

**6440 – 6452 Kingston Road and 4035 – 4037 Ellesmere Road – Zoning and Subdivision Applications - Preliminary Report**

<b>Date:</b>	April 16, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward No. 44 – Scarborough East
<b>Reference Number:</b>	File Nos. 07 106099 ESC 44 OZ and 07 106116 ESC 44 SB

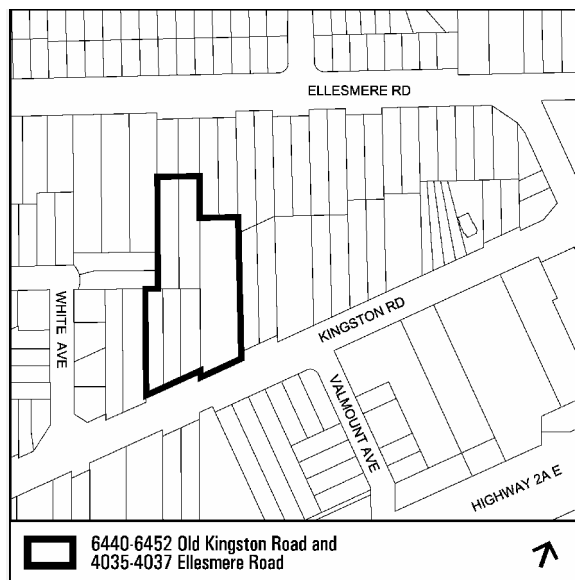
**SUMMARY**

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applications propose the development of 44 freehold street townhouse units on a new public road and a new public laneway at 6440 to 6452 Kingston Road and the rear portions of 4035 and 4037 Ellesmere Road.

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

The applications are currently considered “incomplete” under the Planning Act, and as such further information is required from the applicant such as submission of a traffic operations assessment, confirmation regarding consistency with the Provincial Policy Statement and Provincial Plans, and various requirements under the revised Ontario Regulations for both zoning by-law amendment applications and draft plan of



subdivision applications. Once further information is submitted the applications will be presented to the community at a community consultation meeting and then brought forward to a public meeting in accordance with the Planning Act.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor upon receipt of further information which is necessary to evaluate the proposal;
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**

The lands which comprise 4035 and 4037 Ellesmere Road were the subject of four separate consent applications approved through the Committee of Adjustment. The first two applications, B038/06SC and B037/06SC, were approved by the Committee in May 2006. These applications severed the southerly 60 metres (197 feet) of each property, to be conveyed to the adjacent properties to the south at 6440, 6444, 6448 and 6452 Kingston Road.

The third and fourth applications, B118/06SC and B119/06SC, were approved by the Committee of Adjustment in February 2007. These applications severed an additional 33.5 metres (110 feet) of each property, to be conveyed to the adjacent properties to the south in order to complete the land assembly for the subject applications. As a result of these applications, the depth of the retained lots at 4035 and 4037 Ellesmere Road are about 47 metres (154 feet).

## **ISSUE BACKGROUND**

### **Proposal**

The draft plan of subdivision application for this 1.1 hectare (2.7 acre) site proposes the creation of 44 lots for freehold residential townhouse units, a block of land for future development, a 16.5 metre public road, a 6.0 metre public laneway and a road widening along a portion of the Kingston Road frontage. The existing dwellings along the Kingston Road frontage of the site would be demolished.

The proposal is for 36 lots fronting onto the proposed public road, and 8 lots fronting onto Kingston Road with vehicular access to these lots from the proposed public laneway. The lot frontages of the lots fronting onto the proposed public road vary between 6.0 metres (20 feet) to about 7.7 metres (25 feet), with the majority of the lots having frontages of 6.0 metres (20 feet). The proposed depth of these lots varies from about 25 metres (82 feet) to about 37 metres (121 feet), with the majority of the proposed lots having depths of about 25 metres (82 feet). The proposed units will have integrated garages, and generally be two storeys in height. The proposed floor area of each unit is approximately 161 square metres (1,730 square feet). Rear yard building setbacks are 7.5 metres (24.6 feet).

The majority of the lots fronting onto Kingston Road and backing onto the laneway have lot frontages of 4.75 metres (15.6 feet), and lot depths of 22.4 metres (73 feet). These units also have integrated garages which are accessed from the proposed public laneway at the rear of the townhouses. These units are proposed to be three storeys in height. The proposed floor area of each unit is approximately 160 square metres (1,722 square feet).

Attachment 9, the Application Data Sheet contains relevant project information. Attachments 1, 3 and 4 illustrate the proposed site plan and elevations for Block 1, fronting onto Kingston Road, and Block 4, which is a typical elevation for the units fronting onto the proposed public road.

## **Site and Surrounding Area**

The subject lands are comprised of four existing lots along Kingston Road and the backs of two lots having frontage on Ellesmere Road. These lands comprise a total area of 1.1 hectares (2.7 acres). On the lands are three vacant residential dwellings fronting Kingston Road, a shed and many trees. The site has 87.5 metres (287 feet) of frontage on Kingston Road and is flat in topography.

The abutting properties to the east of the site along Kingston Road contain single storey commercial buildings containing automotive uses, while the lands to the east of the site along Ellesmere Road contain one and two storey detached dwellings. The lands to the south of the site along Kingston Road contain detached dwellings on large lots. The lands to the west of the site both along Kingston Road and White Avenue contain one and two-storey detached dwellings, as do the lands to the north along Ellesmere Road. Further west of the site on the south side of Kingston Road east of Meadowvale Road a new infill development of 68 townhouse units and 6 detached residential dwellings has been approved and is currently under construction.

## **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 lands are designated Neighbourhoods within the Toronto Official Plan on Map 23 – Land Use Plan. These areas are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular: size and configuration of lots, setbacks of buildings from the street or streets; prevailing patterns of rear and side yard setbacks and landscaped open space; and continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The property is also part of the Highland Creek Secondary Plan. The lands are subject to Policy No. 6 of the Secondary Plan which permits detached, semi-detached and street townhouse dwellings, and exempts the lands from the minimum lot requirement of 450 square metres. Attachment No. 6 is an enlargement of Policy No. 6 of the Highland Creek Secondary Plan, with the subject lands shaded.

Map 2-2, Tertiary Plan, of the Secondary Plan illustrates potential residential infill development to ensure continuity of roads and to provide for a compatible lotting pattern. The tertiary plan illustrates a new road running north from Kingston Road upon the subject site, terminating in a cul-de-sac on the rear portion of the adjacent lots on Ellesmere Road to the west of the subject site. Attachment No. 7 is an enlargement of a section of the Tertiary Plan for the Highland Creek Secondary Plan, illustrating the subject site.

A small portion of the north end of the site appears to lie outside of the boundaries of Policy No. 6 of the Highland Creek Secondary Plan and the defined area of the potential road and lots shown on the Tertiary Plan. This minor adjustment results in achieving sufficient lot depths for proposed lots along the north side of the proposed road. It is staff’s opinion that an Official Plan amendment is not necessary in this case as the

interpretation policies of the plan allow for minor boundary adjustments without amendment to the plan.

## **Zoning**

The subject lands are zoned Single-Family Residential (S) Zone, and permit one single family detached dwelling per parcel of land with a minimum of 15 metres frontage on a public street, and a minimum area of 696 square metres. Permitted uses include single-family dwellings, correctional group homes and group homes. Ancillary uses permitted include domestic or household arts and private home day care.

## **Site Plan Control**

The subject lands are not currently subject to site plan control, however, if the proposal is approved, it will be recommended that they be placed under site plan control. A related site plan control application, File No. 07 106108 ESC 44 SA has been submitted, and is currently being reviewed by staff.

## **Tree Preservation**

A tree survey/arborist report and tree preservation plan has been submitted in support of these applications and is currently being reviewed by staff.

## **Reasons for the Application**

The purpose of the rezoning application is to rezone the lands from Single Family Residential (S) Zone to an appropriate category along with the necessary development standards to enable the development of 44 street townhouse units. The plan of subdivision application is necessary to create the proposed new lots, public road and public laneway.

## **COMMENTS**

### **Issues to be Resolved**

#### **Compatibility of Development**

The site is located on a portion of Kingston Road comprised of deep lots containing single buildings either used for residential or commercial purposes. The lands to the west, north and north-east of the site are large lots with detached dwellings. While the form of development proposed for the subject site is more intensive than the abutting residential, townhouses are permitted by the existing Highland Creek Secondary Plan for these lands. Review of the compatibility of this form of development, its proposed lot frontages, depths and areas, and its impact on the existing residential fabric will be undertaken in the evaluation of these applications.

In order to ensure compatibility and fit with the existing neighbourhood, staff will review with the applicant the possibility of introducing detached and/or semi-detached dwellings at the northerly end of the site. This would allow for more open space between the units

and a building form consistent with the adjacent single family dwellings to the north which are to remain.

### **Concept Plan**

Through preliminary discussions with the applicant, Planning staff requested that a concept plan be prepared which shows the potential for adjacent infill development consistent with the Tertiary Plan. The concept plan prepared by the applicant is illustrated in Attachment 5. This illustration shows the continued westward extension of the proposed public road, terminating in a cul-de-sac on the abutting lands to the northwest. No development applications have been filed for the adjacent lands. Staff will undertake a review of the development potential of the abutting lands, as well as the other lots surrounding the subject site, in order to ensure that the proposed development does not preclude the orderly development of surrounding lands consistent with the Tertiary Plan.

### **Urban Design**

Through the review of the applications consideration of the proposed building elevation treatment and design along both Kingston Road and the new road will be given to ensure a high quality of building design and streetscape. The application will also be reviewed in the context of the City's Infill Townhouse Guidelines. The guidelines are intended to assist in protecting the streetscape while integrating new townhouse development with existing housing patterns. The guidelines seek to achieve sufficient distance separation between buildings, landscaping improvements and accommodation of vehicle activities.

### **Parking and Road Design**

The current proposal includes 44 parking spaces; one space is located within the attached or integrated garage of each unit. One surface parking space is also proposed for each unit on the driveway leading to each garage space. Some of the surface parking spaces do not meet the minimum parking space depth requirements of the zoning by-law. In order to provide a minimum 7.5 metre rear yard building setback, the applicant is proposing reduced building setbacks from the garages and consequently some of these surface parking spaces encroach into the public road right-of-way. Consideration of parking space requirements and configurations for both residents and visitors will be undertaken through the review of these applications to ensure a sufficient supply of parking and to minimize any encroachments upon the proposed right-of-way.

The proposed 16.5 metre public roadway is proposed to terminate at the northwest edge of the site. The plan does not illustrate a temporary turning circle or hammerhead for vehicular movements. While the potential for the westward extension of the proposed road onto the abutting lands exists, no development applications have been submitted for these lands. Further review of the road design and provision of appropriate turning design will be made through the review of these applications.

## **Development Infrastructure and Policy Standards (DIPS) Review**

City Council, at its meeting of December 5, 6 and 7, 2005 adopted the DIPS – Phase 2 report containing staff's recommendations including a set of design standards for new local residential streets and for a set of criteria to identify where a private street may be considered. The road widths proposed in this development are 16.5 metres for the public road with a sidewalk on one side of the street, and a 6.0 metre public laneway. Through the review of this application the design and configuration of both the road and lane, related parking, landscaping and public sidewalks, will be reviewed by City staff to ensure it is consistent with the DIPS policy and designed to City standards.

## **Tree Protection and Preservation**

The site currently supports a large number of trees, many of which are situated along the perimeter of the site, and along the lot lines of the lots which have been assembled to form the site. The tree preservation plan and accompanying tree survey/arborist report submitted in support of this application indicates that there are 80 existing trees subject to the City's Tree By-law proposed for removal. The tree preservation plan also indicates that there are 89 trees to be preserved on site.

Trees on private property having a diameter of 30 centimetres or greater are protected under the City's Tree Protection By-law. By-laws to protect and preserve trees on City and private property have been established in order to attempt to retain as much crown cover as possible, particularly where development is concerned. Through the review of this application staff will pursue opportunities to protect and retain as many existing trees as possible, and will require replacement trees to compensate for the trees to be removed.

## **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.

## **Incomplete application**

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. These applications are considered incomplete for the purposes of the Planning Act, and additional submission material has been requested from the applicant. Prior to holding a community consultation meeting on this application, it is recommended that a planning rationale, a traffic operations assessment, and landscape plans and details be received from the applicant.

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

## **CONTACT**

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## **SIGNATURE**

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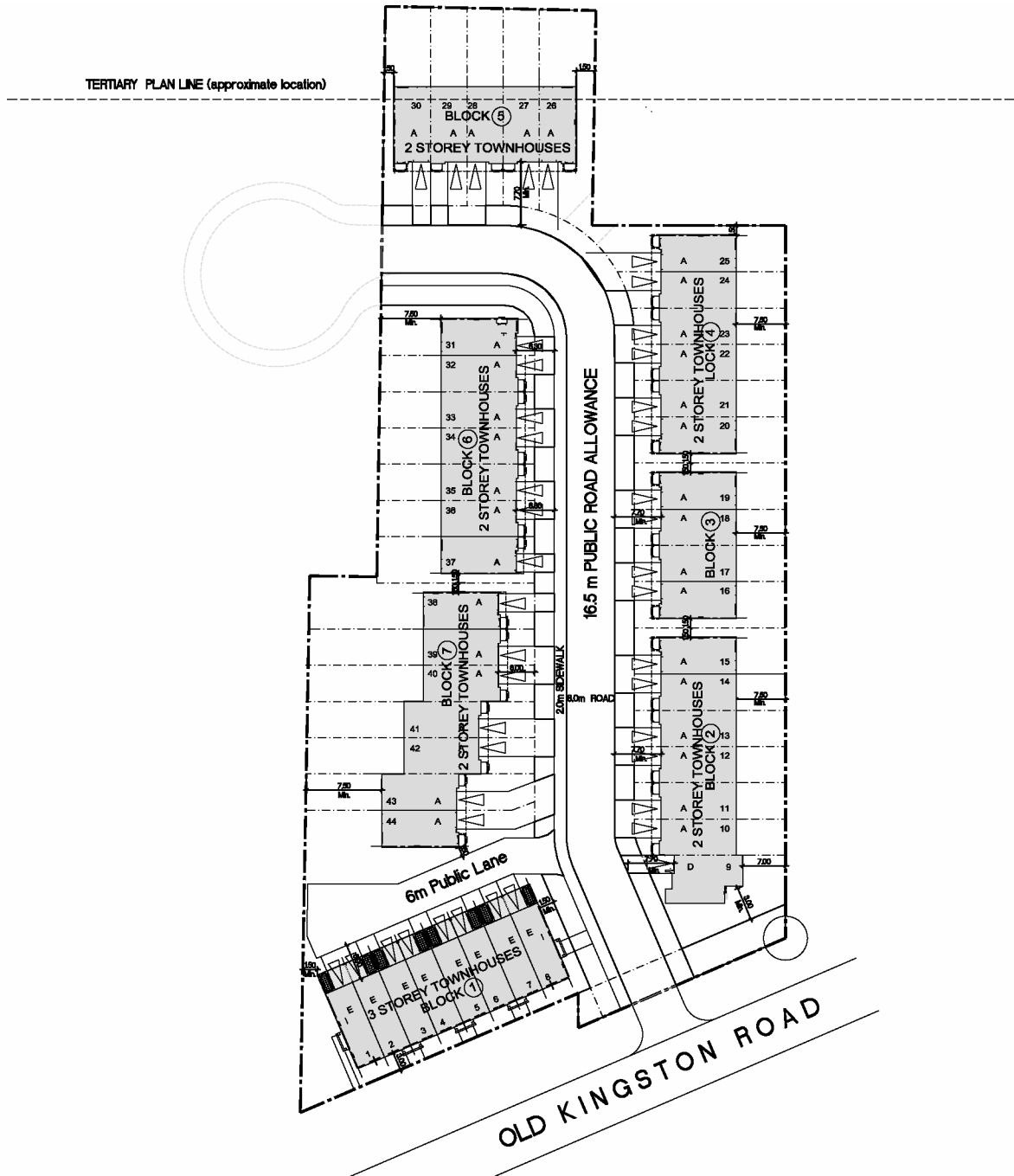
Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Subdivision Plan  
Attachment 3: Elevations – Block 1  
Attachment 4: Elevations – Block 4 (typical)  
Attachment 5: Concept Plan  
Attachment 6: Highland Creek Secondary Plan – Numbered Policy 6  
Attachment 7: Tertiary Plan Enlargement  
Attachment 8: Zoning  
Attachment 9: Application Data Sheet



# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

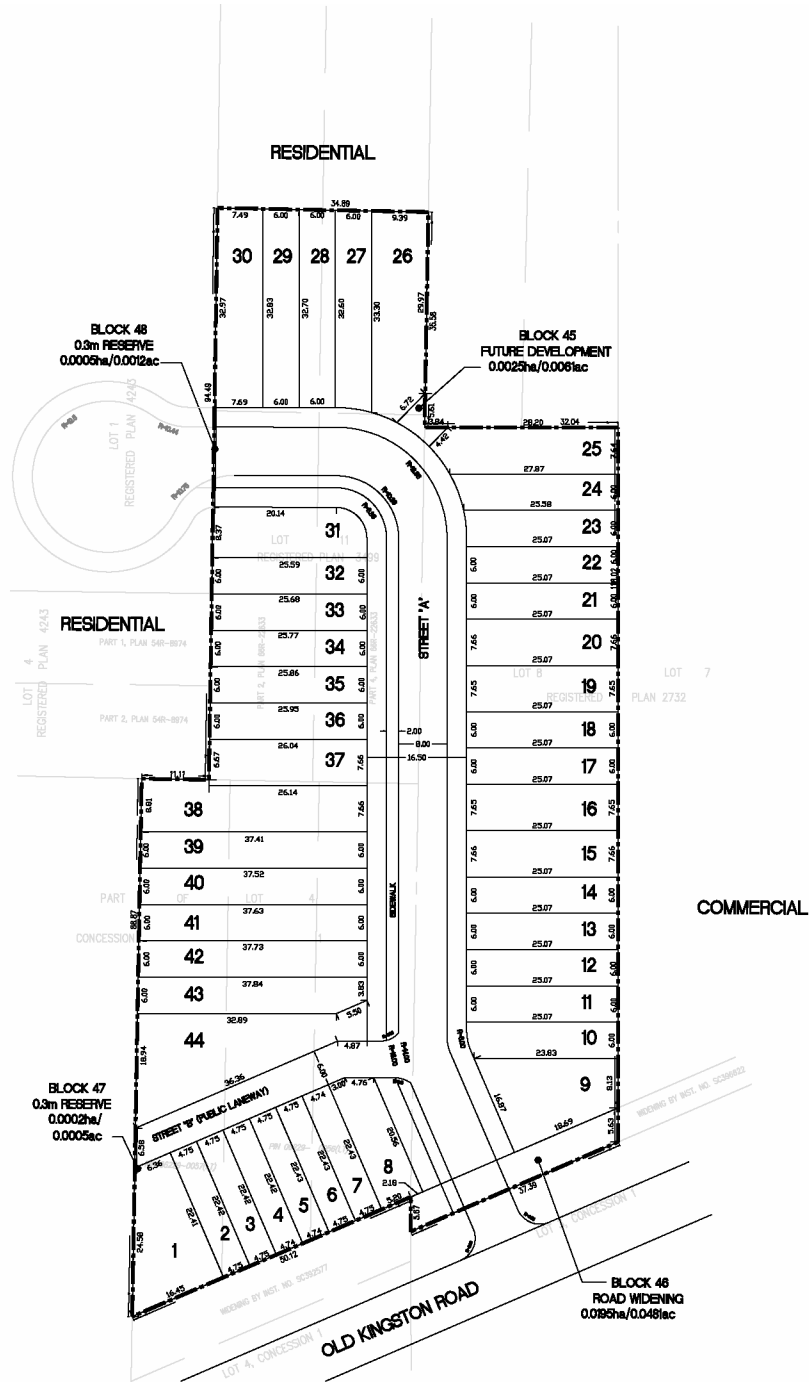
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4/3/07



6440-6452 Kingston Road  
& 4035-4037 Ellesmere Road

File # 07-106099\_OZ, 07-106116\_SB

## Attachment 2: Subdivision Plan



### Proposed Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale  
4/3/07

**6440 Kingston Road  
& 4035-4037 Ellesmere Road**

File # 07-106099\_OZ, 07-106116\_SB

**Attachment 3: Elevations – Block 1**



**FRONT (Kingston Rd)**



**REAR**



**RIGHT SIDE**

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**Elevation Plan-Block 1**

**Applicant's Submitted Drawing**

Not to Scale  
4/4/07

**6440-6452 Kingston Road  
& 4035-4037 Ellesmere Road**

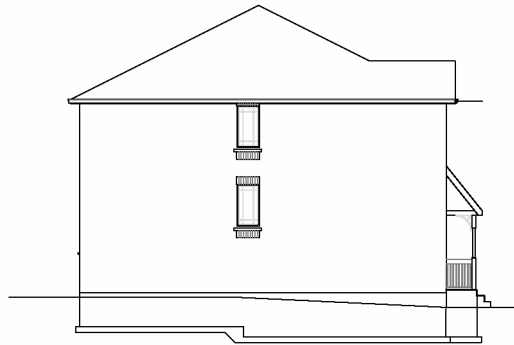
**File # 07-106099\_OZ, 07-106116\_SB**

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**Attachment 4: Elevations – Block 4**



**FRONT (Public Street)**



**SIDE**



**REAR**

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**Elevation Plan-Block 4**

Applicant's Submitted Drawing

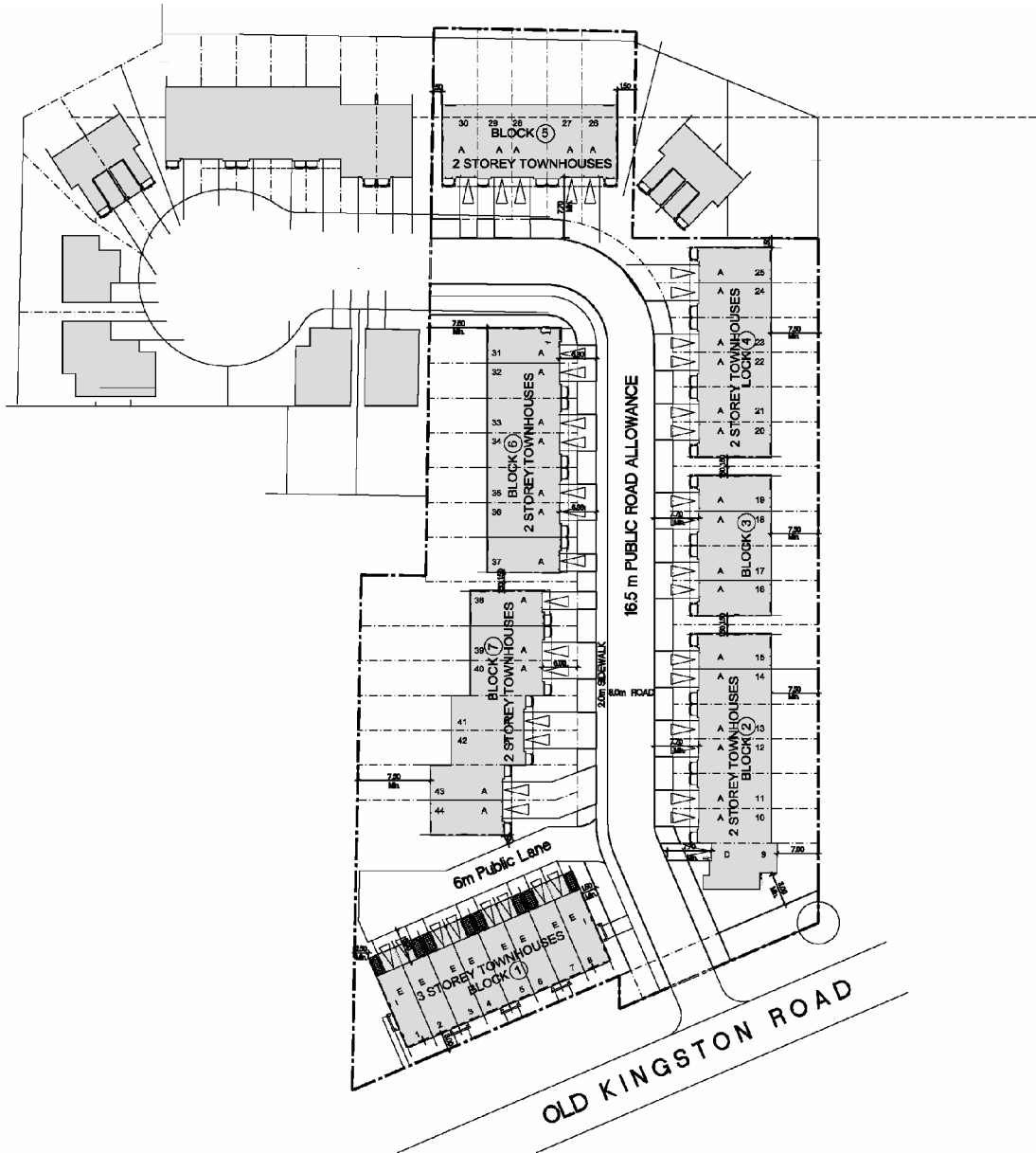
Not to Scale  
4/4/07

**6440-6452 Kingston Road  
& 4035-4037 Ellesmere Road**

**File # 07-106099\_OZ, 07-106116\_SB**

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## Attachment 5: Concept Plan



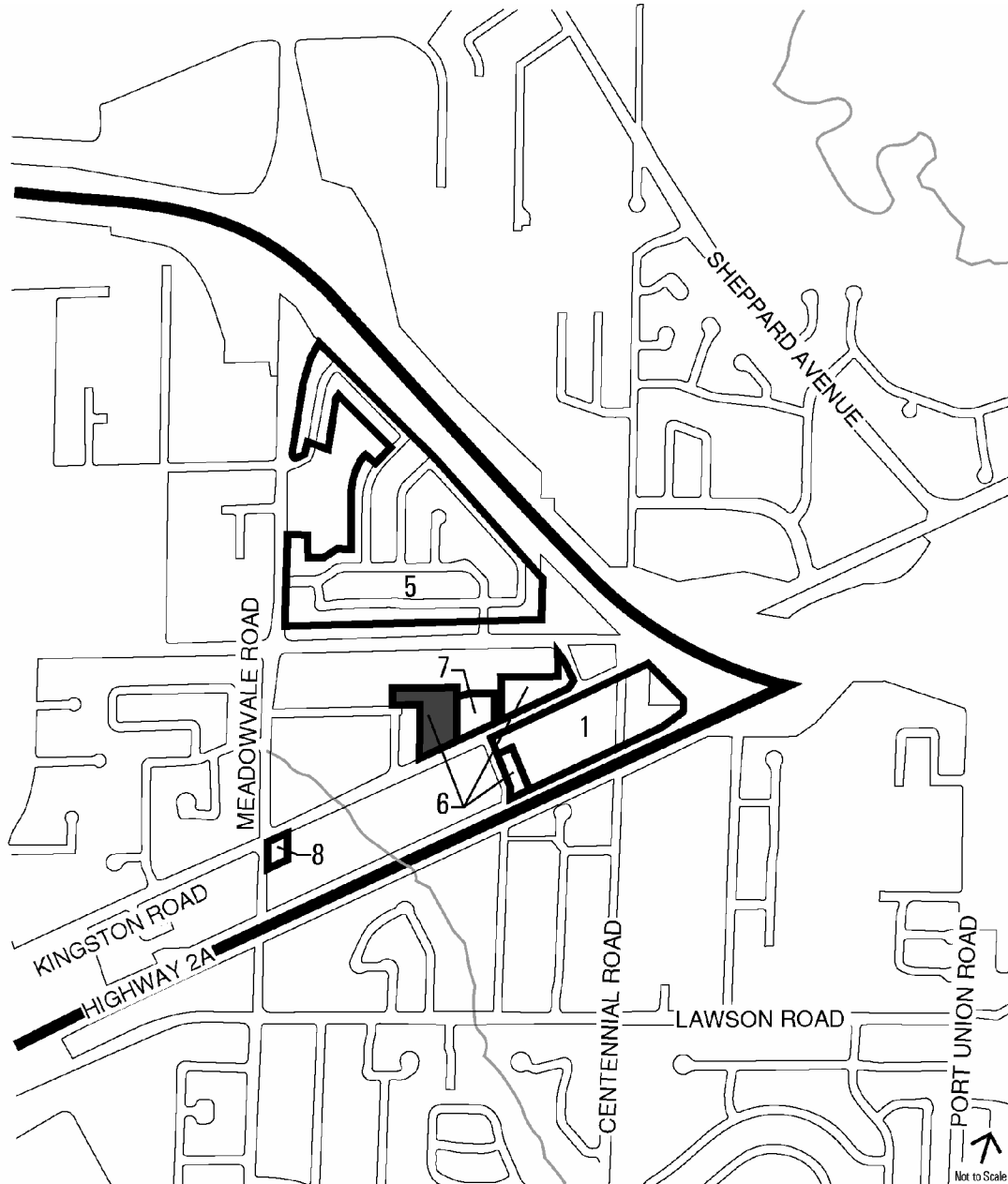
**Concept Plan**  
Applicant's Submitted Drawing

Not to Scale  
4/16/07

6440-6452 Kingston Road  
& 4035-4037 Ellesmere Road

File # 07-106099\_07, 07-106116\_SB

## Attachment 6: Highland Creek Secondary Plan – Numbered Policy 6



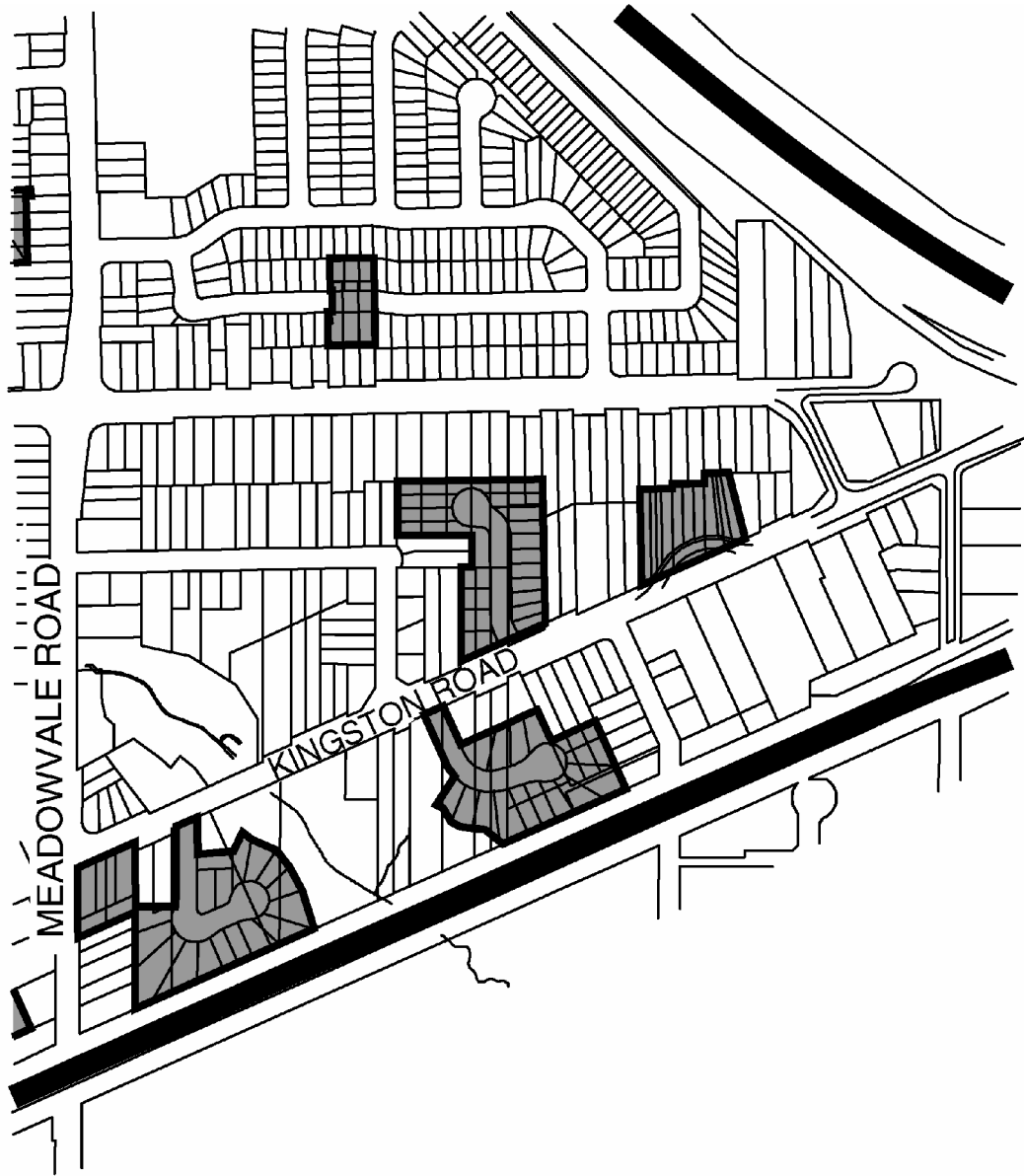
### Highland Creek Secondary Plan

MAP 2-1 Urban Structure Plan

- Secondary Plan Boundary
- - - - Proposed Road
- Area 'A'
- 1 Site and Areas Specific Policies
- LL Large Lot Areas

June 2006




## Attachment 7: Tertiary Plan Enlargement



Not to Scale ↗

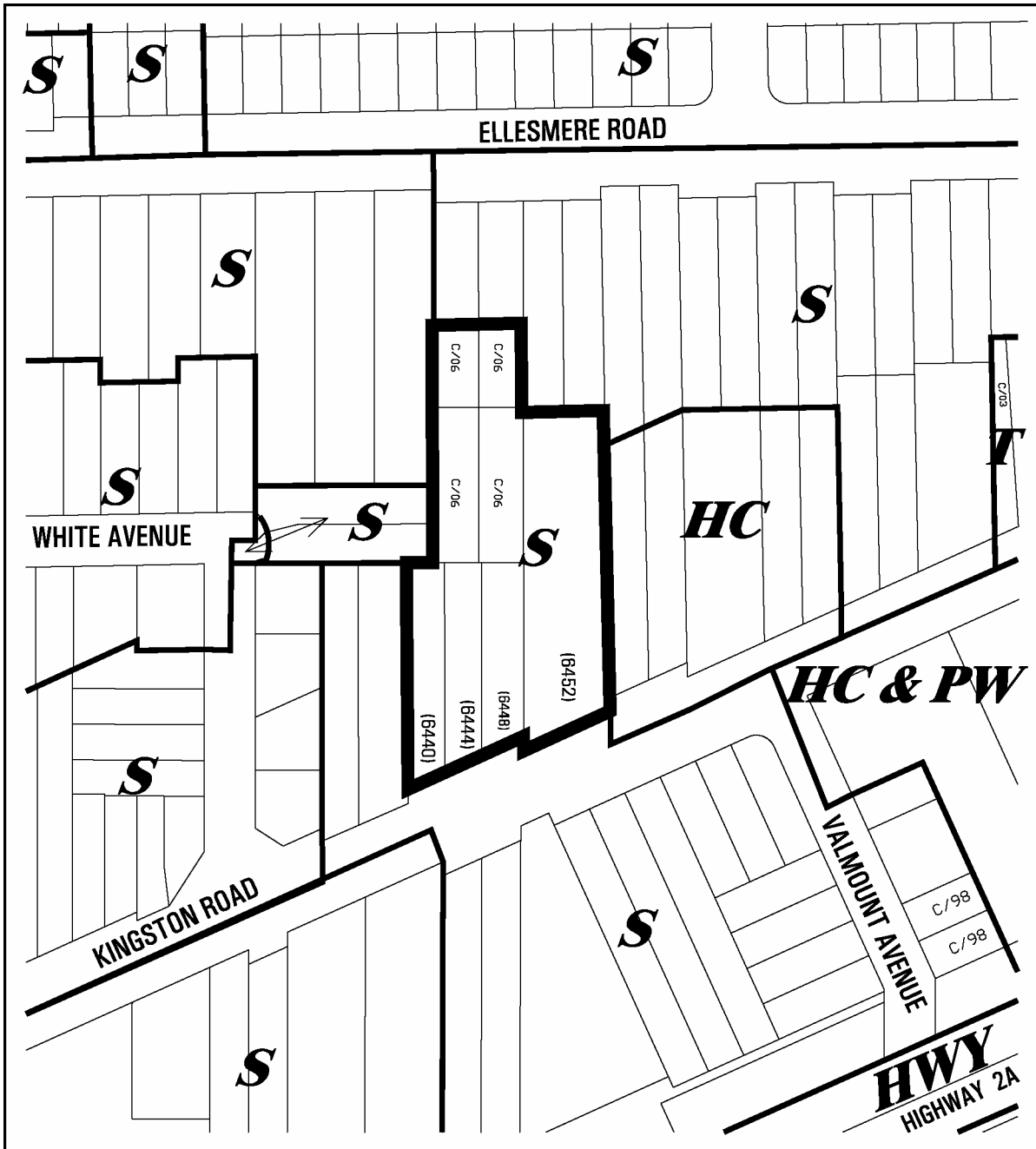


Highland Creek Secondary Plan  
MAP 2-2 Tertiary Plan

-  Secondary Plan Boundary
-  Existing Roads and Lots
-  Potential Roads and Lots

June 2006

Attachment 8: Zoning



**TORONTO** City Planning Division  
**Zoning**

6440-6452 Kingston Rd, 4035-4037 Ellesmere Rd  
 File # 07-106099\_OZ, 07-106116\_SB

**S** Single Family Residential  
**T** Two Family Residential  
**HC** Highway Commercial  
**PW** Place(s) of Worship  
**HWY** Highway

Highland Creek Community Bylaw  
 Not to Scale  
 4/10/07



## Attachment 9: Application Data Sheet

Application Type	Rezoning, Subdivision	Application Number:	07 106099 ESC 44 OZ 07 106116 ESC 44 SB
Details	Rezoning, Standard, Subdivision	Application Date:	February 1, 2007

Municipal Address: 6440 - 6452 KINGSTON RD & 4035 – 4037 ELLESMERE ROAD  
 Location Description: CON 1 PT LT4, PT OF LOT 11, RP 3499 AND PT OF LOT 8, RP 2732  
 Project Description: 44 residential freehold townhouses

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MARSHALL MACKLIN MONAGHAN - JAMIE BENNETT			BALLYMORE DEVELOPMENT (KINGSTON) CORP

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	S-Single Family Residential Zone	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq. m):	11048.3	Height:	Storeys:	2 & 3
Frontage (m):	85.262		Metres:	8
Depth (m):	183.4			
Total Ground Floor Area (sq. m):	3861.32			<b>Total</b>
Total Residential GFA (sq. m):	7990.44		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	7990.44			
Lot Coverage Ratio (%):	0.35			
Floor Space Index:	72.3			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	44
Total Units:	44

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7990.44	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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