

646 Kingston Road - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

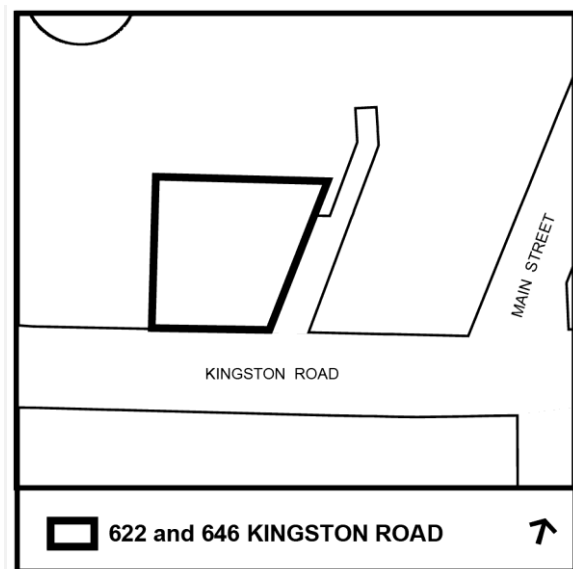
Date:	December 8, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	14 200168 STE 32 OZ

SUMMARY

This application proposes a six-storey, 51-unit mixed use building with retail at grade at 646 Kingston Road. The structure will have a total gross floor area of 5,569 m² including 1,320 m² of non-residential floor space. Two levels of underground parking is proposed with access from the public laneway adjacent to the site. 26 parking spaces will be provided plus an additional 8 spaces for visitors.

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.

A Community Consultation meeting is anticipated to be held in the first quarter of 2015. A final report is targeted for the third quarter of 2015, assuming that applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands known as 646 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements, as well as issues respecting the built form of the proposal.

ISSUE BACKGROUND

Proposal

The proposal is for a 6-storey mixed use building with 51-units and a total gross floor area of 5,569 m². The north elevation of the building will have 7-storeys due to the sloping grade towards the rear. The proposal includes 34 parking spaces in a two level underground garage accessed from the public laneway. Loading will be entirely on the public laneway. The proposal will have floor space index of 3.4 times the lot area. The Attachment 5 provides more information on the proposal.

The proposed building will have height of approximately 23.5 metres from Kingston Road including the mechanical penthouse. The building will be setback 2.3 metres from Kingston Road, 8.3 metres from the rear, 1.4 metres to the public laneway (east), and 0 metres from the west. The fifth and sixth floors are stepped back from Kingston Road but all seven stories will be vertical on the north (rear) elevation. The bottom two stories on the north (rear) elevation will be for non-residential use.

Site and Surrounding Area

The property is located on the north side of Kingston Road, west of Main Street. The property has a 32.61 metre frontage on Kingston Road and a public laneway flanks the easterly side of the site. The 1,638 m² site is relatively even on Kingston Road and slopes northward into Glen Davis Ravine. The site has a converted detached dwelling that is presently used by Beaches Child Care Centre Inc. (BCCCI) as a day care facility. The day care facility is a not for profit operation that is in-part funded by the City's

Children's Services division. The current lease with the land owners expires in June 2015.

Land uses and form of development surrounding the property include the following:

- North: Glen Davis Ravine is in the rear of the site as well as an extension of the public laneway. There is a back to back relationship with the residential neighbourhood fronting on Glen Davis Crescent. The dwellings on Glen Davis Crescent are two to three-storeys.
- West: There is an existing eight storey apartment building with 68 residential units on the west side of the site.
- East: There is a public laneway on the easterly property line which is used by the surrounding land uses including detached dwellings fronting on Main Street. A single storey automotive repair garage is opposite the public laneway from the site.
- South: There is a six-storey mixed use residential and commercial building opposite Kingston Road.

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* and *Natural Areas* 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*.

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.

The rear of the property is designated *Natural Areas* in the Official Plan. Section 4.3 of the Plan indicates that *Natural Areas* will be maintained primarily in a natural state, while allowing for:

- a) compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and
- b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions.

The property is identified as being in the Natural Heritage System on Map 9 of the Official Plan. Section 3.4 of the Plan contains policies related to the Natural Environment. The Plan identifies that a careful assessment of impacts of new developments in areas near the natural heritage system is required. The Plan identifies

that the City's natural environment should not be compromised by growth, insensitivity to the needs of the environment or neglect. Proposals for development will be required to assess their impact on the natural environment by restoring, enhancing and extending the natural heritage system, natural features and their functions.

Zoning

This site is zoned R (d1.0) (x683) in Zoning By-law 569-2013 which permits a residential unit in a variety of housing forms. The zoning also permits limited non-residential uses including day care centre, retail store, and seniors community house. The total permitted density for all uses is 1.0 times the area of the lot. The height limit is 14 metres.

Site Plan Control

A Site Plan Control application was submitted concurrently with the Official Plan amendment and rezoning applications.

Mid-Rise Design Guidelines

In July 2010, Toronto City Council adopted the Mid Rise Design Guidelines and directed City Planning staff to monitor implementation. Although the site is not located on an Avenue as identified on the Urban Structure (Map 2) of the Official Plan, the Mid Rise Design Guidelines provide a set of performance measures for evaluating mid rise developments to ensure they fit within their context and minimize their local impacts. As such, they are a useful tool to assist in the evaluation of this proposal; however, consistency with the guidelines will not alone determine whether the proposed building type and built form are appropriate for the site.

Reasons for the Application

An Official Plan amendment is required because the proposal does not comply with the *Neighbourhoods* designation, which permits apartment buildings up to four stories and small-scale retail, service, and office uses that are incidental to *Neighbourhoods*. The application proposes a six-storey mixed use building that differs from the prevailing building type, with a full range of retail uses.

Furthermore, a portion of the site is designated *Natural Areas* which generally does not permit development. An Official Plan Amendment is required to allow a six storey mixed use development.

A Zoning By-law amendment is required because the proposed development does not comply with the provisions of the R (d1.0) (x683) zone in Zoning By-law 569-2013, as amended. The R (d1.0) (x683) zone permits a residential unit in an apartment building as well as non-residential uses including: day care centre, retail store, and seniors community house. The total permitted density for all uses is 1.0 times the lot area and the maximum permitted height is 14 metres. The proposal requires a Zoning By-law amendment to permit a full range of retail uses, a 23.5 metre building, a density of 3.4 times the lot area, and other zoning standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Sun/Shadow Study
- Arborist Report and Tree Preservation Plan
- Ravine Stewardship Plan
- Natural Heritage Impact Study
- Traffic Operations Assessment
- Loading Study
- Functional Servicing Report and Grading Plan
- Phase 1 and 2 Environmental Site Assessments
- Record of Site Condition

A Notification of Complete Application was issued on September 4, 2014.

Issues to be Resolved

Planning staff have identified the following issues on a preliminary basis to be reviewed and resolved:

Uses and Context

The proposed six storey mixed use development includes a full range of retail uses in a context that includes six and eight-storey buildings. The proposed form and the uses are not anticipated in the current *Neighbourhoods* and *Natural Areas* designations.

Community Services and Facilities

BCCCI's board of directors has requested that they be considered the preferred operator in the proposed six-storey mixed use development at 646 Kingston Road. Mindful of the fact that this is a private matter for the daycare operator, staff will consider the impact of the development on City-funded day care services.

Massing

City Planning will examine the appropriateness of the proposed massing, setbacks, and stepbacks taking into account the existing planning context. Planning will also review appropriate built-form, transitions, and impact on neighbouring land uses. A sun/shadow impact study has been submitted in support of the development. Acceptability of the sun/shadow impacts will be reviewed.

Public Realm

There is an existing sidewalk along the Kingston Road frontage and the development proposes a 2.3 metre private landscape area adjacent to the right-of-way. City Planning staff will review the appropriateness of this and other features of the public realm, including dimensions and pedestrian connections.

Density

The proposed floor space index of 3.4 times the lot area exceeds the 1.0 permitted in the Zoning By-law. Planning staff will examine the appropriateness of the requested density.

Servicing and Loading

Access to the parking garage will be from the public laneway that flanks the easterly side of the site. Servicing will be provided from the public laneway. The development also proposes loading entirely in the public laneway. Staff will review the access, servicing, loading, and parking layout to determine appropriateness and impact on neighbouring land uses.

Parking

The development proposes 34 on-site parking spaces whereas 56 spaces are required. The development also proposes 51 bicycle parking spaces. Staff will examine the adequacy of both vehicular and bicycle parking.

Tree Preservation

The applicant's arborist report identifies 28 trees either on the property or adjacent to it including the large black locust on the southeast corner of the property. Fifteen of these trees are proposed to be removed. Of the 15 trees, seven are in areas protected by the Ravine and Natural Feature Protection By-law.

Ravine Control

The property is located adjacent to and extends into the Glen Davis Ravine. The plans and drawings submitted in support of the development show facilities in the ravine area in support the proposed day care use. Staff will review compatibility of the proposal with the ravine. A permit under the Ravine Control By-law may be required.

Natural Heritage Inventory

The subject site is identified as being in the Natural Heritage System. Staff will review the proposal's impact on the Natural Heritage System.

Toronto Green Standards

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

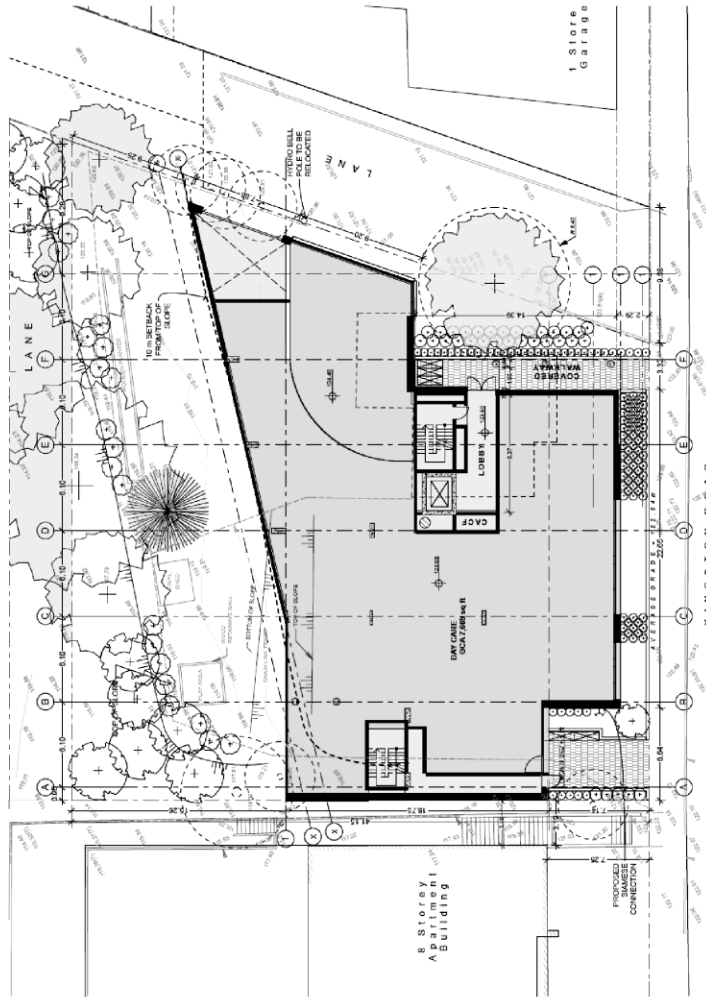
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



622 and 646 Kingston Road

File # 14_200168_STE_32 0Z

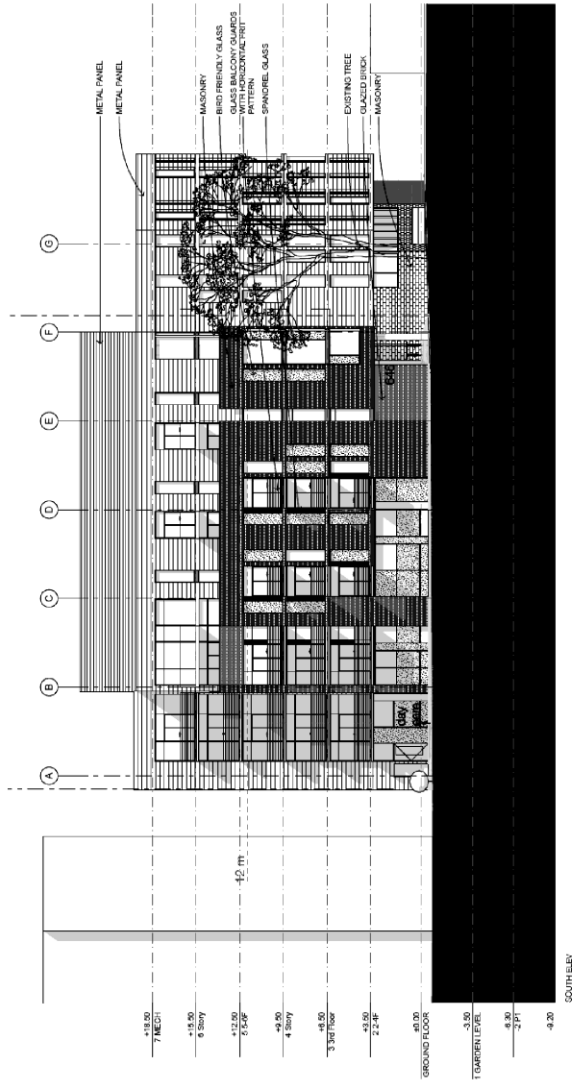
Site Plan

Applicant's Submitted Drawing

Not to Scale
09/10/2014



Attachment 2: Elevations



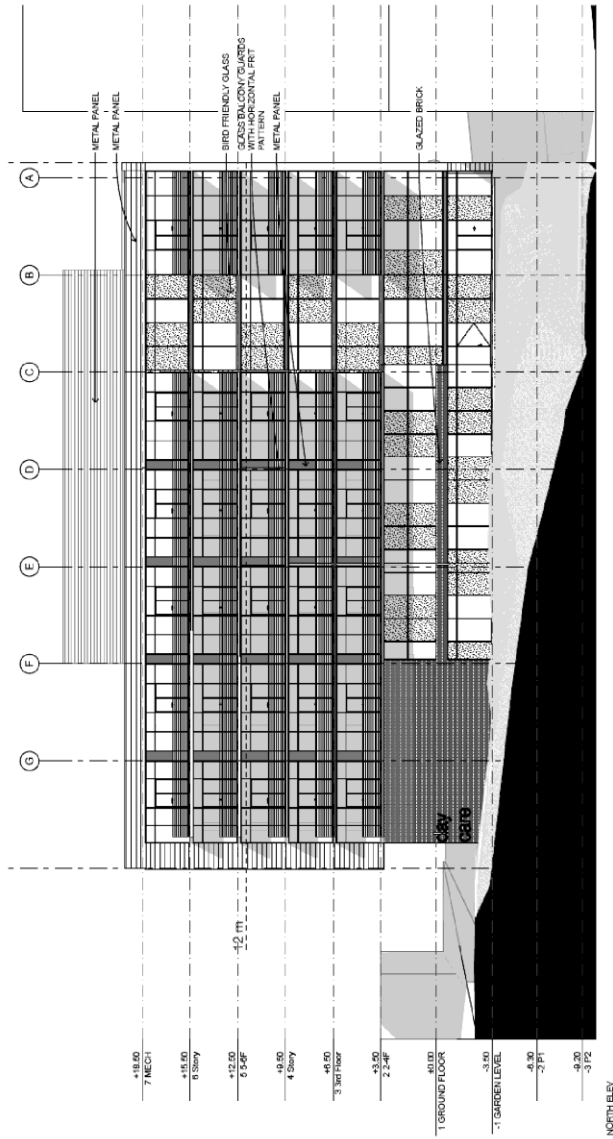
622 and 646 Kingston Road

File # 14_200168_STE 32.0Z

South Elevation

Applicant's Submitted Drawing

Not to Scale
08/10/2014



622 and 646 Kingston Road

File # 14_200168_STE 32.0Z

North Elevation

Applicant's Submitted Drawing

Not to Scale
09/10/2014



622 and 646 Kingston Road

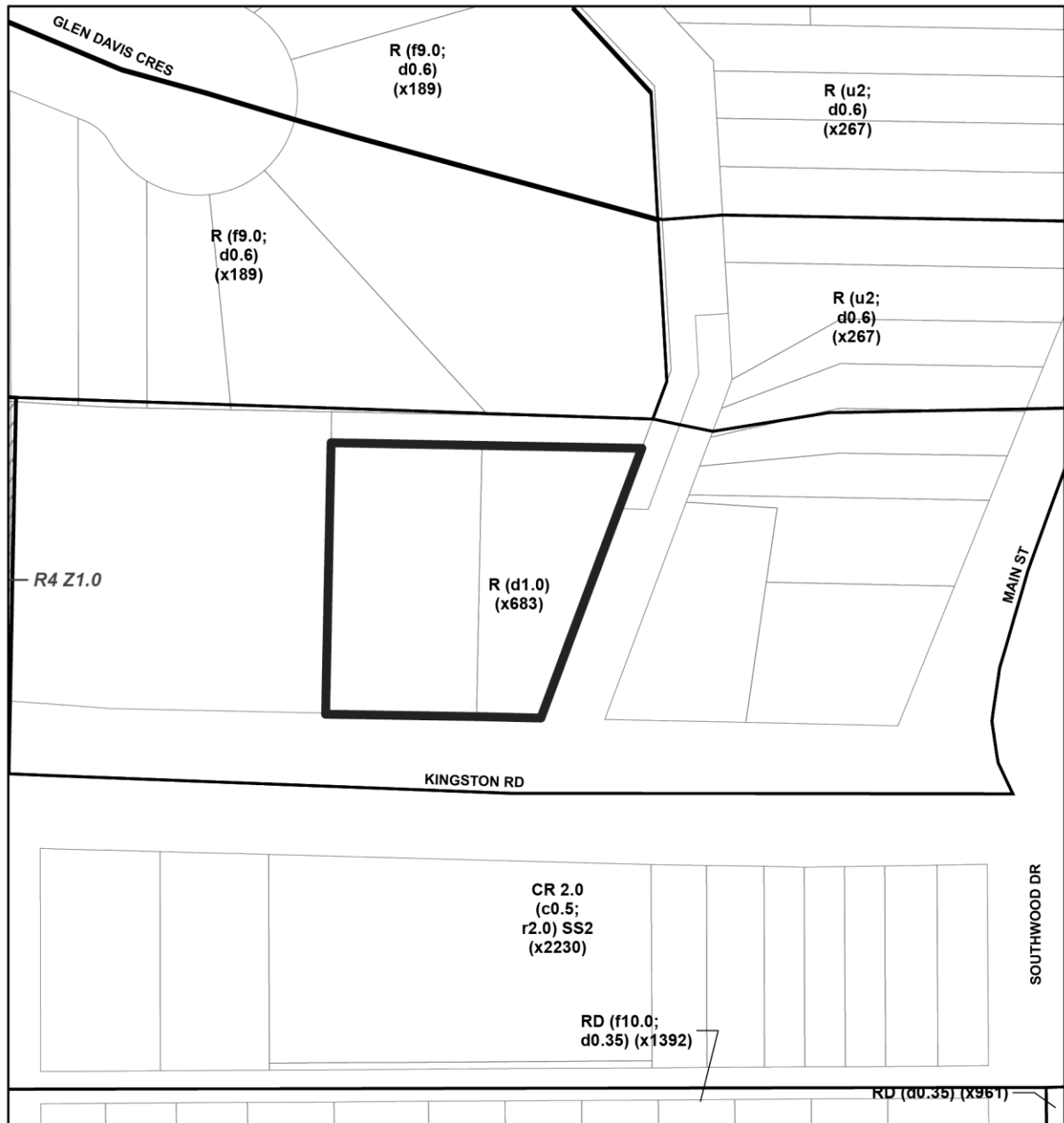
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East Elevation

Applicant's Submitted Drawing

Not to Scale
08/10/2014

Attachment 3: Zoning



Zoning By-law 569-2013

622 and 646 Kingston Road

File # 14 200168 STE 32 OZ

Location of Application

See Former City of Toronto Bylaw No. 438-86

R Residential
RD Residential Detached

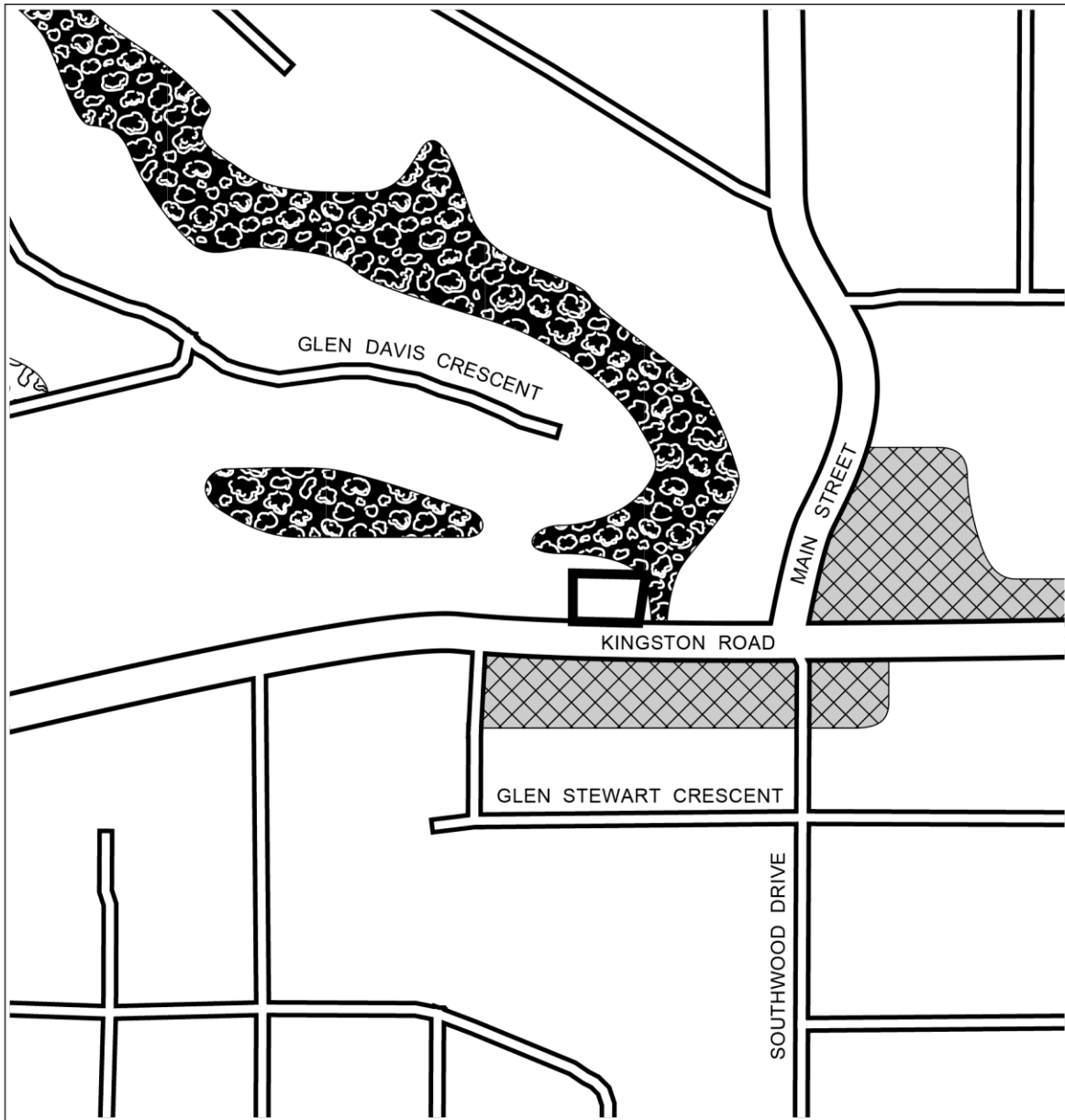
CR Commercial Residential

R4 Residential District



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Extracted: 09/08/2014

Attachment 4: Official Plan



Attachment 5: APPLICATION DATA SHEET

Application Type Official Plan Amendment & Application 14 200168 STE 32
 Rezoning Number: OZ
 Details Official Plan Amendment & Application Date: July 31, 2014
 Rezoning - standard
 Municipal Address: 646 KINGSTON ROAD
 Location Description: PLAN 422 PT BLK A **GRID S3205
 Project Description: OPA and Rezoning ammendment to allow for the construction of a 6 storey
 mixed use building containing 51 residential dwelling units.

Applicant: **Agent:** **Architect:** **Owner:**
 646 Kingston Road Inc TACT Architecture Inc. Streetcar Developments

PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:
 Zoning: R (d1.0)(x683) Historical Status:
 Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 1638 Height: Storeys: 6
 Frontage (m): 32.6 Metres: 23.5
 Depth (m): 41.5
 Total Ground Floor Area (sq. m): **Total**
 Total Residential GFA (sq. m): 4249 Parking Spaces: 34
 Total Non-Residential GFA (sq. m): 1320 Loading Docks 1
 Total GFA (sq. m): 5569
 Lot Coverage Ratio (%):
 Floor Space Index: 3.4

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4249	0
Bachelor:	0	Retail GFA (sq. m):	1320	0
1 Bedroom:	22	Office GFA (sq. m):	0	0
2 Bedroom:	29	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	51			

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