

640 Lansdowne Avenue - Zoning By-law Amendment Application – Final Report

Date: June 13, 2022

To: Toronto and East York Community Council or City Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

Planning Application Number: 21 196612 STE 04 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a seven-storey mixed-use building at 640 Lansdowne Avenue. The building is proposed to contain 256 long-term care beds, 57 affordable rental dwelling units, and non-residential space on the ground floor fronting Lansdowne Avenue. This project meets the City's objective of increasing new affordable housing opportunities for seniors, including those with mental and physical disabilities, and by providing safe, secure and affordable housing for a range of people in Toronto.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 640 Lansdowne Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year, or in future years.

DECISION HISTORY

On April 26, 27, and 28, 2017, City Council adopted the recommendations in the report from the Director, Affordable Housing Office on Pre-Development Support for Three Open Door Program Affordable Housing Sites, dated March 8, 2017. 640 Lansdowne Avenue was one of the three sites discussed. The Council decision and report can be found here: [Agenda Item History - 2017.EX24.17 \(toronto.ca\)](#).

On March 27, and 28, 2019, City Council adopted the recommendations in the report and appendices A and B titled, "Creating New Affordable Rental Homes and Long-Term Care For Seniors at 640 Lansdowne Avenue" by the Deputy City Manager, Community and Social Services and Deputy City Manager, Corporate Services, dated March 12, 2019. The report and attachments can be found here: <http://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-130787.pdf>.

At the same meeting, City Council considered the report and Appendices 1 and 2 from the Chief Capital Officer, Toronto Transit Commission on 640 Lansdowne Avenue Lease (Affordable Housing) and Licence (Metrolinx), dated February 27, 2019. This report and appendices can be found here: <http://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-130788.pdf>.

On June 18, and 19, 2019, City Council adopted motion MM 8.52- 640 Lansdowne Avenue - Directing Lease or Rental Revenue to Support Affordable Housing - by Councillor Ana Bailão, seconded by Councillor Gary Crawford. This motion can be found here: [Agenda Item History - 2019.MM8.52 \(toronto.ca\)](#).

On November 24, 2021, Toronto and East York Community Council adopted a Preliminary Report on the application authorizing staff to hold a Community Consultation Meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.18>.

SITE AND SURROUNDING AREA

Description: The site is owned by the Toronto Transit Corporation (TTC), and is located at the northwest corner of Lansdowne Avenue and Paton Road. It is being leased to Magellan Community Charities, a non-profit organization under a long term lease with the TTC and the City of Toronto, collectively the Landlord. The eastern portion of the site (approximately one-third of the entire site) that is subject to this development application to amend the Zoning By-law, is rectangular in shape and approximately 5,205 square metres in size. The site has 154 metres of frontage on Lansdowne Avenue and 34 metres of frontage on Paton Road. This portion of the site is

currently vacant. The remaining western portion of the site (approximately two-thirds of the entire site), which is not proposed to be redeveloped at this time, continues to be used by TTC to store materials.

Official Plan Designation: *Mixed-Use Areas* along the Lansdowne frontage (redevelopment portion), and *Employment Areas* on the western portion.

Zoning: Industrial Tr (D0.6) under former City of Toronto By-law 438-86, as amended with a height limit of 12 metres, and a density limit of 0.6 times the area of the lot. See Attachment No. 4 to this report for the Existing Zoning By-law Map. This property is not currently subject to the zoning permissions found within City of Toronto Zoning By-law 569-2013. This Zoning By-law Amendment will introduce the subject site into City-wide Zoning By-law 569-2013.

Surrounding Land Uses:

North: an east-west lane and the rear yard of the houses fronting the south side of Wallace Avenue, and the side yard of a two-storey mixed-use building fronting Lansdowne Avenue.

South: Paton Road abuts the site to the south with two-storey residentially-zoned buildings further south.

East: two-storey and 2.5-storey detached and semi-detached residential buildings.

West: the remaining *Employment Areas* portion of the of the subject site, which is not part of this application, with the Nitta Gelatin factory and the Metrolinx Barrie rail corridor further to the west.

THE APPLICATION

Description: A seven-storey mixed-use building with a height of 26.6 metres, plus a 3 metre mechanical penthouse for an overall height of 29.6 metres.

Density: 3.9 times the area of the redevelopment portion of the lot.

Dwelling Units and Amenity Space: 256 long-term care beds and 57 affordable residential dwelling units are proposed. There are 646 square metres of indoor amenity space proposed to be located on the first and second floors of the building, and 222 square metres of outdoor amenity space located on the second floor near the south-west end of the building for the residents in the affordable rental units.

An outdoor area for the use of the long-term care residents is proposed on the ground floor at the rear of the building. An enhanced landscaped area with seating is proposed at the north-west corner of Lansdowne Avenue and Paton Road.

Affordable Rental Housing: The 57 units of affordable housing in this proposal have been secured through a Municipal Facilities Agreement with the City for the duration of the sublease. The affordable housing units are required to be rented at or below City of Toronto's average market. In 2021, City Council adopted a new definition of Affordable Rental Housing that is tied to the lower of what is affordable to low and moderate income households and average market rent by unit type. City Council directed staff to report back on a transition plan for Municipal Housing Facility Agreement projects once the new definition is in effect.

Retail: The proposal includes 200 square metres of retail space located on the ground floor along the Lansdowne Avenue frontage.

Access, Parking, and Loading: The site will be accessed via two driveways; one located at the north end of the site, and a second at the south end of the site. The driveway off of Lansdowne Avenue, located near the north end of the site, will provide access to a Type B loading space and a Type G loading space, as well as providing access to ten surface parking spaces, and 40 long-term indoor bicycle spaces. The driveway accessed from Paton Avenue, located at the south end of the site, will provide access to 22 covered surface parking spaces, 13 short-term outdoor bicycle spaces, 14 long-term indoor bicycle spaces, and an ambulance route.

Additional Information

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 6 for the site plan, Attachments No. 7-8 for a three dimensional representation of the current proposal in context, and Attachments No. 9-12 for the elevations.

Reasons for Application

The Zoning By-law Amendment proposes to amend former City of Toronto Zoning By-law 438-86, as amended, from its current Industrial zoning classification to Commercial-Residential to allow for the residential and non-residential uses being sought. Performance standards such as building height and floor space index will need to be amended to allow for the construction of the seven-storey mixed-use building. Additional amendments to the zoning by-law may be identified as part of the application review. This property is proposed to be introduced into City-Wide Zoning By-law 569-2013 through this Zoning By-law Amendment application.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

Provincial Land Use Policies

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan, builds upon the policy foundation provided by the PPS, and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Long-Term Care Act (2007)

Long-Term Care homes are regulated under the Long-Term Care Homes Act, 2007 and Ontario Regulation 79/10. These facilities must be licensed by the Ministry of Health and Long-Term Care (MOHLTC) to obtain initial approval. The MOHLTC also provides capital and operational funding which is distributed through the Local Health Integration Network (LHIN). Both the Province and the City of Toronto recognize the need for additional LTC beds to reduce existing wait list times, and respond to demand that is expected to increase over the coming years. In particular, a significant increase in the population of seniors is projected in the City of Toronto. Furthermore, there is considerable demand for long-term care facilities located within urban contexts to allow for seniors to continue to age within their communities.

Agency Circulation

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on January 31, 2022. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- Support for the affordable housing use and the long-term care use in the neighbourhood.
- Suggestion that the project should be much larger than proposed to accommodate more affordable units and long-term care beds, considering its close proximity to the Lansdowne subway station.

- Concern that there is already too much development in the area, suggesting that the land should be developed into a much needed park.
- Concern regarding the level of contamination of the land because of its industrial classification.
- Concern with the compatibility with the abutting Nitta gelatin factory to the west.
- Questions regarding the construction process and timeline.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, and land-use compatibility are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS, and conforms to the Growth Plan.

Land-Use Compatibility Study and Noise Impact Study

Land-Use Compatibility

A Land-use Compatibility Study was submitted in support of the redevelopment application. Such a review is required to ensure compatibility between the proposed residential use and the Nitta Gelatin factory abutting the site to the west at 60 Paton Road. The study concludes that the site is compatible with the neighbouring industrial property given that the industrial property has been assessed for emissions to the redevelopment site, and that any odour emissions from the property located at 60 Paton Road are below detectable limits. This study is currently under peer review.

Noise Impact

A Noise Impact Study was submitted because the site is located approximately 278 metres north of Bloor Street and 144 metres west of the Metrolinx Barrie Rail Corridor.

The purpose of this study is to document any potential noise impacts from transportation and stationary noise sources. The study finds that, while the site has been found to exceed the MECP noise criteria, the means to mitigate the effects of noise are practical. For controlling the interior sound levels, air conditioning and upgraded façades (windows and walls) will be necessary to meet the guidelines.

The study also concludes that, with the above noise and vibration control measures in mind, the development can be designed to meet the requirements of the MECP, the City of Toronto, and Metrolinx. It will be feasible to satisfy the noise and vibration criteria. The stationary noise from the Nitta Gelatin Factory will have a minimal effect on the long term care facility. This study is also currently being peer reviewed.

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form, massing, and transition to adjacent *Neighbourhoods*.

City Council adopted the *Avenues* and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. These identify a list of best practices, and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites.

Lansdowne Avenue is not identified as an *Avenue* on Map 2 Urban Structure of the Official Plan. However, considering the site's *Mixed-Use* land-use designation, and its proximity to low-scaled neighbourhoods-designated properties to the north, south, and east, staff were of the opinion that the Mid-rise guidelines would be appropriate in ensuring the redevelopment would fit within, and transition to, its low-scaled surrounding context. The proposed height of seven storeys (26.6 metres, plus a 3 metre mechanical penthouse for an overall height of 29.6 metres) is appropriate for this site.

The proposed massing provides a streetwall height of three storeys fronting Lansdowne Avenue, respecting and reinforcing the heights of the nearby low-scaled house-form buildings. The site is separated from the sensitive *Neighbourhoods* to the south and east by Paton Road and Lansdowne Avenue, respectively, allowing for more than 20 metre separation distances from the properties to the south and east. To the north, the building is separated from the other Mixed-Use properties by the drive aisle to the proposed parking lot, creating approximately 16 metres of separation. To the west is the remaining two-thirds of the site, which, at this time, is not proposed to be redeveloped, and will continue to be used by TTC for storage.

The proposal slightly penetrates the 45 degree angular plane measured from the property lines of the *Neighbourhoods* on the south side of Paton Road and the east side of Lansdowne Avenue. Staff consider this acceptable.

Shadow Impact

The submitted Shadow Study shows the proposal casting new shadows on the rear yards of the *Neighbourhoods*-designated properties to the north of the site that are located on the south side of Wallace Avenue between 9:18 am and 11:18 am on March 21st. Shadows begin to be cast on the west sidewalk along Lansdowne Avenue at 1:18 pm, and by 3:18 pm shadows are cast on the east sidewalk along Lansdowne Avenue. Shadows are cast onto the rear yards of the houses fronting the west side of St. Clarens Avenue by 6:18 pm.

On September 21st, shadows are cast on the rear yards of the houses fronting the south side of Wallace Avenue to the north at 9:18 am and are completely off these properties by 12:18 pm. Shadows begin to be cast on the west sidewalk of Lansdowne Avenue at 1:18 pm and stretch across to the rear yards of the houses fronting the west side of St. Clarens Avenue by 5:18 pm.

City Planning staff finds the shadows generated by the proposal during the spring and fall equinoxes to be acceptable.

Unit Mix

The majority of the building will function as a long term care facility. The application also proposes 57 affordable rental units targeted towards seniors. Therefore, meeting the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) is not required.

A total of 57 affordable rental units are proposed, consisting of 43 one-bedroom units (75%), and 14 two-bedroom units (25%), comprising 4,840 square metres of residential gross floor area. This is acceptable for the targeted demographic that will occupy the residential units.

Amenity Space

A total of 646 square metres of indoor amenity space for the 57 affordable rental units is proposed on the ground and second floors. The 222 square metres of outdoor amenity is contiguous with the second floor amenity space. This amenity allocation exceeds the requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) contained in Zoning By-law 569-2013.

Detailed design of the amenity space will be reviewed and secured through the Site Plan Control review process.

Public Realm

The setback of the front of the building has been increased from the original submission and now measures 1.2 metres, creating a 4.8 metre sidewalk zone along Lansdowne Avenue. The 3.7 metre setback of the building from the south lot line will provide for an enhanced landscaped seating area at the southwest corner of the side where Paton Road meets Lansdowne Avenue. The building is setback 1.5 metres from the remaining portion of the site that will not be redeveloped, creating a 75 metre setback from the abutting property to the west. The building is setback 15.8 metres from the property to the north. This setback allows for the drive aisle leading to the northern parking lot, bicycle parking, and the loading area. These setbacks are acceptable, and allow for circulation of the building, access to parking, and an enhanced public realm along both the Lansdowne Avenue and Paton Road frontages. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

Parkland

In accordance with [Chapter 415, Article III of the Toronto Municipal Code](#), the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential component (retail) of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication. The affordable housing unit component of this proposal has been approved to receive incentives through Open Door, which allows a waiver for the related parkland dedication requirement. The long term care component of this proposal is exempt from the parkland dedication requirement under [Chapter 415](#), Article III, Section 415-30 A.(5) of the Toronto Municipal Code.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above-ground building permit and is valid for six months. Payment will be required prior to the issuance of the above-ground permit.

Tree Preservation

The applicant proposes to remove all trees along the City boulevard and the private trees located on site to accommodate the construction of the project. The applicant has proposed to plant 12 large growing trees on the private property and 18 large growing trees along both frontages. Further review of the number, location, and species of the proposed new trees will be reviewed through the Site Plan Approval process.

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'.

An Arborist Report and Tree Management Plan were submitted in support of the application. The Arborist Report indicates that all City trees and private trees would require removal. The Private Tree By-law would require the replacement of private trees at a 3:1 ration. If replacing the trees on-site is not possible, Urban Forestry will require the payment of cash-in-lieu for the required replacement trees.

A detailed Landscape Plan is required to determine if the proposed landscaping would meet the requirement and be acceptable.

Traffic Impact, Access, Parking and Loading

The site will be accessed via two driveways; one located at the north end of the site, and another at the south end of the site. The driveway off of Lansdowne Avenue, located near the north end of the site, will provide access to a Type B loading space and a Type G loading space, as well as providing access to ten surface parking spaces, and 40 long-term indoor bicycle spaces. The driveway accessed from Paton Avenue, located at the south end of the site, will provide access to 22 covered surface parking spaces, 13 short-term outdoor bicycle spaces, 14 long-term indoor bicycle spaces, and an ambulance route.

The recessed main entrance to the building fronts Lansdowne Avenue, and is located approximately midway between the north and south ends of the building. A second entrance is proposed to the north of the southern parking lot and will access the lobby associated with the long-term care component. To accommodate Wheel-Trans pick-up and drop-off, a new loading zone will be accommodated on the west side of Lansdowne Avenue near the main entrance.

Transportation Services staff have reviewed the Transportation Impact Study, and accepted its conclusions. Additional comments may arise through the Site Plan Control review process.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, regarding the Functional Servicing report and the Hydrogeological report that will require further information. A Holding "H" provision will be utilized, and will be lifted once the Chief Engineer and Executive Director, Engineering and Construction Services confirms satisfaction that the outstanding matters have been addressed,

Holding Provision

Under the *Planning Act*, Council can pass a "holding" zoning by-law that places an "H" symbol over the zoning, and spells out the conditions that must be met before the "H" symbol is removed and the lands can be developed.

To remove the "H", the Draft Zoning By-law stipulates that satisfactory arrangements must be made with the Chief Engineer and Executive Director, Engineering and Construction Services, including any necessary agreements with the City for the design and construction of improvements to the municipal infrastructure (if necessary).

City Planning recommends placing an "H" symbol on the approval of this Zoning By-law until such time as: a) the required noise study and land-use compatibility study are peer reviewed, and are satisfactory to the Chief Planner and Executive Director, City Planning to ensure appropriate land-use compatibility with adjacent sites, and b) the outstanding matters related to the Functional Servicing Report identified in the Engineering & Construction Services memo to City Planning, dated June 9, 2022 are addressed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

These outstanding matters related to the Functional Servicing Report are to:

- Address the comments provided in the attached marked up copy of the Functional Servicing Report prepared by Stantec, dated April 7, 2022.
- Revise the disclaimer on the signing page to clearly state that the City of Toronto can rely on the report.
- Demonstrate conclusively that MECP procedure F-5-5 has been achieved through quantifying existing and proposed flows to adjacent sewers. It is acknowledged that the storm sewers adjacent to the site were constructed in the 1980s (Paton Road) and 1960s (north laneway) and post-date the utilization of the subject lands as a TTC facility. However, this is not adequate justification for the assumption that flows from the TTC facility were directed to adjacent combined sewers as the facility could have been reconnected to the adjacent storm sewers after their construction.
- Provide a drainage plan supporting the quantity control solution showing controlled and uncontrolled areas with associated runoff coefficients and ensure calculations are consistent with the drainage plan.
- Provide description in the report confirming groundwater will not be conveyed to any municipal infrastructure as has been established through the Servicing Report Groundwater summary.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. City Planning will be expecting the applicant to achieve Tier 2 or higher through the site plan approval process to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Equity Impact Statement

In alignment with the HousingTO 2020-2030 Action Plan ("HousingTO Plan"), the proposed development will increase new affordable housing opportunities for seniors, including those with mental and physical disabilities.

Along with the Long Term Care, the new residential units will provide safe, secure and affordable housing for a range of people in Toronto. Access to safe housing is an important social determinant of health and improves the social and economic status of individuals, families and communities. It is also a cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), and conforms to the Growth Plan (2020). Furthermore, the proposal conforms to the intent of the Official Plan, particularly as it relates to the provision of a diverse range of housing including affordable rental housing, and a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent *Neighbourhoods*. The additional 256 long-term beds will help to satisfy the demand for long-term care facilities in the City, offering Torontonians much needed access to continuous care, and the option to age within their community. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

ATTACHMENTS

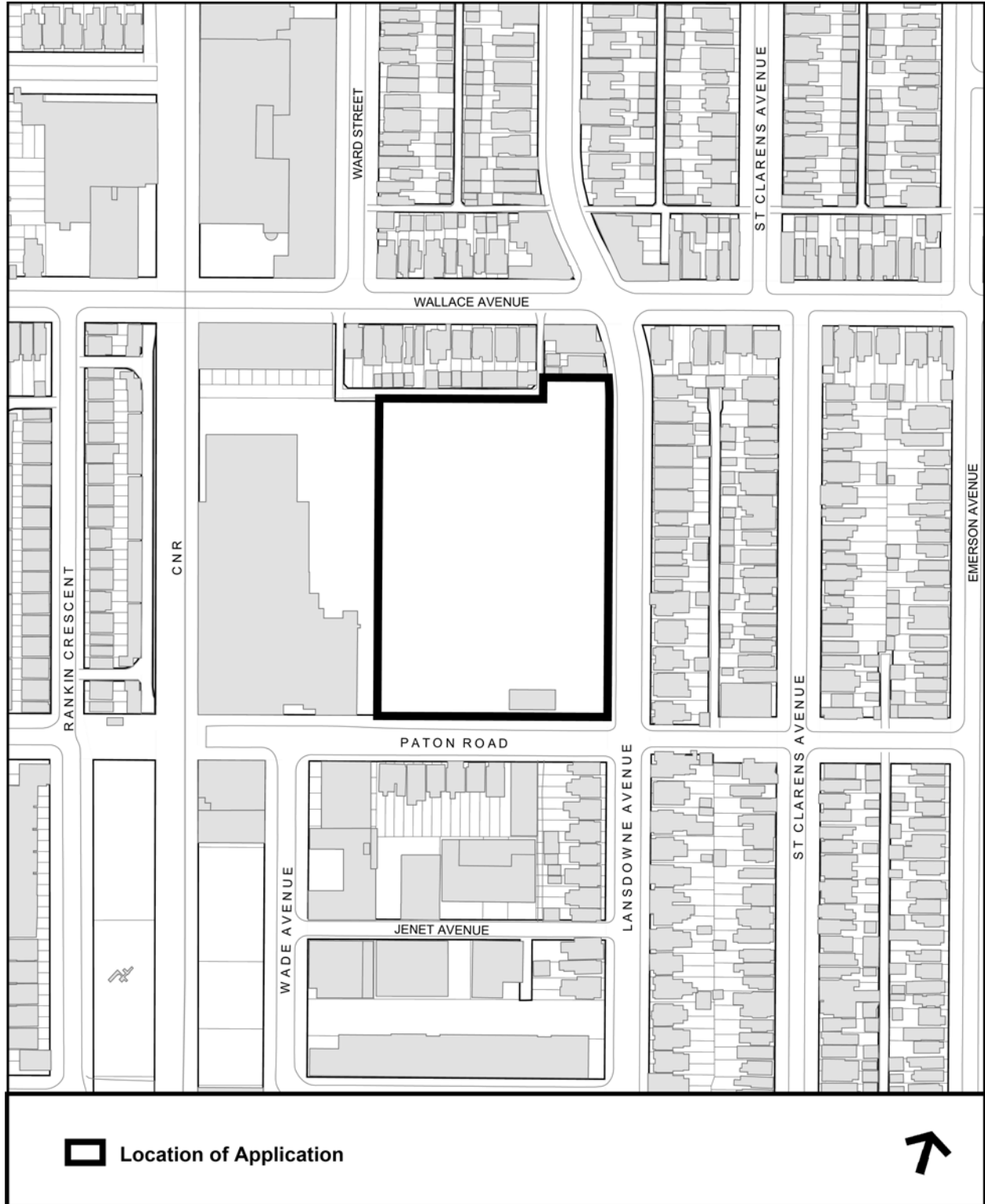
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Northwest
- Attachment 8: 3D Model of Proposal in Context - Southeast
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 640 LANSDOWNE AVE Date Received: August 11, 2021

Application Number: 21 196612 STE 09 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment Application to facilitate the development of the site for a 7-storey mixed-use building comprised of 57 affordable rental units and 256 long term care beds. The proposed residential gross floor area is 6008.10 square metres, and the proposed non-residential gross floor area is 15,116.10 square metres.

Applicant	Agent	Architect	Owner
MAGELLAN COMMUNITY CHARITIES	Richard Ramos	Snyder Architects Inc.	TORONTO TRANSIT COMMISSION

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: Tr D0.6 Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 5,205 Frontage (m): 154 Depth (m): 34

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			3,814	3,814
Residential GFA (sq m):			4,500	4,500
Non-Residential GFA (sq m):			14,298	14,298
Total GFA (sq m):			18,798	18,798
Height - Storeys:			7	7
Height - Metres:			27	27

Lot Coverage Ratio (%) 73.29 Floor Space Index: 3.61

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	4,500	
Retail GFA:	200	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	14,098	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			57	57
Freehold:				
Condominium:				
Other:				
Total Units:			57	57

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			43	14	
Total Units:			43	14	

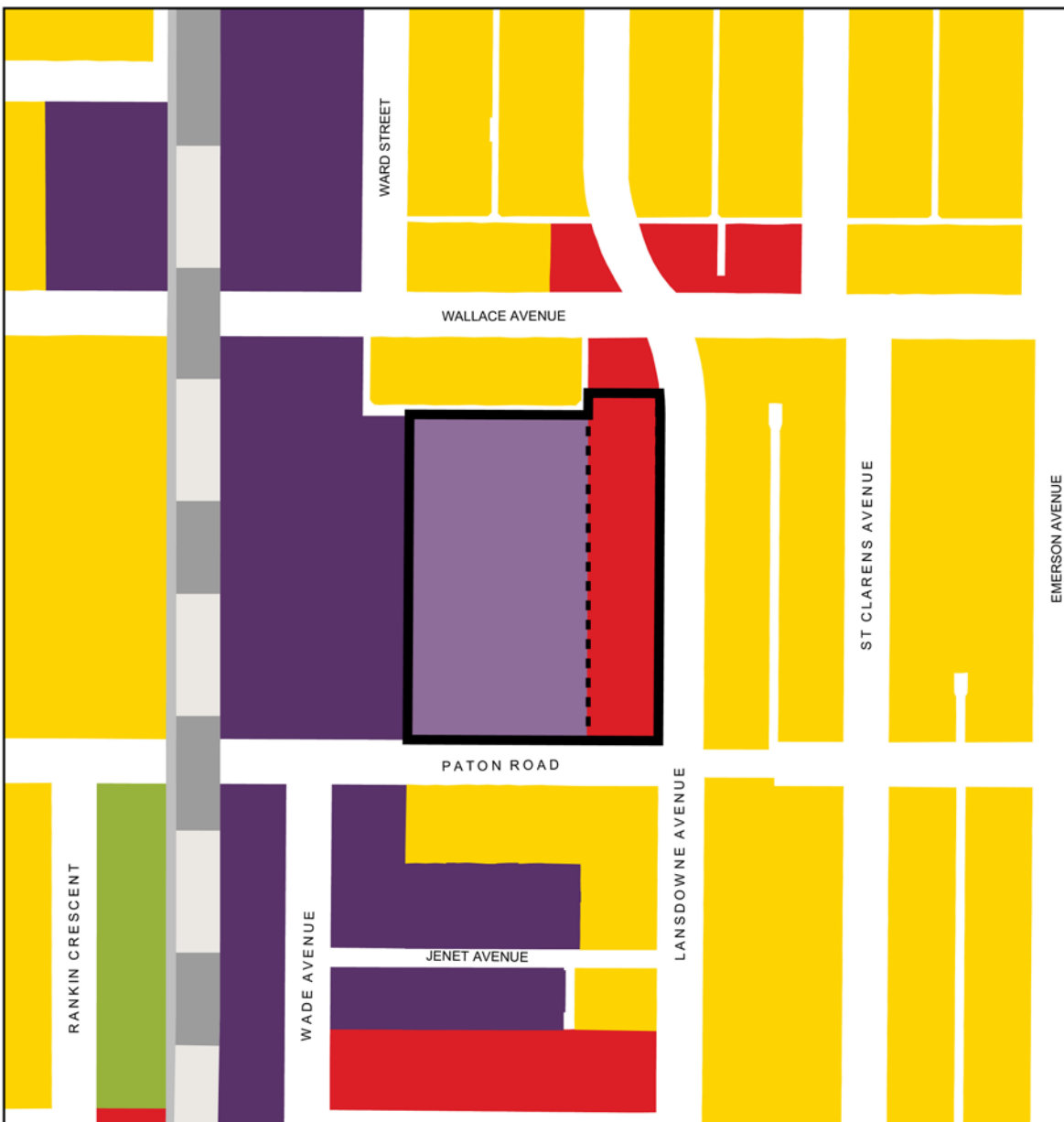
Parking and Loading

Parking Spaces:	32	Bicycle Parking Spaces:	67	Loading Docks:	2
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CONTACT:

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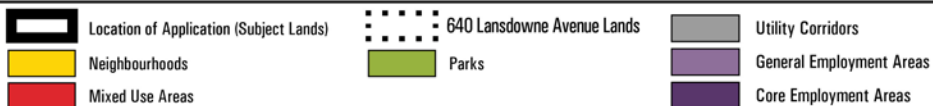
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

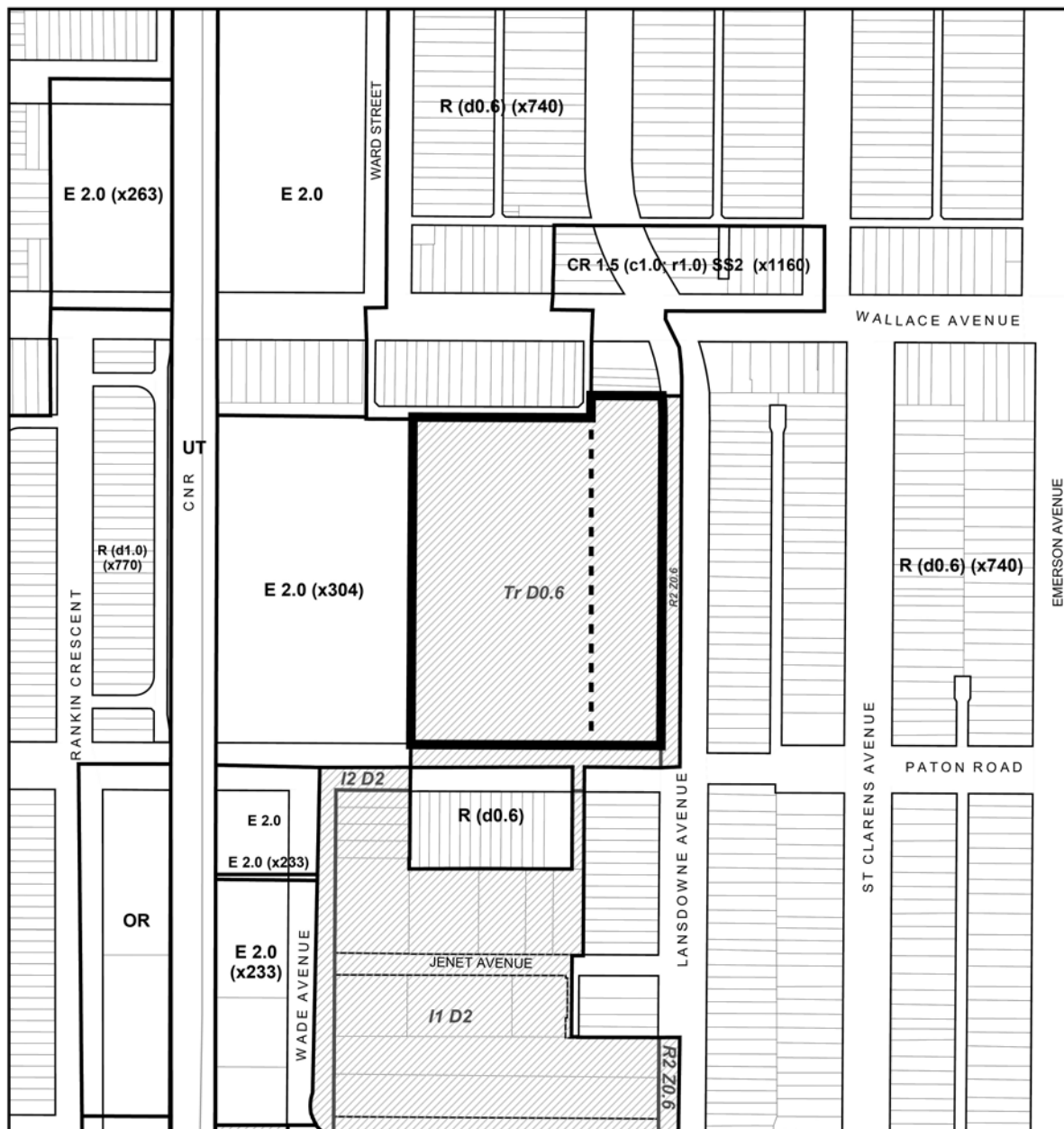
640 Lansdowne Avenue

File # 21 196612 STE 09 02



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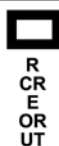
Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

640 Lansdowne Avenue

File # 21 196612 STE 09 02



Location of Application (Subject Lands)



640 Lansdowne Avenue Lands



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

R2

Residential District

Tr

Industrial District

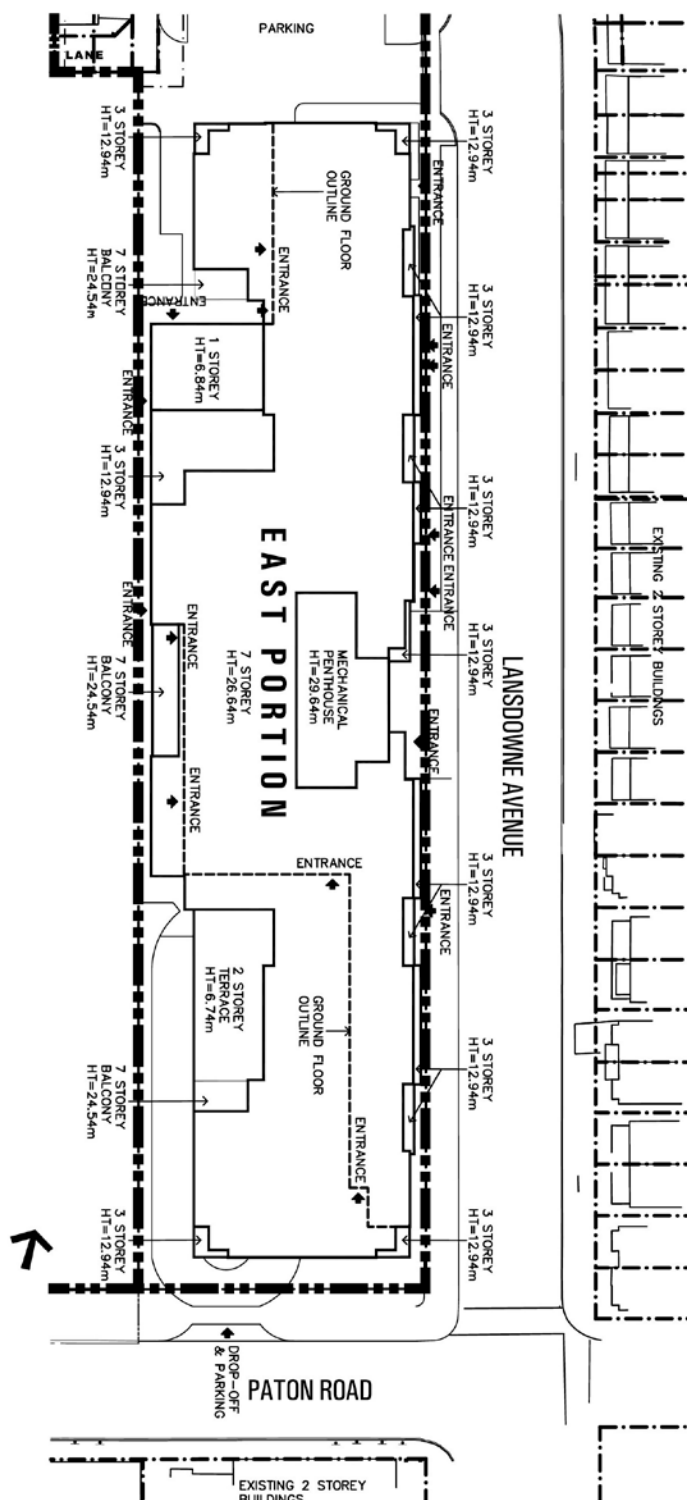


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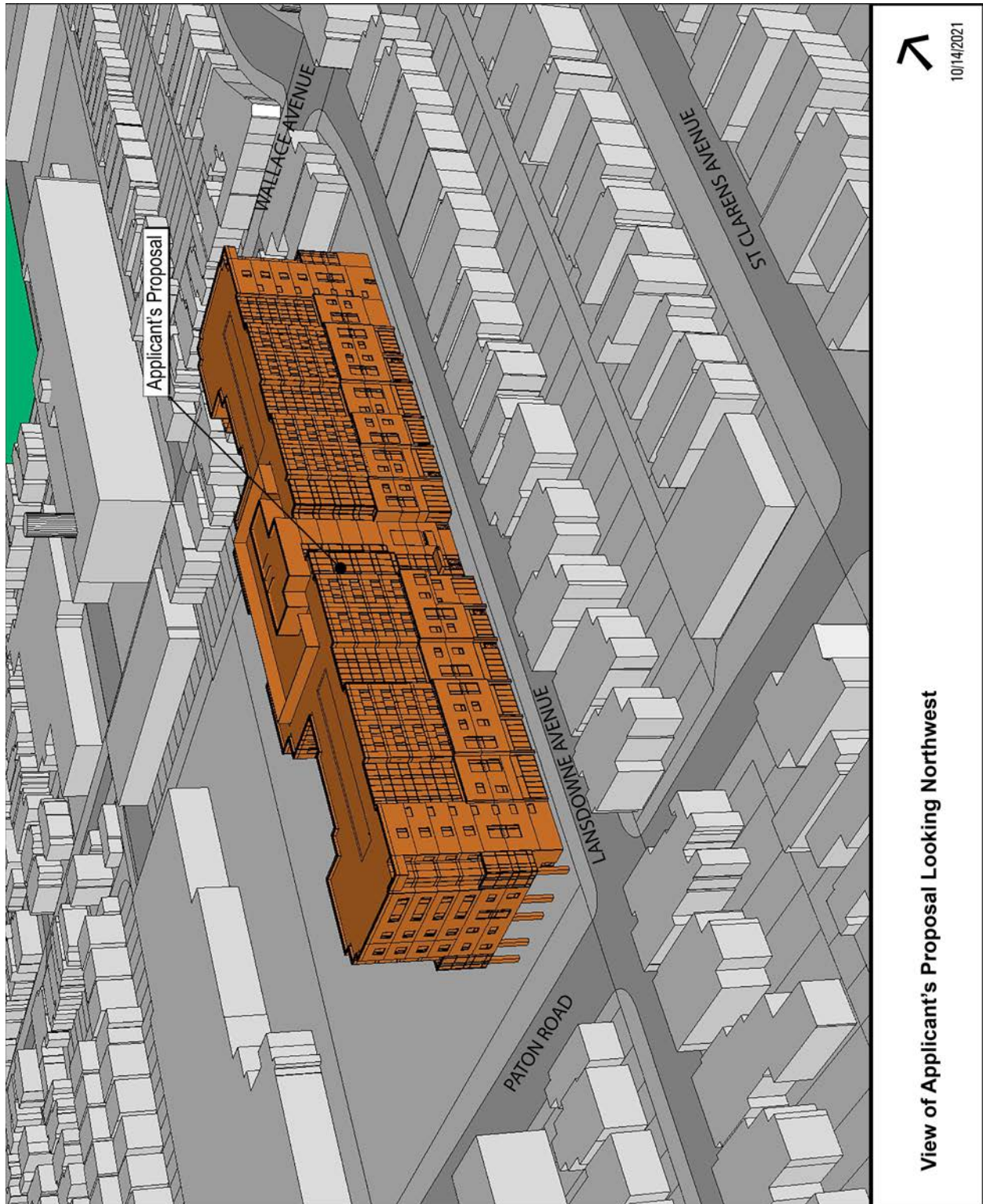
Attachment 5: Draft Zoning By-law Amendment

To be available at the June 29, 2022 Toronto and East York Community Council meeting.

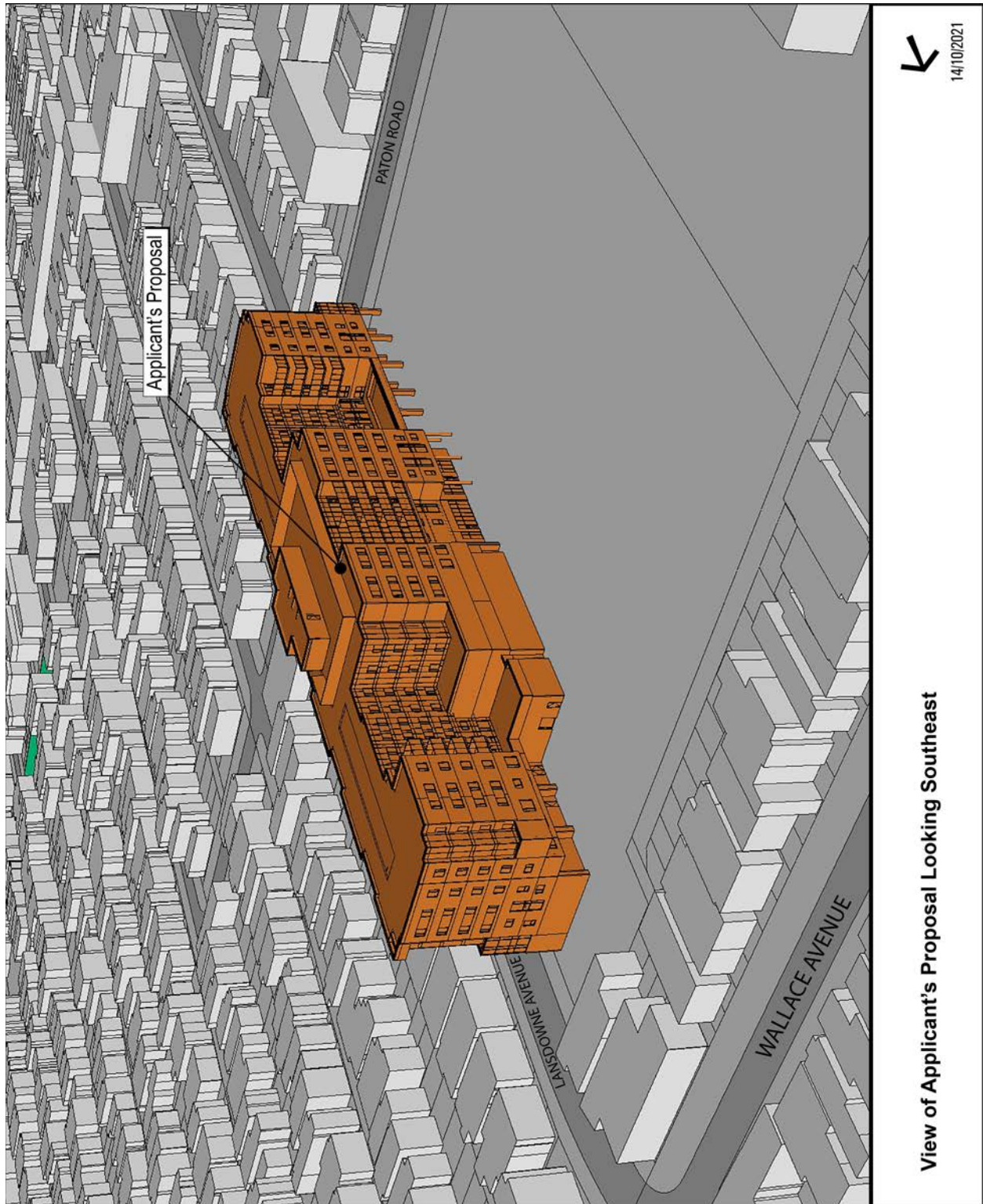
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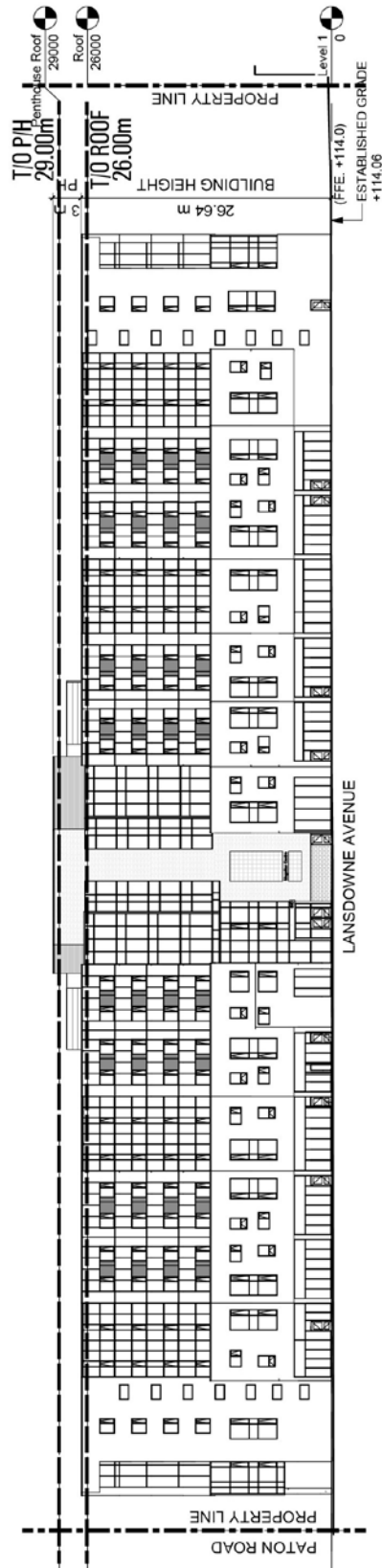
Attachment 7: 3D Model of Proposal in Context - Northwest



Attachment 8: 3D Model of Proposal in Context - Southeast



Attachment 9: East Elevation



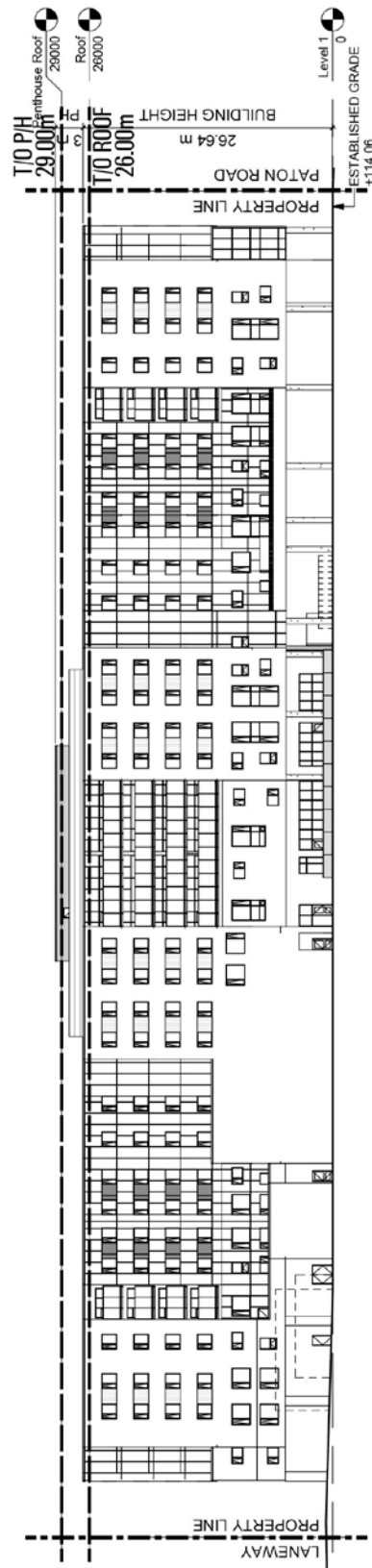
East Elevation

Attachment 10: South Elevation



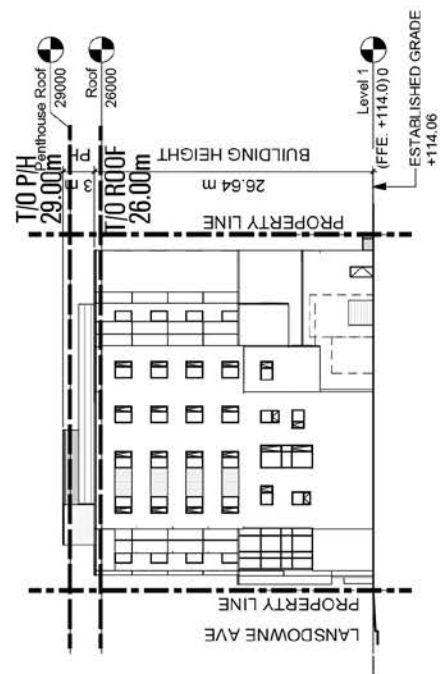
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: North Elevation



North Elevation