

900 and 980 Lansdowne Avenue and 30 Powerhouse Street – Official Plan and Zoning By-law Amendment Application – Status Report

Date: December 12, 2018

To: Toronto and East York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 9 – Davenport

Planning Application Number: 17 185378 WET 17 OZ

SUMMARY

The purpose of this report is provide an update on the status of the working meetings and the Official Plan and Zoning By-law Amendment application for 900 and 980 Lansdowne Avenue and 30 Powerhouse Street in response to City Council direction from its July 23, 2018 meeting. At that meeting, City Council directed staff to continue to work with the applicant on the outstanding issues outlined in the Request for Directions Report from the Director, Community Planning, Etobicoke York District (EY 32.20) and to bring a report to the first Etobicoke York Community Council meeting of the next term. As the former Ward 17 is now part of Ward 9 in the Toronto and East York Community Council area, this report is being submitted to the Toronto and East York Community Council.

Three meetings were held between the applicant and staff to discuss development options and to resolve technical issues, with the results to be incorporated into a revised formal re-submission. The revised proposal was submitted on November 29, 2018 and has been circulated for review.

A community consultation meeting held in consultation with the Ward Councillor is anticipated in the first quarter of 2019 with a Final Report targeted for the second quarter of 2019.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor for the latest proposal for 900 and 980 Lansdowne Avenue and 30 Powerhouse Street.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

DECISION HISTORY

At the meeting of July 23, 2018, City Council adopted a Request for Directions Report dated June 29, 2018 from the Director, Community Planning, Etobicoke York District (Item EY32.20) with an amendment to Recommendation 2 directing staff to expedite the negotiation process and to bring a Final Report to the first Etobicoke York Community Council meeting of the next term if the application is not appealed to the Local Planning Appeal Tribunal. This Request for Directions Report and City Council's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY32.20>
<https://www.toronto.ca/legdocs/mmis/2018/ey/bgrd/backgroundfile-118068.pdf>

At its meeting of July 4, 2018, Etobicoke York Community Council also "Directed the Director, Community Planning, Etobicoke York District to convene a meeting with the local City Councillor (and developer, if appropriate) the week of July 16, 2018 to continue the discussion on outstanding issues including the angular planes, and report to City Council for its meeting of July 23, 2018." At the July 23, 2018 meeting, City Council also adopted the Supplementary Report dated July 17, 2019 from the Director, Community Planning, Etobicoke York District (Item EY32.20a) that provided an update from that meeting. This Supplementary Report to City Council can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2018/cc/bgrd/backgroundfile-119124.pdf>

COMMENTS

As outlined in the Supplementary Report adopted by City Council (Item EY 32.20a), staff met with the Ward Councillor and the applicant on July 16, 2018 resulting in a commitment to organize a series of working meetings with the applicant to continue working towards developing an appropriate design solution and resolving the technical issues pertaining to this development. Staff and the applicant met August 14, September 11 and October 10, 2018 to discuss various development concepts to address concerns regarding built form, site layout, building heights and setbacks, public realm, and technical components which resulted in re-organizing the placement of the buildings and the pedestrian access on the site.

The concerns with the development proposal outlined in the staff report of June 29, 2018, centred on the location of the proposed buildings and their penetration of the 45 degree angular plane requirement of the Zoning By-law. Staff and the applicant worked together to redeploy the built form and massing on the site while considering the various implications and impacts of the various development concepts. The result was to

concentrate the lower built form along the north and east edge of the block and locate the higher built form to the south edge of the block, retaining the setback from the rail line and the location of the vehicular access into the block. The siting goals included respecting the angular planes in the Zoning By-law, providing clear pedestrian pathways through the site with a central open space, retaining the day care, consolidating and enclosing servicing/loading areas and reducing the amount of paved driveway.

Revised plans were submitted November 29, 2018 for review. An initial review indicates the siting and layout of the proposed buildings reflects the results of the working meetings. As such, the re-submission was circulated to all commenting partners for review.

Staff recommend that the revised plans be brought back to the community for consultation prior to a Final Report proceeding to Community Council.

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SIGNATURE

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