

**3655 Kingston Rd - Official Plan and Zoning By-law
Amendment Applications - Preliminary Report**

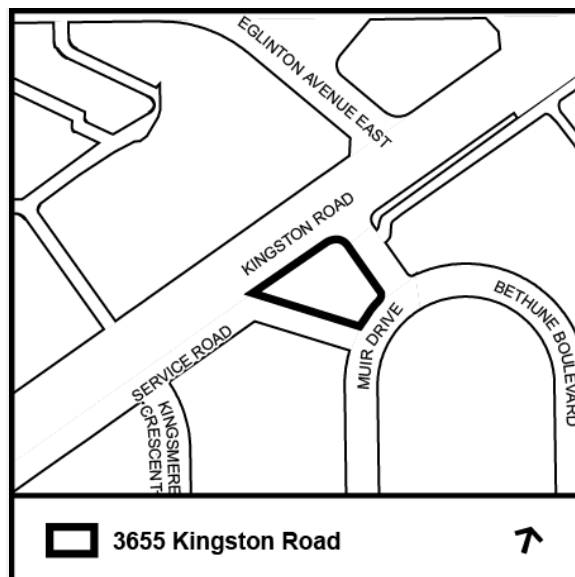
Date:	January 13, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	15 245019 ESC 36 OZ

SUMMARY

The applications propose to redesignate the subject property from *Neighbourhoods* to *Apartment Neighbourhoods* in the Official Plan, and to apply appropriate development permissions and standards in the Zoning By-law, in order to permit the development of an eight (8) storey 96 unit residential building with rooftop amenity space and 106 parking spaces at 3655 Kingston Rd. The present *Neighbourhoods* designation does not permit buildings in excess of four storeys in height.

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.

The applications should proceed through the normal planning review process including the scheduling of a community consultation meeting. A Final Report will be prepared and a community consultation meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3655 Kingston Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held in May 2015 with the applicant to discuss complete application submission requirements. At the meeting the applicant was advised that in order to proceed with a mid-rise building proposal amendments to the Official Plan and the Zoning By-law would be required. The lands will also require Site Plan and condominium approval at a later date.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the Official Plan to redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhoods*, and to rezone the lands from the Highway Commercial (HC) Zone to permit the development of an eight (8) storey mid-rise residential building with an overall height of 29.6 metres. A total of 96 units are proposed, comprised of 1 bachelor unit, 56 one bedroom units, 38 two bedroom units and 1 three bedroom unit. The proposed density of the development is 2.9 times the lot area with a lot coverage of 52.7%. A total of 8,255.88 square metres (88,868 square feet) of gross floor area is proposed.

The partial eighth storey and rooftop area are proposed to contain the indoor common amenity area and a landscaped terrace space. Soft landscaping is proposed in all setbacks. Overall, the total area allocated to soft landscaping is 744.52 square metres (8,014 square feet), or 26.3% of the site area.

A total of 106 parking spaces are proposed to be provided in a two-level underground parking structure, of which 87 parking spaces will be allocated for residents and 19 spaces will be for visitors. Parking is proposed to be accessed via a 6 metre (20 feet)

driveway entrance located at the southwest side of the site on Service Road. Sidewalks are proposed on all sides of the property, with a primary pedestrian access provided from the Kingston Road frontage. In addition, 96 bicycle parking spaces are proposed – 14 of which would be located at the rear entrance of the building while the remaining 82 bicycle parking spaces would be contained within the underground parking levels.

The proposed development is illustrated in Attachment 1: Site Plan, Attachment 2: Elevations, and Attachment 3: Perspective Drawings. Specific details for the subject proposal are contained in Attachment 6: Application Data Sheet.

Site and Surrounding Area

3655 Kingston Road is bounded on all sides by a public road and fronts onto Kingston Road, Muir Drive, and Service Road. The site is 2,834.5 square metres in size (0.7 acres), has approximately 60 metres (197 feet) of frontage on Kingston Road and is irregularly shaped. A nine (9) metre wide storm sewer easement runs the length of the Kingston Road frontage of the property.

A coin operated car wash has occupied the site since 2007. Prior to this use, the site was vacant for a number of years. Earlier uses include a restaurant, car dealership, retail store and an industrial manufacturing plant.

Surrounding land uses:

Northwest: Two twenty (20) storey residential condominium buildings and the Markington Square commercial development, which has zoning permissions to permit two eighteen (18) storey and two twenty-one (21) storey residential or mixed use buildings. Adjacent and to the west of the Markington Square development is a nine (9) storey residential building.

Northeast: A four storey townhouse development fronting Kingston Road and accessed via a laneway running adjacent to the road. On the north side of Kingston Road are a series of apartment buildings with heights ranging from ten (10) to twenty (20) storeys.

Southeast: Single detached dwellings fronting onto Muir Drive and Bethune Boulevard.

Southwest: Single detached dwellings fronting onto a service road running adjacent to Kingston Road (named Service Road). Further to the southwest along Service Road is a nine (9) storey residential building.

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. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting

public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhoods* within the Official Plan on Map 23 – Land Use Plan. *Neighbourhoods* are described in the Plan as physically stable areas providing for a variety of lower-scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally "fit" the existing physical character.

Further policy direction is provided by Policy 4.1.9 – *Neighbourhoods*. This policy states: "Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods will:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences."

The Healthy Neighbourhoods policies of the Official Plan, contained in Section 2.3.1, states that *Neighbourhoods* are considered to be physically stable areas. Development within *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.

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 Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of

Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

The Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of the new development, recognizing that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies stipulate that new development will:

- be located and organized to fit with its existing and/or planned context;
- development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties; and
- preserve existing mature trees wherever possible and incorporate them into landscaping designs.

The applicant has applied to redesignate the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods*. The *Apartment Neighbourhoods* designation permits apartment buildings, all land uses provided for in *Neighbourhoods*, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

The Official Plan sets out criteria in Policy 4.2.2 to evaluate development in *Apartment Neighbourhoods*, and states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- locating and massing 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 from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;

- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

The segment of Kingston Road on which the lands are located is designated on Map 2 – Urban Structure as an *Avenue*. Policy 2.2.3.4 directs that "where a portion of an *Avenue* is shown on Map 2 is designated *Neighbourhoods*, or *Parks and Open Space Areas* the policies of Chapter Four will prevail to ensure that any new development respects and reinforces the general physical character of established neighbourhoods."

Kingston Road is also identified on Map 4 – Higher Order Transit Corridors as a Transit Corridor at the location of the lands.

Staff will review the proposed development for consistency with the Official Plan.

Mid-Rise Building Guidelines

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with Modifications, and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues* for a two year monitoring period. As per Map 2 of the Official Plan, Kingston Road is an *Avenue* in this location.

The Avenues and Mid-rise Buildings Study identifies a list of best practices and establishes a set of performance standards for new mid-rise buildings. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The Study can be found at:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>

If through the evaluation of these applications it is determined that a mid-rise building is appropriate at this location it will be reviewed in the context of the Avenues and Mid-rise Buildings Study.

Zoning

The lands are zoned Highway Commercial (HC) Zone in the Scarborough Village Community Zoning By-law No. 10,010, as amended. Permitted uses include Day Nurseries and Highway Commercial Uses, which are defined in the By-law as:

- (i) Those which necessitate their location adjacent to a major traffic artery and may require channelization of off-street parking, and do not require large areas for sustained off-street parking, or

- (ii) Those which are not suited to locations in shopping centres, or
- (iii) Those which perform a specialized commercial function and may require limited processing of a product but are not essentially industrial in character, and shall include such uses as the following:
 - Automobile Sales, Service and Maintenance Uses excluding auto body repair and/or auto-wrecking yards
 - Funeral Homes
 - Fraternal Organizations
 - Hotels and Motels
 - Place(s) of Worship
 - Professional and Business Offices
 - Recreational Uses
 - Specialized Commercial Uses

The lands are not included in the City-wide Zoning By-law 569-2013, as amended.

Site Plan Control

An application has been submitted for Site Plan approval under file number 15 245025 ESC 36 SA. The application will be processed concurrently with the Official Plan and Zoning By-law amendment application.

Reasons for the Application

The Official Plan Amendment application has been filed to redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhoods* to permit the 8 storey mid-rise building form of the development, and the Zoning By-law Amendment seeks to rezone the lands to an appropriate zone category to permit the development of the proposed residential building along with appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Planning Justification Report;
- Functional Servicing Report;
- Traffic Impact and Parking Assessment;
- Stormwater Management Report;
- Stage 1 Archaeological Assessment;
- Arborist Report;
- Shadow Study;
- Energy Efficiency Report;
- Toronto Green Standards Checklist;
- Soil Investigation Report; and

- Phase 1 Environmental Site Assessment.

A Notification of Complete Application was issued on December 2, 2015.

Issues to be Resolved

In the evaluation of both the Official Plan and Zoning By-law amendment applications, planning staff will consider the following:

- The appropriateness of the proposed development as it relates to the Official Plan policies within *Neighbourhoods*, *Healthy Neighbourhoods* and *Built Form* policies.
- The appropriateness of introducing an *Apartment Neighbourhoods* designation to an area of existing *Neighbourhoods*.
- The appropriateness of the proposed density of the project.
- The application to this proposal of, and compliance with the performance standards contained within, the *Avenues and Mid-Rise Buildings Study*.
- The height of the proposed development, appropriate transition of built form to lower scale dwellings to the southeast and southwest, as well as shadow impacts to adjacent properties to the northeast and consideration of the use of a 45 degree angular plane to manage these transitions.
- The appropriateness of the proposed building type transition to surrounding lower scale and intensity of dwelling types.
- The adequacy of the proposed amenity space for all dwelling units.
- The adequacy of the proposed number of parking spaces and their layout within the underground parking structure.
- Access to the proposed bicycle parking spaces located within the underground parking garage.
- The appropriateness of the design of the underground parking garage ramp and its impact to surrounding properties.
- The appropriateness of the design of the garbage handling and loading facilities, in particular how egress from the loading bay is managed.
- Various site design matters including outdoor lighting, landscaping and soil volumes, at grade building unit and patio access, the design and location of access to the underground parking structure, and setbacks from Kingston Road, Muir Drive and Service Road.

- The adequacy of landscaped open space, both at grade as well as on the proposed rooftop terrace.
- Restrictions to development on the storm sewer easement as these relate to landscaping and hardscaping within the easement.
- The appropriateness of the proposed development insofar as achieving other objectives in the Official Plan.
- The applications in their current form may be subject to Section 37 contributions under the *Planning Act*. Should the application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

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 applications, agency comments and the community consultation process.

CONTACT

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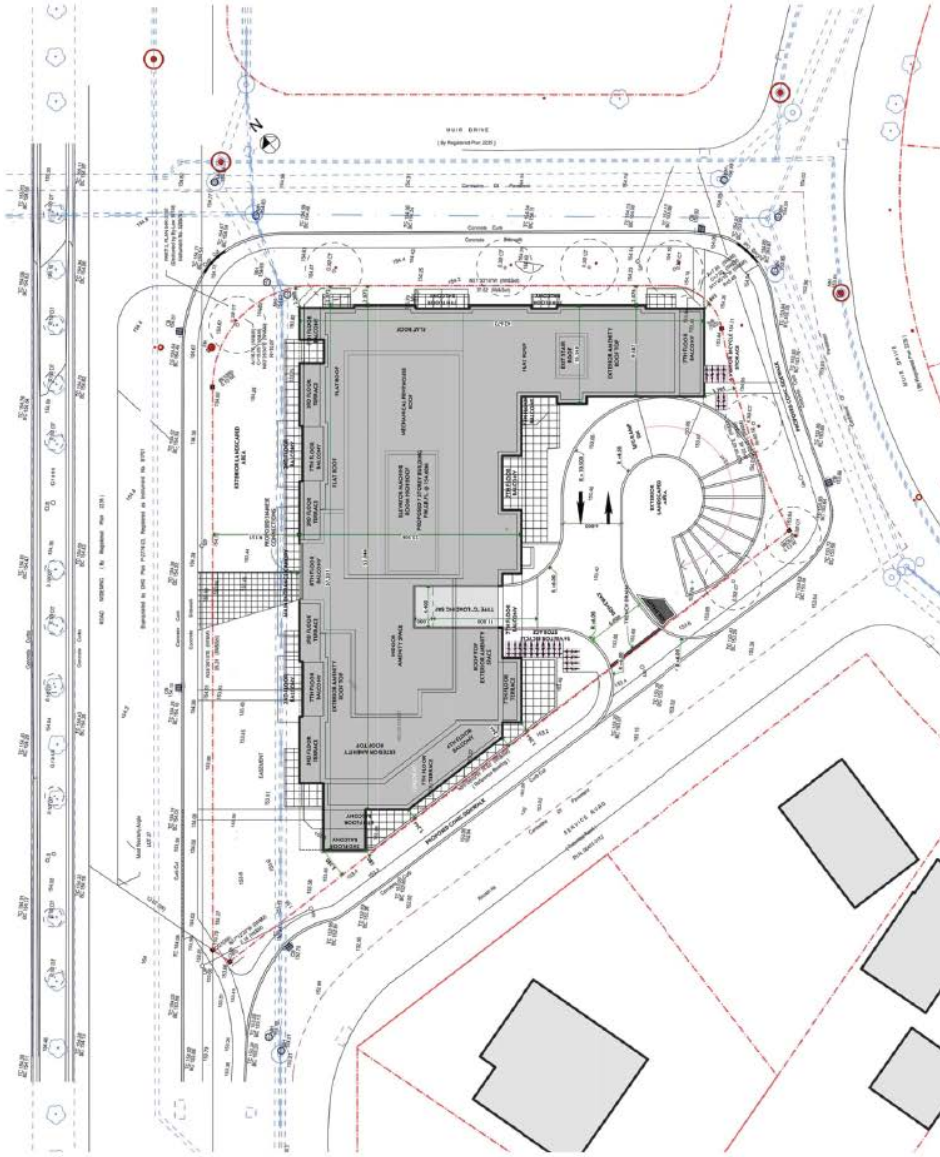
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Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Perspective Drawing
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



3655 Kingston Road

File # 15 245019 ESC 36 0Z

Site Plan
Applicant's Submitted Drawing
Not to Scale
12/24/15



Attachment 2: Elevations



North Elevation



South Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
12/24/15

3655 Kingston Road

File # 15 245019 ESC 36 OZ

Attachment 2: Elevations



East Elevation



West Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
12/24/15

3655 Kingston Road

File # 15 245019 ESC 36 OZ

Attachment 3: Perspective Drawing



Perspective

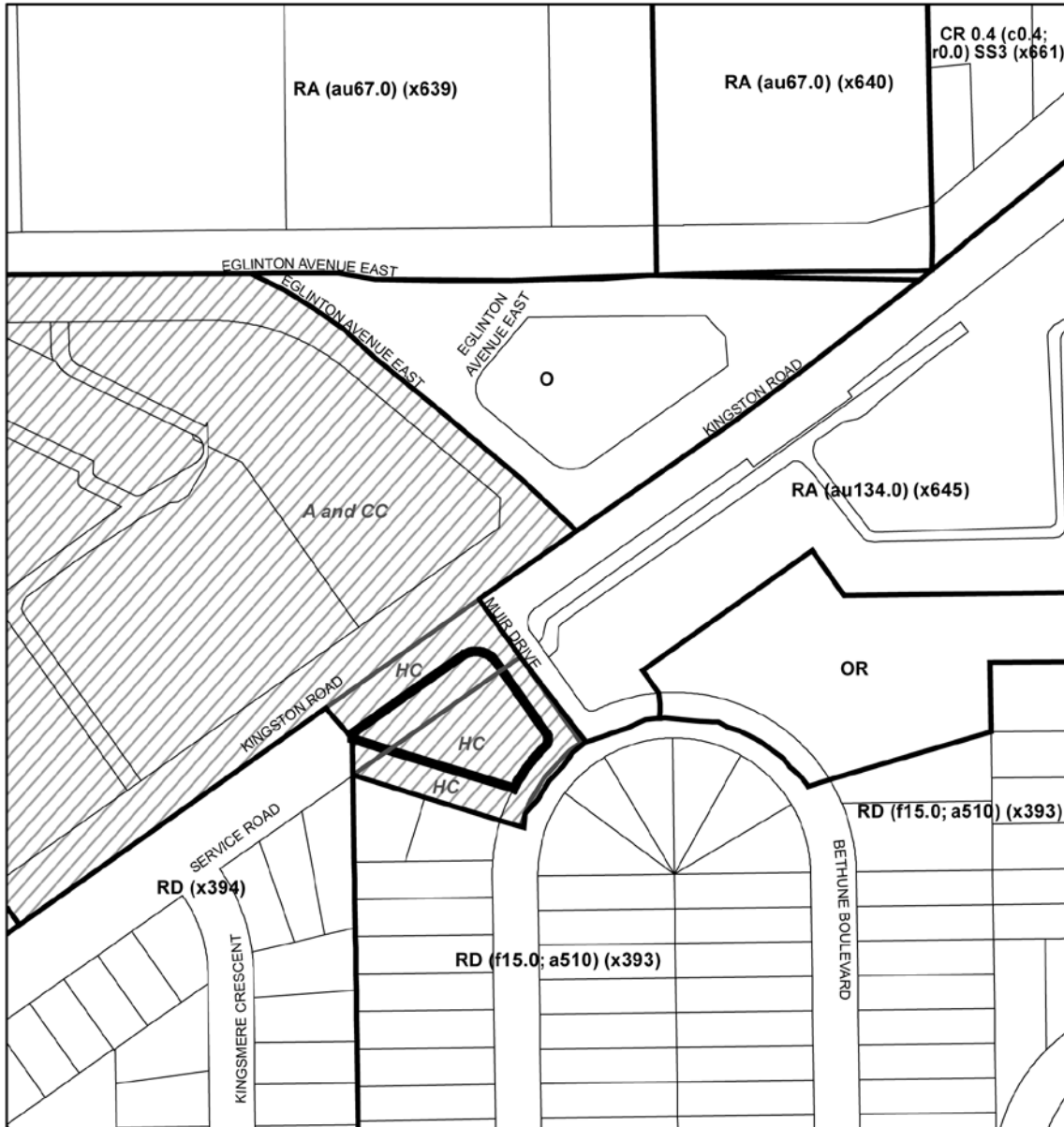
Applicant's Submitted Drawing

Not to Scale
12/24/15

3655 Kingston Road

File # 15 245019 ESC 36 0Z

Attachment 4: Zoning




 **TORONTO** City Planning

Zoning By-Law No. 569-2013

3655 Kingston Road

File # 15 245019 ESC 36 0Z

 Location of Application

 See Former City of Scarborough
Scarborough Village Community Bylaw No. 10010

RD Residential Detached
RA Residential Apartment

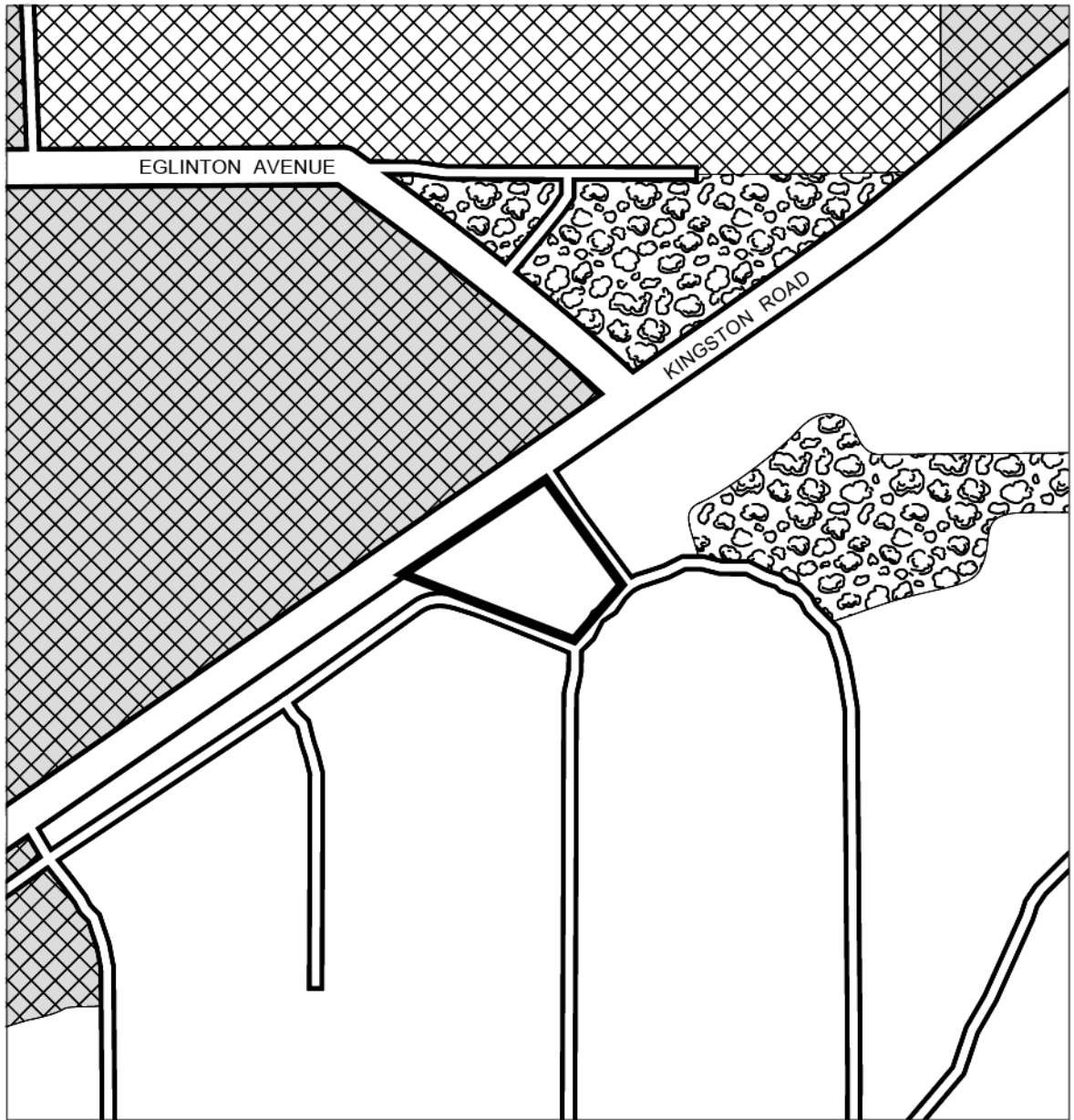
CR Commercial Residential
O Open Space
OR Open Space Recreation

A and CC Apartment Residential and Community Commercial
HC Highway Commercial



Not to Scale
Extracted: 01/05/2016

Attachment 5: Official Plan



TORONTO City Planning
 Extract from Official Plan

3655 Kingston Road

File # 15 245019 ESC 36 0Z

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

↑
 Not to Scale
 12/24/2015

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 245019 ESC 36 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 30, 2015

Municipal Address: 3655 KINGSTON RD

Location Description: PLAN 2235 PT LOT 26,27 **GRID E3607

Project Description: The application proposes the redevelopment of the subject lands with an 8 storey, 96 unit residential building. The proposed building is 8,255 square metres in size, contemplates the provision of indoor and outdoor amenity spaces and includes 106 parking spaces within 2 levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP			1416958 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Highway Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2834.5	Height:	Storeys:	8
Frontage (m):	0		Metres:	29.6
Depth (m):	0			
Total Ground Floor Area (sq. m):	1495.11			Total
Total Residential GFA (sq. m):	8255.88		Parking Spaces:	106
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	8255.88			
Lot Coverage Ratio (%):	52.7			
Floor Space Index:	2.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8255.88	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	56	Office GFA (sq. m):	0	0
2 Bedroom:	38	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	96			

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