



PLANNING AND URBAN DESIGN

6 November 2020

Scarborough Community Council
Scarborough Civic Centre
150 Borough Drive
Toronto, ON
M1P 4N7

Attention: Scarborough Community Council

Dear Members of Community Council,

**RE: 2746-2800 Kingston Road
Application for Zoning By-law Amendment**

City File No. 18 269905 ESC 20 OZ

Our File No. 17.667

Community Council Item No. SC19.1

We are the land use planning and urban design consultants retained by Kingston Road Residences Inc. (the "Owner") to assist in the planning approvals process and provide expert opinion with respect to the redevelopment of the two existing motel operations located at 2746 and 2800 Kingston Road (known as the Royal Motel and Avon Motel, respectively) in the Former City of Scarborough (the "Subject Site").

Since submission of the Zoning By-law Amendment application in December 2018, our client has worked diligently with City Planning Staff to revise the Proposed Development, through an iterative design process to address City Staff comments and those of area residents.

This collaborative and iterative design process resulted in several formal resubmissions of the architectural plans and supporting studies, and addressed comments we heard at the Community Consultation Meeting, such as providing views through the Subject Site from existing residential apartment buildings and maximizing the potential for landscape open space on the Subject Site. Ultimately, this process resulted in the Proposed Development now being recommended for approval by City Planning Staff in their *Final Report*, dated October 16, 2020.

The Proposed Development will include the demolition of the existing motel operations and their replacement with two new residential apartment buildings, in "midrise" and "tall building" typologies with heights ranging up to 11 and 22-storeys respectively and provide for 439 new dwelling units, 50% of which will have a minimum of two or three bedrooms. The Proposed Development will also provide for a 500 square metre Privately Owned Publicly Accessible Space ("POPS") along the Kingston Road frontage, and

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a Section 37 contribution in the amount of \$1,100,000.00 has been recommended by Planning Staff in their *Final Report*.

Planning Staff are recommending that Council approve the rezoning, and enact the draft Zoning By-law amendments attached to the report, and withhold the enactment of the Bills until outstanding matters related to servicing are addressed to the satisfaction of Engineering and Construction Services (“ECS”) (Recommendation No. 6).

Subsequent to the release of the *Final Report* recommending that process, engineering comments have indicated that a holding provision (H) would be an appropriate means allowing for the zoning amendment to proceed while ensuring adequate and final review for servicing of the property.

In our opinion this is an appropriate course of action and we would be supportive of such an amendment to the draft Zoning By-law presented in the *Final Report*. This would accomplish the intent of the Staff recommendation which was to ensure servicing to the satisfaction of the City prior to the Zoning taking effect allowing the Proposed Development to proceed.

We are therefore requesting an amendment to the Staff recommendation to delete the withholding of the bills and instead include a recommendation imposing a Holding Provision (H) on the Zoning of the property, and offer the following wording for your consideration:

Prior to removing the Holding (H) symbol from Diagram 2 attached to and forming part of this By-law, a Functional Servicing Report in a form and content satisfactory to the City and subject to the acceptance of the Executive Director, Engineering and Construction Services.

We will be in attendance at Community Council and will be pleased to address this matter and any questions which may be raised at that time. We otherwise support the Staff Recommendations, save for the matter of the holding of the bills as opposed to the use of a Holding Provision discussed within this Letter.

Yours very truly,

WND associates
planning + urban design



Sean McGaffey
Senior Planner & Urban Designer

cc. Christian Ventresca, Manager, Community Planning
Yishan Liu, Planner, Community Planning
