

# **TORONTO** STAFF REPORT

March 20, 2006

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Final Report  
Site Plan Control File 06 113833 ESC 35 TM  
Victoria Park Station  
777 Victoria Park Avenue  
Ward 35 - Scarborough Southwest

## Purpose:

This report recommends an amendment to Scarborough Site Plan Control By-law No. 21319 in order to designate all of the TTC Victoria Park subway station lands including a portion of the Ontario Hydro Corridor lands as being subject to site plan control.

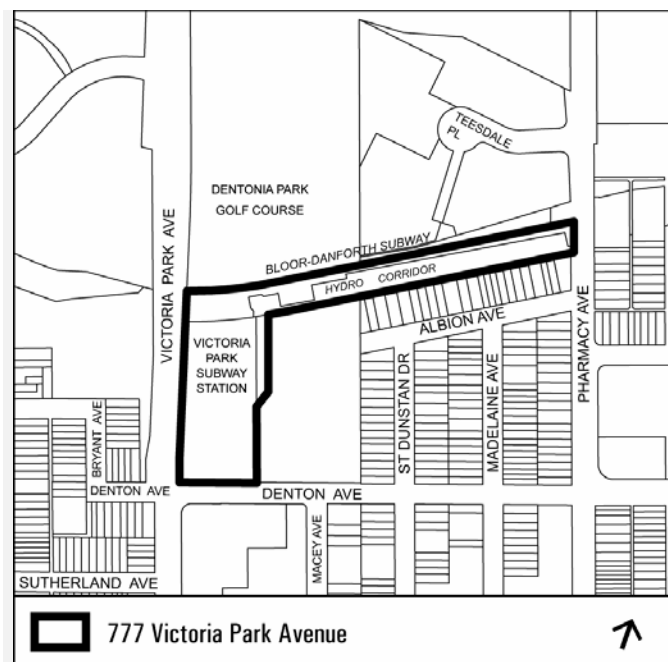
## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) amend Scarborough Site Plan Control By-law No. 21319 substantially in accordance with the draft Site Plan Control By-law attached as Attachment No. 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Site Plan Control By-law as may be required.



Background:

City Council at its meeting of April 12, 13 and 14, 2005, adopted the recommendations of the Status Report of the Warden Corridor and Victoria Park Station Land Use Planning Studies (February 21, 2005), and directed staff to prepare separate Phase 3 Reports for the Warden Corridor and Victoria Park Station study areas, including a range of implementation tools and strategies.

Phase 3 of the Warden Corridor Study was completed in September 2005, and in October 2005, Council adopted the new Warden Woods Community Secondary Plan, and associated Zoning By-laws and Alternative Parkland Dedication Rate By-law. Subsequently, on December 7, 2005, Council enacted Site Plan Control By-law No. 1047-2005, designating all of the lands within the Warden Woods Community, including the Warden Station facilities, as subject to site plan control, with single and semi-detached dwellings exempted.

The TTC has retained consultants and is currently undertaking functional design work for the redevelopment of both the Warden and Victoria Park Stations, including the replacement of the existing bus terminals and commuter parking lots, which will be implemented through future site plan approval applications to the City of Toronto. The majority of the Victoria Park Station lands, however, are not designated by By-law as being subject to Site Plan Control, with the exception of a section of the subway line lands south of 10 and 20 Teesdale Place which are subject to By-law No. 21319.

Comments:

The Victoria Park Station bus terminal and parking lot site is shown as "TTC Subway" in the Scarborough Official Plan (Oakridge Community Secondary Plan). The subway line, which is designated with a dotted symbol, as well as the subway station, are both located on lands shown as "Ontario Hydro Corridor" on the land use map. Once the new Toronto Official Plan comes into full force and effect, it will designate the bus terminal and parking lot property as "Mixed Use Areas", and the subway station and line as "Utility Corridors". All of the TTC's Victoria Park Station facilities are currently zoned Public Utilities (PU) in the Oakridge Community Zoning By-law No. 9812.

The Victoria Park Station Phase 3 Implementation Report is targeted for consideration by the Planning and Transportation Committee at a Public Meeting in 2006. The Phase 3 Report will recommend appropriate Official Plan and zoning amendments for the bus terminal/parking lot property to permit mixed use development, as well as a conceptual plan and urban design guidelines for the larger Victoria Park Station study area, which is bounded by Donora Drive/Conroy Avenue, Danforth Avenue, Pharmacy Avenue, and Dawes Road.

The Scarborough Official Plan designates all lands as being subject to site plan control excepting certain land uses and locations. The Victoria Park Station facilities, including the subway station, bus terminal and commuter parking lot, are currently not subject to site plan control. Council's directions with respect to Phase 3 of the Victoria Park Station Land Use Planning

Study included the preparation of a by-law to designate the Victoria Park Station as a Site Plan Control Area.

A report (February 16, 2006) from the Chief Planner and Executive Director on a City-wide Harmonized Site Plan Control By-law was considered by the Planning and Transportation Committee at its meeting of March 6, 2006. The report recommends that the proposed harmonized site plan control by-law be circulated to the Community Councils for review and comment. A City-wide Harmonized Site Plan Control By-law will repeal and replace all Site Plan Control By-laws enacted pursuant to the Scarborough Official Plan, including By-law No. 21319 and its amendments. The timing of enactment of this new Site Plan Control By-law is uncertain. Under the proposed by-law development of the station lands would be subject to site plan control.

As the TTC has commenced detailed design work for the Victoria Park Station, and in advance of the enactment of the City-wide Harmonized Site Plan Control By-law, it is appropriate to designate all of the TTC station lands including the bus terminal and commuter parking lot site, the TTC subway line and the abutting section of the Ontario Hydro Corridor between Victoria Park Avenue and Pharmacy Avenue, as a Site Plan Control Area, in advance of the completion of the Victoria Park Station Study Phase 3 Report.

Conclusions:

Amending Scarborough Site Plan Control By-law No. 21319 to designate all of the TTC Victoria Park Station lands, including a portion of the Ontario Hydro Corridor lands, as being subject to site plan control implements Council's directions with respect to the Phase 3 of the Victoria Park Station Land Use Planning Study, and is consistent with the Site Plan Control policies of the Scarborough Official Plan.

Contact:

Ruth Lambe, Senior Planner  
Ph: (416) 396-7037  
Fax: (416) 396-4265  
Email: rlambe@toronto.ca

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Allen Appleby  
Director, Community Planning, Scarborough District

List of Attachments:

Attachment 1: Draft Site Plan Control By-law

**Attachment 1: Draft Site Plan Control By-law**

Authority: Scarborough Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006

Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To amend former City of Scarborough By-law No. 21319, as amended, to designate a Site Plan Control Area (Oakridge Community), with respect to the lands municipally known as 777 Victoria Park Avenue**

WHEREAS authority is given to Council by Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to designate the whole of any part of the area covered by an Official Plan as a Site Plan Control Area; and

WHEREAS By-law No. 21319 designates certain lands within the Oakridge Community for Site Plan Control; and

WHEREAS Council of the City of Toronto deems it appropriate to designate the lands of the TTC Victoria Park Station as being subject to Site Plan Control;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 21319, as amended, is further amended by designating the lands outlined by a heavy black line on the attached Schedule '1' as a Site Plan Control Area within the Oakridge Community.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

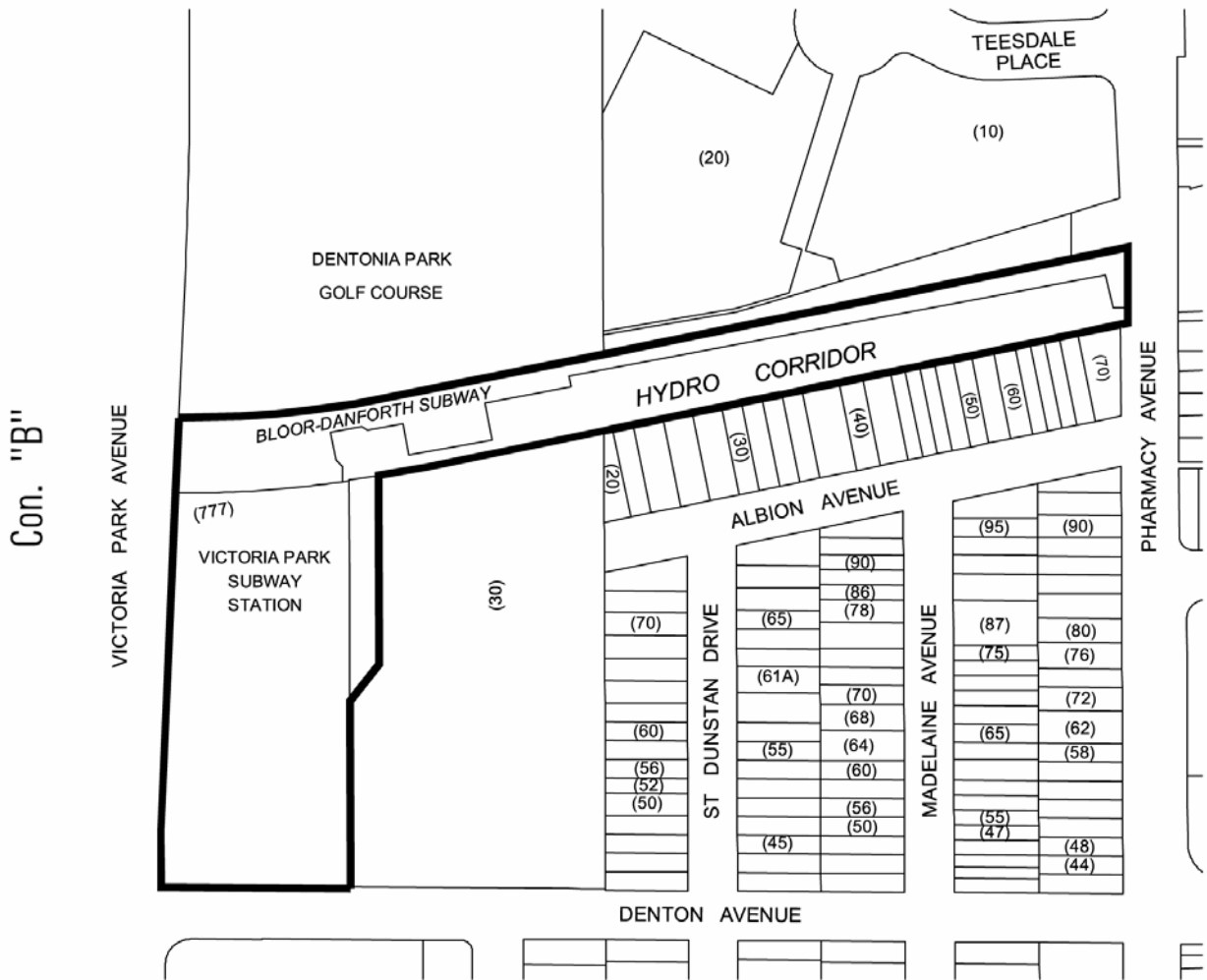
DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

# Schedule '1'

Lot 35



## Site Plan Control Amendment

777 Victoria Park Avenue

File # 06-113833 TM

 Area Affected By This By-Law

Oakridge Community By-law  
Not to Scale  
03/06/06  
