

Authority: Scarborough Community Council Item SC8.25, adopted as amended, by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 984-2015

To adopt Amendment No. 288 to the Official Plan for the City of Toronto respecting the lands known municipally as 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East.

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 enacts:

1. The text and maps attached as Schedule "A" are adopted as Amendment No. 288 to the Official Plan of the City of Toronto.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"**AMENDMENT NO. 288 TO THE OFFICIAL PLAN****LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS
411 VICTORIA PARK AVENUE, 2510 AND 2530 GERRARD STREET EAST**

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

1. Maps 20 and 21, Land Use Plan, are amended by re-designating portions of the lands known municipally as 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East from *Mixed Use Areas* to *Neighbourhoods* and by reconfiguring the *Parks and Open Space Areas - Parks* designation, as shown on the attached Schedule 1.
2. Schedule 2, The Designation of Planned But Unbuilt Roads, is amended by adding the following:

STREET NAME	FROM	TO
Musgrave Street ⁵ New Link C ⁵	Victoria Park Avenue Gerrard Street East	New Link C Terminating as a cul-de-sac north-east of the Musgrave Street extension

⁵ Refer to Site and Area Specific Policy No. 485 for the general location of the planned but unbuilt new roads.

3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 485 for the lands known municipally in 2015 as 411 Victoria Park Avenue, 2510 and 2530 Gerard Street East, as follows:

485. 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East

The new neighbourhood to be developed here is intended to reflect its urban context and provide the future residents with accessibility to appropriate amenities, while also respecting and fitting well with the land use fabric of adjacent neighbourhoods. The organization and design of the residential apartment and townhouse/stacked townhouse developments will provide for urban intensification achieving an appropriate transition in densities, building heights and massing from the established lower density residential neighbourhoods to the south and planned higher density residential developments to the east. Commercial uses will be provided at the northwest corner of the lands to provide retail, restaurant and service commercial uses for the new neighbourhood and for existing residents. A newly configured public park will provide opportunities to combine both naturalized features and continued passive recreational opportunities, such as hiking and dog-walking currently enjoyed by the community, with smaller scale, more active recreational features. The form and structure of the development will generally be as follows:

a) Structure

- i) The public street network will be designed to integrate the development into the surrounding city fabric by providing connections to Victoria Park Avenue and Gerrard Street East, both of which also provide convenient accessibility to surface transit and nearby higher order transit services, as well as between the new development sites.
- ii) Within the neighbourhood, a mix of building types will be provided, with traditional street townhouse, stacked townhouse and mid-rise apartment built forms framing the new interior public streets.
- iii) Retail and service commercial uses will be located at the north-east corner of Victoria Park Avenue and the extension of Musgrave Street, and will be positioned to frame and animate the streets.

b) New Public Streets

- i) To facilitate orderly development, new public streets will be required to be dedicated through plan of subdivision, together with new private lanes and pedestrian walkway connections, generally as shown on the map accompanying this policy, and as follows:
 - a. The extension of Musgrave Street from Victoria Park Avenue as a 25.0 metre road allowance at the intersection, narrowing to a 23.0 metre road allowance into the lands and continuing easterly as a 20.0 metre road allowance from the western boundary of Parcel 'A' to a new public street connecting to Gerrard Street East; and
 - b. A New Link C public street extending northerly as a 20.0 metre road allowance from Gerrard Street East (generally opposite but with no through connection to Tilburn Place) to the Musgrave Street extension, continuing easterly as an 18.5 metre cul-de-sac road allowance terminating at the eastern limit of the land.
- ii) Development flanking the New Link C street to the east limit of the Musgrave Street extension will be serviced with interior 6.0 metre to 8.0 metre private lanes as generally indicated on the map accompanying this policy and designed to minimum City standards.
- iii) Pedestrian walkways, with easements for public use if on private lands, will be provided as generally indicated on the map accompanying this policy, designed to minimum City standards

and maintained for year-round use. No surface parking will be located within these easements.

c) Built Form Principles

- i) Design of the low scale residential dwellings will provide:
 - a. Prominent entrances with projecting elements such as porches and porticos, front steps and landings, to promote a pedestrian friendly scale along the street;
 - b. Front yard areas with trees and soft landscaping to contribute to a high quality streetscape;
 - c. A variety of massing and architectural expression on the publicly exposed building elevations to avoid large, blank, flat façades. This will be encouraged through the use of alternative façade treatments, massing, roofline variations, wall openings, materials, and colours. The primary building material of the dwellings should be consistent on all elevations; and
 - d. Corner dwellings which address street frontages in a consistent manner and incorporate ground level detailing (porches, windows, entries, etc.) reinforcing the pedestrian scale of the street.
- ii) Within *Mixed Uses Areas*:
 - a. Frontages will be developed to support a comfortable and attractive pedestrian environment;
 - b. Building façades will address streets at corner locations. Buildings at the end of blocks will turn the corners by continuing the architectural features of the principal façades onto the perpendicular street. Blank façades facing a public street will not be permitted;
 - c. Loading and service areas will not be permitted between the front of the building and the sidewalk and are to be screened from view of the public streets and sidewalks;
 - d. Surface parking lots will not be permitted within the front yard of a building. Where parking lots are visible from a public street, they will be adequately screened and landscaped to ensure an attractive streetscape;

- e. The ground floor level of buildings containing commercial uses, will be at grade level with doors and/or windows visually and physically connecting the shop interiors to the public street; and
 - f. Buildings adjacent to the future Musgrave Street extension will be sited to create a continuous building wall close to the street and will contain doors and/or windows fronting onto the street.
- iii) Within *Neighbourhoods*:
- a. Development will be sited to front onto streets, parks and open spaces, with entrances and windows on the ground floor facing these public spaces;
 - b. Residential uses on the main level facing streets, parks and open spaces should be designed in order to achieve a level of privacy for the interior of the residential units. This may be achieved through enhanced landscaping and/or raising the main level by two to three steps above grade; and
 - c. No private amenity areas having raised or sunken patios/terraces will be located adjacent to public streets. Such features in other locations will be no more than 1.5 metres below grade and will not project from the face of the building more than 3.0 metres.
- d) Streetscape
- i) Connections to parks and open space along public streets will be provided.
 - ii) A well landscaped streetscape will be provided through the provision of tree lined streets throughout the lands. This well landscaped environment will be maintained and encouraged through the provision of comparable landscaping on private property.
 - iii) Gateway points into the subdivision shall be emphasized through the use of entry features and upgraded landscaping.
 - iv) High quality street furnishings (e.g. street lighting, bus shelters, trash containers, etc.) will be provided. The provision of a prominently located public art feature associated with the proposed commercial development is particularly encouraged.

- v) Retaining walls should be planted in order to allow all season planting to cover the walls.
 - vi) Approaches to the railway underpass on Victoria Park Avenue will provide adequate sidewalks for pedestrian comfort and safety, including improved lighting along the Victoria Park Avenue façade of the building. Plantings should occur in this area to enhance sidewalks where feasible.
- e) Affordable Housing
- i) Notwithstanding Section 3.2.1.9 of the Official Plan, the provision of 20 percent of the dwelling units permitted by the increased residential density as affordable housing units is not required provided that at least 30 of the new dwelling units will be Affordable Ownership Housing. Affordable Ownership Housing is housing which is priced at or below an amount where the total monthly shelter cost in the year in which initial sales for the units commence (mortgage principle and interest - based on a 25-year amortization, 10 percent down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada in January of the year that initial sales commence - plus property taxes calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as most recently reported by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.
- f) Parcel 'A'
- i) On Parcel 'A', lands known as 411 Victoria Park Avenue, permitted development shall be limited to apartment buildings (with ancillary ground floor commercial uses), traditional townhouses and/or stacked townhouses.

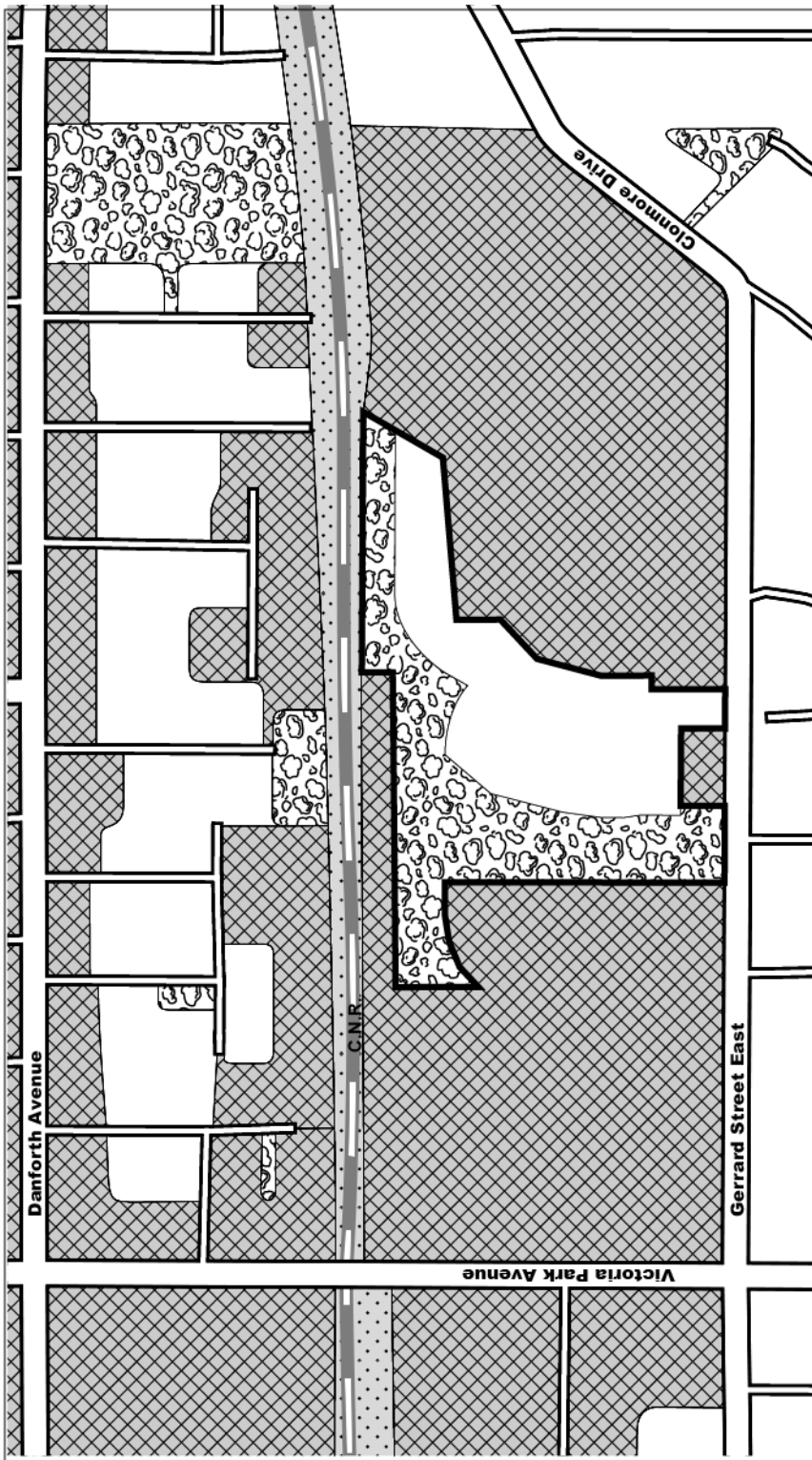


4. Chapter 7, Site and Area Specific Policies, is amended by adding the following text and map to Site and Area Specific Policy No. 265 for the lands known municipally in 2015 as 2530 Gerrard Street East:

265. Certain lands at 2530 Gerrard Street East



5. Maps 31 and 32, Site and Area Specific Policies, are amended by labelling the lands located at 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East, as being subject to Site and Area Specific Policy Nos. 265 and 485 as shown on the Maps in Sections 3 and 4 above.










411 Victoria Park Avenue

File #s 12 297365 ESC 36 OZ
and 13 233037 ESC 36 SB

Revisions to Land Use Maps 20 and 21 to Redesignate lands from Mixed Use Areas and Parks to Neighbourhoods, Apartment Neighbourhoods and Parks



Official Plan Amendment #288

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Utility Corridors
-  Parks & Open Spaces Areas
-  Parks



Note to Scale
08/11/15