

**580 to 592 Kingston Road - OPA & Rezoning  
Applications - Preliminary Report**

<b>Date:</b>	January 6, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	09-192003 STE 32 OZ

**SUMMARY**

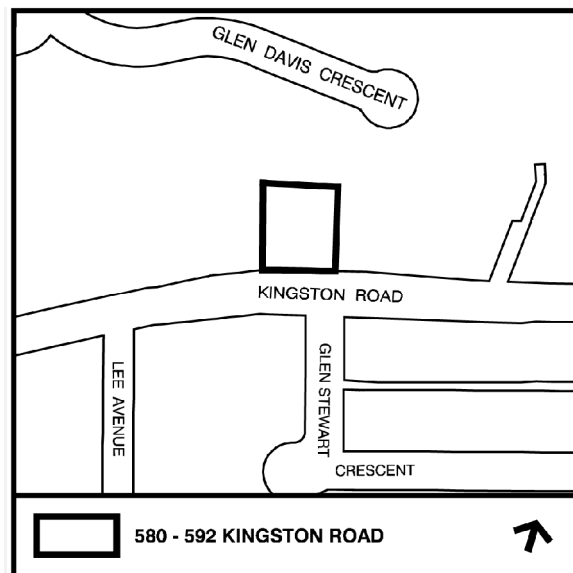
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a six storey, 47 unit apartment building with underground parking at 580 to 592 Kingston Road.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting will be scheduled in the first quarter of 2010.

The application has been circulated to City departments and external agencies, where appropriate, for comment.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements, as well as the built form issues.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is for a 6 storey apartment building with 47 units and a total gross floor area of 4,393 square metres. The proposal includes 51 parking spaces in a two level underground garage accessed from a shared driveway with the apartment building located at 600 Kingston Road. The Application Data Sheet is attached (Attachment 5).

### **Site and Surrounding Area**

The property is located on the north side of Kingston Road, west of Main Street. The property is currently occupied by three single family homes and a converted residential building with individual rooms. The property is flat along the Kingston Road frontage and sloped northward into the Glen Stewart Ravine.

Lands surrounding the property include:

North: Glen Stewart Ravine and single family houses located on Glen Davis Crescent.

West: Semi-detached houses and 3 to 5 storey apartment and multiplex buildings

East: An 8 storey apartment building with 68 units.

South: Semi detached houses and 3 to 7 storey apartment buildings.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered 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. 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*. "Low scale local institutions" play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as places of worship.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. Specifically, Policy 5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Further, Policy 5 states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood. The policies state that the prevailing building type will be the

predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

Section 3.4 of the Plan contains policies related to the Natural Environment. The Plan identifies that a careful assessment of impacts of new developments in areas near the natural heritage system is required. The plan identifies that the City's natural environment should not be compromised by growth, insensitivity to the needs of the environment or neglect. Proposals for development will be required to assess their impact on the natural environment by restoring, enhancing and extending the natural heritage system, natural features and their functions.

### **Zoning**

This site is zoned R4 Z1.0 which permits a variety of residential uses, including apartment buildings and some non-residential uses such as places of worship and public schools at a density of 1.0 times the area of the lot. The height limit is 14 metres.

### **Site Plan Control**

A Site Plan Control application was submitted concurrently with the Official Plan amendment and rezoning application.

### **Ravine Control**

The property is located adjacent to and extends into the Glen Davis Ravine. The application includes a Ravine Stewardship Plan that would look at replanting much of the ravine area with native species. The impacts on the ravine and the Ravine Stewardship Plan submitted are being reviewed.

### **Tree Preservation**

An Arborist Report has been submitted with the application and is being reviewed by Urban Forestry. There are 28 trees identified either on the property or adjacent to it. Most of these trees are proposed to be removed based on the condition of the trees, with 3 being proposed to be removed solely because of the impact of the proposed development.

### **Reasons for the Application**

The proposal does not conform with the Official Plan which permits apartment buildings up to 4 storeys in height, if it is in keeping with the prevailing building type of the specific neighbourhood. The proposal is for a 6 storey apartment.

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as, density, height and building depth. A full review for compliance with the Zoning by-law is being undertaken.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale and Justification Report, Arborist Report, Vegetation Analysis and Tree Preservation Plan, Ravine Stewardship Plan, Traffic Analysis and Parking Study, Functional Servicing Report, Site Servicing and Utilities Plan and Site Grading and Stormwater Management Report.

A Notification of Complete Application was issued on December 22, 2009.

### **Existing buildings and rental housing**

During pre-application discussions, City staff and the applicant assessed the applicability of City policies and by-laws concerning the demolition of rental housing. Planning staff conducted a site visit in February 2009, and reviewed available documentation to determine the previous and current residential uses of the four existing buildings. Planning staff determined that there were fewer than 6 dwelling units, and that although there was some rental housing use on the properties, it affected fewer than 6 units.

Only one of the three houses was being used for rental housing, and it was unknown if it contained a secondary rental suite. The larger residential building was vacant and was boarded up. The applicant did allow staff access to the building and based on the site visit and the photographs provided, it was determined that the building had been converted at some point by a previous owner to contain 12 small rooms. It appeared to have operated as a rooming house, although City records do not show any permits to convert the building or operate it as a rooming house. Staff findings were that these rooms did not constitute viable self-contained dwelling units.

Based on the site visit, it was determined that either 4 or 5 dwelling units existed on the subject lands, and therefore neither Official Plan policy 3.2.1.6 on demolition of rental housing, nor the City's by-law on demolition of rental housing under Section 111 of the City of Toronto Act would apply to this property.

A Declaration of Use and Screening Form pursuant to the section 111 by-law was submitted by the applicant confirming the current residential uses of the subject properties.

### **Issues to be Resolved**

#### **Massing and Density**

The proposed 6 storey building exceeds the permitted density of 1.0 times the area of the lot and exceeds the maximum 14 metres height limit. City Planning staff will examine the impacts of the proposed density and massing.

#### **Ravine and Natural Heritage Protection**

Staff will review the Vegetation Analysis and Tree Preservation Plan and the Ravine Stewardship Plan to ensure that any development results in the enhancement of the existing Ravine and Natural Heritage area of the property.

### **Parking, Servicing and Loading**

Staff will review the access, servicing, loading and parking layouts proposed. The proposal involves the use of a shared driveway with the existing apartment building at 600 Kingston Road. Staff will consult with City Legal to ensure that the appropriate mechanisms are included in any approval to ensure the ongoing use of the shared driveway for the life of the building.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

### **CONTACT**

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### **SIGNATURE**

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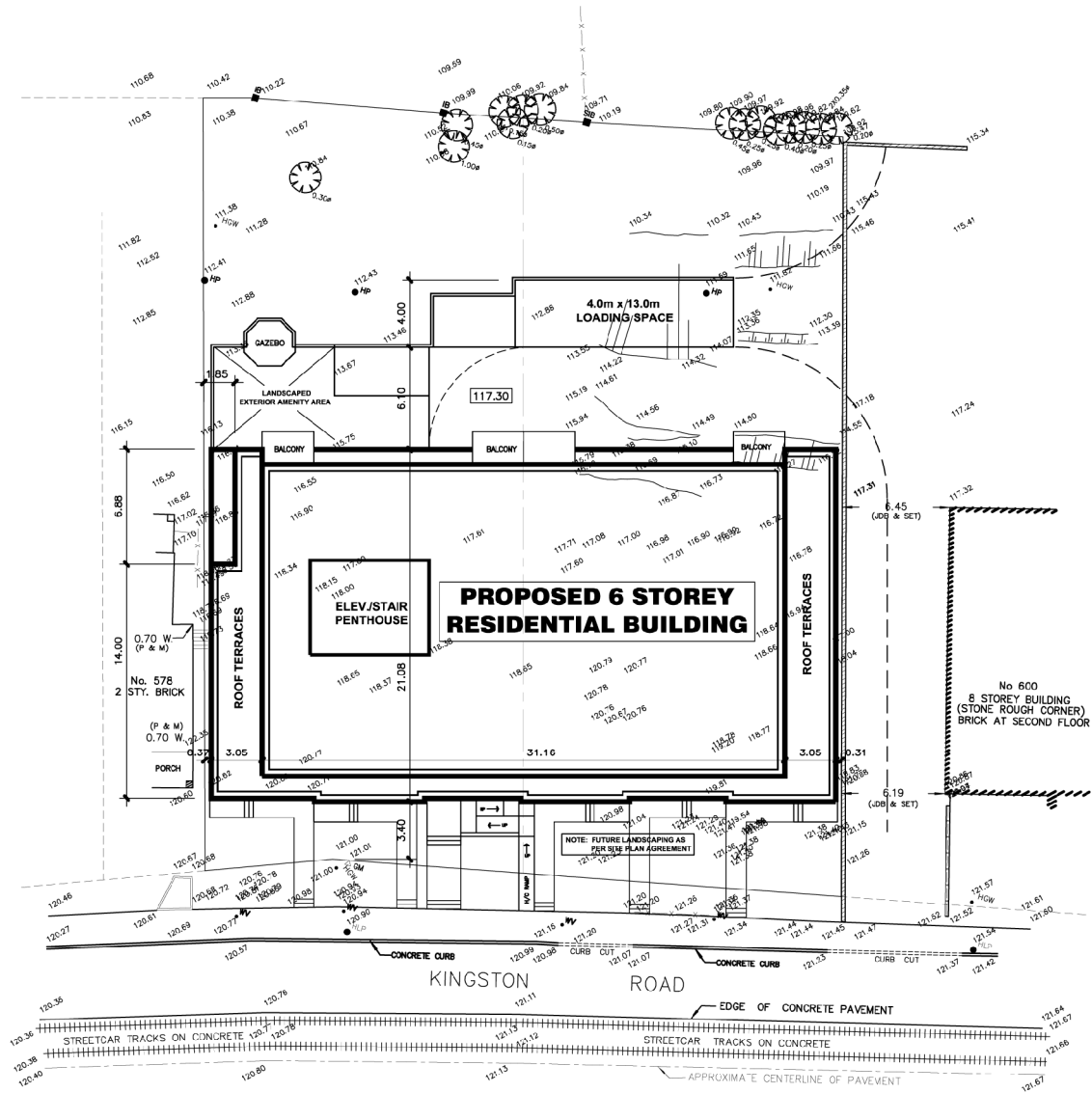
Raymond David, Director  
Community Planning, Toronto and East York District

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### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

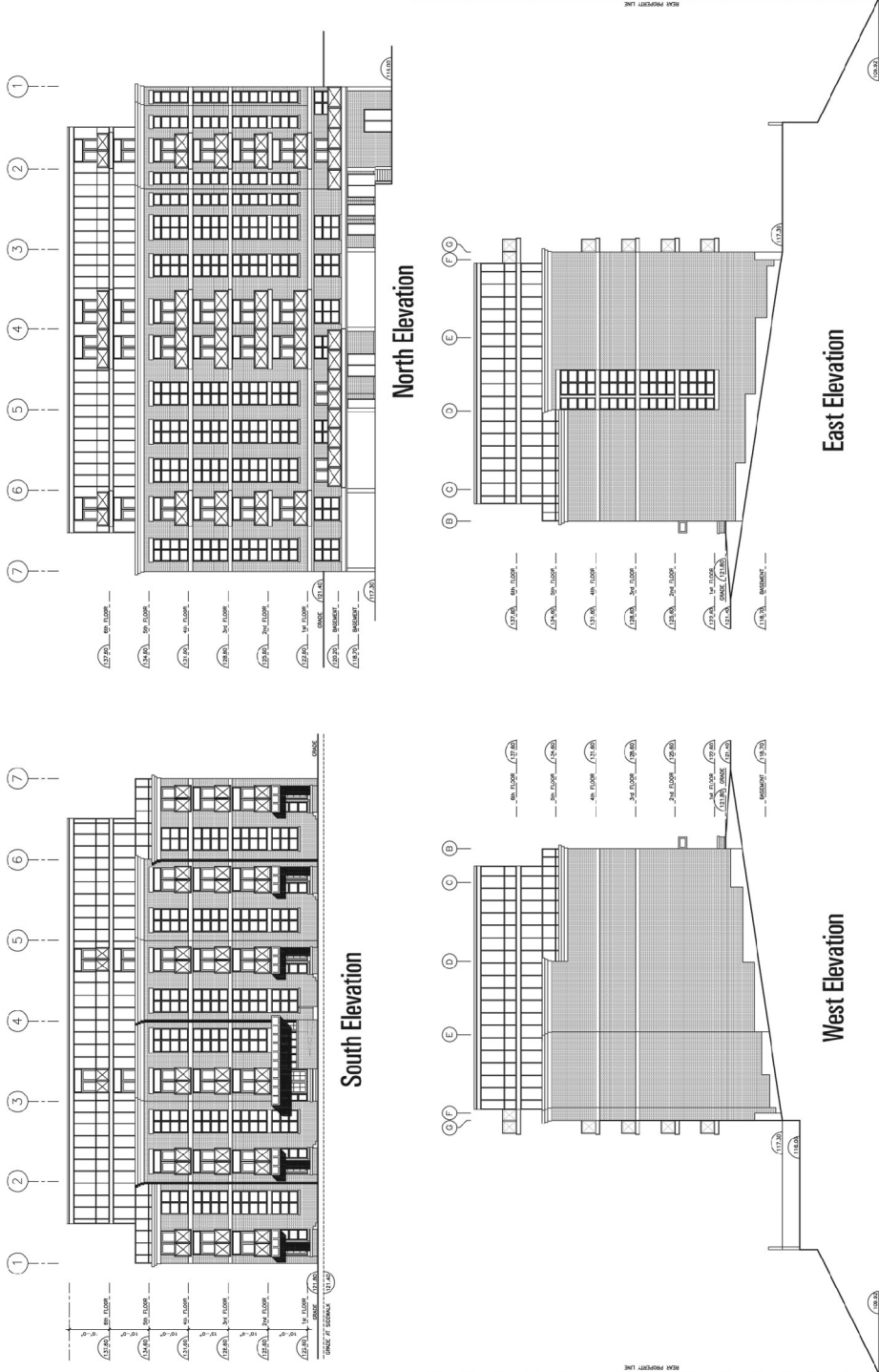
580-592 Kingston Road

Applicant's Submitted Drawing

Not to Scale 

File # 09\_192003

**Attachment 2: Elevations**



**580-592 Kingston Road**

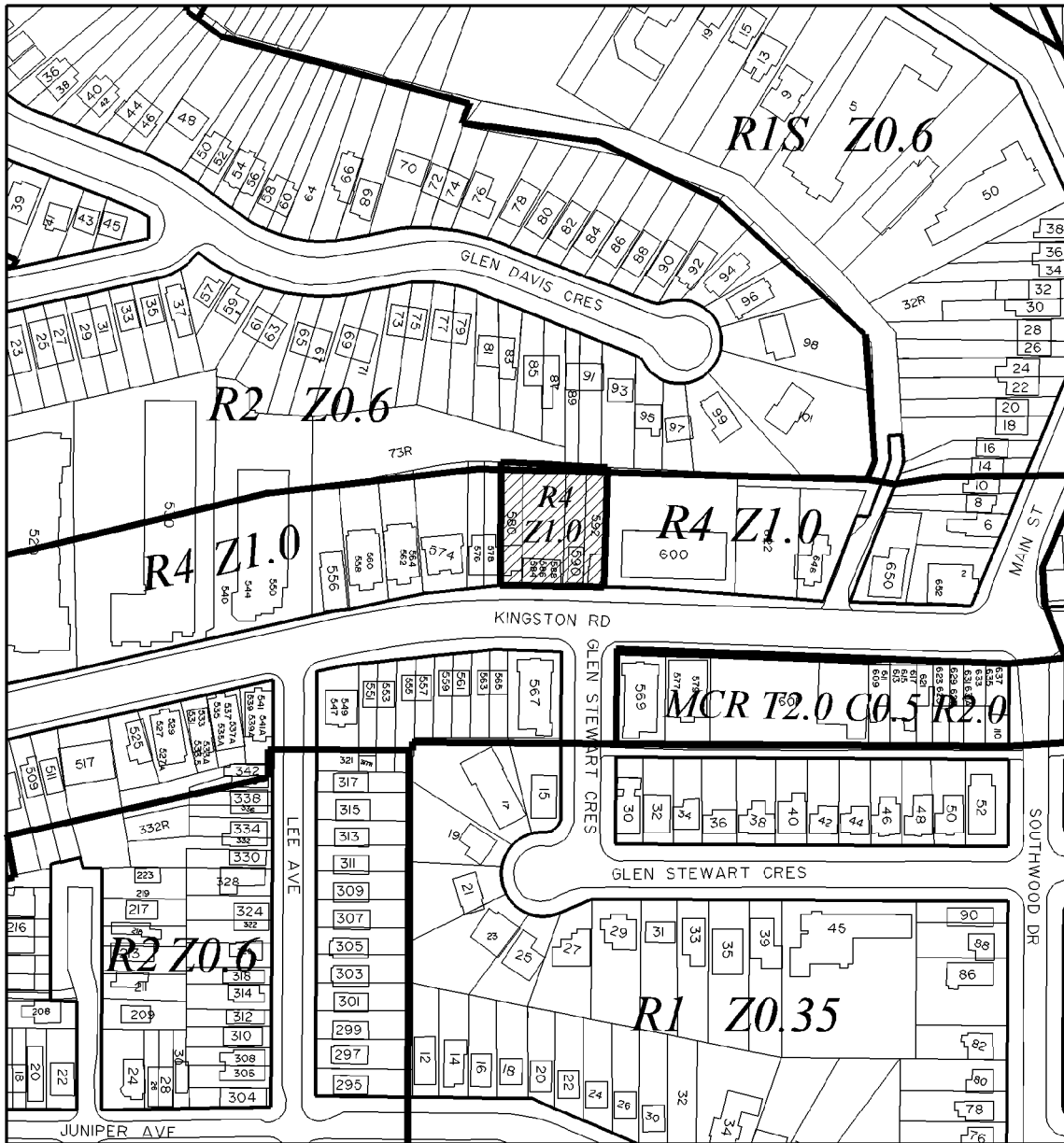
**Elevations**  
Applicant's Submitted Drawing

File # 09\_192003

Not to Scale  
12/17/2009



### Attachment 3: Zoning



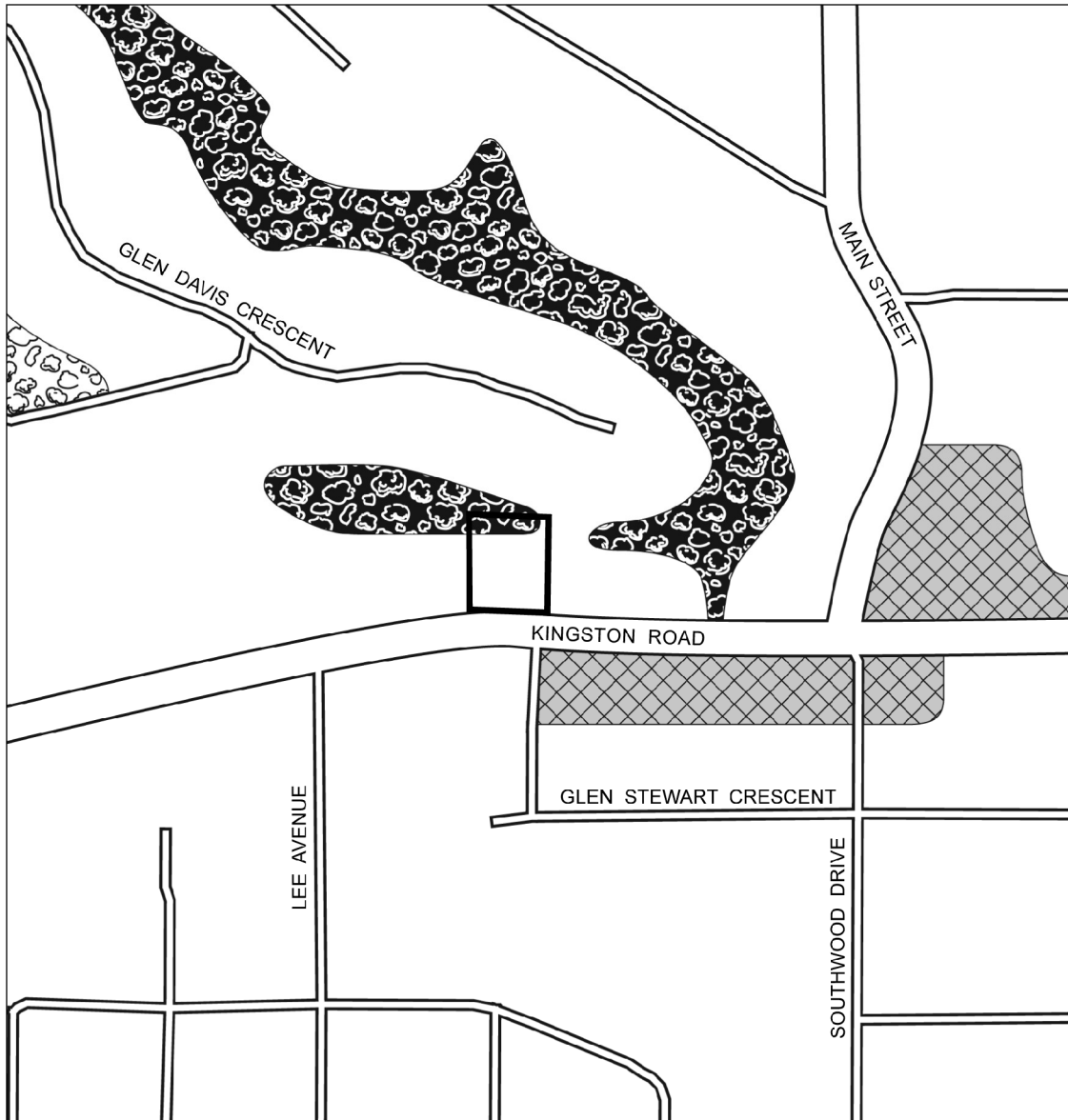
580 - 592 Kingston Road  
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- R1 Residential District
- R1S Residential District
- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 12/17/2009

**Attachment 4: Official Plan**



**TORONTO** City Planning  
**Official Plan**

**580-592 Kingston Road**

File # 09\_192003

- |   |   |
|---|---|
|  Site Location   | <b>Parks &amp; Open Space Areas</b>   |
|  Neighbourhoods  |  Natural Areas |
|  Mixed Use Areas |  Parks         |

  
 Not to Scale  
 12/17/2009

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09-192003 STE 32 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 27, 2009

Municipal Address: 580 KINGSTON RD  
 Location Description: PL 422 PT LT4 CON 1 FROM BAY \*\*GRID S3205  
 Project Description: OPA and Rezoning application - 6 storey - 47 unit condo development - 2 levels below grade parking and 51 parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Chadwin and Company Limited			Edzar Investments Ltd

### PLANNING CONTROLS

Official Plan Designation: Neighbourhoods	Site Specific Provision: NA
Zoning: R4 Z1.0	Historical Status: NA
Height Limit (m): 14	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	1722.64	Height:	Storeys:	6	
Frontage (m):	38		Metres:	19.5	
Depth (m):	57.3				
Total Ground Floor Area (sq. m):	805.2				<b>Total</b>
Total Residential GFA (sq. m):	4392.31		Parking Spaces:	51	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	4392.31				
Lot Coverage Ratio (%):	46.7				
Floor Space Index:	2.55				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	4392.31	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	24	Office GFA (sq. m):	0	0
2 Bedroom:	18	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	47			

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