

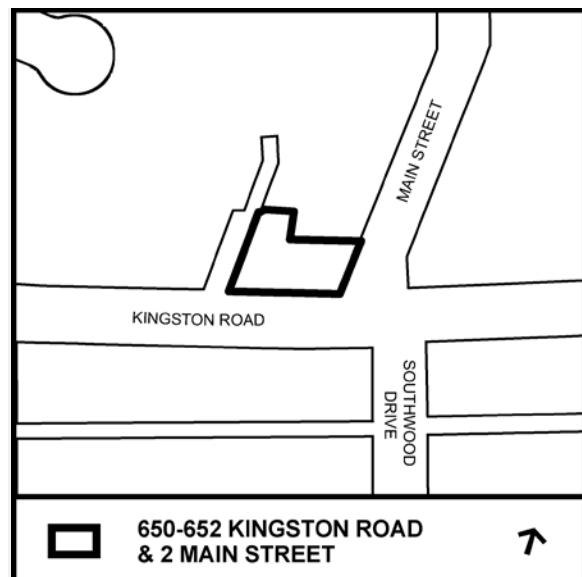
**650 - 652 Kingston Road and 2 Main Street - Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition and Conversion Applications – Information Report**

<b>Date:</b>	October 31, 2017
<b>To:</b>	City Council
<b>From:</b>	Acting Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	P:\2017\Cluster B\PLN\CC17023 (15-215444 STE 32 OZ (Official Plan and Zoning By-law Amendments), 15-215445 STE 32 RH (Rental Housing Demolition and Conversion))

**SUMMARY**

Toronto and East York Community Council (TEYCC), at its meeting on October 17, 2017, adopted Official Plan and Zoning By-law amendments to permit a 7-storey mixed use building at 650-652 Kingston Road and 2 Main Street, and directed the Acting Director, Community Planning, Toronto and East York District in consultation with the Chief Engineer and Executive Director, Engineering and Construction Services to report directly to the November 7 and 8, 2017 meeting of City Council on options for loading from the adjacent public laneway.

This supplementary report describes an option of loading from the adjacent public laneway for the proposed 7-storey mixed use building containing 68 residential units at 650-652 Kingston Road and 2 Main Street.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council delete recommendation 6 from Toronto and East York Community Council and replace with the following:

Prior to the introduction of Bills, City Council require the owner(s) to enter into one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the City Solicitor to secure the following at the owner's sole expense:

- a) Pay for and construct the improvements to the existing municipal infrastructure required to service the owner's Lands, as determined by and to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services.

## DECISION HISTORY

Toronto and East York Community Council (TEYCC), at its meeting on October 17, 2017, adopted item TE 27.11 with an amendment. The amendment requested the Acting Director, Community Planning, Toronto and East York District in consultation with the Chief Engineer and Executive Director, Engineering and Construction Services to report directly to the November 7 and 8, 2017 meeting of City Council on options for loading from the adjacent public laneway for the 7-storey mixed-use development at 650-652 Kingston Road and 2 Main Street. The following is the link to agenda item:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.11>

## Comments

City Council approved Official Plan and Zoning By-law amendments at its July 7 to 9, 2015, meeting to permit a 7-storey apartment building at 622-646 Kingston Road. At the time of writing that report the development at 622-646 Kingston Road was near completion but the condominium was not registered. Below is the link to the Council item:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.12>

Toronto and East York Community Council (TEYCC), at its meeting on October 17, 2017, adopted item TE 27.11 for a 7-storey mixed use building at 650-652 Kingston Road and 2 Main Street. 622-646 Kingston Road and 650-652 Kingston Road and 2 Main Street are located on the west and east sides, respectively, of the same public laneway that runs north of Kingston Road. The applicable Zoning By-laws required one on-site loading space on each site but both developments have similar constraints with respect to the provision of loading.

Access for on-site loading cannot be achieved from either Kingston Road or Main Street due to safety concerns. A new access from Main Street would be too close to the intersection and there is streetcar service on Kingston Road. Additionally, City solid waste removal from the public laneway is not possible due to the steep grade. The laneway has other constraints including:

- a large black locust tree protected by the Tree By-law;
- private ownership in the rear of the laneway;
- a renaturalization zone in the rear of 622-646 Kingston Road and
- vehicular accesses for both developments;

At the time 622-646 Kingston Road was considered, Toronto and East York Community Council amended the conditions recommended in the staff report to permit a loading space in the public laneway and private solid waste removal. Solid waste would be picked up using a seven point turn so that service vehicles could move in a forward motion when re-entering Kingston Road. All costs for providing the loading space in the public laneway including the cost of reconstruction was to be borne by the owner. Appropriate warning clauses were secured. Below is the link to the Council item for the amended approval:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.13>

The current proposal for a mixed use 7-storey development at 650-652 Kingston Road and 2 Main Street meets the balance of planning objectives. TEYCC adopted staff's recommendation for approval. At the time of writing the (September 29, 2017) Report from the Director, Community Planning, Toronto and East York District, the applicant was unable to secure an acceptable location for servicing.

The applicant proposes to use the loading space already approved for the adjacent 7-storey apartment building at 622-646 Kingston Road for same purpose. The loading space is proposed to be used by both developments for solid waste removal, and the movement of service vehicles will change from a seven to a three point turn. The reduction in the number of vehicle movements would permit service vehicles to re-enter Kingston Road with improved safety. Attachments 1 and 2 to this report illustrate the proposed loading space in the public laneway.

Solid waste staff continue to have concerns with the option to load from the public laneway rather than an on-site, Type G loading space. The proposed loading scheme does not comply with the City's waste collection requirements and is therefore ineligible to receive public waste collection services provided by the City of Toronto. In the event City Council approves the proposed loading scheme the development at 650-652 Kingston Road and 2 Main Street must receive waste collection from a private waste hauler.

The City would require appropriate regulations, signage, and warning clauses to ensure that existing and future users of the public laneway have priority access, minimize

inconvenience, and are provided with proper notification. The owners of both 622-646 Kingston Road and 650-652 Kingston Road and 2 Main Street will be required to register access easements over their respective properties. Any solution for solid waste removal must not be at the expense of the City and borne entirely by the applicant.

## **CONCLUSION**

In the event City Council approves the off-site loading scheme then appropriate rules for the use of the public laneway must be established to ensure equal access, and occupants of both 622-646 Kingston Road and 650-652 Kingston Road and 2 Main Street should be given adequate notification of the off-site loading and solid waste removal arrangement.

## **CONTACT**

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## **SIGNATURE**

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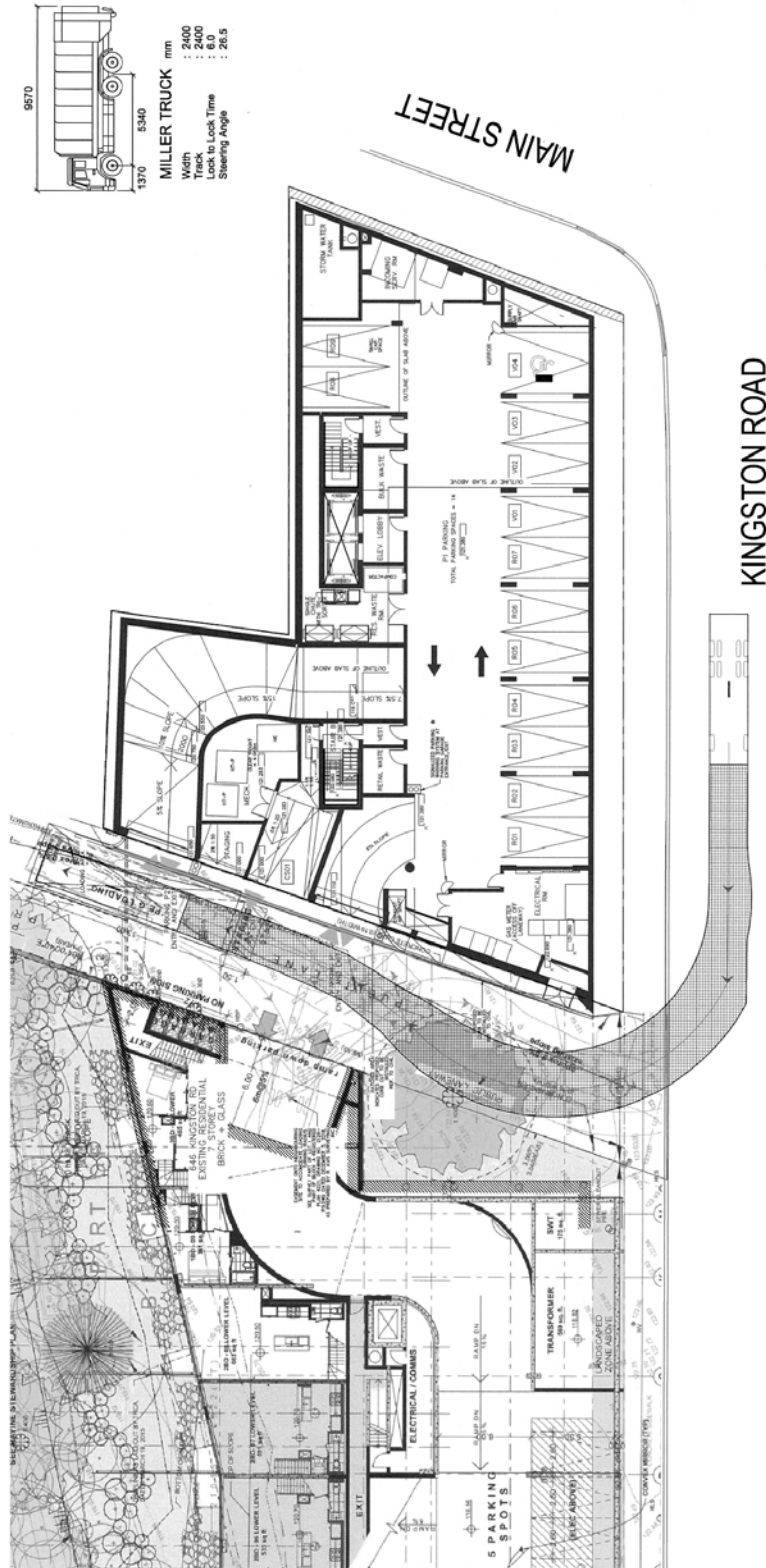
Gregg Lintern, MCIP, RPP  
Acting Chief Planner & Executive Director  
City Planning

## **ATTACHMENTS**

Attachment 1: Entry Path for Service Vehicles

Attachment 2: Exit Path for Service Vehicles

# Attachment 1: Entry Path for Service Vehicles



650-652 Kingston Road & 2 Main Street

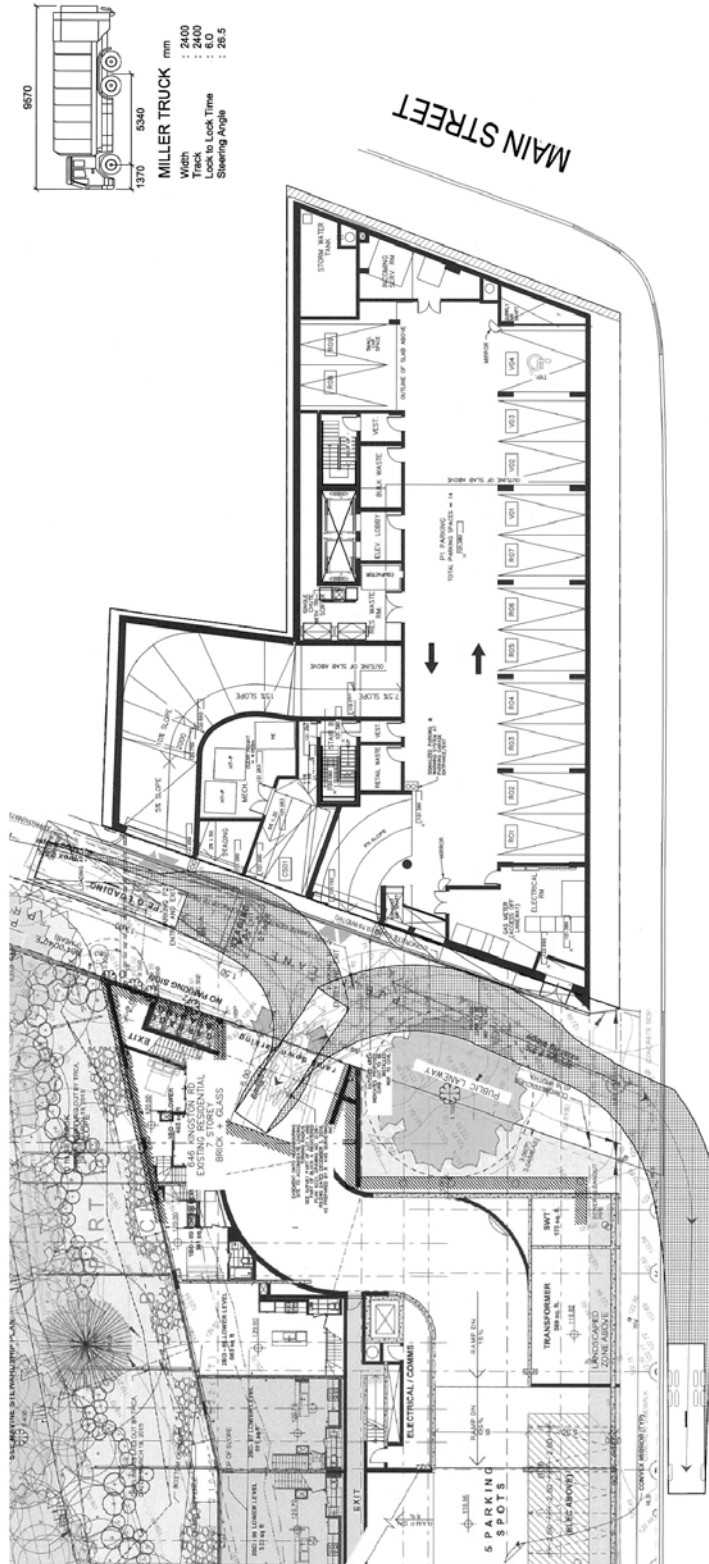
Entry Path for Service Vehicles

Applicant's Submitted Drawing

Not to Scale  
 10/27/2017

File # 15 215444 STE 32 0Z

## Attachment 2: Exit Path for Service Vehicles



**650-652 Kingston Road & 2 Main Street**

**Exit Path for Service Vehicles**

Applicant's Submitted Drawing

Not to Scale  
10/27/2017

File # 15 215444 STE 32 0Z