

**1973 Victoria Park Ave (1955-1991 Victoria Park) –
Official Plan & Rezoning Applications - Preliminary
Report**

Date:	January 21, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	09 190110 ESC 37 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an official plan amendment and a zoning by-law amendment to permit the demolition of existing grade-related rental housing and redevelopment of the site with townhouses and apartment buildings containing a total of 693 residential units, both rental and condominium at 1955 to 1991 Victoria Park Ave. Since this proposed development of the lands contemplates the demolition of rental units, a “Rental Housing Demolition and Conversion Application” has been submitted to the City.

This report provides preliminary information on the above-noted applications and seeks Community Council’s directions on further processing of the applications and on the community consultation process.

A community consultation meeting will be scheduled once City Planning has held further discussions with the applicant to



address the concerns noted in this report. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The applicant be requested to revise the proposal to address the concerns expressed in this report including improved massing, reductions in density and height and improvements to the replacement rental housing.
2. Staff be directed to schedule a community consultation meeting together with the Ward Councillor once further discussions are held with the applicant and Planning staff regarding the concerns noted in this report.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting sponsored by the Ward Councillor was held on February 25, 2009. At this meeting, the applicant presented their proposal for redevelopment of the site to the current tenants of the property and the adjacent residents of the area. At that time, the proposed redevelopment contemplated the demolition of the existing 84 rental townhouses and the construction of six, 10-storey buildings with approximately 600 units, of which 72 would be replacement rental units and the remaining units would be condominium. Comments received at the meeting included concerns respecting increased density on the site, transition of the buildings to the adjacent development, the impact upon municipal hard and soft services and facilities, the height and massing of the proposed buildings, the impact of the development upon the adjacent residential properties in terms of access to sunlight, privacy and shadow impacts, concerns respecting current property standards, and the logistics respecting the replacement of the rental housing and affordability of the units. Following the February meeting, the applicant, in pre-application meetings with Planning staff, revised his proposal to reduce the number of apartment style buildings from six to three buildings and to incorporate stacked townhouses. The heights of the apartment buildings were increased from 12 to 14 storeys.

ISSUE BACKGROUND

Proposal

The applicant has applied for an amendment to the Toronto Official Plan to redesignate the lands from “Neighbourhoods” to “Apartment Neighbourhoods” and to amend the Maryvale Community Zoning By-law No. 9366 to permit the redevelopment of the site with residential condominium units and rental units within townhouse and apartment buildings. A total of 693 residential units are proposed. All of the existing 84 rental townhouse units on the site are to be demolished and 68 units are proposed to be replaced within four, 3 ½-storey, stacked townhouse buildings. Three apartment-style condominium buildings, containing 625 units and with heights ranging from 13 to 15 storeys, are also proposed. Redevelopment of the site would result in a density of 2.58 times the lot area. Below-grade parking, in a two-level garage, would accommodate 720 vehicle parking spaces. Surface parking for 84 vehicles is also proposed.

Vehicular access would be via three private driveway accesses; one located at the southeast corner of the site, the second at the north portion of the site, and a third located on Victoria Park Avenue opposite Rowena Drive. The Application Data Sheet (Attachment No. 6) sets out the project data. Attachments Nos. 1, 2, and 3 provide a visual representation of the site layout, building perspectives and elevations of the proposed buildings.

Site and Surrounding Area

The 2.09 hectare site is located on the east side of Victoria Park Avenue, north of Lawrence Avenue and south of Ellesmere Road, on the west portion of a block of land bounded by Victoria Park Avenue and Greylawn Crescent. The site occupies the majority of the Victoria Park Avenue frontage. Currently, the site is developed with seven blocks of rental townhouse units, two storeys in height. A small, one-storey commercial plaza is located on an adjacent property, at the southwest corner of the block. One-storey, single detached residential houses are located on the east side of the block, fronting Greylawn Crescent.

The surrounding land uses in the vicinity of the site can be described as follows:

North: One-storey, single detached houses fronting on Greylawn Crescent;

South: A small, one-storey commercial plaza at the southwest corner of the block. Across Greylawn Crescent (south), there is a one-storey commercial plaza (at Greylawn Crescent and Victoria Park Avenue);

East: One-storey, single detached houses with rear yards abutting the site; and

West: Two-storey townhouses (similar in character to the existing townhouses on the site) and apartment buildings ranging in height from 11 to 13 storeys are located across Victoria Park Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe

Official Plan

The subject property is designated as "Neighbourhoods" in the Toronto Official Plan (Attachment No.5). Neighbourhoods are areas where there are residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses, and walk-up apartments, no higher than 4 storeys. Small-scale retail, service and office uses are also permitted. Neighbourhoods Policy No. 5.0 notes that development "will respect and reinforce the existing physical character of the neighbourhood," including, amongst other matters, "prevailing building type(s); and heights, massing, scale and dwelling type of nearby residential properties". Neighbourhoods Policy No. 5.0 further notes that "no changes will be made ...that are out of keeping with the physical character of the neighbourhood..." and that "the prevailing building type will be the predominant form of development in the neighbourhood". Where a more intense form of residential development on a major street in a Neighbourhood is proposed, Policy No. 5.0 specifies that an application will be reviewed having regard to both the form of development along the street and its relationship to adjacent development in the Neighbourhood.

The applicant has applied to amend the Official Plan to redesignate the site as "Apartment Neighbourhoods". This land use designation provides for a greater scale of buildings. Development in Apartment Neighbourhoods will:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes; and

- locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development within Apartment Neighbourhoods is intended to provide sufficient off-street motor vehicle and bicycle parking for residents and visitors; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; provide indoor and outdoor recreation space for building residents; and provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The Built Form policies of the Official Plan specify that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadowing and uncomfortable wind conditions. Taller buildings are to be located to ensure adequate access to sky view. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development and each resident will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

At the heights proposed, the proposed development would more resemble a “tall building” proposal. A “tall building” is a building whose height is greater than the width of the adjacent road allowance. The right-of-way width of Victoria Park Avenue is 30 metres. The applicant proposes three buildings that range in height (excluding mechanical penthouses) from 43 to 48 metres (13 to 15 storeys). Unless these buildings are reduced in height, the buildings would be subject to the “Built Form - Tall Buildings” policies of the Official Plan. In this instance the proposal would be required to be consistent with the Council approved, “Design Criteria for Review of Tall Building Proposals (June, 2006)” which seeks to ensure, amongst other matters, that proposed buildings and site designs contribute to, and reinforce, the overall City structure including the relationship of the buildings to the existing and/or planned context.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

There are also specific policies in the Plan regarding the demolition of rental housing, which would result in the loss of six or more rental housing units. Such new development and resulting demolition will not be approved unless the proposal complies with the policies of Section 3.2.1 (6) of the Plan. This section states that new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of six or more rental housing units, will not be approved unless all of the rental housing units have rents that exceed

mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following are secured:

- at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, and other assistance to lessen the hardship; or
- in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents.

The Community Services and Facilities policies of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The community services strategy will include a demographic profile of area residents, an inventory of existing services, identification of existing capacity and service gaps; identification of local priorities, a recommended range of services and co-location opportunities, and identification of funding strategies. The inclusion of community service facilities are encouraged in all significant private sector development.

The Official Plan provides for the use of Section 37 of the Planning Act to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

Staff will review the proposal against the policies of the Official Plan.

Zoning

The subject property is zoned Multiple-Residential Zone (M), which permits multiple family dwellings, nursing homes, group homes, correctional group homes, senior citizen homes, single family dwellings and two-family dwellings (refer to Attachment No.4 (Zoning Map)

Site Plan Control

The property is subject to site plan control. An application has been submitted and will be reviewed within the context of the review of official plan and rezoning amendment applications.

Tree Preservation

The applicant has submitted an Arborist Report and Existing Tree Survey outlining the condition of the trees on the subject property. The applicant has also submitted a detailed Tree Preservation Plan. These reports have been forwarded to Urban Forestry for review and comment.

Rental Housing Demolition and Conversion By-law

The rental housing demolition and conversion by-law, which implements the City's powers under Section 111 of the City of Toronto Act, and established Municipal Code Chapter 667, is based on the housing policies in the City's Official Plan. The City's rental housing protection policies have two purposes:

1. to protect the City's supply of rental housing units from demolition and from conversion to non-rental housing purposes; and
2. to minimize negative impacts on tenants affected by proposals to demolish or convert, and if demolition is approved by Council, to replace the rental units and provide relocation assistance to tenants.

The City of Toronto Act provides the authority for the City to prohibit or regulate the demolition or conversion of rental housing. The by-law makes it an offence to demolish or convert rental housing units that are subject to Municipal Code, Chapter 667 without a permit issued under its authority.

In order for development to proceed on the subject site, a Section 111 permit must be granted. In accordance with the provisions of Chapter 667 of the City of Toronto Municipal Code, a rental housing demolition and conversion application and a Declaration of Use and Screening Form have been submitted for review. The screening form, and the demolition and conversion application, including the applicant's proposal for replacement of the rental units will be reviewed at the same time as the applications for amendments to the Official Plan and zoning by-law.

Planning staff will hold a consultation meeting primarily for the tenants on the rental housing replacement matters. The staff recommendations under Chapter 667 will be made jointly with the final staff report on the planning applications.

Reasons for the Application

The applicants' proposal is not consistent with the policies of the Official Plan, in particular, the policies of the "Neighbourhoods" designation. An amendment to the Plan would be necessary to permit the development as proposed. An amendment would also be necessary to address the applicants' proposal to replace the existing rental units with less than the full number of rental dwelling units proposed to be demolished or to incorporate rental units which are a different type and size of unit than the rental dwelling units proposed to be demolished. A zoning by-law amendment is required to permit the proposed residential units, and to establish appropriate zoning regulations to guide

redevelopment of the site. A rental housing demolition and conversion application is required to allow demolition and replacement of the existing rental units.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Housing Issues Report;
- Arborist Report/Tree Survey & Tree Preservation Plan;
- Initial Pedestrian Wind Comfort Report;
- Toronto Green Development Standard Checklist;
- Servicing and Stormwater Management Design Brief;
- Noise Feasibility Study;
- Phase 1 Environmental Assessment Report;
- Geotechnical Investigation Report;
- Sun/Shadow Patterns Report; and
- Transportation Considerations Report.

A Notification of Complete Application was issued on December 15, 2009.

Issues to be Resolved

Conformity with the Official Plan

The subject site is designated “Neighbourhoods”, an area where lower scale buildings including townhouses and walk-up apartments, up to a maximum of 4 storeys, are permitted. Redevelopment proposals within “Neighbourhoods” are expected to respect and reinforce the existing physical character of the neighbourhood and to have regard to both the form of development along the street and its relationship to adjacent development in the “Neighbourhood”.

The applicants’ proposal, at the height and massing submitted, raises a number of issues. The proposal is not consistent with the Official Plan, including the policies of the “Neighbourhoods” designation. While re-investment in this neighbourhood is desirable, any redevelopment of the site, must be carefully considered within the context of the surrounding area. Taking into account the issues noted below, consideration must also be given as to whether it is appropriate to amend the site’s land use designation to provide for this proposed development. Similarly, the appropriateness of the required amendment to the Official Plan’s rental housing replacement policies needs to be considered.

Height, Massing and Density

The applicants met on several occasions with City Planning in 2008 and 2009. On February 25, 2009, the applicants presented their proposed development of the site to a meeting of residents of the site and adjacent areas, at a meeting sponsored by the Ward Councillor. City Planning staff were in attendance. The proposal presented at that time was to demolish the existing rental townhouses (7 buildings) and replace the 84 rental

units with a combination of condominium and rental units. The applicants proposed the construction of six, 10-storey buildings with approximately 600 units, of which 72 would be replacement rental units and the remaining units would be condominium. Concerns were expressed by the adjacent residential landowners respecting the height, massing and intensity of the proposed development. At a pre-application meeting in May 2009, the applicants presented an alternative proposal to City Planning which incorporated 3 ½-storey townhouses and reduced the number of apartment buildings from six to three, although joined together by a 6-storey podium. Building heights were increased to 12 and 14 storeys. City Planning expressed concerns with this proposal in terms of the proposed height, massing and density, in particular the need for appropriate transitions to the surrounding land uses, specifically the adjacent single-detached residential neighbourhood.

Height, density and massing are key considerations that will need to be addressed in the review of this proposal. The heights of the three buildings for the submitted proposal now range from 13 to 15 storeys. The building heights presented by the applicants in pre-application consultation meetings were lower. The neighbourhood context (except to the west, at the north portion of the site) includes buildings that are 1 to 2 storeys in height. The proposed building heights significantly exceed the building heights found within the immediate built-form context. The three buildings at 13 and 15 storeys (43 to 48 metres) would now meet the definition of “Tall Buildings” in the City’s Official Plan since they exceed the right-of-way width of Victoria Park Avenue (30 metres). The applicants should be requested to revise the proposal to reduce the proposed height, massing and density to ensure compatibility with the surrounding neighbourhood, having regard to such matters as appropriate building transitions and separation distances, building setbacks, landscaped open spaces and buffer areas, consolidated service and utility areas, and vehicle parking locations.

Rental Housing Demolition and Replacement & Tenant Relocation and Assistance Plan

Official Plan Policy 3.2.1.6 and Chapter 667 of the Municipal Code must both be addressed when considering the proposal to demolish and replace the existing rental housing units, and to deal with tenant relocation and assistance matters. The applicants are proposing to replace 68 of the existing 84 rental units, and in a different built form.

The number of units to be replaced, the proposed rental rates, and the type and size of the units needs to be reviewed, and improvements sought to the current proposal. In addition, an acceptable tenant relocation and assistance plan, addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship for existing tenants, will need to be determined. Before submitting a final report on the development applications, Planning staff will hold a community consultation meeting to review the impact of the proposal on the tenants of the residential rental property and matters under the City’s by-law pursuant to Section 111 of the City of Toronto Act, 2006.

Traffic Impact and Parking

The applicants have submitted a Transportation Considerations Report which states that the proposed development site traffic, in combination with traffic growth from other area development proposals, can be acceptably and appropriately accommodated on the area street system. A minor widening of the pavement at the Victoria Park Avenue and Rowena Drive intersection may be necessary. This report has been circulated to the appropriate City divisions and agencies for review, to determine whether it adequately addresses the impacts of the proposed development, when considered in combination with anticipated traffic growth in the area.

Parking facilities for residents, tenants and visitors of the proposed development will be provided on-site within an underground parking garage beneath the entire site and on surface vehicle parking areas located along the east property line. A total of 804 parking spaces are contemplated, 84 surface parking spaces and 720 spaces within the underground parking garages. This supply reflects a residential and visitor parking standard of 1.24 spaces per townhouse rental unit, and 1.15 spaces per condominium unit. Staff will be considering the appropriate parking supply rate and overall number of spaces for a revised proposal in response to the issues raised in this report.

A Geotechnical Study has also been submitted and circulated to the appropriate City divisions and agencies for review and verification of the feasibility of the proposed underground parking.

Recreational Amenity Space

Built form policies of the Official Plan, Section 3.1.2(6) states that “every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.”

Currently, all of the existing rental townhouse units have directly accessible outdoor amenity space. Many of the units have fenced these areas, creating a more private space. The remaining open space surrounding the buildings is not defined as either private or public open space. There are no common amenities with the exception of a play area containing a swing set, teeter totter and climber, located in a closed off section of the parking lot. These amenities are generally in a poor state of repair. The proposal includes new landscaped areas and a children’s play area. Many of the upper storey townhouse units include balconies. Indoor amenity areas are provided in each of the three apartment buildings.

Further review of the proposal is required to assess the suitability and adequacy of the proposed private indoor and outdoor recreational and open space amenities.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Sun/Shadow and Wind Analyses

The applicant has submitted a sun/shadow analysis and a preliminary pedestrian level wind study. Once building height and massing issues have been addressed, the applicant may be required to provide additional analyses so that staff can assess the shadowing impacts of the proposed buildings on nearby residential properties, open space and public streets and the wind impacts upon open spaces and the public realm.

Landscaping, Open Spaces and Pedestrian Connections

The project is on a large site that proposes several building components and landscaped open spaces. It's important that the buildings, especially the building bases, be designed to frame and support these open spaces. Pedestrian walkways should be framed with buildings/building bases with individual entrances at grade.

Opportunities to enhance both the amount of landscaped open space, the quality and quantity of the proposed planting and enhancement of the pedestrian walkways, will be explored.

Loading, Ramps, Parking, and Driveway

The project involves a substantial amount of private driveways, ramps, loading areas, and surface parking at the rear of the site behind the buildings. It is important that these functions are organized and designed to minimize their impact on the adjacent properties, the adjacent landscape open spaces, and the pedestrian walkway.

Servicing

A Servicing and Stormwater Management Design report has been submitted in support of the application. The report concludes that the site can be serviced by municipal stormwater and sanitary services. The report has been circulated to the Technical Services Division for review and comment.

Community Benefits and Use of Section 37 of the Planning Act

Opportunities for the applicant to provide community benefits in exchange for the proposed increases in height and density, either on-site or in close proximity to the site, will be considered.

Additional Issues

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Russell Crooks, Senior Planner

Tel. No. (416) 396-7040

Fax No. (416) 396-4265

E-mail: rcrooks@toronto.ca

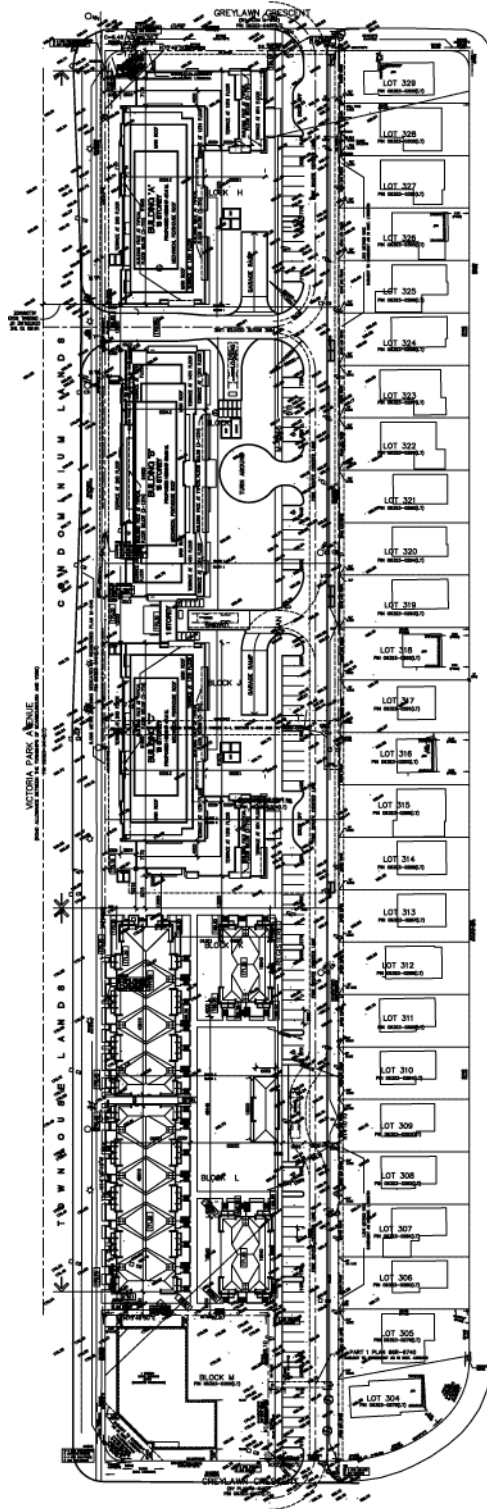
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Perspectives
Attachment 3A-E: Elevations
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



1973 (1955 to 1991) Victoria Park Avenue

Site Plan

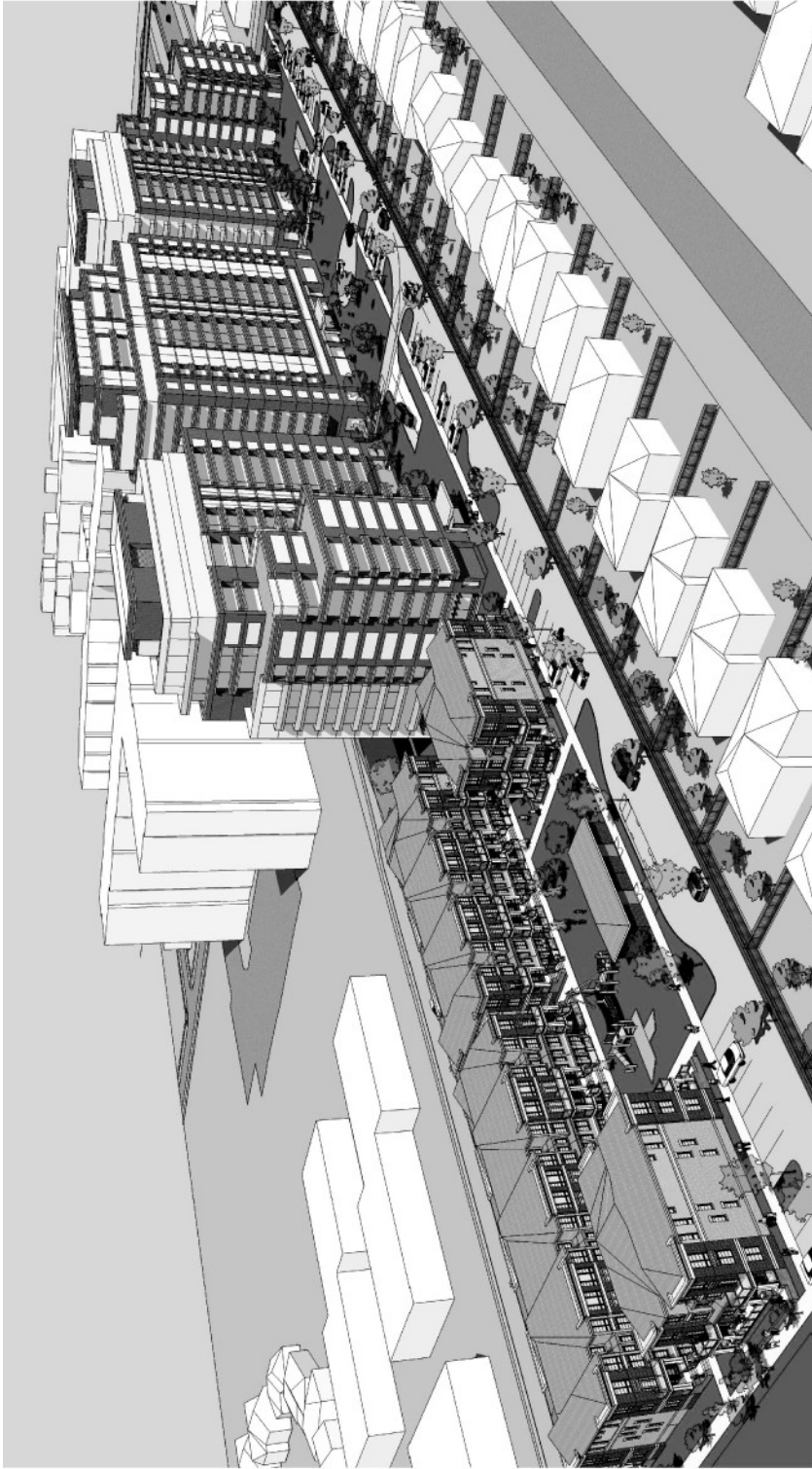
Applicant's Submitted Drawing

Not to Scale
12/23/09



File # 09-190110 OZ

Attachment 2: Perspectives



3D Interior View from the South-East

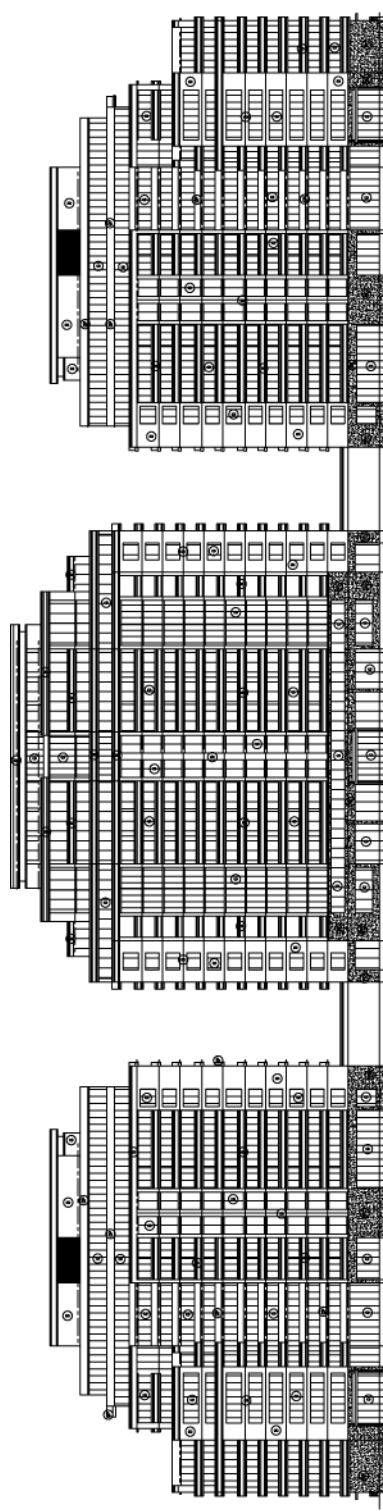
Applicant's Submitted Drawing

Not to Scale
12/23/09

1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110 0Z

Attachment 3A: Elevations



East Elevation

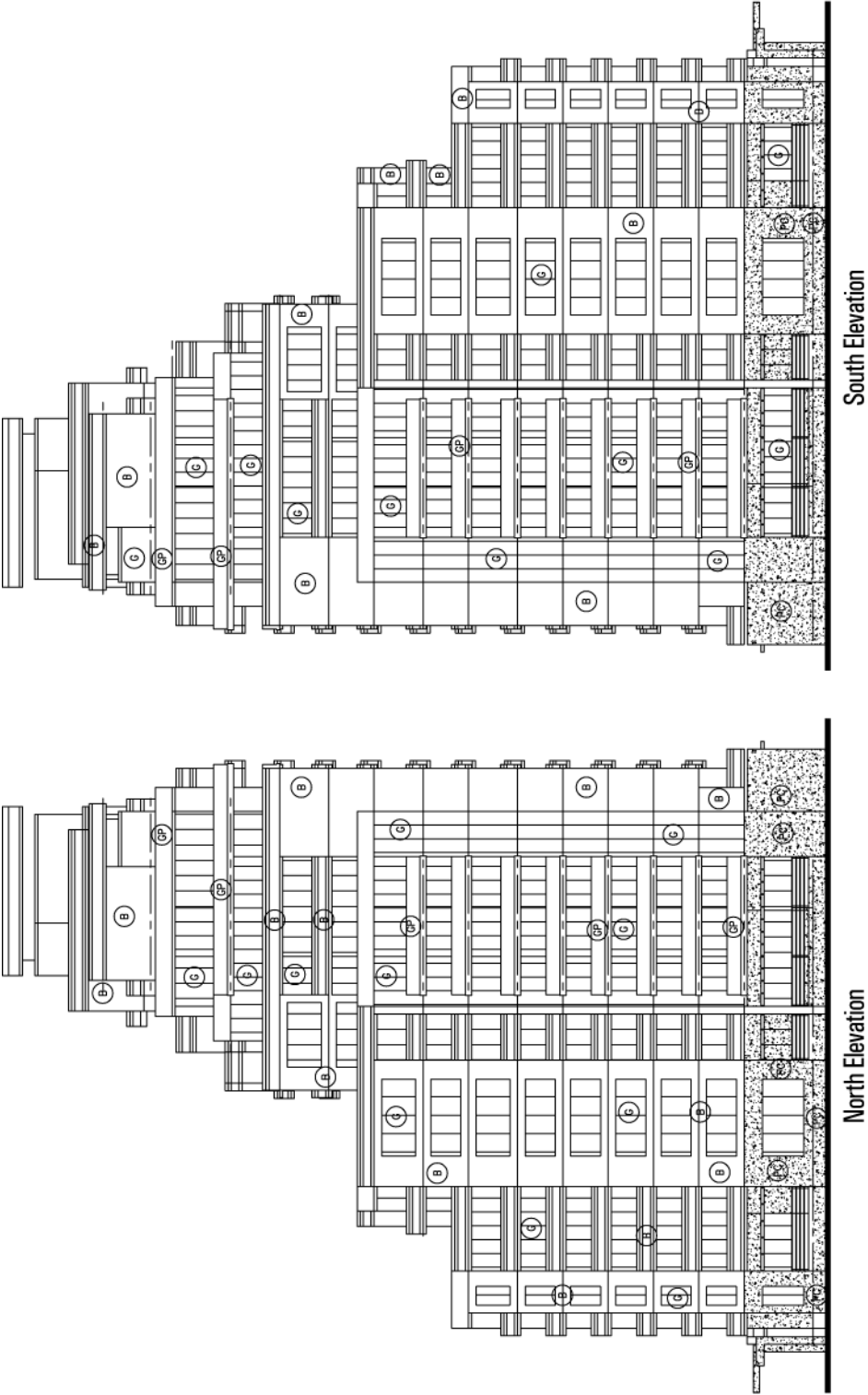
Applicant's Submitted Drawing

Not to Scale
12/23/09

1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110 OZ

Attachment 3B: Elevations

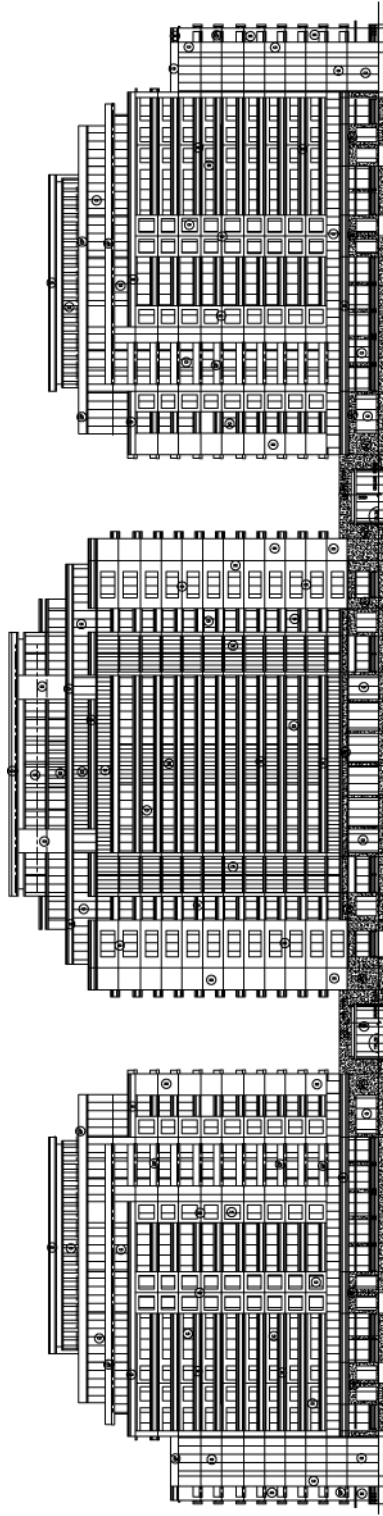


Elevations
Applicant's Submitted Drawing
Not to Scale
12/23/09

1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110 OZ

Attachment 3C: Elevations



West Elevation

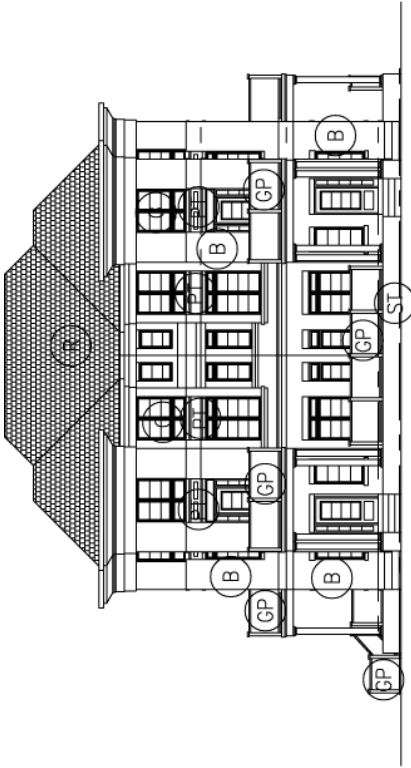
Applicant's Submitted Drawing

Not to Scale
12/23/09

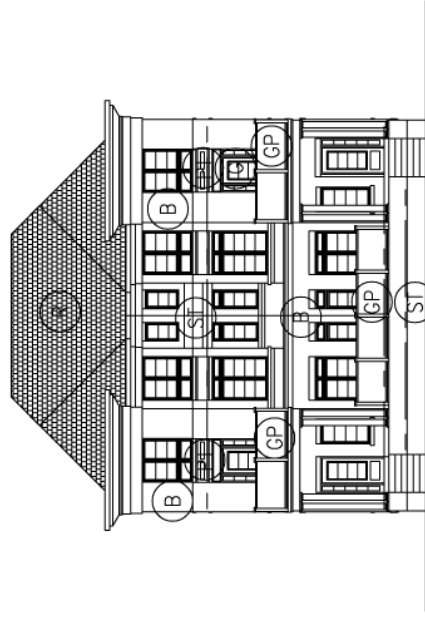
1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110 OZ

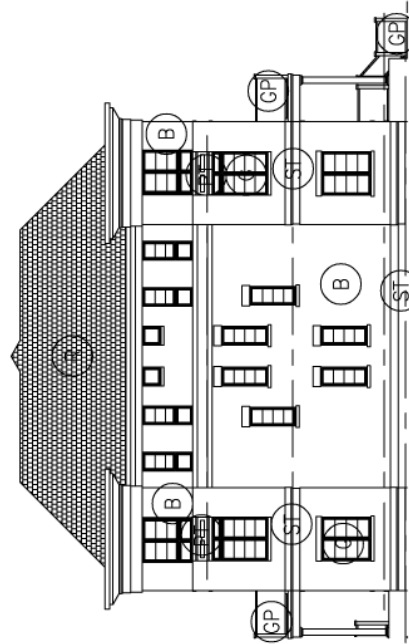
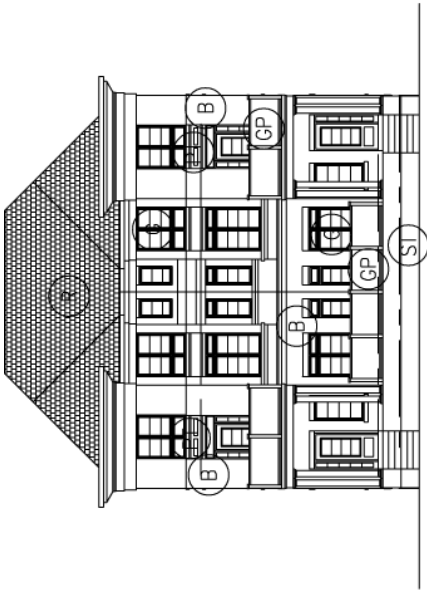
Attachment 3D: Townhouse Elevations



North Elevations



South Elevations



Townhome Elevations

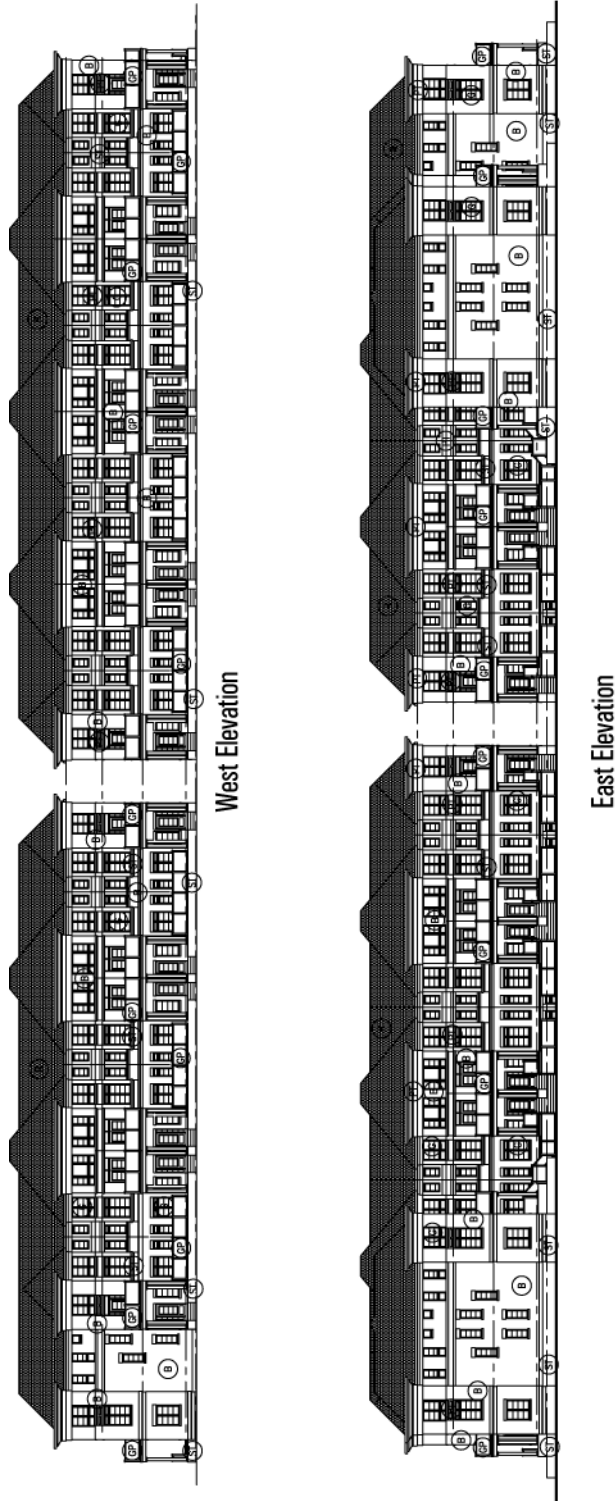
Applicant's Submitted Drawing

Not to Scale
01/08/10

1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110_0Z

Attachment 3E: Townhouse Elevations



Townhome Elevations

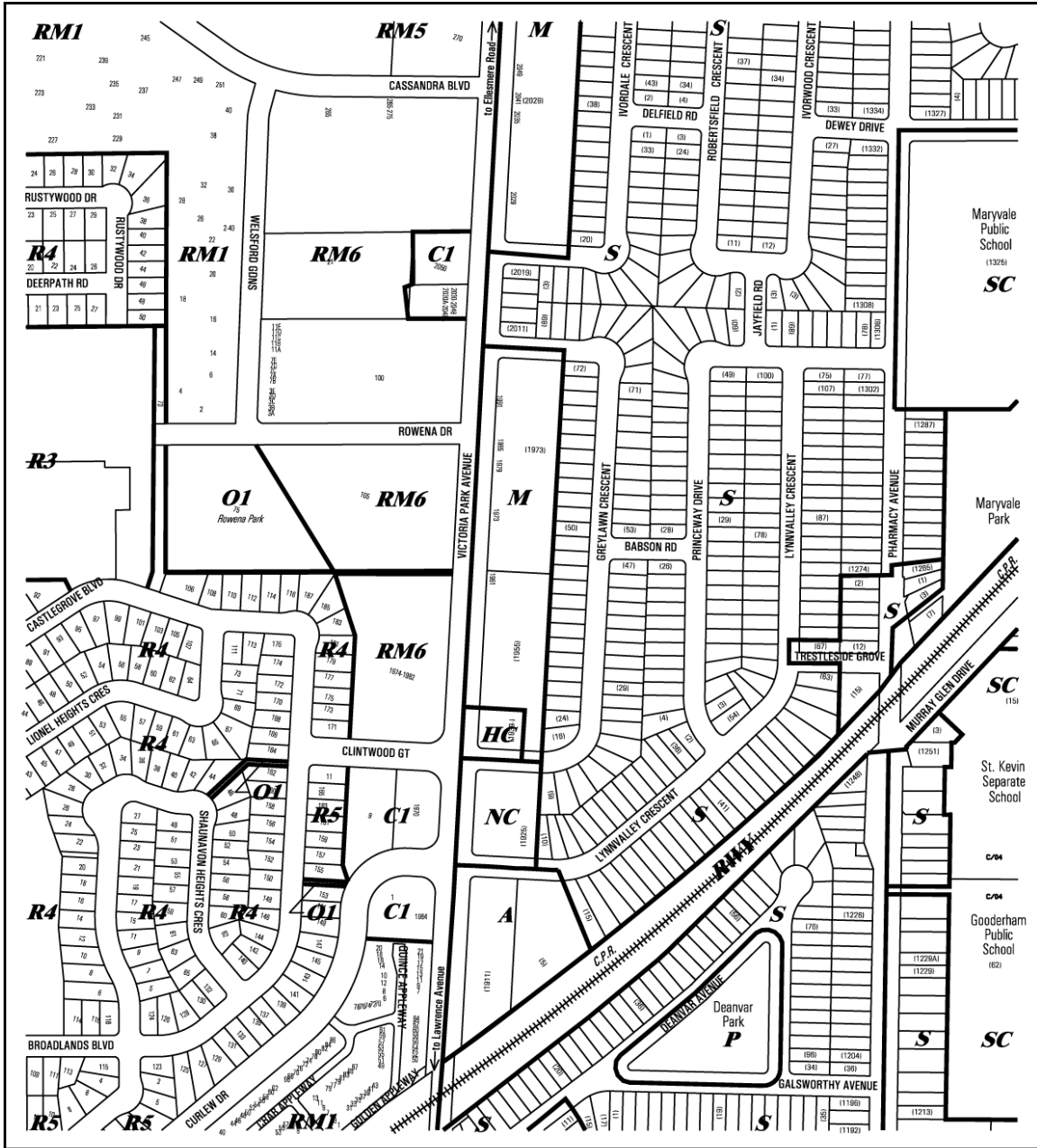
Applicant's Submitted Drawing

Not to Scale
01/08/10

1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110 0Z

Attachment 4: Zoning



Toronto City Planning Division
Zoning

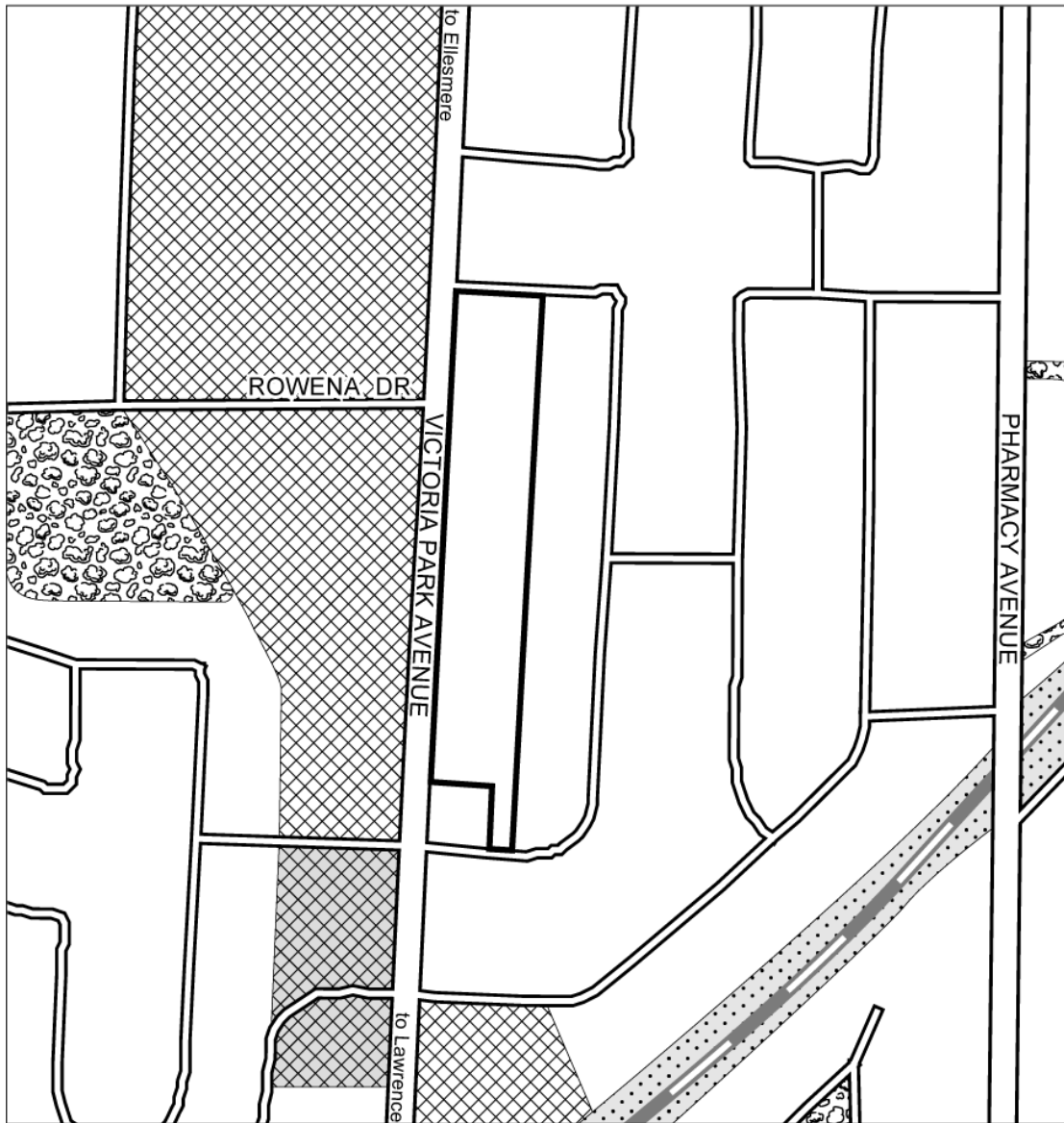
1973 Victoria Park Avenue
 File # 09-190110 OZ

- S** Single Family Residential
- M** Multiple Family Residential
- A** Apartment Residential
- NC** Neighbourhood Commercial
- HC** Highway Commercial
- SC** School
- RWY** Railway Corridor
- P** Park

- North York Zoning**
- R3** One-Family Detached Dwelling Third Density Zone
 - R4** One-Family Detached Dwelling Fourth Density Zone
 - R5** One-Family Detached Dwelling Fifth Density Zone
 - RM1** Multiple-Family Dwellings First Density Zone
 - RM5** Multiple-Family Dwellings Fifth Density Zone
 - RM6** Multiple-Family Dwellings Sixth Density Zone
 - CI** General Commercial Zone
 - O1** Open Space Zone

Maryvale, Wexford Communities and North York Bylaws
 Not to Scale
 ↑
 12/23/09

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

1973 (1955 to 1991) Victoria Park Avenue

File # 09-190110 02

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


 Not to Scale
 12/24/09

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 190110 ESC 37 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 20, 2009

Municipal Address: 1973-1991 VICTORIA PARK AVE

Location Description: PLAN M646 BLK H BLK I PT BLKS J, Plus Blocks K and L **GRID E3702 , Includes 1955 to 1991 Victoria Park Avenue

Project Description: Proposal to demolish existing grade-related rental housing and replace it with a 693 unit residential townhouse / apartment development with a combination of rental and condominium units.

Applicant:	Agent:	Architect:	Owner:
JWF PROPERTIES INC			VICTORIA PARK RESIDENCES INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	M-Multiple-Family Residential	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	20871	Height:	Storeys:	15
Frontage (m):	60.99		Metres:	48.75
Depth (m):	368.924			
Total Ground Floor Area (sq. m):	6300			Total
Total Residential GFA (sq. m):	53886		Parking Spaces:	804
Total Non-Residential GFA (sq. m):	0		Loading Docks	3
Total GFA (sq. m):	53886			
Lot Coverage Ratio (%):	30.2			
Floor Space Index:	2.58			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	393
2 Bedroom:	289
3 + Bedroom:	11
Total Units:	693

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	53886		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT: PLANNER NAME: Russell Crooks, Senior Planner
TELEPHONE: (416) 396-7040

