



Victoria Park Station Land Use Planning Study Phase 3

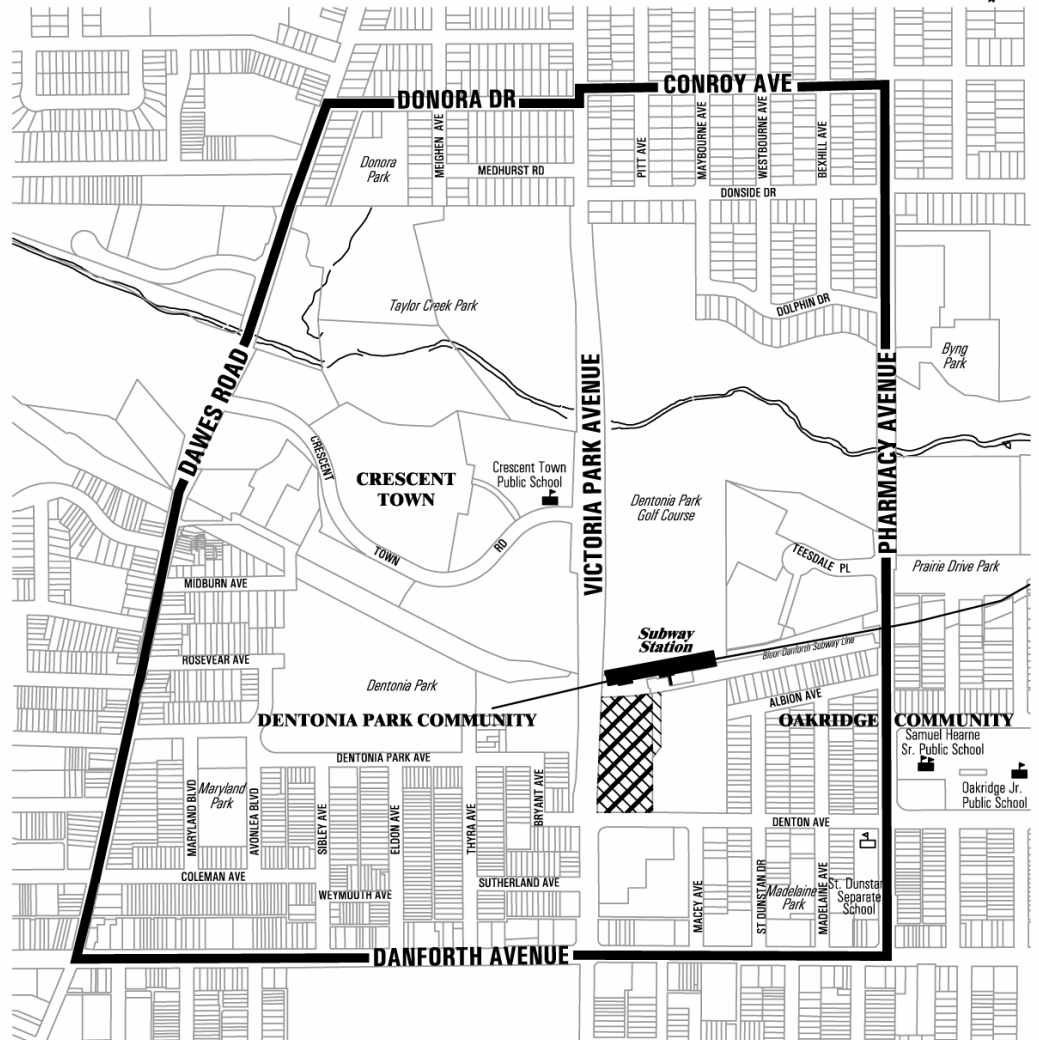
Community Information Meeting
February 26, 2007

Agenda

- Introductions
- Victoria Park Station Study (City Staff):
 - Review: Study Area & Process
 - Draft Urban Design Guidelines and Conceptual Master Plan
 - Zoning for the Station Site
 - Processes for Replacement of TTC Facilities & Future Site Development
 - Community Services & Facilities Review
- Victoria Park Replacement Bus Terminal (TTC Staff)
- Your Questions, Comments & Ideas



Victoria Park Station Study Area



- Victoria Park Station Study Area
- Areas of Potential Land Use Change
- Bus Terminal & Commuter Parking Lot



Study Process – City Reports

- Phase 1 Consultants Report (April 2004)
- Charette Summary Report (May 2004)
- Phase 2 Consultants Report (Nov 2004)
- Status Report (February 2005)
- Site Plan Control By-law Report (March 2006)

- Phase 3 Report (*target June 2007*)

Study Process – Community Consultation

- Phases 1 & 2: 10 community events in 2004
- Phase 3 Meetings:
 - 2006
 - Advisory Panel – May 1
 - Community Information Meeting – May 8
 - 757 Victoria Park Ave Condo – June 21
 - TTC Community Meeting – July 19
 - 2007
 - Advisory Panel working group– February 20
 - Community Information Meeting – February 26
 - City & TTC Information available (City website)
 - Phase 3 Report Published – June (target)
 - Public Meeting at Planning + Growth Management Committee – June 28 (target)

Conceptual Master Plan & Urban Design Guidelines

- Streetscape improvements
- Pedestrian connections
- Built form
- Public art



- EXISTING TRAFFIC LIGHTS
- EXISTING PARKS - NATURAL AREAS
- EXISTING PARKS
- EXISTING SCHOOLS, PLAZAS, COMMUNITY CENTRES, ETC.
- EXISTING PATHS
- PROPOSED TRAFFIC CONTROL SIGNAL
- PUBLIC ART LOCATIONS
- NEW DEVELOPMENT
- TRANSIT SQUARE
- KEY PEDESTRIAN PATHWAYS/LINKAGES
- 1 FROM TEESDALE PLACE TO SUBWAY
- 2 WALKWAY AND STAIRS ALONG THE NORTH WALL OF SUBWAY STATION
- 3 PEDESTRIAN BRIDGE ACROSS VICTORIA PARK AVE.
- 4 CROSSWALKS CONNECTING WEST AND EAST SIDE OF VICTORIA PARK AVE.
- 5 FROM VICTORIA PARK AVE. TO GOODWOOD PARK COURT
- 6 FROM AUBURN AVE. TO PROPOSED BUS TERMINAL
- 7 FROM DENTONA PARK TO SONORA PARK



Conceptual Master Plan & Urban Design Guidelines

- Streetscape improvements



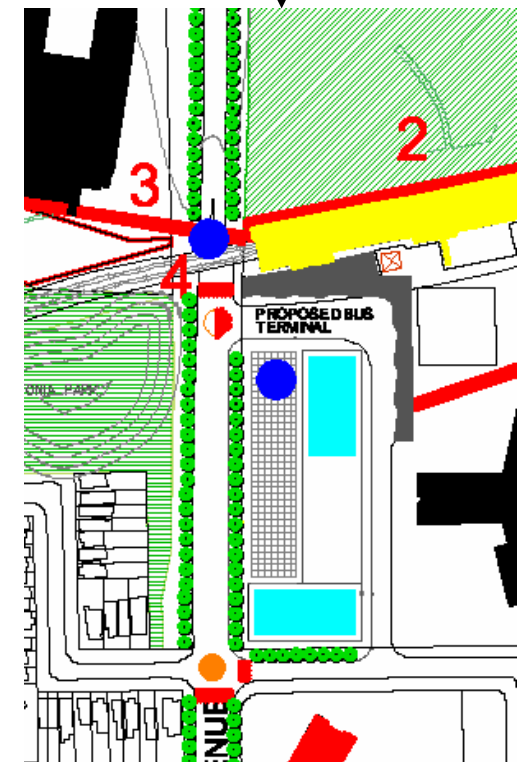
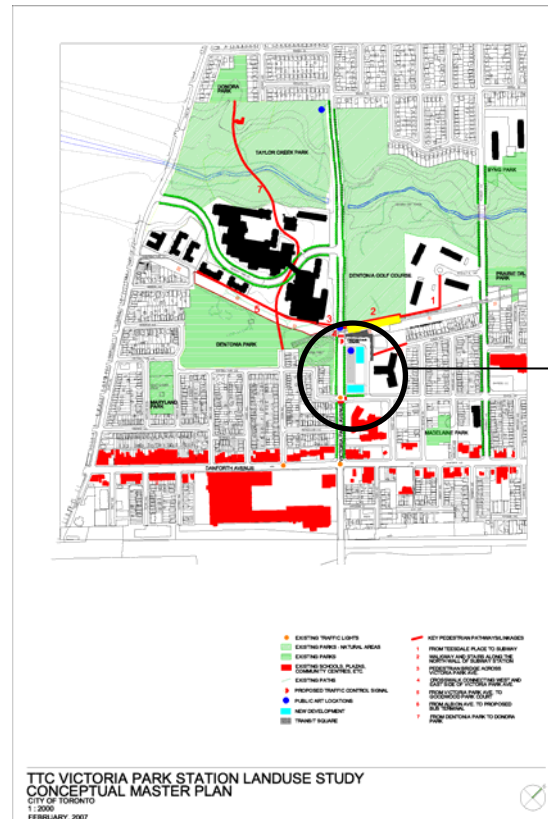
Conceptual Master Plan & Urban Design Guidelines

- Pedestrian connections



Conceptual Master Plan & Urban Design Guidelines

■ Built form



Conceptual Master Plan & Urban Design Guidelines

■ Public art



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Zoning for the Station Site

Objective: appropriate built form and a range of uses to facilitate development

- City land - Prezone with (H) holding provision
- List of Permitted uses
- Establish a Building Envelope, i.e.:
 - Maximum Building Heights
 - Maximum Gross Floor Area
- Other Requirements, e.g.:
 - Setbacks
 - Parking requirements

CR Zoning & Holding Provision (H)

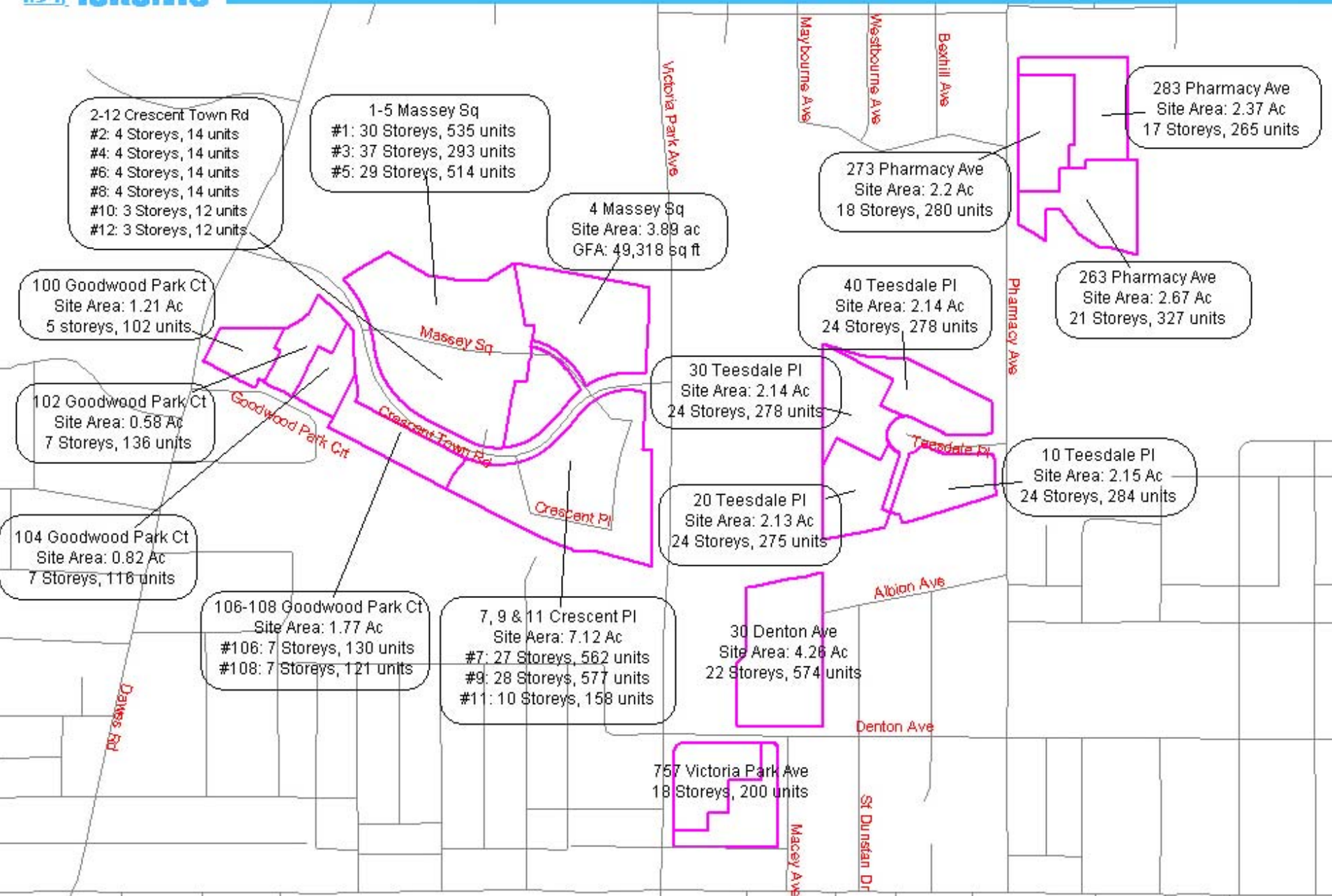
- “Prezone” – change the current Public Utilities (PU) zoning to Commercial-Residential (CR)(H)

- Holding (H) provision to be lifted through submission of a zoning amendment application in conjunction with a site plan control application, and when Council is satisfied as to:
 - public infrastructure (transportation improvements, servicing, stormwater management, accommodations for pedestrian and cyclists, community facilities)
 - environmental clearances
 - community benefits
(equivalent to Section 37 contributions)



Zoning – List of Permitted Uses

- Day Nurseries
- Financial Institutions
- Medical Centres
- Offices
- Personal Service Shops
- Private Home Day Care
- Places of Entertainment
- Apartment Buildings
- Restaurants
- Retail Stores
- Recreational Uses
- Community service uses



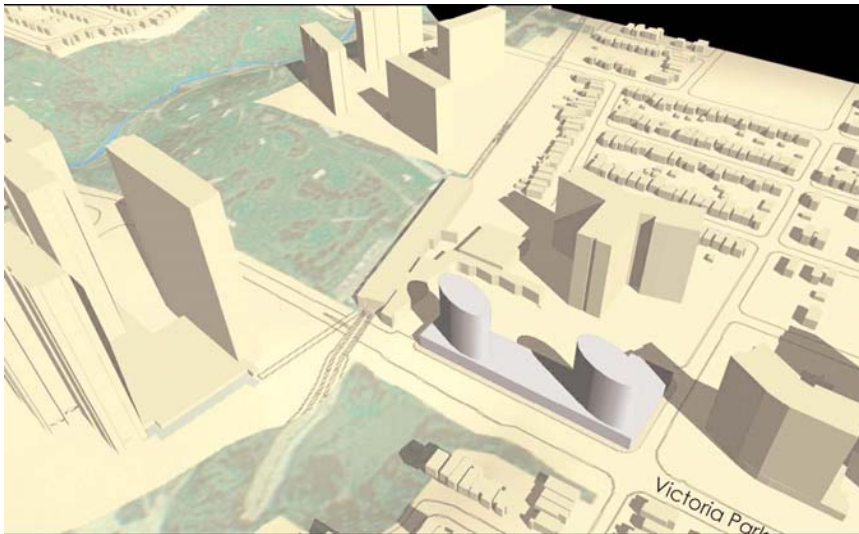
Victoria Park Station Study

Phase 2 Consultants' Report Estimates

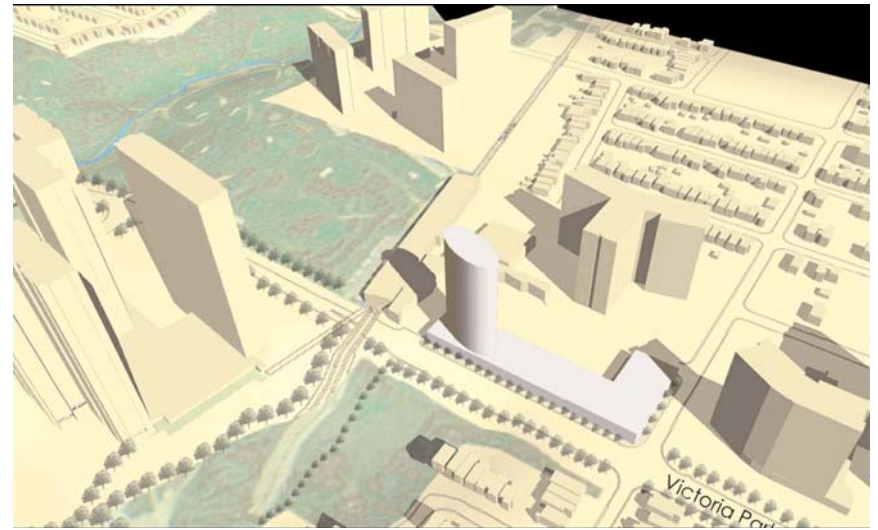
Victoria Park	units	person/unit	population	m2	acres
Singles	0	3.19	0		
Semi-detached	0	3.17	0		
Townhouses	0	3.67	0		
Stacked Townhouse	0	3.67	0		
Apartments/Condos	230	2.38	547		
Retail		0	0	2000	
Institutional				2000	
Total	230		547		
Site Area (Gross)					n/a
Site Area (Net)				1.0	2.54
Units per (Gross)					n/a
Units per (Net)				223	91

Phase 2 Consultants' Report

Building Height Options for 230 Units



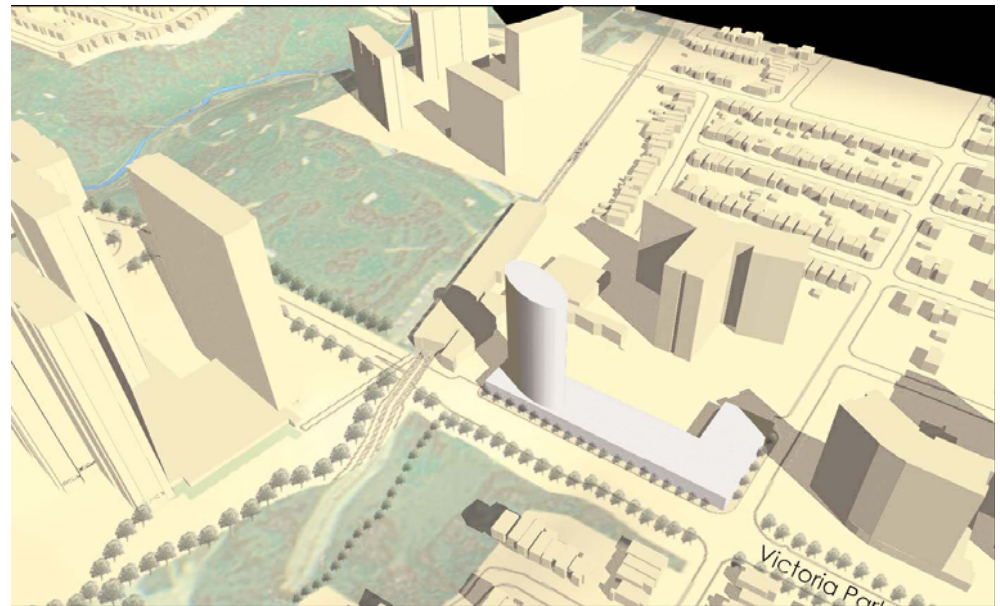
- 12 storeys (2 towers)



- 22 storeys (1 tower)

Zoning - Building Height

- 22 storey building casts long narrow shadows vs. short continuous shadows of 12 storey option
- Comparable to existing heights in the area



Phase 2 Consultants' Report

Victoria Park Shadow Studies (22 storey - 1 tower option)



10 AM



1 PM



4 PM



6 PM

Phase 2 Consultants' Report

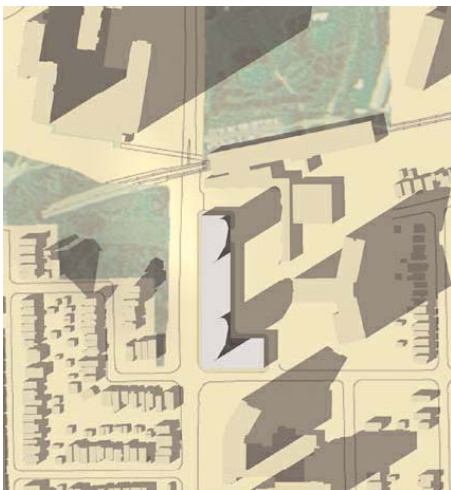
Victoria Park Shadow Studies (12 storey option – 2 towers)



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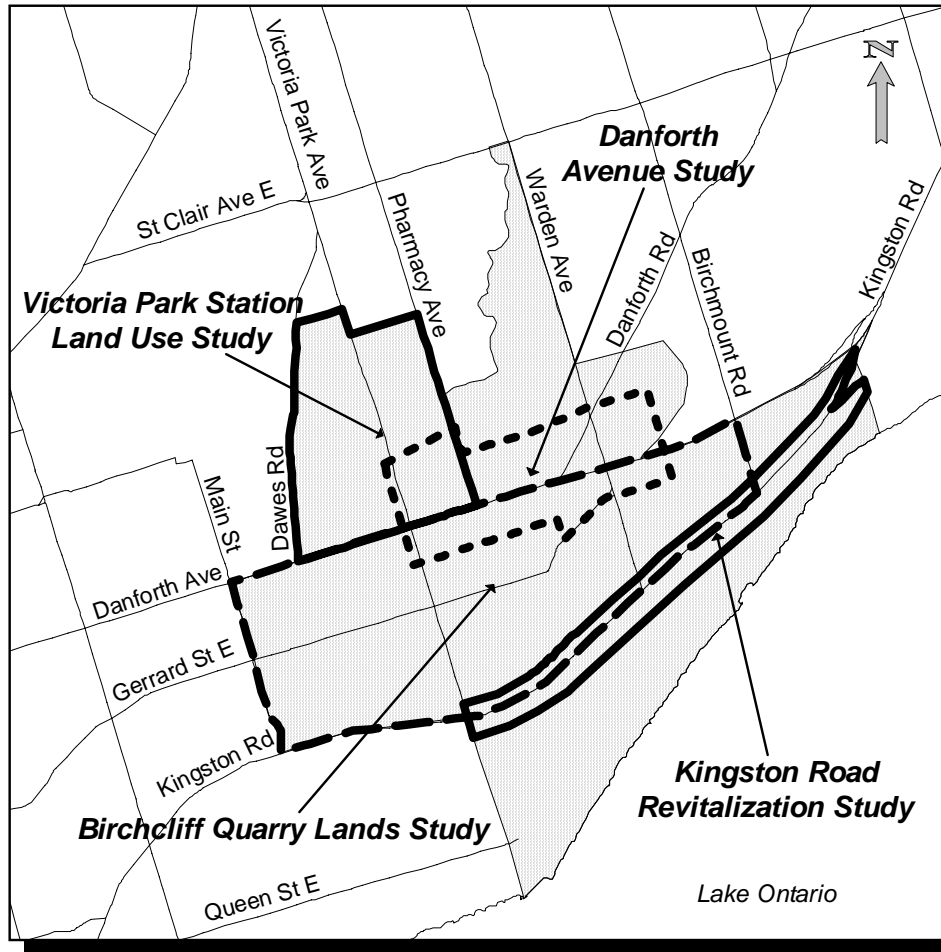
Zoning - Gross Floor Area


- Phase 2 Consultants Report estimate
230 units x 100 square metres gross per unit
- = maximum gross floor area of 23,000 m²
(247,575 ft²) to be distributed on the site

Processes for TTC Replacement Facilities & Future Site Development

- Replacement of TTC facilities subject to technical review and site plan approval application to the City
- Site marketed by the City, subject to:
 - TTC facilities
 - CR (H) zoning
 - Objectives of City agencies & divisions, e.g. Housing First
- Future Developer to apply for:
 - zoning amendment application to remove the (H)
 - site plan approval application

Community Services & Facilities Review





Victoria Park Replacement Bus Terminal (TTC Staff)

Your Questions, Comments & Ideas

