

Authority: Scarborough Community Council Item 37.32,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1076-2010

To adopt Amendment No. 129 to the Official Plan for the City of Toronto with respect to lands municipally known as 1973 Victoria Park Avenue (1955-1991 Victoria Park Avenue).

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 129 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

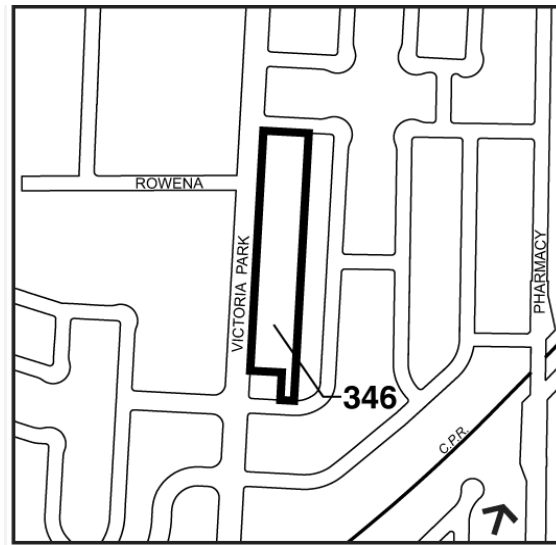
(Corporate Seal)

AMENDMENT NO. 129 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2009 AS
1973 VICTORIA PARK AVENUE (1955-1991 VICTORIA PARK AVENUE)

The Official Plan of the City of Toronto is amended as follows:

1. Maps 19 and 20, Land Use Plan, are amended by re-designating the lands municipally known in 2009 as 1973 Victoria Park Avenue (1955-1991 Victoria Park Avenue) from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Schedule "1".
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 346 for lands known municipally in 2009 as 1973 Victoria Park Avenue (1955-1991 Victoria Park Avenue), as follows:

346. 1973 Victoria Park Avenue (1955-1991 Victoria Park Avenue)



- a. The location, size, and lot configuration of the subject site collectively provide an opportunity to revitalize the site within its immediate neighbourhood context. Specific features of the site that provide a reinvestment opportunity include:
 - i) Site location - on a major street identified as a "Transit Priority Segment" on Map 5 of the Official Plan, Surface Transit Priority Network, and across from lands designated *Apartment Neighbourhoods*, developed with low and high rise, multiple residential buildings;

- ii) Lot Size & Orientation - the relatively large site of 2.08ha with a substantial depth of 61 metres and a 330 metre frontage on a major arterial road; and
 - iii) Existing Development & Building Orientation - the location and orientation of existing buildings on the site are not conducive to provide for appropriate infill redevelopment and rejuvenation of the site.
 - b. In considering applications to revitalize the site and to replace the deteriorating rental housing with similar new rental housing, re-investment in the form of intensification of the site may be undertaken subject to the following policies:
 - i) New residential development will be compatible with existing low density residential uses to the north and east. Guidance for the implementation of this principle will occur during consideration of, and conditions to, approval of zoning by-law(s) and site plan control approval.
 - ii) New residential development will provide adequate privacy and sunlight for residents of new and existing buildings by ensuring adequate distance and separation between new and existing building walls, incorporating a stepping down of height proceeding east and north towards the low rise residential development and using landscaping, including, but not limited to trees, plantings and fencing, to enhance privacy.
 - iii) Surface vehicle parking spaces will be limited in number and will be located and organized to minimize their impact on the residential properties to the north and east. Surface vehicle parking spaces will be separated from the property lines of low density residential development to the north and east by open space green areas, incorporating landscaping features.
 - iv) A minimum of 86 replacement rental housing units are to be provided on site. New replacement rental housing will be of similar size and type as the existing rental housing units and are to have rents similar to those at the time a redevelopment application is made.
3. Chapter 7, Maps 30 and 31, Site and Area Specific Policies, are amended to add the lands known municipally in 2009 as 1973 Victoria Park Avenue (1955-1991 Victoria Park Avenue) shown on the map above as Site and Area Specific Policy No. 346.

Schedule "1"

