

# 4121 Kingston Road/Kingston Road Planning Framework Study

## Virtual Community Consultation Meeting

Francis Kwashie, Senior Planner - City Planning, Scarborough District

November 16, 2021



# Having Issues with the audio?

Try listening through your computer only  
(instead of headphones)

or

Dial: **416-915-6530**

When prompted for a meeting number enter  
**2461 800 8607** and then follow the prompts

# Land Acknowledgment

I'd like to begin by honouring the land that I'm on.

“The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.”

# Meeting Rules

- One voice at a time. Be direct and frame questions to specific speakers.
- Be brief and limit yourself to one question or comment at the time, there will be other opportunities to engage.
- Be a good listener and keep an open mind.
- Raise hand to ask questions.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Engage with high energy, be personable as you would in person!
- For more instructions [City of Toronto Public Consultation Webpage](#).

# Personal Information

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.



**This meeting is being recorded and will become part of the public record.**



# Agenda



7:00 p.m.

**Introductions**

7:05 p.m.

**Opening Remarks**

Councillor Paul Ainslie, Ward 24: Scarborough Guildwood

7:10 p.m.

**Presentations**

Francis Kwashie, Senior Planner, City Planning, Scarborough District  
Rob Wells, Trinity Group/David Huynh, Bousfields Inc.



8:00 p.m.

**Questions and Comments**

8:25 p.m.

**Closing Remarks**

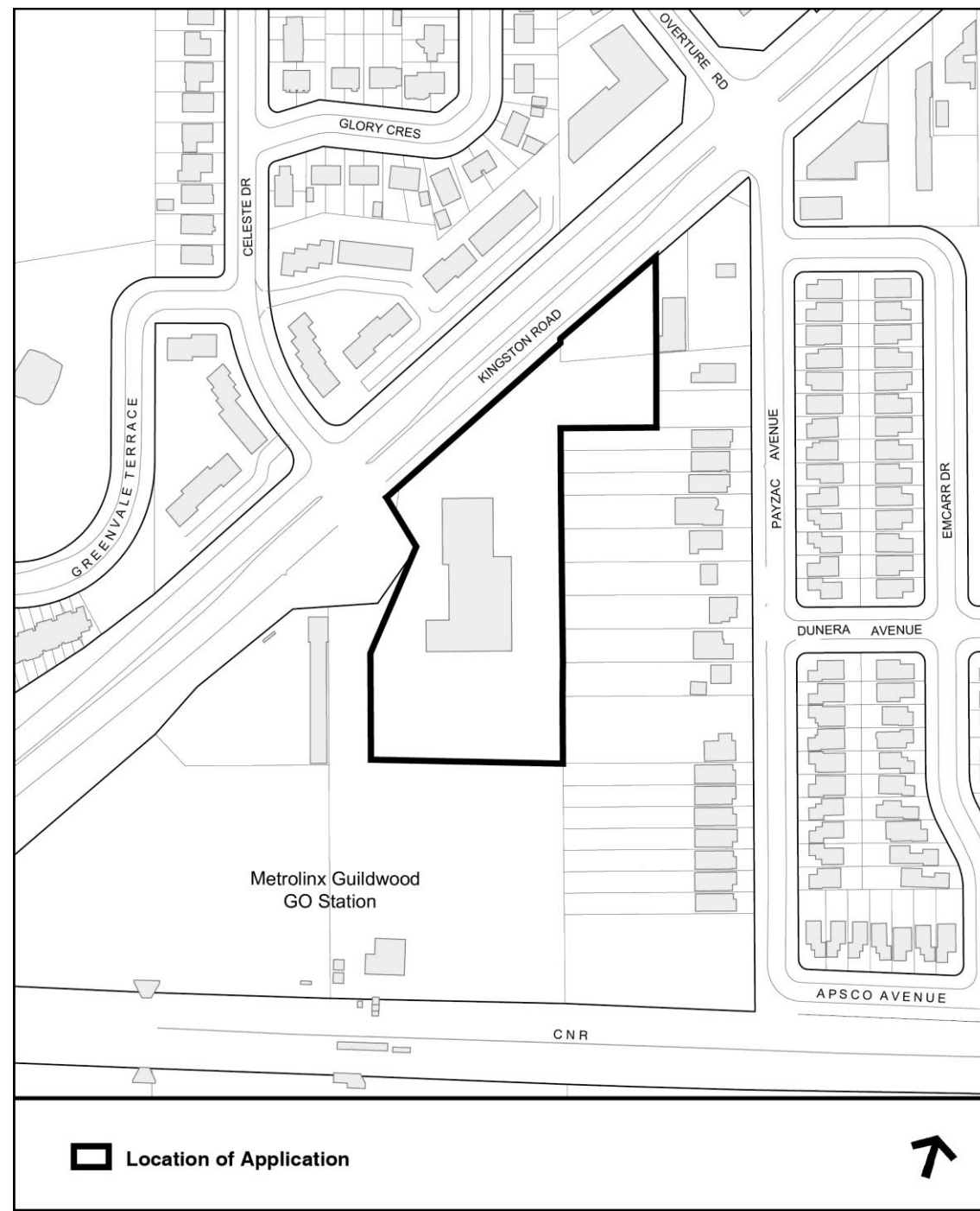
# Background

- In **April 2021**, the City received an application to permit 4 buildings consisting of 10 and 12-storey mid-rise buildings located along Kingston Road and 25 and 35 storey buildings at the rear.
- On **September 17, 2021**, City staff's Preliminary Report was considered by Scarborough Community Council
- On **October 1, 2021** City Council:
  - 1) Directed Planning staff to initiate a Planning Study, as outlined in the report (August 19, 2021) from the Director, Community Planning, Scarborough District in consultation with the Ward Councillor and the Owner of the lands at 4121 Kingston Road.
  - 2) Determined that an Avenue Segment Study is not required given that the Chief Planner and Executive Director, City Planning is undertaking a Planning Study for the area that includes the subject lands.



# Site Context

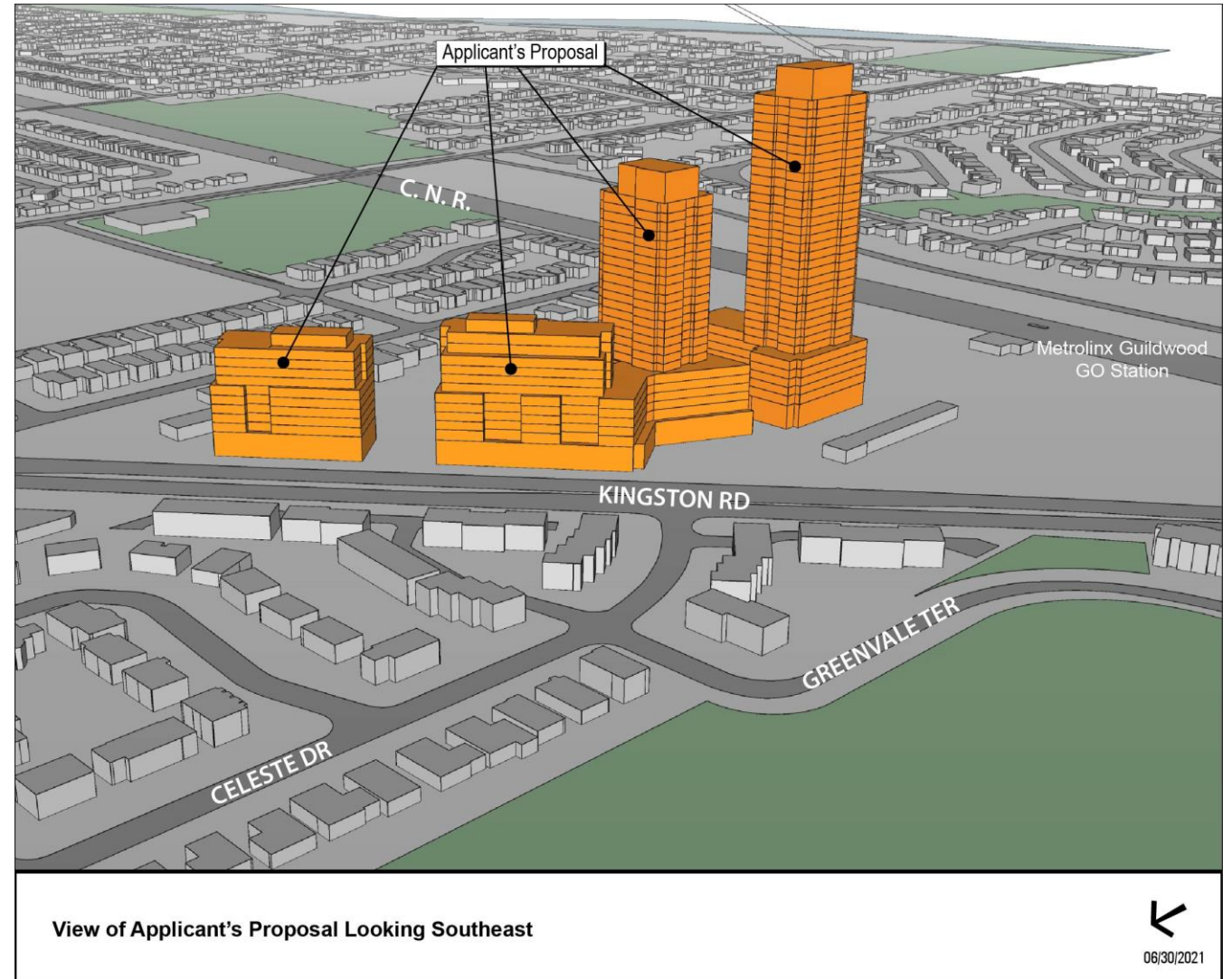
- Irregular parcel of land with frontage on Kingston Road
- Adjacency to the Metrolinx Guildwood GO Station and *Neighbourhoods* to the east



# 3D Model, Proposal in Context

## Proposal

- A 10 and 12 storey mixed use building on Kingston Road
- A 25 and 35 storey buildings at the rear with a network of private and public streets



# Kingston Road Planning Framework Review



# Study Purpose

- Commence a Planning Study to **update the existing Planning Framework** to appropriately and concurrently review the proposed development.
- This will be accomplished by **consulting with residents, stakeholders, businesses, community associations** in the area, and reviewing the local planning context and character of the area.
- The study will develop **area-specific development/design guidelines**.

# Study Objectives

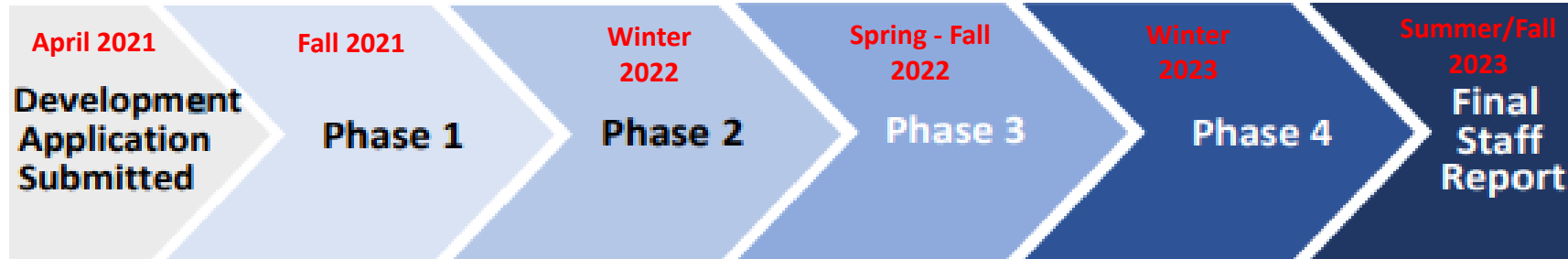
- **Establish** a **vision** and **masterplan** for the site and surrounding area.
- **Develop policies and urban design guidelines** that support a **vibrant mixed-use community**.
- Achieve a **high-quality public realm** through the appropriate development of Streets and Blocks, Parks and Open Space.
- Provide clarity on the **form of development** that may be permitted on **large sites**.
- Explore strategies for appropriate **transition to Neighborhoods**.
- Provide a master plan that integrates with existing and future development on **Metrolinx lands**.
- **Review** servicing infrastructure and community services and facilities.

# Development application vs. KRPFRR (Planning Study)

What is the difference between the Development Application and the Kingston Road Planning Framework Review?

Development Application	Kingston Road Planning Framework Review
<ul style="list-style-type: none"><li>• submitted by the developer</li><li>• what the developer wants for the redevelopment of the site</li></ul>	<ul style="list-style-type: none"><li>• initiated and led by the City (directed by Council)</li><li>• what the City wants for the redevelopment of the site</li><li>• will be developed by the City with input from all stakeholders, including the community to guide and inform recommendations on development application(s) on the site and integration with the surrounding area</li></ul>

# Planning Study Process



## Phase 1 – Kick-off meeting

- Background Review/**Assets, Opportunities & Challenges**
- **Creation of a Local Advisory Committee (LAC)** comprised of area residents, landowners, business owners, a representative from the Ward Councillor’s office, the applicant, Metrolinx staff, the developer and other interested parties
- **Creation of a Technical Advisory Committee (TAC)** comprised of City, TTC and Metrolinx staff and other government agencies

Phase 2 – **Visioning** (creating a vision statement and guiding principles) and **Design Charrette**

Phase 3 – **Creating Development Options & Evaluation Framework, Testing and Confirming Ideas;**

Phase 4 – **Synthesis and Report: Recommended Development Option and Planning Framework.**



# Who is involved in the study

The study will be led by Planning staff in conjunction with other City staff from Urban Design, Transportation Planning, Parks Forestry & Recreation, Development Engineering, SIPA, Economic Development and Transportation Services.

The following individuals/groups will be consulted:

- The Ward Councillor
- Residents
- The Applicant/Owner
- Local Advisory Committee (LAC)
- Technical Advisory Committee (TAC)
- Community Groups and Associations
- Local Businesses
- TTC, and
- Metrolinx





# Local Advisory Committee

- The LAC is a **non-political advisory body** (i.e. sounding board) to provide feedback, guidance, advice and recommendations to the City Project Management Team at key points during the process of the Kingston Rd Planning Framework Review.
- The LAC will be composed of organizations representing a range of interests including local residents, property owners, developer(s), local employers, City staff, agencies, boards and commissions, community groups and BIAs.



# Design Charrette

A design charrette is a focused workshop and **creative brainstorming session** where participants come together to collaborate on a vision for Kingston Road Planning Framework

In particular, the Design Charrette will focus on:

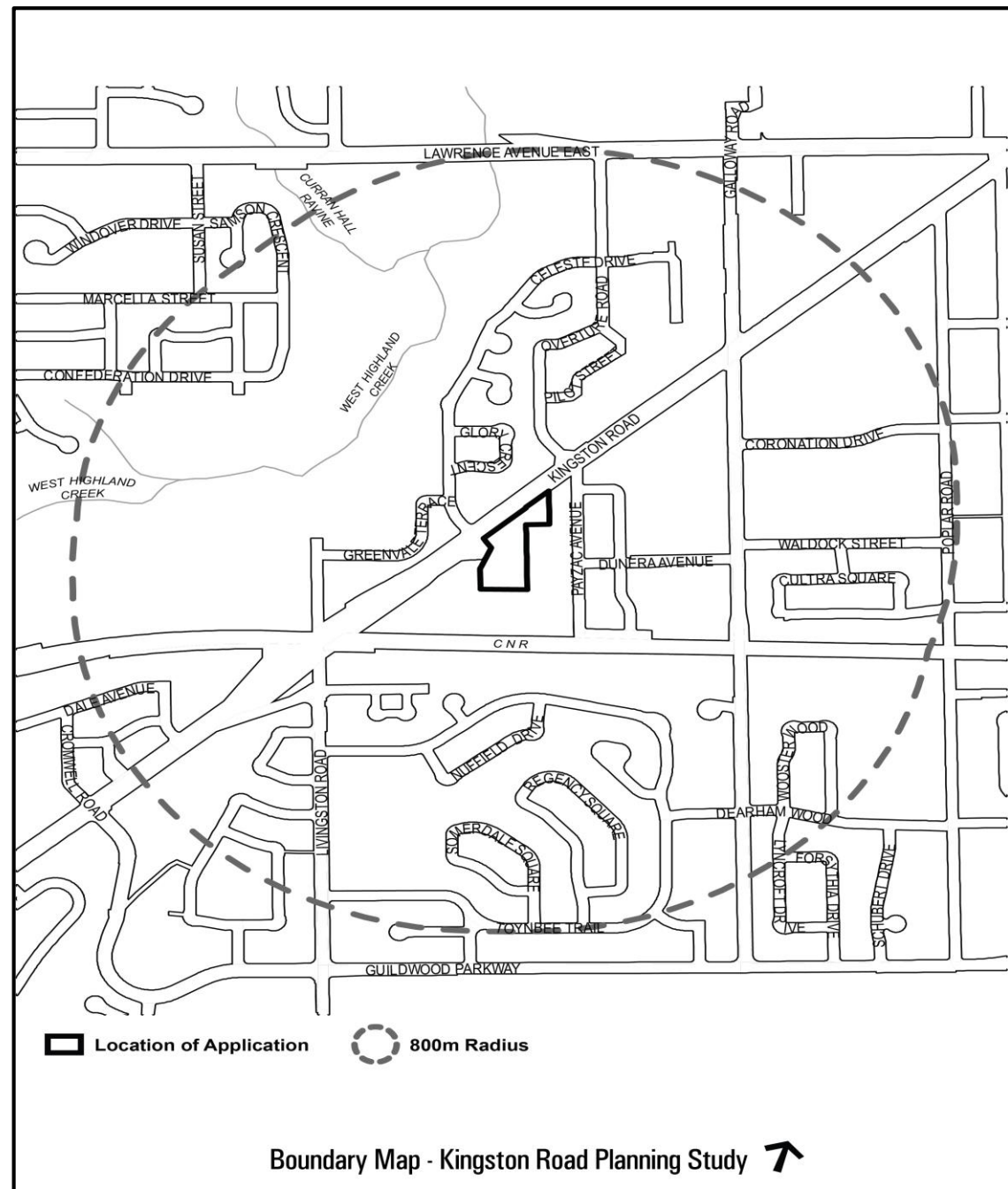
- A more detailed discussion about redevelopment of the study area
- Explore and discuss a range of potential options including new **Streets and Blocks, Parks and Open Space and Built Form**
- Discuss how the development can **transition** to the surrounding community



# Study Area

The study area includes the following:

- Properties fronting on Kingston Road and others within a radius of 800 metres from the proposed development



# Planning Framework





# Provincial Policies

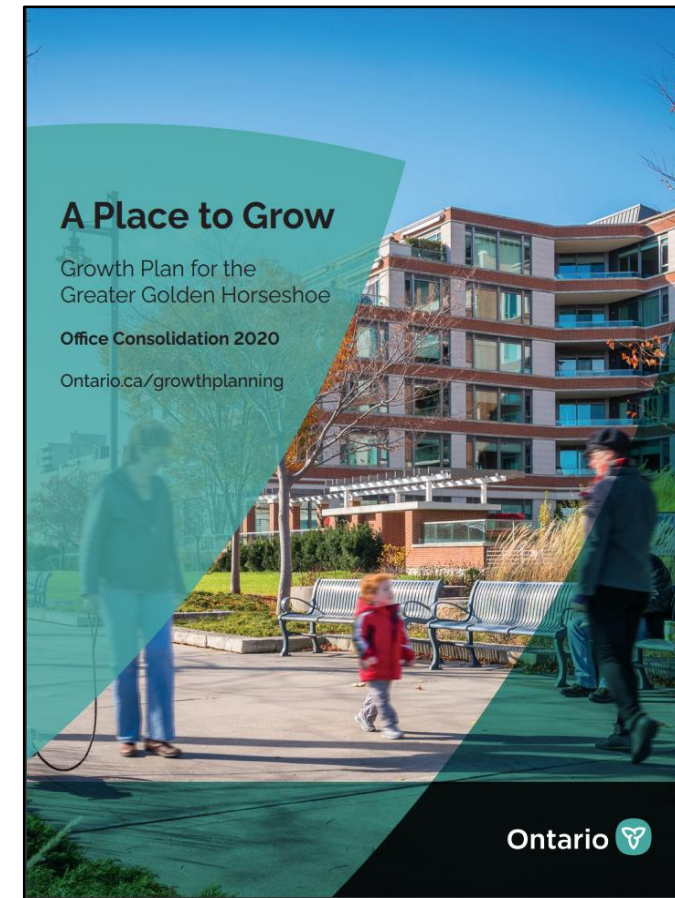
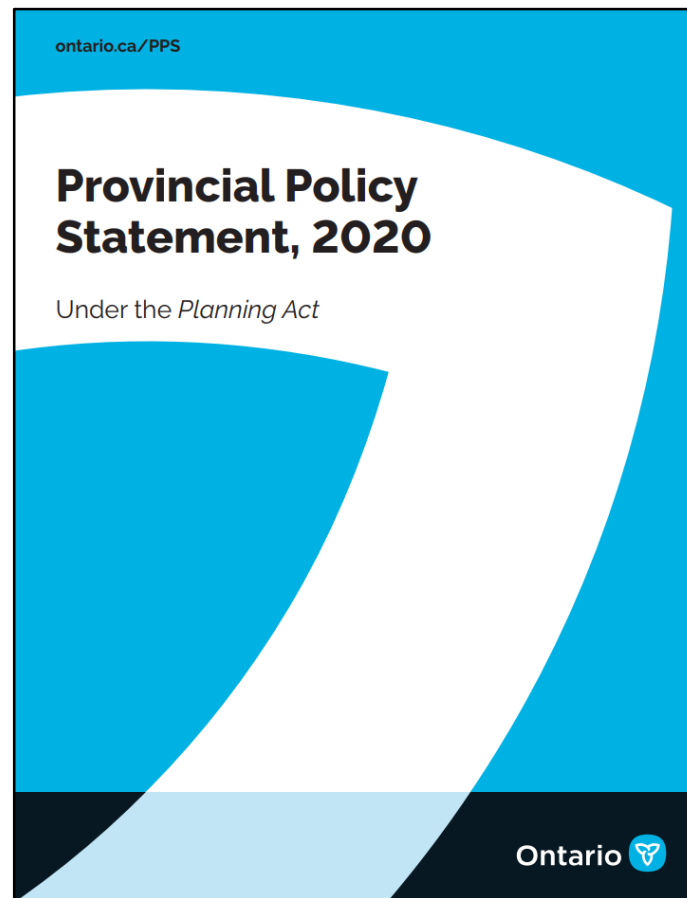
**The PPS** – provides policy direction on matters of provincial interest related to land use planning and development in Ontario

**The Growth Plan** – provides a strategic framework on managing growth and environmental protection in the Greater Golden Horseshoe

The Growth Plan contains policies pertaining to population and employment densities that should be planned for in major transit station areas (**MTSAs**) along priority transit corridors or subway lines

MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk

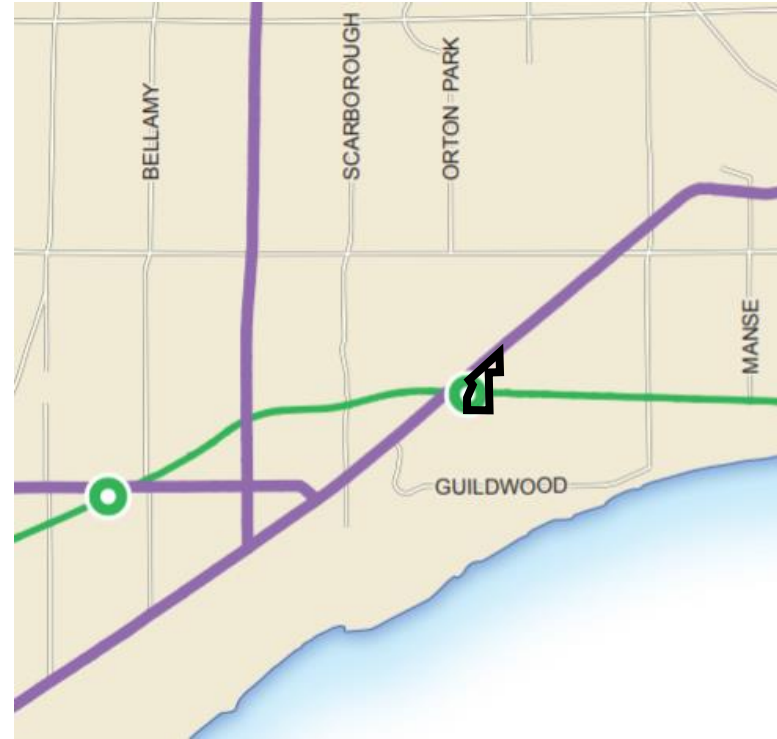
Any decision of Council related to this application is required to be consistent with the PPS and to conform with the Growth Plan



# Official Plan: Right-of-Way Widths, Transit Priority



Official Plan Map 3: Right of Way Widths Associated with Major Streets



Official Plan Maps 5: Surface Transit Priority Network

# Official Plan: Urban Structure, Land Use Designation










 **TORONTO**

Official Plan Land Use Map #23

4121 Kingston Road

File # 21 138377 ESC 24 0Z

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

  
Not to Scale  
Extracted: 05/21/2021

# Mixed Use Areas

- *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces.
- Development in *Mixed Use Areas* is intended to create a balance of commercial, residential, institutional and open space uses that reduces vehicle dependency and meets the needs of the local community.
- Not all *Mixed Use Areas* will experience the same scale or intensity of development.



Toronto Complete Streets Guidelines



# Neighbourhoods

- *Neighbourhoods* are physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys, as well as parks and open spaces.
- Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.
- A more intense form of development may be considered on Lots fronting on Major Streets: different lot configurations; better access to public transit; adjacency to developments with varying heights/massing/scale; and direct exposure to greater volumes of traffic.



# Design Guidelines

**The Following Design Guidelines will inform the study and application:**

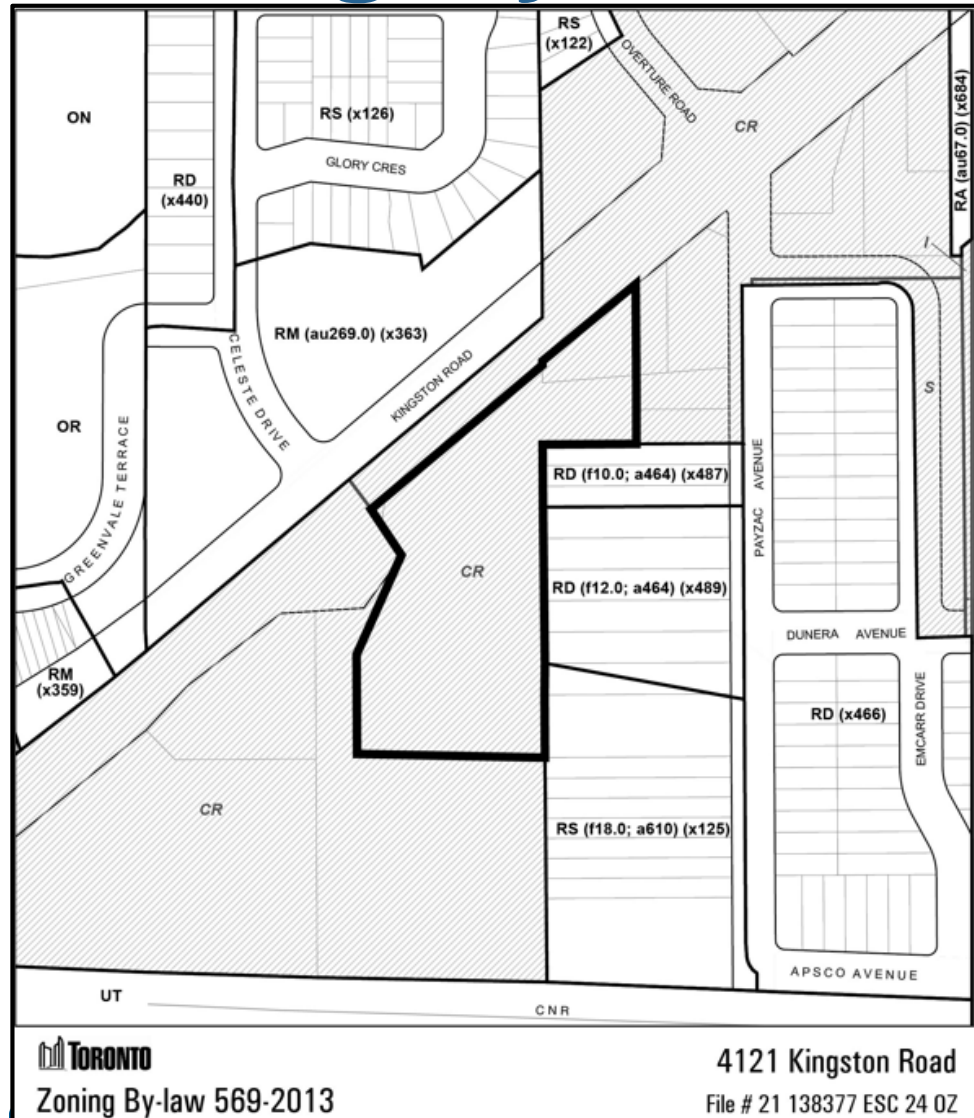
- Tall Building Design Guidelines
- Midrise Building Design Guidelines
- Townhouse & Low-Rise Apartment Guidelines
- Growing Up Guidelines: Planning for Children in New Vertical Communities
- Pet-Friendly Design Guidelines
- Toronto Greet Standards (TGS) Version 3.0
- Complete Streets Guidelines
- Streetscape Manual
- Accessible Design
- Retail Design Manual
- Percent for Public Art

**Urban Design Guidelines for the Study Area will be developed**



Area Specific Urban Design Guidelines

# Zoning By-law



## West Hill Community Zoning By-law No. 10327

### Commercial/Residential Zone

- Permits a minimum of two storeys and a maximum of eight storeys
- 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.
- The western portion of the property is subject to Exception Nos. 6, 43 and 68 in the Zoning By-law, which apply to holding provisions, permissions for auto sales, maintenance and services restricts the size of auto repair shops, and prohibiting auto body repair and wrecking yards.

# Reasons For The Application



A Zoning By-law amendment application is required to permit the proposed number of storeys, the floor space index/density, the number of dwelling units proposed, including the following:



- building heights,
- to establish appropriate performance standards relating to building setbacks, coverage and parking requirements, framework for private and public streets



## Other Matters

- Appropriate development Streets, Blocks & Open Spaces
- Appropriate transition to Neighborhoods
- Integration with existing and future development on Metrolinx lands



# Issues to think about ...

## Assets, Opportunities & Challenges

- What do you like about the area/streets
- What needs to be improved
- What planning elements should be improve or changed
  - ❖ Streets and Blocks
  - ❖ Parks and Open Spaces where opportunities exist.
  - ❖ Buildings types, building heights, densities, building articulation and building configuration.
  - ❖ Public ream improvements i.e. Public Art, High quality Architecture and Landscape Architecture,
  - ❖ Transportation issues
  - ❖ Community services and facilities i.e. library, community centres, local institutions

## What are we missing ?

# Applicant's Presentation



# Facilitated Discussion



At the end of the presentation we will go through each of the questions and one of our panelists will respond.



## Raise Hand:

Raise Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio. Participants Calling-in can dial \*3 to raise hand.

<https://www.toronto.ca/community-people/get-involved/public-consultations/participate-in-virtual-engagement-events/>

## Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.

# What is next ?

## More feedback welcome!

- Contact Francis Kwashie, Senior Planner, at [francis.kwashie@toronto.ca](mailto:francis.kwashie@toronto.ca)
- Sign up to be a member of the LAC

## Schedule Fall 2021

- Further review and analysis
- Technical Advisory Committee (TAC) Meeting 1
- Local Advisory Committee (LAC) Meeting 1





# Contact Us



**Email To:**

[Francis.Kwashie@toronto.ca](mailto:Francis.Kwashie@toronto.ca)

Francis Kwashie  
Senior Planner, Community Planning  
Scarborough District  
150 Borough Drive, 4<sup>th</sup> Floor  
Toronto, ON , M1P 4N7



**416-396-7040**



**@ CityPlanTO**

**Email To:**

[Sasha.Terry@toronto.ca](mailto:Sasha.Terry@toronto.ca)

Sasha Terry  
Senior Urban Designer, Urban Design  
Scarborough District  
150 Borough Drive, 4<sup>th</sup> Floor  
Toronto, ON , M1P 4N7

**Email To:**

[councillor\\_ainslie@toronto.ca](mailto:councillor_ainslie@toronto.ca)@toronto.ca

Councillor Paul Ainslie  
**Ward 24:** Scarborough Guildwood

**416-392-4008**