

**Preliminary Report
Official Plan, Zoning and Subdivision Applications
2055 Kennedy Road**

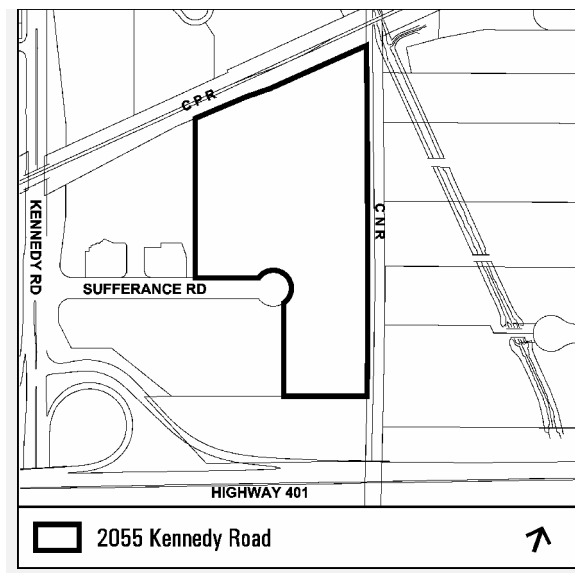
Date:	December 20, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 40 - Scarborough-Agincourt
Reference Number:	File Nos. 06 186899 ESC 40 OZ and 06 186915 ESC 40 SB

SUMMARY

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on the further processing of the applications and on the community consultation process.

Applications have been submitted to secure amendments to an existing draft approved plan of subdivision, for a new mixed-use community, and related amendments to the official plan and zoning by-law for the lands at 2055 Kennedy Road.

The applications should proceed through the regular planning review process. If all required information is provided in a timely manner and the issues resolved, a Final Report and the Public Meeting may be targeted for the second quarter of 2007.



RECOMMENDATIONS

The City Planning Division recommends 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.

FINANCIAL IMPACT

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

DECISION HISTORY

In 2005, the Ontario Municipal Board (OMB) approved a draft plan of subdivision proposed by 1309230 Ontario Limited (Canderel Stoneridge Equity Group), along with conditions of draft plan of subdivision approval and implementing official plan and zoning by-law amendments, to permit the development of a new mixed use community on the subject lands. The approvals permit a maximum of 2,100 residential dwelling units; a new local road network; a 1.7 acre central public park; office and retail uses; and lands for a future transit terminal. Detailed urban design guidelines, based upon Canderel's concept Master Plan, were also developed and are intended to guide the design of the community and be used when evaluating individual site plan approval applications and for the design of the central park.

ISSUE BACKGROUND

The approved official plan amendment requires development to be in accordance with the aforementioned urban design guidelines. In addition, the amendment established the maximum overall density of development; set the location of the new local road; placed the various development blocks and the park block into lands use designations based upon their proposed use; and listed the community benefits secured under Section 37 of the Planning Act in exchange for the permitted increase in height and density of development.

Community benefits secured include the provision of two non-profit daycare facilities, public art, pedestrian pathway connections to Collingwood Park and the conveyance of lands to the City for public purposes, in part, for the construction of a future transit terminal. The principles of a Section 37 Agreement were agreed upon and are part of the zoning by-law approved by the OMB, however, a formal agreement has not been executed.

The zoning by-law amendment, among other matters, zoned the various blocks for their intended uses, established the maximum number of dwelling units permitted within the subdivision and the permitted height and density of development and parking standards for each development block.

PROPOSAL

The applicants have entered into an Agreement of Purchase and Sale on the subject lands and have applied to amend the draft approved plan of subdivision to implement a revised local road network and resultant changes to the various development blocks and central public park block. A previously proposed office block, on the south side of Sufferance Road, has also been deleted and these lands are now proposed to be developed for retail commercial purposes as part of the overall mixed use development of Block 1.

No changes to the overall permitted density of development, number of dwelling units, size of the park block or previously agreed upon community benefits are proposed.

Revised Draft Plan of Subdivision

The revised draft plan of subdivision is included as Attachment 1. The plan is based on the easterly extension of Sufferance Road and a new public street, north of Sufferance Road, which will provide frontage and access to most of the development blocks. Generally, the site is proposed to be subdivided into eight blocks, consisting of five residential blocks, one office block, one public park block and one block to be dedicated to the City for a future planned transit terminal. Two of the residential blocks (Blocks 6 and 7) are proposed for medium density residential purposes and the remaining three residential blocks (Blocks 1, 3 and 9) are proposed for high density residential purposes. The park block, although re-configured, remains the same size.

Revised Master Plan

A new concept Master Plan, showing the intended development of the entire subdivision, has also been prepared and is included as Attachment 2. The high density residential development consists of six apartment towers ranging in height from 30-40 storeys in height. A proposed office tower on Block 10 is 23 storeys in height.

The proposed new internal local road results in the creation of development blocks on both sides of the road at both the west and east ends of the site, north of Sufferance Road, whereas the draft approved plan of subdivision and the official plan depict a local road which resulted in development on only one side given it runs adjacent and parallel to the abutting lands.

Site and Surrounding Area

The subdivision lands are approximately 6.77 hectares (16.7 acres) in area and are located on Sufferance Road, east of Kennedy Road and north of Highway 401. The site is currently occupied by the Toronto Sufferance Transit Terminal (TSTT). Sufferance Road presently terminates in a cul-de-sac, approximately at the mid-point of the site.

Abutting uses are as follows:

- North: The Canadian Pacific Railway (CPR) line.
- South: Highway 401.
- East: GO Transit (Stouffville line) / CN rail line.

West: Eleven storey hotel (Delta Hotel) on the south side of Sufferance Road and a 12 storey office building (Carswell Thomson) on the north side of Sufferance Road.

Official Plan

The subdivision lands are designated Apartment Neighbourhoods, Parks and Employment Areas on the Land Use Plan (see Attachment 3). As previously mentioned, the various blocks were designated based upon the concept Master Plan proposed by Canderel Stoneridge.

The lands are also subject to the policies of the Agincourt Secondary Plan. Site and Area Specific Policy No. 5 in the Agincourt Secondary Plan applies which, among other matters, permits a maximum density of development of 3.0 times the lot area and 2,100 dwelling units. Detached and semi-detached dwellings are not permitted. The proposed new local road is shown on the Urban Structure Plan.

Zoning

The lands are subject to the provisions of the Employment Districts Zoning By-law No. 24982 (South Agincourt), as amended, of the former City of Scarborough.

The various blocks proposed for residential development are zoned Commercial / Residential Zone (CR). Blocks proposed for office/retail uses are zoned Special District Commercial Zone (SDC) and the central park is located within a Parks Zone (see Attachment 4). The zoning reflects the land use and density permissions established in the official plan and also assigns maximum height and density permissions for each block based upon the original development concept for the community.

Site Plan Control

All of the subdivision lands are located within a site plan control area. A site plan application (06 195371 ESC 40 SA) has been filed for the first phase of development on Block 1 which is located on the south side of the proposed Sufferance Road extension. Development on the various blocks in the subdivision is intended to occur in phases and individual site plan applications are required on each block prior to any development proceeding.

Reasons for the Application

The revised local road network results in changes to the shape and location of the various development blocks and the central park block. Accordingly, in addition to revisions to the draft approved plan of subdivision, amendments to the official plan and zoning by-law are also required given land use designations and zoning are based on the street pattern and development blocks originally approved.

COMMENTS

Issues to be Resolved

Urban Design Guidelines and Concept Master Plan

The Canderel Stoneridge Agincourt Centre Redevelopment Urban Design Guidelines are based upon the previous concept Master Plan. The guidelines are structured upon the design principles of creating a continuous network of streets, focusing on open space and greenway connections, and defining clearly articulated development blocks. The new Master Plan must be reviewed in light of these guidelines to ensure that the purpose and objectives of the guidelines are maintained. Revised guidelines will need to be prepared once the revised Master Plan has been deemed acceptable.

Draft Plan of Subdivision Approval

The existing conditions of draft plan of subdivision approval will need to be reviewed and amended accordingly to ensure that all relevant matters are adequately addressed. These include, but are not limited to: development timing; land conveyances; park development; tree planting; noise and vibration requirements; and conditions related to the Toronto Transit Commission and GO Transit.

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

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Proposed Draft Plan of Subdivision

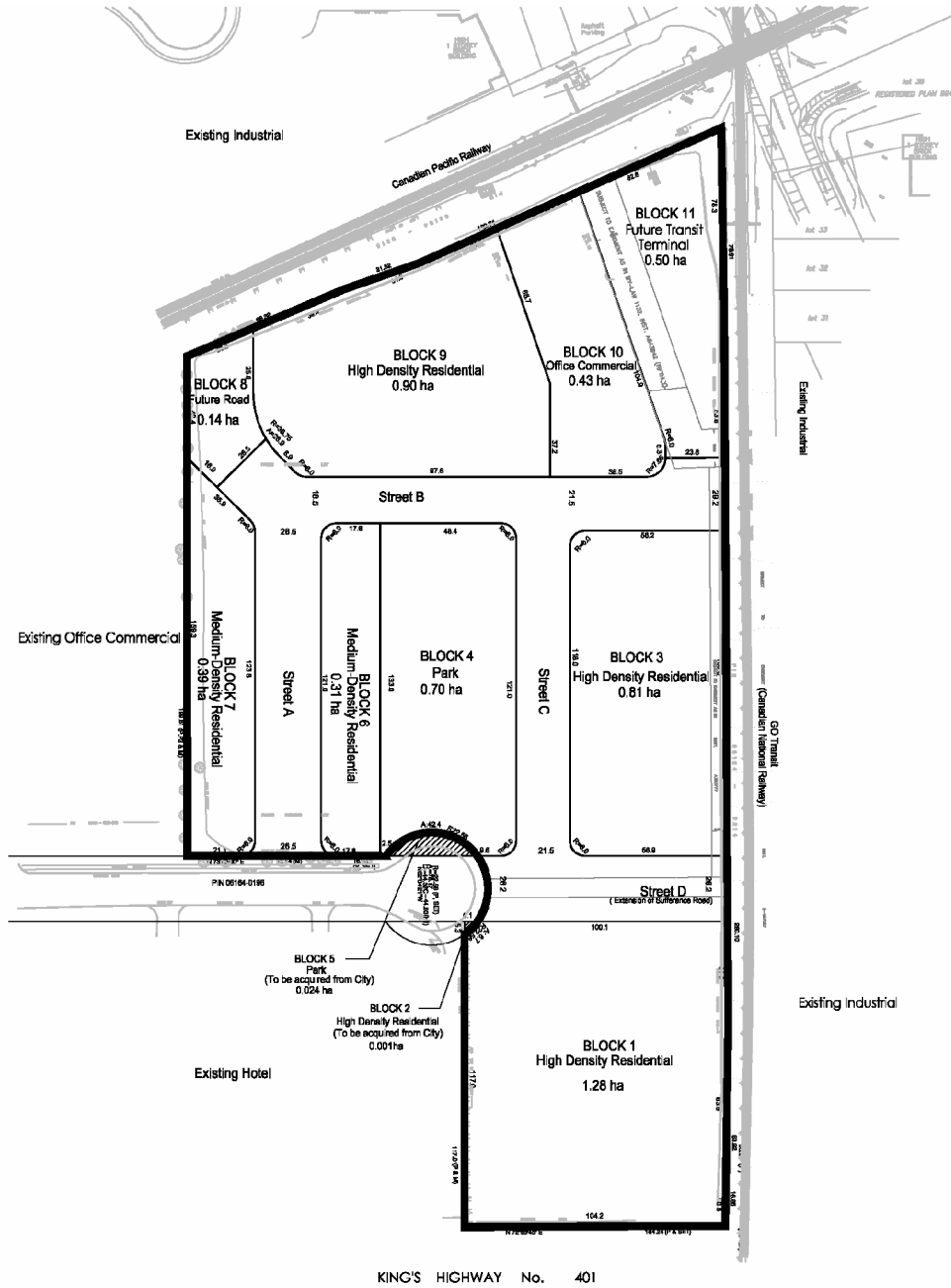
Attachment 2: Proposed Master Plan

Attachment 3: Official Plan

Attachment 4: Zoning

Application 5: Application Data Sheet

Attachment 1: Proposed Draft Plan of Subdivision

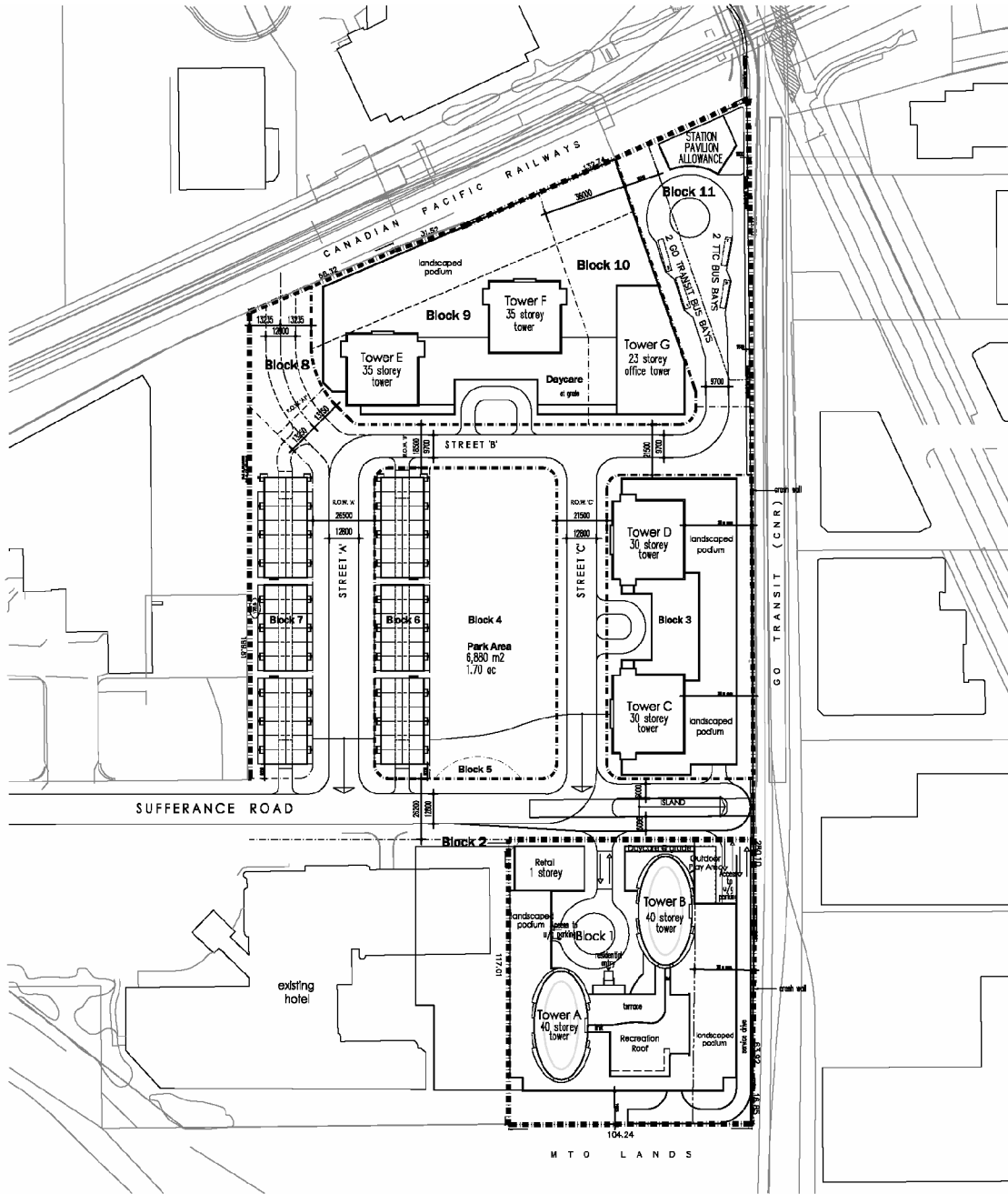


Subdivision Plan
 Applicant's Submitted Drawing
 Not to Scale
 12/6/06

2055 Kennedy Road

File # 06-186899_0Z, 06-186915_SB

Attachment 2: Proposed Master Plan

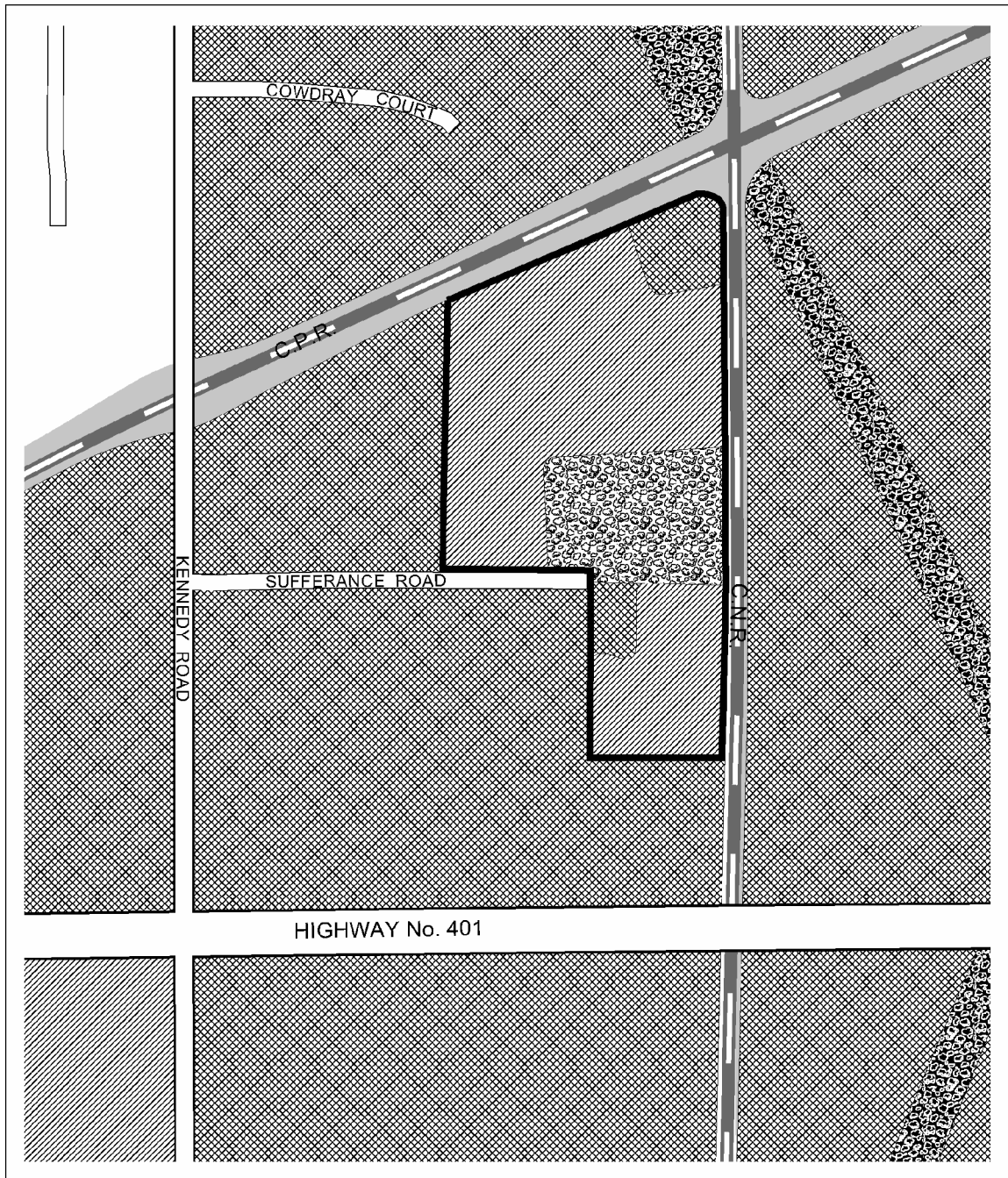


Master Plan
 Applicant's Submitted Drawing
 Not to Scale
 12/6/06

2055 Kennedy Road

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Attachment 3: Official Plan



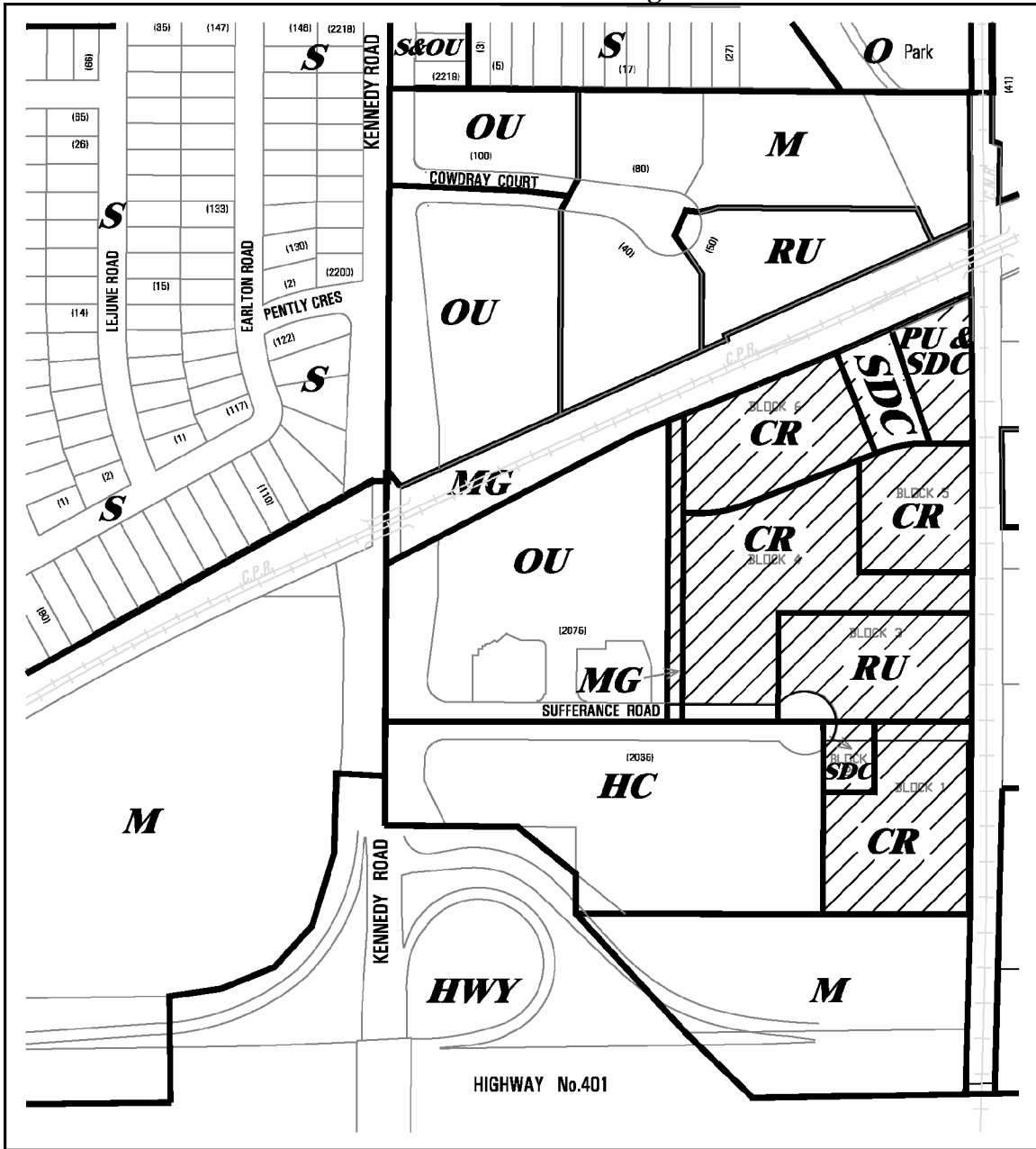
TORONTO Urban Development Services
Official Plan

2055 Kennedy Road
 File # 06-186899 OZ, 06-186915 SB

- | | | |
|--------------------------|---------------|------------------|
| Site Location | Natural Areas | Employment Areas |
| Neighbourhoods | Parks | |
| Apartment Neighbourhoods | | |

Not to Scale
 12/13/06

Attachment 4: Zoning



Toronto City Planning
Division
Zoning

2055 Kennedy Road
File # 06-186899_0Z, 06-186915_SB

S Single-Family Residential
CR Commercial / Residential Zone
HC Highway Commercial Zone
HWY Highway Zone
M Industrial Zone

MG General Industrial Zone
SDC Special District Commercial
OU Office uses Zone
PU Public Utilities
RU Recreation Zone

South Agincourt Employment District/Tam O'Shanter Community Bylaw
Not to Scale
12/5/06



Attachment 5: Application Data Sheet

Application Type	Official Plan & Zoning By-law Amendments & Draft Plan of Subdivision	Application Number:	06 186899 ESC 40 OZ & 06 186915 ESC 40 SB
Details	OPA & Rezoning, Standard	Application Date:	October 26, 2006

Municipal Address: 2055 KENNEDY RD, TORONTO ON
 Location Description: CON 2 PT LT28 PL 9945 RCP LT18 NOW RP 66R10014 PT 1 TO 8 GRID E4006
 Project Description: Amendments to OMB Approved OPA/ZBA as a result of proposed modifications to the draft approved plan of subdivision.

Applicant:	Agent:	Architect:	Owner:
METROGATE INC	LEONA SAVOIE	GRAZIANI + CORAZZA	1309230 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	APARTMENT NEIGHBOURHOODS, PARKS, EMPLOYMENT AREAS	Site Specific Provision:	AGINCOURT SECONDARY PLAN – SITE SPECIFIC POLICY 5
Zoning:	CR, RU, SDC & PU	Historical Status:	n/a
Height Limit (m):	4 to 40 STOREYS	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	6.77 hectares	Height:	Storeys:	4 to 40
Frontage (m):	Approx. 100 m (Sufferance Rd)		Metres:	0
Depth (m):	irregular			
Total Ground Floor Area (sq. m):	n/a			Total
Total Residential GFA (sq. m):	165,000		Parking Spaces:	n/a
Total Non-Residential GFA (sq. m):	38,500		Loading Docks	n/a
Total GFA (sq. m):	203,500			
Lot Coverage Ratio (%):	n/a			
Floor Space Index:	3.0			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condominium		
Rooms:	0	Residential GFA (sq. m):	165,000
Bachelor:	0	Retail GFA (sq. m):	*
1 Bedroom:	0	Office GFA (sq. m):	*
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	2,100	*38,500 sq m non-residential gfa	

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