

650 and 652 Kingston Road and 2 Main Street - Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition and Conversion Applications - Preliminary Report

| | |
|--------------------------|--|
| Date: | October 20, 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: | 15 215444 STE 32 OZ (Official Plan and Zoning By-law Amendments) 15 215445 STE 32 RH (Rental Housing Demolition and Conversion) |

SUMMARY

Official Plan and Zoning By-law amendment applications have been submitted for 650 and 652 Kingston Road and 2 Main Street, to permit a 7-storey mixed use building containing 75 residential units. The site is located at the northwest corner of Kingston Road and Main Street. The existing apartment building at 652 Kingston Road contains 11 rental housing units and is proposed to be demolished.

An applicant for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been submitted for the requested demolition of the 11 rental housing units.

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.



It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* is targeted for the 2nd quarter of 2016 provided all required information is submitted by the applicant 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 for 650 and 652 Kingston Road and 2 Main Street 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 number of pre-application consultation meetings were held with the applicant between October 16, 2014 and March 26, 2015 which included discussions on complete application submission requirements. Staff raised concerns related to matters such as height, density, setbacks, stepbacks, and rental housing requirements.

ISSUE BACKGROUND

Proposal

The proposal consists of a 7-storey mixed use building containing 75 units with a total gross floor area (GFA) of 6,226 m² and a density of 5.5 times the lot area. A total of 32 vehicle parking spaces are proposed in two levels of underground parking. Access to the underground garage is proposed to be from the public laneway at the western end of the site. The proposal would require the demolition of the existing 2.5-storey apartment building which contains 11 rental dwelling units. The applicant proposes to replace the demolished rental dwelling units in the new development.

Grading on the site increases from south to north along Main Street and decreases from south to north on the laneway frontage. The proposed height along the Kingston Road frontage is approximately 24.78 metres, including mechanical space on the seventh floor.

The principle access to the residential units will be from Main Street. Retail entrances will be from Kingston Road and Main Street. Access for vehicular parking will be from the public laneway.

Additional information is provided in Attachment 5 - Application Data Sheet.

Site and Surrounding Area

The property is located on the northwest corner of Kingston Road and Main Street. The property has a 44.35 metre frontage on Kingston Road and a public laneway flanks the western boundary of the site. The topography of the 1,130 m² site is relatively level along Kingston Road and slopes down northward on the public laneway. The grade increases northward along Main Street. The site has an existing 2.5-storey rental apartment building containing 11 rental dwelling units (3 bachelor and 8 one-bedroom units) and a vacant automotive repair garage. At the time of application, all 11 existing rental dwelling units were occupied and either had affordable or mid-range rents.

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

- North: There is an existing 2-storey commercial building and 2-storey detached dwellings further to the north on Main Street. Detached dwellings fronting on Main Street have vehicular access from the public laneway in the rear.
- East: There is a 5-storey mixed use building on the opposite side of Main Street.
- West: There is a public laneway on the western property line which is used by the surrounding properties including detached dwellings fronting on Main Street. On July 9, 2015 Toronto City Council approved a 7-storey apartment building at 622- 646 Kingston Road. The loading area for the development at 622-646 Kingston Road will be constructed in the public laneway, adjacent to the subject development's loading area.
- South: There is a 2-storey mixed use building opposite Kingston Road.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; and the appropriate location of growth and development, to name a few.

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 healthy communities by accommodating a range and mix of uses; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; 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; providing housing options to meet the needs of people at any age; 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 *Planning Act* and the PPS, and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated in the Official Plan as *Neighbourhoods*.

Neighbourhoods are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments that are no higher than four storeys. The Official Plan states that physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of the Official Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental housing units which have affordable or mid-range rents will not be approved unless the following are secured:

- at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

Section 4.1.5 of the Plan requires new development to respect and reinforce the existing physical character of the neighbourhood, with specific regard for size and configuration of lots, heights, massing, scale and dwelling type, prevailing building type(s), setbacks from the street, prevailing rear and side yard setbacks and landscaped open space and conservation of heritage buildings, structures and landscapes.

The Official Plan policies in the Built Form and Public Realm and Healthy Neighbourhood sections state that new development will:

- be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context and limit its impact on neighbouring streets, parks, open spaces and properties;
- provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and public gathering places;
- provide gradual transition of scale and density;
- provide for adequate light and privacy;
- preserve existing mature trees and incorporate them into landscaping designs; and
- attenuate resulting traffic and parking impacts.

Section 5.3.1 of the Official Plan states that it is a statutory document and amendments to the Plan that are not consistent with its general intent will be discouraged and that Council will be satisfied that any development permitted under a Plan amendment will be compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies in the Plan. Section 5.6 of the Official Plan states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

This site is zoned R (d1.0) (x683) in Zoning By-law 569-2013 which permits a residential unit in a variety of housing forms. The zoning also permits limited non-residential uses including day care centre, retail store, and seniors community house. The total permitted density for all uses is 1.0 times the area of the lot. The height limit is 14 metres.

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.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law, contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units in buildings containing six or more rental units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving the demolition of six or more rental housing units, or those involving the demolition of at least one rental housing unit and a related application for a Zoning By-law amendment, require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB. In this case, the applicant has made an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code.

As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Site Plan Control

The site is subject to Site Plan Control, but no application has yet been submitted.

Housing Issues Report

A Housing Issues Report is required because the proposed development includes the demolition of 11 rental apartment units. The applicant has submitted a Housing Issues

Report in support of the application, prepared by Hunter and Associates, dated August 17, 2015, that is under review

Reasons for the Application

An Official Plan amendment is required because the proposal does not comply with the *Neighbourhoods* designation, which permits apartment buildings up to four stories and small-scale retail, service, and office uses that are incidental to *Neighbourhoods*. The application proposes a 7-storey mixed use building that differs from the prevailing building type, with a full range of retail uses.

A Zoning By-law amendment is required because the proposed development does not comply with the provisions of the R (d1.0) (x683) zone in Zoning By-law 569-2013, as amended. The R (d1.0) (x683) zone permits a residential unit in an apartment building as well as non-residential uses including: day care centre, retail store, and seniors community house. The total permitted density for all uses is 1.0 times the lot area and the maximum permitted height is 14 metres. The proposal requires a Zoning By-law amendment to permit a full range of retail uses, a 24.78 metre tall building, a density of 5.5 times the lot area, and other zoning standards.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition and replacement of the existing rental housing units as the subject lands which contain more than 6 residential rental dwelling units.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Sun/Shadow study;
- Arborist Report;
- Housing Issues Report;
- Functional Servicing Report and Stormwater Management Report;
- Scoped Natural Heritage Impact Statement;
- Landscape and lighting plan; and
- Tenant Relocation and Assistance Plan.

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.

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

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

Uses and Context

The proposed 7- storey mixed use development includes a full range of retail uses in a context that includes six and eight-storey buildings. A 7-storey apartment building at 622-646 Kingston Road was approved on the opposite side of the public laneway to the west of the subject site. Another 7-storey mixed-use building at 663-691 Kingston Road was approved at the southeast corner of Kingston Road and Main Street. Both 622-646 Kingston Road and 663-691 Kingston Road were approved by City Council in the spring of 2015.

The form and the uses in the proposed development are not permitted in the current *Neighbourhoods* designation. The applicant has submitted a Planning Rationale Report in support of the application, prepared by Hunter and Associates, dated August 2015, that is under review.

Potential destabilization of the *Neighbourhood*

The proposal will be assessed under the neighbourhood protection policies of the Official Plan and reviewed to determine if it is compatible with its physical context and if it affects the surrounding *Neighbourhood*. The proposal will also be assessed under Section 5.3.1 of the Official Plan which states that any development permitted under an amendment to the Official Plan must be compatible with its physical context and will not affect nearby Neighbourhoods in a manner contrary to the neighbourhood protection policies of the Official Plan.

Massing

City Planning will examine the appropriateness of the proposed massing, setbacks, and stepbacks taking into account the existing planning 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 5.5 times the lot area exceeds the 1.0 permitted in the Zoning By-law. Planning staff will examine the appropriateness of the requested density.

Height and Built Form

The proposal will be assessed under policies of the Official Plan including those for Built Form, Public Realm and *Neighbourhoods*, with respect to matters such as height,

setbacks, stepbacks, massing, siting, and overall fit within the existing and planned context.

Public Realm

There is an existing sidewalk along the Kingston Road frontage. City Planning staff will review the appropriateness of the proposed treatment on Kingston Road and Main Street and other features of the public realm, including dimensions and pedestrian connections.

Rental Housing Replacement

The application for Rental Housing Demolition and Conversion will be assessed under the requirements of the Official Plan and Chapter 667 of the Toronto Municipal Code.

Rental Housing Replacement

An application for Rental Housing Demolition and Conversion has also been submitted and the proposal will be assessed under the requirements of the Planning Act, the City of Toronto Act, and the Official Plan policies relating to rental housing.

Servicing and Loading

Access to the parking garage will be from the public laneway that flanks the westerly side of the site. Servicing will also be from 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 32 vehicular and 87 bicycle parking spaces, whereas 92 vehicular and 76 bicycle parking spaces are required, respectively. Staff will examine the adequacy of both vehicular and bicycle parking.

Tree Preservation

The applicant's Arborist Report, by ontree, dated July 3, 2015 indicates that there are no protected trees located on site.

Ravine Control

The subject site is in close proximity to the Ravine and Natural Feature Protection By-law catchment area. The applicant has submitted a scoped Natural Heritage Impact Study in support of the application, prepared by Hunter and Associates, dated August 17, 2015, that is under review.

Toronto Green Standards

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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E-mail: dwong3@toronto.ca

SIGNATURE

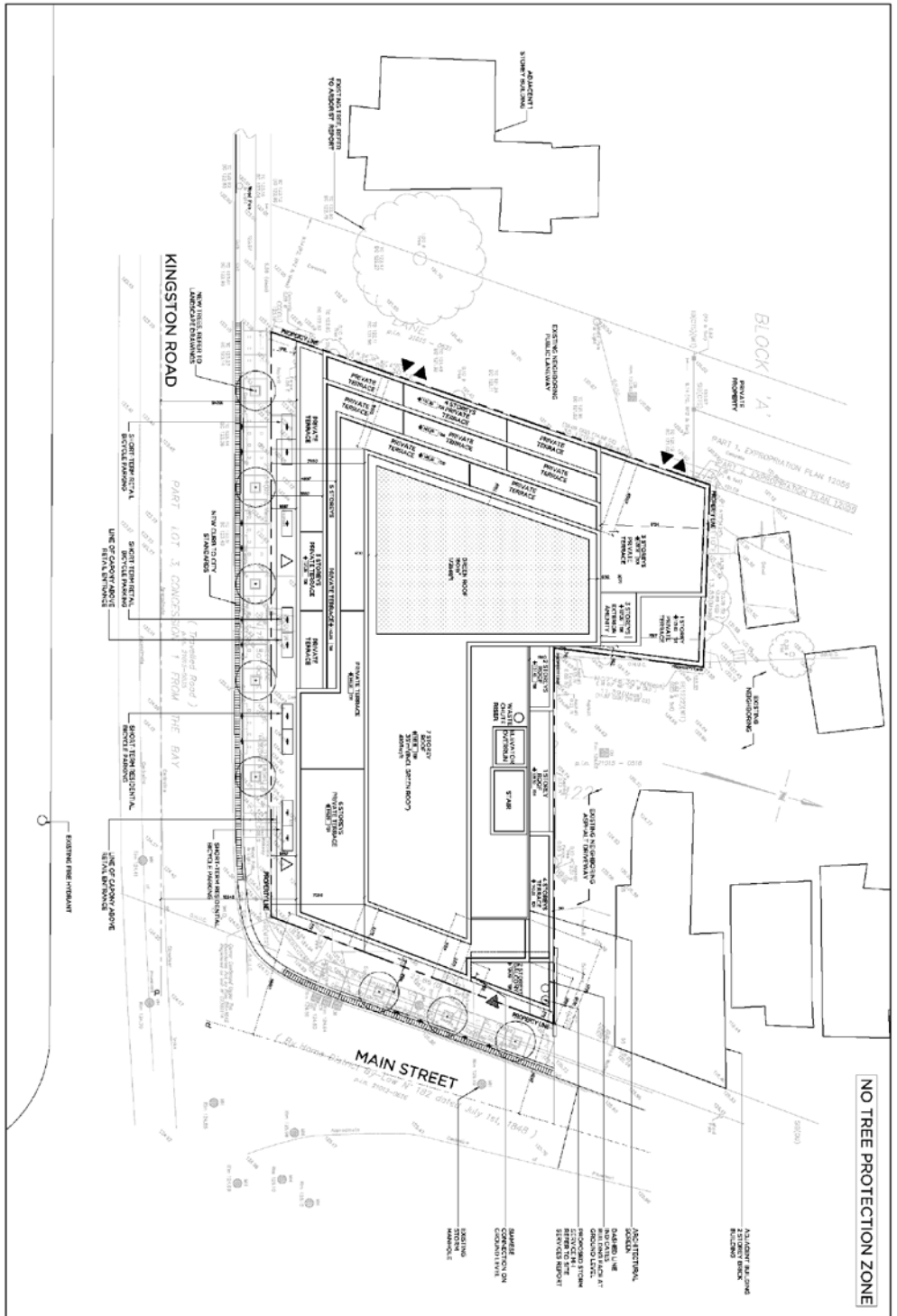
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

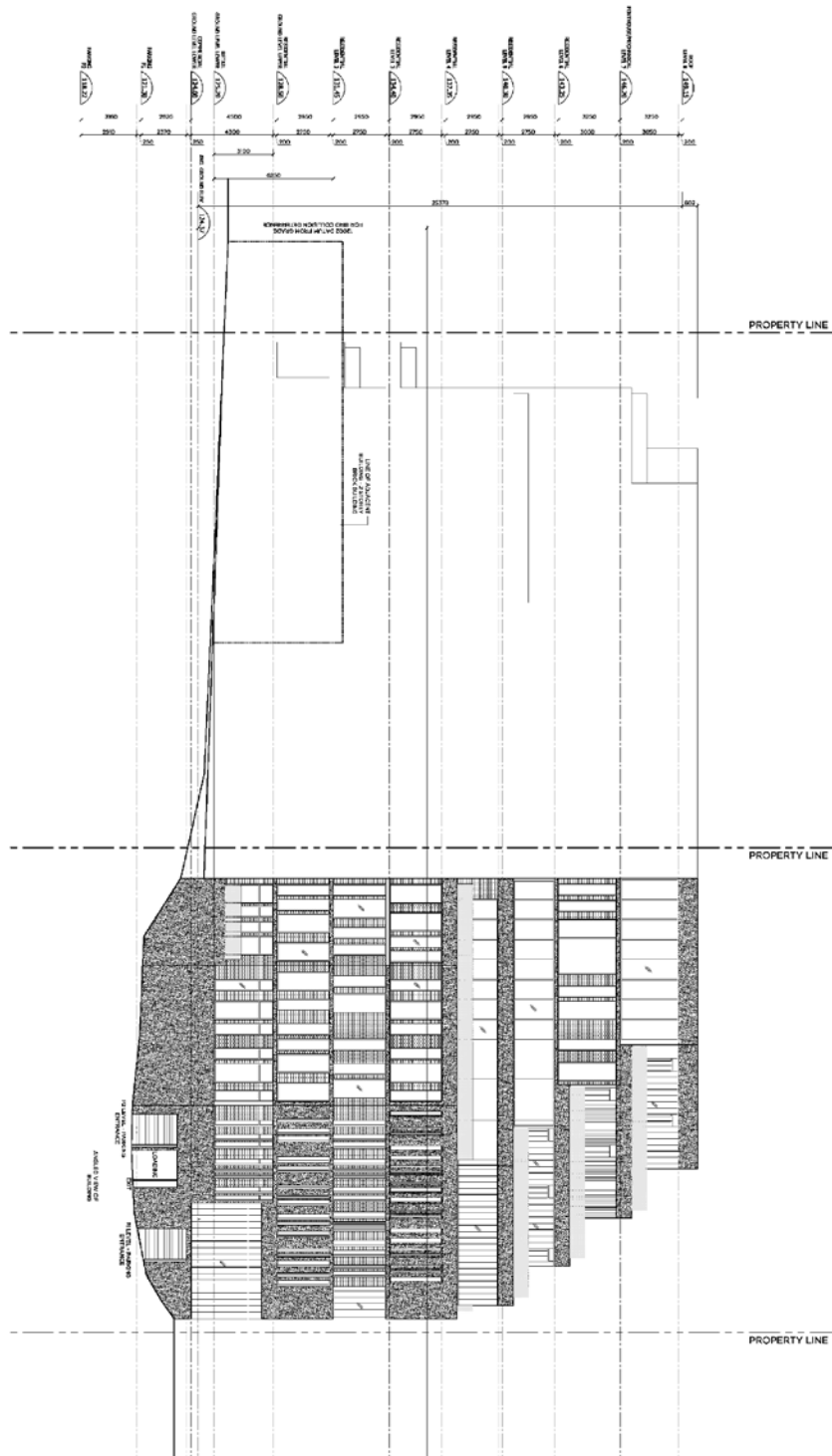
Applicant's Submitted Drawing

Not to Scale
10/01/2015

650-652 Kingston Road & 2 Main Street

File # 15 215444 STE 32 02

Attachment 2: Elevations



North Elevation

Elevations

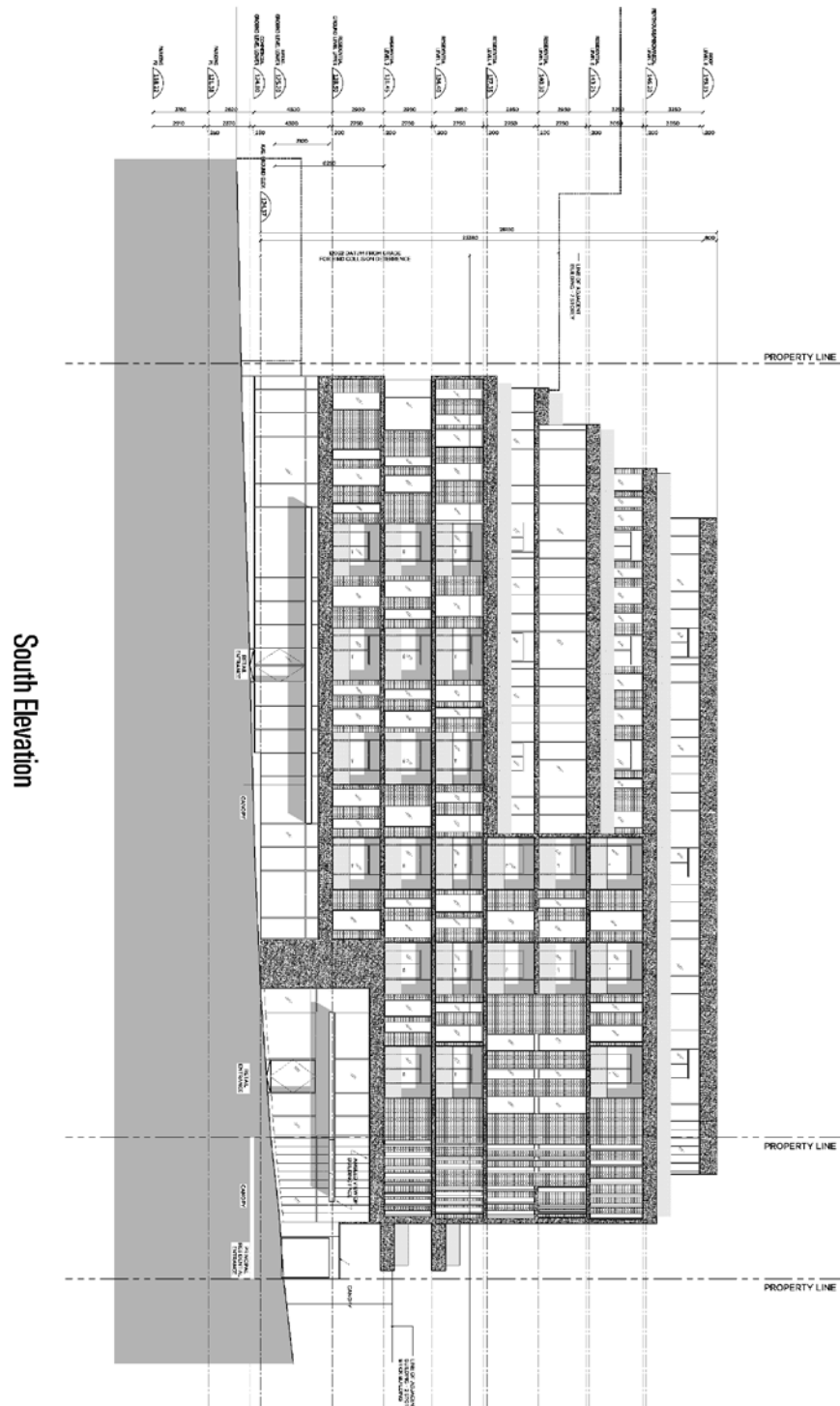
Applicant's Submitted Drawing

Not to Scale
10/01/2015

650-652 Kingston Road & 2 Main Street

File # 15 215444 STE 32 02

Attachment 2: Elevations



Elevations

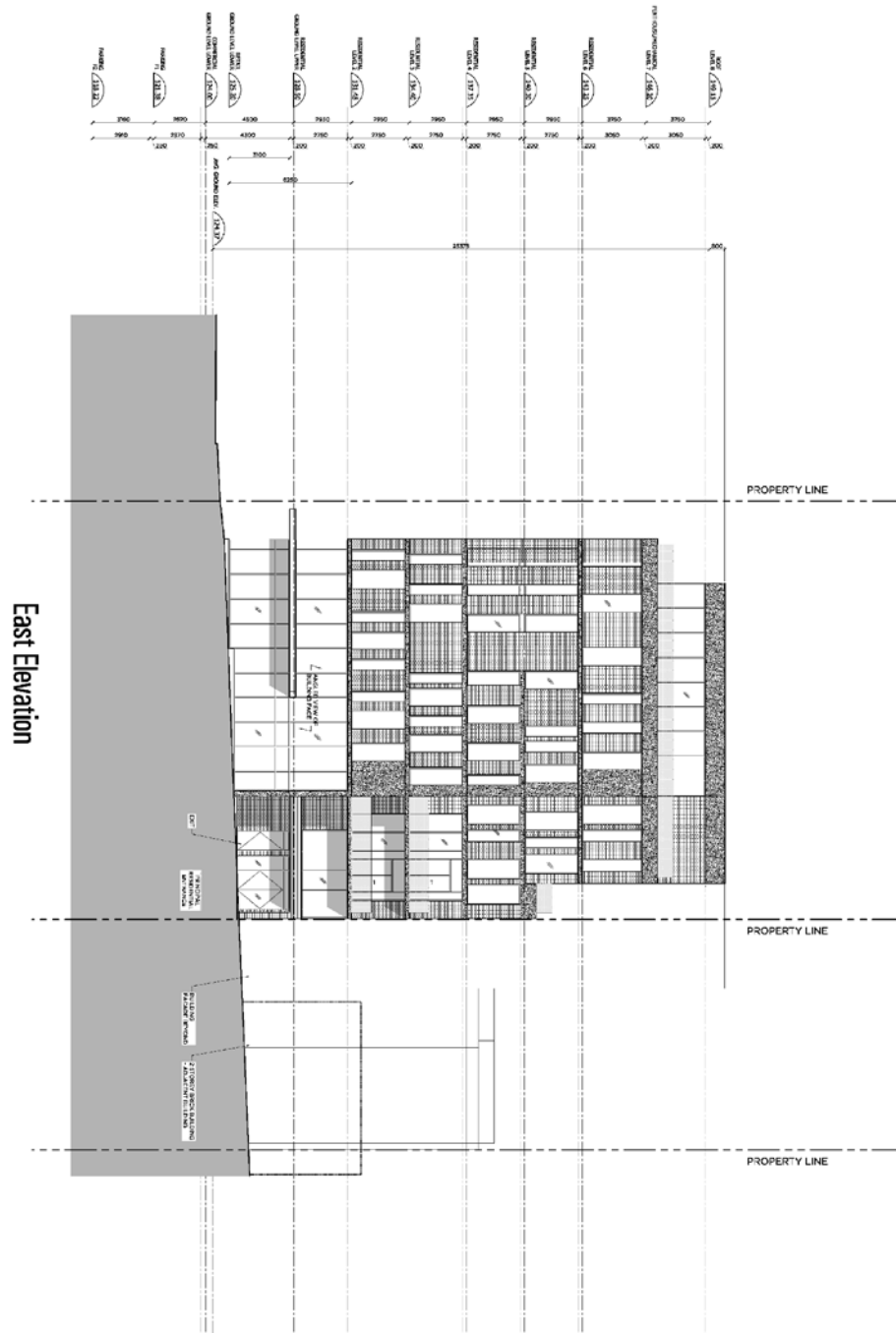
Applicant's Submitted Drawing

Not to Scale
10/01/2015

650-652 Kingston Road & 2 Main Street

File # 15 215444 STE 32 0Z

Attachment 2: Elevations



East Elevation

Elevations

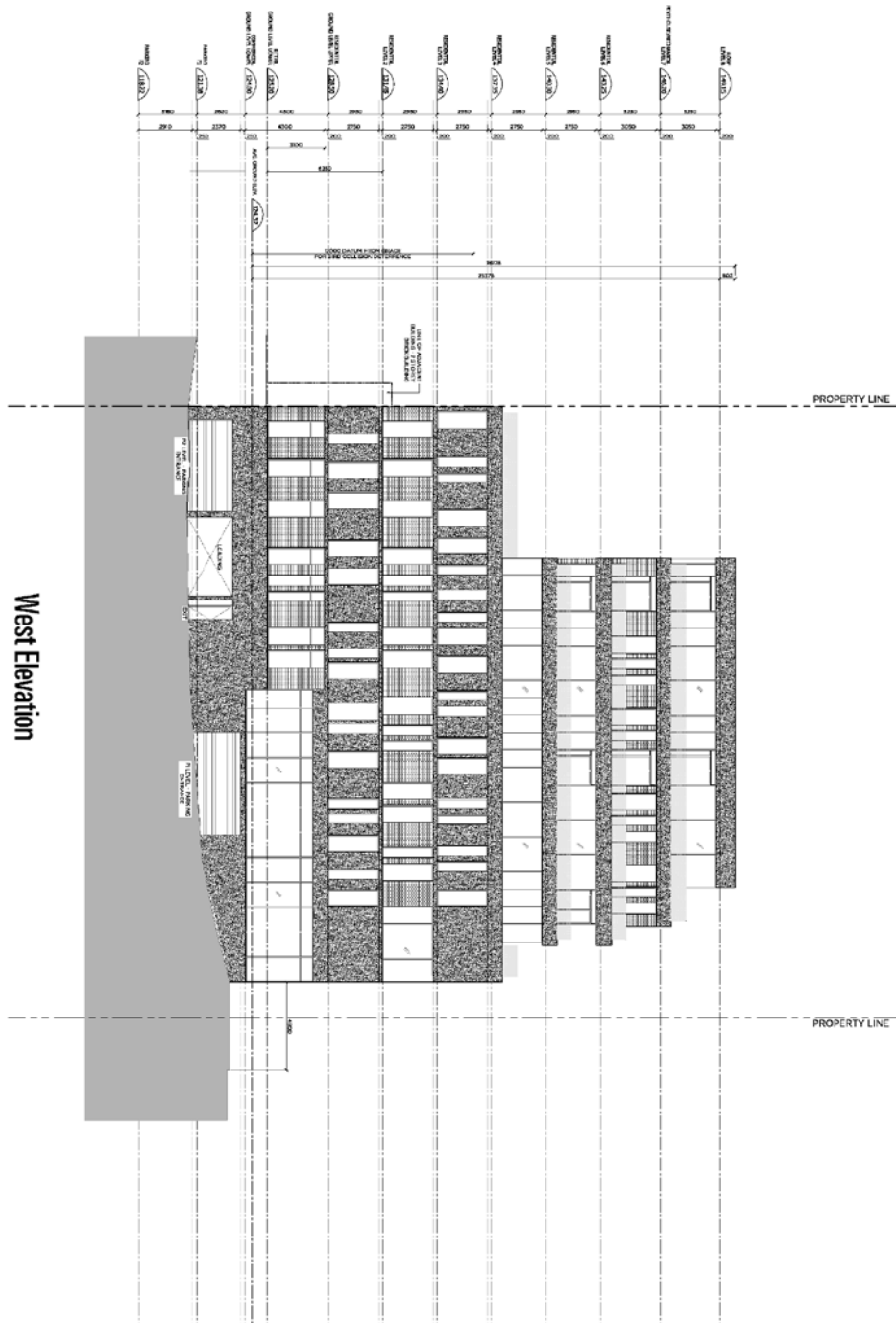
Applicant's Submitted Drawing

Not to Scale
10/01/2015

650-652 Kingston Road & 2 Main Street

File # 15 215444 STE 32 02

Attachment 2: Elevations



Elevations

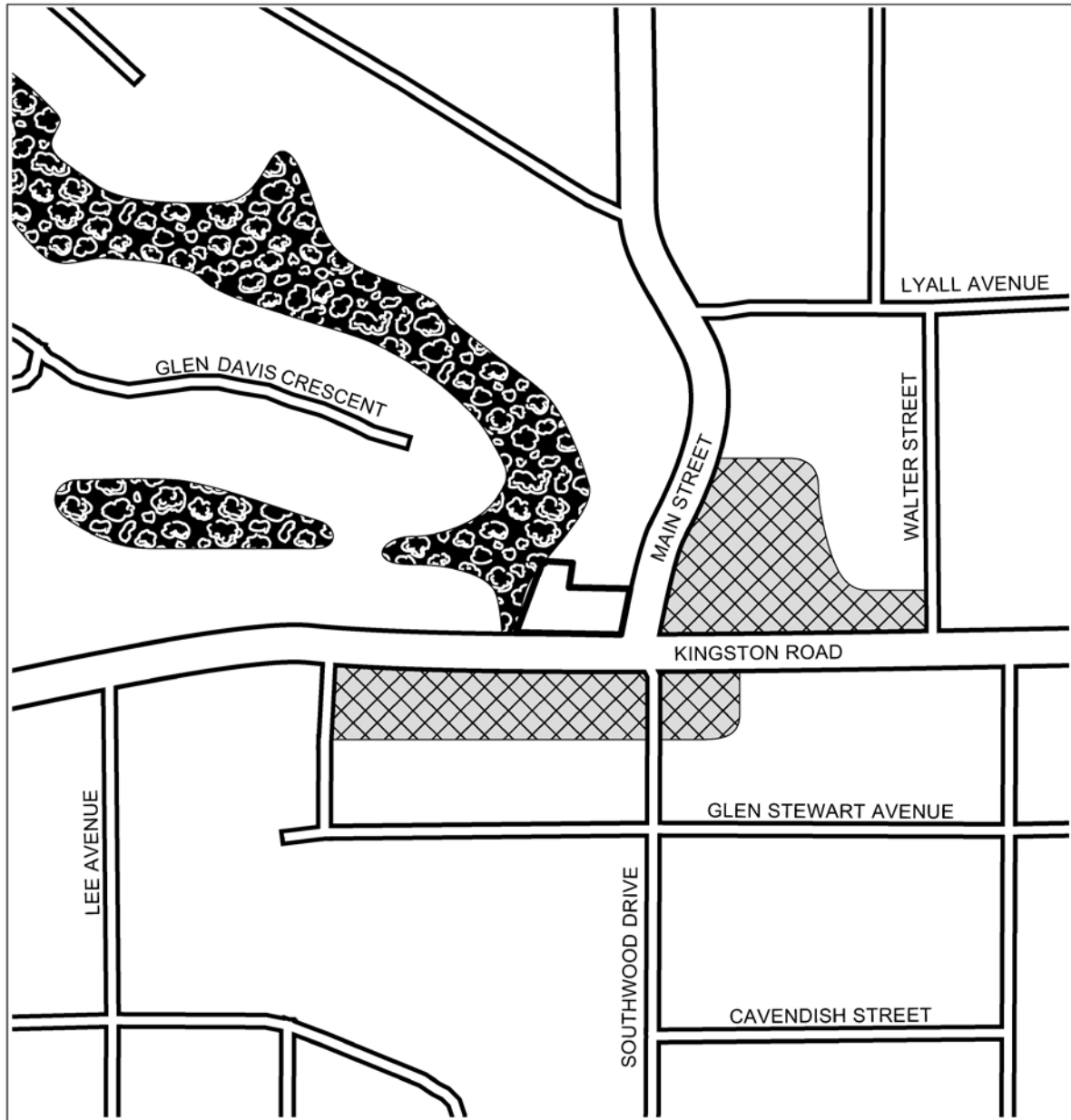
Applicant's Submitted Drawing

Not to Scale
10/01/2015

650-652 Kingston Road & 2 Main Street

File # 15 215444 STE 32 0Z

Attachment 4: Official Plan



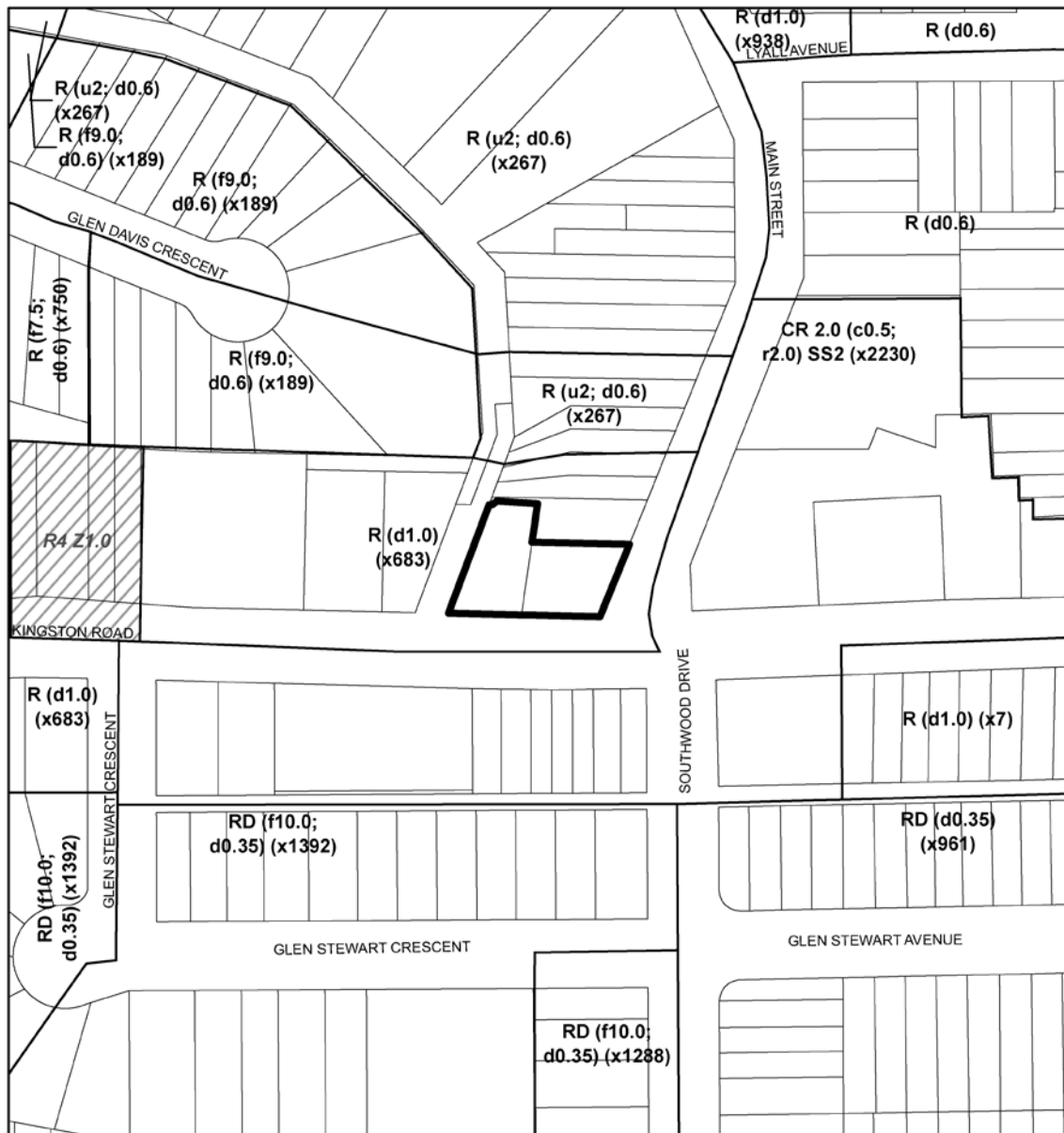
650-652 Kingston Road & 2 Main Street

Extract from Official Plan

File # 15 215444 STE 32 0Z



Attachment 4: Zoning



Zoning By-Law No. 569-2013

650-652 Kingston Road & 2 Main Street

File # 15 215444 STE 32 02



Location of Application

R Residential

RD Residential Detached
CR Commercial Residential



See Former City of Toronto By-Law No. 438-86

R4 Residential District



Not to Scale
Extracted: 10/02/2015

Attachment 5: Application Data Sheet

| | | | |
|-----------------------|--|---------------------|--|
| Application Type | Official Plan Amendment, Rezoning, & Rental Housing & Demolition | Application Number: | 15 215444 STE 32 OZ 15 215446 STE 32 RH |
| Details | OPA, Rezoning, Complex | Application Date: | August 31, 2015 |
| Municipal Address: | 650-652 KINGSTON ROAD and 2 MAIN STREET | | |
| Location Description: | PLAN 422 PT LOT 2 **GRID S3205 | | |
| Project Description: | The proposal involves redeveloping the Site into a terraced, seven-storey mixed-use building consisting of 75 residential units with 661 m2 of ground floor retail space. The proposed development density (floor space index) is approximately 5.51 times the lot area. Currently, the proposal consists of 11 rental replacement units and 64 residential condominium units. | | |

| | | | |
|-------------------|---------------|-------------------|---|
| Applicant: | Agent: | Architect: | Owner: |
| Craig Hunter | | RAW | 1240578 Ontario Inc & 2432953 Ontario Inc |

PLANNING CONTROLS

| | | |
|----------------------------|-----------------|-----------------------------|
| Official Plan Designation: | Neighbourhoods | Site Specific Provision: |
| Zoning: | R (d1.0) (x683) | Historical Status: |
| Height Limit (m): | 12 | Site Plan Control Area: Yes |

PROJECT INFORMATION

| | | | | |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m): | 1130 | Height: | Storeys: | 7 |
| Frontage (m): | 44.35 | | Metres: | 25 |
| Depth (m): | 33.154 | | | |
| Total Ground Floor Area (sq. m): | 982 | | | Total |
| Total Residential GFA (sq. m): | 5565 | | Parking Spaces: | 32 |
| Total Non-Residential GFA (sq. m): | 661 | | Loading Docks | 0 |
| Total GFA (sq. m): | 6226 | | | |
| Lot Coverage Ratio (%): | 87 | | | |
| Floor Space Index: | 5.5 | | | |

DWELLING UNITS

| | |
|--------------|---------------|
| Tenure Type: | Rental, Condo |
| Rooms: | 0 |
| Bachelor: | 6 |
| 1 Bedroom: | 38 |
| 2 Bedroom: | 29 |
| 3 + Bedroom: | 2 |
| Total Units: | 75 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 5565 | 0 |
| Retail GFA (sq. m): | 661 | 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 |