



## STAFF REPORT ACTION REQUIRED

### 980 Lansdowne Avenue (Phase 7 Lands) – Zoning By-law Amendment Application to Lift the Holding (H) Symbol – Final Report

<b>Date:</b>	February 1, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 17 – Davenport
<b>Reference Number:</b>	15 154754 WET 17 OZ

#### SUMMARY

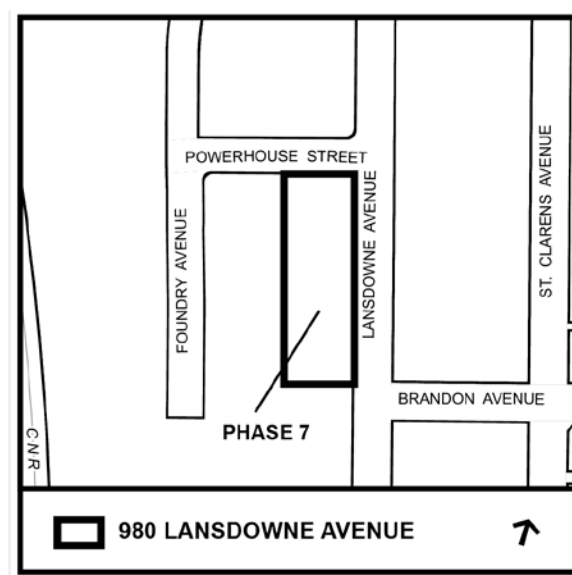
This report reviews and recommends approval of the application to amend former City of Toronto Zoning By-law No. 438-86 and site-specific Zoning By-law No. 728-2006, to lift the Holding (H) symbol for the lands at 980 Lansdowne Avenue. These lands are identified in the Davenport Village Secondary Plan as the Phase 7 lands and are currently zoned Residential District, “R4(h)”. The proposal is to develop the subject lands with a 56-unit, three-storey townhouse development, which would be located in two building blocks.

The applicant has satisfied the requirements to lift the Holding (H) symbol and the proposed development conforms with the policies of the Davenport Village Secondary Plan.

#### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council amend former City of Toronto Zoning By-law No. 438-86 and site specific Zoning By-law No. 728-2006 to lift the Holding (H)



symbol, substantially in accordance with the Draft Zoning By-law Amendment provided as Attachment 5.

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

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The lands subject to this application represent Phase 7 of the redevelopment of the former General Electric site. Phase 6 is proposed to be developed in the future. The site is located at the southwest corner of Lansdowne Avenue and Powerhouse Street.

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

Phase 2 of the development was approved by City Council on December 7, 2005 to permit the conversion of the former industrial building located at the northeast corner of the site, known as Building 13, for 104 dwelling and/or live-work units. Phases 1 and 2 of the development moved forward in advance of the Secondary Plan for the undeveloped balance of the lands and have now been built out.

On July 27, 2006, City Council adopted the Davenport Village Secondary Plan (By-law No. 727-2006) and passed site-specific Zoning By-law No. 728-2006 to implement the Secondary Plan, using a Holding (H) symbol that could be lifted for each phase once the conditions set out in the Secondary Plan for the lifting of the Holding (H) symbol were satisfied. The purpose of the Secondary Plan was to establish a vision for the future development of the entire site that would permit a long-term, phased development consisting of a mix of residential, live-work and commercial uses, new roads and a new park. The Secondary Plan and Zoning By-law can be found at:

<http://www.toronto.ca/legdocs/bylaws/2006/law0727.pdf>

<http://www.toronto.ca/legdocs/bylaws/2006/law0728.pdf>

On October 23, 2008, an application was submitted for Draft Plan of Subdivision approval for the remainder of the site (Phases 3 to 7). Approval of the Draft Plan of Subdivision, subject to the completion of a number of conditions was issued on October 27, 2009. The plan of subdivision was registered on March 22, 2012 as plan number 66M-2496.

Phases 3, 4 and 5 have already received approval to lift the Holding (H) symbol to permit the development of 84, 128 and 88 stacked townhouse units, respectively. Phases 3 and 4

are now completed, including the provision of a new public park in those phases. Phase 5 is currently nearing completion. Phase 6 is proposed to be developed in the future. The staff reports recommending lifting the respective Holding (H) symbols can be found at: <http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-21425.pdf>  
<http://www.toronto.ca/legdocs/mmis/2010/cc/bgrd/backgroundfile-33309.pdf>  
<http://www.toronto.ca/legdocs/mmis/2014/ey/bgrd/backgroundfile-66499.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

An application has been submitted to amend former City of Toronto Zoning By-law No. 438-86 and site-specific Zoning By-law No. 728-2006, to lift the Holding (H) symbol for the Phase 7 lands within the Davenport Village Secondary Plan to permit the development of 56 townhouse units in two building blocks (see Attachment 2). All of the units would have 3 bedrooms and would be 3 storeys (14.1 metres) in height.

### **Site and Surrounding Area**

The site is located at the southwest corner of Lansdowne Avenue and Powerhouse Street and is currently vacant.

Registered Plan of Subdivision 66M-2496 identifies the Phase 7 lands as Block 2. These lands are surrounded by the following land uses:

- North: Foundry Lofts apartment building (Phase 2), stacked townhouses (Phase 1) and heritage building No. 15 (municipally known as 30 Powerhouse Street).
- South: A new public road (Brandon Avenue extension) connecting Foundry Avenue to Lansdowne Avenue and the future Phase 6 lands, which are currently vacant.
- East: Lansdowne Avenue and townhouses on the east side of Lansdowne Avenue.
- West: Stacked townhouses (Phase 5) and heritage building No. 10 (municipally known as 31 Powerhouse Street).

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the Provincial Policy Statement, 2014, and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe

## **Official Plan**

The Official Plan designates the Phase 7 lands as *Mixed Use Areas* as identified on Map 17 – Land Use Plan.

The site is also subject to the policies of the Davenport Village Secondary Plan which establishes a vision for the future development of the larger site. It permits the larger site to be developed in phases and provides for up to 1,400 dwelling units. The Secondary Plan encourages a mix of uses including a park, new roads, residential units, live-work units and commercial uses. Section 12 of the Secondary Plan contains policies to provide for the orderly development, appropriate infrastructure and servicing of the site. It also provides for the use of a Holding (H) symbol by implementing a site specific Zoning By-law and the conditions that are required to be satisfied to lift the Holding (H) symbol.

Section 12.6 of the Secondary Plan states that the Holding (H) symbol may be lifted incrementally or in phases, upon application by the owner to the City and only as the following matters have been provided and/or appropriate agreements binding on the owner have been entered into pursuant to Section 37, 41, 51 or 53 of the *Planning Act*, or the *Ontario Heritage Act*, to secure the following matters all to the satisfaction of the Chief Planner and Executive Director, City Planning:

- (i) a record of Site Condition is to be filed on the Province's Environmental Registry under the *Environmental Protection Act*, evidencing that the site is suitable for the intended use;
- (ii) an Environmental Report prepared in accordance with Section 10.1 and Section 10.2 of the Secondary Plan;
- (iii) the submission of a Site Plan Control Approval application pursuant to Section 41 of the *Planning Act*, and issuance of Notice of Approval Conditions for Site Plan Control;
- (iv) a functional road plan;
- (v) an infrastructure phasing plan;
- (vi) a stormwater management brief;
- (vii) a traffic impact study;
- (viii) a municipal lighting assessment;
- (ix) noise and vibration studies;
- (x) an affordable housing and unit type mix, in accordance with the affordable housing policies of the Secondary Plan;

- (xi) a heritage preservation and conservation plan for designated historically significant buildings;
- (xii) a community services and facilities study update; and
- (xiii) Draft Plan of Subdivision approval, including entering into a subdivision agreement.

## **Zoning**

The lands located in Phase 7 of the development are subject to former City of Toronto Zoning By-law No. 438-86 and site-specific Zoning By-law No. 728-2006. The site is zoned Residential District 4 ("R4(h)") which permits the proposed townhouses following the lifting of the Holding (H) symbol.

In accordance with the established transition protocol, this site is excluded from the new City of Toronto Zoning By-law No. 569-2013 because the larger development parcel was the subject of a complete Zoning By-law Amendment application prior to the passage of this Zoning By-law.

## **Site Plan Control**

A Site Plan Control application has been submitted for the 56 unit townhouse development. Notice of Approval Conditions for the Site Plan Control application has been issued.

## **Reasons for Application**

To facilitate the proposed development on the subject site and in accordance with the Davenport Village Secondary Plan, the Holding (H) symbol must be lifted for building permits to be issued by Toronto Building staff.

## **Agency Circulation**

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

## **COMMENTS**

All of the requirements to lift the Holding symbol as identified in the Secondary Plan with respect to Phase 7 have been satisfied. Many of the requirements, as noted previously, have been addressed through the approval of the Plan of Subdivision or do not apply to Phase 7. Those requirements that do apply to this phase are addressed below.

A Record of Site Condition for the Phase 7 lands has been filed on the Province's Environmental Registry under the *Environmental Protection Act*, indicating that the site is suitable for the intended residential use, and an accompanying Environmental report has been submitted.

A Site Plan Control application for the Phase 7 lands was submitted on March 18, 2015 and Notice of Approval Conditions have been issued. A Stormwater Management Brief

and Traffic Impact Study were submitted with the Site Plan Control application for Phase 7. The other requirements, being an updated Community Services and Facilities Study, a Municipal Lighting Assessment and a Noise and Vibration Study have also been submitted and accepted. Finally, the application implements the affordable housing policies of the Secondary Plan.

It is therefore recommended that the Holding (H) symbol on the Phase 7 lands be lifted in accordance with the attached Draft Zoning By-law Amendment included as Attachment 5.

## **CONTACT**

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## **SIGNATURE**

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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Context Plan

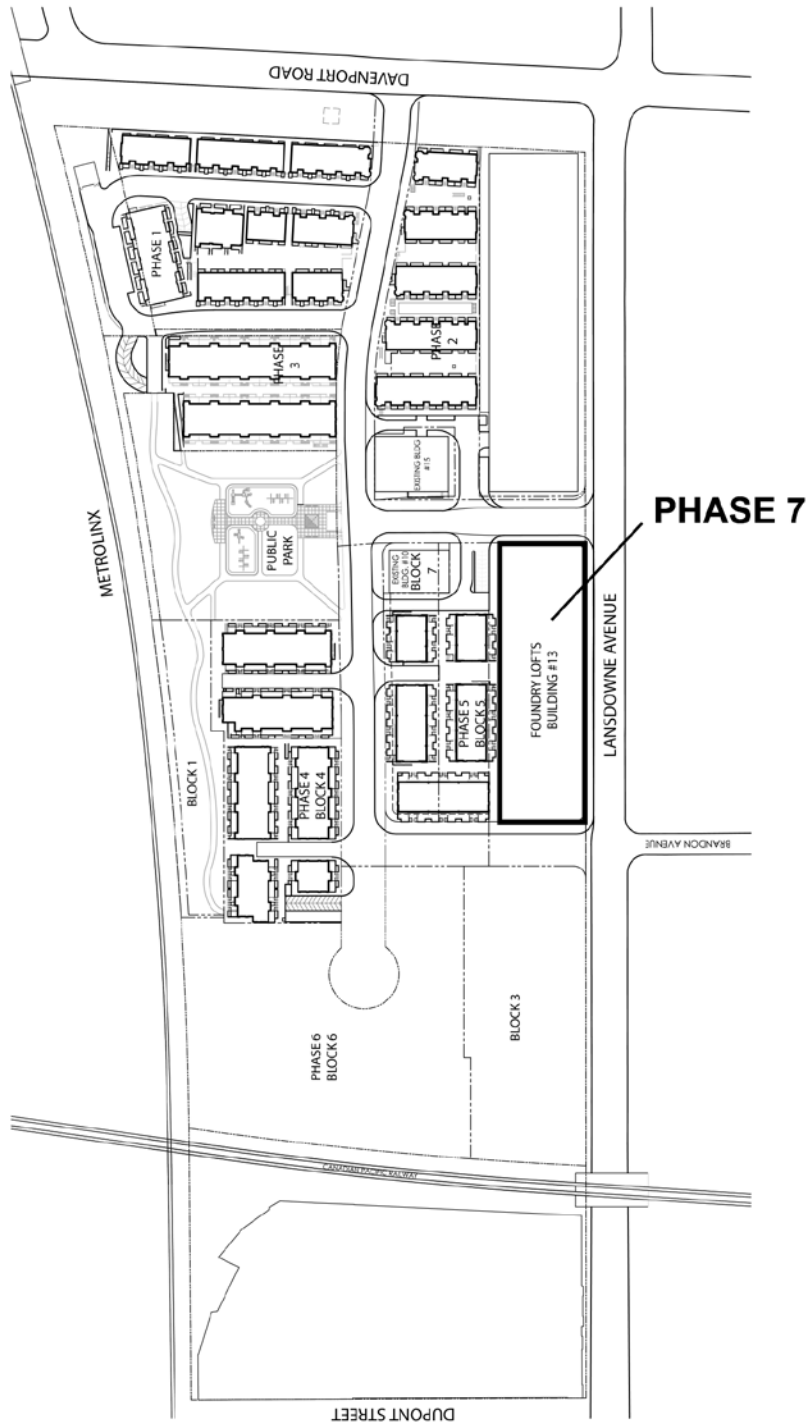
Attachment 2: Site Plan

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendment and Schedule 1

## Attachment 1: Context Plan



### Context Plan

980 Lansdowne Avenue

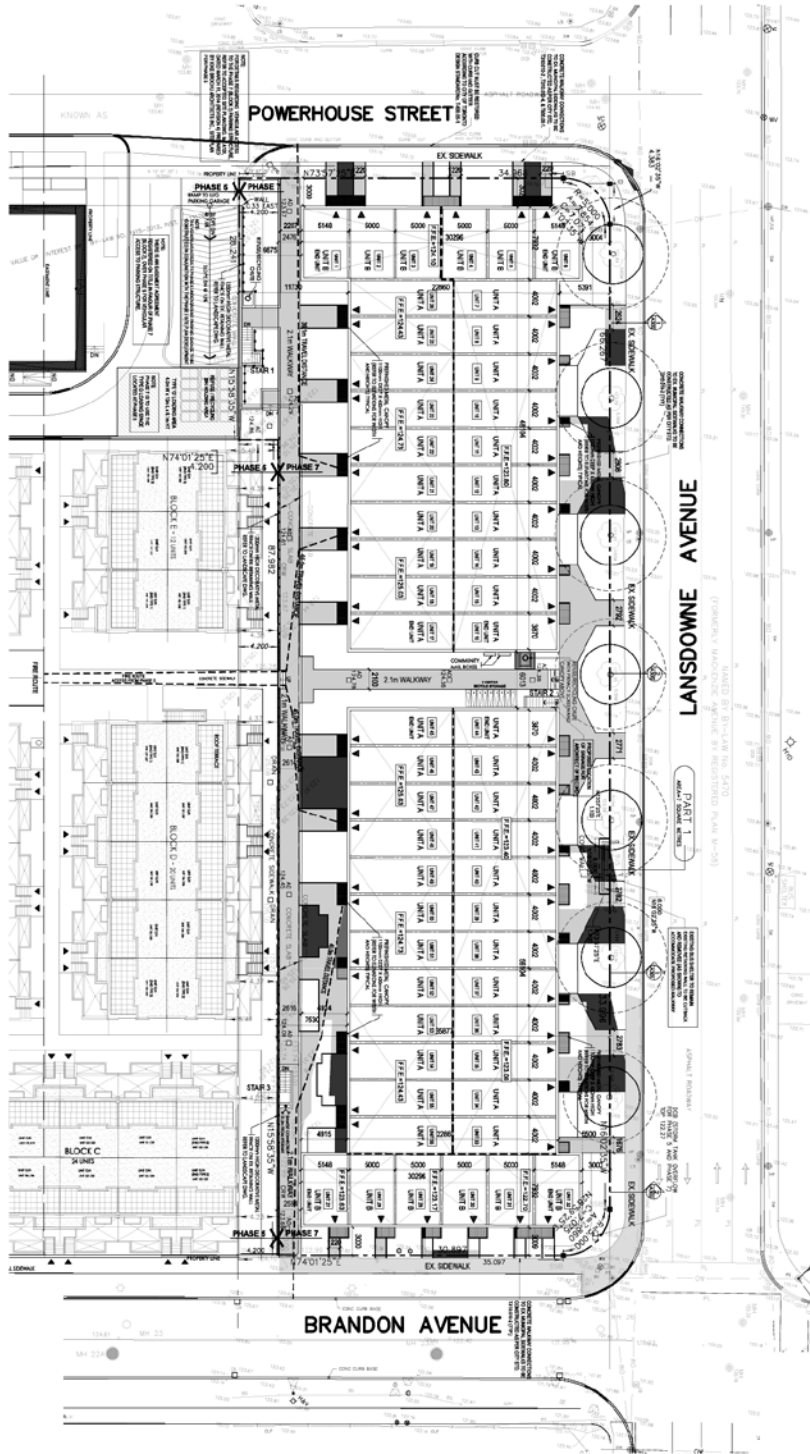
Applicant's Submitted Drawing

Not to Scale  
01/14/16



File # 15 154754 WET 17 0Z

## Attachment 2: Site Plan



**Site Plan**

**980 Lansdowne Avenue**

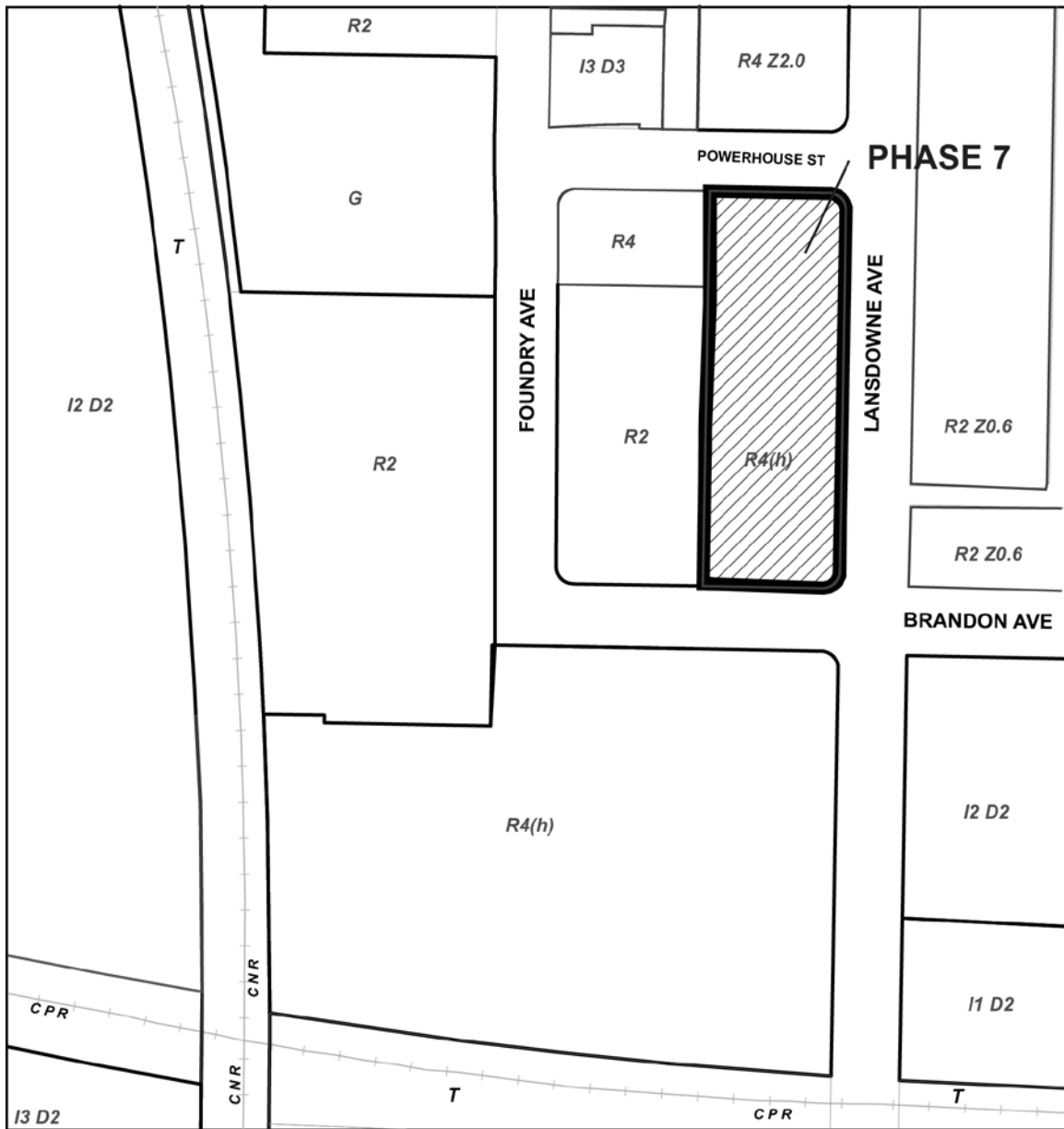
Applicant's Submitted Drawing

Not to Scale  
01/14/16

File # 15 154754 WET 17 0Z



### Attachment 3: Zoning



Zoning By-law 438-86 and 728-2006

980 Lansdowne Avenue

File # 15 154754 WET 17 02



Location of Application PHASE 7

See Former City of Toronto By-law No. 438-86

R2	Residential District	T	Industrial District
R4	Residential District	(h)	Hold Symbol
I2	Industrial District		
I3	Industrial District		
G	Parks District		



Not to Scale  
Extracted 01/11/2016

## Attachment 4: Application Data Sheet

Application Type	Lifting of the Holding (H) symbol	Application Number:	15 154754 WET 17 OZ
Details		Application Date:	May 11, 2015

Municipal Address:	980 LANSDOWNE AVENUE
Location Description:	PLAN M208 PT BLK O RP 66R21150 PARTS 10 AND 11 GRID W1706
Project Description:	Proposal to permit the construction of a 56-unit three-storey townhouse development located in 2 building blocks. This proposed development represents Phase 7 of the Davenport Village Secondary Plan.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ROSS MCKERRON 84 Orchard View Blvd. Toronto ON M4R 1C2		BARRETT ARCHITECT INC. 708 Gerrard St. E. Toronto ON M4M 1Y3	EDGEWOD HOLDINGS LIMITED 940 Lansdowne Ave. Toronto ON M6H 3Z4

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	728-2006, 438-86 R4(h)	Historical Status:	
Height Limit (m):	23	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	4,274	Height:	Storeys:	3
Frontage (m):	106		Metres:	14.1
Depth (m):	35			
Total Ground Floor Area (sq. m):	2,502			<b>Total</b>
Total Residential GFA (sq. m):	8,445		Parking Spaces:	63
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	8,445			
Lot Coverage Ratio (%):	58.5			
Floor Space Index:	1.98			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	Residential GFA (sq. m):	8,445	0
Bachelor:	Retail GFA (sq. m):	0	0
1 Bedroom:	Office GFA (sq. m):	0	0
2 Bedroom:	Industrial GFA (sq. m):	0	0
3 + Bedroom:	Institutional/Other GFA (sq. m):	0	0
Total Units:			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Anthony Hommik, Planner
	<b>TELEPHONE:</b>	(416) 394-6006

## **Attachment 5: Draft Zoning By-law Amendment and Schedule 1**

Authority: ~ Community Council Item No. ~,  
as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend former City of Toronto Zoning By-law No. 438-86, as amended and Site Specific Zoning By-law No. 728-2006 to lift the Holding (H) symbol on lands municipally known as 980 Lansdowne Avenue**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

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

1. Site Specific Zoning By-law No. 728-2006 with respect to the Davenport Village Secondary Plan is amended by removing the holding symbol (H) from the lands outlined by heavy lines such that the designation is revised from "R4(h)" to "R4" as shown on Schedule 1, attached hereto; and
2. District Map 48J-322 contained in Appendix "A" of By-law No. 438-86, as amended, is further amended by removing the holding symbol (H) from the lands outlined by heavy lines such that the designation is revised from "R4(h)" to "R4" as shown on Schedule 1, attached hereto.

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

JOHN TORY,  
Mayor

(Corporate Seal)

ULLI S. WATKISS  
City Clerk

## Schedule 1

