

TORONTO STAFF REPORT

May 29, 2006

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Preliminary Report
Rezoning Application 06 125734 ESC 43 OZ
Proponent: Galloway Birch Properties
4274 Kingston Road, and 165 to 177 Galloway Road
Ward 43 - Scarborough East

Purpose:

To provide preliminary information on the above-noted application to redevelop the land with 53 townhouses and to seek Community Council's directions on further processing of the application and on the community consultation process.

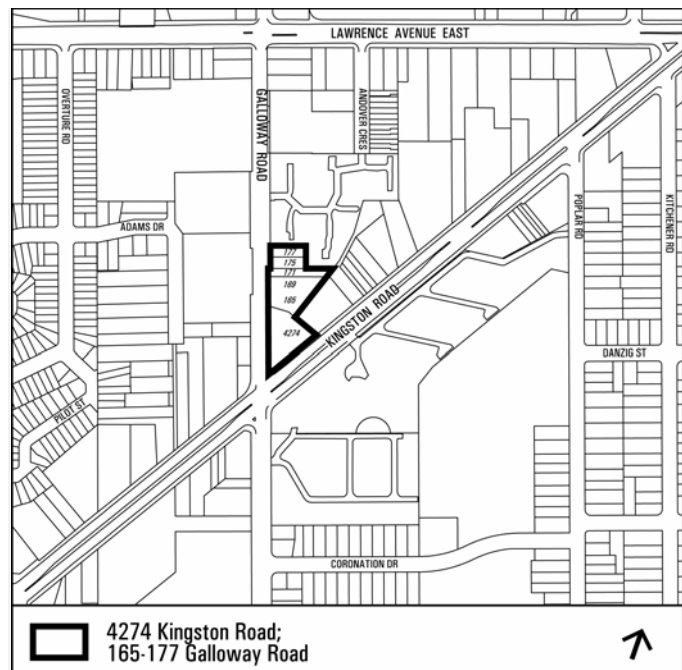
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Background:

The proposed townhouse development incorporates five properties at the northeast corner of Kingston Road and Galloway Road. Of these properties, the Montoro Motel and the vacant land to the north were included in the Kingston Road “Avenue” initiative. The Kingston Road “Avenue” initiative was one of the four Pilot Studies undertaken by the City in 2000, as part of the new Official Plan. The objective was to promote redevelopment and reinvestment along the 3.5 km portion of Kingston Road between the Guildwood GO Station and the Highland Creek, through incremental change over the next 25 to 30 years. Council adopted a Mixed Use Area designation and Commercial/Residential zoning in June of 2003 for the “Avenue” and part of the subject land. The Ontario Municipal Board subsequently approved the Official Plan and zoning for the area in January 2005.

Comments:

Proposal

Galloway Birch Properties propose to redevelop the Montoro Motel site, the vacant land to the north and two single-family residential properties at 175 and 177 Galloway Road with 53 three-storey townhouses – 14 fronting on Kingston Road, 19 fronting on Galloway Road and 20 fronting on an 8-metre wide private road. The applicant is proposing to provide a total of 94 parking spaces, including 6 visitor parking spaces on the property. The 33 townhouses fronting on Kingston Road and on Galloway Road are proposed to have one enclosed parking space and one space in front of the garage. The 20 internal townhouses are proposed to have one outside parking space each on a pad in front of each house. Access to all parking spaces is to be via an 8-metre wide private road. A 1.7-metre wide sidewalk is proposed to provide pedestrian amenity within the development and pedestrian connection to Galloway Road. Also, the blocks of townhouses have been designed with breaks to allow pedestrian connection to the public sidewalk on Kingston Road and Galloway Road, as shown on Attachment 1, Site Plan.

A Site Plan Application (File No. 06 125735 ESC 43 SA) has also been submitted for the overall development.

Site Description

The site has an area of approximately 0.79 hectares (1.95 acres). It has a frontage of approximately 80.8 metres on Kingston Road and 167.8 m on Galloway Road and is irregular in width.

There is an old motel building at 4274 Kingston Road, vacant land to the north and two single-family dwellings on 175 and 177 Galloway Road. The site contains several trees.

Galloway Road has developed with a mix of apartment buildings, townhouses, a public school and community facilities. To the north there are existing 2-storey condominium townhouses. To the east there are commercial uses along Kingston Road. To the west there is a multi-storey apartment building and one-storey structure used for community facilities uses. To the south on Kingston Road there are existing townhouses and apartments.

The Former City of Scarborough Official Plan

A large part of the site at the Kingston Road and Galloway Road corner is currently designated as Mixed Use Areas in the former City of Scarborough Official Plan. The remaining of the applicant's lands fronting on Galloway Road are designated Medium Density Residential. This designation permits a variety of dwelling unit types including townhouses, low-rise apartments and other such projects to a maximum height of 4 storeys and a maximum net density of 100 units per hectare (40 units per acre).

New Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The hearing commenced on June 13, 2005 and will continue on June 5, 2006.

Once the Plan comes into full force and effect, it will designate the remaining of the applicant's lands as Mixed Use Areas which provides a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

The policies of the Plan provide that development within the Mixed Use Areas will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community. New buildings are to be located and massed to provide a transition between areas of different development intensity and scale, maintain sunlight and minimize any additional shadowing and uncomfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. Development in Mixed Use Areas is to have access to schools, parks, community centres, libraries, and childcare; take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors, provide indoor and outdoor recreation space for building residents while locating and screening service areas to minimize the impact on adjacent streets and residences.

Public Roads

The new Toronto Official Plan recognizes the diverse roles of City streets, and states that new streets should be public. New streets are to be designed to:

- a) provide connections with adjacent neighbourhoods, and promote a connected grid of streets that offers travel options and extends sight lines;
- b) divide larger sites into smaller development blocks;
- c) provide access and addresses for new development;
- d) allow the public to enter without obstruction;
- e) create adequate space for pedestrians, bicycles and landscaping as well as transit, vehicles, utilities and utility maintenance;

- f) improve the visibility, access and prominence of unique natural and human-made features, and
- g) provide access for emergency vehicles.

Zoning

The south part of the site, at the corner of Kingston Road and Galloway Road is zoned Commercial/Residential (CR). This zone permits a wide variety of commercial uses and all types of residential uses except for single detached and semi-detached dwellings. Minimum building height is two storeys and maximum 8 storeys.

The lands north of the motel on Galloway Road are zoned Single-Family Residential.

Site Plan Control

Only the motel property is subject to site plan control. The properties on 165 to 177 Galloway Road should be included in the site plan control area. An application for site plan approval has been filed and is currently under review.

Tree Preservation

The lands are subject to the City's Tree Preservation By-law. The applicant has submitted an arborist report which is currently being reviewed by Forestry Services staff.

Reasons for the Application

The motel property is zoned Commercial/Residential (CR), which permits townhouses. The remaining parcels on Galloway Road are zoned for Single-family Residential. An Amendment to the Zoning By-law is required to zone the lands on Galloway Road north of the motel to permit the proposed townhouse development and to implement the necessary zoning standards that will regulate the new development.

Servicing & Storm Water Management

A stormwater management report and preliminary site servicing and grading plan have been submitted and are currently under review.

Issues to be Resolved

DIPS

The development proposes an 8-metre wide private road that provides a through connection to two points on Galloway Road. The intent of the private road is to provide access to parking spaces for the 33 units fronting on Kingston Road and Galloway Road, and also to provide access to 20 units situated behind Galloway Road, internal to the site.

The Development Infrastructure Policy and Standards (DIPS) Phase 2 Report, dated November 16, 2005, containing staff's recommendations for a set of design standards for new local residential streets and criteria for their use, was adopted by City Council at its meeting of December 5-7, 2005.

Council also directed that all streets in new townhouse developments be designed to permit curbside garbage collection by City vehicles, as well as other City services such as snow removal and fire services.

In cases where grade-related intensification is desirable and where large apartment types are not appropriate and adjacent land cannot be consolidated to allow for a subdivision with public streets, privately owned streets or "mews" may be considered. City staff have developed criteria to identify where a private street may be considered as an appropriate exception to the Official Plan Policy that all new streets be public. The criteria limit the maximum number of dwelling units that can be developed internal to a property as part of a mews to 10. The proposed development includes 20 townhouses internal to the property and serviced by the private street.

The proposal does not comply with DIPS. Staff will work with the applicant to ensure the proposal is consistent with the DIPS objectives, including appropriate landscaping and tree planting and access for City vehicles for garbage and recyclables pick up.

Urban Design

This is a prominent site in the Kingston Road "Avenue" and as such requires a high quality of building design and treatment. Particular attention should be given to the treatment of the Kingston Road/Galloway Road corner, with a significant building presence or perhaps public art.

The relationship of the townhouses on Block C, flanking Galloway Road, will also be reviewed to potentially align more houses to front on Galloway Road.

The development should maintain compatibility between the existing 2-storey townhouses to the north and east and the proposed 3-storey townhouses. Staff will work with the applicant to ensure adequate building setbacks and other measures are provided to minimize conflicts and maintain privacy for the residents.

Infill Townhouse Design Guidelines

New townhouses should front on to public streets. Private streets should function like a public street providing address, landscaping, sidewalks and parking where appropriate. The main façade should be parallel to the street and set in line with adjacent buildings. Parking should be at the rear, integrating landscaping and private decks for amenity. Buildings should face one another with front-to-front and back-to-back relationship with a 15 metre (50 feet) separation.

Staff will work with the applicant to ensure the development meets the Infill Townhouse Design Guidelines and provides a safe and healthy living environment.

Tree Preservation

The site contains many mature trees. Every effort should be given to maintain as many trees as possible either in the rear yards or as part of amenity areas within the site. The applicant should work with City staff to determine possible tree replacement locations to compensate for any trees to be removed.

Road Widening

Galloway Road is designated as a 27 metre right of way in the Official Plan. A road widening may be required by the City along the Galloway Road frontage.

Additional Issues and Studies

Additional issues may be identified through the further review of the applications, agency comments, and through the community consultation process. As a result, further studies and plans may be required.

Conclusions:

The applications with supporting documentation have been circulated to City departments and agencies for review and comments. A community consultation meeting will be held to obtain community input. Planning staff will report further on the applications once public input, agency and department comments are received and assessed. A public meeting in accordance with the requirements of the Planning Act will be targeted for the first quarter of 2007. Target dates assume that the applicant will provide all required information and studies without delay.

Contact:

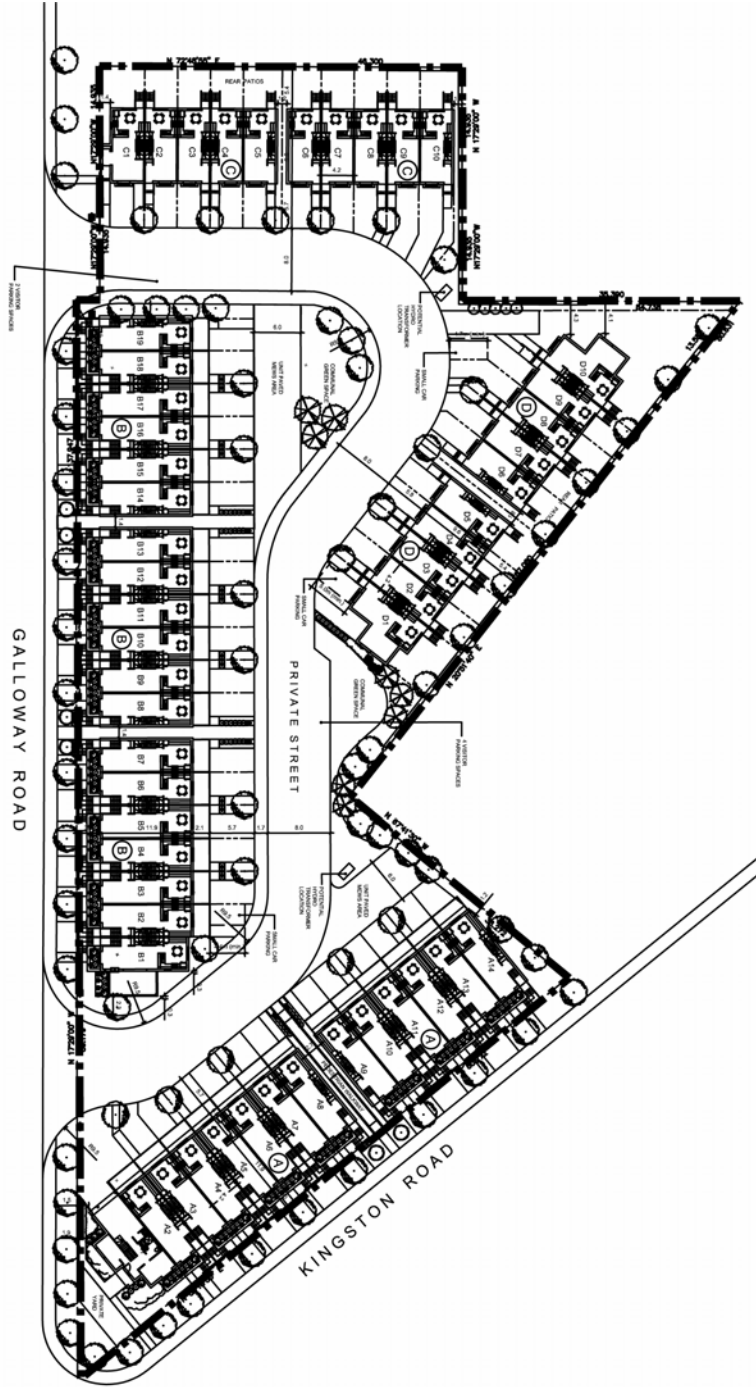
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List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale 

05/24/06

4274 Kingston Road;
165-177 Galloway Road

File # 06-125734 0Z

Attachment 2: Elevations (as provided by applicant)



Elevation Plans

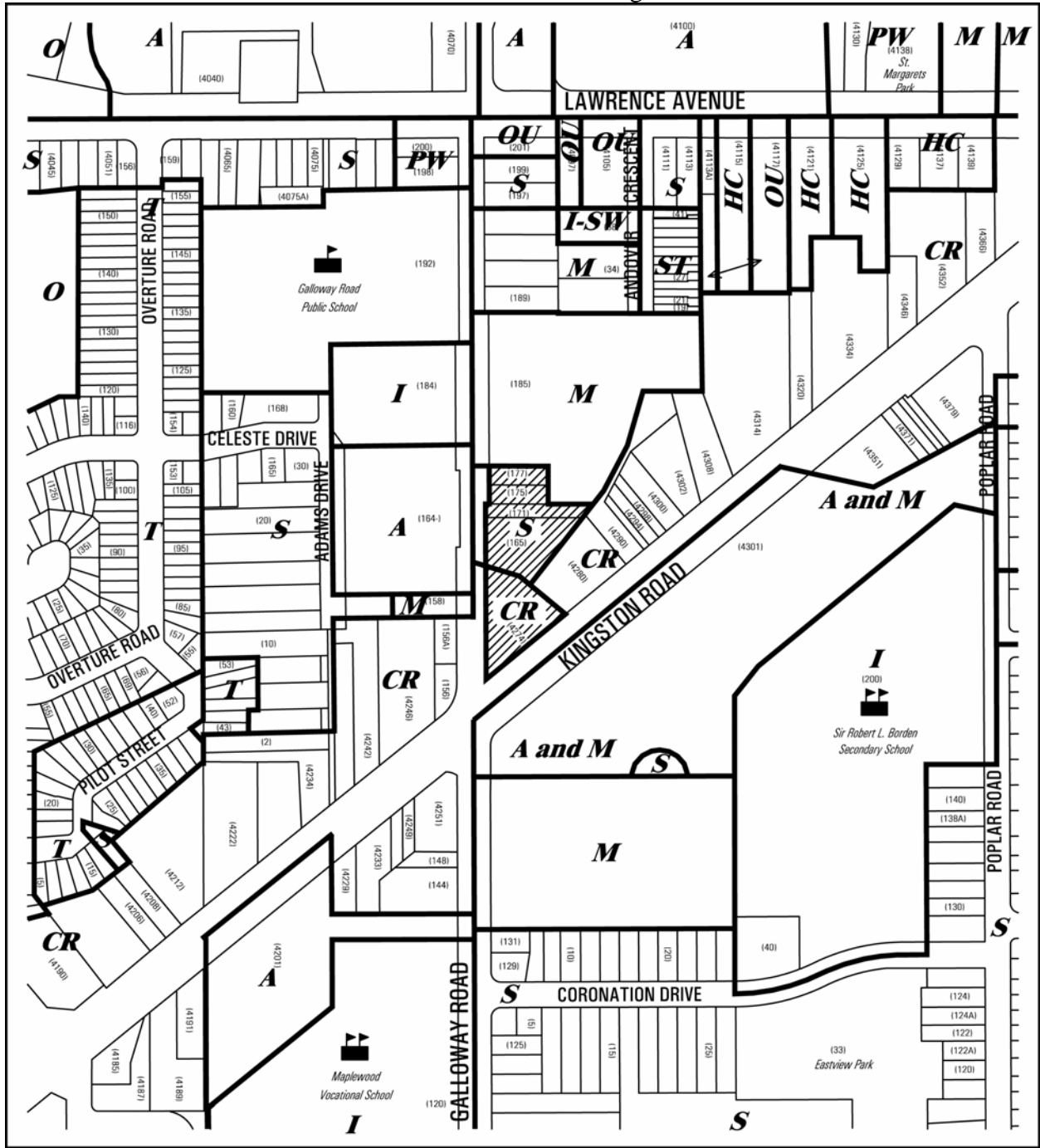
Applicant's Submitted Drawing

Not to Scale
04/27/06

4274 Kingston Road;
165-177 Galloway Road

File # 06-125735 0Z

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

4274 Kingston Rd; 165-177 Galloway Rd
 File # 06-125734 OZ

S Single-Family Residential
T Two-Family Residential
ST Street Townhouse Residential
M Multiple-Family Residential

A Apartment Residential
CR Commercial / Residential
HC Highway Commercial
OU Office Uses

O Major Open Spaces
I Institutional Uses
I-SW Institutional - Social Welfare
PW Place(s) of Worship

West Hill Community Bylaw
 Not to Scale
 04/26/06



