

2550 Victoria Park Avenue and 2, 4, and 6 Lansing Square – Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report

Date: May 31, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 17 - Don Valley North

Planning Application Number: 19 147759 NNY 17 OZ

Notice of Complete Application Issued: May 30, 2019

Current Uses on Site: There are currently four office buildings on site fronting onto Sheppard Avenue East and Victoria Park Avenue, with surface parking in the southern portion of the site and along Victoria Park Avenue. There are two 2-storey office buildings, one eight-storey office building, and one twelve-storey office building. The combined total gross floor area of all of the office uses on site is 40,723 square metres.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2550 Victoria Park Avenue and 2, 4, and 6 Lansing Square. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 2550 Victoria Park Avenue and 2, 4 and 6 Lansing Square together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Toronto's Municipal Comprehensive and Statutory 5-year Review (OPA 231)

In July 2011, the owner filed a request to consider the introduction of residential uses on the site. On December 18, 2013, City Council approved Official Plan Amendment No. 231 (OPA 231), which was the result of the City's 5-Year Official Plan Review and Municipal Comprehensive Review. OPA 231 re-designated the lands fronting onto Sheppard Avenue East and Victoria Park Avenue, including the majority of the site, from Employment Areas to Mixed Use Areas. It also introduced Site and Area Specific Policy No. 386 (SASP 386) into what is known as the Consumers Business Park and some of the lands along Sheppard Avenue East and Victoria Park Avenue. Among other matters, SASP 386 requires that development that includes residential units (where permitted) is required to increase the non-residential gross floor area. SASP 386 also requires that an implementation plan be established as Official Plan policy to address matters including: an incentive program for Council adoption to encourage office development; the provision of amenities throughout the area to create an attractive environment for existing and new offices; development densities; and the creation of new streets and blocks.

ConsumersNext: Planning for People and Business at Sheppard and Victoria Park

In June 2015, the City of Toronto launched ConsumersNext, a multi-disciplinary study examining ways to manage anticipated growth while improving the Consumers Road Business Park and area around Sheppard and Victoria Park Avenues, as required by SASP 386. In July 2017, City Council adopted a Proposals Report for the ConsumersNext Secondary Plan area directing staff to prepare and consult with the public on a draft Secondary Plan based on the policy directions that emerged from the completion of three component studies: a Planning Study which included Transportation and Servicing Master Plans, an Economic Potential Study and a Community Services and Facilities Study. At the same meeting City Council also directed that any Official Plan amendment and rezoning applications in the future Secondary Plan Area for ConsumersNext be considered and reviewed in the context of the Public Realm, Built Form, Transportation and Community Services and Facilities recommendations outlined in the Proposals Report. The Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.11>

The ConsumersNext Secondary Plan (OPA 393) went before the Planning and Growth Management Committee on February 22, 2018 and was approved by City Council on March 26, 2018. At that same City Council meeting, City Council directed staff to use the ConsumersNext Secondary Plan in the evaluation of all current and new development proposals falling within its boundaries. The vision for this area, as stated in

the ConsumersNext Secondary Plan, is for a contemporary, vibrant business park that is a transit oriented location for employment investment and well connected to a complete, walkable, mixed use community along Sheppard Avenue East and Victoria Park Avenue.

The ConsumersNext Secondary Plan was appealed to the LPAT by a number of appellants (Case No. PL180544), including the applicant of this application. The appeal of the ConsumersNext Secondary Plan is under the LPAT system. The first Case Management Conference was held on December 11, 2018 and a second Case Management Conference was held on May 7, 2019. No other hearing dates have been scheduled. The Council decision approving the Secondary Plan can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.2> and a link to the LPAT case status site can be found here: <http://elto.gov.on.ca/tribunals/lpat/e-status/>

ISSUE BACKGROUND

Application Description

This application proposes to amend the ConsumersNext Secondary Plan and the Zoning By-law for the property at 2550 Victoria Park Avenue and 2, 4, and 6 Lansing Square to permit the development of a master planned community containing a new 19 storey commercial office building, four residential buildings with retail at-grade and with heights of 40 storeys (Tower A), 27 storeys (Tower B), 24 storeys (Tower C) and 34 storeys (Tower D), 22 townhouse units, a 0.37 hectare public park, three new public streets, and a privately owned, publicly accessible open space ("POPS") at Sheppard Avenue East and the new north-south street. The two, 2-storey office buildings are proposed to be demolished and the existing eight-storey and twelve-storey office buildings are proposed to remain.

The proposed development is organized into four development blocks separated by the proposed new public streets and the proposed east-west extension of Settlers Road. A public park block of 3,670 square metres is also proposed. The total proposed gross floor area would be 174,374 square metres. The proposed 19-storey commercial office building has a gross floor area of 31,259.5 square metres and an associated seven storey above grade parking structure with retail at grade. The total number of residential units proposed is 1,354 and includes a mix of one-bedroom, two-bedroom, three-bedroom and three-bedroom townhouse units. Please see Table 1 below for a breakdown of project statistics.

Table 1 - Development Proposal Statistics

	Block 1		Block 2				Block 3		Block 4	Total
	Tower A	Tower B	Tower C	Tower D	Towns	Existing Office	Towns	Existing Office	Office Building	
Site Area (m ²)	40,889.80								20,839.65	61,729.45
FSI	3.5								1.5	n/a
Residential GFA (m ²)	35,242	24,145	20,020	28,878	1,800		1,500			111,585
Non-Residential GFA (m ²)	1,100	501	850	0		13,431		15,648	31,259	62,789
Indoor Amenity (m ²)	868	594	492	710						2,664
Outdoor Amenity (m ²)	868	594	492	710						2,664
Total GFA (m ²)	36,342	24,646	20,870	28,878	1,800	13,431	1,500	15,648	31,259	174,374
Height (storeys)	40	27	24	34	3	12	3	8	19	
Total Residential Units	434	297	246	355	12		10			1,354
1 Bedroom	216	149	123	177						
2 Bedroom	175	119	98	142						
3 Bedroom	43	29	25	36	12		10			
Parking Spaces										
Office						232		273	587	1,092
Retail	11	5	8	0					11	35
Resident	303	209	172	248	12		10			954
Visitor	43	30	25	35	1		1			135
Total	357	244	205	283	13	232	11	273	598	2,216
Bicycle Parking Spaces										
Long Term	295	202	167	242	8		7	38	77	1,041
Short Term	30	20	17	24	1		1	46	94	
Total	325	222	184	266	9		8	84	171	

	Block 1		Block 2				Block 3		Block 4	Total
	Tower A	Tower B	Tower C	Tower D	Towns	Existing Office	Towns	Existing Office	Office Building	
										245 1,2861

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 3 for the proposed Site Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

1 Total number of Bicycle Parking Spaces includes 17 bicycle parking spaces allocated for retail uses not otherwise listed in the table (5 long term and 12 short term bicycle parking spaces)

- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and that better connects transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) 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 (2019) 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.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The application is located on lands shown as Avenues (Blocks 1, 2, and 3) and Employment Areas (Block 4) on Map 2 Urban Structure of the Official Plan. Blocks 1, 2, and 3 are designated Mixed Use Areas and Block 4 is designated General Employment Areas on Map 19 – Land Use Plan. Mixed Use Areas are made up of a broad range of

residential, commercial, and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities.

The General Employment Areas designation permits a wide range of uses including manufacturing, warehousing, wholesaling, distribution, storage, offices, banks, restaurants, fitness centres, and all types of retail and service uses. OPA 231 is partially under appeal. The use permissions for General Employment Areas policies noted above are in force with the exception of retail uses, which remains subject to appeal. As such, the retail policies of the Employment Areas designation of the in force Official Plan are applicable. Policy 4.6.1 of the in force Official Plan permits retail outlets ancillary to offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks and hotels; as well as small scale stores that serve area businesses and workers.

The application is subject to Site and Area Specific Policy 386 (SASP 386). SASP 386 was introduced into the Official Plan through OPA 231. This policy requires that an implementation plan be established as Official Plan policy to address matters including: an incentive program for Council adoption to encourage office development; the provision of amenities throughout the area to create an attractive environment for existing and new offices; development densities; and the creation of new streets and blocks. Furthermore, SASP 386 policy (b) also requires that any redevelopment on the lands within Area "A" (which includes the site) that contains residential units, is required to also increase the existing non-residential gross floor area in Area "A". As with other portions of OPA 231, this policy is currently under appeal and not in full force and effect, but was adopted by City Council and approved by the Minister of Municipal Affairs and Housing. As such it does represent City Council's vision for the site and area.

More information about OPA 231 can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

The application is also located within the ConsumersNext Secondary Plan. The ConsumersNext Secondary Plan was approved by City Council (OPA 393) at its meeting on March 26th - 28th, 2018. The Secondary Plan has been appealed to the LPAT by a number of appellants, including the applicant for this application, and is not in force but is determinative of Council's direction.

The ConsumersNext Secondary Plan identifies Blocks 1, 2, and 3 as Mixed Use Areas and Block 4 as General Employment Areas on Map 38-6. The maximum permitted density on the lands designated Mixed Use Areas is 3.5 times the area of the site and the maximum permitted density for the lands designated General Employment Areas is 1.5 times the area of the site, as indicated on Map 38-4. The lands are within the Sheppard and Victoria Park Node, and for this particular site, the maximum permitted height for a tower building in the Mixed Use Areas designation is 137 metres, as identified on Map 38-10, subject to meeting the development standards related to density, streetwall and angular plane transitions as set out for each District and Node.

Zoning By-laws

The site is zoned Industrial Office Business Park (MO) in the former City of North York Zoning By-law No. 7625. The MO zone permits a number of uses including offices, manufacturing, financial institution, fitness centre, parks, personal service shops, restaurants, retail store, and service shop. The permitted maximum gross floor area is 150% of the area of the lot, however the maximum gross floor area of a retail store or service shop is 20% of the gross floor area of the largest floor of the buildings on the lot. There is no maximum height requirement in the MO zone.

The site is not subject to Zoning By-law 569-2013. However, it is anticipated that should this application be approved in some form then any potential zoning amendments would be incorporated in to Zoning By-law 569-2013.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- City-Wide Tall Building Design Guidelines;
- Townhouse & Low-Rise Apartment Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Design Guidelines;
- Best Practices for Bird-Friendly Glass; and
- Accessible Design.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Draft Plan of Subdivision

An application for draft plan of subdivision will be required in order to create the development blocks, public park block, and new public streets. A draft plan of subdivision has not been submitted.

COMMENTS

Reasons for the Application

An amendment to the ConsumersNext Secondary Plan policy 7.2 is being sought by the applicant in order to provide a different composition of residential dwelling unit types and unit sizes than what the Secondary Plan requires. Specifically, the applicant is seeking to amend the Secondary Plan so that a minimum of 40% of the total number of

units be 2-bedroom units, with half of the required 2-bedroom units being encouraged to contain an average of at least 90 square metres of gross floor area. The applicant is also proposing that a minimum of 10 percent of the total number of units be 3-bedroom units, with half of the required 3-bedroom units encouraged to contain an average of at least 106 square metres of gross floor area.

An amendment to the former City of North York Zoning By-law No. 7625 is required to permit the proposed residential buildings, height and density, and to develop appropriate development standards for the proposed development.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

This application is being evaluated against the PPS and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) to establish the application's consistency with the PPS and conformity with the Growth Plan (2019).

Official Plan Conformity

Staff are assessing the suitability of the proposed development against all relevant Official Plan policies including all relevant development criteria in policies 4.5.2 (*Mixed Use Areas*) and 4.6.6 (*Employment Areas*) of the Official Plan and all of the relevant policies in the ConsumersNext Secondary Plan, including all relevant development criteria in sections 3, 4, and 5.

Staff are also determining conformity with the Official Plan with respect to the list of proposed uses in the draft zoning by-law for the General Employment Areas block. The draft zoning by-law amendment permits a number of uses including hotels, community centres, places of worship, and education facilities that are not permitted in the General Employment Areas designation. The ConsumersNext Secondary Plan permits workplace child care centres, recreation and entertainment facilities and small and medium retail stores only on the lower level floors of existing or new multi-storey buildings that include office uses or other Core Employment Area uses that are compatible with the complementary uses.

Staff are also reviewing the application with respect to the proposed office replacement to ensure conformity with the Official Plan policies that require existing office space to be replaced on sites that are redeveloped.

The Official Plan's housing policies include policies that apply to large sites which require a portion of the residential units to be affordable residential uses or to provide land for affordable housing purposes. Staff will be assessing the application against the this policy to determine if it is applicable to this site.

Built Form, Planned and Built Context

Staff are assessing the suitability of the proposed site organization, building placement and setbacks, height and massing, based on Sections 2 (q) and (r) of the Planning Act; the City's Official Plan including the built form policies in Section 3.1.2, the public realm policies in Section 3.1.1, the built form policies in the ConsumersNext Secondary Plan and the City's Design Guidelines including the City-Wide Tall Building Guidelines and others identified above.

Within the ConsumersNext Secondary Plan, the site is located with the Sheppard and Victoria Park Node. The Sheppard and Victoria Park Node is a prominent intersection and transit interchange where the most intense levels of development can be located. Development in this Node is subject to development standards requiring appropriate angular plane controls to limit shadow and overlook on neighbouring residential properties and to provide transition in scale to lands designated Neighbourhoods. The Secondary Plan also requires minimum setbacks for tower portions of buildings to limit shadow and loss of sky view on adjacent streets, parks, and public spaces. The densities and heights of the proposed buildings appear to be consistent with the requirements of the Secondary Plan subject to the angular plane requirements and building setback and setbacks being met. Staff will review the angular planes and setbacks for conformity with all relevant policies and urban design guidelines.

Policy 9.12 of the Secondary Plan requires that a Context Plan be submitted for development applications for sites within the Sheppard and Victoria Park Node, west of Victoria Park Avenue and/or for sites with split land use designations of Mixed Use Areas and Employment Areas. Context plans are to demonstrate how the proposal is in conformity with the policies of the Secondary Plan and the City's Urban Design Guidelines, and how the proposal contributes to good planning and urban design. Staff will work with the applicant on the completion of the Context Plan for the proposed development. As part of this review, the siting of the proposed buildings and overall site organization will be assessed and evaluated for its implications on the adjacent property located at the southwest corner of Victoria Park Avenue and Sheppard Avenue East. To promote the orderly development of the lands and the vision for the ConsumersNext Secondary Plan area, the consolidation of the adjacent property at the southwest corner of Victoria Park Avenue and Sheppard Avenue East is encouraged.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The arborist report recommends the removal of 110 trees on the site (private) in order to facilitate the development. There are no existing street trees within the City's right-of-way along Sheppard Avenue East and Victoria Park Avenue abutting the site. A total of 210 trees are proposed to be planted on site among the four development blocks and a total of 205 trees are proposed to be planted within the City's right-of-way along Sheppard

Avenue East, Victoria Park Avenue, the proposed Settler's Road north-south and east-west extensions, as well as the proposed two local streets.

The Arborist Report, Tree Preservation and Landscape Plans have been circulated to Urban Forestry staff for review and the appropriate number of new private and City trees to replace those proposed to be injured or removed will be assessed and secured through the review process.

Archaeological Assessment

The subject site is in an area that may have archaeological potential, as identified on the City's searchable database of properties that may have archaeological resource potential. The searchable database can be accessed here:

http://map.toronto.ca/maps/map.jsp?app=TorontoMaps_v2

The applicant has submitted an archaeological assessment in support of the application and it is currently being reviewed by City staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The ConsumersNext Secondary Plan Policy 7.7 states that new community services and facilities will be focused within the Sheppard and Victoria Park Node and the Sheppard and Consumers Node to capitalize on access to public transit available in these locations. Community services and facilities to be prioritized in the secondary plan area, as per policy 7.8 include new, non-profit child care to serve the projected residential population growth; flexible multi-purpose community agency space, and above-base park improvements.

The applicant has submitted a CS&F study in support of the application that is currently being reviewed by City staff. The CS&F study identifies that the applicant has proposed an on-site day care centre to be located in the proposed office building and adjacent to the proposed public park.

Housing

The Secondary Plan promotes achieving a complete and inclusive community, including provision of a full range of housing in terms of tenure and affordability. As per policy 7.2, development containing more than 50 residential units will include a minimum of 30% of the total number of units as two-bedroom units, of which half must have a minimum of 90 m² of gross floor area. A minimum of 20% of the total number of units should be three-bedroom units, of which half must have a minimum gross floor area of 106 m². Policy 7.2 of the Secondary Plan is under appeal and these policies are not yet in effect.

The applicant is currently proposing that a minimum of 40% of the total number of units be 2-bedroom units, with half of the required 2-bedroom units being encouraged to contain an average of at least 90 square metres of gross floor area. The applicant is also proposing that a minimum of 10 percent of the total number of units be 3-bedroom units, with half of the required 3-bedroom units encouraged to contain an average of at least 106 square metres of gross floor area.

The City's Official Plan policies in Section 3.2.1 require a full range of housing, in terms of form, tenure, and affordability across the City and within neighbourhoods to be provided and maintained to meet the current and future needs of residents. Policy 7.4 of the ConsumersNext Secondary Plan states that on development sites containing more than 150 residential units, the City will actively pursue the development of new affordable housing, by seeking 5% of the total residential gross floor area as affordable rental housing or 10% of the total residential gross floor area as affordable ownership housing, or a combination of the above. The proposed development does not currently propose any affordable housing units. Staff are reviewing the appropriateness of the housing mix and will explore what opportunities are available to include affordable housing.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title when development thresholds are met.

The provision of Section 37 community benefits will be required in relation to this development.

Infrastructure/Servicing and Transportation Capacity

Engineering and Construction Services staff are reviewing the Functional Servicing and Stormwater Management Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of the proposed 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 development. An

application for plan of subdivision will be required to secure the necessary public roads and services.

The Transportation Impact Study submitted by the applicant, is currently being reviewed by Transportation Services and Transportation Planning staff, the purpose of which is to evaluate the effects of the development on the transportation system, and the recommended transportation and cycling improvements, including new street designs that are necessary to accommodate the travel demands and impacts generated by the development. Staff are also evaluating the appropriateness of the suggested Transportation Demand Management (TDM) measures. The Transportation Impact Study is also being reviewed against the policies of the ConsumersNext Secondary Plan and the ConsumersNext Transportation Master Plan. Policy 6.3 of the ConsumersNext Secondary Plan states that new development will be reviewed to determine if there is available capacity within the transportation network and/or to identify the contributions required to expand and enhance the network. Policy 6.4 states that holding by-laws may be enacted to require certain transportation improvements, including higher order transit, are in place prior to new residential development being permitted at the densities provided for in the Plan.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-law Amendments, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The application and submitted TGS Checklist is being reviewed for compliance with the Tier 1 performance measures.

Other Matters

Additional issues identified on a preliminary basis include:

- The location and amount of parking, vehicular access driveways and hard surface areas and the opportunity to minimize the amount of driveways and hardscape surfaces in order to increase landscaping; and
- The appropriateness of the size, organization, design treatment and façades of the above ground parking garage connected to the 19-storey office building, including the proposed at grade retail uses and the structure's interface with the surrounding proposed residential and parkland purposes.

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

CONTACT

Valeria Maurizio, Planner
Tel. No. 416-395-7052
E-mail: Valeria.Maurizio@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

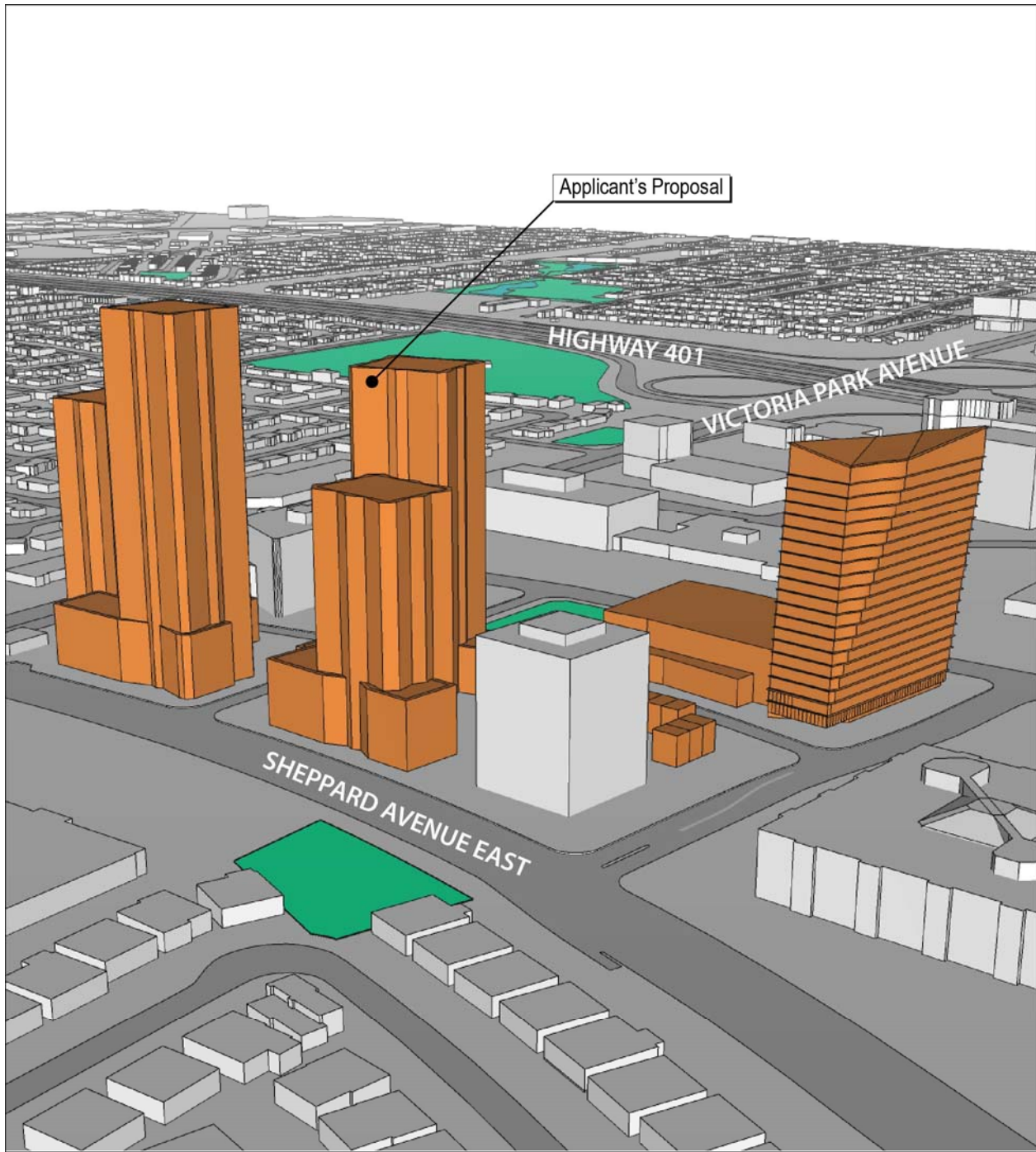
Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

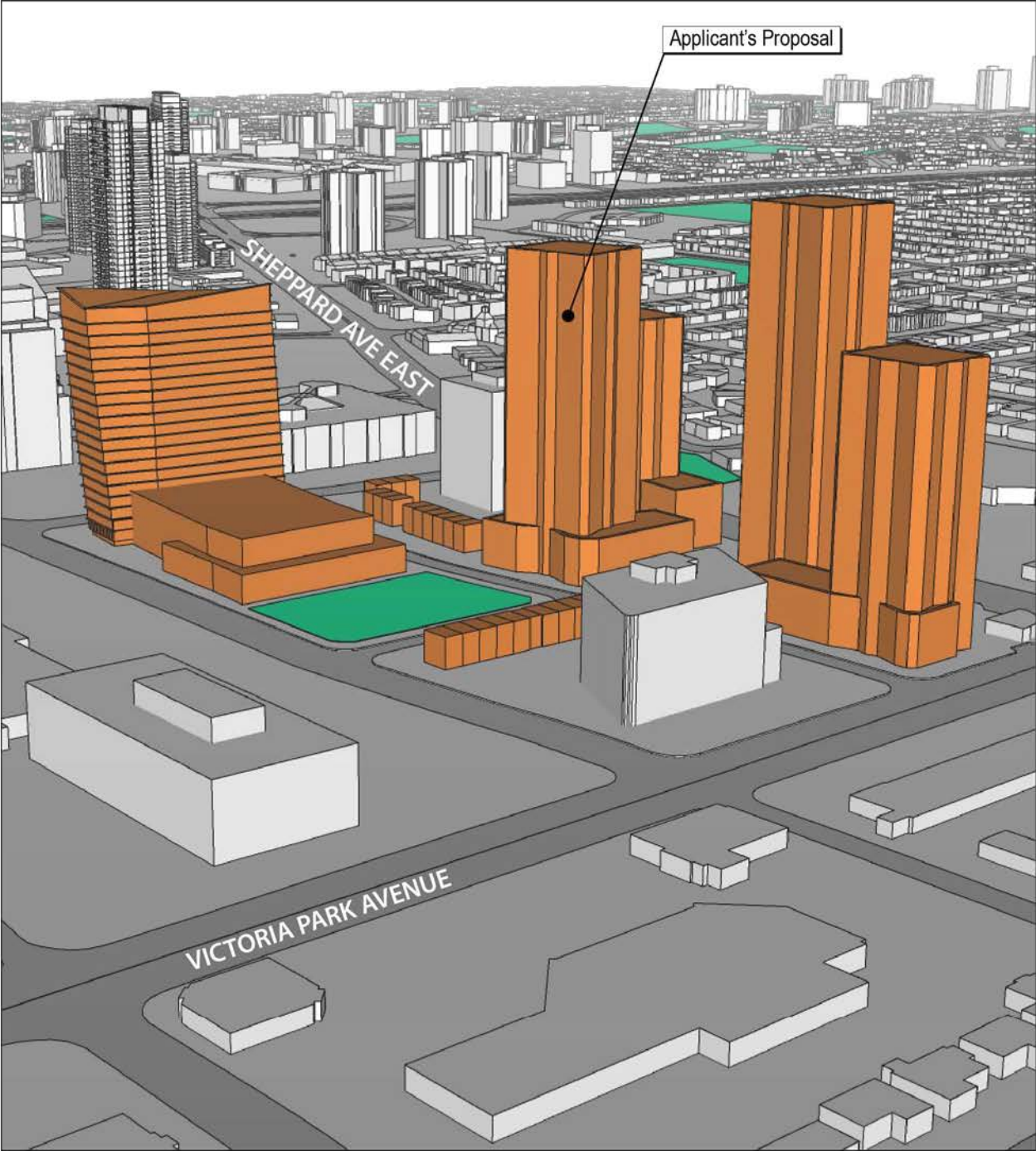
Attachment 5: ConsumersNext Secondary Plan Map 38-4 – Density

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southeast

←
05/21/2019

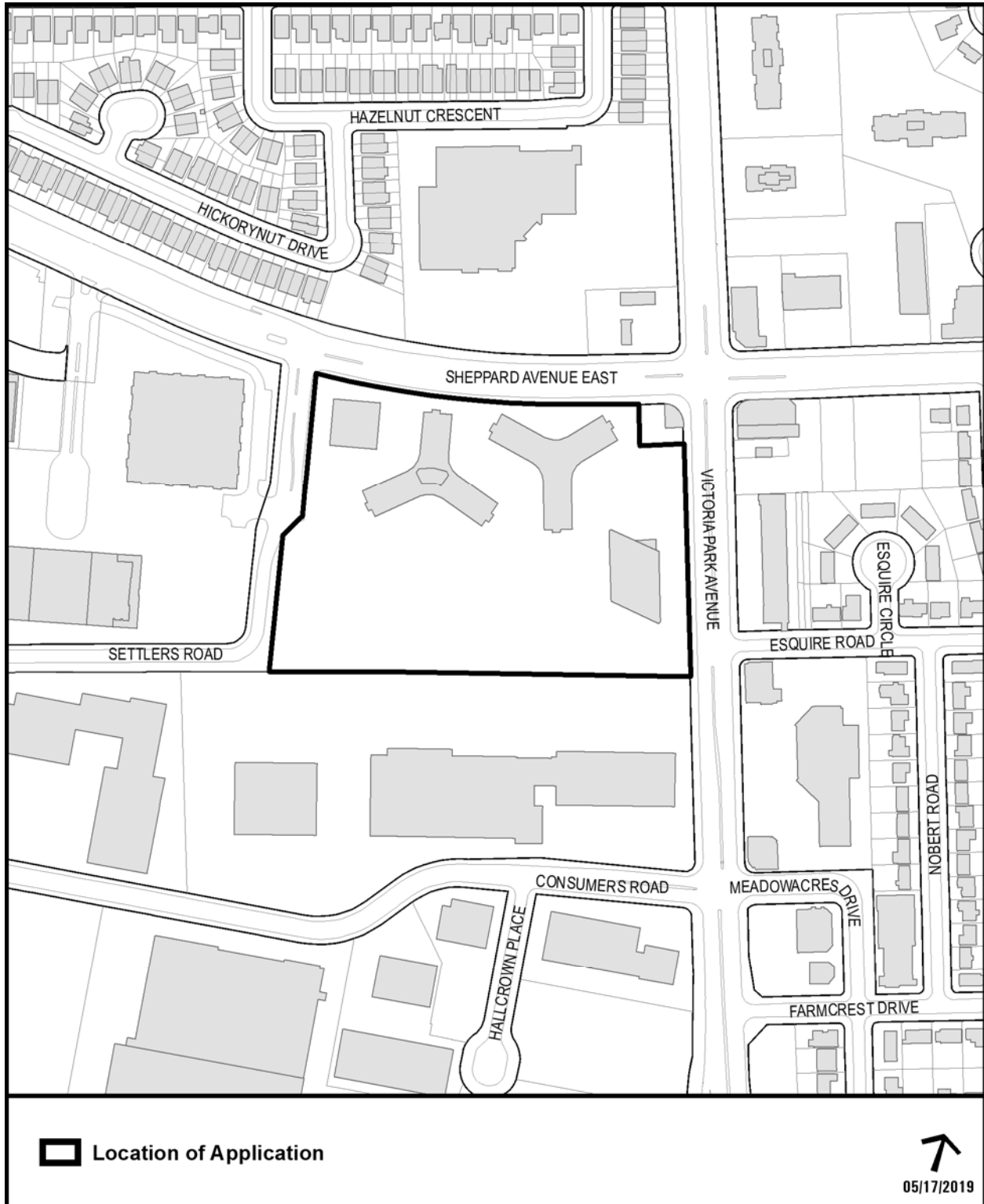


View of Applicant's Proposal Looking Northwest

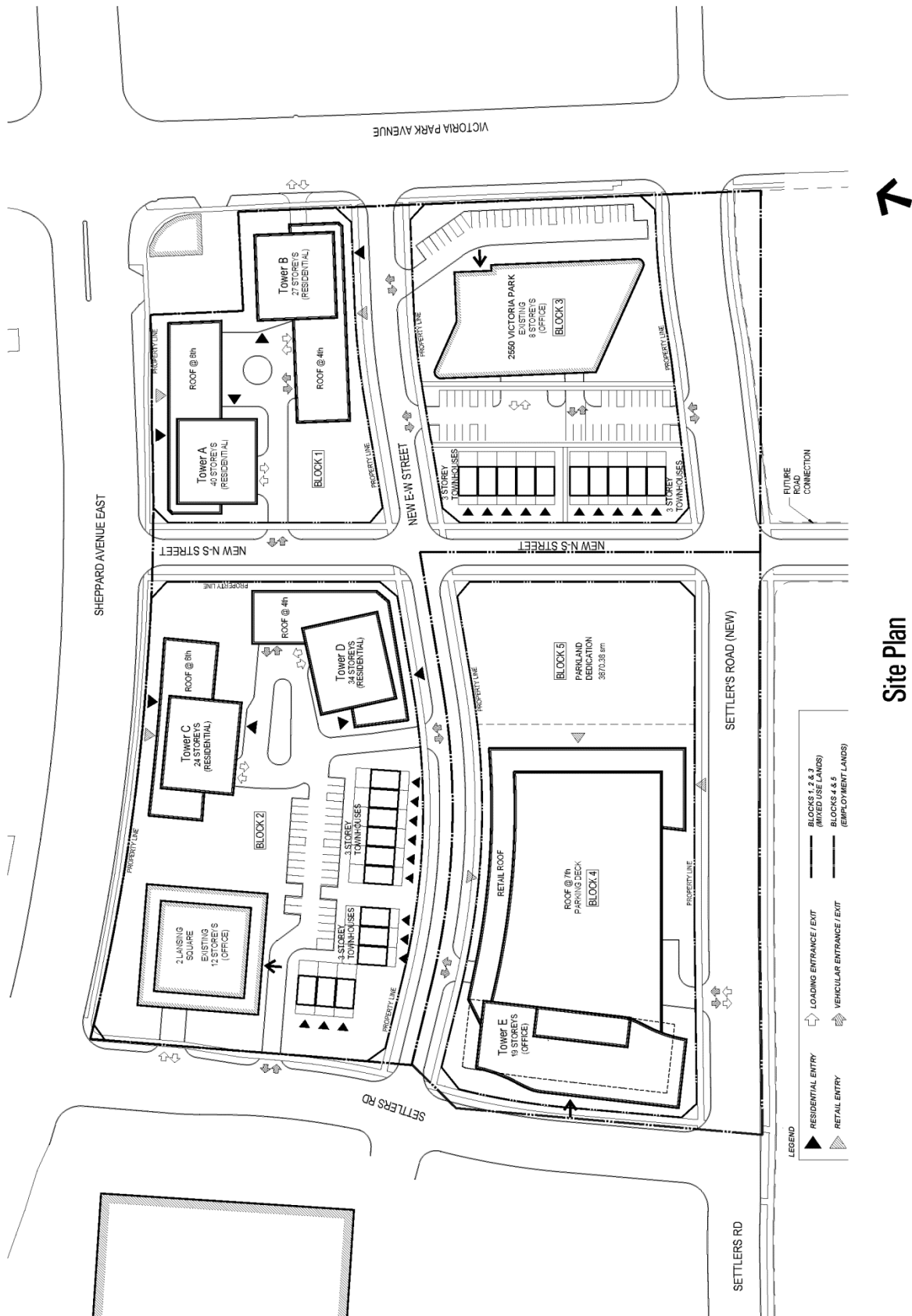


05/21/2019

Attachment 2: Location Map



Attachment 3: Site Plan

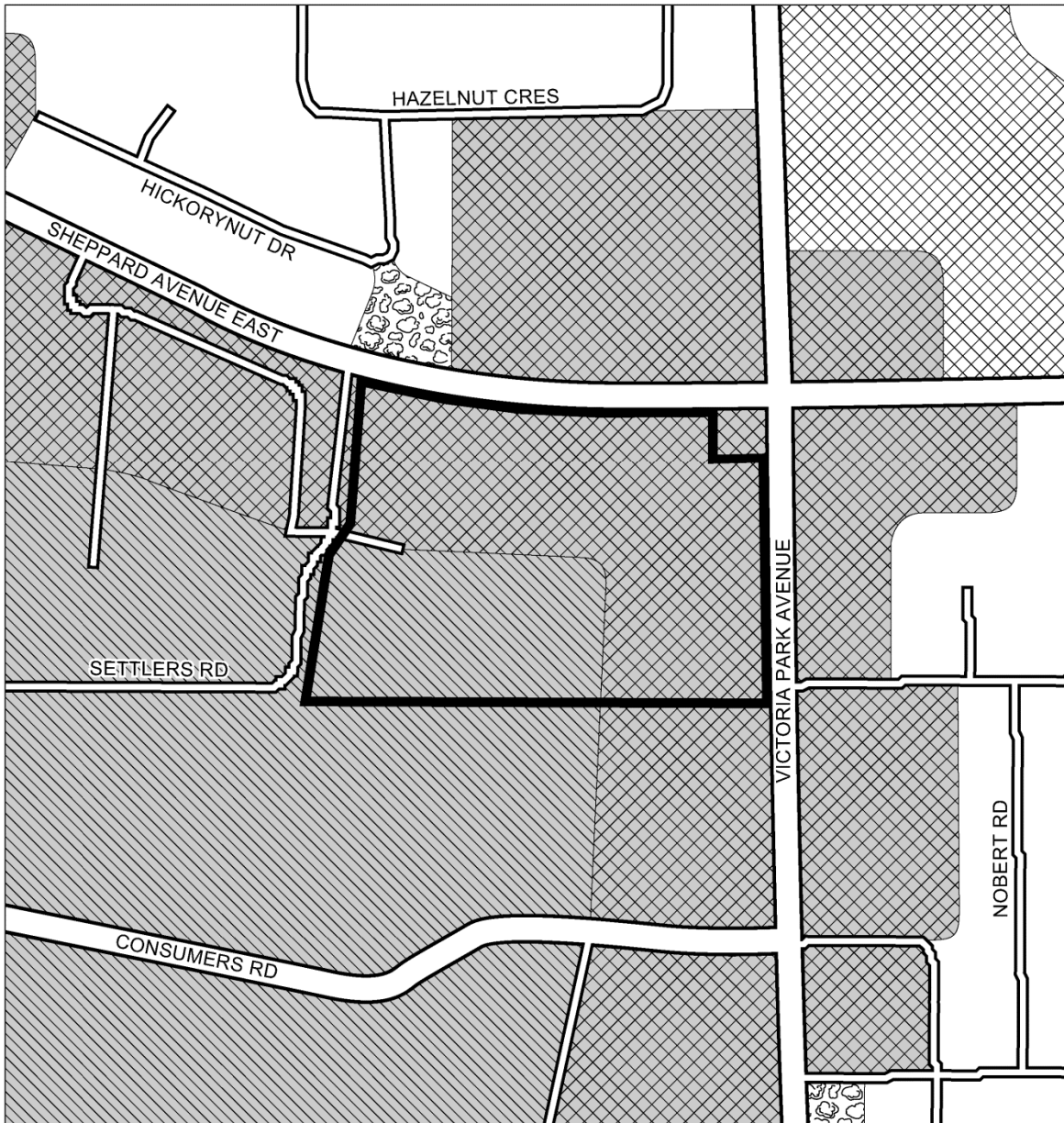


Site Plan

LEGEND

▲	RESIDENTIAL ENTRY	◻	LOADING ENTRANCE / EXIT	▨	BLOCKS 1, 2, 3, 4, 5 (MIXED USE LANDS)
▲	RETAIL ENTRY	◻	VEHICULAR ENTRANCE / EXIT	▨	BLOCKS 4 & 5 (EMPLOYMENT LANDS)

Attachment 4: Official Plan Map



**2550 Victoria Park Avenue & 2, 4, 6 Lansing Square
Official Plan Land Use Map #19**

2550 Victoria Park Avenue & 2, 4, 6 Lansing Square

File # 19 147759 NNY 17 0Z

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

↑
Not to Scale
05/17/2019

Attachment 5: ConsumersNext Secondary Plan Map 38-4 – Density




2550 Victoria Park Avenue & 2, 4, 6 Lansing Square

ConsumersNext Secondary Plan

Map 38-4 Potential Tall Building Locations and Maximum Densities

File # 19 147759 NNY 17 0Z

-  Location of Application
-  Secondary Plan Boundary
-  Maximum permitted FSI

↑
Not to Scale
06/05/2019