

1, 3 and 5 Kenton Drive – Zoning By-law Amendment Application - Final Report

Date: September 21, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 19 264742 NNY 18 OZ

SUMMARY

This application proposes an addition to the existing 4-storey, 44 bed residential care home (Alzheimer and dementia care) at the southeast corner of Bathurst Street and Kenton Drive, and would add 29 beds for a total of 73 bed-sitting rooms. The construction of the 4-storey addition would be at the east end of the existing building and would then step down from 4-storeys to 2-storeys at the east portion of the property along Kenton Drive. The proposal includes an expansion from 12 to 15 surface parking spaces located at the south side of the property while maintaining the existing driveway access directly from Bathurst Street. The total gross floor area of the development is 3,459 square metres resulting in an overall floor space index (FSI) of 1.61 times the lot area.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. The proposal represents an appropriate infill development that expands housing choices on a major street with access to public transit.

This report reviews and recommends approval of the application as the proposal represents good planning. The proposed expansion represents a compatible land use within *Neighbourhoods* and the proposed built form provides appropriate transitions to the adjacent low-rise residential neighbourhood.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625, as amended, for the lands at 1, 3 and 5 Kenton Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 1, 3 and 5 Kenton Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On July 20, 21 and 22, 2004, City Council approved Official Plan and Zoning By-law amendments to permit a residential care facility for Alzheimer and dementia care at 1 Kenton Drive. The 3-storey residential care facility proposed 24 beds plus common use areas and surface parking spaces at the south side of the property, directly accessed from Bathurst Street. The building was never built. City Council's decision can be found at:

<https://www.toronto.ca/legdocs/2004/agendas/council/cc040720/tn6rpt/cl031.pdf>

On February 5, 2007, City Council approved a Zoning By-law amendment for a four-storey residential care facility proposing 48 beds and 12 surface parking spaces, although, only 44 beds were built and 11 parking spaces were provided at the south side of the property at 1 and 3 Kenton Drive. City Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.NY2.42>

A Preliminary Report on the current application was adopted by North York Community Council on March 12, 2021 authorizing staff to conduct a community consultation meeting with an expanded notification area. A link to that decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY14.9>

PROPOSAL

This application proposes to demolish the existing two-storey dwelling on 5 Kenton Drive to accommodate the proposed addition to the existing four-storey, 44 bed residential care home at 1 and 3 Kenton Drive. The addition would add 29 beds to the residential care home for a total of 73 bed-sitting rooms that also includes indoor amenity areas, a staff lunchroom, and communal sanitary facilities. Bed-Sitting Room under the City-wide Zoning By-law 569-2013 is defined as a separate living accommodation with its own private entrance from a hallway that may have sanitary facilities provided within the room, however, no food preparation facilities are provided in the room.

The proposed addition would be built on the east side of the existing building; the 4-storey addition (approximately 17.59 metres in length and 19.46 metres deep) would be 14.4 metres in height and then step down to a two-storey addition (approximately 24.59 metres in length and 20.43 metres wide) at a maximum height of 7.31 metres at the east limit of the addition.

The proposed addition would maintain the existing building setback from the north property line at 4 metres on the first and fourth floor, with a building projection on second and third floor resulting in a 2.9 metre setback from the north lot line. The proposed addition would be setback 8.70 metres from the east property line that would contain a landscaped amenity area. Also proposed is the continuation of landscaping on Kenton Drive that would extend the full length of the proposed addition and to the east limits of the development site. A combination of boulevard and private trees, shrubs and ground cover plants are proposed along Kenton Drive. The overall onsite landscape area would be 524 square metres.

Detached residential dwellings are located north of Kenton Drive across the street and a detached dwelling abuts the site to the east. A 1.2 metre high ornamental fence along the eastern perimeter of the site is planned in addition to a combination of deciduous and coniferous trees within the landscape strip. The existing building will remain unchanged on the Bathurst Street and Kenton Drive frontages.

A total of 3 parking spaces and 1 loading space have been added to the existing surface parking lot for a total of 15 surface parking spaces and one loading space in the expanded parking lot. Vehicle access would continue to be from the existing driveway that is accessed exclusively from Bathurst Street.

The addition would add 1,373 square metres of gross floor area resulting in a total of 3,459 square metres of gross floor area and a FSI of 1.61 times the lot area.

Detailed project information is found on the City's Application Information Centre at: [Development Applications \(toronto.ca\)](http://DevelopmentApplications.toronto.ca).

Refer to Attachment #1 (Application Data Sheet) for the project statistics and Attachments # 8 to #10 for the Site Plan and Elevations.

Reasons for Application

An amendment to the former City of North York Zoning By-law 7625 and City-wide Zoning By-law 569-2013 are required to permit the residential care home use and expansion on 5 Kenton Drive. Additionally, amendments to both zoning by-laws are required to increase the permitted height, density and set appropriate development standards to accommodate the expanded use.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Archaeological Assessment
- EMF Assessment
- Arborist and Tree Preservation and Removal Plan
- Traffic Impact Study
- Functional Servicing and Stormwater Management Report
- Sanitary Analysis Modelling
- Geotechnical Study
- Hydrogeological Report
- Toronto Green Development Standards Checklist

The application was deemed a complete application on January 23, 2020. The reports and studies submitted by the applicant are available on the [City of Toronto Application Information Centre website](#).

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards and conditions of Site Plan Control approval.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the north York Community Council for this application, as these submissions are broadcasted live over the internet and recorded for review.

Community Consultation

On September 2, 2020, Planning staff held a virtual community consultation meeting together with the Ward Councillor and applicant. Five members of the public attended the meeting. Following a presentation by staff and the applicant, comments received at the meeting included: concern regarding on-street parking of servicing vehicles and visitors on Kenton Drive; privacy and access to sunlight concerns of the addition; concerns regarding the number of group homes in the general neighbourhood; and potential damages and impacts resulting from construction and construction truck traffic.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The Housing policies in Section 3.2.1 support a full range of housing form, tenure and affordability across the City and within *Neighbourhoods* to be provided to meet the current and future needs of residents. A full range of housing includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. To achieve the built form objectives of the Plan, new development will improve safety and attractiveness on adjacent streets while locating and organizing vehicle access and parking to minimize their impact on surrounding properties.

Healthy Neighbourhoods policy 2.3.1.1 states that "*Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas".

The Toronto Official Plan (Map 16) designates the site as *Neighbourhoods* (see Attachment 3). *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. New development within this designation will maintain the existing physical character. Parks, low scale institutions, home occupations, cultural and recreational facilities, and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Neighbourhoods Official Plan policy 4.1.1 states, "local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include uses such as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit and facilities provided by the local, provincial and federal governments". Policy 4.1.5 direct development in established *Neighbourhoods* to respect and reinforce the existing physical character of each geographic neighbourhood.

Lots fronting onto a major street shown on Map 3 of the Official Plan and designated *Neighbourhoods* are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Official Plan.

Bathurst Street is identified as a major street on Map 3 of the Official Plan with a planned right-of-way width of 36 metres. Policy 4.1.5 also distinguishes lots that front onto a major street, such as Bathurst Street (Map 3) from those located in the interior of a *Neighbourhood*. The following factors may be taken into account in the consideration of a more intense form of development on such lots:

- different lot configurations;
- better access to public transit;
- adjacency to developments with varying heights, massing and scale; or
- direct exposure to greater volumes of traffic on adjacent and nearby streets.

Policy 4.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhoods* is proposed, the application will be reviewed in accordance with Policy 4.1.5. having regard to both the form of development along the street and its relationship to adjacent development in the neighbourhood.

The abutting land to the south is designated *Utility Corridors* which plays a vital role for the transmission of energy, information and the movement of people and goods throughout the City. Development on lands adjacent to *Utility Corridors* will screen and secure the property edge through such measures as setbacks, fencing, site grading, berms, landscaping, building treatment and construction techniques.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan>

The outcome of staff analysis and review of relevant Official Plan policies and *Neighbourhoods* policies are summarized in the Comments section of the Report.

Zoning

The existing development at 1 and 3 Kenton Drive is zoned RM6 (f30.0; a1375) (x46) by By-law 569-2013 and RM6 (149) by former City of North York By-law 7625. These site-specific by-laws permit the existing residential care facility.

The property at 5 Kenton Drive is zoned RD (f15.0; a550) (x5) by City of Toronto Zoning By-law 569-2013. Development performance standards include: minimum lot frontages of 15 metres, maximum lot area of 550 square metres, buildings must be setback at the front yard a minimum of 6 metres; provide a minimum rear yard setback of 7.5 metres and side yard setbacks at 1.2 metres. The RD zone permits predominantly detached dwellings and group homes with specific conditions. The property at 5 Kenton Drive is also zoned R4 by former City of North York Zoning By-law 7625. The R4 zone permits detached dwellings, and recreational and institutional uses with specific conditions. Development performance standards include: minimum lot frontages of 15 metres, maximum lot coverage of 30 percent. Buildings must be setback from the front yard a minimum of 7.5 metres; a minimum rear yard setback of 9.5 metres and a site specific exception that requires 1.8 metre minimum side yard setbacks.

Design Guidelines

The following design guidelines were used in the evaluation of this application:

- "Greening" Surface Parking Lots

- Bird Friendly Guidelines
- City of Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

An application for Site Plan Control has been submitted and is currently under review by staff (File No.17 279787 NNY 24 SA).

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). The PPS and Growth Plan direct new growth to the settlement areas within built up areas where development is concentrated and which have a mix of land uses. This site is located in a built up area with a mix of land uses and accessible by public transit.

The proposed building expansion promotes the efficient use of land in a compact built form that optimizes available infrastructure. The proposed residential care home is located on a major street in the Official Plan and represents an appropriate level of intensification that is consistent with the existing and planned context of the neighbourhood, while contributing to a range and mix of residential options required to meet the social, health, economic and well-being requirements of current and future residents and employment opportunities in a location where appropriate levels of infrastructure are available (Policy 1.1.3.3 and 1.4 of the PPS).

The proposed residential care home for Alzheimer and dementia support the achievement of building compact built form and complete communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities and a range of housing choices (Policies 2.2.1.3, 2.2.1.4 and 2.2.6 of the Growth Plan).

Staff have determined that the proposal is consistent with PPS and conforms with the Growth Plan (2020).

Land Use

This application has been reviewed against the Healthy Neighbourhoods and *Neighbourhoods* policies described in the Policy Consideration Section of this report as well as the policies of the Toronto Official Plan as a whole.

The subject site is designated *Neighbourhoods* in the Official Plan and fronts onto a major street shown on Map 3. *Neighbourhoods* are considered to be physically stable

areas that are made up of residential uses in lower scale buildings. The proposed use is permitted in the Official Plan and the expansion of the existing four-storey residential care home is compatible with the low-rise and low-density residential character of the neighbourhood. The proposed expansion of the residential care home will also contribute to a range of housing choices which includes congregative-living arrangements and supportive housing that meets the needs of people with disabilities (Housing Policy 3.2.1, Official Plan).

The existing facility fronts onto Bathurst Street which is a major street shown on Map 3 of the Official Plan. These lots designated *Neighbourhoods* are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Official Plan.

The site meets all four criteria that distinguish the site from the interior lots as the site has: a different lot orientation, better access to public transit, direct exposure to greater volumes of traffic on the adjacent street and the development is located on a street and block that has varying land uses and building heights, massing and scale.

Bathurst Street has a wide variety of uses from low density residential on the east side of Bathurst Street; mid-rise residential apartments and commercial uses on Bathurst Street to the south and north of the subject site; and high rise apartments, community centres, as well as the Beth Tzdec memorial park, North York Civic soccer fields and Esther Shiner Stadium on the west side of Bathurst Street.

Policy 4.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhoods* is proposed, the application will be reviewed in accordance with Policy 4.1.5 having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhoods*.

To accommodate the proposed addition, the existing dwelling on 5 Kenton Drive will be demolished. The proposed addition to the residential care home will maintain the existing physical character by replicating the existing low-rise condition and the existing building's relationship to the abutting dwelling to the east. The proposed addition will transition and step down from a four storey addition to a two storey addition with a height of 14.4 metres to 7.31 metres, respectively, towards the adjacent bungalow to the east. The proposed development will also reinforce the existing streetscape and contribute open space by providing an 8.5 metre east side yard setback and a significant landscape area within this setback. A variety of trees, shrubs and ground cover are provided in this private landscape area, while boulevard tree plantings on Kenton Drive will reinforce and contribute to the attractiveness of the adjacent street. These landscaping details will be secured through the Site Plan Control process.

Height, Density, Massing

The expanded residential care facility will maintain the existing maximum height of 14.4 metres and then steps down in height to 7.3 metres at the east end of the addition. The overall number of storeys would remain unchanged at four storeys, with a lowering of heights to two storeys at the east end of the addition. The total gross floor area of the development is 3,459 square metres resulting in an overall floor space index (FSI) of 1.61 times the lot area.

To ensure that the new addition appropriately transitions to the adjacent detached dwelling to the east on Kenton Drive, a 45-degree angular plane measured from the shared, east property line of the subject site has been applied to limit the height, massing and scale of the building. The proposed stepping down of the building height and mass towards the abutting dwelling provides an appropriate transition and relationship to the existing low-rise dwelling.

At the community consultation meeting, concerns regarding privacy and sunlight access for lots to the east of the proposed building addition were raised. The stepping down of heights and the 8.5 metres east side yard setback as well as the proposed planting of privacy trees along the east lot line appropriately mitigate concerns of privacy and sunlight access.

Given the existing and the planned context, the proposed height and massing of the addition respects and reinforces the established neighbourhood character and the abutting dwelling. The proposed height, density and massing conform to the Neighbourhood designation and built form policies of the Official Plan.

Streetscape

The expanded residential care facility will maintain the primary pedestrian entrance at-grade at the north-west corner of the building that includes a wheelchair ramp that directly connects to the public sidewalk.

There will be an improved streetscape and pedestrian environment on Kenton Drive. A new widened 2.1 metre wide sidewalk will be provided for the entirety of the subject development site fronting Kenton Drive which will align with the existing sidewalk on Kenton Drive and Bathurst Street. Improvements to the streetscape will be made through the planting of boulevard trees at regular intervals and three private trees along the Kenton Drive frontage that will add to the attractiveness of Kenton Drive.

Access, Traffic Impact, Parking

The existing driveway will be maintained with vehicular access exclusively from Bathurst Street, at the south side of the site. The expanded parking lot will be reconfigured so that additional parking spaces can be accommodated along the south property line,

however the parking lot would maintain its location on the south side of the building which minimizes its impact on surrounding properties.

An Urban Transportation Study report, dated December 2019, was submitted by the applicant's transportation engineering consultant, Dillon Consulting and reviewed by staff. The traffic assessment concluded that the addition will generate approximately five and seven new two-way vehicle trips during the weekday morning and afternoon peak hour periods, respectively. Given these estimated trips, the consultant concludes that the new site traffic generated by the proposed development will have minimal impact on the overall transportation operation of the network signalized and unsignalized intersections. Transportation Services accepts the conclusions of the study.

Transportation Services accept the proposed 15 parking spaces, which includes one accessible parking space to sufficiently support the proposed development. There will be 15 parking spaces and one loading space provided in the expanded parking lot abutting the utility corridor that will be used for staff and visitors, as the residents of the facility do not drive. The applicant also conducted peak parking demand and on-street parking supply surveys. Concerns from residents were noted, regarding on-street parking congestion related to service vehicles parking close to the Bathurst Street and Kenton Drive intersection causing vehicle delays on Bathurst Street and the blockage of a vehicle lane on Kenton Drive. Although, there is no requirement for a loading space for the proposed 29 beds addition, a loading space will still be provided within the expanded parking lot to address the on-street parking and road congestion concerns raised by the community.

In addition, four private trees are proposed with the parking lot area which meets the Toronto Green Standards and Greening Surface Parking Lots guidelines.

Servicing and Solid Waste

The applicant has provided a Functional Servicing and Stormwater Management Report by Husson Consulting and Hydrogeological Investigation Report in support of the application. These reports have been reviewed and accepted by Engineering and Construction Services.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

Staff recommend that the applicant satisfy the parkland dedication requirement through the payment of cash-in-lieu. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services at the time of building permit.

Archaeological Assessment

A Stage 1 and Stage 2 Archeological Assessment identifies and evaluates the presence of archaeological potential and an archaeological assessment has been submitted and reviewed by City staff. The assessment confirmed that no further archaeological assessment of the property is required.

Tree Preservation

The City of Toronto's Private Tree By-law protects private trees with a diameter at breast height (DBH) of greater than 30 centimetres as well as all City-owned trees.

The submitted Arborist Report indicates that there are four private trees proposed for removal and four public trees proposed for injury. An application to injure or remove trees is required. Urban Forestry requires a replacement ratio of 3:1 whenever possible and a cash in lieu payment for the remaining replacement trees.

The Landscape Plan proposes three public trees on Bathurst Street and five public trees on Kenton Drive. Detailed landscape plans to secure the appropriate replacement tree plantings to maximize onsite planting will be further reviewed by as part of the Site Plan Control application.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The applicant has met Tier 1 of the TGS which includes: a widened sidewalk, high-albedo surface pavers, native water efficient planting with supportive soil volumes, bird glazing and visual markers within 12 metres of above grade surface materials. Performance measures for the Tier 1 have been met and will be secured on site plan drawings and through a Site Plan Agreement.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). The proposed expansion of an existing residential care home represents an appropriate use within *Neighbourhoods* that expands housing choices on a major street with access to public transit. The proposal conforms with the Toronto Official Plan, particularly as it

relates to the *Neighbourhoods* and Housing policy objectives. Staff recommend that City Council approve the application to amend the zoning by-laws.

CONTACT

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SIGNATURE

John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law (7625) Map
- Attachment 5: Existing Zoning By-law (569-2013) Map
- Attachment 6: Draft Zoning By-law (7625) Amendment
- Attachment 7: Draft Zoning By-law (569-2013) Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Elevation Plan (north)
- Attachment 10: Elevation Plan (east)

Attachment 1: Application Data Sheet

Municipal Address: 1, 3 and 5 KENTON DR Date Received: December 24, 2019

Application Number: 19 264742 NNY 18 OZ

Application Type: Rezoning

Project Description: Zoning Bylaw Amendment application to demolish the detached dwelling at 5 Kenton Drive in order to expand the existing residential care facility (Alzheimer and dementia care) to accommodate a total of 73 beds. The proposed total gross floor area is 3,459 square metres (FSI 1.61). The proposal includes an expanded surface parking lot to accommodate 15 parking spaces from 12 existing surface parking spaces.

| Applicant | Agent | Architect | Owner |
|--|--|---|----------------------------|
| GOLDBERG GROUP 55 St Clair Ave W Suite 240 Toronto, O M5M 4A8 | Lorraine Santo GOLDBERG GROUP 55 St Clair Ave W Suite 240 Toronto, O M5M 4A8 | CLIMANS GREEN LIANG ARCHITECTS INC 156 Avenue Road Toronto, ON M5R 2H8 | 2486098 ONTARIO LIMITED |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|--|--------------------------|---|
| Official Plan Designation: | Neighbourhoods | Site Specific Provision: | |
| Zoning: | RM (f30.0; a1375) (x46) and RD (f15.0; a550) (x5) | Heritage Designation: | N |
| Height Limit (m): | 10 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | | |
|--------------------|-------|---------------|----|------------|----|
| Site Area (sq. m): | 2,149 | Frontage (m): | 54 | Depth (m): | 38 |
|--------------------|-------|---------------|----|------------|----|

| Building Data | Existing | Retained | Proposed | Total |
|------------------------------|----------|----------|----------|-------|
| Ground Floor Area (sq. m): | 665 | 566 | 275 | 841 |
| Residential GFA (sq. m): | 2,086 | 2,086 | 1,373 | 3,459 |
| Non-Residential GFA (sq. m): | | | | |
| Total GFA (sq. m): | 2,185 | 2,086 | 1,373 | 3,459 |
| Height - Storeys: | 4 | 4 | 4 | 4 |

Height - Metres: 14.4 14.4 14.4 14.4

Lot Coverage Ratio (%) 39.13 Floor Space Index: 1.61

Floor Area Breakdown Above Grade (sq. m) Below Grade (sq. m)

Residential GFA: 2,586 873

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|-------|
|-----------------------------|----------|----------|----------|-------|

Rental:

| | | | | |
|-----------|---|--|--|--|
| Freehold: | 1 | | | |
|-----------|---|--|--|--|

Condominium:

Other:

| | | | | |
|--------------|----|----|----|----|
| Total Units: | 44 | 44 | 29 | 73 |
|--------------|----|----|----|----|

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--|-------|----------|-----------|-----------|------------|
|--|-------|----------|-----------|-----------|------------|

Retained:

Proposed:

Total Units:

Parking and Loading

| | | | | | |
|-----------------|----|-------------------------|---|----------------|---|
| Parking Spaces: | 15 | Bicycle Parking Spaces: | 4 | Loading Docks: | 1 |
|-----------------|----|-------------------------|---|----------------|---|

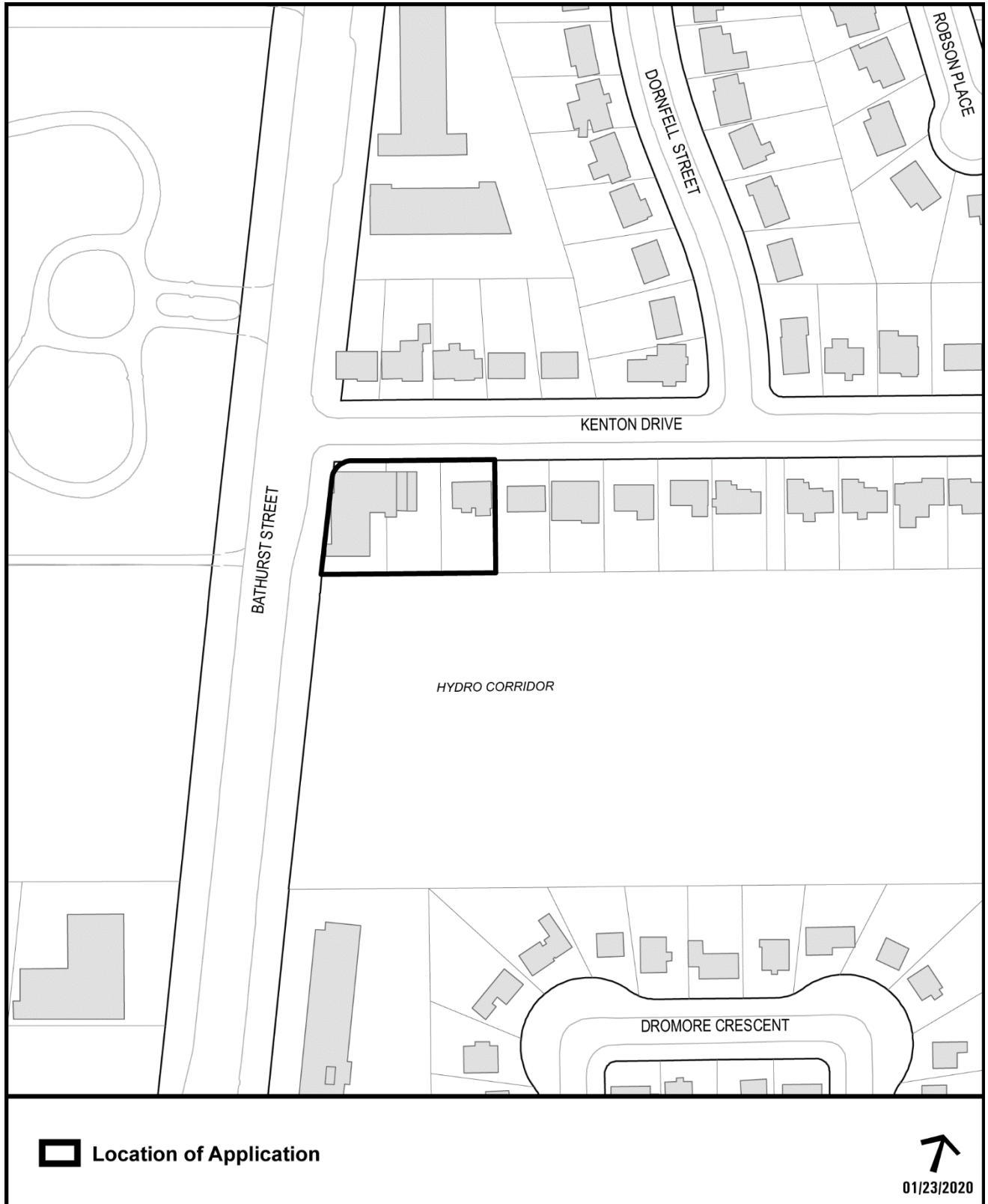
CONTACT:

Jenny Choi, Planner

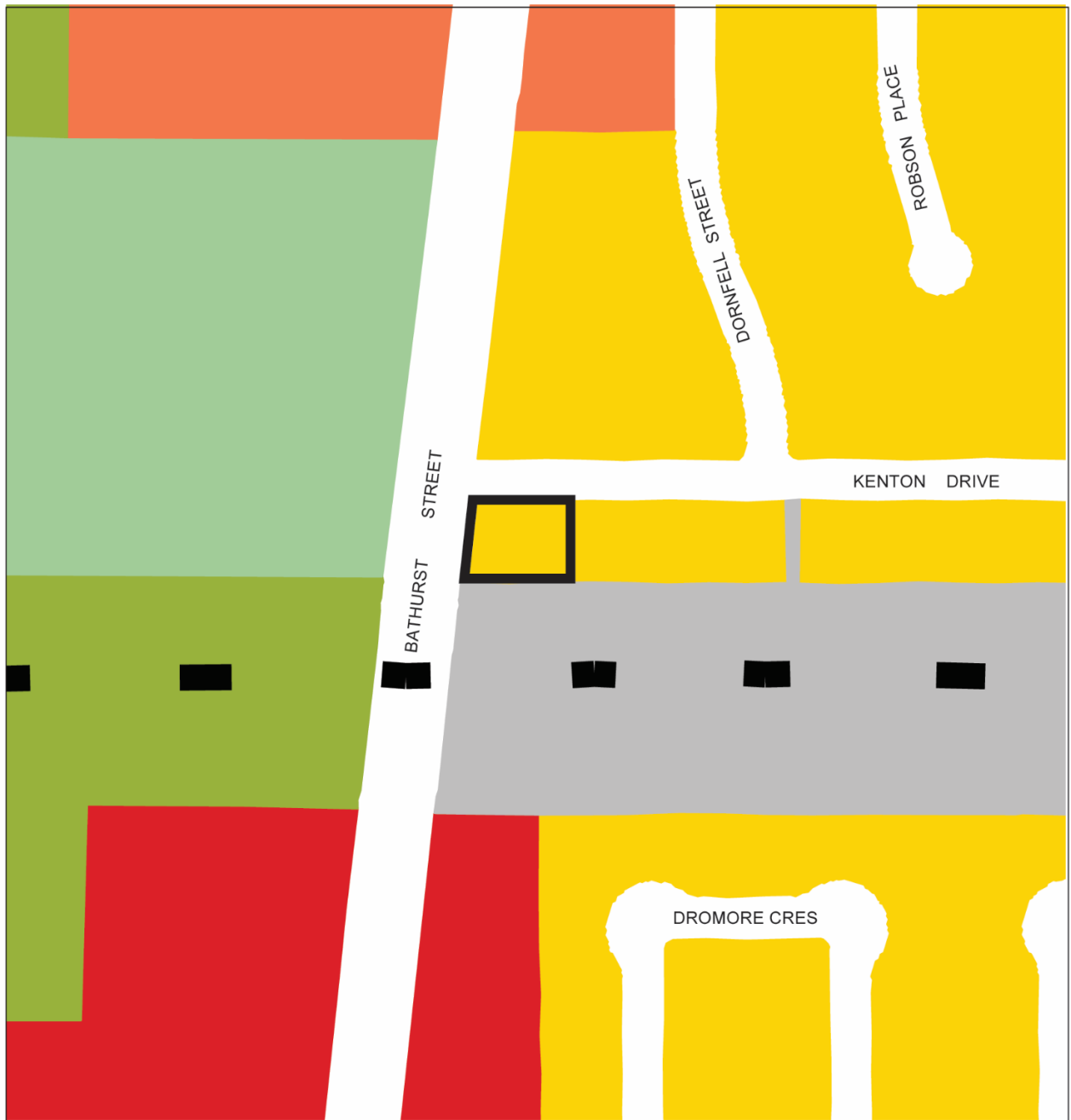
(416) 395-0108

Jenny.Choi@toronto.ca

Attachment 2: Location Map











Attachment 3: Official Plan Land Use Map



1 to 5 Kenton Drive

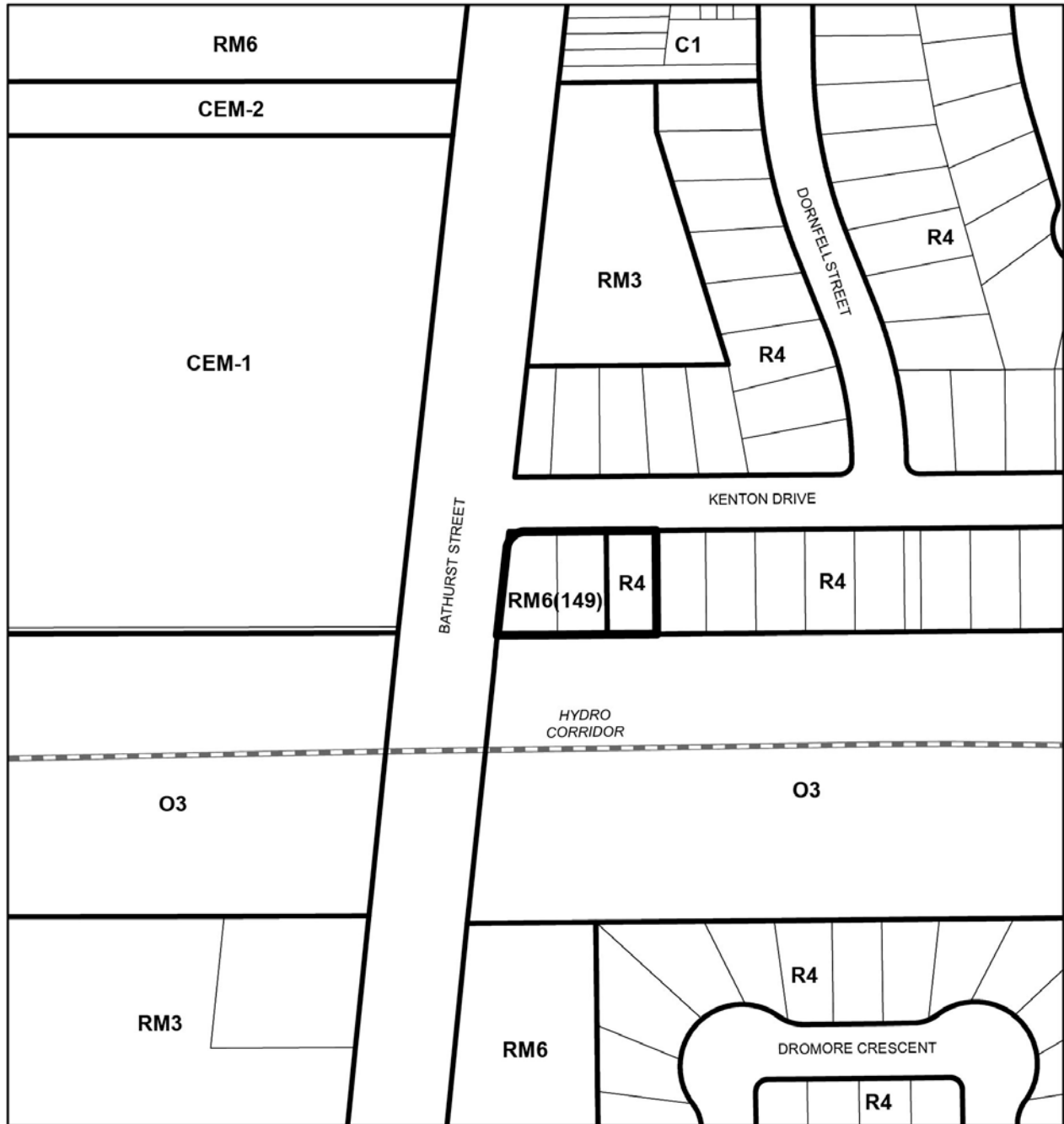
Official Plan Land Use Map #16

File # 19 264742 NNY 16 0Z

| | |
|--|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods |  Other Open Space Areas |
|  Mixed Use Areas |  Utility Corridors |


Not to Scale
01/23/2020


Attachment 4: Existing Zoning By-law (7625) Map



Zoning By-law 7625

1 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z

 Location of Application

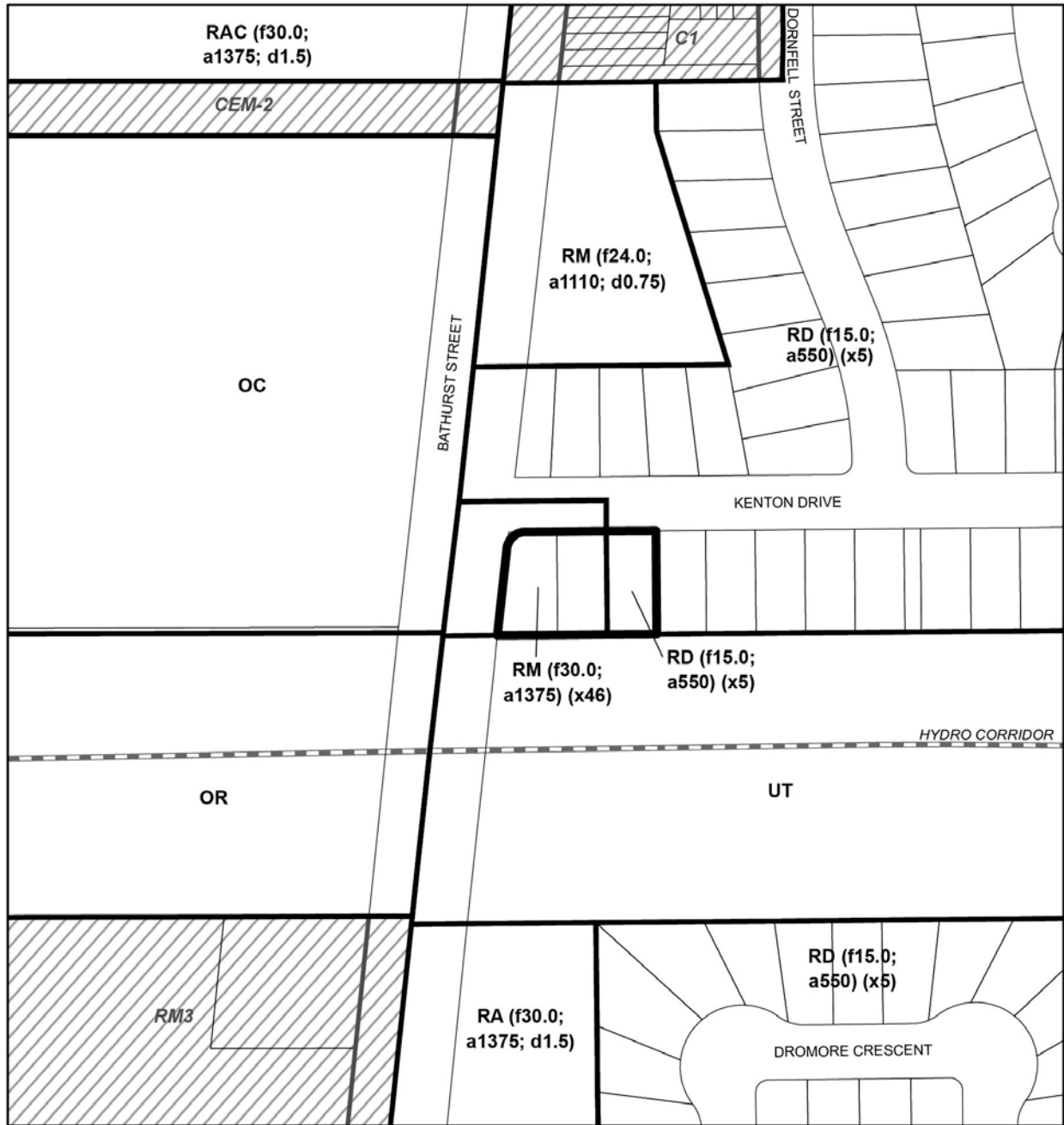
R4 One-Family Detached Dwelling Fourth Density Zone
RM3 Multiple-Family Dwellings Third Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone
O3 Semi-Public Open Space Zone
CEM-1 General Cemetery Zone
CEM-2 Restricted Cemetery Zone



Not to Scale
 Extracted: 08/12/2021

Attachment 5: Existing Zoning By-law (569-2013) Map



Zoning By-law 569-2013

1, 3 and 5 Kenton Drive

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Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment

RAC Residential Apartment Commercial
OR Open Space Recreation
OC Open Space Cemetery
UT Utility and Transportation



See Former City of North York By-law No. 7625
RM3 Multiple-Family Dwellings Third Density Zone
C1 General Commercial Zone
CEM-2 Restricted Cemetery Zone



Not to Scale
 Extracted: 07/28/2021

Attachment 6: Draft Zoning By-law (7625) Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2021
Enacted by Council: ~, 2021

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2021

To amend former North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known in the year 2021 as 1, 3 and 5 Kenton Drive

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Subsection 149 of Section 64.20-A is amended as follows:

“64.20-A RM6 (149)

DEFINITIONS

(a) For the purpose of this exception, “**Residential Care Home**” means a supervised living accommodation for person requiring semi-independent or supervised group living arrangements on a non-profit basis containing not more than 73 dwelling rooms or bed-sitting rooms with common rooms such as lounge, laundry, kitchen, dining areas and sanitary facilities, for occupancy by persons having symptoms of dementia disease who do not require continuous medical services. The Residential Care Facility may include accessory administrative office space, but shall not include a nursing home, and 24 hour medical services shall not be permitted.

(b) For the purposes of this exception, “**Dwelling Room**” shall mean a separate living quarter designed and intended for use by one person, with an entrance from a common hallway inside a Residential Care Facility, and which includes one room and separate sanitary facilities but not kitchen facilities. A Dwelling Room shall be used as a principal residence of the occupant and not on a transient basis.

PERMITTED USES

(c) The only permitted use shall be a **Residential Care Home**.

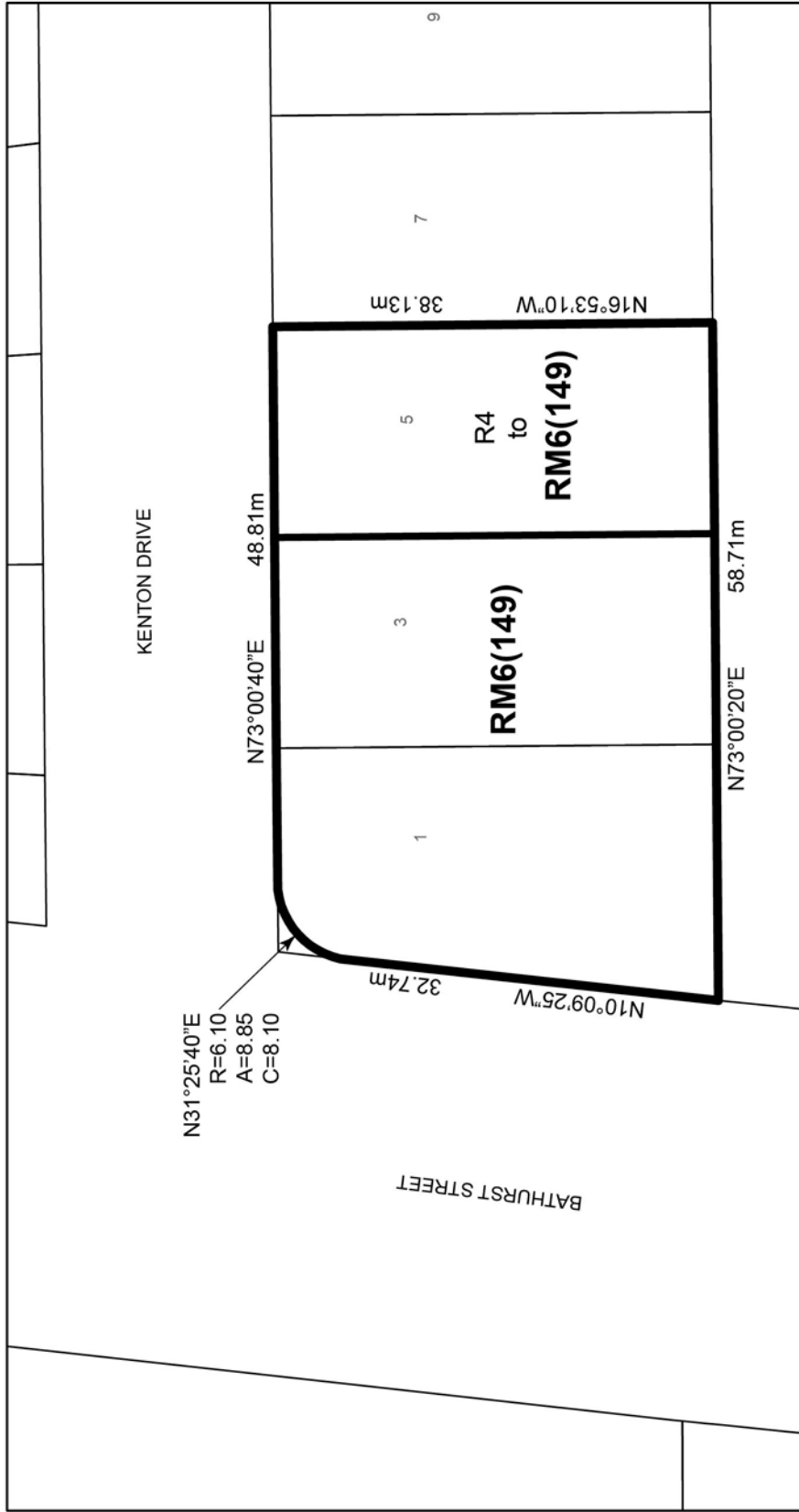
EXCEPTION REGULATIONS

- (d) The maximum number of **dwelling rooms** is 73.
 - (e) The maximum **gross floor area** permitted is 3,470 square metres.
 - (f) The **building height** shall not exceed 14.5 metres and shall not exceed 4 storeys.
 - (g) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule “2” of this By-law.
 - (h) A minimum of fifteen (15) **parking spaces** shall be required.
 - (i) The maximum permitted **lot coverage** is 42 per cent of the site area.
 - (j) The minimum **yard setbacks** shall be as shown on Schedule “2” of this By-law.
 - (k) Balconies and decks shall not be permitted.
 - (l) A minimum of 1 Type "C" **loading space** is provided within the parking lot.
 - (m) A minimum landscape open space of 524 square metres shall be provided on the lot, of which a minimum of 262 square metres shall be soft landscaping.
 - (n) A driveway with a width of 6.0 m shall be provided on the south side of the site connecting with Bathurst Street as shown on Schedule 2”
3. Section 64.20-A of By-law 7625 is amended by adding Schedule “2”, attached to this By-law.
4. Notwithstanding any severance, partition or division of the lot, as shown on Schedule “1”, the provisions of this by-law shall apply to the whole of the site as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 2021.

FRANCES NUNZIATA
Speaker
(Corporate Seal)

JOHN D. ELVIDGE
City Clerk

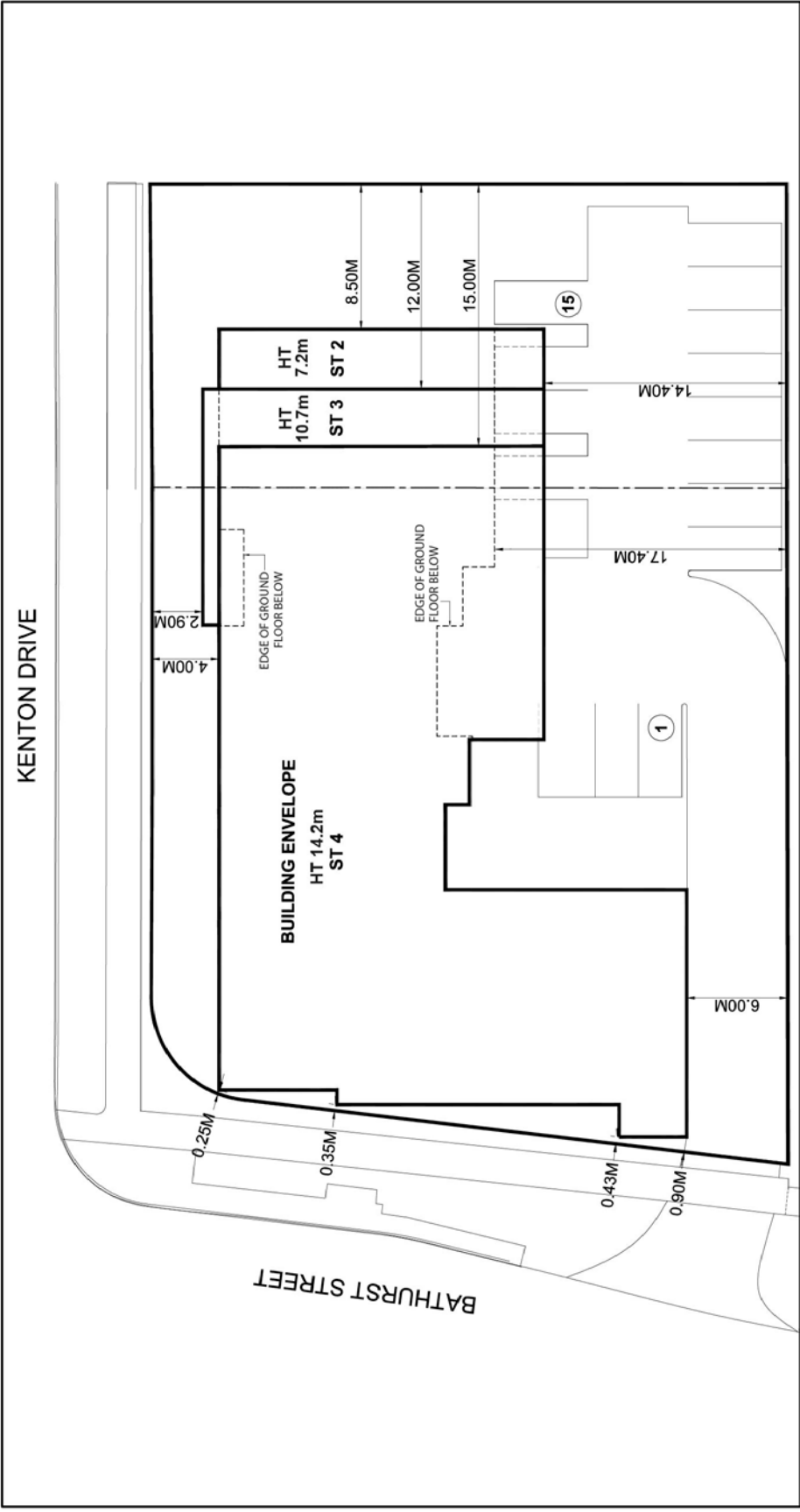


1, 3 and 5 Kenton Drive

File # 19 264742 NMY 18 0Z



Former City of North York By-law 7625
Not to Scale
08/03/2021



Toronto
Schedule 2

1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z



Former City of North York By-law 7625
Not to Scale
08/03/2021

Attachment 7: Draft Zoning By-law (569-2013) Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2021
Enacted by Council: ~, 2021

CITY OF TORONTO BY-LAW No. ~-2021

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 1, 3 and 5 Kenton Drive

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RM (f30.0; a1375) (x46) as shown on Diagram 2, attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Lot Coverage overlay Map in Article 995.30.1 for the lands subject to this By-law to a lot coverage label of 35 and 30 to 42, as shown on Diagram 4 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height Overlay Map in Article 995.20.1 for the lands subject to this By-law from a null value and "HT 10.0, ST 2" to "HT 14.5 ST 4", as shown on Diagram 5 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by replacing regulation 900.6.10(46) so that it reads:

46 Exception RM (46):

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) On 1, 3 and 5 Kenton Drive, as shown on Diagram 1 of By-law (Clerks to supply By-law number), a **residential care home** may be constructed, used or enlarged in compliance with Sections (B) to (M) below;
- (B) The permitted maximum number of **bed-sitting rooms** is 73;
- (C) Despite regulation 10.80.40.40(1)(B), the permitted maximum **gross floor area** is 3,470 square metres;
- (D) Despite regulations 10.80.40.10(1)(A) & (B) and 10.80.40.10(3), the permitted maximum height and number of **storeys** of a **building** is the height in metres and the number of **storeys** specified by the numbers following the "HT and "ST" symbols on Diagram 5 attached to the By-law (Clerks to supply By-law Number);
- (E) Despite (D) above and clause 10.5.40.10 and 10.80.40.10 the following may exceed the height indicated by the numbers following the letters "HT" and "ST" symbols as shown on Diagram 5 of By-law ### - 2021 (Clerks to supply By-law Number) to the extent indicated as follows:
- (i) architectural features, screening elements, parapets, chimneys, pipes, stacks, vents, window washing equipment, are permitted a maximum of 2.0 metres;
- (F) Despite clause 10.80.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of By-law ##-2021 (Clerks to supply By-law number);
- (G) Despite (F) above the following are permitted to encroach into the required **building setbacks** as shown on Diagram 5 of By-law ###-2021(Clerks to supply By-law number):
- (i) Canopies may encroach a maximum of 2.0 metres; and
 - (ii) Despite regulations 10.5.40.60(1), balconies and platforms shall not be permitted as shown on Diagram 5;
- (H) Despite regulation 200.5.10.1 and Table 200.5.10.1, a minimum of 15 **parking spaces** must be provided and maintained on the **lot**;
- (I) Despite clause 10.80.30.40(1), the maximum permitted lot coverage is 42 per cent of the site as shown on Diagram 4 attached to this By-law
- (J) Despite clause 220.5.10.1 one Type "C" **loading space** is provided within the parking lot;
- (K) A driveway with a width of 6.0 m shall be provided on the south side of the site connecting with Bathurst Street as shown on Schedule 2"
- (L) Despite clause 10.5.50.10, a minimum of 524 square metres of **landscaping** must be provided on the lot, of which a minimum of 262 square metres must be soft **landscaping**;

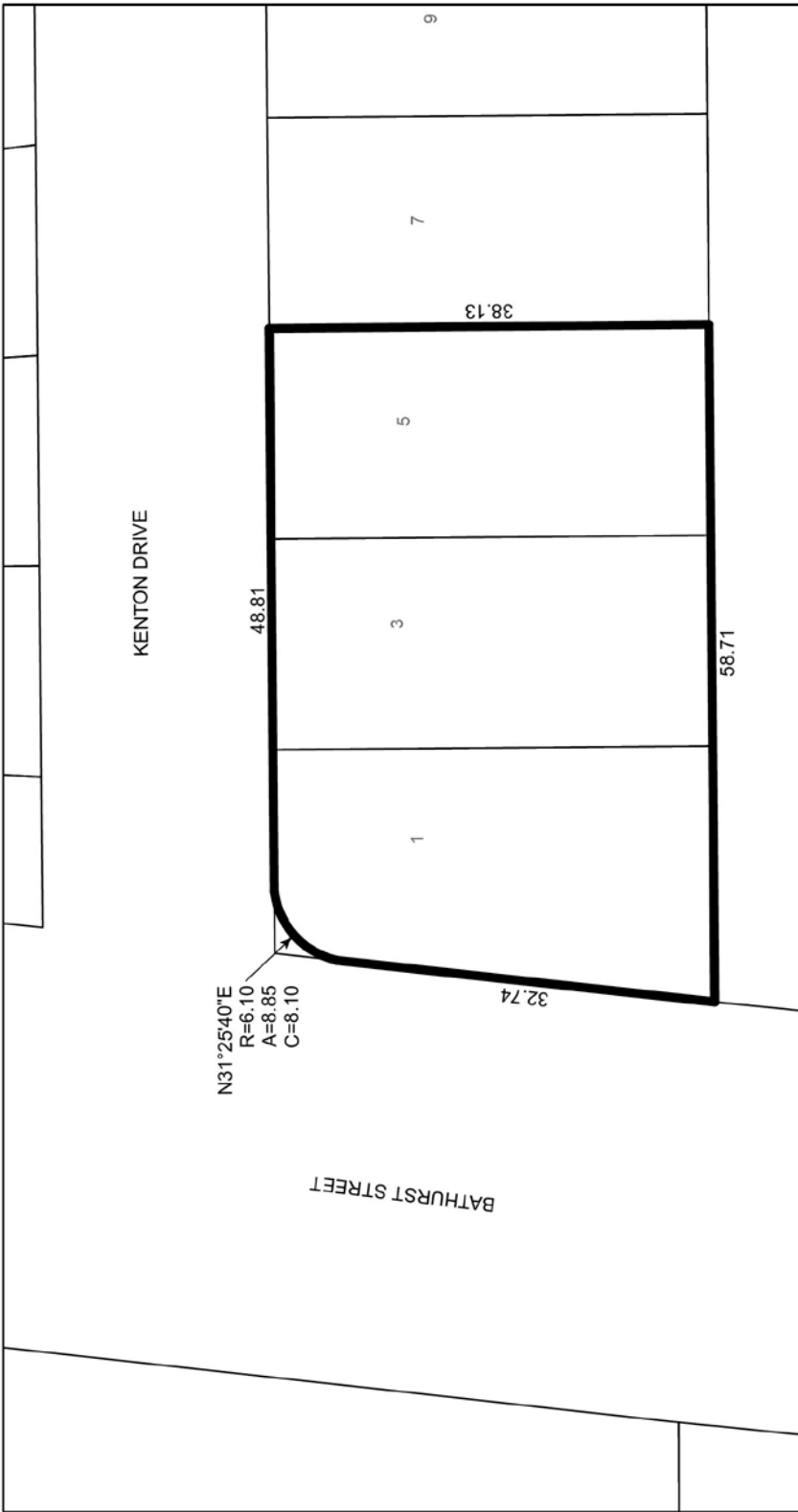
(M) For the purpose of this exception, **established grade** is the Canadian geodetic elevation of 192.575 metres;

Prevailing By-laws and Prevailing Sections: (NONE APPLY)

7. Notwithstanding any conveyance, severance, partition or division of the lot shown on Diagram 1, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, conveyance or division has occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 2021.

FRANCES NUNZIATA JOHN D. ELVIDGE
Speaker City Clerk
(Corporate Seal)

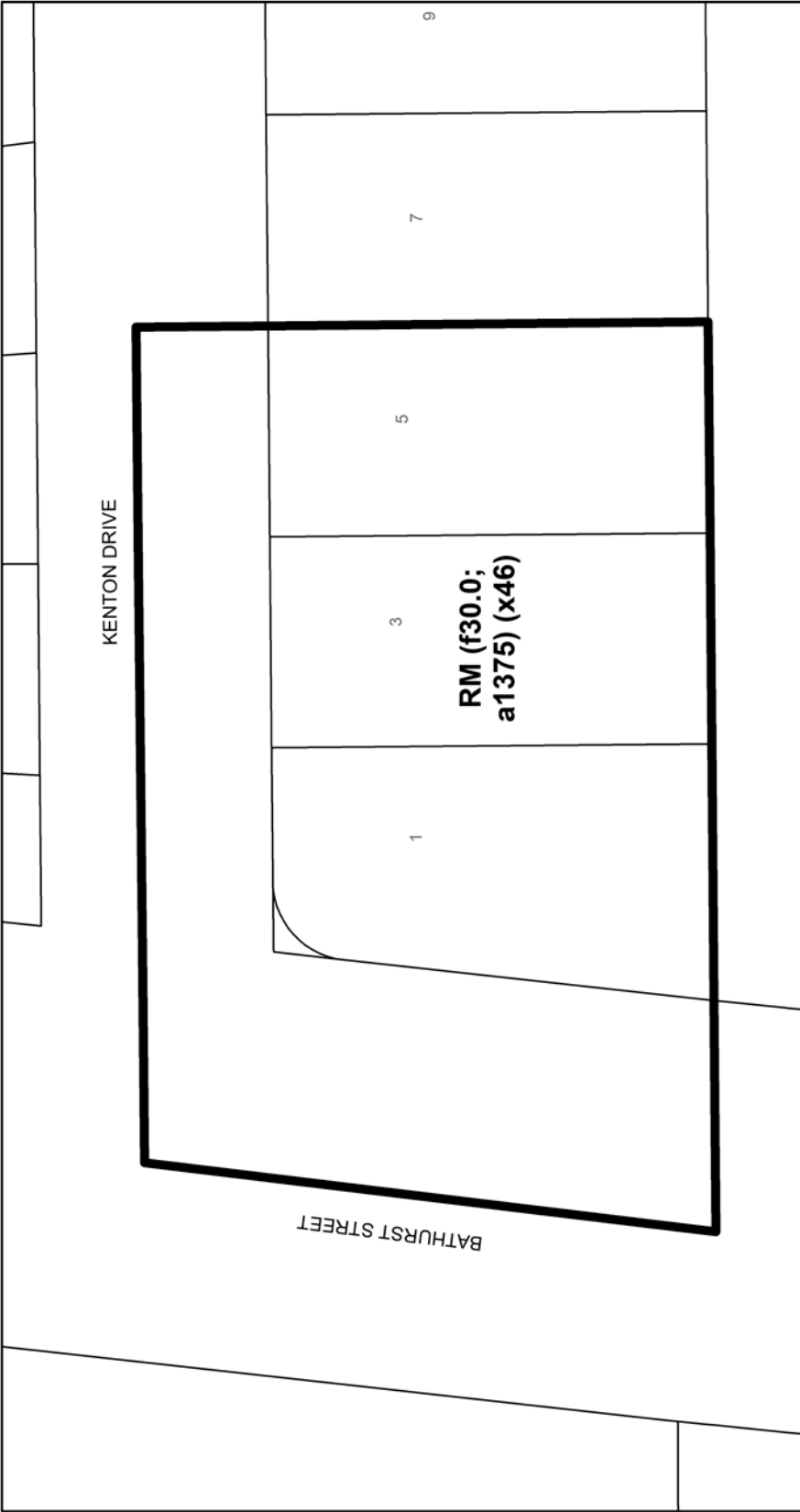


1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z



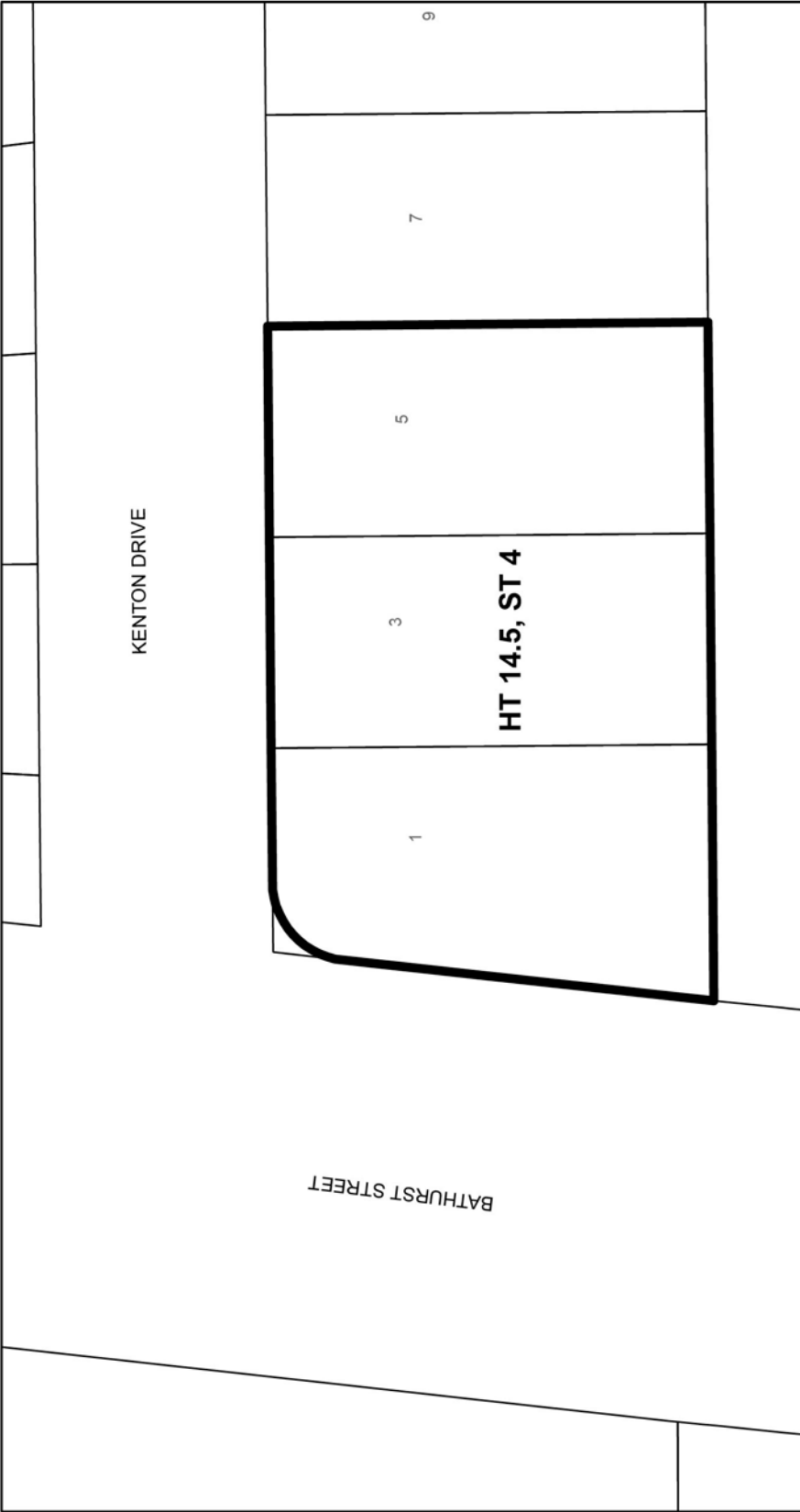
City of Toronto By-law 569.2013
Not to Scale
08/04/2021



1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z

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City of Toronto By-law 569-2013
Not to Scale
08/04/2021

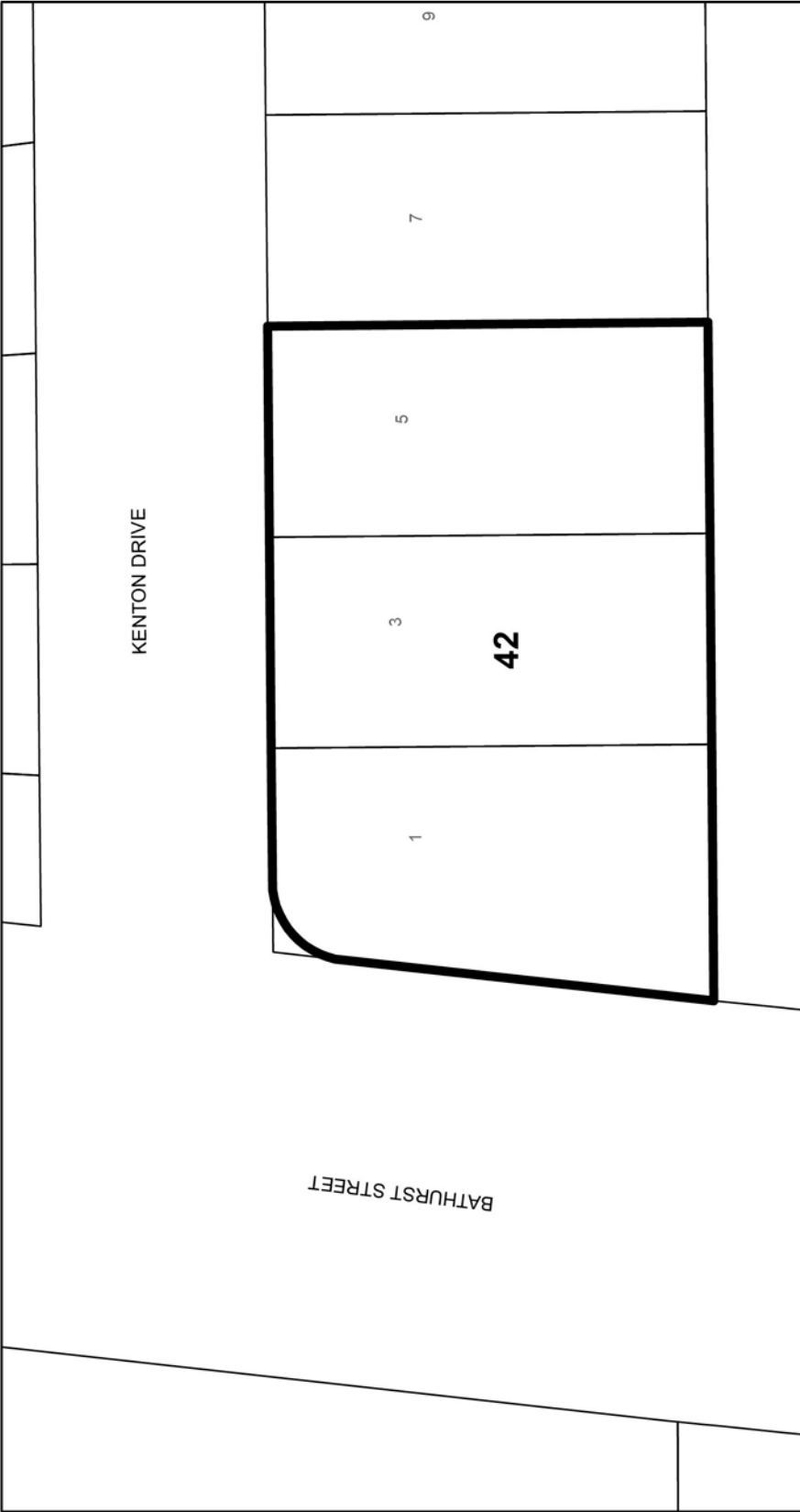


1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z



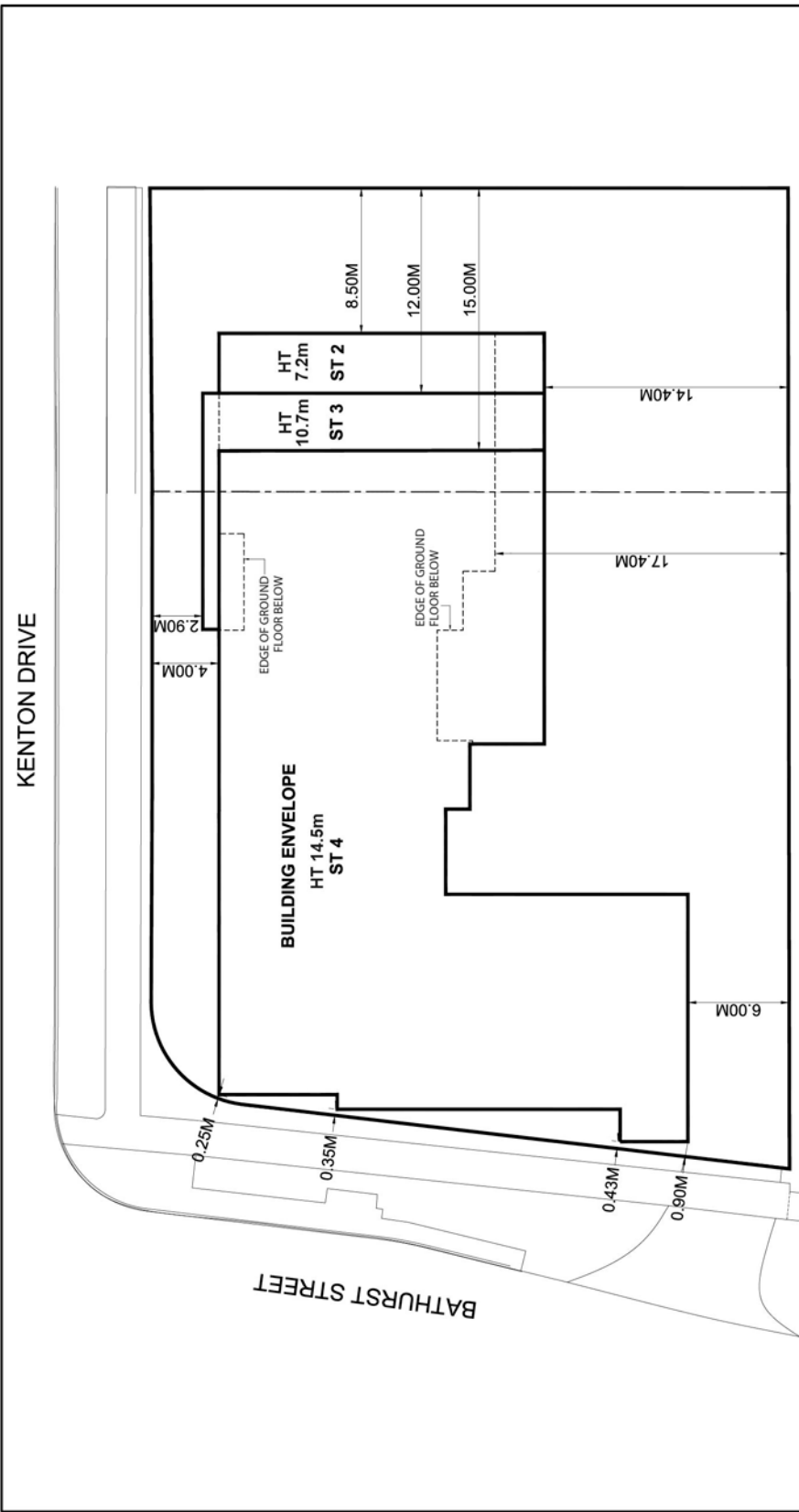
City of Toronto By-law 569-2013
Not to Scale
09/08/2021



1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z

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City of Toronto By-law 569-2013
Not to Scale
09/08/2021

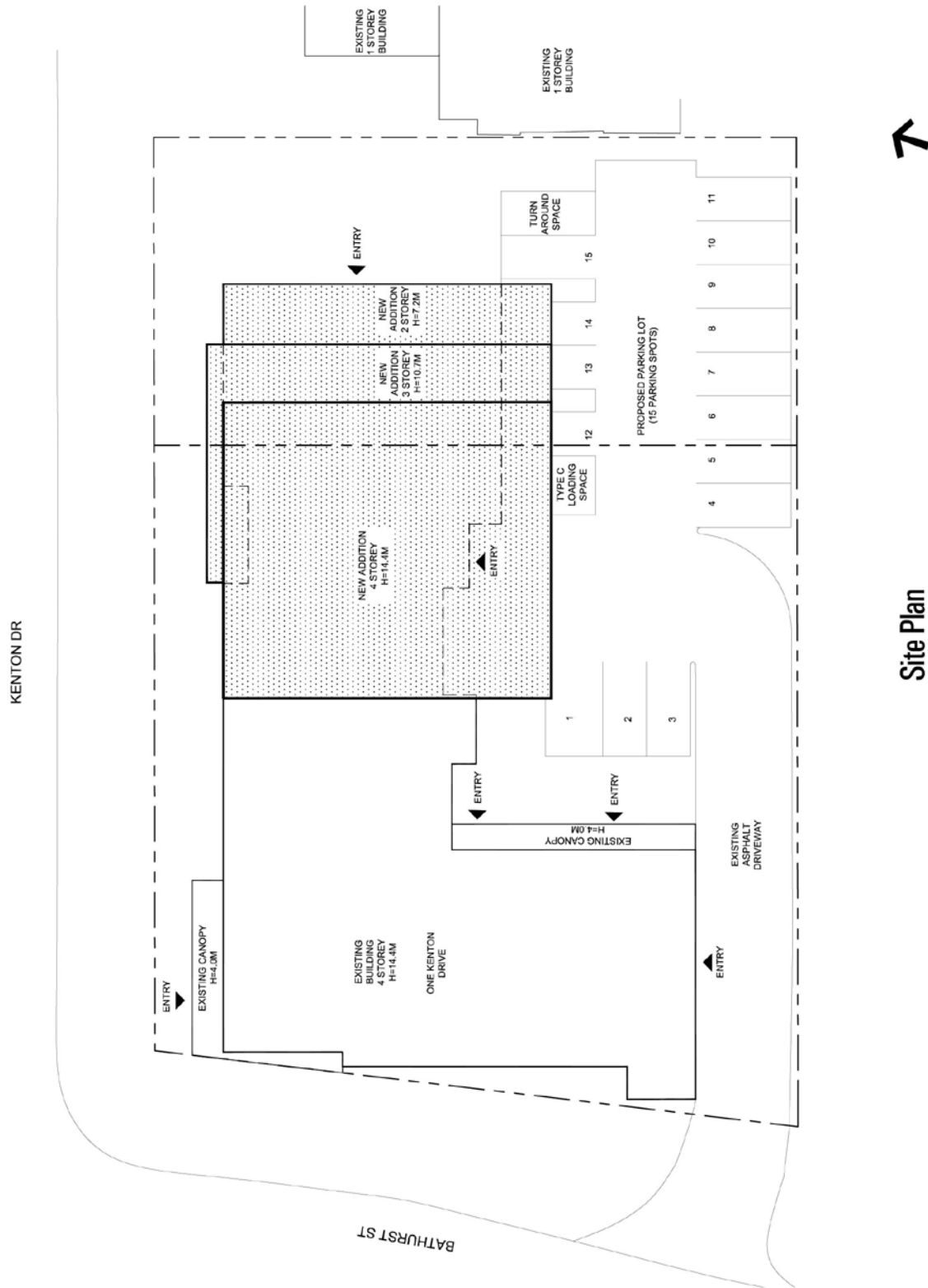


1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z

City of Toronto By-law 569-2013
Not to Scale
09/08/2021

Attachment 8: Site Plan



Site Plan

Attachment 9: Elevation Plan (north)



North Elevation

Attachment 10: Elevation Plan (east)



East Elevation