

Authority: Toronto and East York Community Council
Item TE7.7, as adopted by City of Toronto Council on
July 16, 17 and 18, 2019 and MM24.37, by Councillor Joe
Cressy, seconded by Councillor Mike Layton, as adopted
by City of Toronto Council on September 30 and October 1
and 2, 2020

CITY OF TORONTO

BY-LAW 839-2020

To adopt Amendment 429 to the Official Plan for the City of Toronto, respecting the lands located at the southwest corner of Denison Avenue and Dundas Street West, being Phase 2A within the Alexandra Park and Atkinson Coop Revitalization located at 571 Dundas Street West, 91 Augusta Avenue and 73-75 Augusta Square.

Whereas authority is given to Council by Section 17 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas the 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. Amendment 429 to the Official Plan, consisting of the attached text and map, is hereby adopted.

Enacted and passed on October 2, 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

**AMENDMENT 429 TO THE OFFICIAL PLAN
LANDS LOCATED AT THE SOUTHEAST CORNER OF DENISON AVENUE AND
DUNDAS STREET WEST, BEING PHASE 2A WITHIN THE ALEXANDRA PARK AND
ATKINSON CO-OP REVITALIZATION**

The Official Plan is amended as follows:

1. Chapter 7, Site and Area Specific Policy No. 383 is amended by adding the following policies and mapping for the *Alexandra Park and Atkinson Co-op Phase 2A Area* lands south of Dundas Street West, east of Denison Avenue, west of the future alignment of Augusta Avenue, north of Grange Avenue, following section (h) Implementation Tools:

(i) Alexandra Park and Atkinson Co-op Phase 2A Area

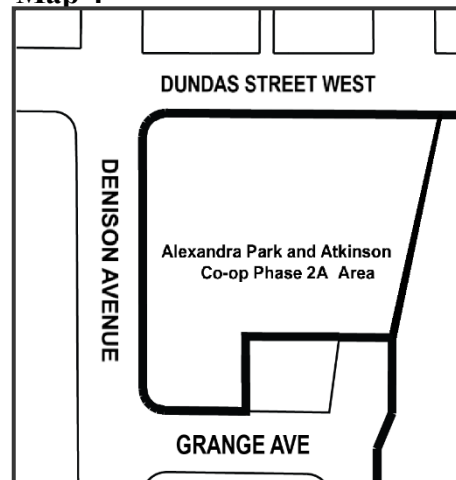
The following additional policies apply to the lands identified on Map 4 and prevail over the other policies of this Site and Area Specific Policy in the case of a conflict.

i. Building Scale, Massing, and Design

1. New development within the *Alexandra Park and Atkinson Co-op Phase 2A Area* lands will:

- a) provide a transition to low-rise buildings by generally locating residential and mixed-use buildings north and/or east of the low-rise buildings and by incorporating setbacks, stepbacks and/or angular plane restrictions;
- b) minimize shadow impacts on the public rights-of-way and public and private open spaces;
- c) establish a comfortable pedestrian scale on Dundas Street West through base building heights in keeping with the context, along with setbacks, stepbacks and/or angular plane restrictions and a minimum curb to building face width of 6 metres;
- d) design buildings to provide visual interest and architectural diversity through articulation and unique massing arrangements;
- e) ensure access to sunlight, privacy and sky views for building residents, from the surrounding area, and from public and private open spaces by minimizing the size of building floorplates and

Map 4



including appropriate separation distance between buildings, as well as incorporating setbacks, stepbacks and/or angular plane restrictions where necessary;

- f) Include publicly accessible pedestrian connections as shown on Map 5 of 5 – Alexandra Park Phase 2A Area Structure;
- g) Not locate low rise buildings fronting Dundas Street West; and,
- h) Not exceed a height of 49 metres plus necessary mechanical equipment.

ii. Residential Units

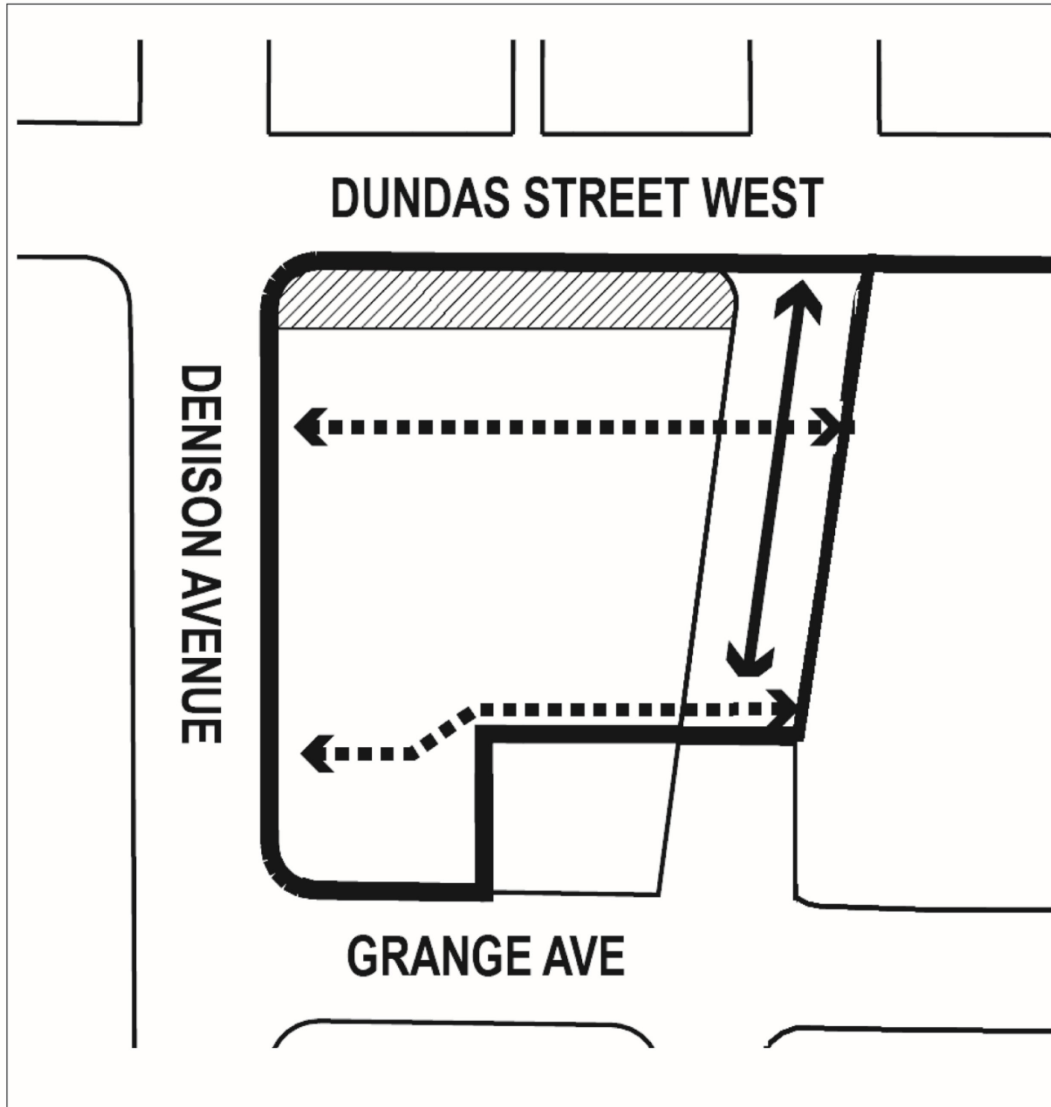
- 1. All market apartment or condominium buildings developed within the Alexandra Park and Atkinson Co-op Phase 2A Area will achieve a balanced mix of unit types and sizes by including:
 - a) a minimum of 15 per cent of the total number of units as 2-bedroom units of 87 square metres of gross floor area or more;
 - b) a minimum of 10 per cent of the total number of units as 3-bedroom units of 100 square metres of gross floor area or more; and
 - c) an additional 15 per cent of the total number of units as a combination of 2-bedroom and 3-bedroom units.

iii. Commercial Uses

- 1. The ground floor of buildings fronting Dundas Street West in the area shown on Map 5 of 5 – Alexandra Park Phase 2A Area Structure as Street Related Retail will consist of retail, community, day nursery, and mixed commercial uses;
 - a) Entrances to the residential portion of Mixed Use Buildings fronting Dundas Street West will be permitted fronting Augusta Avenue and Denison Avenue;
 - b) Live/work units will be permitted on ground floor units fronting Augusta Avenue and Denison Avenue; and
 - c) Day nurseries, offices and other facilities required by the Atkinson Housing Co-Op, and small-scale commercial uses are permitted on all lands owned by Toronto Community Housing.
- 2. Map 2 is amended by removing the "Phase 4" designation from Blocks 1, 2, 3 and 27 and replacing it with the words "Alexandra Park and Atkinson Co-op Phase 2A Area".

3. Map 3 is amended by removing the "Low Rise Areas (1-4 Storeys)" and the "Mid Rise Areas (5-12 Storeys)" designations west of Street D and replacing them with the words "Alexandra Park and Atkinson Co-op Phase 2A Area".

Map 5 – Alexandra Park Phase 2A Area Structure



Alexandra Park Area Structure

Official Plan Amendment #429

File # 17 278596 STE 20 0Z

- Alexandra Park and Atkinson Housing Co-op Phase 2A Area
- Street Realized Retail

- Public Street Access
- Public Pedestrian Connections

Not to Scale
06/15/2018