

Preliminary Report - 1615-1641 Kingston Road and 50-52 Birchcliff Avenue – Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition Applications

Date: December 7, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 20 - Scarborough Southwest

Planning Application Number: 20 203471 ESC 20 OZ, 20 203480 ESC 20 RH

Related Applications: 20 196316 ESC 20 OZ

Notice of Complete Application Issued: November 6, 2020

Current Use(s) on Site: two-storey daycare at 1615 Kingston Road; one-storey detached dwelling at 1617 Kingston Road; 3 three-storey residential rental buildings at 1625-1641 Kingston Road; two-storey detached dwelling at 50 Birchcliff Avenue; and one-storey detached dwelling at 52 Birchcliff Avenue

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications located at 1615-1641 Kingston Road and 50-52 Birchcliff Avenue. The Zoning By-law amendment application proposes a 10-storey mixed-use building containing 264 residential units, including 5 live/work units at grade along Kingston Road, and 99 square metres of commercial use. The rental housing demolition application proposes to demolish the existing 33 rental dwelling units located at 1625 - 1641 Kingston Road and 52 Birchcliff Avenue, and replace them in a development proposed via a Zoning By-law amendment at 2151 Kingston Road.

Staff are currently reviewing the applications. They have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1615-1641 Kingston Road and 50 - 52 Birchcliff Avenue together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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 along Kingston Road and 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 for 1615-1641 Kingston Road range from a minimum of 2-storeys to a maximum of 6-storeys. 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.

The Final Report on this Study can be viewed at:

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

Pre-application Consultation

A pre-application consultation meeting was held with City staff February 24, 2020 to identify complete application requirements and provide feedback on the development proposal.

ISSUE BACKGROUND

Application Description

This application proposes to amend former City of Scarborough **Birchcliff** Community Zoning By-law Number **8786** for the property at 1615-1641 Kingston Road and 50-52 Birchcliff Avenue to permit a midrise mixed-use building. This application also proposes to amend to amend Chapter 7 of the Official Plan to add a Site and Area-Specific Policy ("SASP") to the property at 50-52 Birchcliff Avenue. The proposed intent of the SASP would be to permit the portions of the midrise building on these lands to exceed the maximum 4 storey height limit provided for by the *Neighbourhoods* designation, as well as to permit the associated access, loading and below grade parking for the midrise building on *Neighbourhoods*-designated lands.

The proposal encompasses the entire Kingston Road frontage of the block between Lakeside Drive and Birchcliff Avenue with the exception of a property located at the southwest corner of Kingston Road and Birchcliff Avenue. It also includes two properties (50 and 52 Birchcliff Avenue which are designated *Neighbourhoods*). While the proposal presents as 9-storeys along Kingston Road, the significant grade change between Kingston Road and the rear of the site allows for an additional storey to be accommodated within the height of the ground floor along the rear of the site, resulting in a 10-storey building. A mechanical penthouse above the tenth story is also proposed.

A three-dimensional representation of the proposal in context is provided in Attachments 1 and 2. The building mass provides for a 5-storey streetwall (14.75 metres in height) along the Kingston Road façade with stepbacks above the fifth and eighth storeys (sixth and ninth storeys at the rear). The rear of the building terraces down from the ninth to fourth storey, along the southwest property line. The southeast portion of the building, situated within the portion of the site currently designated *Neighbourhoods* provides 3 metre stepbacks above the 3rd and 4th storeys, and an 18 metre stepback above the 5th storey, allowing for an outdoor amenity terrace to be located on the roof of the 5th storey. The main residential entrance for pedestrians is located on Kingston Road. Access to the garage, loading, and short-term parking is provided along a private driveway taken from Birchcliff Avenue at the southeast end of the property.

The proposed mid-rise building would contain 264 residential units including 5 grade-related live/work units accessed from Kingston Road. The proposal also includes 99 square metres of commercial use at grade. Parking for 271 vehicles and 213 bicycles is proposed at grade and within a 2-level underground parking structure. The total

proposed GFA is 19,337 square metres which results in a net floor space index (FSI) of 3.51.

An associated application for Rental Housing Demolition seeks approval to demolish 33 existing rental dwelling units on the site and to replace them within a proposed development at 2151 Kingston Road. The property addressed 2151 Kingston Road has the same property owner as the subject site and is subject to a Zoning By-law Amendment application to permit the development of a midrise building.

The report on 2151 Kingston Road will also be considered at the January 6, 2021 Scarborough Community Council meeting.

The site is located on the south side of Kingston Road. Immediate surrounding uses include the Birchcliff Public School and associated open space on the north side of Kingston Road, a one-storey commercial building with surface parking to the east, a low density residential neighbourhood to the south, and to the west is the Scarborough Baptist Church, a one-storey building.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The 1615-1641 Kingston Road portion of the subject site is located on lands designated as *Mixed Use Areas* on Land Use Map 21. The southeast portion of the subject lands comprised of 50-52 Birchcliff Avenue is designated as *Neighbourhoods* on Land Use Map 21. An excerpt from this Official Plan Land Use Map can be found in Attachment 5. This portion of Kingston Road is identified as an *Avenue* (Map 2), a Major Street with a 20-metre right of way (Map 3), a Higher Order Transit Corridor (Map 4), and forms part of the Surface Transit Priority Network (Map 5).

The application is subject to Site and Area Specific Policy 325.

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 site is subject to Official Plan Policy 3.2.1.6, which requires any new development resulting in the loss of six or more rental housing units to replace the same number, size and type of rental housing units with rents similar to those in effect at the time the redevelopment application is made.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Heritage

The site is across the street from Birchcliff Public School (1650 Kingston Road) is a three-storey school building listed on the City's Heritage Register since September 27, 2006.

The Toronto Heritage Register can be found at:

<https://www.toronto.ca/citygovernment/planning-development/heritage-preservation/heritage-register/>

Zoning By-laws

The 1615-1641 Kingston Road portion of the subject site is zoned Commercial Residential (CR) under the Scarborough Birchcliff Community Bylaw No. 8786, as amended. The Commercial Residential zone type permits a broad range of commercial, recreational and residential uses, including offices, hotels, financial institutions, medical centres, restaurants, retail stores, personal services shops, municipal parking lots, places of entertainment, recreational uses, educational and training facilities, day nurseries, dwelling units, nursing homes, and retirement homes.

Performance standards for the Kingston Road properties permit a maximum GFA of 3.5 and a building height between 2 storeys and 6 storeys. The building envelope is required to fit within a 45-degree angular plane projected from the lot line abutting the Single-Family Residential Zone to the south. Required setbacks include minimum 3 metres along Kingston Road and portions of buildings above 14 metres in height are to be stepped back an additional minimum of 1.5 metres from the main wall. The ground floor height is required to be a minimum of 4.5 metres, and a minimum 1.5 metre strip of soft landscaping is required along the rear lot line bordering the Single Family Residential zone. Other relevant performance standards include additional mechanical

penthouse setbacks, amenity space requirements (quantity and location), and parking rates for residential units.

The Kingston Road properties are not part of city-wide Zoning By-law 569-2013. Should this application be approved, the lands would be brought into By-law 569-2013.

The southeast portion of the site comprised of 50-52 Birchcliff Avenue is zoned Single-Family Residential (S) under Scarborough Birchcliff Community Zoning By-law No. 8786, as amended. This zone permits group homes and single-family dwellings. Under the city-wide Zoning By-law 569-2013, this portion of the site is zoned Residential Detached (RD), which similarly permits detached dwellings, group homes, shelters, and parks, among other uses.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Kingston Road Birchcliff Urban Design Guidelines;
- Mid-Rise Building Performance Standards and Addendum;
- Growing Up: Planning for Children in Vertical Communities;
- Accessibility Design Guidelines;
- Bird Friendly Guidelines;
- Best Practices for Effective Lighting; and
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes City Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition By-law, implements Section 111. Chapter 667 prohibits the demolition and conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the

City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Local Planning Appeal Tribunal.

On October 6, 2020, an application for a Section 111 permit was made pursuant to Chapter 667 of the City of Toronto Municipal Code. A Housing Issues report has been submitted with the required application and is currently under review for consistency with the Official Plan. As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Application

Official Plan amendment and rezoning applications are required in order to permit the proposed building height, density and building type within the *Neighbourhoods*. Performance standards also are required to establish appropriate building locations, massing, stepbacks and setbacks, and parking requirements to facilitate the proposed development.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the subject lands contain six or more residential units, of which at least one is rental.

Issue to be Resolved

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff are evaluating this application for consistency with the PPS (2020) and the conformity with the Growth Plan (2020).

The application will be evaluated to determine whether the application is consistent with relevant PPS policies, including but not limited to: land use patterns and locations for intensification and redevelopment in settlement areas while avoiding or mitigating risks to public health and safety (1.1.3), providing an appropriate range and mix of housing types and densities (1.4.3), promoting healthy, active communities (1.5.1), planning for

stormwater management (1.6.6.7), transportation systems and transportation demand management (1.6.7), energy conservation, air quality and climate change (1.8), and implementation and interpretation (4.6).

Key Growth Plan (2020) policies that will be used to evaluate this application include, but are not limited to: managing growth to support the achievement of complete communities with a diverse range of housing and transportation options, public service facilities, recreation, and greenspace (policy 2.2.1.4), intensification in delineated built-up areas (policy 2.2.2.3), housing policies enabling municipalities to require multi-unit residential developments to incorporate a mix of unit sizes (2.2.6.3), and managing stormwater (3.2.7).

Official Plan Conformity

Staff are reviewing the appropriateness of the proposed Official Plan amendment, rezoning and Rental Housing Demolition applications. Citywide Official Plan policies that will be used to evaluate this application include, but are not limited to: structuring growth (2.2), *Avenues* policies for reurbanizing arterial roads (2.2.3); healthy neighbourhoods (2.3.1); transportation change (2.4); public realm (3.1.1); built form policies (3.1.2), housing (3.2.1) and development criteria in *Mixed Use Areas* (4.5) and *Neighbourhoods* (4.1).

The appropriateness of the proposed redesignation of lands currently designated Neighbourhoods for them to be included in the redevelopment site will be a focus of the review. Staff will determine whether the additional scale of development proposed is appropriate and meets the objectives and intent of the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing, transition and other built form issues will be assessed based on the *Planning Act*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, the City's Official Plan, Zoning By-laws and Council-adopted Urban Design Guidelines itemized above.

An evaluation will be made to determine whether the proposal fits within its planned and built context, in particular, the appropriateness of the built form within the *Neighbourhoods* designation. Staff will also be evaluating:

- Appropriateness of the proposed building heights, massing, densities, setbacks and stepbacks;
- The location and organization of the proposed buildings relative to existing streets;
- Impacts of the development on the existing and proposed public realm; and
- Other on-site matters relating to the Mid-Rise Guidelines.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

An Arborist Report and Tree Preservation and Removal plan were submitted and are currently under review by City staff. The application proposes to remove 4 City street trees, 2 trees on the neighbouring properties and 17 trees located on the subject property that meet the criteria for protection under the Municipal Code. Three City trees, are proposed to be preserved and would be protected by barriers during construction.

Housing

A Housing Issues report is required for Official Plan Amendments, Zoning By-law Amendments and Plans of Condominium that seek to demolish existing residential rental properties, intensify existing rental sites, and/or convert existing rental housing to condominiums.

As per the Housing Issues report submitted, the existing residential rental buildings on the site contain 33 rental dwelling units, including 14 one-bedroom units and 18 two-bedroom units at 1615-1641 Kingston Road, and one three-bedroom unit at 52 Birchcliff Avenue. All existing rental dwelling units are classified as having affordable rents, except for the three-bedroom unit which is mid-range. The applicant is proposing to replace all existing rental dwelling units off-site, at 2151 Kingston Road, which is subject to a concurrent rezoning application filed by same landowner/development group (File No. 20 196316 ESC 20 OZ).

The Rental Housing Demolition application will be assessed against the requirements of the *Planning Act*, the *City of Toronto Act*, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code. A site visit will be required to be conducted by staff in order to fully assess the application.

City Planning staff will encourage the applicant to provide a range and mix of residential units and a minimum of 25 percent of the units be larger units suitable for a broad range of households, including families with children, of which 10 per cent will be three-bedroom units.

Heritage Impact & Conservation

To the immediate north of the subject lands, across Kingston Road is Birchcliff Public School (1650 Kingston Road), which is a three-storey school building listed on the City's Heritage Register since September 27, 2006. Staff are reviewing the Heritage Impact Assessment (HIA) Report submitted with the application and evaluating whether the application will have an impact on the adjacent cultural heritage resources and whether a conservation strategy will need to be implemented.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant submitted a Community Services and Facilities report. City staff are reviewing this report to assess the impact of the proposed development on community facilities.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Despite the recent introduction of a new legislative framework for the imposition of a community benefits charge, Section 37.1 of the *Planning Act* provides that Section 37, as previously enacted, continues to apply until the earlier of September 18, 2022 or the day the municipality passes a community benefits charge by-law.

The proposal in its current form seeks an increase in density and height. Should the application be recommended for approval, a Section 37 contribution would be warranted. It should be noted, however that the proposed rental housing replacement units - should an off site replacement of rental units from the Kingston Road/Birchcliff application be an acceptable outcome of that process - would not be credited to this application as a Section 37 benefit, but would be secured only as a legal convenience through any potential Section 37 agreement generated by this development. The early stages of both applications mean that discussions with the Ward Councillor, City staff, residents, and the applicant would be required to determine the extent and nature of the required Section 37 community benefits.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

Staff are reviewing a Functional Servicing Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development.

Transportation

A Transportation Impact Study submitted by the applicant is under review by City staff, the purpose of which is to evaluate the effects of a development on the transportation system and suggest any transportation improvements that may be necessary to accommodate the travel demands and impacts generated by the development. In addition to the review of the proposed traffic generated by the proposed development, City staff are evaluating whether the proposed number of vehicular and parking spaces are sufficient to serve both the residential and commercial components of the site, as well as the suitability of the proposed access off Birchcliff Avenue located at the southeast corner of the site.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context Looking Southeast

Attachment 2: 3D Model of Proposal in Context Looking Northwest

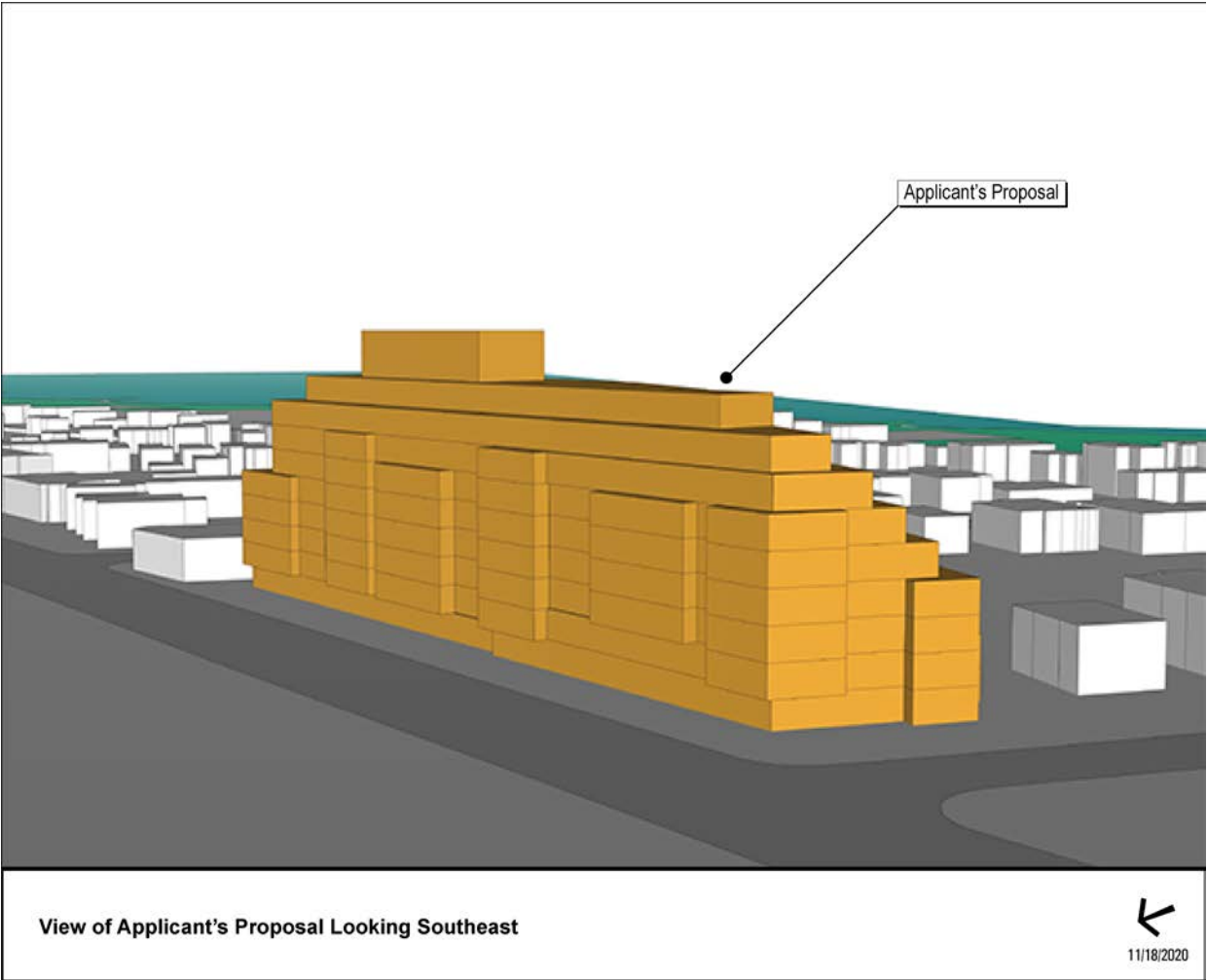
Attachment 3: Location Map

Attachment 4: Site Plan

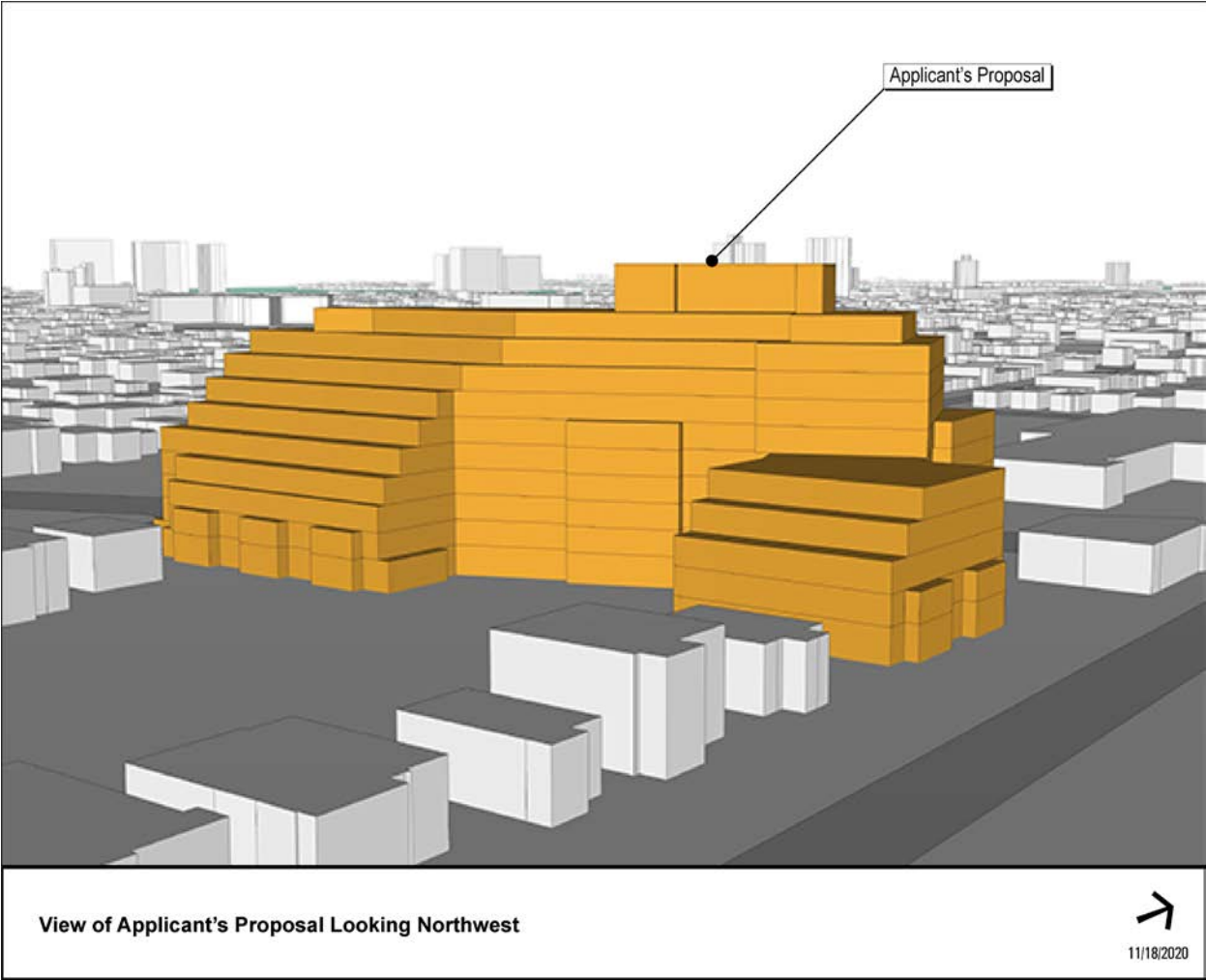
Attachment 5: Official Plan Map

Attachment 6: Existing Zoning By-law Map

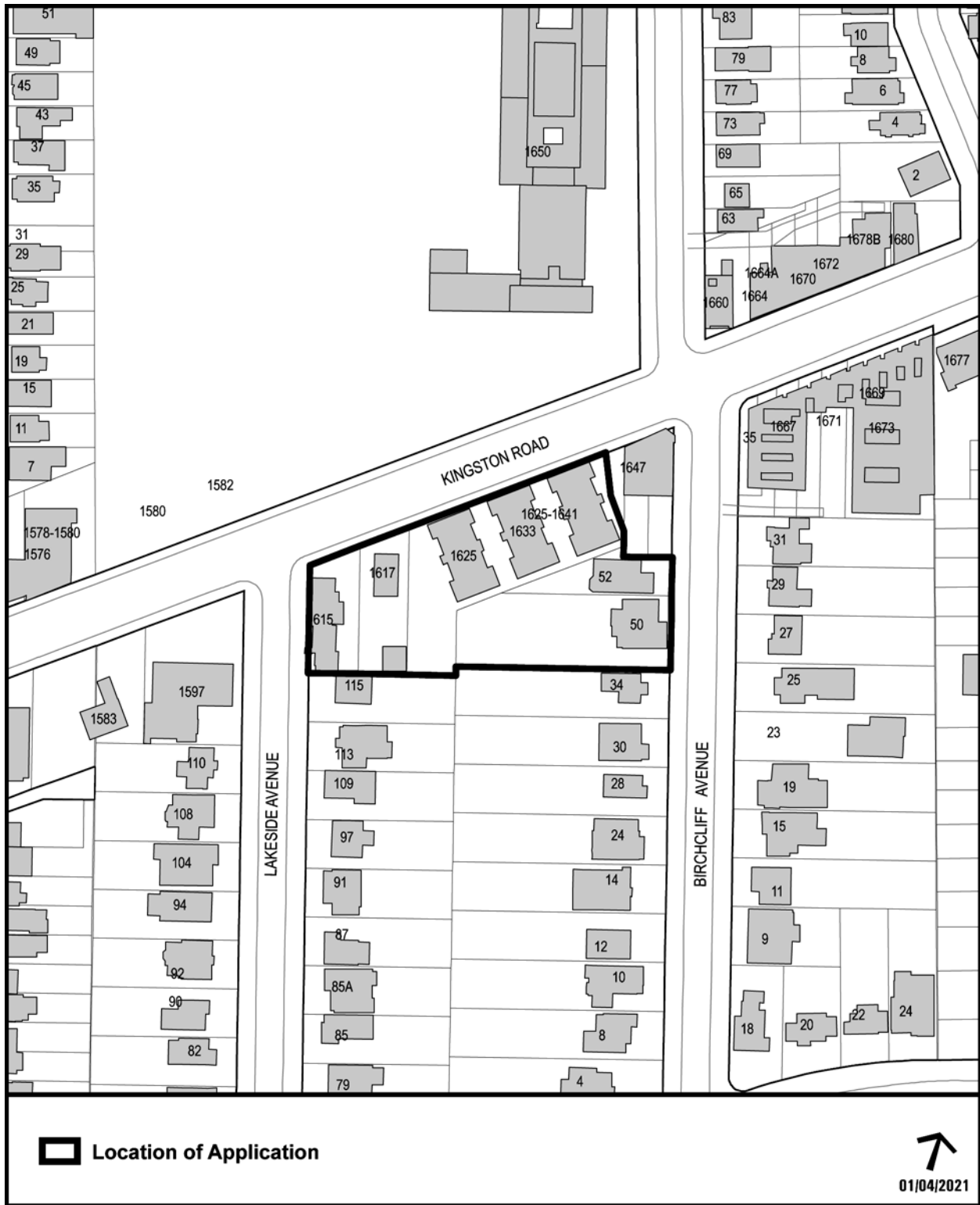
Attachment 1: 3D Model of Proposal in Context Looking Southeast



Attachment 2: 3D Model of Proposal in Context Looking Northwest

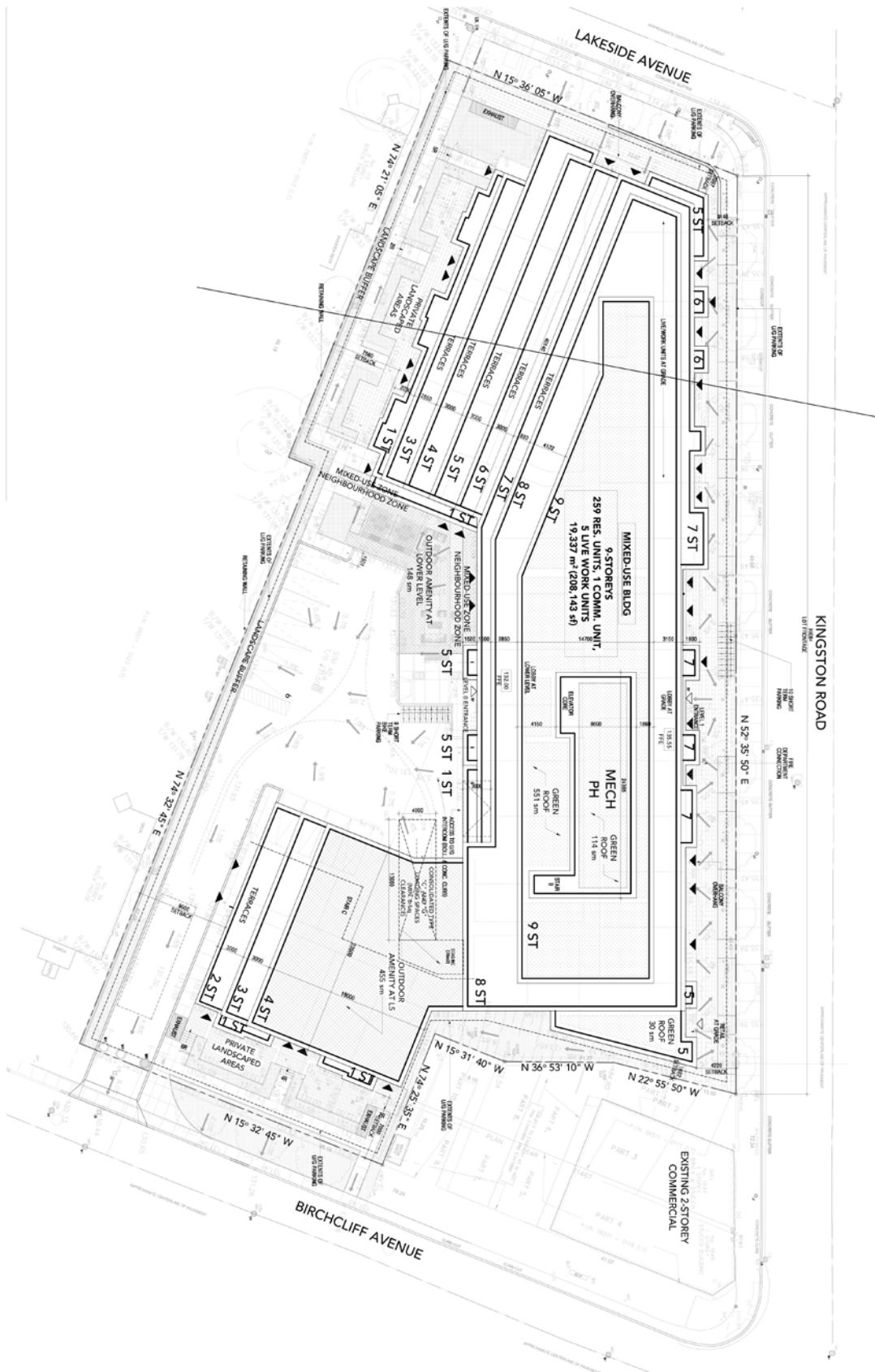


Attachment 3: Location Map

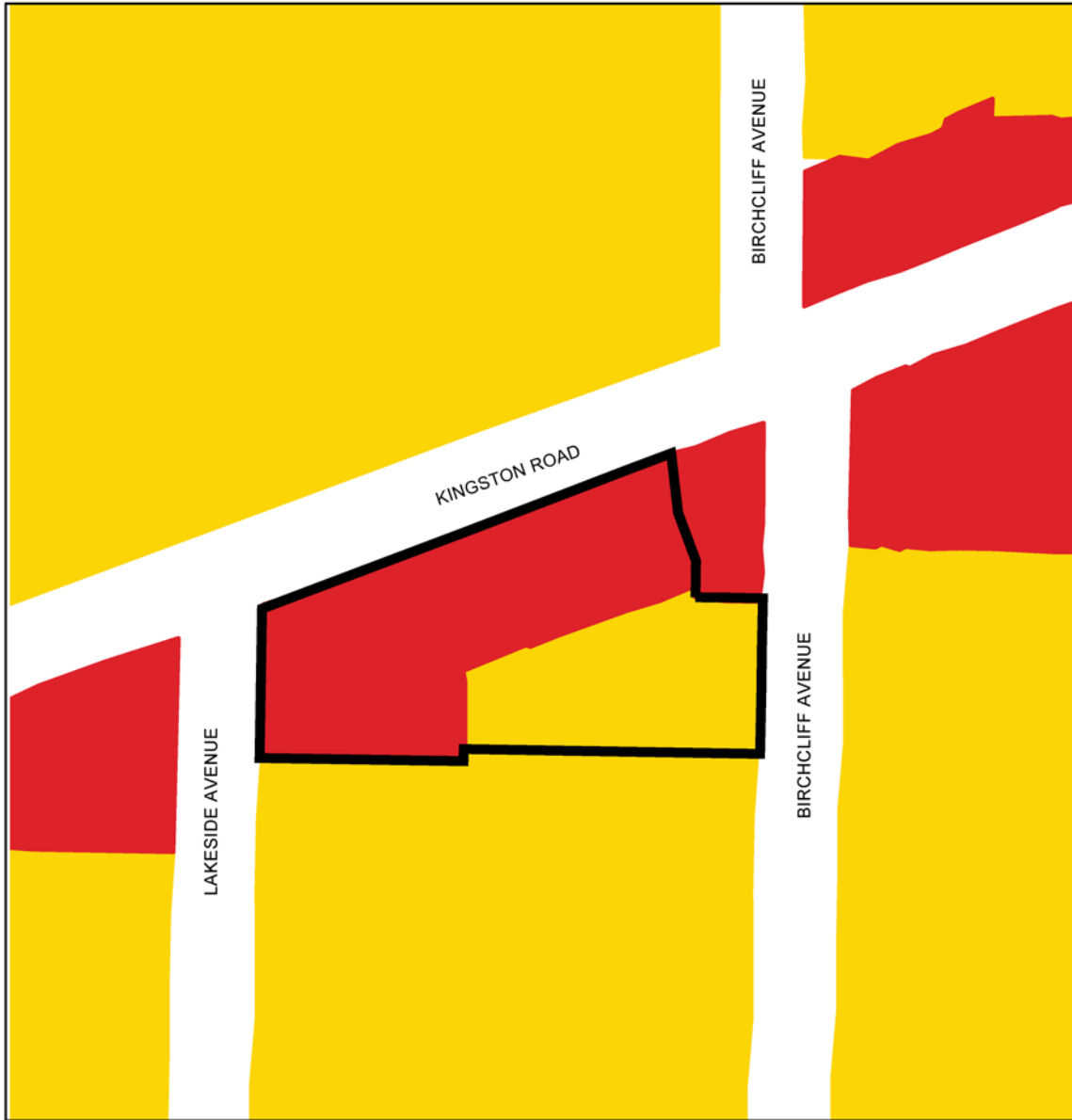


Attachment 4: Site Plan

Site Plan



Attachment 5: Official Plan Map



1615-1641 Kingston Road & 50-52 Birchcliff Avenue

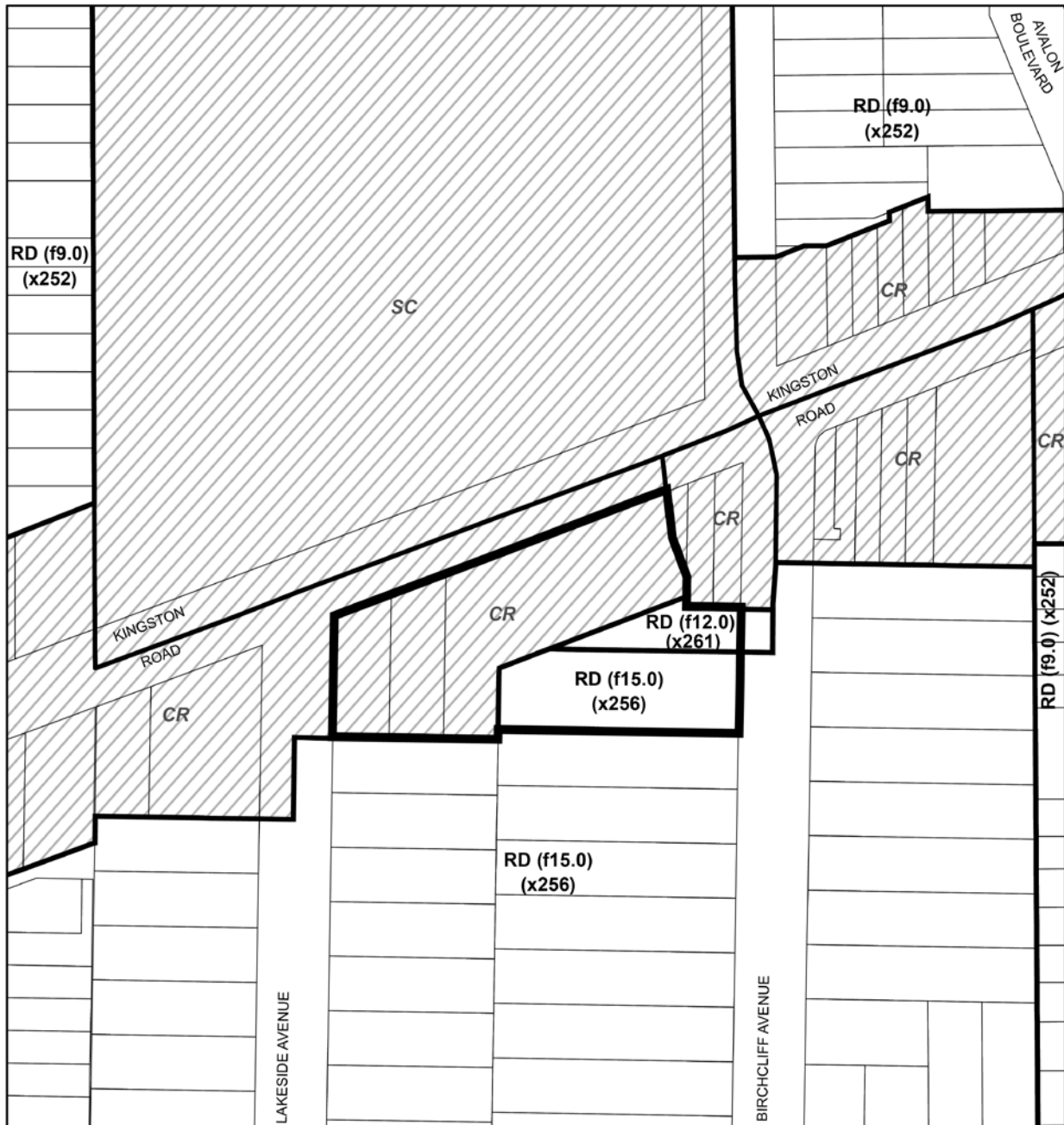
Official Plan Land Use Map #21

File # 20 203471 ESC 20 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
11/16/2020

Attachment 6: Existing Zoning By-law Map



1615-1641 Kingston Road & 50-52 Birchcliff Avenue

Zoning By-law 569-2013

File # 20 203471 ESC 20 0Z

Location of Application

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

RD Residential Detached

CR Commercial-Residential
SC School



Not to Scale
Extracted: 11/16/2020