

Authority: Scarborough Community Council Item SC25.1, adopted as amended, by City of Toronto Council on July 14, 15 and 16, 2021 and MM37.34, by Councillor Gary Crawford, seconded by Councillor Michael Thompson, as adopted by City of Toronto Council on November 9, 10 and 12, 2021

CITY OF TORONTO

BY-LAW 958-2021

To adopt Amendment 551 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 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 551 to the Official Plan of the City of Toronto.

Enacted and passed on November 12, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

AMENDMENT 551 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS
411 VICTORIA PARK AVENUE, 2510 AND 2530 GERRARD STREET EAST**

The following text and map constitute Amendment 551 to the City of Toronto Official Plan. 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 by reconfiguring the *Parks* and *Mixed Use Areas* designations, removing the *Neighbourhoods* designation, and adding an *Apartment Neighbourhoods* designation, as shown on the attached Schedule 1.
2. Schedule 2, The Designation of Planned But Unbuilt Roads, is amended by removing the following:

Street Name	From	To
Musgrave Street	Victoria Park Avenue	New Link "C"
New Link "C"	Gerrard Street East	Terminating in a cul-de-sac north-east of the Musgrave Street Extension

3. Schedule 2, The Designation of Planned But Unbuilt Roads, is amended by adding the following:

Street Name	From	To
Musgrave Street (Public Street A)	Victoria Park Avenue	Terminating as a cul-de-sac between Block 4 and 5 as generally illustrated in Site and Area Specific Policy 485
Public Street B	Victoria Park Avenue	Public Street A as generally illustrated in Site and Area Specific Policy 485

4. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 485 for the lands known municipally in 2020 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 on the subject lands 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 apartment and grade related housing development 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.

A newly configured public park will provide opportunities to combine both naturalized features and continued passive recreational opportunities, as well as active recreational features. The form and structure of the development will generally be as follows:

Structure

- (a) The public street network will be designed to integrate the development into the surrounding city fabric by providing connections to Victoria Park Avenue and pedestrian connections to 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.
- (b) Within the neighbourhood, a mix of building types will be provided, with townhouse-style buildings and apartment built forms framing Victoria Park Avenue and the new interior public streets.

New Public Streets

- (c) To facilitate orderly development, new public streets will be required to be dedicated through plan of subdivision, together with pedestrian sidewalk connections, generally as shown on the map accompanying this policy, and as follows:
 - (1) Public Street A will extend Musgrave Street from Victoria Park Avenue with a 25.0 metre right-of-way at the intersection, narrowing to an 18.5 metre right-of-way into the lands and terminating at a cul-de-sac between Block 4 and Block 5; and
 - (2) Public Street B will extend easterly from Victoria Park Avenue with a 16.5 metre right-of-way, then extend southward as a 20.0 metre right-of-way.

Built Form Principles

- (d) Design of the low scale residential dwellings will provide:

- (1) Prominent entrances with projecting elements such as porches and porticos, front steps and landings, to promote a pedestrian friendly scale along the street;
 - (2) Front yard areas with trees and soft landscaping to contribute to a high quality streetscape;
 - (3) 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, landscaping, massing, roofline variations, wall openings, materials, and colours. The primary building material of the dwellings should be consistent on all elevations; and
 - (4) 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.
- (e) Within *Mixed Uses Areas* and *Apartment Neighbourhoods*:
- (1) Frontages will be developed to support a comfortable and attractive pedestrian environment;
 - (2) 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; 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;
 - (3) 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;
 - (4) 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;
 - (5) Buildings adjacent to Public Street A and Public Street B will be sited to create a continuous building wall close to the street and will contain doors and/or windows fronting onto the street;
 - (6) Development will be sited to front onto streets, parks and open spaces, with entrances and/or windows on the ground floor facing these public spaces; and
 - (7) 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.

Streetscape

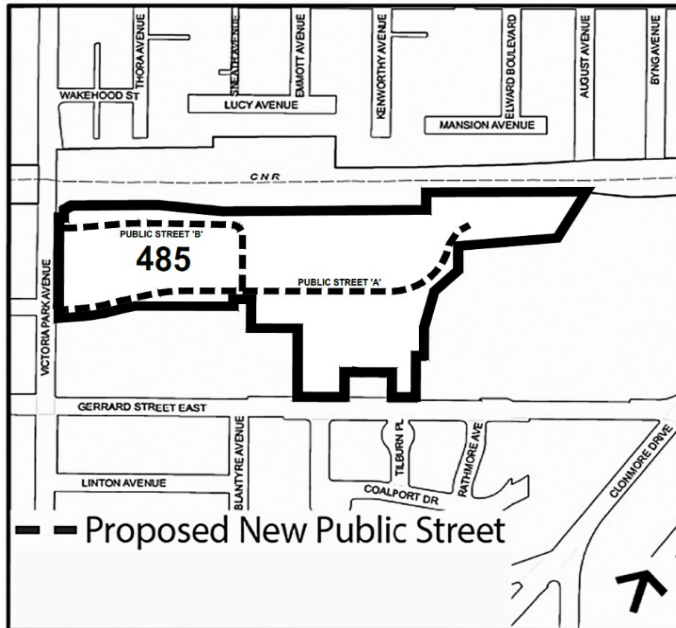
- (f) Connections to parks and open space along public streets will be provided.
- (g) A well-landscaped streetscape will be provided through the provision of tree lined streets throughout the lands. This well landscaped environment will be maintained and encouraged through the provision of comparable landscaping on private property.
- (h) Gateway points into the subdivision shall be emphasized which may be achieved through entry features and upgraded landscaping or other means.
- (i) High quality street furnishings (e.g. street lighting, bus shelters, trash containers, etc.) will be provided.
- (j) 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.

Housing

- (k) 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:
 - (1) As part of the subdivision of the subject lands, a minimum of 7700 square meters of fully serviced lands are provided to be conveyed in fee simple to a non-profit housing provider for the purpose of constructing at least 58 affordable housing units, such terms of the conveyance to be secured through an appropriate Section 37 Agreement; and
 - (2) As part of the subdivision of the subject lands, a minimum of 7500 square metres of fully serviced lands are provided to be conveyed in fee simple to the City for the purposes of constructing at least 62 affordable rental housing units, such terms of the conveyance to be secured through an appropriate Section 37 Agreement.

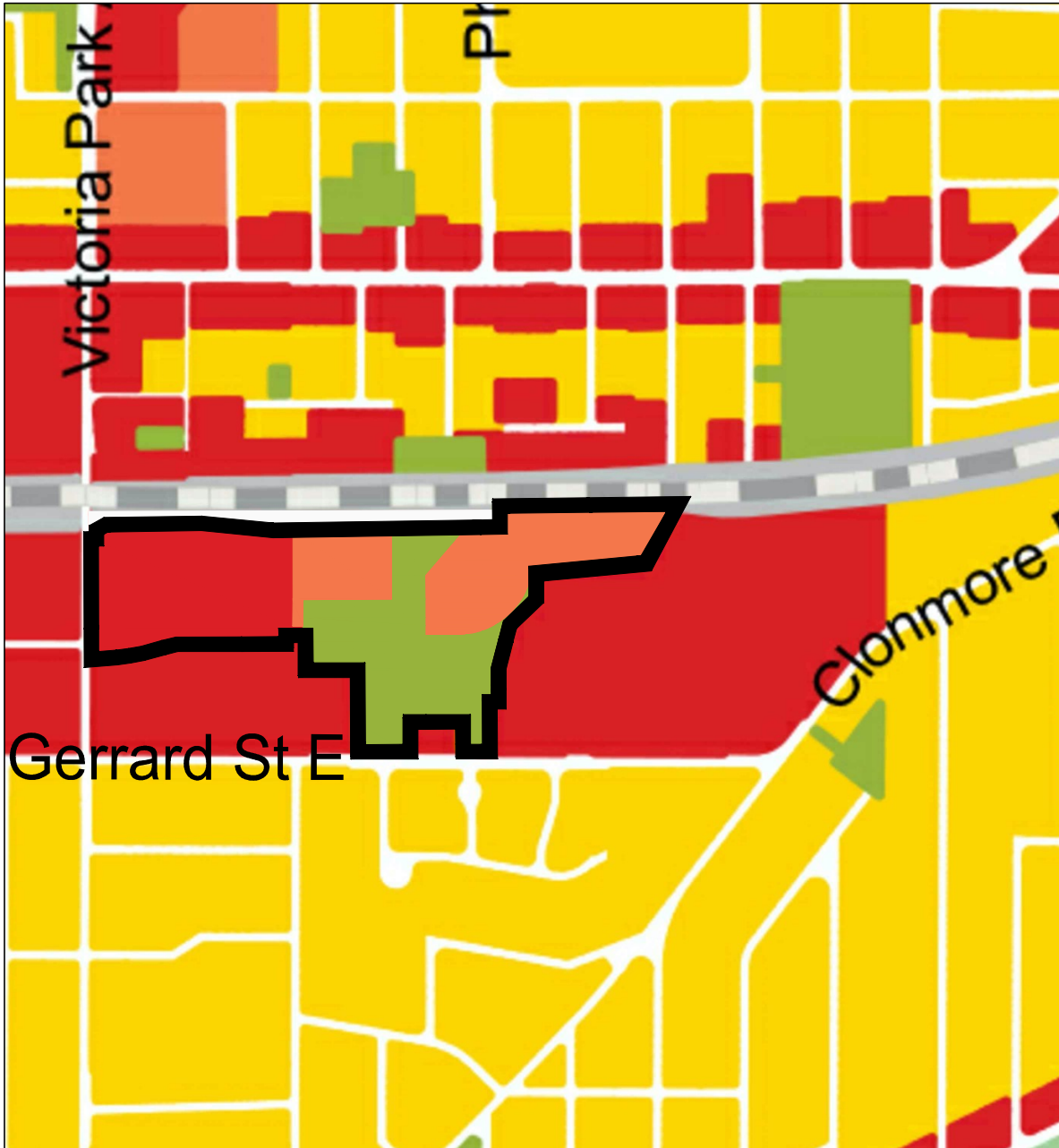
Parks

- (l) In addition to the uses permitted by the Official Plan on the lands designated as *Parks* to the north of Public Street A, a public school, day nursery and uses and structures accessory thereto, including but not limited to school portables, shall be permitted.



4. 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 485 as shown on the Map in Section 3 above.

Schedule 1



Official Plan Amendment

411 Victoria Park Avenue &
2510 and 2530 Gerrard Street East, Toronto



Site Location : Lands to be redesignated from Neighbourhoods,
Mixed Use Areas and Parks to Apartment Neighbourhoods, Mixed Use Areas and Parks



Neighbourhoods



Mixed Use Areas



Apartment Neighbourhoods



Parks



Not to Scale