

65 Crossovers St – Rezoning Application (Removal of the Holding Symbol “H”) – Final Report

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| Date: | August 18, 2008 |
| To: | Toronto and East York Community Council |
| From: | Acting Director, Community Planning, Toronto and East York District |
| Wards: | Ward 32 – Beaches-East York |
| Reference Number: | 08-185495 STE 32 OZ |

SUMMARY

This City-initiated amendment is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to remove the Holding Symbol (H) from the zoning on the property to permit the construction of 2 dwelling units at 65 Crossovers St.

The official plan policies for the property contemplate removal of a holding symbol when specific conditions have been satisfied, including the passing of five years, which has occurred.

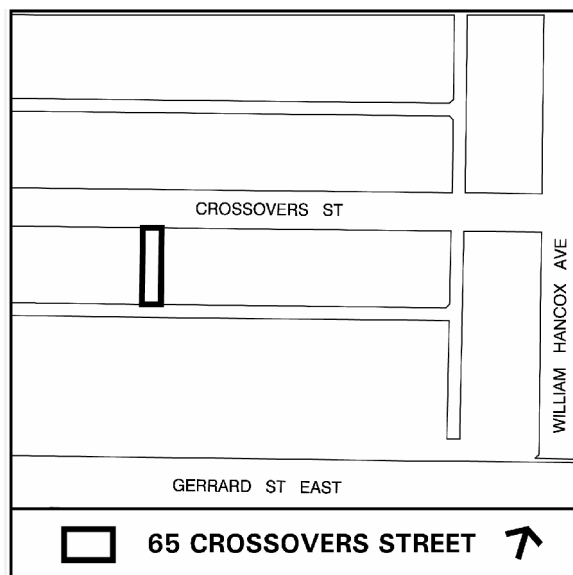
This report reviews and recommends approval of the application to amend Zoning By-law No. 191-2001 (OMB) to remove the holding symbol and associated provisions from the subject lands.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 191-2001 (OMB) substantially in



accordance with the draft Zoning By-law Amendment attached as Attachment No. 1.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Ontario Municipal Board approved the redevelopment of the subdivision known as the “Upper Beach Neighbourhood” in 2001. Prior to the development of the new neighbourhood, the lands were used for a railway yard. At the time of approval, there was a desire to create an additional road connection to Gerrard Street East at the location of 65 Crossover Street. As the lands immediately to the south were not owned by the applicant, this connection was not possible. A Holding Symbol (H) was put on the lands for a period of 5 years, to allow for the negotiation of a road connection should the lumber yard use to the south cease and the owner come in with redevelopment plan.

ISSUE BACKGROUND

Proposal

An application has been initiated by the City to amend Zoning By-law No. 191-2001 (OMB) to lift the Holding Provision (H) applying to the lands at 65 Crossover Street to allow for the development of 2 houses in accordance with the underlying zoning.

Site and Surrounding Area

The property is located on the south side of Crossover Street, mid-block between Ted Reeve Drive and William Hancox Avenue and is currently a sodded vacant lot. The property is surrounded by the remainder of the Upper Beach Neighbourhood on the east, west and north. A lumber yard, which front onto Gerrard Street East is located immediately to the south of the property.

Official Plan

The property is designated as Neighbourhoods in the Official Plan.

Zoning

The lands are subject to Site Specific By-law 191-2001 (OMB) and permit the construction of 2 houses at this location once the holding symbol has been removed.

Reasons for Application

The proposed 2 houses are permitted on the property at 65 Crossovers Street; however the site is covered by a Holding Symbol (H). No uses are permitted on land subject to a Holding Symbol until the Symbol is removed by an amendment to the By-law.

COMMENTS

The Holding Symbol (H) was negotiated on the lot at 65 Crossovers Street to enable an additional connection to Gerrard Street East, should the adjacent property owner choose to redevelop the property to the south and if the City was able to negotiate the creation of a road as part of a development application. The conditions relating to the Holding Symbol have been satisfied.

It is appropriate for Council to amend site specific Zoning By-law 191-2001 (OMB) to remove the Holding Provisions (H) from the subject lands.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend By-law No. 191-2001 (OMB), by lifting the Holding Symbol (H) with respect to the lands municipally known as, 65 Crossovers St

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto is satisfied that the conditions relating to the lifting of the Holding Symbol (H) from the subject lands have now been satisfied and Council has given notice of its intentions to lift the Holding Symbol (H) in accordance with the *Planning Act*:

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 191-2001 (OMB), being a By-law “To amend General Zoning By-law No. 438-86 for the former City of Toronto respecting lands known as 2230, 2324 and 2336 Gerrard Street East” is amended as follows:
 - (a) by deleting from Section 1 the designation “,(h) R2 Z1.0”,
 - (b) by deleting from Section 3 the reference in exception 325 to the words “495, excluding two dwelling units in the (h) R2 Z1.0 zone as shown on District Map 54H-324.” and replacing same with “497”, and
 - (c) by amending Map 1 for the property known as 65 Crossover Street in accordance with Map 1 attached to and forming part of this by-law.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

