

66 to 76 Kippendavie Avenue – Rezoning Application - Preliminary Report

Date:	November 26, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	09-174933 STE 32 OZ

SUMMARY

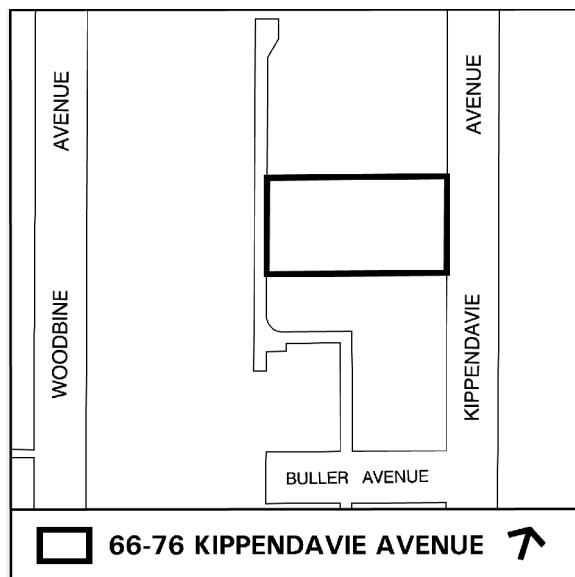
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a four storey apartment building at 66 to 76 Kippendavie Avenue.

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 public meeting will be scheduled in the first quarter of 2010.

The application has been circulated to City departments and external agencies, where appropriate, for comment.



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

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements, as well as the built form issues.

ISSUE BACKGROUND

Proposal

The proposal is for a 4 storey apartment building with 73 units and a total gross floor area of 4983 square metres. The proposal includes 67 parking spaces in an underground garage accessed off of the City owned public lane to the rear of the property. The Application Data Sheet is attached (Attachment 5).

Site and Surrounding Area

The site is located on the west side of Kippendavie Avenue, south of Queen Street East. The property currently contains 6 detached houses.

Lands surrounding the property include:

North: A 2 storey co-op building with 20 units at 80 Kippendavie Avenue and a 13 unit townhouse development at 90 Kippendavie Avenue.

West: A 3 storey condominium apartment building with 85 dwelling units fronting onto Woodbine Avenue.

East: Kew Beach Public School and detached and semi-detached houses.

South: A 3 storey condominium apartment with 18 units.

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 property is designated *Neighbourhoods* in the Official Plan. *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 places of worship.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. Specifically, Policy 5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Further, Policy 5 states that 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 policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

Zoning

This site is zoned R2 Z0.6 which permits a variety of residential uses, including apartment buildings up to 4 stories and some non-residential uses such as places of worship and public schools at a density of 0.6 times the area of the lot. The height limit is 10 metres.

Site Plan Control

A Site Plan Control application was submitted concurrently with the rezoning application.

Tree Preservation

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry. There are 15 trees identified either on the property or adjacent to it. Many of these trees are proposed to be removed.

Reasons for the Application

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as, density, height, building depth, setbacks and landscaped open space. A full review for compliance with the Zoning by-law is being undertaken.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Rationale, Traffic Impact Study, Environmental Assessment (Phase 1), Preliminary Geotechnical Investigation, Green Development Standard Checklist, Functional Servicing and Stormwater Management Report, Arborist Report.

A Notification of Complete Application was issued on November 2, 2009.

Issues to be Resolved

Massing and Density

The proposed 4 storey building exceeds the permitted density of 0.6 times the area of the lot and exceeds the maximum 14 metres building depth permission. City Planning staff will examine the impacts of the proposed density and massing.

Landscaped Open Space

The Official Plan requires that new development in *Neighbourhoods* respect and reinforce the existing prevailing pattern of rear and side yard setbacks and landscaped open space. Although the proposal provides for additional 'greening' of the property with a green roof and roof-top gardens and landscaping, opportunities for increased open space at grade need to be explored, particularly at the rear of the property.

Parking, Servicing and Loading

Staff will review the access, servicing, loading and parking layouts proposed.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

Staff report for action – Preliminary Report – 66 to 76 Kippendavie Avenue

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

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

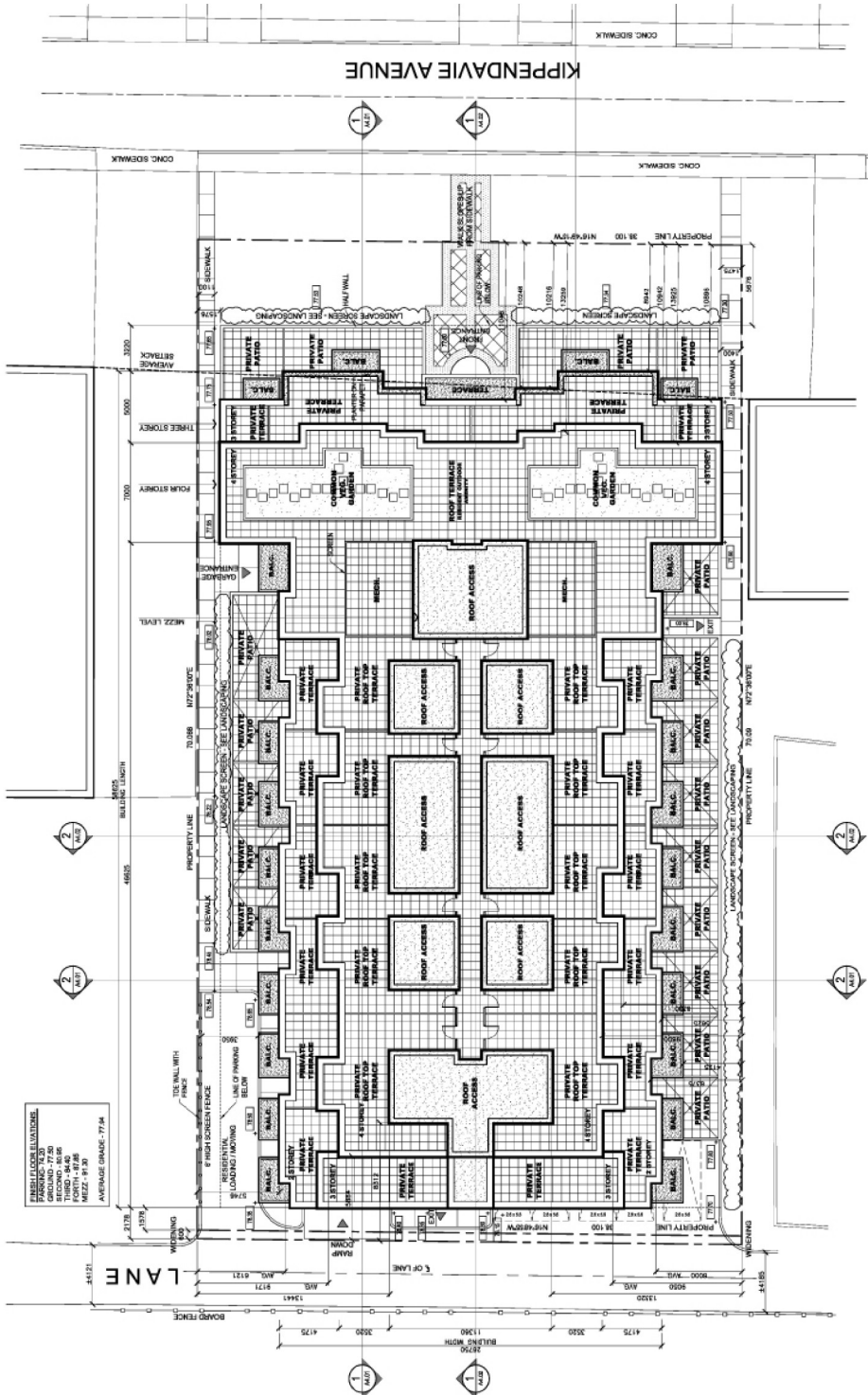
Attachment 2: East and South Elevations

Attachment 3: West and North Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



66-76 Kippendavie Avenue

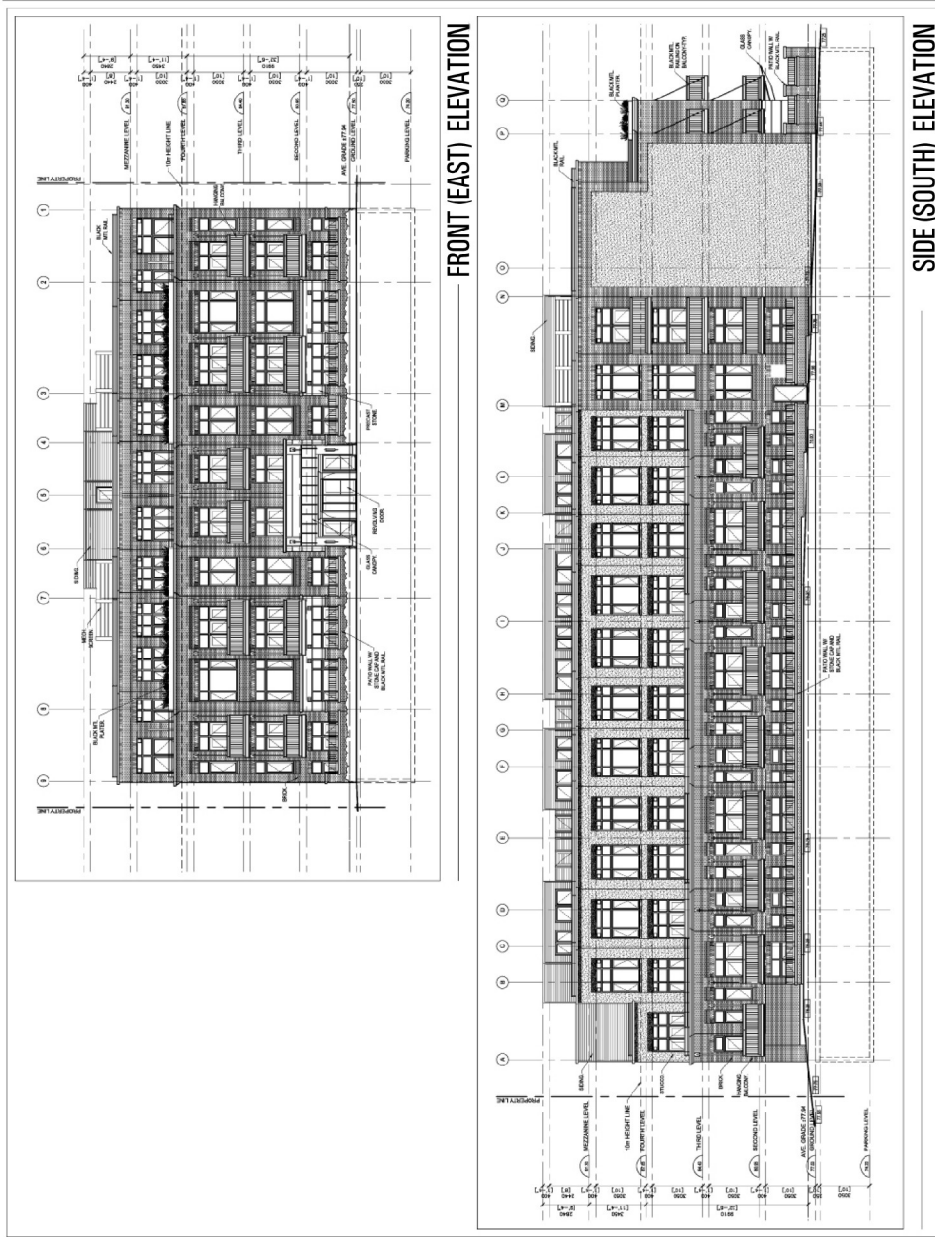
Site Plan

Applicant's Submitted Drawing

Not to Scale
11/27/09

File # 09_174933

Attachment 2: East and South Elevations



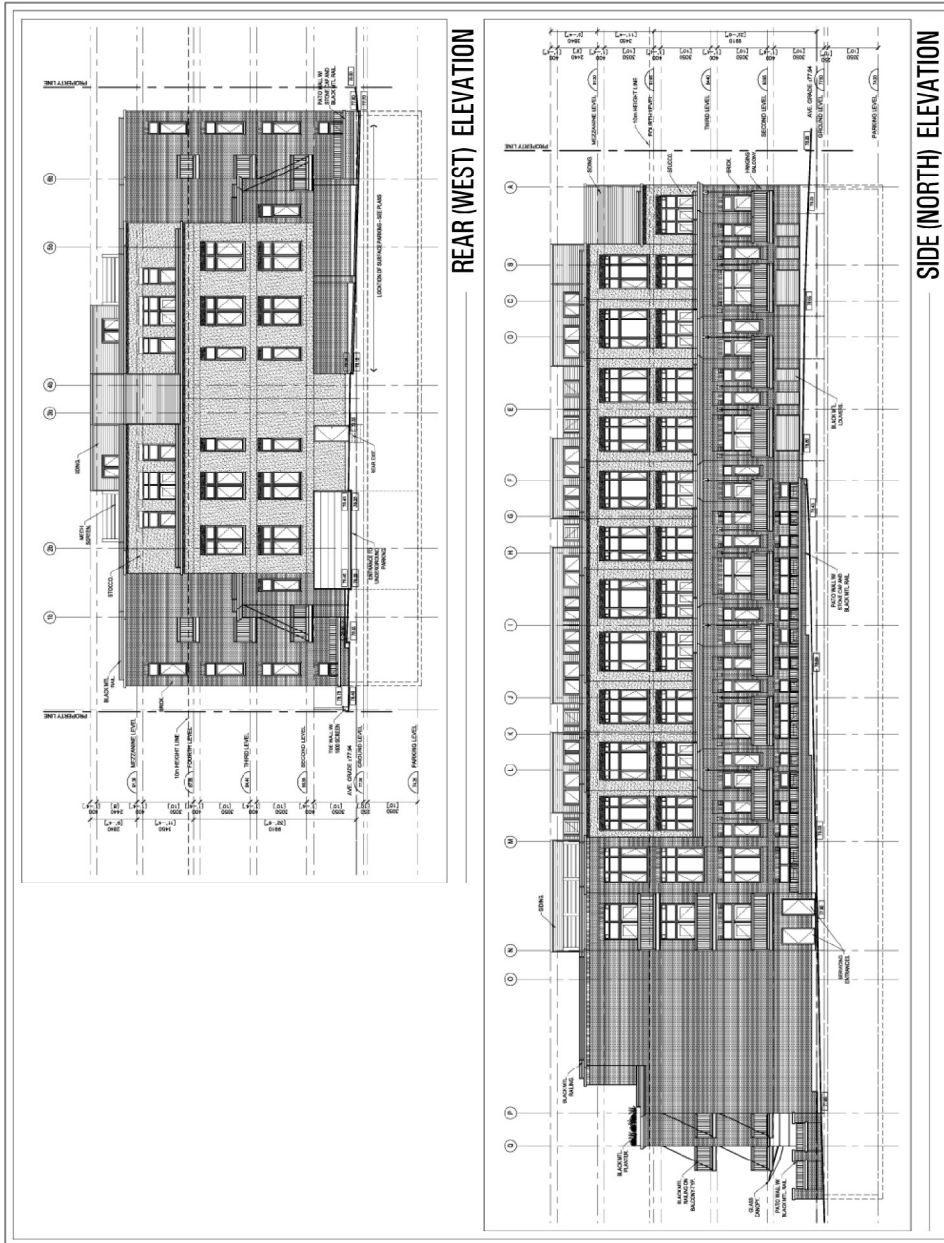
66 - 76 Kippendavie Avenue

Elevations
 Applicant's Submitted Drawing

Not to Scale
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Attachment 3: West and North Elevations

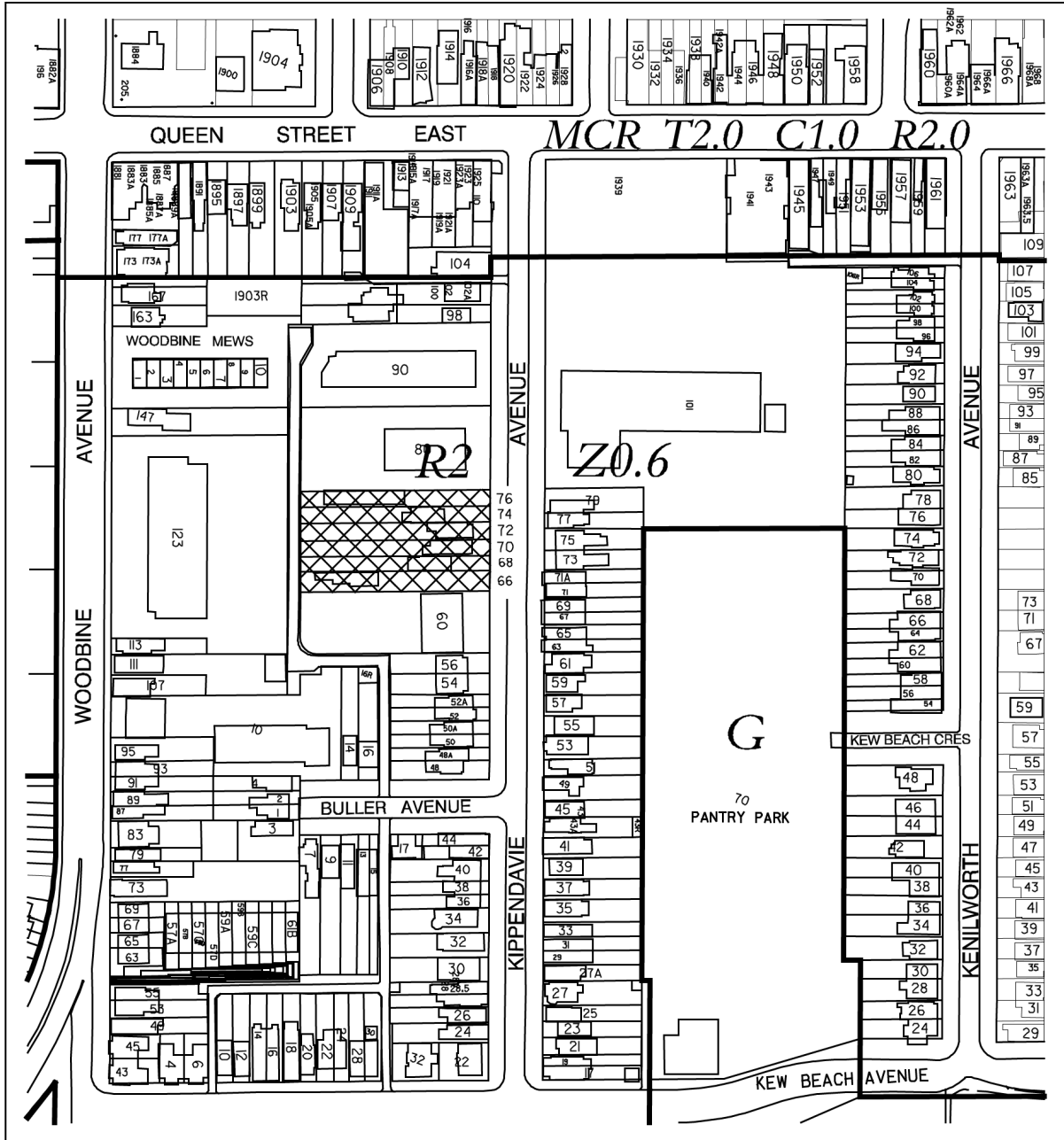


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Elevations
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Attachment 4: Zoning



66-76 Kippendavie Avenue

File # 09-174933

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



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 11/26/2009 - NRS

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	09 174933 STE 32 OZ
Details	Rezoning, Standard	Application Date:	October 1, 2009

Municipal Address: 66 to 76 KIPPENDAVIE AVE
 Location Description: PL 496 PT LT58 **GRID S3213
 Project Description: Proposal to redevelop lands for a 73 residential unit condo containing 1 level of below grade parking and private & common rooftop amenity space.

Applicant:	Agent:	Architect:	Owner:
Armstrong Hunter & Associates			Piet Hoogeveen Estate

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2 Z0.6	Historical Status:	
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2671.16	Height:	Storeys:	4
Frontage (m):	38.1		Metres:	12.6
Depth (m):	70.9			
Total Ground Floor Area (sq. m):	1150.75			Total
Total Residential GFA (sq. m):	4982.12		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4982.12			
Lot Coverage Ratio (%):	43.1			
Floor Space Index:	1.87			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	55
2 Bedroom:	18
3 + Bedroom:	0
Total Units:	73

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	4982.12		0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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