

663-691 Kingston Road – Official Plan Amendment and Zoning Amendment Applications – Final Report

Date:	May 29, 2015
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

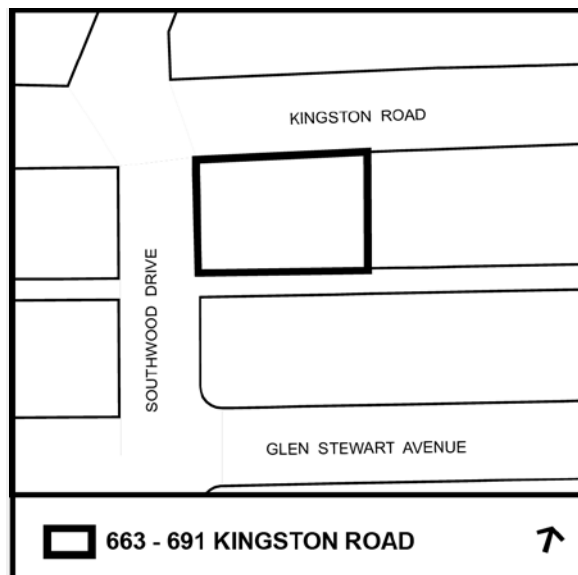
The proposal seeks to construct a seven-storey mixed-use building and two townhouse units at 663-691 Kingston Road. The development proposes 49 residential units (4,957 m² of residential gross floor area (GFA)), 625 m² of retail GFA at grade, and 62 on-site parking spaces in a two level underground garage. Fifteen parking spaces will be shared with the proposed development at 622-646 Kingston Road.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 691 Kingston Road substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7 to the report dated May 29, 2015.
2. City Council amend Zoning By-law 438-86, for the lands at 663–691 Kingston Road substantially in accordance with the draft Zoning By-



law Amendment to be provided prior to the Toronto and East York Community Council meeting of June 16, 2015.

3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 663–691 Kingston Road substantially in accordance with the draft Zoning By-law Amendment to be provided prior to the Toronto and East York Community Council meeting of June 16, 2015.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
5. Prior to the introduction of bills, City Council require the owner to revise the drawings to provide on-site loading space dimensions to the satisfaction of Solid Waste Management to enable public garbage pick-up.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Toronto and East York Community Council (TEYCC) adopted a Preliminary Report at its meeting of January 13, 2015 recommending that staff schedule a community consultation meeting to discuss the proposal with area residents. The Preliminary Report can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-74228.pdf>

ISSUE BACKGROUND

Proposal

The owner of 663 Kingston Road submitted an application on July 31, 2014 to construct a six-storey mixed-use building containing 56 residential units (4,188 m² residential GFA), 577 m² of retail GFA at grade, and two levels of below grade parking. At the time of submission the proposed development required a Zoning By-law amendment.

On April 1, 2015 the City received revised plans showing an expanded site with an additional property from the low-scale *Neighbourhoods* to the east. The revised plans showed an expanded underground parking structure, vehicular access, and two additional townhouse units at 691 Kingston Road. Since the time of writing the Preliminary Report, the applicant has made the following changes to the plans:

- incorporate the property at 691 Kingston Road into the proposed development
- expand underground parking structure into 691 Kingston Road
- locate vehicular access at 691 Kingston Road
- add two townhouse units at 691 Kingston Road
- add a seventh floor to the rear of the mechanical penthouse

- increase residential GFA from 4,188 m² to 4,957 m²
- increase non-residential GFA from 577 m² to 625 m²
- decrease the Floor Space Index (FSI) from 4.2 to 3.91
- decrease the number of residential units from 56 to 53
- increase the on-site parking spaces from 44 to 62
- decrease the indoor amenity space from 158 m² to 120 m²

The revised development is a seven-storey mixed-use building with two townhouse units (4,957 m² of residential GFA), 625 m² of retail GFA at grade, and 62 on-site parking spaces. Fifteen parking spaces will be shared with the proposed development at 622-646 Kingston Road (being processed under file No. 14 200168 STE 32 OZ). The proposed building will have an overall height of 25 metres (including mechanical penthouse) and the density will be 3.91 times the area of the lot. The applicant proposes to register both developments as one condominium corporation to provide shared facilities. Proposed on-site bicycle parking consists of 35 resident and 9 visitor spaces

On April 1, 2015 the City received an incomplete application to amend the Official Plan for the property at 691 Kingston Road. The City issued Notice of Complete Application for the Official Plan amendment on May 15, 2015. The application to amend the Official Plan was processed concurrently with the application to amend the Zoning By-law.

Project information is provided on the Application Data Sheet, Attachment No. 6.

Site and Surrounding Area

The property is a 1,429 m² site located on the southeast corner of Kingston Road and Southwood Drive. The site has 46.0 and 30.8 metre frontages on Kingston Road and Southwood Road, respectively. A vacant commercial pad, currently being used as a presentation centre, and associated surface parking occupies 663 Kingston Road. There is a detached bungalow located on the easterly portion of the site at 691 Kingston Road.

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: A two-storey mixed-use building fronting on Kingston Road on the west side of Southwood Drive. The building contains commercial units at grade and residential units above.
- East: Residential properties with detached single-storey bungalows fronting onto Kingston Road
- South: A public laneway separates the subject site and the low-scale 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), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required 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 have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Mixed Use Areas* and *Neighbourhoods* in the Official Plan.

663 Kingston Road is the larger westerly portion of the site and is designated *Mixed Use Areas*. *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.

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.

691 Kingston Road is the easterly portion of the site and is designated *Neighbourhoods* in the Official Plan. *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. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. Specifically, Policy 5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;

- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Further, Policy 5 states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. The policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

Zoning

663 Kingston Road is zoned MCR T2.0 C0.5 R2.0 in the former City of Toronto Zoning By-law 438-86 and CR 2.0(c0.5; r2.0)SS2(x2230) in the new Zoning By-law 569-2013 which is currently under appeal. Both By-laws permit residential and non-residential uses including office, retail store, eating establishment, and vehicle fuel station. The total permitted density for all uses is 2.0 times the area of the lot. The height limit is 14 metres.

691 Kingston Road is zoned R4 Z1.0 in the former City of Toronto Zoning By-law 438-86 and R (d1.0) (x7) in the new Zoning By-law 569-2013. Both By-laws permit townhouse units up to a density of 1.0 times the lot area. The maximum permitted height is 14 metres. Excerpts from the zoning maps from By-laws 438-86 and 569-2013 as they relate to the subject site, are shown on Attachments 3 and 4, respectively.

Site Plan Control

The applicant has submitted a Site Plan Control application (file No. 14 200121 STE 32 SA) which is being processed concurrently with the Official Plan and Zoning By-law amendments. The most recent site plan drawings are shown on Attachments 1 and 2. The site plan drawings may be further revised through the review of the applications.

Mid-Rise Design Guidelines

In July 2010, Toronto City Council adopted the Avenues and Mid Rise Design Study and directed City Planning staff to monitor implementation. Although the site is not located on an *Avenue* as identified on Map 2 - Urban Structure of the Official Plan, the Avenues

and Mid Rise Design Study 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 is not alone sufficient to determine whether the proposed building type and built form are appropriate for the site.

Reasons for Application

An Official Plan amendment is required for 691 Kingston Road because the below grade parking structure, access, and two townhouse units form part of a mixed-use building which is not permitted in *Neighbourhoods*.

Zoning By-law amendments are required for the former City of Toronto Zoning By-law 438-86 and the new Zoning By-law 569-2013 that is presently under appeal. The proposed development does not comply with the provisions of the MCR T2.0 C0.5 R2.0 and the R4 Z1.0 zones in By-law 438-86, or the corresponding CR 2.0(c0.5; r2.0)SS2(x2230) and R (d1.0) (x7) zone in By-law 569-2013. Both By-laws permit a mixed-use building or townhouse units up to 2.0 times the lot area and a height of 14 metres. The proposal requires amendments to both Zoning By-laws to permit a 25 metre high building, a density of 3.91 times the lot area, and relief from other zoning standards.

Community Consultation

On February 5, 2015, Planning held a Community Consultation meeting for the proposed developments at 663-691 Kingston Road and 622-646 Kingston Road, at the Beaches Community Centre. 646 Kingston Road Inc. is the proponent of both developments and the two properties are in close proximity. Approximately 70 members of the public attended the meeting.

City Planning staff presented an overview of the planning process and the applicant presented their proposal. Issues were raised by the public with respect to potential shadow impact, overlook, use of the public lane for access to parking and loading, traffic issues in the area, on-street parking, and the cumulative impact of development on Kingston Road. Several members of the public submitted electronic comments.

At the request of attendees, the Ward Councillor arranged a second Community Consultation meeting that was held on May 25, 2015 at Community Centre 55. Approximately 27 members of the public attended the follow-up meeting. Planning staff outlined the evaluation process and the applicant presented the changes that were made to the proposed development since the February 5, 2015 meeting. Staff from the City's Transportation Services and Right of Way Management Divisions were also in attendance to answer questions asked by those in attendance.

The main issues that were raised by the attendees were: on-street parking in the surrounding area resulting from insufficient on-site parking; and impact of the seventh storey walk-up. Both of these issues are addressed in the Access and Parking and Height and Built Form sections of this report.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the applications and to formulate appropriate Official Plan and Zoning By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the proposal and determined that it is consistent with the PPS as it redevelops an underutilized site to a form that is consistent with the area context and provides appropriate on site transitions to adjacent *Neighbourhoods*. The proposed development does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City's Official Plan designates the subject property as *Mixed Use Areas* and *Neighbourhoods*.

The development criteria contained within Section 4.5.2 of the Official Plan seek to ensure that development in *Mixed Use Areas* creates a balance of high quality commercial, residential, institutional uses that reduce automobile dependency while meeting the needs of the local community. 663 Kingston Road is designated Mixed Use Areas in the Official Plan. The proposed development at 663 Kingston Road has retail at grade, which is in keeping with the commercial character of this segment of Kingston Road and residential units above. The mixed use portion of the development at 663 Kingston Road complies with the *Mixed Use Areas* designation.

691 Kingston Road is the easterly portion of the site and is designated *Neighbourhoods*. The applicant proposes to construct 2 three-storey townhouse units at grade with access to underground parking in the rear. Below grade the underground parking garage for the entire development will extend into the *Neighbourhoods*. An Official Plan amendment is required for 691 Kingston Road because the underground parking structure, access, and two townhouse units form part of a mid-rise mix-use building which is not permitted in *Neighbourhoods*.

Townhouses are a permitted use and form of housing in the *Neighbourhoods* policies of the Official Plan and as-of-right in both applicable Zoning By-laws. The proposed height of the townhouse units are within the zoning permissions, and the front and side yard

setbacks are consistent with the low-scale dwellings to the east. In this respect, the Official Plan amendment is resulting from the below grade use whereas the above ground use and form is consistent with the intent of the *Neighbourhoods* policies.

One of the objectives of the Official Plan is to create healthy neighbourhoods. Where reinvestment through redevelopment is contemplated, the key is to ensure that new development respects the character of the area, demonstrates a high degree of transition in height and scale to adjacent lower scale development and serves to reinforce the stability of the neighbourhood. The townhouse units at 691 Kingston Road respect the character and reinforces the stability of the residential neighbourhood to the east. The proposed three-storey height is within as-of-right permissions and functions as a transition from the seven-storey mixed use development to the low-scale residential neighbourhood to the east.

Policy 5.3.1.3 of the Official Plan states that when considering a site specific amendment to the Official Plan, Council must be satisfied that any development permitted under an amendment to the Plan, is compatible with its physical context and the planning review must examine whether the application should be considered within the immediate context of whether a broader review is appropriate. Staff have reviewed the applicant's request to amend the Official Plan within the area context and are of the opinion that a broader review beyond the context and the Segment Review (SR) is not required in this instance. The SR is discussed in detail in the preceding section of this report.

The eastern portion of the site at 691 Kingston Road is an appropriate location to consider an amendment to the Official Plan *vis-a-vis* a site and area specific policy for the *Neighbourhoods* designation. A site and area specific policy will permit the below grade parking garage and access, but also preserves the residential use, form, and height to reinforces stability and ensure an appropriate transition to the neighbourhood to the east.

Staff have reviewed the application to amend the Official Plan to permit a below grade parking garage and access connected to the mixed-use development and are of the opinion that it is appropriate in this instance. This report recommends the adoption of a site and area specific policy as shown in Attachment 7 – Draft Official Plan Amendment of this report.

Segment Review

This portion of Kingston Road is not identified as an *Avenue* on the Urban Structures Map 2 of the Official Plan. Thus, an Avenue Segment Review was not required to process the Official Plan Amendment and Rezoning applications. Due to the multiple applications in the area, staff determined that a SR would be helpful to assess the applications within the local context. The applicant submitted a scoped SR in support of the proposed developments at 663-691 Kingston Road and 622-646 Kingston Road focused on review of development, planning, and built form issues. The SR includes properties largely fronting on Kingston Road between Brookside Drive and Waverly Road to the west, and Walter Street and Winthorpe Road to the east.

The purpose of the SR was to provide a background review of relevant policies and an inventory of existing built form, which helps to inform the impacts that incremental development may have on this segment of Kingston Road. The SR identified and reviewed eight "soft sites" that could have potential for redevelopment, plus the two developments currently under review. Soft sites were identified based on the following criteria:

- does not contain an existing building five or more storeys;
- substantial parcels of land with unified ownership;
- lands with substantial depths (generally greater than 30 metres deep); and
- sites with no or low number of rental units.

The consultants provided a conceptual redevelopment potential for each soft site based on principles contained in the City's Avenues and Mid-Rise Buildings Study. The SR anticipates that heights of developments would range between three to seven-storeys and densities between 1.5 to 5.0 times the lot area. A full build out of all eight soft sites, excluding the two developments under review, would result in approximately 361 residential units (34,475 m² of residential GFA) and 671 m² of at-grade retail space.

Staff have reviewed the SR with the supplemental information and agree with the conclusion that incremental development within the defined segment on Kingston Road will have no adverse impacts within the area context. The proposed development at 663-691 Kingston Road is in keeping with the development scenario envisioned in the SR and represents a building type that already exists on this segment of Kingston Road.

The SR is intended to address the proposed developments at 663-691 Kingston Road and 622-646 Kingston Road, and is not designed to encourage intensification in *Neighbourhoods*. The limitations of the SR should be recognized as it does not consider traffic impact or community services and facilities. The conclusions in the SR with respect to heights and massing are not considered to be conclusive in terms of future consideration of any development applications. Any future development applications submitted on this segment of Kingston Road will be evaluated on their own merit, with staff having the benefit of reviewing full and detailed development proposal submission materials.

Midrise Guidelines

The application has been reviewed against the performance standards contained within the Avenues and Mid-Rise Buildings Study. The applicant has substantially met the performance standards contained within the study with some minor variation. Where there is variation from the performance standards there is no adverse impact on the surrounding properties.

Height and Built Form

The existing zoning permits a building up to 14 metres on the entire site at 663-691 Kingston Road. The proposed building has a height of 25 metres (including mechanical penthouse), and steps back at the sixth and seventh-storeys from Kingston Road. The south elevation (rear) will also be stepped back on floors four to seven. The easterly side of the development will be stepped back at the third floor, on top of the townhouse units, and again at the sixth floor.

City policy generally seeks to implement mid-rise buildings with heights no greater than the width of the adjacent right-of-way. This 1:1 ratio permits a built-form that mitigates visual impacts on the public realm and adjacent land-uses with respect to shadow and overlook. On Kingston Road, which has a right-of-way width of 20 metres, a mid-rise building meeting this ratio can be 20 metres in height. The proposed building exceeds the 1:1 ratio but is acceptable for the following reasons:

- the seventh storey fits within the angular plane;
- the massing above 20 metres is a wrapped mechanical penthouse;
- the seventh storey is a partial storey that only contains bedrooms and terrace; and
- the existing context on Kingston Road includes seven and eight-storey buildings in the immediate area.

Performance Standard 5A of the Avenues and Mid-Rise Study Buildings study outlines the angular plane requirements for the rear of buildings on shallow lots (under 41 metres deep). The purpose of this Performance Standard is to ensure that appropriate transition occurs to adjacent low-scale residential neighbourhoods and to mitigate against potential shadow, privacy and overlook concerns. The building is required to be set back 7.5 metres from the south side of the lane way and the 45 degree angular plane is measured from a height of 10.5 metres above the 7.5 metre setback line.

Given that the subject site is located on the south side of the street, the proposed building will not result in any additional shadows being cast on the *Neighbourhoods* to the rear (south). The ground floor of the building extends to within 1.25 metres of the property line but is set back by 7.5 metres to the south side of the lane way.

The proposed building is stepped back at the sixth and seventh-storey (16.5 meters and 19.5 meters, respectively) on Kingston Road and Southwood Drive to provide appropriate relationships to the streets. The proposed building exceeds the angular plane in the rear (step backs starting at the fifth storey, or 13.5 meters), but generally complies as it terraces towards the *Neighbourhoods* to the south. The amount of penetration in the rear and acceptable in this instance. The townhouse units are three-storeys in height (11.5 metres) and then terraced again at the sixth-storey (19.5 meters) to provide a transition to the *Neighbourhood* to the east.

Staff considered the area context when evaluating appropriateness. The immediate area context is a mix of different building forms including a five-storey mixed-use building at 601 Kingston Road, a five-storey seniors' residence at 656 Kingston Road, and an eight-storey residential apartment at 600 Kingston Road. Overall, Kingston Road has a context with a wide range of low-rise and mid-rise buildings. The proposed seven-storey mixed-use development is consistent with the context on this segment of Kingston Road.

In view of the foregoing, staff are of the opinion that the height and massing provide an appropriate relationship to the adjacent streets and mitigates impact on the *Neighbourhoods* to the south and east. The height and massing of the proposed building is appropriate.

Sun/Shadow

The applicant has submitted a sun/shadow study in support of the proposed development. The submitted drawings show that during the spring and fall equinox the proposed building casts a shadow on the north side of Kingston Road, but maintains a minimum of five hours of sunlight on the adjacent side of the right-of-way. In this respect, the proposed building meets the performance standards of the Avenues and Mid-Rise Buildings Study.

The sun/shadow drawings also show that there will be shadow on the *Neighbourhoods* to the east that also front onto Kingston Road. The shadow will largely occur in the evening at 6:18 PM during the spring and fall equinox. Staff have determined that the shadow impact on Kingston Road and the *Neighbourhoods* to the east is acceptable.

Privacy and Overlook

Staff have reviewed the drawings with respect to potential privacy and overlook concerns. The proposed building is located and massed toward Kingston Road with a 7.5 metre separation distance in the rear including the public laneway. As previously indicated, the rear (south) elevation terraces away from the residential properties as it gets taller. This means that the distance between the units in the proposed building and the backyards associated with the dwellings on Glen Stewart Avenue increases with the elevation. As an extra precaution the City will require screening on balconies and terraces to help prevent overlook as part of site plan approval.

Residential Amenity Areas

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Both Zoning By-laws require a minimum of 2 m² per unit of indoor and outdoor amenity space be provided, which in this case amounts to 98 m² of indoor space and 98 m² of outdoor space.

The applicant proposes to register the developments at 663-691 Kingston Road and 622-646 Kingston Road as one standard condominium corporation to enable share amenity space between the residents. Given that the proposed developments are less than 300 metres apart, sharing amenities is reasonable and will provide greater variety for future residents.

The combined required indoor amenity space for the two developments is 214 m²; whereas the applicant is providing a combined 156 m². 663-691 Kingston Road will have 120 m² and 622-646 Kingston Road proposes 36 m² of common indoor amenity space. Outdoor amenity space for both developments is proposed to be 0 m². However, almost all of the residential units in both proposed developments have private outdoor amenity areas. 663-691 Kingston Road has one unit without private amenity space and 622-646 Kingston Road will have four. The four units without private amenity space at 622-646 Kingston Road have direct access to at grade common area in the rear. Staff are willing to accept the deficiency of amenity space given the overall scale of the proposed development, the size of the two development sites, the balance of other objectives achieved in the proposal, and with respect to outdoor amenity, the provision of private outdoor amenity in the form of balconies and patios.

Staff have reviewed the indoor and outdoor amenity spaces in both proposed developments and are satisfied that a combined 156 m² of indoor amenity space and 0 m² of outdoor amenity space is acceptable in this circumstance.

Access and Parking

The main pedestrian entrance for the residential apartment units and the retail space is from Kingston Road. The two townhouse units will have direct access onto Kingston Road.

Vehicular access for parking is from the public laneway to the south. The proposal includes 62 on-site vehicular parking spaces including 15 visitor parking spaces to be used by both 663-691 and 622-646 Kingston Road. Zoning By-law 569-2013 requires 46 resident spaces and 7 visitor spaces.

Transportation Services staff have reviewed the proposed parking supply and shared visitor parking with 622-646 Kingston Road, and are satisfied that parking supply is sufficient to meet the demand generated by the proposed development.

The proposal includes 30 resident bicycle spaces (long term) and 7 visitor bicycle spaces (short term) exceed the By-law requirements.

At the May 25, 2015 Community Consultation meeting attendees requested that future residents of the proposed development be excluded from on-street parking permissions. On-street parking is a community issue that is beyond the scope of the proposed development. Restriction to the parking permit system may be initiated by the local Ward Councillor and is administered by the Transportation Services Division.

Servicing

One Type G loading space is required to be provided onsite in both Zoning By-laws. The applicant is proposing to locate the Type G loading space partially within the public laneway.

Development Engineering staff have concerns with servicing on public lands. Staff advise that a servicing area partially in the public laneway will partially impede traffic and access for the residential dwellings on Glen Stewart Avenue and Kingston Road to the east. At the May 25, 2015 community consultation meeting attendees expressed concern with the proposed location of the service area. Staff have also received a letter from a resident objecting to servicing on the public laneway.

The *Mixed Use Areas* policies in the Official Plan have development criteria that identify with the location of service areas to minimize impact on adjacent streets and residences. The draft zoning by-law will not exempt the development from the requirement for an on-site type G loading space. The applicant may need to reconfigure some internal space at grade as shown on the current drawings in order to accommodate the required loading, which will be done at the time of site plan approval. In the event City Council approves this application, staff recommends not introducing the bills to Council until the owner revises the drawings to provide on-site loading dimensions to the satisfaction of the Solid Waste Management Division to enable public garbage pick-up.

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 1.56 to 2.99 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is located in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application proposes to construct one new building with 49 residential units (4,957 m² of residential GFA) and 625 m² of retail space. Residential use is subject to a 5% parkland dedication, while non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 67 m².

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as the required parkland is too small for functional use. The actual dollar amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Streetscape

Policy 3.1.2.4 of the Official Plan requires that new development enhance the existing streetscape by massing new development to define the edges of streets, parks and open spaces at good proportion. The Official Plan also requires that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks that create attractive transitions from the public to private realms.

Performance Standard 7A of the Mid-rise guidelines calls for new developments to provide for a 4.8 metre minimum sidewalk width. The 4.8 metre dimensions allows for a curb edge, a 1.83 metre continuous tree trench, a 2.1 metre pedestrian clearway, and additional space adjacent to the building for uses such as cafes and marketing space.

The proposed structure will be set back 4.8 metres from the curb and 2.0 metres from the front property line on Kingston Road. The second floor and above will be set back 4.0 metres. The 4.8 metre setback at ground level is sufficient to provide landscaping and a pedestrian walkway. PF&R has requested the installation of 5 to 6 trees on Kingston Road and 3 trees on Southwood Drive. Additional landscape and public realm details will be secured through the site plan approval process.

Density

The existing zoning permits a density of 2.0 for 663 Kingston Road and 1.0 in for 691 Kingston Road. The proposed development is 4,957 m² of residential plus 625 m² of retail gross floor area resulting in a total density of 3.91 times the area of the entire site. Staff are of the opinion that the site can accommodate a development of this size, scale, and form and the proposed 3.91 times the area of the lot is appropriate.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Compliance with the TGS can be achieved through the site plan approval process.

Tenure

The proposed tenure is a standard condominium. The applicant intends to register the proposed developments at 663-691 Kingston Road and 622-646 Kingston Road (being processed under file No. 14 200168 STE 32 OZ) as one condominium corporation. From a planning perspective, this approach provides an ownership structure to support shared amenities and facilities.

Conclusion

Staff have reviewed the application to amend the Official Plan at 691 Kingston Road and are satisfied that the proposed underground garage and access as part of the mixed-use development at 663 Kingston Road is appropriate. Staff recommends approval of the proposed Official Plan amendment.

Staff have also reviewed the application to amend the Zoning By-law at 663-691 Kingston Road and are satisfied that the proposed mixed use, mid-rise building and two associated townhouse units is appropriate. Staff recommends approval of the proposed Zoning By-law amendment.

CONTACT

Derrick Wong, Planner
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Fax No. (416) 392-1330
E-mail: dwong3@toronto.ca

SIGNATURE

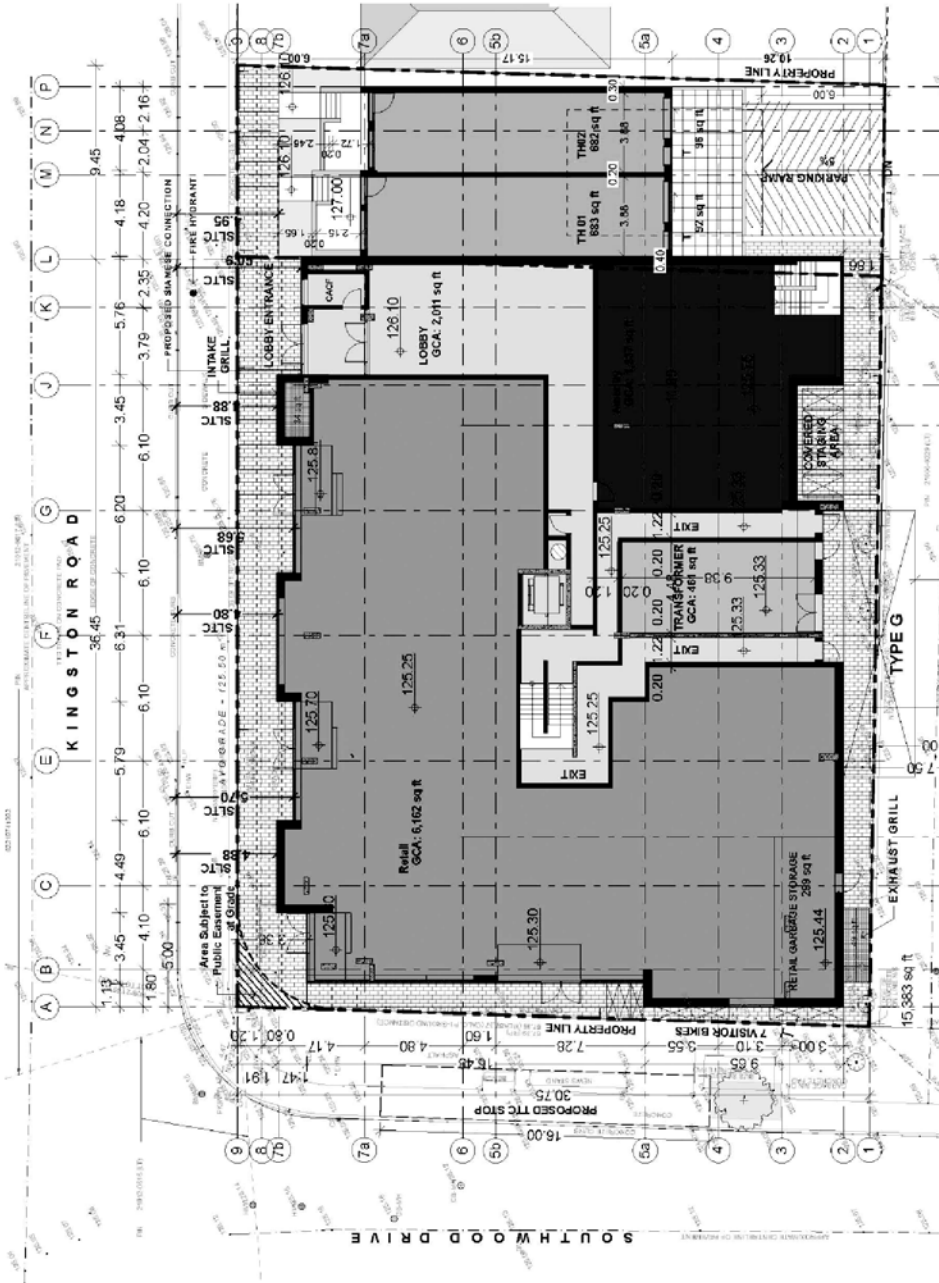
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning 438-86
Attachment 4: Zoning 569-2013
Attachment 5: Official Plan
Attachment 6: Application Data Sheet
Attachment 7: Draft Official Plan Amendment
Attachment 8: Draft Zoning By-law Amendment to 438-86
Attachment 9: Draft Zoning By-law Amendment to 569-2013

Attachment 1: Site Plan



663 - 691 Kingston Road

File # 14_200116_STE 32.0Z

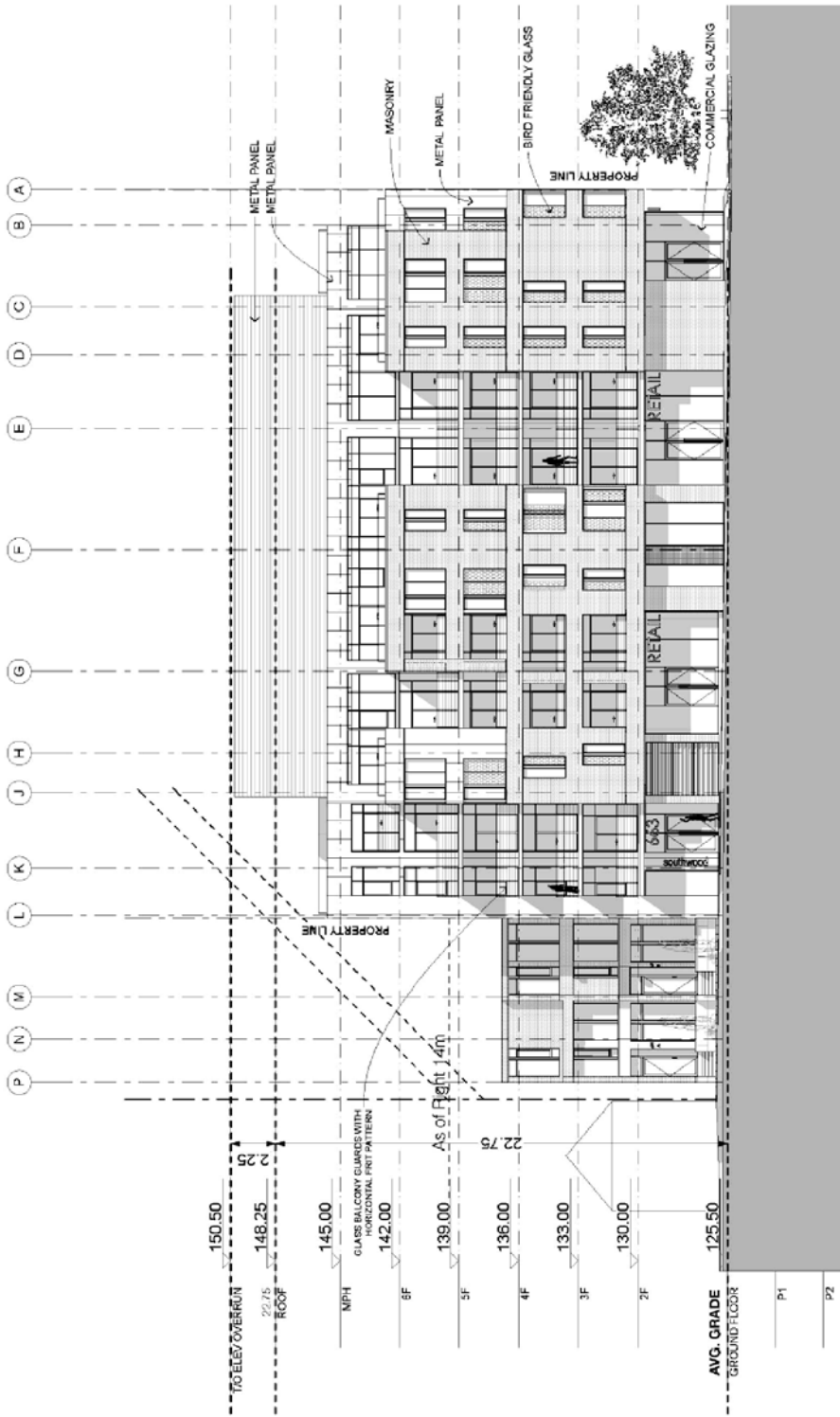
Site Plan

Applicant's Submitted Drawing



Not to Scale
05/15/2015

Attachment 2a: Elevations



663 - 691 Kingston Road

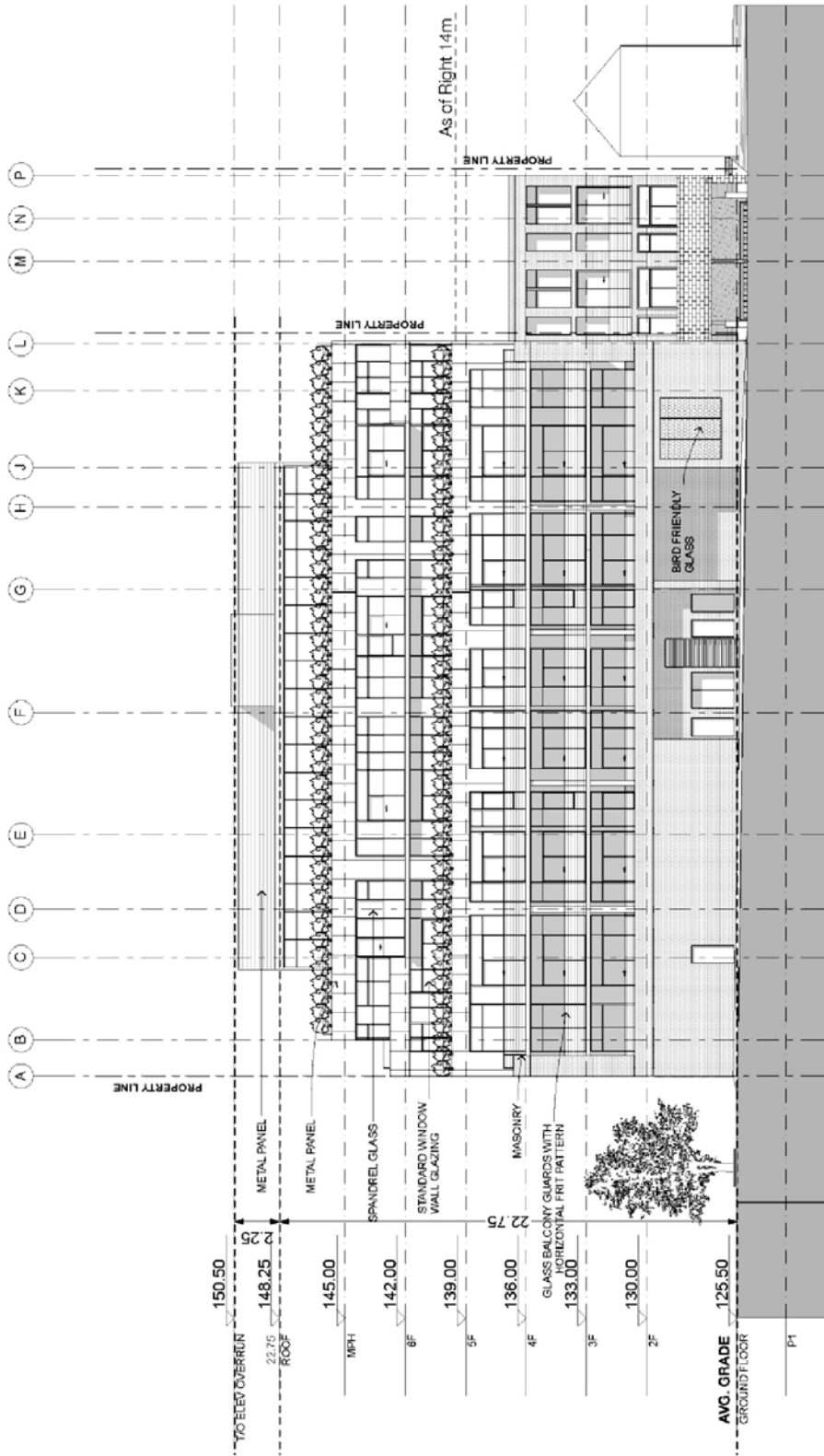
North Elevation

Applicant's Submitted Drawing

Not to Scale
05/15/2015

File # 14_200116_STE 32 0Z

Attachment 2b: Elevations



663 - 691 Kingston Road

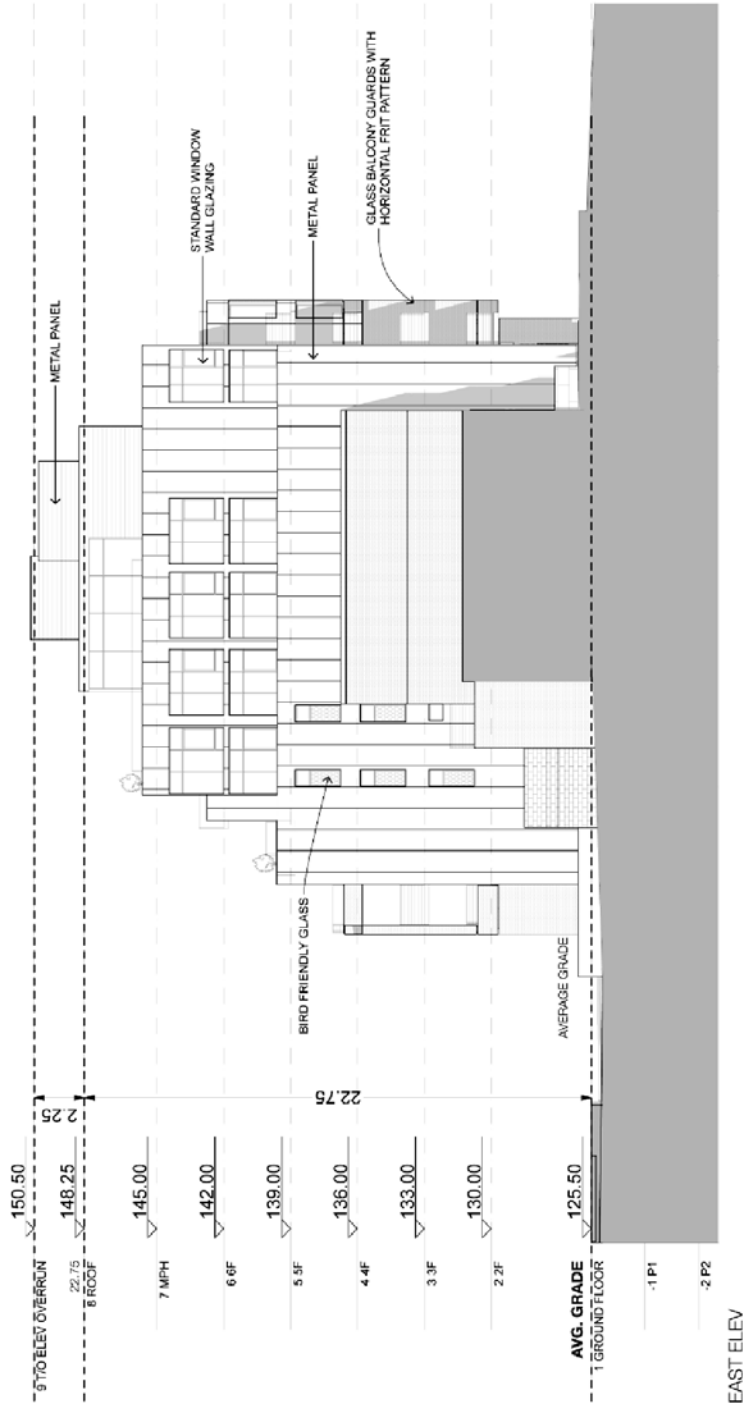
File # 14_200116_STE 32 OZ

South Elevation

Applicant's Submitted Drawing

Not to Scale
05/15/2015

Attachment 2c: Elevations



663 - 691 Kingston Road

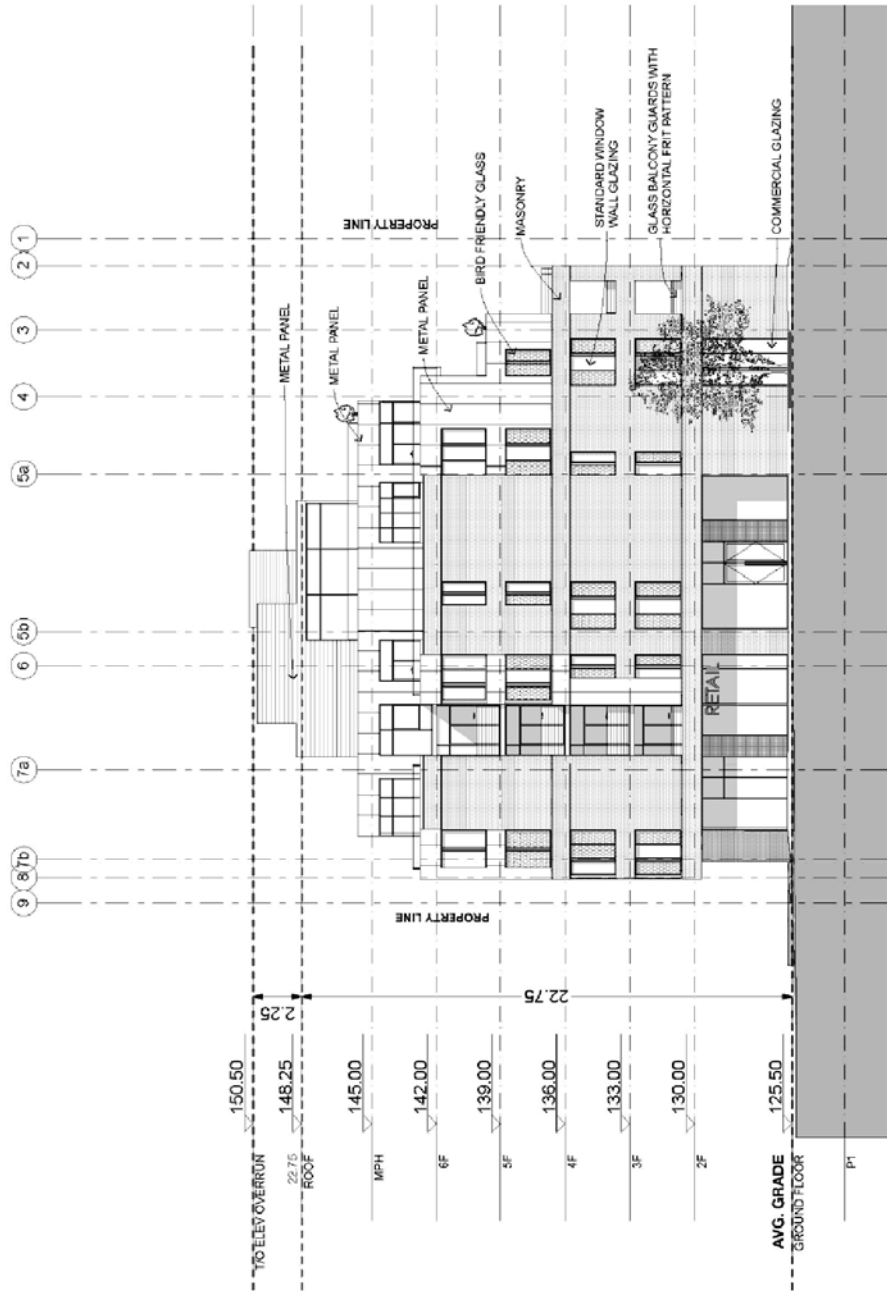
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East Elevation

Applicant's Submitted Drawing

Not to Scale
05/15/2015

Attachment 2d: Elevations



663 - 691 Kingston Road

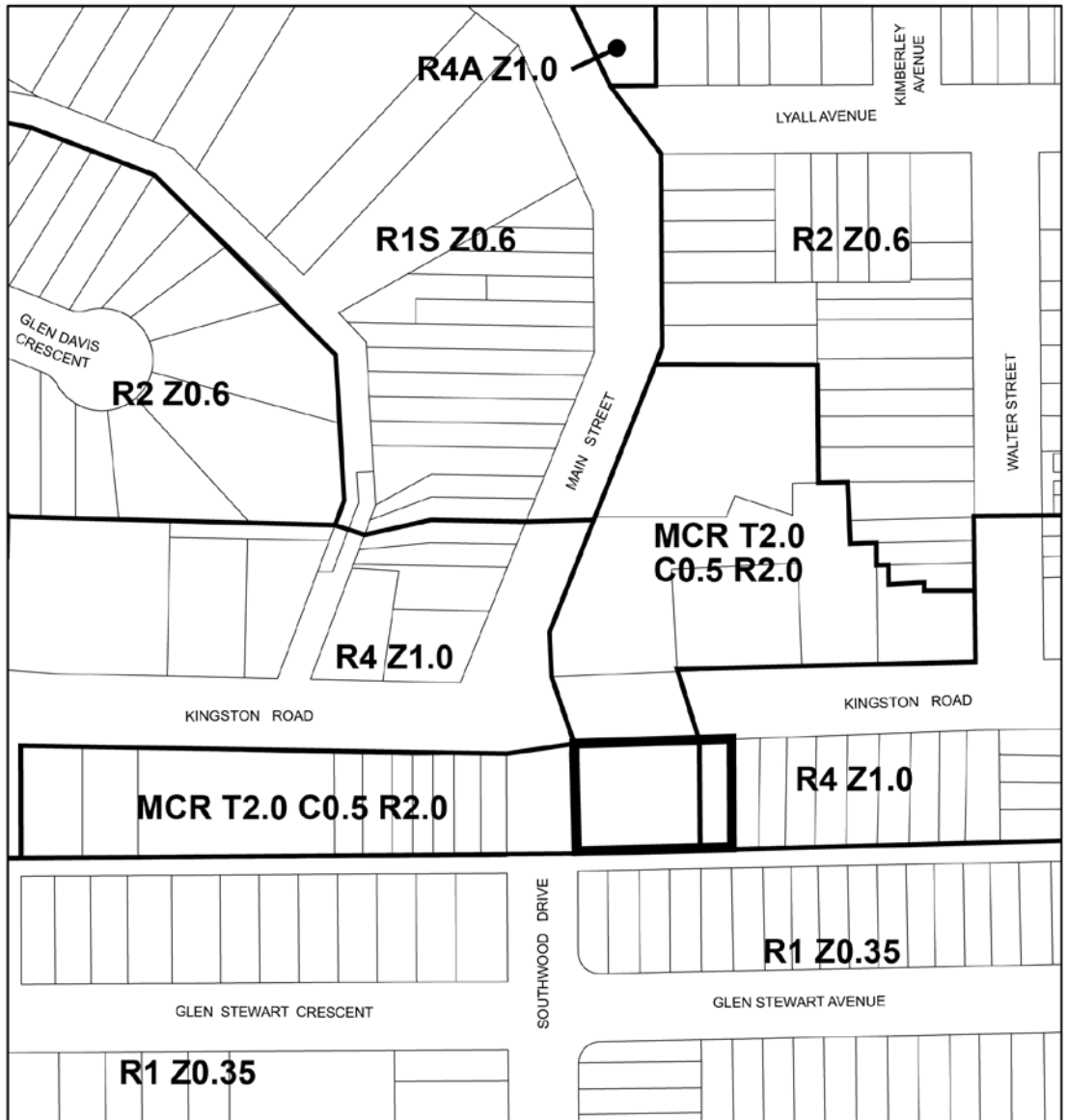
File # 14_200116_STE 32.0Z

West Elevation

Applicant's Submitted Drawing


Not to Scale
05/15/2015

Attachment 3: Zoning 438-86




Toronto City Planning
Zoning By-Law No.438-86

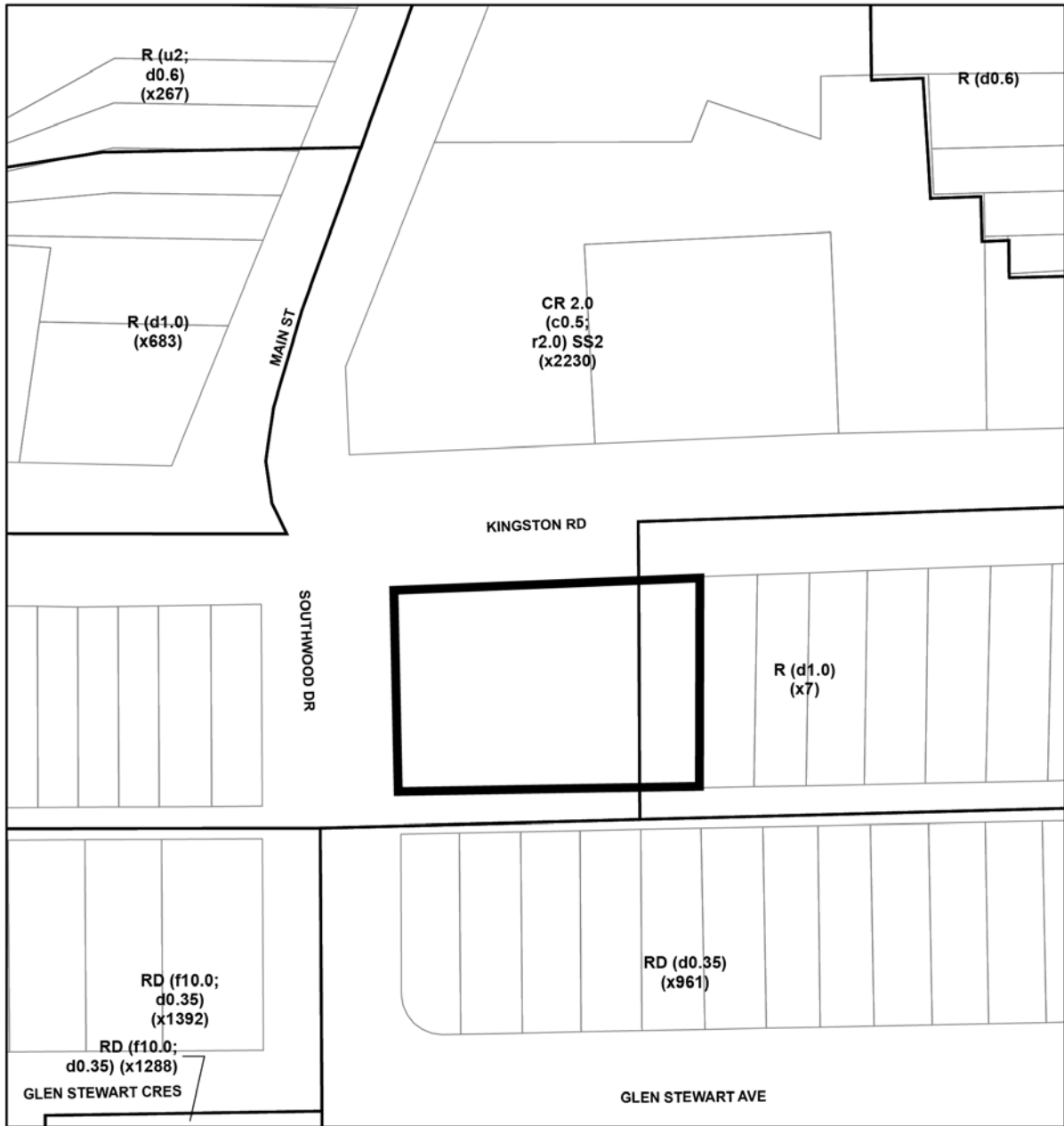
663-691 Kingston Road
File # 14 200116 STE 32 02

 Location of Application

- | | | |
|--------------------------|--------------------------|---|
| R1 Residential District | R4 Residential District | MCR Mixed Commercial Residential District |
| R1S Residential District | R4A Residential District | |
| R2 Residential District | | |


 Not to Scale
 Extracted: 05/19/2015


Attachment 4: Zoning 569-2013



Zoning By-law 569-2013

663 -691 Kingston Road

File # 14 200116 _STE_32_0Z

 Location of Application

- R Residential
- RD Residential Detached
- CR Commercial Residential



Not to Scale
Extracted: 05/19/2015

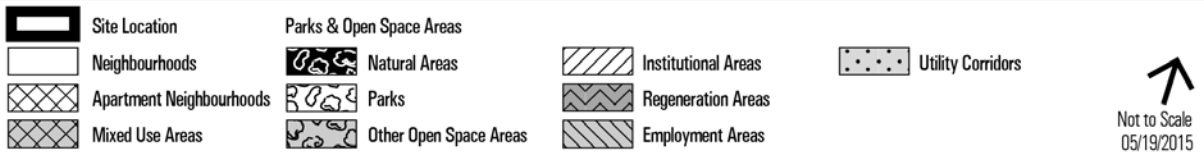
Attachment 5: Official Plan



TORONTO City Planning
Official Plan

663-691 Kingston Road

File # 14_200116_STE 32 0Z



Attachment 6: Application Data

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 200116 STE 32 OZ
Details	OPA & Rezoning, Complex	Application Date:	July 31, 2014
Municipal Address:	663-691 KINGSTON ROAD		
Location Description:	PLAN M467 LOT 74 **GRID S3210		
Project Description:	Proposed seven -storey mixed-use building with retail at grade. A total 49 residential units are proposed with 62 below grade parking spaces provided. Fifteen parking spaces are to be shared with 622-646 Kingston Road being processed under file No. 14 200168 STE 32 OZ. Both developments will be registered as one condominium.		

Applicant:	Agent:	Architect:	Owner:
646 KINGSTON RD INC		TACT Architecture Inc.	646 KINGSTON RD INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods	Site Specific Provision:	
Zoning:	MCR T2.0 C0.5 R2.0 & R4 Z1.0; CR 2.0(c0.5;r2.0)SS2(x2230) & R (d1.0) (x7)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1429	Height:	Storeys:	7
Frontage (m):	45.97 Kingston Road		Metres:	25
Depth (m):	30.75			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	4957		Parking Spaces:	62 (15 shared)
Total Non-Residential GFA (sq. m):	625		Loading Docks	½ on public laneway
Total GFA (sq. m):	5582			
Lot Coverage Ratio (%):	79.7			
Floor Space Index:	3.91			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	8
2 Bedroom:	32
3 + Bedroom:	11
Total Units:	53

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4850	0
Retail GFA (sq. m):	592	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Derrick Wong, Planner
TELEPHONE: (416) 392-0776

Attachment 7: Draft Official Plan Amendment
City of Toronto By-law No. ~~-20~

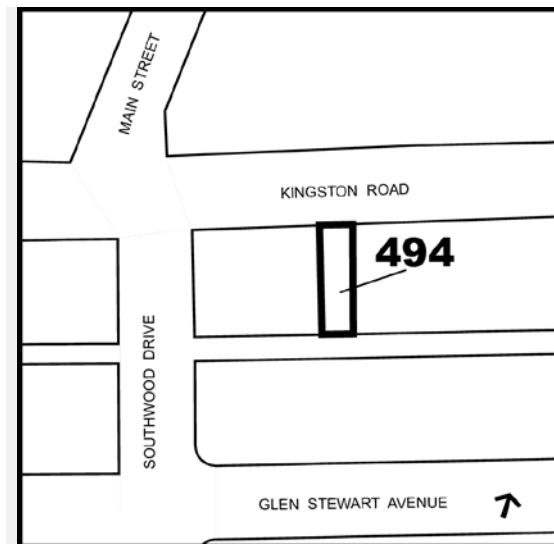
AMENDMENT NO. 314 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
691 Kingston Road

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 494 for the lands known municipally in 2014 as [691 Kingston Road](#), as follows:

[494]. [691 Kingston Road](#)

- a) A below grade parking structure and access related to the mixed-use development abutting to the west are permitted.
- b) Two townhouse units associated with the mixed-use development to the west are permitted.



2. Chapter 7, Map 32, Site and Area Specific Policies, is amended to add the lands known municipally in 2014 as 691 Kingston Road, as shown on the map above as Site and Area Specific Policy No. 494.

Attachment 8: Draft Zoning By-law Amendment to 438-86

To be distributed to the Toronto and East York Community Council Meeting

Attachment 9: Draft Zoning By-law Amendment to 569-2013

To be distributed to the Toronto and East York Community Council Meeting