

411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East – Official Plan Amendment, Zoning Amendment – Preliminary Report

Date: May 25, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 20 - Scarborough Southwest

Planning Application Number: 19 263629 ESC 20 OZ

Related Applications: 19 263636 ESC 20 SB (Draft Plan of Subdivision)

Notice of Complete Application Issued: January 14, 2020

Current Use on Site: Vacant

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 411 Victoria Park Avenue and 2510 and 2530 Gerrard Street East. 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 411 Victoria Park Avenue and 2510 and 2530 Gerrard Street East together with the Ward Councillor.
2. Staff will provide notice for the community consultation meeting 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

The subject lands were previously the subject of 2012 Official Plan amendment, rezoning and draft plan of subdivision applications by Build Toronto to permit approximately 9,100 square metres of retail commercial use on the western portion of the site fronting Victoria Park Avenue, with up to 300 standard or 'stacked' townhouse and apartment units along new interior streets, together with reconfiguration of the City's undeveloped Runnymede Park. Thirty of the proposed 300 units (10%) were proposed for affordable ownership. (See Attachment 8: Build Toronto's 2015 Draft Plan of Subdivision.)

The Director, Community Planning, Scarborough District submitted a Final Report on the Official Plan and Zoning By-law amendment application dated August 28, 2015. Pursuant to recommendations in that report, City Council on September 20, 2015 adopted Official Plan Amendment No. 288 to redesignate a portion of the subject lands in the Official Plan from *Mixed Use Areas* to *Neighbourhoods*, to reconfigure the *Parks and Open Space Areas* – *Parks* designation applying to the City's undeveloped Runnymede Park, and to designate a new internal collector road network on Schedule 2 of the Official Plan. In addition, Council enacted By-law No. 986-2015 to amend Zoning By-law No. 569-2013, as amended, and By-law No. 987-2015 to amend Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, to rezone only the westerly proposed commercial lands to Commercial Residential (CR). City Council also adopted City-initiated Official Plan Amendment No. 324 to re-establish the former Blantyre Avenue road allowance north of Gerrard Street East as a future public street on Schedule 2 of the Official Plan.

Council approval of OPA 288 and By-laws 986-2015 and 987-2015 were subsequently appealed by various parties to the Ontario Municipal Board. In a decision dated January 28, 2016, the Board denied one of the appellants status in further proceedings before the Board. On June 29, 2016, the Board was advised that the remaining appeals by RioCan Holdings and the GCD Trustee Limited (the Conservatory Group) had been withdrawn, with the result that OPA 288 and By-laws 986-2015 and 987-2015 came into final effect on the date of their enactment by Council.

OPA 324 was also appealed by the land owner, RioCan Holdings, and Conservatory Group. That appeal remains outstanding before the Local Planning Appeal Tribunal, for which no hearing date has been scheduled.

A zoning by-law amendment dealing with the remaining residential and parkland portions of the Build Toronto site was not presented for enactment at the September 20,

2015 City Council meeting. Council instructed instead that this bill not be presented until Build Toronto had entered a Section 37 agreement dealing with, among other matters, details for the proposed 30 affordable housing units being provided to Habitat for Humanity. The Chief Planner and Executive Director submitted a Supplementary Report to City Council dated December 5, 2016 advising on the final Section 37 details. Accordingly, Council on December 15, 2016 enacted By-law No. 1276-2016 amending Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, to establish new residential and parks zoning on that portion of the site. There were no appeals to this by-law amendment.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning By-law to permit the following site redevelopment:

- Three mid-rise apartment buildings ranging from 8 to 10 storeys and five blocks of stacked and back-to-back townhouses;
- A total of 798 dwelling units, including 696 apartment units and 102 townhouse units;
- 654 of the units would be market units, with 144 units (approximately 18%) proposed as affordable;
- 464 square metres of retail uses;
- 59,919 square metres of gross floor area overall (59,454 square metres residential) at a net site density (FSI) of 2.36 times the site area;
- 3.5 hectares of parkland, including approximately 1.8 hectares of reconfigured lands designated as *Parks* under the previous 2015 and 2016 approvals, plus approximately 1.7 hectares of additional new parkland;
- Two new public streets from Victoria Park Avenue, including the eastward extension of Musgrave Street from the Victoria Park Avenue intersection (consistent with the 2102 Build Toronto applications), and a northerly street paralleling the adjacent rail corridor (limited to northbound right-in/right-out turns only at Victoria Park Avenue); and
- A total of 582 parking spaces at an overall proposed rate of 0.73 spaces per unit, plus 803 bicycle parking spaces.

Additional detailed project information can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See also Attachments 1 and 2 of this report for three dimensional representations of the project in context, and Attachment 3: Site Plan, for additional information.

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 (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: 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)

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;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- 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.

Planning for Major Transit Station Areas

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.

The subject lands lie within an 800 metre radius of the Victoria Park Subway Station, representing an approximately 8 to 10 minute walk. The western portion of the subject site is also located within an 800-metre radius of a planned new eastern entrance to the Danforth GO station at the foot of Dawes Road (and approximately 1.15 kilometres from the existing entrance on Main Street).

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 current application is comprised of lands designated as *Mixed Use Areas*, *Neighbourhoods* and *Parks on Land Use Plan Map 20* of the Official Plan (see Attachment 6: Official Plan Map).

The application is subject to Site and Area Specific Policy No. 485 (SASP 485) for 411 Victoria Park Avenue, and 2510 and 2530 Gerrard Street East established through OPA 288. SASP 485 sets out a more detailed policy framework relating to the overall organization, design and functioning of various site elements including parks, new public streets and pedestrian links, built form and streetscape principles.

OPA 288 further amended Site and Area Specific Policy No. 265 (SASP 265) of the Official Plan to add the previous Runnymede Park lands to the list of City-owned lands within the *Green Space System* or *Parks and Open Space Areas* to which Official Plan policies prohibiting disposal of such lands do not apply.

Zoning By-laws

The western portion of the site fronting Victoria Park Avenue is zoned Commercial Residential (CR) under both Zoning By-law 569-2013, as amended, and Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, permitting only commercial

uses to a density (FSI) of 0.5 times the site area. The easterly portion of the site is largely zoned Apartments (A) under Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, permitting a maximum of 180 apartment units and 120 townhouse units, with the remainder of the lands zoned Park (P). (See Attachment 7: Zoning).

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 guideline(s) will be used in the evaluation of this application:

- Mid-Rise Buildings Guidelines;
- Townhouse & Low-Rise Apartments Guidelines;
- 'Greening' Surface Parking Lots;
- Bird-Friendly Guidelines;
- Drought Tolerant Landscaping;
- Complete Streets;
- Streetscape Manual;
- Bicycle Parking Facilities;
- Privately-Owned Publicly Accessible Spaces (POPS);
- Accessible Design; and
- Growing Up: Planning for Children in New Vertical Communities.

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.

COMMENTS

Reasons for the Application

Build Toronto's successor, Create TO, has not proceeded with its proposed site redevelopment as approved in 2015 and 2016. CreateTO instead issued a public request for proposals in 2017 to sell the lands for redevelopment, with the current applicant, Glenspring Developments Inc. and DK Victoria Park Inc. being the successful proponent.

The subject application, together with the associated new application for draft plan of subdivision approval, are required to substantially modify both the land use designations

and policies in the Official Plan and zoning standards previously established for this site in 2015 and 2016 in order to accommodate the significantly modified new development concept currently proposed.

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

The proposed development will be evaluated using the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) to determine consistency with the PPS and conformity with the Growth Plan.

The application will be evaluated to determine whether or not the application supports and is consistent with relevant PPS policies, including but not limited to: land use patterns and locations for intensification and redevelopment in settlement areas (1.1.3.2 and 1.1.3.3), providing an appropriate range and mix of housing types and densities (1.4.3), transportation systems and transportation demand management (1.6.7.2 and 1.6.7.4), and implementation and interpretation (4.7).

Key Growth Plan policies that will be used to evaluate this application include, but are not limited to: managing growth (policy 2.2.1.4) which supports the achievement of complete communities, intensification in delineated built-up areas (policy 2.2.2.3 b, d, and f), and housing policies enabling municipalities to require multi-unit residential developments to incorporate a mix of unit sizes (2.2.6.3).

Official Plan Conformity

Staff will evaluate this application to determine conformity with the relevant policies of the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: structuring growth (2.2); land use designations (chapter 4); transportation change policies (2.4), particularly those related to travel demand management and supporting active transportation; built form policies (3.1.2); public realm policies (3.1.1). and housing policies (3.2.1).

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing, transition and other built form issues will be assessed based on the *Planning Act*, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the City's Official Plan and Council-adopted Urban Design Guidelines. An evaluation will be made to determine whether the proposal fits within its planned and built context, and whether sufficient building setbacks are provided between buildings and from adjacent buildings and property lines.

Staff will also be evaluating:

- Appropriateness of the proposed building heights, massing, densities, setbacks and stepbacks;
- The location and organization of the proposed buildings relative to existing streets and buildings and the proposed new streets and public walkways;
- Appropriateness of the location and functions of the proposed new public streets;
- Appropriateness of the size and location of the proposed public park dedication;
- Impacts of the development on the existing and proposed public realm; and
- Other on-site matters relating to the Mid-Rise and Townhouse & Low-Rise Apartments Guidelines.

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). A composite utility plan will be required that includes the locations of existing and proposed underground and above-ground utilities and their design to avoid conflicts with existing and proposed trees.

Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy, 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of native and large shade trees; and iii) regulating the injury and destruction of trees".

An Arborist Report has been filed and is currently under review by staff and commenting partners.

Housing

A Housing Issues Report is required for Official Plan Amendments/Zoning By-law Amendments and Plans of Condominium for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or, as in this case, that propose residential development on sites that exceed five hectares in size. A Housing Issues Report, particularly addressing the proposed affordable housing units to be provided under Section 37 of the Planning Act as discussed further below, has been submitted for review 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.

A CS&F Study has been submitted with the application to identify the range of existing CS&F resources that are available within the local community, to evaluate the ability of these services to accommodate growth, to identify any existing priorities, and to determine the demand for new or improved services resulting from the proposed development. The study is under review by staff to determine any deficiencies or other issues that need to be further addressed with the applicant.

In response to City Planning's initial circulation of these applications, the Conseil scolaire Viamonde (or CsV, the French public district school board) have now advised it wishes to pursue a new school site as part of this development. The introduction of an elementary or secondary school site would have significant implications for the current development proposal. Further discussions by the applicant with CsV will be required to clarify and resolve whether and how a new school site can be accommodated within the proposed development.

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.

Under the previous applications as approved, Build Toronto committed \$500,000 toward above-base park improvements in the reconfigured Runnymede Park, as well as the provision of 30 affordable ownership units to Habitat for Humanity (i.e. 24 townhouse and 6 apartment units).

The current proposal would now see 48 townhouse units at the east end of the site provided to Habitat for Humanity. A further 96 affordable units are proposed in an 8-storey building in the middle portion of the site (identified as building '03' on Attachment 3: Site Plan) to be constructed separately by CreateTO. Collectively, these units would represent 21% of the overall 798 dwelling units proposed, which compares to the 10% affordable units (i.e. 30 of 300 units) previously proposed by Build Toronto.

Planning staff will continue discussions with the applicant and CreateTO to further clarify further details relating to these units to be set out more comprehensively in the zoning by-law amendment and a Section 37 Agreement with the City.

Planning staff will also be evaluating whether additional Section 37 community benefits may be required having regard to the Council-approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits which are available here: <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted a Functional Servicing and Stormwater Management Report, Geotechnical Study and Hydrogeological Report that assess the existing and proposed water, sanitary and storm sewer services, including capacities to service the proposed development. The reports also assess the proposed development in relation to the City's Wet Weather Flow Guidelines.

Engineering and Construction Services staff will review the submitted material to determine if infrastructure upgrades are required and will make recommendations as to how said upgrades are to be secured through the application.

Transportation Considerations

The applicant submitted a Transportation Impact Study that assesses the adequacy of the local transportation network in relation to traffic generation anticipated from the proposed development. The report concludes, in part, that the current proposals would actually generate less impact on the local public street network than the previous development approvals granted to Build Toronto. Despite the current application representing a significant increase over the 300 dwelling units currently approved, this reduced traffic impact would be attributable to the current proposal not including Build Toronto's previous 9,100 square metre large-format commercial proposal.

It should also be noted that the previous Build Toronto proposal included the introduction of a new public Street 'C' on the eastern portion of the site to link the Musgrave Extension down to Gerrard Street East (see Attachment 8: Build Toronto's 2015 Draft Plan of Subdivision). This new public street connection has been eliminated in the current proposal, with proposed site access now limited to two public streets connecting only to Victoria Park Avenue, with lands previously identified as Street 'C' now comprising part of the applicant's proposed parkland.

The findings of the submitted Transportation Impact Study relating to the capacity of Victoria Park Avenue to adequately accommodate all site-generated traffic from the development, particularly having regard to congested conditions in the Victoria Park Avenue/Gerrard Street East intersection, remains under review by Transportation Services staff. City Planning staff nonetheless believe it very important that, with the build-out of the Birchcliff Quarry Lands, at least one public street connection into this new neighbourhood from Gerrard Street East can be achieved.

Such connections were a key principle raised by the community during the Birchcliff Quarry Lands Study commenced in 2005, and were advanced by Planning staff and ultimately achieved through the previous Build Toronto planning approvals. The importance of introducing new public streets is also provided for under Official Plan Public Realm policy 3.1.1. In particular, such new streets would improve connectivity between the new neighbourhood and existing neighbourhood to the south, provide improved traffic distribution and driver options, and potentially contribute to better traffic speed management along Gerrard Street East.

The introduction of a second future new street here, in addition to Build Toronto's previous Street 'C', was further advanced through Council's concurrent approval of OPA 324 in 2015 to introduce Blantyre Avenue north of Gerrard Street East as a future public street on Schedule 2 of the Official Plan, independent of the Build Toronto applications. OPA 324, however, remains under appeal. City Planning and Legal Services discussions with the owner (RioCan) to date have not been productive.

City Planning staff will continue working with Legal Services and RioCan to pursue possible resolution on and final implementation of OPA 324 if an LPAT hearing can be avoided. City Planning considers OPA 324 to be a key city-building priority, the final disposition of which should be considered a prerequisite before any final City Council decisions are made on the subject applications in their current form.

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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

City staff are currently reviewing the TGS Checklist (Version 3.0) submitted by the applicant for compliance with the Tier 1 performance measures.

Incorporation of City Owned Lands into the Development Site

Portions of the City's Runnymede Park were included in the previous Build Toronto proposals for development with other replacement lands to be provided. The park was added to SASP 265 through OPA 288 in 2015 to enable its disposal by the City. Of the overall approximately 3.5 hectares of parkland now proposed, approximately 1.8 hectares would be located on the southern portion of the site, north of Gerrard Street East up to the Street 'A' Musgrave Extension (see Attachment 3: Site Plan). A portion of this block comprises both City-owned land and lands being contributed by the applicant. The applicant also requires the north portion of Runnymede Park for the new Street 'A' and abutting northerly townhouse proposals.

The applicant, Corporate Real Estate Management, and Parks, Forestry and Recreation (Parkland Acquisition) staff have been in discussion since 2019 on the necessary reconveyancing agreement and other instruments to effect the necessary transfers of the various lands. These discussions are continuing as a separate but parallel process to review of the subject application and draft plan of subdivision application. Final arrangements in this regard will be better determined prior to any Final Report on the current application.

Noise/Vibration

The applicant has submitted an Environmental Noise and Vibration Assessment examining potential impacts either on, or caused by, the proposed development from the standpoint of noise and vibration associated with rail activities from the Lakeshore East GO Line corridor to the north, local and site generated traffic, and other stationary noise sources. The applicant has also submitted a Train Derailment Barrier Design report addressing the adjacent rail corridor, and is in discussion with Metrolinx directly to address any matters of concern to that agency.

City Planning will be undertaking a "peer review" of the above submissions as part of the continued processing and review of the subject Official Plan and Zoning By-law amendment and draft plan of subdivision applications.

Community Consultation

The Birchcliff Quarry Lands, of which the subject application comprises a significant portion, has a lengthy history pre-dating amalgamation of strong community involvement and interest in its future, led largely by the Concerned Citizens of Quarry Lands Development (CCQLD). City Planning has conducted many community consultations over the years on various planning matters associated with these lands, notably the Birchcliff Quarry Lands Study from 2005 to 2010 and the more recent 2012 Build Toronto applications.

Anticipating continued strong community interest in the current revised proposals for the subject lands, and prior to submission of the subject development applications, the applicant conducted two well-attended information/open house meetings in consultation with the Ward Councillor on September 23rd and December 9th, 2019. A Community Consultation Strategy has also been submitted with the application to support fulsome public consultation throughout the application review process.

Planning staff also understand that Evergreen is in discussion with the applicant to potentially facilitate a participatory planning and design process aimed at engaging local children and youth to provide their unique perspective on creation of a new neighbourhood here, as part of the broader public consultation process.

Other Matters

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

CONTACT

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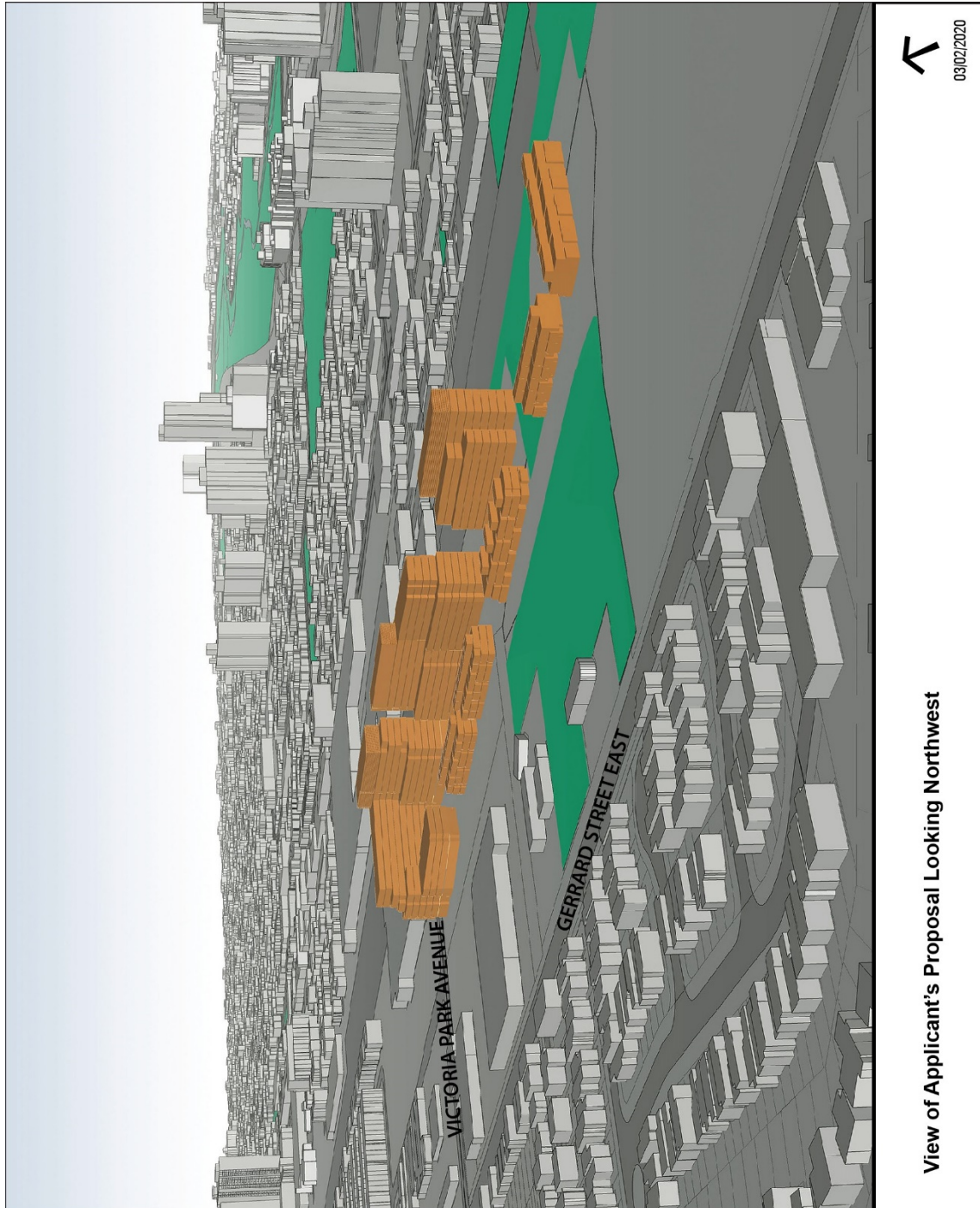
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Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

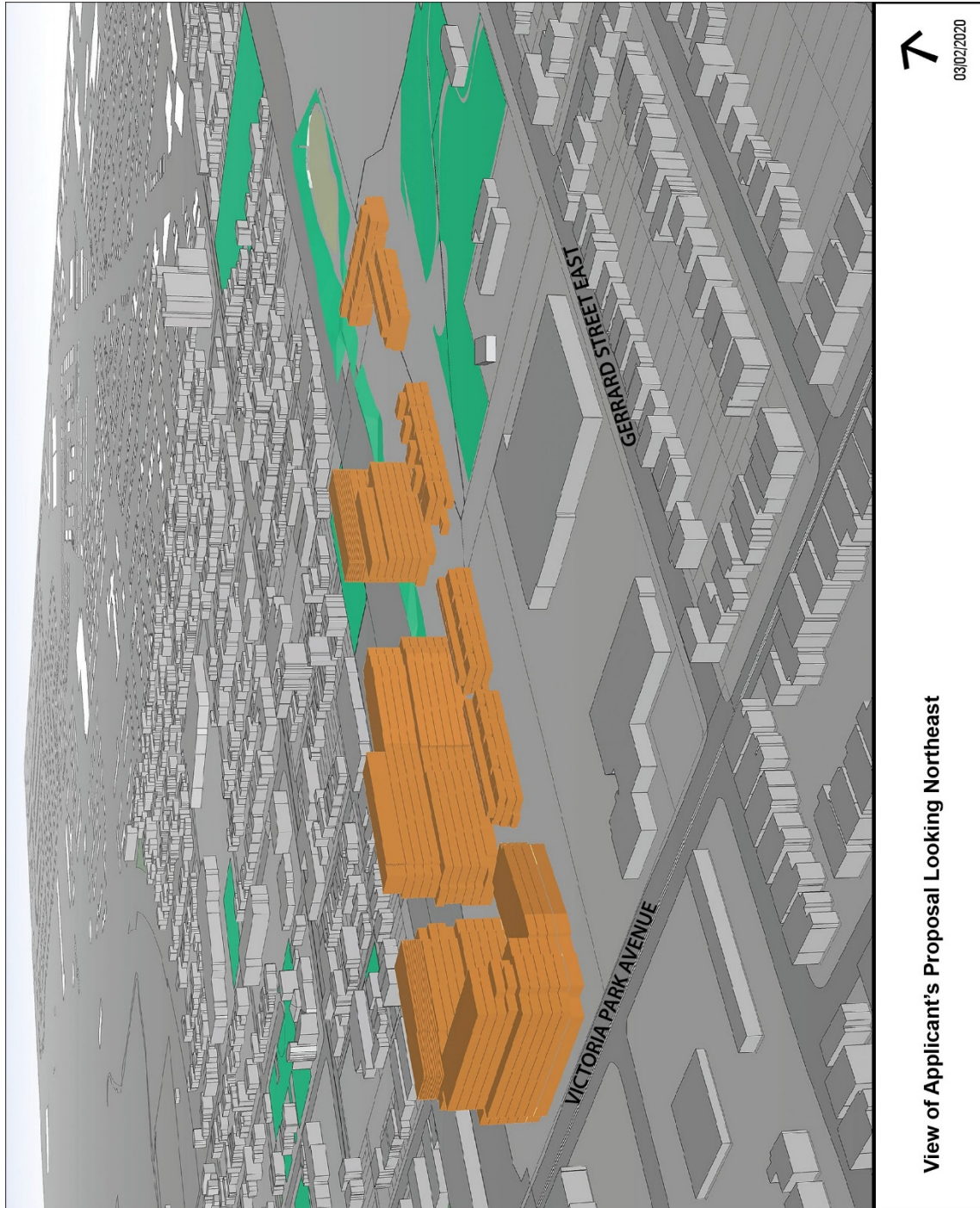
ATTACHMENTS

- Attachment 1: 3D Model of Proposal in Context (View Looking Northwest)
- Attachment 2: 3D Model of Proposal in Context (View Looking Northeast)
- Attachment 3: Site Plan
- Attachment 4: Draft Plan of Subdivision
- Attachment 5: Location Map
- Attachment 6: Official Plan Map
- Attachment 7: Zoning
- Attachment 8: Build Toronto's 2015 Draft Plan of Subdivision

Attachment 1: 3D Model of Proposal in Context (View Looking Northwest)



Attachment 2: 3D Model of Proposal in Context (View Looking Northeast)

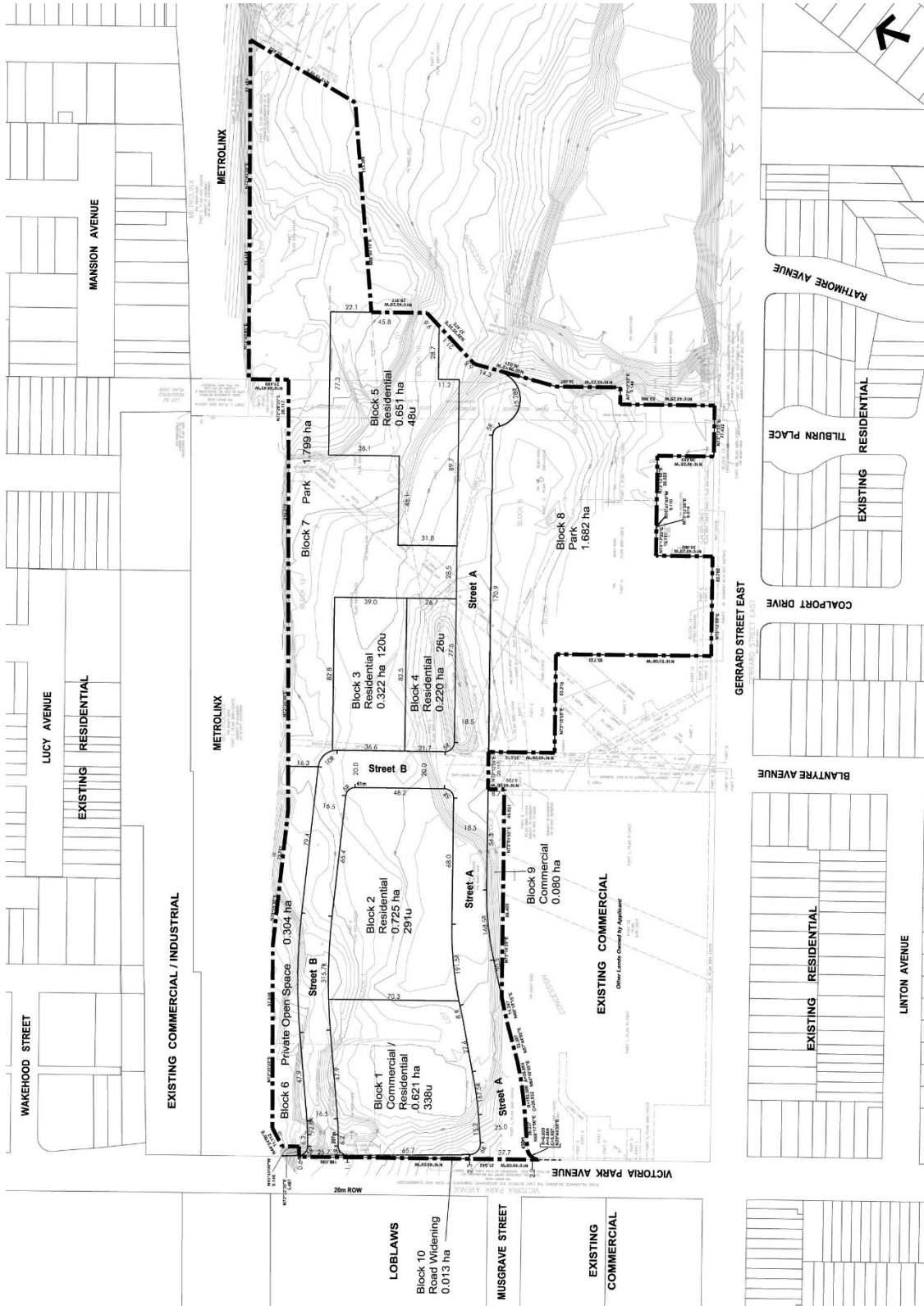


View of Applicant's Proposal Looking Northeast

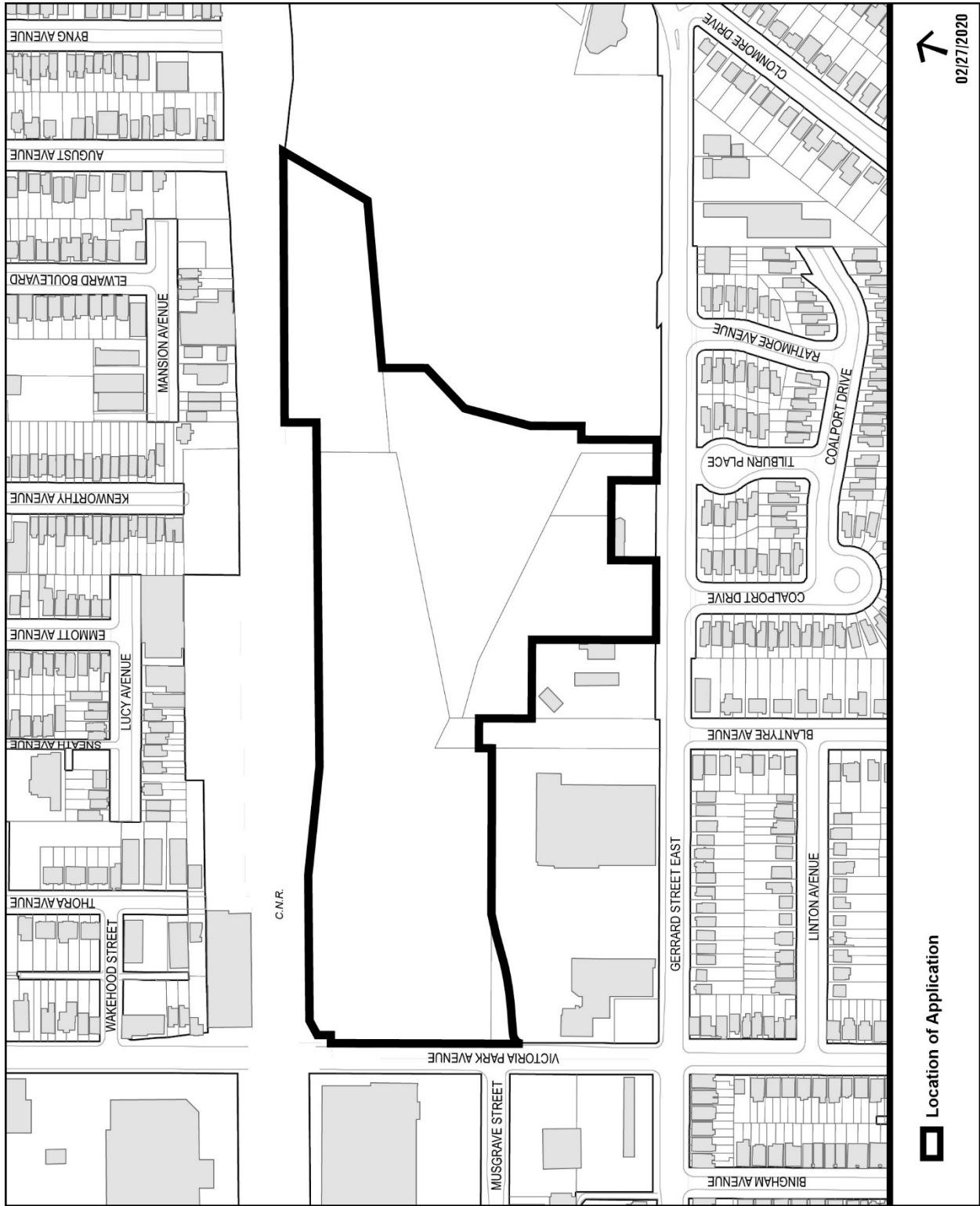
Attachment 3: Site Plan



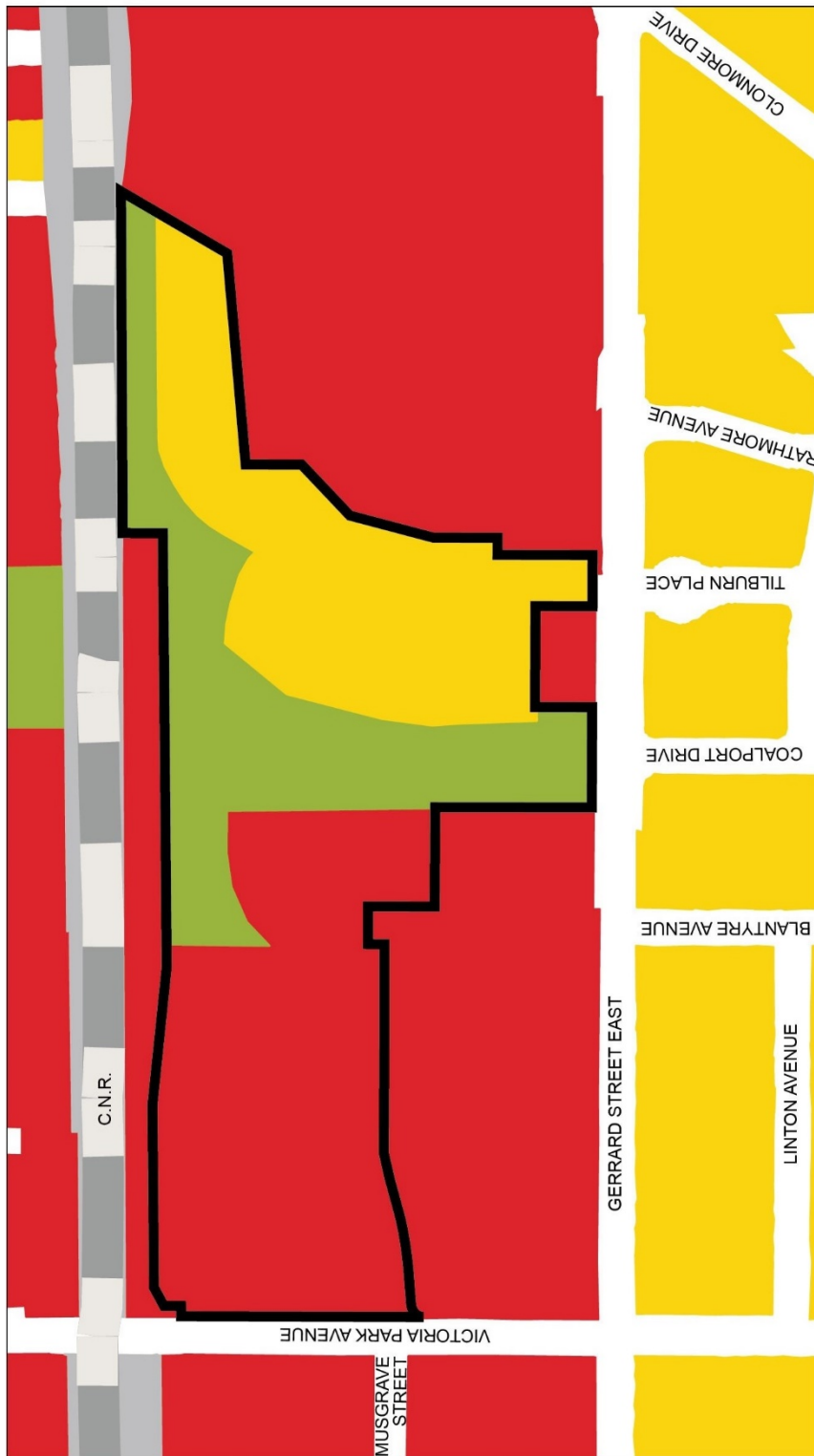
Attachment 4: Draft Plan of Subdivision



Attachment 5: Location Map

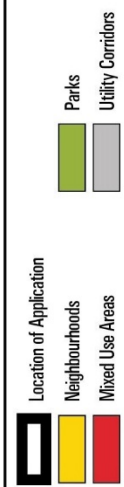


Attachment 6: Official Plan Map



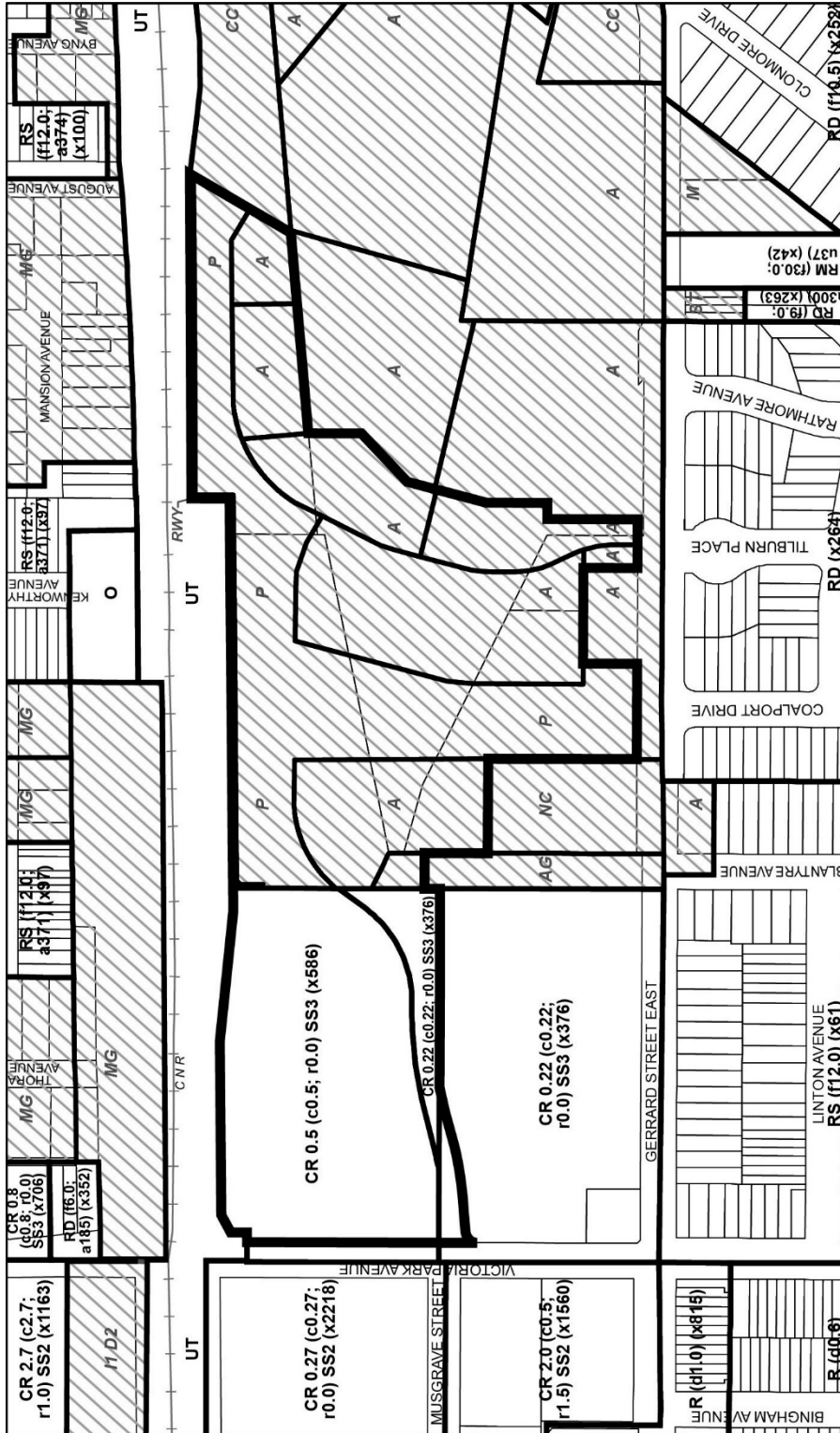
TORONTO
Official Plan Land Use Map #21
411 Victoria Park Avenue and 2510 & 2530 Gerrard Street East

File #'s 19 263629 ESC 20 0Z; 19 263636 ESC 20 SB



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 Not to Scale
 02/27/2020

Attachment 7: Zoning



Toronto Zoning By-law 569-2013

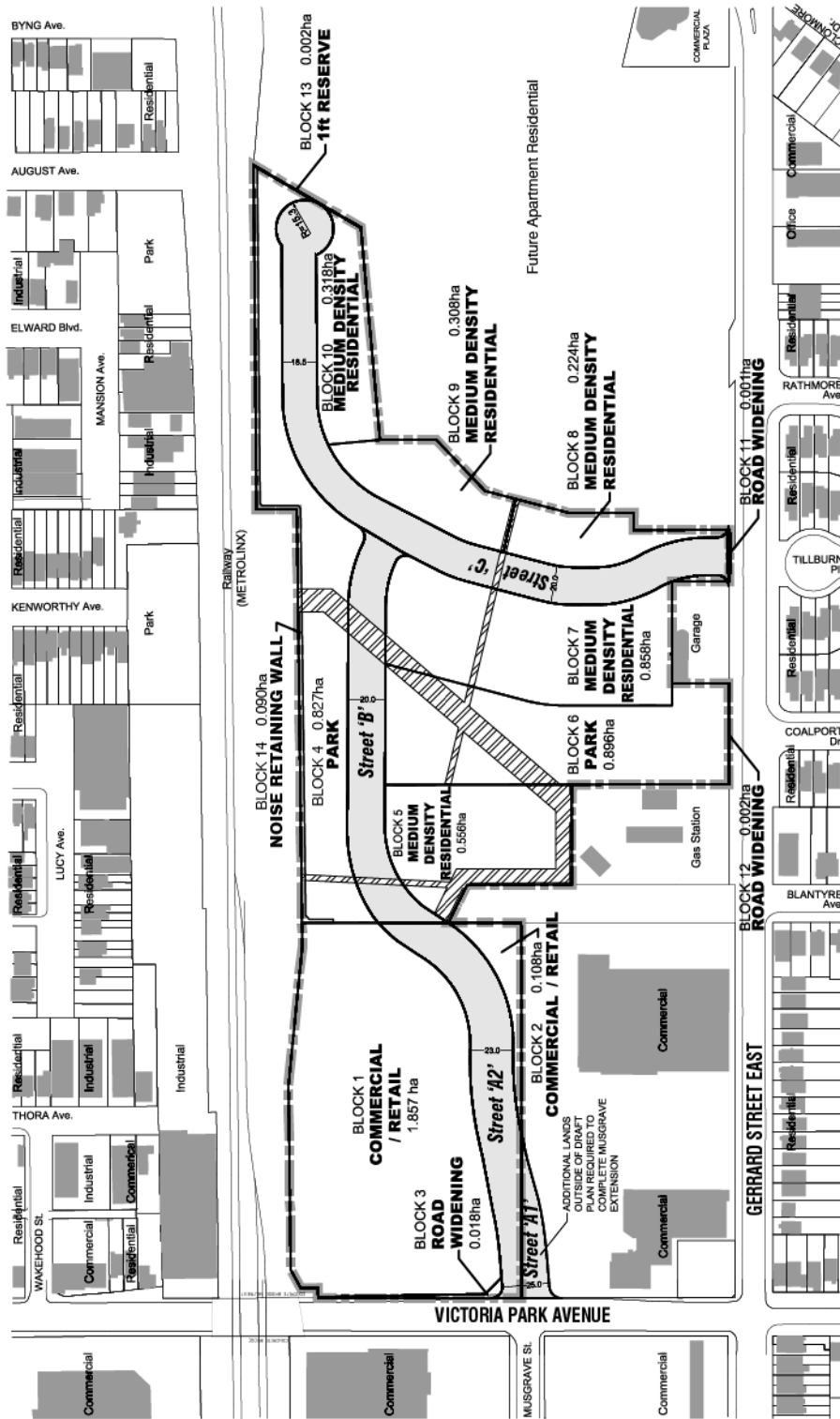
411 Victoria Park Avenue and 2510 & 2530 Gerrard Street East

File #'s 19 263629 ESC 20 0Z; 19 263636 ESC 20 SB

Location of Application	See Former City of Scarborough Birchcliff Community By-law No. 8786, Oakridge Community By-law No. 9812, Employment District By-law No. 24982 (Oakridge)
Residential	ST
Residential Detached	CR Commercial Residential
Residential Semi-Detached	O Open Space
Residential Multiple	UT Utility and Transportation
	AG Agricultural Uses
	NC Neighbourhood Commercial
	P Park
	CC Community Commercial
	M/MG Railway Corridor Zone
	M General Industrial Uses
	I1 Industrial Zone

Not to Scale
Extracted: 02/27/2020

Attachment 8: Build Toronto's 2015 Draft Plan of Subdivision



411 Victoria Park Avenue

Revised Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
08/11/15

- Subject Lands
- Roads
- Development Blocks
- Existing Servicing Easements to Remain and New Servicing Easements

File #s 12 297365 ESC 36 OZ; 13 233037 ESC 36 SB