

1460 Victoria Park Avenue – Zoning Amendment Application – Preliminary Report

Date: June 15, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 34 - Don Valley East

Planning Application Number: 17 277574 NNY 34 OZ

SUMMARY

This report responds to an application which has recently been submitted to the City and is in the early stages of review. This report sets out the preliminary issues related to the application.

This application proposes to develop the lands at 1460 Victoria Park Avenue with a nine-storey (27 metre) mixed-use building containing 106 residential units, and 53.4 square metres of retail space at grade and two levels of underground parking. The overall floor space index proposed for this project is 3.83 times the lot area.

The applicant requested a pre-application consultation meeting to assist in defining the requirements for complete application submission. Staff held two preliminary meetings with the applicant on December 15, 2015 and on June 8, 2016.

The City staff review of the Zoning By-law Amendment application is currently underway. The application has been circulated to all appropriate agencies and City divisions for comment. A Notice of Incomplete Application letter was sent to the applicant on January 22, 2018.

A Community Consultation Meeting is anticipated to be held in the third quarter of 2018. A Final Report will be submitted for Council's consideration following community consultation, the resolution of outstanding issues related to this application, and the holding of a statutory Public Meeting under the Planning Act. The Final Report is anticipated to be before North York Community Council in the second quarter of 2019.

City Planning staff have identified the preliminary issues to be resolved with the proposal as described in this Report. These issues and all additional matters that arise through the development review process will need to be addressed prior to the submission of a Final Report to Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1460 Victoria Park Avenue 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 statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

The application proposes a nine storey (27 metre) mixed-use building containing 106 residential dwelling units with 53.4 square metres of retail space at grade. The proposed building is comprised of 46 one bedroom units, 56 two bedroom units, 4 three bedroom units and 1 at-grade retail unit. The mixed-use building would have a total gross floor area (GFA) of 9,072.18 square metres, floor space index (FSI) of 3.83 times the area of the lot and lot coverage of 42.7% of the lot area.

The proposed front (east) yard setback at the ground floor along Victoria Park Avenue is 3.5 metres. The building steps back further from Victoria Park at the fourth, fifth and eighth floors. The north side yard setback is 5.0 metres; within which is a proposed paved walkway. The rear (west) yard setback is 1.08 metres and the south side yard setback to the property line is 7.1 metres, which includes the driveway leading to the underground garage.

Within the building there is an indoor amenity space proposed on the ground floor. Its size has not been identified in the plans and reports submitted. There is also an outdoor amenity terrace proposed on the eighth floor of the building, again the size of this area has not be shown on plans or in the reports submitted. Additional private terraces or balconies are proposed for all of the units.

There are 123 proposed vehicular parking spaces which consist of 110 resident parking spaces, five visitor spaces and eight retail parking spaces. Vehicular access would be off the 6.0 metre wide private driveway proposed along the southern boundary of the subject site off of Victoria Park Avenue. The private driveway leads to two levels of underground parking. A total of 57 bicycle parking spaces are proposed primarily indoors on Parking Level 1 accessed via the ramp to the underground. A Type 'G' loading space is also proposed along the south side of the building to accommodate both residential and retail garbage and recycling pick up, deliveries and residential move-ins.

The application proposes four street trees fronting on Victoria Park Avenue, along with an additional nine trees within the property. A paved walkway is proposed along the northern boundary of the site to allow for a connection to what could be an open space, the location and context within the block of that open space has not been demonstrated by the applicant.

See Attachment 1 for the Application Data Sheet and Attachments 7-13 for Site Plan, Ground Floor Plan, Rendering and Elevations.

Site and Surrounding Area

The site is located on the west side of Victoria Park Avenue, south of O'Connor Drive (see Attachment 2: Location Map). The site has an area of 2,371 square metres, with 39 metres of frontage onto Victoria Park Avenue and a depth of 60 metres. The site is currently vacant and is relatively flat, with a slight slope down from east to west. The grade of the site has been altered to elevate the rear of the site above the surrounding properties.

Development in the vicinity of the subject site is as follows:

North: Directly north of the site are a number of one and two-storey commercial buildings with multiple tenants, with the lands being designated *Mixed Use Areas*.

East: Across Victoria Park Avenue are a number of one and two-storey commercial buildings, including Eglinton Square shopping centre, which is designated *Mixed Use Areas*. Behind the commercial buildings is a low density residential neighborhood consisting of one and two storey single detached dwellings and 3-storey apartments, designated *Neighbourhoods*.

South: Directly south of the site is a 10-storey tower in the park apartment building with significant landscaped open space. To the south of that building are six four-storey apartment buildings, all with similar site organization of large setbacks and landscaped open space. All of these lands are designated *Apartment Neighbourhoods*.

West: Directly west of the site is a parking lot for a one-storey commercial plaza with multiple tenants that fronts onto O'Connor Drive. These lands are also designated *Mixed Use Areas*. On the west side of O'Connor Drive is a low rise residential neighbourhood, with a mix of housing types, and having a *Neighbourhoods* designation.

Section 2 of the *Planning Act*

The *Planning Act* governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. In particular, section 2 of the *Planning Act* requires that municipalities, when carrying out their responsibility under this Act regard shall be had to matters of provincial interest including:

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

- (h) the orderly development of safe and healthy communities;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- (r) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These matters, which all approval authorities shall have regard for in carrying out their responsibilities under the *Planning Act*, are particularly relevant to this proposal.

The Ontario Planning Act (Planning Act, R.S.O. 1990, c. P.13) can be found at: www.e-laws.gov.on.ca

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent

with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and the Growth Plan. Staff are reviewing the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017), as part of the City's development approval process.

Toronto Official Plan

The City of Toronto Official Plan is a long-term vision for how the City should grow and the most important vehicle for implementing the PPS and Growth Plan. A key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas.

The subject site is designated *Mixed Use Areas* on Map 20 of the Official Plan (see Attachment 3: Official Plan Land Use Map). Section 4.5 indicates *Mixed Use Areas* are made up of a broad range of commercial, residential, institutional, parks and open space uses and utilities. Policy 2 provides development criteria for *Mixed Use Areas* to ensure, among other matters, that the location and massing for new buildings achieves transitions between areas of different development intensity and scale, frames the edges of streets and parks with good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks, community centres, libraries and childcare. It should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets.

The site is also subject to Site and Area Specific Policy (SASP) 400. SASP 400 is with respect to the O'Connor Drive Avenue Study. This is described further in the Report under the O'Connor Drive Urban Design Guidelines.

See Attachments 3 and 4: Official Plan Land Use Map and Site and Area Specific Policy 400 - Schedule 2 Map.

Section 2.3.1 - Healthy Neighbourhoods

The Official Plan includes policies for development in *Mixed Use Areas* adjacent to *Neighbourhoods*. In particular, policy 2 in this section states that development in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- be compatible with those *Neighbourhoods*;
- provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Section 3.1.1 – The Public Realm

The Plan recognizes the importance of good design in the creation of a great city. The policies contained in this section emphasize the need for new development to improve the public realm (streets, sidewalks and open spaces) for pedestrians.

Section 3.1.2 – Built Form

The Official Plan built form policies in Section 3.1.2 require new development to be massed to fit harmoniously into its existing and/or planned context, and limit its impacts on neighbouring streets, parks, open spaces and properties by creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objective of this Plan, while providing adequate light and privacy, amongst other things.

Section 3.2.1 - Housing

The Plan provides direction on housing. Strong communities are the foundation of a healthy city and the Plan recognizes that opportunities for adequate and affordable housing are essential to supporting quality of life, economic competitiveness and social cohesion. Policy 1 encourages the provision of a full range of housing in terms of form, tenure, and affordability to meet the current and future needs of residents.

All other relevant Official Plan policies will be considered in the evaluation of this development proposal. This application will be reviewed against the Official Plan policies described above as well as the policies of the Plan as a whole.

The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

Golden Mile Secondary Plan Study

The City of Toronto Planning Division is undertaking a Golden Mile Secondary Plan Study in advance of the opening of the Eglinton Crosstown LRT. The intent of this Study is to develop a vision and planning framework to guide future development of the

Golden Mile area. The Study area includes lands north and south of Eglinton Avenue East, between Victoria Park Avenue and Birchmount Road, but could extend beyond the Study area in order to secure necessary improvements to the transportation network. The Study is expected to be completed in early 2019.

A link to the study can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/golden-mile-secondary-plan-study/>

O'Connor Drive Urban Design Guidelines

City Council adopted the O'Connor Drive Design Guidelines in October of 2012, as part of Site and Area Specific Policy 400. The vision for O'Connor Drive is that it becomes a vibrant urban corridor that will provide more opportunities for people to live, work, and shop. The urban design guidelines identify how new developments will fit harmoniously into the existing/planned context by ensuring that appropriate transition in scale to adjacent uses occurs and that there are limited impacts. The Guidelines are intended to foster the creation of a high quality, safe, urban environment with attractive streetscapes, pedestrian friendly open spaces and vibrant streets.

The Guidelines identify where and how mid-rise, mixed-use buildings can be introduced; how the streetscape and pedestrian environment can be improved; where trees should be planted; and how use of the road allowance can be optimized. Two key intersections and two portions of O'Connor Drive were identified as having unique functions and characteristics. The subject site is located within the one of those key intersection areas.

Development within the two key intersections are to be sensitive to the adjacent land uses, contribute towards the creation of a consistent street wall, create a central shared open space, provide a shared service lane between O'Connor Drive and Victoria Park Avenue to minimize curb cuts and provide room for an attractive pedestrian environment (see Attachment 4).

A link to the O'Connor Design Guidelines can be found here:

<https://web.toronto.ca/wp-content/uploads/2017/08/8efb-Toronto-Urban-Design-Guidelines-OConnor-Drive.pdf>

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study was to encourage future intensification along Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Mid-Rise Building Guidelines identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the approved 2010 Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines.

Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Mid-Rise Building Performance Standards Addendum may be found here:

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Growing Up Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Draft Growing Up Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Guidelines is to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The draft Guidelines are available at:

<https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/growing-up-planning-for-children-in-new-vertical-communities>

Zoning

The subject site is currently zoned Local Shopping Centre (C2) under former City of North York Zoning By-law No. 7625 (see Attachment 5). This zone allows for a number of commercial, retail and institutional uses. The maximum lot coverage is 50%; the maximum building height is 11 metres and residential uses are not permitted.

The site is also subject to Toronto Zoning By-law 569-2013 and is zoned Commercial Residential (CR 1.0 (c1.0;50.0) SS3 - see Attachment 6). This zone has similar commercial, retail and institutional uses. Requirements for height and coverage are also the same. Residential uses are again not permitted.

Tree Preservation

City of Toronto Tree by-laws, which protect and preserve trees on City and private property, were established, in part, to retain as much crown or tree canopy cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties, and whenever possible, buildings and driveways are to be diverted around trees. The City of Toronto Tree By-laws protect all City-owned trees, and all privately owned trees having a Diameter at Breast Height (DBH) of thirty centimetres or greater.

There are eight trees subject to the City's tree protection by-laws located on the site or within six metres of the site boundary. Two of the protected trees are located on the site and six are on the neighbouring properties. A total of three trees are proposed to be removed. The two trees on site are proposed to be removed to accommodate the building envelope and only one of the privately-owned trees on the neighbouring property is proposed to be removed, to accommodate the proposed driveway. The remaining three trees on the neighbouring property are proposed to be protected.

The provisions of the Private Tree By-law require that removed trees be replaced at a ratio of 3:1, with specified size requirements. The submitted landscape plan shows the planting of 9 new trees on the site.

Parkland/Open Space

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application is proposing a nine-storey apartment building consisting of 106 residential units. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of this proposal is subject to a 10% parkland dedication. The applicant is required to satisfy the parkland dedication requirement through a payment of cash-in-lieu of parkland.

Site Plan Control

The proposed development is subject to Site Plan Control. An application has not yet been submitted.

COMMENTS

Reasons for Application

An amendment to both former City of North York Zoning By-law 7625 and the City of Toronto Zoning By-law 569-2013 is required to permit the proposed nine-storey mixed use building. An amendment is required to increase the maximum permitted building height to 27 metres from the permitted 11 metres, the maximum permitted floor space index to 3.83 times the area of the lot from 1.0 times the area of the lot that is currently permitted, and reduce the minimum required rear, side and front yard setbacks, among other appropriate performance standards to accommodate the proposed development, should it be approved in some form.

Application Submission

The following reports/studies were submitted in support of the application:

- Site Survey
- Architectural Plans including Site Plan, Floor Plans and Elevations
- Landscape Plans
- Sun and Shadow Study
- Planning Rationale
- Draft Zoning By-law Amendments
- Stormwater Management and Functional Servicing Report
- Toronto Green Standards Checklist
- Hydrogeological Investigation
- Phase 1 Environmental Site Assessment Report
- Tree Inventory and Arborist Report
- Traffic Impact and Parking Study
- Noise Impact Study

A Notification of Incomplete Application was issued on January 22, 2018 identifying the outstanding material required for a complete application submission as follows:

- Outstanding application fee
- Public Consultation Plan
- More fulsome Planning Rationale - including corrected Zoning By-law information and proposal description that is consistent with the proposed plans.

The outstanding application fee was submitted on January 25, 2018 and a revised Planning Rationale was submitted on February 13, 2018. The application has still been deemed incomplete, however, due to inconsistencies with the submitted plans and the outstanding Public Consultation Plan.

The reports and studies that have been submitted with the application are available at the Application Information Centre (AIC) at: <https://www.toronto.ca/city-government/planning-development/application-information-centre>

Community Consultation

The applicant has not submitted a Public Consultation Strategy Report as part of the complete application submission requirements. Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This report seeks Community Council's direction on the community consultation process.

It is anticipated that a Community Consultation Meeting will be scheduled in the fall of 2018 in a venue close to the development site. Key issues raised by the community at the consultation meeting will be considered in the preparation of the Final Report for this application.

ISSUES TO BE RESOLVED

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Provincial Policies and Plans Consistency/Conformity

- The applicant's proposal is being evaluated against the PPS (2014) and the Growth Plan (2017) to establish the applications consistency with the PPS and conformity with the Growth Plan (2017).

Official Plan Consistency

- The development application is being reviewed against the policies of the Official Plan described in this report as well as the policies of the Official Plan as a whole.

Golden Mile Secondary Plan Study

- Review of access and transportation implications on the site as a result of the Golden Mile Secondary Plan Study which is currently underway.

O'Connor Design Guidelines Conformity

- Conformity with the O'Connor Design Guidelines, particularly as it relates to built form, massing and public realm.
- Assessment of the provision of landscaping, open space, service connections, pedestrian connections in relation to the objectives of the O'Connor Design Guidelines.
- Provision of providing a detailed three dimensional plan that explains how this proposal fits with potential future development on adjacent lands.

Mid-rise Design Guidelines Conformity

- Adequacy of the ground floor uses in providing an animated and safe pedestrian streetscape.
- Assessment of the provision of upper storey stepbacks, in order to provide adequate sky-views and increased sunlight access on the sidewalk.
- Appropriateness of balconies and projections on lower floors facing Victoria Park Avenue and assessment of their impact on angular planes.

Growing Up Draft Urban Design Guidelines Conformity

- Evaluating the need to provide larger residential dwelling units suitable for a broad range of households, including families with children.

Built Form and Public Realm

- Appropriateness of the proposed built form and massing, including front, side and rear building setbacks and step backs.

- Adequacy of the provision and location of the residential indoor and outdoor amenity spaces.
- Relationship between the proposed building and the residential development to the south of the site in terms of privacy, overlook, shadow and visual impact.
- Compatibility of the grade relationship with neighbouring properties and pedestrian connections, including lack of direct pedestrian entrance from the public street.
- Adequacy of the provision of landscaped open space proposed on site at grade.

Density, Height, Massing

- Evaluating the appropriateness of the proposed density of 3.83 FSI.
- Extent of the lot coverage, including appropriate building setbacks.

Traffic Impact, Access, Parking

- Assessment of transportation impacts and required infrastructure to support the proposed level of development.
- Adequacy of the proposed parking provisions and vehicular access location and design.
- Location and function of the garbage storage and pick-up including loading space.
- Evaluation of the effects of the development on the transportation system, and the appropriateness of any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Tree Preservation and Replacement

- Assessment of the proposed tree removal and the number and locations of the trees proposed to be replaced on site.

Infrastructure/Serviceing

- Reviewing the application to determine if there is sufficient infrastructure capacity (water, sanitary sewer, stormwater, hydro, etc.) to accommodate the proposed development.
- Reviewing the Servicing Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development.

Community Services and Facilities

- Evaluation of the impact of the proposed development and local development activity on community services and facilities. A study has been requested by Planning staff and should be completed and submitted for review.

Toronto Green Standard

- Review of compliance of the Tier 1 performance measures for sustainability.

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

Conclusion

The proposal is being reviewed against the policies of the PPS (2014), the Growth Plan (2017), the Toronto Official Plan, the O'Connor Design Guidelines and the Mid-rise Design Guidelines.

A number of issues and concerns have been identified and described in this report including:

- The appropriateness of the proposed built form, including building setbacks.
- The amount and locations of the replacement trees on site.
- The proposed pedestrian mobility and public realm conditions.
- The compatibility of the grade relationship with neighbouring properties and pedestrian connections.
- The provision of landscaped open space being provided at grade.

A community meeting is anticipated to be held in the third quarter of 2018. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for the second quarter of 2019.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Site and Area Specific Policy 400 - Schedule 2 Map
Attachment 5: Zoning By-law No. 7625 Map
Attachment 6: Zoning By-law Map

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: Ground Floor Plan
Attachment 9: East Elevation
Attachment 10: North Elevation
Attachment 11: West Elevation
Attachment 12: South Elevation
Attachment 13: Building Rendering

Attachment 1: Application Data Sheet

Municipal Address: 1460 VICTORIA PARK AVE **Date Received:** December 20, 2017

Application Number: 17 277574 NNY 34 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to permit a nine-storey residential apartment building containing 106 units and 123 parking spaces in two levels of underground parking.

Applicant	Agent	Architect	Owner
SRN ARCHITECTS 8395 Jane Street, Suite 202, Vaughan		SRN ARCHITECTS 8395 Jane Street, Suite 202, Vaughan	VITMONT HOLDINGS (VIC PARK) INC. 100 Castler Avenue, Woodbridge

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 400
Zoning:	CR 1.0 (c1.0;r0.0) SS3/C2	Heritage Designation:	N
Height Limit (m):	11.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2370.6 Frontage (m): 39 Depth (m): 60.02

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0		1011.96	1011.96
Residential GFA (sq m):	0		9018.78	9018.78
Non-Residential GFA (sq m):				
Total GFA (sq m):	0		9072.18	9072.18
Height - Storeys:	0		9	9
Height - Metres:	0		27	27

Lot Coverage Ratio (%): 42.7 Floor Space Index: 3.83

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9018.78	
Retail GFA:	53.4	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			106	106
Freehold:	0			
Condominium:				
Other:				
Total Units:	0		106	106

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			46	56	4
Total Units:			46	56	4

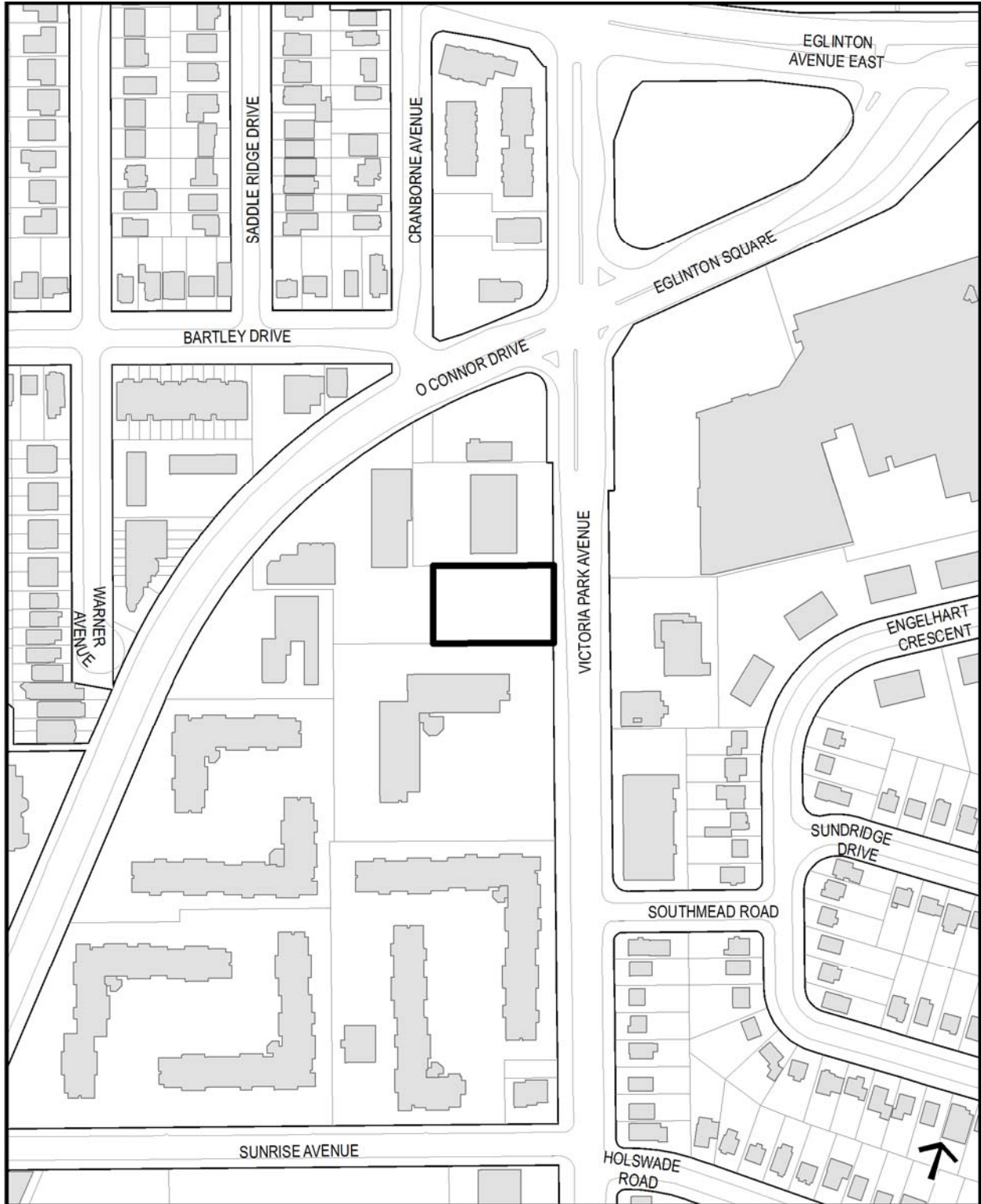
Parking and Loading

Parking Spaces:	123	Bicycle Parking Spaces:	57	Loading Docks:	1
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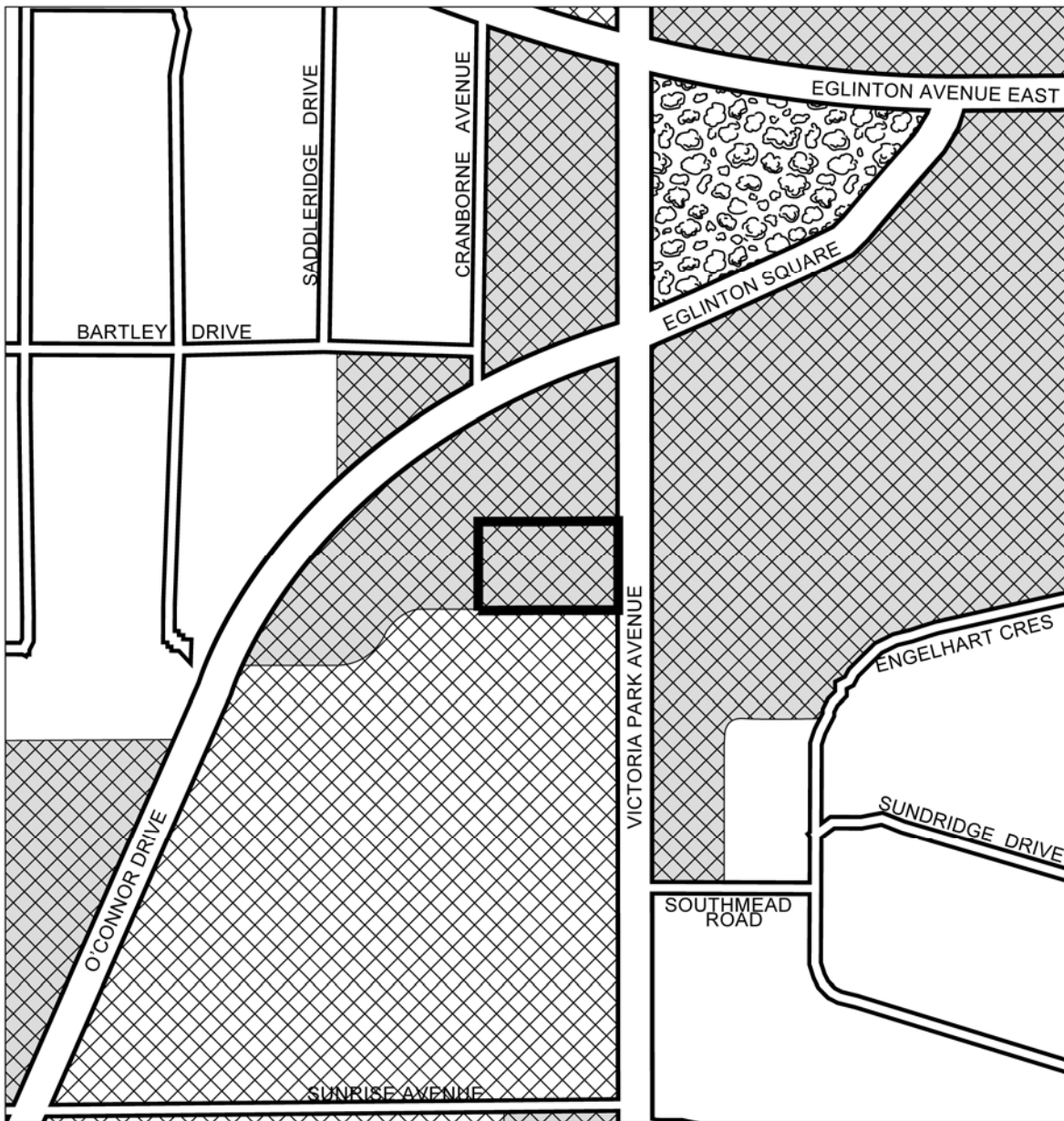
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Sarah Ovens, Planner
416-395-7129
Sarah.Ovens@toronto.ca

Attachment 2: Location Map









Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #20

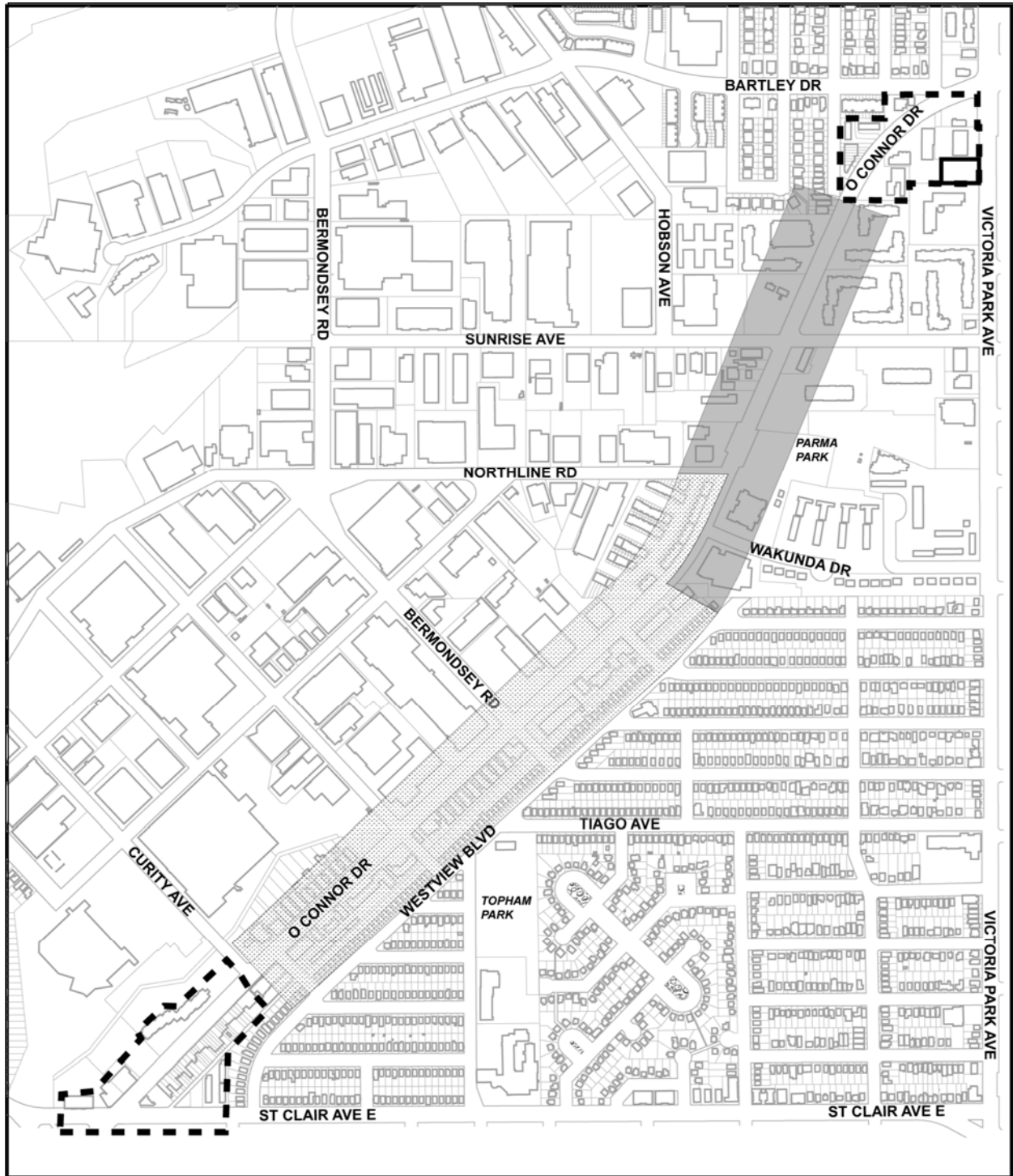
1460 Victoria Park Avenue

File # 17 277574 NNY 34 0Z

- | | | | |
|---|--------------------------|---|--------------------------|
|  | Location of Application |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Parks |
|  | Apartment Neighbourhoods | | |
|  | Mixed Use Areas | | |

↑
Not to Scale
05/30/2018

Attachment 4: Site and Area Specific Policy 400 - Schedule 2 Map



SASP 400 Schedule 2

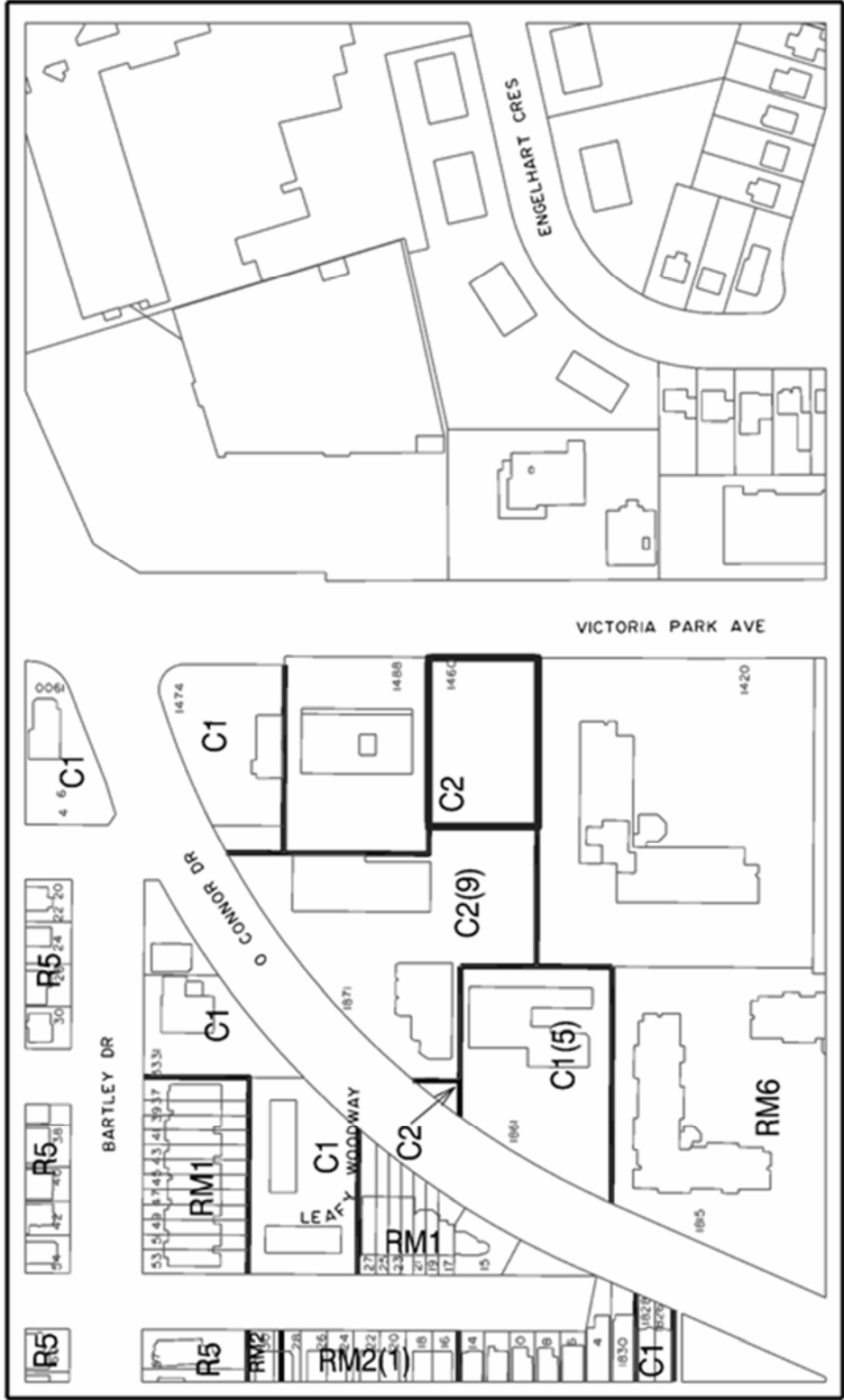
O'Connor Drive

-  Key Intersections
-  Subject Property
-  Emerging Main Street Areas
-  Main Street Area



Not to Scale
10/03/12

Attachment 5: Zoning By-law No. 7625 Map



Toronto
Zoning By-Law No. 7625

Toronto
Zoning By-Law No. 7625

- R5 One-Family Detached Dwelling Fifth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone



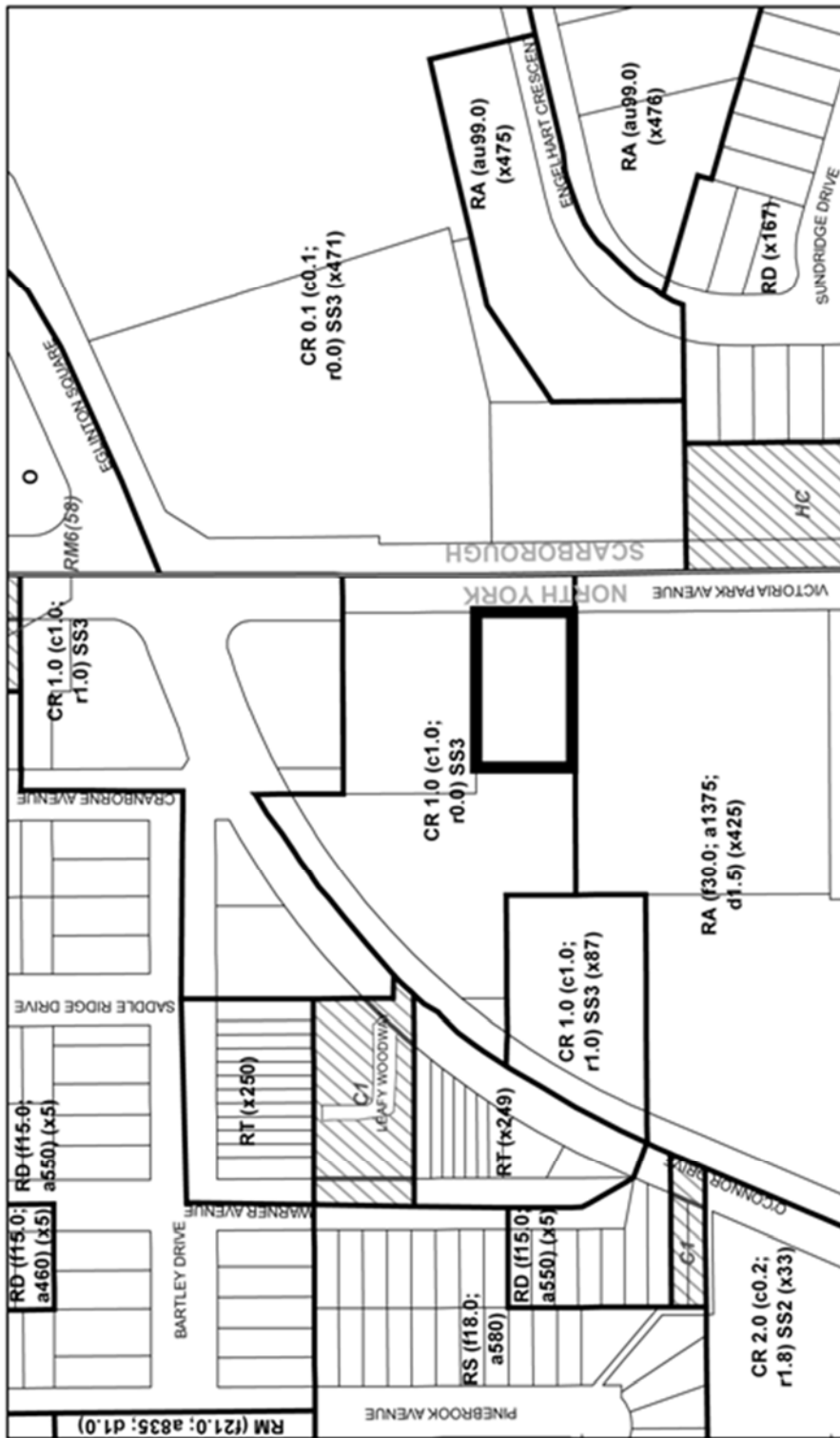
Site

1460 Victoria Park Avenue
 File # 17 277574 NNY 34 0Z



Not to Scale
 Extracted 02/20/2018

Attachment 6: Zoning By-law No. 569-2013 Map



Toronto
Zoning By-Law No. 569-2013
1460 Victoria Park Avenue
File # 17 277574 NNY 34 0Z

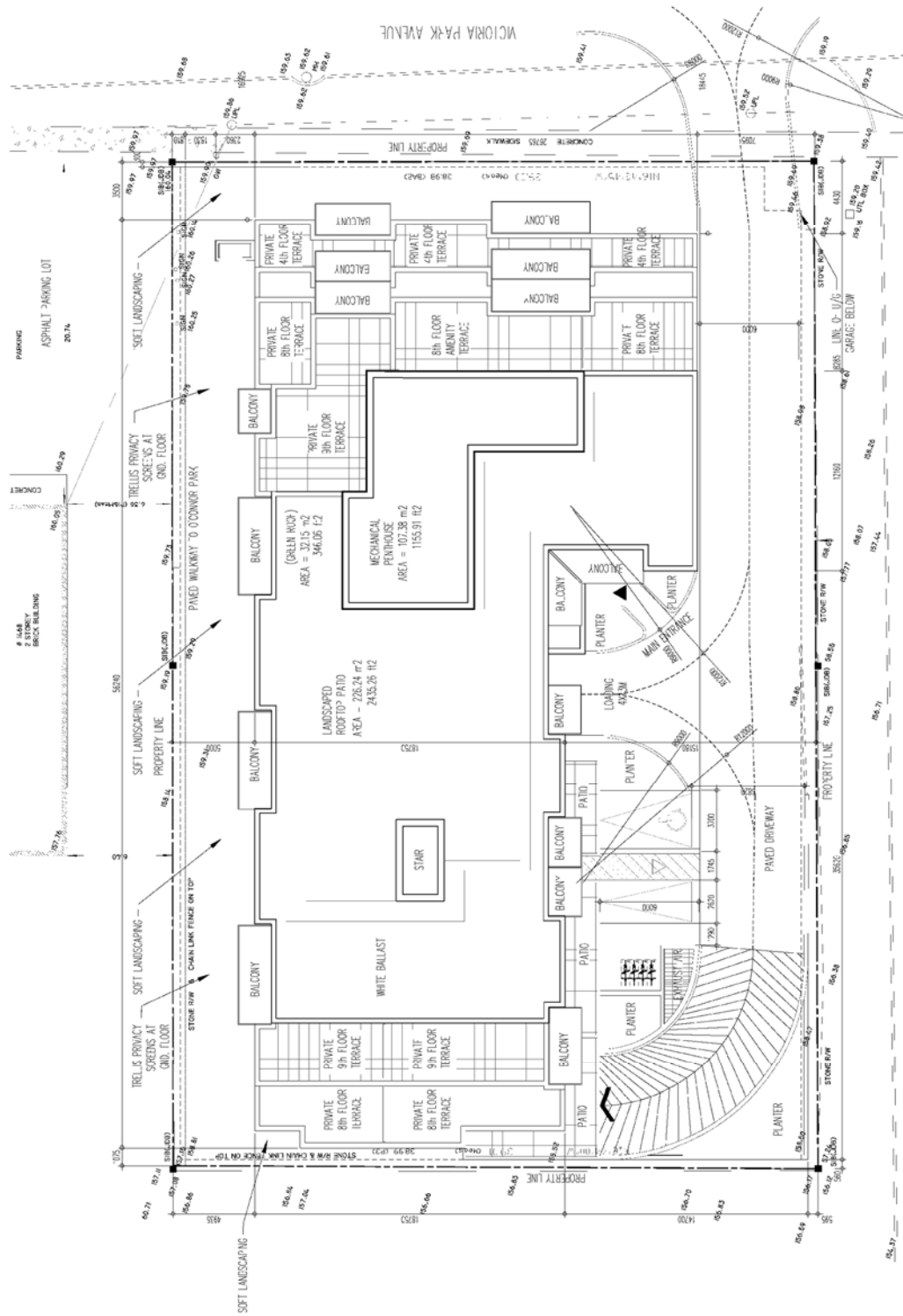
Location of Application

Residential Detached
 Residential Semi-Detached
 Residential Multiple
 Multiple-Family Dwellings Sixth Density Zone
 General Commercial Zone
 Residential Townhouse
 Commercial Residential
 Open Space
 Highway Commercial

See Former City of North York By-Law No. 7625
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone
 See Former City of Scarborough Clairlea Community By-Law No. 8978
 HC Highway Commercial

North Arrow
 Not to Scale
 Extracted: 02/20/2018

Attachment 7: Site Plan



1460 Victoria Park Avenue

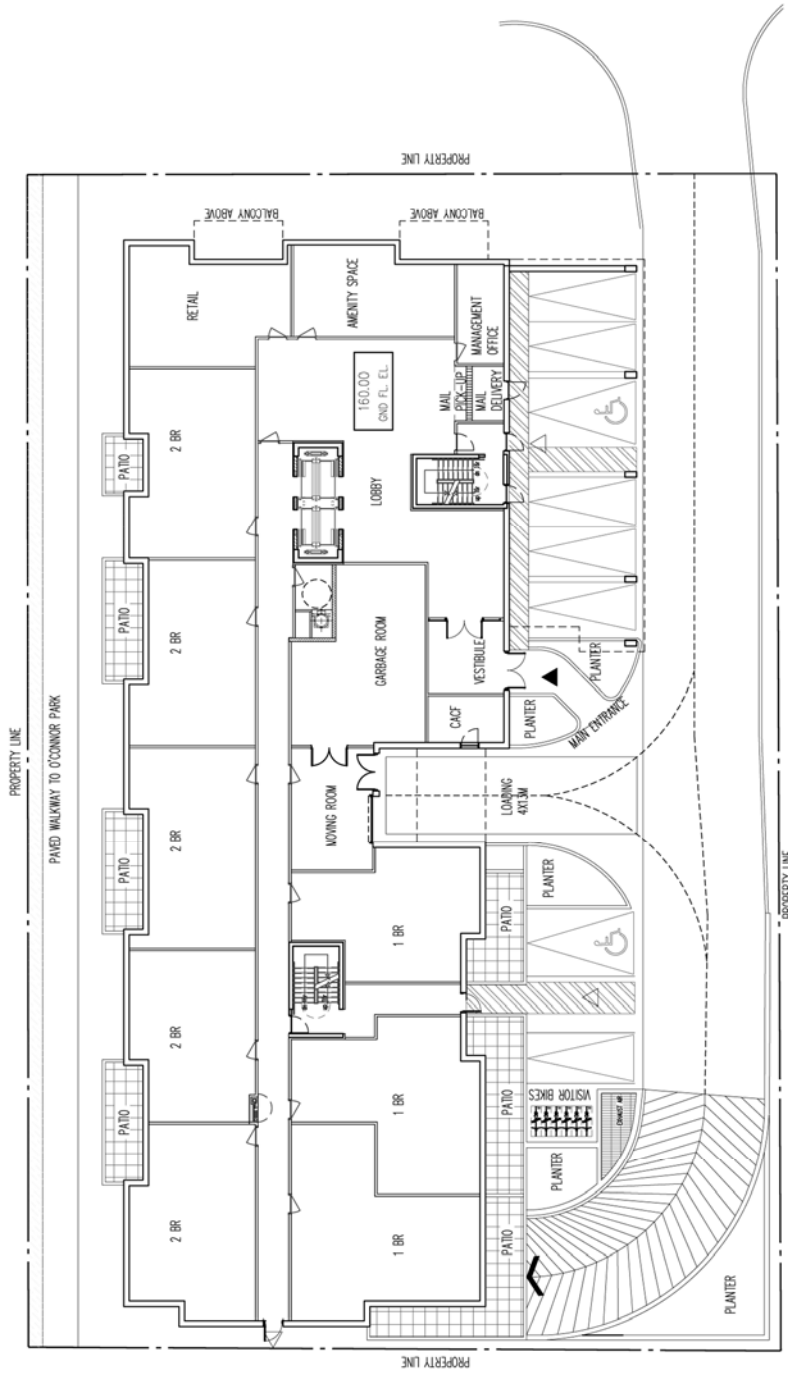
Site Plan

Applicant's Submitted Drawing

Not to Scale
02/20/2018

File # 17 277574 NNY 34 0Z

Attachment 8: Ground Floor Plan



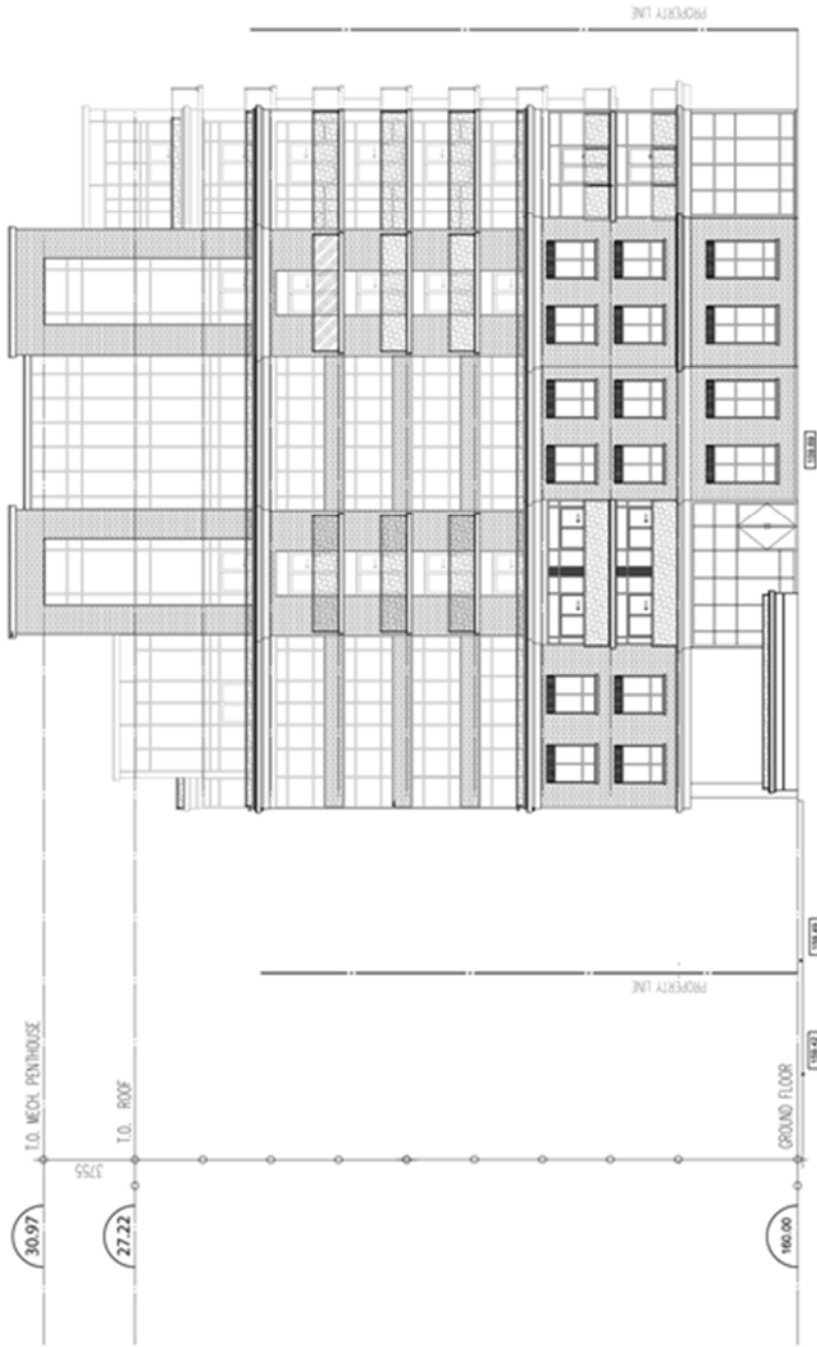
1460 Victoria Park Avenue

Ground Floor Plan
 Applicant's Submitted Drawing

Not to Scale
 02/20/2018

File # 17 277574 NNY 34 0Z

Attachment 9: East Elevation



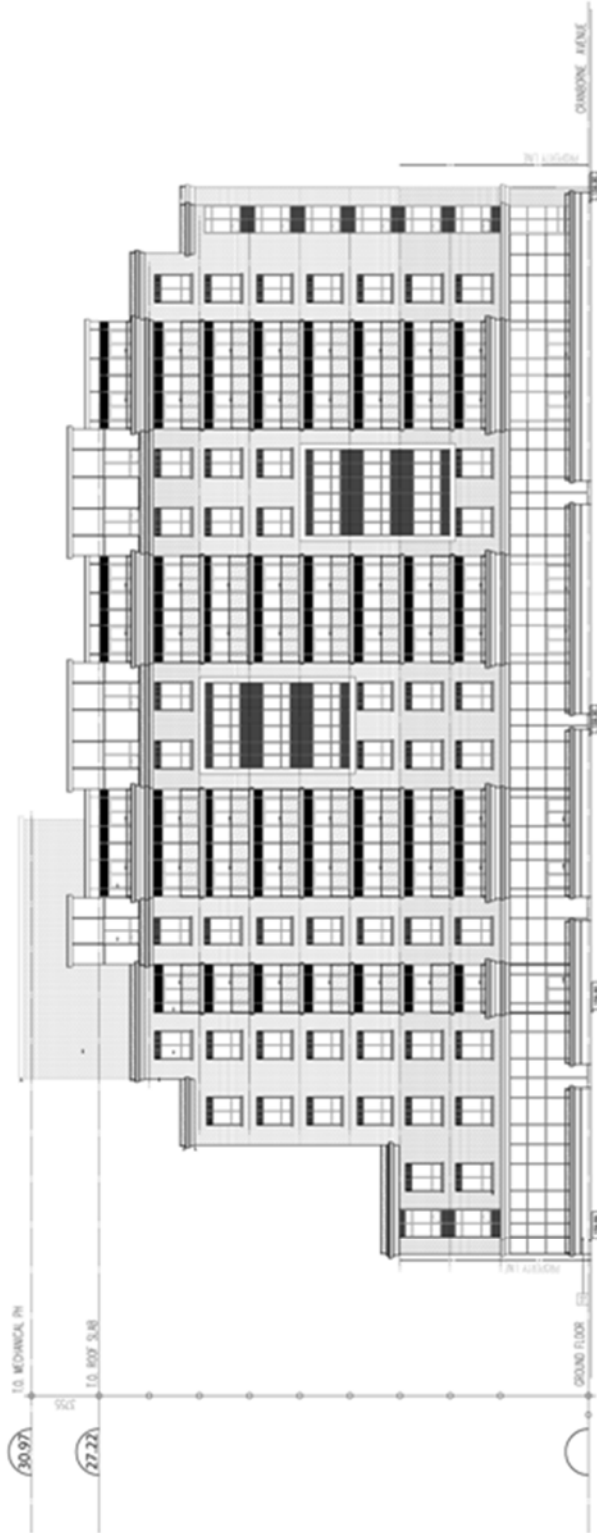
1460 Victoria Park Avenue

East Elevation
Applicant's Submitted Drawing

Not to Scale
02/20/2018

File # 17 277574 NNY 34 0Z

Attachment 10: North Elevation



North Elevation

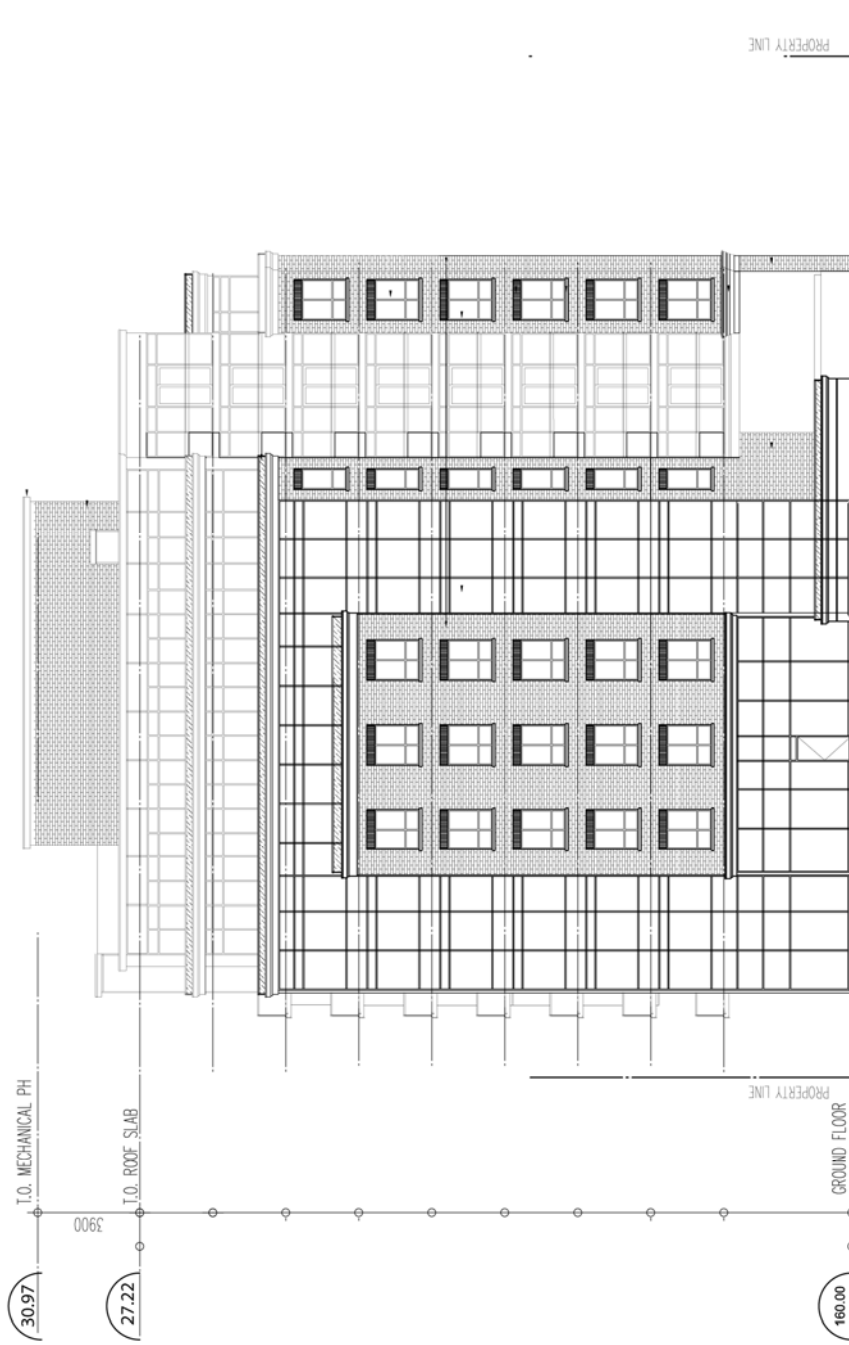
Applicant's Submitted Drawing

Not to Scale
02/20/2018

1460 Victoria Park Avenue

File # 17 277574 NNY 34 0Z

Attachment 11: West Elevation



1460 Victoria Park Avenue

West Elevation
Applicant's Submitted Drawing

Not to Scale
02/20/2018

File # 17 277574 NNY 34 0Z

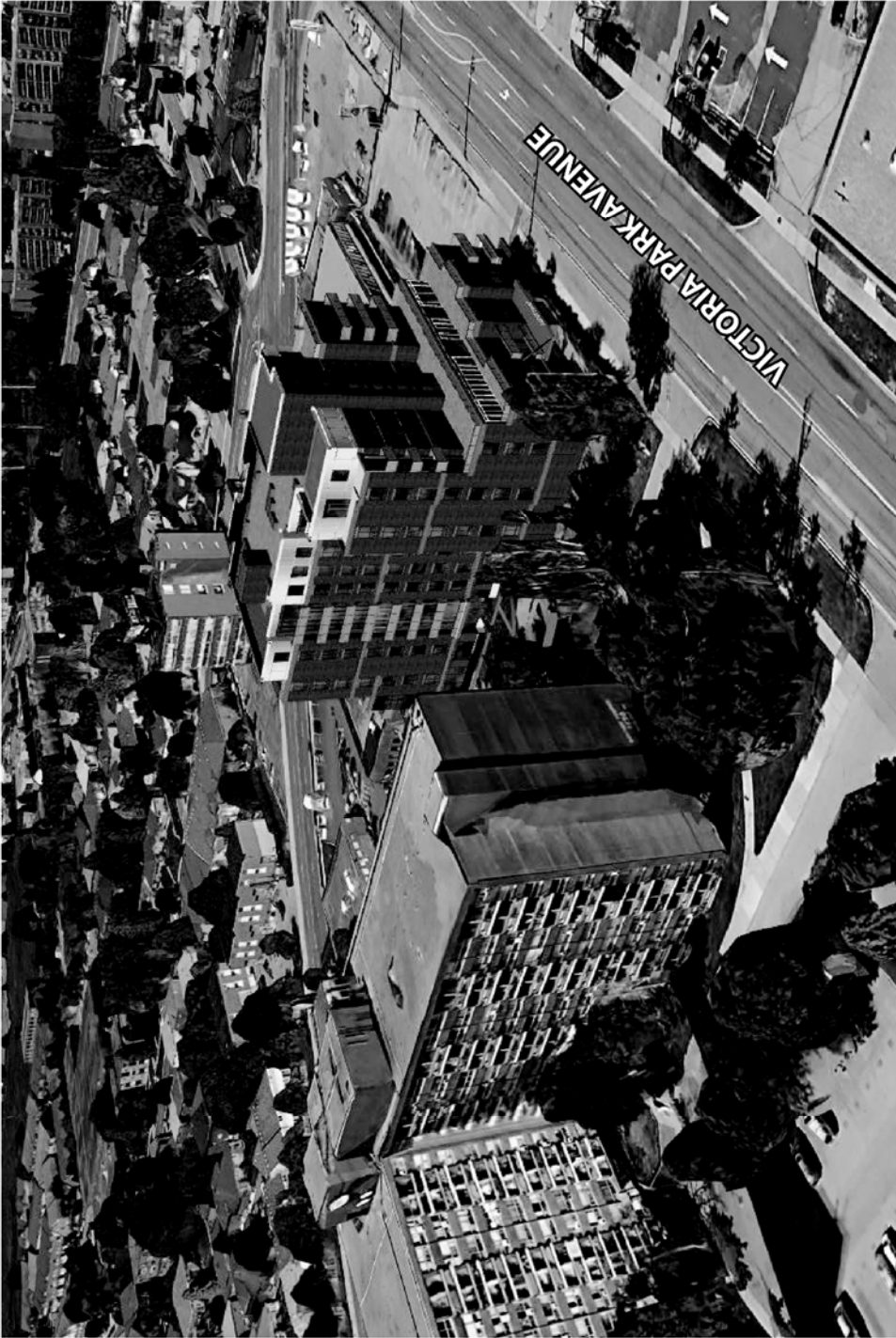
Attachment 12: South Elevation



South Elevation
Applicant's Submitted Drawing
Not to Scale
02/20/2018

1460 Victoria Park Avenue
File # 17 277574 NNY 34 0Z

Attachment 13: Building Rendering



Rendering

Applicant's Submitted Drawing

Not to Scale
06/08/2018

1460 Victoria Park Avenue

File # 17 277574 NNY 34 0Z