



STAFF REPORT ACTION REQUIRED

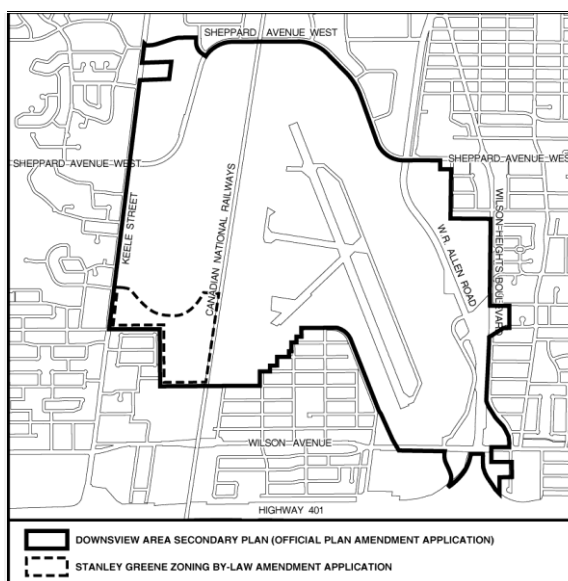
**35 Carl Hall Rd, 0 Keele St E/S, 0 Allen Road W/S, 0
Dufferin St W/S, 1035 Sheppard Ave W, 64 Murray Rd, 0
Wilson Ave S/S, 0 Wilson Ave N/S, 160 Transit Rd, 0
Plewes Rd N/S, 0 Home Rd N/S, 570 Wilson Ave, 1133-
1377 Sheppard Ave W, 0 Keele St N/S
Official Plan Amendment and Zoning By-law
Amendment Applications - Preliminary Report**

Date:	July 20, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West Ward 9 – York Centre Ward 10 – York Centre
Reference Numbers:	10 163808 NNY 10 OZ 10 167221 NNY 08 OZ

SUMMARY

These applications were submitted on April 26, 2010 and April 30, 2010 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

These applications have been submitted by Parc Downsview Park Inc. and propose an Official Plan Amendment application for an updated Downsview Area Secondary Plan and a Zoning By-law Amendment application for a primarily residential development in the Stanley Greene District, located in the southwestern portion of the Downsview Area Secondary Plan.



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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.

These lands are also the subject of the City-initiated Downsview Area Secondary Plan Review, which was most recently considered by North York Community Council at its meeting on June 22, 2010.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the Official Plan Amendment application together with the Councillors for Wards 8, 9 and 10 and a subsequent community consultation meeting be scheduled in consultation with the Councillor for Ward 9 for the Zoning By-law Amendment application.
2. Notice for these community consultation meetings be given to landowners and residents within 120 metres of the sites and to interested parties for the City-initiated Downsview Area Secondary Plan Review.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act* and to interested parties for the City-initiated Downsview Area Secondary Plan Review.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The existing Downsview Area Secondary Plan was approved by City Council in 1999. A subsequent amendment to the Secondary Plan for the lands at the southwest and southeast corners of the Allen Road and Sheppard Avenue West intersection was approved in 2001. The Downsview Area Secondary Plan forms Part 7 of Chapter 6 of the City of Toronto Official Plan.

At its meeting on April 28-29, 2008, City Council directed staff to undertake a review and update of the Downsview Area Secondary Plan. This report can be accessed via the following link:

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-04-28-cc20-dd.pdf>

A February 17, 2010 Final Report from the Director, Community Planning, North York District on the Downsview Area Secondary Plan Review recommended adoption of amendments to the Official Plan, including an updated Secondary Plan and the approval of a Transportation Master Plan and a Servicing and Stormwater Master Plan, which satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment process.

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At its meeting of March 9, 2010 North York Community Council deferred consideration of the Final Report to its meeting of June 22, 2010 to provide for additional consultation on the Secondary Plan and directed staff to report back on a number of matters. This report can be accessed via the following link:

<http://www.toronto.ca/legdocs/mmis/2010/ny/decisions/2010-03-09-ny32-dd.htm>

A May 31, 2010 report from the Director, Community Planning, North York District responded to that direction. At its meeting of June 22, 2010 North York Community Council deferred consideration of the February 17, 2010 Final Report and the May 31, 2010 report and directed staff to report back on a number of additional matters. This report can be accessed via the following link:

<http://www.toronto.ca/legdocs/mmis/2010/ny/decisions/2010-06-22-ny35-dd.htm>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

Official Plan Amendment Application

The Official Plan Amendment application proposes a new Downsview Area Secondary Plan on the lands which were the subject of the City-initiated Downsview Area Secondary Plan Review. The applicant advises their application largely reflects the staff-recommended Secondary Plan that was brought forward to North York Community Council at its meeting of March 9, 2010.

The applicant advises their proposed Secondary Plan would provide for the development of a number of new pedestrian focused neighbourhoods incorporating a mix of land uses and densities that would surround the National Urban Park. It would result in a progressive, transit supportive community with extensive parkland, walkable neighbourhoods and enhanced community design.

All of the Maps in the applicant's proposed Secondary Plan and the staff-recommended Secondary Plan are the same, including: Land Use; Minimum and Maximum Density Requirements; Districts; Structure Plan; Proposed Street, Bicycle and Pedestrian Networks; Archaeology and Heritage Resources; and Conceptual Parks and Natural Heritage Features.

The applicant however has proposed a number of modifications to the policies in the staff-recommended Plan with respect to the following:

- Density;
- Housing;
- Community Services and Facilities;
- Parks and Open Space;
- Transportation; and
- Public Art.

These matters will be addressed through the review of the application.

Zoning By-law Amendment Application

The applicant advises the Zoning By-law Amendment application for the Stanley Greene District implements their proposed Official Plan Amendment. The Zoning By-law Amendment application proposes a total of 1,356 residential units, which includes 225 units located in the southeast portion of the District, allocated to Canadian Forces Housing Authority (CFHA) as a replacement for existing military housing.

Although a breakdown of units by type has not been provided, the applicant advises the Stanley Greene District would consist of a mix of housing types including mid-rise apartments, townhouses, semi-detached and detached housing. Grade-related commercial land uses are proposed within the apartment blocks along Keele Street.

The Zoning By-law Amendment application includes a Conceptual District Plan submitted by the applicant to guide future development in the Stanley Greene District, which is included as Attachment 1.

The proposed road network consists of a modified grid pattern with two accesses onto Keele Street. One of these accesses would be an east-west Park Boundary Road, which would provide the primary access to the Stanley Greene neighbourhood as well as an access to the south end of the National Urban Park. The Park Boundary Road is designed to provide a future connection to the east across the rail line. The second access from Keele Street is an east-west street, located south of the Park Boundary Road, which connects Keele Street and the Park Boundary Road.

In addition, a north-south street connecting the Park Boundary Road with a long term future connection to Wilson Avenue is proposed to enhance connectivity for public transit, pedestrians, cyclists and vehicles.

A 1.6 hectare local park block is proposed in the southern portion of the District along the north-south street. A 2.3 hectare stormwater management block is proposed along the south side of the Park Boundary Road. This facility is proposed to remain under the

ownership of PDPI to service development within Stanley Greene, as well as the Bombardier Aerospace lands to the east.

Apartments are proposed in the western portion of Stanley Greene along Keele Street and along the south side of the Park Boundary Road in the northeast portion of the District. The proposed density for the western apartment block is 2.0 F.S.I. and would consist of two 11-storey buildings with at-grade retail. The proposed densities for the eastern apartment block is 1.5 F.S.I. and would consist of three 5-storey buildings facing the National Urban Park and one five-storey building located on the CFHA lands.

Four-storey back-to-back townhouses or 4-storey apartments at 0.5 F.S.I. are proposed along the south side of the Park Boundary Road in the western portion of the District, adjacent to the existing residential community to the south. Townhouses with rear lanes at 0.6 F.S.I. are proposed for CFHA housing located in the southeastern portion of the District. Townhouses with rear lanes at 0.5 F.S.I. are also proposed in the interior of Stanley Greene fronting the park block and stormwater management block.

Detached dwellings with lanes or shared driveways at 0.5 F.S.I. are proposed in the western portion of Stanley Greene adjacent to the existing residential community.

Stanley Greene is proposed to be developed in phases. The first phase of development would include approximately 900 units located in the apartment blocks along Keele Street and along the Park Boundary Road. Phasing will be further refined and reviewed during the Draft Plan of Subdivision process.

A summary of the pertinent data for Stanley Greene is provided in Attachment 6.

Site and Surrounding Area

Official Plan Amendment Application

The subject lands are generally bounded by Keele Street to the west, Wilson Heights Boulevard to the east, Sheppard Avenue to the north and Wilson Avenue and Highway 401 to the south. The total area covered by the Secondary Plan is approximately 530 hectares.

Parc Downsview Park Inc. owns the majority of the lands in the Secondary Plan area. Other landowners are:

- Bombardier Aerospace;
- the City of Toronto which owns lands on behalf of the TTC including the Wilson station and associated rail yards and Downsview Station and the associated commuter parking lot;
- the Department of National Defence;

- Build Toronto which is in the process of assuming ownership of the majority of the lands in the southeast quadrant of Allen Road and Sheppard Avenue West;
- Metrolinx which owns and operates the Bradford Rail Line that runs through the Secondary Plan area; and
- the Federal government which retains ownership of the lands under Allen Road.

Lands surrounding the Secondary Plan area contain established residential communities and employment areas and are designated *Employment Areas*, *Apartment Neighbourhoods* and *Neighbourhoods* in the Official Plan.

Zoning By-law Amendment Application

The Stanley Greene District is located in the southwest portion of the Downsview Area Secondary Plan. The total area covered by the Stanley Greene District is approximately 25.4 hectares.

The site currently contains open space and military housing.

The Stanley Greene District is bounded by the National Urban Park to the north and the Bradford rail line to the east. The westerly boundary abuts Keele Street and existing detached residences along Cuffley Crescent. The southerly boundary abuts existing detached residences along Cuffley Crescent and the Mount Sinai Cemetery.

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.

City of Toronto Official Plan

The Official Plan contains policies and objectives that guide future growth and development in the City. The Official Plan contains a number of city-building priorities

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such as directing growth to areas well served by transit and creating viable and complete communities. The Official Plan also contains policies that require development to be considered as part of a broader approach to community building to ensure that all residents have access to housing, parks and community services.

Key Official Plan objectives and policies which have guided the City-initiated Downsview Area Secondary Plan Review and which will also guide the review of these applications include the following:

- Integrating land use and transportation planning, including supporting targeted growth areas with good transit services, concentrating jobs and people in areas well served by transit, promoting mixed use development to increase opportunities for living close to work, and ensuring that streets provide access for vehicles, pedestrians and bicycles, space for utilities and services, building address, view corridors and sight lines;
- Recognizing the role of *Avenues* in providing for reurbanization to support new housing and job opportunities and improving the pedestrian environment and the look of the street, and recognizing the importance of protecting *Employment Districts* to nurture and support the City's economy and provide for job growth;
- Recognizing the importance of good urban design in building a successful city and the importance of achieving a high quality public realm that is characterized by attractive, comfortable, safe and accessible streets, parks, open spaces and public buildings;
- Providing a comprehensive planning framework to direct the building of new neighbourhoods to achieve complete communities that include streets and open spaces that have good connections to the surrounding streets and open spaces, are supported by infrastructure and community services, provide for uses and building scales that are compatible with surrounding development, and include a full range of housing in terms of type, tenure and affordability; and
- Using a variety of tools to implement and achieve the objectives of the Secondary Plan, including implementing zoning, urban design guidelines, Section 37 and holding provisions as part of the development application approvals process.

The following land use designations apply within the lands subject to the Official Plan Amendment application, as shown on Attachment 3:

- *Parks and Open Space Areas;*
- *Natural Areas;*
- *Neighbourhoods;*
- *Apartment Neighbourhoods;*
- *Institutional Areas;*

- *Employment Areas*; and
- *Mixed Used Areas*.

Lands within the Stanley Greene District are designated *Neighbourhoods* in the Official Plan.

Map 2 of the Official Plan identifies the Keele Street frontage and portions of Sheppard Avenue West and Wilson Avenue within the Secondary Plan area as *Avenues*, lands within the Secondary Plan area and to the north as *Employment Districts*, and the National Urban Park lands as part of the City's *Greenspace System*.

Existing Downsview Area Secondary Plan

The major goals of the existing Downsview Area Secondary Plan are as follows:

- create a major public park along Keele Street;
- develop a unique, high quality, built environment in a park-like setting;
- provide for a balanced mix of urban land uses at an overall level of development consistent with the capacity of the regional transportation network;
- establish appropriate built form and land use relationships between development within the Secondary Plan area and adjacent lands;
- celebrate and commemorate the significant military and aviation history associated with these lands; and
- foster economic growth, revitalize the Downsview community, generate opportunities for jobs, assessment and business development and provide spin-off opportunities for adjacent industrial and commercial areas.

The following land use designations apply within the existing Secondary Plan, as shown on Attachment 4:

- *Parks and Open Space Areas*;
- *Neighbourhoods*;
- *Apartment Neighbourhoods*;
- *Institutional Areas*;
- *Employment Areas ('A' through 'E')*; and
- *Mixed Used Areas ('A' and 'B')*.

The lands within the Stanley Greene District are currently designated *Neighbourhoods*.

The development policies for each land use designation contained within the existing Secondary Plan address their intended role and function, land use and density permissions, and development criteria.

Staff-Recommended Downsview Area Secondary Plan

The staff-recommended Downsview Area Secondary Plan maintains the visions and goals of the existing Secondary Plan. It continues to provide for the development of the National Urban Park and a balanced mix of land uses and development levels that will support the transformation of the area over time to one of new residential and employment communities well served by public transit and appropriate for the surrounding context. It provides a comprehensive planning framework to direct the building of new neighbourhoods with complete communities that include streets and open spaces that have good connections to the surrounding streets and open spaces, are supported by infrastructure and community services, provide for uses and building scales that are compatible with surrounding development and include a full range of housing in terms of scale, tenure and affordability. Last, it provides for a modest increase in overall future population – from 38,000 to 42,000.

The following land use designations are proposed in the staff-recommended Secondary Plan, as shown on Attachment 5:

- *Employment Areas;*
- *Parks and Open Space Areas;*
- *Mixed Use Areas;*
- *Apartment Neighbourhoods;* and
- *Neighbourhoods.*

The staff-recommended Secondary Plan establishes minimum densities around existing and proposed subway stations to ensure that opportunities to achieve transit-supportive development are maximized, which ranges from 0.75 FSI to 2.0 FSI. The Plan also establishes maximum densities of 0.5 FSI in *Neighbourhoods*, up to 2.0 FSI in *Apartment Neighbourhoods*, up to 3.0 FSI in *Mixed Use Areas* and 0.35 and 1.0 FSI in *Employment Areas*.

Stanley Greene District

There are three designations proposed in the Stanley Greene District. *Neighbourhoods* are located adjacent to the existing residential neighbourhood to the south. *Apartment Neighbourhoods* are located along Keele Street, facing the south edge of the National Urban Park and on the CFHA lands. A centrally-located municipal park is designated *Parks and Open Space Areas*.

Allen-Sheppard Urban Design Guidelines

These Guidelines were approved by Council in 2000 and are referenced in the current Secondary Plan and forms one of the City's approved Urban Design Guideline documents. The Guidelines provide a development framework for the northwest, northeast and southeast corners of the Allen-Sheppard intersection, addressing built form and the public realm including public streets and parks and open spaces and other design considerations such as environmental issues, heritage and public art. The study can be accessed via the following link:

<http://www.toronto.ca/planning/urbdesign/allensheppard.htm>

Downsview Urban Design Guidelines

These Guidelines were developed for the former CFB Downsview lands as part of the preparation of the existing Secondary Plan. They were approved by Council in 1999 and forms one of the City's approved Urban Design Guideline documents. The Guidelines set out principles and objectives to guide the development of the lands and ensure that the park remains a core feature of the Plan area. The Guidelines are structured around the three categories of park, landscape and development. The Guidelines also contain objectives that address the development of a cohesive park, areas within the park and the public character of the Downsview area. The study can be accessed via the following link:

http://www.toronto.ca/planning/urbdesign/pdf/8downsview_pt1.pdf

Existing Transportation Master Plan

A Downsview Area Transportation Master Plan (TMP) was prepared for the Downsview Area Secondary Plan and was approved by Council in 1999. The TMP completed the first two phases of the Class Environmental Assessment for Municipal Road Projects (Class EA).

The key elements of the existing TMP Road Network are as follows:

- The provision of major street connections between Allen Road and Transit Road;
- The extension of Transit Road to Chesswood Drive; and
- The provision of a grade-separated east-west road through the north end of the Secondary Plan area that provides connections between Keele Street, Chesswood Drive and Transit Road.

A description of relevant policies in the existing Downsview Area Transportation Master Plan is set out in the Transportation Master Plan Phase 1 – Background Review and Existing Conditions, completed in support of the City-initiated Downsview Area Secondary Plan Review. This report can be accessed via the following link:

http://www.toronto.ca/planning/pdf/downsview_appendix1_transportation.pdf

Staff-Recommended Transportation Master Plan

A new Transportation Master Plan (TMP) was prepared as part of the City-initiated Downsview Area Secondary Plan Review and this work also satisfies Phase 1 and 2 of the Municipal Class Environmental Assessment process.

The new TMP acknowledges the changes to transportation infrastructure in the area since the previous TMP was completed, and recommends a transportation network that supports the land use and development envisioned in the staff-recommended Secondary Plan.

The City-initiated Secondary Plan Review reaffirmed the importance of the network improvements identified in the 1999 TMP. The staff-recommended TMP also recommends an internal pedestrian and bicycle network to be integrated with the other existing and planned modes of transportation in the surrounding area. The new TMP sets out recommended phasing and future environmental assessment work that is required to proceed with introducing this infrastructure.

Stanley Greene District

Key elements of the staff-recommended TMP within the Stanley Greene District are as follows:

- an east-west Major Street from Keele Street following the south edge of the National Urban Park, which would include a multi-use pathway for pedestrians and bicycles;
- a parallel east-west Minor Street from Keele Street extending to the interior of the Stanley Greene District, which would include sidewalks; and
- a future potential north-south Minor Street connection to Wilson Avenue, which would include bike lanes.

The Downsview Area Secondary Plan Review - Transportation Master Plan Report can be accessed via the following link:

http://www.toronto.ca/planning/pdf/downsview_phase4_TMP_rep_jan10.pdf

Servicing and Stormwater Management Master Plan

The City-initiated Secondary Plan Review also included the preparation of a Servicing and Stormwater Management Master Plan which fulfills the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment process.

Development within the Secondary Plan area will require the introduction of public services in new municipal right-of-ways that connect to the City's servicing infrastructure.

The Downsview Area Secondary Plan – Infrastructure Master Plan Report can be accessed via the following link:

http://www.toronto.ca/planning/pdf/downsview_ph4_Servicing_report.pdf

Zoning

There is no implementing zoning in place for the existing Secondary Plan, including the Stanley Greene District. The majority of the lands are subject to an 'A' – Airport Hazard Area Zone, as shown on Attachment 2, which pre-dates the Downsview Area Secondary Plan and relates to the historic ownership and use of the lands for military and aviation purposes.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision has not been submitted to implement development in the Stanley Greene District.

Site Plan Control

The applicant has not submitted applications for Site Plan Control to implement development in the Stanley Greene District.

Tree Preservation

The application is subject to the City of Toronto Tree Protection By-law on both private and public lands. To-date, an Arborist Report has not been submitted for the Stanley Greene Zoning By-law Amendment application.

Reasons for the Application

An application to amend the Official Plan for a new Downsview Area Secondary Plan is required to provide for certain land use and density permissions not provided for in the existing Downsview Area Secondary Plan. An application to amend the Zoning By-law is required to establish appropriate land uses and performance standards to facilitate development in the Stanley Greene District that implements the Official Plan Amendment application.

COMMENTS

Application Submission

To-date, no studies have been submitted in support of the Downsview Area Secondary Plan Official Plan Amendment application.

The following reports/studies were submitted in support of the Stanley Greene Zoning By-law Amendment application:

- Planning Rationale;
- District Plan;
- Design Guidelines;
- Sustainable Community Development Guidelines;
- Stage 2 Archaeological Assessment;
- Preliminary Review – Urban Transportation Elements;

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- Urban Transportation Considerations;
- Preliminary Assessment – Functional Servicing Report;
- Functional Servicing Report;
- Stormwater Management Report (April 2010); and
- Stormwater Management Report (May 2010).

City staff are reviewing both applications for completeness. Discussions with the applicant are ongoing regarding the completeness of the applications.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

Official Plan Amendment Application

1. Conformity with respect to the policies of the Official Plan;
2. Confirmation whether a separate Transportation Master Plan and Servicing and Stormwater Management Master Plan, which fulfil the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment process are required to be submitted in support of the Official Plan Amendment application;
3. Confirmation of the development levels proposed in the Official Plan Amendment application and evaluation of matters such as the adequacy of transportation and servicing infrastructure, community services and facilities and affordable housing requirements to support these development levels;
4. Evaluation of the proposed modifications to the density policies, including the appropriateness of re-evaluating maximum density permissions at the District Plan level.
5. Evaluation of proposed transportation infrastructure modifications, including the appropriateness of deleting the policy that development must be consistent with the staff-recommended 2010 Transportation Master Plan, ownership and phasing requirements of new streets on Map 7-4 and providing opportunities for PDPI to work with the City on the number, location and design of streets;
6. Evaluation of the proposed parking standard modifications;
7. Evaluation of the proposed modifications to the distribution of densities and location of the *Apartment Neighbourhoods* designation in the Sheppard-Chesswood District at the District Plan stage;
8. Evaluation of the proposed modifications to the affordable housing policies, including the appropriateness of deleting specific minimum affordable housing contributions and providing affordable housing as a community benefit through density bonusing and including Canadian Forces Housing Authority (CFHA) units in the calculation of affordable housing units;
9. Evaluation of proposed modifications to the community services and facilities policies including the appropriateness of recognizing existing community services

- and facilities owned by Parc Downsview Park and the potential for joint programming and deleting requirements for a community recreation centre, approximately 450 daycare spaces and a fire station on Keele Street;
10. Evaluation of the proposed modifications to the municipal park policies including the appropriateness of deleting the requirement for a 2 hectare local park in the Sheppard-Chesswood District;
 11. Evaluation of the appropriateness of proposed modifications to the ownership and maintenance arrangements for transportation and servicing infrastructure and community services and facilities to support the proposed development levels;
 12. Evaluation of the proposed modifications to the submission policies for District Plans;
 13. Evaluation of the proposed modifications to the public art policies, including extending the requirement for a Public Art Plan to all landowners within the Secondary Plan area;
 14. Conformity with provincial legislation and municipal policy direction to protect *Employment Districts*; and
 15. Conformity with Council-approved policies including the Climate Change and Energy Strategy, Toronto Fire Services Master Plan and the Wet Weather Flow Master Plan.

Zoning By-law Amendment Application

1. Conformity with respect to the policies of the Official Plan and the Official Plan Amendment application;
2. Evaluation of the appropriateness of the District Plan to guide future development within the Stanley Greene District;
3. The layout of proposed development blocks, streets, lanes, open space and stormwater management block as it relates to compatibility and integration with future development provided for in the Stanley Greene District, compatibility with the adjacent stable residential neighbourhood and the National Urban Park and enhancing views and vistas to the National Urban Park;
4. Built form and public realm issues related to:
 - a. Maximum building heights, setbacks, step backs and massing of the different proposed building types;
 - b. appropriateness of the proposed built form, massing and location in relation to proposed development within the Stanley Greene District and surrounding development;
 - c. Transition from larger scale buildings to lower scale buildings, both within the Stanley Greene District and to those in the adjacent stable residential areas;
 - d. The location and ownership of the proposed stormwater management block;
 - e. Conformity with applicable Council-adopted design guidelines for midrise development, infill townhouses and the Development Infrastructure Policy and Standards (DIPS); and
 - f. Architectural controls and urban design guidelines required to appropriately implement the development.

5. Evaluation of the edge relationship between the Stanley Greene District and the National Urban Park District, including the location of the proposed stormwater management block owned by PDPI within the Stanley Greene District;
6. Evaluation of proposed transportation infrastructure improvements, traffic impacts, access and proposed parking standards;
7. Evaluation of the connectivity of public roads with the surrounding lands, including pedestrian and bicycle connections;
8. Evaluation of the appropriateness of proposed servicing infrastructure improvements;
9. Conformity with the City's stormwater management practices;
10. Impact of proposed development on existing trees and vegetation;
11. Adequacy of community services and facilities to serve the proposed development;
12. Conformity with the Housing Policies in the Official Plan, particularly the provision of a full range of housing, in terms of type, tenure and affordability;
13. Evaluation of parkland dedication requirements;
14. Evaluation of proposed public art locations identified in the District Plan;
15. Assessment of archaeological and heritage resources;
16. Determination of the applicability of Section 37 of the *Planning Act* and Holding Provisions for the proposed level of development;
17. Assessment of the proposed phasing of development;
18. Determination of appropriate development standards;
19. Conformity with Council-approved policies including the Climate Change and Energy Strategy, Toronto Fire Services Master Plan and the Wet Weather Flow Master Plan; and
20. Compliance with the Toronto Green Standard.

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

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 intended 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 support green industry.

The TGS Checklist has not yet been submitted by the applicant. Once it is submitted, it will be reviewed for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Conceptual Stanley Greene District Plan

Attachment 2: Zoning

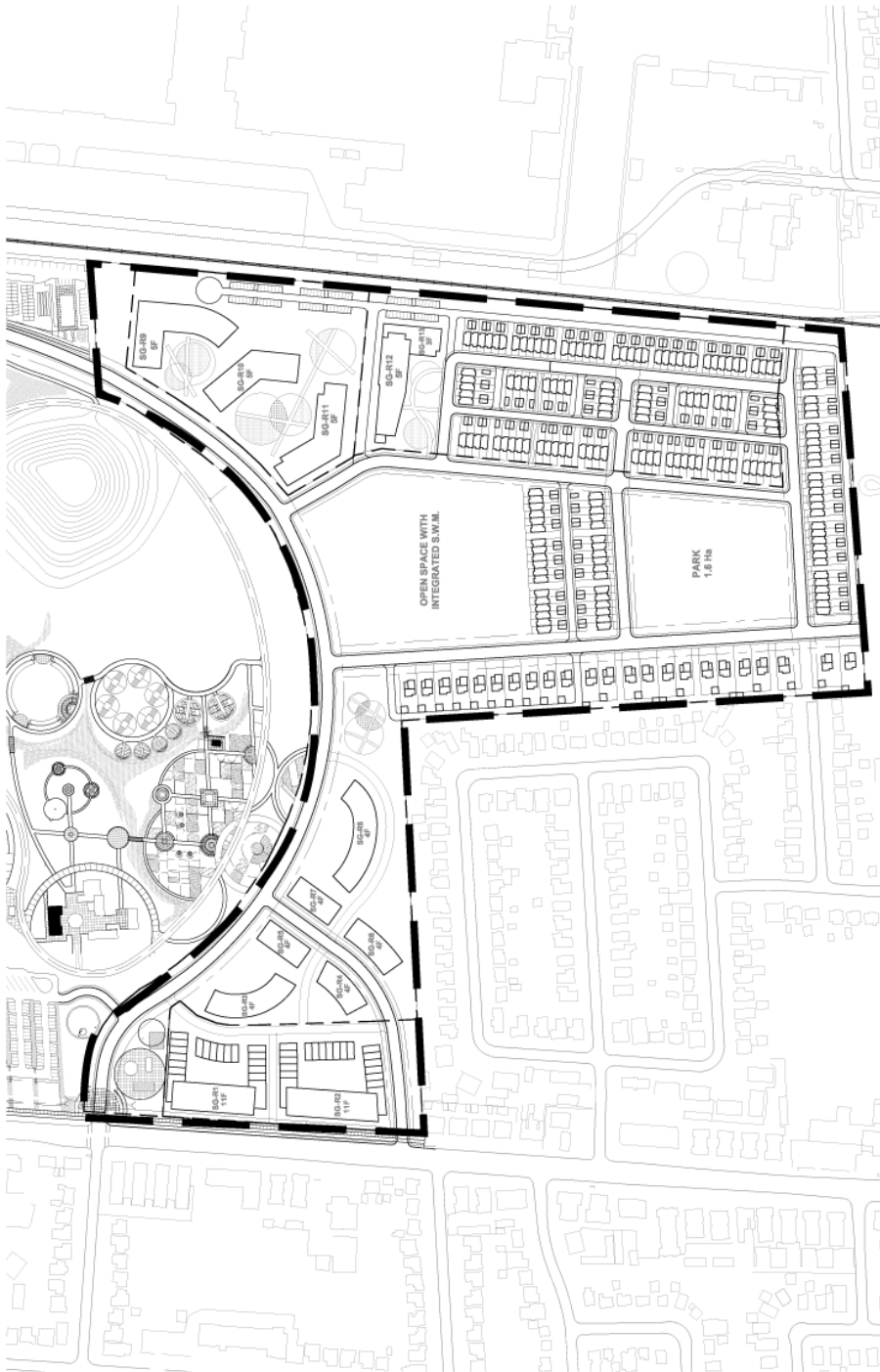
Attachment 3: Official Plan

Attachment 4: Existing Downsview Area Secondary Plan

Attachment 5: Staff-Recommended Secondary Plan

Attachment 6: Application Data Sheet – Zoning By-law Amendment Application

Attachment 1: Conceptual Stanley Greene District Plan



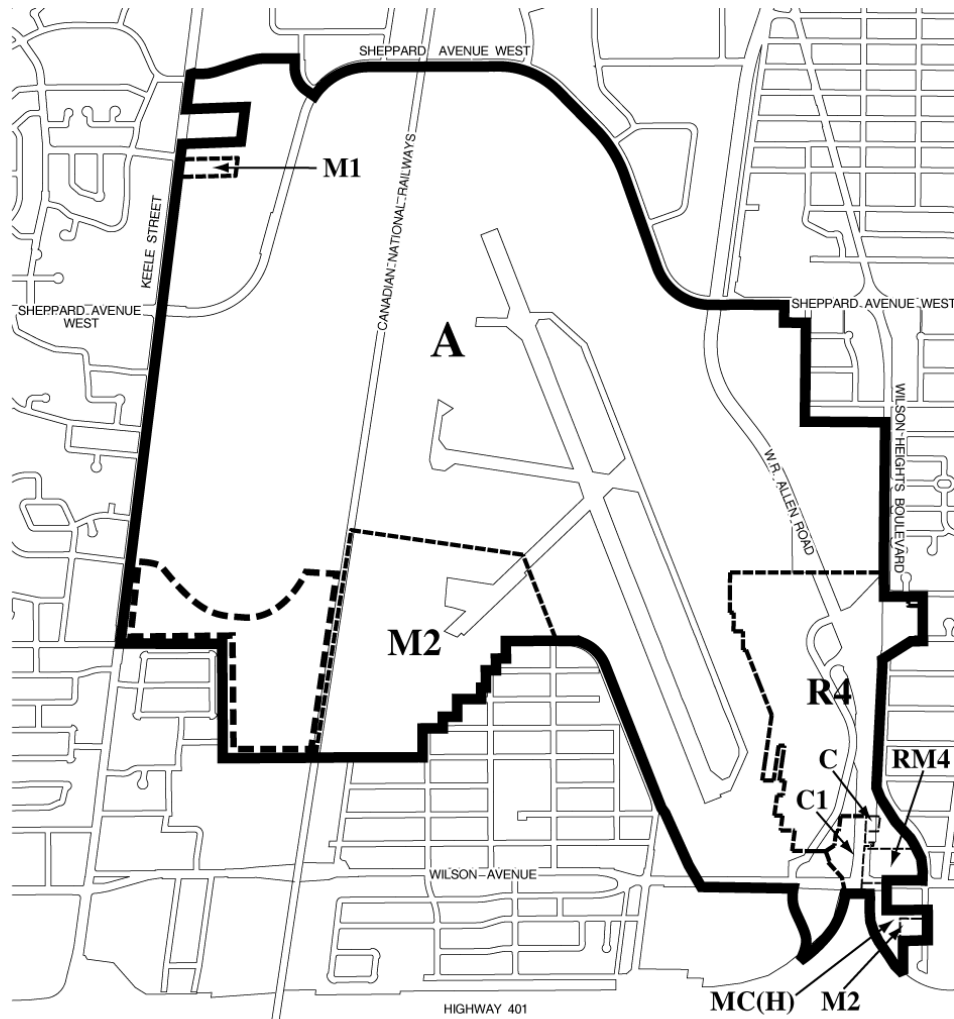
Conceptual Stanley Greene District Plan

Applicant's Submitted Drawing

Not to Scale
07/26/210

File # 10_167221 NNY 08 02


Attachment 2: Zoning



File # 10_167221 NNY 10 0Z

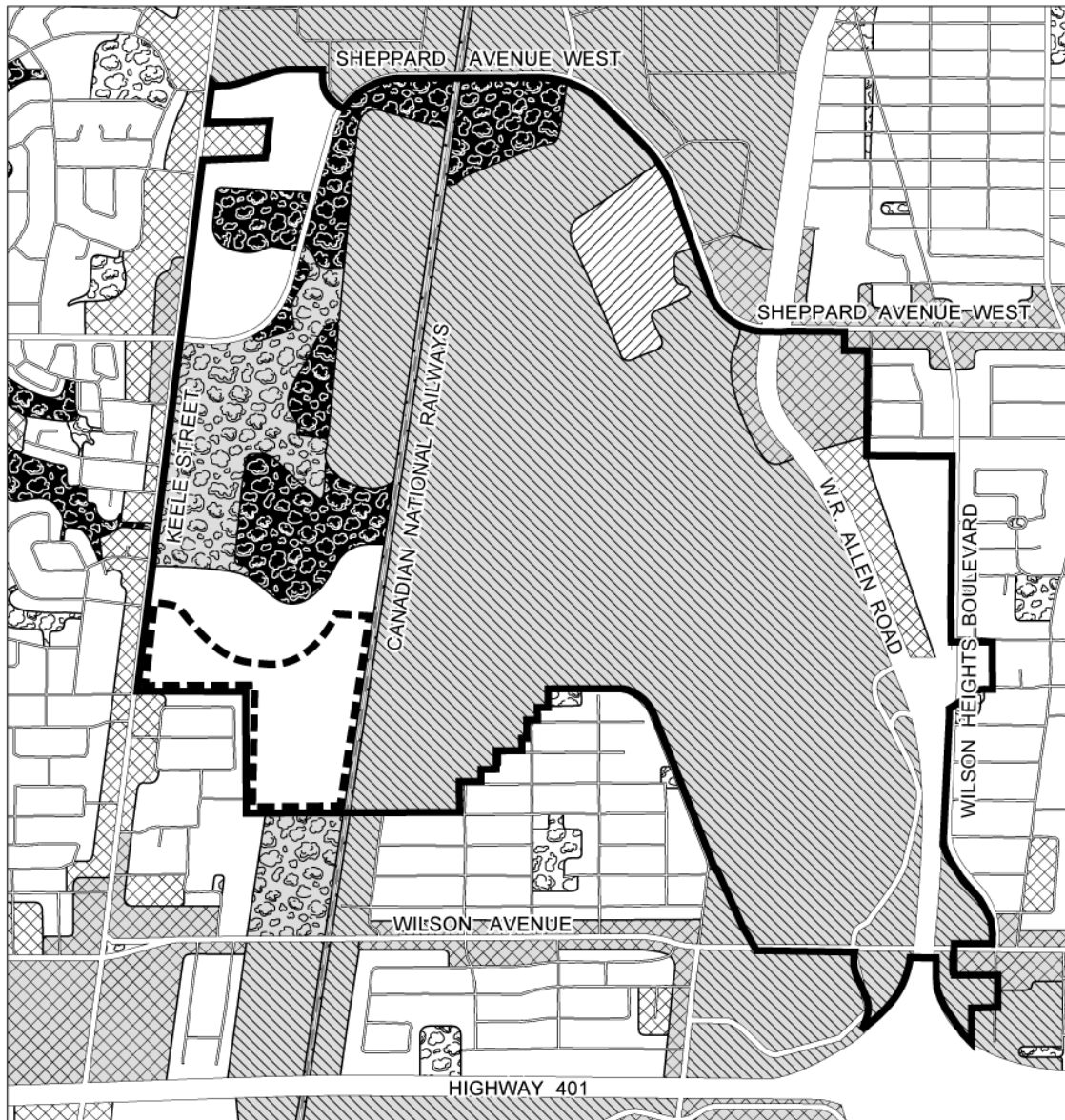
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R4 One-Family Detached Dwelling Fourth Density Zone
 RM4 Multiple-Family Dwellings Fourth Density Zone
 C1 General Commercial Zone
 M1 Industrial Zone One
 M2 Industrial Zone Two

MC Industrial-Commercial Zone
 A Airport Hazard Area Zone
 Downsview Area Secondary Plan (Official Plan Amendment Application)
 Stanley Greene Zoning By-law Amendment Application













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 Zoning By-law 7625
 Extracted 07/26/2010

Attachment 3: Official Plan



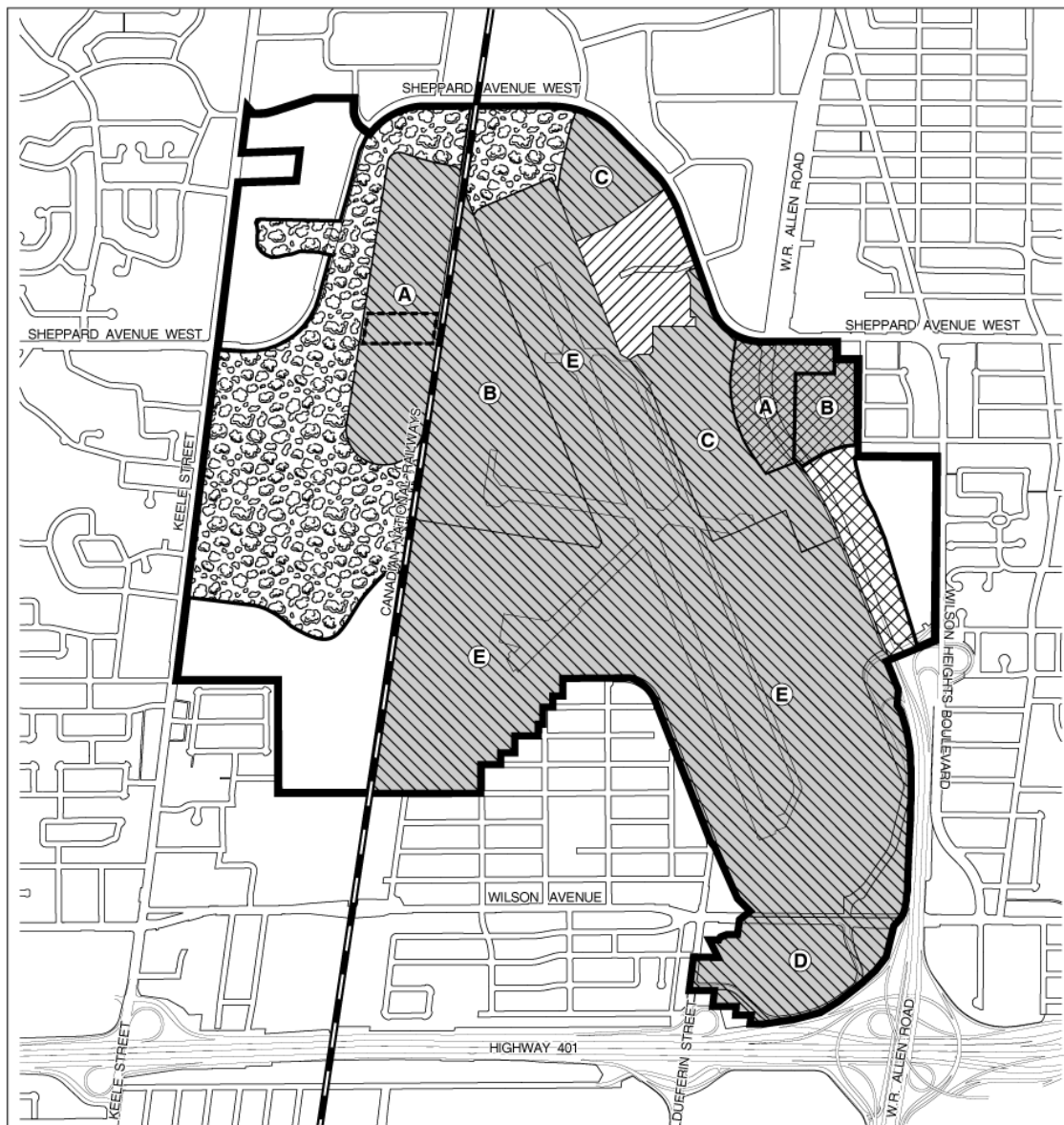
TORONTO City Planning
Official Plan

File # 10_163808 NNY 10 02
10_167221 NNY 08 02

	Downsview Area Secondary Plan (Official Plan Amendment Application)		Mixed Use Areas		Parks & Open Space Areas
	Stanley Greene Zoning By-law Amendment Application		Institutional Areas		Natural Areas
	Neighbourhoods		Employment Areas		Parks
	Apartment Neighbourhoods		Utility Corridors		Other Open Space Areas

Not to Scale
07/26/2010

Attachment 4: Existing Downsview Area Secondary Plan



TORONTO City Planning

Existing Downsview Area Secondary Plan

File # 10_163808 NNY 10 02

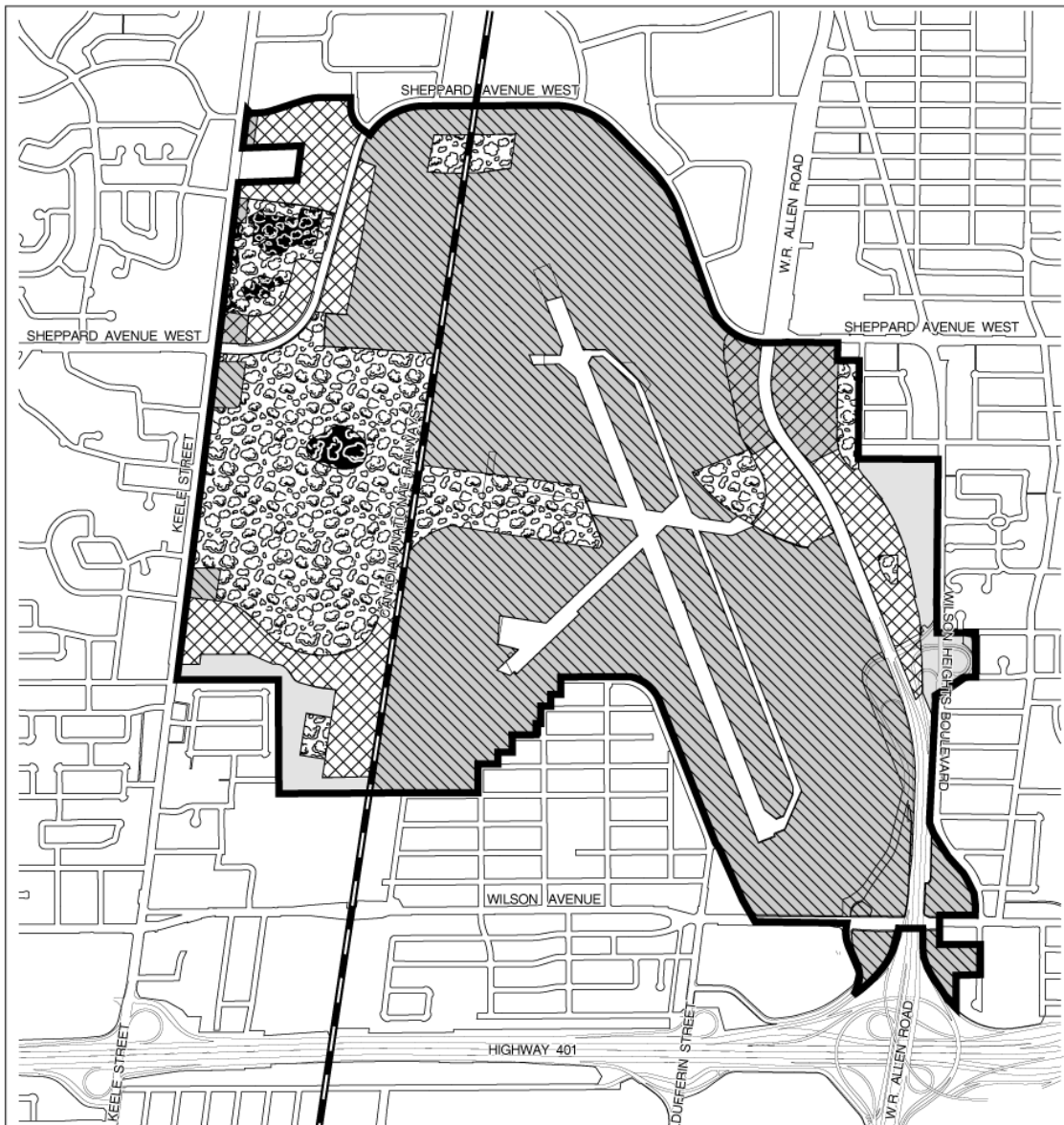
10_167221 NNY 08 02

Secondary Plan Boundary	Institutional Areas
Neighbourhoods	Employment Areas
Apartment Neighbourhoods	See Policy 10.4.2(b)
Mixed Use Areas	Parks and Open Space Areas

↑
Not to Scale
07/26/2010

Staff report for action – Preliminary Report - 35 Carl Hall Rd, 0 Keele St E/S, 0 Allen Road W/S, 0 Dufferin St W/S, 1035 Sheppard Ave W, 64 Murray Rd, 0 Wilson Ave S/S, 0 Wilson Ave N/S, 160 Transit Rd, 0 Plewes Rd N/S, 0 Home Rd N/S, 570 Wilson Ave, 1133-1377 Sheppard Ave W, 0 Keele St N/S 35 Carl Hall Rd

Attachment 5: Staff-Recommended Downsvew Area Secondary Plan



Staff - Recommended Downsvew Area Secondary Plan

File # 10_163808 NNY 10 02

10_167221 NNY 08 02

Secondary Plan Boundary	Employment Areas
Neighbourhoods	Parks & Open Space Areas
Apartment Neighbourhoods	Natural Areas
Mixed Use Areas	Parks



Not to Scale
07/26/2010

Staff report for action – Preliminary Report - 35 Carl Hall Rd, 0 Keele St E/S, 0 Allen Road W/S, 0 Dufferin St W/S, 1035 Sheppard Ave W, 64 Murray Rd, 0 Wilson Ave S/S, 0 Wilson Ave N/S, 160 Transit Rd, 0 Plewes Rd N/S, 0 Home Rd N/S, 570 Wilson Ave, 1133-1377 Sheppard Ave W, 0 Keele St N/S 35 Carl Hall Rd

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	10 167221 NNY 08 OZ
Details	Rezoning, Standard	Application Date:	April 30, 2010

Municipal Address: 0 KEELE ST N/S

Location Description: CON 3 PT LOTS 12 TO 17 CON 2 PT LOTS 12 TO 17 PT RD AL LOW RP 66R20945 PARTS 5 TO 7 12 15 16 23 TO 25 SEE NTE **GRID N0807

Project Description: Zoning By-law Amendment application submitted by Parc Downsview Park Inc. to permit development in the Stanley Greene Neighbourhood located in the southwestern portion of the Downsview Area Secondary Plan area.

Applicant:

SORENSEN GRAVELY
LOWES PLANNING
ASSOC INC

Agent:

Architect:

Owner:

PARC DOWNSVIEW
PARK INC

PLANNING CONTROLS

Official Plan Designation: Neighbourhoods

Site Specific Provision:

Zoning: A

Historical Status:

Height Limit (m):

Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	253800	Height:	Storeys:	0
Frontage (m):	291		Metres:	0
Depth (m):	730			
Total Ground Floor Area (sq. m):	60250			Total
Total Residential GFA (sq. m):	151700		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	2500		Loading Docks	0
Total GFA (sq. m):	154420			
Lot Coverage Ratio (%):	23.73			
Floor Space Index:	0.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type: Rental, Freehold, Condo				
Rooms:	0	Residential GFA (sq. m):	151700	0
Bachelor:	0	Retail GFA (sq. m):	2500	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	1356			

CONTACT:

PLANNER NAME:

Colin Ramdial, Senior Planner

Staff report for action – Preliminary Report - 35 Carl Hall Rd, 0 Keele St E/S, 0 Allen Road W/S, 0 Dufferin St W/S, 1035 Sheppard Ave W, 64 Murray Rd, 0 Wilson Ave S/S, 0 Wilson Ave N/S, 160 Transit Rd, 0 Plewes Rd N/S, 0 Home Rd N/S, 570 Wilson Ave, 1133-1377 Sheppard Ave W, 0 Keele St N/S 35 Carl Hall Rd