

**27 Old Kingston Road – Designation of Site Plan Control Area – Final Report**

<b>Date:</b>	May 8, 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 No 03 035202 ESC 44 TM

**SUMMARY**

To designate a property currently zoned Commercial Residential (CR) as a Site Plan Control Area.

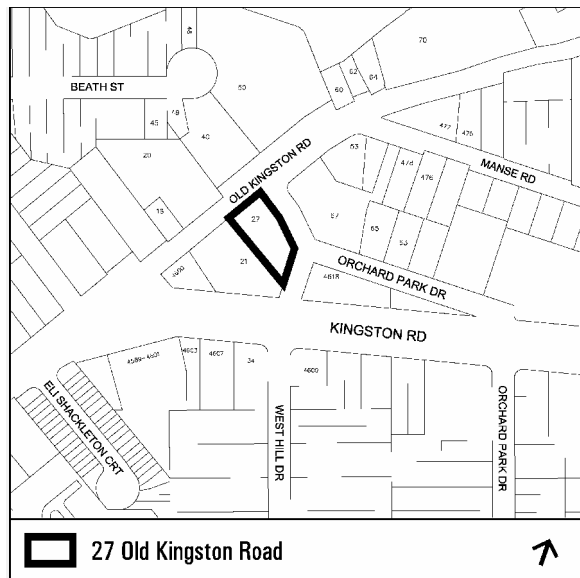
**RECOMMENDATIONS**

The City Planning Division recommends that:

1. City Council enact a site plan control by-law pursuant to Section 41 of the Planning Act to designate 27 Old Kingston Road as an area subject to site plan control, substantially in accordance with the draft site plan control by-law attached as Attachment 1; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

**Financial Impact**

The recommendations in this report have no financial impact.



## **ISSUE BACKGROUND**

An historic home currently sits on the property at 27 Old Kingston Road, known as the John Richardson House, so named for early Scarborough Settler, John Richardson. The property is designated under the Ontario Heritage Act, through a designation by-law passed by Scarborough City Council on February 4, 1980.

The property was also included in the Kingston Road “Avenues” initiative. The Kingston Road “Avenue” was one of the four pilot studies undertaken by the City in 2000, as part of the new Official Plan. The objective is 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. Included in the initiative were parcels fronting directly on Kingston Road, and nearby properties not fronting directly on Kingston Road. Council adopted a Mixed Use Area designation and Commercial/Residential zoning in June 2003 for the “Avenue” including the subject lands. The Ontario Municipal Board subsequently approved the official plan and zoning for the area in 2005.

The Commercial/Residential (CR) zone permits a variety of commercial and residential development opportunities within the Avenue. These lands have as-of-right permission for residential and commercial uses.

## **COMMENTS**

It has recently been determined that this property has not yet been designated as a Site Plan Control Area pursuant to Section 41 of the Planning Act. It is both desirable and appropriate that potential redevelopment of any property where commercial development is permitted be subjected to a design assessment and evaluation by the City pursuant to Policy 5.1.3 of the City of Toronto Official Plan.

## **CONCLUSION**

It would be appropriate to designate the subject property as a Site Plan Control Area in a consistent manner as other Commercial/Residential (CR) sites in the West Hill Community.

## **CONTACT**

John Lyon, Planner  
Tel. No. 416-396-7018  
Fax No. 416-396-4265  
E-mail: [jlyon@toronto.ca](mailto:jlyon@toronto.ca)

## **SIGNATURE**

---

Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Draft Site Plan Control By-law

**Attachment 1: Draft Site Plan Control By-law**

Authority: Scarborough Community Council Item ~, as adopted by City of Toronto  
Council on ~, 2007  
Enacted by Council: ~, 2007

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2007**

**To amend Zoning By-law No. 21319, as amended, of the former City of Scarborough, to designate a Site Plan Control Area, with respect to lands municipally known as 27 Old Kingston Road**

WHEREAS authority is given to Council by Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 21319 is amended by designating the lands shown outlined by a heavy black line on Schedule '1' of this By-law as a Site Plan Control Area.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,

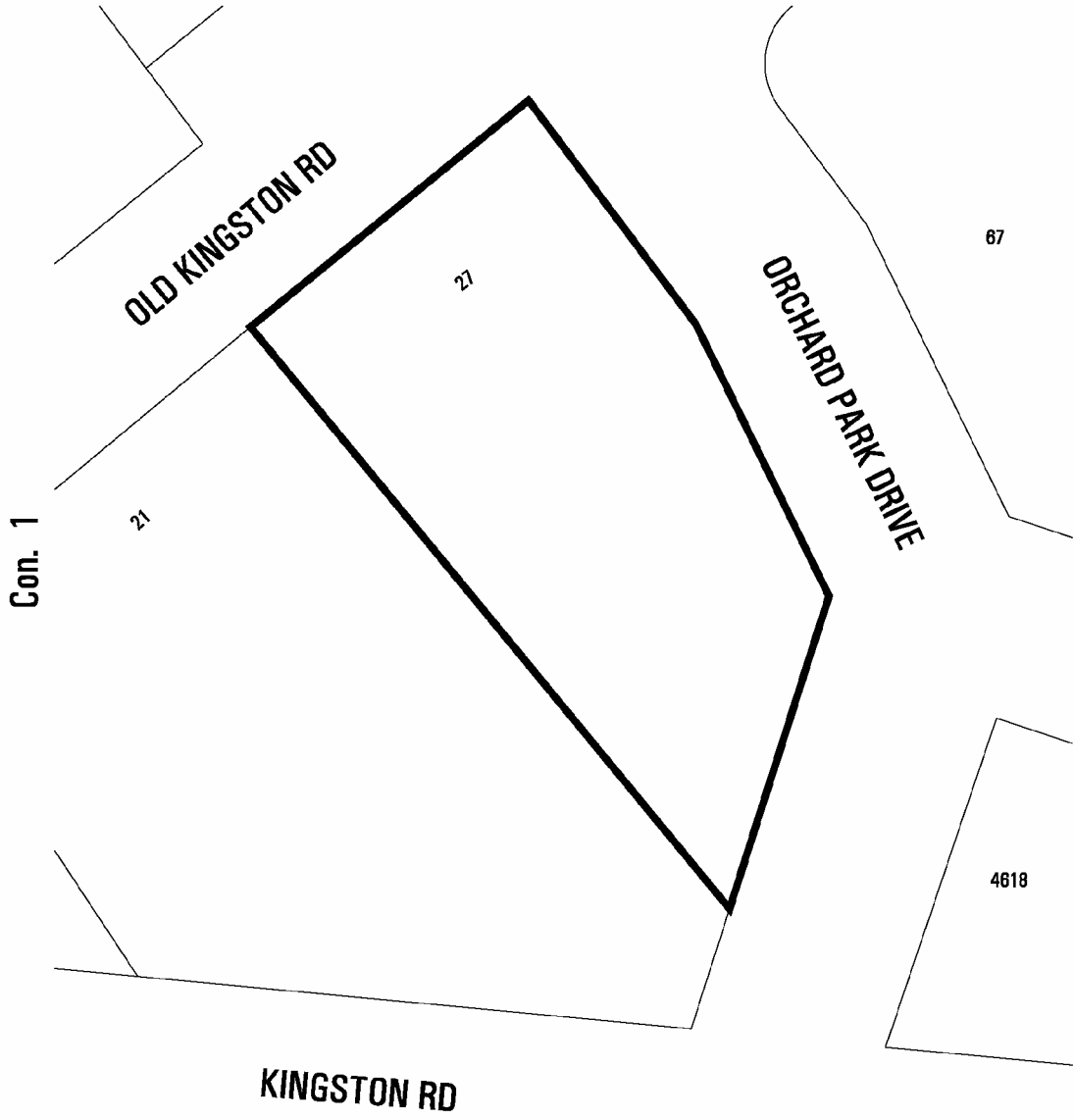
Mayor

(Corporate Seal)

ULLI S. WATKISS,

City Clerk

Schedule '1'  
Lot 9



**TORONTO** City Planning  
Division  
**Site Plan Control Amendment**

**27 Old Kingston Road**  
File # 03-035202 TM

 Area Affected By This By-Law

West Hill Community Bylaw  
Not to Scale  
5/4/07  
