

65 and 67 Livingston Road – Official Plan & Rezoning Applications - Preliminary Report

Date:	June 11, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	08 164709 ESC 43 OZ

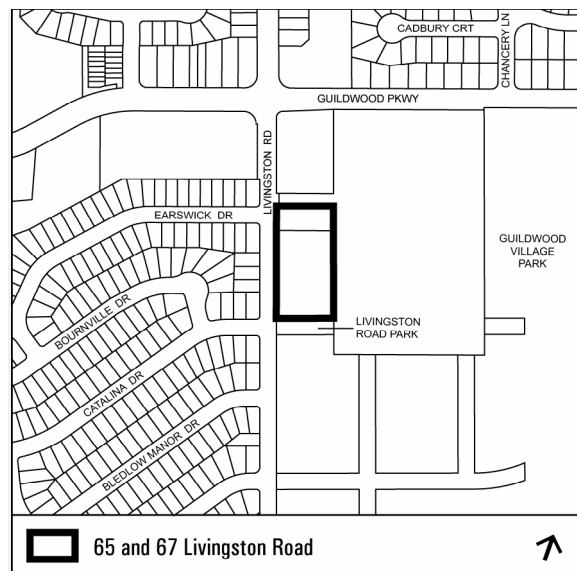
SUMMARY

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 redevelopment and expansion of the existing retirement home at 65 Livingston Road, including a 7 storey addition, as shown on the attached site plan (Attachment 1).

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 application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been resolved and all required information is provided.



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.
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.

ISSUE BACKGROUND

Proposal

The applicant proposes to demolish the existing commercial plaza at 67 Livingston Road and redevelop the lands together with the existing retirement home at 65 Livingston Road with a 7 storey addition. The addition is designed to be tiered back from Livingston Road so that the height adjacent to the street will start at 2 storeys and step back to 7 storeys towards the east. The total gross floor area of the addition would be 8,384 square metres (90,247 square feet), which would expand the building to a total gross floor area of 12,627 square metres (135,920 square feet).

The proposal would allow for 90 new dwelling units, for a total of 172 dwelling units on site. With possible revisions to the mix of 1-bedroom and 2-bedroom units, the total dwelling unit count could increase to 190 dwelling units without changing the overall floor area.

The expansion will also provide for additional dining room and kitchen space, a lounge, chapel, fitness room, laundry room, hair care, pharmacy, wellness centre, and offices primarily for the use of the residents.

Access to the development will remain at the existing single driveway off of Livingston Road. A total of 125 parking spaces are proposed resulting in 0.66 parking spaces per unit with the site developed at its largest unit count of 190 dwelling units. An underground parking garage would house 60 of the parking spaces, and the remaining 65 parking spaces will be at surface level. A circular driveway will also be provided at the front door to allow for drop off and pick up of residents. Within the circular driveway 7 parking spaces, including 2 handicapped parking spaces, are proposed for short term parking.

Relevant project data is outlined on the Application Data Sheet (Attachment 6).

Site and Surrounding Area

The subject lands are rectangular in shape and located south of Guildwood Parkway, on the east side of Livingston Road within the Guildwood community. The lands have a frontage of approximately 139 metres (1,496 feet) and an area of approximately 0.96 hectares (2.4 acres). On 65 Livingston Road there is currently a 3 storey retirement home containing 82 dwelling units, a common dining area, wellness centre, and offices. There is also a 1 storey existing plaza on the lands municipally known as 67 Livingston Road that includes a bank, variety store, beauty parlour, fast food restaurant, real estate sales office, and chiropractor office.

There are 80 trees located on the properties or within 6 metres (20 feet) of the subject properties.

Sir Wilfred Laurier Collegiate Institute is located immediately east of the subject property with its access to Livingston Road abutting the subject property along the north property line. North of this driveway is a Place of Worship operated as the Church of the Holy Trinity.

Livingston Road Park borders the south property line of the subject lands. South of this park are 14 and 17 storey apartment buildings.

On the west side of Livingston Road, adjacent to the subject property are single family detached dwellings. North of these dwellings, at the southwest corner of Guildwood Parkway and Livingston Road is a commercial plaza containing a grocery store, drugstore, medical offices, library, bank, fast food restaurants and various other personal service and convenience uses.

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.

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. Neighbourhoods are considered physically stable areas made up of 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.

Low scale local institutions play an important role in the rhythm of daily life in Neighbourhoods and include such uses as: schools, places of worship, community centres, libraries, day nurseries, and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments. The existing retirement home and its expansion of its use is considered a local institution.

The plan establishes development criteria which, among other matters, require development to respect and reinforce the physical patterns and character of established neighbourhoods with particular regards to patterns of streets and parks, size and configuration of lots, setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks, and heights, massing, scale and type of dwelling unit compatible with nearby residential properties.

The policies also state that where infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods will have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties. Development should provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed.

Zoning

The lands municipally known as 67 Livingston Road are zoned Neighbourhood Commercial (NC), which permits automobile service stations, banks, medical centres, personal service shops, restaurants, and retail stores and offices. The lands municipally known as 65 Livingston Road are zoned Highway Commercial (HC), with a site specific exception that permits arts and crafts shops, business and professional offices and medical clinics, educational and religious establishments, hotel and motel and all commercial uses being part thereof and directly related and incidental thereto, nursery schools and nursing homes, photographic and theatrical studies, recreational uses, and restaurant and banquet halls. The existing retirement home is permitted under the use of a nursing home. A nursing home is not a defined term within the Guildwood Community Zoning By-law.

Site Plan Control

The lands are subject to site plan control. An application for site plan approval has not been submitted.

Tree Preservation

The lands are subject to the City's Tree Preservation By-law. A total of 17 trees are proposed to be removed, including 6 trees with a diameter of less than 30 centimetres. The applicant has submitted an arborist report and tree preservation plan which is currently being reviewed by Urban Forestry Services staff.

Heritage Preservation

The City has identified the subject lands as an area of archaeological potential. Heritage Preservation Services have been circulated and an archaeological assessment may need to be completed.

Reasons for the Application

An amendment to the Official Plan is required to allow a 7 storey addition to the existing retirement home as the Neighbourhoods designation allows for low-scale local institutions, and the addition is considered a mid-rise form of development. An amendment to the zoning by-law is required to permit the expansion of the retirement home and its associated ancillary commercial and recreational uses and to implement the necessary zoning standards that will regulate the development.

Preliminary Community Consultation

Prior to the submission of the application, Livingston Lodge Management, and the project architect hosted community meetings with the local community, including Guildwood Village Community Association and the local councillor.

The applicant has advised City Planning staff, who were not in attendance, that 3 community meetings were held.

The first meeting held on January 8, 2008 was to inform the community of its objectives and hear from the community to set collective objectives for the site.

On January 22, 2008, the second meeting with the local community was held. Taking into account the objectives heard at the previous meeting, six possible development alternatives were presented to the residents. At the conclusion of the presentation an open discussion was held to determine which development alternative was most desirable. The applicant has advised that a 7 storey L-shaped building was found to be the most desirable.

February 13, 2008 marked the third community meeting. The basis of this meeting was to present more detail and a slide presentation of the development alternative that was most desired.

COMMENTS

Issues to be Resolved

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.

Land Use

Currently, the zoning permits a retirement home for only the lands municipally known as 65 Livingston Road. The applicant proposes to delete the existing commercial zoning on the lands municipally known as 67 Livingston Road and rezone all of the subject lands to one site specific zone to permit the expansion of the existing retirement home and its associated commercial and recreational uses.

The proposed rezoning of the lands to enable the retirement home expansion will be assessed by Planning staff to ensure land use compatibility and that there are no adverse impacts on the surrounding community.

Height & Massing

The existing retirement home is 3 storeys or 7.9 metres (26 feet) in height. The proposed addition to the existing retirement home would be 7 storeys or 23.4 metres (77 feet), not including the rooftop mechanical room.

With a site area of 0.96 hectares (2.4 acres) the existing retirement home has a density of approximately 86 units per hectare (35 units per acre) and a Floor Space Index (FSI) of 0.44. The development proposes a maximum residential density of approximately 198 units per hectare (79 units per acre) and a FSI of 1.31.

With a mixture of 1 storey and 2 storey single-family dwellings west of the subject property, the relationship of the proposed building with the surrounding context will be assessed to ensure compatibility with the surrounding neighbourhood. A Shadow Impact Study has been submitted and is currently under review to assess potential shadow impacts on surrounding lands.

Section 37

Section 37 of the Planning Act allows for increases in height and density in return for the provision of community benefits. Official Plan policies state Section 37 may be used for development, excepting non-profit developments, with more than 10,000 square metres (107,643 square feet) of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres (16,146 square feet) and/or significantly increases the permitted height.

The project proposes a substantial increase in height and density. Staff will be pursuing a negotiated Section 37 public benefits package from the Owner in exchange for a height and density increase. Area specific public benefits such as park and streetscape

improvements are potential public benefits which may be discussed with the applicant during the processing of these applications. Local priorities will be further identified in consultation with City Divisions and agencies, the local councillor's office, and the community and service providers.

Urban Design

The Official Plan promotes high quality building and landscape architecture and urban design in all developments. The Official Plan provides that new development be located and organized to fit with its existing and planned context. Development should frame and support adjacent streets, parks and open spaces to improve safety, pedestrian interest and casual views to these spaces. When considering a building on a site between two land use areas or areas of differing heights or built form, consideration needs to be given to providing appropriate horizontal separation distance between areas of different scale, and appropriate height for the transition site to allow for a stepping down of a building towards lower scaled buildings or adjacent neighbourhoods reducing its impacts from streets, open spaces and properties.

The building would have a front yard setback of 10.5 metres (34.5 square feet), and a height of approximately 8 metres (26 foot) at this setback. The development proposes an approximate building coverage of 35%, with approximately 40% of the lot area provided as landscaped open space. A Landscape Plan has been submitted and is currently under review.

Staff will review the proposed building design and massing, site layout, loading and parking areas, landscaping and streetscapes in relation to the built-form policies of the Official Plan, to ensure high quality urban design and appropriate transition with the surrounding neighbourhood. Staff have requested that a site plan application be submitted.

Traffic & Parking

Access to the site is proposed from the existing driveway off of Livingston Road that will provide access to both surface and underground parking areas. A proposed circular driveway would lead to a drop-off area in front of the entrance and provide 7 parking spaces, including 2 handicapped parking spaces, for short term parking. The applicant is proposing a total of 125 spaces at a parking ratio of 0.66 spaces per unit based on a maximum 190 units.

A traffic impact assessment and parking demand analysis has been submitted and is under review by City staff. The traffic impact and appropriateness of the parking supply will be assessed by City staff to ensure there are no adverse impacts on the surrounding community.

Servicing & Storm Water Management

A preliminary servicing study and stormwater management report has been submitted and is currently under review.

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

CONTACT

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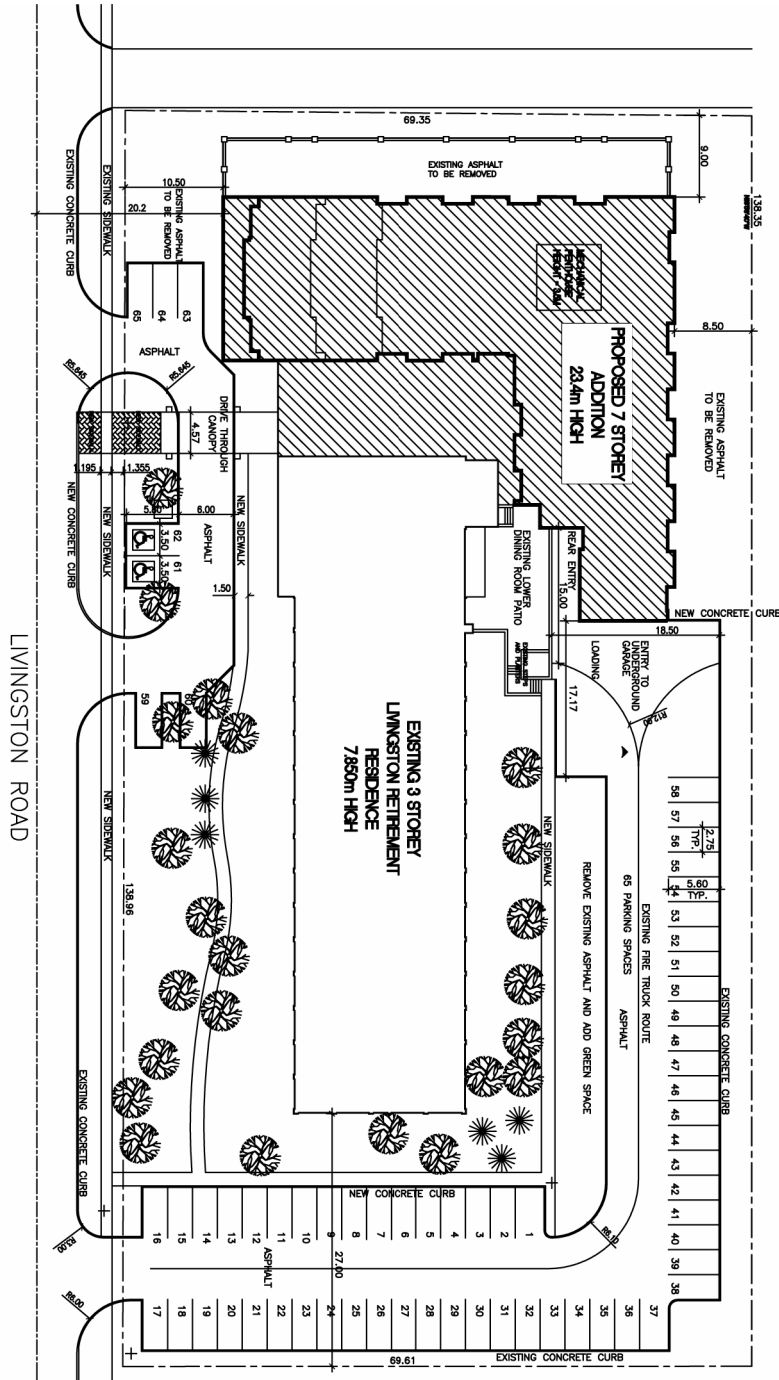
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North & West Elevations
Attachment 3: South & East Elevations
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

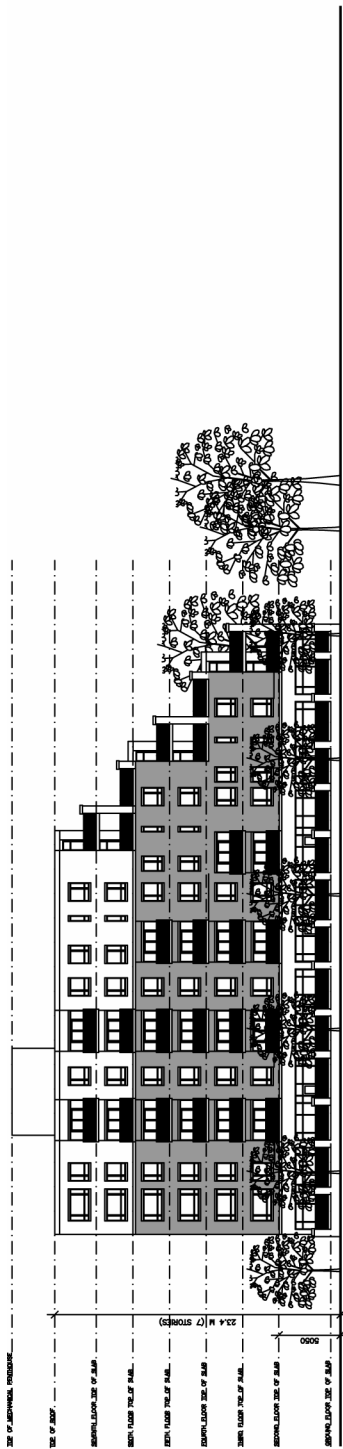
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06/13/08

65 and 67 Livingston Road

File # 08-164709 0Z

Attachment 2: North & West Elevations



North Elevation



West Elevation
(Livingston Road)

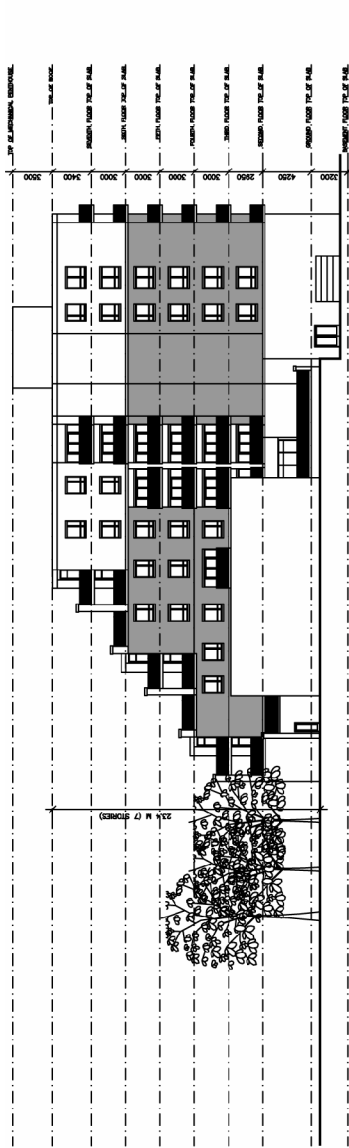
65 and 67 Livingston Road

Elevation Plan
Applicant's Submitted Drawing

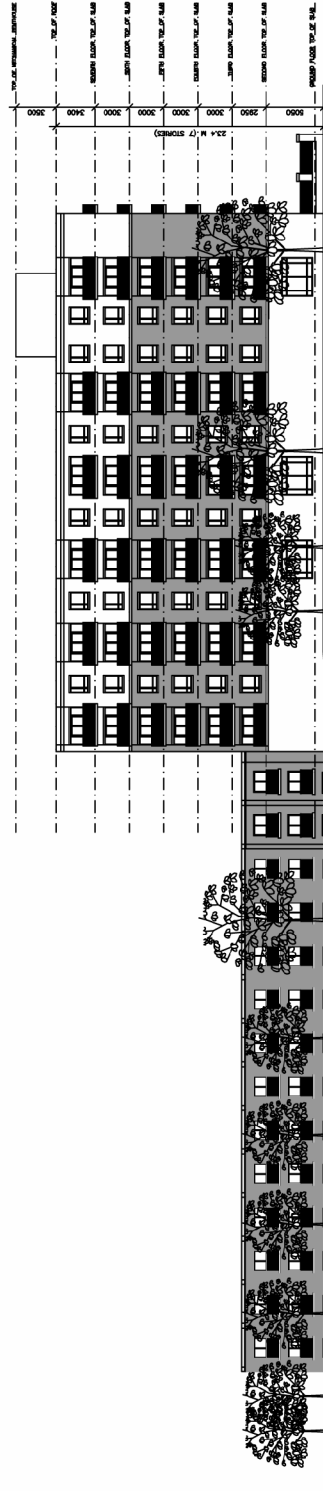
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Attachment 3: South & East Elevations



South Elevation

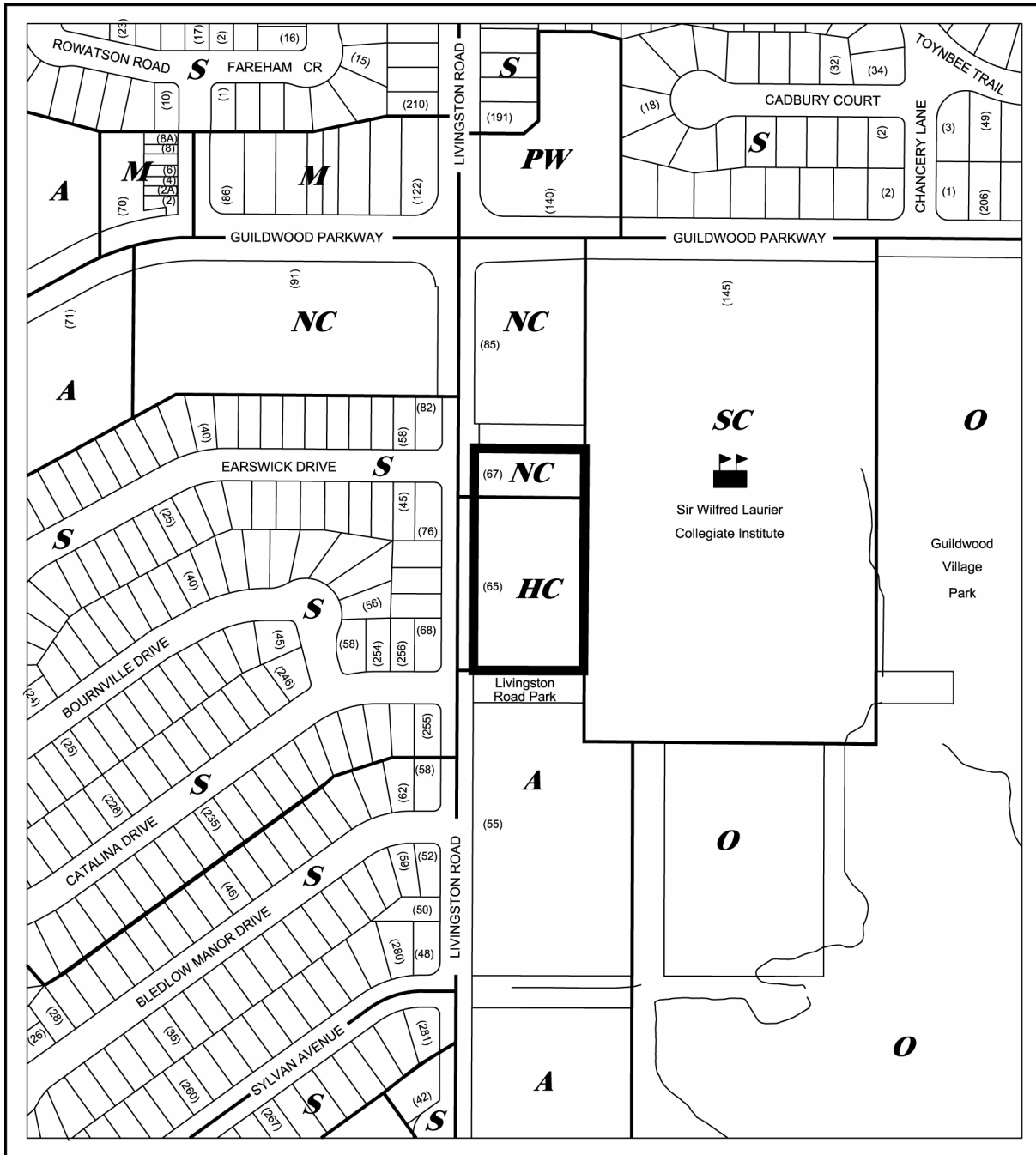


East Elevation

Elevation Plan
 Applicant's Submitted Drawing
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65 and 67 Livingston Road
 File # 08-164709 0Z

Attachment 4: Zoning



TORONTO City Planning Division
Zoning

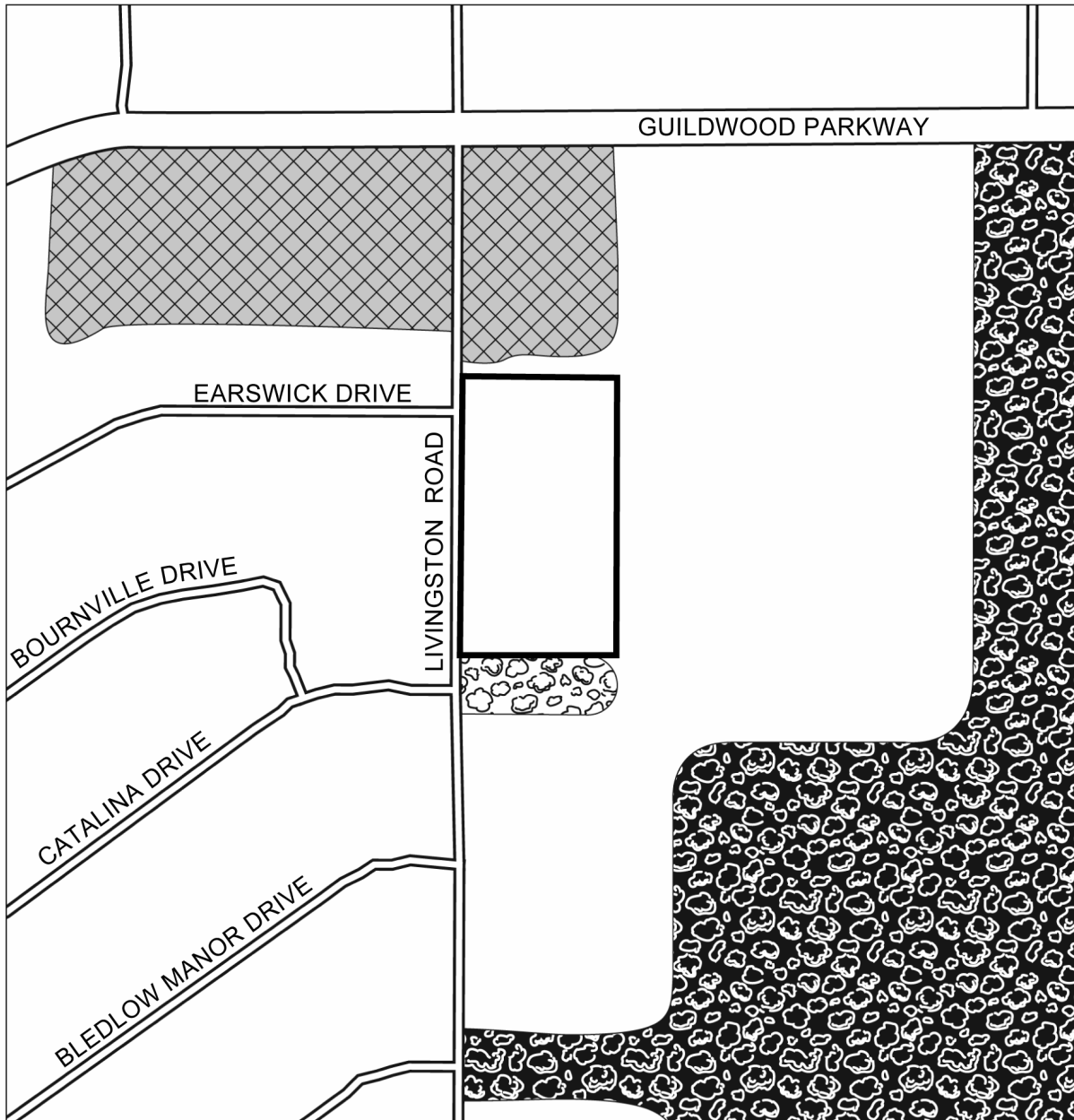
65 and 67 Livingston Road
 File # 08-164709 OZ

- | | |
|--------------------------------------|-------------------------------|
| S Single Family Residential | HC Highway Commercial |
| M Multiple Family Residential | PW Placets) Of Worship |
| A Apartment Residential | O Major Open Spaces |
| NC Neighbourhood Commercial | SC School |

Guildwood Community By-law
 Not to Scale
 06/13/08



Attachment 5: Official Plan



65 and 67 Livingston Road



File # 08 164709 0Z



Not to Scale
06/13/08

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 164709 ESC 43 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 2, 2008

Municipal Address: 65 LIVINGSTON ROAD
 Location Description: PL 2407 LT11 TO 17 NOW RP 64R13828 PT 8 TO 14 **GRID E4308
 Project Description: The applicant proposes to demolish the existing commercial plaza at 67 Livingston Road and redevelop the lands together with the existing retirement home at 65 Livingston Road with a 7 storey addition.

Applicant:	Agent:	Architect:	Owner:
LORELEI JONES			RISIDENCE LIVINGSTON INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Neighbourhood Commercial & Highway Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	9637.52	Height:	Storeys:	7	
Frontage (m):	138.96		Metres:	0	
Depth (m):	69.48				
Total Ground Floor Area (sq. m):	3120.31				Total
Total Residential GFA (sq. m):	11905.26		Parking Spaces:	125	
Total Non-Residential GFA (sq. m):	721.7		Loading Docks	0	
Total GFA (sq. m):	12626.96				
Lot Coverage Ratio (%):	32.38				
Floor Space Index:	1.32				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	11905.26	0
Bachelor:	0	Retail GFA (sq. m):	721.7	0
1 Bedroom:	66	Office GFA (sq. m):	0	0
2 Bedroom:	24	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	172			

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