

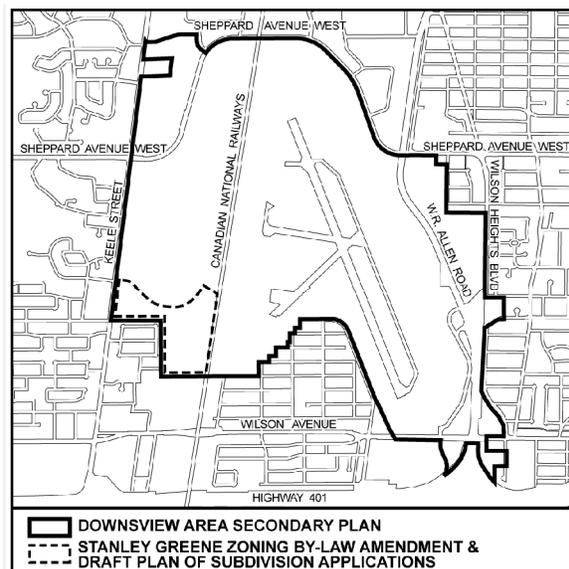
**Stanley Greene District – Downsview (80 Carl Hall Road)  
Zoning By-law Amendment and Draft Plan of  
Subdivision Applications – Request for Direction Report**

<b>Date:</b>	December 16, 2011
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 9 – York West
<b>Reference Numbers:</b>	10 167221 NNY 08 OZ 10 252415 NNY 08 SB

**SUMMARY**

Parc Downsview Park Inc. (PDPI) has applied for a rezoning and related draft plan of subdivision to permit a primarily residential development consisting of 1,356 units in the Stanley Greene District located in the southwestern portion of the Downsview Area Secondary Plan. These applications were submitted on April 30, 2010 and September 3, 2010, respectively.

The applications have been appealed to the Ontario Municipal Board and a pre-hearing conference has been scheduled for February 10, 2012. Since these applications were last before North York Community Council, significant revisions have been made to the Stanley Greene development plan, as described in this report. Staff are seeking Council direction to continue ongoing discussions to refine the proposal with a goal of entering into a settlement with PDPI to be presented to the Ontario Municipal Board at the February 10, 2012 pre-hearing conference.



## **RECOMMENDATION**

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

1. City Council direct appropriate staff to continue discussions with Parc Downsview Park Inc., respecting revisions to the proposed Stanley Greene District Plan, Urban Design Guidelines, and the implementing Zoning By Amendment and Draft Plan of Subdivision applications to ensure the proposal conforms with the Downsview Area Secondary Plan and to address the issues outlined in this report and any additional issues raised through the detailed review of these applications.
2. The City Solicitor and appropriate staff be directed to attend any Ontario Municipal Board hearing on these applications to ensure the issues raised in this report are addressed to the satisfaction of the City and if necessary, further direction be obtained from City Council at its meeting on February 6-7, 2012.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On April 26, 2010, Parc Downsview Park Inc. (PDPI) filed an Official Plan Amendment application for an updated Downsview Area Secondary Plan, which largely reflected a previously tabled staff-recommended Secondary Plan. On April 30, 2010, PDPI filed a Zoning By-law Amendment for a primarily residential development in the Stanley Greene District, comprising a total of 1,356 residential units 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 both these applications. At its meeting of August 17, 2010, North York Community Council directed that a 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 September 3, 2010, PDPI filed a Draft Plan of Subdivision application to implement the above-noted Zoning By-law Amendment application.

On January 25, 2011, PDPI appealed the Official Plan Amendment application to the Ontario Municipal Board based on the City's failure to adopt the Official Plan Amendment within the timelines specified by the *Planning Act*.

On March 2, 2011, PDPI appealed the Zoning By-law Amendment application based on the City's failure to adopt the Zoning By-law Amendment application within the timelines specified by the *Planning Act*. On May 4, 2011, PDPI appealed the Draft Plan

of Subdivision application based on the City's failure to issue draft plan approval within the timelines specified by the *Planning Act*.

At its meeting on June 14, 2011, City Council considered a June 3, 2011 Direction Report from the City Solicitor recommending a settlement for a revised Downsview Area Secondary Plan and directed the City Solicitor and other appropriate staff to attend the Ontario Municipal Board in support of this updated Secondary Plan. This report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.CC9.3>

At its pre-hearing conference on June 29, 2011, the Ontario Municipal Board issued an Oral Decision approving the updated Downsview Area Secondary Plan. A written Decision from the Ontario Municipal Board was issued on August 17, 2011. This decision can be found at: <http://www.omb.gov.on.ca/e-decisions/pl110098-Aug-17-2011.pdf>

An OMB pre-hearing conference was held on August 29, 2011 to identify parties and participants for the Stanley Greene Zoning By-law Amendment and Draft Plan of Subdivision applications. The OMB was also informed that the City was continuing its review of the applications and discussions are on-going with PDPI to resolve the applications and reach a settlement.

A revised submission was submitted by PDPI on September 28, 2011.

An OMB pre-hearing conference was held on October 13, 2011 to provide the OMB with an update on the on-going discussions between PDPI and the City on a potential settlement.

## **ISSUE BACKGROUND**

The Ontario Municipal Board has scheduled a pre-hearing conference regarding this matter for February 10, 2012. A full hearing of the appeals could be scheduled for later this spring or early summer if a settlement is not reached. Staff require instructions in advance of the Ontario Municipal Board hearings.

### **Proposal**

#### Original Proposal (2010)

The original 2010 development proposal for Stanley Greene contained a total of 1,356 residential units, which included 225 units located in the southeast portion of the District, allocated to the Canadian Forces Housing Authority (CFHA) as a replacement for existing military housing. A mix of housing types was proposed including mid-rise apartments, townhouses, semi-detached and detached housing. Grade-related commercial land uses were proposed within the apartment blocks facing Keele Street.

The original 2010 submission included a Conceptual District Plan, as required by the Downsview Area Secondary Plan to guide future development in the Stanley Greene District, which is included as Attachment 1. The original Draft Plan of Subdivision is included as Attachment 2.

The proposed road network consisted 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 was designed to provide a future connection to the east across the existing rail line. The second access from Keele Street was an east-west street, located south of the Park Boundary Road, which connected 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 was proposed to enhance connectivity for public transit, pedestrians, cyclists and vehicles.

A 1.6 hectare local park block was proposed in the southern portion of the District along the north-south street. A 2.3 hectare stormwater management block was proposed along the south side of the Park Boundary Road. This facility was proposed to remain under the ownership of PDPI to service development within Stanley Greene, as well as the Bombardier Aerospace lands to the east. A 0.4 hectare block to accommodate a fire station was proposed in the western portion of Stanley Greene at the intersection of the Park Boundary Road and Keele Street.

Apartment buildings were proposed in the western portion of Stanley Greene on Keele Street and along the south side of the Park Boundary Road in the northeast portion of the District. The western apartment block would contain two 11-storey buildings with at-grade retail at a density of 2.0 FSI. The eastern apartment block would contain three 5-storey buildings facing the National Urban Park and one five-storey building located on the CFHA lands having a combined density of 1.5 FSI.

Four-storey back-to-back townhouses or 4-storey apartments at 0.5 FSI were 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 FSI were proposed for the CFHA block located in the southeastern portion of the District. Townhouses with rear lanes at 0.5 FSI were 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 FSI were proposed in the western portion of Stanley Greene adjacent to the existing residential community. A new public walkway linking Local Road C in the Stanley Greene District to Bayford Avenue in the existing neighbourhood to the west was also proposed.

### Revised Development Concept (May 27, 2011)

On-going discussions between City staff and PDPI resulted in a revised development concept presented to City Staff on May 27, 2011 that included a number of improvements to the original proposal, including:

- An improved location of the stormwater management pond abutting the existing neighbourhood to the south;
- A larger fire station block with an improved location on Keele Street;
- A centrally-located and larger municipal park;
- A finer grain of local streets creating development blocks appropriate for street-related residential building types in the western and northeast portions of the District;
- A wider public walkway linking the Stanley Greene District with Bayford Avenue in the existing neighbourhood to the west; and
- Improved sightlines along Major Street B to the National Urban Park and the municipal park.

### Current Development Concept (September 28, 2011)

On September 28, 2011, PDPI submitted revised Zoning By-law and Draft Plan of Subdivision applications to the City, which largely reflects the May 2011 development concept outlined above.

The maximum number of units remains unchanged from the original submission: a total of 1,356 residential units, which includes 225 units located in the southeast portion of the District, allocated to the Canadian Forces Housing Authority (CFHA). The housing continues to consist of a mix of types including mid-rise apartments, various types of townhouses (including back-to-back, stacked and standard), semi-detached and detached housing. Grade-related commercial land uses are proposed within the mixed use apartment blocks along Keele Street and in the low-rise apartment blocks along the Park Perimeter Road (Major Street A) and in the northeast portion of the site, north of the municipal park.

A District Plan, reflecting the current proposal, was also submitted and is included as Attachment 3.

New public streets, a public walkway, a neighbourhood park, a larger block to accommodate a fire station, a block for a stormwater management pond and blocks for the proposed residential development are also proposed through the Draft Plan of Subdivision application, which is included as Attachment 4.

## **Site and Surrounding Area**

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 25.6 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 Metrolinx 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.

### **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 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.

### **Downsview Area Secondary Plan**

The Downsview Area Secondary Plan was approved by the Ontario Municipal Board on August 17, 2011. The Plan provides 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. It provides for a modest increase in overall future population from the previous Secondary Plan – from 38,000 to 42,000.

The Secondary Plan is structured into seven Districts based on intended use and character. The Secondary Plan requires the preparation of District Plans prior to development proceeding within Districts to set out development principles and guidelines at a level of detail not possible within the Secondary Plan. District Plan requirements include block and structure plans, context plans showing how public roads and parks and open space areas will be integrated with surrounding lands, and details on building location and massing, and development phasing.

The Stanley Greene District is to be a primarily residential neighbourhood. Development in Stanley Greene abutting existing residential development will be of a similar form and scale, transitioning to low-rise buildings and more intensive land uses along the park edge and mid-rise buildings along Keele Street. Lands between the local park and the rail line are intended to be developed for CFHA housing, which will be integrated within the District, while protecting their unique security requirements. A centrally located local park will be located along a north-south street that will connect and provide a view corridor to the National Urban Park.

There are three land use designations in the Stanley Greene District, as shown in Attachment 5. *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*. A link to the approved Secondary Plan can be found at:

<http://www.omb.gov.on.ca/e-decisions/pl110098-Aug-17-2011.pdf>

Map 2 of the Official Plan identifies the Keele Street frontage of Stanley Greene as *Avenues*.

### **Transportation Master Plan**

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

The TMP recommends a transportation network that supports the land use and development envisioned in the Secondary Plan. The 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 TMP also sets out recommended phasing and future environmental assessment work that is required to proceed with introducing this infrastructure.

Key elements of the 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 with a future extension over the rail line;
- an 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](http://www.toronto.ca/planning/pdf/downsview_phase4_TMP_rep_jan10.pdf)

### **Servicing and Stormwater Management Master Plan**

The 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 Review – Infrastructure Master Plan Report can be accessed via the following link:

[http://www.toronto.ca/planning/pdf/downsview\\_ph4\\_Servicing\\_report.pdf](http://www.toronto.ca/planning/pdf/downsview_ph4_Servicing_report.pdf)

## **Zoning**

There is no implementing zoning in place for the Downsview Area Secondary Plan, including the Stanley Greene District. The majority of the lands are subject to an 'A' – Airport Hazard Area Zone in the former City of North York Zoning By-law No. 7625, as shown on Attachment 6. This zoning 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 been submitted to implement development in the Stanley Greene District, including new public streets, a block for a fire station, a public walkway, development blocks, a municipal park and a stormwater management facility.

## **Site Plan Control**

Applications for Site Plan Control have not been submitted to implement the development proposed for the Stanley Greene District. Approval of Site Plan Control applications for the apartment, townhouse and fire station blocks will be required prior to these developments proceeding.

## **Tree Preservation**

The proposal is subject to the City of Toronto Tree Protection By-law on both private and public lands. An Arborist Report was submitted with the Stanley Greene Zoning By-law Amendment and Draft Plan of Subdivision applications.

## **Reasons for the Applications**

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 Downsview Area Secondary Plan. A Draft Plan of Subdivision application is required to create the street and block pattern that implements the Zoning By-law Amendment application.

## **Community Consultation**

In consultation with the Ward 8 and 9 Councillors, a Community Information Session was held with the abutting neighbourhood on September 13, 2011 at Downsview Secondary School to provide the community with up-to-date information on the status of the Downsview Area Secondary Plan Review, the impending revisions to the development concept for the Stanley Greene District and the ongoing Ontario Municipal Board (OMB) hearing. Approximately 80 people attended the meeting. The following areas of interest and concern were raised by members of the community:

- The impacts of the proposed development on existing infrastructure and on the flooding of basements in surrounding neighbourhoods;
- The interface between the existing neighbourhood and the proposed development, including building setbacks, fencing and tree preservation;
- The proposed public walkway linking Bayford Avenue to the proposed development;

- The funding and timing of the proposed fire station;
- The allocation of potential Section 37 funds;
- Community services and facilities to serve the proposed population, including the funding and location of the community centre provided for in the Secondary Plan;
- Traffic impacts and the lack of transportation infrastructure to support the proposed development levels;
- Affordable housing requirements;
- Phasing of the proposed development;
- Insufficient school facilities to support the proposed population;
- The status of the CFHA housing;
- Architectural design of the proposed buildings;
- Acceptability of the proposed stormwater management facility location;
- Proposed uses, building types and building heights; and
- Parking arrangements for the proposed apartments.

### **Agency Circulation**

The applications were circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the applications.

### **COMMENTS**

As noted previously, PDPI filed the current submission on September 28, 2011. A number of revisions were made which improved the proposed development, including:

- An improved land use and built form relationship with the existing neighbourhood to the south and west. The revised proposal provides for deep single detached lots having a backyard to backyard relationship with the abutting neighbourhood to the west.
- The identification of a 0.8 hectare block for a fire station along Keele Street, providing an appropriate location for this essential service and a built form transition between the proposed apartment block and the existing neighbourhood to the south.
- An improved location for a slightly larger stormwater management facility that frames Major Street A and Minor Street A and provides for transition between the National Urban Park to the north and the abutting existing neighbourhood to the south.
- Locating mid-rise apartment buildings with at-grade commercial uses in the lands designated *Apartment Neighbourhoods* on Keele Street to provide for an appropriate built form at the gateway of the National Urban Park.
- A centrally-located and appropriately sized municipal park with improved built form relationships to the surrounding proposed residential development. The park is to be defined and framed by 3 public streets and a townhouse block to the north with

supportive building facing relationships for the surrounding townhouses and single detached dwellings.

- A finer grain of residential blocks and public streets to provide address for the proposed developments and to improve access and connectivity within Stanley Greene. New public streets (Local Roads E and F) and blocks (B1, B2, B3 and H and O) have been proposed.
- A wider public walkway for landscaping and a path for pedestrians and bicyclists linking Local Road C in the Stanley Greene District to Bayford Avenue in the existing neighbourhood to the west.
- The re-alignment of Major Street B to improve sightlines to the National Urban Park.

Notwithstanding these improvements to the Stanley Greene proposal, a number of issues remain to be resolved. A number of issues identified to date through the review of these applications are summarized below. Additional issues may arise through the on-going detailed review of the submission. Staff have been discussing these issues with PDPI and their consultants and will continue to refine the proposal in an effort to resolve these matters prior to the February 10, 2012 OMB pre-hearing conference.

## **Issues to be Resolved**

### **1. Conformity with the Official Plan and Downsview Area Secondary Plan**

Additional information is required to determine conformity of the proposed development plan with respect to the policies of the Official Plan and the Downsview Area Secondary Plan, including affordable housing, Section 37, community services and facilities, transportation, density, building new neighbourhoods, public art, built form, public realm and implementation.

### **2. District Plan**

The Secondary Plan requires that a District Plan be prepared that outlines specific development principles and guidelines at a greater level of detail that can be provided within the Secondary Plan. Additional information for the District Plan submission is required to provide a context to review the Zoning By-law Amendment and Draft Plan of Subdivision applications including building types by block, street and block patterns, features within the 30 metre railway setback and parking arrangements.

Pursuant to the Secondary Plan, a District Plan will be required to be completed to the satisfaction of the City prior to any development proceeding in the Stanley Greene District.

### 3. Urban Design Guidelines

Urban Design Guidelines are one of the elements required to inform the District Plan, Zoning By-law and Draft Plan of Subdivision as they typically describe and illustrate building types and the location and spatial organizational relationships between buildings. Additional information in this regard is required.

### 4. Road and Block Pattern

The size, configuration and building orientations within Blocks P, B2 and G require further refinement to support the Built Form and Public Realm objectives of the Secondary Plan. City staff are seeking revisions to the size and configuration of these blocks to provide for appropriate sized blocks for the planned building types which will ensure appropriate built form relationships and an improved public realm.

### 5. Alignment of Major Street A over the Railway Corridor

Further assessment is required regarding the impact of the alignment and grading of Major Street A (particularly its rise and span to accommodate the clearance for an overpass required by Metrolinx) on the block and street pattern in the northeast portion of Stanley Greene and the proposed built form in this area. The assessment of this information along with possible revisions to the road and block pattern outlined above may result in revisions to the block and street pattern in the northeast portion of the District, including revisions to the alignment of Major Street A.

### 6. Bicycle and Pedestrian Network

A multi-use bicycle and pedestrian route is shown on Maps 7-5 and 7-6 of the Downsview Area Secondary Plan along the east side of Keele Street in Stanley Greene. The current submission does not provide for this multi-use route. It is further noted that a 6-metre easement, held by Enbridge for a gas line, is located along the western boundary of Blocks A and H and the ultimate location and design of this route must be accommodated.

### 7. Built Form Adjacent to the National Urban Park

The Downsview Area Secondary Plan provides for more intensive land uses along the south edge of the National Urban Park, including low-rise apartment buildings on the south side of Major Street A. The Plan further provides for potential building edges lining Major Street A to define and frame the National Urban Park.

The draft Zoning By-law submitted by the applicant would permit any combination of low-rise apartments with at-grade retail as well as back-to-back, stacked and standard townhouses on the blocks lining the National Urban Park.

The broad range of housing types permitted in the applicant's draft Zoning By-law along the south side Major Street A are of concern to staff. The draft Zoning By-law and Urban Design Guidelines should ensure that new development define and frame the National Urban Park and support the Built Form and Public Realm objectives of the Official Plan and Secondary Plan.

#### 8. Section 37, Community Services and Facilities, Affordable Housing and Public Art

To ensure the proposal conforms with the Downsview Area Secondary Plan, issues under discussion include the number of affordable housing units to be provided in Stanley Greene, provision of public art, the value of the Section 37 commitment and the appropriate targeting and timing of these funds, including the provision of daycare spaces, the community centre and the land for the fire station. The applicant has advised that a proposal is forthcoming. The submission of a Public Art Strategy, a revised Affordable Housing Strategy and a revised Community Services and Facilities Strategy, which reflect the current proposal, will articulate how these issues will be resolved.

#### 9. Ownership and Maintenance of Infrastructure

Confirmation of the ownership and/or on-going maintenance of the following infrastructure is required: the stormwater management pond, the neighbourhood park, the centre median in Major Street A, a proposed acoustic/living wall and berm adjacent to the railway corridor and bio-swales within Major Street B, Local Road A and Local Road B. These matters will be secured as conditions of any Draft Plan of Subdivision approval.

#### 10. Public Streets

All of the streets proposed in the Draft Plan of Subdivision are to be municipal streets. The applicant proposes a 16.5 metre right-of-way width for Minor Street A and Local Road B in the Draft Plan of Subdivision application. Cross sections are required for these streets demonstrating how a road, bioswales, utilities, sidewalks on both sides and associated landscaping can be accommodated within a 16.5 metre right-of-way in compliance with DIPS. The submission of a revised Transportation Impact Study and Urban Design Guidelines addressing these concerns will also be required.

#### 11. Draft Zoning By-law

The draft Zoning By-law submitted by the applicant would permit back-to-back, stacked and standard townhouses throughout the District except where single detached units are proposed adjacent to Cuffley Crescent. Refinements and revisions are required to the draft Zoning By-law to provide a greater level of certainty and clarity for each development block to ensure that appropriate housing types are permitted on specific blocks within this new neighbourhood.

## 12. Use of Holding Provisions in the Zoning By-law

The use of Holding Provisions may be required in the Zoning By-law until all appropriate matters, such as the provision of community services and facilities, the provision of adequate municipal services and the provision of a fire station have been addressed. This will be assessed once all additional information has been submitted.

## 13. CFHA Housing

The street and block pattern, along with the built form of the 225 units within the CFHA housing blocks (D and G) in the southeast corner of the District will be addressed as part of future Draft Plan of Subdivision and Site Plan Control applications. The use of Holding Provisions may also be required in the Zoning By-law until matters such as the street and block pattern and built form in these blocks have been addressed.

## 14. Servicing

Further information is required in the Functional Servicing Plan and Stormwater Management Plan to assess the appropriateness of the proposed servicing infrastructure improvements. The submission of these reports, which reflects the current proposal, will articulate how these issues will be resolved.

## 15. Additional Information

Many of the reports and studies submitted in support of the original submission require updating to reflect the current submission. This information will ultimately inform the approved District Plan, the provisions of the Zoning By-law and the detailed conditions of any Draft Plan of Subdivision approvals. This information includes matters such as an updated Planning Rationale, Phasing Plan and Arborist Report, in addition to other reports identified earlier in this report. Through the review of these revised submissions additional issues may be identified.

## **CONCLUSION**

Staff will continue discussions with PDPI to refine the Stanley Greene development proposal and the associated applications and are of the opinion the applicant is proceeding expeditiously towards resolving the remaining issues outlined above.

It is possible the majority of the outstanding issues could be resolved prior to the February 10, 2012 OMB pre-hearing conference. Should that be the case, this pre-hearing conference could be converted into a Settlement Hearing. If required, staff may report further to City Council at its meeting on February 6-7, 2012.

## **CONTACT**

Colin Ramdial, Senior Planner

Tel. No. (416) 395-7150

Fax No. (416) 395-7155

E-mail: cramdial@toronto.ca

## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Original Stanley Greene District Plan

Attachment 2: Original Draft Plan of Subdivision Application

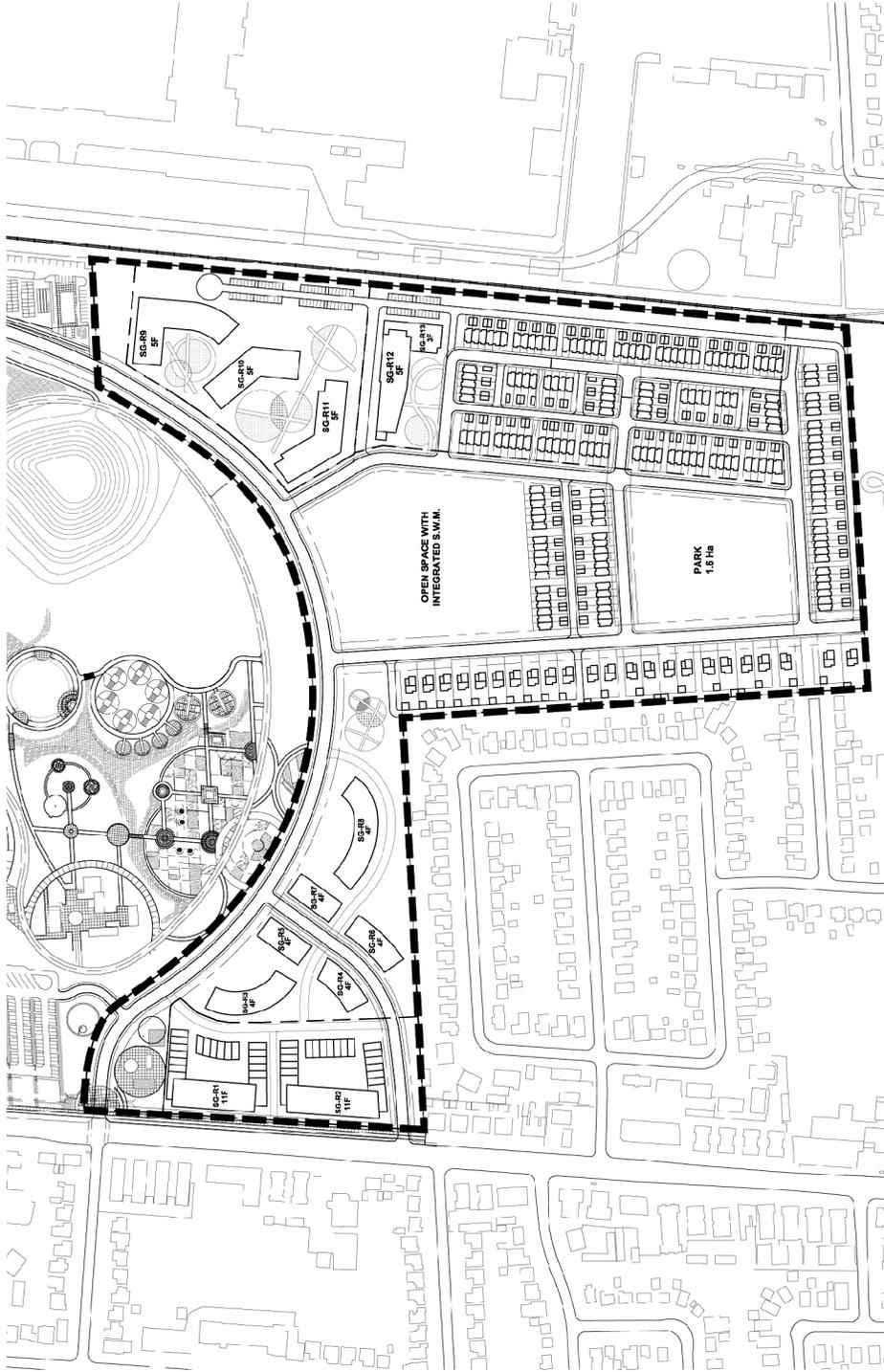
Attachment 3: Current Stanley Greene District Plan

Attachment 4: Current Draft Plan of Subdivision Application

Attachment 5: Downsview Area Secondary Plan

Attachment 6: Zoning

# Attachment 1: Original Stanley Greene District Plan



80 Carl Hall Road

Original Stanley Greene District Plan

Applicant's Submitted Drawing

Not to Scale  
12/13/2011

File # 10 167221 NNY 08 0Z & 10 252415 NNY 08 SB

Attachment 2: Original Draft Plan of Subdivision Application



80 Carl Hall Road

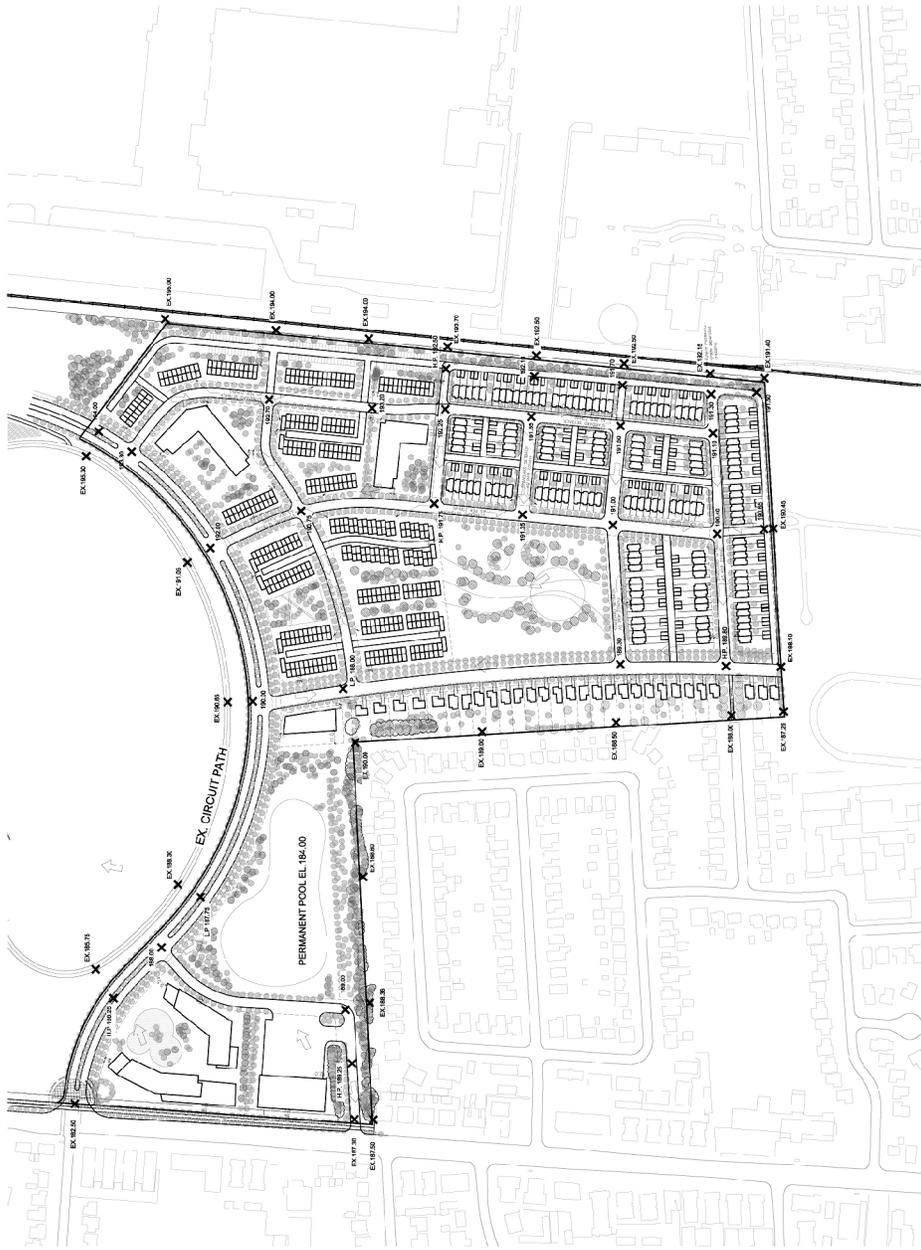
Current Draft Plan of Subdivision Application

Applicant's Submitted Drawing

Not to Scale  
12/13/2011

File# 10 167221 NNY 08 0Z & 10 252415 NNY 08 SB

# Attachment 3: Current Stanley Greene District Plan



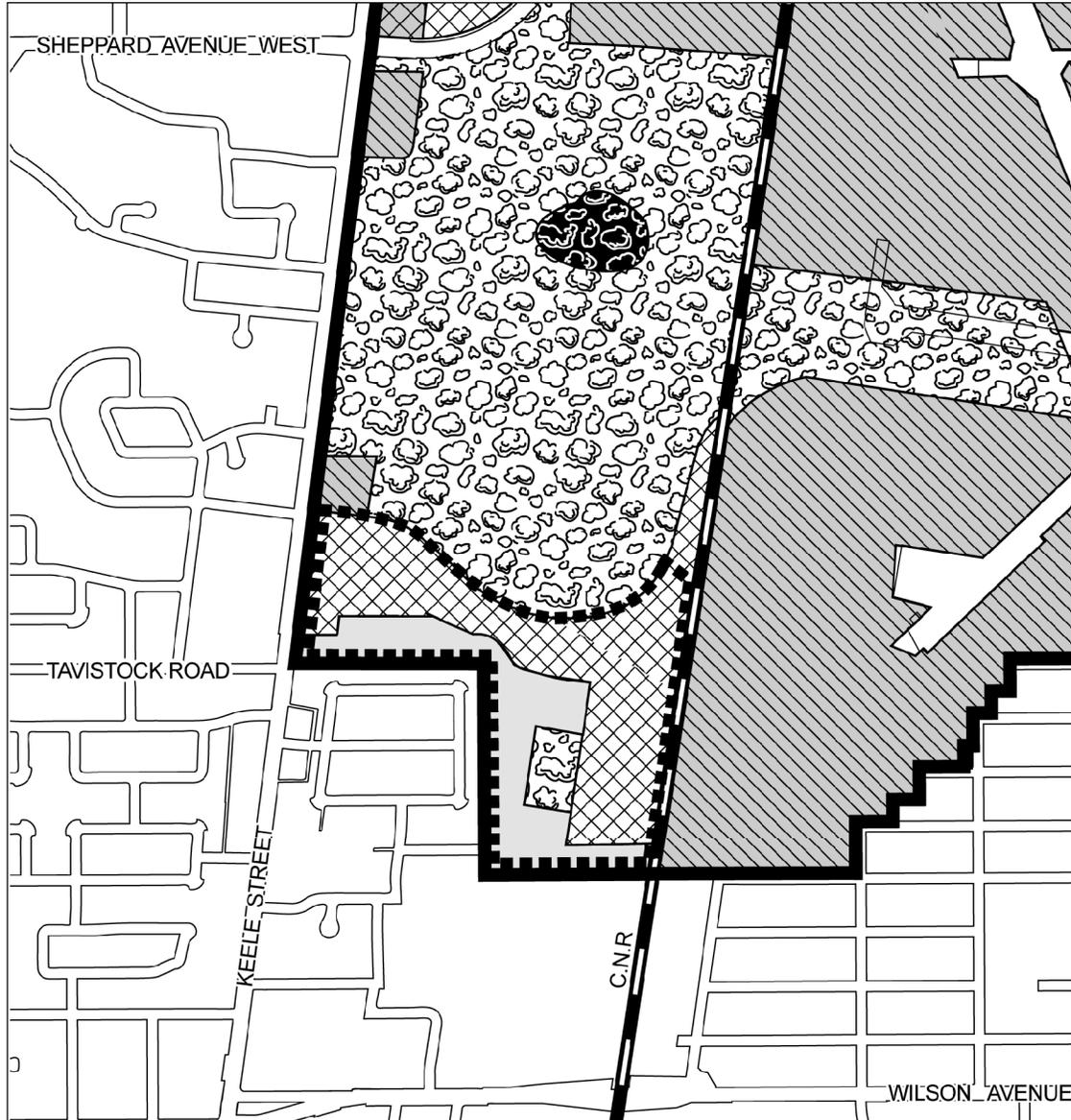
**Current Stanley Greene District Plan**  
Applicant's Submitted Drawing  
Not to Scale  
12/13/2011

**80 Carl Hall Road**

File # 10 167221 NNY 08 0Z & 10 252415 NNY 08 SB



## Attachment 5: Downsview Area Secondary Plan



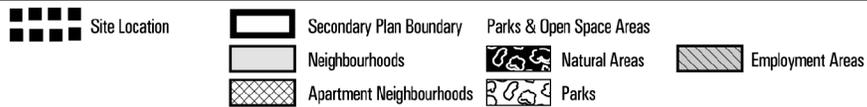
**TORONTO** City Planning

### Extract from Downsview Area Secondary Plan

MAP 7-1 Land Use Areas

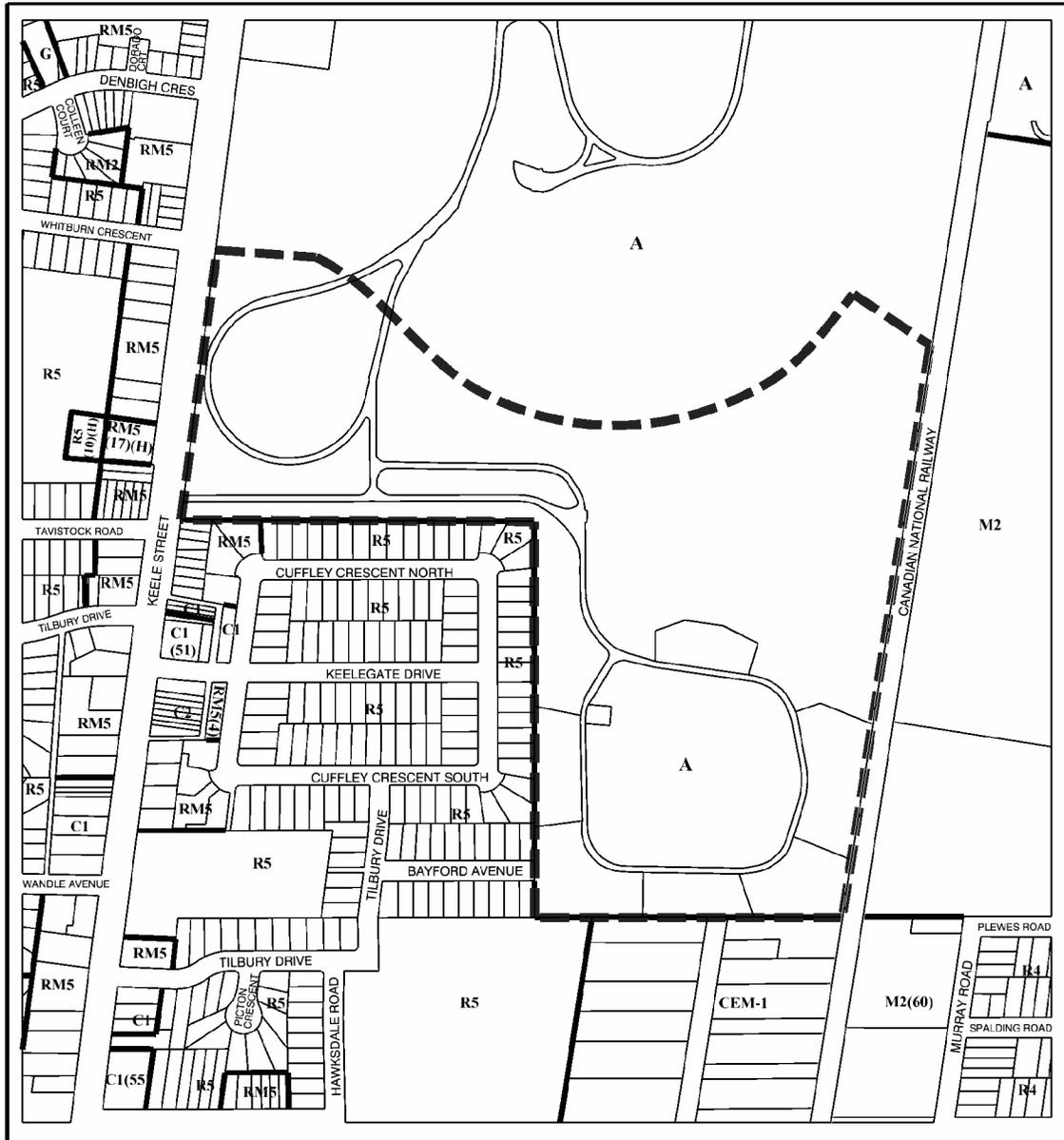
**80 Carl Hall Road**

File # 10 167221 NNY 08 0Z  
& 10 252415 NNY 08 SB



Not to Scale  
 12/13/2011

## Attachment 6: Zoning



**TORONTO** City Planning  
**Zoning**

**80 Carl Hall Road**

File # 10 167221 NNY 08 OZ & 10 252415 NNY 08 SB

A Airport Hazard Area Zone  
 R5 One-Family Detached Dwelling Fifth Density Zone  
 RM5 Multiple-Family Dwellings Fifth Density Zone  
 G Greenbelt Zone  
 C1 General Commercial Zone

M2 Industrial Zone Two  
 Cem-1 General Cemetery Zone

↑  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 12/13/2011