

Preliminary Report - 708 to 712 Kennedy Road – Zoning Amendment Application

Date: May 25, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Planning Application Number: 22 121988 ESC 20 OZ

Related Applications: 22 138772 ESC 20 SA and 22 137044 ESC 20 RH

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the rezoning application located at 708 to 712 Kennedy Road. The application proposes a 12-storey mid-rise apartment building fronting Kennedy Road and a 29-storey apartment building to the rear, connected by a two-storey podium and comprising 509 dwelling units overall (including rental replacement units). The plan proposes a new 18.5 metre cul-de-sac public street along the north side of the site, with a 1,138 square metre public park at the rear adjacent to Taylor-Massey Creek. 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 708 to 712 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

Pre-Application Consultation

A number of pre-application consultation meetings with the owner and consultants have been held over the past three years. A variety of key issues were identified by City staff, including:

- The planned context for the area including potential development intensification on the rear portion of the northerly adjacent lands at 720 Kennedy Road;
- Coordination with the adjacent landowner regarding the alignment of a potential new public street off Kennedy Road;
- The provision of a block context plan;
- Built form, massing; building heights and shadow impacts;
- Public realm and streetscape improvements;
- An appropriate parkland and open space strategy including the opportunity to maintain public pedestrian access from Kennedy Road through to the Taylor-Massey Creek ravine and neighbourhood to the west; and
- Slope stability, tree preservation and necessity for a Natural Heritage Impact Study associated with the adjacent ravine lands.

THE SITE

Description: The site is located on the west side of Kennedy Road, south of Eglinton Avenue East. The front portion is generally rectangular in shape with approximately 54.6 metres of frontage on Kennedy Road. The subject lands widen to approximately 110 meters behind 720 Kennedy Road, have an overall depth of approximately 190 metres and an area of 11,254 square metres.

Existing Uses: Two 4-storey apartment buildings (to be demolished) comprising 98 rental dwelling units, with surface parking at the rear.

Official Plan Designation: *Apartment Neighbourhoods*. Kennedy Road is defined as a Major Street with a planned right-of-way width of 30 metres. See Attachment 4 of this report for the Official Plan Map. The Toronto Official Plan may be found here:

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

Zoning: Residential Apartment Zone (RA) (au99.0) (x489) permitting one dwelling unit per 99 square metres of lot area (being 113 units in this case), dwelling units limited to only 50% of the first floor, minimum required side yard building setbacks equal to half the height of the building, and maximum permitted lot coverage of 33%. See Attachment 5 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/planningdevelopment/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATION

Complete Application Submission Date: March 11, 2022

Description: This application proposes to amend the Residential Apartment Zone (RA) development standards under Zoning By-law 569-2013 for the property at 708 to 712 Kennedy Road to permit a 12-storey mid-rise apartment building on a 6-storey podium base fronting Kennedy Road and a 29-storey apartment building to the rear, connected to the 12-storey building by a two-storey podium and comprising a gross floor area of 37,096 square metres. A new 18.5 metre public street is proposed along the north side of the site, together with a 1,138 square metre public park at the rear of the site adjacent to Taylor-Massey Creek.

Density: Floor Space Index ("FSI") of 3.21 times the 11,254 square metre site area, and 5.62 times the net development site area of 6,414 square metres after introduction of the new street and park.

Height: 29-storey building of 92.4 metres plus 4.5 metre mechanical penthouse, and 12-storey building of 41 metres plus 3 metre mechanical penthouse.

Dwelling Units and Amenity Space: A total of 509 residential dwelling units (including rental replacement units). The application proposes 332 one-bedroom (65.2%), 110 two-bedroom (21.6%) and 67 three-bedroom (13.2%) apartment dwelling units. A total of 1,018 square metres of indoor amenity space (2 square metres per unit) and 1,704 square metres of outdoor amenity space (3.3 square metres per unit) are proposed. The proposed buildings include 884 square metres of Green Roof.

Access, Parking and Loading: Vehicular site access would be provided via a new 18.5 m public street extending westerly from Kennedy Road along the north side of the site terminating in a cul-de-sac at the proposed new public park at the west end of the new buildings. A total of 296 vehicle parking spaces (245 for residents and 51 for visitors) would be provided entirely on two levels underground. A total of 382 bicycling parking spaces (346 long term and 36 short term) would also be provided. One common Type "G" loading space is proposed at grade in the west end of the proposed 29-storey building.

Parks and Open Spaces: The applications propose an on-site parkland dedication of 1,138 square metres at the western end of the proposed new public street. As located

the park could potentially be expanded through any redevelopment of the adjacent rear lands at 720 Kennedy Road.

Surrounding Land Uses: Immediately north of the subject property is a 14-storey apartment building at 720 Kennedy Road, with townhouses and commercial uses on Eglinton Avenue East beyond, with the future Eglinton-Crosstown LRT and Kennedy Subway Station approximately 600 metres away. On the east side of Kennedy Road are low-rise apartment buildings with St. Maria Goretti Catholic Church and school to the north. South of the subject site on the west side of Kennedy Road are commercial uses and Grace Anglican Church. The subject site backs onto the Taylor-Massey Creek ravine and an Ontario Hydro corridor.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=w833puGVk1tUnh4jwhaWvA%3D%3D>

See Attachments 1 and 2 of this report for three dimensional representations of the project in context.

Reasons for the Application: A site-specific Zoning By-law Amendment to City of Toronto By-law 569-2013, as amended, is required to vary performance standards including the building height, yard setbacks, density, and other standards required to implement the project. Additional amendments may be identified as part of the application review.

Site Plan Control: A Site Plan Control Application 22 138772 ESC 20 SA has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

Rental Housing Demolition: The applicant submitted application 22 137044 ESC 20 RH on April 22, 2022 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 lands subject to the application contain six or more residential units, of which at least one is rental. 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 matters under Section 111.

COMMENTS

Issues to be Resolved

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

City Planning staff will review this application to ensure that the development supports strong communities and a high quality of life, and that the development should positively contribute to this neighbourhood.

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

- The overall fit of the proposed building density and height with respect to its proposed density and height, and existing and planned contexts including its relationship to street proportion and its relationship to the adjacent properties;
- Compliance with the City's Tall Buildings and Mid-Rise Buildings Guidelines, particularly with regard to the proposal's relationship to adjacent properties;
- Appropriate regard for other applicable City guidelines, including Growing Up: Planning for Children in New Vertical Communities, Bird-Friendly Guidelines, Pet Friendly Design Guidelines, Best Practices for New Multi-Unit Buildings and the Streetscape Manual;
- Appropriate facing conditions between the proposed building elements;
- Scale, form, and transition of the proposal to the existing and planned context of Kennedy Road, including adequate streetwall, setbacks, step-backs and angular planes;
- The appropriate mix and size of units, provision of affordable housing and adequate attention to rental housing replacement;
- The location and amount of proposed amenity space including the configuration and suitability of the spaces for families with children and pets;
- Appropriate design and quality of the public realm and open spaces;
- Shadow and wind impacts on adjacent properties with provision of adequate sunlight on the public realm;
- The quality of site landscaping and the appropriateness of the proposed tree removal and replanting plans with emphasis on optimizing preservation of healthy and mature trees;
- The suitability of the amount and configuration of on-site parkland dedication proposed;
- Attention to slope stability, building setbacks from stable top-of-bank, tree preservation and related matters under the City of Toronto Ravine and Natural Feature Protection By-law and Official Plan policies pertaining to Natural Heritage Areas as identified on Map 9 of the Official Plan;
- The proposed number and location of vehicle and bicycle parking spaces and loading spaces;
- Appropriate Transportation Demand Management (TDM) measures to reduce single occupancy automobile vehicle trips generated by the proposed development;
- Evaluation of transit and road infrastructure to ensure the proposed density can be supported;
- Evaluation of water, sewage, hydro, community services and facilities etc. to accommodate the proposed development;

- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard; and
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues: 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 in consultation with the local Ward Councillor.

City staff will continue working 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 at the appropriate time in the review of the application. 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 Northeast

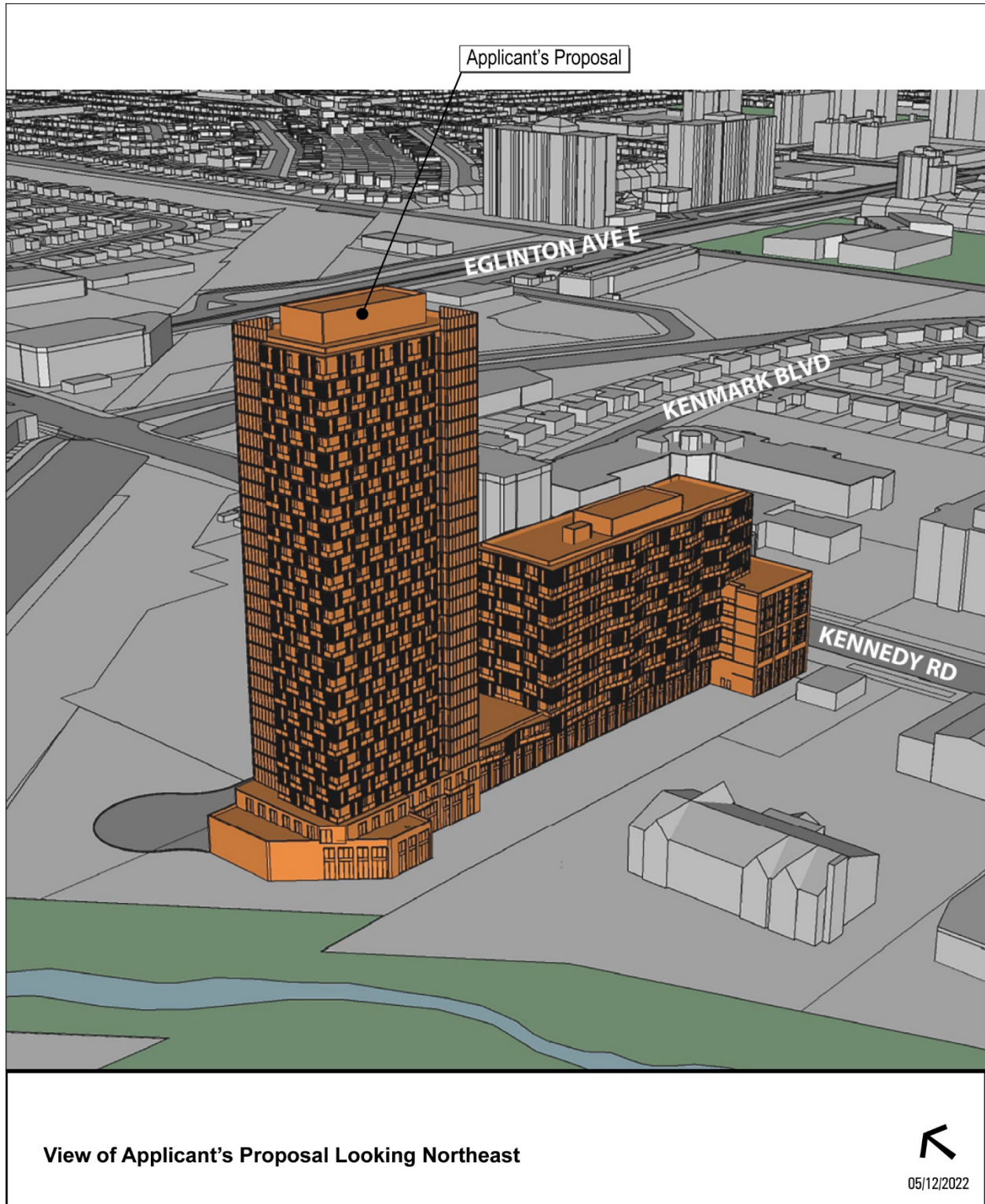
Attachment 2: 3D Model of Proposal in Context Looking Southeast

Attachment 3: Location Map
Attachment 4: Official Plan Map
Attachment 5: Zoning Map

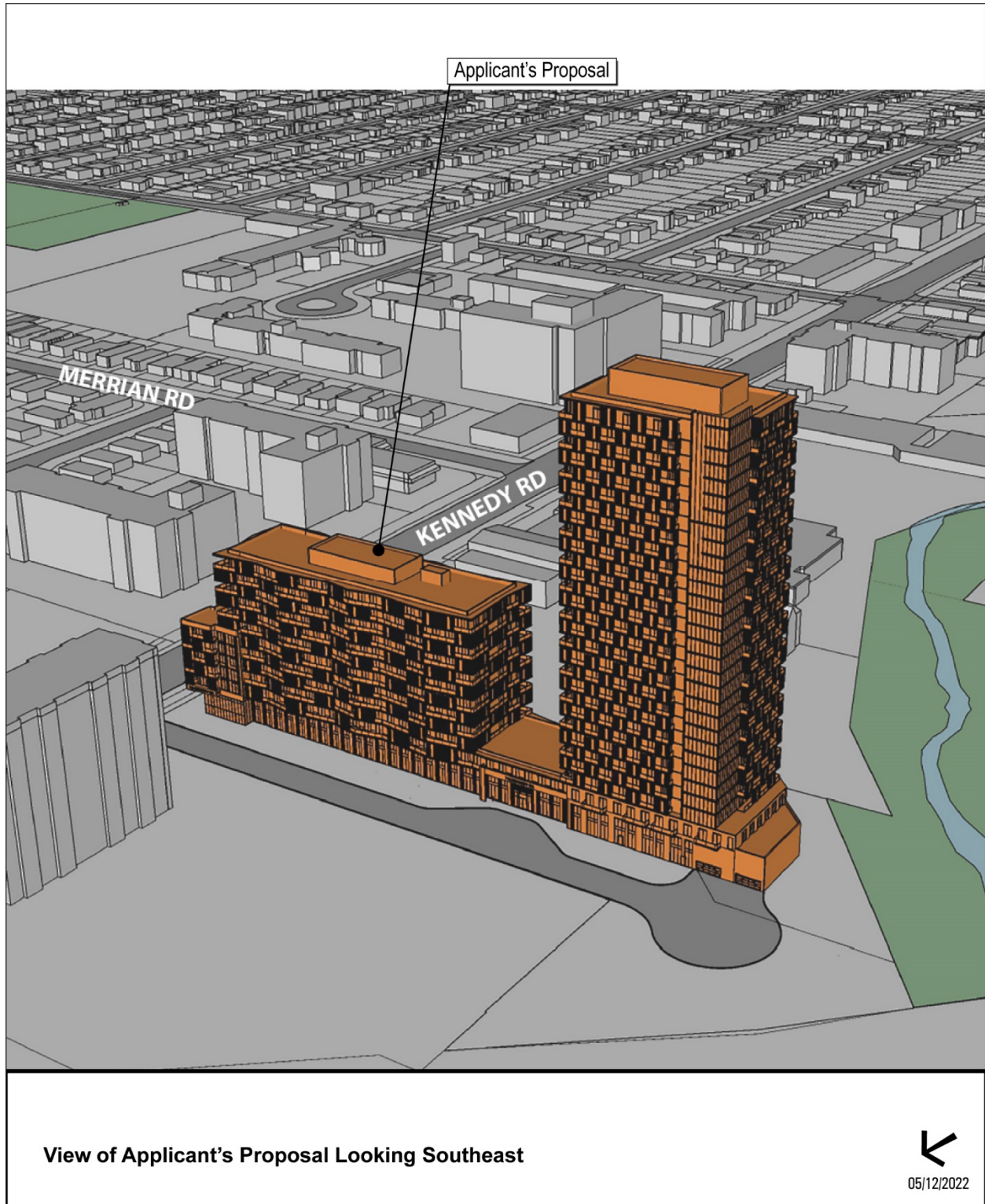
Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: West and East Building Elevations
Attachment 8: North Building Elevation
Attachment 9: South Building Elevation
Attachment 10: Artist Renderings (Perspectives)

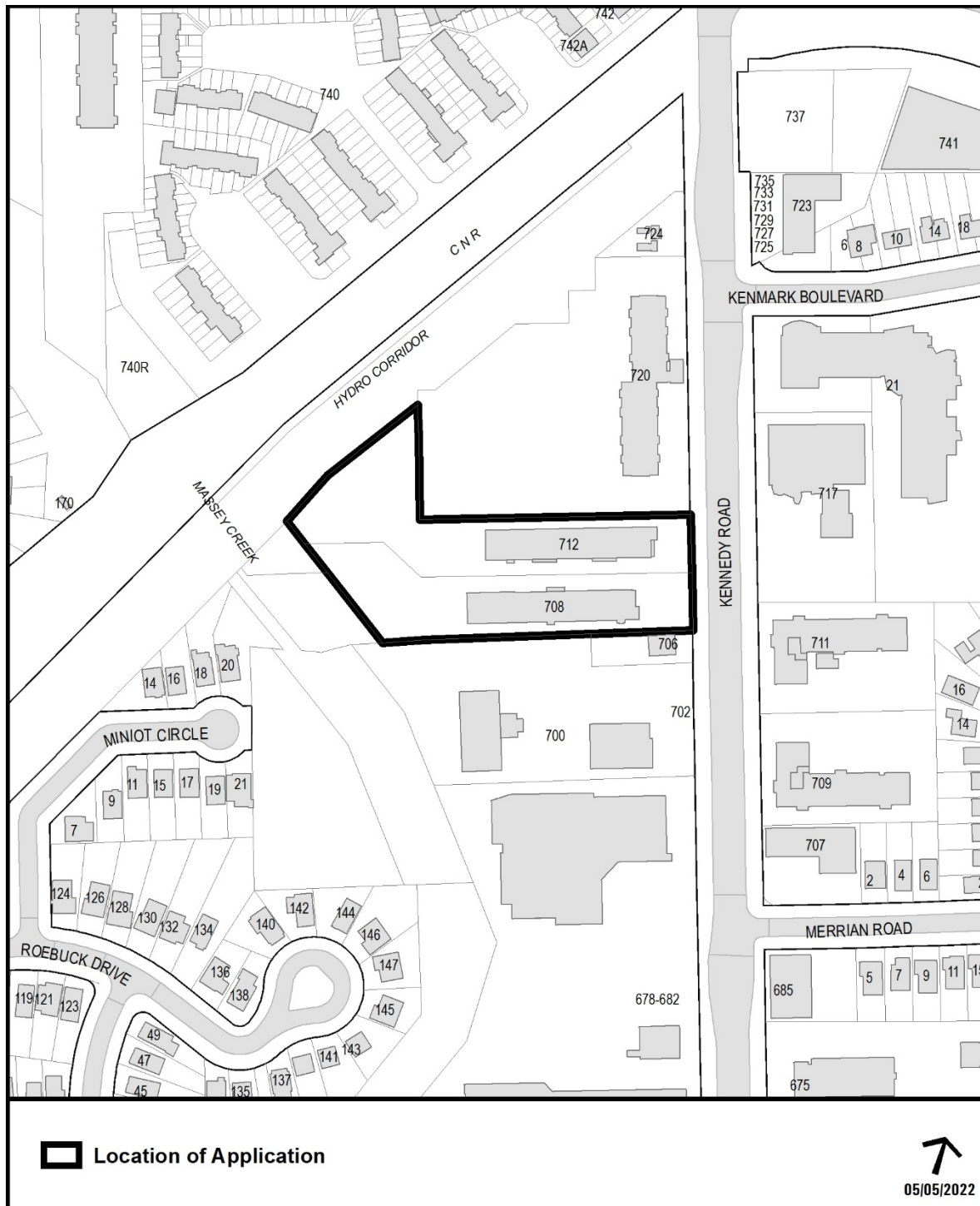
Attachment 1: 3D Model of Proposal in Context Looking Northeast



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



Attachment 3: Location Map

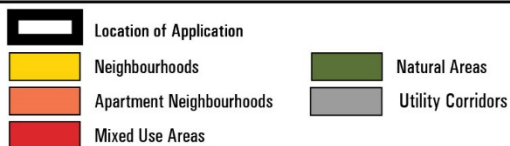


Attachment 4: Official Plan Map



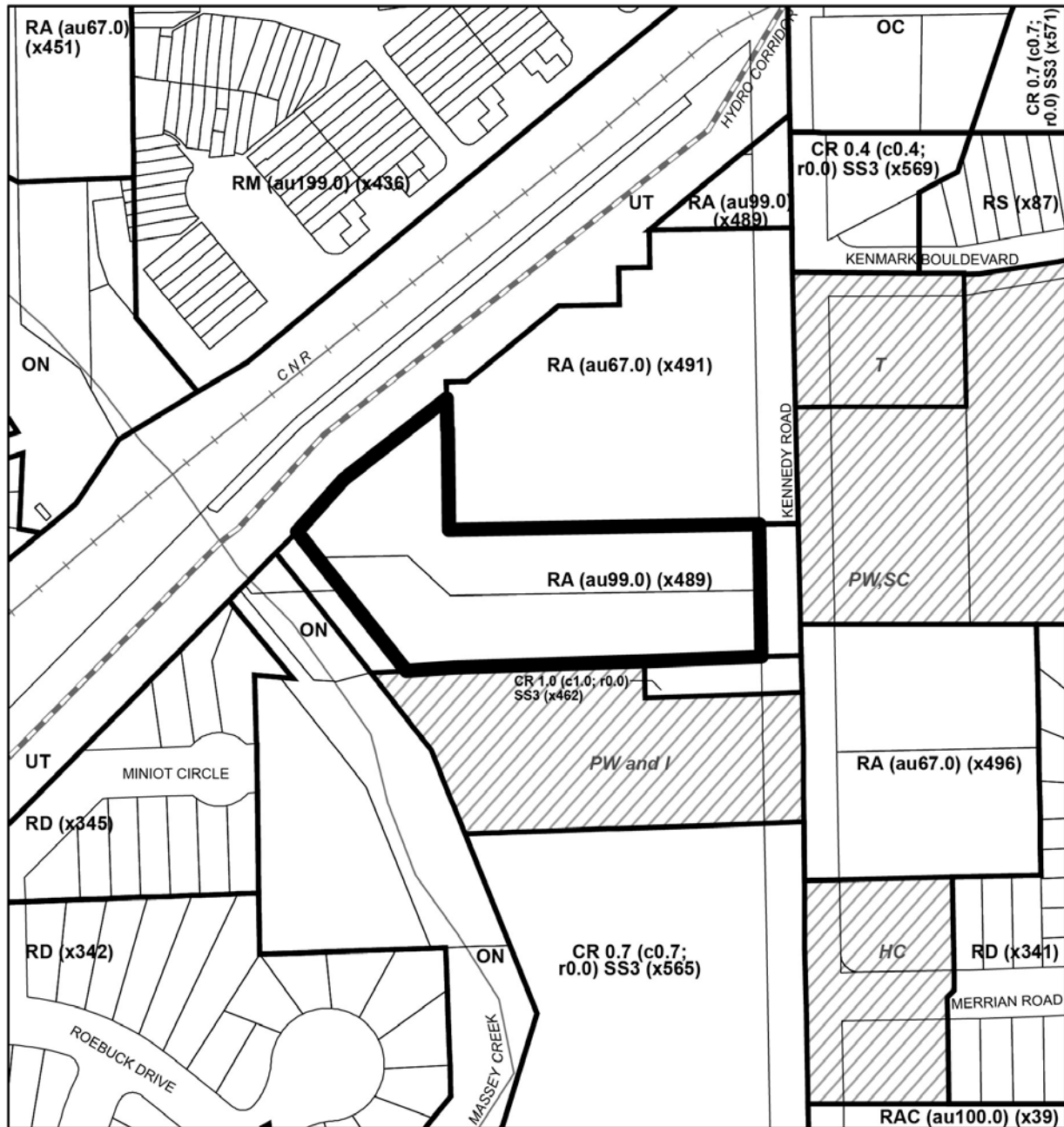
Official Plan Land Use Map 20

708 Kennedy Road
File # 22 121988 ESC 20 02



↑
Not to Scale
Extracted: 03/14/2022

Attachment 5: Zoning Map



Zoning By-law 569-2013

708-712 Kennedy Road

File # 22 121988 ESC 20 02



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment

RAC Residential Apartment Commercial
CR Commercial Residential
ON Open Space Natural
OC Open Space Cemetery
UT Utility and Transportation



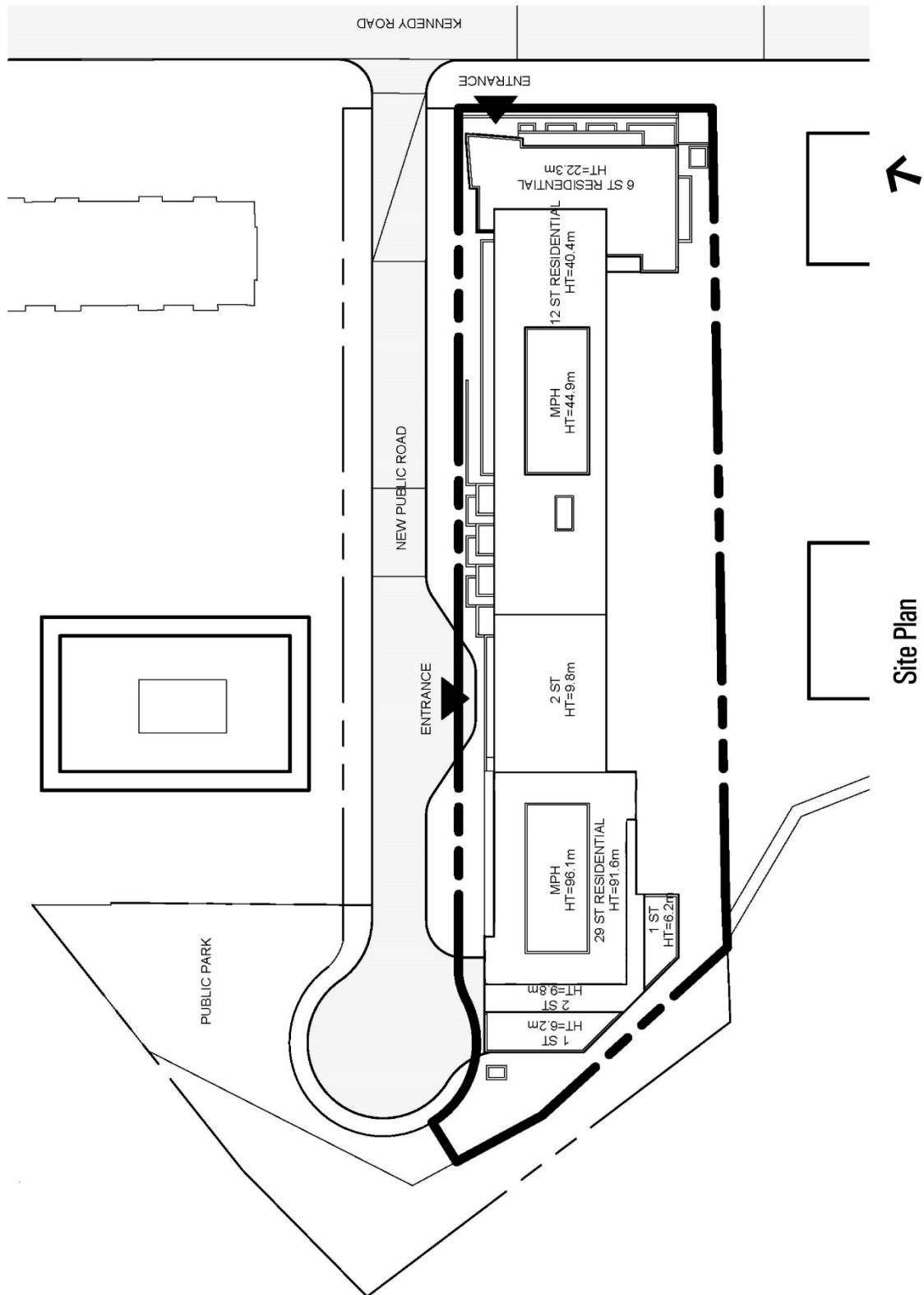
See Former City of Scarborough
Kennedy Park Community By-law No. 9276

T Two-Family Residential
HC Highway Commercial
I Institutional Uses
SC School
PW Place(s) of Worship

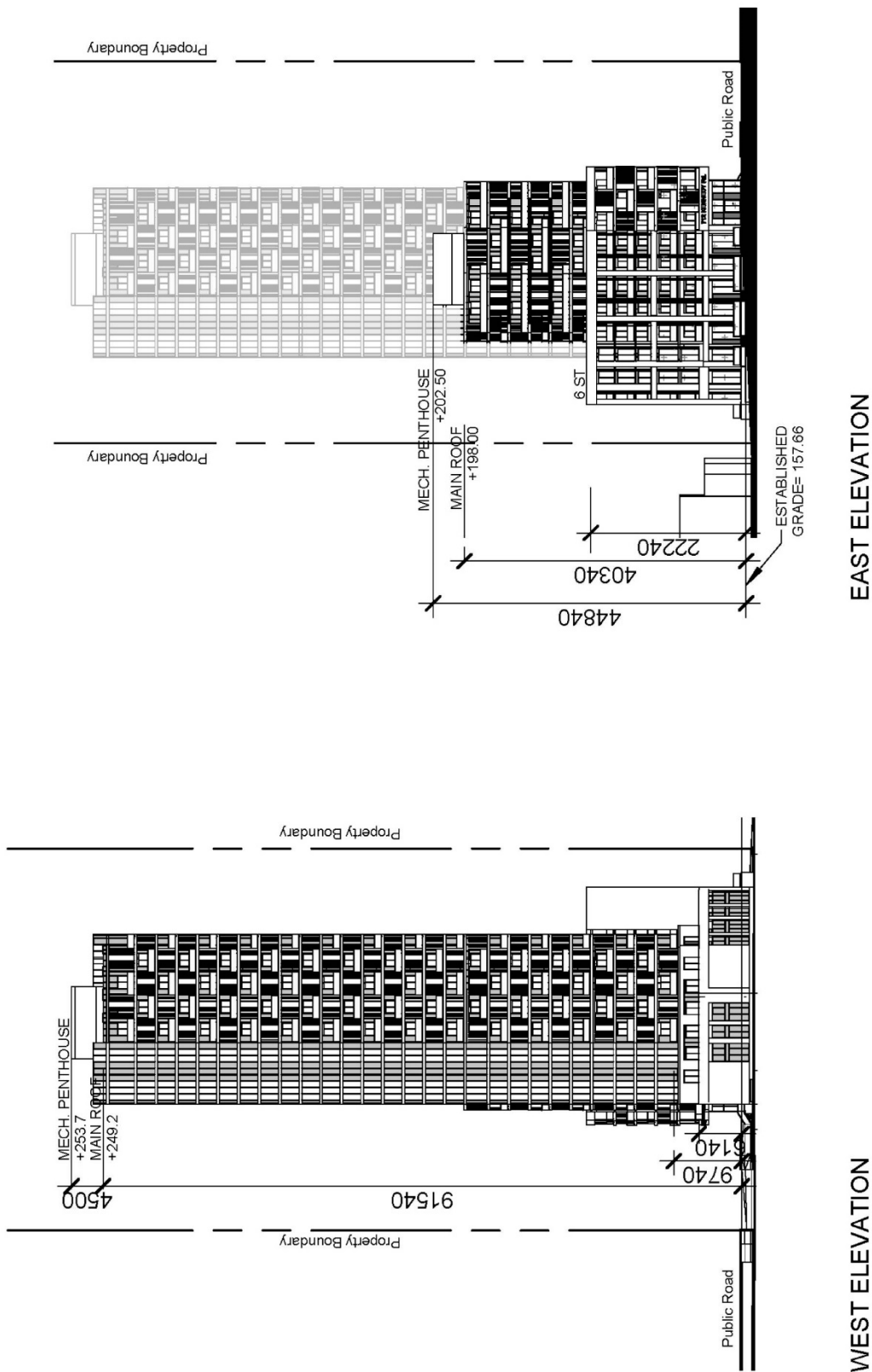


Not to Scale
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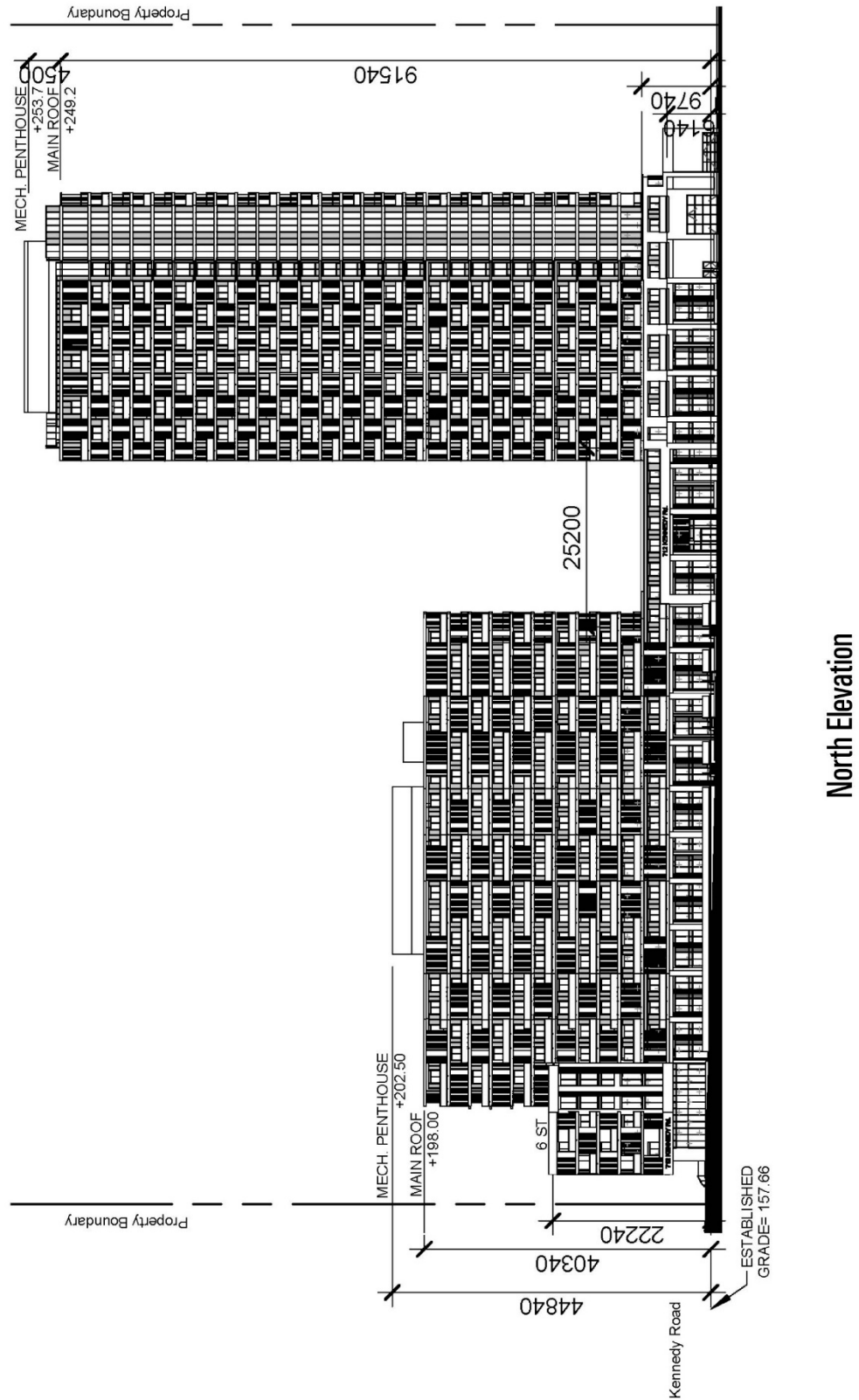
Attachment 6: Site Plan



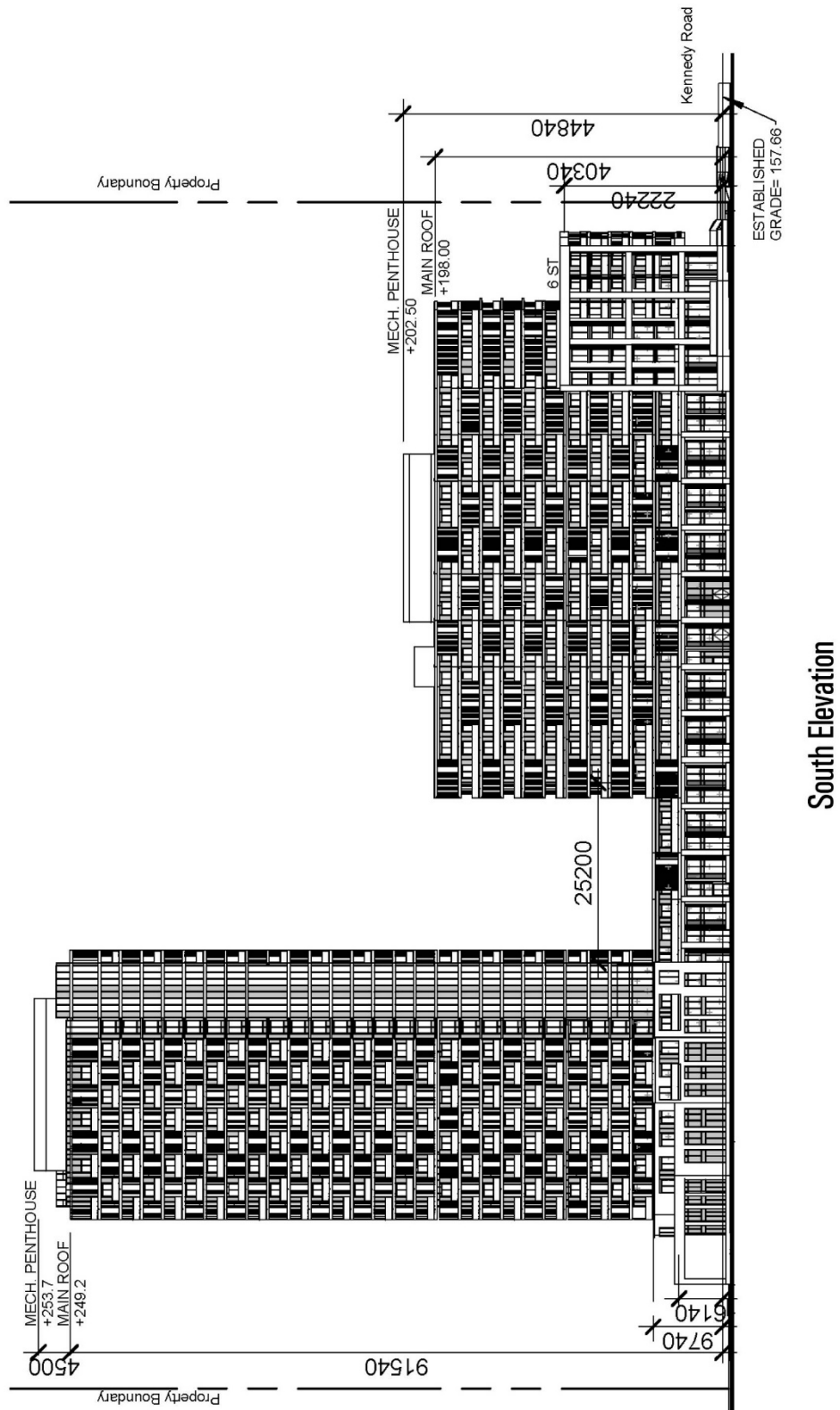
Attachment 7: West and East Building Elevations



Attachment 8: North Building Elevation



Attachment 9: South Building Elevation



Attachment 10: Artist Renderings (Perspectives)

