



STAFF REPORT ACTION REQUIRED

289 and 291 The Kingsway and 1, 3, 5 and 7 St. Stevens Court - Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Status and Request for Direction Report

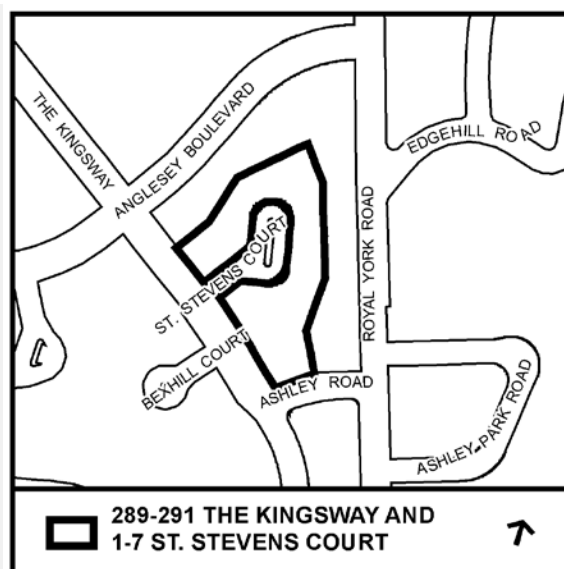
Date:	December 6, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	P:\2016\Cluster B\PLN\City Council\CC16154

SUMMARY

The purpose of this report is to provide an update on the Ontario Municipal Board (OMB) proceedings related to the appeal of the Zoning By-law Amendment application for the lands at 289 and 291 The Kingsway and 1, 3, 5 and 7 St. Stevens Court and to seek further direction from City Council. A two week hearing into this matter before the Ontario Municipal Board (OMB) will begin on January 9, 2017.

On February 3, 2016, City Council adopted the recommendations contained in a Request for Directions report dated December 16, 2015 from the Director of Community Planning, Etobicoke York District, which instructed staff to oppose the proposal for this site at the OMB. The proposal that was described in that report has been revised by the applicant. The revised proposal will form the basis for the appeal to the OMB set to commence in January 2017.

The revised application proposes the replacement of the five existing 3.5 storey rental apartment buildings on the lands with



five new residential apartment buildings (two buildings that were previously proposed to be separate have been joined into one) ranging in height from 6 to 14 storeys. The proposed development includes three buildings at 6 storeys in height, one at 12 storeys and the other at 14 storeys.

The previous proposal was comprised of six new buildings ranging in height from 6 to 16 storeys. Two buildings were proposed at 6 storeys and the remaining were proposed at 8, 11, 12 and 16 storeys. The total Floor Space Index (FSI) and Gross Floor Area for both the original and revised proposed would be 3.76 times the area of the lands and 58,529 m², respectively. A 17-storey, 73 unit rental apartment building located at 289 The Kingsway would be retained in each development scenario.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) was submitted with the original rezoning application for the proposed demolition and replacement of the existing 5 buildings containing 156 rental housing units.

It is the opinion of staff that the revised proposal still represents over-development of the site. The proposal does not conform to applicable policies in the Official Plan. The proposed height, density and scale are not compatible with the existing and planned context of the local apartment neighbourhood and would result in unacceptable impacts on abutting lands.

The issues and comments outlined in the December 16, 2015 staff report continue to apply to the revised proposal as it relates to consistency and conformity with applicable policies in the Provincial Policy Statement (PPS) and the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and other appropriate City staff to attend the Ontario Municipal Board hearing to oppose the appeal of the Zoning By-law Amendment application at 289 and 291 The Kingsway and 1, 3, 5 and 7 St. Stevens Court (Application Number 13 164210 WET 04 OZ) as represented by the revised proposal submitted November 3, 2016.
2. In the event the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold its Order approving the Zoning By-law Amendment until:
 - a. The owner submits, to the satisfaction of the Executive Director, Engineering and Construction Services, a Functional Servicing and Stormwater Management Report.

- b. The owner submits, to the satisfaction Executive Director, Transportation Services, a revised Transportation Impact Study.
- c. Staff advise the Ontario Municipal Board of City Council's position that any redevelopment of the lands must also include the full replacement of the 156 existing rental dwelling units and a Tenant Relocation and Assistance Plan, including the right of tenants to return to the new rental units in accordance with the Official Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- d. The owner enters into an Agreement under Section 37 of the *Planning Act* to secure appropriate services, facilities, public art contribution and/or other matters pursuant to Section 37 of the *Planning Act* at the owner's expense:
 - i. Community benefits towards meaningful improvements to Humber Valley Park.
 - ii. The following matters are also recommended to be secured for the development in the Section 37 Agreement as a legal convenience:
 - The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.
 - The owner shall enter into a financially secured Development Agreement for the construction of any improvements to the existing municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development.
 - The owner shall enter into agreement(s) to secure the conditions of a Council-approved Section 111 permit and any conditions of Recommendation 2 (c) above.
- e. The City and the owner have presented to the Board a draft Zoning By-law Amendment and the owner has entered into and registered a Section 37 Agreement to the satisfaction of the City Solicitor, that includes the provision for the community benefits and matters to be secured as noted in Recommendation 2 (d) above

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The applicant had appealed the Zoning By-law Amendment application to the Ontario Municipal Board (OMB), on the basis that City Council had not made a decision within the statutory period.

City Council on February 3, 2016 adopted the recommendations contained in the December 16, 2015 staff report from the Director of Community Planning, Etobicoke York District to oppose the Zoning By-law Amendment application for the lands.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY11.2>

As such Council directed that the City Solicitor and appropriate City Staff attend the OMB hearing to support Council's decision to oppose the application.

To date, two OMB Pre-hearings conferences have been held to determine the Procedural Order for the OMB hearing. The full contested hearing is scheduled to commence January 9, 2017 and is expected to last for 10 days. Humber Valley Village Residents' Association has been made a party to the proceedings and Metro Toronto Condominium Corporation 1244 has been made a participant.

On November 3, 2016, the applicant submitted a revised proposal to City. This revised proposal will form the basis for the applicant's OMB appeal. As such, further direction is needed from City Council with respect to this matter.

ISSUE BACKGROUND

Proposal

The original application proposed retention of the existing 17-storey apartment building containing 73 rental units located at 289 The Kingsway and the replacement of the remaining five, 3.5-storey rental apartment buildings on site containing 156 rental housing units, with six new residential apartment buildings ranging in height from 6 to 16 storeys (see Attachment 1a: Original Site Plan).

The revised application also proposes the retention of the existing 17 storey rental buildings and the replacement of the remaining five buildings with 5 new apartment buildings ranging in height from 6 to 14 storeys (see Attachment 1b: Revised Site Plan)

In both development scenarios, the total Floor Space Index (FSI) and Gross Floor Area for the original and revised proposed would be 3.76 times the area of the lands and 58,529 m², respectively.

The key differences between the revised and the original proposals relate to building massing and heights. The height of proposed Building A has been reduced from 16 storeys to 12 storeys while the height of Building D has increased from 11 storeys to 12 and 14 storeys. Buildings B1 and B2 have been combined and the heights have been reduced from 8 and 12 storeys to 6 storeys. The heights of Buildings C1 and C2 remain the same at 6 storeys. These two buildings are no longer proposed to be connected at the base due to an existing sewer easement on the site at this location. The total proposed

units for all new buildings have increased from 606 to 615 due to the redistribution of building mass on site.

The following tables compare the revised and the original proposals. The references to building heights exclude mechanical penthouses.

Table 1: Revised Proposal

	Unit Count	Gross Floor Area m ²	Height (storeys)	Height (m)
Building A	109	10,748	12	38
Building B	156	12,065	6	20.4
Building C1	93	6,986	6	20.4
Building C2	43	4,583	6	20.4
Building D	214	15,172	12 and 14	38.1 and 44.3
Total*	615	49,553		
Total FSI*	3.19			

Table 2: Original Proposal

	Unit Count	Gross Floor Area (m ²)	Height (storeys)	Height (m)
Building A	142	12,990	16	55.3
Building B1	129	9,709	12	39.6
Building B2	79	6,474	8	27.8
Building C1	52	4,294	6	22.9
Building C2	39	3,869	6	22.9
Building D	165	12,217	11	39.6
Total*	606	49,553		
Total FSI*	3.18			

*Excluding the existing 17 storey building

Site and Surrounding Area

The subject lands are approximately 1.55 ha in size and relatively flat with a slight slope from west to east. The site is irregular in shape with frontage of approximately 143 m on The Kingsway, 40 m on Ashley Road and 260 m on St. Stevens Court. The subject site is located within a larger area of lands designated *Apartment Neighbourhoods*. These lands contain approximately 44 low rise apartment buildings. The building located at 289 The Kingsway is the only tall building within the *Apartment Neighbourhoods* lands, having a height of 17 storeys. Adjacent to the site and immediately east are lands designated

Neighbourhoods and across the site on the south side of Ashley Road are lands designated *Mixed Use Areas*. An easement in favour of the City containing storm sewer infrastructure runs through the site from St. Stevens Court to Royal York Road.

There are presently six rental apartment buildings located on the subject lands containing 229 units, as follows:

- 289 The Kingsway – 17-storey building with 73 units.
- 291 The Kingsway – 3.5 storey building with 29 units.
- 7 St. Stevens Court – 3.5 storey U-shaped building with 26 units.
- 5 St. Stevens Court – 3.5 storey L-shaped building with 41 units.
- 3 St. Stevens Court – 3.5 storey building with 24 units.
- 1 St. Stevens Court – 3.5 storey U-shaped building with 36 units.

Surrounding land uses are as follows:

- North: 2.5 and 3.5 storey brick apartment buildings and a 1-storey parking garage on Anglesey Boulevard.
- South: Humbertown Shopping Centre. Further south are single detached houses.
- East: Two-storey detached houses on Royal York Road. Further east on Edgehill and Ashley Park Roads are single detached houses.
- West: 3.5-storey apartment buildings (Bexhill Court Apartments and 290-292 The Kingsway). Further west, the area is predominantly comprised of single detached houses.

Official Plan

The subject lands are designated *Apartment Neighbourhoods* on Map 14 - Land Use Plan in the Official Plan (see Attachment 3 – Official Plan). *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. The Plan includes criteria that direct the form and quality of development in this land use designation.

Official Plan Amendment 320 (OPA 320)

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not

determinative in terms of the Official Plan policy framework. While OPA 320 is under appeal, the proposed changes continue to maintain the original intent of limiting growth in *Apartment Neighbourhoods*, with the exception of underutilized sites that can accommodate additional buildings.

Site and Areas Specific Policy 500 (SASP)

In 2016, City of Toronto Council adopted Official Plan Amendment No. 298 (OPA 298), which is a Site and Area Specific Policy (SASP) for the *Apartment Neighbourhoods* designated lands located to the north of the Humbertown Shopping Centre. The SASP was the result of an extensive city initiated study to examine future potential redevelopment of these lands arising from community concerns that the scale of the Humbertown Shopping Centre redevelopment could be replicated on the stable *Apartment Neighbourhoods* lands. The SASP envisions maximum building heights of 6 storeys where appropriate subject to transition mechanisms such as setbacks, step-backs and angular planes to limit impact on the surrounding houses. Supplementary to the SASP are the *Edenbridge-Humber Valley Apartment Neighbourhood Design Guidelines* which set out the design principles that implement the SASP.

The only appeal to the SASP since its adoption is the site specific appeal related to the subject application. Although the proposed development predates the adoption of OPA 298, the SASP represents City Council's current vision to guide future development within the area. This planned context will allow for appropriate and sensitive increases to the height and density of the area.

COMMENTS

The comments and issues outlined in the December 16, 2015 staff report from the Director of Community Planning, Etobicoke York District continue to apply to the revised proposal unless otherwise noted in this report.

Height, Massing and Density

The revised proposal is an improvement from the original proposal; however it still does not achieve the objectives of the Official Plan policies with respect to the proposed development fitting in and respecting the context of the area.

The site is located in a larger established residential neighbourhood of primarily low-rise apartment buildings and detached houses and forms part of a larger collection of lands designated *Apartment Neighbourhoods*, in the Official Plan. The larger *Apartment Neighbourhoods* lands, of which the subject site forms part is unlike most typical apartment neighbourhoods across the city which are mostly characterized with 'tower in a park' development. These lands contain approximately 44 low-rise brick apartment buildings ranging in heights from 2 to 4 storeys including the subject site. At the periphery of the *Apartment Neighbourhoods* lands are lands mostly designated *Neighbourhoods* comprised of detached houses that are mostly 2 storeys. The only anomaly within the existing context is a 17 storey apartment building located at 289 The

Kingsway. While this building exists within the apartment neighbourhood, it is not representative of the existing physical character of the area.

The Official Plan recognizes the need to consider not only the existing but also the planned context in the evaluation of proposed development through the built form policies in Chapter 3. The planned context for the apartment neighbourhood resulting from OPA 298 envisions maximum building heights of 6 storeys. Another element which helps to establish the planned context for the area is the Ontario Municipal Board approved redevelopment of the Humbertown Shopping Centre in the *Mixed Use Areas* to the south and southwest of the site. This development would see the tallest building on those lands at 12 storeys (38 m). That proposal incorporates step backs at varying points along the perimeter to provide transition between areas of different development intensity and scale.

Policy 2.3.1.1 states that "*Neighbourhoods and Apartment Neighbourhoods* are considered to be stable. Development within *Neighbourhoods and Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas".

A key feature of the subject site and surrounding area is open spaces between buildings and the generous building setbacks from the street edge. The revised proposal does not reinforce this characteristic feature of the area. Portions of Buildings B and C1 are proposed to be located at the property line with no or minimal building setbacks. This provides limited opportunities for the open space and greenery that is characteristic of the area.

Similarly, the revised proposal with building heights of 12 and 14 storeys does not respect the existing physical character of the area where the majority of existing buildings are less than 4 storeys. The proposed building heights exceed the width of The Kingsway right-of-way onto which they front and as such are considered Tall Buildings. Introducing new tall buildings on lands designated *Apartment Neighbourhoods*, would change the character of the area. The proposal does not fit with the existing or planned context for the area.

The proposed development on the subject site would result in buildings on *Apartment Neighbourhoods* (stable) designated lands that are taller than what has been approved for the adjacent *Mixed Use Areas* (growth) designated lands and the planned context for the surrounding lands designated *Apartment Neighbourhoods*.

Policies 3.1.2.3 (c) and (d) of the Official Plan specifically require that new development be massed to create appropriate transition in scale to neighbouring buildings and provide adequate light and privacy for adjacent properties. Building A proposed at 12 storeys and Buildings D proposed at heights of 12 and 14 storeys, do not provide appropriate transition in scale to the properties immediately adjacent to the site. Immediately north of the site are apartment buildings that have building heights of 3.5 storeys. Similarly, east

of the site are single detached houses at 2 storeys. The proposed building heights of up to 14 storeys do not provide a gradual transition to the adjacent context of low-rise apartment buildings and 2 storey detached houses.

Appropriate transition can be achieved through a combination of angular planes and stepping of building heights. The proposal does not incorporate step backs at the rear of Buildings C1 and C2 where the subject site abuts detached houses along the eastern perimeter. This would result in additional shadows on the rear yards of these properties in the late afternoon during the spring and fall equinoxes.

Similarly, the proposal does not achieve the objectives of the development criteria of *Apartment Neighbourhoods* in Policy 4.2.2 and 4.2.3 with respect to providing compatible infill development that fits the existing context.

Mid-Rise Building Design Guidelines and Tall Building Design Guidelines

Key design considerations in the Tall Building Design Guidelines relates to limiting the tower floor plate to a maximum of 750m² and providing the three parts of the buildings: base, middle (shaft) and top. Tower placement and separation distances are also key considerations when evaluating tall buildings to minimize impact on adjacent properties.

The area context is that of low-rise apartment buildings mostly under 4 storeys and introducing tall buildings would change this character. The proposed floor plates of the 12 and 14 storey buildings are greater than 750m² and the separation distance between the existing 17 storey building which has primary windows on the north elevation and Building D is 11 metres. Additionally, there is no clear definition of the building base for both Buildings A and D which incorporate step-backs more than halfway up the front facades. The Tall Building Guidelines speak to the need of a minimum separation distance of 25 metres between buildings. The proposal does not achieve this objective as the minimum separation distance between the existing 17 storey building which has primary windows on the north elevation and Building D is only 11 metres.

While The Kingsway is not identified as an *Avenue* in the Official Plan, the Avenues and Mid-Rise Building Design Guidelines provide an appropriate tool in evaluating the proposed mid rise buildings (6 storeys). The objective of the City-wide Avenues and Mid-Rise Building Design Guidelines adopted by City Council in 2010 is to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability.

Among several Performance Standards contravened by the proposal, the first Performance Standard stipulates that the maximum allowable height of buildings on the *Avenues* will not be taller than the width of the adjacent Avenue right-of-way. The subject site is not located in a *Mixed Use Areas* and is not an Avenue; therefore a more

modest form of midrise building would be the appropriate built form. The proposed building heights of 12 and 14 storeys are considered tall buildings because the right-of-way width of The Kingsway ranges from approximately 30 metres to 36 metres in front of Buildings A and D respectively. Buildings A and D are proposed to have minimum building heights of 38 and 44.3 metres (excluding mechanical penthouses) and would be in excess of the existing right-of-way widths.

The Performance Standards also speak to the need for step-backs on buildings on front facades to mitigate the perception of height and create buildings at the street that are a comfortable scale for pedestrians. Although step-backs are incorporated within the subject proposal, they occur after the ninth floor resulting in a 9 storey street wall on a street where the established street wall is no more than 4 storeys.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. A revised Arborist Report and Tree Preservation Plan was submitted with the revised application and has been reviewed by Urban Forestry staff. The report and plan address both City-owned and privately-owned trees, however some revisions and clarifications are necessary. For the purpose of the Zoning By-By-law Amendment application the report and plan are adequate, however should the application be approved, the required revisions would need to be addressed through the Site Plan Control process.

Servicing

To date, only one Functional Servicing Report has been submitted in support of the application which accompanied the original submission. A revised report was not included with the revised submission and the comments outlined in the December 16, 2015 staff report continue to apply to the revised proposal.

Traffic Impact, Access and Parking

A revised Transportation Impact Study has been submitted in support of the revised proposal. A review of the report indicates that further revisions to the report are needed to address matters related to volume-to-capacity ratio and level-of-service information, location of entrance driveways and parking supply.

Rental Housing Demolition and Replacement

The Official Plan policies on the protection of rental housing and the replacement of rental housing to be demolished are required to be addressed through the consideration of the Zoning By-law Amendment application. In addition, the City has a by-law contained in Chapter 667 of the City's Municipal Code on Demolition and Conversion of rental properties. The By-law, amongst other things, prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act*, 2006.

Proposals involving six or more rental housing units and where there is a related application under the *Planning Act* 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 rental residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

The revised proposal demonstrates that 156 rental replacement dwelling units would be accommodated in Building "B" and the units as currently proposed are approximately the same size as those to be demolished. However the plans for the rental replacement building did not have interior layouts to confirm the bedroom counts of the units would be the same as what exists today.

Section 37

The proposal in its current form is subject to Section 37 of the *Planning Act* for community benefits in accordance with Policy 5.1.1 of the Official Plan.

In accordance with the Council approved protocol for negotiating Section 37 community benefits, Planning staff have consulted with the Ward Councillor on what community benefits in the vicinity of the subject site would be appropriate in the event the appeal is approved in some form by the OMB. The Ward Councillor has identified that any community benefits resulting from approval of this development should be allocated towards meaningful improvements to Humber Valley Park.

Conclusion

It is the opinion of staff that while the revised proposal is an improvement on the original proposal, it still represents overdevelopment on the site. It does not achieve the objectives set out in the Official Plan to respect and reinforce the physical characteristics of stable neighbourhoods. The site is not located within an area designated for significant growth, and the proposal represents a departure from the existing and planned context of the area. The proposed height, density and massing is out of scale with the existing context of the area.

It is therefore recommended that City Council direct the City Solicitor and other appropriate City staff to attend the Ontario Municipal Board hearing to oppose the appeal of the Zoning By-law Amendment application in its current form.

CONTACT

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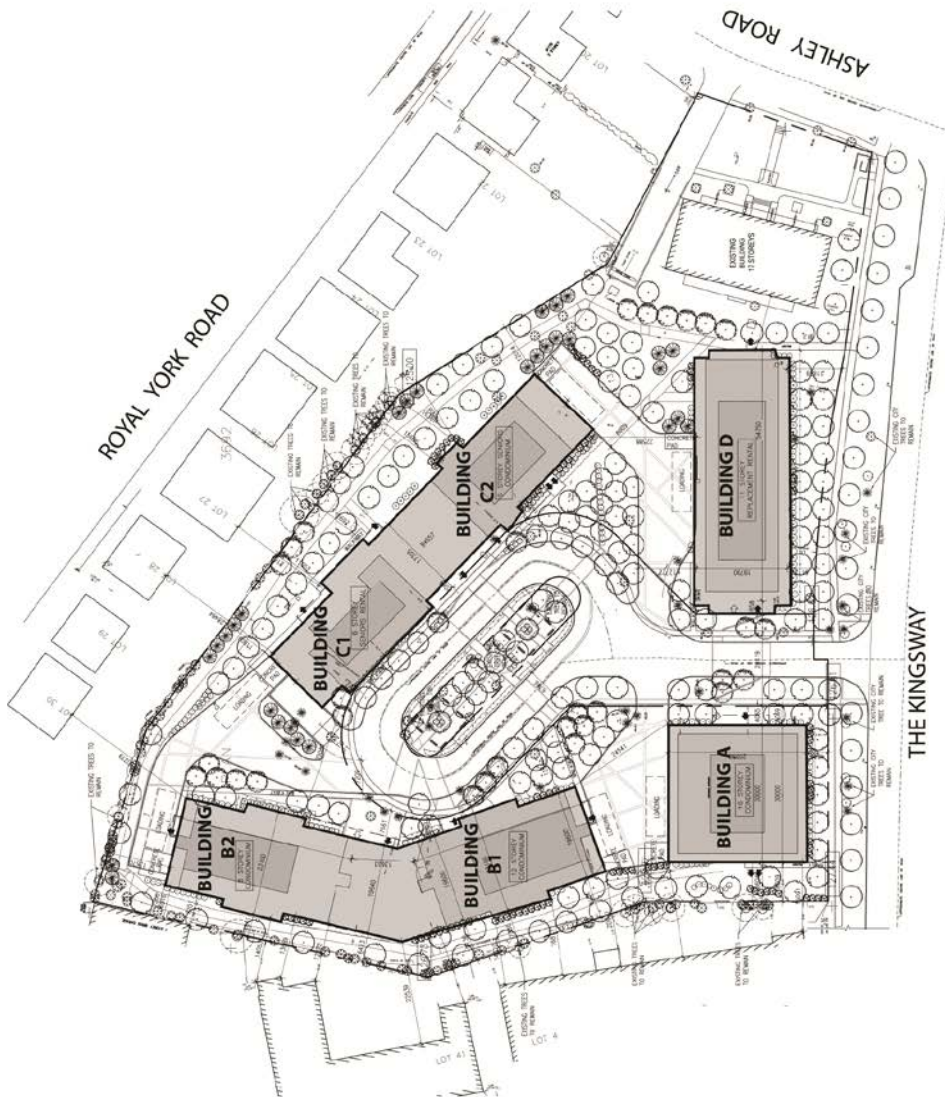
SIGNATURE

Jennifer Keesmaat, M.E.S., MCIP, RPP
Chief Planner and Executive Director,
City Planning Division

ATTACHMENTS

Attachment 1a:	Original Site Plan
Attachment 1a:	Revised Site Plan
Attachment 2a:	Revised Building A – North and South Elevations
Attachment 2b:	Revised Building A – East and West Elevations
Attachment 2c:	Revised Buildings B – North and South Elevations
Attachment 2d:	Revised Building B – East and West Elevations
Attachment 2e:	Revised Buildings C1 and C2 - North and South Elevations
Attachment 2f:	Revised Building C1 and C2 – East and West Elevations
Attachment 2g:	Revised Building D – West and South Elevations
Attachment 2h:	Revised Building D – East and North Elevations
Attachment 3:	Official Plan
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet

Attachment 1a: Original Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
06/13/2013

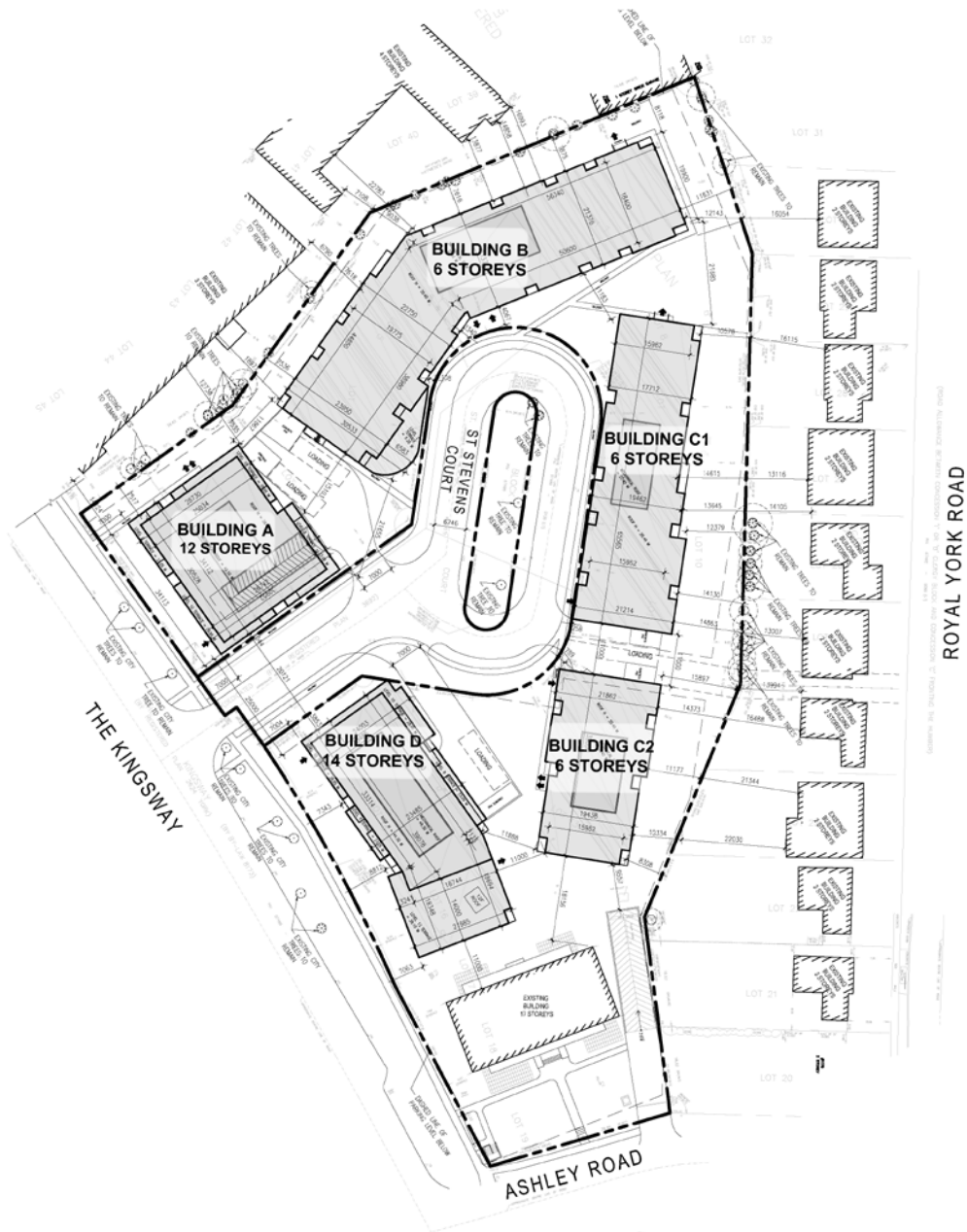


289 and 291 The Kingsway and

1-7 St. Stevens Court

File # 13 164266 WET 04 02

Attachment 1b: Revised Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
12/01/2016



289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court

File # 13 164210 WET 04 02

Attachment 2a: Revised Building A – North and South Elevations



Building A - North and South Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/21/2016

Building A - North and South Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/21/2016

Attachment 2b: Revised Building A – East and West Elevations



Building A - West Elevation

Building A - East Elevation

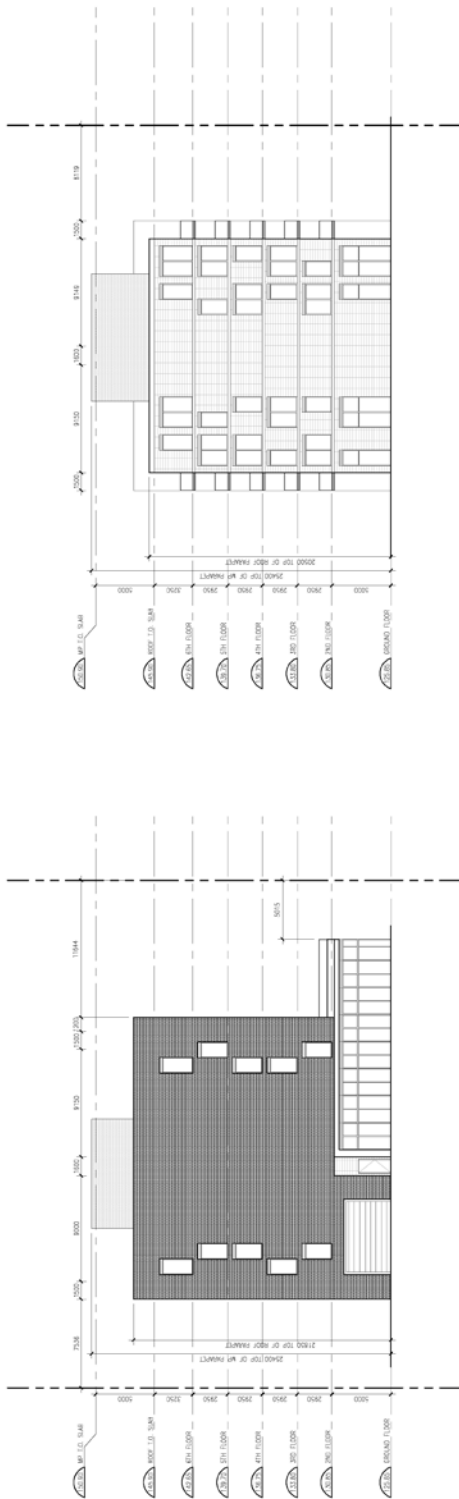
289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court

File # 13 164210 WET 04 02

Building A - East and West Elevations
Applicant's Submitted Drawing

Not to Scale
11/21/2016

Attachment 2c: Revised Buildings B – North and South Elevations



Building B - North Elevation

Building B - South Elevation

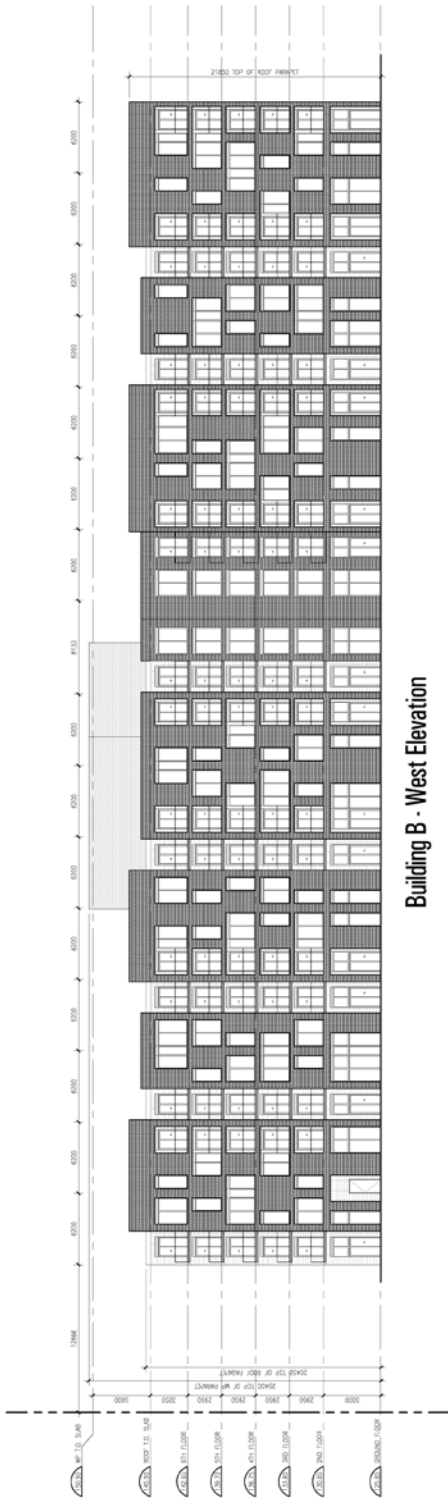
289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court
File # 13 164210 WET 04 02

Building B - North and South Elevations
Applicant's Submitted Drawing
Not to Scale
11/21/2016

Attachment 2d: Revised Building B – East and West Elevations



Building B - East Elevation



Building B - West Elevation

Building B - East and West Elevations
Applicant's Submitted Drawing
Not to Scale
11/21/2016

**289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court**
File # 13 164210 WET 04 02

Attachment 2e: Revised Buildings C1 and C2 - North and South Elevations



Buildings C1 & C2 - North Elevation



Buildings C1 & C2 - South Elevation

Buildings C1 and C2 - North and South Elevations

Applicant's Submitted Drawing

Not to Scale
11/21/2016

289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court

File # 13 164210 WET 04 02

Attachment 2f: Revised Building C1 and C2 – East and West Elevations



Buildings C1 & C2 - North Elevation



Buildings C1 & C2 - South Elevation

Buildings C1 and C2 - North and South Elevations

Applicant's Submitted Drawing

Not to Scale
11/21/2016

**289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court**

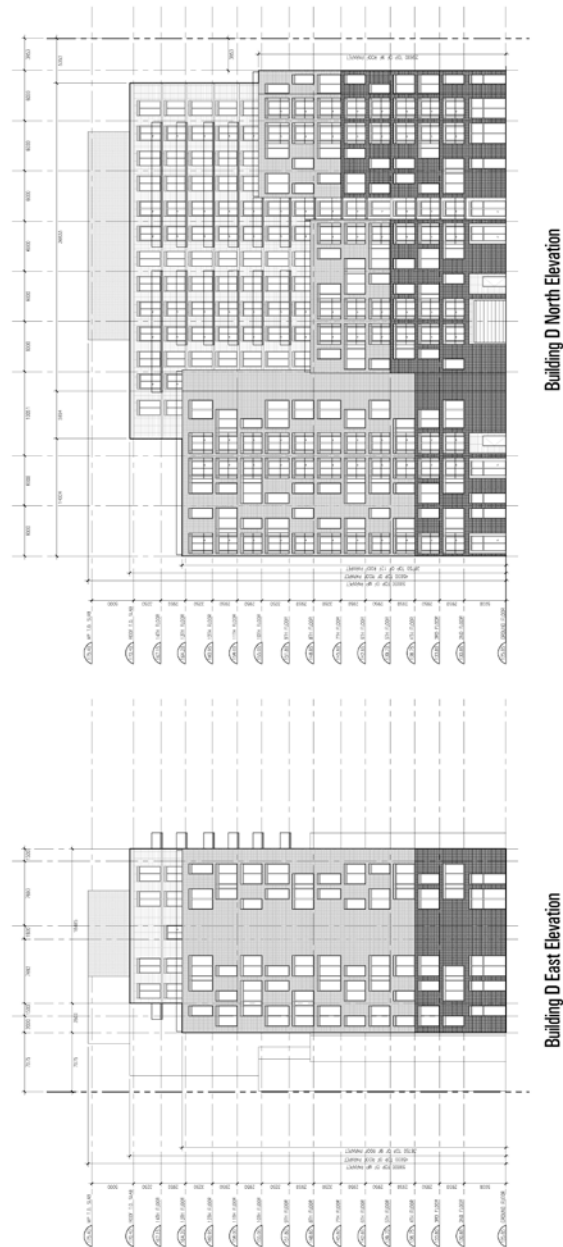
File # 13 164210 WET 04 02

The image displays two architectural elevations of Building D, oriented horizontally. The left elevation is the West Elevation, and the right is the South Elevation. Both drawings include vertical dimension lines on the left and right sides, indicating heights in feet and inches. The West Elevation shows a building with a central entrance and a series of windows. The South Elevation shows a building with a large central entrance and a series of windows. Both elevations include a section line at the bottom, labeled 'SECTION LINE'.

Building D - West and South Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/21/2016

289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court

Attachment 2h: Revised Building D – East and North Elevations



Building D - East and North Elevations

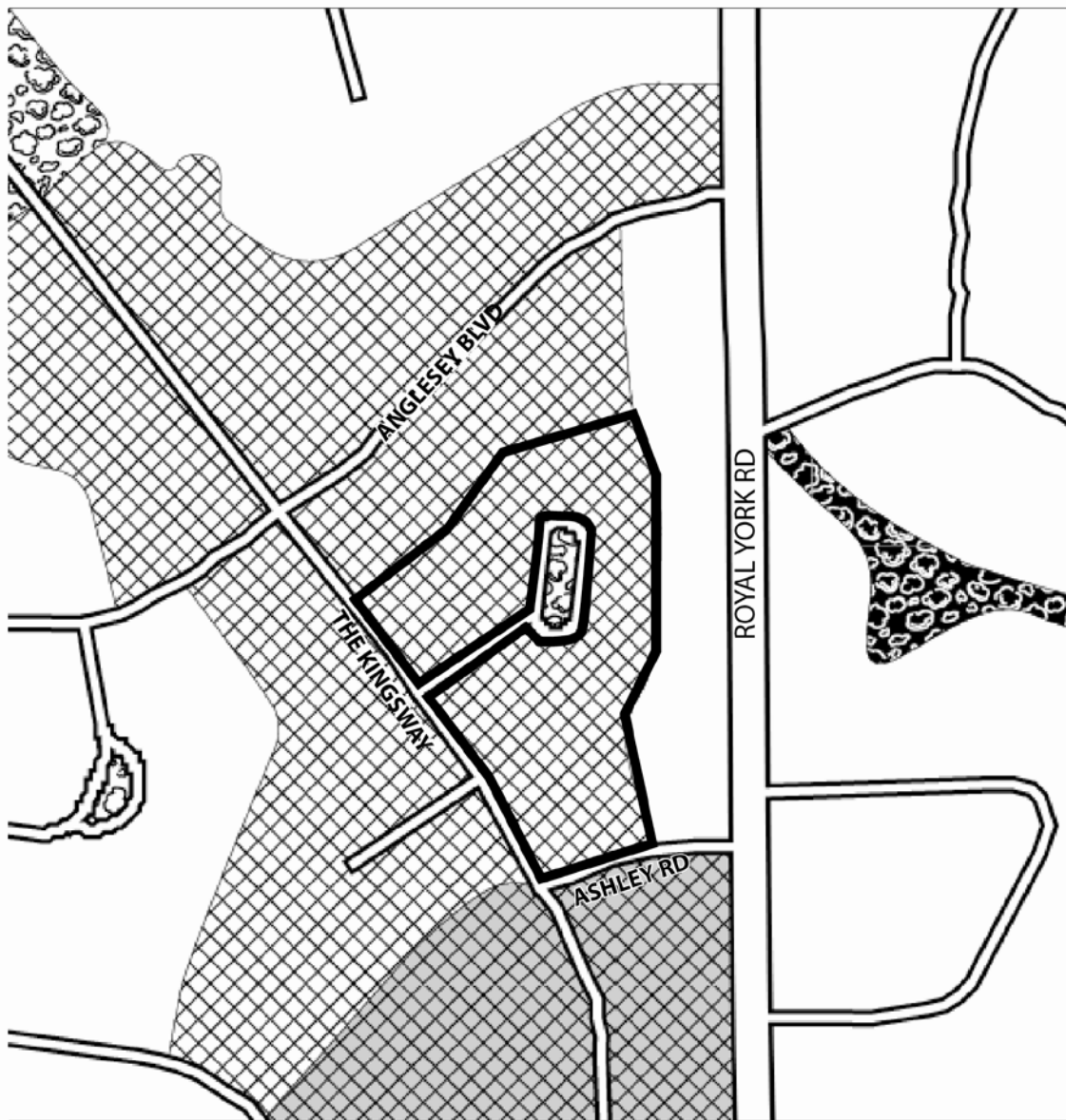
Applicant's Submitted Drawing

North Scale
11/21/2016

289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court

File # 13 164210 WET 04 02

Attachment 3: Official Plan



Toronto City Planning
Official Plan

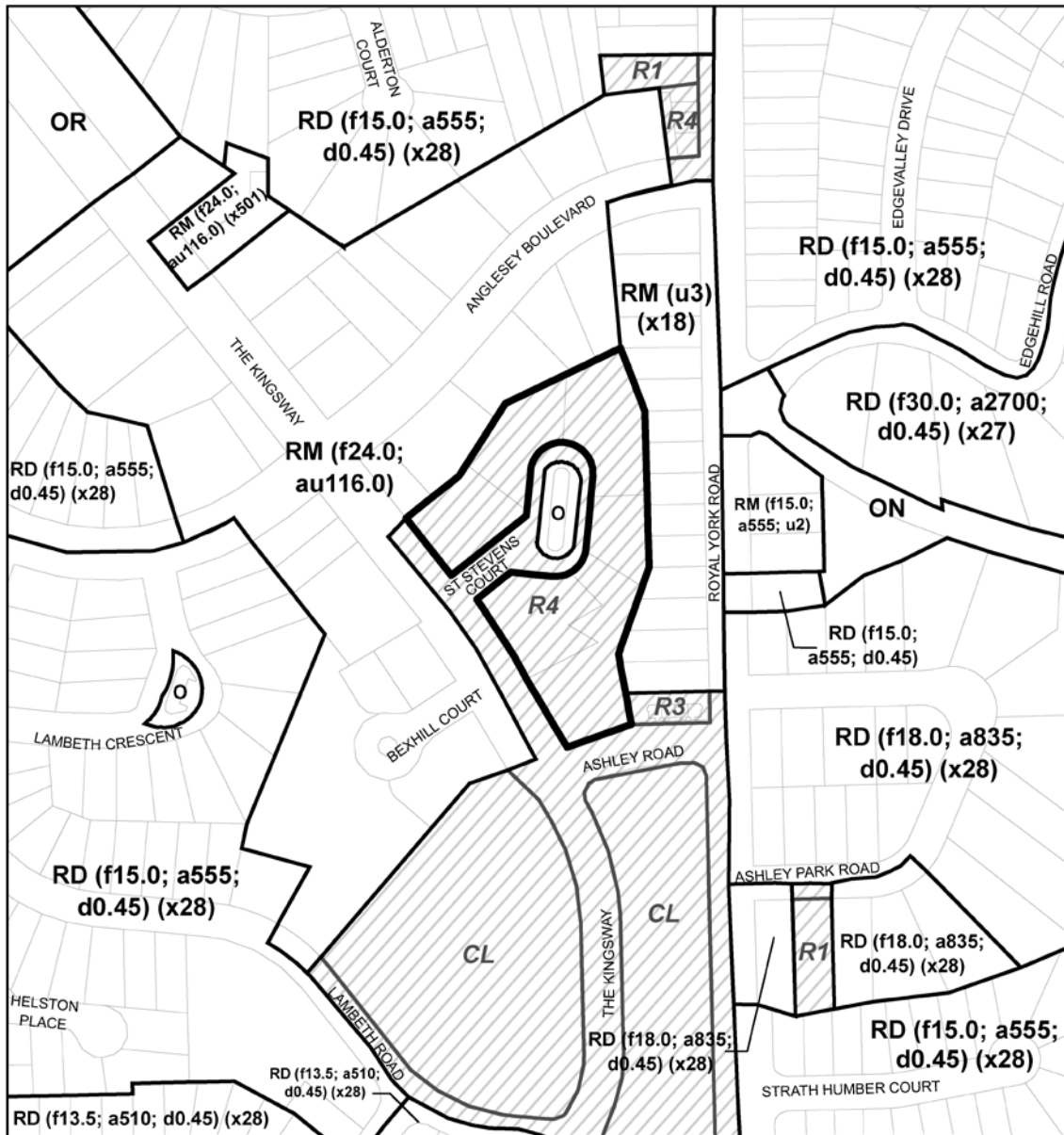
289 and 291 The Kingsway and
1-7 St. Stevens Court

File # 13 164266 WET 04 02



↑
Not to Scale
06/14/2013

Attachment 4: Zoning



Toronto City Planning

Zoning

289 And 291 The Kingsway,
1, 3, 5, And 7 St. Stevens Court
File # 13 164210 WET 04 02



Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment

O Open Space
ON Open Space Natural
OR Open Space Recreation



See Former City of Etobicoke By-Law No. 11,737

R1 First Density Residential
R3 Third Density Residential
R4 Fourth Density Residential
CL Limited Commercial



Not to Scale
Extracted: 12/01/2016

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 164210 WET 04 OZ
Details	Rezoning, Standard	Application Date:	May 7, 2013

Municipal Address:	289 THE KINGSWAY
Location Description:	PLAN 3692 LOTS 12 18 & 19 PT LOTS 11 13 16 & 17 **GRID W0405
Project Description:	Proposed replacement of 5 rental buildings with 5 new buildings . Existing 17 storey building to be retained. Concurrent rental housing demolition and conversion application.

Applicant:	Agent:	Architect:	Owner:
PATRICK DEVINE			THE ELIA CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	YES
Zoning:	R4 Fourth Density Residential	Historical Status:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	15549	Height:	Storeys:	14
Frontage (m):	0		Metres:	44.3
Depth (m):	0			
Total Ground Floor Area (sq. m):	9474			Total
Total Residential GFA (sq. m):	58529	Parking Spaces:		663
Total Non-Residential GFA (sq. m):	0	Loading Docks		0
Total GFA (sq. m):	58529			
Lot Coverage Ratio (%):	61			
Floor Space Index:	3.76			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	58529	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	373	Office GFA (sq. m):	0	0
2 Bedroom:	242	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	615			

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