



May 19, 2015

Allen Appleby, Director
North York District
Community Planning Office
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7
Attention: John Andreevski, Senior Planner

Dear: Mr. Andreevski

**Re: OPA Addendum Letter to Planning & Urban Design Rationale
200-214 Keewatin Avenue
File # 15 113064 NNY 25 OZ**

Further to our Planning and Urban Design Rationale Report dated December 2014 in support of a Zoning By-law Amendment application submitted in by 200 Keewatin Developments Ltd. on February 5, 2015, we have prepared this addendum letter with respect to an Official Plan Amendment application for the above noted properties.

City staff on October 21, 2014 Bousfields requested a formal pre-consultation meeting with respect to a development proposal for the above noted lands. The development proposed the demolition of the existing dwellings on the subject site and the construction of stacked townhouse blocks with a shared underground parking garage with direct access to Keewatin Avenue. On October 29, 2014, City staff provided a Planning Application Checklist, which listed the planning applications and submission materials required to form a complete application. The Checklist identified a Zoning By-law Amendment application as required, but not an Official Plan Amendment application.

In December 2014, Bousfields prepared a Planning and Urban Design Rationale Report in support of the stacked townhouse development proposal. The report opined that the proposed stacked townhouse development conforms with the City of Toronto Official Plan and Yonge Eglinton Secondary Plan. The Rationale provided that the proposed stacked townhouse land use is permitted by the Neighbourhoods designation, which permits all forms of low-rise residential uses including townhouses and walk-up apartment buildings up to 4 storeys in height. Section 5.2 of the Rationale stated that whether the proposed use is classified as a stacked townhouse or as an apartment building in zoning terms, it is our opinion that it is a low-rise residential building form that is consistent with the policies of the Official Plan.

Furthermore, our Rationale provided context of the surrounding residential neighbourhood and opined that there was no single prevailing building type but

rather a mix of detached, semi-detached, duplex, fourplex, and walk-up apartment buildings. Stacked townhouses provide a low-rise form of infill and intensification consistent with the range of built form and housing type found within the neighbourhood. Our Rationale provided further analysis with regard to respecting and reinforcing the existing physical character of buildings, streetscapes and open space patterns. It is our opinion that the proposed development would fit harmoniously with the surrounding built form context and that the stacked townhouses are compatible with the 2- and 3-storey detached and semi-detached dwellings and 4-storey walk-up apartments. Based on our analysis we concluded that the proposed development conforms with the City of Toronto Official Plan and Yonge-Eglinton Secondary Plan and accordingly, no Official Plan Amendment is required. Our opinion was consistent with the application requirements provided by the City.

In this regard, in February 2015, 200 Keewatin Developments Inc. submitted their Zoning By-law Amendment application together with the required submission materials provided in the Planning Application Checklist. The application was deemed complete on March 13, 2015 and made no reference to the need for an Official Plan Amendment. It was not until April 27, 2015, that city planning staff advised that an Official Plan amendment may be required and provided Bousfields with a Planning Application Checklist. It is unclear as to the reasons the City has only recently requested an Official Plan Amendment application, but that it may have to do with Official Plan policies regarding a stacked townhouse use in Neighbourhood designations and the prevailing built form within the residential neighbourhood. As provided above and noted in our Rationale, these policies have been addressed.

It remains our opinion that an Official Plan Amendment is not required to facilitate the proposed redevelopment and that it is out of an abundance of caution that the following Official Plan Amendment application is being submitted. However, based on the foregoing planning opinion with respect to an Official Plan amendment and our Planning and Urban Design Rationale Report dated December 2014, it is our opinion that the proposed development is appropriate and desirable, and represents good planning practice.

Yours very truly,
Bousfields Inc.



Peter Smith, MCIP, RPP
cc: Barry Gula, FREED
Matthew Orved, FREED