

**411 Victoria Park Ave., 2510 and 2530 Gerrard St. East -  
Official Plan Amendment and Zoning Amendment -  
Preliminary Report**

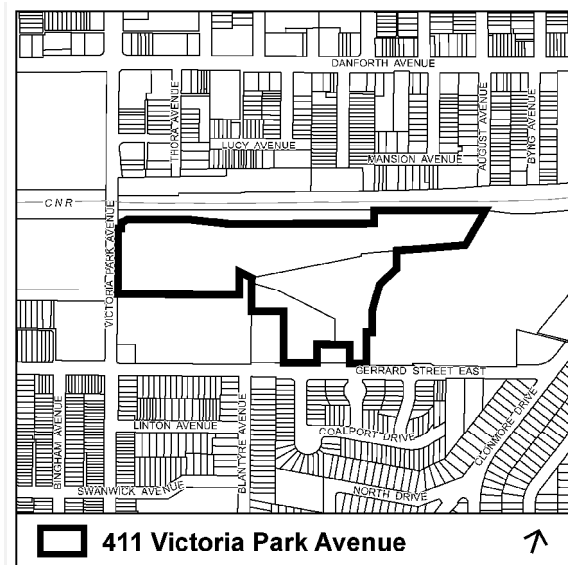
<b>Date:</b>	February 4, 2013
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 36 – Scarborough Southwest
<b>Reference Number:</b>	12 297365 ESC 36 OZ

**SUMMARY**

This application proposes to redesignate a portion of the subject lands in the Official Plan from ‘Mixed Use Areas’ to ‘Neighbourhoods’, reconfigure the ‘Parks and Open Space Areas – Parks’ designation currently applying to the City’s undeveloped park, and designate a new internal collector road network. The proposed rezoning would permit approximately 10 219 m<sup>2</sup> (110,000 sq.ft.) of retail commercial use on the western portion of the site, up to 210 dwelling units consisting of stacked and street townhouses and low-rise apartments along the new interior streets, and would establish appropriate Parks zoning to reflect the reconfigured public park. (See Attachment 1: Conceptual Site Plan.)

This report provides preliminary information on the application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting scheduled once all required information is provided by the applicant and



issues raised during the review are addressed in a satisfactory manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 411 Victoria Park Ave., 2510 and 2530 Gerrard St. East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. 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.

## **DECISION HISTORY**

In 2003 the owner of approximately 7.5 hectares (18.5 acres) of apartment-zoned lands to the east of the subject site (see Attachment 4: Birchcliff Quarry Land Ownerships), GCD Trustee Limited (the Conservatory Group) applied to the Committee of Adjustment to reduce the required minimum unit sizes for the apartments as originally established through a 1969 rezoning. The application raised concerns in the community and the Committee of Adjustment deferred consideration of the application *sine die*. A confidential report from the City Solicitor on the matter was considered by City Council at its meeting of September 22, 23, 24 and 25, 2003. Council directed that, in part, Planning carry out a study of land use policies in respect of that area of land lying east of Victoria Park Avenue, south of the CN rail tracks and fronting on Gerrard Street East and Clonmore Drive. The study of this larger area, encompassing the subject site, is referred to as the Birchcliff Quarry Lands Study. The following is the link to the City Council decision document:

<http://www.toronto.ca/legdocs/2003/agendas/council/cc030922/sc7rpt/cl041.pdf>

City Council on April 12, 13 and 14, 2005 considered a Status Report from Planning staff to Planning and Transportation Committee on the Birchcliff Quarry Lands Study, and endorsed an approach for the further study phases. The following is the link to the City Council decision document:

<http://www.toronto.ca/legdocs/2005/agendas/council/cc050412/plt3rpt/cl007.pdf>

City Council on January 31, February 1 and 2, 2006 declared the northerly approximately 4.98 hectare (12.3 acre) portion of the subject lands at 411 Victoria Park Avenue to be surplus to municipal requirements and authorized their disposal by way of 'as is' transfer to Build Toronto's predecessor, the Toronto Economic Development Corporation

(TEDCO). Build Toronto took final possession of the lands in October 2012. The following is the link to the City Council decision document:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060131/pof1rpt/cl028.pdf>

## **Pre-Application Consultation**

Numerous pre-application consultation meetings were held by Planning staff with Build Toronto during the latter part of 2011 and through 2012 to discuss complete application submission requirements and conceptual site design.

A pre-application community consultation meeting organized by the Concerned Citizens of Quarry Lands Development (CCQLD) and attended by approximately 55 residents was held on October 3, 2012. The meeting provided Build Toronto representatives an opportunity to present its planned development concept for the subject lands, generally reflected in the current application, to the community. A facilitator engaged by Build assisted with the consultations. Concerns raised by the community included:

1. Continued opportunities to provide input and participate in the Build Toronto and/or City approvals process;
2. The importance of building a low-rise community with supporting uses that would reflect and promote the character of the existing neighbourhood;
3. Whether the Build proposals would have any influence to achieve a different built form on the Conservatory Group lands to the east of the subject site;
4. Whether the Build proposal for a large format retail facility on the Victoria Park Avenue frontage is needed and potential impacts on local retail services;
5. Concerns relating to the proposed reconfiguration of Runnymede Park and preservation of existing green spaces;
6. Potential impacts on existing road, sewer, and transit infrastructure;
7. Achieving meaningful connectivity between the site and adjacent neighbourhoods; and
8. Whether any subsequent development partners/builders would indeed carry through on Build's proposals.

## **ISSUE BACKGROUND**

### **Proposal**

The Official Plan amendment and rezoning application consists of lands at 411 Victoria Park Avenue transferred by the City to Build Toronto, a 0.9 hectare (2.2 acre) parcel at 2510 Gerrard Street East (situated between two existing gas stations) recently acquired by Build from RioCan, the owner of the Victoria Crossing commercial plaza at the north-east corner of Victoria Park Avenue and Gerrard Street East, and the City's 1.8 hectare (4.5 acre) Runnymede Park at 2530 Gerrard Street East.

Build Toronto proposes to redevelop these lands with a new mixed use neighbourhood, as illustrated on Attachment 1: Conceptual Site Plan. The development would consist of up to 210 low-rise residential dwelling units (194 units currently indicated on the concept Staff report for action – Preliminary Report - 411 Victoria Park Ave

plan), reconfigured public parkland, and a 1.8 hectare (4.4 acre) commercial block on the Victoria Park frontage containing a single large format retail store comprising approximately 10 219 m<sup>2</sup> (110,000 sq.ft.). The proposal submitted by Build has had regard to development constraints posed by numerous existing large trunk servicing mains which ‘criss-cross’ the site, constraints posed by the abutting rail corridor, and existing site environmental conditions.

Twelve blocks of residential development (1.48 hectares, or 3.7 acres) consisting of up to 210 dwelling units are proposed in a combination of townhouses with rear lane garages, stacked townhouse units, and one 4-storey, 100-unit apartment building immediately north of the Shell gas station at 2498 Gerrard Street East.

Two blocks of parkland would be created which includes a larger central park area of approximately 1 hectare (2.6 acres) between Gerrard Street East and the new Musgrave extension, and a landscaped berm and a trail along the north side of that extension adjacent to the GO Lakeshore East rail corridor of approximately 0.9 hectares (2.1 acres). A proposed underground stormwater management facility would occupy approximately 0.3 hectares (0.8 acres) in the southern portion of the proposed central park space.

Approximately 1.3 kilometres (0.8 miles) of new public streets and lanes are proposed for access into the site and to create a new block pattern for the development, as illustrated on Attachment 1: Conceptual Site Plan. Musgrave Street would be extended easterly from the existing intersection with Victoria Park Avenue as a 23 metre right-of-way (illustrated as ‘Musgrave Street Extension’ on Attachment 1) to the east end of the commercial block, accommodating turning lanes for the commercial developments on both sides. The street shifts northerly around the proposed apartment block, continuing as a 20 metre right-of-way paralleling the railway through the northern portion of the site and reducing further to 18.5 metres to terminate as a cul-de-sac at the eastern limit of the site. In order to achieve an appropriate alignment for the Victoria Park/Musgrave intersection, the new street will require approximately 850 square metres (0.2 acre) of land from the north-western corner of the Victoria Crossing commercial plaza site. Build Toronto advises an agreement with the owner, RioCan, is in place to incorporate these lands into the proposed new road allowance.

A second new access street, illustrated as New Street ‘2’ on Attachment 1, would have a 20 metre right-of-way providing access from Gerrard Street East, opposite Tilburn Place on the south side. A third 16.5 metre right-of-way street illustrated as New Street ‘1’ on Attachment 1 would connect the above two streets while providing additional street frontage for the proposed central park space. The proposed public rear lanes would be 6 metres (20 feet) wide. Both the Musgrave extension and Street ‘2’ provide an opportunity for potential future street connections into the abutting Conservatory lands (as also illustrated conceptually on Attachment 1).

Additional information is provided on Attachment 5: Application Data Sheet.

### **Site and Surrounding Area**

The site comprises approximately 7.7 hectares (19 acres), with approximately 107 metres (351 feet) of frontage on Victoria Park Avenue and 68 metres (225 feet) of frontage on Gerrard Street East. The lands are generally flat but slope downward towards the south. Historically, the lands were once used by the Toronto Brick Company as a gravel pit and quarry and for brick-making operations from the 1930's into the early 1950's. Portions of the lands were subsequently used for waste disposal and have gradually renaturalized over time with meadows, thickets and treed areas. The subject site is currently vacant. A golf driving range and mini-putt course on the western portion of the lands ceased operations in October 2012. The City's Runnymede Park has not been developed for active park use and has occasionally been used by the City during the winter for snow storage.

Surrounding land uses include:

- North: The GO Transit Lakeshore East rail corridor, with mixed residential, industrial and automotives uses beyond in Oakridge Community;
- South: The Victoria Crossing commercial plaza fronting Victoria Park Avenue and Gerrard Street East, the recently redeveloped Shell Canada gas bar and car-wash at 2498 Gerrard Street East and an Olco gar-bar/auto repair facility at 2520 Gerrard Street East. The south side of Gerrard Street East contains detached single-family dwellings;
- East: The approximately 7.5 hectares (18.5 acres) owned by the Conservatory Group are currently vacant but are zoned to permit four high-rise apartment buildings totalling 1,455 apartment units, with the Quarry Plaza, a coin-operated car wash and detached single-family dwellings beyond to the east;
- West: A Loblaws food store and associated gas bar, with townhouses beyond to the west.

Additional information in this regard is provided on Attachment 4: Birchcliff Quarry Land Ownerships.

### **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**

As illustrated on Attachment 3: Official Plan, the majority of the subject lands are designated 'Mixed Use Areas'. 'Mixed Use Areas' are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in 'Mixed Use Areas' will:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the Downtown, the Central Waterfront, Centres, Avenues and other lands designated 'Mixed Use Areas', creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale 'Neighbourhoods';
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent 'Neighbourhoods', particularly during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Large scale, stand-alone retail stores and/or “power centres” are not permitted in ‘Mixed Use Areas’ within the Central Waterfront, and Downtown, and are permitted only through a zoning by-law amendment in other ‘Mixed Use Areas’. Where permitted, new large scale, stand-alone retail stores and/ or “power centres” will ensure that:

- a) sufficient transportation capacity is available to accommodate the additional traffic generated by the development, resulting in an acceptable volume of traffic on adjacent and nearby streets; and
- b) the function and amenity of the area for businesses and residents and the economic health of nearby shopping districts are not adversely affected

The balance of the subject lands are designated ‘Parks and Open Space Areas – Parks’. ‘Parks’, with other open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries, comprise a green open space network in Toronto. Development is generally prohibited within ‘Parks’ except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities. Any development provided for in parks will:

- a) protect, enhance or restore trees and vegetation;
- b) preserve or improve public visibility and access;
- c) maintain or create linkages between parks and open spaces to create continuous recreational corridors;
- d) maintain or expand the size and usability of publicly owned parks for parks, recreational and cultural purposes;
- e) respect the physical form, design, character and function of parks; and
- f) provide comfortable and safe pedestrian conditions.

Policy 4.3.8 of the Plan states that ‘the sale or disposal of publicly owned lands in ‘Parks and Open Space Areas’ is discouraged and no City owned lands in ‘Parks and Open Space Areas’ will be sold or disposed of. However, City owned land in ‘Parks and Open Space Areas’ may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility’.

## **Zoning**

The majority of the subject lands (as shown on Attachment 2: Zoning) are zoned Agricultural Holding (AG), permitting only agricultural field crops.

The north-easterly portion of the site is zoned Community Commercial (CC) permitting, retail stores and offices, medical centres, banks, personal service shops, restaurants, automobile sales, automobile service stations, frozen food and commercial storage, places of entertainment or recreation, service shops and agencies, custom workshop and studios. This area is a remnant of a larger Community Commercial (CC) zone originally established on the eastern portion of the Birchcliff Quarry Lands by the former Township of Scarborough in 1960. The lands are not currently developable for the above permitted uses as they lack the required frontage on a public street.

The easterly portion of the City's Runnymede Park is currently zoned Park (P) permitting land or structures owned and operated by a public authority for the provision of recreational, cultural and conservation activities, facilities and services, and day nurseries. This zoning was applied as part of the 1969 rezoning applying to the easterly Conservatory Group lands.

### **Site Plan Control**

The lands are subject to site plan control. An application in this regard has not been filed with the City, however Build Toronto advises one or more site plan applications will be filed in the spring of 2013.

### **Draft Plan of Subdivision**

The proposed introduction of new public streets and creation of the new development blocks will require subdivision of the lands. Build Toronto advises that separate applications for draft plan of subdivision approval for the commercial and residential portions of the development will be filed in the spring of 2013.

### **Reasons for the Application**

The proposed Official Plan amendment would retain the current 'Mixed Use Areas' designation on the commercial block noted above, reconfigure the irregularly-shaped 'Parks' designation applying to Runnymede Park with a new 'T-shaped' designation, and replace the 'Mixed Use Areas' designation on the remainder of the site with a 'Neighbourhoods' designation. The application also proposes that Schedule 2 of the Official Plan, the Designation of Planned but Unbuilt Roads, be amended to provide for the new public streets being proposed as well as the future extension of Blantyre Avenue northerly into the site. Build Toronto has been unable to acquire the lands for this latter extension from their owner, RioCan.

The subject lands are largely now zoned Agricultural Holding (AG), with smaller portions zoned Community Commercial (CC) and Parks (P). The proposed Zoning By-law amendment is required in order to replace this zoning with new zone designations and appropriate comprehensive development standards for the development being proposed.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report;
- Land use Considerations Report;
- Community Services and Facilities Study;
- Functional Servicing Report;
- Urban Transportation Considerations Report;
- Retail Market Demand and Impact Analysis;



- Natural Heritage Study;
- Stage 1 and Stage 2 Archaeological Assessment Reports;
- Tree Inventory & Preservation Plan Report;
- Geophysical Survey;
- Phase 1 Environmental Site Assessment Report;
- Preliminary Geotechnical Investigations Study;
- Supplementary Environmental Subsurface Investigation Report; and
- Environmental Noise and Vibration Assessment.

A Notification of Complete Application was issued on February 1, 2013.

## **Issues to be Resolved**

### **Birchcliff Quarry Lands Study**

The Quarry Lands Study initiated in 2003 was originally intended to develop a planning framework to guide the creation of a new residential neighbourhood here, potentially through implementation of a new Secondary Plan for the area. The need for the study was originally driven in large part by the four high-rise apartment buildings permitted on the Conservatory Group lands, originally zoned over 40 years ago and as yet unbuilt, which many residents believe to be an inappropriate built form and density for this part of Birchcliff Community in today's context. Similarly, an updated planning framework for the largely City-owned, vacant and similarly sized lands comprising most of the remaining Quarry Lands was warranted. The purpose of the study was to investigate how two such large holdings might best be planned to create a combined new mixed use neighbourhood reflecting current Official Plan policies and principles to ensure that new development is well-integrated into the existing community.

Work on the Quarry Lands Study was suspended in late 2008 due to separate planning negotiations requested by the Conservatory Group with the City. In return, Conservatory would not advance its appeals then before the Ontario Municipal Board (OMB) for lack of a decision by the City. These appeals related to its 2006 rezoning application (which replaced the 2003 minor variance application) and a 2007 site plan application for the first of the four buildings. The resulting negotiations with Conservatory, which included the Ward Councillor, a variety of City staff and representatives from both TEDCO and CCQLD, continued through 2009. The discussions ultimately proved to be unsuccessful in finding common ground for any potential settlement on the appeals. The appeals were heard by the OMB in a series of hearings in 2010 and 2011. The appeals were ultimately allowed with the Board approving a number of technical zoning amendments and the site plan for the first building. The Board also reconfirmed Conservatory's residential building height and overall density permissions for 1,455 apartment dwelling units as originally established in 1969.

As well, during 2011 and 2012, Planning staff engaged in a number of preliminary discussions with Build Toronto regarding the application that has now been filed. Build also attempted unsuccessfully to negotiate a possible exchange of other city-owned lands for the Conservatory site in the fall of 2011.

The background planning work on the Quarry Lands Study was invaluable in guiding Planning staff's early discussions with Build. Accordingly, Planning staff believe that there is now little to be achieved and would be an inefficient use of City resources to continue with a Quarry Lands Study still encompassing the Conservatory lands. The Build Toronto application effectively consists of the balance of the remaining undeveloped Quarry lands. It would therefore be appropriate to allow further community consultations, technical reviews and planning evaluation through the processing of the current Build application, in lieu of continuing with the Quarry Lands Study. Staff have identified the following issues, among others, to be considered during this review:

### **Land Use Issues**

- The appropriateness of redesignating a portion of the subject property from 'Mixed Use Areas' to 'Neighbourhoods' to accommodate the built form and number of dwelling units proposed.
- The appropriateness of introducing a large scale retail commercial use on the western portion of the site.
- The appropriateness of the proposed reconfiguration of parkland and consideration for existing natural features of the site.
- The suitability of the lands for the proposed uses and their arrangement having regard to subsurface conditions relating to past landfill activities and existing municipal servicing infrastructure.

### **Area Wide Issues**

- Ensuring that the proposed neighbourhood fits into the existing built form context of the community and future developments on the Conservatory lands.
- An analysis of how the proposed uses and network of new streets will both function both internally and impact on the local road network including intersections.
- An analysis of how the proposed development would be connected (pedestrian, cycling paths etc.) to parks, recreational uses, schools and other services.
- The availability and adequacy of community services and facilities to accommodate the proposed residential development.
- Section 37 of the Planning Act to secure appropriate community benefits should the application be recommended for approval.

## **Site Specific Issues**

- The appropriateness of the proposed density and heights of the buildings, including a review of the number and type of units.
- The need for site plan and draft plan of subdivision applications to further detail the location, orientation and organization of development blocks, appropriate built form distribution, massing and relationships to the street and surrounding properties and uses, and to determine appropriate zoning development standards for different components of the development.
- The provision of safe, direct and accessible connections through the site for vehicles, pedestrians and cyclists.
- Site servicing, including garbage pick-up.
- Adequacy of the size, location and suitability of the proposed residential amenity space and private open spaces.
- Attention to existing natural features and the provision of adequate new landscaping and tree planting.
- Attention to potential noise, vibration and related development constraints posed by the adjacent rail corridor.
- Creating a 'sense of place' for the new neighbourhood through careful organization of land uses to create focal points and meeting places for the new neighbourhood and the larger community.

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

The TGS Checklist has not been submitted by the applicant.

## **CONTACT**

Rod Hines, Principal Planner  
Tel. No. (416) 396-7020  
Fax No. (416) 396-4265  
E-mail: hines@toronto.ca

## **SIGNATURE**

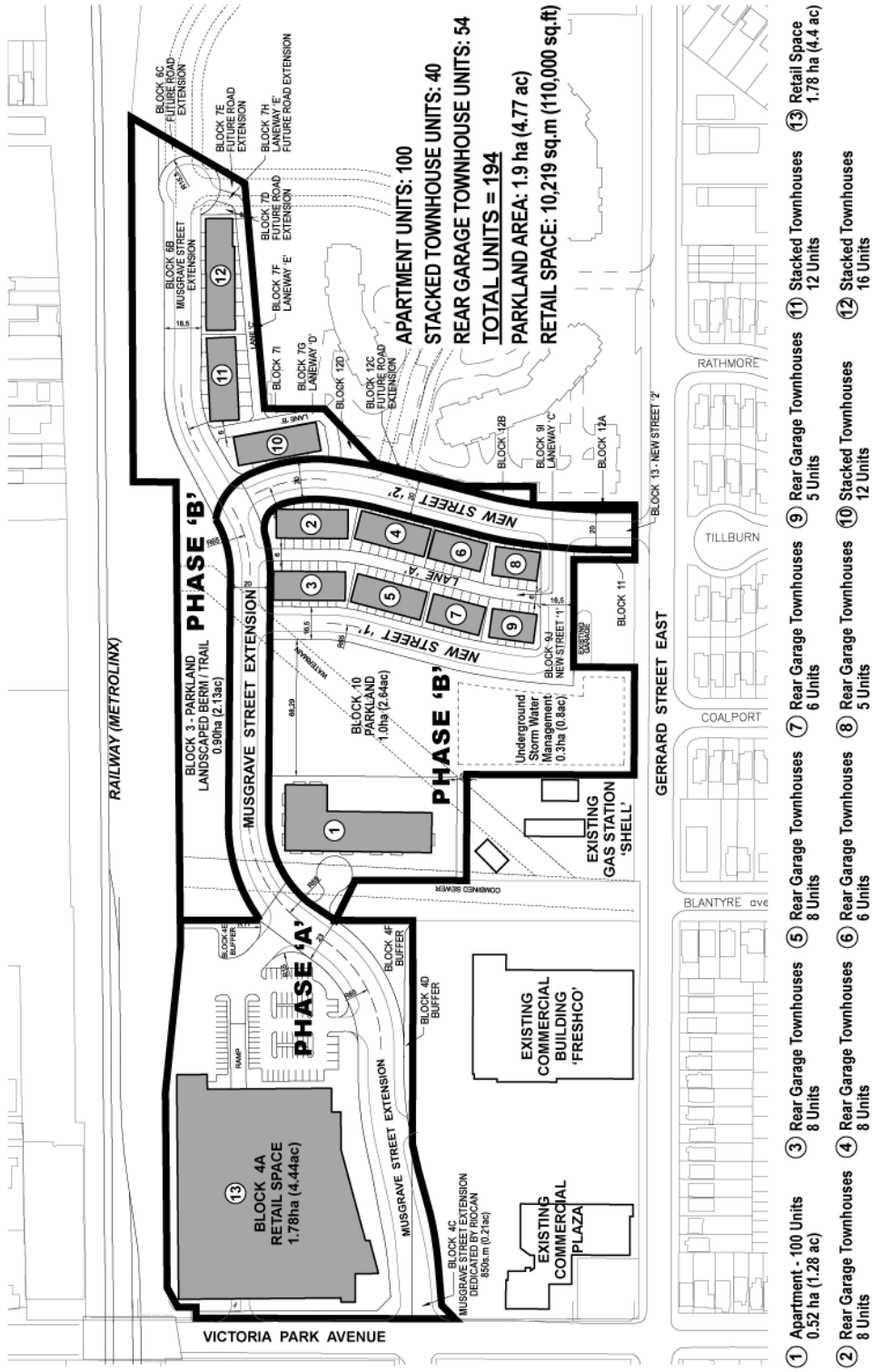
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Raymond David, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Conceptual Site Plan  
Attachment 2: Zoning  
Attachment 3: Official Plan  
Attachment 4: Birchcliff Quarry Land Ownerships  
Attachment 5: Application Data Sheet

# Attachment 1: Conceptual Site Plan



## Conceptual Site Plan

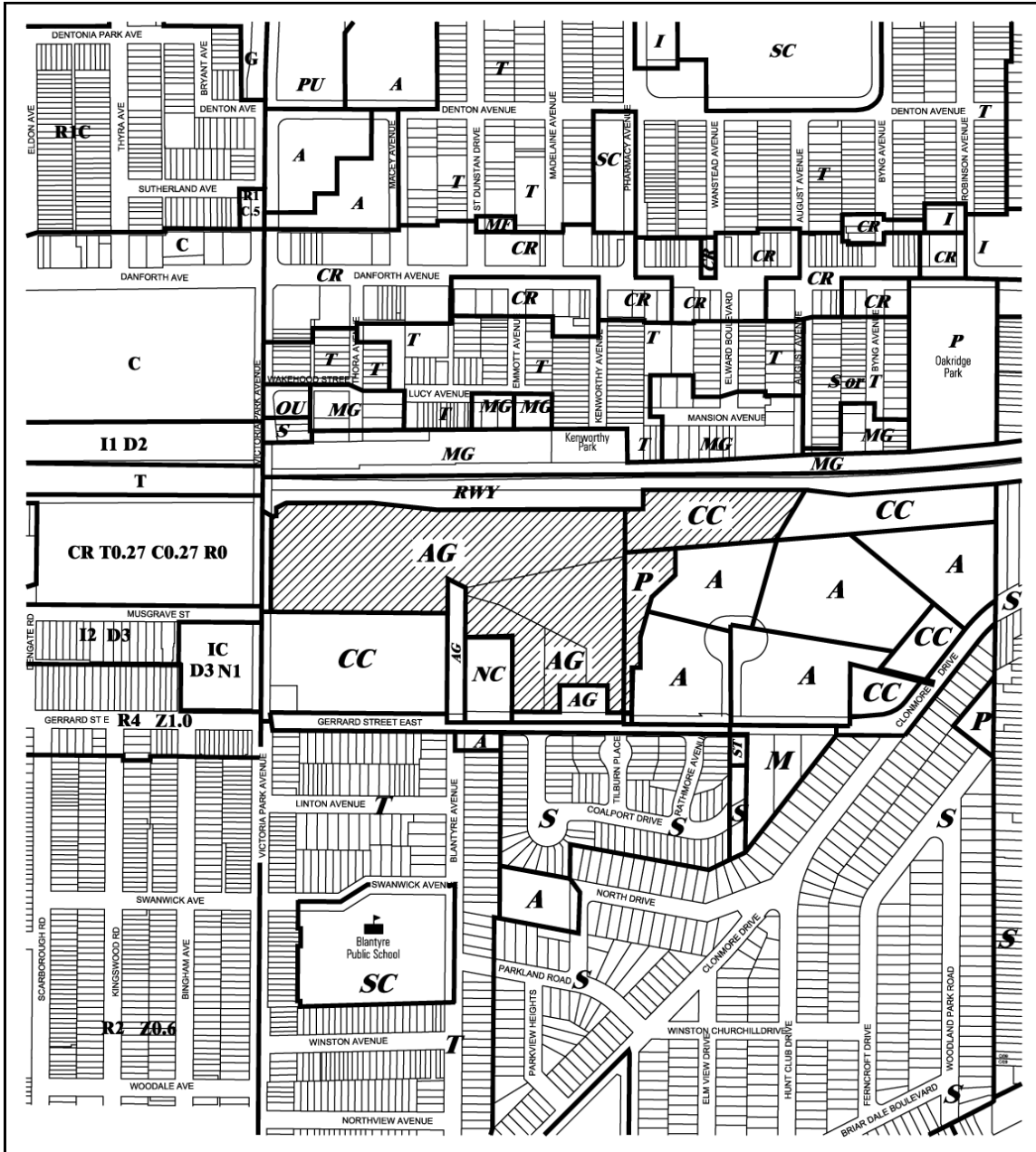
### Applicant's Submitted Drawing

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**411 Victoria Park Avenue;  
2510 and 2530 Gerrard Street East**

File # 12 297365 ESC 36 0Z

## Attachment 2: Zoning



411 Victoria Park Ave; 2510 & 2530 Gerrard St. East

File # 12 297365 ESC 36 0Z

Location of Application

Scarborough Birchcliff and Oakridge  
Community By-laws

- S** Single-Family Residential
- T** Two-Family Residential
- MF** Multiple-Family Residential
- A** Apartment Residential
- SC** School

- NC** Neighbourhood Commercial
- CC** Community Shopping Commercial
- CR** Commercial-residential
- I** Institutional Uses
- AG** Agricultural Holding
- P** Park
- RWY** Railway Corridor

Scarborough Oakridge Employment District By-law

- M** Industrial Zone

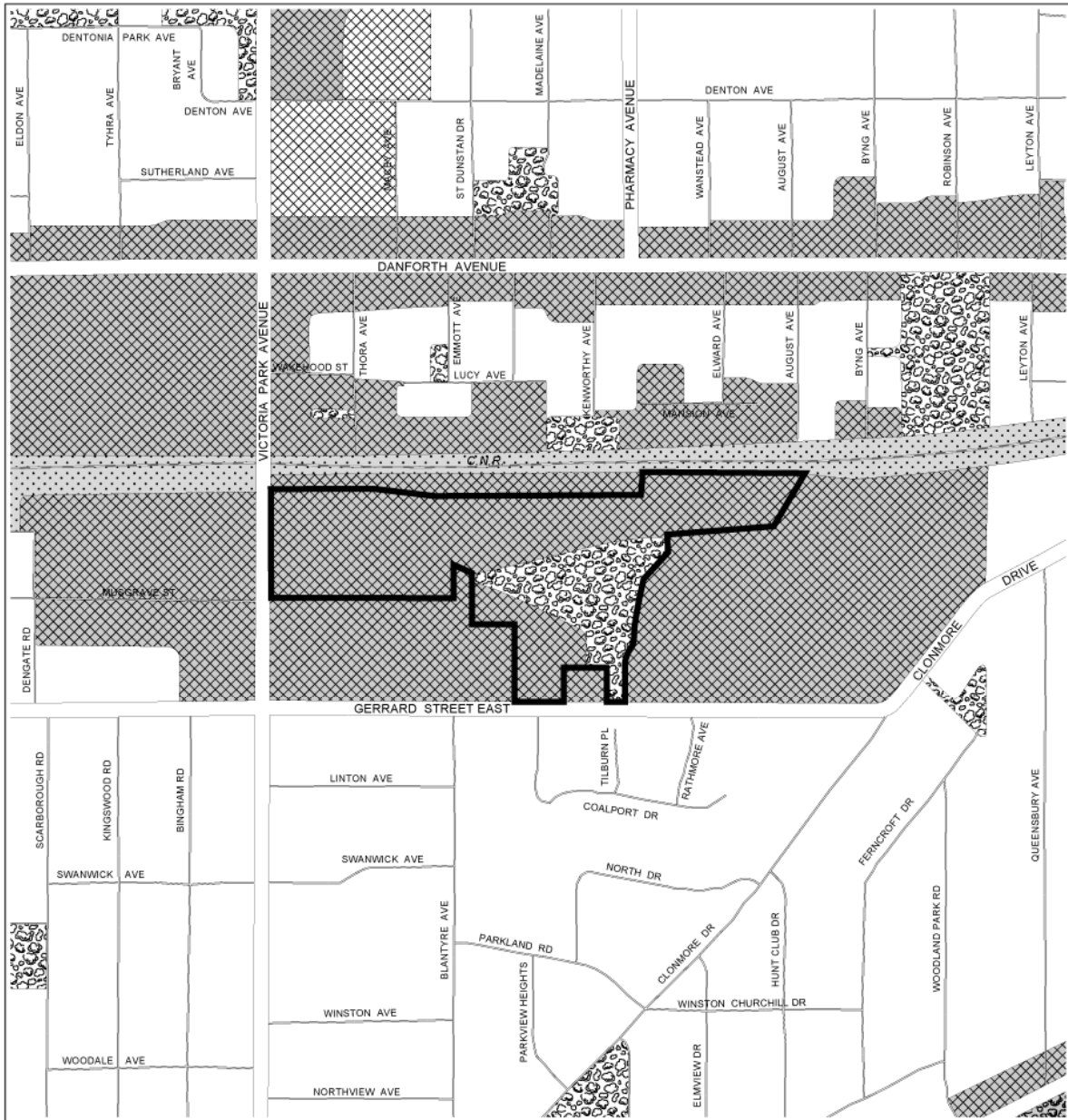
City of Toronto By-law 438-86

- R1** Residential District
- R2** Residential District
- R4** Residential District
- CR** Mixed Use District
- C** Commercial
- I1** Industrial District
- I2** Industrial District
- IC** Industrial District
- T** Transportation & Utilities
- G** Parks District



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



### Attachment 3: Official Plan



**Toronto** City Planning  
**Official Plan**

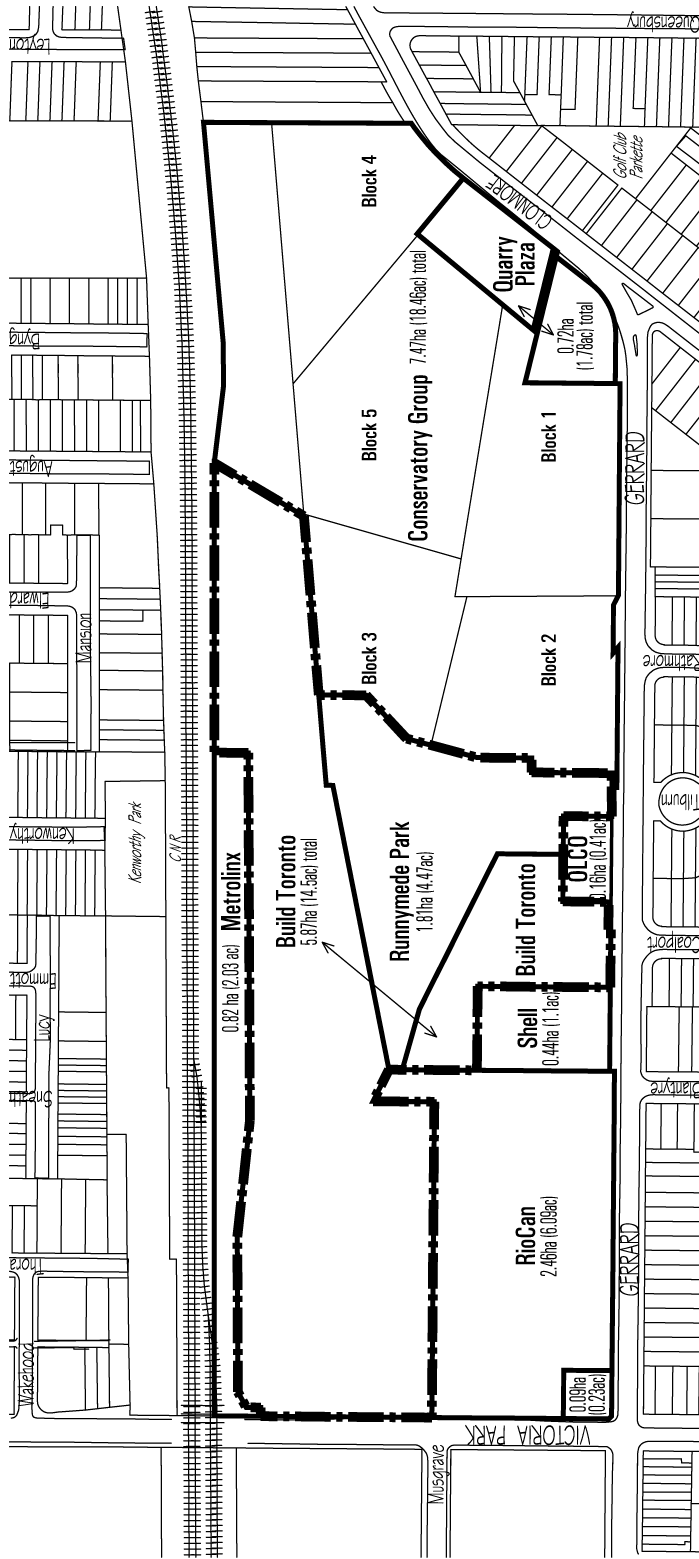
**411 Victoria Park Avenue;  
 2510 and 2530 Gerrard Street East**

File # 12 297365 ESC 36 02

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

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Attachment 4: Birchcliff Quarry Land Ownerships



411 Victoria Park Avenue;  
2510 and 2530 Gerrard Street East

File # 12 297365 ESC 36 0Z

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**Toronto** City Planning Division  
Birchcliff Quarry Land Ownerships

Location of Application

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 297365 ESC 36 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 21, 2012
Municipal Address:	411 VICTORIA PARK AVE., 2510 & 2530 GERRARD ST. EAST		
Location Description:	CON A PT LOT 35 EXPRESSWAY LAND NOW RP64R3507 PART 6-15 23-28 31 & 34 **GRID E3601		
Project Description:	Proposal for mixed residential and commercial community on the City and Build Toronto owned portions of the Birchcliff Quarry Lands.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED			BUILD TORONTO HOLDINGS (VICTORIA PARK) INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Parks	Site Specific Provision:
Zoning:	AG, P & CC	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq. m):	77335.42	Height:	Storeys:	4
Frontage (m):	107 (Victoria Park Ave.) and 68 (Gerrard Street East)		Metres:	0
Depth (m):	600			
Total Ground Floor Area (sq. m):	16277			<b>Total</b>
Total Residential GFA (sq. m):	41662		Parking Spaces:	555
Total Non-Residential GFA (sq. m):	10219		Loading Docks	0
Total GFA (sq. m):	51881			
Lot Coverage Ratio (%):	21			
Floor Space Index:	0.67			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	41662
Bachelor:	0	Retail GFA (sq. m):	10219
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	194 to 210		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Rod Hines, Principal Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7020</b>