

2955 Kingston Road - Zoning Amendment Application - Preliminary Report

Date:	March 6, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	14 107985 ESC 36 OZ

SUMMARY

This application proposes to re-zone the lands from Residential Detached (RD) to Commercial Residential (CR), which would permit the existing dental office to remain within the 2-storey converted dwelling. The dental office was originally permitted for a period of five years through a Minor Variance Application approved in 2008 (Application No. A237/07SC).

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 application should proceed through the standard planning review process including the scheduling of a community meeting and the preparation of a final report. Staff will complete a review of the application by the third quarter of 2014, provided all the required information is provided in a timely manner and all issues raised during the review process are satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2955 Kingston 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2007, the owner of the property applied to the Committee of Adjustment for minor variances to permit the conversion of the ground floor of the two-storey detached house on the property into a dental office. The application was refused by the Committee of Adjustment and subsequently appealed to the Ontario Municipal Board. The Ontario Municipal Board approved the variances in July 2008 with several conditions, including one specifying that the approval be valid for 5 years.

The owner re-applied to the Committee of Adjustment in January 2014, but Planning Staff advised that lasting permission for the use was better established through a re-zoning.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in September 2013 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to re-zone the property from Residential Detached (RD) to Commercial Residential (CR), a category that permits a wide variety of commercial and residential uses in single or mixed use buildings. The re-zoning would allow the existing dental office to permanently remain on the ground floor of the 2-storey converted house.

The second storey would continue to be used as an apartment unit. The building is 169.66 square metres (1,826 square feet) in size, with a ground floor area of 108.98 square metres (1,173 square feet). It is setback 15.04 metres (49 feet) from the front property line. A two-way driveway provides access to the front yard parking area from Kingston Road. Five parking spaces are available for tenants and visitors.

The applicant is proposing to significantly upgrade the landscaping around the perimeter of the property. New plantings include tall ornamental grasses, shrubs, perennials, and four varieties of trees.

Site and Surrounding Area

The property municipally known as 2955 Kingston Road is a triangular shaped lot located at the southwest corner of Kingston Road and Cathedral Bluffs Drive, northeast of Brimley Road. The Site has a primary frontage measuring 26.68 metres (94 feet) along the south side of Kingston Road, with a width that narrows substantially towards the rear lot line. The flanking lot line along Cathedral Bluffs Drive measures 47.36 metres (155 feet) in length. The Site has few trees and is evenly graded, with a significant setback between the façade of the 2-storey converted house and the front lot line. The substantially sized front yard offers clear site lines between the two flanking streets, both of which have a TTC bus stop adjacent to the Site.

Kingston Road is a six-lane arterial street characterized by commercial plazas, single detached homes, low and medium scale office buildings, infill townhouses, and other low-scale buildings both east and west of the Site. Abutting uses include the following:

- North:** 1-storey place of worship (Institutional Place of Worship Zone (IPW)), 2-storey single detached dwellings (Residential Detached Zone (RD))
- East:** 1-storey commercial plaza (Commercial Residential (CR)) Zone
- South:** 2-storey single detached dwellings (Residential Detached Zone (RD))
- West:** 2-storey single detached dwellings (Residential Detached Zone (RD))

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 Site is located in a mixed use corridor identified as an *Avenue*, as shown on Map 2-Urban Structure of the Official Plan. *Avenues* are defined as corridors adjacent to major streets, which will experience incremental re-urbanization and growth. The Official Plan requires that redevelopment along Toronto's *Avenues* be guided by a local Avenue study implemented by an area-specific Zoning By-law Amendment. In the absence of an Avenue Study, development proposals must demonstrate that they support and promote the use of transit, contribute to an attractive and safe pedestrian environment and incorporate environmentally sustainable building and site design strategies among other criteria. An Avenue Study has not been completed for this section of Kingston Road, nor does the City Planning Division consider the completion of an Avenue Study to be necessary to further process the application. The existing detached house is being retained and the proposed use of a professional office is relatively low impact and consistent with the intent of the Mixed Use designation.

The Site is designated *Mixed Use Areas* in the Official Plan's land use mapping. The Mixed Use Areas designation permits a broad array of commercial, residential and institutional uses in single or mixed use buildings. Development criteria in *Mixed Use Areas* require that new development be strategically located and massed in relation to streets and adjacent neighbourhoods, provide a sensitive transition between areas of differing intensity and scale, and contribute to an attractive and safe pedestrian environment.

Zoning

2955 Kingston Road is subject to the standards of the Council-approved City-wide Zoning By-law 569-2013, as well as the in-force Cliffcrest Community Zoning By-law No 9396.

City-wide Zoning By-law 569-2013

The Site is within a Residential Detached (RD) Zone, which permits detached houses as well as lower-scale community-oriented uses and buildings.

Cliffcrest Community Zoning By-law No 9396.

The Site is within a Single Family Residential (S) Zone, which permits single-family homes, group homes and correctional homes, as well as private home day cares.

Site Plan Control

The proposed development is not subject to Site Plan Control.

Reasons for the Application

A zoning by-law amendment is required to permit the professional office use, which is not permitted in a Residential Detached (RD) Zone under the City-wide Zoning By-law 569-2013 or in a Single Family Residential (S) Zone in the Cliffcrest Community Zoning By-law No. 9396.

COMMENTS

Application Submission

The following plans and reports were submitted with the application:

- Survey;
- Site Plan;
- Floor plans;
- Landscape Plan;
- Draft Zoning By-law Amendment; and
- Planning Rationale.

A Notification of Incomplete Application issued on March 6, 2014 identified the outstanding material required for a complete application submission as follows:

- Arborist/Tree Preservation Report and/or declaration; and
- Green Development Standards Checklist.

Issues to be Resolved

The application has been circulated to other City divisions for comments. The following preliminary issues have been identified by Planning Staff:

- Appropriateness of the proposed use;
- Whether additional water quality and ecological site design features should be provided in accordance with the Toronto Green Standard;
- Adequacy of landscaping along Kingston Road and Cathedral Bluffs Drive frontages; and
- Adequacy of parking supply and configuration.

Additional issues may be identified during the review process or during the community consultation process.

CONTACT

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SIGNATURE

Raymond David, Director

Community Planning, Scarborough District

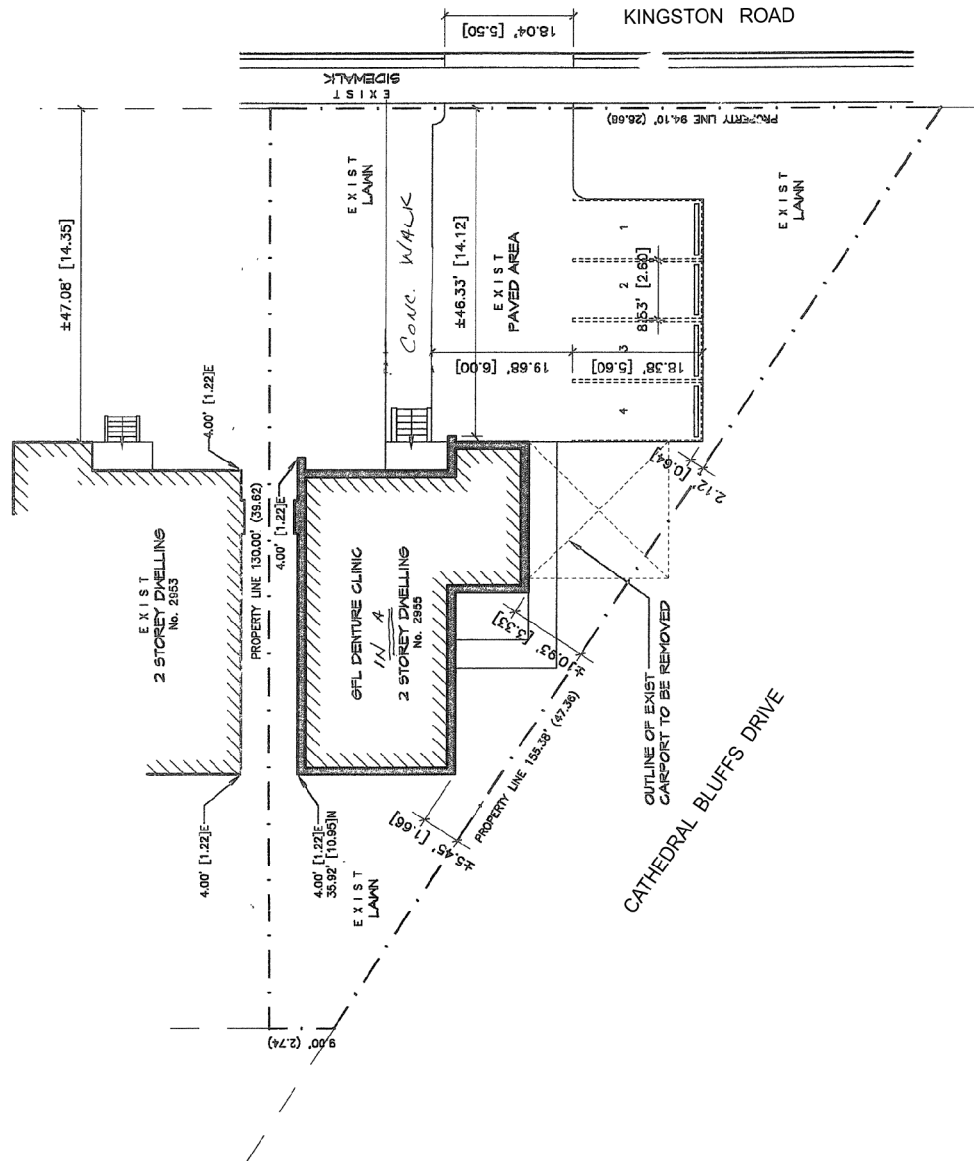
ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

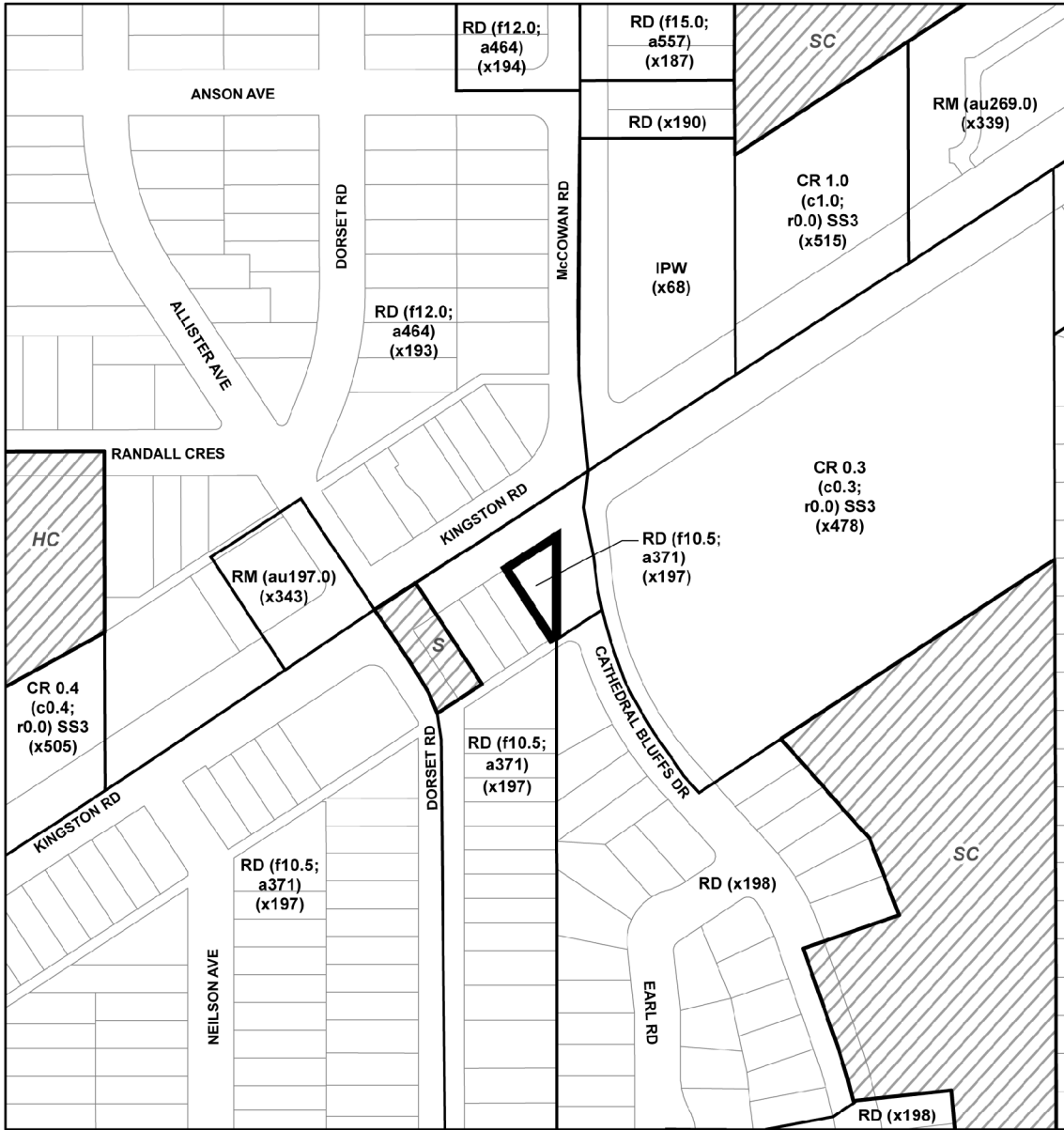
Not to Scale 

4/4/14

2955 Kingston Road

File # 14 107985 ESC 36 0Z

Attachment 2: Zoning



Zoning By-law 569-2013

2955 Kingston Road

File # 14 107985 ESC 36 02

- Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- CR** Commercial Residential
- IPW** Institutional Place of Worship

- See Former City of Scarborough Cliffcrest Community Bylaw No. 9396
- S** Single-Family Residential
- HC** Highway Commercial
- SC** School

Note to Scale
 Extracted: 03/05/2014

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	14 107985 ESC 36 OZ
Details	Rezoning, Standard	Application Date:	January 22, 2014

Municipal Address: 2955 KINGSTON RD

Location Description: PLAN 2347 LOT 31 **GRID E3610

Project Description: An application to re-zone the lands from Residential Detached (RD) to Commercial Residential (CR). The re-zoning will permit the existing dental office use to remain within the converted, single-detached dwelling currently on the property. The dental office is located on the ground floor of the building with a residential unit on the second floor.

Applicant:	Agent:	Architect:	Owner:
DOROTA DABROWSKA		Trevor Gain & Associates	WOJCIECH KESEK

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	RD	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	622.59	Height:	Storeys:	0
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	108.98			Total
Total Residential GFA (sq. m):	68.13		Parking Spaces:	5
Total Non-Residential GFA (sq. m):	101.53		Loading Docks	0
Total GFA (sq. m):	169.66			
Lot Coverage Ratio (%):	17.5			
Floor Space Index:	0.27			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	68.13
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	101.53
2 Bedroom:	1	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	1		

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