

4158 to 4180 Kingston Road and 8 to 12 Overture Road – Zoning By-law Amendment – Appeal Report

Date: November 19, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 24 - Scarborough-Guildwood

Planning Application Number: 22 168468 ESC 24 OZ

SUMMARY

On June 27, 2022, a Zoning By-law Amendment application was submitted to permit the redevelopment of 4158 to 4180 Kingston Road and 8 to 12 Overture Road. The application, in its current form, seeks to facilitate the development of a 20-storey mixed use building with retail at-grade and a total of 320 dwelling units. The proposed total gross floor area (GFA) is 21,211.8 square metres, including 415 square metres of non-residential GFA.

On September 4, 2024, the Applicant appealed the application to the Ontario Land Tribunal (the "OLT") due to City Council failing to make a decision within the prescribed time frames in the *Planning Act*.

This report recommends that the City Solicitor together with appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The Director, Community Planning Scarborough District recommends that:

1. City Council direct the City Solicitor, together with appropriate staff, to attend the Ontario Land Tribunal in opposition to the Zoning By-law Amendment application appeal, in its current form, for the lands at 4158 to 4180 Kingston Road and 8 to 12 Overture Road.
2. City Council authorize the City Solicitor and appropriate City staff to continue discussions with the applicant to address outstanding issues, including but not limited to those outlined in this report.
3. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council instruct the City Solicitor to request the Ontario Land Tribunal to withhold its

Order on the until such time as the Ontario Land Tribunal has been advised by the City Solicitor that:

- a. the form and content of the Zoning By-law Amendment is satisfactory to the Executive Director, Development Review Division and the City Solicitor;
- b. the Owner has at its sole cost and expense:
 1. submitted a revised Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report or addendums ("Engineering Reports"), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 2. secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Engineering Reports, accepted by the Executive Director, Development Review Division and the General Manager, Toronto Water;
 3. ensured the implementation of the accepted Engineering Reports does not require changes to the proposed amending By-laws or any such required changes have been made to the proposed amending By-laws, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new or upgrades to existing municipal servicing infrastructure as may be required;
 4. submitted a revised Transportation Impact Study or addendum, acceptable to, and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Transportation Services, and that such matters arising from such study, be secured if required;
 5. the Owner has provided a revised Transportation Demand Management plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 6. the Owner has provided a wind study, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 7. the Owner has provided a revised Energy Strategy Report, to the satisfaction of the Executive Director, Environment & Climate Division;

8. the owner has satisfactorily addressed matters from the Urban Forestry, Tree Protection and Plan Review memorandum dated December 11, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of the General Manager, Parks, Forestry & Recreation Division; and,

9. made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Executive Director, Development Review Division.

4. City Council authorize the City Solicitor and City Staff to take and necessary steps to implement City Council's decision.

FINANCIAL IMPACT

The Development Review 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

A pre-application consultation (PAC) meeting was held on January 17, 2022. The current application was submitted on June 27, 2022.

The original proposal submitted consisted of a 12-storey residential building. On October 11, 2023, the applicant submitted a revised proposal for a 20-storey mixed use building, which is the current iteration as discussed in this report.

Staff conducted a Community Consultation Meeting for the current proposal on July 10, 2024.

THE SITE AND SURROUNDING LANDS

Site Description

The site is located on the western corner of Kingston Road and Overture Road (northwest side of Kingston Road), south of Lawrence Avenue and west of Galloway Road. The site is irregular in shape and has an approximate area of 4,031 square metres, with a frontage of approximately 76 metres along Kingston Road and 44 metres along Overture Drive.

Existing Uses

A 2-storey commercial building consisting of retail and office use, with surface parking at the front.

Surrounding uses include

North: Immediately north of the subject property are two-storey semi-detached dwellings.

East: Northeast of the subject site across Overture Road is a one-storey commercial building with retail, restaurant, and day care uses with a surface parking area. Southeast of Kingston Road are several 1-storey buildings containing a vehicle repair garage, landscape supply store, and a pool service business.

South: South of the subject site across Kingston Road is a one-storey vehicle repair garage and a vacant land parcel at the intersection of Kingston Road and Payzac Avenue (4151 Kingston Road). An application to permit a 12-storey residential building at 4151 Kingston Road was approved by the Committee of Adjustment on December 8, 2022.

West: To the southwest of the subject site are townhouse dwellings fronting on to the north side of Kingston Road. Directly west of the subject site (directly north of the townhouses) are semi-detached dwellings.

THE APPLICATION

Description

The application in its current form proposes a 20-storey mixed use building with retail at-grade and a total of 320 dwelling units. See **Table 1** below for further details regarding the current proposal.

Table 1 - Current Proposal

	October 11, 2023 Submission
Height	20 storeys (64.7 metres excluding MPH)
Density	5.26 FSI
Unit Mix	1-bedroom: 214 units (67%) 2-bedroom: 74 units (23%) 3-bedroom: 32 units (10%) Total: 320 units
Gross Floor Area	Residential: 20,796.8 sqm Non-residential: 415.0 sqm Total: 21,211.8 sqm
Amenity Space	Indoor: 640.5 sqm (2.00/unit) Outdoor: 640.6 sqm (2.00/unit) Total: 1,281.1 sqm (4.00/unit)

	October 11, 2023 Submission
Floor Plate (Gross Construction Area)	Floors G - 6: 1,638.8 - 2,005.5 sqm Floors 7 - 12: 1,075.3 - 1,203.2 sqm Floor 13: 750 sqm
Vehicular Parking	Residential: 87 spaces Visitor: 18 spaces Car Share: 1 space Total: 106 spaces
Bicycle Parking	Long-term: 218 spaces Short-term: 34 spaces Total: 252 spaces
Loading	1 Type 'G' loading space

Access

Vehicular access to the development is proposed to be provided via a private driveway connection from Overture Road. The driveway will provide access to both a Type 'G' loading space, as well as a ramp to two levels of underground parking.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing view of the proposal.

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:

<https://www.toronto.ca/4180KingstonRd>

Site Plan Application

The proposal is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

Reasons for Application

A Zoning By-law Amendment application is required in order to permit the proposed building height, amongst other development standards. The amendment will also bring the subject site into the City of Toronto Zoning By-law 569-2013 and establish new development standards related to the gross floor area, number and mix of dwelling units, parking, loading, and amenity areas, amongst other items.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*. The lands are also designated *Mixed Use Areas* on Map 23 of the Official Plan. (See Attachment 3 for an excerpt from the Official Plan Land Use Map). Kingston Road is defined as a Major Street with a planned right-of-way width of 36 metres. The Toronto Official Plan may be found here:

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

Site and Area Specific Policy (SASP) 272

SASP 272 applies to the site and prohibits any service stations, used car sales lots and public garages, except where they existed on June 26, 2003.

It is noted that the subject site is located within the Guildwood GO Station Protected Major Transit Station Area (PMTSA) delineated by SASP 641. This delineation forms part of the Council-adopted Official Plan Amendment (OPA) 570. However, the OPA and SASP 641 are not currently in-effect, as Ministerial approval has not yet been granted.

Zoning

The subject site is zoned under the former City of Scarborough West Hill Community By-law 10327, as amended by 597-2003, which implements the 2001 Kingston Road Study. The site is zoned Commercial/Residential (CR-86-202-203-324-325-400-600-601-602-603-604) which permits a broad range of uses including residential uses, offices, specialized commercial uses, retail stores, and other non-residential uses.

Zoning By-law 597-2003 also introduced a number of site-specific performance standards related to height, parking, landscaping and other performance standards. There is no metric limit for building height and the as-of-right height limit permits up to a maximum of 8 storeys, among other zoning provisions. See Attachment 4 of this report for the existing Zoning By-law Map.

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

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Streetscape Manual
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A Virtual Community Consultation Meeting was hosted by City staff on July 10, 2024. Approximately 10 people participated, as well as the Ward Councillor. The current proposal (20 storeys) was presented and discussed. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Interest in how the proposal will be designed for bicycle users (e.g. path to bicycle parking, ramp design, etc.);
- Questions regarding whether or not the proposal will provide affordable housing
- Concerns over shadow impacts;
- Concerns relating to construction management;
- Questions regarding unit mix and size; and,
- Questions relating to the number of parking spaces being proposed.

COMMENTS

The proposal has been reviewed against the *Planning Act*, Provincial Planning Statement and Official Plan policies, planning studies and design guidelines.

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2024). Staff finds the proposal to be generally consistent with the PPS but lacking appropriate transition and for reasons outlined below not fully in conformity with the City's Official Plan.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated *Mixed Use Areas* in Map 23 of the Official Plan (Attachment 3) which permits the proposed residential and commercial uses. The proposed 245.7 square metres of non-residential floor space along Kingston Road in addition to the 271 residential units, will provide an appropriate mix of land uses as envisioned in the Official Plan.

The site-specific Zoning By-law Amendment will also ensure that service stations, used car sales lots and public garages are not permitted in the proposed development, as prohibited by SASP 272.

Density, Height, Massing

Planning staff have reviewed the proposed built form, including height, massing, and transition, against the policies of the Official Plan as well as relevant design guidelines.

Policy 4.5.2 of the Official Plan states that development within *Mixed Use Areas* shall locate and mass new buildings to provide a transition between areas of different development intensity and scale. In this regard, staff are of the opinion that the proposed height and massing does not provide an appropriate transition to the intensity and scale of the surrounding area and planned context. The Official Plan provides policies and development criteria for new development depending on various factors including the proposed building typology and the land use designation. This is further implemented through the City's design guidelines, which are applied to ensure that the proposed building is appropriate for its location and compatible with existing development and land uses. In this regard, the proposed development does not adhere to either the Mid-rise Guidelines or the Tall Buildings Guidelines, nor does it conform to the associated Official Plan built form policies.

Policy 3.1.4.4 of the Official Plan (supported by the Mid-rise Guidelines) states that mid-rise buildings shall have heights generally no greater than the width of the right-of-way that it fronts onto, in this case 36 metres. The proposed building height of 64.7 metres (excluding mechanical penthouse) significantly exceeds this requirement. The building, as proposed is deployed in a form more reflective of a tall building but does not implement the design parameters outlined in the City's Design Guidelines for Tall

Buildings. These Guidelines were adopted by City Council to assist staff in reviewing and reducing the impact of tall buildings on sites where they are appropriately proposed.

As per Policy 3.1.4.7 of the Official Plan, tall buildings are generally greater in height than the width of the adjacent right-of-way, and the proposed building adheres to this. However, a tall building should be designed such that the tower portion of the building reduces the physical and visual impact of the tower. The proposed floor plate sizes ranges between 1,052.3 square metres to 1,203.2 square metres (gross construction area) on floors 7-12. This is considerably more than the maximum tower floor plate size as per the Tall Buildings Guideline, among other development criteria that is not met. Therefore, the proposed building also does not meet the development criteria found in the Official Plan for tall buildings or the standards found in the Tall Building Guidelines.

As such, the proposed height, density, and massing should be revised in order to meet the development criteria found in the Official Plan and the relevant design guidelines

Site Organization and Public Realm

The Official Plan states that development shall be located and organized to fit with its existing and planned context. It shall frame and support adjacent streets, lanes, and parks and open spaces to promote civic life and the use of the public realm, and to improve safety, pedestrian comfort, interest and experience.

Staff consider the proposed setbacks to be generally acceptable, however this is dependent on the applicant demonstrating that there is adequate space for tree plantings and landscaping and this is further discussed in the 'Tree Preservation' section of this report. However, opportunities to provide minor additional increases to the setback from Kingston Road should be explored in order to further enhance the public realm. Opportunities to increase the setback from the western property line should also be explored in order to provide some additional privacy to the rear yards of the adjacent semi-detached dwellings.

Shadow and Wind Impact

The Official Plan contains policies regarding sunlight and minimizing shadows. The shadow study submitted by the applicant demonstrates that the proposal would have shadowing impacts on the *Neighbourhoods* to the north west of the site. Revisions to the building massing and height may be required to adequately limit any shadowing.

The Official Plan also identifies that new development should limit and mitigate pedestrian level wind impacts. A Pedestrian Level Wind Study prepared by Gradient Wind was provided using the computational fluid dynamics (CFD) technique. However, the City's Wind Terms of Reference requires a wind tunnel study (WTS) for buildings higher than 60 metres. A revised wind study using the appropriate technique (CFD or WTS based on the final building height) is required and appropriate mitigation measures, which may include revisions to the built form, should be explored.

Unit Mix and Sizes

The Growing Up Guidelines state that a minimum of 10% of units within the proposed building should have three bedrooms and 15% of units should have two bedrooms. In this regard, the proposed 32 3-bedroom units (10%) and 74 new two-bedroom units (23%) satisfy the guidelines' unit mix objectives. However, more information is required to confirm that the proposed unit sizes meet the requirements of Guideline 3.0 of the Growing Up guidelines. If appropriate upon receiving more information, the applicant should explore opportunities to better address the guidelines and accommodate larger units for a broader range of households, including families with children, within the proposed development.

Amenity Spaces

Policy 3.1.3 in the Official Plan requires new indoor and outdoor amenity spaces as part of multi-unit residential developments. The City of Toronto Zoning By-law 569-2013 requires a minimum rate of 4.0 square metres of amenity space per dwelling unit including at least 2.0 square metres of indoor amenity space in the Commercial Residential Zone for buildings with 20 or more dwelling units. Staff are generally satisfied with the proposed 640.5 square metres of indoor amenity space (2.00 sqm / unit) and 640.6 square metres of outdoor amenity space (2.00 sqm / unit). The applicant should continue to explore opportunities to ensure that the amenity spaces are located in an appropriate location, and can be programmed to be functional for all building residents.

Servicing

A Functional Servicing and Stormwater Management Report, Hydrogeological Review Report and associated plans were submitted with the application. Engineering Review staff have indicated the need for revisions and additional information to complete their review of the application.

The level of servicing capacity will be a matter that will need to be addressed as part of the OLT appeal.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Traffic Impact, Access and Parking

The Transportation Impact Study submitted by the applicant should be revised to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services and address the following:

- Ensure that the proposed road network is adequate for the purpose of servicing the development and that the dimensions and design comply with City policy and standards;

- Demonstrate adequate vehicular and bicycle parking and loading to support the development;
- Ensure the local road network can accommodate the modest increase in trips generated by the revised proposal;
- Determine whether any traffic signal modifications or other transportation and transit infrastructure modifications or upgrades are necessary to support the development and secure through an appropriate financially secured agreement.

Transportation Demand Management (TDM)

A Transportation Demand Management (TDM) plan was included as part of the applicant's Transportation Impact Study. In the event that the OLT allows the Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted a revised TDM plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such study be secured.

Economic Impact

Economic Development & Culture staff has noted concern regarding the lack of replacement of commercial gross floor area. The proposed demolition of the existing commercial plaza will result in a reduction of approximately 75% of existing non-residential gross floor area, which could result in the loss of a series of uses (including but not limited to professional offices, restaurants, a grocer, a pharmacy, and various other retail stores) that serve as local neighbourhood amenities. Opportunities to provide additional non-residential floorspace should be explored to create a more complete community, and to preserve the existing businesses and neighbourhood amenities where possible.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code. An Arborist Report, Tree Inventory and Preservation Plan, and Landscape Plans were submitted by the applicant. Urban Forestry staff have noted that insufficient information has been submitted to verify if the proposal meets the City's tree preservation, soil volume and tree planting requirements.

If the OLT allows the appeals in whole or in part, the final Order should be withheld pending confirmation that the owner has satisfactorily addressed all outstanding issues raised by Urban Forestry, as they relate to the application.

Toronto Green Standard

The applicant is required to meet Tier 1 of the Toronto Green Standard, and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Should the proposal be approved in some form by the OLT, applicable performance measures for the Tier 1 development features would be secured in the site-specific Zoning By-laws at a minimum and others through the Site Plan Control application.

Community Services and Facilities (CS&F)

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Based on the foregoing, the following CS&F priorities are being considered in review of the subject application:

- Securing financial contributions towards the expansion of the Guildwood and/or Cedarbrae libraries, as identified in the Toronto Public Library Facilities Master Plan;
- Securing financial contributions towards capital projects in the vicinity of the subject site identified by the South East Scarborough Planning Table; and/or
- Securing financial contributions towards the delivery of outdoor recreation facilities in the vicinity of the subject site as identified through the implementation of the City's Parks and Recreation Facilities Master Plan.

Revenue collected from the Community Benefits Charge (CBC) for the proposed development could be used to contribute to the items listed above.

School Boards

The Toronto District School Board (TDSB) determined that there is insufficient capacity at the local elementary and secondary schools to accommodate students anticipated from this development. The TDSB advised that the projected accommodation levels at the local schools serving the site warrant the use of a warning clause in all offers of purchase and sale/ lease/ rental/ tenancy agreements. The TDSB also requested a sign be posted on the property advising that students may be accommodated outside this area until space at local schools becomes available. The TDSB requested the warning clause and sign be incorporated into the subsequent site plan agreement as a condition of pre-approval.

The Toronto Catholic District School Board (TCDSB) advised that sufficient space exists within the local elementary and secondary schools to accommodate additional students from the development as proposed.

Further Issues

Community Planning staff continue to receive additional information regarding this application as a result of ongoing review by City commenting divisions, materials submitted in support of the proposal and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement information provided in this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

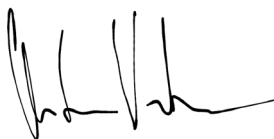
Conclusion

The application has been reviewed against the policies of the PPS (2024), the Official Plan and applicable City guidelines intended to implement Official Plan policies. As currently proposed, the application in its current form is generally consistent with the PPS but does not demonstrate appropriate conformity with the Official Plan policies for built form as outlined in the Council-adopted Urban Design Guidelines for the Tall Building. This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the applications in their current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

CONTACTS

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SIGNATURE



Christian Ventresca MScPI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: East Elevation
Attachment 7: North Elevation
Attachment 8: South Elevation
Attachment 9: West Elevation
Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 4180 KINGSTON RD Date Received: June 27, 2022

Application Number: 22 168468 ESC 24 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposed redevelopment of the subject site with a 20- storey residential building. The new building will provide 229 residential units and will have a total gross floor area of approximately 15,134 square metres.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC.	LINDSAY DALE-HARRIS	QUADRANGLE ARCHITECTS LTD.	4158 KINGSTON ROAD IN.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR Heritage Designation: N

Height Limit (m): 8 STOREYS Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq m): 4,033 Frontage (m): 76 Depth (m): 60

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,507		1,548.4	1,548.4
Residential GFA (sq m):			20,797	20,797
Non-Residential GFA (sq m):	1,507		415	415
Total GFA (sq m):	1,507		21,211.8	21,211.8
Height - Storeys:	2		20	20
Height - Metres:			70	70

Lot Coverage Ratio (%) : 38.4% Floor Space Index: 5.26

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	20,797	

Retail GFA: 415

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			320	320
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Other:

Total Units:			320	320
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			214	74	32
Total Units:			214	74	32

Parking and Loading

Parking Spaces:	106	Bicycle Parking Spaces:	252	Loading Docks:	1
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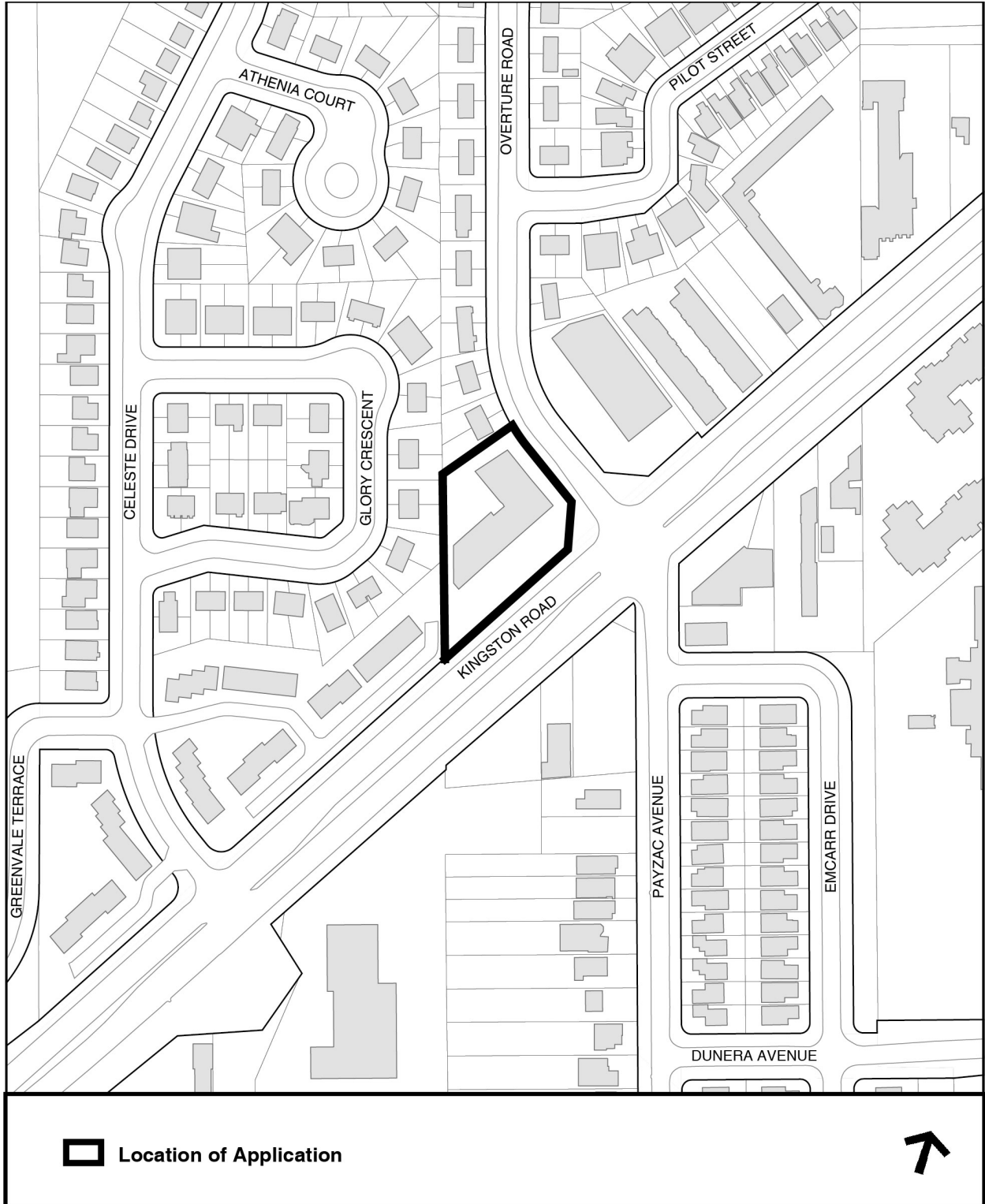
CONTACT:

Philip Liu, Senior Planner

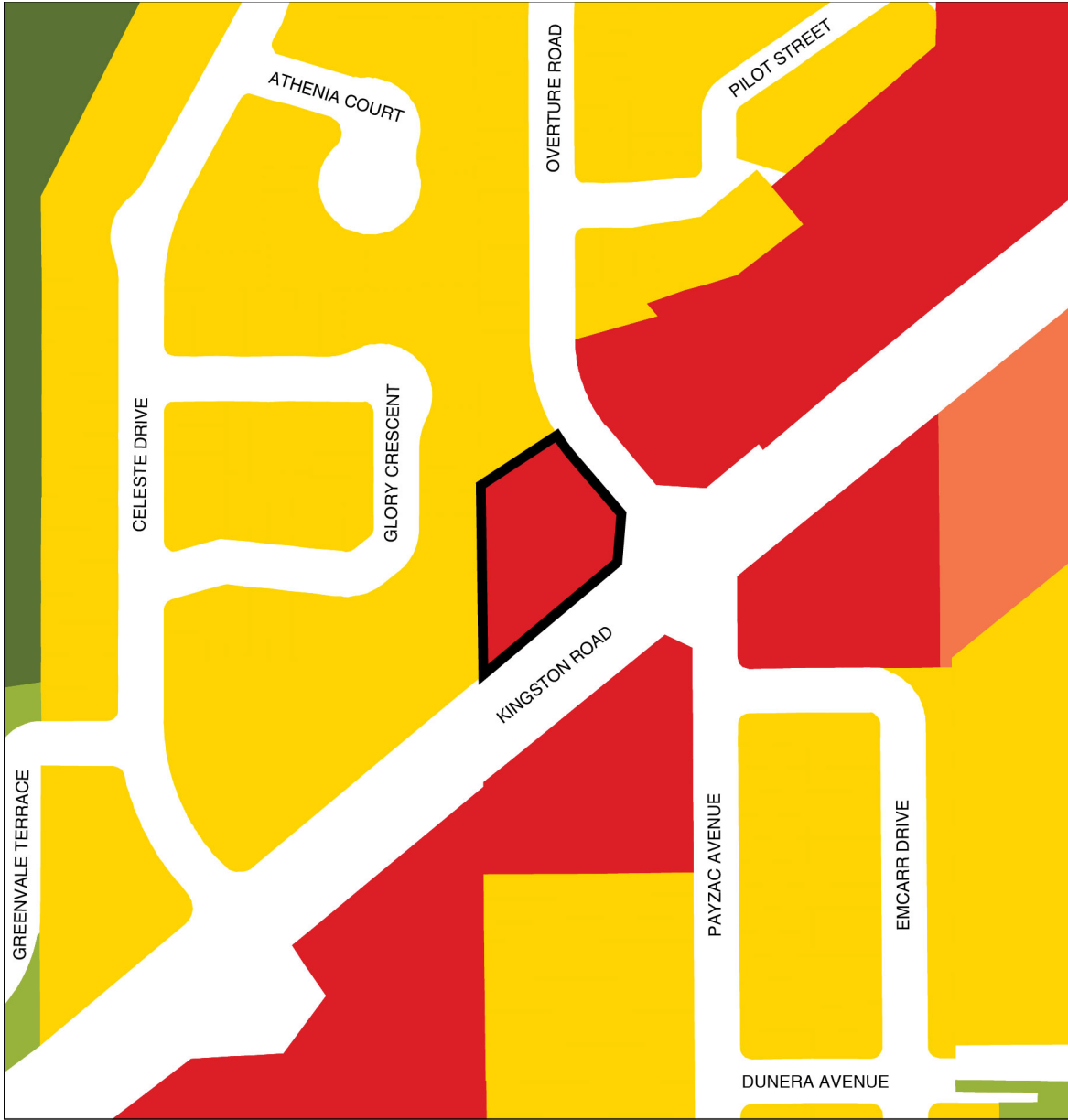
416-396-5574

Philip.Liu@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 23

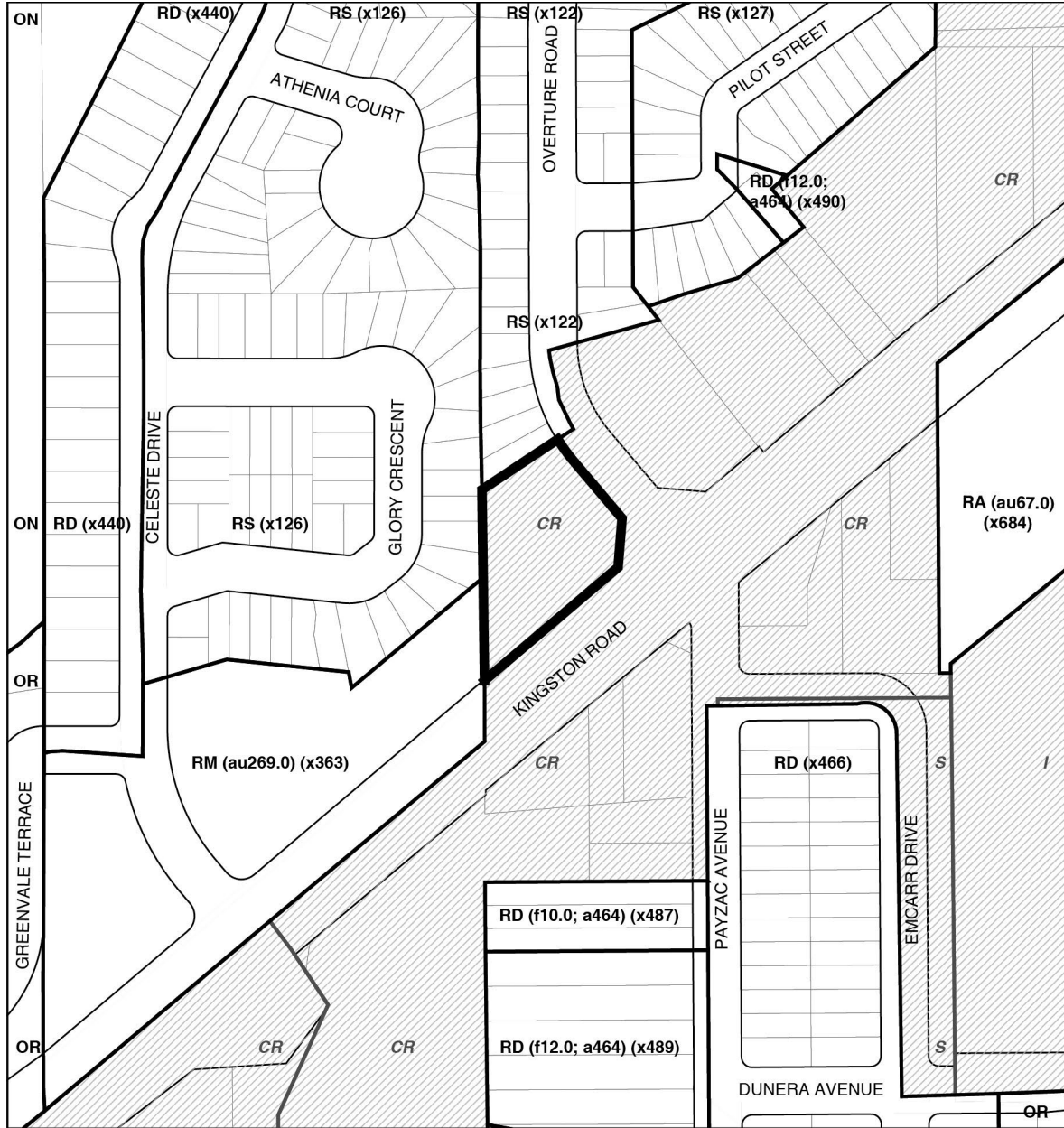
4180 Kingston Road

File # 22 168468 ESC 24 0Z

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


 Not to Scale
 Extracted: 07/13/2022

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

4180 Kingston Road

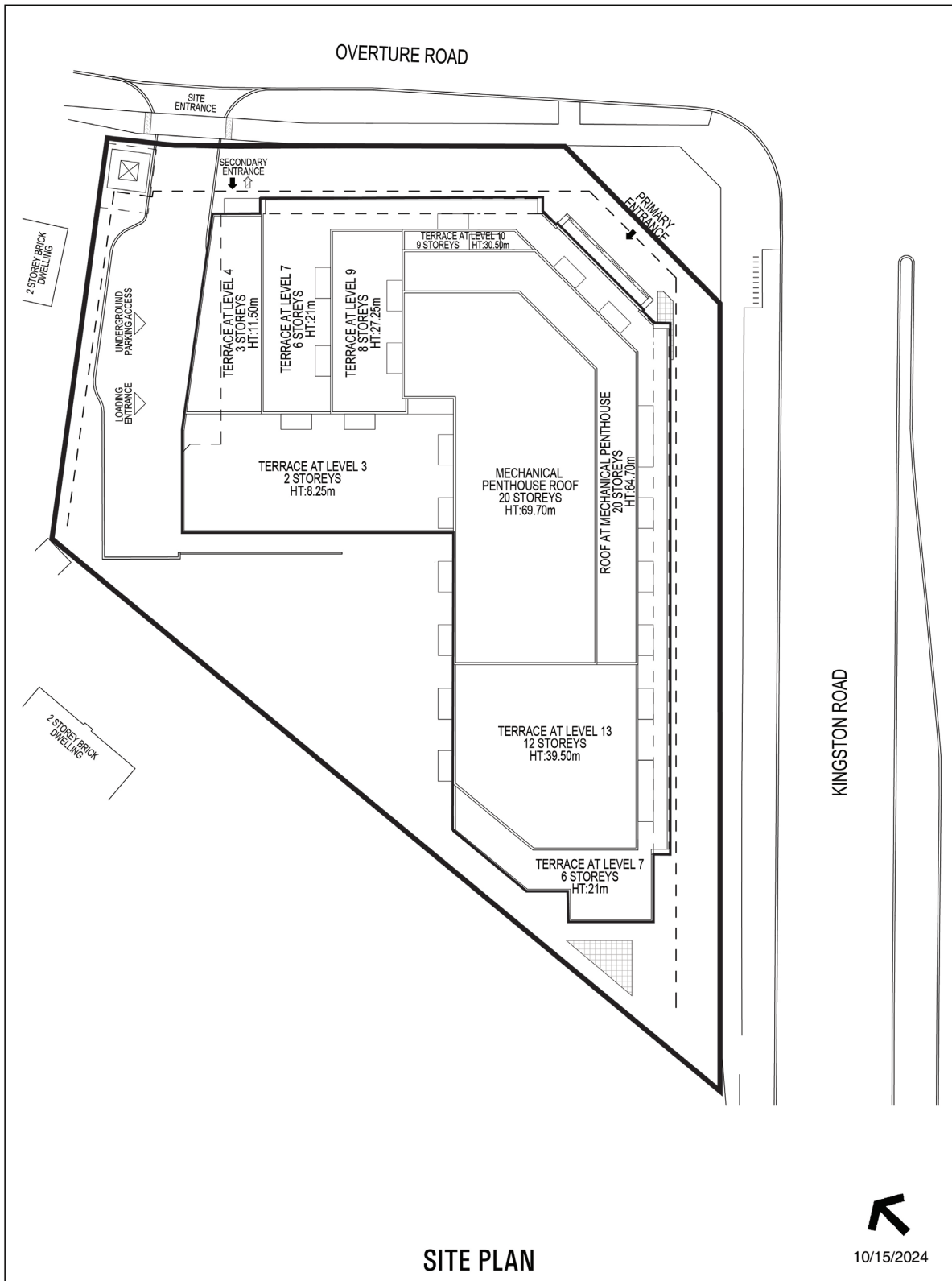
File # 22 168468 ESC 24 0Z

-  Location of Application
- RD** Residential Detached
- RS** Residential Semi-Detached
- RM** Residential Multiple
- RA** Residential Apartment
- ON** Open Space Natural
- OR** Open Space Recreation

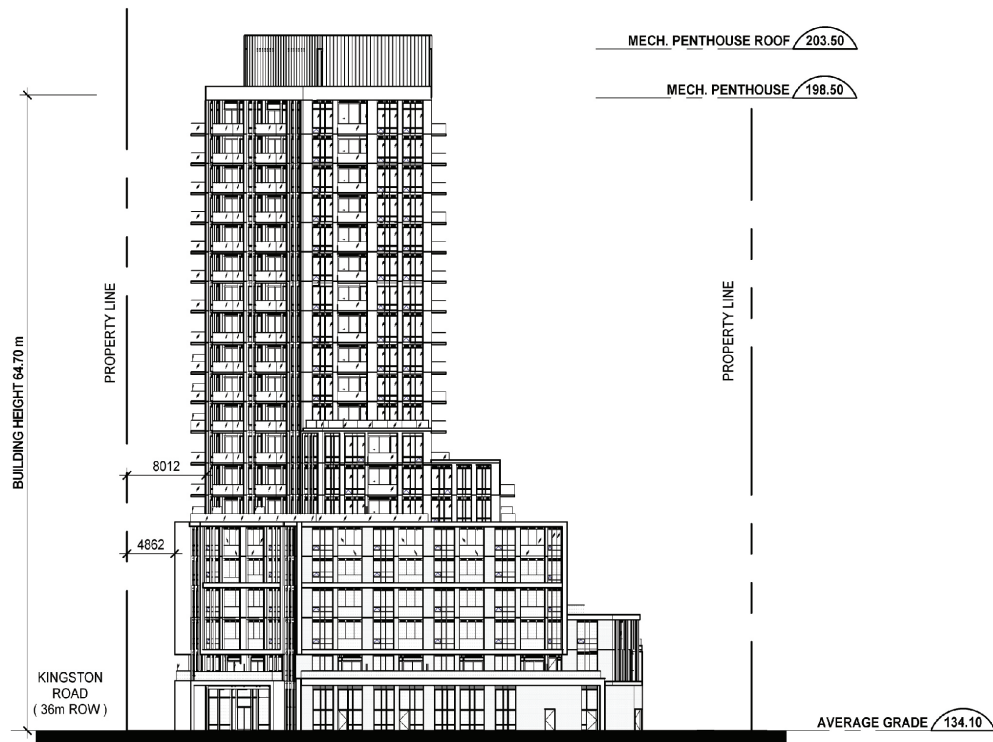
-  See Former City of Scarborough West Hill Community By-law No.10327
- S** Single-Family Residential
- CR** Commercial-Residential
- I** Institutional Uses


 Not to Scale
 Extracted: 07/13/2022

Attachment 5: Site Plan

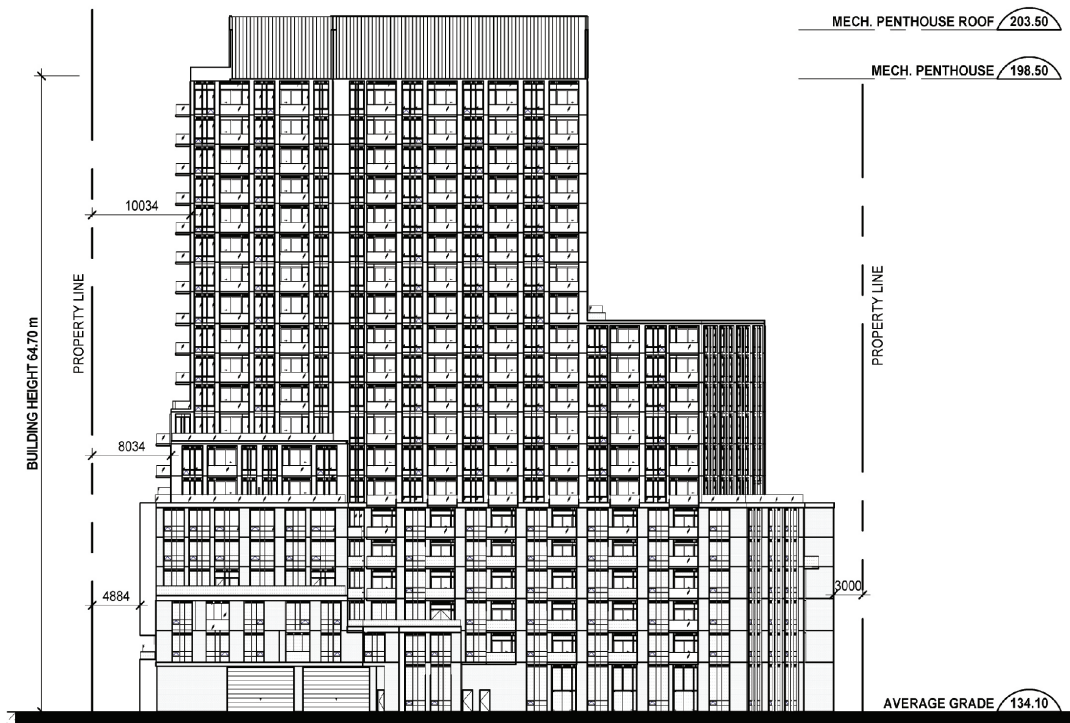


Attachment 6: East Elevation



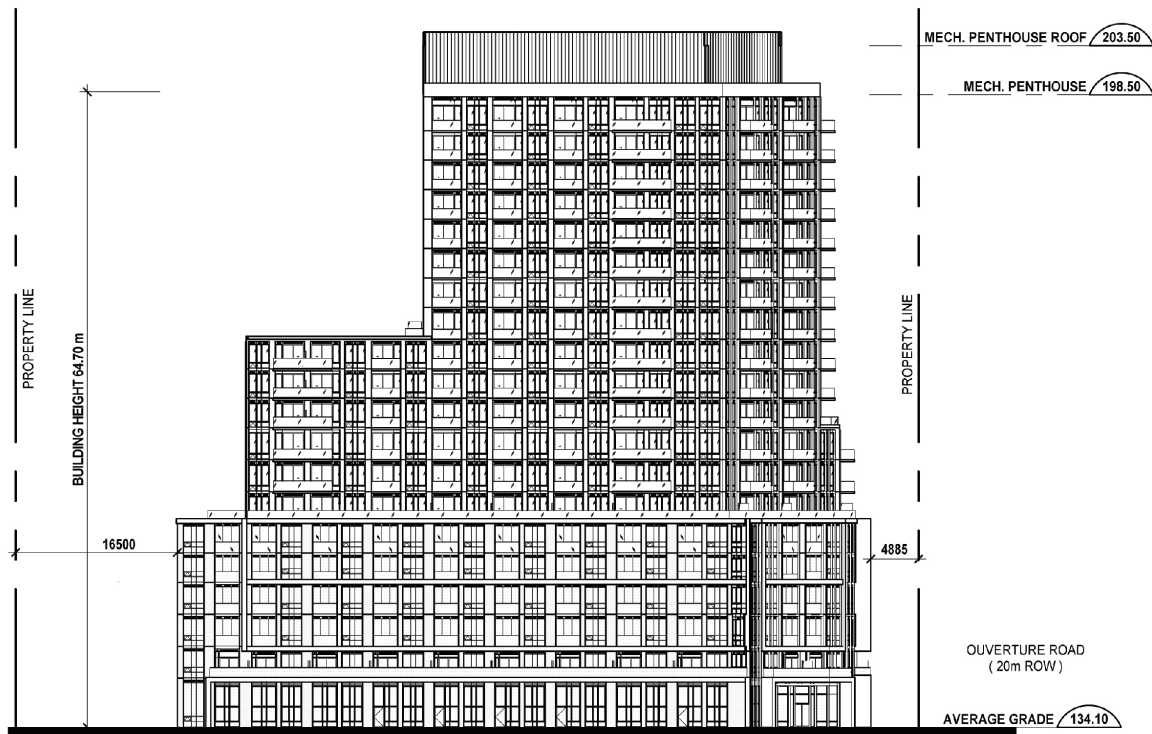
East Elevation

Attachment 7: North Elevation



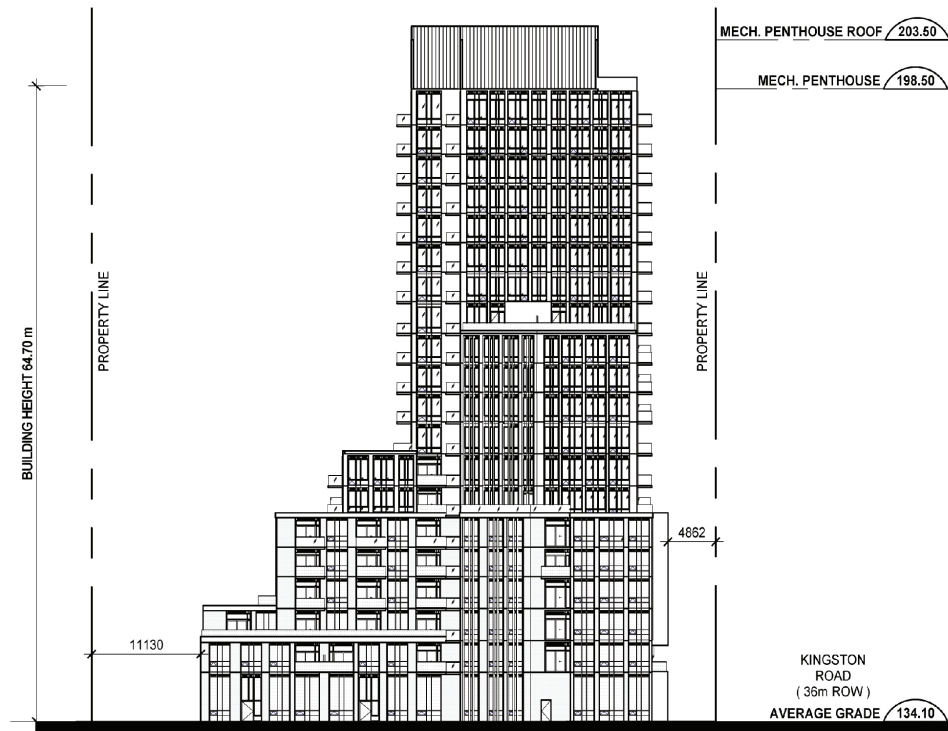
North Elevation

Attachment 8: South Elevation



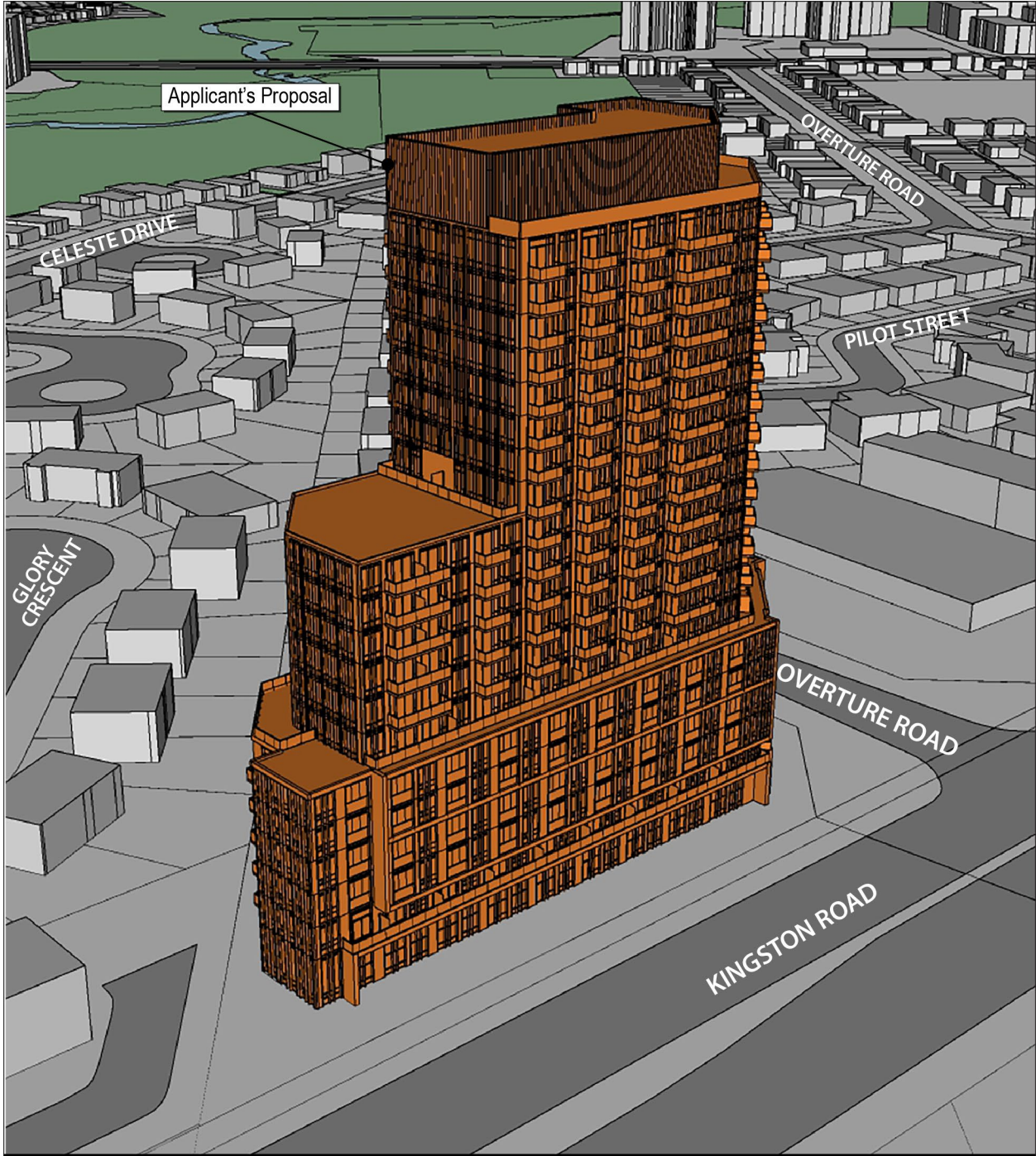
South Elevation

Attachment 9: West Elevation



West Elevation

Attachment 10: 3D Massing Model



View of Applicant's Proposal Looking Northeast



10/15/2024