

1478-1496 Kingston Road – Zoning Amendment Application – Preliminary Report

Date: June 4, 2016
To: Scarborough Community Council
From: Director, Community Planning, East District
Ward: 36

Planning Application Number: 18 147401 ESC 36 OZ

SUMMARY

This report provides preliminary information at an early opportunity to raise issues for follow-up with regard to the application. It seeks Community Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

This application proposes to amend the Zoning By-law to permit an 11-storey mixed-use building consisting of 4 commercial units at grade (944.7 square metres) and 121 residential units (12,099 square metres) on lands municipally known as 1478-1496 Kingston Road, resulting in a floor space index (FSI) of 5.95. The proposal includes 133 parking spaces mostly which are located in a three-level underground garage and 139 bicycle parking spaces.

A notice of complete application with regard to the application was issued on May 22, 2018.

A Community Consultation Meeting is anticipated to be held early 2019. A Final Report will be submitted for Council's consideration following community consultation, the resolution of outstanding issues related to this application and the holding of a statutory Public Meeting under the Planning Act. The approval target timeline for the Final Report is anticipated to be in 2019.

City Planning staff have identified concerns with the proposal described in this Preliminary Report with respect to, amongst other matters: height, density and massing of the proposed building, potential shadow, wind and overlook impacts, infrastructure capacity and traffic impact. These issues and all additional matters that arise through the Development Review Process will need to be addressed prior to submission of the Final Report to Council.

Please note that in the absence of these issues being resolved and where staff will not be in a position to recommend approval or refusal of the application, an Interim

Directions Report will be submitted to City Council, for decision, prior to the expiration of the statutory review period in the Planning Act for this planning application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1478-1496 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 statutory 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

Kingston Road (Birchcliff) Revitalization Study

In 2010, Council approved amendments to the Official Plan, Zoning By-law and associated Urban Design Guidelines as part of the Kingston Road (Birchcliff) Revitalization Study. The Kingston Road Revitalization Study was initiated in 2005 with the purpose of developing a revitalization strategy for Kingston Road that would result in a vibrant, mixed-use, pedestrian-oriented main street with beautiful streetscapes, high quality architecture, compatible development and economic prosperity. The Study area for the Kingston Road (Birchcliff) Revitalization Study includes the lands immediately north and south of Kingston Road and spans from Victoria Park Avenue to the west to the Kingston Road and Danforth Avenue intersection to the east.

The implementing Zoning By-law amendment of the Kingston Road Revitalization Study introduced a Commercial-Residential (CR) zone providing for a wide range of commercial and residential uses with provisions that will regulate height, density, building setbacks, Section 37 community benefit contributions and bicycle parking standards. In particular, allowable heights within the CR zone range from a minimum of 2-storeys to a maximum of 8-storeys depending on the location and surrounding context of the properties. The height permissions on this site range from a minimum of 2-storeys to a maximum of 6-storeys, however, the height may be increased up to 8-storeys provided that the owner secure Section 37 community benefit contributions. A 45 degree angular plane measured from adjacent low density residential neighbourhoods is also to be applied in order to achieve an appropriate height transition from these areas.

Six sub-areas were identified in the Concept Plan of the Kingston Road Revitalization Study. The subject site is located within the Birchcliff Common area. The Urban Design Guidelines identify the Birchcliff Common area as the centre of the Birchcliff community and provide specific guidance to encourage vibrant commercial and social activities in this area.

The Final Report on this Study can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.SC31.21>

Pre-Application Consultation

Several pre-application consultation meetings were held on February 13, 2017; July 17, 2017 and January 16, 2018 with the applicant to discuss various development design options, issues and complete application submission requirements. Issues discussed included, but were not limited to: proposed height of the building, 45-degree angular plane requirements, shadow and privacy impacts, adequacy of parking and retail/commercial replacement as part of the proposed redevelopment of the site.

ISSUE BACKGROUND

Application Description

The application proposes an 11-storey mixed use building consisting of 4 commercial units at grade (944.7 square metres) and 121 residential units (12,099 square metres). The proposal results in an FSI of 5.95. The proposed height of the building is 37.44 metres, inclusive of the mechanical unit.

The ground floor is proposed with a mix of commercial and residential uses. Each commercial unit is proposed with separate direct entrances along Kingston Road. The commercial unit at the corner of Kingston Road and Manderley Drive is proposed as a 2-storey unit. Six (6) 2-storey townhouse units are also proposed on the ground floor of which four (4) have direct frontage and access along Manderley Drive, while two (2) of the townhouse units are proposed to be accessed through a rear laneway which abuts the subject site to the north. The residential lobby entrance is also proposed from Manderley Drive, between the corner retail unit and the townhouse units. The primary residential entrance is proposed from the rear of the building, with a designated vehicle drop-off area that is accessed via the private laneway.

Levels 2 to 11 are comprised of residential units, as well as indoor and outdoor amenity space areas of approximately 216 square metres and 243 square metres respectively on the 6th floor. The mechanical unit is located on the 11th floor. Three (3) of the penthouse units on the 10th floor are proposed to be 2-storeys and extends into the 11th floor. The proposed residential unit breakdown is as follows:

Table 1: Proposed breakdown of unit types and sizes

Unit Type	Number of Units	Percentage	Unit Size
1-bedroom (plus den)	19	15.7%	550-625 ft2
2-bedroom	40	33%	700-875 ft2
2-bedroom (plus den)	49	40.5%	990-1050 ft2
3-bedroom + penthouse	7	5.8%	1100-1370 ft2
3-bedroom townhouse	6	5%	940-1340 ft2
Total	121	100%	

At levels 1-5, the building is proposed to be constructed to south (Kingston Road) property line and stepbacks are proposed starting from the 6th floor. Along the westerly property line, the building is proposed to be built to the property line at the 1st level with a consistent setback of 5.5 metres that continues from the 2nd floor to the 11th floor, with the exception of the southwest corner of the building where levels 1-5 is proposed to be built to the westerly property line. Along the easterly boundary of the site (Manderley Drive), the building is setback from the property line by a minimum of 1.5 metres and varies on depending on the floor level. Portions of levels 1-3 are proposed to be constructed to the northerly property line with stepbacks proposed from the 4th floor which are incrementally increased at higher levels of the building. Terraces are also proposed facing the north side starting from the 4th level.

One hundred and thirty-six (136) parking spaces are proposed which are mostly located on 3 levels of underground parking. One hundred and twenty-seven (127) spaces are allocated for residential uses of which eighteen (18) are dedicated for visitors and nine (9) spaces are proposed for commercial uses. There are one hundred and thirty-nine (139) parking spaces proposed of which 121 are provided for residents and 18 for commercial uses. Most bicycle parking spaces are located in the underground garage.

Access into the garage and surface parking is proposed from Manderley Avenue via a private laneway that is located immediately north of the subject site. The private laneway is owned by the St. Nicholas Birch Cliff Anglican Church. The subject site possesses vehicular and pedestrian easement rights over the private laneway.

A type 'G' loading space is proposed and is located on the ground floor at the rear (northwest portion) of the site and is accessed via the private lane. The loading space is intended to serve both residential and non-residential uses of the building.

Both the retail and residential garbage rooms are located on the ground floor. It is proposed that the garbage bins will be rolled out to the loading space area where refuse vehicles will utilize the loading space for garbage pick-up. Garbage collection for both retail and residential is proposed to be scheduled on different days to avoid conflict at the loading dock.

Please refer to Attachment 1: Application Data Sheet, Attachment 5: Site Plan and Attachments 6 and 7: Elevations for additional information on the proposal.

Site and Surrounding Area

The subject site is located on the northeast corner of Kingston Road and Manderley Drive and has a total site area of approximately 2,193 square metres (0.54 acres). The site has approximately 46 metres of frontage along Kingston Road and 44 metres along Manderley Drive. Kingston Road at this location has an existing right-of-way width of 26.2 metres.

The subject site is occupied by eight (8) separate commercial properties, mostly which are vacated for the exception of the diner that is located at the corner of Kingston Road and Manderley Drive. Two (2) of the properties are 2-storeys in height and each contains one (1) residential rental unit on the 2nd floor. Only one of the residential rental units is currently occupied. All existing buildings are proposed to be demolished to facilitate the proposed development.

The surrounding land uses are as follows:

East: Manderley Drive and beyond is a place of worship and residential uses.

West: Commercial uses and beyond is Warden Avenue and the Taylor Memorial Library.

North: Private laneway and empty lot (owned by the St. Nicholas Birch Cliff Anglican Church) and beyond are residential uses.

South: Kingston Road and beyond are residential uses.

See Attachment 2: Location Map.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. This planning application will be tested for consistency with the PPS and conformity with the Growth Plan.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) noted above as part of the City's development approval process.

Toronto Official Plan and Official Plan Policies

The subject site is designated *Mixed Use Areas* on Map 21 – Land Use Plan of the Official Plan and is adjacent to lands designated *Neighbourhoods* separated by a private laneway. The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale of intensity of development."

The Plan provides development criteria for *Mixed Use Areas* under Section 4.5.1 which include:

- Locate and mass 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 appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particular during the spring and fall equinoxes;
- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and
- Provide good site access and circulation and an adequate supply of parking for residents and visitors.

The subject site is also located on an *Avenue* on Map 2 of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit services for community residents. The Plan recognizes that *Avenues* will be transformed incrementally, that each is different and that there is no one size fits all approach to reurbanizing them.

Section 2.2.3.1 of the Plan states that "reurbanizing the *Avenues* will be achieved through the preparation of *Avenue Studies* for strategic mixed-use segments of the corridors shown on Map 2". The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and design guidelines created in consultation with the local community. The site is located within the Kingston Road (Birchcliff) Revitalization Study area for which an *Avenue Study* was completed and adopted by City Council in 2010. The Kingston Road Revitalization Study was implemented through Official Plan Amendment No. 83 by By-law 221-2010 and Zoning By-law Amendment No. 222-2010 which set out specific permissions with respect to uses, heights, densities, setbacks and other zoning standards.

Healthy Neighbourhoods

The Healthy Neighbourhoods policies of the Official Plan (Policies 2.3.1.3 and 2.3.1.4) provide guidance for development in *Mixed Use Areas* that are adjacent or close to

Neighbourhoods. Policy 2.3.1.3 states that development within *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- be compatible with those *Neighbourhoods*;
- provide gradual transition of scale and density, as necessary to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- maintain adequate light and private for residents in those *Neighbourhoods*;
- orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods*; and
- attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Section 2.3.1.4 states that "Intensification of land adjacent to *Neighbourhoods* will be carefully controlled so that *Neighbourhoods* are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study." As aforementioned, the subject site was part of the Kingston Road (Birchcliff) Revitalization Study which resulted in Council-approved amendments to the Official Plan, Zoning By-law and associated Urban Design Guidelines to guide reurbanization along Kingston Road in the Birchcliff Community.

Built Form

The Built Form (Section 3.1.2) policies direct that new development in the City fit harmoniously within the existing and/or planned context of the area. This includes locating and organizing new development to frame and support adjacent streets, parks, and open spaces; locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on property and surrounding properties to improve the safety and attractiveness of adjacent streets, parks and open spaces; massing new development to define the edges of streets, parks and open spaces in a way that respects the existing and/or planned street proportion, providing for amenity for adjacent streets and open spaces, and providing indoor and outdoor amenity space for residents of the new development.

Policy 3.1.2.1 directs new development to be located and organized to fit with its existing and/or planned context and frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback;
- locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and

- preserving existing mature trees wherever possible and incorporating them into landscaping designs.

Section 3.1.2.3 requires that new development be massed and its exterior façade 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 by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy;
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

As detailed in Policy 3.1.2.5, new development is to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:

- improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, lighting and bicycle parking facilities;
- co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms;
- weather protection such as canopies, and awnings;
- landscaped open space within the development site; and
- public art, where the developer agrees to provide this, to make the building and its open spaces more attractive and interesting.

Policy 3.1.2.6 requires that every significant new multi-unit residential development provide indoor and outdoor amenity space for residents of the new development.

Site and Area Specific Policy

The site is also subject to Site and Area Specific Policy (SASP) 107 and 325.

SASP 107 only applies to the lands located on the northeast corner of Kingston Road and Warden Avenue and states that:

"The Holding (H) provision may be removed in whole or in part by an amendment to the Zoning By-law when Council is satisfied as to the provision of the transportation

improvements and servicing facilities required to accommodate any proposed redevelopment and as to an appropriate level of land consolidation to ensure that the redevelopment respects and reinforces the existing development in the vicinity."

SASP 325 applies to lands along Kingston Road in the Birchcliff Community and states that:

"a) Publicly owned and municipally operated parking lots, provided by the Toronto Parking Authority will be encouraged in the area.

b) Council may pass a zoning by-law that requires a portion of the lands fronting on both sides of Kingston Road (shown on the map accompanying this policy) to be used for hard landscaping only. This area will not be used for outdoor patio space.

- property owners will be encouraged to provide an easement in favour of the City for that portion of their lands required to provide hard landscaping."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

See Attachment 3: Official Plan Land Use Map.

This application will be reviewed against the Official Plan policies and/or planning studies described above as well as the policies of the Toronto Official Plan as a whole.

Zoning By-laws

The subject site is zoned Commercial-Residential (CR) in the Birchcliff Community By-law No. 8786, as amended. The site is exempt from the City-wide Zoning By-law No. 569-2013, as amended, as site-specific zoning was established through the Kingston Road (Birchcliff) Revitalization Study. The CR zone permits a number of uses including, but not limited to, dwelling units, hotels, medical centres, offices restaurants, retail stores and prohibits uses such as automobile-related uses, single-family dwellings, two-family dwellings and multiple-family dwellings. The site-specific zoning for this site permits a minimum building height of 2-storeys and a maximum of 6-storeys or 20 metres, but may be increased up to 8-storeys or 27 metres, provided that the owner secure Section 37 benefits. The maximum permitted density is 4.5 times the lot area.

The site is also subject to Exception 38 of the Birchcliff Community Exception Map. Exception 38 stipulates that dwelling units shall only be permitted on or above the second story of buildings and that street townhouse dwellings are prohibited.

See Attachment 4: Figure 4: Existing Zoning By-law Map.

Kingston Road Birchcliff Urban Design Guidelines and Concept Plan

As part of the implementation strategy for the Kingston Road (Birchcliff) Revitalization Study, the Kingston Road Birchcliff Urban Design Guidelines provide guidance on the

design and organization of the built environment along Kingston Road between Victoria Park Avenue and the Cenotaph Memorial east of Birchmount Road.

The Guidelines are intended to guide future developments to create a cohesive image of the community as a: "...vibrant, animated, and pedestrian oriented main street, that fosters community sustainability, with mixed-use buildings that support main street living and activities, and parks and open spaces that reflect the cultural and natural heritage attributes of Birch Cliff."

The Guidelines include recommendations on site planning, building massing and design, and public realm improvements. In particular, six sub-areas were identified in the Concept Plan of the Kingston Road Revitalization Study. The subject site is located within the Birchcliff Common area. The Urban Design Guidelines identify the Birchcliff Common area as the centre of the Birchcliff community and should be designed to encourage vibrant commercial and social activities in this area. In particular, the Guidelines provide specific design principles for the Manderley Block including:

- Consolidation of the properties on the north side of Kingston Road between Warden Avenue and Manderley Drive (The Manderley Block) is encouraged to create a larger redevelopment parcel.
- Buildings should be designed with setbacks on the north side to provide transition to low-rise residential neighbourhood.
- Provide a generous mid-block break leading to the parking area. Pedestrian amenities should be provided.

Avenues and Mid-Rise Design Guidelines

City Council adopted the Avenues and Mid-rise Buildings Study on July 6-8, 2010 and an addendum containing performance standards for mid-rise buildings in June of 2016. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and setbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

The Performance Standards assist in the implementation of Official Plan policies for Avenues and Mixed Use Areas, ensuring among other matters, quality and comfortable streetscapes along the Avenues, which are to be framed and defined by buildings that allow for a minimum of 5 hours of sunlight on the sidewalks from March 21 to September 21; streetwall setbacks, which mitigate the pedestrian perception of building height along the street; and an acceptable relationship between mid-rise buildings and the adjacent Neighbourhoods and Parks and Open Space Areas, which the Official Plan policies are explicit in their intent to protect through appropriate transitions. The Performance Standards provide guidance about the size, shape and quality of mid-rise development.

On June 7, 2016 City Council adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

The application will be reviewed by staff against the Avenues and Mid-Rise Guidelines described above.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for site plan control has been submitted and is currently being reviewed by City staff and external agencies. See Attachment 5: Site Plan.

COMMENTS

Reasons for the Application

An amendment to the Birchcliff Community Zoning By-law, as amended, is required as the proposed development does not comply with the existing performance standards and Exception 38, which include but are not limited to: building height; maximum gross floor area, required angular plane from the abutting Single-Family Residential zone, required amount of indoor amenity space and permissions related to townhouse units on the ground floor.

Complete Application Submission

A Notification of Complete Application was issued on May 22, 2018 confirming that the complete application submission requirements of the *Planning Act* and the Toronto Official Plan were met as of April 23, 2018.

The following reports/studies have been submitted with the complete application:

- Planning & Urban Design Rationale
- Public Consultation Strategy
- Draft Zoning By-law Amendment
- Traffic Impact Study
- Functional Servicing and Stormwater Management Report
- Environment Site Assessment Phase 1 & 2
- Hydrogeological Report
- Arborist Report
- Geotechnical Report
- Energy Strategy Report

- Noise Assessment
- Pedestrian Wind Assessment
- Architectural Plans
- 3D Massing Views
- Block Concept Plan
- Sun/Shadow Study
- Concept Landscape Plan
- Tree Preservation Plans
- Topographic Survey
- Toronto Green Standards (TGS) Checklist

These reports/studies submitted in support of the application can be accessed at the Application Information Centre (AIC): <https://www.toronto.ca/city-government/planning-development/application-information-centre>

Community Consultation

The applicant has submitted a Public Consultation Strategy Report as part of the complete application submission requirements. The applicant's public consultation strategy involves a three phase process to seek public input to inform their proposal. The three phases are: Phase 1 - Principles and Emerging Concept; Phase 2 - Preferred Design; and Phase 3 - Planning Application.

Prior to the submission of the formal rezoning application, the applicant had begun Phase 1 and 2 of their public consultation strategy and had hosted four (4) meetings with stakeholders and members of the local community in 2017 and early 2018 to seek general feedback on their draft designs.

As part of Phase 3, the applicant plans to seek further feedback on the submitted proposal as part of this application through a future community consultation meeting that will be hosted City Planning staff in consultation with the ward councillor. This meeting will likely be held in early 2019. In addition, a Statutory Public Meeting will be held at Scarborough Community Council if and when a Final Report is put forward by Staff for Council's consideration.

Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This report seeks Community Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

The following are preliminary issues that have been identified through the review of this application. The issues identified below are among the issues that will be considered through the review of this application:

- Consistency with the Provincial Policy Statement (2014) and conformity with the Growth Plan for the Greater Golden Horseshoe (2017);

- Conformity to Official Plan policies, particularly those relating to built form, massing/scale; transition and context;
- Meeting the objectives of the Kingston Road Revitalization Study Urban Design Guidelines and the Avenue and Midrise Design Guidelines;
- Appropriateness of the proposed development including built form, height, density, massing and transition in scale to the adjacent *Neighbourhoods* and compatibility within the existing and planned context;
- Assessment of Sun/Shadow Studies and Pedestrian Level Wind Studies;
- Appropriateness of the proposed unit-mix and number of 3-bedroom units;
- Evaluation of traffic impacts, including location and function of vehicle access, parking supply and loading areas;
- Adequacy of the amount of and location of proposed amenity space, as well as landscaped open space;
- Suitability of the proposed public realm and the relation of the building at grade;
- Identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal in some form be approved;
- Evaluation of the Community Services & Facilities Study that was submitted as part of the Planning Rationale;
- Adequacy of the supply and location of proposed bicycle parking spaces;
- Assessment of tree removal and tree preservation measures as outlined in the Arborist Report and supporting plans;
- Evaluation of site servicing, sanitary sewer analysis, stormwater management, hydrogeological matters and solid waste collection; and
- Compliance of TGS Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Jessica Kwan, Planner
Tel. No. (416) 396-7018
Fax No. (416) 396-4265
E-mail: Jessica.Kwan@toronto.ca

SIGNATURE

Paul Zuliani, RPP, MBA
Director, Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map [include for ZBA applications]
Attachment 5: Site Plan
Attachment 6: East and West Elevations
Attachment 7: North and South Elevations
Attachment 8: Perspective Rendering

APPLICATION DATA SHEET

Municipal Address: 1496 KINGSTON RD **Date Received:** April 23, 2018

Application Number: 18 147401 ESC 36 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: To permit an 11-storey mixed-use building consisting of 4 commercial units at grade and 121 residential units

Applicant	Agent	Architect	Owner
TOULA NESSINIS			CORE MANDERLEY LP

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas **Site Specific Provision:**

Zoning: Commercial **Heritage Designation:**
Residential

Height Limit (m): 20m / 27 m **Site Plan Control Area:**

PROJECT INFORMATION

Site Area (sq m): 2,193 **Frontage (m):** 46 **Depth (m):** 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,648	1,648
Residential GFA (sq m):	184		12,099	12,099
Non-Residential GFA (sq m):	1,020		945	945
Total GFA (sq m):	1,204		13,044	13,044
Height - Storeys:			11	11
Height - Metres:			37.44	37.44

Lot Coverage Ratio (%): 75.13 **Floor Space Index:** 5.95

Attachment 1: Application Data Sheet (Part 2)

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	12,099	
Retail GFA:	945	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2			
Freehold:				
Condominium:			121	121
Other:				
Total Units:	2		121	121

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			19	89	13
Total Units:			19	89	13

Parking and Loading

Parking Spaces: 136 Bicycle Parking Spaces: 139 Loading Docks: 1

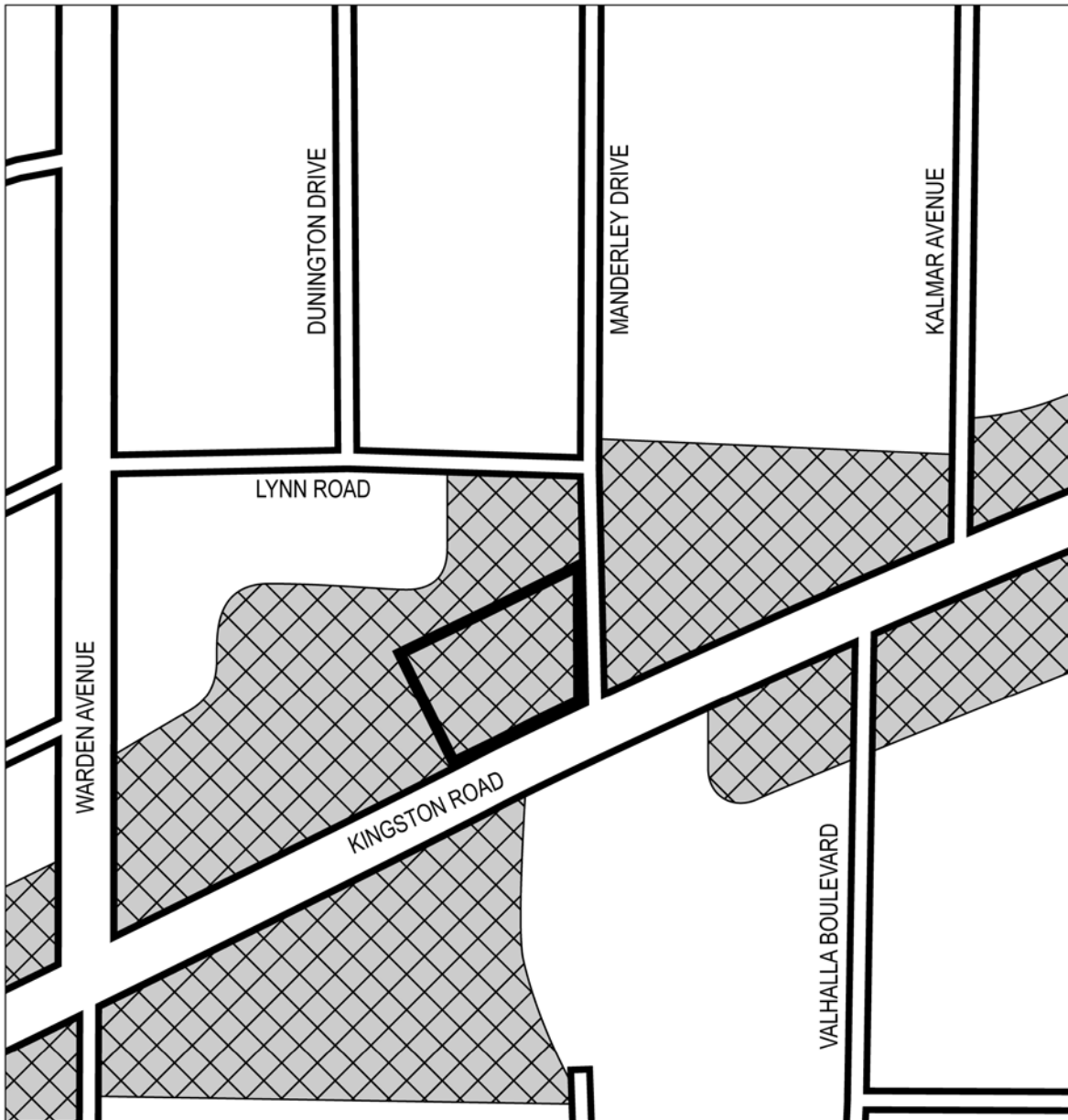
CONTACT:

Jessica Kwan, Planner
 416-396-7018
 Jessica.Kwan@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



 **TORONTO**
Official Plan Land Use Map #21

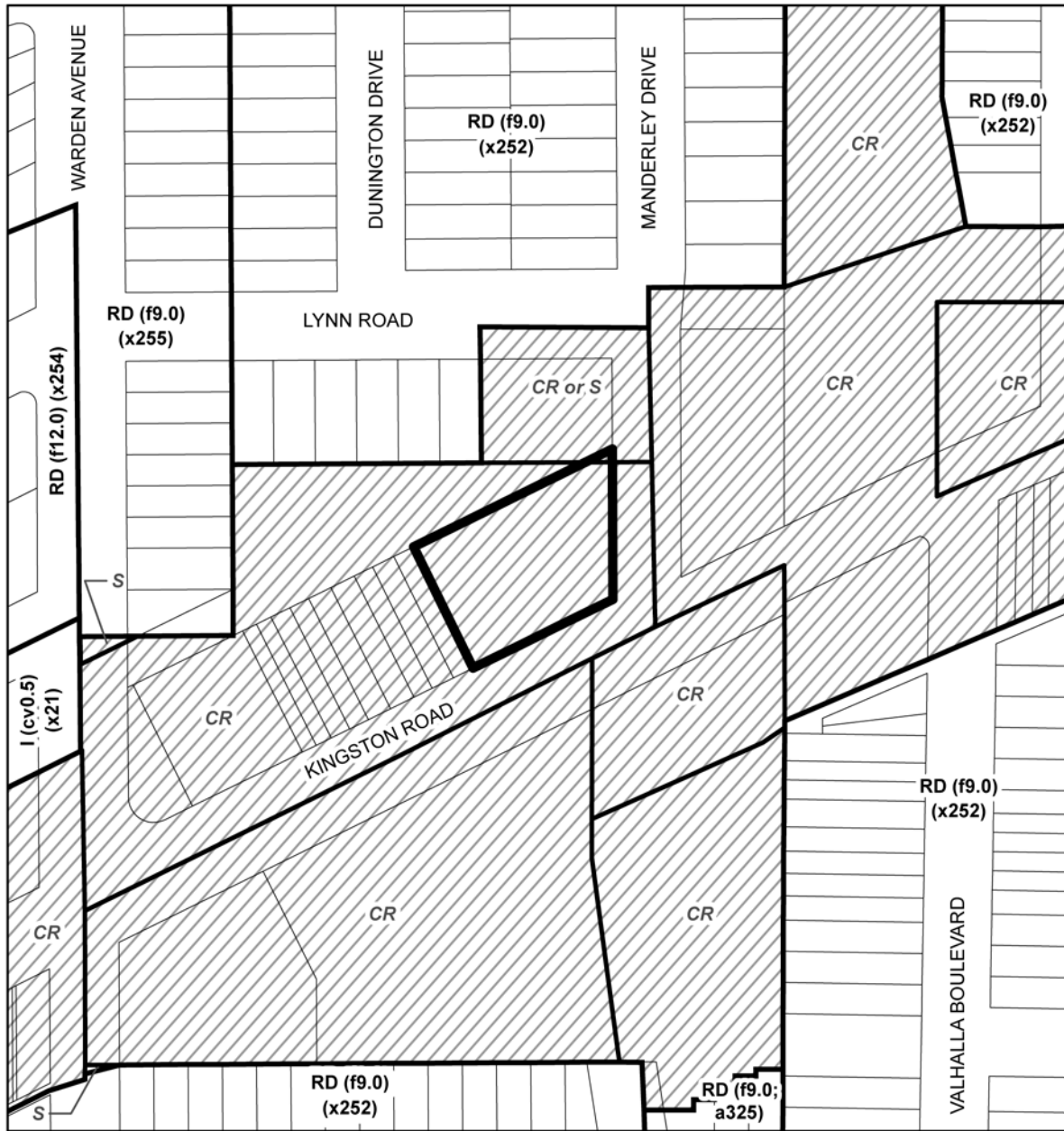
1478-1496 Kingston Road

File # 18 147401 ESC 36 0Z

 Location of Application  Neighbourhoods  Mixed Use Areas


Not to Scale
05/22/2018

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1478-1496 Kingston Road

File # 18 147401 ESC 36 0Z



Location of Application



See Former City of Scarborough Birchcliff Community By-Law No. 8786

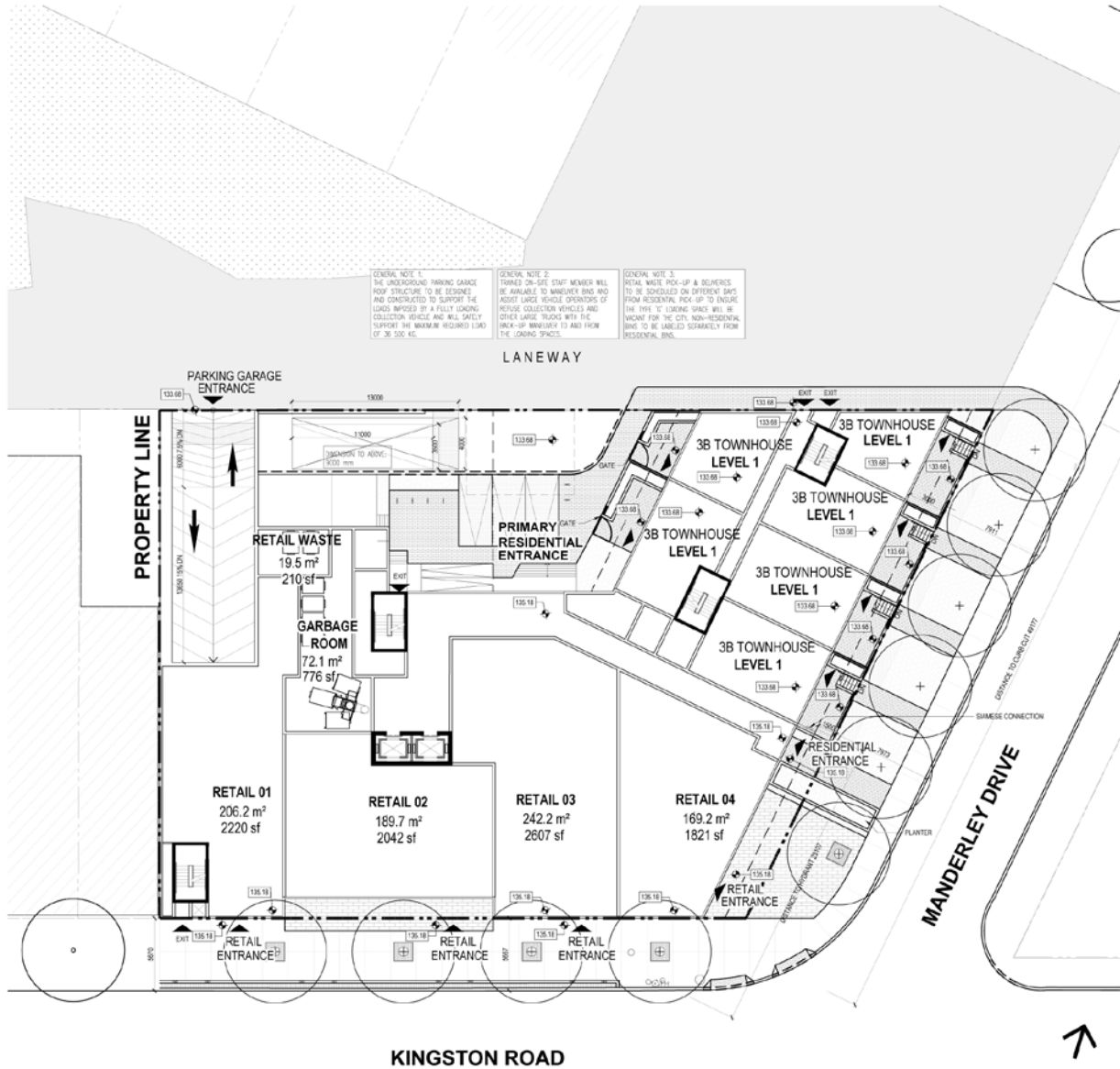
RD Residential Detached
I Institutional

S Single-Family Residential
CR Commercial-Residential



Not to Scale
Extracted: 05/18/2018

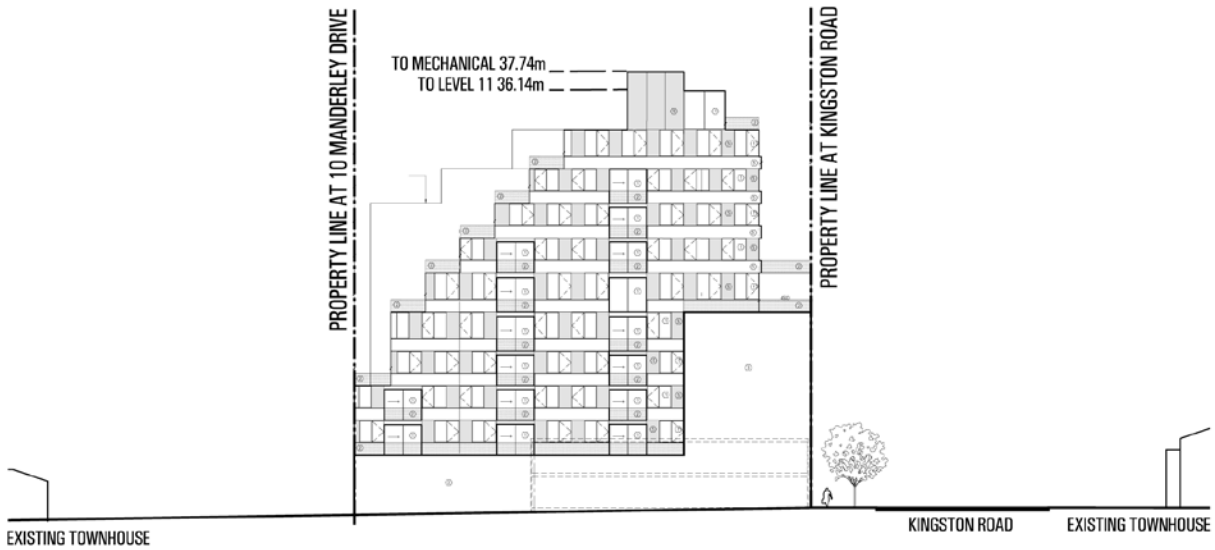
Attachment 5: Site Plan



Attachment 6: East and West Elevations

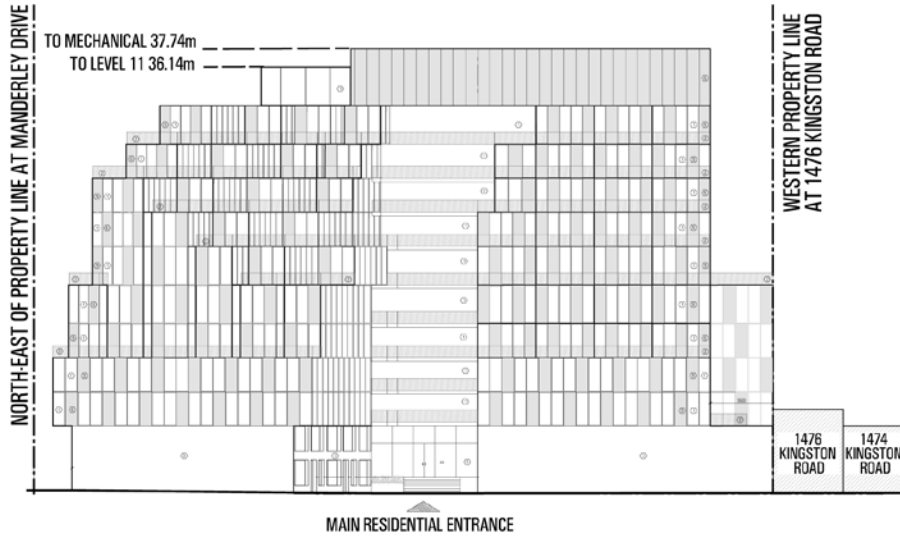


East Elevation

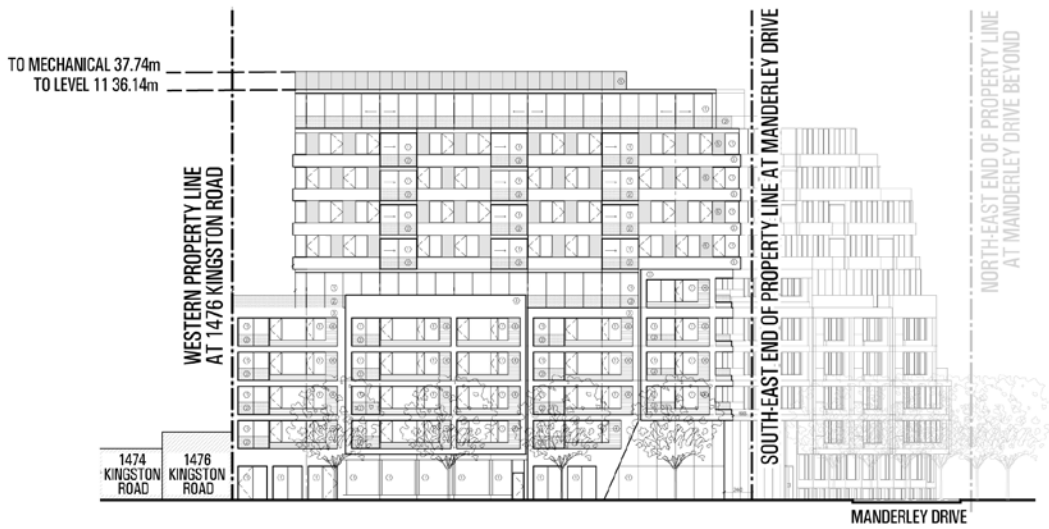


West Elevation

Attachment 7: North and South Elevations



North Elevation



South Elevation

Attachment 8: Perspective Rendering

