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Date: June 30, 2015

To: Memo to File  
**15 113064 NNY 25 OZ (Zoning By-law Amendment)**  
200 - 214 KEEWATIN AVENUE

From: John Andreevski, Senior Planner

Re: Notes from Community Consultation Meeting held on June 2, 2015 at 7:00 p.m.  
North Toronto Collegiate Institute - Commons  
17 Broadway Avenue

Attendees: Councillor Jaye Robinson  
Applicant: 200 Keewatin Developments (FREED), Peter Smith -Partner  
Bousfields (Planner), Roland Rom Colthoff - Principal RAW Design (Architect)  
and Ken Chan - Manager LEA Consulting (Transportation Engineer)  
Planning Staff: John Andreevski, Kaitlyn Graham, Joseph Luk  
Approximately 190 members of the public  
*John Andreevski acted as chairperson*

Following presentations by John Andreevski, Peter Smith, Roland Rom Colthoff and comments by the Councillor, the following issues were raised:

Concerns/ Issues	Questions/ Comments	City/Applicant Response
Setbacks	<ul style="list-style-type: none"> <li>• The proposed setbacks are not in keeping with this area of Keewatin.</li> <li>• Existing homes have larger front, side and rear yard setbacks in this area.</li> <li>• The proposed front yard setback is more representative of houses closer to Yonge Street. This project would have the smallest front yard setback.</li> <li>• The courtyard area in between the two buildings is larger than the proposed rear yard.</li> <li>• The proposed rear yard is not adequate and does not provide the appropriate separation from the single detached properties to the north (fronting on Sherwood Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant: The front yard setback was determined by averaging the setback on Keewatin and aimed to keep the property within what is acceptable in this neighbourhood.</li> <li>• Applicant: The setbacks are in keeping with the requirements for the area.</li> </ul>

	<ul style="list-style-type: none"> <li>The proposed buildings side yards are too close to the adjacent properties to the east and west.</li> </ul>	
Density	<ul style="list-style-type: none"> <li>The density is excessive and not appropriate here.</li> <li>Development will continue to encroach into this neighbourhood as a result of the approval of applications such as this.</li> <li>This proposal exceeds the density limit in the by-law and is excessive.</li> <li>Proposal should comply with the existing density requirement in the zoning by-law.</li> </ul>	<ul style="list-style-type: none"> <li>City: The Official Plan and the Yonge-Eglinton Secondary Plan do not have density limits for this area.</li> <li>City: The Neighbourhoods designation allows consideration of low rise residential uses, subject to the Development Criteria policies.</li> </ul>
Height and Privacy	<ul style="list-style-type: none"> <li>The proposed buildings are too high.</li> <li>The proposal exceeds the height of existing homes along the north side of Keewatin and the height limit in the by-law.</li> <li>Proposed buildings will back onto several properties and will compromise privacy.</li> <li>The rooftop terraces are inappropriate and will result in noise and overlook issues.</li> <li>Planters are not sufficient to provide privacy from the terrace.</li> <li>The proposal is too close to existing homes and windows will be looking into adjacent yards.</li> </ul>	<ul style="list-style-type: none"> <li>Applicant: Planters are to be installed to prevent people on the roof terraces from approaching the railing and looking down.</li> <li>Applicant: The roof terraces will only be accessible for upper units and not entire complex.</li> <li>Applicant: Will review screening and planting options for terraces to minimize impacts.</li> </ul>
Neighbourhood Character	<ul style="list-style-type: none"> <li>The proposal with two rows of buildings is not appropriate in terms of scale and massing.</li> <li>This will destabilize the neighbourhood by introducing a new type of built form.</li> <li>This project will be precedent setting and other similar development proposals will be submitted.</li> <li>Semi-detached homes would be more appropriate here.</li> <li>This development will not assist in preserving the existing neighbourhood character.</li> <li>This proposal represents a 'density creep' from the apartments on the south side of Keewatin, which are located within the Growth Centre.</li> <li>This proposal is not in keeping with the existing Zoning By-law or the Official Plan.</li> </ul>	
Open Space and Trees	<ul style="list-style-type: none"> <li>The proposal does not provide a sufficient amount of open space on site.</li> </ul>	<ul style="list-style-type: none"> <li>City: An arborist report was submitted with the application</li> </ul>

	<ul style="list-style-type: none"> <li>• This development will negatively impact neighbourhood street trees and private trees.</li> <li>• This proposal will kill the existing trees and there will be a loss of wildlife habitat.</li> </ul>	<p>detailing the impacts of the proposal on trees located onsite and within 6 metres of the site. The proposal will impact a number of trees. The applicant will have to get a permit to remove any trees that qualify for protection and either replant trees at a 3:1 rate or provide cash in lieu.</p>
Sunlight	<ul style="list-style-type: none"> <li>• Proposed buildings are too tall and will shadow adjacent properties.</li> <li>• Concern over lack of sunlight for adjacent properties to the rear.</li> </ul>	
School Space	<ul style="list-style-type: none"> <li>• There is not adequate space in schools to accommodate the number of children associated with this development.</li> <li>• All of the nearby schools are at capacity. Where will the children that live in this development go to school?</li> </ul>	<ul style="list-style-type: none"> <li>• City: School Boards are circulated the development proposal and do provide comments.</li> <li>• City: School Boards comment either advising that there is sufficient space in local schools, or alternatively, provide the City with warning clauses informing potential residents that there is not sufficient space in local schools. Residents are also typically notified that local children are not displaced by new students and that new students will be bused to schools outside the area.</li> <li>• City: Will follow up with the TDSB in more detail regarding their practices.</li> </ul>
Traffic and Parking	<ul style="list-style-type: none"> <li>• General concerns over increased traffic and congestion in the Yonge and Eglinton area.</li> <li>• Residential streets such as Keewatin are already beyond capacity.</li> <li>• Keewatin is being used as a through street for traffic travelling to Yonge Street or Mount Pleasant Road.</li> <li>• This proposal will only result in more traffic making conditions worse.</li> <li>• The Keewatin and Mount Pleasant intersection does not have a traffic light and making left turns onto Mount Pleasant from Keewatin takes a long time and is unsafe.</li> <li>• Increased traffic compromises the safety of children and pedestrians in this area.</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant: There are 85 parking spaces proposed with 77 for residents and 8 for visitors.</li> <li>• Applicant: Proposal removes curb cuts from all existing properties and replaces them with one for the entire development. This allows for more on street parking opportunities.</li> </ul>

	<ul style="list-style-type: none"> <li>• Where will new residents and visitors park?</li> <li>• There is not enough parking proposed onsite for residents and visitors.</li> <li>• There is not enough on street parking for visitors.</li> </ul>	
Infrastructure	<ul style="list-style-type: none"> <li>• There is not adequate servicing and infrastructure to support more development.</li> <li>• The subway system is already stressed and at capacity.</li> </ul>	
Affordability	<ul style="list-style-type: none"> <li>• What percentage of these homes will be affordable?</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant: The units differ by price and size. The price range is approximately from \$350,000 to \$1,500,000</li> <li>• Applicant: This development will not solve housing affordability issues in the City.</li> </ul>

The meeting was adjourned at 9:15 p.m.