

6490 Kingston Road – Rezoning Application – Preliminary Report

Date:	December 16, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	09 184278 ESC 44 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 development of 3 freehold street townhouses on Kingston Road, and 5 lots for single family detached dwellings on lands to the rear which are to be consolidated with neighbouring lands to form a future residential subdivision.

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.

The applications are currently considered “incomplete” under the Planning Act, and as such, further information is required from the applicant, such as an overall concept plan illustrating the entire future residential subdivision lotting pattern and landscape plans.

The applications will be presented to the community at a consultation meeting and



then brought forward to a public meeting in accordance with the Planning Act once issues raised have been satisfactorily resolved.

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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to amend the zoning by-law to permit 3, three-storey freehold residential townhouse units fronting onto Kingston Road, a block of land for the future development of 5 single family dwellings, and one-half of a future public road with a right-of-way of 16.5 metres. The existing single family dwelling along the Kingston Road frontage would be demolished.

Two of the townhouse lots are proposed with frontages of 8.5 metres (27.9 feet) and one is proposed with a frontage of 7.1 metres (23.3 feet). The lots have areas of 185 square metres (1,991 square feet), 199 square metres (2,142 square feet) and 248 square metres (2,670 square feet). A consent application to create the townhouse lots will be submitted at a later date.

A future phase of this development is comprised of 5 single detached lots to be created on a future public road (See Attachment 1). The future right-of-way is 8.25 metres in width, being one-half of the future public road providing access to the front of these properties. Each of the proposed lots for single family detached homes has 9 metres (30 feet) of frontage on the proposed new public road, and each has an area of 200 square metres (2,153 square feet). For further project details, see Attachment 1 (Site Plan), Attachment 2 (Elevations) and Attachment 6 (Project Data Sheet).

Site and Surrounding Area

The subject lands contain a one-storey single detached dwelling and two storage sheds. The site is 0.56 acres (0.23 hectares) in area with 33 metres (108 feet) frontage on Kingston Road. The site is fairly flat in topography, and contains several trees, as well as 3 newly planted trees on the public boulevard.

The abutting properties to the east of the site along Kingston Road contain newly constructed single family detached dwellings, while the lands immediately adjacent to the west of the site along Kingston Road contain an older single-storey detached dwelling. Further to the west are a variety of auto related uses, as well as a new infill residential subdivision currently under construction with 8 townhouses fronting on Kingston Road and 25 single family dwellings to the rear on a new public street. Lands on the south side of Kingston Road and just west of Valmont Road contain detached dwellings on large lots. The lands to the south of the site along Kingston Road contain a variety of auto related uses. The lands to the north along Ellesmere Road contain one and two-storey detached dwellings.

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 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. 4 is an enlargement of Policy No. 6 of the Highland Creek Secondary Plan.

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 opportunity for residential intensification of the subject site. Attachment No. 5 is an enlargement of a section of the Tertiary Plan for the Highland Creek Secondary 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 (7,492 square feet). 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, an application for site plan approval has been submitted for the townhouses. The application will be reviewed, and if the application is approved, the townhouses will be placed under site plan control.

Reasons for the Application

The purpose of the rezoning application is to rezone a portion of the lands from Single Family Residential (S) to an appropriate category along with the necessary development standards to enable the development of the 3 street townhouses. The remainder of the lands would remain in the Single Family Residential (S) category to permit the future development of a residential plan of subdivision. However, amendments to the minimum lot frontage and area requirement are necessary to permit the future development of the proposed single family detached lots.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Site Plan
- Elevations
- Arborist Report
- Site Servicing and Grading plans
- Stage 1 and 2 Archaeological Assessment
- Floor Plans

A Notification of Incomplete Application issued on December 2, 2009 identified the outstanding material required for a complete application submission as follows:

- Landscape Plans for the townhouses
- Overall Concept Plan illustrating entire newly proposed road and lotting pattern

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. Many of the lands in the vicinity are large lots with detached dwellings. Review of the compatibility of the form of development, proposed lot frontages, depths and areas, and 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 the appropriateness of introducing the 5 proposed detached dwellings at the northerly end of the site.

Tertiary Plan

The concept plan prepared by the applicant is illustrated in Attachment 1. This illustration shows the potential for 5 single family detached residential lots and one-half of a future public-right-of way. No development applications have been filed for the adjacent lands that would be necessary to complete the proposed future residential plan of subdivision. A concept plan which illustrates adjacent lands necessary to complete the subdivision has been requested in order to properly evaluate the proposal. Staff will undertake a review of the development potential of the adjacent lands in order to ensure that the proposed development is appropriate, and does not preclude the orderly development of surrounding lands consistent with the Tertiary Plan.

Urban Design

Through the review of the application consideration of the proposed building elevation treatment and design along Kingston 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 enhancing 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.

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 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 width proposed in this development is one half of the 16.5 metres for a future public road. Through the review of this application the design and configuration of the potential future road, 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.

Zoning Permission for Single Family Lots

The applicant is proposing 5 lots on a future public road. Lands have not been consolidated for this future subdivision, nor has a plan of subdivision been submitted to the City. The applicant is requesting the zoning be put in place for the 5 future single family dwellings. Planning staff will review this request to ensure that it is not premature to rezone the lands in advance of the consolidation of lands necessary to complete a new public road.

One-half of a new 16.5 metre public roadway is proposed on the subject parcel, but the concept plan submitted does not illustrate the entirety of the newly proposed public roadway, nor does it illustrate a turning circle or hammerhead for vehicular movements. While the potential for the public road may exist, no development applications have been submitted for adjacent lands to show the proposed ultimate location of the public roadway. An overall concept plan showing the entire proposed future road location has been requested. Further review of the subdivision design and provision for appropriate turning design will be made through the review of this application and overall concept plan.

Tree Protection and Preservation

The tree preservation plan and accompanying tree survey/arborist report submitted in support of this application indicates that there are no existing trees subject to the City's Tree By-law proposed for removal for the townhouse proposal. There are two existing trees subject to the City's Tree By-law proposed for removal if the 5 single family detached homes were to be constructed in the future.

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.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green 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.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan/Concept Plan

Attachment 2: Elevations [as provided by applicant]

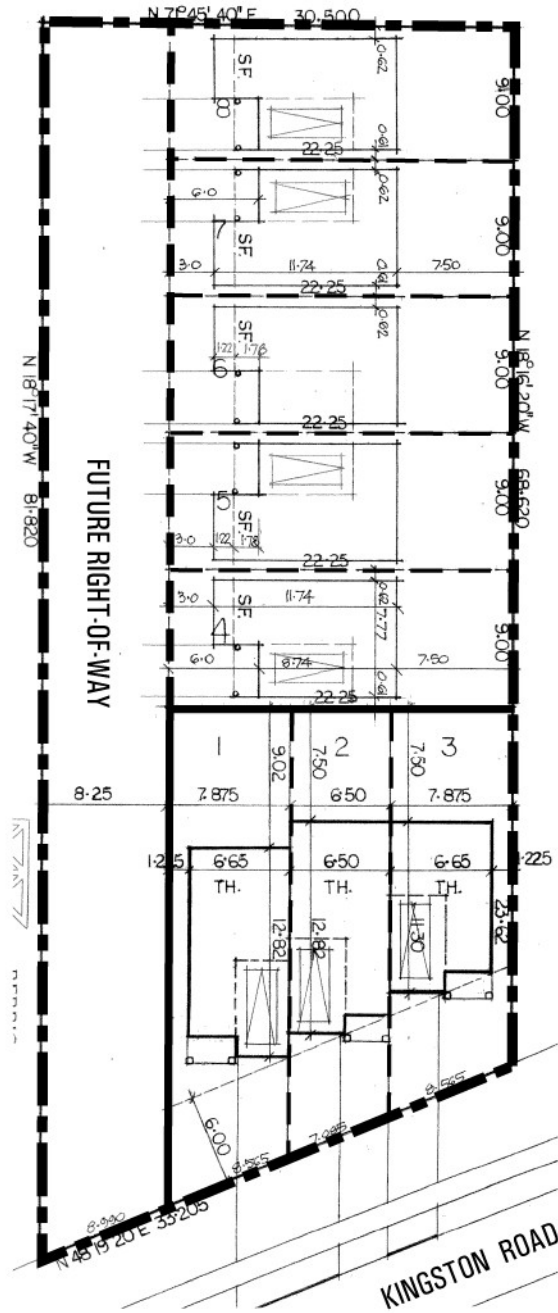
Attachment 3: Zoning

Attachment 4: Highland Creek Secondary Plan – Numbered Policy 6

Attachment 5: Tertiary Plan Enlargement

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale 

6490 Kingston Road

File # 09-184278 OZ

Attachment 2: Elevations



Elevations - Townhouses

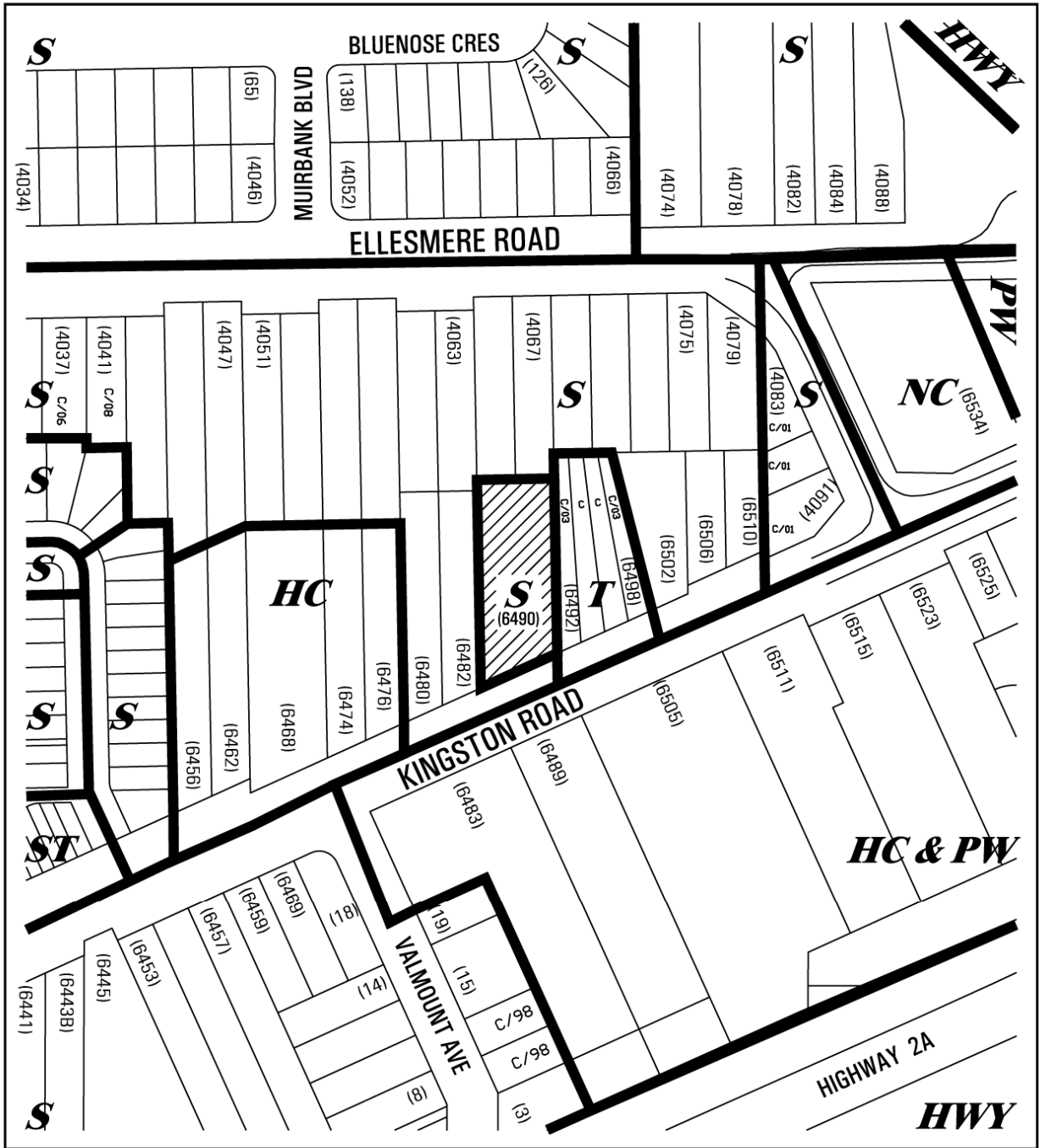
6490 Kingston Road

Applicant's Submitted Drawing

Not to Scale
12/07/09

File # 09-184278 OZ

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

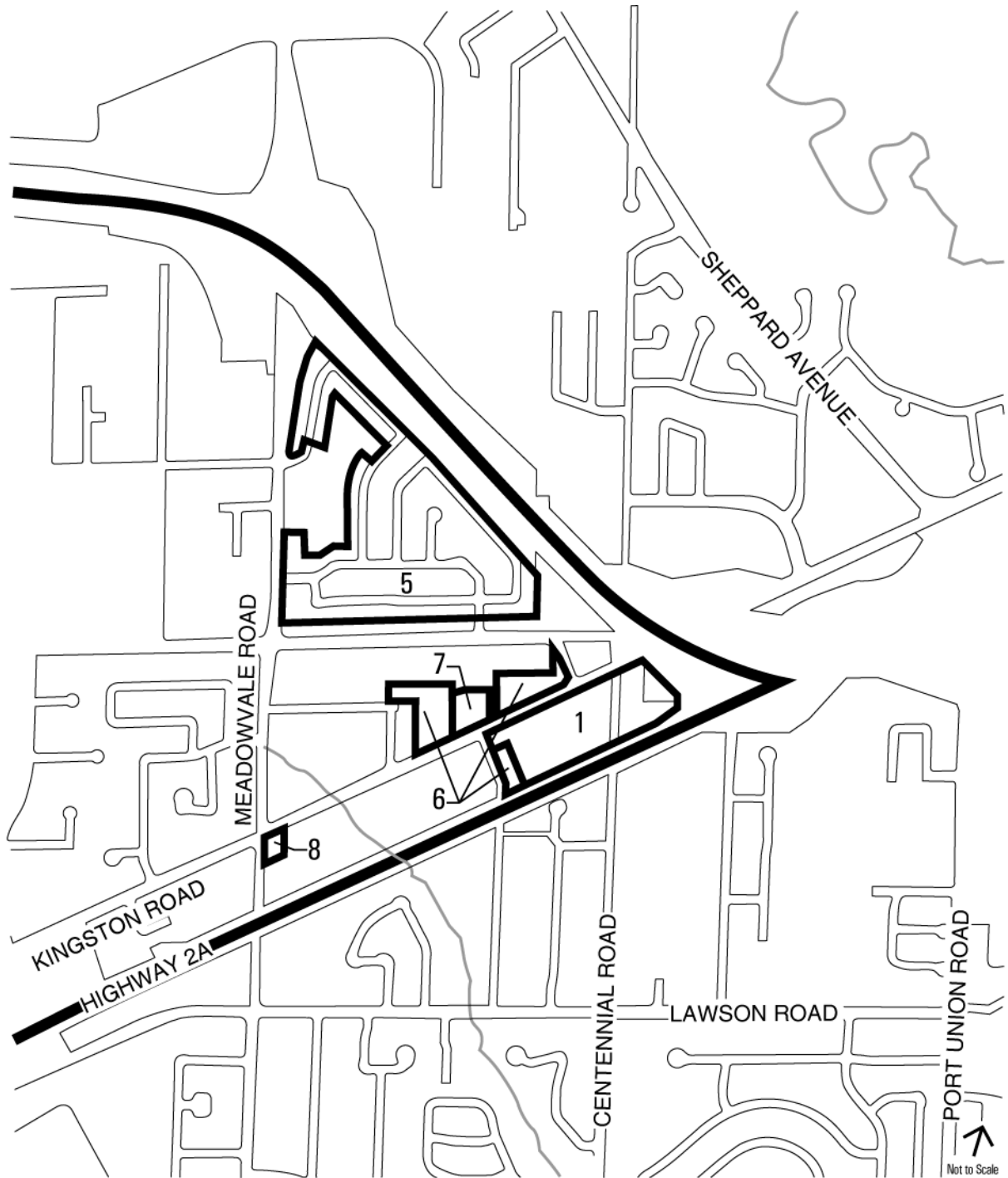
6490 Kingston Road
 File # 09-184278 OZ

- | | |
|--|-------------------------------|
| S Single-Family Residential | HC Highway Commercial |
| T Two-Family Residential | PW Place(s) of Worship |
| ST Street Townhouse Residential | HWY Highway |
| NC Neighbourhood Commercial | |

Highland Creek Community Bylaw
 Not to Scale
 12/02/09



Attachment 4: Highland Creek Secondary Plan – Numbered Policy 6



Highland Creek Secondary Plan

MAP 2-1 Urban Structure Plan (June 2006)

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

12/07/09

Attachment 5: Tertiary Plan Enlargement



Not to Scale 



Highland Creek Secondary Plan

MAP 2-2 Tertiary Plan (June 2006)

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

12/07/09

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	09 184278 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	November 2, 2009

Municipal Address: 6490 KINGSTON RD
 Location Description: PL 2732 PT LT3 **GRID E4404
 Project Description: Rezoning to permit 3 townhouse units fronting on Kingston Road and 5 SFD-Detached on a future public road.

Applicant:	Agent:	Architect:	Owner:
RANDAL DICKIE			CANE PETKOVSKI

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Policy # 6 Highland Creek Secondary Plan
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	2293.4	Height:	Storeys:	3
Frontage (m):	33.2		Metres:	10.5
Depth (m):	75			
Total Ground Floor Area (sq. m):	0		Total	
Total Residential GFA (sq. m):	631.4 (for townhouses only)	Parking Spaces:		0
Total Non-Residential GFA (sq. m):	0	Loading Docks		0
Total GFA (sq. m):	631.4 (for townhouses only)			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.28			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	631.4 (TH only)	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	3 (TH only)	Institutional/Other GFA (sq. m):	0	0
Total Units:	3			

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