

Preliminary Report - 4206 to 4212 Kingston Road – Zoning Amendment Application

Date: June 2, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 24 - Scarborough-Guildwood

Planning Application Number: 22 125367 ESC 24 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 4206 to 4212 Kingston Road. The application proposes to amend the Zoning By-law to permit the development of an 11-storey residential building with retail at-grade and a 7-storey residential building with a combined 271 dwelling units. The proposed gross floor area is 20,740.62 square metres, including 245.73 square metres of retail space, resulting in a Floor Space Index of 2.94 times the area of the lot. A total of 291 vehicular parking spaces and 205 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 4206 to 4212 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

Site and Area Description

The site is located on the northwest side of Kingston Road. Kingston Road is oriented in a 45 degree angle along this segment of Kingston Road. The site is approximately 100 metres to the northeast of the intersection of Kingston Road and Overture Road. The site is an irregular-shaped lot and has a frontage of approximately 54 metres along Kingston Road, a depth that ranges between approximately 65 metres to 114 metres and an area of approximately 7,162.9 square metres.

To the immediate north is a neighbourhood characterised by single-detached and semi-detached dwellings. To the immediate northeast of the site at 4222 Kingston Road, is a family shelter operated by the City of Toronto. Along the northside of Kingston road there are various commercial, retail, automotive and residential uses. To the immediate southeast of the site at 4201 Kingston Road is a 3-storey apartment building complex. On the south side of Kingston Road there are various automotive, commercial and residential uses. To the southwest is a townhouse complex at 4200 Kingston Road.

Existing Use: Automotive dealership and motel.

Official Plan Designation: *Mixed Use Areas* on Map 23 of the Official Plan (See Attachment 4: Official Plan).

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

The site is zoned as Commercial/Residential (CR) Zone in the West Hill Community Zoning By-law No. 10327, as amended. The Commercial/Residential Zone permits a variety of land uses including day nurseries, financial institutions, funeral homes, hotels and motels, institutional, medical centres, offices, personal service shops, places of worship, places of entertainment, private home daycares, residential uses, restaurants, retail stores, recreational uses, and specialized commercial uses.

This zoning category prohibits uses such as automobile sales, service and maintenance uses, auto sales rooms, single-family dwellings, semi-detached dwellings and duplexes. The property is subject to zoning provisions including requirements for buildings with a minimum of 2-storeys and a maximum of 8-storeys.

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 April 8, 2022.

Description: This application proposes to amend the Zoning By-law to permit an 11-storey (36 metre) residential building with retail at-grade and a 7-storey (21.8 metre) residential building on the property at 4206 to 4212 Kingston Road. The proposed development would have a gross floor area of 20,740.62 square metres resulting in a floor space index (FSI) of 2.94 times the area of the lot. The proposal would include 271 dwelling units, 245.7 square metres of retail space, 707.7 square metres of indoor amenity space and 638.5 square metres of outdoor amenity space.

The proposed buildings can be described as Building A and Building B. Building A is proposed at 11-storeys along Kingston Road with a wing that steps down in height to the rear at 7, 6 and 4 storeys. The ground floor height along Kingston Road is 5.7 metres. Building B is located internal to the site and is 7-storeys with some stepping to the rear at the 5th, 6th and 7th storeys. The proposed minimum building setbacks are:

- 3.2 metres from the south property line on Kingston Road;
- 5.5 metres to the west/ south property line;
- 3.0 metres to the east/ south property line; and
- 5.9 metres to the north/west property line.

Density: 2.94 times the area of the lot.

Dwelling Units: The proposed 271 dwelling units include, 36 bachelor units (13.3%), 115 one-bedroom units (42.4%), 88 two-bedroom units (32.5%) and 32 three-bedroom units (11.6%).

Access, Parking and Loading: Vehicular access to the site is proposed off of Kingston Road on the south end of the site via one curb cut. The proposed Building A 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 291 vehicular parking spaces are proposed in two levels of underground parking and surface parking. A total of 205 bicycle parking spaces are proposed to be located at-grade and underground in the P1 level.

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 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. 20 112927 ESC 24 SA) was filed in 2020 and has advanced through multiple resubmissions. During the Site Plan process there were many changes to the proposal to address the comments provided by City staff. Many of the built form issues that also would arise during the Rezoning application process have already been commented on and resulted in revisions through the Site Plan process.

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, setbacks, angular planes and transition to adjacent properties, as well as other built form issues within the existing and planned context for this area.
- Determining the appropriate site-specific zoning to implement the proposed development.
- Staff will assess the appropriateness of the applicant's proposal and 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.

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 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 Southwest

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

Attachment 3: Location Map

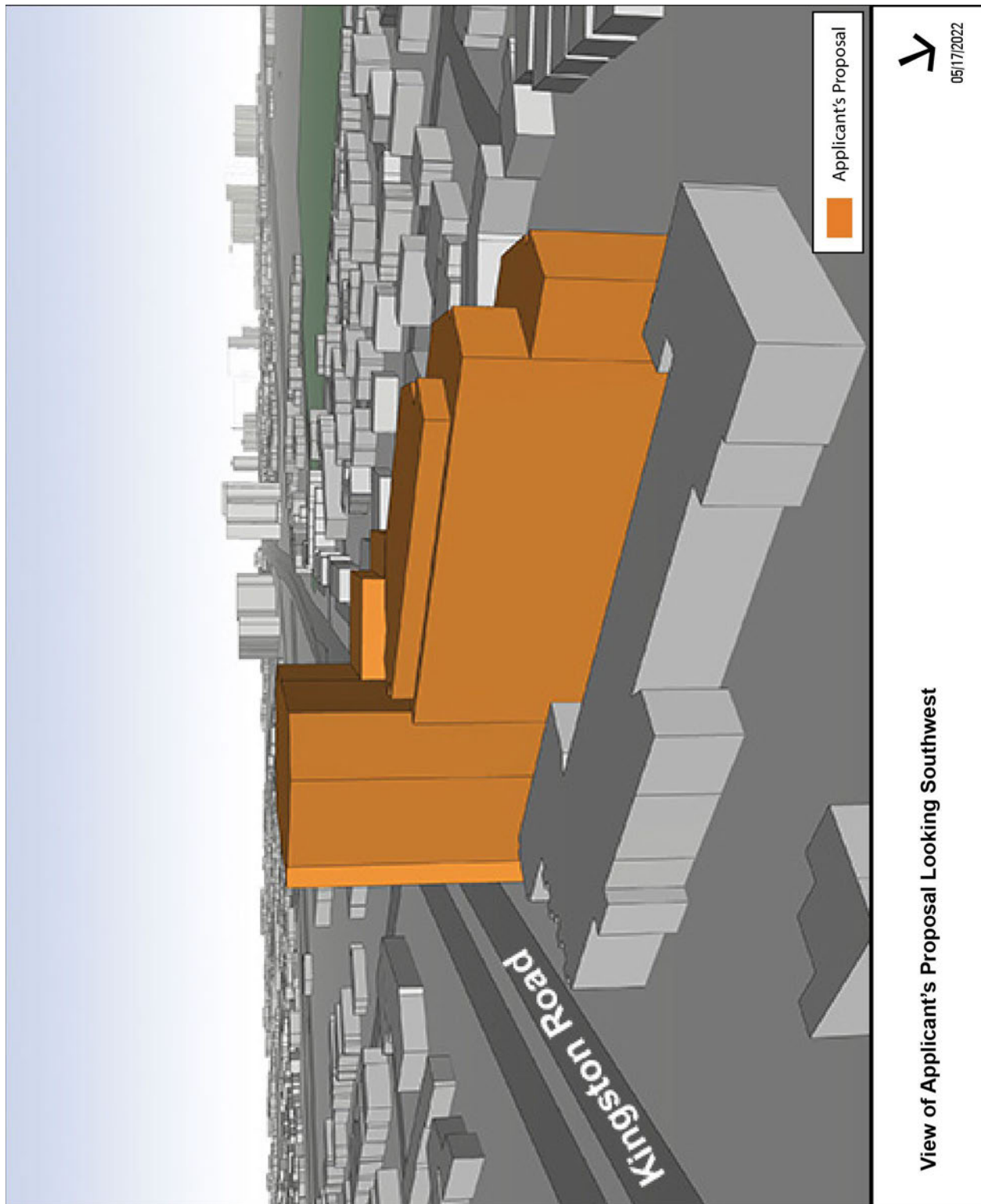
Attachment 4: Site Plan

Attachment 5: Official Plan Map

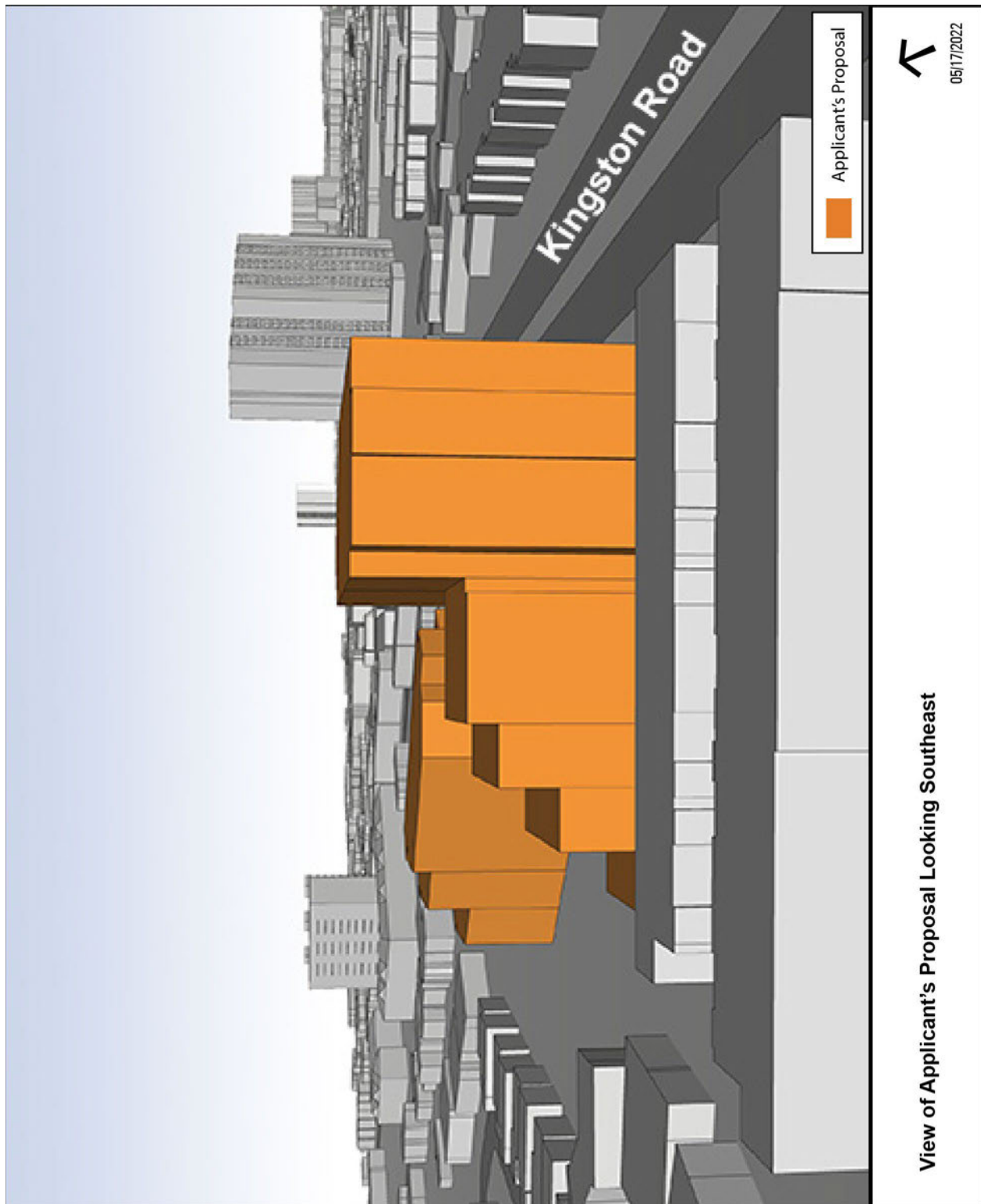
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

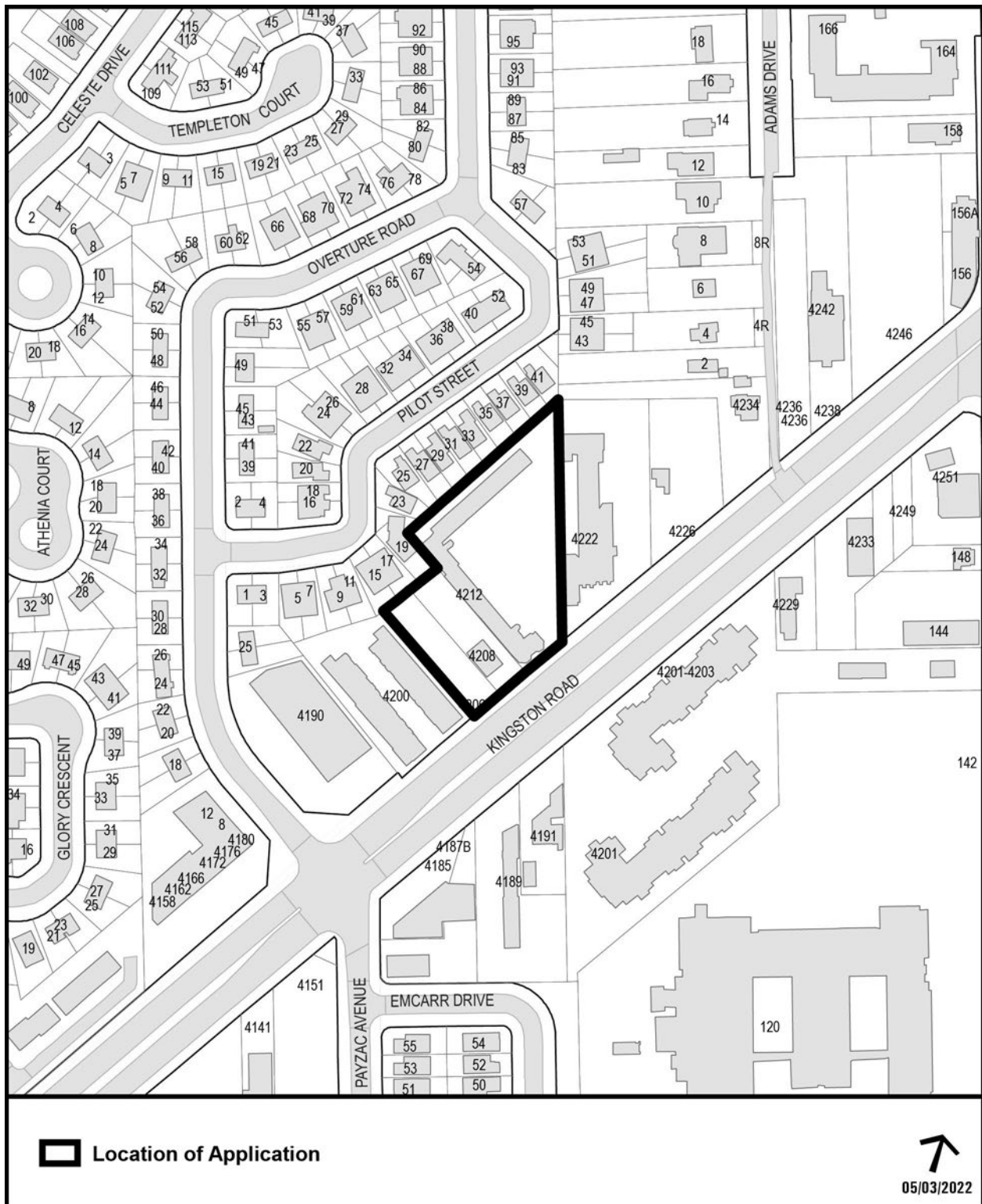
Attachment 1: 3D Model of Proposal in Context - Looking Southwest



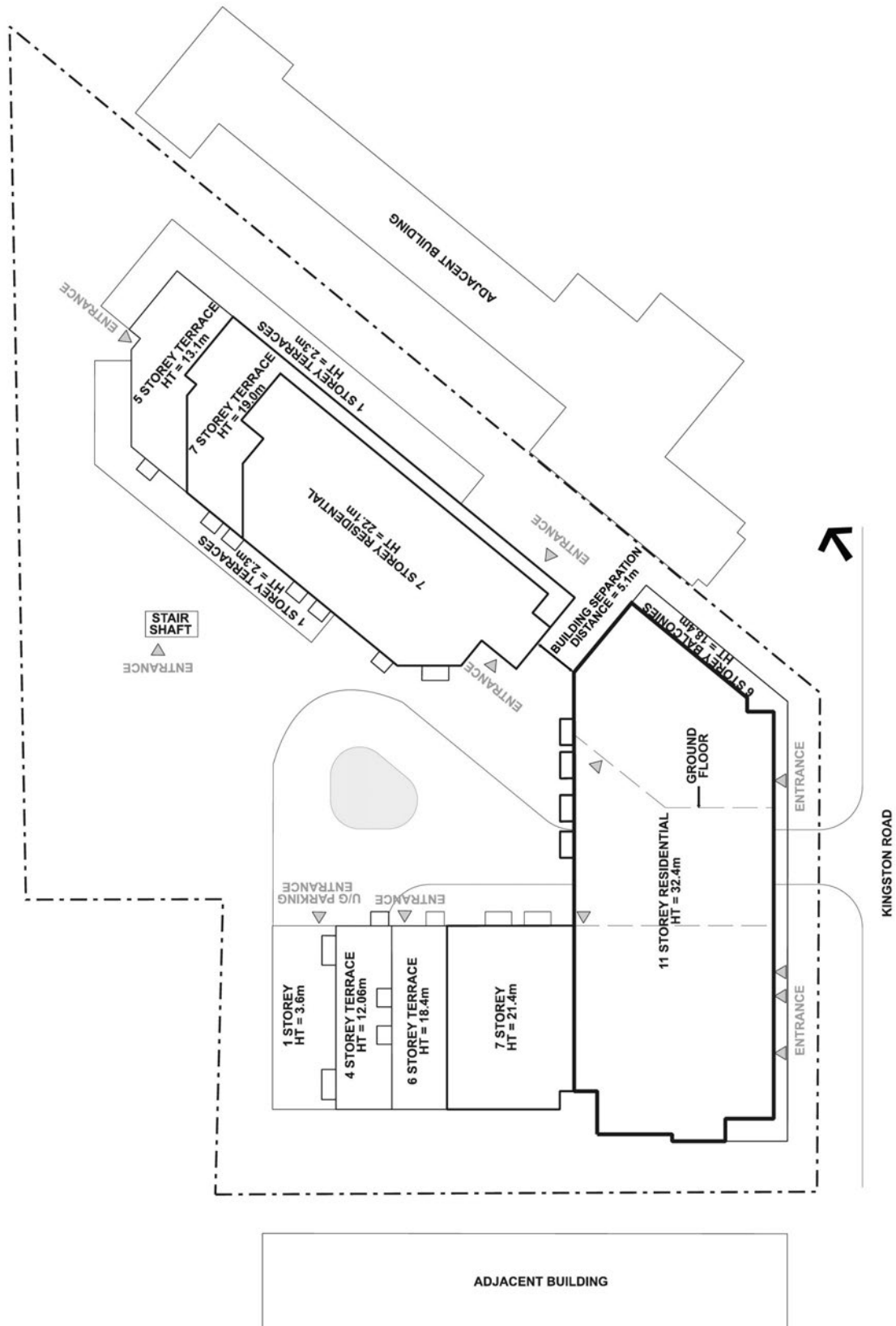
Attachment 2: 3D Model of Proposal in Context - Looking Southeast



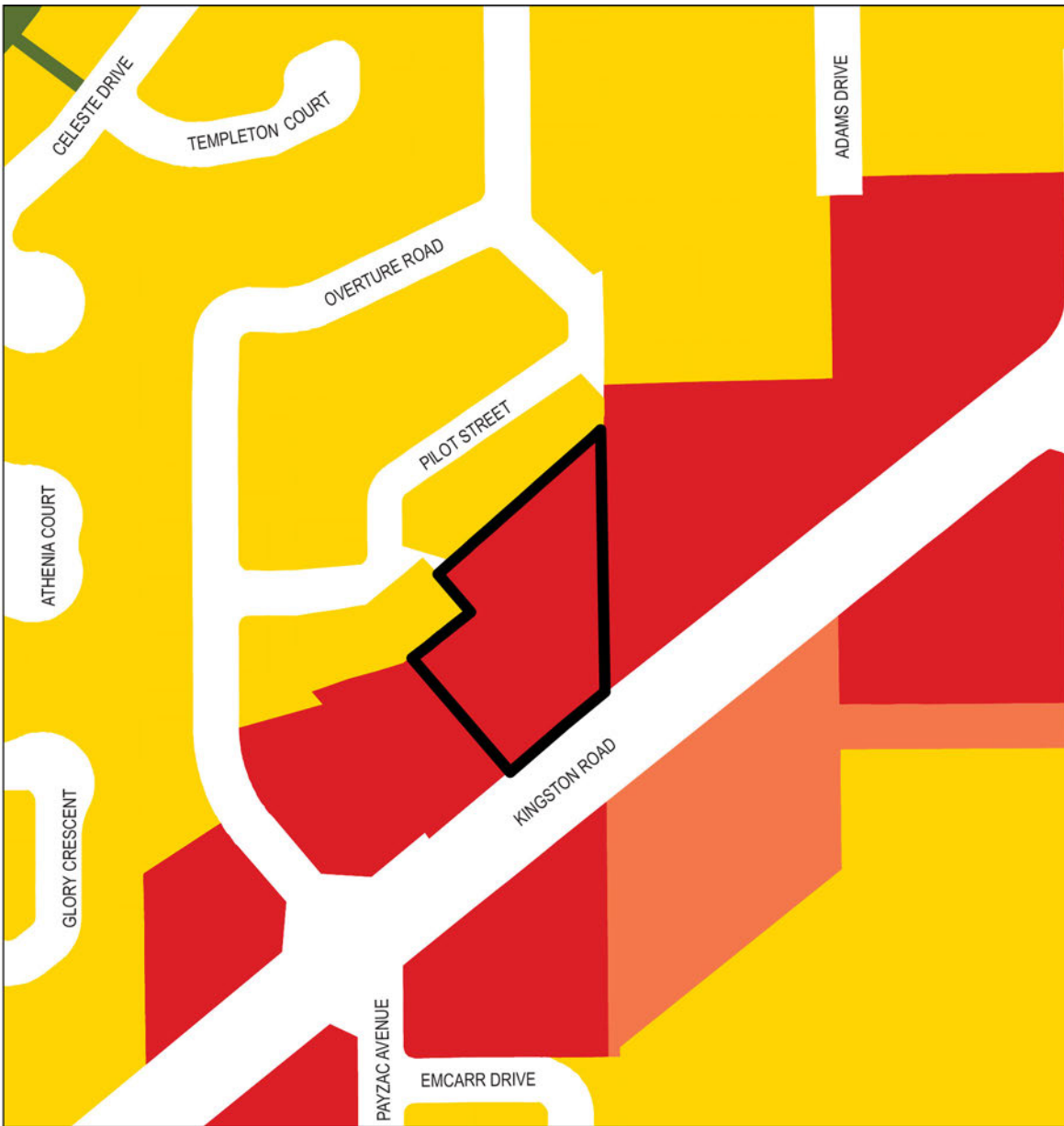
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map 23

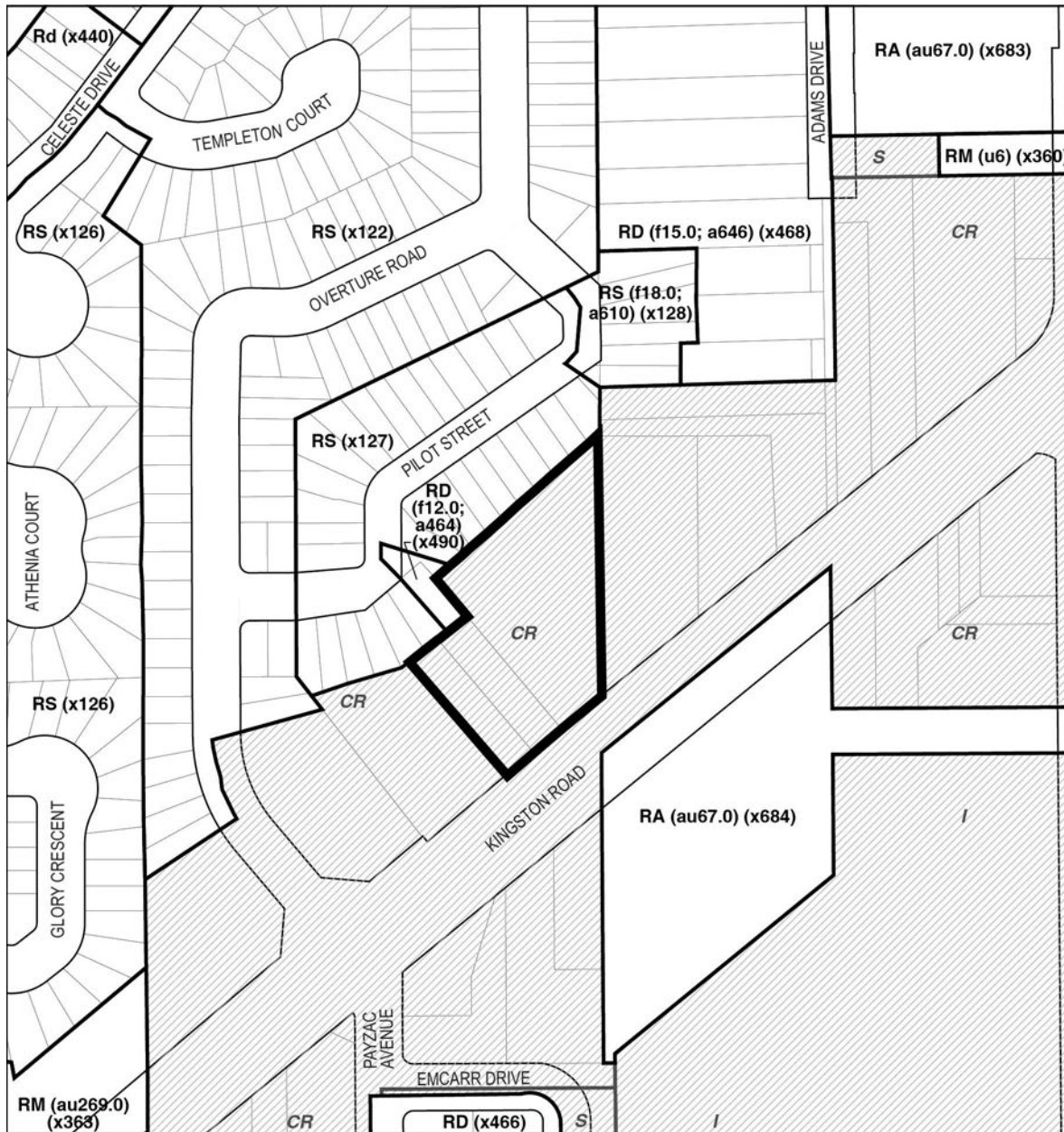
4212 Kingston Road

File # 22 125367 ESC 24 02



Not to Scale
Extracted: 03/28/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

4212 Kingston Road

File # 22 125367 ESC 24 0Z

Location of Application

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

See Former City of Scarborough Community By-laws

S Single-Family Residential
M Multiple-Family Residential
CR Commercial-Residential
I Institutional Uses

↑

Not to Scale
 Extracted: 03/28/2022

Attachment 7: Application Data Sheet

Municipal Address: 4206 to 4212 KINGSTON Road Date Received: March 22, 2022

Application Number: 22 125367 ESC 24 OZ

Application Type: Rezoning

Project Description: Proposal for a development consisting of an 11-storey mixed-use building with retail uses at grade and residential uses above and a seven-storey residential building with both at-grade and below-grade parking and at-grade outdoor amenity. The proposed development includes 271 residential units.

Applicant	Agent	Architect	Owner
WESTON CONSULTING		Z Square Consulting Inc.	2685941 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 7,206 Frontage (m): 54 Depth (m): 86

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,354	2,354
Residential GFA (sq m):			20,495	20,495
Non-Residential GFA (sq m):	1,925		246	246
Total GFA (sq m):	1,925		20,741	20,741
Height - Storeys:	2		11	11
Height - Metres:			36	36

Lot Coverage Ratio (%) 32.66 Floor Space Index: 2.94

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	20,495	

Retail GFA: 246
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			271	271
Other:				
Total Units:			271	271

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	36	115	88	32	
Total Units:	36	115	88	32	

Parking and Loading

Parking Spaces: 291 Bicycle Parking Spaces: 205 Loading Docks:

CONTACT:

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