

65 & 67 Livingston Road - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

Date:	July 24, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	15 167669 ESC 43 OZ

SUMMARY

This application proposes Official Plan and Zoning By-law amendments to permit the redevelopment of the subject lands with a 5 storey, 175 unit retirement home at 65 and 67 Livingston Road.

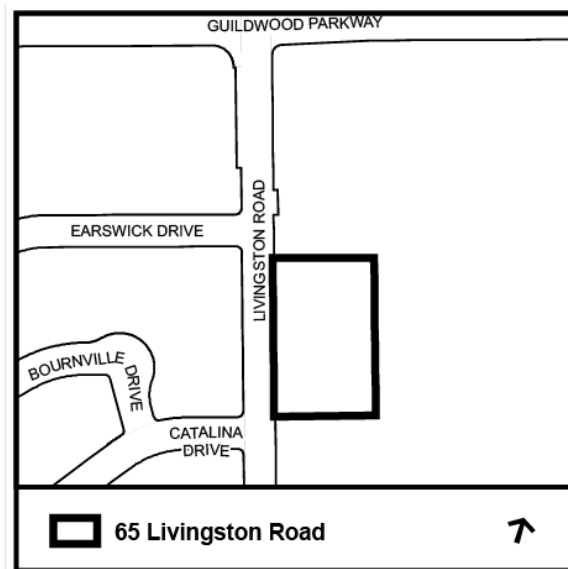
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The applications should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the 1st Quarter of 2016 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 65 and 67 Livingston 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

In 2008, Official Plan and Zoning By-law amendment applications (File No. 08 164709 ESC 43 OZ) were made to facilitate the redevelopment of the subject lands with a 7 storey, 175 unit addition to the existing retirement home. At its meeting of July 7, 2008, Scarborough Community Council adopted recommendations of staff including authorization to hold a community consultation meeting. A community meeting was held with the local Ward Councillor, however the applications were not advanced and the file was subsequently closed.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the redevelopment proposal on January 14, 2014. During the meeting staff identified complete application submission requirements and the type of applications required to facilitate the redevelopment of the lands.

A number of preliminary issues were raised by staff including but not limited to; the appropriateness of the proposed massing; height and built form; the suitability of the scale of redevelopment; tree preservation and retention; the configuration of commercial space and construction phasing. A number of other issues were raised which will be discussed in further detail in the 'Issues to be Resolved' section of the report.

ISSUE BACKGROUND

Proposal

The applicant proposes to demolish the existing retirement home and commercial plaza on the subject lands and redevelop the site with a new 14,934 square metre (160,748 square foot) retirement residence. The application contemplates a total of 175 units consisting of 16 2-bedroom units, 103 1-bedroom units, 25 studio units and 31 'memory care' studio units. A total of 52 vehicular parking spaces are proposed. A total of 1,810 square metres (19,483 square feet) of indoor amenity space consisting of a theatre, exercise room and various activity room spaces and 3,440 square metres (37,028 square feet) of outdoor amenity space in the form of courtyards and terrace spaces are proposed. Of note, a central dining facility and associated kitchen are also included within the development.

The proposed building is 5 storeys in height in the east stepping down to 4 storeys and 2 storeys along Livingston Road at the north end and south end, respectively. The proposal contemplates a total of 1,020 square metres (10,979 square feet) of green roof space on the 2nd and 5th floors. (see Attachment 1: Site Plan and Attachment 2: Elevations).

The application proposes construction of the new residence building in two phases. The first phase consists of the demolition of the existing commercial building, construction of 132 residences and the relocation of all existing residents into the first phase of redevelopment. The second phase consists of the demolition of the existing residence and construction of 43 units.

Site and Surrounding Area

The subject site is comprised of two properties municipally known as 65 Livingston and 67 Livingston Road. The site is approximately 0.96 hectares (2.40 acres) in size and is located on the east side of Livingston Road roughly 150 meters south of the intersection of Guildwood Parkway and Livingston Road. The subject lands are rectangular in shape and have approximately 139 metres (456 feet) of frontage on Livingston Road. 65 Livingston Road currently contains a 3 storey, 82 unit retirement home and 67 Livingston Road, a single storey, 3 unit vacant commercial/retail plaza.

Abutting Uses include:

North: A driveway leading to the adjacent school (Sir Wilfred Laurier Collegiate Institute) and a place of worship use.

South: A City-owned park (Livingston Road Park South) and 14 and 17 storey residential apartment buildings.

East: A secondary school.

West: Detached residential dwellings, and a plaza containing a broad range of retail/commercial uses.

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. The 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. The planning decisions of City Councils 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 site is designated *Neighbourhoods* on Land Use Map 23 within the Official Plan. The Plan states that *Neighbourhoods* are physically stable areas, providing for a range 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 4 storeys (see Attachment 3: Official Plan)

The Built Form section of the Plan provides direction on the form of new development noting that future redevelopment 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 matters these policies include that:

- New development will be located and organized to fit with its existing and/or planned context and it will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks and open spaces and properties;
- New development will 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,
- Every new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development.

The Housing Policies in Section 3.2.1 indicate that a full range of housing in terms of form, tenure and affordability, across the City and within Neighbourhoods will be provided and maintained to meet current and future needs of residents.

The Healthy Neighbourhoods policies of the Official Plan, contained in Section 2.3.1, states that *Neighbourhoods* are considered to be physically stable areas. Development within *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.

Zoning

The subject site is dual zoned within the Guildwood Community Zoning By-law No. 9676, as amended. The lands at 67 Livingston are zoned Neighbourhood Commercial (NC) and the lands at 65 Livingston are zoned Highway Commercial (HC). The Neighbourhood Commercial Zone permits a range of commercial uses including, banks, medical centres, restaurants, and retail stores and offices. The lands at 65 Livingston Road are zoned Highway Commercial (HC) and are subject to Exception No. 9, which permits uses such as educational and religious establishments, recreational, restaurant and banquet halls and nursery schools and nursing homes. The existing retirement home is permitted under the nursing home use. Of note, 'retirement home' is not a defined term in the zoning by-law (see Attachment 4: Zoning).

The lands at 67 Livingston Road are zoned Commercial Local (CL) Zone in the new City-Wide Zoning By-law No. 569-2013, as amended. The City-Wide Zoning by-law does not apply to the 65 Livingston Road. The CL Zone permits a range of commercial and institutional uses.

Site Plan Control

The lands are subject to site plan control. The applicant has submitted a site plan control application (File No. 15 167677 ESC 43 SA), which is being reviewed concurrently with the Official Plan and Zoning By-law amendment applications.

Tree Preservation

The applicant has submitted an arborist's report prepared by Urban Forest Innovation Inc. in support of the redevelopment proposal. The report and associated tree preservation plan inventory a total of 127 trees, of which, no trees are proposed for retention. Of note, it is reported that Emerald Ash Borer infestation has affected approximately 38 trees. The report and all relevant plans and drawings have been circulated to Urban Forestry staff for review and comment.

Archaeology

The site is within an area of archaeological potential and the applicant has submitted a Phase 1 and Phase 2 Archaeological Assessment. The relevant staff have been circulated. The application is currently under review by appropriate staff.

Reasons for the Application

The Official Plan amendment application has been filed in order to permit the proposed 5 storey building height in a *Neighbourhoods* land use designation which permits a maximum of 4 storeys. The rezoning application is required to permit the use on the lands at 67 Livingston Road and to establish appropriate performance standards appropriate for the entire site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Transportation Impact Study;
- Arborist's Report;
- Archeological Assessment;
- Functional Servicing Report; and
- Toronto Green Standard Checklist.

A Notification of Complete Application was issued on June 24, 2015.

Issues to be Resolved

The application has been circulated to relevant divisions and external agencies for comment. The following preliminary issues have been identified by staff to date:

- The appropriateness of the proposal with respect to conformity with all relevant Built Form, Housing and *Neighbourhoods* policies for infill development within *Neighbourhoods*;

- The impact of the proposed height on surrounding properties with specific regard to overlook, privacy, visual impact and shadows;
- The appropriateness of the setbacks and stepbacks proposed;
- The adequacy of parking proposed and location of parking and vehicular access;
- The configuration of commercial space;
- Suitability of proposed site servicing and stormwater management;
- Tree preservation and retention;
- The adequacy of amenity space; and
- Section 37.

The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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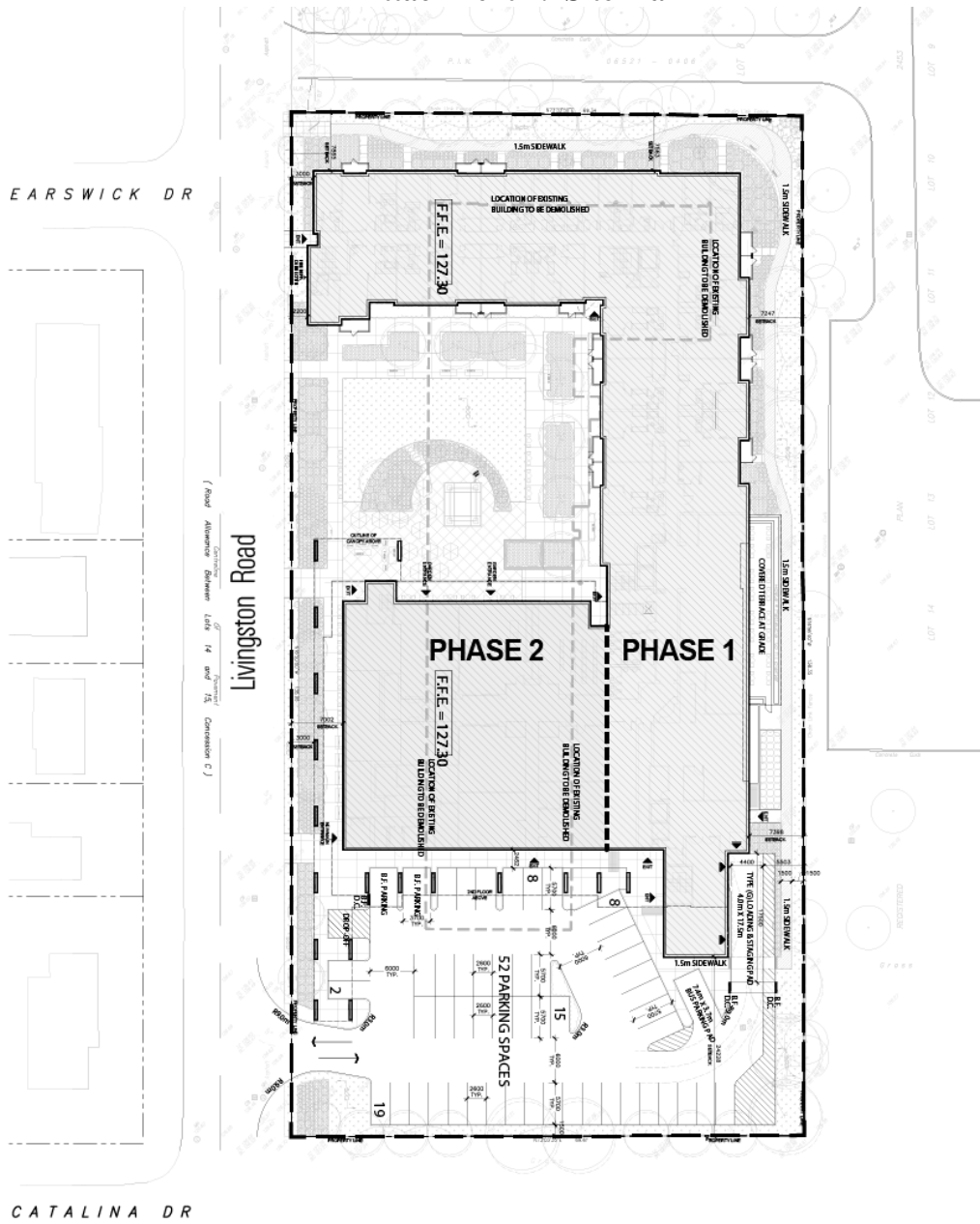
SIGNATURE

Lorna Day, Director
 Community Planning, Scarborough District

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

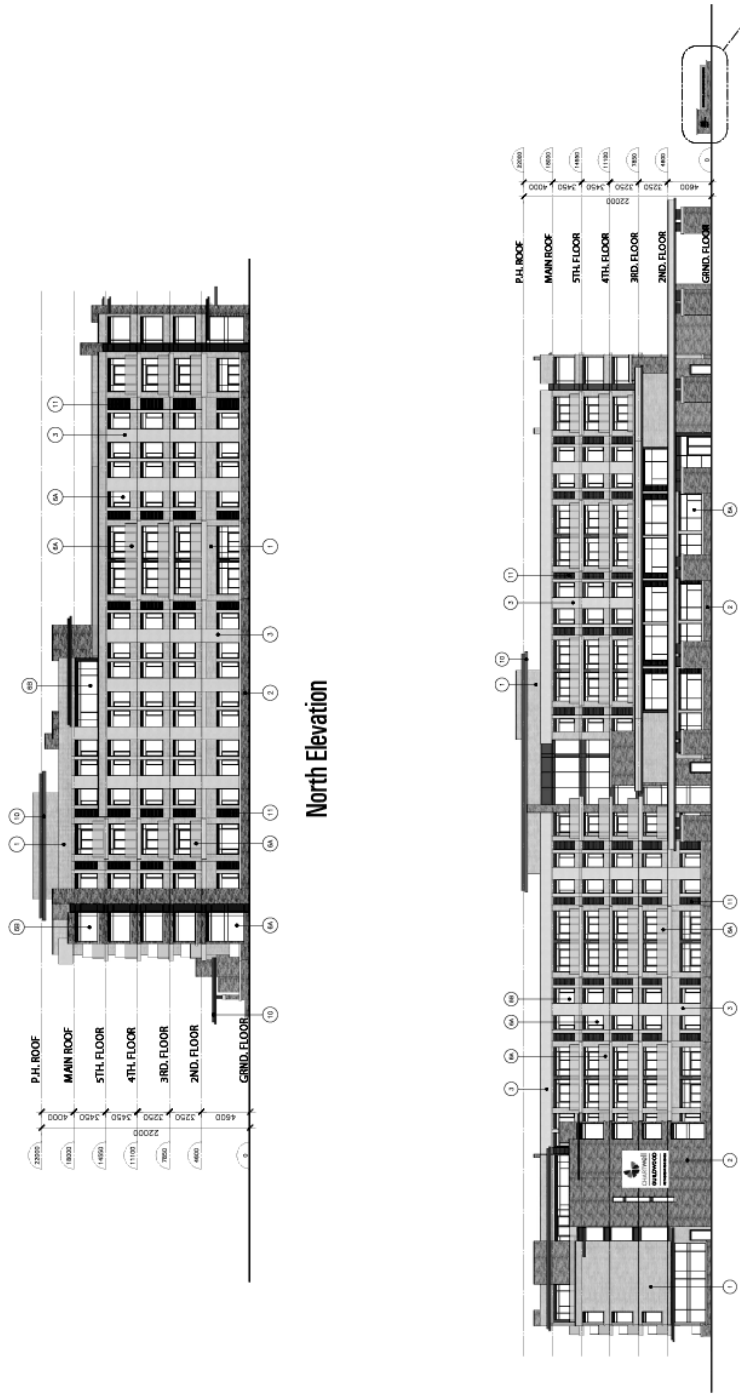
Applicant's Submitted Drawing

Not to Scale 

65 & 67 Livingston Road

File # 15 167669 ESC 43 02

Attachment 2: Elevations



65 & 67 Livingston Road

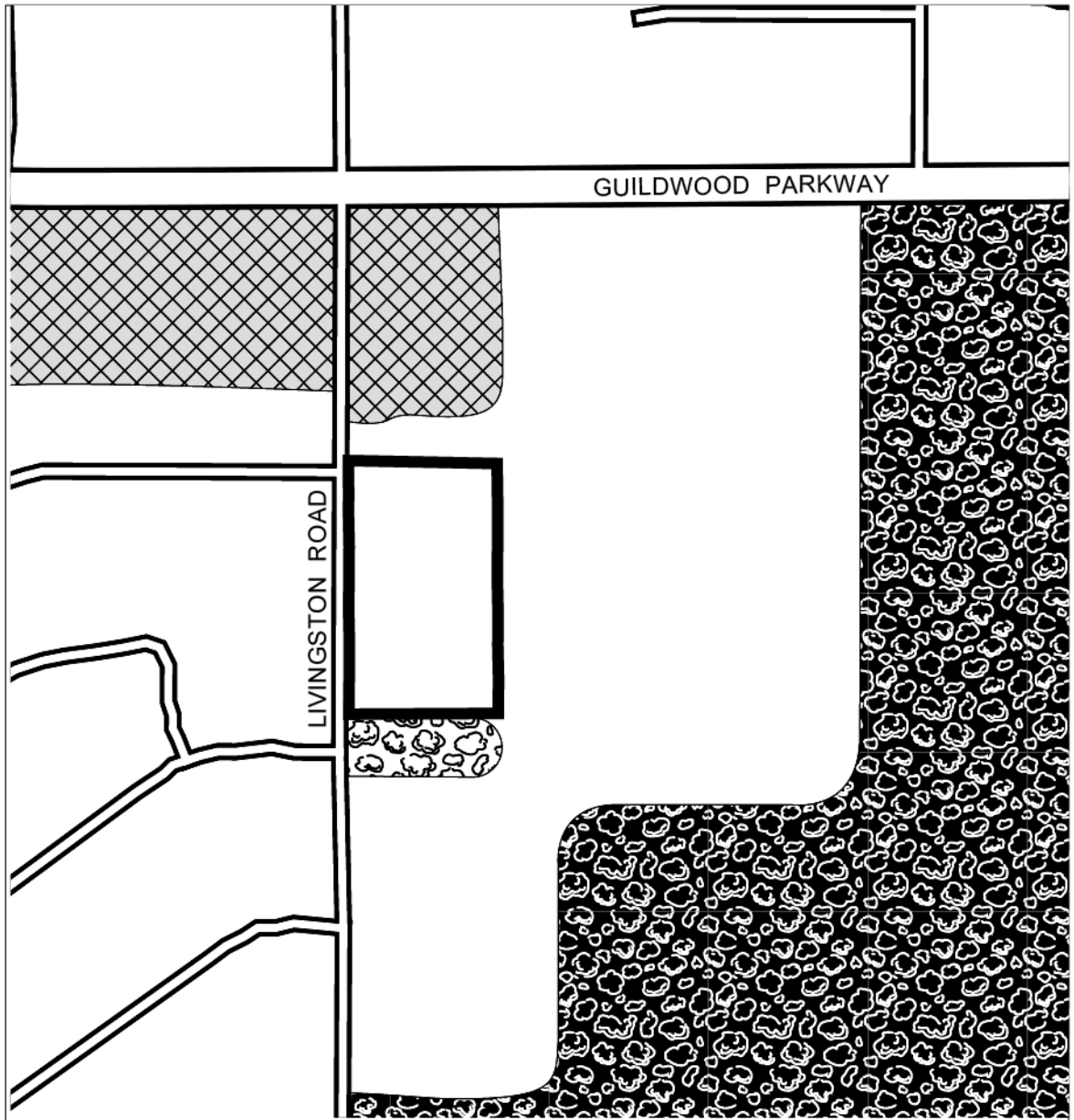
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Elevations

Applicant's Submitted Drawing

Not to Scale
7/16/15

Attachment 3: Official Plan



Toronto City Planning
Official Plan

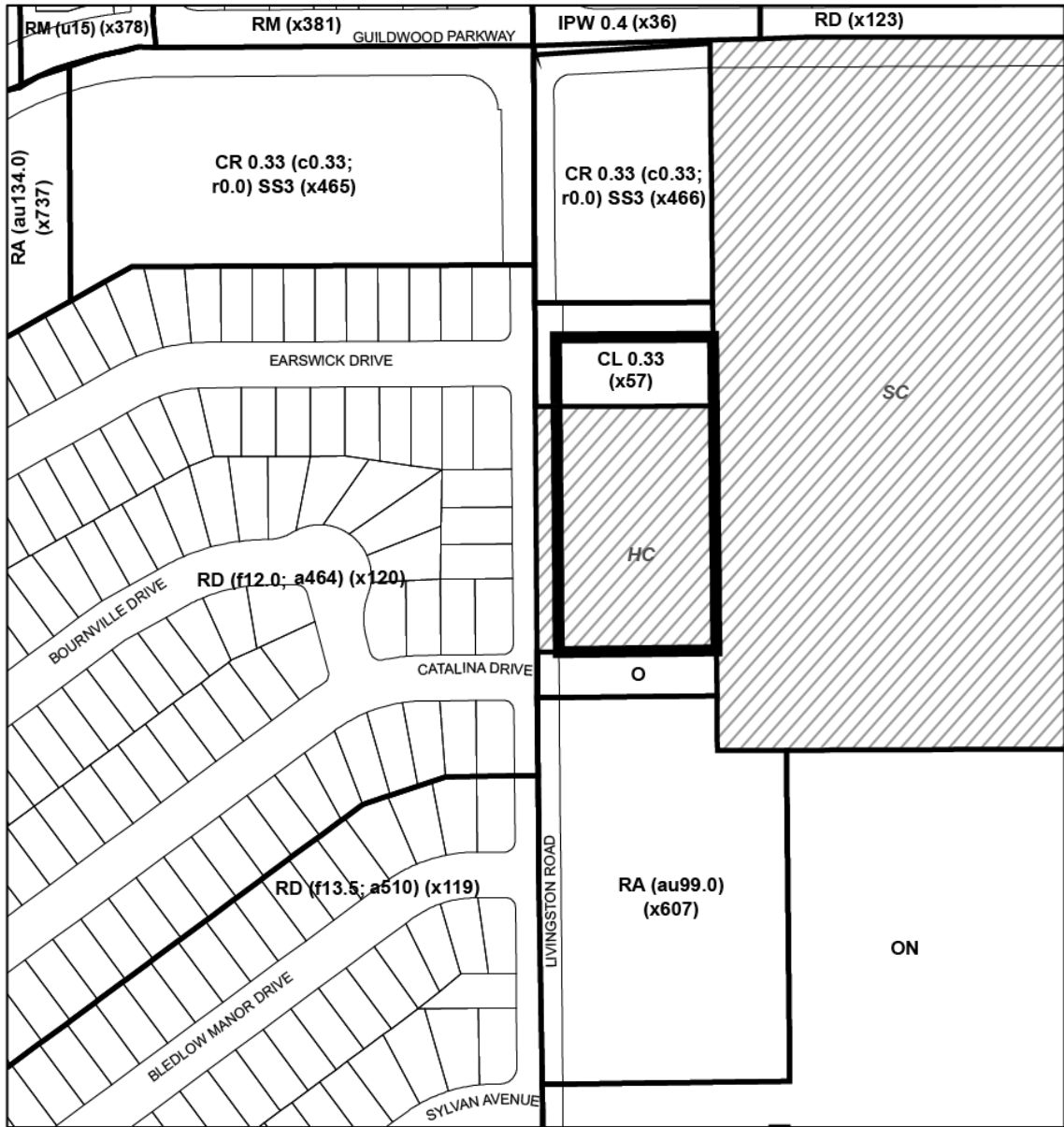
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File # 15 167669 ESC 43 0Z



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Attachment 4: Zoning



Zoning By-Law No. 569-2013

65 & 67 Livingston Road

File # 15 167669 ESC 43 0Z

Location of Application

RD Residential Detached
 RM Residential Multiple
 RA Residential Apartment
 CL Commercial Local

CR Commercial Residential
 IPW Institutional Place of Worship
 O Open Space
 ON Open Space Natural

See Former City of Scarborough Guildwood Community Bylaw No. 9676

NC Neighbourhood Commercial
 HC Highway Commercial
 SC School



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 Extracted: 07/10/2015

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 167669 ESC 43 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 3, 2015

Municipal Address: 65 & 67 LIVINGSTON RD
 Location Description: PLAN 2407 LOT 11 TO 17 NOW RP 64R13828 PART 8 TO 14 **GRID E4308
 Project Description: This application is for OPA & REZONING to permit a 5 storey, 14,934 m², 175 unit seniors retirement home consisting of residential and non-residential (commercial) ground floor uses. A concurrent site plan application 15 167677 ESC 43 SA is being processed.

Applicant:	Agent:	Architect:	Owner:
2081764 ONTARIO INC			CSH-HCN (LIVINGSTON) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	HC/NC	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	9,633	Height:	Storeys:	5	
Frontage (m):	139		Metres:	18	
Depth (m):	69				
Total Ground Floor Area (sq. m):	3,857				Total
Total Residential GFA (sq. m):	9,823		Parking Spaces:	52	
Total Non-Residential GFA (sq. m):	5,111		Loading Docks	1	
Total GFA (sq. m):	14,934				
Lot Coverage Ratio (%):	40				
Floor Space Index:	1.55				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	9,823	0
Bachelor:	56	Retail GFA (sq. m):	0	0
1 Bedroom:	103	Office GFA (sq. m):	0	0
2 Bedroom:	16	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	5,111	1,203
Total Units:	175			

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