

Preliminary Report - 3291 Kingston Road, 2 and 4 Windy Ridge Drive – Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications

Date: December 10, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: Ward 20 - Scarborough Southwest

Official Plan and Zoning Amendment Application No.: 20 209863 ESC 20 OZ

Rental Housing Demolition Application No.: 20 209873 ESC 20 RH

Notice of Complete Application Issued: December 9, 2020

Current Uses on Site: Two and a half-storey sixplex rental building at 3291 Kingston Road, and single detached residential houses at 2 and 4 Windy Ridge Drive.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning Amendment application for lands located at 3291 Kingston Road and 2 and 4 Windy Ridge Drive, and the Rental Housing Demolition application for 3291 Kingston Road. The Official Plan Amendment application proposes to redesignate 2 and 4 Windy Ridge Drive to be included in a redevelopment site to be rezoned to permit the construction of an 11-storey residential apartment building, and the Zoning Amendment proposes to rezone all of the lands to permit the proposed development. The Rental Housing demolition application is being considered to remove the existing rental housing units at 3291 Kingston Road. Staff are currently reviewing the applications which 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 3291 Kingston Road and 2 and 4 Windy Ridge Drive 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

Official Plan Amendment and Zoning Amendment applications were previously filed for the lands at 3291 Kingston Road in 1997 and 1998. The 1997 applications were for the addition of a day nursery in addition to the existing fourplex, and the 1998 applications were to recognize the existing multiple-family (sixplex), to provide for up to 15 residential units on the property and to permit the addition of a day nursery facility. The 1997 applications were withdrawn, and the 1998 applications were refused by City Council at their meeting of October 29, to 31, 2002. The report can be found at: <https://www.toronto.ca/legdocs/2002/agendas/council/cc021029/sc9rpt/cl012.pdf>. The lands were also part of the appeals of the City's new Official Plan, that were resolved in 2010 and which resulted in the *Mixed Use Areas* policies being in force for on these lands.

ISSUE BACKGROUND

Application Description

These amendments are sought to permit the development of an 11-storey residential building on the lands at 3291 Kingston Road and 2 and 4 Windy Ridge Drive. The proposed building has an overall height of 34.6 metres (to top of roof) and would contain 343 residential units comprised of 22 bachelor units, 210 one-bedroom units, 81 two-bedroom units and 30 three-bedroom units. The total gross floor area is 23,739 square metres, and the floor space index (FSI) is proposed at 3.98 times the area of the lot.

The proposed building is C-shaped, and the majority of its massing is parallel with Kingston Road to a height of 11-storeys with stepbacks at levels 10 and 11. Additional stepbacks are proposed at various levels of the opposite side of the building. The eleventh storey is a partial storey, located closer to Windy Ridge Drive. The portions of the building that extend behind the main building mass at its sides step down from the main building with terraces at levels 4, 5, 7 and 9 for the portion of the building closest to Windy Ridge Drive, and at levels 5 through 10 at the side closest to the neighbouring building at 3311 Kingston Road. The following building setbacks are proposed: 4.5 metres from Kingston Road, 7 metres from Windy Ridge Drive, 11.7 metres from the

side lot line of the adjacent property of 6 Windy Ridge Drive. See Attachments 1 and 2: 3D Model of Proposal in Context and Attachment 4: Site Plan.

Residential units are proposed on levels one through 10 of the building, with both common indoor and common outdoor amenity space proposed on the eleventh floor. In total, 754 square metres of common indoor amenity space is located on floor levels 2 and 11, and 792 square metres of common outdoor amenity areas located at grade level behind the proposed east wing of the building, and adjacent to the indoor amenity space on the eleventh floor. All residential units on the ground floor level have private amenity spaces (raised patios) and direct entrances from either Kingston Road or Windy Ridge Drive. Other units within the building have private balconies or terraces which provide private amenity space. Lobby entrances are proposed both from Kingston Road and from the rear of the building facing the driveway, where access to the underground parking garage and the Type "G" loading space are also located. A total of 310 vehicle parking spaces are proposed along with 342 bicycle parking spaces. The driveway access for this site is proposed from Windy Ridge Drive.

The Rental Housing Demolition application proposes to demolish the existing low-rise rental apartment building at 3291 Kingston Road and to replace the existing six rental dwelling units within the proposed development. The proposal involves the right for tenants to return to a replacement rental unit in the new building, as well as the provision of tenant relocation and assistance.

The lands at 3291 Kingston Road are triangular in shape, and when combined with the two residential lots on Windy Ridge Drive results in an heptagonal shaped site that has frontage on both Kingston Road and Windy Ridge Drive. The lands also abut both the side and rear property lines of the adjacent existing *Neighbourhoods* designated lands at 6 Windy Ridge Drive which contain a single detached house, as well as the side property line of the *Mixed Use Areas* designated lands at 3311 Kingston Road which contain a 14-storey residential apartment building. See Attachment 3 for a Location Map and Attachment 5 for an excerpt from the Official Plan Map.

The site is located along Kingston Road, which is identified as an *Avenue* in the Official Plan that is characterized by low to mid rise residential and commercial buildings and policies which provide for revitalization and growth. It also has frontage along Windy Ridge Drive which is a local road within a *Neighbourhood* characterized by a rural cross section (no curbs or sidewalks) fronted by low rise detached houses on large, treed lots.

Detailed information can be 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 City 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 other 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 document 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 spaces, 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*. 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 current application is located, in part, along an identified *Avenue* on Map 2 of the Official Plan and *Mixed Use Areas* and on lands designated *Neighbourhoods* on Map 23 - Land Use Plan.

Zoning By-laws

The lands are subject to both Zoning By-law No. 569-2013, as amended, and the Scarborough Village Community Zoning By-law No. 10010 as amended.

3291 Kingston Road

In Zoning By-law 569-2013, as amended, these lands are zoned Residential Multiple, RM (u4)(x346). Exception 346 which permits one fourplex. Dwelling units are permitted in specified residential building types including a duplex and triplex, detached house and semi-detached house. Additional specified uses are permitted subject to conditions. Performance standards include a minimum building setback of 36 metres from the original centreline of Kingston Road, a maximum lot coverage of 33%, a minimum building setback for a below grade parking structures is a distance equal to half the vertical distance from the surface of the lowest floor of the structure to the average elevation of grade at the front lot line, requires that parking spaces be provided at a minimum rate of 1.0 space for each dwelling unit, and requires that the lands comply with exception 900.6.10(473). Additional performance standards for the lands are found in Zoning By-law 569-2013.

In the Scarborough Village Community Zoning By-law, as amended these lands are zoned Multiple-Family Residential M-20R-29-116. One fourplex is also permitted on these lands. Permitted uses in the "M" zone include correctional group homes, day nurseries, group homes, multiple-family dwellings, nursing homes, single-family and two-family dwellings. Ancillary uses include private home day care. Performance standards for these lands require a minimum building setback of 36 metres from the centreline of the original road allowance of Kingston Road, and regulate the setback of underground parking structures from a street line not less than a measurement equivalent to the full depth of the underground structure measured from the floor of the structure to the grade at the street line and in no case shall an underground structure be less than 3 metres from the street line. Additional performance standards are found in Zoning By-law 10010.

2 and 4 Windy Ridge Drive

In Zoning By-law 569-2013, as amended these lands are zoned Residential Detached, RD (f30.0; a1390)(x392). Exception 392 establishes a 0.9 metre minimum building

setback from a side lot line, a minimum building setback of 5.7 metres from a side lot line that abuts a street, and a minimum building setback of 36 metres from a front lot line that abuts Kingston Road, measured from the original centreline of the street. It also requires that lands must comply with exception 900.3.10(1462). Permitted uses in the "RD" zone include dwelling units in a detached house, municipal shelter and park, as well as other uses that are permitted if they comply with specific conditions. The maximum height permitted is 9 metres and two-storeys, and maximum lot coverage is 33%. Additional performance standards for the lands are found in Zoning By-law 569-2013.

In the Scarborough Village Community Zoning By-law No. 10010, as amended, these lands are zoned Single-Family Residential S-20H-29-30-44-51-68. Permitted uses include correctional group homes, group homes, and single-family dwellings. Ancillary uses include domestic or household arts and private home day care. Additional supplementary regulations are also applicable. One single-family dwelling is permitted per parcel of land with a minimum lot frontage on a public street of 30 metres and a minimum lot area of 1,393 square metres. Minimum building setbacks include 36 metres from the centre line of the original road allowance of Kingston Road, and 6 metres from other street lines, 900 millimetres from side yards, and 5.7 metres from the side wall to the street line for corner lots. Minimum ground floor areas are also regulated. Additional performance standards for the lands are found in Zoning By-law 10010.

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:

- Mid-Rise Design Guidelines
- Mid-Rise Building Performance Standards Addendum
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Bird-Friendly Guidelines¹
- Complete Streets Guidelines
- Streetscape Manual
- Accessible Design

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 Toronto Municipal Code, the Rental Housing Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing in buildings containing six or more dwelling units, of which at least one unit is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Council may refuse an application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Local Planning Appeal Tribunal (LPAT).

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law. Where an application for a rezoning triggers an application under Chapter 667 for rental housing demolition, City Council typically considers both applications at the same time.

The proposal for 3291 Kingston Road and 2 and 4 Windy Ridge Drive requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental unit. On October 22, 2020, an application for a Section 111 permit was submitted under Chapter 667 of the Toronto Municipal Code to demolish the existing six rental units at 3291 Kingston Road.

As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and other matters under Section 111.

COMMENTS

Reasons for the Applications

This application proposes to amend the Official Plan land use designation of the properties at 2 and 4 Windy Ridge which are designated as *Neighbourhoods to Mixed Use Areas*.

The application also proposes to rezone the lands at 3291 Kingston Road from Residential Multiple (RM) Zone and Multiple Family Residential (M) Zone and the lands at 2 and 4 Windy Ridge from Residential Detached (RD) Zone and Single-Family Residential (S) Zone, to Commercial Residential (CR) Zone along with specific performance standard to enable the proposed development. The application is

necessary to permit the proposed building type, height and density proposed, as well as to adjust the relevant performance standards related to parking and landscaped open space.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* proposes to demolish the existing six rental dwelling units at 3291 Kingston Road.

Issues to be Resolved

The applications have 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 the application against the PPS and the applicable provincial plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020) as amended.

Official Plan Conformity

Staff are reviewing the application to determine their conformity with Official Plan policies, particularly as they pertain to the proposed redesignation of *Neighbourhoods* designated lands. This policy review will include, but not be limited to, Avenues, Healthy Neighbourhoods, Built Form, Public Realm, Natural Heritage, Housing, Neighbourhoods and Mixed Use Areas land use designations.

The focus of the review will be the appropriateness of the proposed redesignation of lands currently designated *Neighbourhoods* in order to be included in the redevelopment site along an identified *Avenue*. Staff will determine whether the additional scale of development proposed is appropriate and meets the objectives and intent of the Official Plan.

Avenue Segment Study

The subject lands are located, in part, along an *Avenue* for which an Avenue Study has not been completed. For areas such as the subject lands, development may be permitted on *Avenues* prior to an Avenue Study on the basis of consideration of all policies of the Official Plan. This permission can only occur through the completion of an Avenue Segment Study that examines the larger planning context of the application and demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

The Avenue Segment Study provided in support of the application will be evaluated to determine if it is consistent with the relevant Official Plan policies, and to help assess the overall potential impacts of the inclusion and redesignation of *Neighbourhoods* properties at 2 and 4 Windy Ridge Drive.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed building form, height and massing within the existing and planned context for the area. This will include an evaluation of potential impacts on the lands designated Neighbourhoods to determine how the building fits within the existing and planned context and how it transitions both in scale and density to adjacent low density development. Among other things, this will also include assessing the location of proposed indoor and outdoor amenity space, impacts to existing trees and vegetation on site, and impacts on the public realm.

This review will involve consideration of the submitted Sun/Shadow, Pedestrian Wind Level Studies and Computer Generated Building Mass Model.

Area of Natural and Scientific Interest (ANSI)

The lands are within 120 metres of the Scarborough Bluffs Provincial Area of Natural and Scientific Interest (ANSI). The Ministry of Natural Resources' Natural Heritage Reference Manual provides guidance in such instances. The subject lands are separated from the ANSI by development (residential uses and a gas station), and are outside of the Natural Heritage System, the City of Toronto Ravine and Natural Feature Protection By-law area and the Toronto and Region Conservation Authority's (TRCA) screening area. In order to satisfy the considerations of the reference manual, a scoped Natural Heritage Impact study will be requested of the applicant and once received this study will be circulated to the Urban Forestry Division and the TRCA for review.

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). The applicant has submitted an Arborist Report and a Tree Preservation Plan both of which are currently under review by City staff.

Staff will be evaluating the application to ensure that it supports the Official Plan policies of preserving existing mature trees wherever possible and incorporating them into landscape designs and increasing the amount of tree canopy coverage.

Rental Housing

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a building or related group of buildings and would result in the loss of six or more rental units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size, and type of rental units are replaced and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right to return to a replacement unit at similar rent and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that the existing building at 3291 Kingston Road contains six rental dwelling units, of which two are bachelor units and four are 2-bedroom units. Three of the six existing rental units are vacant, while the remaining three units are currently rented at either affordable (one 2-bedroom unit) or mid-range rents (one bachelor unit and one 2-bedroom unit). Consequently, Policy 3.2.1.6 applies to this proposal and the applicant is required replace all six existing rental units proposed to be demolished at 3291 Kingston Road within the proposed development.

As the applications progress, City staff will consult with the existing tenants and work with the applicant to develop a detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants. A site visit by City staff will also be required to fully assess the application.

Affordable Housing

Affordable Housing and Smart Urban Growth are strategic actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan also contains policies to support the development of affordable housing and the provision of a range of housing options to accommodate the needs of all household sizes and incomes.

Staff will engage in discussions with the applicant, the Ward Councillor, and City staff to evaluate potential opportunities for the provision of affordable housing.

Growing Up Guidelines

The Council-adopted *Growing Up: Planning for Children in New Vertical Communities* urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units).

Guideline 3.0 states that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The application proposes to provide 77 (22.8%) of the 337 net new dwelling units (non-replacement rental units) as 2-bedroom units and 30 (8.9%) of the net new units as 3-bedroom units, which falls short of the unit mix objectives of Guideline 2.1 of the Growing Up guidelines. In addition, only 18 of the proposed 2-bedroom units (5.3% of all net new units) approximate or are larger than 87 square metres in size and only 17 of

the proposed 3-bedroom units (5.0% of all net new units) approximate or are larger than 100 square metres in size, who does not satisfy the unit size objectives of Guideline 3.1.

As the application progresses, City staff will work with the applicant to implement the unit mix and size objectives of the Growing Up guidelines in order to accommodate a broad range of households, including families with children, within the proposed development.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

Both Stage 1 and Stage 2 Archaeological Assessments have been submitted in support of the application and are currently being reviewed by City staff.

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 and childcare facilities, libraries and schools, as well as public health, social, cultural and employment services.

The timely provision of CS&F is as important to the livability of the City's neighbourhoods as "hard" services like sewers, water systems, roads and public transit. The City's Official Plan establishes and recognizes that the provision of and investment in CS&F supports healthy, safe, liveable, and accessible communities. Providing for a full range of CS&F in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff are currently reviewing the CS&F Study that was submitted with the application to determine whether any opportunities exist for capital improvements or the expansion of facilities. Staff will also be following up on any CS&F Study deficiencies to identify other issues that need to be addressed.

The subject lands are located within the Scarborough Village Neighbourhood Improvement Area (139), which is one of 31 identified Neighbourhood Improvement Areas across the City. The Toronto Strong Neighbourhoods Strategy (TSNS) 2020 is the City's action plan for ensuring that each of the City's 140 neighbourhoods can succeed and thrive. By activating people, resources and neighbourhood friendly policies, TSNS aims to strengthen the social, economic and physical conditions of neighbourhoods and deliver local impact for city-wide change. Staff will evaluate the

impact of the proposed development and surrounding development activity on CS&F, including existing capacity to support the proposed future population.

Section 37 Community Benefits

Section 37 of the *Planning Act* authorizes the City to pass by-laws to permit increases in height and/or density that are not otherwise permitted by the Zoning By-law in return for the provision of community benefits by the applicant in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement, which is then registered on title to the lands of the development site.

Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the applicant may be required to provide, should the proposal be recommended for approval in some form.

Infrastructure/Service Capacity

Staff are reviewing the applicant's Functional Servicing and Stormwater Management Report, the purpose of which is to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses. The review of the servicing reports will also identify whether any new infrastructure and/or upgrades to existing infrastructure is necessary to provide for adequate servicing given the proposed change in land use and development.

Transportation

Staff are reviewing the applicant's Traffic Impact and Parking Study, the purpose of which is to evaluate the effects of the proposed development on the transportation system, and to recommend any transportation improvements that may be necessary to accommodate the travel demands and impacts generated by the development. The study also evaluates parking demand and provides recommendations with respect to the proposed parking supply.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. All planning applications are required to meet and demonstrate compliance with Tier 1 of the TGS. 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.

The application is subject to TGS Version 3.0, and will be reviewed 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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SIGNATURE

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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 (Southeast)

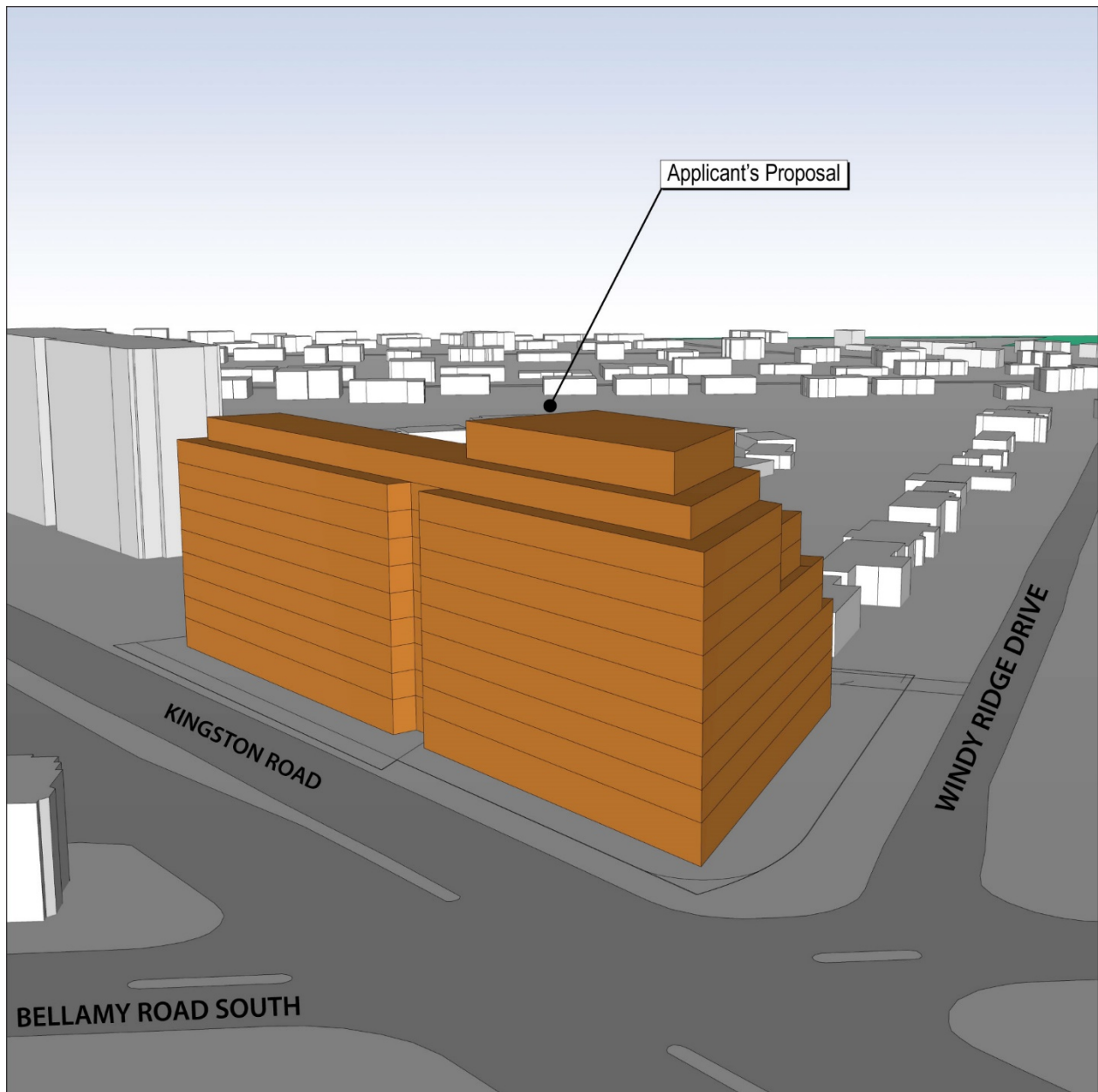
Attachment 2: 3D Model of Proposal in Context (Northwest)

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 1: 3D Model of Proposal in Context (Southeast)

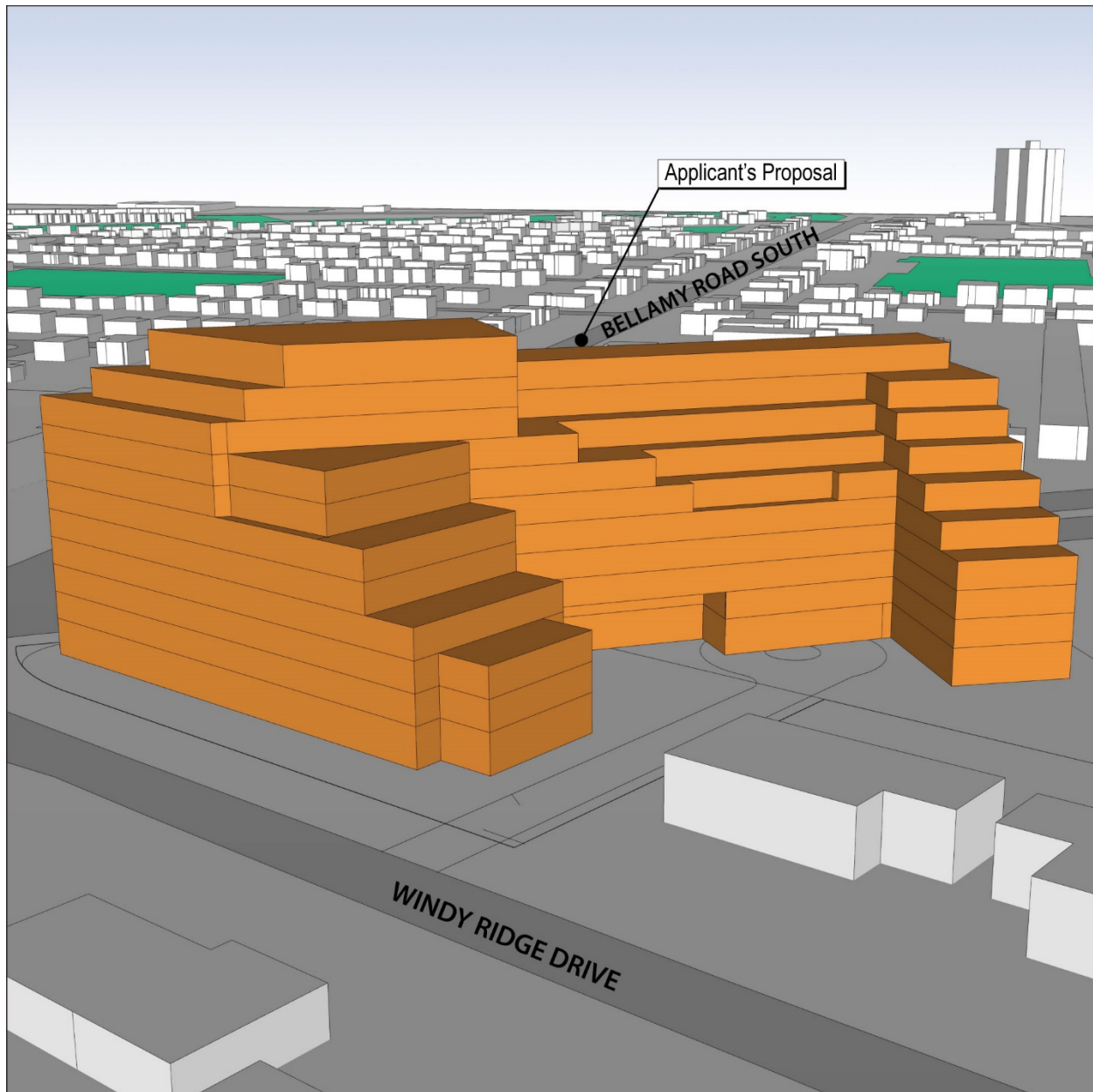


View of Applicant's Proposal Looking Southeast



11/18/2020

Attachment 2: 3D Model of Proposal in Context (Northwest)

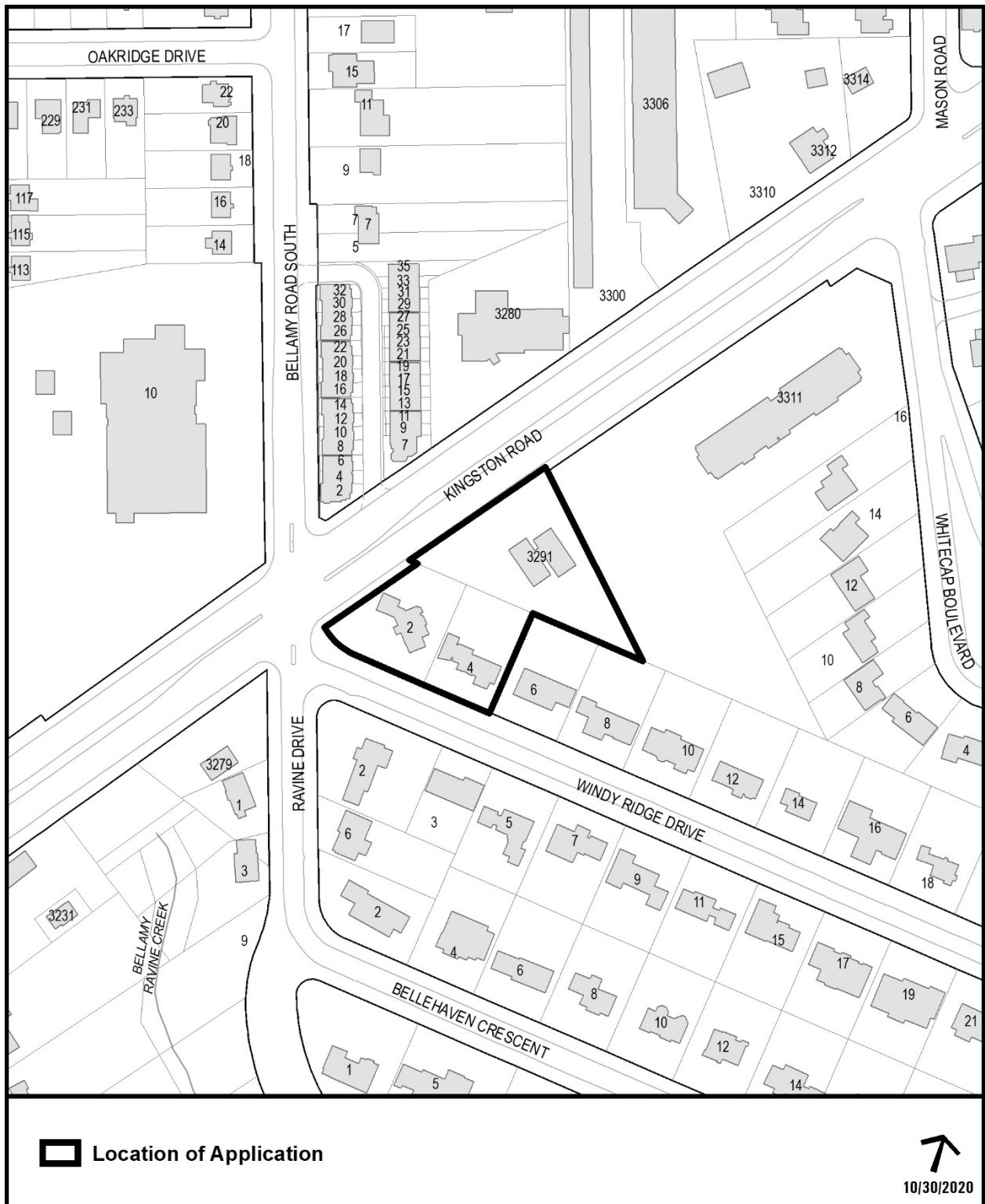


View of Applicant's Proposal Looking Northwest

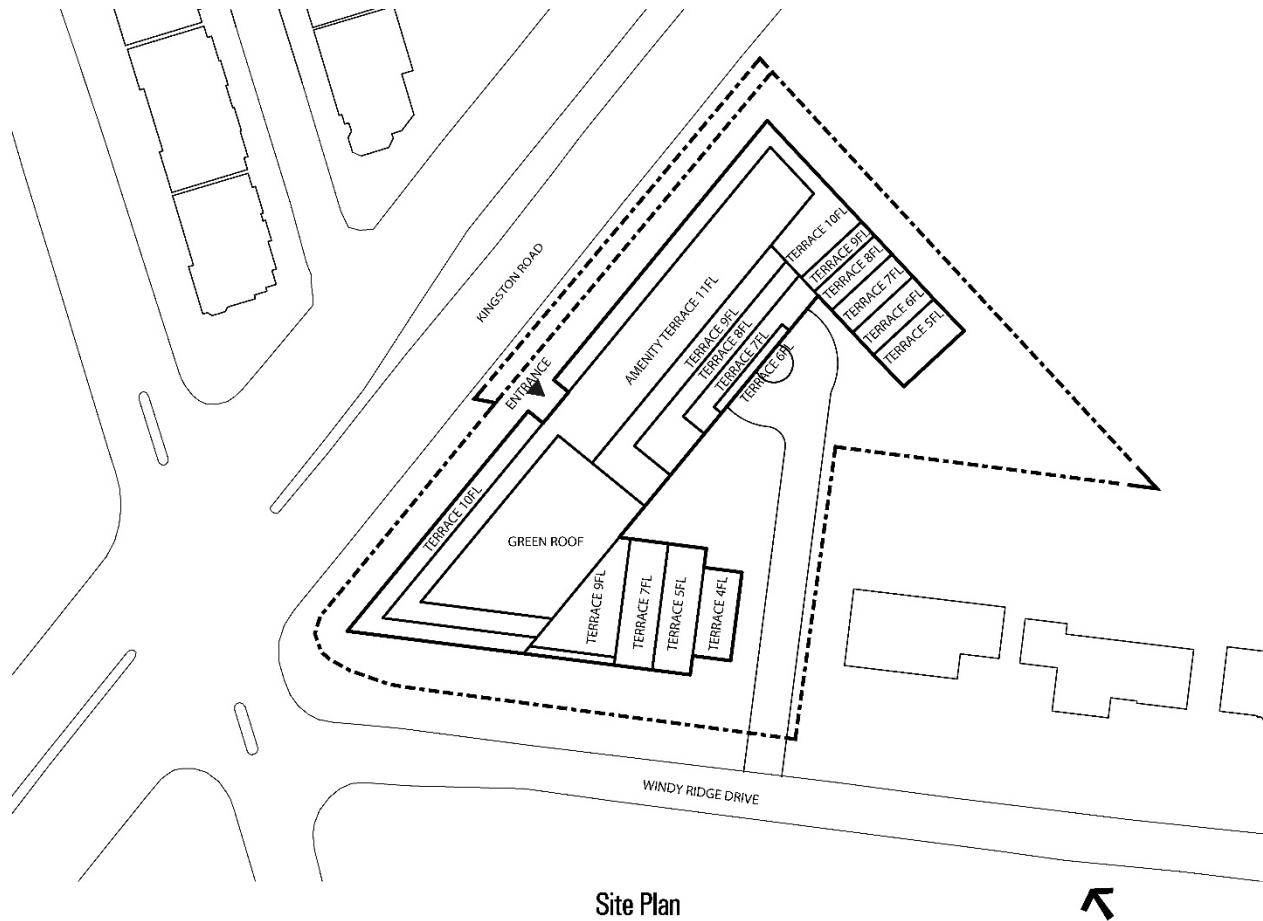


11/18/2020

Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



3291 Kingston Road and 2 and 4 Windy Ridge Drive

Official Plan Land Use Map #23

File # 20 209863 ESC 20 02




 Not to Scale
 10/30/2020