



STAFF REPORT ACTION REQUIRED

6175, 6183 Kingston Road and 1, 2, 4, 5, 7, 10 & 11 Franklin Avenue - Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision Applications – Preliminary Report

Date:	April 12, 2017
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	14 137827 ESC 44 OZ & 14 137838 ESC 44 SB

SUMMARY

This preliminary report has been prepared to supplement the preliminary report (dated May 27, 2014) for 6175, 6183 Kingston Road & 1, 2, 4, 5 and 10 Franklin Avenue. Additional lands (7 and 11 Franklin Avenue) have been added to the applications to amend the Official Plan, relevant Zoning by-laws and to obtain plan of subdivision approval. These applications are required in order to permit the revised proposal for a 44 unit residential redevelopment. An associated draft plan of subdivision is under review to facilitate the creation of new lots, blocks and a new public 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.

RECOMMENDATIONS

The City Planning Division recommends that:



1. Staff be directed to schedule a community consultation meeting for the lands at 6175 and 6183 Kingston Road 1, 2, 4, 5, 7, 10 & 11 Franklin Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to all interested parties and 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

The original preliminary report for this application was considered by Scarborough Community Council (SCC) on June 17, 2014. The recommendations of staff were adopted without amendment. The preliminary report and the decision of SCC can be found at the following hyperlink.

<http://www.toronto.ca/legdocs/mmis/2014/sc/bgrd/backgroundfile-69824.pdf>

ISSUE BACKGROUND

Original Proposal

The applicant proposed the demolition of all existing structures on the subject lands and to redevelop the site with an 8 unit townhouse block, 18 semi-detached dwellings and 5 detached dwellings for a total of 31 units.

A new 'L' shaped public street was proposed to extend south from Kingston Road and terminate in a cul-de-sac at the east end of the site.

All new proposed dwellings were to provide a minimum two parking spaces accessed directly from the proposed public street with the exception of the parking associated with the townhouse units which were proposed to be accessed from a new rear laneway.

Revised Proposal

The applicant has acquired and added 7 and 11 Franklin Avenue to 6175, 6183 Kingston Road & 1, 2, 4, 5 and 10 Franklin Avenue to facilitate the redevelopment of the new subject site with 16 townhouses, 20 semi-detached dwellings and 8 detached dwellings for a total of 44 new dwellings. The proposed townhouse blocks '1 & 2' and semi-detached dwellings along the east and west side of a widened Franklin Avenue would be 3 storeys in height and all the proposed detached and semi-detached dwellings generally fronting the southeasterly section of the proposed road would be 2 storeys.

Townhouse 'Block 1' and 'Block 2' have proposed minimum front yards of 4.6 metres (15 feet) and rear yards of 6 metres (20 feet). The side yard setbacks are 1.5 metres (5 feet) and 2.0 metres (7 feet) respectively for Block 1 and 1.25 metres (4 feet) and 20 metres (66 feet) for Block 2. The semi-detached units on both sides of Franklin Avenue are proposed to have minimum front yards ranging from approximately 3 metres (10 feet) to 6 metres (20 feet), rear yards ranging from a minimum of approximately 6 metres (20 feet) to a minimum of 9 metres (30 feet) and minimum side yard setbacks of 1.25 metres (4 feet).

Again, along the southeasterly section of the proposed public road the detached and semi-detached dwellings have a minimum 3 metre (10 foot) front yard, a 6.0 metre (20 foot) rear yard for residences backing onto Highway 2A, and the naturalized open space block and 7.5 metres (25 foot) rear yards for dwellings backing onto existing rear yards on Tanis Crescent. The minimum side yard setbacks proposed range from 0.65 metres (2 feet) to 1.25 metres (4 feet).

Of note, the proposal contemplates the provision of 4.9 metre (16 foot) minimum frontages for the 'Block 1' townhouses and 5.8 metre (19 foot) frontages for 'Block 2'. The proposed detached dwellings have frontages ranging from 8.7 metres (29 feet) to 11.5 metres (38 feet) and semi detached dwellings from approximately 6.25 metres (21 feet) to 7.25 metres (24 feet).

The townhouse units range in size from approximately 148 square metres (1,595 square feet) to approximately 192 square metres (2,075 square feet), and both the semi-detached and detached units range from approximately 141 square metres (1,519 square feet) to 189 square metres (2,030 square feet) (see Attachment 1: Site Plan, Attachment 3(a) & (b): Elevations).

A new 'L' shaped public road is proposed to extend south from Kingston Road at 16.5 metres (54 feet) widening to 18.5 metres (61 feet) and terminating in a cul-de-sac at the east end of the site.

All new proposed dwellings will provide a minimum two parking spaces accessed directly from the proposed public street, an 8 metre (26 foot) private mews or via 6 metre (20 foot) rear laneways.

A 0.16 hectare (0.4 acre) open space block is proposed to be conveyed into public ownership (Attachment 1: Site Plan, Attachment 2: Draft Plan of Subdivision)

Site and Surrounding Area

The subject site is located south of Kingston Road, north of Highway 2A, west of Tanis Crescent and east of Lawson Road. The subject site is also in close proximity to the easterly boundary of Highland Creek Village. The lands are approximately 1.5 hectares (3.8 acres) in size and slope from north to south. The subject lands consists of two non-contiguous land parcels divided by the existing street. The lands to the west are

comprised of the properties municipally known as 6175 and 6183 Kingston Road and 2, 4 and 10 Franklin Avenue and the lands to the east are comprised of the properties municipally known as 1, 5, 7 & 11 Franklin Avenue. 6175 Kingston Road contains two detached dwellings, 10 Franklin Avenue contains one detached dwelling and the remaining 7 properties contain a detached dwelling and accessory structures such as sheds and garages. (Attachment 6: Application Data Sheet)

Abutting uses include:

North: Detached dwellings and further north is Bramber Woods Park.

West: 2 storey townhouse development and further west is the Highland Creek Village which includes a mix of retail stores, places of worship, vehicle repair/service uses and used vehicle sales.

South: Highway 2A

East: 1 and 2 storey detached dwellings, and further east are 2 and 3 storey townhouse developments close to Meadowvale 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 subject lands are designated *Neighbourhoods* within the Official Plan on Map 23 – Land Use Plan. These areas are physically stable areas providing for a variety of lower-scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character (Attachment 5: Official Plan).

Policy 4.1.9 which states that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will have heights massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties; provide adequate distance and separation between building walls and using landscaping, planting and fencing, to enhance privacy where needed; front onto existing or newly created public streets wherever possible, with no gates limiting public access; and locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of new development, recognizing that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies include that new development will:

- be located and organized to fit with its existing and/or planned context. Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- locate and organize vehicle parking, vehicular access, service areas and utilities 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; and,
- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

The lands are also located within the Highland Creek Secondary Plan. The Plan contains general policies applicable to the subject lands indicating that the *Neighbourhoods* land use designation will include only single detached dwellings, on lots having a minimum lot area of 450 square metres (4,845 square feet).

In addition, Map 2-2 (Tertiary Plan) in the Highland Creek Secondary Plan illustrates potential residential infill development in various areas through the Highland Creek Community. The Tertiary Plan delineates a lotting pattern illustrating a potential road running south from Kingston Road and turning eastward ending in a cul-de-sac.

A portion of the south-east end of the site is also located within the Natural Heritage System (Map 9 of the Official Plan). Policies in Section 3.4, The Natural Environment, require, among other things that:

- a study will be required to assess a proposed development's impact on the natural environment and propose measures to reduce negative impacts on and where possible, improve the natural heritage system;
- where the underlying land use designation provides for development in or near the natural heritage system, development will:

- (a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and,
- (b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Zoning

The subject lands are zoned Single-Family Residential (S) in the Highland Creek Community Zoning By-law No. 10827, as amended, which permits one single family detached dwelling per parcel of land having a minimum lot frontage of 15 metres (50 feet) on a public street, and a minimum lot area of 696 square metres (7,492 square feet). Permitted uses include single-family dwellings, correctional group homes and group homes. Ancillary uses permitted include domestic or household arts and private home day care.

The lands are zoned Residential Detached (RD) in the new City-Wide Zoning By-law No. 569-2013, as amended. The RD zone permits detached houses as well as lower-scale community oriented uses and buildings. The site is also subject to Exception RD No. 718 which contains prescriptive performance standards regulating setbacks (Attachment 4: Zoning).

Site Plan Control

The proposed townhouse blocks within the larger redevelopment proposal are subject to site plan control. A site plan control application (File No. 14 137835 ESC 44 SA) is under concurrent review.

Tree Preservation

An Arborist's Report including a tree inventory and a tree preservation plan was submitted for review by staff. The report was prepared to address all trees subject to the City's private tree By-law, those regulated by the Ravine and Natural Feature Protection (RNFP) By-law and trees within the City's road allowance.

An area approximately 20 m² (215ft²) is regulated by the Ravine and Natural Feature Protection (RNFP) By-law. The Arborist's report does not inventory the few trees located

in this area and the applicant does not propose tree removals within the RNFP regulated area. A total of 175 trees were inventoried on this site and 129 trees are subject to tree protection by-laws. A total of 91 city tree by-law regulated trees are proposed for removal of which 42 are 'healthy'. The report and associated plans have been circulated to the appropriate city divisions for review. Of note, staff will review these plans and ensure tree preservation is adequately addressed.

Reasons for the Application

The Official Plan amendment has been filed to permit reduced lot areas and semi-detached and townhouse building types on a site specific basis within the Highland Creek Community Secondary Plan. The rezoning application is required to permit the redevelopment and to establish relevant performance standards. The draft plan of subdivision is required to facilitate the creation of lots and blocks and the conveyance of a new public road.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Natural Heritage Impact Study/Assessment
- Noise Impact Study
- Archaeological Assessment
- Environmental Site Assessment/Contaminated Site Assessment
- Transportation Impact Study
- Functional Servicing Report & Stormwater Management Report
- Arborists Report
- Green Development Standards Checklist

A Notification of Complete Application was issued on May 6, 2014.

Of note, the reports/studies that were submitted with the application for the former subject site have been updated and/or revised for the new subject lands.

Issues to be Resolved

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

- The appropriateness of the proposal as it relates to conformity with Official Plan policies for infill development within *Neighbourhoods*, Built Form and the Natural Environment including consideration of matters such as neighbourhood compatibility and transition, lot size and frontage, building type, building orientation, building massing, setbacks, noise, privacy and amenity space;

- The appropriateness of creating remnant parcels of land;
- The impacts of the proposed development on the Natural Heritage System including tree preservation;
- The evaluation of the proposed storm water management strategy for the redevelopment and proposed servicing of the proposed new residential buildings;
- The appropriateness of the proposed road alignment, private mew and private lane system;
- The determination of whether or not anticipated traffic generated by the proposed development can be accommodated.

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 further community consultation.

CONTACT

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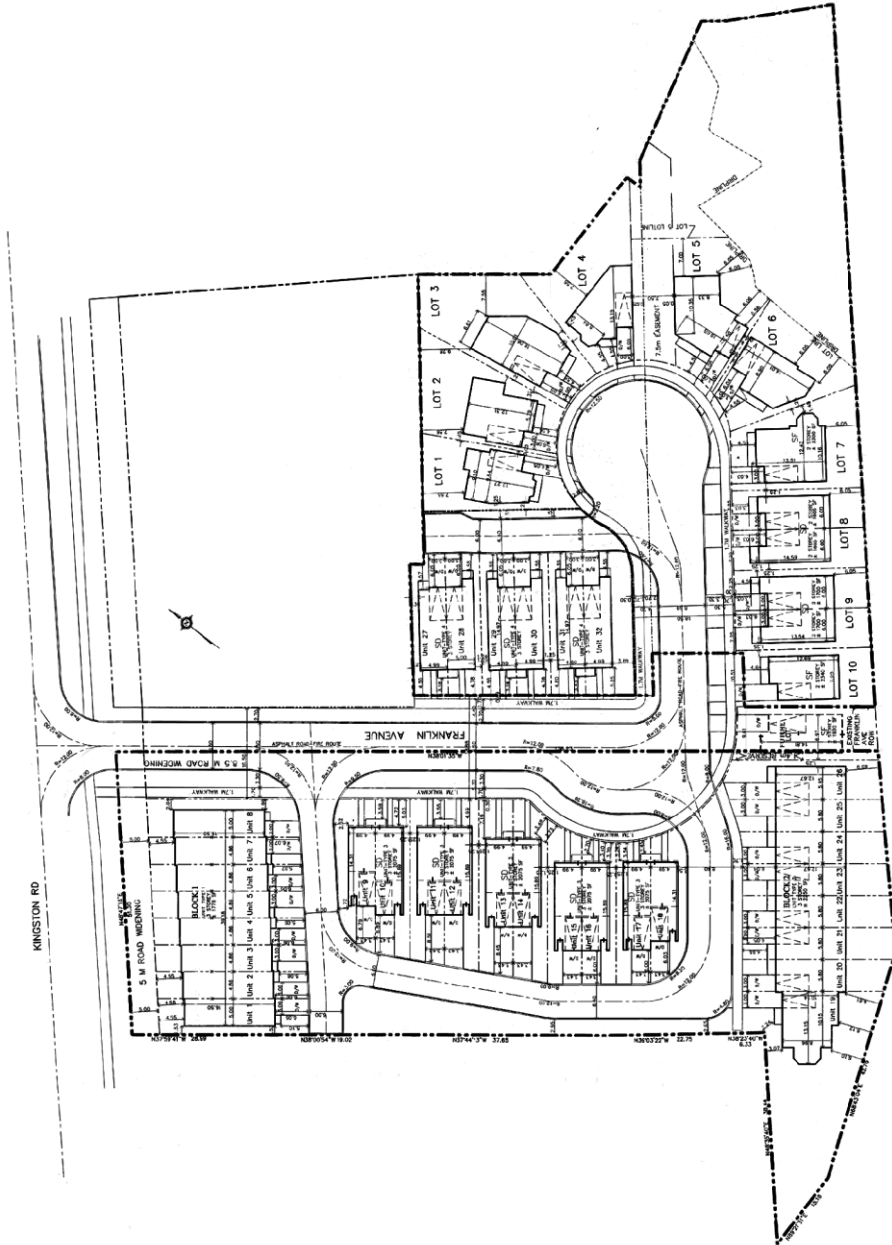
SIGNATURE

Paul Zuliani, Director
 Community Planning, Scarborough District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2:	Draft Plan of Subdivision
Attachment 3(a) & (b):	Elevations
Attachment 4:	Zoning
Attachment 5:	Official Plan
Attachment 6:	Application Data Sheet

Attachment 1: Site Plan



Site Plan
6175, 6183 Kingston Road &
1, 2, 4, 5, 7, 10, 11 Franklin Avenue
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/10/2017

[illegible]

Not to Scale
03/10/2017

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB

Attachment 3(a): Elevations



Townhouse Front



Townhouse Rear

Elevations

Applicant's Submitted Drawing

Not to Scale
03/10/17

6175, 6183 Kingston Road &
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB

Attachment 3(b): Elevation



Model 1519



Model 2030



Model 1545

Elevations

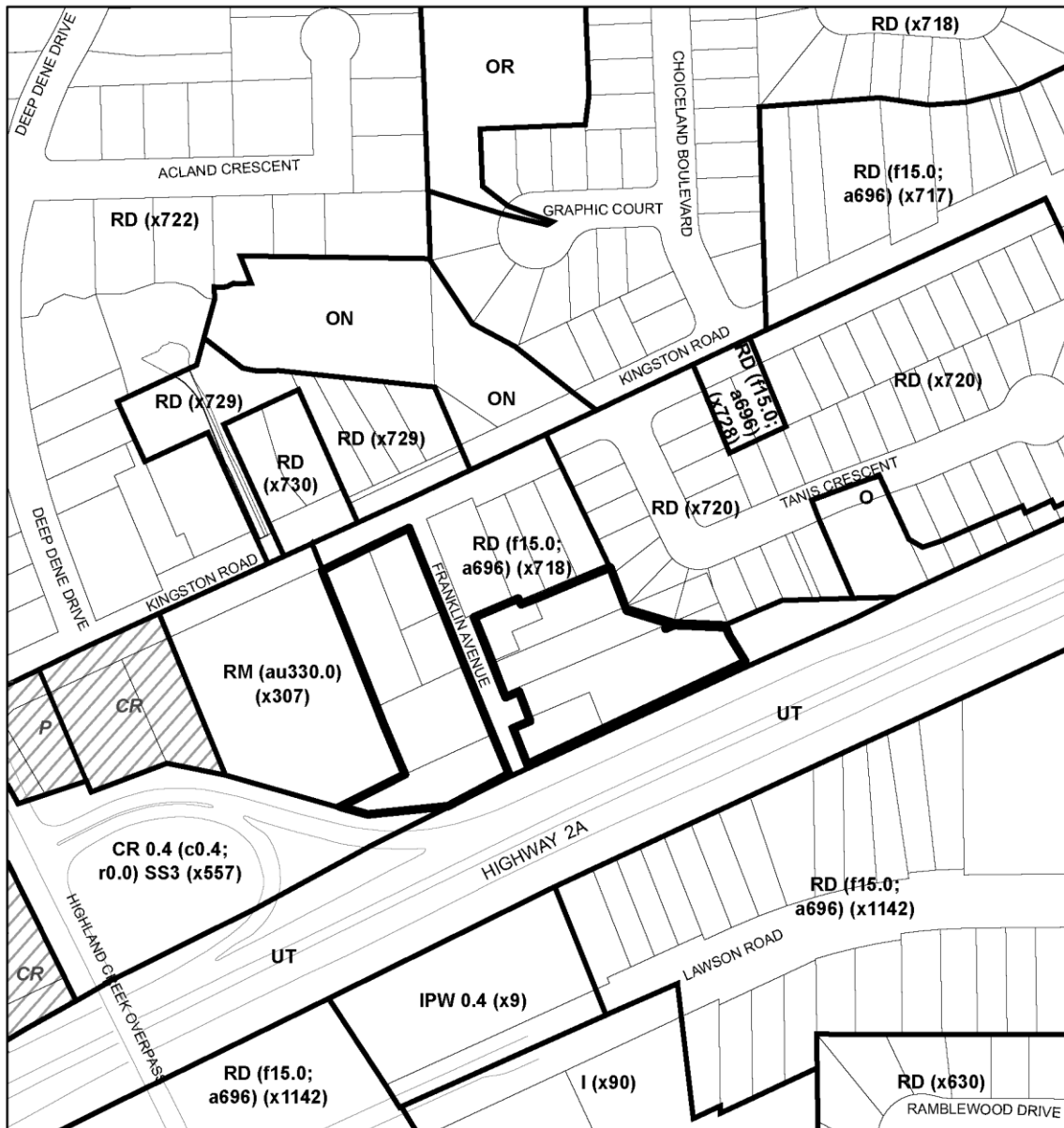
Applicant's Submitted Drawing

Not to Scale
03/10/17

6175, 6183 Kingston Road &
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB

Attachment 4: Zoning



Zoning By-Law No. 569-2013

**6175, 6183 Kingston Road &
1,2,4,5,7,10,11 Franklin Avenue**

File # 14 137827 ESC 44 0Z, 14 137838 ESC 44 SB



Location of Application



See Former City of Scarborough Highland Creek Community
By-Law No. 10827

RD
RM
CR
I

Residential Detached
Residential Multiple
Commercial-Residential
Institutional

IPW
O
ON
OR
UT

Institutional Place of Worship
Open Space
Open Space Natural
Open Space Recreation
Utility and Transportation

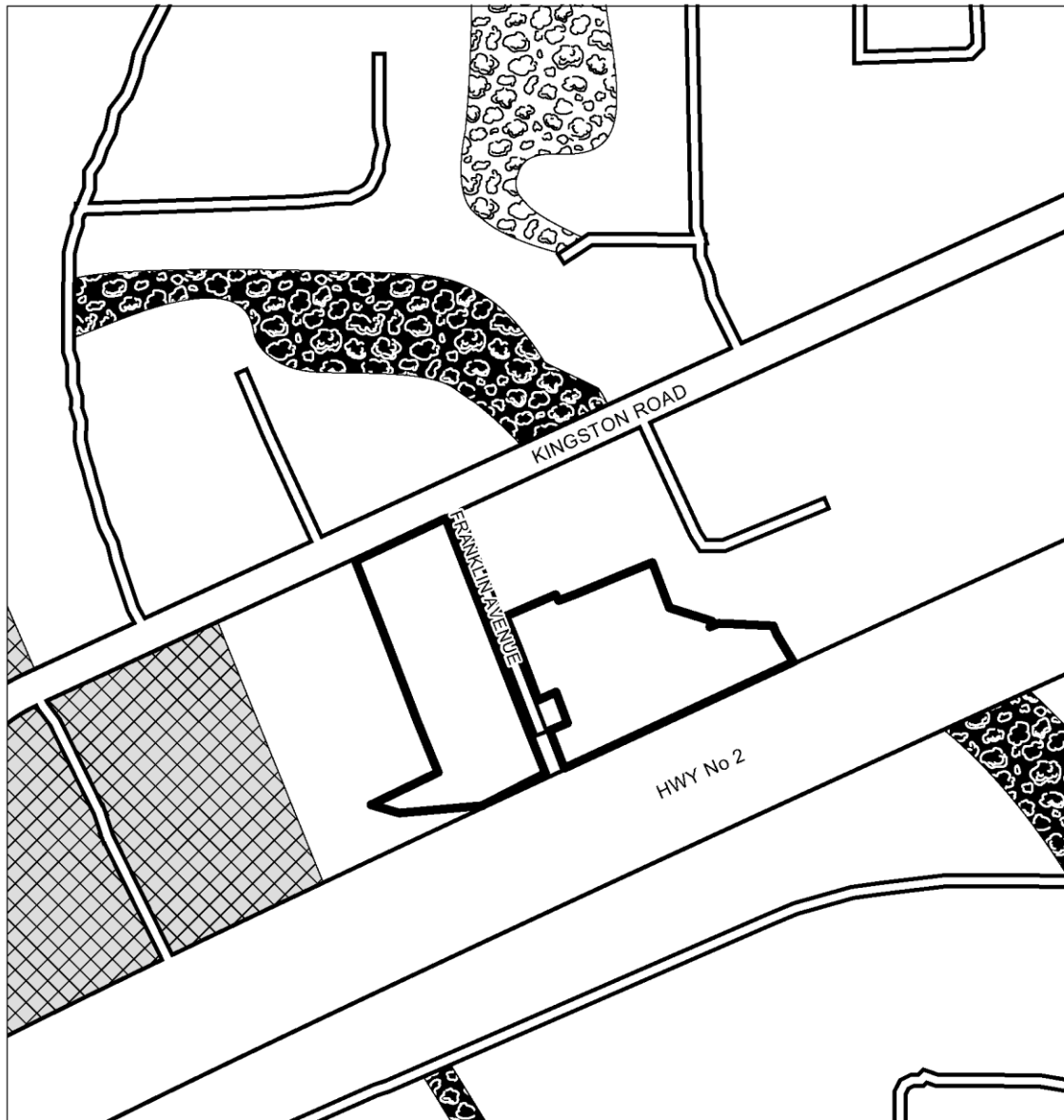
CR
P

Commercial-Residential
Park



Not to Scale
Extracted: 03/10/2017

Attachment 5: Official Plan



Extract from Official Plan

6175, 6183 Kingston Road &
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



Parks & Open Space Areas



Not to Scale
03/31/2017

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 137827 ESC 44 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 3, 2014

Municipal Address: 6175, 6183 KINGSTON RD & 1, 2, 4, 5, 7, 10 & 11 Franklin Avenue

Location Description: RCP9887 LOT 99 **GRID E4404

Project Description: REVISED: To permit a total of 16 townhouse units, a total of 20 semi-detached units, and a total of 8 detached units (44 new dwelling units). Access to the units is proposed from Kingston Road, or through a newly proposed public street, public meow or rear laneway. An (0.16 ha) open space/natural heritage area block at the east end of the site is currently on the plan of subdivision.

Applicant:	Agent:	Architect:	Owner:
KORSIAK & COMPANY		FBP Architects	1583690 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RD-Residential Detached	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	15,299	Height:	Storeys:	3
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	8,587		Parking Spaces:	88
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	8,587			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.56			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8,587	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	44	Institutional/Other GFA (sq. m):	0	0
Total Units:	44			

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