

**259 and 270 The Kingsway, and 1144 Royal York Road -
Zoning Amendment Application - Preliminary Report**

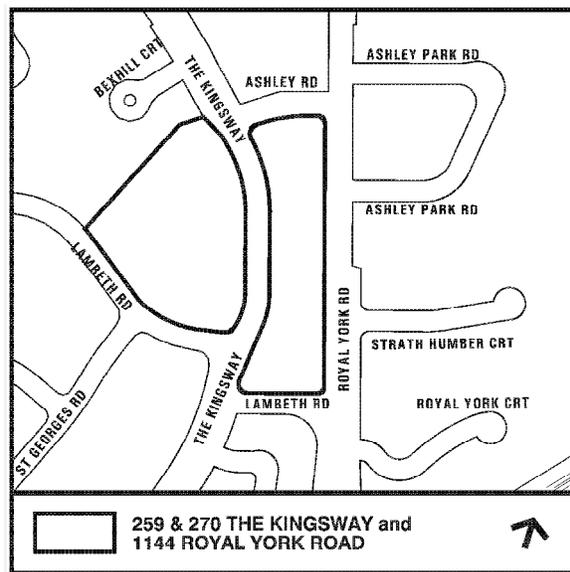
Date:	March 1, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	12 111249 WET 04 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code to permit a mixed-use development comprising commercial uses on the ground floor and second floor, as well as five (5) residential buildings containing 654 residential units, and 28 townhouse units. The buildings range in height from 4 storeys (townhouses), and 11 storeys to 21 storeys. The proposal is for the lands known municipally as 259 and 270 The Kingsway, and 1144 Royal York Road.

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.

It is expected that the Community Consultation Meeting will be held in the 2nd quarter of 2012.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 259 and 270 The Kingsway, and 1144 Royal York Road 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.

DECISION HISTORY

There have been no recent applications under the Planning Act for the subject lands

Pre-Application Consultation

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

Two (2) consultation meetings were convened by the proponent with City Planning staff and the Executive of the Humber Valley Village Residents Association (the "Association") on May 10, 2011 and December 6, 2011. The proposal presented at the first meeting included the expanded retail / commercial floor space, as well as 700 residential dwelling units. The Association generally raised the scale, density and height of the proposed redevelopment as main concerns.

ISSUE BACKGROUND

Proposal

This application proposes to amend Site Specific By-law 1990-178 of the former City of Etobicoke Zoning Code to permit a mixed-use development comprising commercial uses on the ground floor and second floor, as well as five (5) residential buildings containing 654 residential units, and 28 townhouse units. The residential buildings will range in height from 11 storeys to 21 storeys, while the townhouse dwellings will be 4 storeys in height. Please refer to the Site Plan and Conceptual Site Model appended as Attachments 1 and 2 respectively.

The proposed total gross floor area of all buildings is 81 640 square metres, resulting in a floor space index of 2.2 times the area of the lot. A parking supply of 1,442 spaces is

proposed varying from surface parking, underground parking and the requisite parking for the townhouse units. Please refer to the Application Data Sheet, appended as Attachment 4.

Site and Surrounding Area

The lands subject to this application are approximately 3.6 hectares in size and slope easterly towards the Humber River Valley system. The lands are dissected by The Kingsway, which creates 2 parcels.

Presently there is a 2 storey plaza on the westerly parcel, and smaller commercial buildings on the easterly parcel. Combined the present gross floor area is approximately 12 545 square metres. A large portion of the site is occupied by surface parking.

The subject lands are surrounded by the following land uses:

North: 17 storey apartment building, on the other side of Ashley Road, and a number of 4 storey walk-up apartments.

South: single detached dwellings and place of worship, on the other side of Lambeth Road.

East: single detached dwellings, on the east side of Royal York Road.

West: number of 4 storey walk up apartments and single 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 as *Mixed Use Areas* under the City's Official Plan- Map 14, Land Use Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The lands adjacent to the subject property are designated *Neighbourhoods*. This designation provides for a broad array of residential uses in lower scale buildings such as detached houses, semi-detached houses and duplexes. The subject property is also adjacent to an *Apartment Neighbourhoods* designation of the Official Plan. This designation includes uses such as apartment buildings, local institutions, small scale retail, service and office uses.

Zoning

The subject lands are zoned CL- Limited Commercial under the former City of Etobicoke Zoning Code. In addition three (3) site-specific By-laws apply to the lands: 8498, 1990-178 and 1990-252. The lands were zoned in the early 1950's thereby permitting the development of the plaza. In 1990 By-law 1990-178 was enacted to rezone a portion of the Lambeth Road road allowance to commercial uses, as well as to permit the expansion of the Humbertown Shopping Centre. Specific development standards included a maximum gross floor area of 12 100 square metres, a maximum floor space index of 0.26 times the lot area, a maximum height of 2 storeys, and a maximum coverage of 33%. By-law 1990-252 modified the previous By-law by increasing the floor space index from 0.26 to 0.333 times the lot area.

Site Plan Control

The lands are subject to Site Plan Control approval. No application has been submitted at this time but will be required to allow the proposed development.

Archaeological

The lands are subject to a review by Heritage Preservation Services staff based on the sites potential archaeological features. A Phase 1 Archaeological Assessment will need to be conducted.

Tree Preservation

Based on the arborist report submitted there are a number of trees recommended for removal. These trees are located in the interior of the large parking area, as well as some trees along the periphery of the site. The report will be reviewed in the context of the Private Tree By-law.

Reasons for the Application

The proposed rezoning application is required to increase the non-residential gross floor area and to permit the residential uses, since the site-specific Zoning By-law does not permit residential uses. In addition, the proposed Zoning By-law amendment is required to establish the appropriate standards that will permit the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Community Services and Facilities Study;
- Urban Design Guidelines;
- Urban Transportation Considerations Report;
- Functional Servicing and Hydrogeological Report;
- Solid Waste Management Study;
- Pedestrian Level Wind Study;
- Arborist Report;
- Sun and Shadow Study;
- Geotechnical Study;
- Completed Toronto Green Standards Checklist and Template;
- Phase 1 and 2 Environmental Site Assessment Report; and
- Retail Market Analysis.

A Notification of Complete Application was issued on February 22, 2012.

Issues to be Resolved

The following issues require further review and analysis:

- Compliance with applicable Official Plan polices, including appropriate scale, built form, density, limiting shadow impacts on adjacent neighbourhoods, the relationship to the public realm, and compatibility with existing buildings and uses in the vicinity;
- Assessment of the proposed heights of towers and podiums relative to both the Mid-Rise Buildings and Tall Buildings Guidelines;
- Assessment of the proposed townhouses relative to the Infill Townhouse Guidelines;
- Adequacy of parking and access, as well as the road network;
- Community Services;
- Archaeological Assessment of the subject property;
- Sun/Shadow Impacts on abutting residential areas;
- Servicing Capacity;
- Compliance with the Tier 1 Toronto Green Development Standards performance measures; and
- Determination of suitable community benefits through Section 37.

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

CONTACT

Michael Hynes, Senior Planner
Community Planning
Etobicoke York District
Tel. No.: (416) 394-8228
Fax No.: (416) 394-6063
E-mail: mhynes@toronto.ca

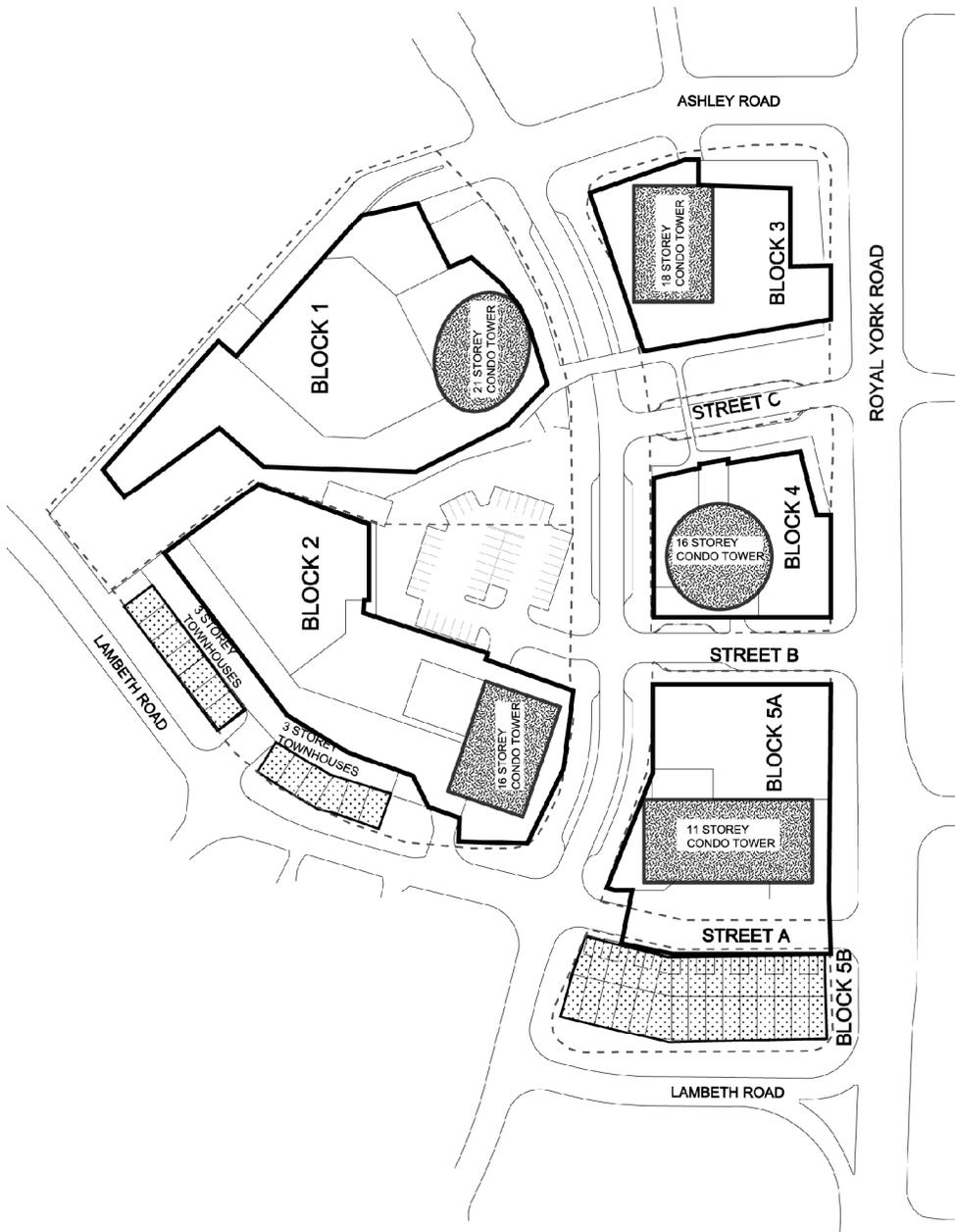
SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Conceptual Site Model
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan

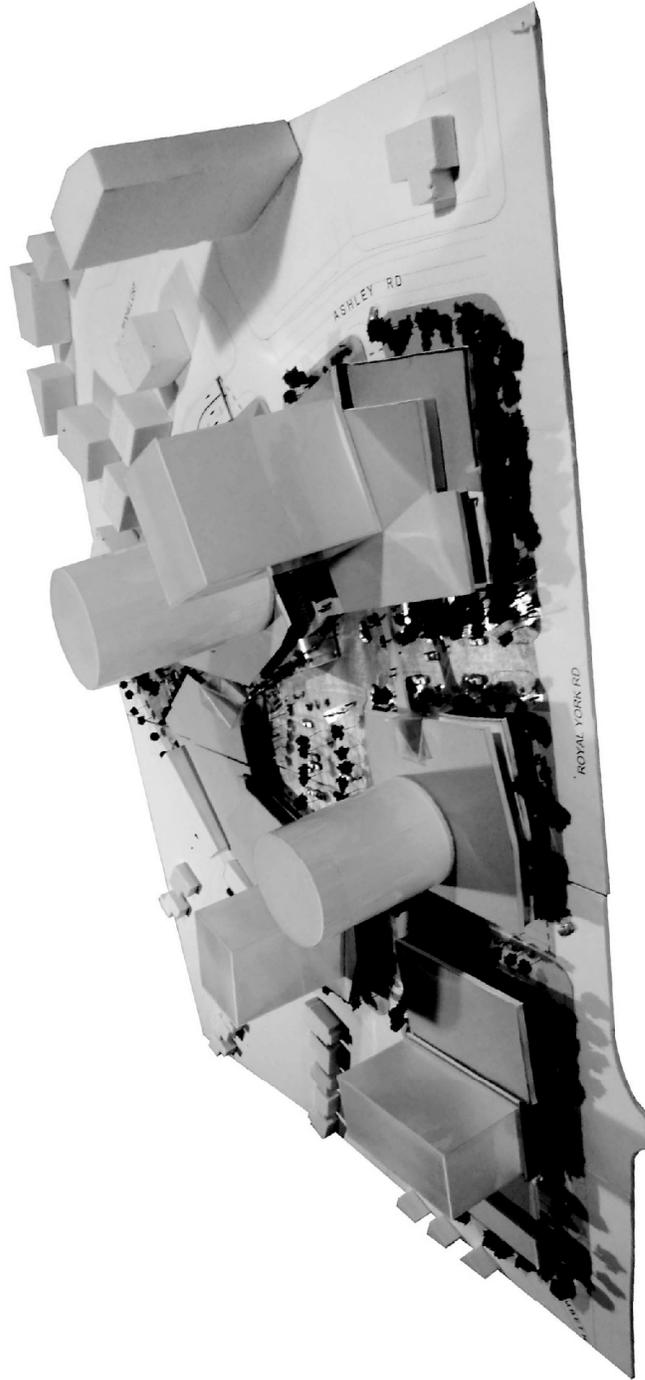


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/29/2012

**259 & 270 The Kingsway and
 1144 Royal York Road**
 File # 12 111249 WET 04 02

↑

Attachment 2: Conceptual Site Model



Conceptual Site Model

Applicant's Submitted Drawing

Not to Scale

02/29/2012

259 & 270 The Kingsway and

1144 Royal York Road

File # 12 111249 WET 04 02

Attachment 3: Zoning



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 111249 WET 04 OZ
Details	Rezoning, Standard	Application Date:	January 24, 2012
Municipal Address:	259 and 270 THE KINGSWAY, and 1144 ROYAL YORK ROAD		
Location Description:	PLAN3692 BLKS C&D PT BLK AB PL2624 2774 3009 PT CLOSE RD RP 64R12846 PARTS 1-39 43-45 **GRID W0405		
Project Description:	Proposed amendments to the Etobicoke Zoning Code to permit a mixed-use development comprising five (5) buildings with commercial uses (21,837 sq. m) in the podium (ground floor and second floor), five (5) towers containing 654 residential units with overall heights ranging from 11 storeys to 21 storeys, and 28 townhouses.		

Applicant:	Agent:	Architect:	Owner:
Urban Strategies Inc 197 Spadina Avenue Suite 600, Toronto, ON	Urban Strategies Inc 197 Spadina Avenue Suite 600, Toronto, ON		FCT Holdings (Ontario Corporation) 85 Hanna Avenue Suite 400 Toronto, ON M6K 3S3

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	BL 1990-178/ 1990-252
Zoning:	Limited Commercial	Historical Status:	n/a
Height Limit:	2 storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	36 373	Height:	Storeys:	4 and 11-21
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	14 454			Total
Total Residential GFA (sq. m):	59 803		Parking Spaces:	1,442
Total Non-Residential GFA (sq. m):	21 837		Loading Docks	15
Total GFA (sq. m):	81 640			
Lot Coverage Ratio (%):	39.7			
Floor Space Index:	2.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:		Residential GFA (sq. m):	59 803
Bachelor:	78	Retail GFA (sq. m):	16 920
1 Bedroom:	325	Office GFA (sq. m):	1 725
2 Bedroom:	251	Industrial GFA (sq. m):	0
3 + Bedroom:	28	Institutional/Other GFA (sq. m):	3 192
Total Units:	682		

CONTACT: PLANNER NAME: Michael Hynes, Senior Planner, 416-394-8228