

663 Kingston Road - Zoning Amendment Application - Preliminary Report

Date:	December 8, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	14 200116 STE 32 OZ

SUMMARY

This application proposes a six-storey, 56 unit mixed use building with retail at grade at 663 Kingston Road. The structure will have a total gross floor area of 4,765 m² with 577 m² of non-residential floor space. Two levels of underground parking is proposed with access from the public laneway in the rear of the site. 36 parking spaces will be provided plus an additional 8 spaces for visitors.

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

A Community Consultation meeting is anticipated to be held in the first quarter of 2015. A final report is targeted for the third quarter of 2015, assuming that applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 663 Kingston 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements, as well issues respecting the built form of the proposal.

ISSUE BACKGROUND

Proposal

The proposal is for a six-storey mixed use building with 56 units and a total gross floor area of 4,765 m². The proposal includes 44 parking spaces in a two level underground garage accessed from the public laneway. Loading will be partially in the public laneway. The proposal will have floor space index of 4.19 times the lot area. Attachment 4 provides more information on the proposal.

The proposed building will have a height of approximately 24.95 metres including the mechanical penthouse. The building will be setback 1.2 metres from Kingston Road, 1.86 metres from the rear, 0 metres to the east, and 1.2 metres from the west. The ground floor is setback 1.2 metres from the property line on Kingston Road and floors two to five will have a 0 metre setback to Kingston Road. Floors four to six are stepped down in the rear.

Site and Surrounding Area

The property is a 1,136 m² site located on the southeast corner of Kingston Road and Southwood Drive. The site has 36.6 metre and 30.8 metre frontages on Kingston Road and Southwood Road, respectively. A vacant commercial pad is presently on the site surrounded by surface parking. The former operator was Dip'n Sip Donuts.

Land uses and form of development surrounding the property include the following:

- North: A five-storey seniors residence on the north side of Kingston Road.
- West: On the west side of Southwood Drive a two-storey main street building fronts onto Kingston Road. The building contains commercial units at grade and residential units above.
- East: A low density residential neighbourhood east of the site including one-storey detached dwellings with access from Kingston Road.
- South: A public laneway separates the subject site and the residential neighbourhood to the south. The neighbourhood consist of one and two-storey detached dwellings.

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 property is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces.

Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. Not all *Mixed Use Areas* will experience the same scale or intensity of development. Development along the *Avenues* will generally be at a much lower scale than in the *Downtown* and most often at a lower scale than the *Centres*.

The Official Plan contains policies for assessing development in *Mixed Use Areas*. Specifically, Policy 2 states that development will:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass 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 and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locate and mass new building so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation spaces for building residents in every significant multi-unit residential development.

Zoning

The site is zoned CR 2.0(c0.5;r2.0)SS2(x2230) in Zoning By-law 569-2013 which permits residential and non-residential uses including office, retail store, eating establishment, and vehicle fuel station. Residential units are permitted in an apartment building or mixed use building. The total permitted density for all uses is 2.0 times the area of the lot. The height limit is 14 metres.

Site Plan Control

A Site Plan Control application was submitted concurrently with the Rezoning application.

Mid-Rise Design Guidelines

In July 2010, Toronto City Council adopted the Mid Rise Design Guidelines and directed City Planning staff to monitor implementation. Although the site is not located on an Avenue as identified on the Urban Structure (Map 2) of the Official Plan, the Mid Rise Design Guidelines provide a set of performance measures for evaluating mid rise developments to ensure they fit within their context and minimize their local impacts. As such they are a useful tool to assist in the evaluation of this proposal; however, consistency with the guidelines will not alone determine whether the proposed building type and built form are appropriate for the site.

Reasons for the Application

A Zoning By-law amendment is required because the proposed development does not comply with the provisions of the CR 2.0(c0.5;r2.0)SS2(x2230) in Zoning By-law 569-2013, as amended. The CR 2.0(c0.5;r2.0)SS2(x2230) zone permits a residential unit in an apartment building up to 2.0 time the lot area. Commercial uses are permitted up to 0.5 time the lot area. The total permitted density for all uses is 2.0 times the lot area and the maximum permitted height is 14 metres. A Zoning By-law amendment is required to permit a full range of retail uses, a 24.95 metre building, a density of 4.19 times the lot area, and other zoning standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Sun/Shadow Study
- Arborist Report and Tree Preservation Plan
- Loading and Parking Study
- Functional Servicing Report
- Phase 1 and 2 Environmental Site Assessments
- Energy Modelling Report

A Notification of Complete Application was issued on September 4, 2014.

Issues to be Resolved

Uses

The proposed six-storey mixed use development includes a full range of retail uses. Staff will review the requested uses with the criteria in the Official Plan to determine appropriateness and impact on adjacent land uses.

Massing

City Planning will examine the appropriateness of the proposed massing, setbacks, and stepbacks taking into account the existing and planned context. Planning will also review appropriate built-form, transitions, and impact on neighbouring land uses. A sun/shadow impact study has been submitted in support of the development. Acceptability of the sun/shadow impacts will be reviewed.

Density

The proposed floor space index of 4.19 times the lot area exceeds the 2.0 permitted in the Zoning By-law. City Planning staff will examine the appropriateness of the requested density.

Public Realm

The application proposes a planter on the Southwood Drive right-of-way. There is also an existing Toronto Transit Commission (TTC) bus stop adjacent to the site on Southwood Drive. City Planning staff will review the appropriateness of these and other features of the public realm, including the sidewalk widths.

Servicing and Loading

Access to the parking garage will be from the public laneway in the rear of the site. The development also proposes a portion of the loading space be in the public laneway. Staff will review the access, servicing, loading, and parking layout to determine appropriateness and impact on neighbouring land uses.

Parking

The development proposes 44 on-site parking spaces whereas 53 spaces are required. The development also proposes 56 bicycle parking spaces. Staff will examine the adequacy of vehicular and bicycle parking.

Toronto Transit Commission

The TTC advises that the existing bus stop on Southwood Drive must be relocated. The location of the new bus stop may require changes to the development.

Tree Preservation

The applicant's arborist report identifies five trees either on the property or adjacent to it. Four of these trees are proposed to be removed. Staff will review the appropriateness of the tree preservation plan.

Toronto Green Standard

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 the community consultation process.

CONTACT

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SIGNATURE

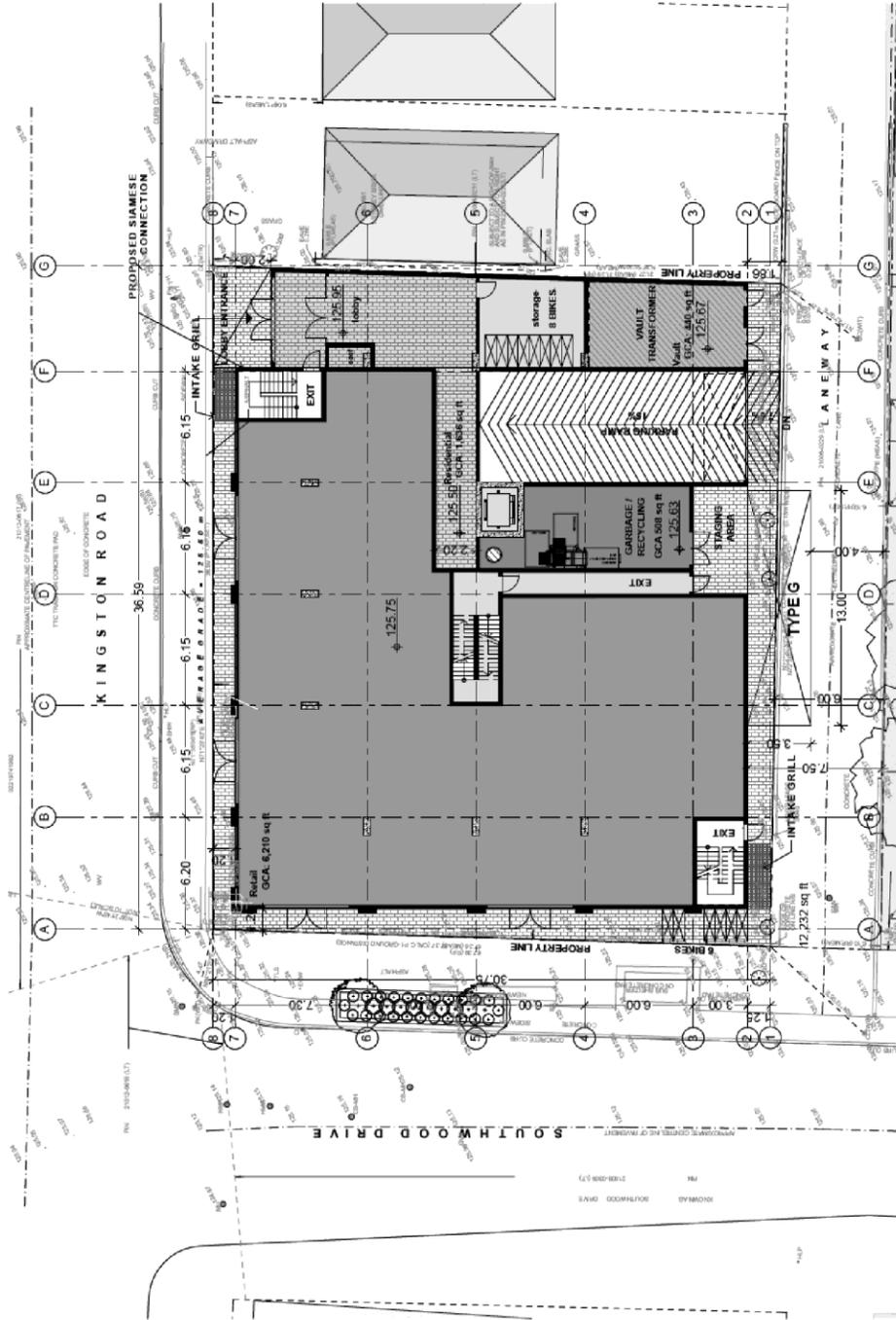
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



663 Kingston Road

File # 14_200116_STE 32 0Z

Site Plan

Applicant's Submitted Drawing



Not to Scale
09/10/2014

Attachment 2: Elevations



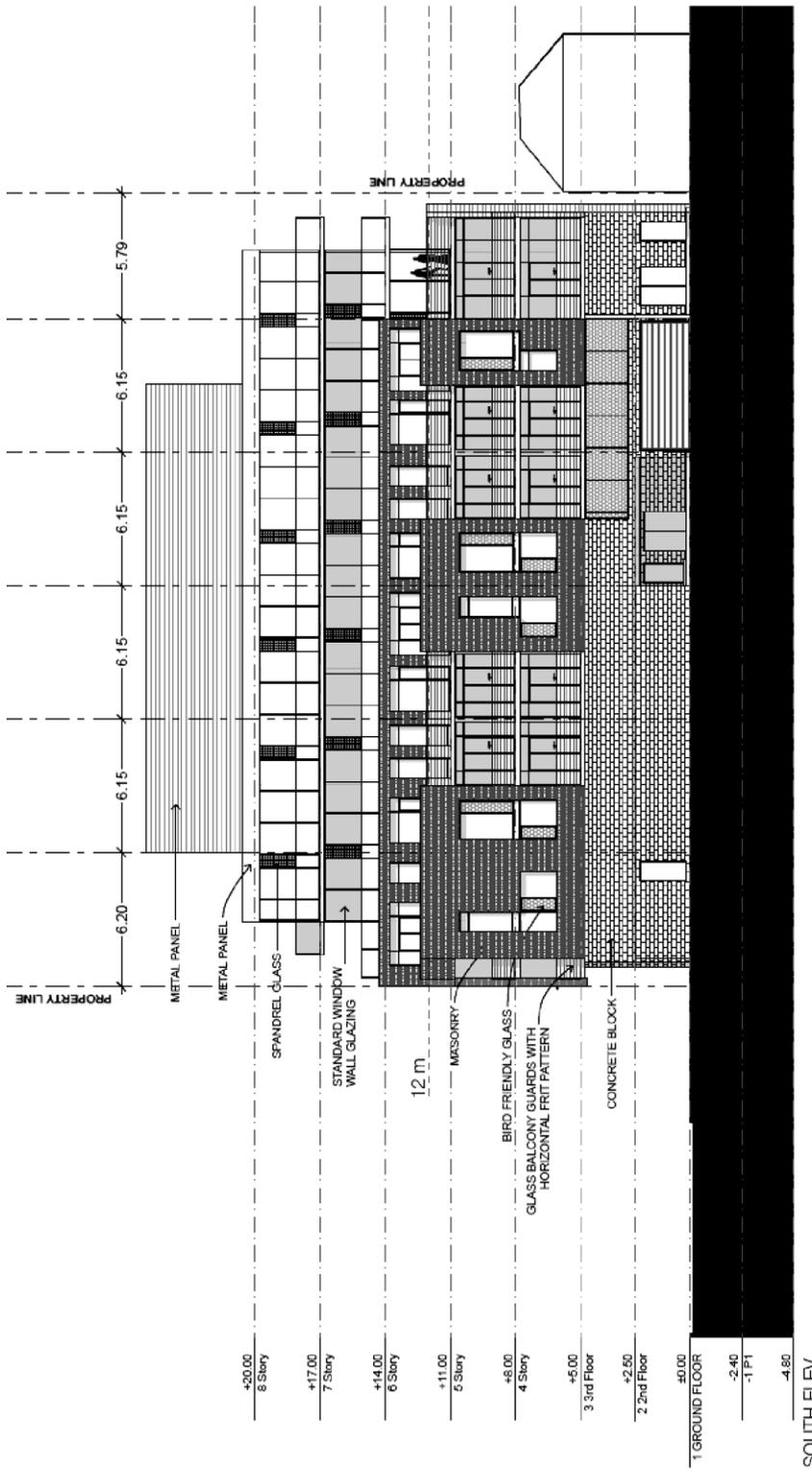
663 Kingston Road

File # 14_200116_STE 32.0Z

North Elevation

Applicant's Submitted Drawing

Not to Scale
09/10/2014

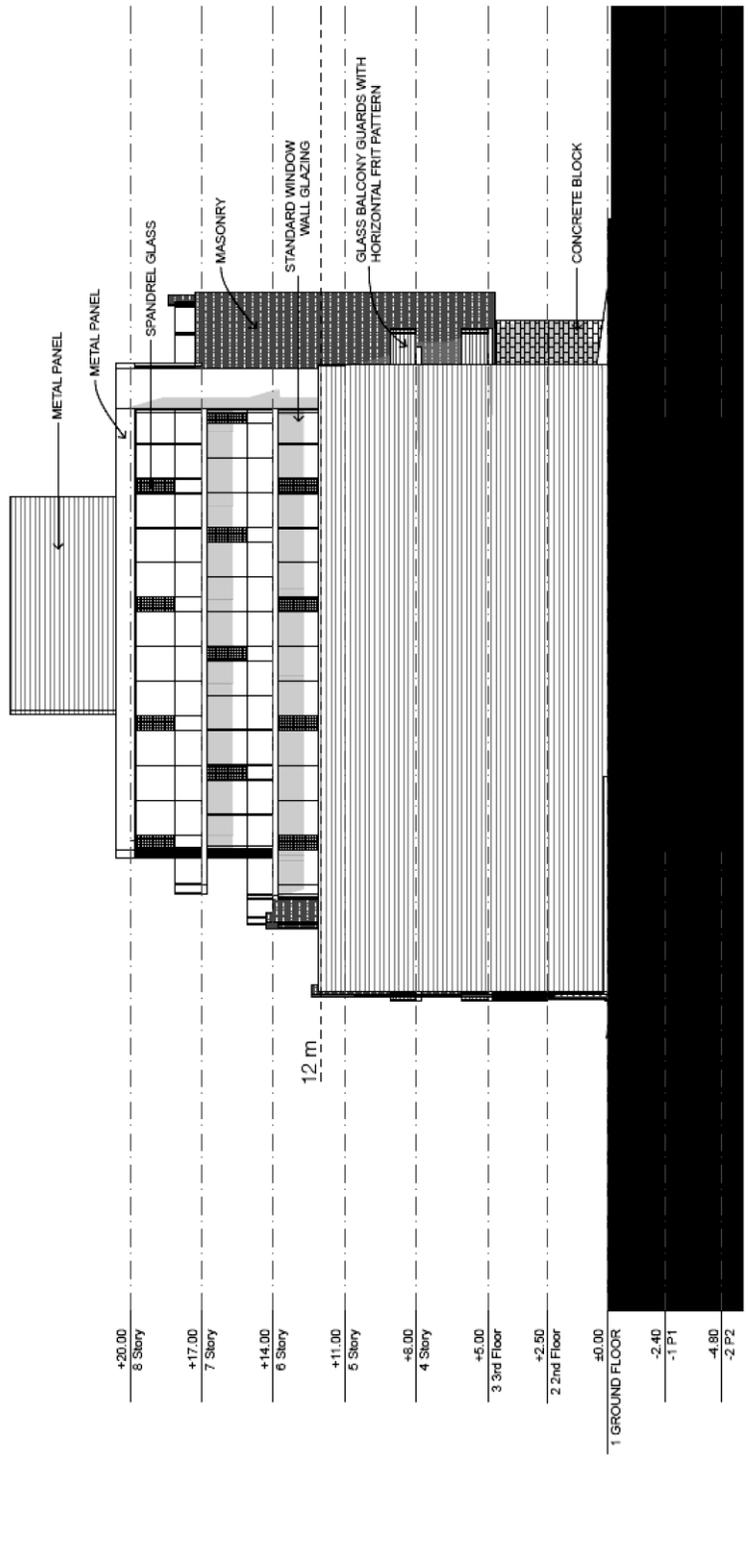


663 Kingston Road

South Elevation
 Applicant's Submitted Drawing

Not to Scale
 09/10/2014

File # 14_200116_STE 32 0Z

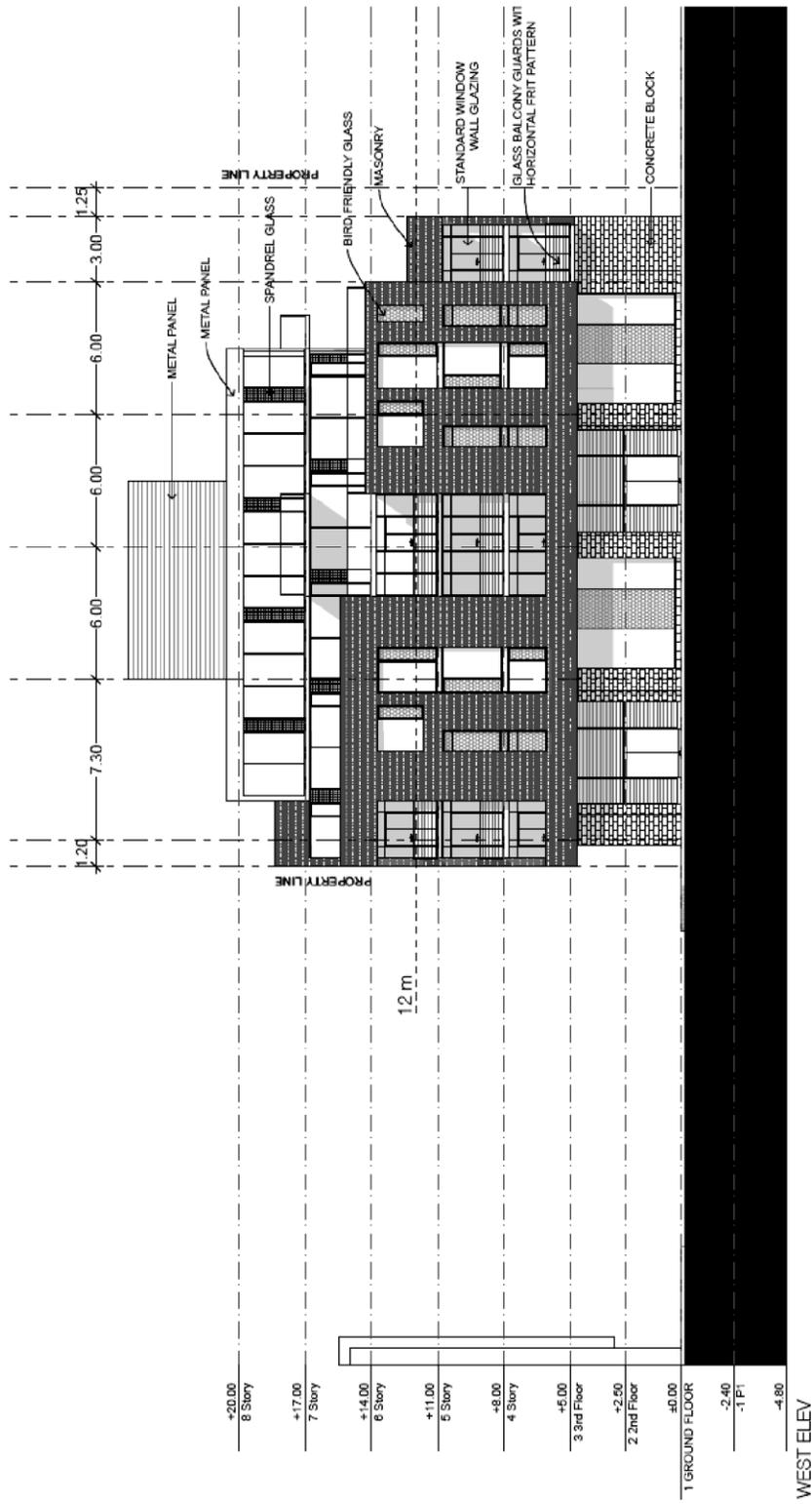


EAST ELEV

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 09/10/2014

663 Kingston Road

File # 14_200116_STE 32 0Z

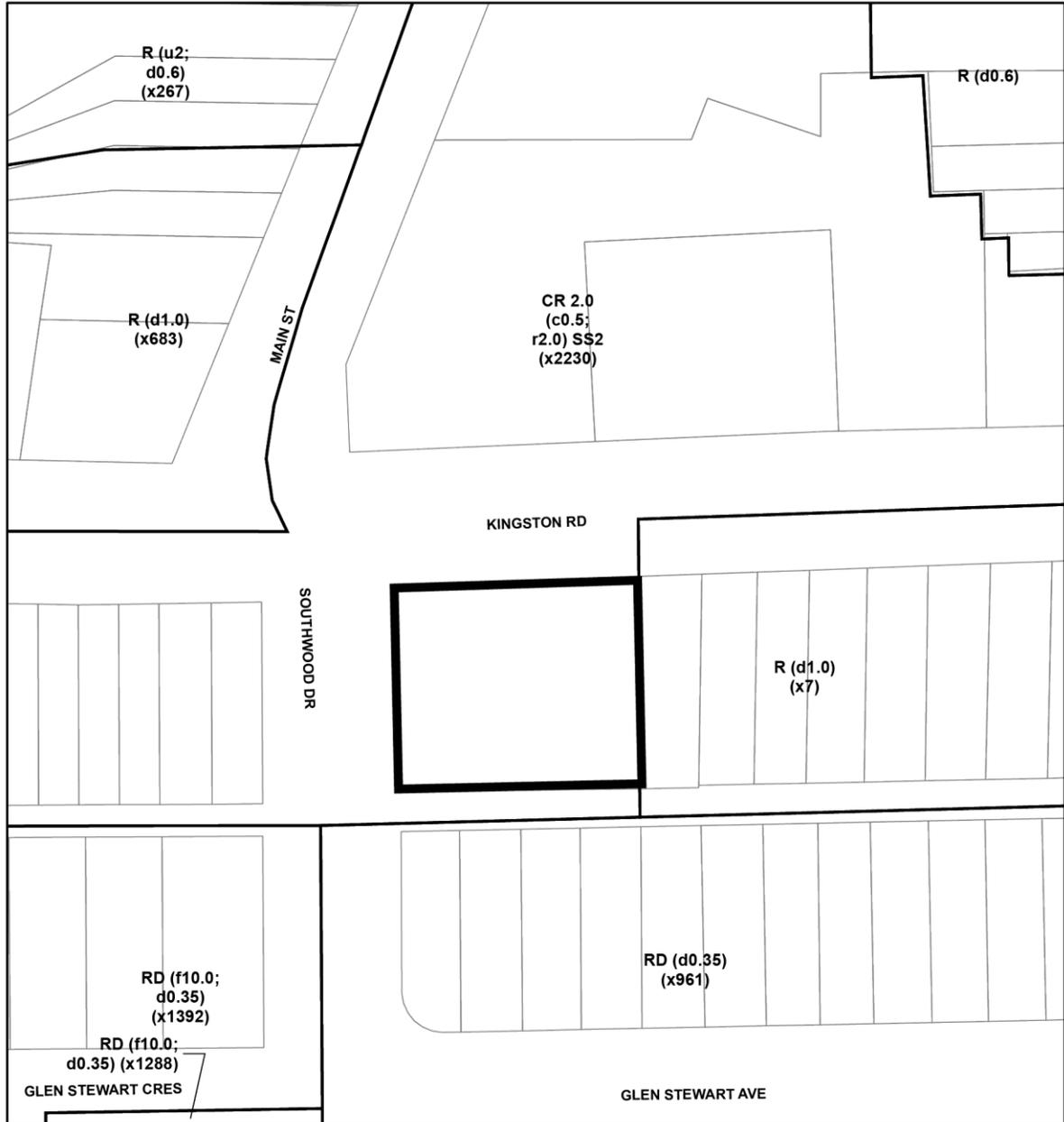


663 Kingston Road

West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 09/10/2014

File # 14_200116_STE 32 0Z

Attachment 3: Zoning



Zoning By-law 569-2013

663 Kingston Road

File # 14 200116_STE_32_0Z



- R Residential
- RD Residential Detached
- CR Commercial Residential



Not to Scale
Extracted: 09/10/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 200116 STE 32 OZ
Details	Rezoning, Standard	Application Date:	July 31, 2014
Municipal Address:	663 KINGSTON ROAD		
Location Description:	PLAN M467 LOT 74 **GRID S3210		
Project Description:	Proposed 6 storey residential apartment building with grade related retail. Total 56 units with 44 parking spaces below grade.		

Applicant:	Agent:	Architect:	Owner:
646 Kingston Rd Inc		TACT Architecture Inc.	Streetcar Developments

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 2.0(c0.5;r2.0)SS2(x2230)	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1136	Height:	Storeys:	6
Frontage (m):	22.02		Metres:	24.95
Depth (m):	38.61			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	4188		Parking Spaces:	44
Total Non-Residential GFA (sq. m):	577		Loading Docks	1
Total GFA (sq. m):	4765			
Lot Coverage Ratio (%):				
Floor Space Index:	4.2			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	4
1 Bedroom:	47
2 Bedroom:	5
3 + Bedroom:	0
Total Units:	56

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	4188		0
Retail GFA (sq. m):	577		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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