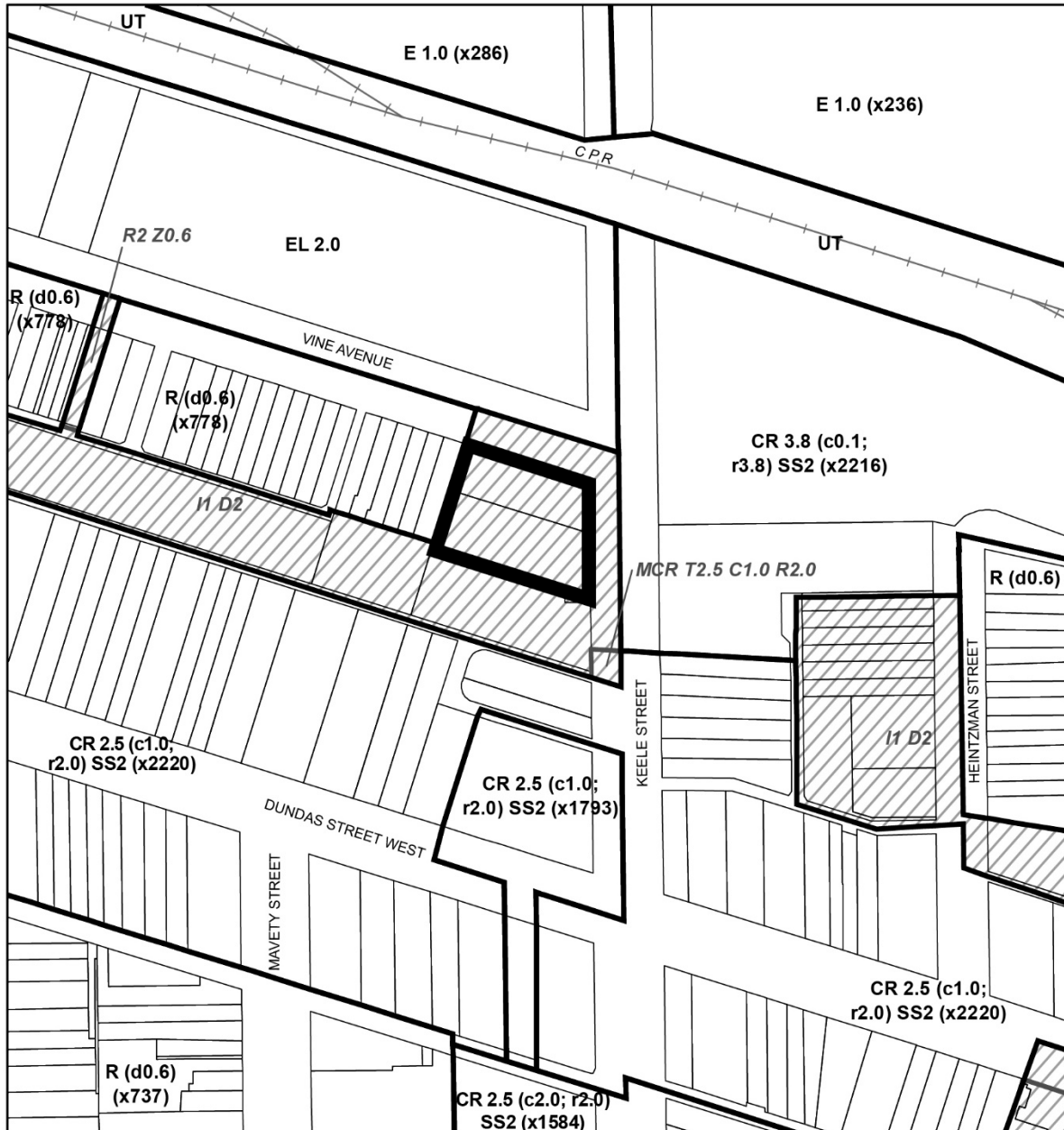
 Utility Corridors

 General Employment Areas

 Core Employment Areas

  
Not to Scale  
02/23/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

406-410 Keele Street

File # 20 233328 STE 11 0Z

Location of Application

**R** Residential  
**CR** Commercial Residential  
**EL** Employment Light Industrial  
**E** Employment Industrial  
**UT** Utility and Transportation

See Former City of Toronto By-law No. 438-86  
**R2** Residential District  
**MCR** Mixed-Use District  
**I1** Industrial District



Not to Scale  
 Extracted: 02/23/2021

Attachment 6: Application Data Sheet

**Municipal Address:** 406 - 410 Keele Street  
**Date Received:** December 23, 2020  
**Application Number:** 20 233328 STE 04 OZ  
**Application Type:** Rezoning  
**Project Description:** Proposal for a 5-storey residential building containing 30 dwelling units

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc.	Raw Design	406-410 Keele Developments Ltd.

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	<i>Neighbourhoods</i>		
<b>Zoning:</b>	I1 D2		
<b>Height Limit (m):</b>	14	<b>Site Plan Control Area:</b>	Y

**PROJECT INFORMATION**

<b>Site Area (sq m):</b>	1,418	<b>Frontage (m):</b>	35	<b>Depth (m):</b>	43
--------------------------	-------	----------------------	----	-------------------	----

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Ground Floor Area (sq m):</b>			961	961
<b>Residential GFA (sq m):</b>	528		4,471	4,471
<b>Non-Residential GFA (sq m):</b>				
<b>Total GFA (sq m):</b>	528		4,471	4,471
<b>Height - Storeys:</b>			5	5
<b>Height - Metres:</b>			14	14

<b>Lot Coverage Ratio (%):</b>	67.77	<b>Floor Space Index:</b>	3.15
--------------------------------	-------	---------------------------	------



<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
<b>Residential GFA:</b>	4,471	
<b>Retail GFA:</b>		
<b>Office GFA:</b>		
<b>Industrial GFA:</b>		
<b>Institutional/Other GFA:</b>		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Rental:</b>				
<b>Freehold:</b>				
<b>Condominium:</b>			64	64
<b>Other</b>				
<b>Total Units:</b>			64	64

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
<b>Retained:</b>					
<b>Proposed:</b>	14	25	19	6	
<b>Total Units:</b>	14	25	19	6	

**Parking and Loading**

**Parking Spaces:** 32    **Bicycle Parking Spaces:** 64    **Loading Docks:** 1

**CONTACT:**

Catherine Jung, Assistant Planner  
416-338-3735  
Catherine.Jung@toronto.ca