

**2799-2815 Kingston Road Zoning Amendment
Application - Preliminary Report**

Date:	October 24, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	13 237724 ESC 36 OZ

SUMMARY

This application proposes to rezone the subject lands to facilitate the development of a 9-storey, mixed use building, containing 202 residential units, and 7 commercial/retail units at grade.

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

The applications should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the 3rd quarter of 2014 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 6, 2013 to discuss preliminary issues related to the proposal and to identify complete application submission requirements. The preliminary issues raised included height, massing, transition in scale of proposed building to existing dwellings to the south, impact of required land conveyances on the development, parking layout, location and adequacy, provision of adequate amenity space, garbage storage and collection.

ISSUE BACKGROUND

Proposal

The proposed development consists of a 9-storey, 15,778 square metre (169,839 square foot) mixed use development. The ground floor consists of 7 commercial/retail units totalling 1,232 square metres (13,261 square feet) while the remaining floors consist primarily of residential space. The proposed unit mix is made up of 4 bachelor units, 145 one-bedroom units and 53 two-bedroom units for a total of 202 units. The applicant proposes 206 vehicular parking spaces in a 3 level underground parking garage for residents and visitors and 2 visitor parking spaces are proposed at grade. A total of 139 resident bicycle parking spaces and a total of 36 visitor spaces are proposed to be located in the 1st level underground and on the ground floor. A total of 404 square metres (4,349 square feet) of indoor amenity space is proposed entirely on the 2nd floor and 404 square metres (4,349 square feet) of outdoor amenity space is proposed on the 2nd floor and rooftop (see Attachment No. 1: Site Plan).

The existing City-owned laneway is proposed to be widened to 6.0 metres (20 feet) along the south end of the site to allow vehicular movement between Gradwell Drive and Eastville Avenue and to provide access to the underground parking ramp, the central lobby, the ground floor bicycle storage area, and the garbage collection and loading areas. The proposal contemplates the provision of a 3 metre landscaped buffer between the paved portion of the laneway and the existing houses to the south. Along Kingston Road pedestrian access is provided to each retail unit and to the central lobby from the sidewalk.

The proposed building steps back along a portion of the south elevation at 8 stories and generally provides varying setback depths at 5 stories in all other locations.

Site and Surrounding Area

The subject lands are 0.42 hectares (1.02 acres) in size and are comprised of two parcels municipally known as 2799 and 2803 Kingston Road and 2815 Kingston Road. The site is located on the south side of Kingston Road west of the intersection of St. Clair Avenue East and Kingston Road. The subject site is rectangular in shape and generally flat with a gentle slope down from Kingston Road to the south end of the site. The site abuts 3 existing public streets with approximately 101 metres (331 feet) of frontage on Kingston Road and approximately 40 metres (130 feet) on Gradwell Drive and Eastville Avenue respectively. The parcel at 2799 and 2803 Kingston Road has an existing single storey structure currently occupied by a restaurant and a vacant, single storey structure previously used as a vehicle repair facility. The parcel at 2815 Kingston Road is vacant. Both of the existing buildings site are proposed to be demolished to facilitate the construction of the new mixed use building.

Abutting uses include:

East: 1 and 2-storey buildings containing solely commercial uses or commercial and residential uses in mixed use buildings

West: 1 and 2-storey buildings made up of commercial/retail, vehicle repair and motels.

North: A range of uses including a large single storey retail building, a number of 1-storey motels, and a number of apartment buildings ranging from 5-11 storeys in height.

South: An existing City-owned lane, and 1 and 2-storey 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 site is located on an *Avenue* on Map 2-Urban Structure in the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities.

The subject site is designated *Mixed Use Areas* in the City of Toronto Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale. The development criteria in *Mixed Use Areas* includes, creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community; providing for new jobs and homes for Toronto's growing population on underutilized lands; locating and massing new buildings to provide a transition between areas of different development intensity and scale; locating and massing new buildings to frame the edges of streets and parks; providing an attractive, comfortable and safe pedestrian environment; providing good site access and circulation and an adequate supply of parking for residents and visitors; locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

Policy 2.2.3.3 of the Plan states that "development in *Mixed Use Areas* on an *Avenue*, prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located."

"This review will include an assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances; consider whether incremental development of the entire *Avenue* segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods*; consider whether the proposed development is supportable by available infrastructure; and be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development."

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

Development in *Mixed Use Areas* on *Avenues* that precedes the completion of an *Avenue Study* will: support and promote the use of transit; contribute to the creation of a range of housing options in the community; contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing; provide universal physical access to all publicly accessible spaces and buildings; be served by adequate parks, community services, water and sewers, and transportation facilities; and be encouraged to incorporate environmentally sustainable building design and construction practices.

The site is located along a portion of Kingston Road that is identified in the Official Plan on Map 4: Higher Order Transit Corridors and on Map 5: Surface Transit Priority Network.

Zoning

The site is subject is zoned Commercial Residential (CR) in the new City-wide Zoning By-law No. 569-2013. The (CR) Zone permits a wide range of commercial uses, such as office, personal service shop and retail store and residential uses such as dwelling units, students' residences and retirement homes. The zoning standards for 2815 Kingston Road permit residential or commercial uses at a density of 0.4 times the area of the lot while the zoning for 2799 and 2803 Kingston Road permits solely commercial uses. The land parcel at 2815 Kingston Road is subject to Exception No. 2591 which states vehicle fuel stations and vehicle service shops are not permitted, and sets out other zoning criteria related to residential land use, building setbacks and gross floor area. The parcel at 2799 and 2803 Kingston Road is subject to Exception No. 503 which provides zoning criteria related to building setback and gross floor area (see Attachment No. 3: Zoning).

The subject site is dual zoned in the CliffCrest Community Zoning By-law No. 9396, as amended. The parcel at 2815 Kingston Road is zoned Highway Commercial (HC) while the parcel at 2799 and 2803 Kingston Road is zoned Neighbourhood Commercial (NC). A range of commercial uses are permitted in both the (HC) Zone and the (NC) Zone including Hotels and Motels, Professional and Business Offices Medical Centres and Day Nurseries. The lands at 2815 Kingston Road are subject to Exception No. 27 which permits dwelling units and prohibits automobile service stations.

Site Plan Control

The lands are subject to site plan control. The applicant has submitted a site plan control application (File No. 13 237719 ESC 36 SA), which is being reviewed concurrently with the subject Zoning By-law amendment application.

Tree Preservation

The applicant has submitted an arborist's report, tree preservation and landscape plans for review and comment. Of a total of 36 inventoried trees, 29 trees are privately-owned either on the subject lands or neighbouring properties and 7 trees are publicly-owned. The report concludes that a total of 11 trees will require removal to facilitate the redevelopment. The report and plans have been circulated to the appropriate City staff for review.

Reasons for the Application

The Zoning By-law amendment application is required to rezone the lands to allow for residential and commercial land use permissions across both land parcels and to establish suitable zoning standards which permit the redevelopment.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- *Avenue* Segment Study
- Transportation Impact Study
- Arborist's Report
- Archeological Assessment
- Toronto Green Development Standards Checklist
- Site Servicing Design Brief
- Stormwater Management Report

A Notification of Complete Application was issued on October 15, 2013

Issues to be Resolved

The following issues have been identified by staff to date:

- Conformity with all relevant Official Plan policies including but not limited to *Mixed Use Areas* and *Avenues* policies
- Impact of potential adjacency issues including shadowing, privacy and overlook
- Appropriateness of height and density proposed at this location in relation to the planned and existing context
- Suitability of the proposed built form, massing, and building siting
- Adequacy of proposed parking and vehicular access
- Impact of increased traffic on the site and surrounding areas
- Adequacy of proposed amenity space
- Appropriateness of the proposed unit mix
- Tree preservation and protection
- Appropriateness of proposed waste storage facilities and waste collection
- Suitability of site servicing and stormwater management
- Section 37

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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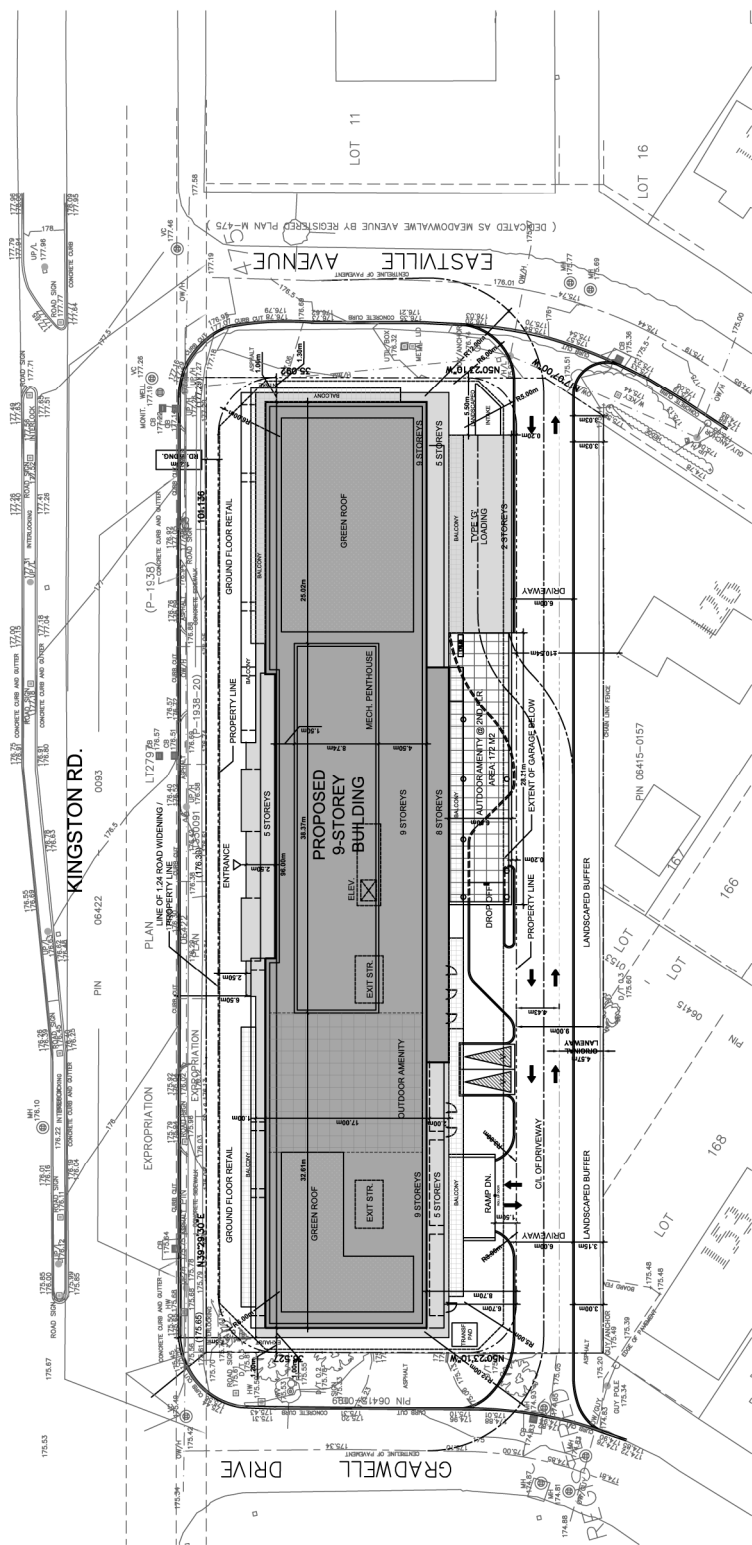
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

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

Attachment 1: Site Plan



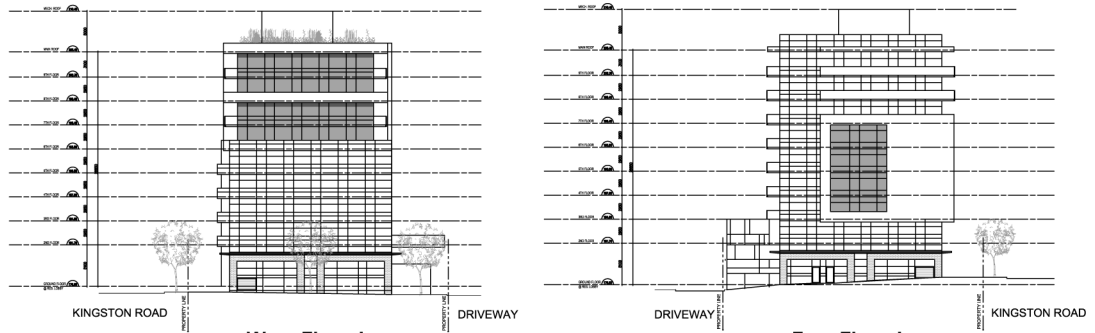
2799-2815 Kingston Road

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 10/23/13

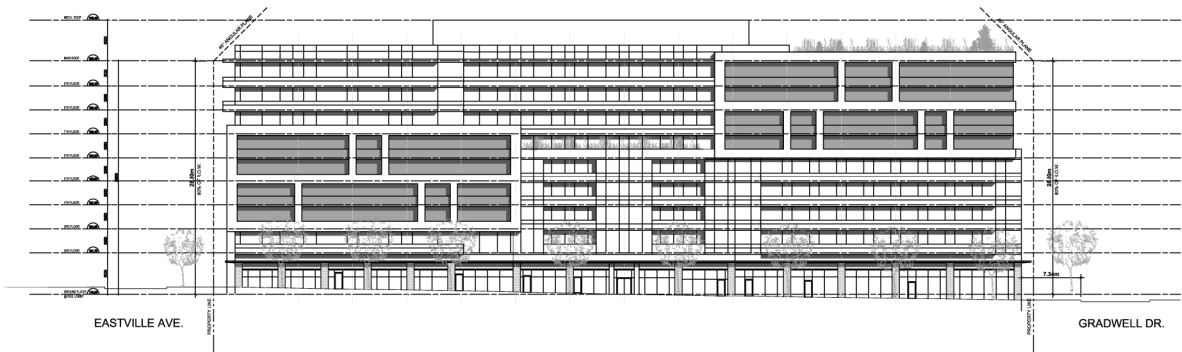
File # 13 237724 ESC 36 0Z

Attachment 2: Elevations

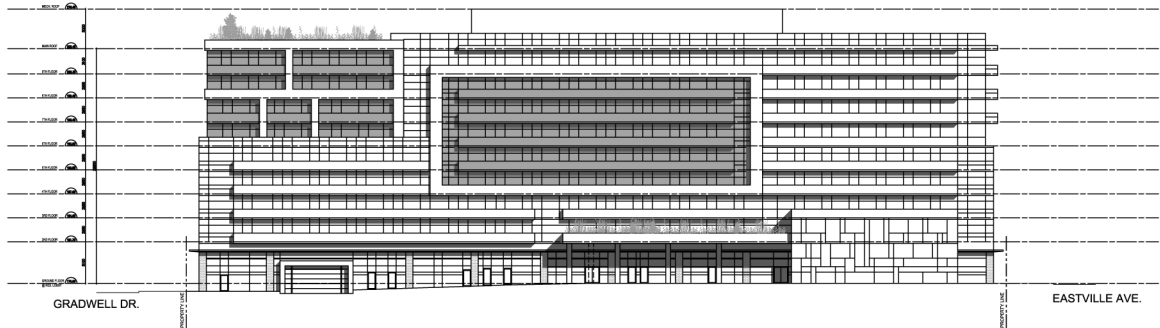


West Elevation
(Gradwell Drive)

East Elevation
(Eastville Avenue)



North Elevation
(Kingston Road)



South Elevation

Elevations

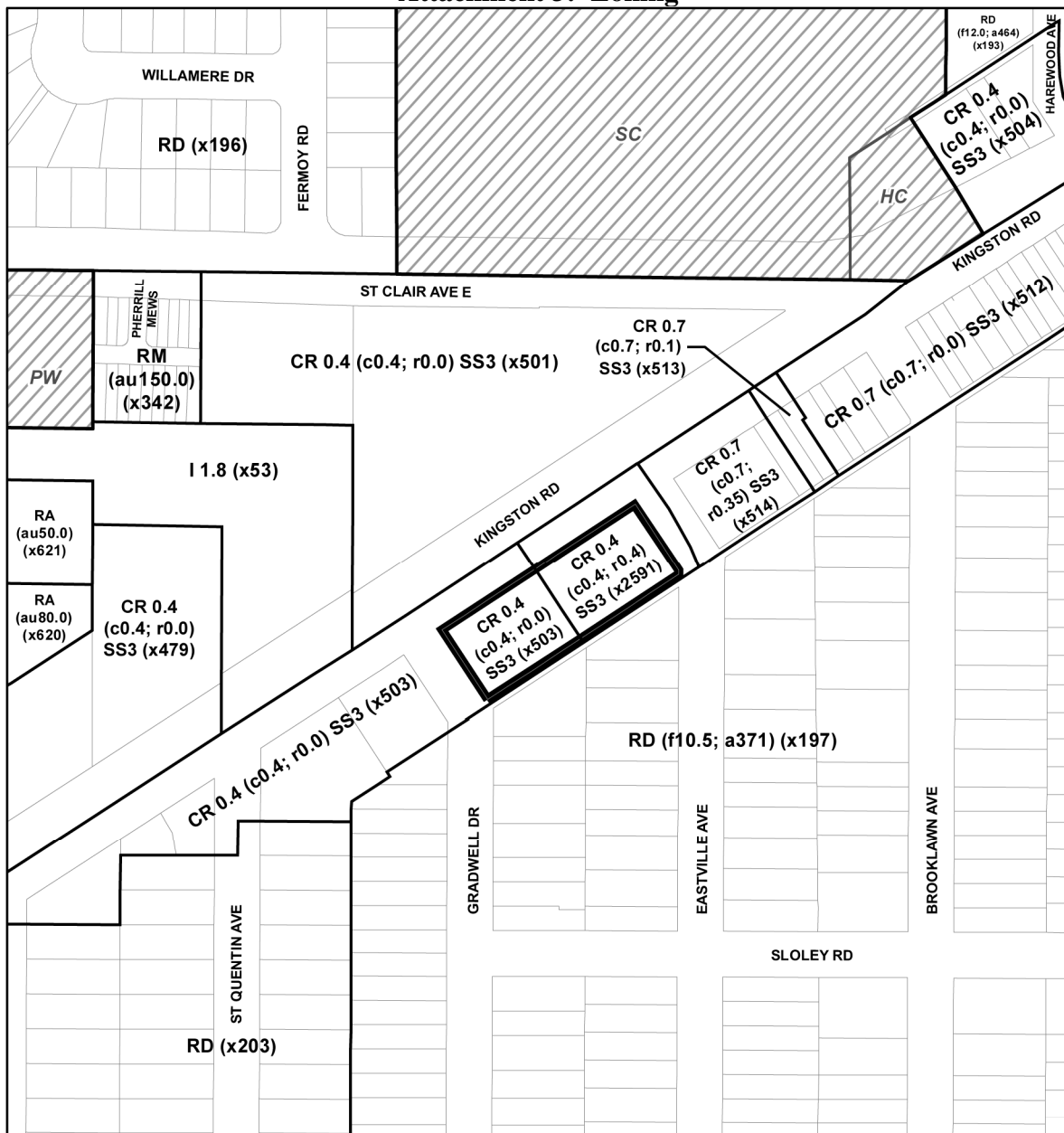
Applicant's Submitted Drawing

Not to Scale
10/23/13

2799-2815 Kingston Road

File # 13 237724 ESC 36 0Z

Attachment 3: Zoning




Toronto City Planning
Zoning By-law 569-2013

2799-2815 Kingston Road
 File # 13 237724 ESC 36 0Z

-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential

I Institutional

-  See Former City of Scarborough Cliffcrest Community Bylaw No. 9396
- HC** Highway Commercial
- SC** School
- PW** Place(s) of Worship


 Not to Scale
 Extracted 10/22/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 237724 ESC 36 OZ
Details	Rezoning, Standard	Application Date:	September 18, 2013

Municipal Address: 2799 KINGSTON RD
 Location Description: PL M475 LT3 LT6 **GRID E3610
 Project Description: To permit a 9-storey mixed use building with 202 residential units and 1232 m² of retail space.

Applicant:	Agent:	Architect:	Owner:
2288116 ONTARIO INC		Zanjani Architect Inc.	2288116 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR (c0.4; r0.4), SS3 (x2591), CR (c0.4; r0.0) SS3 (x503)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4146.06	Height:	Storeys:	9
Frontage (m):	101		Metres:	28.85
Depth (m):	40			
Total Ground Floor Area (sq. m):	2163.74			Total
Total Residential GFA (sq. m):	14546.22		Parking Spaces:	208
Total Non-Residential GFA (sq. m):	1232		Loading Docks	1
Total GFA (sq. m):	15778.22			
Lot Coverage Ratio (%):	52			
Floor Space Index:	3.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	14546.22	0
Bachelor:	4	Retail GFA (sq. m):	1232	0
1 Bedroom:	145	Office GFA (sq. m):	0	0
2 Bedroom:	53	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	202			

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