

975 Kennedy Rd – Rezoning and Site Plan Control Applications – Status Report

Date:	October 29, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	08 118604 ESC 37 OZ and 08 118697 ESC 37 SA

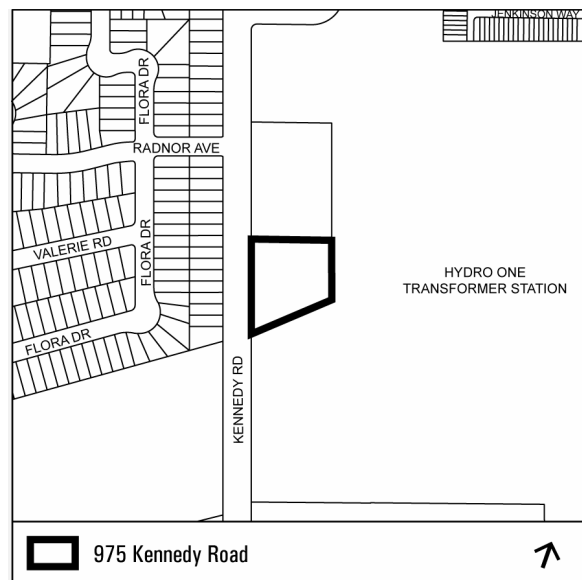
SUMMARY

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

The purpose of this report is to provide Scarborough Community Council with an update respecting the processing of a substantially revised development scheme for 975 Kennedy Road in preparation for an upcoming, as yet unscheduled, Ontario Municipal Board (OMB) hearing.

The original rezoning and site plan control applications sought approvals for a 78-unit stacked townhouse development. The Preliminary Report on the rezoning, considered by Scarborough Community Council on June 10, 2008, indicated that the proposal did not comply with the Official Plan and encouraged the applicant to revise the proposal.

On September 12, 2008, the applicant appealed the rezoning and site plan control applications to the OMB because the requested zoning by-law had not been adopted and the site plan had not been approved.



On October 10, 2008, the applicant, in response to the issues raised in the Preliminary Report, submitted a revised development scheme for a 4-storey, 120-unit residential condominium building with both underground and surface parking.

Staff are processing the revised submission and will seek further direction from City Council prior to the OMB hearing.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff continue to process the revised development scheme and to address the issues raised in this report and that prior to the commencement of an upcoming OMB hearing seek direction from City Council.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The Preliminary Report on the proposed rezoning application outlined various issues regarding the proposed stacked townhouse development. In particular, the proposal failed to meet the Official Plan policy that new streets should be public streets. The proposal did not provide a site design allowing for municipal maintenance of infrastructure, municipal garbage collection including recyclables, municipal snow removal or for municipal planting and maintenance of trees adjacent to the private internal street. The proposal was not considered to meet Council's adopted public street design standards known as the Development Infrastructure Policy and Standards (DIPS). The 78-unit stacked townhouse proposal is illustrated on Attachment 1.

Other issues noted in the Preliminary Report include: the provision of an adequate spatial separation between the building blocks and between the proposed private outdoor amenity spaces; the adequate location and function of on-site garbage storage and collection to allow for public collection; the provision of an outdoor children's play area; the provision of adequate open spaces within the development for accommodating the growth of large shade trees to increase the City's tree canopy and to reduce the urban heat island effect within the parking area; adequate space for the storage of snow; a potential future road connection to the adjacent property to the north; the provision of an adequate parking supply; removing the proposed shrub encroachment within the Kennedy Road road allowance; the suitability of the interface between the proposed residential use on the subject land and potential industrial uses on the adjacent industrially zoned hydro corridor lands relative to the Ministry of the Environment Land Use Compatibility Guidelines; and, submission of an archaeological assessment and the Green Development Checklist.

On June 10, 2008, Scarborough Community Council in considering the Preliminary Report, directed staff to circulate the proposal to Public Health for comment on potential

concerns with electromagnetic fields (EMF). In response, Public Health suggested modifications to the proposed site layout to provide for greater building setbacks from the hydro corridor to minimize EMF exposure.

On August 14, 2008, the applicant presented an alternative concept to planning staff. The concept contemplated a 4-storey building with both underground and surface parking spaces. The applicant also indicated that an EMF Management Report was being prepared. A formal resubmission was not made at that time.

On September 12, 2008, both the rezoning application and associated site plan control application for the 78-unit stacked townhouse proposal were appealed. The applicant's solicitor has requested a Pre-hearing Conference for early December 2008 however one has not been scheduled.

On October 10, 2008, the applicant submitted a revised scheme which addresses a number of significant issues raised in the Preliminary Report. The revised scheme consists of a 4-storey, 120-unit residential condominium building.

COMMENTS

Revised Proposal

The revised proposal consists of a 4-storey, 120-unit condominium building with a rooftop amenity area. The building will contain both 1 and 2 bedroom units with dens, with the majority of the units being 1 bedroom units with dens. Private amenity space would be accommodated by patios for the ground floor units facing Kennedy Road and the interior parking area and by balconies for all other the units.

A total of 149 parking spaces are proposed of which 125 parking spaces are for residents, including 75 underground parking spaces and, 24 surface parking spaces for visitors. The resulting parking rate is 1.24 parking spaces per dwelling unit of which 0.2 parking spaces are for visitors.

A garbage storage area is located in the proposed underground parking area. An exterior garbage collection area is located internal to the site within the surface parking area. The revised proposal is illustrated on Attachments 2 and 3.

By altering the proposed built form from stacked townhouses to a 4-storey building, Council's adopted public street design standards known as the Development Infrastructure Policy and Standards (DIPS) do not apply. The alternative built form no longer raises the design issue of providing adequate spatial separation between the townhouse blocks and between the proposed private outdoor amenity spaces. The revised proposal now includes a rooftop amenity for future residents.

Furthermore, to support the revised proposal, the applicant has submitted: a traffic and parking study; an EMF Management Report; a revised stormwater management report; a revised arborist report; and, the Green Development Checklist.

Staff will review the revised proposal and supporting reports against the policies of the Official Plan, urban design guidelines and criteria, the Greening Surface Parking Lots Guidelines and other issues identified in the Preliminary Report. Staff will ensure that an appropriate streetscape along Kennedy Road and a suitable organization and arrangement of the parking and open spaces are provided within the development. Any additional issues identified through the review of the applications and by the local community will also need to be addressed.

Conclusions

Staff will continue to review the revised proposal for the 4-storey residential building. A community consultation meeting as directed by Scarborough Community Council in June 2008 will be convened. Staff will seek further instructions from City Council prior to the upcoming Ontario Municipal Board hearing on the revised proposal.

CONTACT

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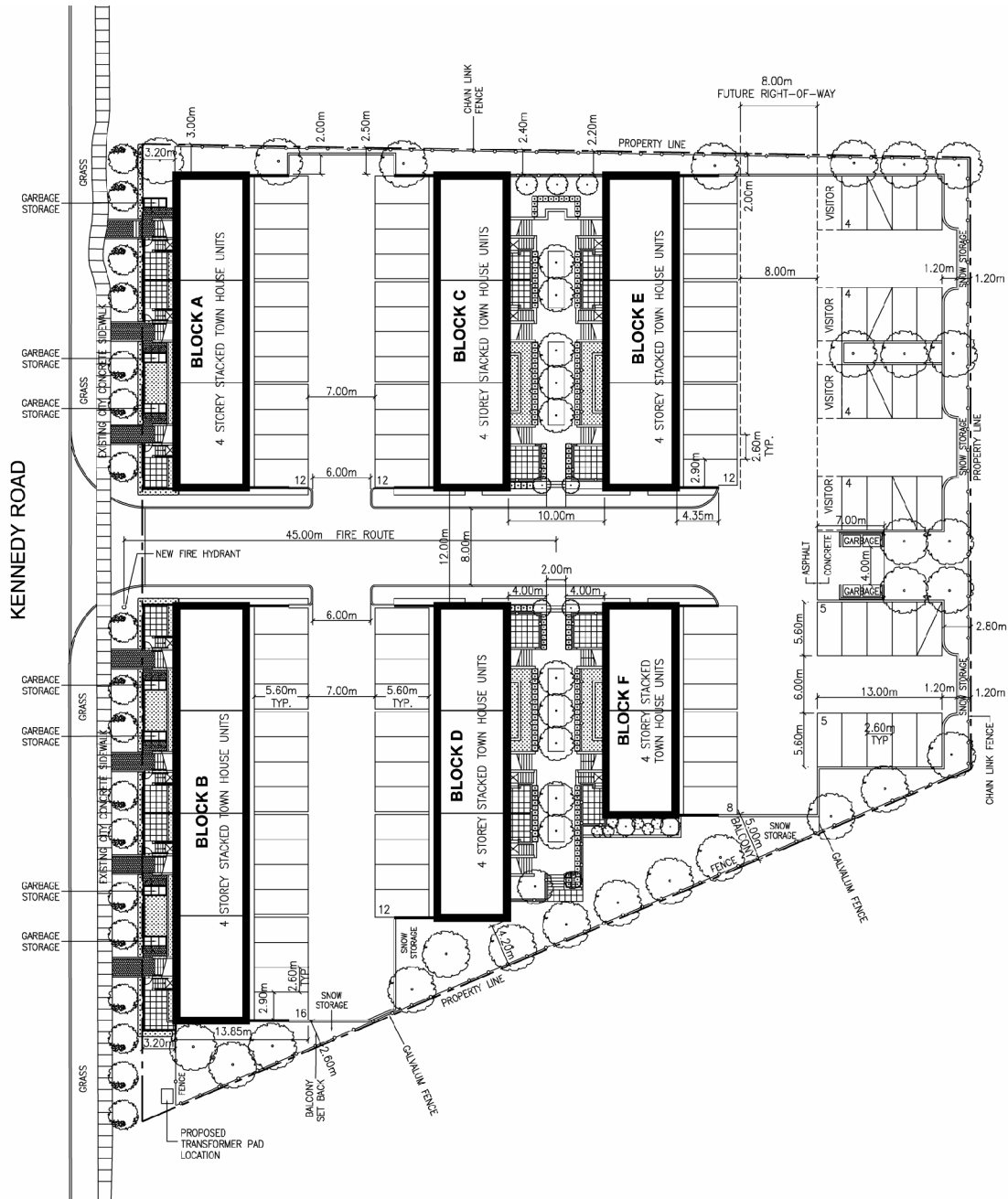
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Original Site Plan – Stacked Townhouses
Attachment 2: Revised Site Plan – Residential Building
Attachment 3: Revised Elevations – Residential Building

Attachment 1: Original Site Plan – Stacked Townhouses



Site Plan

Applicant's Submitted Drawing

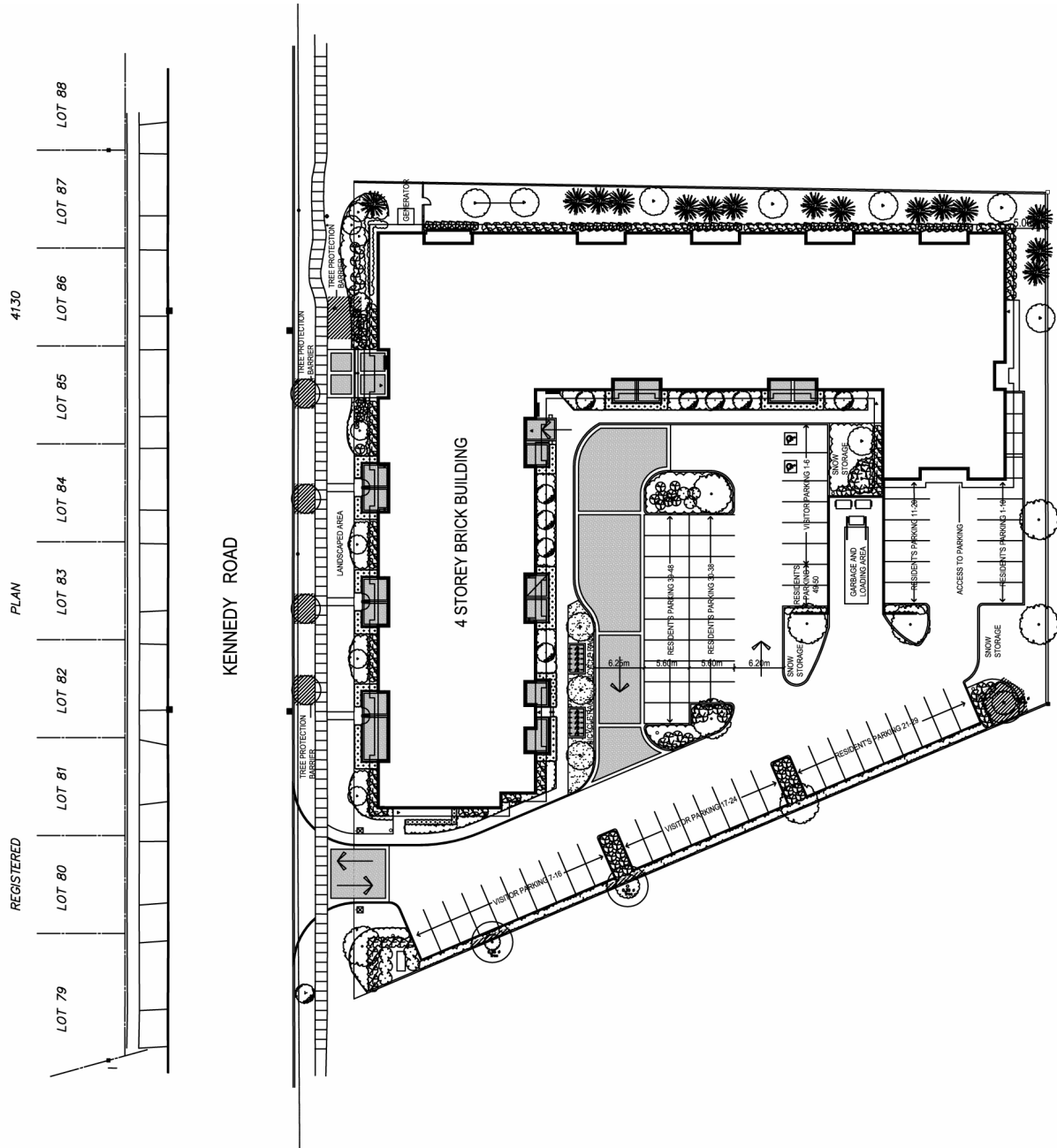
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975 Kennedy Road

File # 08-118604 OZ

Attachment 2: Revised Site Plan – Residential Building



Site Plan

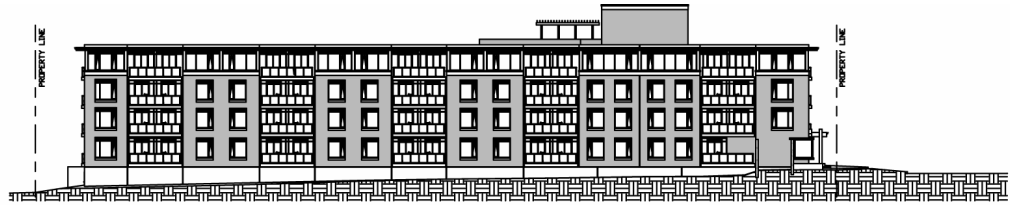
Applicant's Submitted Drawing

Not to Scale
10/20/08

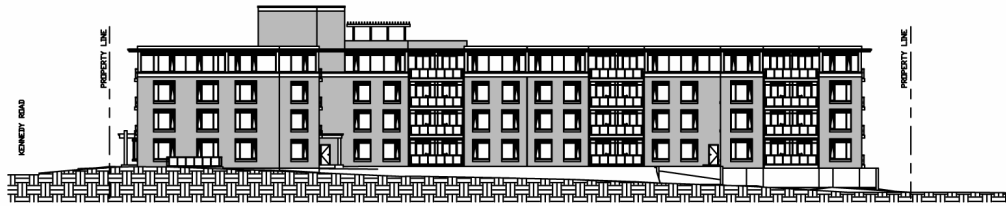
975 Kennedy Road

File # 08-118504 OZ and 08-118607 SA

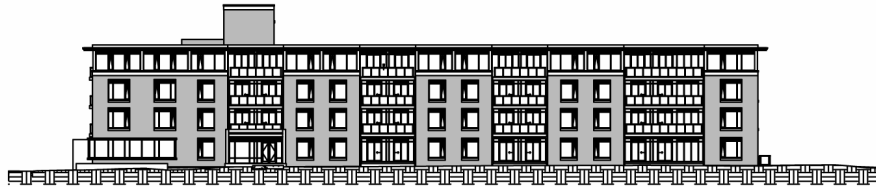
Attachment 3: Revised Elevations – Residential Building



North Elevation



South Elevation



West Elevation
(Kennedy Road)



East Elevation

Elevation Plan

Applicant's Submitted Drawing

Not to Scale
10/20/08

975 Kennedy Road

File # 08-118504 OZ and 08-118607 SA
