

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 840-2020

To adopt Amendment 458 to the Official Plan for the City of Toronto respecting the lands generally bounded by Dundas Street West, Cameron Street, Paul Lane Gardens, Augusta Avenue, Grange Avenue and Denison Avenue, being Phase 2B within the Alexandra Park and Atkinson Co-op Revitalization.

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 458 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 458 TO THE OFFICIAL PLAN LANDS GENERALLY BOUNDED BY DUNDAS STREET WEST, CAMERON STREET, PAUL LANE GARDENS, AUGUSTA AVENUE, GRANGE AVENUE AND DENISON AVENUE, BEING PHASE 2B WITHIN THE ALEXANDRA PARK AND ATKINSON CO-OP REVITALIZATION.

The Official Plan is amended as follows:

1. Map 18, Land Use Plan is amended by re-designating parts of the lands in the area bounded by Dundas Street West, Cameron Street, Denison Avenue and Paul Lane Gardens as shown on Schedule A.
2. 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 2B 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 2B Area

The following policies apply to the lands identified on Map 6 - Phase 2B Area. In the case of a conflict between the following policies and any other policies within Site and Area Specific Policy 383, the policies below will prevail.

- i. Building Scale, Massing, and Design
 1. New development within the *Alexandra Park and Atkinson Co-op Phase 2B Area* lands will:
 - a) provide a transition to surrounding low-rise buildings by generally locating taller residential and mixed-use buildings toward the north and/or east part of the site 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 space on Dundas Street West through limiting base building heights to generally 3 to 4 storeys and incorporating setbacks, stepbacks and/or angular plane restrictions as well as a minimum curb to building face width of six metres;
 - d) design buildings to provide visual interest and architectural diversity through articulation and unique massing arrangements;
 - e) ensure appropriate 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 floor plates and 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 7– Alexandra Park Phase 2B Area Structure;
- g) not locate low-rise buildings fronting Dundas Street West or Cameron Street; and,
- h) generally not exceed maximum heights identified in the implementing site specific Zoning By-Law.

ii. Residential Units

- 1. All market apartment or condominium buildings developed within the Alexandra Park and Atkinson Co-op Phase 2B Area will contain 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 7 – Alexandra Park Area Structure as Street Related Retail will primarily consist of community, day nursery, and mixed commercial uses;
 - a) Entrances to the residential portion of Mixed Use Buildings fronting Dundas Street West will also be permitted fronting Augusta Avenue, the Entry Green, Cameron Street and Willison Square;
 - b) Live/work units will be permitted within market townhouse units fronting Augusta Avenue, Cameron Street and the Entry Green;
- 2. Small-scale commercial units will be permitted along the west edge of the public park system, south of Grange Avenue; and,
- 3. Day nurseries, offices and other facilities required by the Atkinson Housing Co-op, and small-scale commercial uses are permitted on all blocks.

iv. Townhouse Units

1. New townhouse units constructed in Phase 2B will:
 - a) be constructed as row houses, back-to-back townhouses and/or townhouses integrated within multi-unit residential and mixed-use buildings;
 - b) provide private outdoor recreation space for each unit which may be located on the roof of the townhouse; and
 - c) be limited to 4-storeys in height, not including structures used to access rooftop amenity space.

v. Refurbishing Existing Apartment Buildings

1. This existing apartment building at 91 Augusta Avenue will undergo refurbishment during revitalization, with requirements for the timing of refurbishment plans and completion of refurbishment works to be secured in a Section 37 Agreement under the Planning Act.

vi. New Vanauley Walk

1. New Vanauley Walk comprises a north-south pedestrian connection between Paul Lane Gardens and Dundas Street West as shown on Map 7 – Alexandra Park Phase 2B Area Structure. Between Dundas Street and Grange Avenue, New Vanauley Walk will be located within the publicly owned Entry Green as shown on Map 7 – Alexandra Park Phase 2B Area Structure. Between Grange Avenue and Paul Lane Gardens, New Vanauley Walk will be located on the west side of Sites 8 and 9, in a privately owned, publicly accessible space, immediately adjacent to the Central Green, as shown on Map 7 – Alexandra Park Phase 2B Area Structure.
2. New Vanauley Walk will be a well-designed, safe, accessible and flexible public space which may be programmed for community events and recreation activities.
3. The design of New Vanauley Walk will be coordinated with the design of adjacent Sites, the extension of Grange Avenue, the Entry Green, and the Central Green.
4. On Grange Avenue, an appropriately designed pedestrian crossing will be completed as part of the construction of the Entry Green or the Central Green, whichever is completed second.

5. The City will support the temporary closure of Grange Avenue to facilitate community events and ensure continuous pedestrian movement between the Central Green and Entry Green.
 6. As part of the development on Site 6, the applicant will design and construct a pedestrian crossing from New Vanauley Walk to the north side of Dundas Street West with the final design and location of the pedestrian crossing to be secured subject to review and approval by the City through a Site Plan Control application.
 7. New Vanauley Walk will not permit vehicle access, except for emergency, delivery, service vehicle access, and recreational functions at the discretion of the owner, to be implemented through a Site Plan Control application.
- vii. Public Parkland Provision
1. Map 7 – Alexandra Park Phase 2B Area Structure shows locations of planned public parks. The final size and configuration of each Park Block will be determined in the context of an application for Draft Plan of Subdivision.
 2. Parks will have a high design standard, be well maintained, animated, and safe. They will accommodate a full range of recreational opportunities throughout the year, including areas for active play and enjoyment of sports and entertainment and less active areas for quiet relaxation.
 3. Approximately 0.6 hectares of parkland will be dedicated to the City with timing of conveyance and other obligations to be secured in an agreement under Section 37 of the *Planning Act*.
 4. The Community Recreation Hub will not be located on any portion of parkland conveyed to the City.
 5. Existing townhouses are permitted on an interim basis on Parks and Open Space Areas - Parks.
 6. New surface parking areas are not permitted on Parks, except for temporary parking during construction of the revitalization.
 7. To facilitate Zero Displacement, if required parkland is occupied for other uses or structures and cannot be conveyed and/or developed as a park until those uses are terminated or structures removed, then the parkland dedication requirements associated with a development application can be met if the owner of the lands to be conveyed as parkland enters into an agreement, pursuant to section 51 or 53 of the *Planning Act*, with the City, to secure conveyance of the parkland, satisfactory to the City, at such a later time as the City may accept.

viii. Publicly Accessible Private Open Space

1. Map 7 – Alexandra Park Phase 2B Area Structure shows general locations of publicly accessible private open spaces on the lands. The exact size and configuration of these open spaces will be secured through a Site Plan Control application.
2. Publicly accessible private open spaces will be designed, constructed, and maintained by the owner of each site on which they are shown on Map 7 – Alexandra Park Phase 2B Area Structure.
3. Publicly accessible private open spaces will be accessible to members of the public year round and be subject to appropriate agreements with the City to secure access.
4. Publicly accessible private open spaces will be accessible for pedestrians from a minimum of two public access points and be of a size large enough to accommodate landscaping and multiple uses. These spaces will be framed where possible with active uses, ground floor unit entrances, and/or the rear yards of adjacent townhouses.

ix. Community Recreation Hub

1. Map 7 – Alexandra Park Phase 2B Area Structure shows the general location of the planned Community Recreation Hub. The exact size and configuration of the Community Recreation Hub will be determined through an application for Draft Plan of Subdivision Approval or Site Plan Control application.
2. The Community Recreation Hub will have a minimum gross floor area of 2,000 square metres.
3. Alexandra Park Residents Association and Atkinson Housing Co-operative will program and operate the Community Recreation Hub, which will be owned by Toronto Community Housing Corporation.
4. The Community Recreation Hub will be designed as a visually distinctive building within the public park, and will offer visual connectivity from the park and public streets to the interior of the building. The location of the Community Recreation Hub will ensure that there is direct visual and physical connectivity between Paul Lane Gardens and the park.

x. Implementation Tools

1. Zoning By-law Amendment

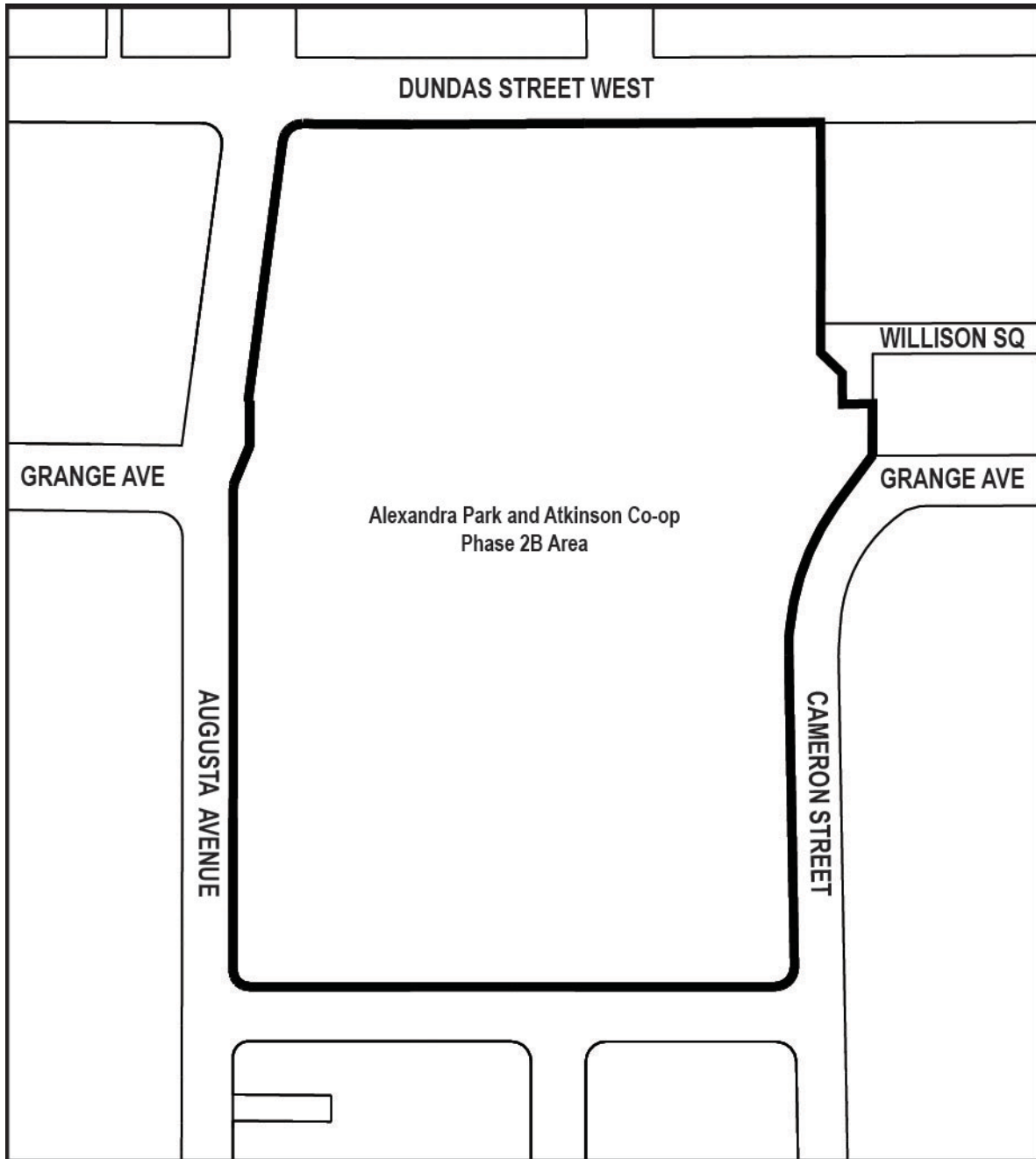
- a) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.

2. Holding (H) Symbol

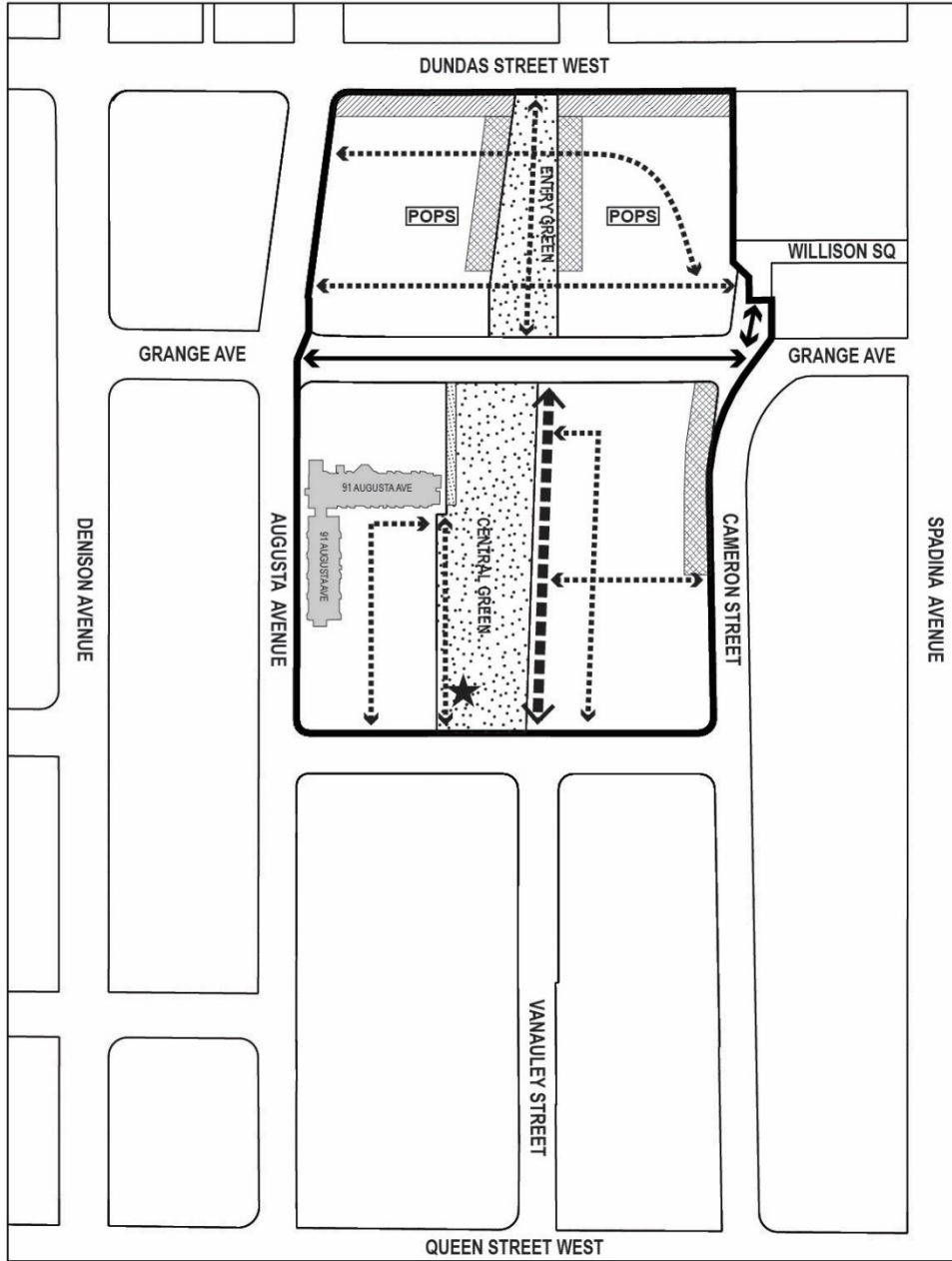
- a) In order to appropriately sequence development within a phase and otherwise address the provisions of this Site and Area Specific Policy, the implementing Zoning By-law may define and incorporate a Holding (H) symbol pursuant to Section 36 of the *Planning Act*. When a Zoning By-law has been enacted that incorporates a Holding (H) symbol, it will specify both the uses of lands and buildings that are permitted upon removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.
- b) The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol.
- c) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51 and 53, Section 118 under the Lands Title Act, and the City of Toronto Act.

- 3. "Map 1 of 3 Alexandra Park Area Structure" is amended by removing the Structure Elements from the Phase 2B Area, as shown on Map 6 – Phase 2B Area, and replacing them with the content of Map 7 – Alexandra Park Phase 2B Area Structure, within the area noted as "Alexandra Park and Atkinson Housing Co-op Phase 2B Area".
- 4. "Map 2 of 3 Phasing" is amended by removing the "Phase 1", "Phase 3" and "Phase 4" designations from the Phase 2B Area, as shown on Map 6, and replacing it with the words "Alexandra Park and Atkinson Co-op Phase 2B Area."
- 5. "Map 3 of 3 Building Type Areas" is amended by removing the "Low Rise Areas (1-4 Storeys)," the "Mid Rise Areas (5-12 Storeys)," "Appropriate Tower Locations" (13-17 Storeys), and "Existing Buildings to be Retained" designations from the Area corresponding to the "Alexandra Park and Atkinson Housing Co-op Phase 2B Area" on Map 7 – Alexandra Park Phase 2B Area Structure , and replacing them with the words "Alexandra Park and Atkinson Co-op Phase 2B Area."





Map 6 – Phase 2B Area



Map 7 – Alexandra Park Phase 2B Area Structure

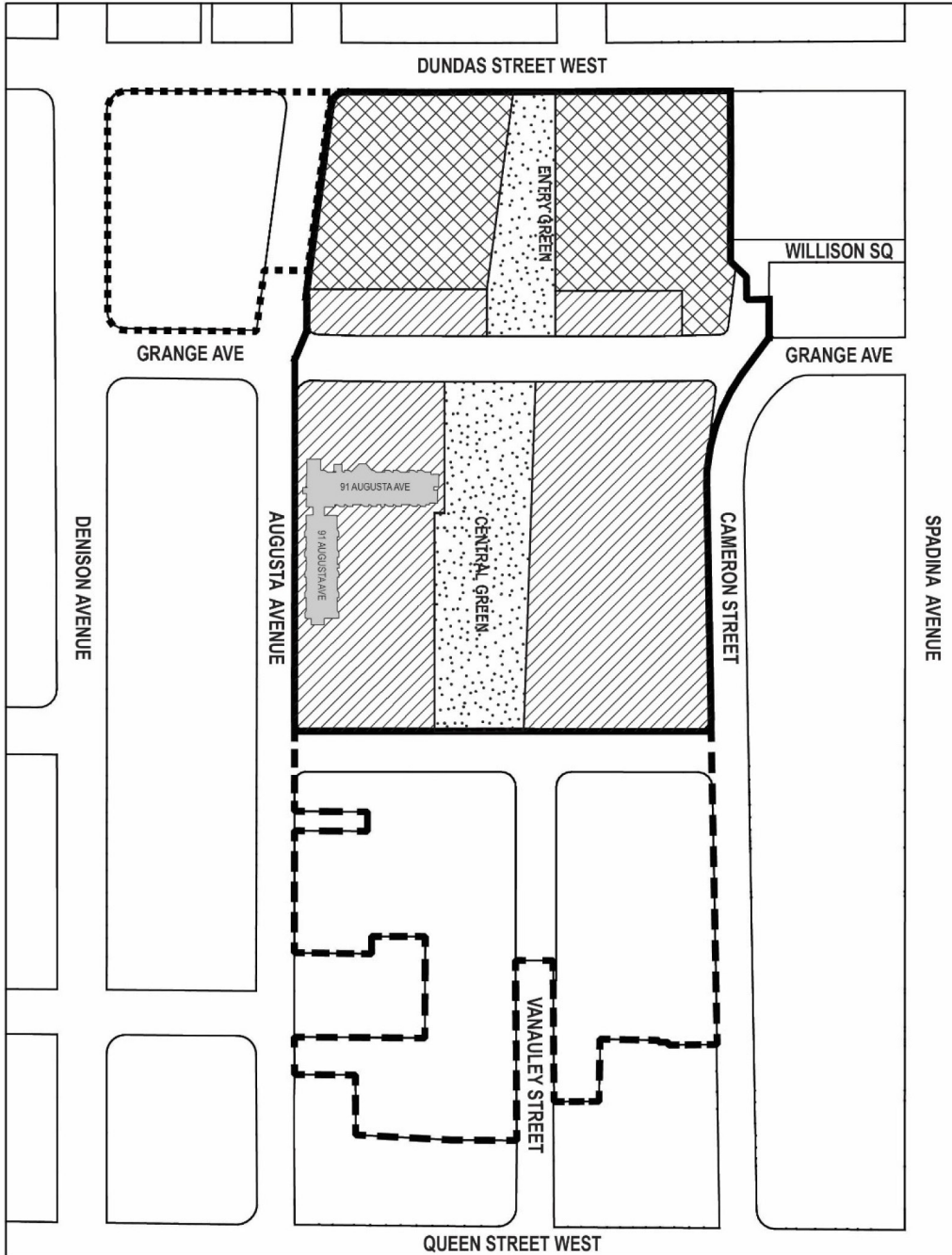


**Map 7
 Alexandra Park Phase 2B Area Structure**








 ALEXANDRA PARK AND ATKINSON HOUSING CO-OP PHASE 2B AREA	 PUBLIC STREET ACCESS	 STREET RELATED RETAIL
 EXISTING BUILDING TO BE RETAINED	 NEW VANAULEY WALK	 SMALL-SCALE COMMERCIAL USES
 PUBLIC PARKS	 PEDESTRIAN CONNECTIONS	 LIVE WORK
	 POPS	 COMMUNITY RECREATION HUB


 Not to Scale
 18/10/2018

Schedule A



Official Plan Amendment #458

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|---|---|--|
|  ALEXANDRA PARK AND ATKINSON HOUSING CO-OP PHASE 2B AREA |  ALEXANDRA PARK AND ATKINSON HOUSING CO-OP PHASE 2A AREA |  PARKS AND OPEN SPACE AREAS |
|  EXISTING BUILDING TO BE RETAINED |  ALEXANDRA PARK AND ATKINSON HOUSING CO-OP PHASE 1 AREA |  MIXED USE AREAS |
| | |  APARTMENT NEIGHBOURHOOD |

Not to Scale
 02/13/2019