

2660 Kennedy Road - Zoning Application - Preliminary Report

Date:	April 13, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 39 – Scarborough Agincourt
Reference Number:	File No. 07 105739 ESC 39 OZ

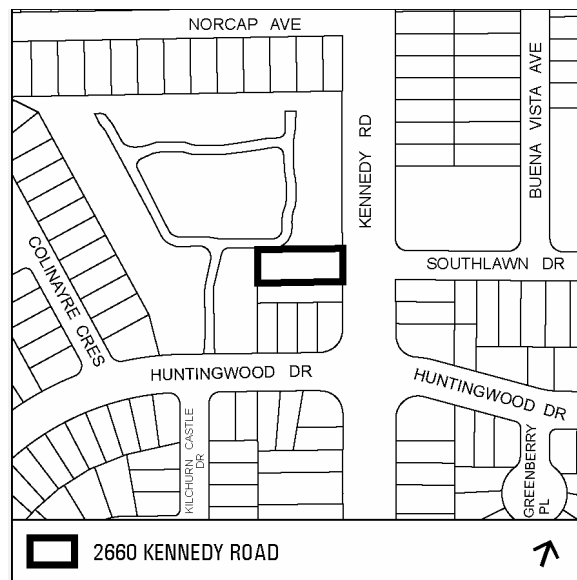
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the existing Agricultural zone. The applicant’s proposal includes a detached dwelling, office use within a detached dwelling, a second suite and a daycare at 2660 Kennedy Road. The office use and second suite are proposed to be located within an addition to the rear of the existing house.

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

The application should proceed through the standard planning review process including the scheduling of a community meeting in the second quarter of 2007. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided in a timely manner by the applicant. This meeting is targeted for the third 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous applications or decisions which have relevance to the decision on this application.

ISSUE BACKGROUND

Proposal

The application proposes to amend the existing Agricultural zone on this property to permit a detached dwelling, office use within a detached dwelling, and a second suite. An office and a second suite are proposed to be located within the existing detached dwelling, which is to be modified by way of an addition to the rear of the existing house.

The application requests permission for a maximum non-residential gross floor area of 165 square metres (1,176 square feet).

The rear addition is 204.4 square metres (2,200 square feet) in size. The submitted floor plan shows approximately 100 square metres (1,076 square feet) of non-residential gross floor area dedicated to a proposed medical office use (chiropractic). The remaining floor area will be used to enlarge the existing house and for the second suite.

A new two-car garage is also proposed at the rear of the property. An existing shed will be removed.

Additional parking is proposed in the front, side and rear yards (see Attachment 1).

Site and Surrounding Area

The subject property is located on the west side of Kennedy Road, just north of Huntingwood Drive, and is 1,346 square metres (14,490 square feet) in area. A two-storey, single detached house and a detached rear yard shed are located on the site. The lot has approximately 22.9 metres (75 feet) of frontage on Kennedy Road and is presently accessed by a circular driveway.

Surrounding land uses are:

North: reverse frontage townhouses (rear yards face Kennedy Road).

South: single detached houses.

West: a townhouse development.

East: a strip mall, and predominantly single detached houses located on the east side of Kennedy Road.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is designated Neighbourhoods as shown on the Land Use Plan. This designation permits 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. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

New small-scale retail, service and office uses that are incidental to and support Neighbourhoods and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the zoning by-law, where required, on major streets with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of Neighbourhoods, new small-scale retail, service and office uses will:

- a) serve the needs of area residents and potentially reduce local automobile trips;
- b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- c) have a physical form that is compatible with and integrated into the Neighbourhood.

Zoning

The subject property is zoned Agricultural Uses (AG) within the L'Amoreaux Community By-Law No. 12466, as amended. This zone permits agricultural uses and day nurseries. The by-law considers agricultural uses to be an interim use of land.

The property is also subject to a site specific exception which permits a single-family dwelling, subject to various development standards.

Site Plan Control

The subject property is not located within a site plan control area. Site plan related matters, such as landscaping, parking and fencing, will be reviewed and secured as a condition of any approval.

Tree Preservation

A tree declaration has been submitted indicating that no trees will be impacted as a result of this application.

Reasons for the Application

The existing zoning does not permit the existing detached dwelling, the proposed office use or the second suite.

COMMENTS

The application has been circulated to agencies and City divisions for review and comment.

Issues to be Resolved

Proposed Uses

The application proposes a rezoning to permit a number of different uses on the site. The precise details of the proposal have not been finalized by the applicant. The application has been amended a number of times since its submission in January 2007.

At this time the applicant is proposing a detached dwelling, office use, second suite and a day nursery. These proposed uses will be reviewed as part of the application.

Adequate parking for all the uses proposed, including office, second suite, daycare and the existing house, is required to be provided on-site.

Parking

Additional parking is required to serve the proposed uses. A preliminary site plan is shown as Attachment 1. Required parking is determined by the type and size of proposed uses. Issues related to parking and on-site traffic circulation will be resolved as part of the review of this application.

Landscaping

Suitable front yard landscaping will need to be provided and will be secured as a condition of any approval. Existing trees should be retained where possible.

Toronto Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

CONTACT

Sai-Man Lam, Planner
Tel. No. 416-396-4203
Fax No. 416-396-4265
E-mail: slam@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East and West Elevations
Attachment 3: North and South Elevations
Attachment 4: Floor Plans
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 2: East and West Elevations



East Elevation
(Kennedy Road)



West Elevation

Elevation Plan

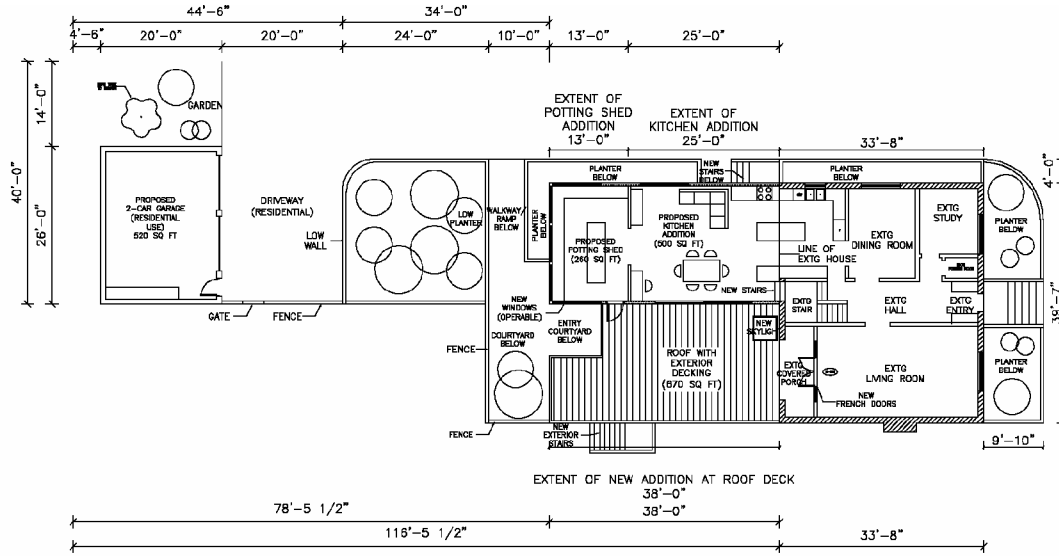
Applicant's Submitted Drawing

Not to Scale
2/26/07

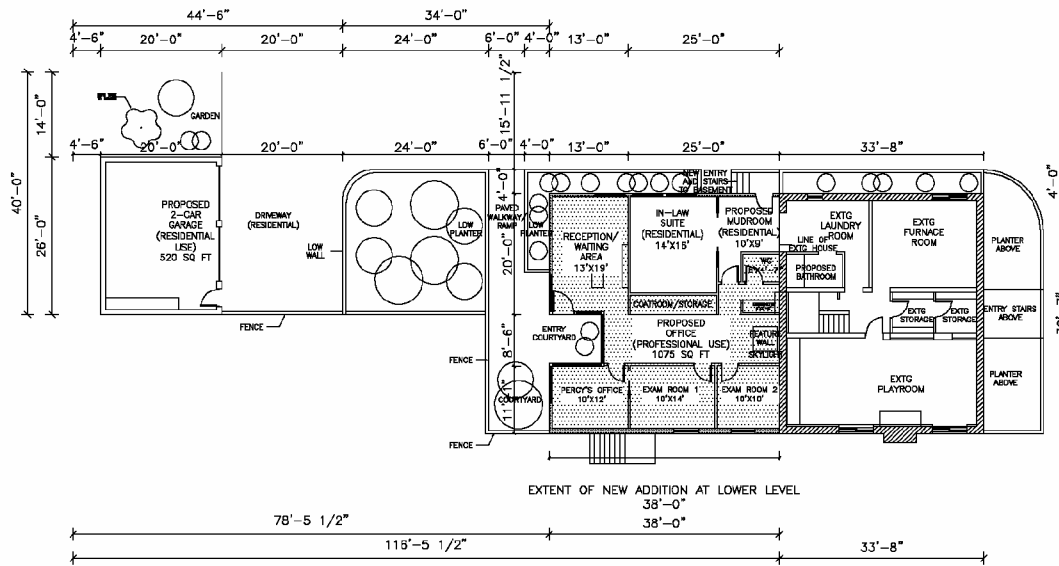
2660 Kennedy Road

File # 07-105739 OZ

Attachment 4: Floor Plans



Ground Floor Plan



Lower Level Floor Plan

Floor Plan

Applicant's Submitted Drawing

Not to Scale
2/28/07

2660 Kennedy Road

File # 07-105739 0Z

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	07 105739 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	January 31, 2007

Municipal Address: 2660 KENNEDY RD, TORONTO ON M1T 3H7

Location Description: CON 3 PT LT29 **GRID E3904

Project Description: This application proposes to amend the existing Agricultural zone. The applicant's proposal includes a detached dwelling, office use within a detached dwelling, a second suite and a daycare at 2660 Kennedy Road. The office use and second suite are proposed to be located within an addition to the rear of the existing house.

Applicant:

MI-KO URBAN
CONSULTING INC.
PETER CHEE

Agent:

Architect:

Owner:

PERCY AND SONIA
HEA JUN CHAN

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	AG-Agricultural	Historical Status:	
Height Limit (m):		Site Plan Control Area:	No

PROJECT INFORMATION

Site Area (sq. m):	1346.21	Height:	Storeys:	2
Frontage (m):	22.91		Metres:	0
Depth (m):	58.82			
Total Ground Floor Area (sq. m):	185.81			Total
Total Residential GFA (sq. m):	328.41		Parking Spaces:	6
Total Non-Residential GFA (sq. m):	99.86		Loading Docks	0
Total GFA (sq. m):	428.3			
Lot Coverage Ratio (%):	13.8			
Floor Space Index:	0.318			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	328.41	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	99.86	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	1			

CONTACT: **PLANNER NAME:** **Sai-Man Lam, Planner**
TELEPHONE: **(416) 396-4203**

