

**6039 Kingston Road – Official Plan & Rezoning
Applications – Preliminary Report**

Date:	January 14, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	09 198718 ESC 44 OZ

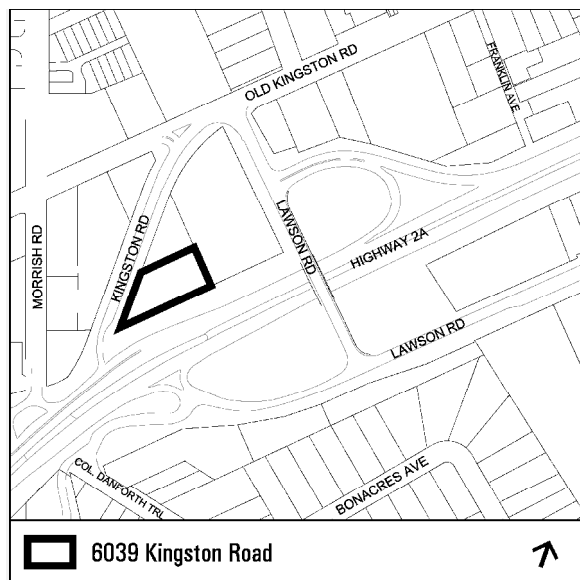
SUMMARY

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.

The applicant proposes to amend the Official Plan and rezone the subject lands at 6039 Kingston Road to permit a 4-storey apartment building with 35 residential units including 3 live/work units. The proposal includes one level of underground parking with 35 parking spaces and 4 surface visitor parking spaces.

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

The applicant 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 required information is provided and all identified issues have been 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.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the Official Plan and rezone the subject lands to permit a 4-storey apartment building with 35 residential units including 3 live/work units. The proposed dwellings consist of 16 one-bedroom units, 18 two-bedroom units and 1 three-bedroom unit. The applicant has advised it is his intention to develop the project as a condominium.

The proposal includes one level of underground parking with 35 parking spaces and 4 surface visitor parking spaces. Access to the site will be provided off Kingston Road.

Site and Surrounding Area

The site has an area of approximately 2,963 square metres (31,893 square feet). It has a frontage of 56 metres (184 feet) on Kingston Road and a depth of 95.3 metres (113 feet) on Highway 2A. It is located on the northeast corner of Kingston Road and Highway 2A.

The site is generally flat but gradually slopes downward toward the east. On the property is a 2-storey house, which is approximately 75 years old. It is currently used as a residence and a doctor's office.

There is a Microcell/Rogers telecommunications tower, surrounded by a chain link fence, situated at the southeast corner of the site, with service access along the north property line.

Surrounding land uses include:

North: 1-storey commercial car repair shop

South: The Highway 2A road allowance which contains a green buffer area with trees is adjacent to the site. Further south of Highway 2A is a neighbourhood comprised of single family dwellings.

East: 2-storey commercial shopping plaza including a restaurant.

West: 1-storey commercial plaza.

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 'Mixed Use Areas' in the Toronto Official Plan. The Mixed Use Area designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks, open spaces and utilities.

In Mixed Use Areas, development proposals are evaluated to ensure that the new development will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community; provide for new jobs and homes for Toronto's growing population on underutilized lands; locate and mass new buildings to frame the edges of streets and parks with good proportion; 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; and, locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Section 3.1 - The Built Environment - in the Official Plan recognizes that new development should exhibit high quality architecture, landscape architecture and urban design. Development proposals are evaluated in accordance with the policies of this section to ensure that new development will frame and support adjacent streets; locate and organize vehicle parking, access, service areas and utilities to minimize their impact of the surrounding property and improve the attractiveness of adjacent streets; provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians by providing improvements to adjacent boulevards and sidewalks including street trees, lighting, and other street furniture and co-ordinated landscape improvements.

The site is also within the boundaries of the Highland Creek Secondary Plan. In accordance with this Secondary Plan, development in Mixed Use Areas may provide for a variety of uses, including residential uses not exceeding a density 37 units per hectare (15 units per acre). Development within the Village must proceed in accordance with urban design guidelines for the area.

The Highland Creek Urban Design Guidelines' objective is to reinforce a village environment based on historical reference; provide development that reinforces the existing character of the area; encourage development that supports street related activities; ensure buildings support the public realm; allow flexibility in building forms and open spaces but in addition, also promote benefits to the village as a whole; enhance pedestrian experience within the village; and, promote the creation of gateways to the neighbourhood at important intersections including Kingston Road at Highway 2A.

The Highland Creek Urban Design Guidelines aim to achieve these objectives by recommending new development provide cohesive development along the street; locate vehicular access points as far from intersections as possible; create a comfortable pedestrian environment; reduce the visual impact of parking areas; be architecturally interesting and contain architectural treatment to add definition between storeys; have main entrances facing the street; and include new curbs and sidewalks in front of the site.

Zoning

The property is currently zoned 'HC' Highway Commercial and 'PW' Place of Worship in the Highland Creek Community Zoning By-law No. 10827, as amended. Permitted uses within the Highway Commercial Zone include, day nurseries, commercial uses that necessitate their location adjacent to a major traffic artery, commercial uses not suited to shopping centres, automobile service stations, fraternal organizations, funeral homes, hotels and motels, mechanical car washes, professional and business offices, public garages, recreational uses and specialized commercial uses. Permitted uses in the Place of Worship use include day nurseries and places of worship.

Site Plan Control

The property is currently in a site plan control area. A site plan control application has not yet been submitted. Staff will be requesting that a site plan control application be submitted to permit a full review of the applicant's proposal.

Tree Preservation

The site is subject to the City's tree preservation by-law. There are currently a number of trees on the site that would be removed to accommodate the proposed development as well as a number of trees that would require protection during construction. Planning staff have requested the applicant submit an arborist report and tree preservation plan which will be reviewed by Urban Forestry staff.

Reasons for the Applications

An official plan amendment application is required to increase the permitted density to allow the proposed development. The Highland Creek Secondary Plan limits density to 37 units per hectare (15 units per acre) for residential development while the proposed development results in a permitted density of 118 units per hectare (48 units per acre).

A rezoning application is required to change the zoning from 'HC' Highway Commercial and 'PW' Place of Worship to the appropriate zone category to permit the proposed 35-unit residential apartment building and establish the appropriate development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rationale Site Servicing Assessment (including stormwater management), and Phase 1 Environmental Site Assessment.

A Notification of Incomplete Application issued on January 14, 2010 identifies the outstanding material required for a complete application submission as follows: Archaeological Assessment, Traffic Operations Assessment, Parking Study, Arborist/Tree Preservation Report and a Green Development Standard Checklist.

Issues to be resolved

Land Use

Planning staff will be reviewing the proposed residential and live/work uses to determine if they are compatible with the surrounding area. The commercial uses associated with the live/work units will be assessed to ensure compatibility with the surrounding area.

The lease for the telecommunications tower on the site expires in 2022. The tower area, approximately 135 square metres, is segregated from the development proposal. The applicant is in talks with the owners of the tower to terminate the lease though no agreement has been reached to date. Should the tower remain adjacent to the proposal, the appropriateness of introducing a residential use adjacent to the tower will also be addressed.

Height and Massing

Planning staff will be reviewing the proposal to determine if the building height and massing are appropriate for the site and surrounding area. The proposal will be evaluated to ensure the building respects the existing street proportion and the appropriate transition in scale to neighbouring existing and/or planned uses.

Density

The proposal is greater in density than is currently permitted by the Highland Creek Secondary Plan. Planning staff will review the proposal to determine if the increase in density is appropriate for this site and to assess the impact on the surrounding area.

Urban Design

It is appropriate to review this development in terms of its design, landscaping and its relationship to the surrounding area to ensure it is consistent with the Highland Creek Urban Design Guidelines. Planning staff will be pursuing a high quality of architecture, landscape architecture and urban design.

Outdoor Amenity Area

The design of the site will be assessed to ensure an appropriate landscaped outdoor amenity space is provided.

Traffic

Planning staff have requested that the applicant submit a Traffic Operations Assessment in order to identify the feasibility and safety of the proposed access driveway and internal vehicle circulation including loading and visitor parking areas.

Parking

A Parking Study has been requested by staff to determine the parking demand that would be generated by the proposed development and establish the number of parking spaces that should be provided, recognizing the site constraints and local conditions.

Green Development Standard

The applicant is proposing a green roof. The applicant has not yet submitted the Green Development Standard Checklist.

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 and study requirements 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

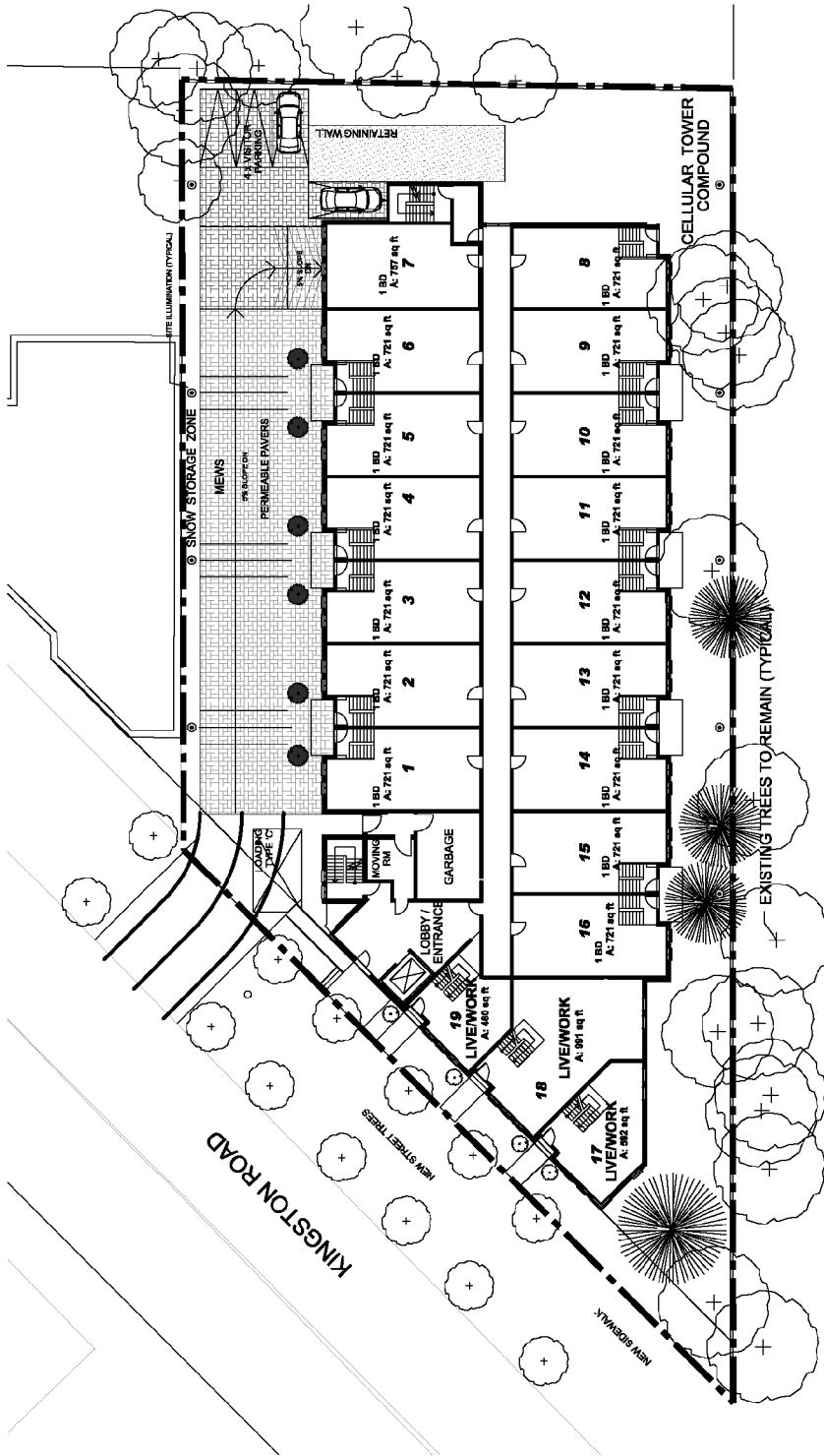
Attachment 2A-B: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



HIGHWAY 2A

6039 Kingston Road

Site Plan

Applicant's Submitted Drawing

Not to Scale
1/07/10

File # 09-198718 0Z

Attachment 2A: Elevations



West (Kingston Rd)



South

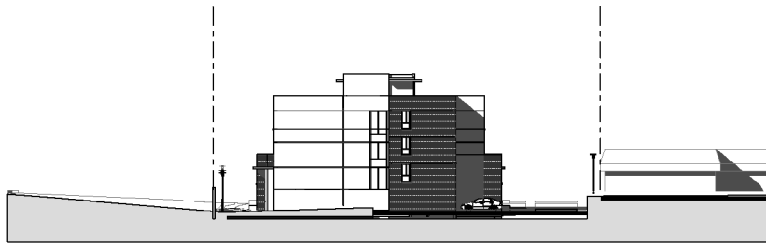
Elevation Plan
Applicant's Submitted Drawing

Not to Scale
1/07/10

6039 Kingston Road

File # 09-198718 0Z

Attachment 2B: Elevations



East



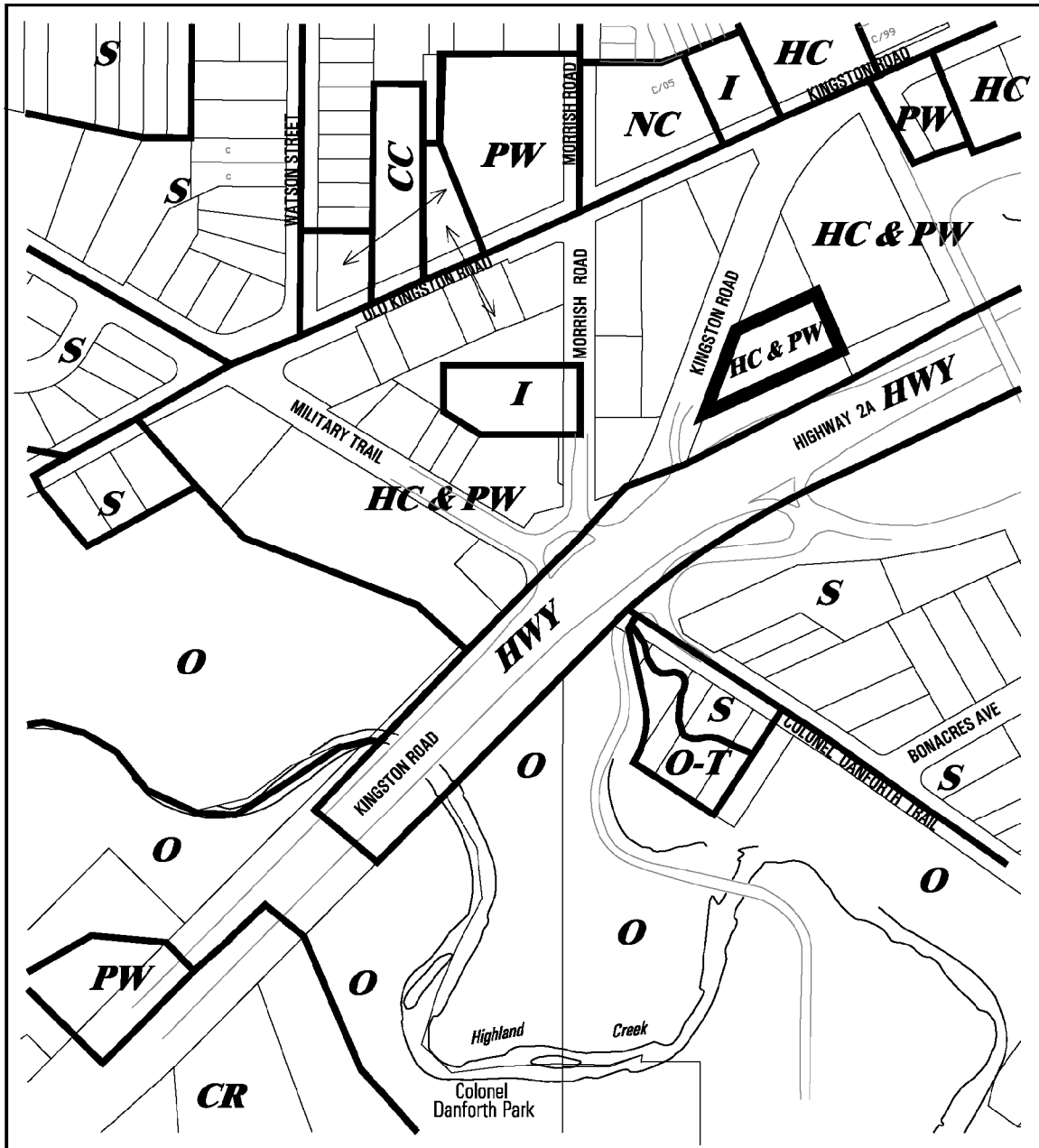
North

Elevation Plan
Applicant's Submitted Drawing
Not to Scale
1/07/10

6039 Kingston Road

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Attachment 3: Zoning



TORONTO City Planning Division
Zoning

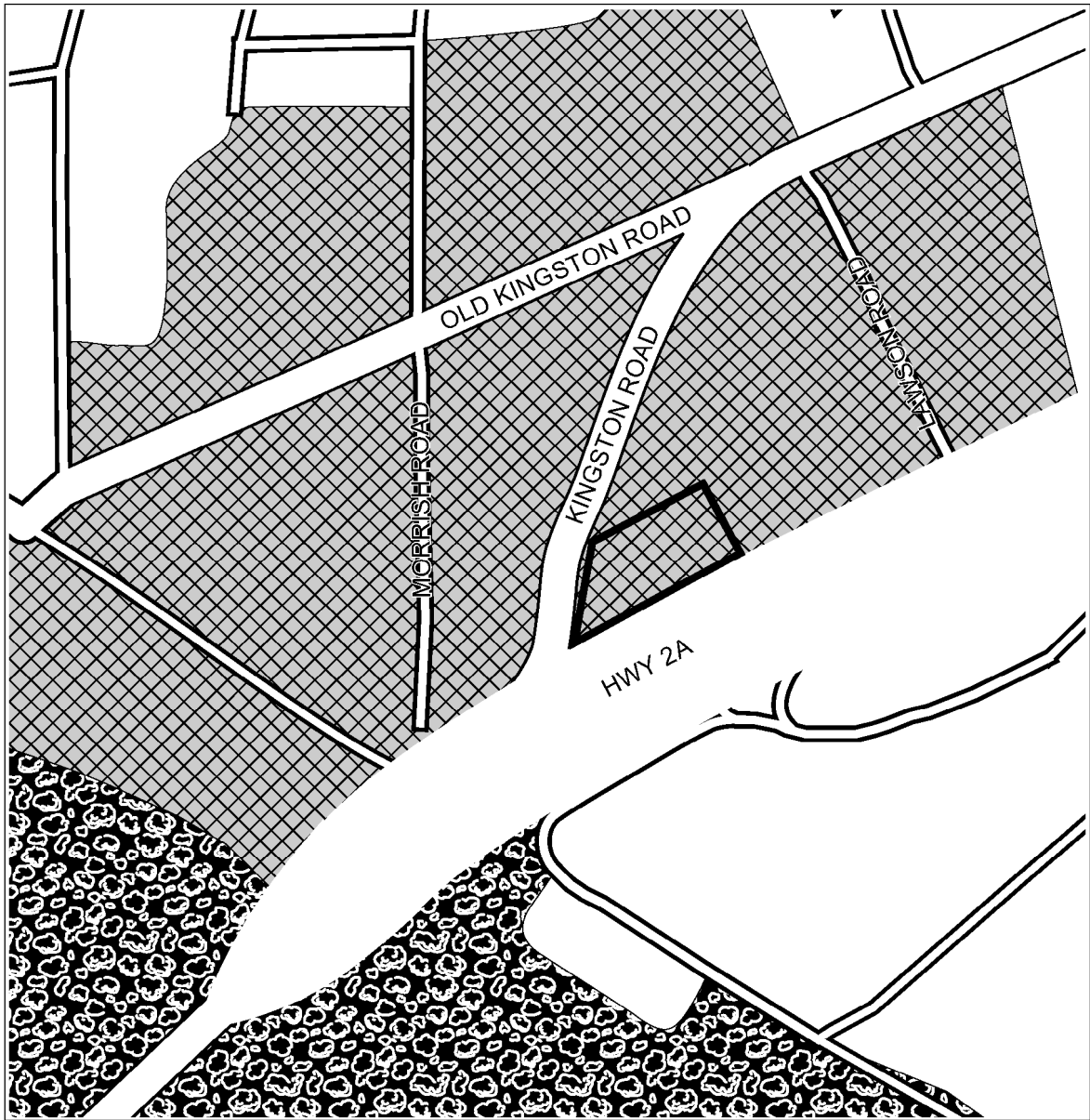
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- | | |
|------------------------------------|--|
| S Single-Family Residential | O Major Open Spaces |
| CC Community Commercial | I Institutional Uses |
| CR Commercial/Residential | O-T Temporary Major Open Spaces |
| NC Neighbourhood Commercial | PW Plac(es) of Worship |
| HC Highway Commercial | |

Highland Creek Community Bylaw
 Not to Scale
 1/06/10



Attachment 4: Official Plan



TORONTO City Planning
Official Plan

6039 Kingston Road

File # 09_198718 0Z



Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 198718 ESC 44 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 21, 2009
Municipal Address:	6039 KINGSTON RD		
Location Description:	COMP PL 9887 PT LT107 **GRID E4404		
Project Description:	The purpose of the Official Plan Amendment and Rezoning applications is to permit a 4-storey residential apartment building with a total of 35 dwelling units and one level of underground parking.		

Applicant:	Agent:	Architect:	Owner:
NAMARA (RASHMI NATHWANI)		TACT Design Inc.	ANDREAS ALBERT SCHUNK

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Highland Creek Secondary Plan –Max density of 37 units/hectare
Zoning:	HC and PW	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2963	Height:	Storeys:	4
Frontage (m):	56.01		Metres:	11.2
Depth (m):	95.3			
Total Ground Floor Area (sq. m):	1531			Total
Total Residential GFA (sq. m):	3952		Parking Spaces:	39
Total Non-Residential GFA (sq. m):	190 live/work		Loading Docks	0
Total GFA (sq. m):	3952			
Lot Coverage Ratio (%):	51.7			
Floor Space Index:	1.33			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condominium			
Rooms:	0	Residential GFA (sq. m):	3952	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	16	Office GFA (sq. m):	190 live/work	0
2 Bedroom:	18	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	35			

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