

**Supplementary Report: 663-691 Kingston Road –  
Official Plan Amendment and Zoning Amendment  
Applications**

<b>Date:</b>	June 11, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	14-200116 STE 32 OZ

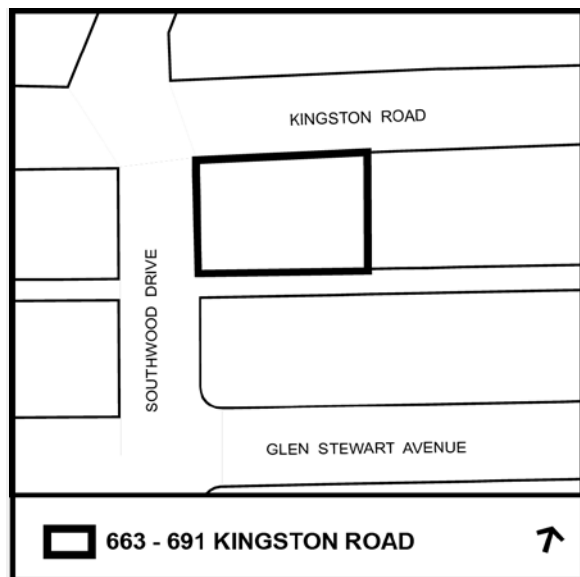
**SUMMARY**

The staff report from the City Planning Division dated May 29, 2015 reviews and recommends approval of the applications to amend the Official Plan and Zoning By-laws with the following recommendation:

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.

Upon further review of Attachment No. 7 to the report dated May 29, 2015, staff have determined that there is a technical error in the proposed Official Plan amendment which would impact the future ability to implement the new harmonized Zoning By-law on the site.

There have not been any changes to the proposed development since the staff report from the City Planning Division dated May 29, 2015. Moreover, there have not been any changes to the proposed development standards since the staff report from the City Planning Division dated May 29, 2015.



In the event City Council approves the applications to amend the Official Plan and Zoning By-laws, this report recommends replacing the draft Official Plan amendment attached to the report dated May 29, 2015 with revised draft Official Plan Amendment in Attachment No. 1 to the report dated June 11, 2015. The purpose and effect of the proposed Official Plan amendment remains the same.

## **RECOMMENDATIONS**

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**The City Planning Division recommends that Recommendation 1 of the report from the Director of Community Planning dated May 29, 2015 be deleted and replaced by the following recommendation:**

1. City Council amend the Official Plan for the lands at 691 Kingston Road substantially in accordance with the revised draft Official Plan Amendment attached as Attachment No. 1 to the report dated June 11, 2015.

### **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>

### **CONTACT**

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### **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Revised Draft Official Plan Amendment

## Attachment 1: Revised Draft Official Plan Amendment

City of Toronto By-law No. ~~-20~

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### AMENDMENT NO. 314 TO THE OFFICIAL PLAN

#### LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 691 Kingston Road

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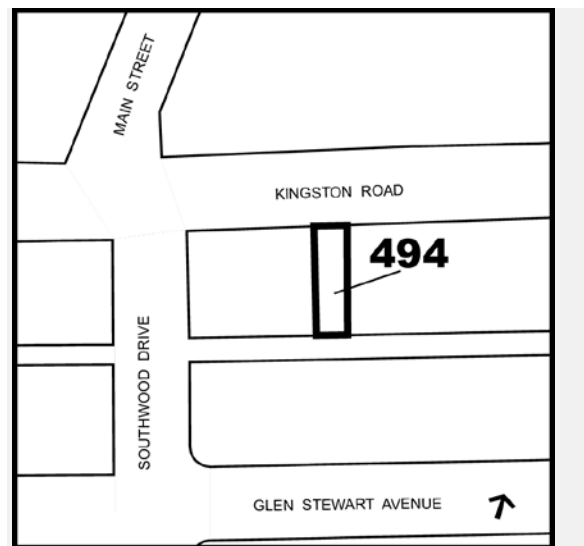
The Official Plan of the City of Toronto is amended as follows:

1. Map 21 is amended by re-designating the lands known municipally in 2014 as 691 Kingston Road from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule A.
2. 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

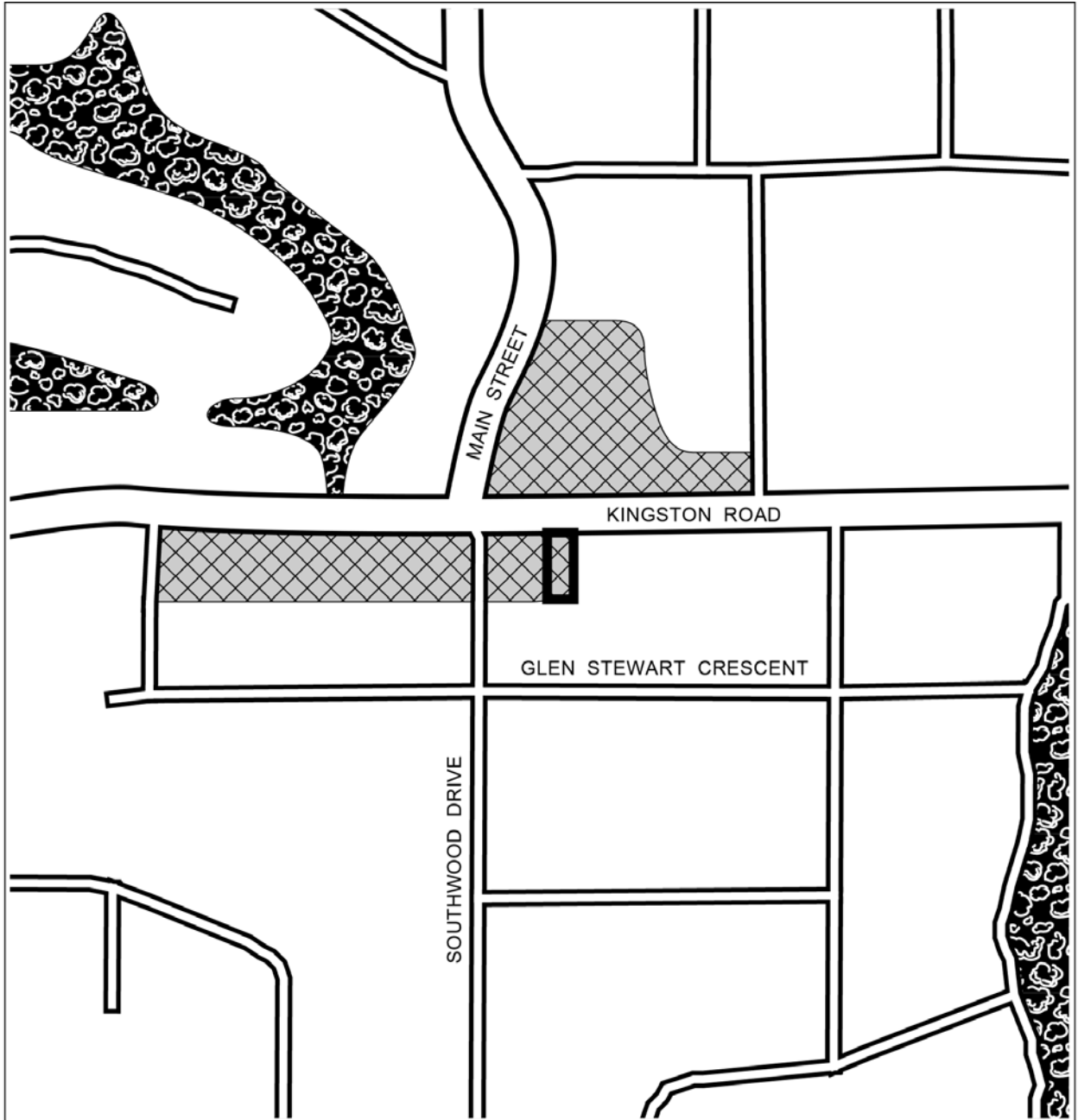
Only the following uses are permitted:

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



3. 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.

Schedule A



663-691 Kingston Road

Official Plan Amendment #314

Revision to Land Use Map 21 to re-designate the lands known municipally as 691 Kingston Road, from *Neighbourhoods* to *Mixed Use Areas*.

File # 14\_200116\_STE 32 0Z

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|---|--|
|  Site Location   |  Parks & Open Space Areas |
|  Neighbourhoods  |  Natural Areas            |
|  Mixed Use Areas |  Other Open Space Areas   |

↑  
Not to Scale  
06/09/2015