

**6480-6484 Kingston Road - Zoning Amendment and Draft Plan of Subdivision Applications - Preliminary Report**

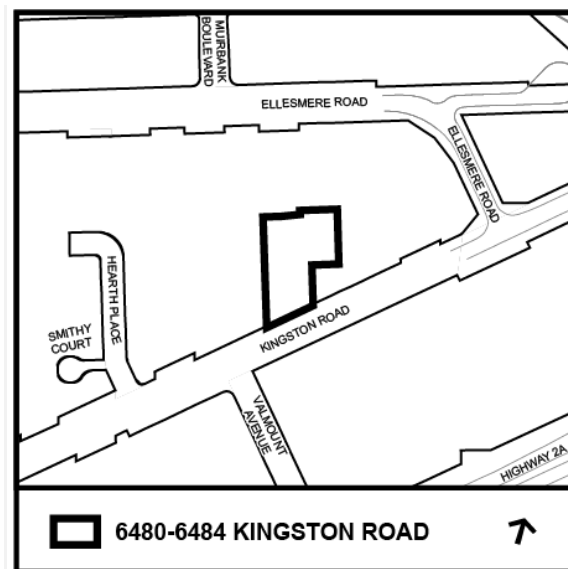
<b>Date:</b>	April 19, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough
<b>Reference Number:</b>	15 271011 ESC 44 OZ & 15 271007 ESC 44 SB

**SUMMARY**

The applicant proposes to amend the Zoning By-law and obtain draft plan of subdivision approval in order to permit the redevelopment of 6480-6484 Kingston Road with a total of 12 new residential dwelling units comprised of 3 townhouse units fronting Kingston Road and 9 detached units fronting a newly proposed 16.5 metre (54 foot) wide public street.

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 planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the last quarter of 2016 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 6480-6484 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**

At its meeting on August 25, 26 & 27, 2010, City Council approved a rezoning application (File No. 09 184278 ESC 44 OZ) to permit three townhouse units on the lands immediately east of the site. The associated site plan application (File No. 09 184282 ESC 44 SA) was approved on July 20, 2011 and the townhouses were constructed. Of note, the related consent application created an irregular 'P-shaped' remnant parcel which now forms a portion of the subject lands.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on May 1, 2015 to discuss complete application submission requirements.

A number of preliminary issues were raised by staff including lot orientation, dwelling height, the appropriateness of the road with respect to configuration length and width, the adequacy of the proposed front and rear yard setbacks, the appropriateness of the frontages proposed and access to dwelling units fronting Kingston Road.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant proposes to amend the zoning by-law and obtain draft plan approval in order to permit 12 new residential dwelling units comprised of 3, three-storey townhouse dwellings fronting Kingston Road and 9, three-storey detached dwellings fronting a proposed, fully serviced, 16.5 metre (54 foot) wide public road. The proposed road will terminate in a temporary cul-de-sac. The westerly extension of this new road is required prior to the development of Lot 8 (Attachment 1: Site Plan).

Of the 9 detached dwellings proposed, 7 have frontages of approximately 9 metres (30 feet) and 2 have frontages of approximately 10 metres (33 feet). The proposed townhouses have 8.4 metre (28 foot), 6.5 metre (21 foot) and 6.6 metre (22 foot) frontages from west to east respectively.

The lot areas associated with the proposed townhouses range from 162 square metres (1,742 square feet) to 232 square metres (2,497 square feet) and for the detached dwellings from 199 square metres (2140 square feet) to 468 square metres (5,038 square feet). The proposal contemplates the provision of 3 metre (10 foot) minimum front yard setbacks for all residences and a minimum setback of approximately 6 metres to the garage. The applicant proposes 2 vehicular parking spaces per dwelling unit consisting of a parking space in an integral garage and second parking space in the driveway. Of the 12 new residences, 8 have 6 metre (20 foot) rear yards and 4 have 7.5 metre (25 foot) rear yards. The applicant proposes a 1.2 metre (4 foot) minimum side yard setback opposite a of 0.6 metres (2 feet) side yard setback associated with the detached dwellings and a 1.2 metre (4 foot) external side yard and flankage yard setback associated with the townhouse block (Attachment 1: Site Plan & Attachment 2: Elevations ).

### **Site and Surrounding Area**

The subject site is approximately 0.4 ha (1 ac) in size and consists of the consolidation of 3 properties on the north side of Kingston Road municipally known as 6480, 6482 and 6484 Kingston Road. The site has approximately 42 metres of frontage on Kingston Road, slopes from north to south, is irregularly shaped and made up of 2 oblong parcels and a 'P- shaped' remnant parcel. The subject lands contain a one storey, vacant residential structure at 6482 Kingston Road and the rear portion of 6480 Kingston Road has a hard surface that was previously used for parking in association with the adjacent vehicle repair use to the west.

Abutting uses include:

South: Vehicle service and vehicle repair uses.

West: Vehicle sales and vehicle repair uses and further east, residential uses consisting of townhouse dwellings and two storey detached dwellings.

East: Residential uses consisting of three storey townhouse dwellings and one and two storey detached dwellings.

North: Residential uses consisting 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. The policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy 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. The planning decisions of City Councils 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 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 no higher than four storeys. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally fit the existing physical character.

Policy 4.1.5 indicates that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular: size and configuration of lots; setbacks of buildings from the street or street; prevailing patterns of rear and side yard setbacks and landscaped open space; and continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. 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 Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of 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 include 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; and,

- 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.

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 Highland Creek Secondary Plan is applicable to the site. The Plan contains general policies indicating that the *Neighbourhoods* land use designation will include only single detached dwellings, on lots having a minimum lot area of 450 square metres (4,845 square feet). However, the lands are subject to Site and Area Specific Policy No. 6 which permits detached, semi-detached and street townhouses and states that the minimum 450 square metre lot area requirement does not apply.

In addition, Map 2-3 (Tertiary Plan) in the Highland Creek Secondary Plan illustrates a conceptual road and lot pattern for future residential infill development in various locations. The Tertiary Plan Map delineates a lotting pattern illustrating a new 'U'-shaped connection that runs north from Kingston Road and then south to Kingston Road.

## **Zoning**

The subject lands are zoned Single Family Residential (S) in the Highland Creek Community Zoning By-law No. 10827, as amended. The permitted uses include single family dwellings, correctional group homes and group homes. Of note, the applicable zoning permits one single family dwelling per parcel of land with a lot frontage of 15 metres (50 feet) and a minimum lot area of 696 square metres (7,492 square feet).

The westerly portion of the lands are regulated by the City Wide Zoning By-law No. 569-2013, as amended. The Residential Detached (RD) Zone permits detached houses as well as community oriented uses and buildings that meet certain prescribed conditions. These lands are also subject to Exception No. 692 which contains performance standards regulating lot area, lot frontage and building setbacks (Attachment 3: Zoning).

## **Site Plan Control**

The proposed development is not subject to site plan control under City of Toronto By-law No. 774-2012, as amended.

## **Tree Preservation**

A landscape plan prepared by TerraPlan and a tree inventory prepared by Ontario Tree Experts was submitted in support of the application. The submitted materials indicate that there are 5 trees on site or within 6 metres of the site that are regulated by the Private

Tree By-law and 1 tree regulated by the City Tree By-law. The applicant proposes the removal of all protected trees and relevant Urban Forestry staff have been circulated the application materials for review and comment.

### **Reasons for the Application**

Although the residential land use proposed is currently permitted, the rezoning application is required in order to permit townhouses and among other matters to permit the proposed lot areas, lot frontages and building setbacks.

The Draft Plan of Subdivision application is required to create new lots and blocks and to facilitate the creation and conveyance of a new public road.

### **COMMENTS**

#### **Application Submission**

The following reports/studies were submitted with the application:

Functional Servicing Report  
Planning Rationale  
Geotechnical Report (Phase 1)

A Notification of Incomplete Application was issued on January 26, 2016.

A subsequent submission was made on March 29, 2016, which included an Archaeological Assessment, Tree Declaration and Public Utilities Plan and a Notification of Complete Application was issued on March 31, 2016.

#### **Issues to be Resolved**

- The appropriateness of the proposal as it relates to applicable Official Plan policies including but not limited to *Neighbourhoods* and Built Form policies and Highland Creek Secondary Plan policies;
- The adequacy of the proposed lot sizes, lot frontages and building setbacks having regard for the existing and planned context;
- The appropriateness of the proposed road width, alignment and temporary cul de sac;
- The adequacy of the proposed site servicing and stormwater management;
- The protection and preservation of trees.
- The appropriateness of the proposed development of Lot 8 with particular regard to the timing of the removal of the proposed temporary cul-de-sac.

## **Toronto Green Standard**

The TGS Checklist has not been submitted for review by City staff as compliance with Tier 1 of the TGS is not required for this proposal based on the number of dwellings proposed and the built form contemplated.

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: jsincla@toronto.ca

## **SIGNATURE**

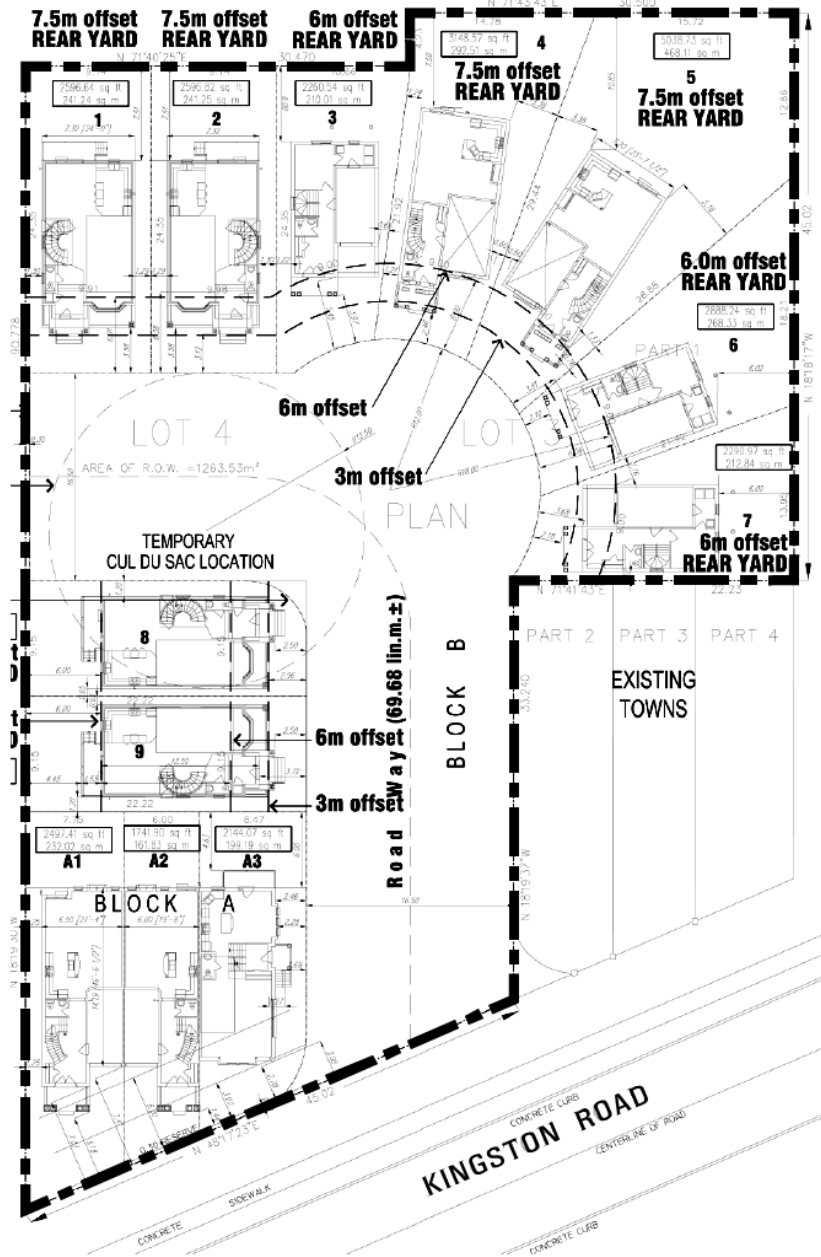
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Paul Zuliani, (Acting) Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan  
Attachment 2a & 2b: Elevations  
Attachment 3: Highland Creek Secondary Plan -Numbered Policy 6  
Attachment 4: Highland Creek Secondary Plan –Tertiary Plan Enlargement  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan/Subdivision Plan



## Site Plan/ Subdivision Plan

6480-6484 Kingston Road

Applicant's Submitted Drawing

Not to Scale  
03/09/16

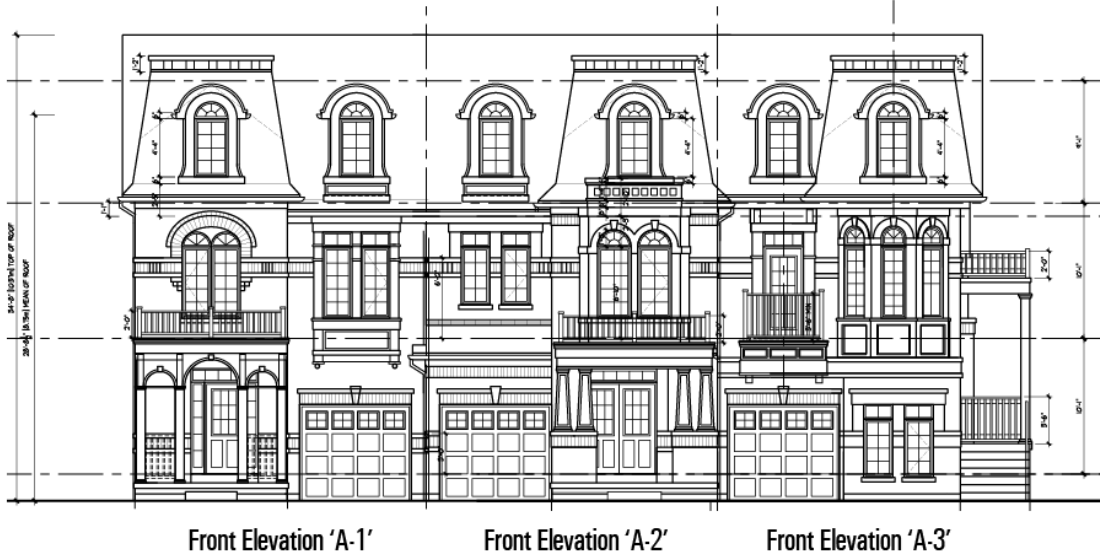
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**Attachment 2a: Elevations  
Lots 1-2 and Lots 8-9**



**Block 'A'**



**Elevations**

Applicant's Submitted Drawing

Not to Scale  
03/09/16

**6480-6484 Kingston Road**

File # 15 271011 ESC 44 OZ; 15 271007 ESC 44 SB

**Attachment 2b: Elevation  
Lots 3-6-7**



**Lots 4-5**



**Elevations**

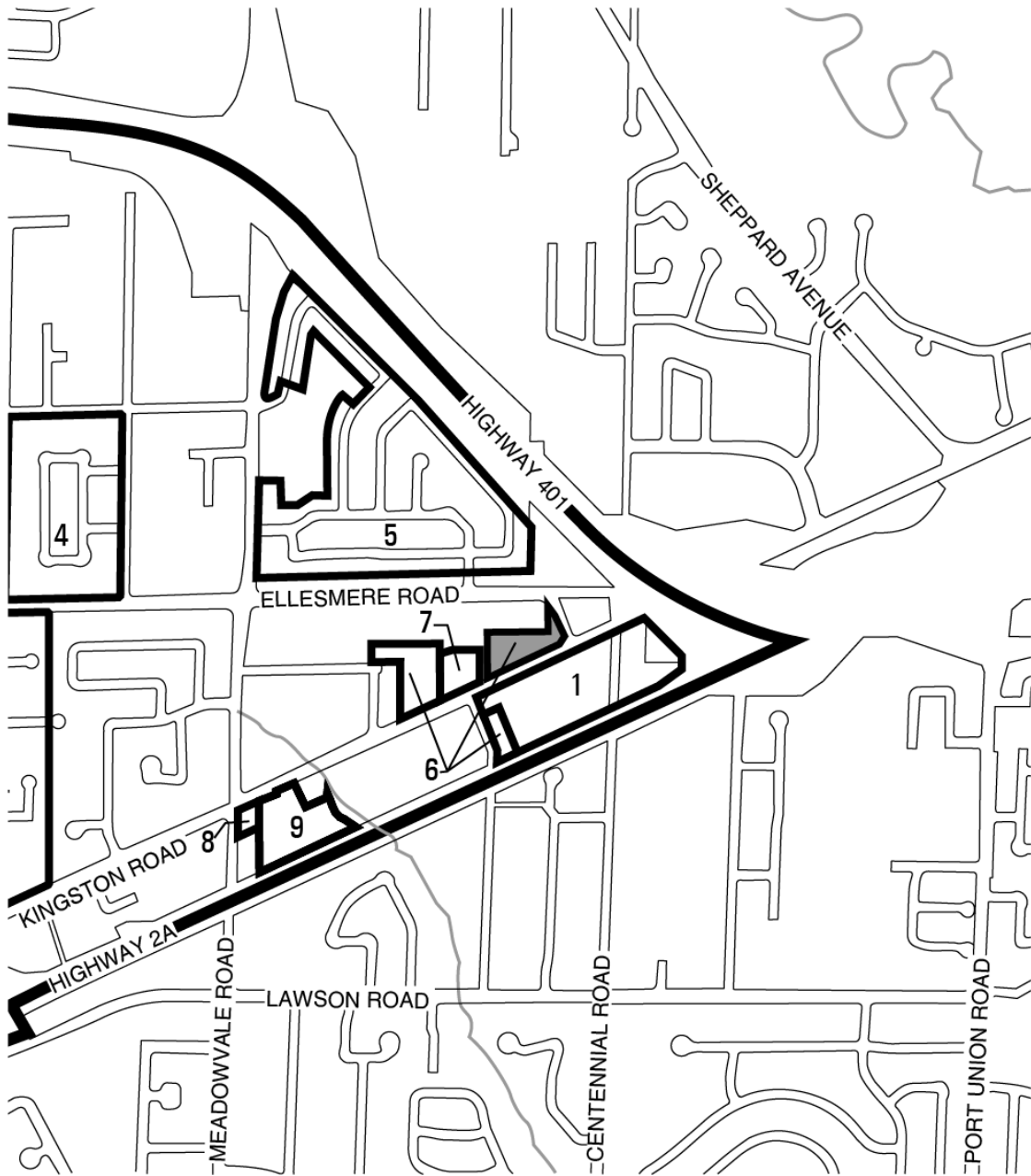
Applicant's Submitted Drawing

Not to Scale  
03/09/16

**6480-6484 Kingston Road**

File # 15 271011 ESC 44 0Z; 15 271007 ESC 44 SB

**Attachment 3: Highland Creek Secondary Plan –Numbered Policy 6**



**Highland Creek Secondary Plan**  
 MAP 2-1 Urban Structure Plan

- Secondary Plan Boundary
- 1 Site and Areas Specific Policies

↑ Not to Scale  
 September 2015

**Attachment 4: Highland Creek Secondary Plan –Tertiary Plan Enlargement**



**Highland Creek Secondary Plan**  
 MAP 2-3 Tertiary Plan

- Secondary Plan Boundary
-  Existing Roads and Lots
-  Potential Roads and Lots

↑ Not to Scale  
 October 2012

### Attachment 5: Zoning



**Zoning By-Law No. 569-2013**

**6480-6484 Kingston Road**

15 271011 ESC 44 OZ and 15 271007 ESC 44 SB



Location of Application



See Former City of Scarborough  
Highland Creek Community By-Law No.10827

- RD Residential Detached
- RS Residential Semi-Detached
- CL Commercial Local
- CR Commercial Residential
- UT Utility and Transportation

- S Single-Family Residential
- ST Street Townhouse Residential
- HC Highway Commercial
- HC & PW Highway Commercial and Place(s) of Worship



Not to Scale  
Extracted: 02/24/2016

## Attachment 6: Application Data Sheet

Application Type	Rezoning and Draft Plan of Subdivision	Application Number:	15 271011 ESC 44 OZ & 15 271007 ESC 44 SB
Details	Rezoning, Standard	Application Date:	January 6, 2016
Municipal Address:	6480-6484 KINGSTON ROAD		
Location Description:	PLAN 2732 LOT 4 **GRID E4404		
Project Description:	Proposal to permit the creation of 12 new residential dwellings, consisting of three freehold townhouse units fronting onto Kingston Road, and nine detached dwellings unit on a new 16.5 metre public street		
<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
URBAN GROWTH INC			BELGATE DEVELOPMENTS LTD.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	S (Scarborough), RD (Toronto)	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	4412.79	Height: Storeys:	3
Frontage (m):	42.19	Metres:	11
Depth (m):	90.78		
Total Ground Floor Area (sq. m):	1106.26		<b>Total</b>
Total Residential GFA (sq. m):	2608.06	Parking Spaces:	24
Total Non-Residential GFA (sq. m):	0	Loading Docks:	0
Total GFA (sq. m):	2608.06		
Lot Coverage Ratio (%):	25.1		
Floor Space Index:	0.59		

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	2608.06	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jeffery Sinclair, Planner</b>
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