

Preliminary Report - 4630 Kingston Road - Zoning Amendment Application

Date: May 4, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 25 - Scarborough-Rouge Park

Planning Application Number: 21 250500 ESC 25 OZ

Related Applications: 21 250499 ESC 25 SA

Notice of Complete Application Issued: January 31, 2022

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application to permit the construction of a 13-storey mixed-use building containing 417 residential dwelling units and 273.1 square metres of retail floor area, located at 4630 Kingston Road.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 4630 Kingston 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.

THE SITE

Description: The site is located at the northwest corner of the intersection of Kingston Road and Manse Road and has a gross site area of approximately 7,531 square metres. The site is rectangular in shape with irregularities at the south east lot line due to the angle of the site in relation to Kingston Road. The site has approximately 59 metres of frontage on Kingston Road, 29 metres of frontage on Orchard Park Drive and 51 metres of frontage on Manse Road.

See Attachment 2: Location Map for further details.

Existing Use: A one-storey plaza containing retail and service uses with surface parking adjacent to Kingston Road.

Official Plan Designation: *Mixed Use Areas.*

Right of Way Width: approximately 43 metres

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

The property is subject to the former City of Scarborough West Hill Community Zoning By-law 10327. The subject lands are zoned Commercial Residential (CR) which permits residential, a range of retail, personal service, office and day nursery uses.

Performance standards for the subject lands permit a building height between 2 storeys and 8 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 north. The subject lands 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 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

Complete Application Submission Date: December 29, 2021

Description: A 13-storey (41.2 metres including mechanical penthouse) mixed-use building with a gross floor area 28,569.9 square metres. The proposed building is 'U' shaped with the bulk of the mass presenting along the Kinston Road frontage. The rear of the building is proposed to terrace down toward the north property line.

A total of 417 residential dwelling units and 273.1 square metres of retail floor area are proposed. The proposal also includes a 750 square metre block of land to be conveyed to the City to form a new park with an area of 750 square metres. If accepted, the site area after the conveyance of the park would be 6,781.7 square metres.

Density: 4.22 times the area of the lot, after park conveyance.

Dwelling Units: The applicant is proposing 417 residential units including: 58 studio (13.9%), 154 one-bedroom (36.9%), 148 two-bedroom (35.5%), 41 three-bedroom (9.8%) and 16 townhouse (3.8% units).

Access, Parking and Loading: Two-way vehicular access is proposed via Manse Road at the north end of the site. The driveway provides access to the below-grade parking garage, the loading/servicing area (containing one Type 'G' loading space) and a surface level drop-off circle.

A total of 230 resident parking spaces, 70 visitor parking spaces and 4 retail parking spaces are proposed within the 2-level underground parking garage. A total of 314 bicycle parking spaces are proposed within the first floor and underground garage.

Additional Information

See Attachments 1 and 2 of this report for a three-dimensional representation of the project in context and a site plan of the proposal, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=VVTr4E14t96uIF1HSju%2FEw%3D%3D>.

Reasons for the Application

An application to amend the City of Toronto Zoning By-law No. 569-2013, as amended and the West Hill Community Zoning By-law No. 10327, as amended, is required to establish zoning standards to facilitate the development of the proposal such as building height and setbacks. Other areas of non-compliance may be identified through the review of the application.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with this application.

COMMENTS

Issues to be Resolved

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, and conformity to the Toronto 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.

The following preliminary issues have been identified:

- Evaluating the proposal to confirm whether the proposal is contextually appropriate and fits within its existing and planned context including how the proposed height and massing of the building relates to the area context through appropriate transition of scale;
- Evaluating the relationship of the proposed building to the adjacent listed heritage property to the north (456 Manse Road);
- Assessing any potential impacts associated with the proposed massing, including but not limited to wind and shadowing of nearby open spaces and the public realm;
- Determining the appropriateness of the location and quality of the proposed ground floor retail space;
- Determining the appropriateness of the location and amount of proposed indoor and outdoor amenity space;
- Assessing the available infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) necessary to accommodate the proposed development;
- Evaluating the appropriateness of the proposed tree removal, preservation, and securing the appropriate replanting plans;
- Evaluating the appropriateness of the proposed parking rates;
- Reviewing the proposed organization of the site plan including vehicle access and egress;
- Securing an appropriate unit breakdown and the provision of larger two and three bedroom units;
- Assessing the appropriateness of the proposed location and amount of land to be dedicated as parkland; and
- Encouraging the applicant to pursue Tier 2, 3 or 4 of the Toronto Green Standard.

Additional Issues

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

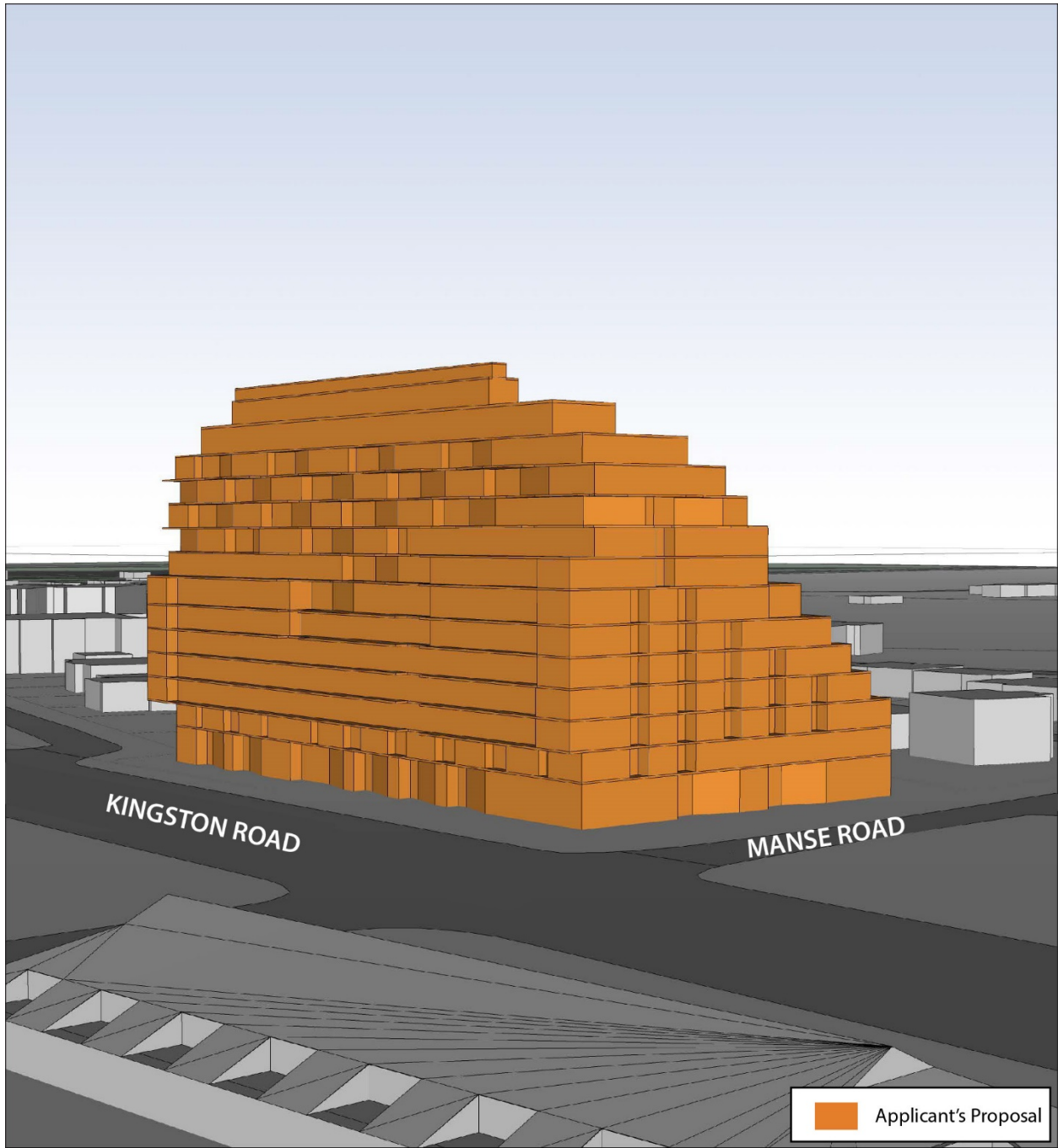
Attachment 1: 3D Model of Proposal in Context, Looking Northwest

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

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

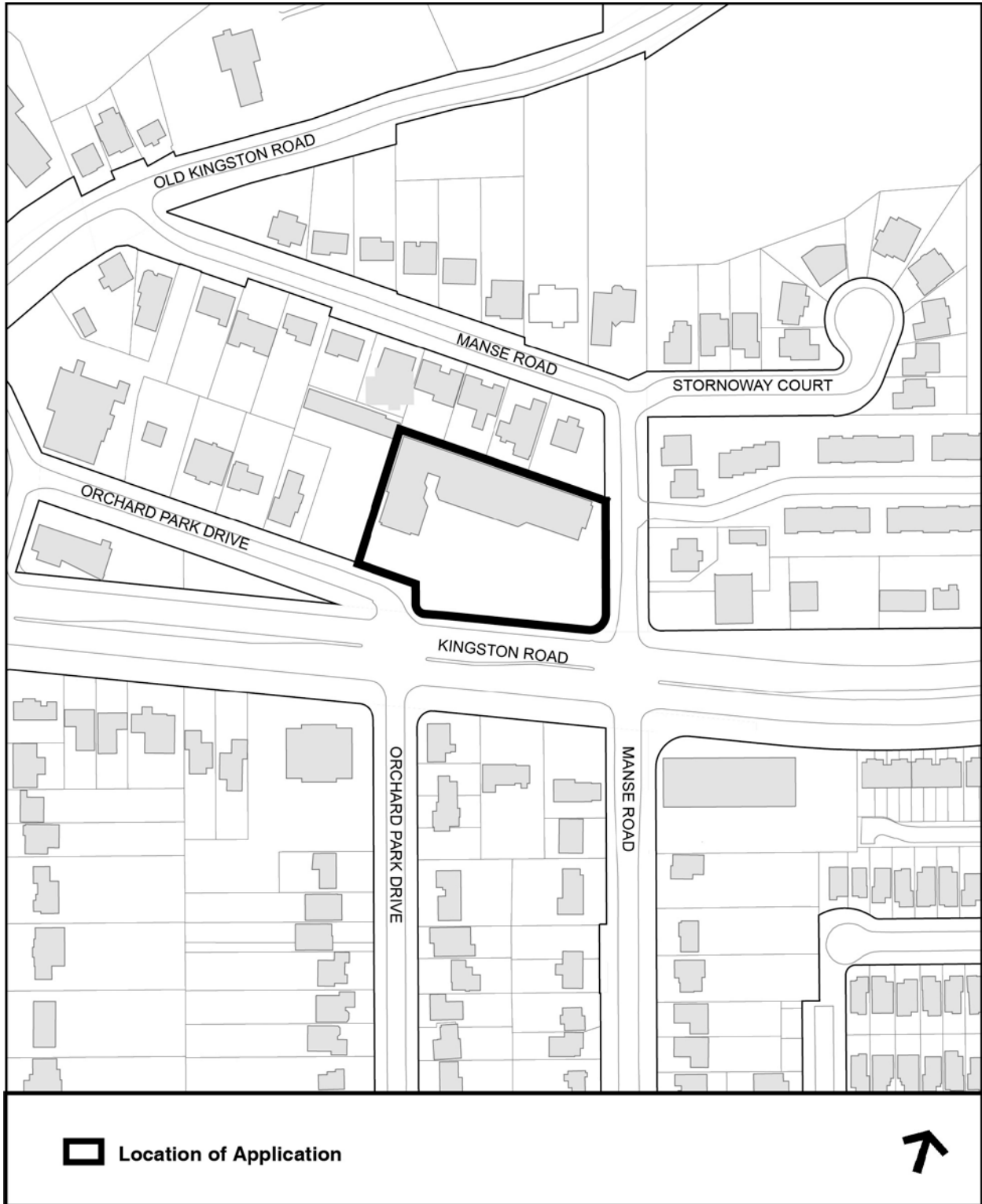


View of Applicant's Proposal Looking Northwest

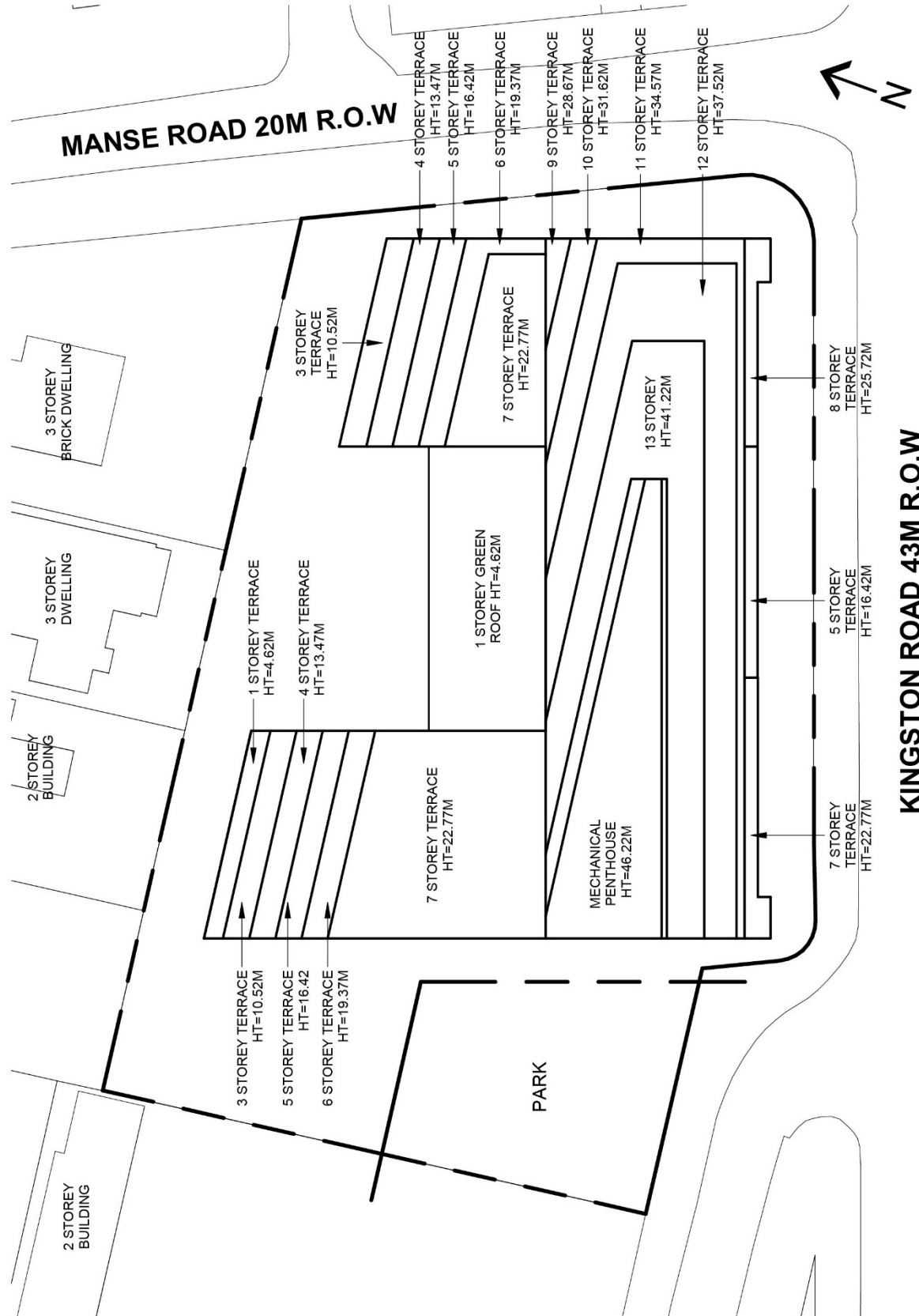


04/14/2022

Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map




Official Plan Land Use Map 23

4630 Kingston Road

File # 21 250500 ESC 25 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas


Not to Scale
Extracted: 01/04/2022