

980 Lansdowne Avenue (Phase 4 Lands) – Zoning Amendment Application to remove the “H” Holding Symbol – Status Report

Date:	July 26, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 17 - Davenport
Reference Number:	File No. 10 142739 WET 17 OZ

SUMMARY

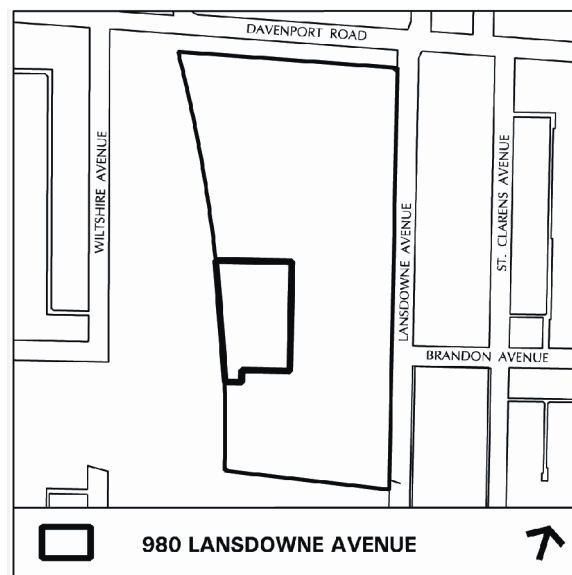
This application proposes to amend the former City of Toronto Zoning By-law 438-86 and site-specific Zoning By-law 728-2006, to remove the "H" Holding symbol for the Phase 4 lands identified in the Davenport Village Secondary Plan and currently zoned “R2(h)”. The proposed development for phase 4 includes a 128- unit stacked townhouse development and the extension of a public park. The phase 4 lands are currently referred to as 980 Lansdowne Avenue.

This report provides an update on the application and seeks authority for staff to report directly to the City Council meeting of August 25 and 26, 2010 in the event that the applicant has entered into a subdivision agreement and satisfied all other requirements to lift the "H" Holding symbol as outlined in the Davenport Village Secondary Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Etobicoke York Community Council direct the Chief Planner and Executive



Director, City Planning Division to report directly to the City Council at its meeting of Aug. 25 and 26 2010 with a draft zoning by-law amendment if the applicant has entered into a subdivision agreement and satisfied all other requirements listed in Section 12.6 of the Davenport Village Secondary Plan.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The lands subject to this “H” zoning removal application, represent Phase 4 of the 7-Phase redevelopment of a property known as the former General Electric site located at the southwest corner of Davenport Road and Lansdowne Avenue.

Phase 1 of the development was approved on January 27, 2005, by the Ontario Municipal Board. The approvals included amendments to the former City of Toronto Official Plan and Zoning By-law to permit the development of 212 stacked condominium townhouse units and the conversion of an existing building (Building 15) to office uses.

Phase 2 of the site development was approved by City Council on December 7, 2005 to permit the conversion of the existing building located at the northeast corner of the site, known as Building 13, to provide for 104 dwelling and/or live-work units. The Phase 2 development was permitted, prior to resolution of the Secondary Plan for the undeveloped balance of the lands. Both Phase 1 and 2 are now complete.

On July 27, 2006, City Council approved the Davenport Village Secondary Plan and adopted site-specific Zoning By-law 728-2006 for the remainder of the site. The purpose of the Secondary Plan was to set out a vision for the future development of the site that would permit a long term phased development consisting of a mix of residential, live-work and commercial uses, new roads and a new park. Copies of the by-laws can be found at: <http://www.toronto.ca/legdocs/bylaws/2006/law0727.pdf> and <http://www.toronto.ca/legdocs/bylaws/2006/law0728.pdf>

On October 26, 2009, the Notice of Approval Conditions for Site Plan Control was issued for the Phase 3 lands. The construction of the proposed development and servicing of the site is currently underway.

ISSUE BACKGROUND

Proposal

An application has been submitted to amend the former City of Toronto Zoning By-law 438-86 and site-specific zoning By-law 728-2006, to remove the Holding "H" symbol for Phase 4 lands. Currently these lands are zoned “R2(h)” and are referred to as 980 Lansdowne Avenue.

Related Applications

On October 23, 2008, an application was submitted for draft plan of subdivision approval for Phases 3 to 7 of the overall redevelopment of the site. Approval of the Draft Plan of Subdivision subject to the completion of a number of conditions was issued on October 27, 2009.

A site plan application has also been received for the Phase 4 lands to permit a 128-unit stacked townhouse development and an extension of a public park.

Site and Surrounding Area

The subject property, currently known as 980 Lansdowne Avenue, has been identified in the Davenport Village Secondary Plan as Phase 4 of the overall development of the site. Site-specific zoning By-law 728-2006 identifies the Phase 4 lands as the portion of Block 3 located on the west side of a new public street.

The approved Draft plan of Subdivision dated October 22, 2009 identifies the Phase 4 Lands as Block 1 and Block 4, with Block 1 being the extension of the public park.

The Phase 4 lands are surrounded by the following land uses:

- North: a new public park to be constructed as part of Phase 3;
- South: Vacant future phases of the former GE lands, Canadian Pacific Railway's North Toronto Subdivision and the former Royce Works building at the northwest corner of Dupont Street and Lansdowne Avenue;
- East: A new public road to be constructed as part of Phase 4, and existing industrial buildings that form part of the former GE operation including building 18; and
- West: Canadian National Railway's Newmarket Subdivision and mixed uses.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with both the Provincial Policy Statement and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the land within Phase 4 as Neighbourhoods and Parks as identified on Map 17 – Land Use Plan.

The site is also subject to the policies of the Davenport Village Secondary Plan which sets out a vision for the future development of the site. It permits the site to be developed in phases and allows for up to 1,400 dwelling units. The Secondary Plan encourages a mix of uses including a park, new roads, residential units, live-work units and commercial uses. Section 12 of the Secondary Plan also contains policies to provide for the orderly development, appropriate infrastructure and servicing of the site. It also provides for the use of Holding (H) provisions. The Plan allows the Holding (H) symbol to be removed incrementally or in phases once a number of conditions have been fulfilled.

Zoning

The lands located in Phase 4 of the development are subject to the former City of Toronto Zoning By-law 438-86 and site-specific zoning By-law 728-2006. The site-specific by-law zones the site as Residential District 2 “R2(h)” and permits the proposed row plexes, underground parking garage and public park.

The zoning on the Phase 4 lands contain a Holding provision (H) which restricts the use of the land until such time as an application to remove the “H” Holding zoning designation is filed, a number of conditions are fulfilled and a by-law is enacted.

Site Plan Control

The entire site is to be developed in 7 phases. Each phase of the development requires Site Plan approval prior to the issuance of building permits. The development of Phase 1 and 2 is complete and construction on Phase 3 has commenced. A site plan application has been submitted for Phase 4 which includes the development of 128 stacked townhouse units and an extension to a public park.

Reasons for Application

The application has been submitted in order to remove the Holding (H) symbol for the lands zoned “R2(h)” in Phase 4 as identified in the Davenport Village Secondary Plan. These Holding (H) symbols must be removed in order to facilitate the development of the site and for building permits to be issued.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application in formulating appropriate by-law standards.

COMMENTS

The Phase 4 lands are subject to the policies of the Davenport Village Secondary Plan. Specifically, Section 12.6 of the Plan states that the holding symbol may be removed incrementally or in phases, upon application by the owner to the City and only as the following matters have been provided and/or appropriate agreements binding on the owner have been entered into pursuant to Section 37, 41, 51 or 53 of the Planning Act, or the Ontario Heritage Act, to secure the following matters all to the satisfaction of the Chief Planner and Executive Director, City Planning Division:

- (i) a record of Site Condition is to be filed on the Province's Environmental Registry under the Environmental Protection Act, evidencing that the site is suitable for the intended use;
- (ii) an Environmental Report prepared in accordance with Section 10.1 and Section 10.2;
- (iii) the submission of a Site Plan Control Approval application pursuant to Section 41 of the Planning Act, and issuance of Notice of Approval Conditions for Site Plan Control.
- (iv) a functional road plan;
- (v) an infrastructure phasing plan;
- (vi) a stormwater management brief;
- (vii) a traffic impact study;
- (viii) a municipal lighting assessment;
- (ix) noise and vibration studies;
- (x) an affordable housing and unit type mix, in accordance with the affordable housing policies of this Secondary Plan;
- (xi) a Heritage preservation and conservation plan for designated historically significant buildings;
- (xii) a community services and facilities study update; and
- (xiii) draft plan of subdivision approval, including entering into a subdivision agreement.

In order to proceed with the development of the Phase 4 lands the applicant has submitted applications for site plan approval and for subdivision approval as required by the Davenport Village Secondary Plan. Approval of the draft plan of subdivision was granted on October 27, 2009 and is conditional on the owner satisfying a number of conditions including entering into a subdivision agreement. The subdivision agreement will include a provision in which the owner acknowledges that they must receive Site plan approval and satisfy any Notice of Approval Conditions for the development of the phase 4 lands.

The Phase 4 lands will front onto a new public road that will be conveyed to the City once the Plan of Subdivision is registered. As part of the subdivision application, a functional road plan, infrastructure phasing plan and traffic impact study have been submitted.

As there are no heritage buildings located on the Phase 4 lands there was no need for a heritage easement agreement.

The applicant has filed for a Record of Site Condition for the Phase 4 lands with the Ministry of the Environment. The property has yet to be posted on the Environmental Site Registry.

As part of the site plan application for Phase 4 the applicant has been requested to submit a community services and facilities study. An environmental report and municipal lighting assessment in relation to the development of the park to be conveyed as part of phase 4 has also been requested. Copies of these reports are to be submitted shortly.

Prior to the City Council meeting of August 25 and 26, 2010 it is expected that the applicant will enter into a subdivision agreement and submit all the remaining required information noted above. In the event that these conditions are fulfilled there is no need to unduly delay the "H" zoning removal for several months until the next Etobicoke York Community Council meeting which is scheduled for December 10, 2010. Therefore, staff is recommending that a final report and a draft zoning by-law be prepared for consideration by City Council at its meeting of August 25 and 26, 2010.

CONTACT

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SIGNATURE

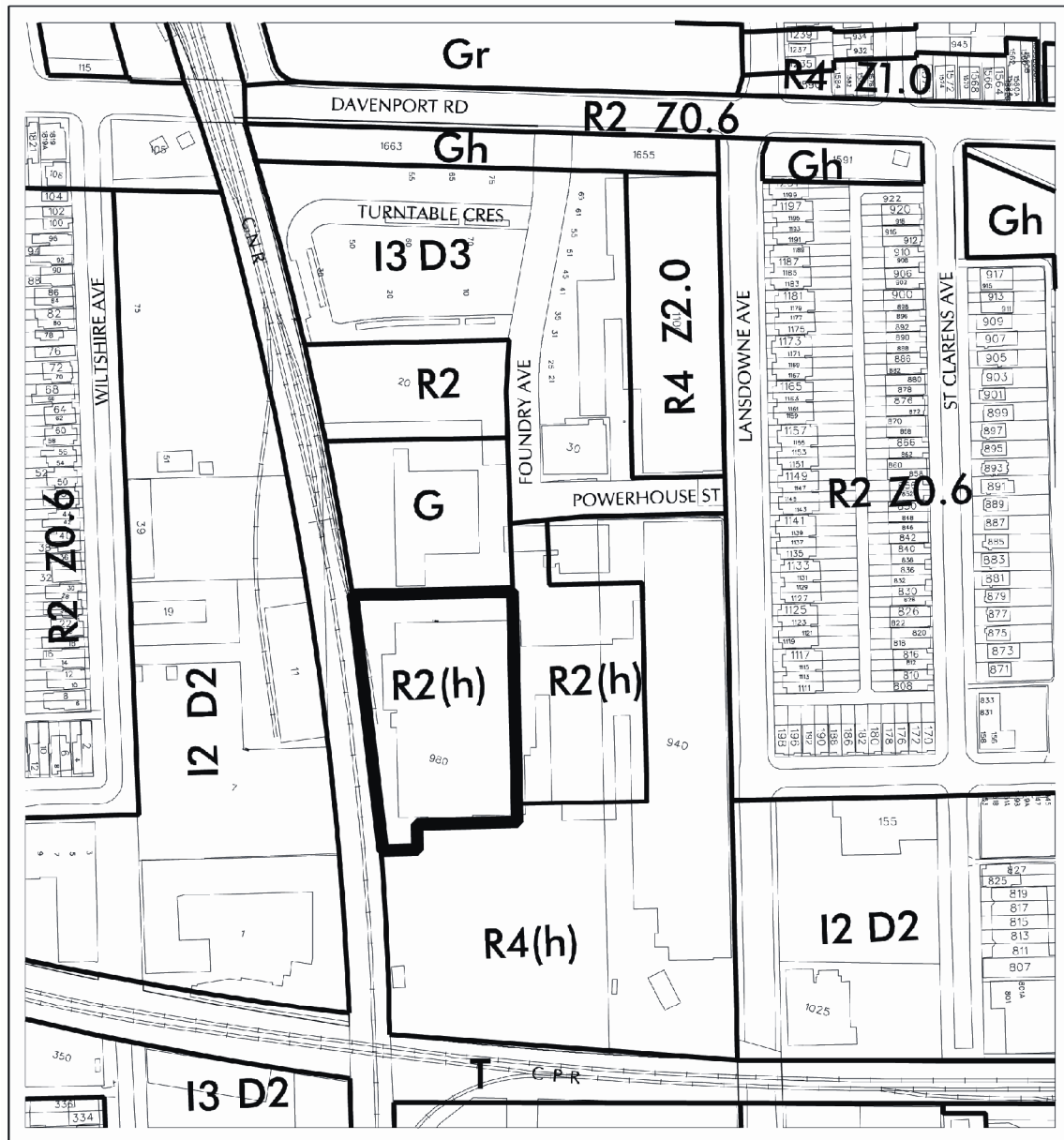
Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Zoning

Attachment 2: Application Data Sheet

Attachment 1: Zoning



TORONTO City Planning
Zoning

980 Lansdowne Avenue

File # 10_142739

R2 Residential District
R4 Residential District
I2 Industrial District
I3 Industrial District
T Industrial District

G Parks District
Gh Parks District
Gr Parks District



Not to Scale

Zoning By-law 438-86 as amended
Extracted 07/26/10- KP

Attachment 2: Application Data Sheet

Application Type	Rezoning	Application Number:	10 142739 WET 17 OZ
Details	Rezoning, Lifting the Hold	Application Date:	March 30, 2010
Municipal Address:		980 LANSDOWNE AVE	
Location Description:		PLAN M208 PT BLK O RP 66R21150 PARTS 10 AND 11 **GRID W1706	
Project Description:		Application to amendment By-law No. 728-2006 to remove the "Holding" symbol (h) on the Davenport Village Phase 4 lands currently zoned R2(h) to permit a 128-unit stacked townhouse development and an extension to a public park.	
Applicant:	Agent:	Architect:	Owner:
DONALD ROSS MCKERRON			EMSATEC CANADA INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	R2(H)
Zoning:		Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	6721	Height:	Storeys:	3
Frontage (m):	124		Metres:	12.1
Depth (m):	53			
Total Ground Floor Area (sq. m):	2849			Total
Total Residential GFA (sq. m):	12574		Parking Spaces:	144
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	12574			
Lot Coverage Ratio (%):	42.3			
Floor Space Index:	1.875			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	12574	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	116	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	128			

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