



MEMO / NOTE DE SERVICE

To / Destinataire Mayor Sutcliffe and Members of Council

From / Expéditeur Don Herweyer, Interim General
Manager, Planning, Real Estate and
Economic Development

Subject / Objet City-initiated Official Plan Amendment Date: June 13, 2023
for Lansdowne 2.0

Dear Mayor and Members of Council,

This memo is to advise that a City initiated Official Plan Amendment (OPA) application will be submitted to support the Lansdowne Park Redevelopment Project (2.0), in conjunction with the City initiated Zoning By-law Amendment (ZBLA) application. The Lansdowne Special District policies of the Official Plan (OP) are intended to support the role of Lansdowne as a destination for amateur and professional sports, year-round festivals, residential, entertainment, commercial activity and provide a mix of greenspaces and heritage that can be enjoyed by residents 365 days a year. This intent is supported by specific policies that identify ZBLA's as the mechanism for new development and for the ZBLA to be in accordance with the City's Lansdowne Partnership Plan, the Master Limited Partnership, and the Council approved Guiding Principles for Lansdowne.

In 2022, the Lansdowne Partnership Sustainability Plan and Implementation Report, which was presented to Council on June 8th, 2022, identified that the 2022 redevelopment concept was consistent with the new Official Plan, and as such a report recommendation was approved for staff to commence the City initiated rezoning application. The 2022 redevelopment concept consisted of 3 residential or mixed-use towers of 40, 34 and 29 stories; a new stand-alone Event Centre; new North Side Stands; and a new retail podium along Exhibition Way.

However, as part of the preparation for the City initiated zoning application Staff have undertaken a comprehensive review of the City's new Official Plan and have identified policies within the new Plan that require alignment with the Lansdowne Special District directions in terms of the proposed Event Centre location and height permissions as follows:

- The proposed location of the Event Centre lies within the overall 'Lansdowne Special District' designation where it is permitted, but requires a revised designation on the new OP land use plan.
- Specific height permissions are identified within Urban designations, such as 'Corridors' and 'Hubs', but specific height permissions are not contained within the Lansdowne Special District policies. The existing Zoning has a maximum permitted height of being 38

metres, or 11 stories. This means that an OPA is required to align the permitted height to the proposed heights in the redevelopment.

Special Districts are areas intended to transcend the role and function of other Official Plan designations and warrant unique planning approaches. The Lansdowne Special District is intended to comprise site components that include the stadium and arena, Front Lawn, the heritage buildings, neighbourhood-oriented commercial, community and specialty uses such as the farmers' market, horticulture building and recreational amenities such as the urban park. Given Special Districts are envisioned to focus less on land use and more on form and appropriate integration, the City initiated Official Plan Amendment will clarify policies within the OP pertaining to the Lansdowne Special District and ensure OP compatibility and compliance.

In summary, an Official Plan Amendment aligns the Lansdowne Park Redevelopment Project with the policy directions of Council, through a transparent process. The OPA application will add no extra timeline to the process, as the OPA and ZBLA run concurrent with each other as a joint city-initiated application. The land use planning application will follow the statutory and public consultation process outlined through the Planning Act and as directed by Council. Final decisions on the OPA and the ZBLA are anticipated to be before committee and Council for consideration in Q4 2023.

Thank you,

A handwritten signature in blue ink, appearing to read 'Don Herweyer', with a long horizontal flourish extending to the right.

Don Herweyer, MCIP, RPP
Interim General Manager, Planning, Real Estate and Economic Development