

**611- 631 Kennedy Road – Zoning Amendment
Application – Preliminary Report**

Date:	March 22, 2012
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	12 113066 ESC 35 OZ

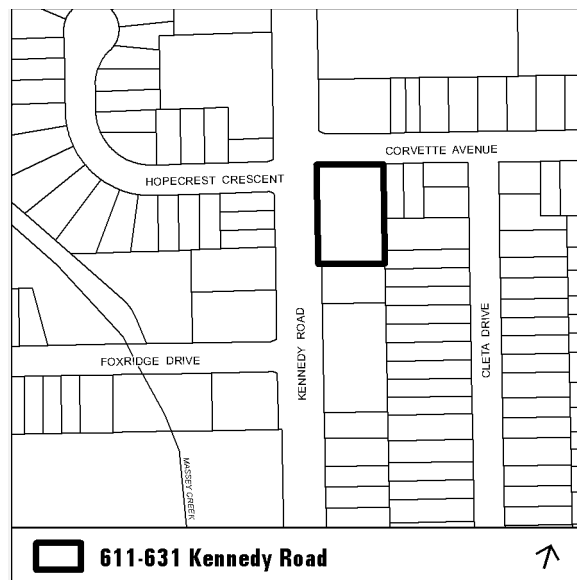
SUMMARY

This application proposes to change the zoning permissions to enable redevelopment of an existing neighbourhood commercial plaza with a 10-storey apartment building containing 110 dwelling units, ground floor commercial space and two levels of underground parking.

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

The application is currently in circulation to usual commenting Divisions and agencies. A site plan control application in this regard was submitted on March 20, 2012.

A final report will be prepared and the public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided. Planning staff anticipate the Public Meeting can be targeted for the third quarter of 2012, assuming that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 611-631 Kennedy Road 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.

DECISION HISTORY

Pre-Application Consultation

Pre-application consultations were held with the applicant to discuss land use planning considerations and complete application submission requirements. Originally proposed as a 36-unit stacked townhouse redevelopment in June 2011, Planning staff suggested the owner also investigate a mid-rise form of development, recognizing the existing Apartment Neighbourhoods designation in the official plan, the site's location on a major arterial road, and proximity to rapid transit facilities. Subsequent discussions in October 2011 addressed a conceptual proposal for this apartment building, height, massing and setback considerations, and redesign of the east side of the site to address site circulation (e.g. parking, loading, underground parking ramp relocation, etc.). The current application represents the owner's response to the advice offered by Planning and other City staff during those preliminary discussions.

ISSUE BACKGROUND

Proposal

The proposed site redevelopment consists of a terraced 10-storey, 110-unit apartment building with 76 one-bedroom and 34 two-bedroom units. All units are proposed to have private balconies or terraces. In addition to residential lobby and amenity spaces on the ground floor, approximately 890 square metres (9,580 square feet) of retail/office commercial space is also proposed, potentially accommodating a number of existing tenants, to both serve the new residents and continue serving area residents. The commercial uses would have primary pedestrian access directly from Kennedy Road with an internal corridor from the street to access parking behind the building and underground via separate elevator.

Five surface parking spaces are proposed for commercial and visitor parking, with 143 spaces proposed in two levels of underground parking for residents, visitors and additional commercial parking. Residential parking would be provided at the rate of 1.1 spaces per unit, while commercial parking would be provided at the rate of 3 spaces per 100 square metres of commercial floor space. Provision is also made for 89 bicycle parking spaces.

Approximately 216 square metres (2,325 square feet) of indoor and 202 square metres (2,217 square feet) of outdoor resident amenity space is proposed (i.e. 3.8 m² per unit). The current design incorporates a corner 'plaza' treatment, adjacent to the existing TTC bus stop, with an approximately 30 percent green roof treatment. The development would comprise 9 735 square metres (104,790 square feet) at a proposed density of approximately 3.6 times the site area.

Additional information is provided on the site plan, elevations and perspectives drawings (Attachments 1 to 4) and the application data sheet (Attachment 6).

Site and Surrounding Area

The subject property at the southeast corner of Kennedy Road and Corvette Avenue is occupied by a 1-storey strip retail commercial plaza containing a florist, convenience store, hair salon, take-out restaurants and vacant units. The approximately 50-year-old plaza is set back from Kennedy Road with surface parking to the front addressing both the Kennedy Road and Corvette Avenue frontages. The approximately 2 757 square metres (0.7 acre) site is rectangular in shape, generally flat with no landscaping. Surrounding uses include:

North: On the north side of Corvette Ave. is a single-storey place of worship, with 6-storey and 11-storey apartment buildings and a single storey commercial plaza beyond. On the west side of Kennedy Road, north of Corvette Avenue, are a funeral home, a 6-storey apartment building and low-rise retail plazas.

South: Immediately south of the site is a small plaza (restaurant, place of worship and aquarium store), next to recently constructed stacked townhouses, with a mix of residential and non-residential uses beyond. On the west side of Kennedy Road, south of the site, is the Pine Hills Cemetery.

East: East of the site are detached single-family dwellings, Corvette Junior Public School, and the Corvette Playfield.

West: The west side of Kennedy Road, opposite the site, consists of single-detached dwelling and four 3-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 subject property is currently designated Apartment Neighbourhoods in the Toronto Official Plan. This designation extends to the south of the site and north of Corvette Ave. The west side of Kennedy Road and the area east of the site are designated Neighbourhoods.

Apartment Neighbourhoods are made up of apartment buildings, parks, local institutions, cultural and recreational facilities, small-scale retail, service and office uses that serve the needs of area residents, with all land uses provided for in the Neighbourhoods designation also permitted.

Development in Apartment Neighbourhoods will be located and massed to minimize shadows, frame public streets and provide a transition between areas of different development intensity and scale, through such means as setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods. Sufficient off-street and bicycle parking will be provided, with service areas and garbage storage adequately screened. Residents will be provided with indoor and outdoor recreation spaces and ground floor uses which enhance safety, amenity and animation of adjacent streets and open spaces.

Zoning

The subject property is currently zoned Neighbourhood Commercial (NC) in the Kennedy Park Community Zoning By-law No. 9276. This zoning permits day nurseries, automobile service stations, banks, medical centres, personal service shops, restaurants, retail stores and offices, to a maximum gross floor area (excluding basements) of 0.4 times the lot area and without restrictions as to building height.

Site Plan Control

The subject property is under site plan control. A site plan application (12 139412 ESC 35 SA) was filed on March 20, 2012. Supporting reports and documentation relating to the site plan were filed previously and have been circulated in conjunction with this rezoning application.

Reasons for the Application

The site presently contains an aging strip commercial plaza at the back of the site with no landscaping, a surface parking lot directly adjacent to this prominent corner of Kennedy Road and Corvette Avenue, and a number of currently vacant units. The site is also in close proximity to the Kennedy Subway Station and a number of existing apartment buildings. The applicant submits that this site represents an opportunity to consider residential infill and intensification in the form being proposed. A rezoning is required to change the current Neighbourhood Commercial zoning to a residential zone category which includes provisions for limited retail, service and office uses, and with appropriate development standards.

COMMENTS

Application Submission

The following materials were submitted with this rezoning application, many of which also pertain to the site plan application:

- a. site plan, building elevations, floor plans, landscape plans and perspective drawings;
- b. planning rationale report;
- c. traffic impact study;
- d. functional servicing and preliminary stormwater management report;
- e. phase 1 environmental site assessment;
- f. pedestrian level wind assessment;
- g. shadow study;
- h. arborist report;
- i. Toronto Green Standard Checklist; and
- j. community services and facilities study.

A Notification of Complete Application was issued on March 7, 2012.

Issues to be Resolved

Height and Density

Staff will be reviewing whether the proposed height and density are appropriate given the size of the site and the surrounding context. Compatibility with the surrounding area will be considered respecting matters such as built form, shadows, overlook and privacy. One concern in this regard will be achieving a 45-degree angular plane from the east property line relating to building height to minimize impacts on the neighbouring dwellings.

Urban Design

Detailed urban design review will continue through review of the site plan application. This will include attention to building massing, the building interface with both Kennedy Road and Corvette Avenue, proposed building setbacks from the streets, functioning of the commercial entrances from the street and connections to parking for commercial users, location and screening for loading and garbage handling, streetscape enhancements, provision of landscaping, and residential amenity space.

Traffic and Parking

City staff are reviewing any traffic impacts that may arise as a result of the proposed development, and confirming appropriate parking provisions for the development (i.e. supply, location and accessibility). An approximately 2.1 metre (7 feet) road widening along the Kennedy Road frontage will be required to achieve the 30 metre right-of-way width established in the official plan.

Toronto Green Standard

Staff will continue encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard.

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the official plan. Several of the natural environment policies of the official plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and supports green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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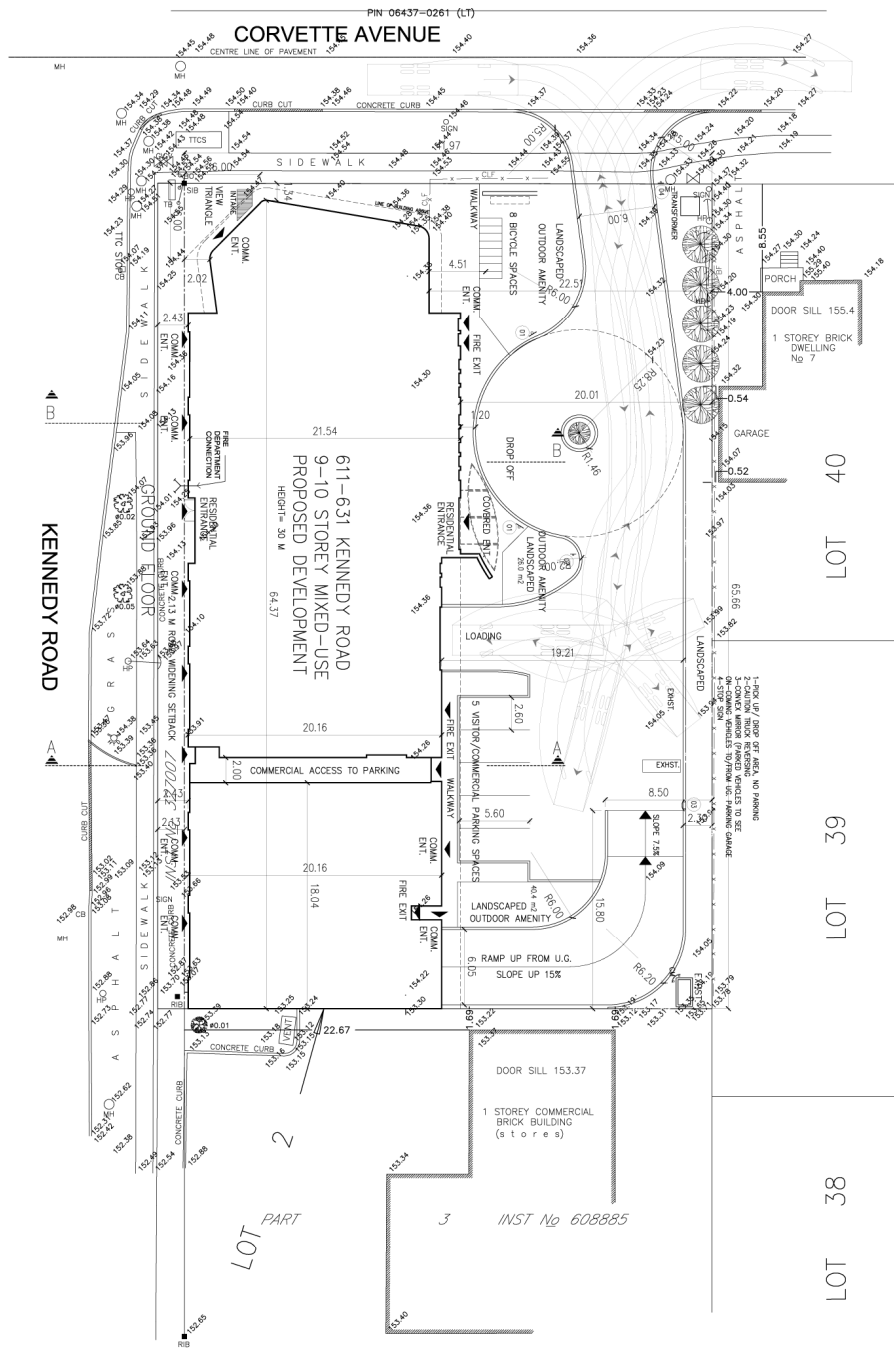
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations (North & West)
Attachment 3: Elevations (South & East)
Attachment 4: Perspectives
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

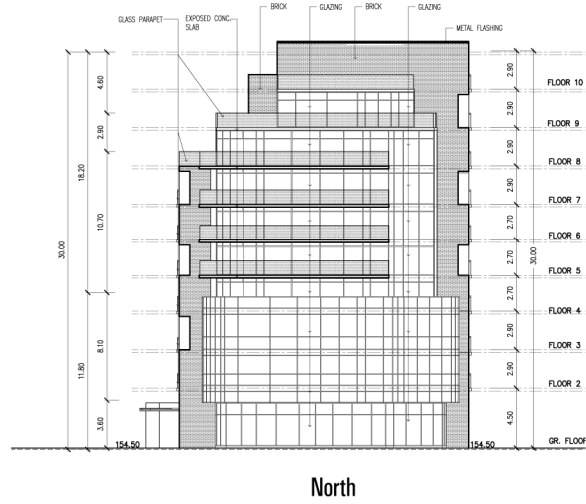
Applicant's Submitted Drawing

Not to Scale 
03/21/2012

611-631 Kennedy Road

File # 12 113066 0Z

Attachment 2: Elevations (North & West)



Elevations

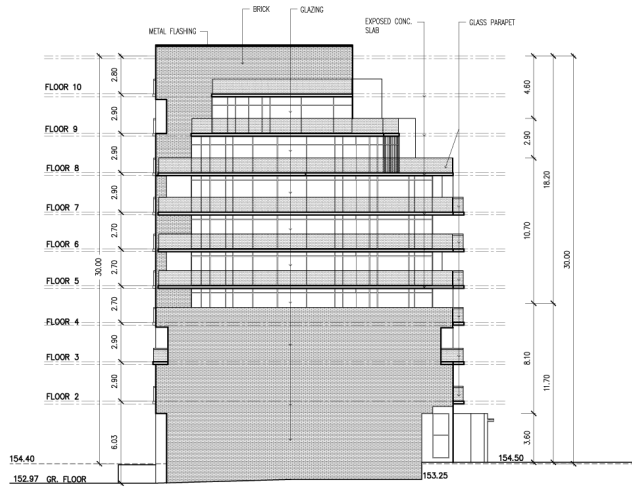
Applicant's Submitted Drawing

Not to Scale
03/21/2012

611-631 Kennedy Road

File # 12 113066 0Z

Attachment 3: Elevations (South & East)



South



East

Elevations

Applicant's Submitted Drawing

Not to Scale
03/21/2012

611-631 Kennedy Road

File # 12 113066 0Z

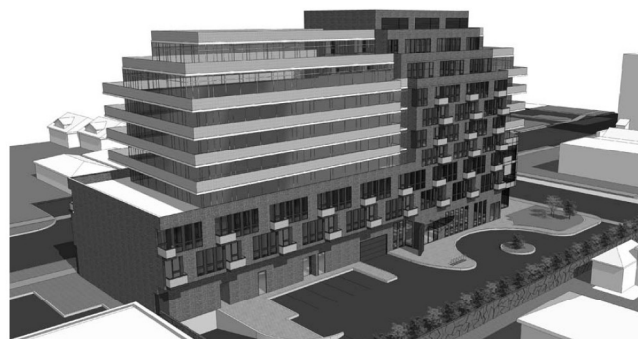
Attachment 4: Perspectives



North-East



North-West



South-East

Perspectives

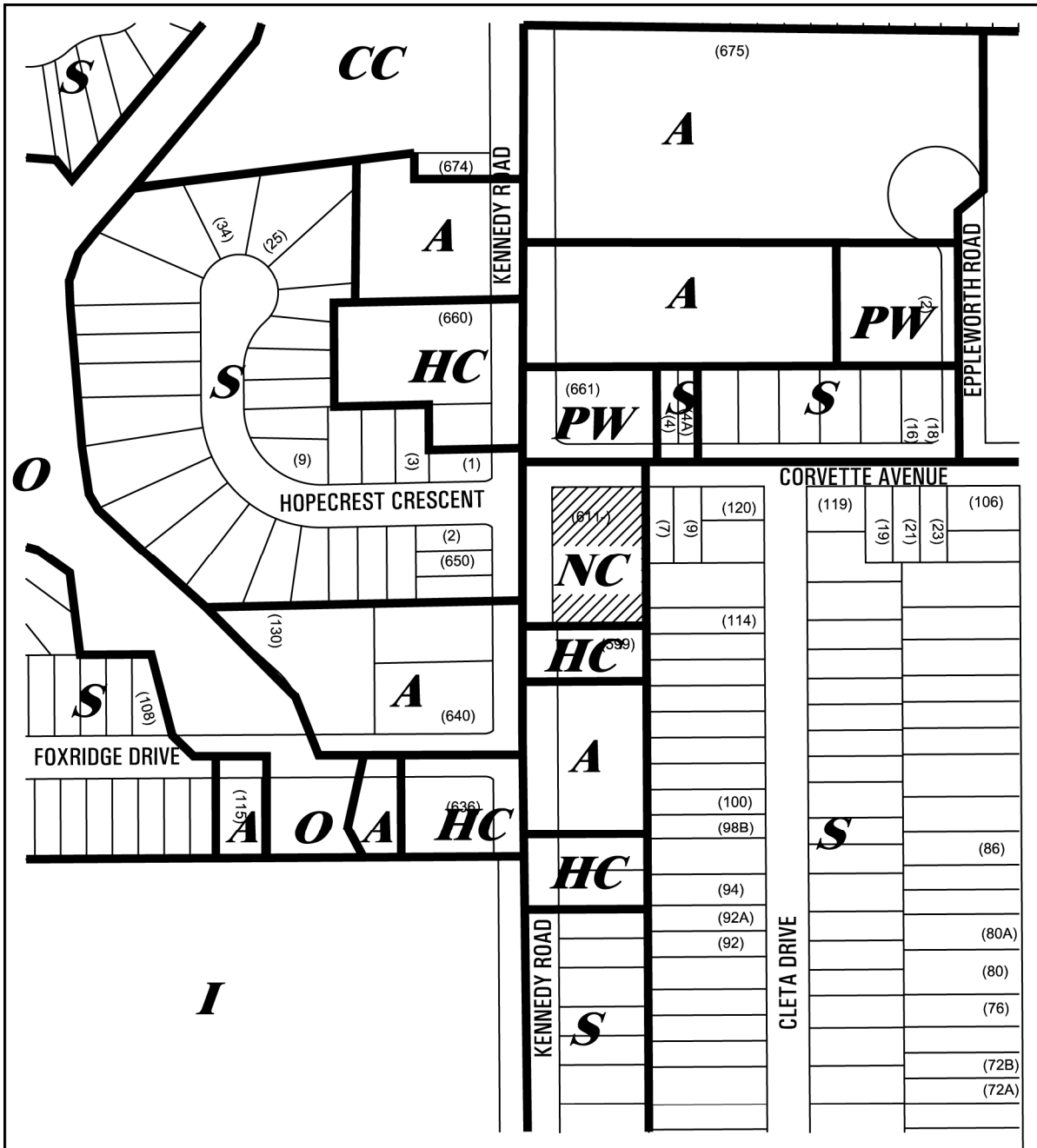
Applicant's Submitted Drawing

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03/21/2012

611-631 Kennedy Road

File # 12 113066 02

Attachment 5: Zoning



Zoning Kennedy Park Community

611-631 Kennedy Road

File # 12 113066 OZ

Location of Application

S Single-family Residential
A Apartment Residential
NC Neighbourhood Commercial
CC Community Commercial

HC Highway Commercial
I Institutional Uses
PW Place(s) Of Worship
O Major Open Spaces

Not to Scale
 03/21/12

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 113066 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	January 27, 2012

Municipal Address: 611-631 KENNEDY RD
 Location Description: PLAN 3507 LOT 1 PT LOT 2 64R-8883 PARTS 2 & 4 **GRID E3503
 Project Description: Proposed 10-storey mid-rise residential building containing 110 dwelling units and 890 square metres of ground floor commercial.

Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC ASSOC LTD			CANDO PROPERTIES INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	NC	Historical Status:	
Height Limit (m):	No	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2757.1	Height:	Storeys:	10	
Frontage (m):	0		Metres:	30	
Depth (m):	0				
Total Ground Floor Area (sq. m):	1271.1				Total
Total Residential GFA (sq. m):	9105		Parking Spaces:	148	
Total Non-Residential GFA (sq. m):	890		Loading Docks	0	
Total GFA (sq. m):	9995				
Lot Coverage Ratio (%):	46.1				
Floor Space Index:	3.6				

DWELLING UNITS

Tenure Type:		
Rooms:	0	
Bachelor:	0	
1 Bedroom:	76	
2 Bedroom:	34	
3 + Bedroom:	0	
Total Units:	110	

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	8845		260
Retail GFA (sq. m):	890		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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