

599 Kennedy Road - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

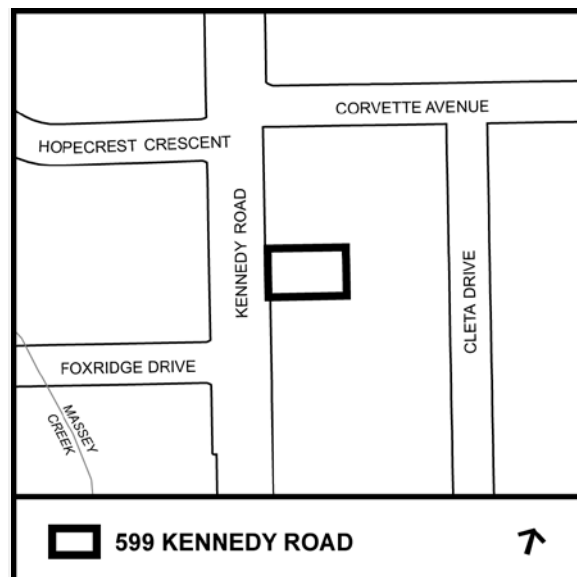
Date:	March 7, 2017
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	16 270250 ESC 35 OZ

SUMMARY

This combined application proposes redevelopment of the 1092.3 square metre site at 599 Kennedy Road with an 8-storey, 3504 square metre development having 29 residential units at a density of 3.21 times the site area. A total of 10 surface and 23 (plus 2 tandem) underground vehicle parking spaces would be provided.

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 normal planning review process including the scheduling of a community consultation meeting. A Final Report will be prepared and a public meeting is targeted for the fourth quarter of 2017, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 599 Kennedy 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

There are no previous development applications pertaining to this property.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements as well as initial planning and urban design responses to the proposed redevelopment concept. The owner was also advised of the recent development approvals for a 10-storey, 110-unit mixed use apartment building on the abutting northerly parcel at 611-631 Kennedy Road. The owner was encouraged to contact the adjacent owner to explore either possible acquisition and consolidation of the two properties to create alternate new redevelopment opportunities, or to at least consider integration and shared access to underground parking facilities. The current application, however, reflects that redevelopment of two properties is still intended to proceed independent of one another.

ISSUE BACKGROUND

Proposal

The proposed Official Plan amendment does not propose any changes to the current *Apartment Neighbourhoods* land use designation, but does seek to have this site deleted from Site and Area Specific Policy No. 116 which limits residential uses to a maximum of 50 units per hectare, or just 5 units in this case. The proposed zoning by-law amendment seeks to permit the redevelopment of this currently retail commercial property with an 8-storey, 3504 square metre development having 29 residential units at a density of 3.21 times the site area. A total of 25 underground vehicle parking spaces (including 2 spaces in tandem) are proposed, together with 10 surface parking spaces at the rear of the property. The new building would be sited on the front portion of the site so as to achieve a 45-degree rear angular plane from the abutting detached single-family

residential properties to the east on Cleta Drive. Refer to Attachment 1: Site Plan and Attachment 6: Application Data Sheet for additional information.

Site and Surrounding Area

599 Kennedy Road is located on the east side of Kennedy Road, south of Corvette Avenue. It is rectangular in shape having a lot area of 1092.3 square metres, a lot frontage on Kennedy Road of approximately 26 metres and a lot depth of approximately 42 metres. The site is generally level throughout however it sits approximately 1.3 metres higher than Kennedy Road, approximately 0.7 metres higher than the abutting property to the south at 593 Kennedy Road, and approximately 1.0 metre lower than 611-631 Kennedy Road to the north. The site currently contains a largely vacant one-storey retail commercial plaza at the rear of the site with a surface parking toward the street.

Surrounding uses include:

North: Immediately north at 611-631 Kennedy Road is a one storey neighbourhood retail plaza (approved for redevelopment with a 10-storey, 110-unit mixed use apartment building as noted above), with a one-storey place of worship and residential apartments of 6 and 11-storeys beyond Corvette Avenue.

South: A 3½-storey stacked townhouse condominium development at 593 Kennedy Road with a variety of single-detached houses, apartment buildings and commercial uses beyond.

East: Detached single-family dwellings on Cleta Drive and beyond, with Corvette Park and Corvette Junior Public School to the east on the north side of Corvette Avenue.

West: Opposite the site are two 2½-storey apartment buildings with a 3-storey apartment building and Massey Creek beyond. To the south-west of the site is a 2-storey medical office building with Pine Hills Cemetery and Funeral Centre beyond.

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, by the *Planning Act*, 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, as the case may be, 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 property is designated *Apartment Neighbourhoods* on Map 20 – Land Use Plan under the Official Plan (see Attachment 5: Official Plan). This designation extends south of the site and northerly beyond Corvette Avenue. The west side of Kennedy Road and the area east of the site are designated *Neighbourhoods*.

Apartment Neighbourhoods are made up of apartment buildings, parks, local institutions, cultural and recreational facilities, small-scale retail, service and office uses that serve the needs of area residents, with all land uses provided for in the *Neighbourhoods* designation also permitted.

Section 4.2.2 policies of the Official Plan state that development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Section 3.1.2 - Built Form policies of the Official Plan state that new development will be located and organized to fit with its existing and/or planned context, and will frame and support adjacent streets to improve the safety, pedestrian interest and casual views from the development. This will generally be achieved, in part, by:

- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk; and
- c) providing ground floor uses that have views into and, where possible, access to, adjacent streets;

Vehicle parking, access, service areas and utilities will be located and organized to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces by:

- a) using shared service areas where possible within development block(s) including public and private lanes, driveways and service courts;
- b) consolidating and minimizing the width of driveways and curb cuts across the public sidewalk;
- c) integrating services and utility functions within buildings where possible; and
- d) providing underground parking where appropriate.

New development will be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings;
- d) providing for adequate light and privacy; and
- e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas.

New development will also be massed to define the edges of streets, parks and open spaces at good proportion. New development will also provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:

- a) improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, lighting and bicycle parking facilities;
- b) co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms;
- c) weather protection such as canopies, and awnings;
- d) landscaped open space within the development site;

- e) landscaped edges of surface parking lots along streets to define the street edge and visually screen the parked autos; and
- f) safe pedestrian routes and tree plantings within surface parking lots.

Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Site and Area Specific Policy No. 116 also applies to the subject property and a number of other commercially zoned properties within the Dorset Park Community. This policy, the subject of the requested Official Plan amendment, limits residential density to a maximum of 50 units per hectare (or 5 units in this case). The policy reflects, and is a 'carry-over' from the provisions of, the former City of Scarborough Official Plan which contemplated potential redevelopment of these properties over time for residential purposes.

Zoning

The property is zoned Highway Commercial (HC) in the Kennedy Park Community Zoning By-law No. 9276, as amended (see Attachment 4: Zoning). This zoning permits uses, the nature of which necessitates their location adjacent to major traffic arteries and which do not require large parking space turnovers, including such uses as automobile service stations, funeral homes, hotels and motels, libraries and art galleries, limited retail shopping, place(s) of worship, professional and business offices, recreational uses and day nurseries.

The property is not currently subject to Toronto Zoning By-law No. 569-2013, as amended.

Site Plan Control

The subject property is subject to site plan control. A site plan application in this regard has not been submitted.

Reasons for the Application

As the proposed unit density of this development would be approximately 265.5 units per hectare, an amendment to the Official Plan will be required to delete this site from Site and Area Specific Policy No. 116 which limits residential uses to a maximum of 50 units per hectare, or just 5 units in this case. The current zoning also does not permit any residential use of the property or apply suitable development standards for that purpose.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report (including a Sun & Shadow Study)
- Public Consultation Strategy
- Pedestrian Level Wind Preliminary Assessment
- Traffic Operations Assessment
- Functional Servicing and Stormwater Management
- Composite Utilities Plan
- Geotechnical Investigation Study
- Hydrogeological Assessment
- Arborist Tree Preservation Report
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 18, 2017.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment.

Preliminary issues to be addressed include the following:

- Assessment of the proposed development in regard to policies of the Official Plan, including but not limited to *Apartment Neighbourhoods*, *Healthy Neighbourhoods*, *Public Realm* and *Built Form*;
- Compatibility with the surrounding neighbourhood context;
- Appropriateness and compatibility of the proposed building height and building setbacks;
- Provision of landscaping and lighting;
- Tree preservation and planting;
- Site servicing; and
- Adequacy of the proposed parking supply for residents and visitors.

In particular, Planning staff are concerned that:

- The current building design illustrated on Attachment 3: Elevations (West Elevation - Kennedy Road) will do little to achieve an improved level of animation along this portion of the street;
- The current close proximity of the access ramp to the underground parking garage with the principal driveway entrance off Kennedy Road (see Attachment 2: Ground Floor Plan) may lead to potential vehicle circulation conflicts at this location;
- The building coverage on the lot and size of the rear parking area currently minimize opportunities to provide sufficient outdoor landscaped space to accommodate both trees and adequate outdoor amenity space for the new residents; and
- No provision is currently made to provide storage lockers for the convenience of the new residents.

To date, comments received from usual commenting divisions and agencies have raised a number of questions relating to the site servicing and stormwater management submissions as well adequacy of the landscaping (tree planting) proposals to meet City objectives.

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

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.

CONTACT

Rod Hines, Principal Planner
Tel. No. (416) 396-7020
Fax No. (416) 396-4265
E-mail: Rod.Hines@toronto.ca

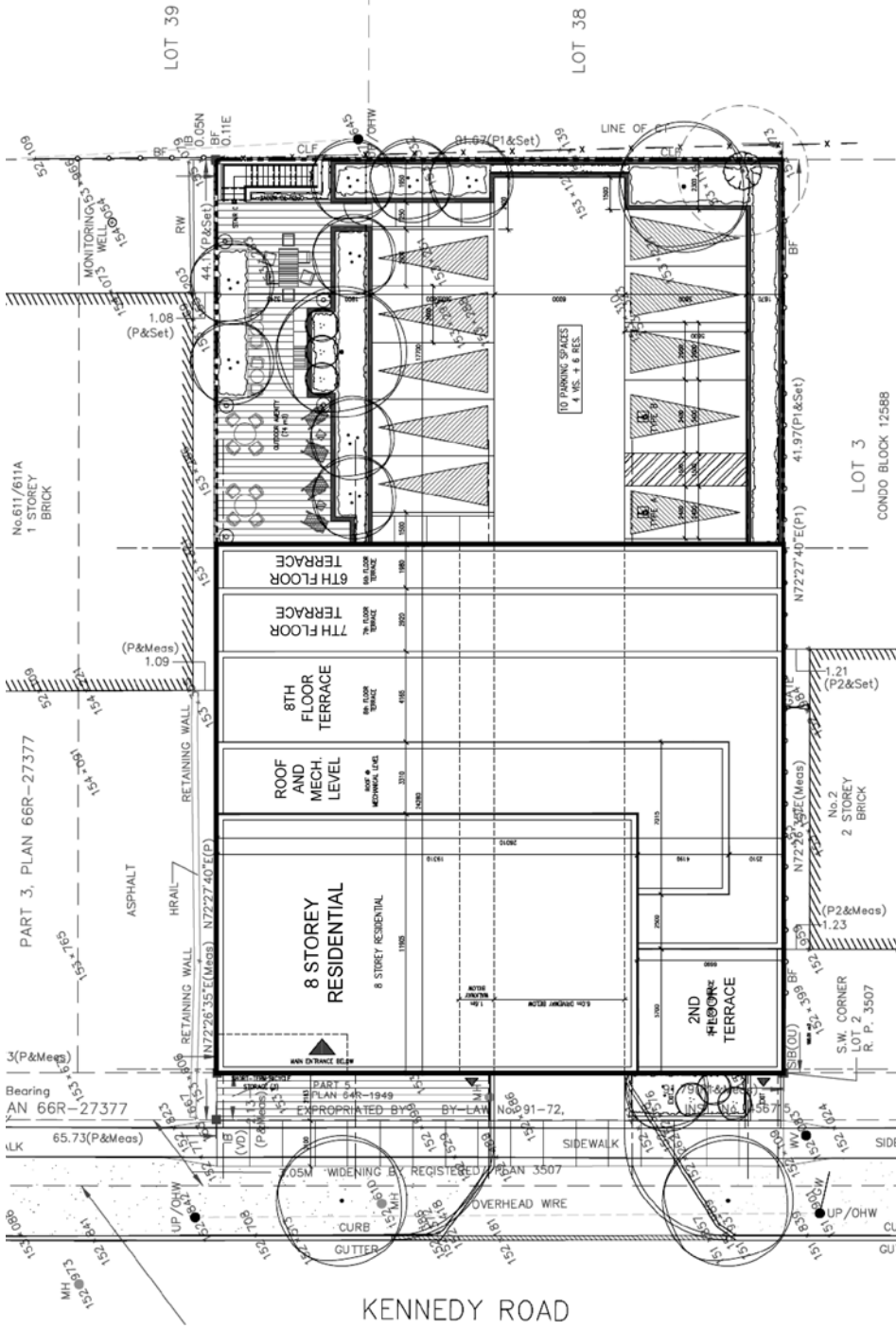
SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Ground Floor Plan
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



599 Kennedy Road

File # 16 270250 ESC 35 0Z

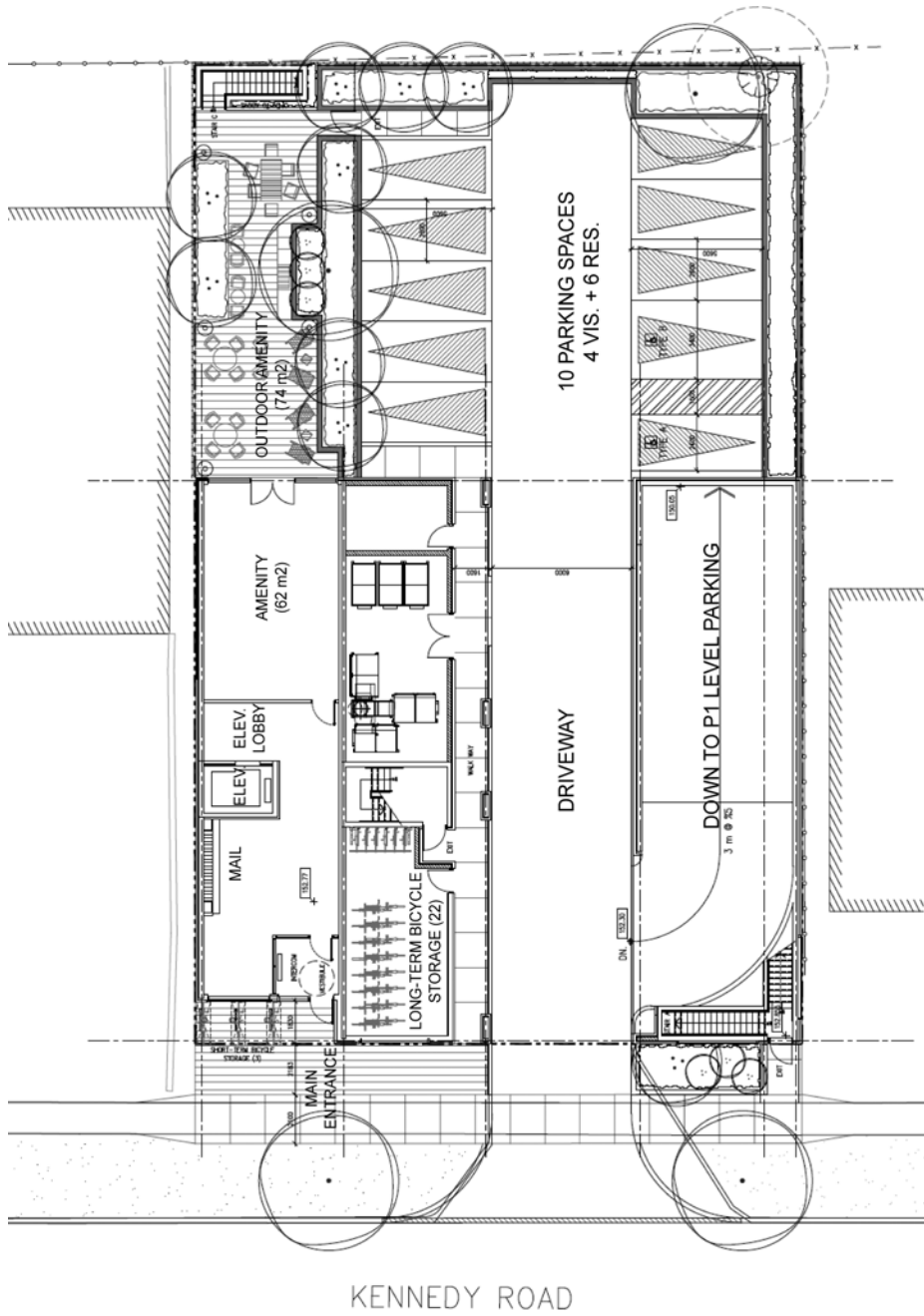
Site Plan

Applicant's Submitted Drawing

Not to Scale
02/24/17



Attachment 2: Ground Floor Plan



599 Kennedy Road

File # 16 270250 ESC 35 0Z

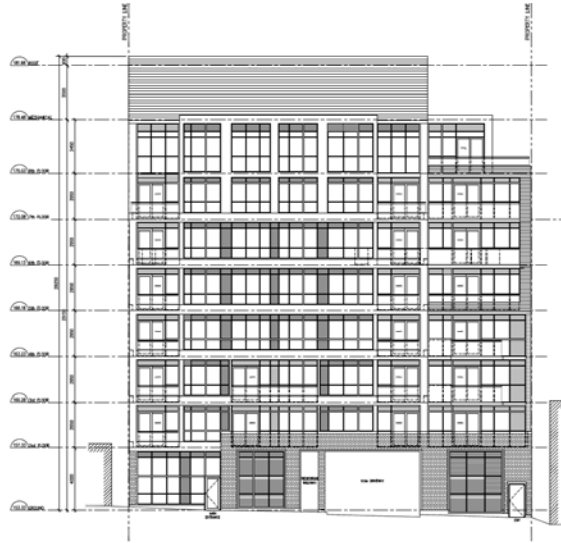
Ground Floor Plan

Applicant's Submitted Drawing

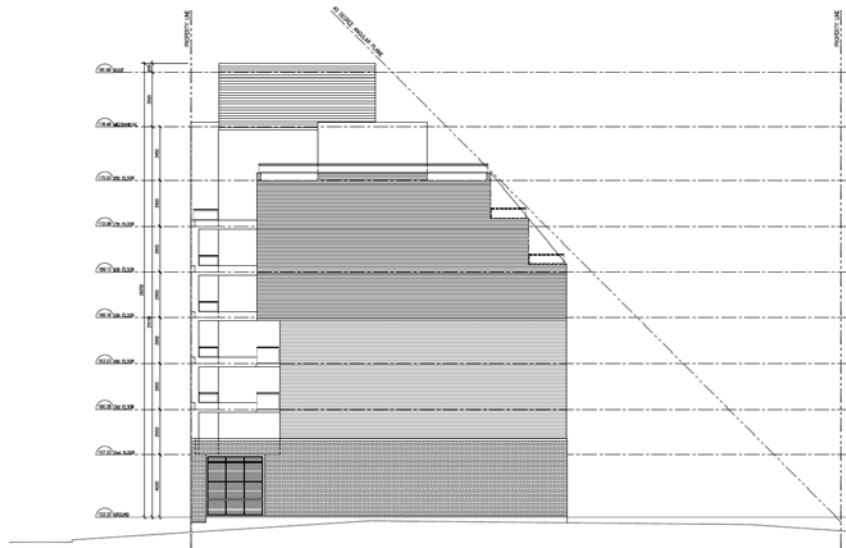


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Attachment 3: Elevations



West Elevation
(Kennedy Road)



South Elevation

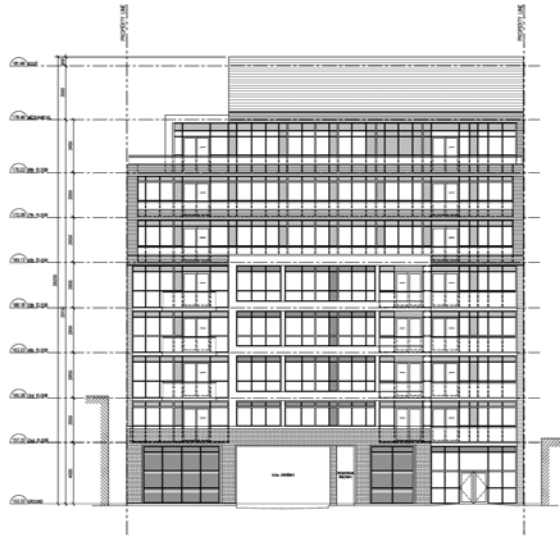
Elevations

Applicant's Submitted Drawing

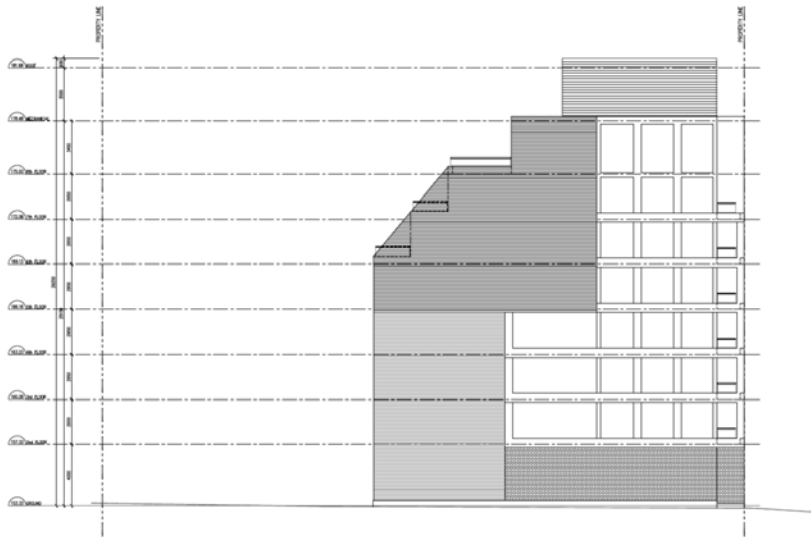
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599 Kennedy Road

File # 16 270250 ESC 35 0Z



East Elevation



North Elevation

Elevations

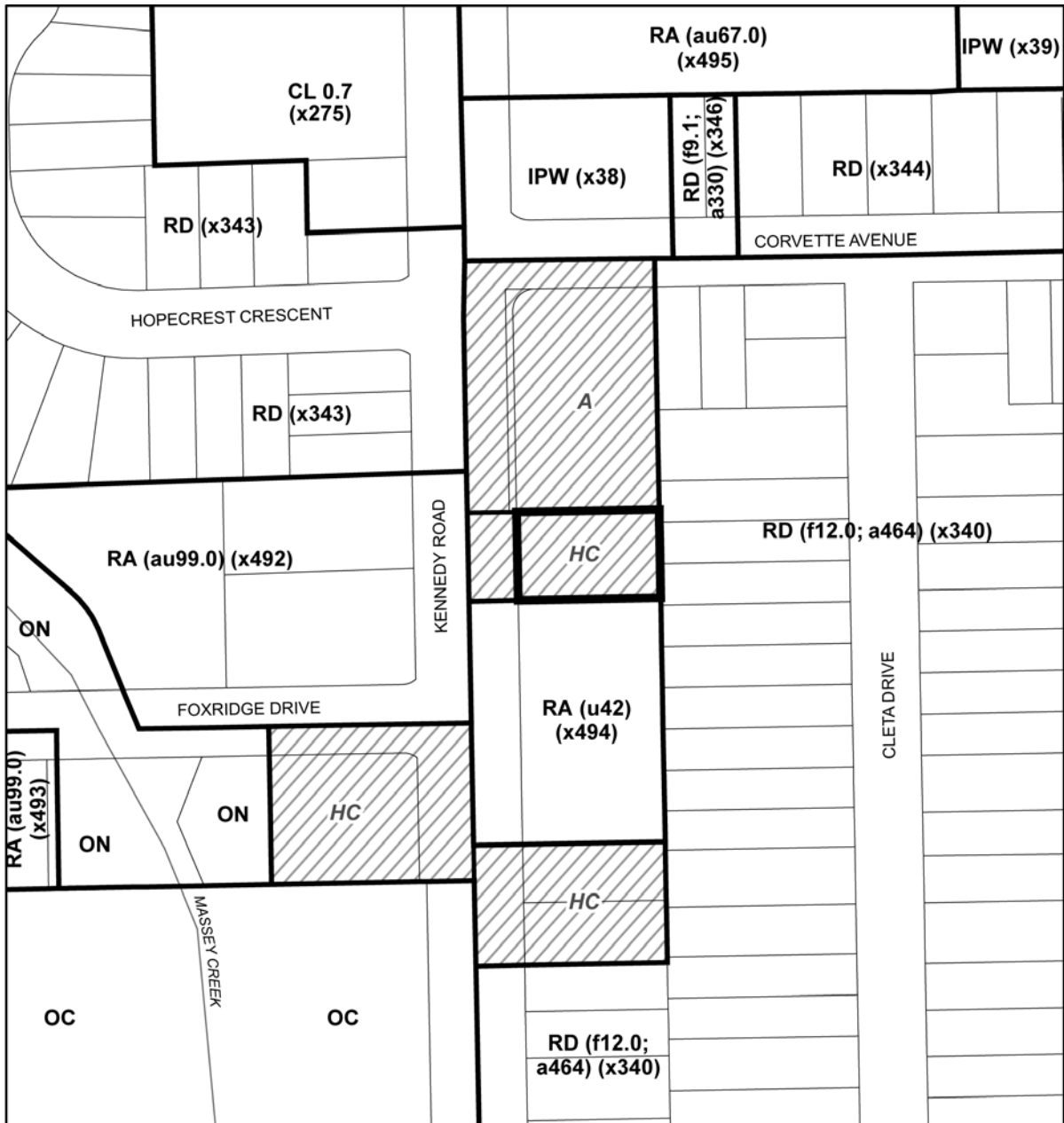
Applicant's Submitted Drawing

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02/27/17

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File # 16 270250 ESC 35 OZ

Attachment 4: Zoning



Zoning By-Law No. 569-2013

599 Kennedy Road

File # 16 270250 ESC 35 0Z

Location of Application

See Former City of Scarborough
Kennedy Park Community By-Law No. 9276

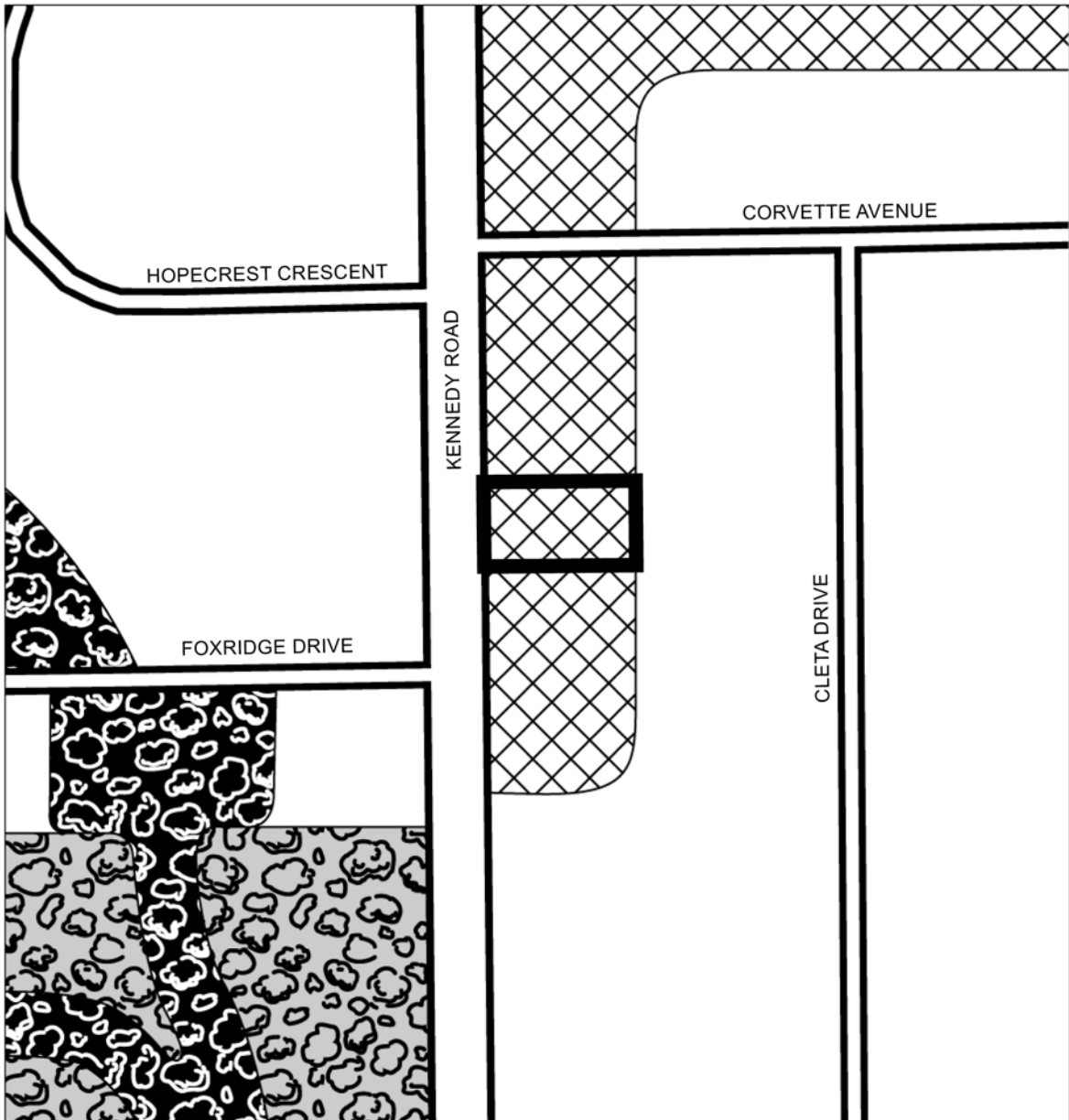
RD Residential Detached	IPW Institutional Place of Worship
RA Residential Apartment	ON Open Space Natural
CL Commercial Local	OC Open Space Cemetery

A Apartment Residential
HC Highway Commercial



Not to Scale
Extracted: 02/23/2017

Attachment 5: Official Plan



TORONTO
Extract from Official Plan

599 Kennedy Road

File # 16 270250 ESC 35 0Z



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02/23/2017

Attachment 6: Application Data Sheet

Application Type:	Official Plan Amendment & Rezoning	Application Number:	16 270250 ESC 35 OZ
Details:	OPA & Rezoning, Standard	Application Date:	December 22, 2016

Municipal Address: 599 KENNEDY RD
 Location Description: PLAN 3507 PT LOT 2 RP 64R8883 PART 3 **GRID E3503
 Project Description: To permit an 8-storey, 3504 m² residential development of 29-units.

Applicant:	Agent:	Architect:	Owner:
TARA PIURKO			HARPLIN INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	
Zoning:	HC (Kennedy Park Community Zoning By-law No. 9276) (The property is not subject to Zoning By-law No. 569-2013)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1092.27	Height:	Storeys:	8	
Frontage (m):	26.0		Metres:	29.25	
Depth (m):	42.0				
Total Ground Floor Area (sq. m):	188.82				Total
Total Residential GFA (sq. m):	3504.29		Parking Spaces:	33	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	3504.29				
Lot Coverage Ratio (%):	50.9				
Floor Space Index:	3.21				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	3504.29	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	7	Office GFA (sq. m):	0	0
2 Bedroom:	6	Industrial GFA (sq. m):	0	0
3 + Bedroom:	16	Institutional/Other GFA (sq. m):	0	0
Total Units:	29			

CONTACT:	PLANNER NAME:	Rod Hines, Principal Planner
	TELEPHONE:	(416) 396-7020