

Preliminary Report - 1296 Kennedy Road - Zoning Amendment Application

Date: May 4, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

Planning Application Number: 22 101191 ESC 21 OZ and 22 101190 ESC 21 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for the site located at 1296 Kennedy Road. The application proposes to amend the Zoning By-law to permit a 9-storey residential building with 164 units. The proposed gross floor area is approximately 11,618 square metres resulting in a Floor Space Index of 2.80 times the area of the lot. A total of 169 vehicular parking spaces and 124 bicycle parking spaces are proposed.

Staff are currently reviewing the application. It has 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 1296 Kennedy Road 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

On October 28, 2014 the Committee of Adjustment approved a Minor Variance application (File No. A028/12SC) for the site relating to a proposed commercial redevelopment with two 1-storey commercial buildings totalling 1,836 square metres, having 16 units and 54 parking spaces. The minor variances approved include:

- A gross floor area of 41.7% of the lot area of the lot, whereas a maximum 40% is permitted;
- A total of 54 parking spaces, whereas 56 spaces are required; and
- A 1.5 metre wide gabion retaining wall at the rear of the property, whereas a 1.5 metre strip of land immediately abutting 'S' or 'T' zones shall not be used for any purpose other than landscaping.

The applicant decided not to proceed with the redevelopment.

On December 14, 2015, a Zoning By-law Amendment Application and a Site Plan Control Application were submitted to permit a 4-storey mixed-use building comprised of 69 stacked townhouse units and 9 commercial units. The proposed gross floor area was 7,482 square metres, resulting in a floor space index of 1.8 times the area of the lot. The preliminary report was adopted at the February 23, 2016 Scarborough Community Council meeting and can be found here:

<http://www.toronto.ca/legdocs/mmis/2016/sc/bgrd/backgroundfile-87887.pdf>

The applications became inactive and were ultimately closed.

THE SITE

Site and Area Description

The site is located on the west side of Kennedy Road, approximately 96 metres to the north of the intersection of Kennedy Road and Shropshire Drive. The site is an irregular-shaped lot and has a frontage of approximately 75 metres along Kennedy Road, a depth of approximately 55 metres and an area of approximately 4,153 square metres.

To the immediate north at 1306 Kennedy Road is a computer retail store with associated parking. Further north there is a townhouse complex at 1320 Kennedy Road. To the east of the site, along Kennedy Road, there are a mix of retail commercial uses in low-rise buildings of various forms. To the immediate south at 1286 Kennedy Road is a single storey retail commercial plaza. To the west is a low-rise residential neighbourhood within the Dorset Park Community. The subject site abuts single-detached lots fronting on to Gilroy Drive (11, 15, 17, 19, 21 and 23 Gilroy Drive).

Existing Use: Former mechanical car wash business, currently vacant.

Official Plan Designation: *Mixed Use Areas* on Map 20 of the Official Plan (See Attachment 4: Official Plan).

Zoning: The property is not currently subject to City of Toronto By-law 569-2013.

The Dorset Park Community Zoning By-law 9508, as amended, zones the subject site as Commercial (C) with the following performance standards: 30-48-72-126 and Exception 14. The Commercial Zone permits uses such as retail stores, offices, medical centres, financial institutions, personal service shops, restaurants, recreational uses, education and training facilities, vehicle service stations/garages, and day nurseries. The performance standards concern minimum building setbacks and maximum gross floor area.

See Attachment 6 of this report for the existing Zoning By-law map. 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/>

THE APPLICATION

Notice of Complete Application Issued: The application was deemed complete as of January 19, 2022.

Description: This application proposes to amend the Zoning By-law to permit a 9-storey (29.63 metre) residential building on the property at 1296 Kennedy Road. The proposed development would have a gross floor area of approximately 11,618 square metres resulting in a floor space index (FSI) of 2.80 times the area of the lot. The proposal would include 164 dwelling units, 257 square metres of indoor amenity space and 383 square metres of outdoor amenity space.

The proposed building is generally "T" shaped and steps down from 9-storeys along Kennedy road to 7, 5 and 3-storeys to the rear (west). The ground floor is 3.65 metres in height. The proposed minimum building setbacks are:

- 3.51 metres from the east property line on Kennedy Road;
- 10.13 metres to the west property line;
- 3.0 metres to the north property line; and
- 3.0 metres to the south property line where the building cantilevers over the driveway.

Density: 2.80 times the area of the lot.

Dwelling Units: The proposed 164 dwelling units include, 17 bachelor units (10.4%), 118 one-bedroom units (71.9%), 20 two-bedroom units (12.2%) and 9 three-bedroom units (5.5%). All of the dwelling units are currently proposed as rental.

Access, Parking and Loading: Vehicular access to the site is proposed off of Kennedy Road on the south end of the site via one curb cut. The proposed building would cantilever over the driveway. The internal driveway has a drop-off area, surface parking and would provide access to the Type 'G' loading space and to the underground ramp.

A total of 169 vehicular parking spaces are proposed in two levels of underground parking and surface parking. A total of 124 bicycle parking spaces are proposed to be located underground at the P1 and P2 levels.

Additional Information

See Attachments 1 and 2 of this report, for a three dimensional representation of the project in context. Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Reasons for the Application

A Zoning By-law amendment application is required as the application proposes residential uses which are not currently permitted by the existing Zoning By-law. The application is also required to establish the appropriate site-specific development standards (building setbacks, massing, height, density and parking rates among others) for the proposed development.

Site Plan Control

A Site Plan application (File No. 22 101190 ESC 21 SA) was filed concurrently with the rezoning application and is also under review.

COMMENTS

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity with the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of the proposed site organization, height, massing, setbacks, stepbacks, angular planes and transition to adjacent properties, and ground related units as well as other built form issues within the existing and planned context for this area.
- The transition in scale from the proposed mid-rise building to the low-rise *Neighbourhoods*-designated properties to the west of the site.

- The appropriateness of the proposed step-backs and setbacks and overall massing.
- The proposed vehicular and pedestrian circulation, outdoor amenity and landscaped areas.
- The proposed residential land use in the context of Kennedy Road which has a mix of uses including retail.
- The adequacy and amount of the proposed indoor amenity space and the location of indoor amenity space underground.
- The proposed unit mix and unit sizes. Staff will further evaluate unit sizes and additional building and site design elements to support a broad range of households, including families with children.
- The potential sunlight access and wind impacts of the proposed height and massing on the pedestrian environment and surrounding lands. Staff will review and identify any appropriate mitigation measures.
- Staff will assess the appropriateness of the applicant's proposal in relation to the tree protection and replacement measures.
- 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 will determine if new infrastructure or any improvements to the existing infrastructure are required.
- Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.
- The application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue a Tier 2 of the TGS or higher.
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Other Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back to City Council at the appropriate time.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Scarborough Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context - Looking Northwest

Attachment 2: 3D Model of Proposal in Context - Looking Southeast

Attachment 3: Location Map

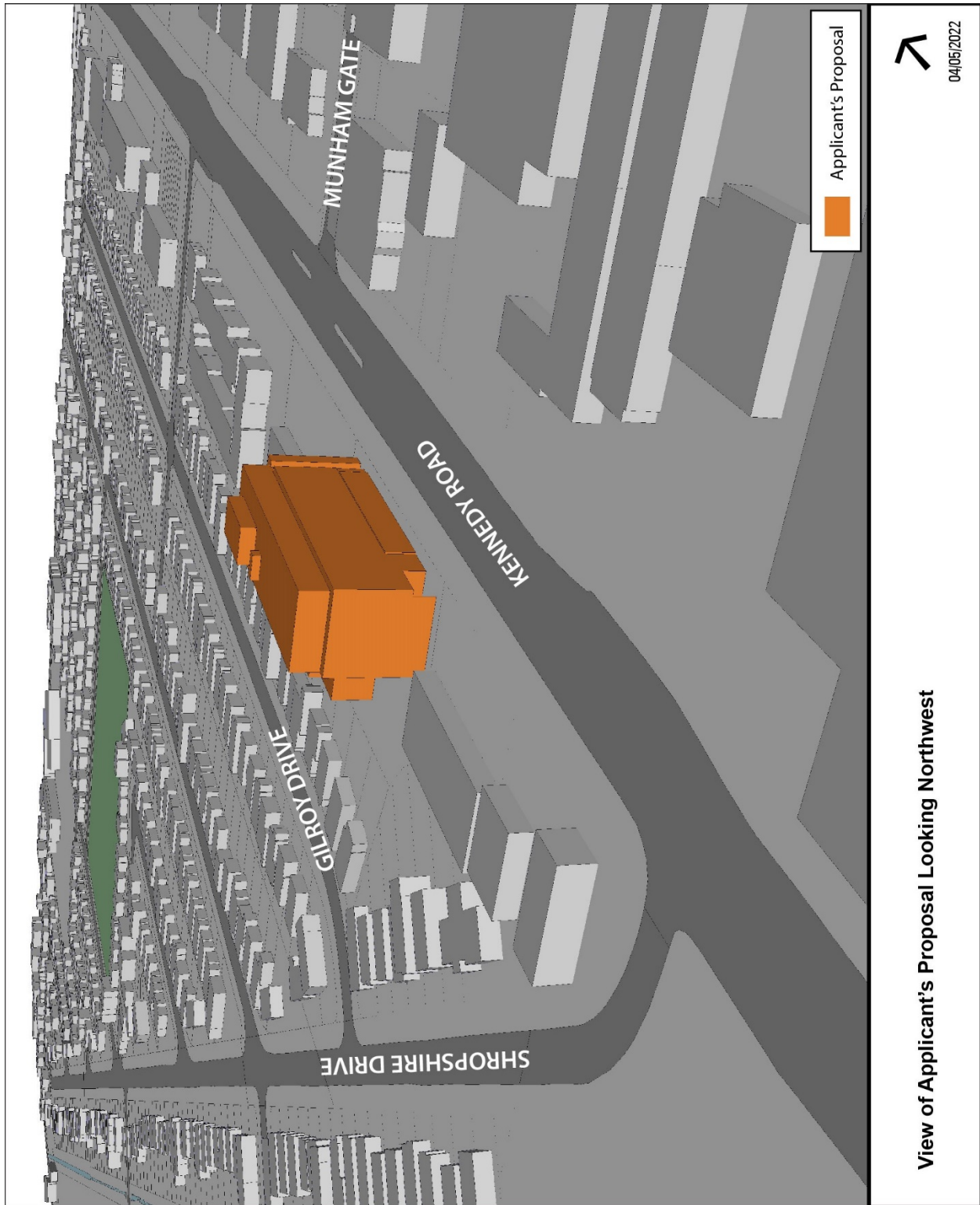
Attachment 4: Site Plan

Attachment 5: Official Plan Map

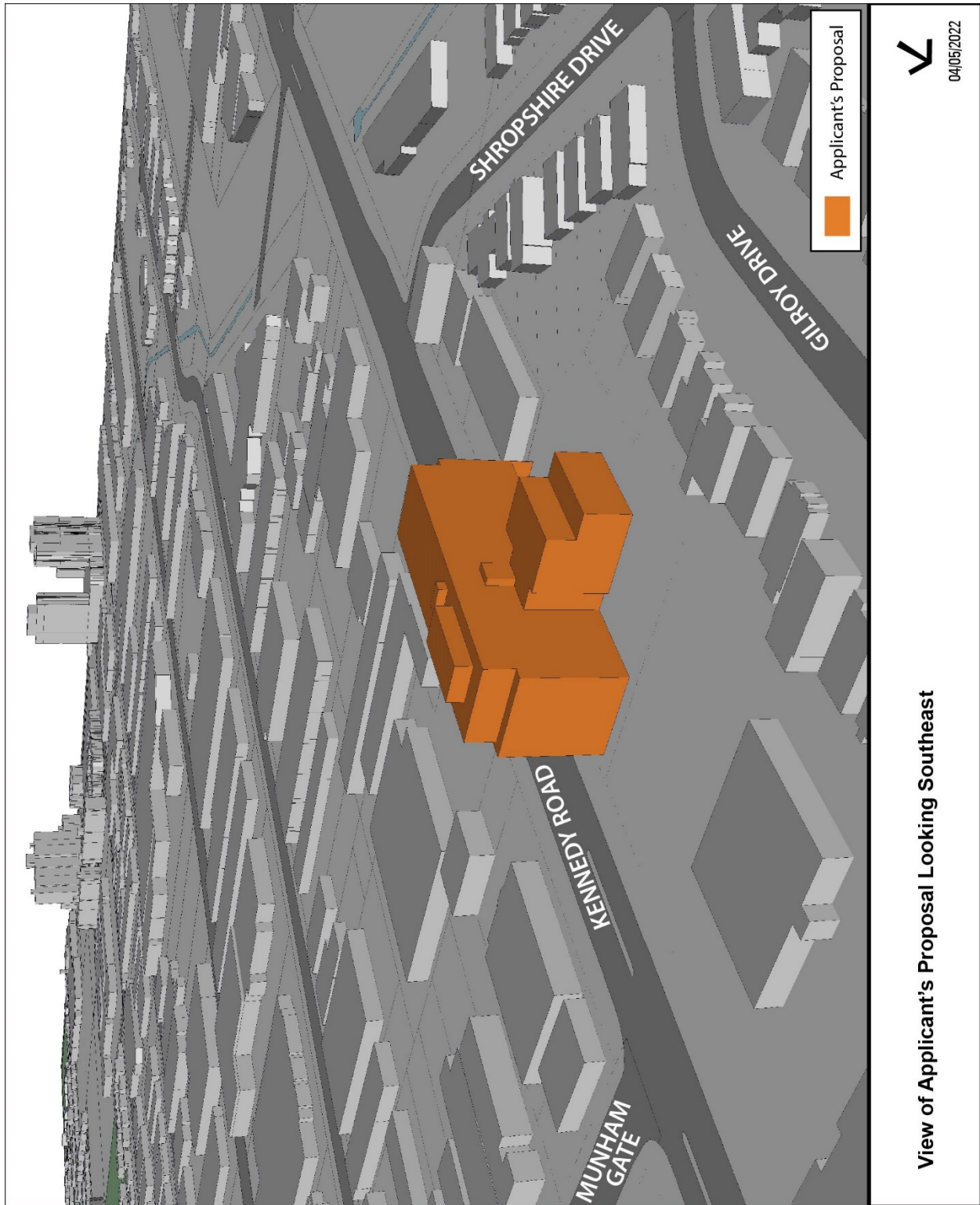
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context - Looking Northwest

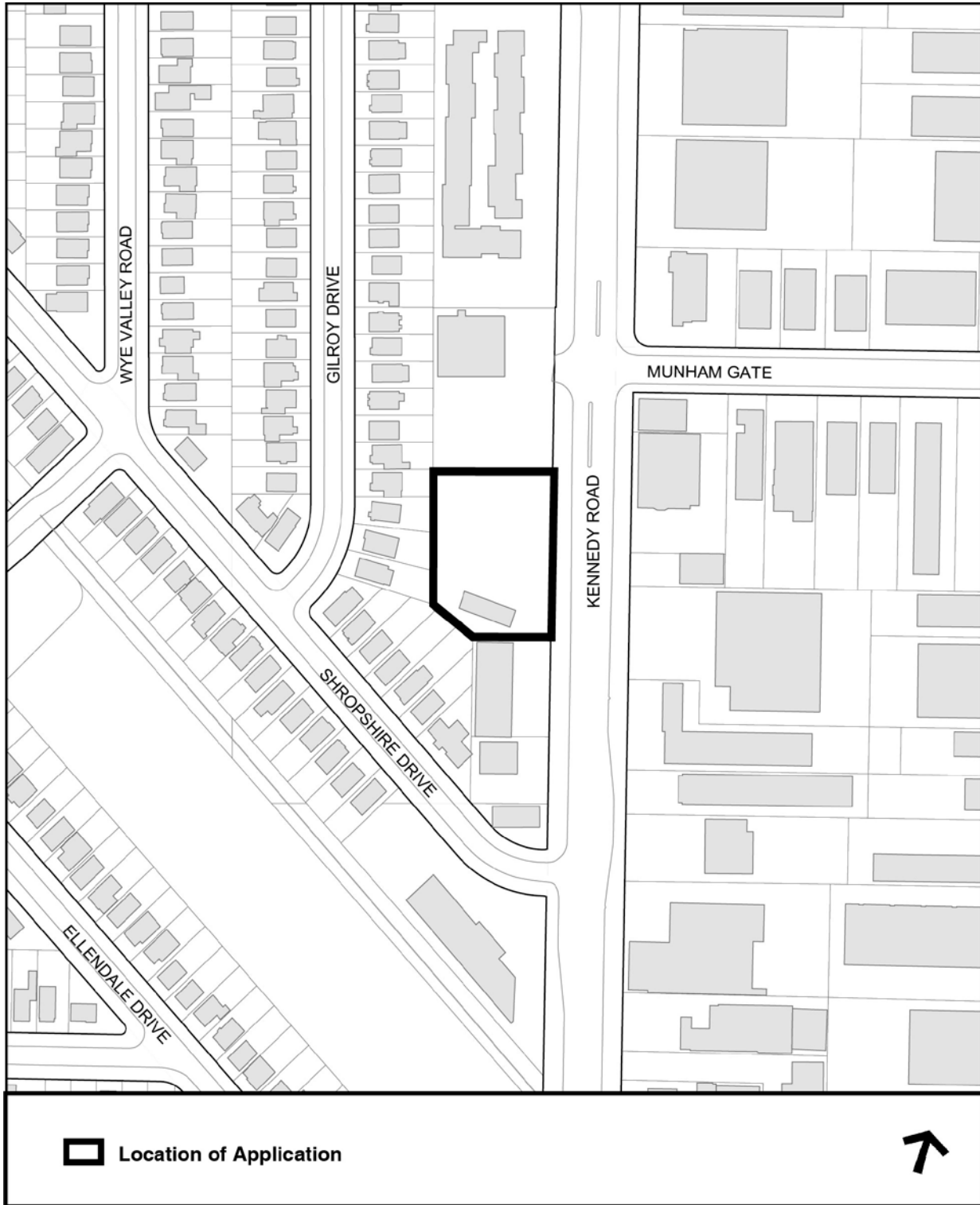


Attachment 2: 3D Model of Proposal in Context - Looking Southeast

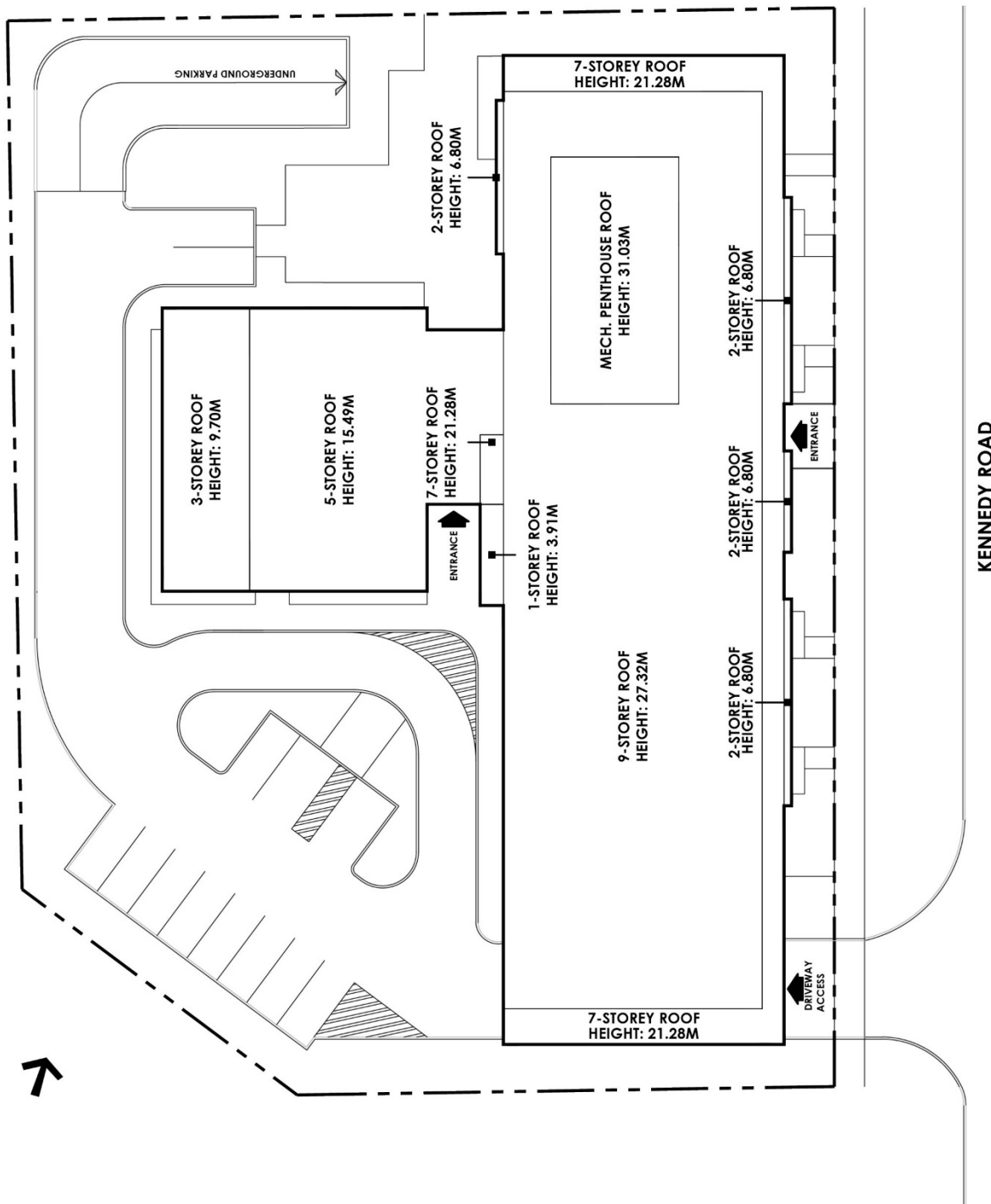


View of Applicant's Proposal Looking Southeast

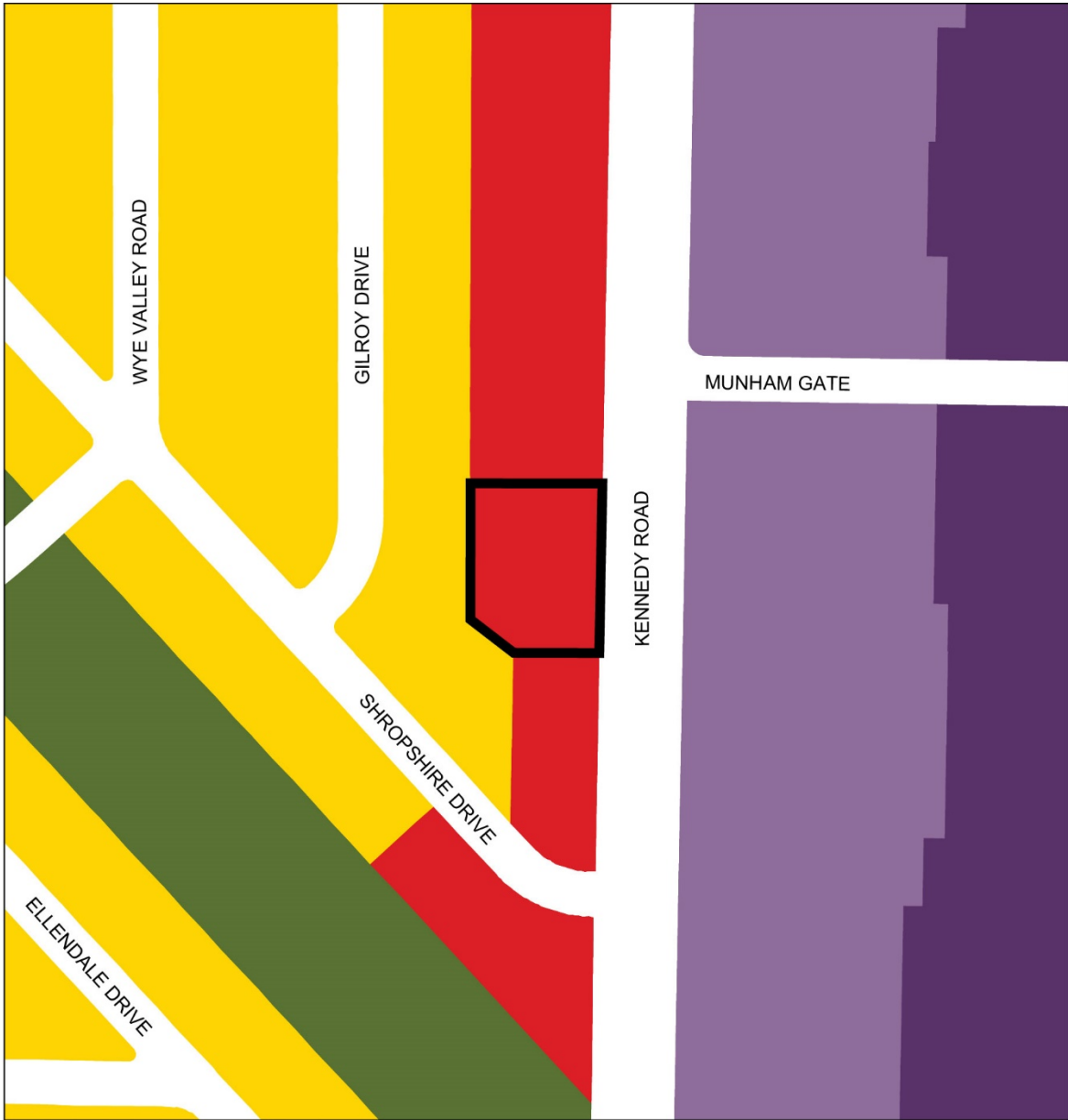
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



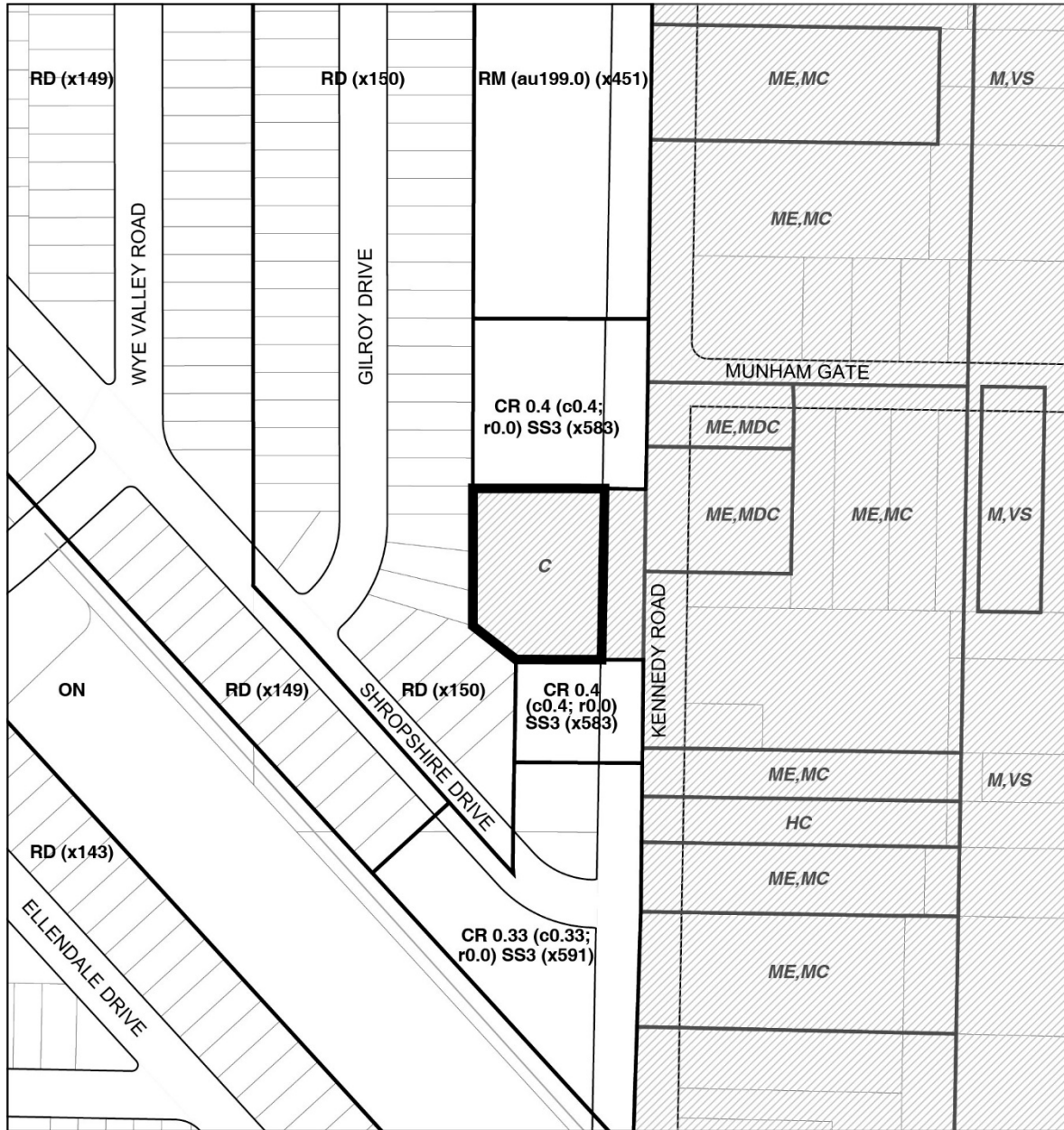
Official Plan Land Use Map 20

1296 Kennedy Road
File # 22 101191 ESC 21 0Z

- | | | | |
|---|-------------------------|---|--------------------------|
|  | Location of Application |  | General Employment Areas |
|  | Neighbourhoods |  | Core Employment Areas |
|  | Mixed Use Areas | | |
|  | Natural Areas | | |

↑
Not to Scale
Extracted: 01/10/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

1296 Kennedy Road

File # 22 101191 ESC 21 0Z

Location of Application

See Former City of Scarborough Community By-laws

- RD** Residential Detached
- RM** Residential Multiple
- CR** Commercial Residential
- EH** Employment Heavy Industrial
- ON** Open Space Natural

- C** Commercial
- HC** Highway Commercial Zone
- M** Industrial Zone
- VS** Vehicle Service Zone
- ME** Mixed Employment Zone

- MC** Industrial Commercial Zone
- MDC** Industrial District Commercial Zone



Not to Scale
Extracted: 01/10/2022

Attachment 7: Application Data Sheet

Municipal Address: 1296 KENNEDY RD **Date Received:** January 19, 2022

Application Number: 22 101191 ESC 21 OZ

Application Type: Rezoning

Project Description: A Zoning By-law Amendment application to facilitate the proposed redevelopment of the site with a 9 storey residential building with 164 units and two levels of underground parking. A Site Plan Control Application was submitted concurrently with the Rezoning Application (File No. 22 101190 ESC 21 SA).

Applicant	Agent	Architect	Owner
GAGNON WALKER DOMES LTD		Mataj Architects Inc.	1296 KENNEDY ROAD INC

EXISTING PLANNING CONTROLS

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

Zoning: C-Commercial Heritage Designation: N

Height Limit (m): Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq m): 4,153 Frontage (m): 75 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	168		1,571	1,571
Residential GFA (sq m):			11,617	11,617
Non-Residential GFA (sq m):	168			
Total GFA (sq m):	168		11,617	11,617
Height - Storeys:	1		9	9
Height - Metres:			30	30

Lot Coverage Ratio (%): 37.83 **Floor Space Index**: 2.8

Floor Area Breakdown Above Grade (sq m)

Residential GFA: 11,617

Retail GFA: 0
 Office GFA: 0
 Industrial GFA: 0
 Institutional/Other GFA: 0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			164	164
Freehold:				
Condominium:				
Other:				
Total Units:			164	164

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		17	118	20	9
Total Units:		17	118	20	9

Parking and Loading

Parking Spaces: 169 Bicycle Parking Spaces: 124 Loading Docks: 1

CONTACT:

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