

**Downsview Area Secondary Plan Review –  
Supplemental Staff Report**

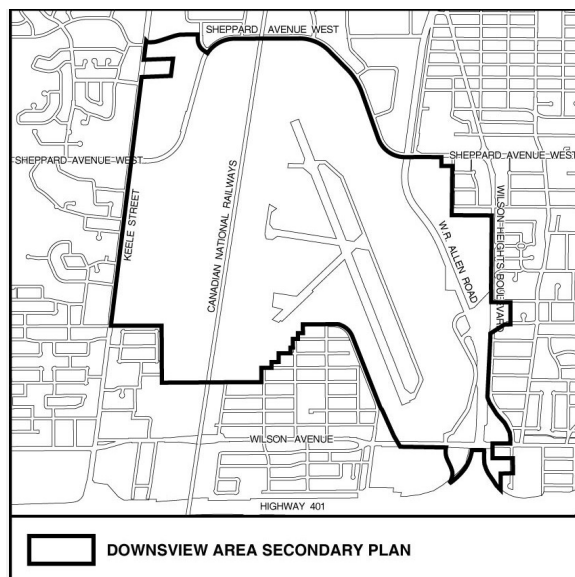
**Build Toronto Official Plan Amendment Application -  
Status Report - Various Addresses**

<b>Date:</b>	March 4, 2011
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward No. 8 – York West Ward No. 9 – York Centre Ward No. 10 – York Centre
<b>Reference Number:</b>	File No. 08 101113 NPS 00 TM File No. 10 289554 NNY 10 OZ

**SUMMARY**

At its meeting of June 22, 2010, North York Community Council considered the February 17, 2010 Final Report and the May 31, 2010 Staff Report from the Director, Community Planning, North York District on the Downsview Area Secondary Plan Review. These reports recommended adoption of amendments to the Official Plan, including an updated Downsview Area Secondary Plan, recommended approval of the Downsview Transportation Master Plan and Servicing and Stormwater Management Master Plan and responded to directions from North York Community Council from its meeting of March 9, 2010.

North York Community Council deferred consideration of these reports and directed



staff to report back on a number of additional matters. This report responds to that direction.

The report also presents an updated Secondary Plan for City Council approval to resolve the Ontario Municipal Board appeal by Parc Downsview Park Inc. of its Official Plan Amendment application for an updated Downsview Area Secondary Plan and to address a similar application by Build Toronto Inc. This Secondary Plan is the same as the staff-recommended Secondary Plan tabled at North York Community Council at its meetings of March 9, 2010 and June 22, 2010 with the exception of some minor policy wording modifications and clarifications. These policy wording refinements have been endorsed by both Parc Downsview Park and Build Toronto.

This report also sets out the Official Plan Amendment application submitted by Build Toronto for additional residential density permissions on its lands in the Allen District, which is not reflected in the staff-recommended Secondary Plan. The report seeks Community Council's directions on further processing of the application and on the community consultation process. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2011, provided any required information is submitted by the applicant in a timely manner.

## **RECOMMENDATIONS**

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

1. Amend the Official Plan substantially in accordance with the proposed Official Plan Amendment attached as Attachment No. 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. Approve the Transportation Master Plan which satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process attached as Attachment No. 3 to the February 17, 2010 Final Report from the Director, Community Planning, North York District.
4. Approve the Servicing and Stormwater Management Master Plan which satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process attached as Attachment No. 4 to the February 17, 2010 Final Report from the Director, Community Planning, North York District.
5. Staff be directed to schedule a community consultation meeting for the Official Plan Amendment application submitted by Build Toronto Inc. with the Councillor for Ward 10, in consultation with the Councillor for Ward 9.

6. Notice for the community consultation meeting for the Official Plan Amendment application submitted by Build Toronto Inc. be given to landowners and residents within 120 metres of the Secondary Plan area and to interested parties for the City-initiated Downsview Area Secondary Plan Review.
7. Notice for the public meeting under the *Planning Act* for the Official Plan Amendment application submitted by Build Toronto Inc. 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**

There are no financial implications arising from the adoption of the recommendations contained in this report.

### **DECISION HISTORY**

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. 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 the direction from the March 9 meeting. 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 found at:

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

On April 26, 2010, Parc Downsview Park Inc. (PDPI) filed an Official Plan Amendment application for an updated Downsview Area Secondary Plan, which largely reflects the previously tabled staff-recommended Secondary Plan. On April 30, 2010, PDPI filed Zoning By-law Amendment and Draft Plan of Subdivision applications for a primarily residential development in the Stanley Greene District, located in the southwestern portion of the Downsview Area Secondary Plan.

A July 20, 2010 Preliminary Report from the Director, Community Planning, North York District provided preliminary information on the PDPI applications. At its meeting of August 17, 2010, North York Community Council directed that an additional community consultation meeting for Ward 8 be scheduled and that the applicant pay the City for the costs associated with expanding the notice area. This report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY36.60>

On January 25, 2011, PDPI appealed its Official Plan Amendment application to the Ontario Municipal Board based on the City's failure to adopt the Official Plan Amendment within 180 days of filing a complete application. A hearing date has not yet been scheduled. The PDPI Zoning By-law Amendment and Draft Plan of Subdivision applications are currently under review and have not been appealed.

On November 2, 2010, Build Toronto Inc. filed an Official Plan Amendment application for an updated Downsview Area Secondary Plan, which largely reflects the previously-tabled staff-recommended Secondary Plan, with the exception of some minor policy wording modifications and clarifications and a request for additional residential density on its lands located in the Allen District.

On February 7, 2011, a Notification of Complete Application was issued for the Build Toronto application, as of January 31, 2011. On February 10, 2011, Build Toronto filed a Motion for Directions to the Ontario Municipal Board to declare the application complete as of November 2, 2010. A hearing date has not yet been scheduled.

## **BACKGROUND**

### **Downsview Area Secondary Plan Review**

In May 2008 City Council directed staff to undertake a review and update of the Downsview Area Secondary Plan. This report recommends that Council replace the existing Downsview Area Secondary Plan with the updated recommended Secondary Plan included as Attachment 1. The review has reaffirmed the vision for the lands to provide for the creation of a major national urban park and a balanced mix of urban land uses in a park like setting which can be accommodated within the transportation network. The recommended Secondary Plan refines this vision with an updated development framework that provides opportunities to intensify land uses near the new transit hub and achieve a connected parks and open space system.

The Secondary Plan will be implemented through the full range of planning tools provided for by the *Planning Act* and the City's Official Plan. The Secondary Plan provides a framework to guide the review of the Environmental Assessment Process and the preparation of District Plans. District Plans are meant to provide a context to prepare and review development applications in the Secondary Plan area such as Zoning By-law Amendment and Draft Plan of Subdivision applications.

### **Parc Downsview Park Inc. Official Plan Amendment Application**

The originally-submitted April 2010 Parc Downsview Park Inc. (PDPI) Official Plan Amendment application for an updated Downsview Area Secondary Plan largely reflected the staff-recommended Secondary Plan, with the exception of some minor policy wording modifications and clarifications and a request for additional residential density to a maximum increase of 0.5 FSI in the Sheppard-Chesswood and William Baker Districts if transportation monitoring identifies additional capacity. On July 26, 2010, PDPI amended its application to delete the request for the additional density.

As noted above, PDPI appealed this application to the Ontario Municipal Board. Over the past months, City staff have been in discussions with PDPI to address the proposed policy wording modifications and clarifications. This has resulted in the attached staff-recommended Secondary Plan incorporating policy wording modifications and clarifications acceptable to City staff and endorsed by PDPI, as well as Build Toronto Inc.

**Build Toronto Inc. Official Plan Amendment Application**

The November 2010 Build Toronto Inc. Official Plan Amendment application for an updated Downsview Area Secondary Plan also largely reflects the staff-recommended Secondary Plan, with the exception of some minor policy wording modifications and clarifications and a request for additional residential density on its lands located in the Allen District.

In an effort to achieve consensus with one of the significant landowners in the Secondary Plan area, City staff entered into discussions with Build Toronto to address the proposed policy wording modifications and clarifications. This has resulted in the attached staff-recommended Secondary Plan incorporating policy wording modifications and clarifications acceptable to City staff and endorsed by Build Toronto, as well as PDPI.

The Build Toronto Official Plan Amendment application also proposes additional residential density beyond the permissions provided for in the staff-recommended Secondary Plan, representing approximately 2,000 additional units on its lands in the Allen District.

The table below outlines differences between the residential densities in the staff-recommended Secondary Plan and the Build Toronto Official Plan Amendment application as it relates to the Build Toronto lands in the Allen District:

Designation	Staff-Recommended Plan	Build Toronto Official Plan Amendment Application
<i>Mixed Use Areas</i> Maximum Residential Density (FSI)	1.0	1.5
<i>Apartment Neighbourhoods</i> Maximum Density (FSI)	1.5	2.5
<i>Neighbourhoods</i> Maximum Density (FSI)	0.5	0.85
Number of Units	2,531	4,500

An update on the status of this density request is provided later in this report.

## COMMENTS

### North York Community Council Motions

At its meeting of June 22, 2010, North York Community Council in considering the staff-recommended Downsview Area Secondary Plan directed staff to report on a number of matters related to density, built form, transportation, parkland, natural environment and community services and facilities.

This section provides responses to these directions.

Motion #1(a)(i): "Investigate the displacement of 400 units from Stanley Greene District to the Allen West District; conduct the associated studies needed to assess the effects of the increased density in the Allen West District and report on the altered FSI designations needed to accommodate this density shift."

Response: The density permissions in the staff-recommended Secondary Plan anticipate a maximum of approximately 1,360 residential units in the Stanley Greene District. Displacing 400 units to the Allen West District would result in a maximum of approximately 960 units in the Stanley Greene District.

The Stanley Greene District will be a residential neighbourhood. New development abutting existing residential development will be of a similar form and scale, transitioning to low-rise buildings and more intensive land uses along the edge of the National Urban Park and mid-rise buildings along Keele Street.

The Zoning By-law Amendment and Draft Plan of Subdivision applications filed by PDPI in the Stanley Greene District propose a total of 1,356 residential units, which is consistent with the maximum number of projected residential units in the staff-recommended Secondary Plan.

Matters such as maximum building heights, built form, massing and road, block and building layout will be subject to comprehensive review and community consultation at the District Plan stage. These matters will be implemented through PDPI's Zoning By-law Amendment and Draft Plan of Subdivision applications for the Stanley Greene District that require a Public Meeting under the *Planning Act*.

Staff are of the opinion the densities recommended in the previously-tabled Secondary Plan are appropriate. Accordingly, no changes have been made to the recommended density permissions in the Secondary Plan.

The displacement of 400 units from the Stanley Greene District was discussed with Parc Downsview Park Inc. PDPI advised they agree with the recommended density permissions in the staff-recommended Secondary Plan and do not wish to consider the displacement of these units. The impact of adding 400 units to the Allen West District was therefore not investigated.

Motion #1(a)(ii): "Investigate the implementation of a height restriction of 8 storeys in the Stanley Greene District."

Response: Map 2 of the Official Plan identifies the east side of Keele Street in the Stanley Greene District as an *Avenue*. Keele Street is also identified as a Major Street on Map 3 of the Official Plan with a designated right-of-way width of 36 metres.

The recommended *Apartment Neighbourhoods* land use designation on the east side of Keele Street provides for a maximum density of 2.0 FSI for lands within the Stanley Greene District. The demonstration plans prepared as part of the Downsview Area Secondary Plan Review illustrate maximum building heights of up to 13 storeys in the Stanley Greene District. However, specific forms of development, maximum building heights and development standards do not form part of the recommended Secondary Plan.

As noted above, matters such as maximum building heights, built form, massing and building layout will be subject to comprehensive review and community consultation at the District Plan stage. These matters will be implemented through PDPI's Zoning By-law Amendment application. A range of appropriate building heights for the District will emerge through the urban design principles developed through district planning, which will subsequently inform the zoning by-laws.

Staff are of the opinion the approach to height and massing in the previously-tabled Secondary Plan, which would provide for mid-rise buildings of approximately 13 storeys along Keele Street are appropriate. Accordingly, no changes have been made to the recommended *Apartment Neighbourhoods* policies in the Stanley Greene District.

Implementing a height restriction of 8 storeys in the Stanley Greene District was discussed with Parc Downsview Park Inc. PDPI advised they agree with the current approach to massing, height and built form set out in the staff-recommended Secondary Plan. PDPI is aware that the details of the proposed height of buildings are subject to further review at the District Plan stage.

Motion #1(a)(iii): "Investigate the rezoning of 7.7 hectares (19.03 acres) of parkland in the Stanley Greene District and locate this parkland in the portion currently designated as 0.5 FSI."

Response: The recommended *Neighbourhoods* land use designation provides for a maximum density of 0.5 FSI in the Stanley Greene District. In the areas adjacent to the existing stable residential community future development must be sensitive to and generally 'fit' with the existing physical character. The Stanley Greene District is located adjacent to the National Urban Park and the previously-tabled Secondary Plan provides for a new centrally located municipal park of approximately 1.6 hectares within the District. The exact size, configuration and location of the municipal park will be determined at the District Plan stage.

Staff are of the opinion the land use permissions in the previously-tabled Secondary Plan are appropriate. Accordingly, no changes have been made to the recommended land use permissions in the Stanley Greene District.

Rezoning parkland in the Stanley Greene District in the portion currently designated as 0.5 FSI was discussed with Parc Downsview Park Inc. PDPI advised they support the land use permissions in the staff-recommended Plan and would not agree to redesignate currently designated residential lands to parkland.

Motion #1(a)(iv): "Work with Build Toronto on the feasibility of increasing the high-rise residential zone FSI from 1.5 to 2.5 and the low-rise residential zone FSI from 0.5 to 0.8 in the Allen East District (Build Toronto lands), taking into consideration the transportation study conducted by Build Toronto which helps demonstrate that a new local road running parallel to Allen Road would support this increased density."

Response: As noted previously, Build Toronto Inc. in its Official Plan Amendment application proposes additional residential density permissions on its lands. The proposed increase in density by Build Toronto is similar to the densities that North York Community Council directed staff to consider in the above-noted motion. In addition, the application also proposes increasing the maximum residential density permissions in *Mixed Use Areas* on its lands from 1.0 FSI to 1.5 FSI.

These additional residential density permissions are being evaluated through the review of the Official Plan Amendment application submitted by Build Toronto. Staff are not recommending that densities be increased at this time. Staff will provide recommendations on these densities through a Final Report on Build Toronto's application.

Motion #1(a)(v): "Report back on the deletion of the southern portion of the north-south Major Street in the Allen East District, south of Clanton Park Road, to the Allen Road/Wilson Heights Boulevard ramps, as depicted in Map 7-4 Proposed Street Network, taking into consideration that any modifications or reconfiguration of these ramps in relation to future development of the Downsview Secondary Plan lands would not compromise the direct connectivity between Allen Road and Wilson Heights Boulevard and that any road connection alternatives would consist of public consultation and input from area residents, the Ward Councillor and appropriate City of Toronto staff."

Response: The road structure illustrated by Map 7-4, Proposed Street Network, of the Downsview Area Secondary Plan represents one of several road connectivity options between Allen Road, Allen East District (Build Toronto lands) and Wilson Heights Boulevard. The road structure on Map 7-4 represents an urban approach to accommodate vehicular movement along grade-related streets versus the use of ramps, while providing existing and future communities with multiple route choices to access Allen Road from Wilson Heights Boulevard.



Any modification or re-configuration of the Allen Road-Wilson Heights Boulevard ramps would require further technical analysis and community consultation as part of the Environmental Assessment Process. Any road connection alternatives would be subject to comprehensive review and would include community consultation with input from area residents and the Ward Councillor.

The Secondary Plan is clear that minor and major streets shown on Map 7-4 are conceptual and subject to further review. The Secondary Plan also provides for the review of these matters through the submission and review of transportation impact studies at the District Plan stage. Accordingly, no changes have been made to Map 7-4 of the Secondary Plan.

Motion #1(b): "Allow Parks, Forestry and Recreation staff to produce a Recreation Service Plan, as part of the overall Recreation Service Plan, identifying the needs and service gaps for the Wards located within the Downsview Area Secondary Plan boundary (Wards 8, 9 and 10) and make recommendations on the service levels necessary to meet the needs of these communities."

Response: Parks, Forestry and Recreation staff advise that City Council at its meeting of August 5-6, 2009 approved the development of a City-wide, multi-year Recreation Service Plan. This approval originates from recommendations by the Community Development and Recreation Committee at its meeting of January 14, 2008, that requested the General Managers of Parks, Forestry and Recreation and Children's Services to develop ways to improve access to recreation.

The Recreation Service Plan will be based on the principles of equitable access, quality, social inclusion and capacity building and will guide decision-making in the planning and administration of all City run recreation programs and services across the City. A strategy to engage key stakeholders, the broader community, Councillors and staff in the development of the Recreation Service Plan is currently underway. Members of the public, stakeholders and Councillors will be encouraged to provide input to the plan through public and stakeholder consultation meetings and an on-line survey.

It is anticipated the Recreation Service Plan will be submitted to City Council this summer.

Motion #2(a): "Report on the changes that would be required to reduce the residential density for the William Baker neighbourhood to its existing level and on how the excess density can be distributed across the study area."

Response: The existing Secondary Plan anticipates a maximum of approximately 1,155 residential units within the William Baker District. The proposed Secondary Plan anticipates a maximum of approximately 3,500 residential units within this District.

The William Baker District is bounded by Keele Street and Sheppard Avenue West, both of which are major streets. Keele Street in this location is an *Avenue*, and development in

this District would not be as constrained by airport height restrictions as other lands in the Secondary Plan area. This District is also located near the new TTC/GO Transit hub. These factors support more intensive mixed-use development levels for these lands.

The Secondary Plan also provides for the protection of the large woodlot which will be combined with a municipal park to create a significant open space focus in the District. A multi-use path connecting this District to the National Urban Park via the existing pedestrian bridge is shown on Map 7-6, Proposed Pedestrian Network of the Downsview Area Secondary Plan.

Staff are of the opinion the density permissions in the Secondary Plan for the William Baker District are appropriate. Accordingly, no changes have been made to the recommended density permissions in the Secondary Plan.

Reducing residential density to its existing level was discussed with Parc Downsview Park Inc. PDPI advised they agree with the density permissions in the staff-recommended Secondary Plan. The impact of distributing the additional density across the Secondary Plan area was therefore not investigated.

Motion #2(b): "Report on a traffic plan that moves traffic across the Plan area but does not allow continuous traffic flow along Grandravine Drive across Keele Street in either direction."

Response: To support development in the Secondary Plan area and allow for improved traffic flow, the staff-recommended Secondary Plan provides for a comprehensive road structure that links the Secondary Plan's two major north-south arterials, Keele Street and Allen Road, and connects existing and planned development both within and outside the Secondary Plan area.

Staff are of the opinion connecting Grandravine Drive across Keele Street will support development in the Secondary Plan area, allow for improved traffic flow and connect the Secondary Plan area to its surrounding community. This is illustrated as a minor street connection on Map 7-4.

Any connection of Grandravine Drive across Keele Street would require technical analysis and community consultation as part of the Environmental Assessment Process. As such, any road connection alternatives would be subject to comprehensive review and community consultation with input from area residents and the Ward Councillor.

The Secondary Plan is clear that minor and major streets shown on Map 7-4 are conceptual and subject to further review. The Secondary Plan also provides for the review of these matters through the submission and review of transportation impact studies at the District Plan stage. Accordingly, no changes have been made to Map 7-4 of the Secondary Plan.

Motion #2(c): "Report on how the woodlot in the William Baker neighbourhood can be protected."

Response: The existing woodlot and a proposed municipal park would be located adjacent to each other in the William Baker District and are designated *Natural Areas* and *Parks*, respectively. This will support and enhance the integrity and protection of the woodlot. The staff-recommended Secondary Plan also contains Natural Environment policies (Policy 3.7.1 to 3.7.7) with respect to development adjacent to woodlots to ensure the retention and protection of these features is consistent with the City's Official Plan and Ravine Protection By-law.

Motion #2(d): "Report on how the City of Toronto can permit heights in the William Baker neighbourhood that allows for a maximum height of 10 storeys at the Keele Street and Sheppard Avenue West intersection, and scales back to 8 to 6 storeys when moving away from the noted intersection."

Response: Map 2 of the Official Plan identifies the east side of Keele Street in the William Baker District as an *Avenue*. Keele Street and Sheppard Avenue West are also identified as Major Streets on Map 3 of the Official Plan with designated right-of-way widths of 36 metres.

The staff-recommended Secondary Plan provides for *Apartment Neighbourhoods* and *Mixed Use Areas* land use designations with a maximum density of 2.0 FSI for lands within the William Baker District.

The demonstration plans prepared as part of the Downsview Area Secondary Plan Review illustrate maximum building heights of up to 15 storeys in the William Baker District at the Keele Street and Sheppard Avenue West intersection, scaling back to 9 storeys. However, specific forms of development, maximum building heights and development standards do not form part of the recommended Secondary Plan.

Matters such as maximum building heights will be subject to comprehensive review and community consultation at the District Plan stage. These matters will be implemented through future Zoning By-law Amendment applications. A range of appropriate building heights for the District will emerge through the urban design principles developed through district planning, which will subsequently inform the zoning by-laws.

Staff are of the opinion the approach to massing, height and built form set out in the previously-tabled Secondary Plan are appropriate. Accordingly, no changes have been made to the recommended *Neighbourhoods* and *Mixed Use Areas* land use designation policies in the William Baker District.

Implementing height restrictions in the William Baker District was discussed with Parc Downsview Park Inc. PDPI advised they agree with the approach to massing, height and built form set out in the staff-recommended Secondary Plan. PDPI is aware that the

details of the proposed height of buildings are subject to further review at the District Plan stage.

### **Recommended Secondary Plan**

Three separate Official Amendments for an updated Downsview Area Secondary Plan are currently under review by City staff:

- the staff-recommended Secondary Plan in support of the City-initiated Downsview Area Secondary Plan Review;
- the Official Plan Amendment Application submitted by PDPI; and
- the Official Plan Amendment Application submitted by Build Toronto Inc.

In order to resolve the Ontario Municipal Board appeal for the PDPI application and achieve consensus on the Build Toronto Inc. application, City staff entered into discussions with PDPI and Build Toronto to address the proposed policy wording modifications and clarifications in these applications.

This report recommends that City Council replace the existing Downsview Area Secondary Plan with the updated staff-recommended Secondary Plan included as Attachment 1 to this report.

This updated Secondary Plan is the same as the staff-recommended Secondary Plan previously tabled at North York Community Council at its meetings of March 9, 2010 and June 22, 2010 with the exception of some minor policy wording modifications and clarifications. These modifications provide further clarity and maintain the intent of the policies in the previously tabled staff-recommended Secondary Plan. Both PDPI and Build Toronto advised staff on February 16, 2011 that the policy modifications in the updated Secondary Plan are acceptable.

The updated Secondary Plan also generally incorporates the policy modifications outlined in Recommendation 1 of the May 31, 2010 report from the Director, Community Planning, North York District.

All of the key elements of the previously tabled staff-recommended Secondary Plan and proposed amendments to the Official Plan are maintained, including:

- all land use, density, parks and open space, community services and facilities and housing permissions;
- the proposed transportation network;
- all Maps and Schedules; and
- site statistics.

Discussions between City staff, Parc Downsview Park Inc. and Build Toronto Inc. have resulted in minor policy refinements to the Secondary Plan. These wording modifications and clarifications are highlighted below and include transportation, Section 37, affordable housing, parks, community services and facilities and density.

## Transportation

Policy wording clarifications have been agreed to by City staff, PDPI and Build Toronto Inc. respecting certain transportation policies. These include identifying that public streets can include both municipally-owned and federally-owned streets, incorporating key elements of the new Transportation Master Plan as policies directly in the Secondary Plan and providing for limited surface parking subject to meeting certain criteria and considering alternative parking solutions such as satellite, shared or structured parking facilities.

### Section 37

City staff, PDPI and Build Toronto Inc. have agreed to add policies providing greater clarity and guidance regarding how the costs of providing community benefits under Section 37 of the *Planning Act* will be calculated.

### Affordable Housing

Policy wording clarifications have been agreed to by City staff, PDPI and Build Toronto Inc. respecting certain affordable housing policies. These changes include identifying that all required affordable housing units may be provided as part of a community benefit under Section 37 of the *Planning Act* (which is consistent with the policies of the Toronto Official Plan) and adding an explanatory sidebar providing guidance on the purpose and scope of the requirement for a Housing Issues Report.

### Parks

Policy wording clarifications have been agreed to by City staff, PDPI and Build Toronto Inc. respecting certain parks policies. These changes include providing for an enhanced greenway corridor that will connect the existing Banting Park and a new park at the south end of the Allen East District and identifying that the park provided for in the Sheppard-Chesswood District, centred around the new TTC/GO Transit hub, will be developed as an important urban open space, recognizing the more urban focus and function of the proposed park.

### Community Services and Facilities

Policy wording clarifications have been agreed to by City staff, PDPI and Build Toronto Inc. respecting certain community services and facilities policies. These changes include identifying that facilities and services provided by Parc Downsview Park Inc. may be considered when determining preferred locations for municipal community services and facilities and noting that development may be phased through a Holding provision on the implementing zoning and/or as conditions of draft plan of subdivision approval until plans are in place to build a new fire station to service development in the vicinity of and within the Secondary Plan area.

## Density

City staff, PDPI and Build Toronto Inc. have agreed to add an explanatory sidebar to provide guidance on how density is calculated.

### **Build Toronto Official Plan Amendment Application**

As noted above, minor policy wording modifications and clarifications proposed by Build Toronto have been incorporated in the attached staff-recommended Secondary Plan and are acceptable to City staff, Build Toronto Inc. and PDPI.

The remaining changes proposed by the Build Toronto Official Plan Amendment application are for additional residential density beyond the residential density permissions provided for in the previously-tabled staff-recommended Secondary Plan. These changes represent approximately 2,000 additional units on its lands in the Allen East District.

On January 31, 2011, Build Toronto Inc. submitted additional materials to the City to support the request for additional density. A comprehensive review of the proposed additional density is being undertaken, including the adequacy of transportation and servicing infrastructure, appropriateness of the proposed built form and its impacts on community services and facilities, parks, affordable housing and Section 37 requirements. These additional densities are not reflected in the attached staff-recommended Secondary Plan.

As part of the review of the Build Toronto Official Plan Amendment application, it is recommended that staff be directed to schedule a community consultation meeting on the application with the Councillor for Ward 10, in consultation with the Councillor for Ward 9 with notice given to landowners and residents within 120 metres of the Secondary Plan area and to interested parties for the City-initiated Downsview Area Secondary Plan Review.

Staff will provide recommendations on the proposed additional density through a Final Report on Build Toronto's Official Plan Amendment application. The Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2011, provided any required information is submitted by the applicant in a timely manner and issues have been resolved.

Should City Council approve the attached staff-recommended Secondary Plan, this density request could result in an amendment or modification to the Secondary Plan requiring an additional public meeting under the *Planning Act*. It is recommended that notice for the public meeting also be given to interested parties for the City-initiated Downsview Area Secondary Plan Review.

## **Parc Downsview Park Applications**

Should City Council approve the attached staff-recommended Secondary Plan, it is anticipated that PDPI will withdraw its Ontario Municipal Board appeal on its Official Plan Amendment application.

City staff will continue the review of the Zoning By-law and Draft Plan of Subdivision applications in the Stanley Greene District and provide recommendations through a Final Report on these applications at a future meeting of North York Community Council.

## **CONCLUSION**

The recommended Secondary Plan is a transit-supportive Plan that is supported by the Toronto-York Spadina Subway Extension and will foster the development of complete communities with a range and mix of uses. The Secondary Plan provides direction and guidance to realize the vision of creating the National Urban Park and a balanced mix of land uses in a park like setting at a level consistent with the transportation network.

The Secondary Plan included as Attachment 1 has been agreed to by City staff, Parc Downsview Park Inc. and Build Toronto Inc. and is recommended for approval. The Official Plan Amendment application for additional residential density submitted by Build Toronto Inc. is under review and staff will report further on this application when issues have been resolved.

## **CONTACT**

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## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENT**

Attachment 1: Draft Official Plan Amendment  
(includes recommended Downsview Area Secondary Plan)