

## Housing Now – 777 Victoria Park Avenue – Zoning Amendment – Final Report

Date: October 29, 2019

To: Planning and Housing Committee

From: Chief Planner & Executive Director, City Planning

Wards: Ward 20 - Scarborough Southwest

**Planning Application Number:** 19 114193 ESC 20 OZ

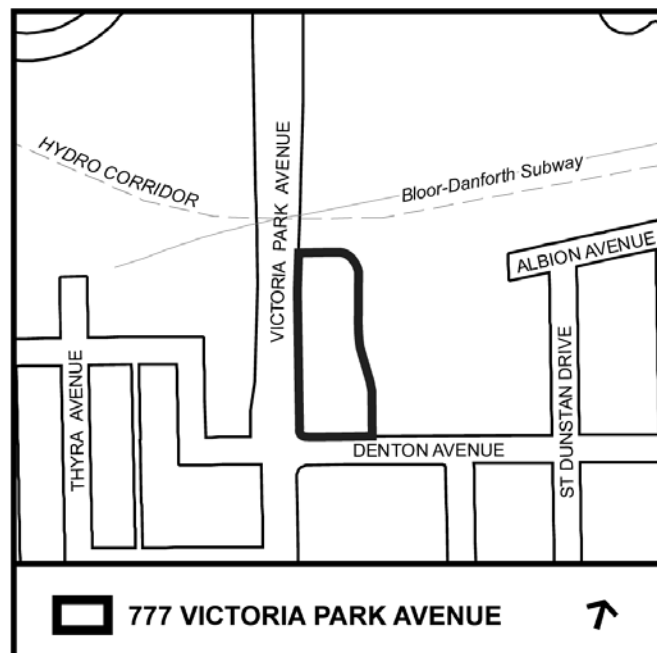
### SUMMARY

This report recommends approval of a City-initiated amendment to Zoning By-law 569-2013, as amended, for a portion of the City-owned property at 777 Victoria Park Avenue, as part of the Housing Now Initiative.

The recommended Zoning By-law Amendment (Attachment 4) will facilitate the development of approximately 508 new residential units on the site, including at least 254 affordable rental units. The proposed amendment will permit over 41,000 square metres of development, comprising a tall building at the north end of the site (up to 23 storeys) and a mid-rise building at the south end of the site (up to 11 storeys).

The proposed development will include retail and community space at grade, including a child care facility, in addition to residential uses. The recommended Zoning By-law Amendment establishes setbacks and publicly-accessible open space that can be enhanced to improve the public realm and pedestrian experience on Victoria Park Avenue and Denton Avenue. The commuter parking use currently provided on the site is proposed to be permitted as part of a mix of below-grade resident, visitor and public parking.

The recommended Zoning By-law Amendment would enable redevelopment of the site consistent with the development concept prepared by CreateTO and refined through public consultation and the City's formal review process.



Development of 777 Victoria Park Avenue in accordance with this report's recommendations will ensure this City-owned property is optimized for the development of affordable and market rental housing and the creation of a complete, inclusive, livable community. The recommended mix of uses and intensification of the property maximize its transit-oriented location, are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2019) and the City of Toronto Official Plan. The proposed massing of the new buildings fits within an established tall building context while respecting transitions to adjacent properties. This development is complemented by improvements to the public realm and attention to traffic impact mitigation on both Victoria Park and Denton Avenues.

City Council's decision regarding the recommended Zoning By-law Amendment will set the stage for the next phase of the Housing Now Initiative: procurement by the City of a development partner to construct and operate a mixed-use, mixed-income development at 777 Victoria Park Avenue. The development partner will be responsible for submitting a Site Plan Control application in 2020 to finalize development plans. The City will secure the terms of construction and housing operation through a 99-year lease.

## **RECOMMENDATIONS**

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The Chief Planner & Executive Director, City Planning, recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, for a portion of the lands at 777 Victoria Park Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct the General Manager, Parks, Forestry and Recreation, and request the Toronto Transit Commission, in consultation with the Chief Executive Officer, CreateTO, to advance a detailed design of a rebuilt facility at Dentonia Park Golf Course combining golf course parking and a Passenger Pick-up and Drop-off facility and bring forward plans and budget requests through the annual budget process in the future.
4. City Council request CreateTO and the Toronto Parking Authority, to engage project development proponents on the operation of a paid public parking facility at 777 Victoria Park Avenue and report to the Board of Directors of CreateTO or the Board of Directors of the relevant CreateTO corporate entity as part of the proposed transaction terms.

## **FINANCIAL IMPACT**

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The recommendations in this report have no immediate financial impacts.

As part of its decision on January 31, 2019, City Council approved funding and financial incentives under the Open Door Program to support the creation of up to 3,700 affordable rental units in phase one of the Housing Now Initiative. The report estimated investments of approximately \$280 million in City incentives (foregone revenue) over a 99-year term.

The January 31, 2019 decision also recommended that the Chief Financial Officer and Treasurer, in consultation with the Deputy City Manager, Corporate Services, and Executive Director, Housing Secretariat, identify appropriate funding solutions to address operational needs identified by City divisions or agencies on the 11 Properties and to seek funding approval in future budget cycles, as required. The Chief Financial Officer and Treasurer has reviewed this report and agree with the financial impact information.

## **Equity Impact**

The Housing Now Initiative has been analysed for potential impacts on equity-seeking groups and vulnerable residents of Toronto. The Housing Now Initiative advances a number of the City of Toronto's equity strategies and commitments including the Housing Opportunities Toronto Action Plan, Social Procurement Policy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy and the Toronto Seniors Strategy.

An intersectional analysis reveals that women, seniors, newcomers and low-income residents who require access to affordable housing, access to affordable childcare, access to city spaces, access to public transit, safety and security will be positively impacted. The proposal at 777 Victoria Park Avenue calls for a mix of retail and community uses at-grade, which includes a child care facility. At least 50% of units located on this site will be rented below the City-wide average market rent, providing lower-income individuals with the opportunity to access safe, quality housing near high-order transit. A combination of housing supports and rental allowances will also be deployed to deepen the affordability of these units. The new affordable homes will remain affordable for 99 years, providing quality housing for future generations.

Through incorporating social procurement principles in the market offering process for the Housing Now properties, the implementation of the Housing Now initiative can encourage local hiring and create employment, training and apprenticeship opportunities for people experiencing economic disadvantage, including those from equity-seeking communities.

## **DECISION HISTORY**

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On December 13, 2018, City Council adopted CC1.3 "Housing Now", which approved the activation of 11 City-owned sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit-oriented communities.

The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

On January 31, 2019, City Council adopted EX 1.1 "Implementing the "Housing Now" Initiative". This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program and the overall financial implications of the program.

The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On September 24, 2019, the Board of Directors of CreateTO adopted RA 8.2 "Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue", which presented business cases and a recommended approach to the market offering process for the first four Housing Now properties.

The CreateTO Board decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA8.2>

## **Housing Now Overview**

Housing Now is a new city-building approach to use City-owned lands to build affordable housing within mixed-use, mixed-income, complete communities. Initiated by City Council in December 2018, the Housing Now Initiative is intended to accelerate the development of affordable housing on City-owned properties across Toronto.

The first phase of the Housing Now Initiative includes 11 properties with the potential to create approximately 10,000 new residential units. A minimum two-thirds of all residential units will be purpose-built rental housing. At least 50% of the rental units (approximately 3,700 units) will be affordable rental housing with rents set at 80% of Toronto's average market rent. The new affordable rental units will remain affordable for 99 years, providing quality housing opportunities for future generations.

The development of new housing through Toronto's Housing Now Initiative will be guided by the following principles adopted by City Council:

- Activate sites to achieve the highest possible public benefits;
- Optimize the development of market and affordable rental housing with a mix of unit types and sizes;
- Create homes affordable for a diverse range of incomes, including deeply affordable homes;
- Appropriately address and accommodate existing City and other operations and uses on the 11 sites;
- Prioritize the public retention of sites, including long-term land leases; and
- Actively engage with City Councillors and local communities in the planning and development of each site.

Through the first stage of work, City and CreateTO staff are undertaking detailed due diligence, developing business cases and preparing recommended planning framework amendments. This work will establish a market-ready development concept and advance projects through key stages of the approval process, providing the selected

development partners with greater certainty and an expedited route to construction and occupancy.

The Housing Now Initiative leverages City contributions and partnerships with experienced housing developers and operators to deliver affordable housing and complete communities at key locations in the city. Through the City's contributions of land value and incentives, the Initiative will leverage millions in third-party investment and create thousands of new rental units needed by Torontonians.

## **777 Victoria Park Avenue Work Program**

The recommendations contained in this report reflect work undertaken by City and CreateTO staff to prepare a development concept for 777 Victoria Park Avenue (see Attachment 5), in consultation with local and city-wide stakeholders.

### **Inter-Divisional Review**

To aid in the preparation of the City-initiated rezoning, City staff, CreateTO staff and consultants undertook due diligence analysis and prepared a development concept for 777 Victoria Park Avenue for inter-divisional review.

This review entailed two formal submissions of architectural plans and a full suite of technical reports by CreateTO for the review of City Planning staff and commenting partners. The materials were circulated to all appropriate agencies and City divisions. City staff provided comments and participated in inter-divisional workshops in an effort to refine the development concept, confirm the obligations of the eventual developer of the site and expedite planning approvals. The following reports and studies were submitted as part of the inter-divisional review:

- Air Quality Study
- Architectural Plans
- Downstream Sewer Analysis
- Geotechnical Study
- Hydrogeological Report
- Landscape Plan
- Noise Impact Study
- Servicing Report
- Stormwater Management Report
- Survey Plans
- Toronto Green Standard Summary
- Transportation Impact Study
- Urban Design Brief
- Vibration Study

The above-mentioned plans, reports and studies are available on the Application Information Centre at: [www.aic.to/777VictoriaParkAve](http://www.aic.to/777VictoriaParkAve).

The recommended Zoning By-law Amendment and other recommendations in this report reflect the comments received through this inter-divisional review process. In

addition, staff comments will be highlighted in the directions and requirements set out in the City's marketing materials and secured in lease agreements with the development partner and through the site plan approval process.

### Community Consultation

Beginning in May 2019, City staff led community meetings and consultation events regarding the proposed redevelopment of 777 Victoria Park Avenue. These activities included two rounds of public open houses (June and September 2019) as well as additional community consultation activities.

The timing, location and number of attendees for each meeting are identified in Table 1 below.

**Table 1: Public Consultation Summary**

Meeting Date	Meeting Type	Meeting Location	Number of Attendees
May 28, 2019	Consultation Launch Pop-Up	Victoria Park Subway Station	n/a
June 10, 2019	Open House #1	Seicho-No-Ie Toronto Centre, 662 Victoria Park Ave.	125
July 29, 2019	Ward 19 Consultation	Maryland Park, 19 Maryland Blvd.	35
August 20, 2019	757 Victoria Park Consultation	757 Victoria Park Ave.	50
August 22, 2019	Crescent Town Pop-Up	Crescent Town Club – 2A The Market Place	100
August 22, 2019	Ward 20 Roundtable	Warden Hilltop Community Centre, 25 Mendelssohn St.	40
September 9, 2019	Open House #2	Seicho-No-Ie Toronto Centre, 662 Victoria Park Ave.	225

### Public Consultation - Areas of Support

- Support for the City prioritizing affordable housing
- Interest in living in an affordable housing unit
- Support for maximizing the number and density of affordable units

- Support for incorporating retail and community uses, in particular a child care facility
- Demand for community agency space for local service providers and community organizations
- Improvements to pedestrian experience/safety

### **Public Consultation - Areas of Concern**

- Proposed building height and massing/tall building impacts
- Traffic impacts from the proposed development
- Pedestrian safety concerns on Denton Avenue related to driveway design
- Strain on existing infrastructure resulting from increased population (water, sewer, transit)
- Concerns about school capacity in the area
- Loss of commuter parking spaces on site and the related risk of parking spillover into the adjacent neighbourhood
- Desire for ownership units within the development
- Concerns about the concentration of affordable housing in the area

The two community meetings functioned as open houses with presentations and question-and-answer sessions partway through each meeting. At the June Open House, staff introduced the overall Housing Now Initiative and presented and sought feedback on the preliminary development concept for 777 Victoria Park Avenue and implementation of the new program. At the second Open House in September, staff presented an updated development concept, provided further information regarding the Housing Now Initiative and responded to questions from community stakeholders.

The project team circulated summaries of all feedback received at and after the events to attendees and posted final summaries online on the CreateTO website: <https://createto.ca/housingnow>.

City staff also conducted additional engagement activities in July and August 2019 to address questions raised by stakeholders and further publicize the Housing Now Initiative.

Input from members of the public through the consultation process has shaped the development concept and recommendations in this report. These revisions include alterations to address traffic and safety impacts on Denton Avenue, changes to the permitted building massing to achieve better transition to neighbouring properties and further definition of the vision and function of the Transit Plaza and other public spaces. The Comments section of this report expands on these considerations.

City staff have continued to engage with the local City Councillors and community members in advance of Planning and Housing Committee's and City Council's consideration of this report. Further consultation and project updates are planned throughout the marketing, site plan application and construction processes.

## **Planning Review Panel and Design Review Panel**

Staff presented the overall Housing Now Initiative and preliminary plans for four sites, including 777 Victoria Park Avenue, to the City's Planning Review Panel on June 15, 2019. Staff presented the Housing Now Initiative and refined plans for 777 Victoria Park Avenue to the City's Design Review Panel on October 10, 2019.

The feedback and comments from these discussions have been used to refine the recommended Zoning By-law Amendment presented in this report as well as criteria established for the development partner through the procurement process. Staff anticipate presenting updated plans for 777 Victoria Park Avenue to the Design Review Panel as part of the Site Plan Control application.

## **Zoning By-law Amendment Summary**

This report recommends amendments to Zoning By-law 569-2013, as amended, to permit a mixed-use development at 777 Victoria Park Avenue, comprising a tall building, a mid-rise building and a maximum of 41,000 square metres of development. The recommended Zoning By-law Amendment is based on a comprehensive development concept refined through public consultation and City staff review.

The recommended Zoning By-law Amendment will permit a maximum of 39,350 square metres of residential gross floor area, a maximum of 1,700 square metres of retail space, a minimum of 425 square metres of community space uses and a minimum 925 square metre child care facility. The permissions will facilitate the development of approximately 508 new residential rental units on the site, including at least 254 affordable rental units. The recommended Zoning By-law Amendment requires 2 bedroom units to account for at least 15% of all units and 3-bedroom units to account for at least 10% of all units, consistent with the unit mix identified in the City's draft Growing Up guidelines.

The amendments identify a location appropriate for the development of the tall building, toward the north end of the site, and a location appropriate for the development of the mid-rise building toward the south end. The tall and mid-rise buildings may not exceed 76 metres and 40 metres in height, respectively. The developable areas (indicated on Diagram 6 of Attachment 4) account for required setbacks from the property lines, separation distances from existing tall buildings and other urban design considerations. Stepback provisions in the recommended by-law amendment establish podium heights and will further restrict the location of the upper floors of the tall and mid-rise buildings to mitigate impacts on the pedestrian realm and surrounding properties.

The recommended Zoning By-law Amendment provides space for improvements to the public realm on Victoria Park and Denton Avenues. Minimum setbacks are identified on both frontages. Diagram 6 of Attachment 4 indicates deeper setbacks at the corner of Victoria Park and Denton Avenues and adjacent to Victoria Park Subway Station, enabling the development of a Transit Plaza to facilitate pedestrian movements and public gathering. Recommended zoning provisions identify the minimum area to be secured as publicly-accessible open space at these locations. Diagram 6 also sets out minimum setbacks at the rear of the property adjacent to the bus terminal.



The attached Zoning By-law Amendment also establishes minimum parking supply standards for residents, visitors, non-residential uses and car-share spaces. The recommended by-law includes a provision enabling the pooling of a portion of these parking spaces for shared use between tenants, visitors, patrons of the non-residential uses on site and other users, including commuters. This permission will permit the continued provision of paid public parking. The provision of paid public parking has been encouraged in the City's bid call documents. This report recommends that CreateTO and the Toronto Parking Authority advance this objective in negotiations with the successful development partner.

Staff propose relocating the existing Passenger Pick-up and Drop-off facility (PPUDO) on site at 777 Victoria Park Avenue to the north side of Victoria Park Subway Station. The new PPUDO for transit users to Victoria Park Subway Station will be incorporated within a rebuilt parking lot serving the City's Dentonia Park Golf Course. The addition of a new PPUDO at that location is in accordance with existing Zoning By-law permissions for those lands. This report recommends that CreateTO, in consultation with Parks, Forestry and Recreation and the Toronto Transit Commission, continue to advance the design of this new facility and bring forward budget requests and site plan applications as appropriate.

In the context of Housing Now, interests that may be secured in a Zoning By-law through Section 37 of the *Planning Act*, such as those related to public access, easements and community space, will be secured through the lease agreement with the City's housing development and operator partner.

### **Site and Surrounding Area**

The site recommended for rezoning through this report, a portion of the property municipally known as 777 Victoria Park Avenue, is located at the northeast corner of Victoria Park Avenue and Denton Avenue. The site has a total area of approximately 8,000 square metres and is slightly irregular in shape, with depths along Victoria Park Avenue varying from 48 to 60 metres. The site maintains a frontage of 151 metres along Victoria Park Avenue and 60 metres along Denton Avenue. The right-of-way widths for Victoria Park Avenue and Denton Avenue in this location are 30 metres and 20 metres, respectively.

The site is currently being used as a surface commuter parking lot and a passenger pickup and drop-off facility for Victoria Park Subway Station.

The following is the built form character and land uses of the surrounding area:

**North:** To the north of the site is Victoria Park Subway Station and, beyond that, Dentonia Park Golf Course, which is designated *Other Open Space Areas*. The character of the area to the northwest and northeast of the site is primarily *Apartment Neighbourhoods*, including high-rise residential apartment buildings in the Crescent Town and Teesdale areas where heights range from 29 to 37 storeys.

**East:** Immediately east, the site abuts the bus terminal associated with Victoria Park Subway Station. Beyond that is a 22-storey residential apartment building with outdoor amenity areas, child care centre and personal service shop.

**South:** South of the site is an 18-storey condominium building situated on lands designated *Apartment Neighbourhoods*. Beyond that is Danforth Avenue, fronted by lands designated *Mixed Use Areas*. The character of this area is primarily commercial, including a mix of 1-2 storey buildings and Shoppers World, a large shopping plaza with surface parking.

**West:** Opposite the site, on the west side of Victoria Park Avenue, is a woodlot associated with Dentonia Park, which is designated *Parks*. Further west are the rear yards of single-family homes which front onto Bryant Avenue. These lands are designated *Neighbourhoods*.

## **Reasons for Amendment**

The property is zoned Utility and Transportation Zone (UT) in City-wide Zoning By-law 569-2013, as amended. An amendment is required in order to permit the proposed land uses. An amendment is also required to establish appropriate performance standards related to the proposed density, height, parking rate, retail and community uses, and other provisions.

The proposed uses and development permissions conform with the property's *Mixed Use Areas* designation in the Official Plan.

## **Policy Considerations**

### **Planning Act**

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a 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.

### **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 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 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."

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan for the Greater Golden Horseshoe (2019) (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:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households;
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors;
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government;
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH;

- Protect and enhance natural heritage, hydrologic, and landform systems, features and functions;
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities; and
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

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 in the event of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of Council with respect to 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 recommended Zoning By-law Amendment, as described in the Comments section of this report, implements the policies and vision of the Growth Plan.

Staff have reviewed the recommended Zoning By-law Amendment for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of this Report.

### **Toronto Official Plan**

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*. Toronto Official Plan policies related to building complete communities include the priority of providing a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods. Toronto Official Plan policies can be found here:

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

The subject site is designated *Mixed Use Areas* as shown on Map 21 - Land Use Plan of the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities. The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

Within *Mixed Use Areas*, the Official Plan policies indicate that new buildings should be located and massed to frame streets and to provide a comfortable, safe pedestrian environment; that new development should take advantage of nearby transit services; and that new development should provide good access, parking and circulation, among

other matters. Where development in *Mixed Use Areas* is to occur adjacent to lands designated *Neighbourhoods*, new buildings are to be located and massed to provide for an appropriate transition between areas of different intensity and scale through measures such as appropriate setbacks and stepping down of heights. New buildings in *Mixed Use Areas* are also to be located and massed to limit shadow impacts on adjacent *Neighbourhoods*.

## *Chapter 2 - Shaping the City*

Policy 2.4.7 states that for sites in areas well serviced by transit, such as locations around rapid transit stations and along major transit routes, consideration will be given to redevelopment of surface commuter parking lots on City-owned land.

Policy 2.4.8 states that better use will be made of off-street parking by encouraging the shared use of parking and developing parking standards for mixed use developments which reflect the potential for shared parking among uses that have different peaking characteristics.

## *Chapter 3 - Building a Successful City*

Section 3.1.2 Built Form states that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadow and uncomfortable wind conditions.

Section 3.1.3 Built Form - Tall Buildings states that tall buildings are to be located to ensure adequate access to sky view and to ensure that the proposed building and site design will contribute to and reinforce the overall City structure, including its relationship to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas.

Section 3.2.1 Housing states that adequate and affordable housing is a basic requirement for everyone.

Policy 3.2.1.1 states that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents.

Policy 3.2.1.4 states that where appropriate, assistance will be provided to encourage the production of affordable housing. In the case of affordable rental housing, and in order to achieve a range of affordability, municipal assistance may include: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance.

The Community Services and Facilities policies in Section 3.2.2 of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change.

## **Zoning**

The site is subject to the City-wide comprehensive Zoning By-law 569-2013, as amended, which zones the property as Utility and Transportation Zone (UT). The UT zone permits a number of uses including, but not limited to, market garden, fire hall, park, police station, public utility, and transportation use.

The site is also zoned Public Utilities (PU) under the Oakridge Community Zoning By-law 9812, as amended. Permitted uses in the PU zone include public utilities, pipelines and horticulture. An amendment to the Oakridge Community Zoning By-law 9812, as amended, is not required as it has been determined that the City-wide Zoning By-law 569-2013, as amended, supersedes it.

## **City-Wide Tall Building Design Guidelines**

City Council has adopted city-wide Tall Building Design Guidelines and has directed City Planning staff to use these Guidelines in City-initiated processes and the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines is here: <https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

## **Avenues and Mid-rise Buildings Study and Performance Standards**

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of proposed mid-rise buildings and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

## **Growing Up: Planning for Children in New Vertical Communities Guidelines**

In July 2017, City Council adopted the City-wide Growing Up: Planning for Children in New Vertical Communities draft guidelines. The objectives of the guidelines are rooted in the Official Plan vision to create an attractive, safe and healthy city where children are valued and residents have access to housing, support services and recreational activities. The draft guidelines implement Official Plan policies that highlight the importance of integrated community facilities and amenities, the need for a comfortable and safe public realm and the creation of a range of housing options in communities.

The Guidelines and City Council decision can be found at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

## **Site Plan Control**

The development of 777 Victoria Park Avenue will be subject to Site Plan Control. The selected development partner will be required to submit a Site Plan Control application.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The recommended Zoning By-law Amendment has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019).

Staff have determined that the Zoning By-law Amendment is consistent with the PPS and conforms with the Growth Plan as follows.

As part of the Housing Now Initiative, the proposed development provides a mix of affordable and market rental units, which is consistent with Policy 1.1.1 of the PPS (2014), which requires the efficient development and land use patterns to sustain the financial well-being of the Province and municipalities over the long term and the accommodation of an appropriate range and mix of residential units, including affordable housing.

The recommended Zoning By-law Amendment advances a density and land use mix that is consistent with the directions of Policy 1.1.3.2 of the PPS (2014). It represents an efficient use of land and resources, is appropriate for and efficiently uses available and planned infrastructure and public service facilities and is transit supportive. Furthermore, the proposed development is within an area identified by the City as appropriate for intensification, consistent with Policy 1.1.3.3.

By requiring a range and mix of unit types, including 2 and 3-bedroom units, the recommended Zoning By-law Amendment is consistent with Policy 1.4.3 of the PPS (2014) that requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents.

By redeveloping a commuter parking lot adjacent to a transit station, the proposed development conforms with the Growth Plan (2019) as it supports the creation of complete communities by making more efficient use of land and infrastructure, and supporting transit viability. The recommended Zoning By-law Amendment also conforms with the Growth Plan (2019) by promoting a mix of land uses as well as a diverse range and mix of housing options. The Zoning By-law Amendment provides for a compact built form and an improved public realm, integrates community facilities and supports safe, convenient active transportation and transit use.

## **Land Use**

The recommended Zoning By-law Amendment conforms with the Official Plan. The redevelopment of a commuter parking lot with two mixed-use buildings incorporating retail and community uses at-grade supports the land use policies of the *Mixed Use Areas* designation on the site. Specifically, it meets the requirements of Policy 4.5.2 which requires development in *Mixed Use Areas* to provide for new jobs and homes for Toronto's growing population on underutilized lands and create a balance of high quality commercial, residential, and open space uses that reduces automobile dependency and meets the needs of the local community. The introduction of residential uses and the provision of supportive community and retail uses adjacent to a transit station will contribute to the mix of uses planned for this area.

## **Affordable Housing**

As part of the City's Housing Now Initiative, development at 777 Victoria Park Avenue will include at a minimum 50% affordable rental units. The recommended zoning by-law permits 39,350 square metres of residential gross floor area, which is estimated to provide for approximately 508 new residential units, of which at least 254 units would be affordable rental units.

The affordable rental units are planned to be rented for an average cost equivalent to 80% of Toronto's Average Market Rent, as defined by the Canada Mortgage and Housing Corporation (CMHC). The Housing Now Initiative will require the inclusion of deeply affordable rental units within this mix rented at approximately 40% of Toronto's Average Market Rent. This mix of units would serve households earning approximately \$21,000 to \$52,000 per year before tax. The units' affordability will be secured for 99 years.

The recommended Zoning By-law Amendment identifies a requirement for 2 bedroom units to account for at least 15% of all units and 3-bedroom units to account for at least 10% of all units. The City's criteria for development partners participating in Housing Now will require approximately 20% of units to be designed to CMHC's accessibility standards.

The City's partner will construct and operate the property on a 99 year lease. The City and its partner will advertise housing opportunities, including affordable rental opportunities, approximately one year prior to the completion of construction.

## **Density, Height, Massing**

The recommended Zoning By-law Amendment will permit a maximum gross floor area of 41,000 square metres of development and a maximum density of 5.1 times the area of the lot.

The amendment will permit a tall building of up to 76 metres (approximately 23 storeys) and a mid-rise building of up to 40 metres (approximately 11 storeys). Diagram 6 of Attachment 4 identifies areas appropriate for building podiums, as well as areas where buildings may be built to the maximum heights, subject to meeting other provisions of the Zoning By-law Amendment. The diagram provides some flexibility for the location of



the tallest building elements, with geographic limits set through the review and refinement of the development concept.

A combination of stepbacks and setbacks is provided to ensure appropriate transitions to the public realm and to lands designated *Apartment Neighbourhoods* to the east and south and *Neighbourhoods* and *Parks* to the west. A five metre setback along Victoria Park Avenue and a three metre setback along Denton Avenue provide for a comfortable and safe pedestrian environment and improve upon existing conditions. Stepbacks for the mid-rise building have been incorporated along Denton Avenue to better frame the street. Stepbacks for the tall building have been incorporated at the fifth and seventh storeys. The overall massing, tower location and building heights have been designed to minimize shadow impacts and ensure adequate access to skyview. The massing of the buildings will be further guided by angular planes related to neighbouring land uses (for the tall building) and the width of the Victoria Park Avenue right-of-way (for the mid-rise building).

The recommended density is appropriate for a property designated *Mixed Use Areas* and immediately adjacent to a high-order transit station. The permitted scale of development is consistent with the high-rise character of the surrounding area and compatible with the tall buildings to the north, east and south.

### **Sun, Shadow, Wind**

The development concept was reviewed against the Official Plan policies and design guidelines described in this report's Policy Considerations section. This analysis included the review of shadow studies and revisions to the location of the tall building and the massing of both the tall and mid-rise buildings.

The location of the tall building has been carefully considered to mitigate shadow impacts on surrounding land uses. Siting the tall building to the north of the site minimizes shadow impacts on lands to the west of Victoria Park Avenue designated *Neighbourhoods* and *Parks*. Dwellings on Bryant Avenue (to the west of the site) are located south of the proposed tall building area and, therefore, will not experience direct shadow impacts. Net shadow impacts on lands to the east are minimized as the proposed tall building area aligns with the mid-century slab apartment building at 30 Denton Avenue. New shadows extending east from the development at 777 Victoria Park Avenue will be minimized and will generally fall within the apartment building's existing shadow.

Diagram 6 of the recommended Zoning By-law Amendment identifies the location appropriate for a tall building. Although the Diagram permits some flexibility in the final location of the tower component, it is generally prescriptive to ensure the mitigation measures identified above are incorporated into the final plans for the site. A maximum 750 square metre floor plate further limits the shadows cast by a slender tower, consistent with the Tall Building Design Guidelines.

The recommended Zoning By-law Amendment includes minimum stepbacks required for the tall and mid-rise buildings. The sculpting of the buildings and provision of building elements, in addition to setbacks at grade and the addition of street trees, can improve

the wind and micro-climatic conditions of the pedestrian zones on Victoria Park and Denton Avenues. Further articulation of the building facades is anticipated in the Site Plan Control process.

Given the existing and the planned context for the subject property and the surrounding area, the built form directions set out in the recommended Zoning By-law Amendment, including sun, shadow and wind impacts, are supported by staff.

## **Streetscape**

Both staff and members of the public identified improvements to the public realm and pedestrian experience as key objectives of development at 777 Victoria Park Avenue. Victoria Park Avenue is a major street and a well-travelled pedestrian connection between Victoria Park Subway Station and Danforth Avenue. Denton Avenue is an important east-west link connecting to multiple schools and a community centre, among other destinations.

The development concept is organized to support a transit-oriented and pedestrian-friendly public realm and screen servicing and parking areas from adjacent street frontages. The entrances to the retail and community uses will be located along the Victoria Park Avenue street frontage, facilitating easy access from the transit station.

The recommended Zoning By-law Amendment establishes minimum at-grade setbacks on the site's public street frontages: three metres on Denton Avenue and generally five metres on Victoria Park Avenue. These setbacks, combined with a 2.1 metre sidewalk, street trees, plantings and a buffer between the sidewalk and the road curb, will provide space for more comfortable and pleasant pedestrian movement than exists today.

The 777 Victoria Park Avenue development concept sets out a preliminary landscape plan for the design, programming and landscaping of the site's street frontages. The scheme identifies a variety of design characters and functions served in the combined sidewalk zone and setbacks. Closest to Victoria Park Subway Station, a deeper setback is required to provide space for a publicly-accessible Transit Plaza, with hard and soft landscaping zones, trees, seating, lighting and other pedestrian amenities. This area aligns with the principal station entrance and will serve the site's retail uses. On Victoria Park Avenue north of Denton Avenue, the development concept identifies the location for the child care centre's outdoor space as well as a landscaped setback (required in the Zoning By-law Amendment) buffering the play area. Where the development includes at-grade residences, the setbacks will provide space for soft landscaping and public-private transition.

The final design of these spaces will be confirmed at the Site Plan Control stage. Terms within the lease with the development partner will secure public access and leaseholder responsibilities.

## **Traffic Impact, Access, Parking**

A Transportation Impact Study (TIS) was submitted by CreateTO as part of the inter-divisional review of the development concept. The TIS assessed the proposed mixed-use development's vehicular traffic and parking requirements (including the passenger pickup and drop off facility) and described the proposed transportation solutions and strategies.

Based on staff's review and comments received through public consultation, particular attention was paid to the design and function of the pedestrian realm and vehicular access points on Victoria Park Avenue and Denton Avenue.

As Victoria Park Avenue will continue to provide an important pedestrian connection to the Subway Station, the public realm will be enhanced to include a focus on pedestrians and cyclists, while allowing for limited vehicular access. The preliminary development concept identified Denton Avenue as the primary access point for on-site vehicular and bicycle parking, loading and servicing. Given the existing bus driveway adjacent to the site and offsetting vehicular access at 757 Victoria Park Avenue, staff noted concerns with the vehicular operation and pedestrian safety on Denton Avenue. City staff assessed opportunities that would minimize conflict between vehicle and pedestrian uses. To improve pedestrian movement and safety, the development concept includes a six metre separation to create a safe space between the bus driveway and any new access for 777 Victoria Park Avenue.

The recommended Zoning By-law Amendment acknowledges opportunities for balancing vehicular access and traffic volumes between access points on Victoria Park Avenue and Denton Avenue. Staff will continue to work with the selected development partner regarding pedestrian safety and vehicular operations to determine the optimal organization and location of access through the Site Plan Control process in conjunction with the final building design.

The site's parking requirements are governed by City-wide Zoning By-law 569-2013, as amended. The site is located immediately adjacent to Victoria Park Subway Station, which connects to the Line 2 Subway and serves as an important bus terminal with frequent bus services throughout the day. The planned use of the site is rental housing, with at least 50% of units constituting affordable rental. The retail uses are considered ancillary to the development; no minimum vehicular parking spaces are required for these uses.

The recommended Zoning By-law Amendment establishes minimum parking standards for residents (0.38 parking spaces per dwelling unit) and visitors (0.1 parking spaces per dwelling unit). A minimum of two spaces are also required for each of the community space and child care facility. For the 508 units estimated in the development concept, the recommended amendments to the Zoning By-law would require a minimum of approximately 230 vehicle parking spaces, depending on the number of car-share spaces.

The TIS provided a parking strategy to justify the reduction of vehicular parking on site. Given the transit-oriented nature of the proposed development, future users of the development can utilize the major transit infrastructure adjacent to the site. The parking surveys conducted by the transportation consultant at similar locations indicated that a reduction in parking supply rate is warranted. In addition, a robust travel demand management (TDM) strategy is proposed and will be secured through the development agreement and Site Plan Control to reduce single occupancy vehicle use and provide options for residents at 777 Victoria Park Avenue and within the local community to find alternative ways to travel to and from the area. The proposed TDM strategies include the following and will be secured through the development agreement and Site Plan Control:

- Fleet of publicly accessible car-share vehicles;
- Investment in Toronto Bike Share stations on site and within the community (Victoria Park Subway Station is currently Toronto Bike Share's eastern most station);
- Designated carpool services and spaces;
- Dedicated pick-up-drop-off spaces and zones for taxis, delivery vehicles and service vehicles;
- Installation of new technologies and practices, including real-time traveller information and parking management systems; and
- Transit passes for residents in the proposed development.

The recommended Zoning By-law Amendment includes a provision enabling the operation of public parking on site. The public parking would pool a portion of the required parking spaces for shared use between tenants, visitors, patrons of the non-residential uses on site and other users, including commuters. This provision will permit the inclusion of paid public parking as exists on the site today. Incorporating paid public parking as part of the site's redevelopment will be encouraged in the City's bid call documents and advanced by CreateTO and the Toronto Parking Authority in negotiations with the selected development partner. A facility operated by the Toronto Parking Authority would need to meet its design and operational requirements.

Transportation Services staff have advised that one Type 'G' loading space and one Type 'C' loading space would be required for a development of the scale permitted in the recommended Zoning By-law Amendment. These requirements are secured in the recommended zoning.

As part of redevelopment of 777 Victoria Park Avenue, staff propose relocating the existing Passenger Pick-up and Drop-off facility on site to the north side of Victoria Park Subway Station to be incorporated within a rebuilt parking lot serving Dentonia Park Golf Course. Staff have assessed opportunities to improve the operation of the PPUDO area. This report recommends that CreateTO, coordinating with Parks, Forestry and Recreation and the Toronto Transit Commission, continue to advance the design and construction of this new facility. The final project should align in terms of traffic operations with development at 777 Victoria Park Avenue.

## **Servicing**

As part of the inter-divisional review of the development concept, City staff reviewed the following reports and studies:

- Functional Servicing Report;
- Stormwater Management Report;
- Downstream Combined Sewer Analysis;
- Hydrogeological Report; and
- Servicing Report.

These reports, along with supplementary materials, have been reviewed by Engineering and Construction Services (ECS) staff, in conjunction with Toronto Water EM&P Unit.

The proposed development proposes to discharge groundwater to the combined sewer on Denton Avenue, which will require an application to Toronto Water for temporary and permanent groundwater discharge. The selected development partner will need to satisfy Toronto Water requirements prior to site plan approval. The Downstream Combined Sewer Analysis has noted that the existing municipal sanitary sewer system up the trunk has capacity to convey the peak flows from the development under dry-weather and wet-weather flow. However, the report has not demonstrated a net zero increase in overflow volume at the downstream Combined Sewer Overflow structure, which is required to comply with requirements of MECP F-5-5. The development partner will be required to conduct any necessary municipal infrastructure upgrades and further analysis to demonstrate compliance with MECP F-5-5 during the Site Plan Control process.

The Functional Servicing Report generally concludes that the site can be adequately serviced in accordance with City standards and that the proposed stormwater strategy will address stormwater management related impacts from the proposed development and meet the intent of the City of Toronto Wet Weather Flow Management Guidelines.

It is recommended that the development partner undertake additional work to satisfy servicing matters required by ECS and Toronto Water as set out in the July 2019 and October 2019 memorandums to City Planning. These matters will be addressed prior to final site plan approval.

The above requirements are set out in the City's marketing materials and will be secured in lease agreements with the development partner and through the Site Plan Control process.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. City Council direction requires the City's Agencies, Corporations and Divisions apply the Toronto Green Standard Tier 2 Core performance measures to all new buildings. This standard also applies to development undertaken as part of the Housing Now Initiative.

The materials prepared as part of the development concept for 777 Victoria Park Avenue included a summary of Toronto Green Standard performance measures incorporated at the preliminary design stage. Where possible and appropriate, these measures have been secured in the recommended Zoning By-law Amendment. Implementation of TGS requirements will be confirmed as part of the forthcoming Site Plan Control application and will be secured on site plan drawings and through a Site Plan Agreement.

### **Community Services and Facilities**

The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities (CS&F) supports healthy, safe, livable 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 development concept being advanced for 777 Victoria Park Avenue will include requirements for the provision of a 62-space child care centre and a minimum 425 square metres of community agency space. The recommended Zoning By-law Amendment identifies minimum gross floor area for these uses in order to further direct and secure their development.

The inclusion of a child care centre responds to the lack of affordable child care in Ward 20. The Children's Services Division will work with the development partner to ensure final designs for the site meet legislative and operating requirements. In the lead-up to the opening of the centre, Children's Services will also endeavour to secure financial support for the inclusion of subsidized spaces in the centre.

The City will lease the community agency space to a qualified agency providing a community service suited to needs in the community (part of the Oakridge Neighbourhood Improvement Area). The ultimate use of the community space will be shaped by the City's consultation in the neighbourhood and with local service providers and community organizations.

The Toronto Land Corporation in consultation with the Toronto District School Board (TDSB) has determined that there is insufficient capacity at local schools overall to accommodate the students anticipated from development on site. Some schools in the site's vicinity are experiencing capacity challenges; however, the TDSB elementary schools serving 777 Victoria Park Avenue (Oakridge Junior Public School and Samuel Hearne Middle School) currently operate below 100% utilization and are projected to continue accordingly. The TDSB will continue to monitor residential development in this community as the 777 Victoria Park Avenue development progresses to determine where prospective students will attend school. The TDSB has requested that appropriate signage be erected on site and appropriate warning clauses be included in all lease/rental/tenancy agreements of residential units.

The Toronto Catholic District School Board has advised that there is sufficient space within the local elementary and secondary schools to accommodate additional students from residential development on site.

The inclusion of two CS&F uses that address notable needs in the local area - child care and community agency space - is an important benefit of development at 777 Victoria Park Avenue and an example of optimizing City-owned land for a variety of public benefits. The recommended Zoning By-law Amendment requires the provision of these facilities as does the City's bid call.

### **Next Steps**

Subject to the approval of the recommended Zoning By-law Amendment in Attachment 4, the City and CreateTO will advance marketing of the project to experienced housing developers and operators. City and CreateTO staff aim to procure a successful development partner in early 2020.

The development partner will be required to enter into a long-term lease for the site and submit a Site Plan Control application to confirm detailed design prior to construction. The Site Plan Control application and long-term lease will secure Toronto Green Standard requirements at Tier 2 of Version 3, among other matters typical of a standard Site Plan Control application. Staff propose to continue public consultation and project updates throughout these phases of work.

### **Conclusion**

The Zoning By-law Amendment recommended to be adopted through this report has been reviewed against the policies of the PPS (2014), the Growth Plan (2019) and the Toronto Official Plan. Staff are of the opinion that the recommended Zoning By-law Amendment is consistent with the PPS (2014) and conforms with and does not conflict with the Growth Plan (2019). Furthermore, the recommended amendments are in keeping with the intent of the Toronto Official Plan, particularly as it relates to directing growth towards *Mixed Use Areas* and areas served by transit and compatibility with adjacent land uses. Development of the site through the Housing Now Initiative will result in the creation of at least 254 affordable rental units, secured for 99 years, advancing the Official Plan priority of adequate and affordable housing for all Torontonians.

Through the course of various consultation events, staff have engaged and worked with members of the public to address key concerns, including the following: the massing of the potential development and its relationship to neighbouring properties; traffic impacts from the proposed development; pedestrian safety on Denton Avenue due to driveway design; and improvements to pedestrian movement and the public realm.

Staff have carefully considered these potential impacts and opportunities while developing the recommended Zoning By-law Amendment. The result is a zoning framework that clearly establishes the City's expectations for development at 777 Victoria Park Avenue, while permitting creativity and design excellence on the part of the development partner to be retained in 2020. The recommendations in this report will enable the development of 777 Victoria Park Avenue in a manner that delivers much needed affordable housing in combination with community service facilities, public realm improvements and other attributes of a complete, livable, inclusive community. Moreover, the recommendations will ensure the City advances towards the goal of delivering 3,700 affordable rental housing units through the first phase of the Housing Now Initiative.

Staff recommend that Council amend Zoning By-law 569-2013 in accordance with Attachment 4.

## **CONTACT**

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Kelly Dynes, Senior Planner, Community Planning, City Planning Division, 415-396-4250, Kelly.Dynes@toronto.ca

## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner & Executive Director  
City Planning Division

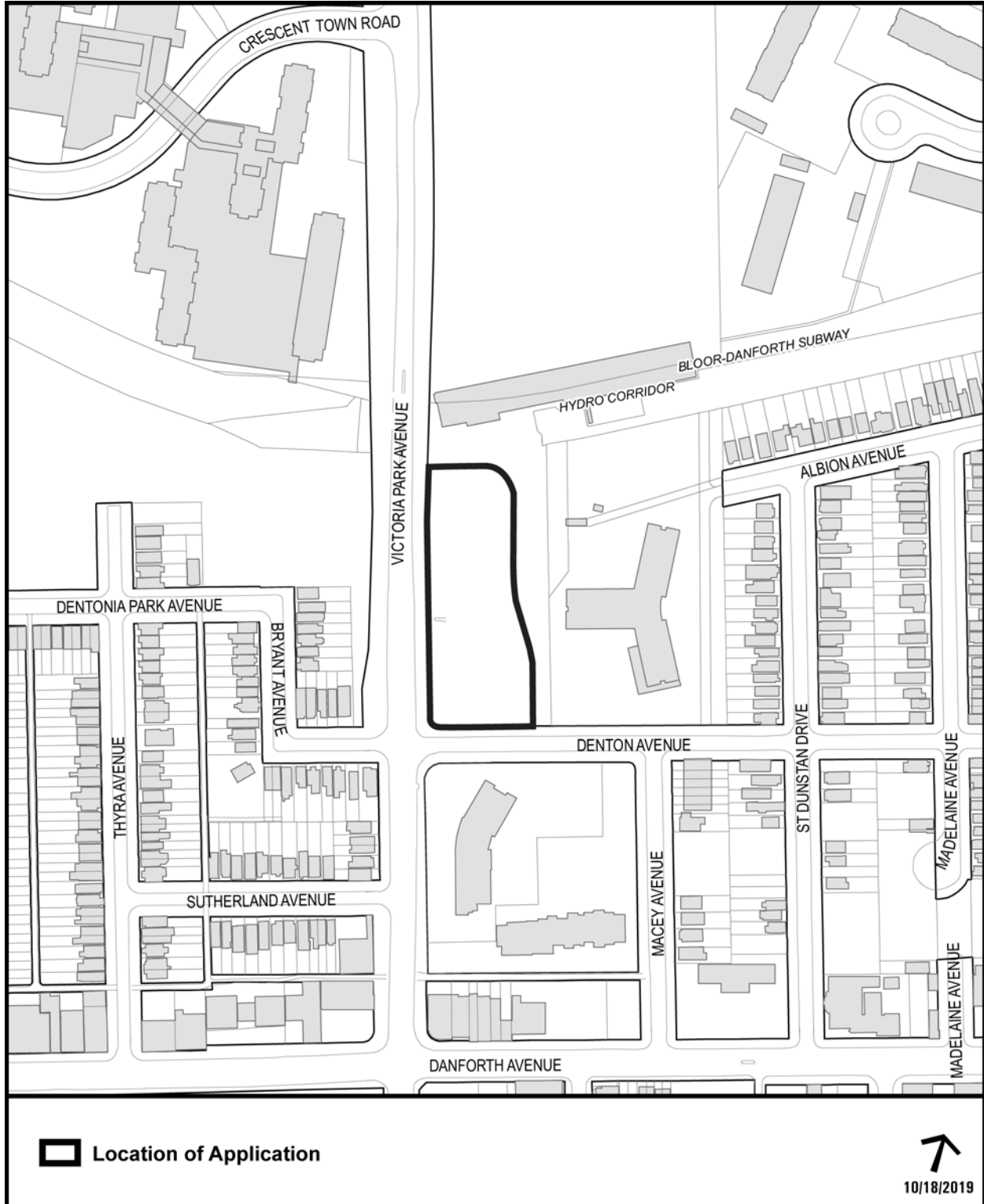
## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Official Plan Land Use Map  
Attachment 3: Existing Zoning By-law Map  
Attachment 4: Draft Zoning By-law Amendment  
Attachment 5: Development Concept Drawings



# Attachment 1: Location Map



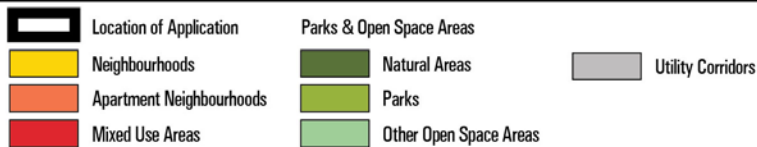
## Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #20

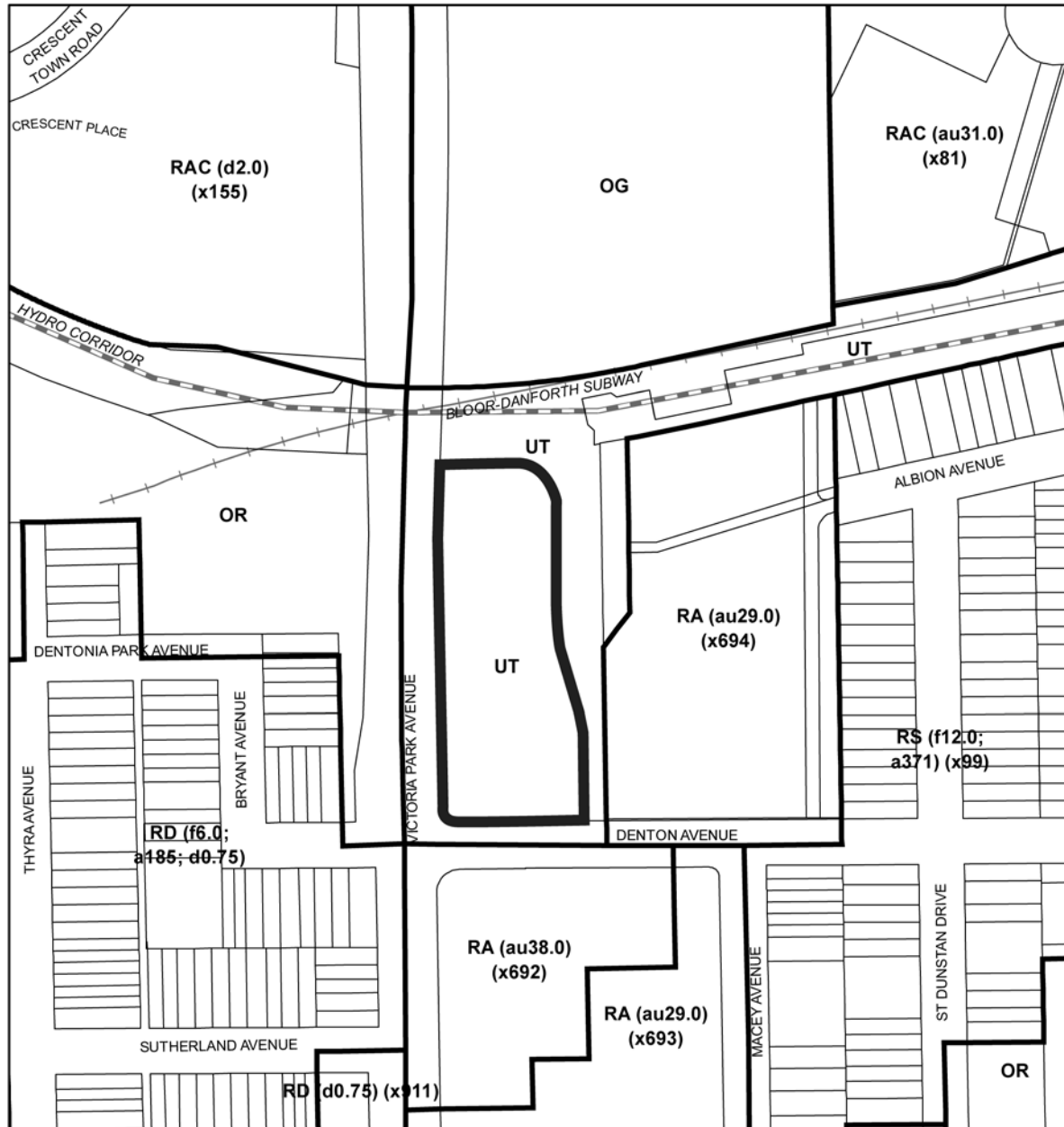
777 Victoria Park Avenue

File # 19 114193 ESC 20 0Z



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Not to Scale  
10/22/2019


# Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013

777 Victoria Park Avenue

File # 19 114193 ESC 20 0Z

 Location of Application

<b>RD</b>	Residential Detached	<b>CR</b>	Commercial Residential
<b>RS</b>	Residential Semi-Detached	<b>OR</b>	Open Space Recreation
<b>RA</b>	Residential Apartment	<b>OG</b>	Open Space Golf Course
<b>RAC</b>	Residential Apartment Commercial	<b>UT</b>	Utility and Transportation

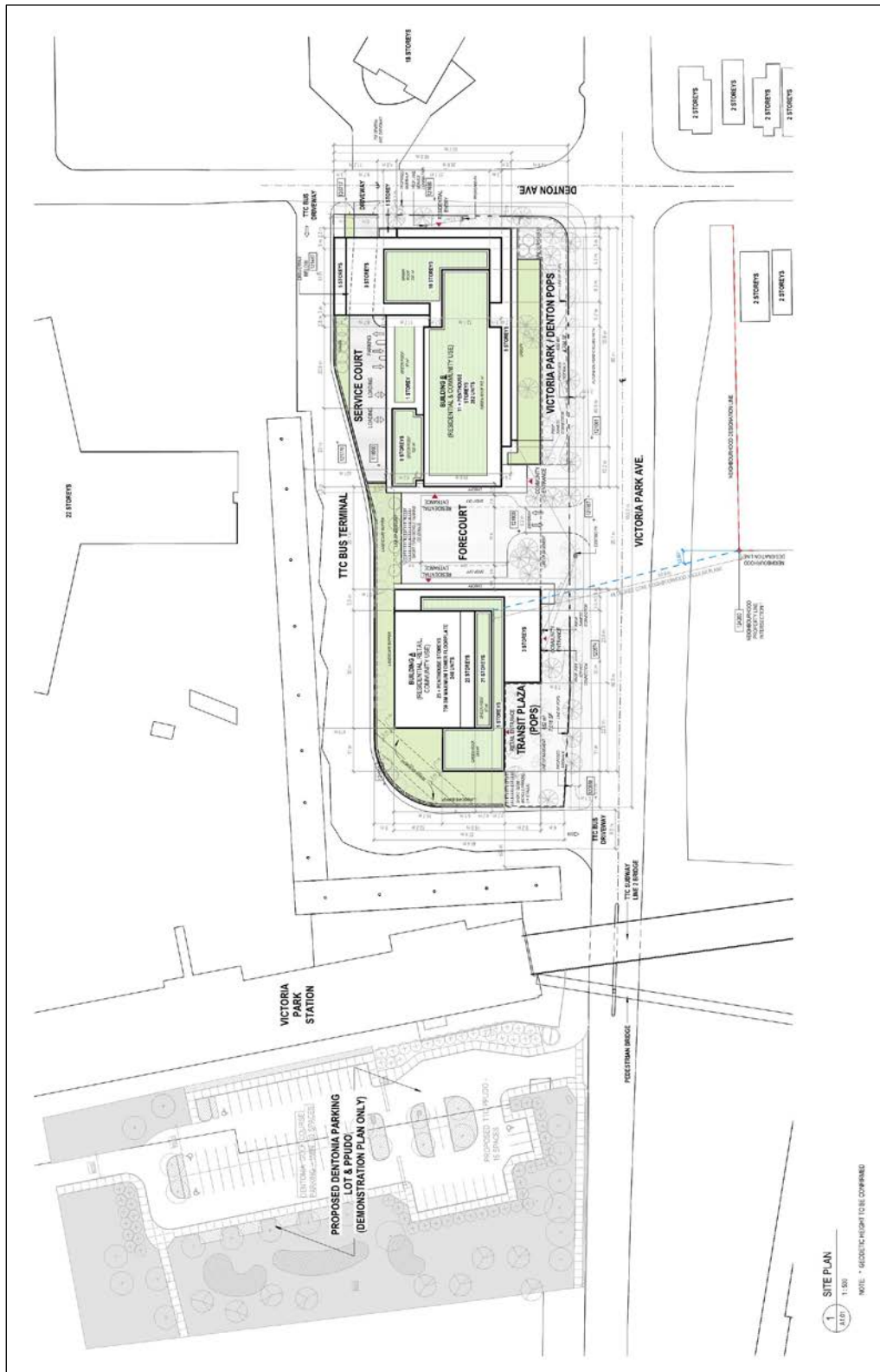
  
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Extracted: 10/21/2019

## **Attachment 4: Draft Zoning By-law Amendment**

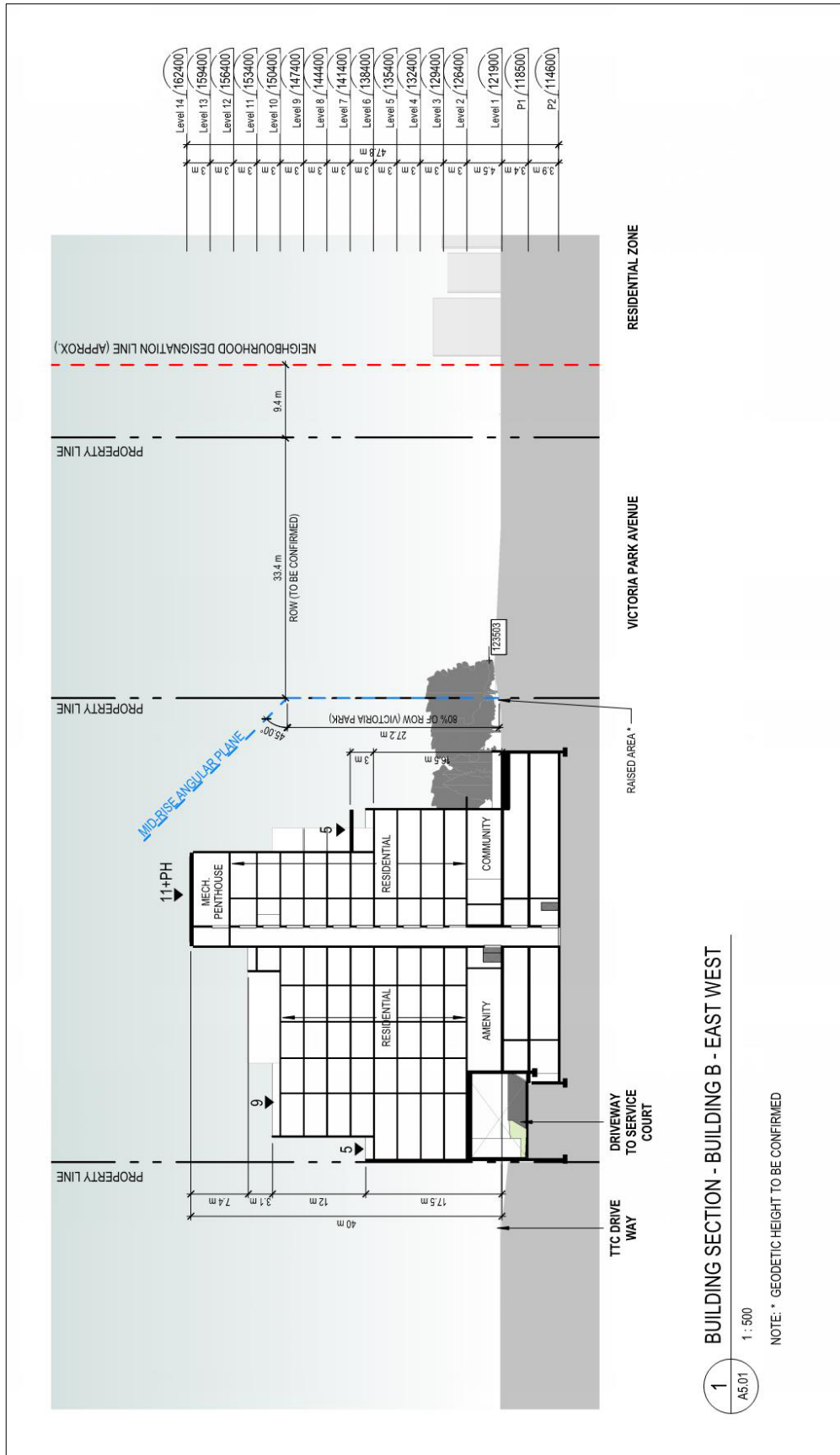
Provided separately as a PDF and posted under the Agenda Item for Planning and Housing Committee's November 13, 2019 meeting.

# Attachment 5: Development Concept Drawings

## Development Concept - Site Plan



# Development Concept - East-West Section (Mid-Rise Building)

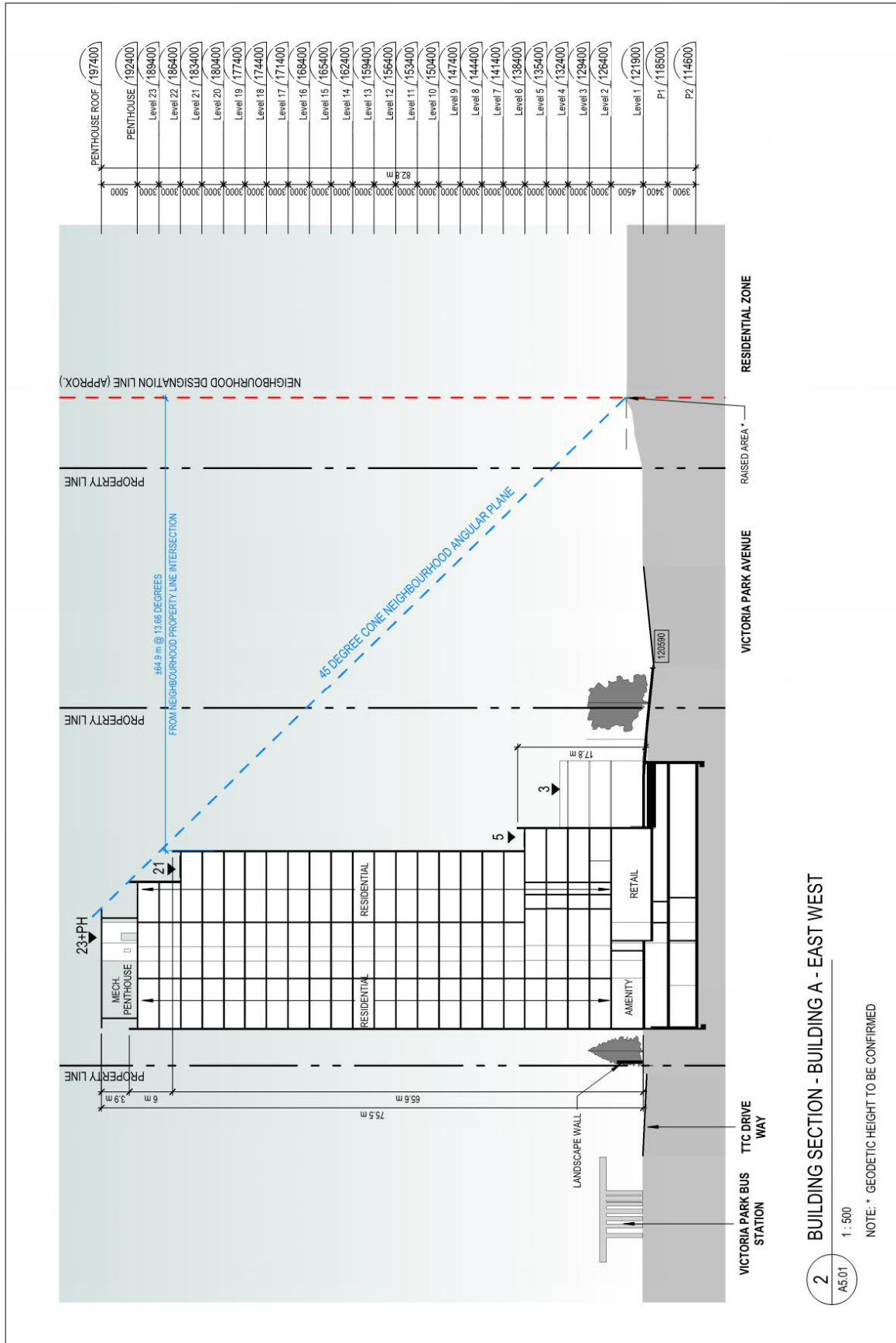


1 BUILDING SECTION - BUILDING B - EAST WEST

A5.01 1:500

NOTE: \* GEODETIC HEIGHT TO BE CONFIRMED

# Development Concept - East-West Section (Tall Building)



2 BUILDING SECTION - BUILDING A - EAST WEST

A5.01  
1 : 500

NOTE: \* GEODETIC HEIGHT TO BE CONFIRMED

# Development Concept - 3D View of the Development Concept and Area Context





Development Concept - Conceptual Massing (looking east from Victoria Park Avenue)

