

303 Kingston Road - Zoning Application - Preliminary Report

Date:	April 5, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches – East York
Reference Number:	File No 07-112119 STE 32 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 the construction of an 8 storey residential building with underground parking at 303 Kingston Road.

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

A statutory public meeting is targeted for Fall 2007. The target date assumes that the applicant will provide all required information in a timely manner.



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

The property was previously the subject of a Site Plan Approval application to construct a 4 storey residential building. The owner did not to proceed with the development and the ownership of the land has changed since that application.

ISSUE BACKGROUND

Proposal

The proposed development consists of a 71 unit residential building at 303 Kingston Road with three levels of underground garage containing 63 parking spaces. The proposed building would be 8 storeys, stepping down to 4 storeys at the southern end of the property.

For further statistical information refer to the Application Data Sheet found at Attachment 5 of this report.

Site and Surrounding Area

The site is located on the south-west corner of Kingston Road and Haslett Avenue. The Canadian Legion Branch which is on the site is being demolished.

The following uses abut the site:

- North - gas station and 3 storey townhouses
- South - 1 ½ to 2 1/2 storey houses
- East - 1 storey commercial building
- West - newly constructed 3 ½ storey townhouses

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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

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

Official Plan

The property is designated as Mixed Use Areas under the City of Toronto Official Plan. That designation permits a range of commercial, residential and institutional uses in single use or mixed use buildings.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within Mixed Use Areas. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5.2 of the Official Plan. The criteria include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;

- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Zoning

The site is zoned MCR T2.0 C0.5 R2.0. The MCR zoning classification permits residential uses including apartment buildings, retail, service and office commercial uses. The permitted building height is 14 metres.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has not been submitted to date. The applicant has been encouraged to submit this application so that it can be reviewed concurrently with the Zoning By-law Amendment application.

Tree Preservation

The applicant has not submitted an arborist report and tree preservation plan. Although there are no trees on site, there may be trees on neighbouring properties that will require protection. The applicant has advised that the report is being completed, for submission to the City in the near future.

Reasons for the Application

The proposed construction of an 8 storey (23.06 metres high) residential building at a density of 4.9 times the area of the lot exceeds the height permission of 14 metres and the total allowable mixed use and residential density of 2.0 times the lot area.

Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

Provided that the proposed development is found to be in compliance with the development criteria for Mixed Use Areas, an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

Height, Massing and Density

The height of the proposed building is 9.06 metres higher than the Zoning By-law permission of 14 metres. The appropriateness of the additional height above the By-law limit and surrounding context will be reviewed by staff. A reduction in height will be required. Further terracing of the upper floors will also be reviewed.

The applicant proposes a density of 4.9 times the area of the lot, while the Zoning By-law permits a maximum density of 2.0 times. A determination of the appropriateness of the increase in density given the context will be subject to further review by City Staff.

Overlook and Privacy

The location of the proposed units at the rear of the site and the proposed roof top amenity space may create undesirable overlook and raise privacy concerns for neighbouring properties. Revisions to the plans or the implementation of privacy features in the building, for those units facing south and for any roof top amenity space, will need to be incorporated by the applicant.

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.

Conclusion

Provided that the applicant provides all required information in a timely manner, a statutory public meeting is targeted for fall 2007.

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

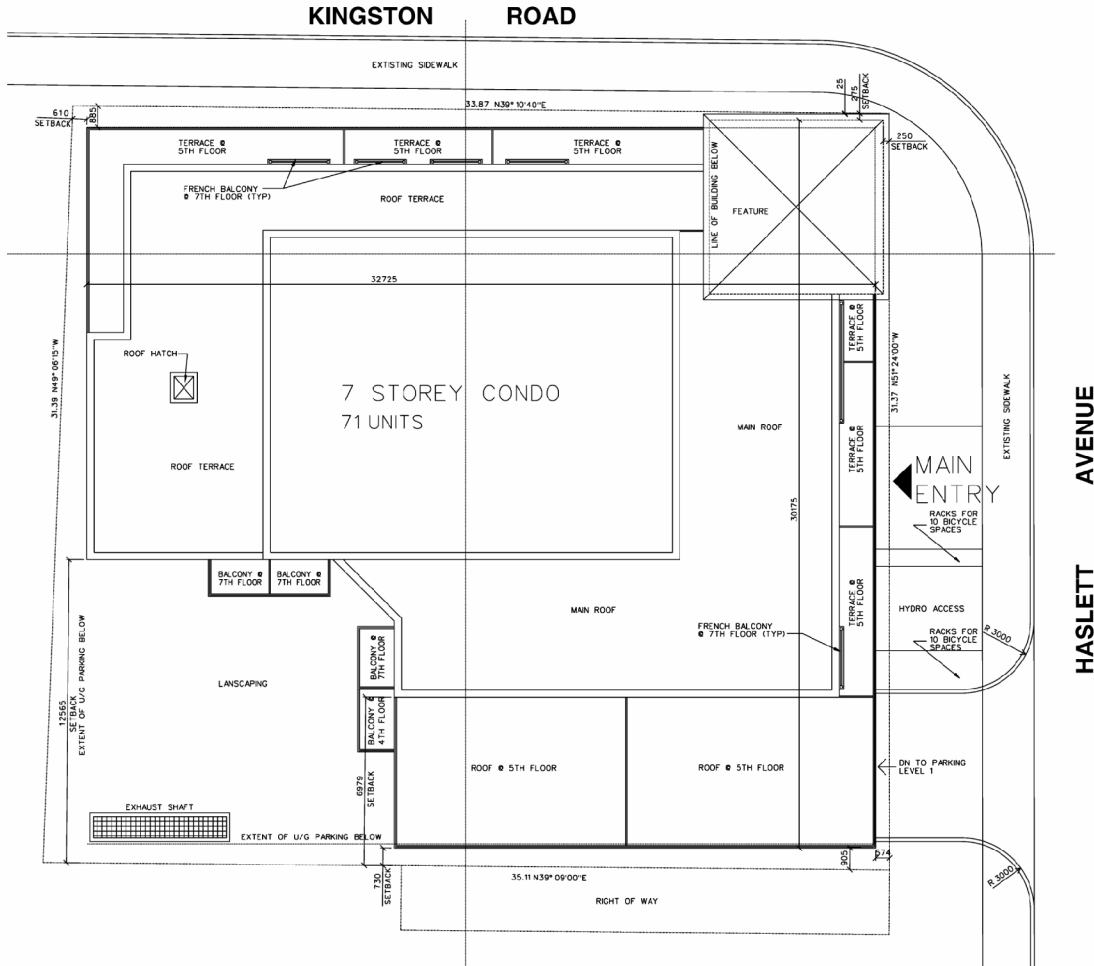
Attachment 2: North Elevation

Attachment 3: East Elevation

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

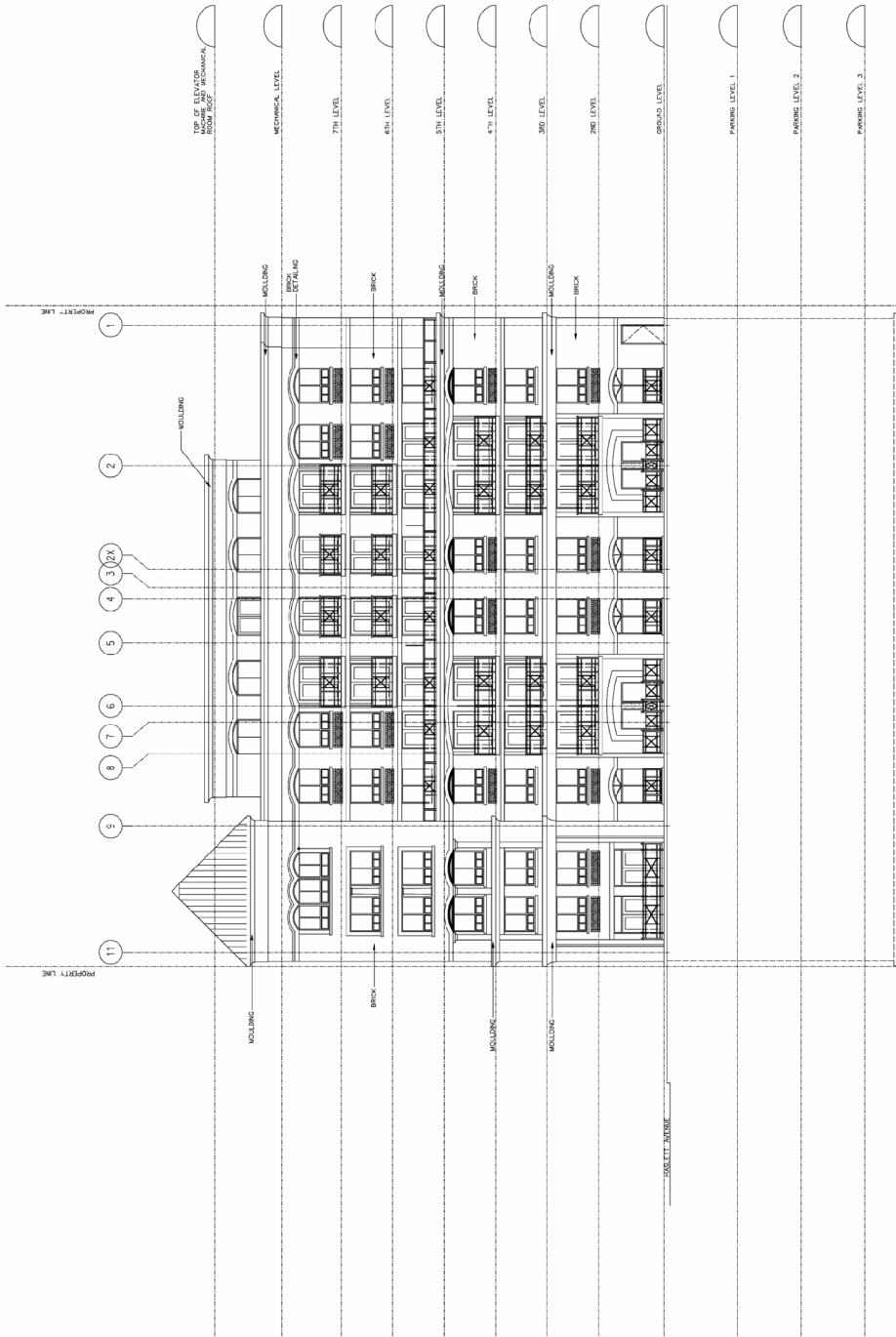
Not to Scale 

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Attachment 2: North Elevation



303 Kingston Road

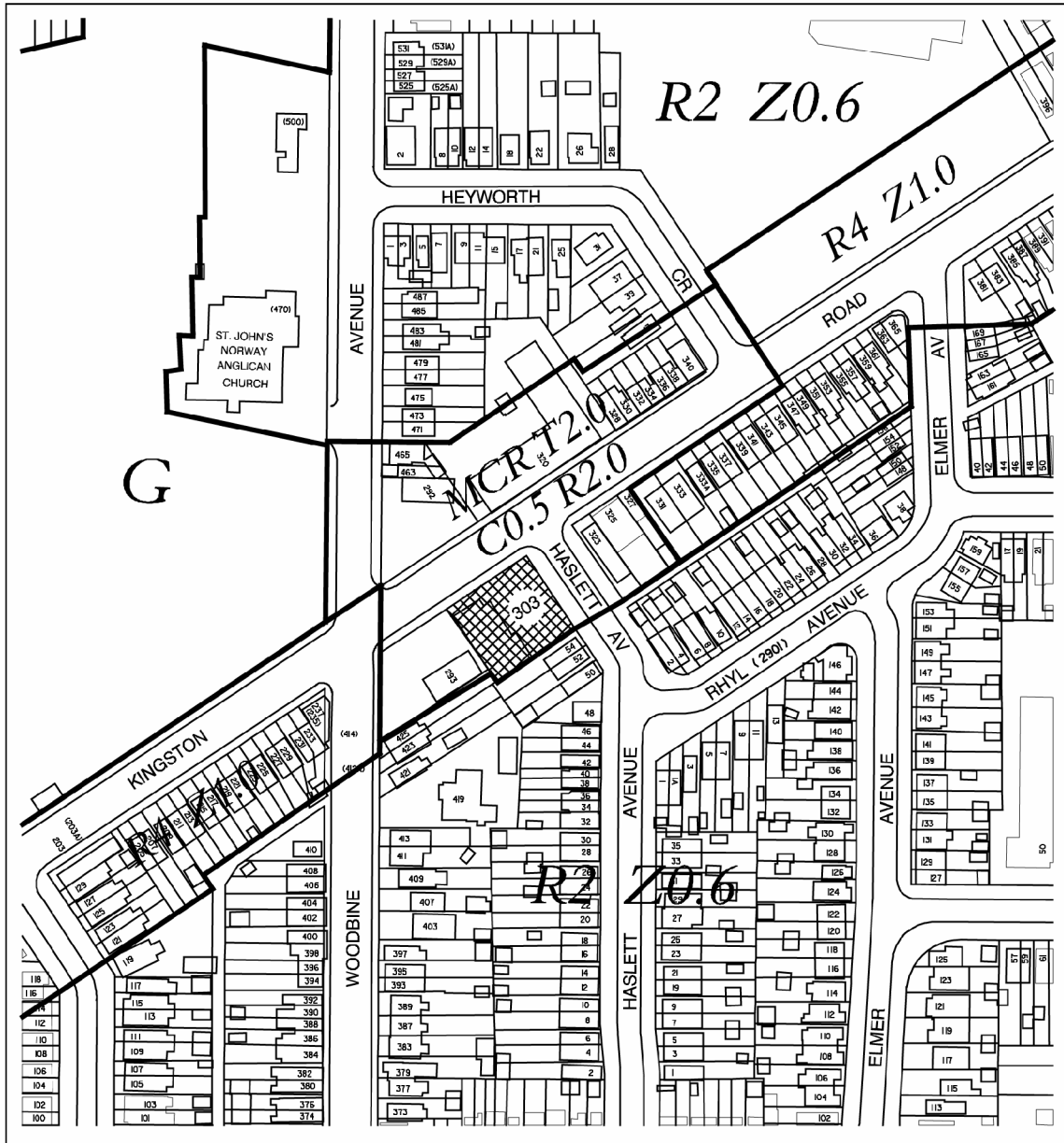
File # 07_112119

North Elevation

Applicant's Submitted Drawing

Not to Scale
03/20/07

Attachment 4: Zoning



TORONTO City Planning Division
Zoning

303 Kingston Road
 File # 07_112119

- G Parks District
- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/20/07 - DR

Attachment 5: Application Data Sheet

Application Type Rezoning Application 07-112119 STE 32 OZ
 Number:
 Details Rezoning, Standard Application Date: February 27, 2007

Municipal Address: 303 KINGSTON RD, TORONTO ON M4L 1T6
 Location Description: CON 1 FB PT TWP LT5 **GRID S3209
 Project Description: Eight storey apartment building at corner of Kingston Road and Haslett Avenue, seventy-one dwelling units, three levels of underground garage with 63 parking spaces, residential uses only.

Applicant: **Agent:** **Architect:** **Owner:**
 Intelliterra Planning & The Arbours Glen
 Dev't Consulting Bruce Development
 Hall Corporation

PLANNING CONTROLS

Official Plan Designation: Mixed Use Site Specific Provision: N/A
 Zoning: MCR T2.0 C0.5 R2.0 Historical Status: N/A
 Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 1081.59 Height: Storeys: 8
 Frontage (m): 33.87 Metres: 23.06
 Depth (m): 31.37
 Total Ground Floor Area (sq. m): 694.6 **Total**
 Total Residential GFA (sq. m): 5305.22 Parking Spaces: 63
 Total Non-Residential GFA (sq. m): 0 Loading Docks 0
 Total GFA (sq. m): 5305.22
 Lot Coverage Ratio (%): 64.22
 Floor Space Index: 4.9

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	5305.22	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	58	Office GFA (sq. m):	0	0
2 Bedroom:	13	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	71			

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