

847 to 853 Kingston Rd - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

Date:	August 11, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	15-171595 STE 32 OZ

SUMMARY

This application proposes the construction of a 7-storey mixed-use building with retail on the ground floor and 6 floors of residential at 847 to 853 Kingston Road.

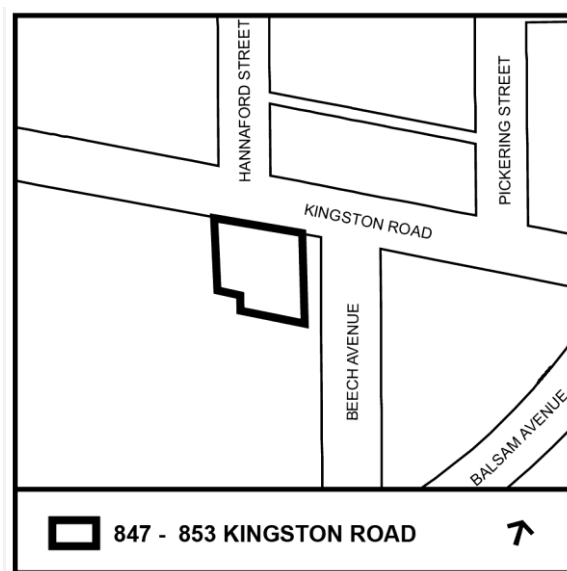
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting is anticipated to be held in the fourth quarter of 2015. A final report is targeted for the second quarter of 2016, 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 at 847 to 853 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.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 7-storey mixed-use building which would contain retail on the ground floor and 6 floors of residential with a total of 29 units. The proposed building would have a gross floor area of approximately 4,420 square metres, of which 4,296 square metres would be residential and 124 square metres would be commercial. The overall height of this building is approximately 24.26 metres and the proposed density would be 3.5 times the lot area.

The applicant proposes to provide 29 parking spaces below grade, including 1 visitor space, to serve this development. There are 34 bicycle parking spaces proposed. Parking will be accessed off of Beech Avenue.

Site and Surrounding Area

The subject site is located on the south side of Kingston Road between Beech Avenue and the Glen Stewart Ravine. The site has an overall area of approximately 1,272 square metres. The property is currently occupied by four bungalows, three of which contain one residential unit each and the fourth which contains an office use.

To the east of the proposed building is a one storey retail building. To the west of the proposed building is an entrance to the Glen Stewart Ravine. On the north side of Kingston Road East immediately across from the property are two and three storey mixed-use buildings, with a 7-storey residential building further west. To the south are ravine lands and a low density residential neighbourhood.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies

provide flexibility in their implementation provided that provincial interests are upheld. 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 community centres, schools and 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.

A significant portion of the property, along the east and south sides, 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.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole, including healthy neighbourhoods, public realm and built form policies.

Zoning

This site is zoned R4 Z1.0 in the former City of Toronto Zoning By-law 438-86 which permits low density residential uses including apartment buildings up to a density of 1.0 times the lot area. The maximum permitted height is 14 metres.

This site is also zoned R (d1.0) (x7) in the new Zoning By-law 569-2013 which is currently under appeal. The R (d1.0) (x7) zone permits a range of residential uses including detached and semi-detached homes, townhouses and apartment building and limited non-residential. 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

The subject development is subject to Site Plan Control. An application for Site Plan Control has not yet been submitted.

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.

Ravine Control

The property is located adjacent to the Glen Stewart Ravine, which is identified as an Environmentally Significant Area. Portions of the properties are governed by the City of Toronto Municipal Code Chapter 658 – Ravine and Natural Protection. In addition, a portion of the site is located within the City's Natural Heritage System.

The Ravine Control By-law requires that new development be located at least 10 metres from the stable top of bank.

Tree Preservation

The applicant's arborist report identifies 7 trees which would need to be removed to facilitate the proposed development as currently proposed, 2 of which are located in the adjacent, City-owned Glen Stewart Ravine lands. In addition there are 4 trees within the ravine lands for which injury is proposed. Tree removal/injury will be reviewed once other ravine issues have been addressed.

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 seven-storey mixed use building.

A Zoning By-law amendment is required because the proposed development does not comply with the provisions of the Zoning By-laws 569-2013 or 438-86, as amended. The zoning permits an apartment building provided that the density does not exceed 1.0 times the lot area and the maximum permitted height of 14 metres. The proposed density is 3.5 times the area of the lot and the proposed height is 24.26 metres.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations, Sections and Renderings
- Stage 1 Archaeological Assessment
- Natural Heritage Impact Statement
- Geotechnical Investigation
- Functional Servicing Report
- Arborist Report
- Sun/Shadow Study
- Traffic Study Letter
- Toronto Green Standards Checklist

Notice of complete application was issued on August 10, 2015.

Issues to be Resolved

The proposal will be reviewed with respect to the following issues:

- Conformity with the intent of the Official Plan, including the Natural Heritage Policies.
- Compliance with the Ravine and Natural Heritage Policies of the City and the Toronto and Region Conservation Authority

- Appropriateness of the extension of the commercial component into the residential neighbourhood in this context.
- Appropriate building height and front and rear angular planes, stepbacks and overall massing.
- Appropriate transition of the building to adjacent properties.
- Transportation impacts on surrounding neighbourhoods.
- Public realm improvements, including adequate sidewalk width and tree planting.
- Adequacy of servicing capacity.

The Toronto Green Standard 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

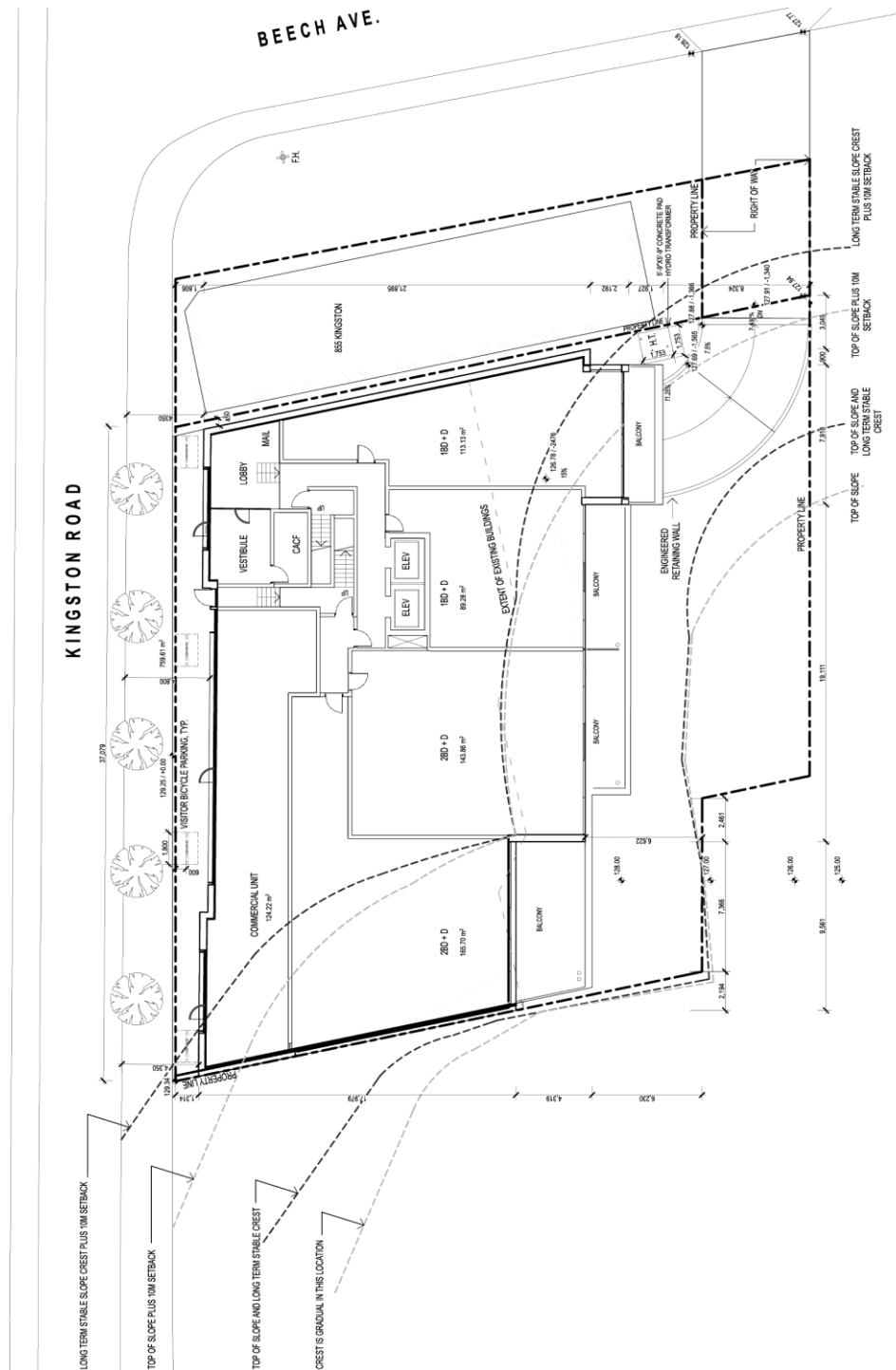
Gregg Lintern, MCIP, RPP
 Director, Community Planning
 Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: North and South Elevations
 Attachment 3: East and West Elevations
 Attachment 4: Zoning
 Attachment 5: Official Plan
 Attachment 6: Application Data Sheet

Staff report for action – Preliminary Report – 847 to 853 Kingston Rd
V.03/13



Site Plan

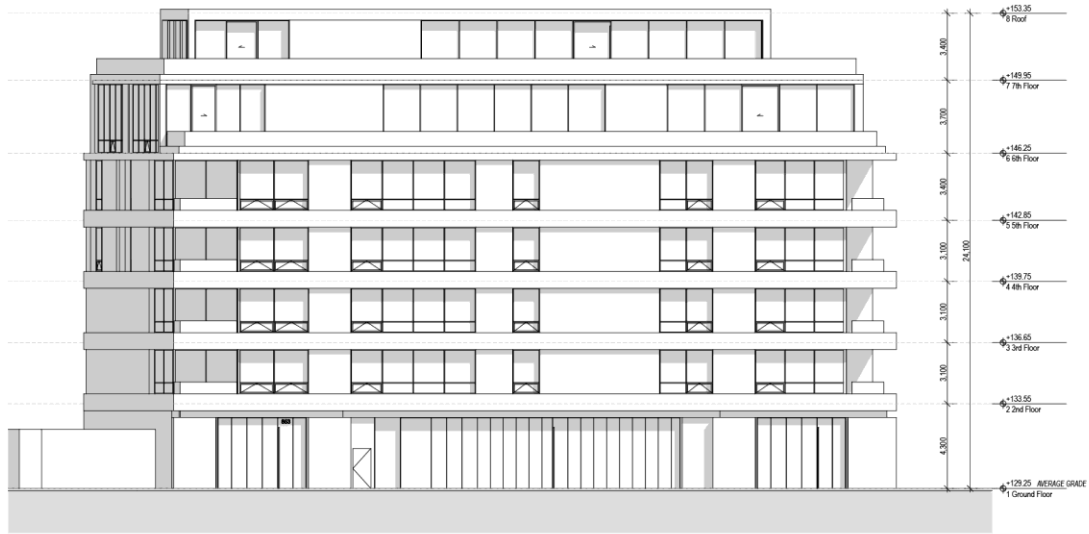
847-853 Kingston Street

Applicant's Submitted Drawing

Not to Scale
07/31/2015

File # 15_171595 STE 320Z

Attachment 2: North and South Elevations



North Elevation



South Elevation

North and South Elevations

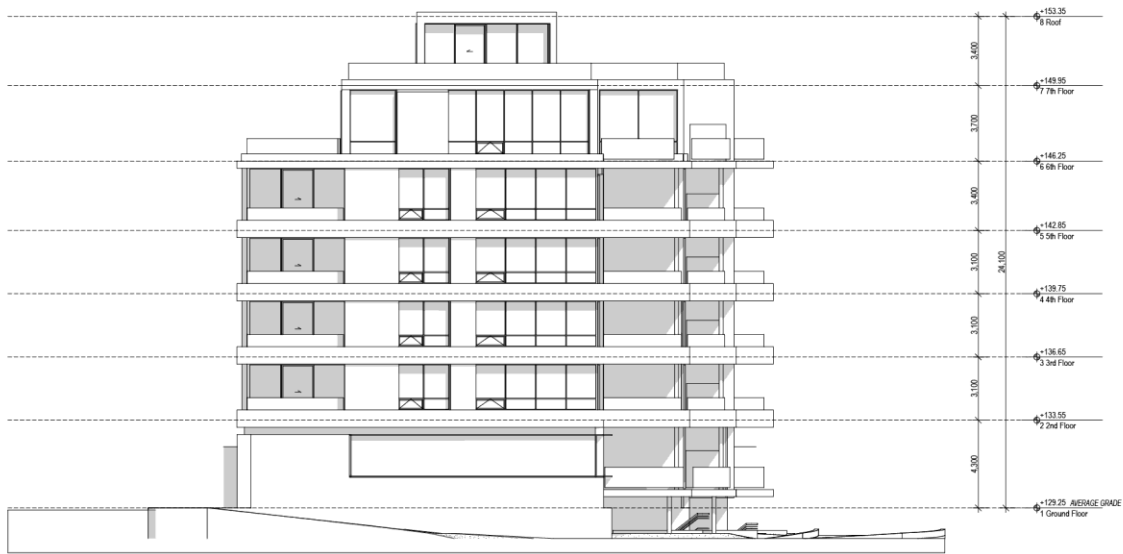
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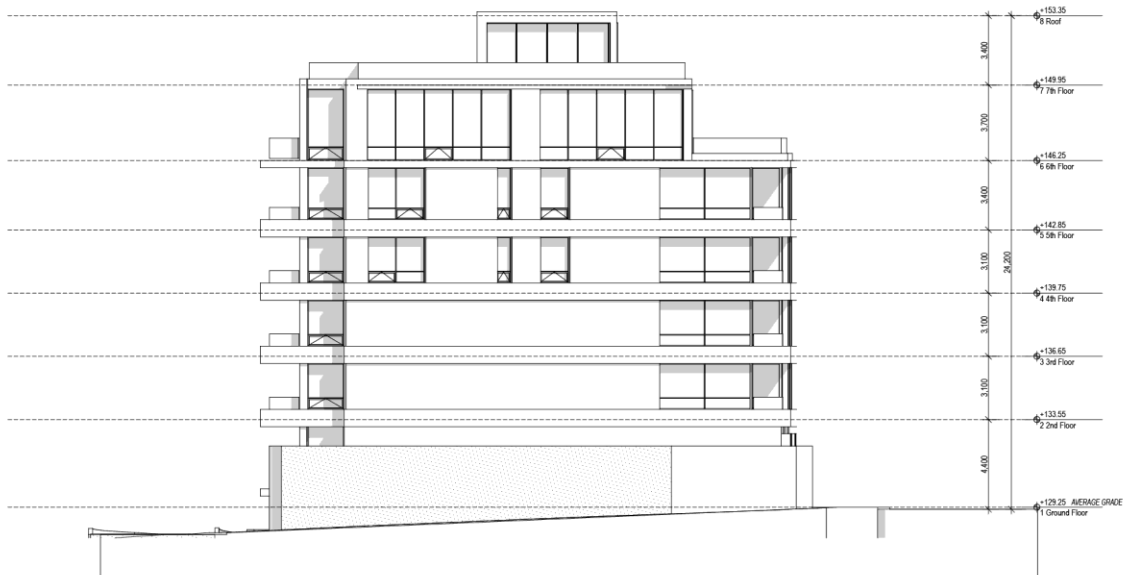
847 to 853 Kingston Road

File # 15_171595 STE 32 0Z

Attachment 3: East and West Elevations



East Elevation



West Elevation

East and West Elevations

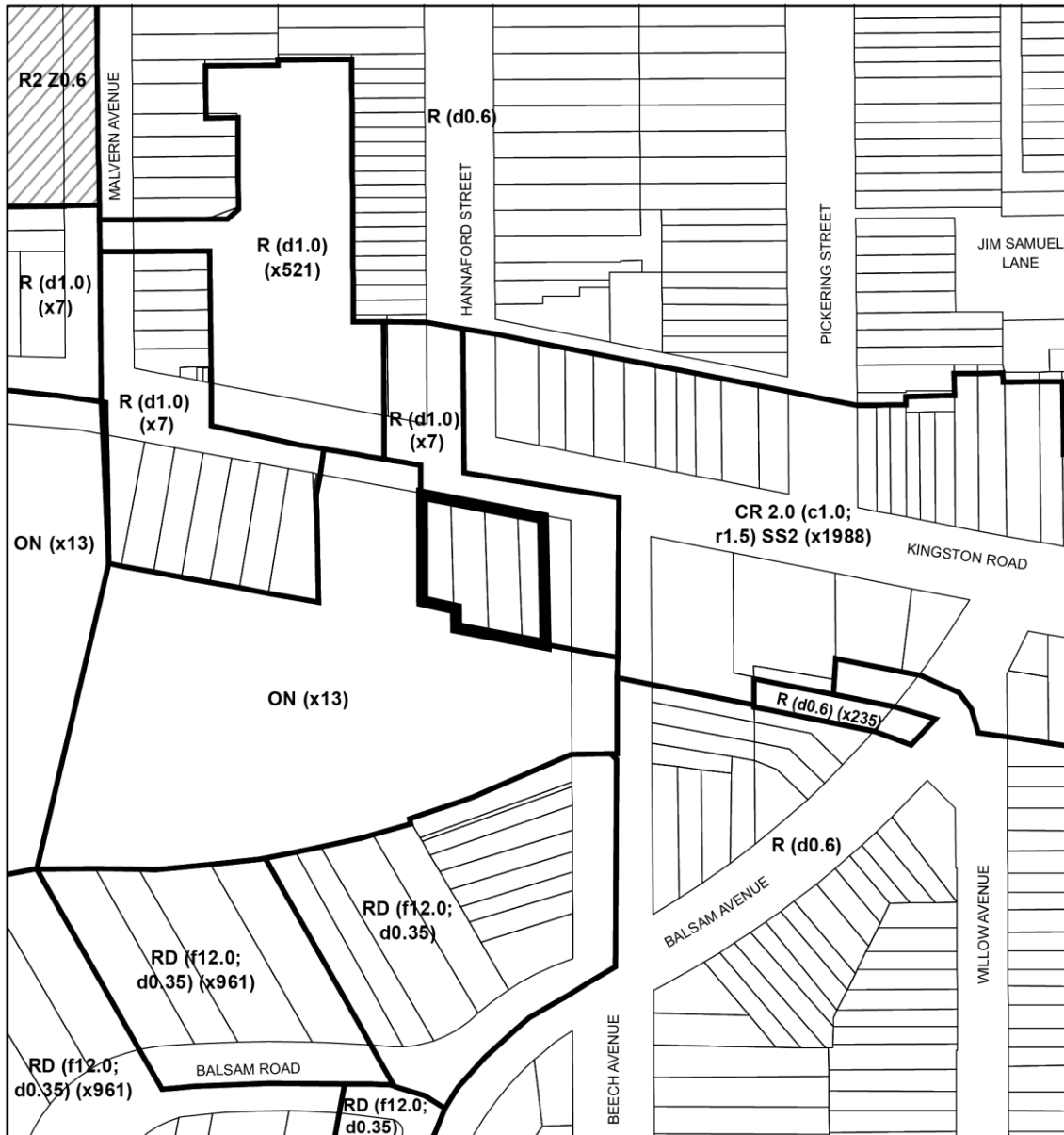
Applicant's Submitted Drawing

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847 to 853 Kingston Road

File # 15_171595 STE 32 0Z

Attachment 4: Zoning



Zoning By-Law No. 569-2013

847 to 853 Kingston Road

File # 15 171595 STE 32 02



Location of Application

R

Residential
Residential Detached

CR

Commercial Residential
Open Space Natural



See Former City of Toronto By-Law No. 438-86

R2

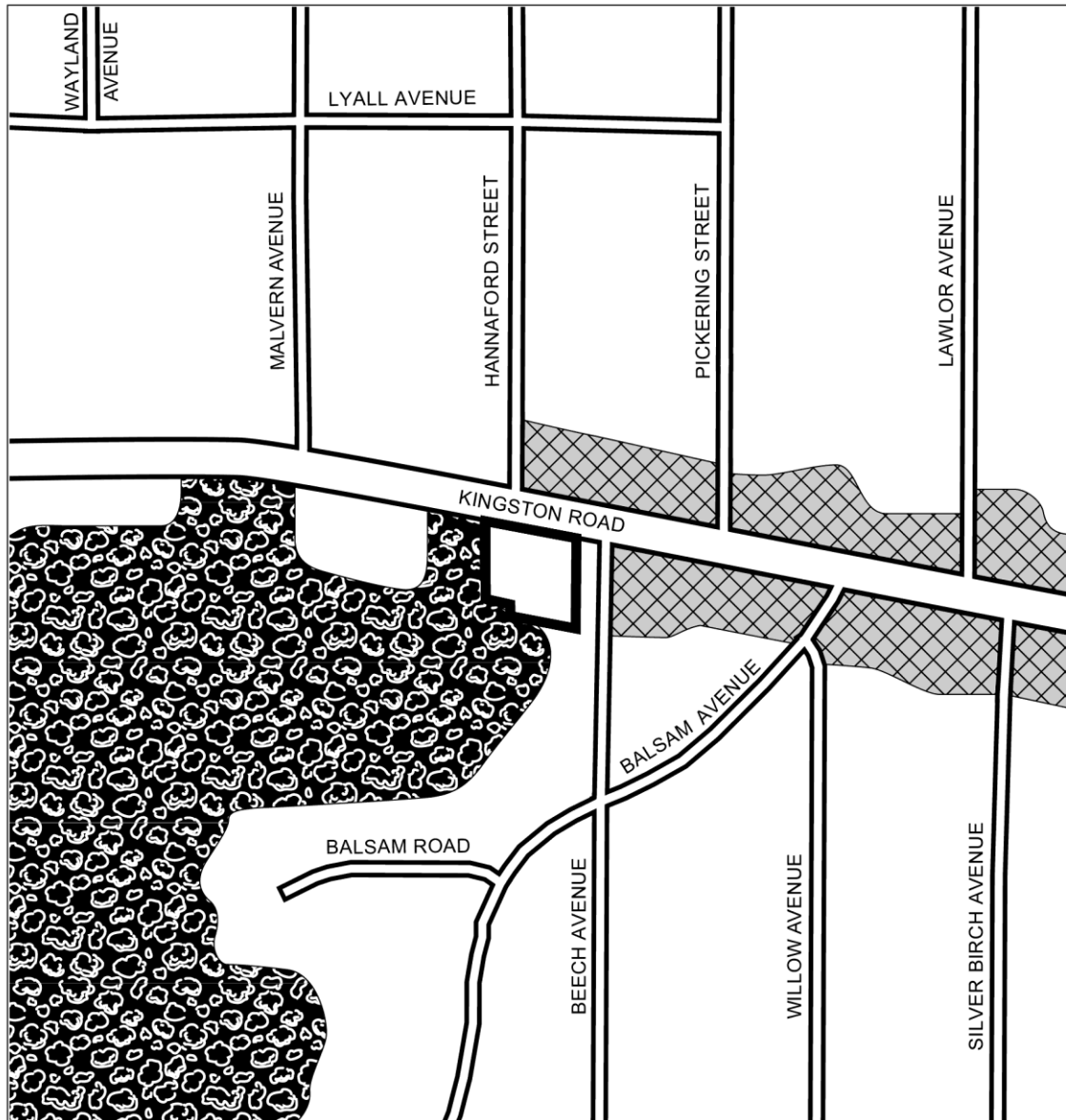
Residential District
Residential District

R4



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Extracted: 07/31/2015

Attachment 5: Official Plan



Toronto City Planning
Extract from Official Plan

847-853 Kingston Road

File # 15 171595 STE 32 0Z



Not to Scale
07/31/2015

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 171595 STE 32 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 10, 2015
Municipal Address:	847 KINGSTON RD		
Location Description:	PLAN M467 PT LOT 3 **GRID S3210		
Project Description:	Proposal to construct a 7 storey condo containing 29 residential units, ground floor commercial, and 2 levels of below grade parking. 847-853 Kingston Rd		

Applicant:	Agent:	Architect:	Owner:
Martin Rendl Associates			Gabriele Homes Ltd

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R (d1.0) (x7)	Historical Status:
Height Limit (m):	14	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1272.7	Height:	Storeys:	7
Frontage (m):	37.1		Metres:	24.26
Depth (m):	0			
Total Ground Floor Area (sq. m):	759.61			Total
Total Residential GFA (sq. m):	4296.71		Parking Spaces:	29
Total Non-Residential GFA (sq. m):	124.22		Loading Docks	0
Total GFA (sq. m):	4420.93			
Lot Coverage Ratio (%):	59.7			
Floor Space Index:	3.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4296.71	0
Bachelor:	0	Retail GFA (sq. m):	124.22	0
1 Bedroom:	8	Office GFA (sq. m):	0	0
2 Bedroom:	19	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	29			

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