

2771 and 2773 Victoria Park Avenue – Zoning Amendment – Decision Report – Approval

Date: March 14, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 23 214176 ESC 22 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit the development of a four-storey stacked and back-to-back townhouse building containing 62 dwelling units and 31 surface parking spaces.

City Planning staff have reviewed the proposal and are recommending approval of the application in an amended form. Staff will refer to the applicant's original proposal as the "Applicant's Proposal," while the amended form of the application, supported by staff, will be referred to as the "Amended Proposal."

The changes made to the proposed Zoning By-law Amendment address several concerns with the Applicant's Proposal raised through the development review process and in consultation with the community. This has resulted in an Amended Proposal with 1) greater building setbacks along Huntingwood Drive (an identified *Major Street* in the Official Plan) to enable the creation of an enhanced public realm; 2) a reduced massing to complement the existing physical character while having regard for the future redevelopment of the neighbourhood; 3) a minimum parking rate to reduce the impacts of parking spilling over onto neighbouring streets; and 4) amenity space for residents' exclusive use. A holding provision is placed on the lands to ensure outstanding engineering issues are resolved to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to permitting the development.

The Amended Proposal is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The Amended Proposal also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law on the basis that the Amended Proposal represents good planning and will set a

positive precedent for the future redevelopment of similar sites along Huntingwood Drive and Victoria Park Avenue.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2771 and 2773 Victoria Park Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on May 17, 2023. The current application was submitted on October 16, 2023 and deemed complete on February 12, 2024.

A Preliminary Summary of the application is available here: [Preliminary Summary](#). Staff conducted a Community Consultation Meeting for the application on February 1, 2024. A summary of the feedback received from the community is summarized in the Community Consultation section of this report.

THE SITE

Description

The site is a rectangular shaped parcel located at the northeast corner of Victoria Park Avenue and Huntingwood Drive with an area of approximately 4,008 square metres. The site is bounded by Victoria Park Avenue to the west with a frontage of approximately 30 metres, Huntingwood Drive to the south with a frontage of 101 metres,

and Leafield Drive to the east with a frontage of 40 metres. See Attachment 2 of this report for the Location Map.

Existing Use

The site is currently occupied by a one-storey detached house and a two-storey detached house.

THE APPLICATION

Description

The Applicant's Proposal requests to permit the development of a four-storey (15.65 metres, including the mechanical penthouse) stacked and back-to-back townhouse building containing a total of 62 dwelling units, 6,680 square metres of gross floor area, 31 surface parking spaces and 48 bicycle parking spaces.

Density

The Applicant's Proposal requests to permit a density of 1.91 times the area of the lot.

Dwelling Units

The Applicant's Proposal includes a total of 62 dwelling units, consisting of four studios (6%), four one-bedroom units (6%), two two-bedroom units (3%), 48 three-bedroom units (77%), one four-bedroom unit (2%), two five-bedroom units (3%), and one six-bedroom unit (2%).

Access, Vehicle Parking, Bicycle Parking and Loading

The Applicant's Proposal includes a total of 31 vehicle parking spaces in the rear yard, a total of 48 bicycle parking spaces in the rear yard and in the basement, and a Type 'G' loading space. Driveway access to the parking and loading area is proposed off of Leafield Drive.

Additional Information

Refer to the attachments of this report for the Application Data Sheet, site plan and elevations of the Applicant's Proposal. Detailed project information including all plans and reports submitted as part of the Applicant's Proposal can be found on the City's Application Information Centre at: www.toronto.ca/2771VictoriaParkAvenue

Reasons for Application

A Zoning By-law Amendment application is required to change the zone from a Residential Detached (RD) zone to a Residential Multiple (RM) zone and amend several performance standards, including building height, building setbacks, floor space index and lot coverage, among other matters.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report
- Geotechnical Study
- Hydrological Report
- Planning Rationale
- Public Consultation Strategy Report
- Sanitary Analysis Report
- Servicing Report
- Stormwater Management Report
- Transportation Impact Study

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is *Neighbourhoods*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand

its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is zoned Residential Detached, RD (x1088) and RD (f20.0; a800) (x1094), under Zoning By-law 569-2013. The RD Zone permits detached houses, duplexes, triplexes, and fourplexes. See Attachment 4 of this report for the existing Zoning By-law Map. The proposed stacked and back-to-back townhouse building is considered an apartment building under Zoning By-law 569-2013.

The Applicant's Proposal requests permission to rezone the lands from a Residential Detached (RD) Zone to a Residential Multiple (RM) Zone. In addition to the permitted building types in the RD Zone, the RM Zone also permits semi-detached houses and apartment buildings. In the RM Zone, apartment buildings are subject to minimum side yard setbacks of 2.4 metres, a minimum rear yard setback of 7.5 metres, a minimum front yard setback of 6.0 metres, and a maximum height of 12.0 metres, among other standards.

It is noted that in the Residential Apartment (RA) Zone and the Commercial Residential (CR) Zone, apartment buildings containing 20 or more dwelling units are required to provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines

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

Toronto Green Standard

The Toronto Green Standard 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.

Site Plan Control

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

COMMUNITY CONSULTATION

City Planning hosted a virtual community consultation meeting on February 1, 2024. Notice of the meeting was sent out to residents within a 300-metre radius of the site. There were approximately 45 individuals in attendance, including the Ward Councillor, staff from the adjacent ward Councillor's office, City staff, and the applicant's team. City Planning staff presented the planning policy framework, the application review process, and the reasons for the application. The applicant presented the development proposal.

Comments raised prior to, during and following the meeting include:

- Concerns that the proposal does not reflect the neighbourhood character;
- Both concerns and support with the proposed density and additional dwelling units;
- Concerns surrounding the proposed height and massing, including potential shadow impacts on the properties to the north;
- Concerns with the lack of public space along Huntingwood Drive and Victoria Park Avenue and lack of greenspace overall within the development;
- Concerns related to potential over capacity at St. Gerald Catholic School;
- Concerns regarding traffic congestion, illegal on-street parking, and the resulting reduced safety for pedestrians; and
- Concerns on the proposed location of snow storage and potential flood risk to abutting properties.

Questions directed to the applicant on the tenure of the proposed dwelling units, the possibility of cycling infrastructure on-site, and the need for an underground garage were also raised during the community consultation process.

The comments raised through community consultation have been considered through the review of the application. The Amended Proposal seeks to respond to several of the above-noted concerns as follows:

- It secures a 3.0-metre building setback from the property lines of both Victoria Park Avenue and Huntingwood Drive to allow for an improved public realm, including a larger sidewalk, an expansion of the Huntingwood Drive bike lane and greater soil volumes for the planting of trees;
- The requirement of a maximum height of four storeys (13.5 metres) ensures a built form and scale that reinforces the prevailing character, while having regard for the planned context and future redevelopment of the neighbourhood;
- The requirement of a minimum resident parking rate will ensure that the potential for illegal on-street parking spilling over onto neighbouring streets will be minimized; and
- The placement of a holding provision on the site will prevent the development of the 62 units until adequate improvements to the existing servicing infrastructure are in place.

Additional analysis on the Amended Proposal is provided in the Comments section of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

The Applicant's Proposal requests permission to construct a four-storey (15.65 metres, including the mechanical penthouse) stacked and back-to-back townhouse building containing 62 dwelling units. The Applicant's Proposal would include a total of 6,680 square metres of gross floor area, 31 surface vehicle parking spaces and 48 bicycle parking spaces.

City staff do not support the Applicant's Proposal in its current form. The siting of the proposed building would result in insufficient front yard setbacks along the Victoria Park Avenue and Huntingwood Drive frontages, resulting in a compromised public realm. The proposed mechanical penthouse on top of the fourth storey, as shown in the Applicant's Proposal, would have resulted in usable floor area on the roof, creating the impression of a fifth storey, a height not permitted by the *Neighbourhoods* designation. The applicant also did not satisfactorily address the need for servicing infrastructure improvements necessary to accommodate the 62 dwelling units, given the infrastructure-related constraints presented.

City staff have thus made changes to the Zoning By-law Amendment, hereafter referred to as the Amended Proposal to secure appropriate adjustments to the Applicant's Proposal. The details of these changes and reasons for staff's support of the Amended Proposal have been outlined below.

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of staff, the Amended Proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The subject site is designated *Neighbourhoods* in the Official Plan. The residential uses are deployed in a four-storey stacked and back-to-back townhouse building permitted

by the Amended Proposal, and is categorized as an apartment building in the Zoning By-law. The *Neighbourhoods* land use designation permits residential uses in a variety of forms, including apartment buildings. In this case, the proposed residential use on this site is appropriate and is supported by staff.

Density, Height, and Massing

The Amended Proposal has been reviewed against the policies of the Official Plan. Lands designated *Neighbourhoods* are stable areas that contain a full range of residential uses within buildings that are four storeys or less. While new development in *Neighbourhoods* should respect and reinforce the prevailing character of the neighbourhood within which it is located, the development criteria for *Neighbourhoods* also notes that a more intense form of development may be considered on lots fronting onto a *Major Street*.

The Amended Proposal, which fronts onto two *Major Streets* (Victoria Park Avenue and Huntingwood Drive) would permit an apartment building with a maximum height of four storeys (13.5 metres), a maximum of 62 dwelling units, and a maximum lot coverage of 50 percent. A minimum 7.5-metre building setback will be required from the north lot line, which will provide for comfortable living conditions by providing access to sunlight, sky view and privacy for both the subject property and the neighbouring properties. Building setbacks of 3.0 metres from the property lines along Huntingwood Drive and Victoria Park Avenue are secured through the Amended Proposal to ensure space for the public realm. City staff support the density, height, and massing in the Amended Proposal.

Unit Mix

The Applicant's Proposal and the Amended Proposal would provide for 62 residential dwelling units, where 87% of the total unit count are two bedrooms or larger. The proposed unit mix consists of four studios (6%), four one-bedroom units (6%), two two-bedroom units (3%), 48 three-bedroom units (77%), one four-bedroom unit (2%), two five-bedroom units (3%), and one six-bedroom unit (2%). City staff support the unit mix and will secure a maximum number of 62 dwelling units in the amending Zoning By-law.

Traffic Impact, Access, Parking, and Loading

The applicant submitted a Transportation Impact Study, dated November 28, 2023. The report estimates that the development of 62 dwelling units on the site would generate a total of 25 and 28 two-way vehicular trips during the a.m. and p.m. peak periods respectively. The study concluded that traffic volumes generated by the proposed 62 dwelling units can be readily accommodated with negligible impact on roadway intersection operations. Transportation Services staff agree with this assessment. The subject property currently has two driveway accesses each on Victoria Park Avenue and Huntingwood Drive, both identified as *Major Streets* in the Official Plan. The Applicant's Proposal would consolidate driveway access to one location off Leafield

Drive, a local road. Driveway access is not typically supported off *Major Streets*. Traffic movement is the primary consideration for *Major Streets*, whereas local roads are to be used for property access. Consolidating the existing driveway accesses to Leaffield Drive will allow for better traffic flows on Victoria Park Avenue and Huntingwood Drive. City staff supports the consolidation of access to Leaffield Drive. The Amended Proposal would not preclude this access from being taken from Leaffield Drive, but specific geometries and design would be secured through a subsequent application for Site Plan Control approval.

The Applicant's Proposal illustrates a total of 26 resident parking spaces and five visitor parking spaces for the proposed 62 dwelling units. Two of the parking spaces proposed will be accessible parking spaces. While the five visitor parking spaces and two accessible parking spaces meet the minimum requirements in the Zoning By-law, City staff have concerns with the limited parking supply in the Applicant's Proposal (a rate 0.42 parking spaces per dwelling unit). The Amended Proposal imposes a higher resident parking space ratio of 0.50 spaces per dwelling unit on the lot, which is a rate that is consistent with the applicant's submitted draft amending Zoning By-law. The purpose of the higher ratio is to serve the larger proportion of large dwelling unit types and mitigate the potential concern of parking spillover onto neighbouring streets. The required maximum number of vehicle parking spaces based on the as-of-right permissions of the Zoning By-law will continue to apply for this proposal. City staff support the parking ratio in the Amended Proposal.

The Applicant's Proposal would include one Type 'G' loading space. The Zoning By-law requires that a Type 'G' loading space be provided for buildings that contain 31 to 399 dwelling units. City staff support the proposed loading space.

Right-of-Way Widening and 0.3-metre Reserve

In order to satisfy the Official Plan requirements of a 36-metre right-of-way for this segment of Victoria Park Avenue and a 27-metre right-of-way for this segment of Huntingwood Drive, a 5.32-metre and 3.44-metre dedication along the respective frontages of the subject site are required to be conveyed to the City. The conveyance will be secured through the Site Plan Control process.

A 0.3-metre reserve is placed on title fronting Leaffield Drive. The applicant will need to request the City to allow the reserve be lifted through the Site Plan Control process.

Amenity Space

The Applicant's Proposal did not include the provision of amenity space for the 62 dwelling units proposed. While amenity space is not typically required in the Residential Multiple Zone, it is required in other zones in the Zoning By-law for buildings that contain 20 or more dwelling units. Given that the Applicant's Proposal seeks to permit a maximum of 62 dwelling units, the Amended Proposal imposes a minimum amenity space requirement, as outlined in the draft Zoning By-law Amendment included in

Attachment 5 of this report. Staff's opinion is the amenity space requirement in the Amended Proposal is appropriately secured.

Streetscape

The Applicant's Proposal would result in a sidewalk zone of approximately 9.22 metres, 14.84 metres, and 8.62 metres along Huntingwood Drive, Victoria Park Avenue and Leaffield Drive respectively. The Amended Proposal would require 3.0-metre setbacks to Victoria Park Avenue and Huntingwood Drive, and a 2.4-metre setback to Leaffield Drive. The amended building setbacks would result in a wider sidewalk zone of approximately 10.32 metres and 15.74 metres along Huntingwood Drive and Victoria Park Avenue respectively, and a slightly reduced sidewalk zone of 8.12 metres along Leaffield Drive. The combination of setbacks and right-of-way widenings will ensure that there is ample room for separation between the private dwelling units and the public realm, space for the planting of trees, a widened sidewalk and potential new cycling infrastructure. The revised building setbacks in the Amended Proposal will be secured in the draft Zoning By-law and is supported by staff.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report, dated February 2, 2024. The report concluded that the existing sewer and stormwater systems would need to be upgraded to support the development and proposed specific improvements to do so. Engineering and Construction Services' staff have reviewed the document and require additional information to assess the adequacy of the proposed improvements. An updated report is required for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services to confirm and secure the necessary servicing infrastructure improvements. A holding provision is to be placed in the draft Zoning By-law, and not be lifted until the necessary infrastructure improvements are secured.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#) requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The Applicant's Proposal would require the removal of six by-law protected privately-owned trees and the injury of three by-law protected neighbouring trees located on the subject

site, in addition to the removal of one by-law protected city street tree located on the City road allowance.

The planting of three replacement trees for each by-law protected private tree and the planting of one replacement tree for each by-law protected City street tree removed will be required as a condition for any future application to remove trees on the subject site. A tree protection financial guarantee would be applied on all required assets.

This proposal will also be required to comply with the tree planting elements of the Toronto Green Standard. Based on the site area, a total of 728.72 cubic metres of soil will be required in order to meet the soil volume requirements of the Toronto Green Standard.

The Amended Proposal has demonstrated that the required number of replacement trees and the minimum amount of soil volume needed can be achieved.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that the local catholic elementary schools have sufficient space to accommodate additional students, whereas the catholic secondary schools are at capacity and may not be able to accommodate additional student.

The Toronto District School Board (TDSB) has advised that the local elementary schools may not have sufficient space to accommodate additional students, which may be addressed by the use of portables in the future.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner shall submit revised plans, drawings, and any required studies including those ensuring the City's foundation drainage policy is met, a revised Functional Servicing and Stormwater Management Report, a revised Hydrological Assessment Report, a revised Servicing Report Groundwater Summary form, and a revised Hydrological Review Summary form to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services; and
- The owner shall enter into satisfactory arrangements securing the construction and/or improvement of municipal infrastructure to service the proposed development

including entering into financially secured agreements to pay for said construction and/or improvements to the satisfaction of the General Manager of Toronto Water, the Chief Engineer and Executive Director of Engineering and Construction Services, and the City Solicitor.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions unless they contain financial implications not previously authorized by Council.

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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Approval process.

Conclusion

City staff have concerns with the Applicant's Proposal as outlined above and are recommending the Amended Proposal in the form of the draft Zoning By-law amendment in Attachment 5 of this report. The Amended Proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan.

Staff are of the opinion that the Amended Proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Furthermore, the Amended Proposal conforms to the Official Plan, particularly as it relates to the development criteria for *Neighbourhood* areas, while balancing the need to consider the planned context for the future of Victoria Park Avenue and Huntingwood Drive, as *Major Streets*. The Amended Proposal will permit the development of a missing middle style of building that will add gentle density in a way that has limited impacts on the surrounding neighbourhood. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Christian Ventresca, MScPI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet of Applicant's Proposal

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan of Applicant's Proposal

Attachment 7: South Elevation of Applicant's Proposal

Attachment 8: West Elevation of Applicant's Proposal

Attachment 1: Application Data Sheet of Applicant's Proposal

APPLICATION DATA SHEET

Municipal Address: 2771 and 2773 Victoria Park Avenue Date Received: October 13, 2023

Application Number: 23 214176 ESC 22 OZ

Application Type: Rezoning

Project Description: To permit a four-storey stacked and back-to-back townhouse building with rooftop access, containing a total of 62 residential units and a gross floor area of 6,680 square metres. 31 parking spaces are proposed in the rear yard.

Applicant	Agent	Architect	Owner
M. BEHAR PLANNING & DESIGN INC.			PROFILE (FT) INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD	Heritage Designation:
Height Limit (m):	9	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	4,008	Frontage (m):	35	Depth (m):	92
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	142		1,570	1,570
Residential GFA (sq m):	284		6,680	6,680
Non-Residential GFA (sq m):				
Total GFA (sq m):	284		6,680	6,680
Height - Storeys:	2		4	4
Height - Metres:	6		13	13

Lot Coverage Ratio (%)	39.17	Floor Space Index:	1.67
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,680	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			62	62
Other:				
Total Units:	2		62	62

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	4	4	4	2	52
Total Units:	4	4	4	2	52

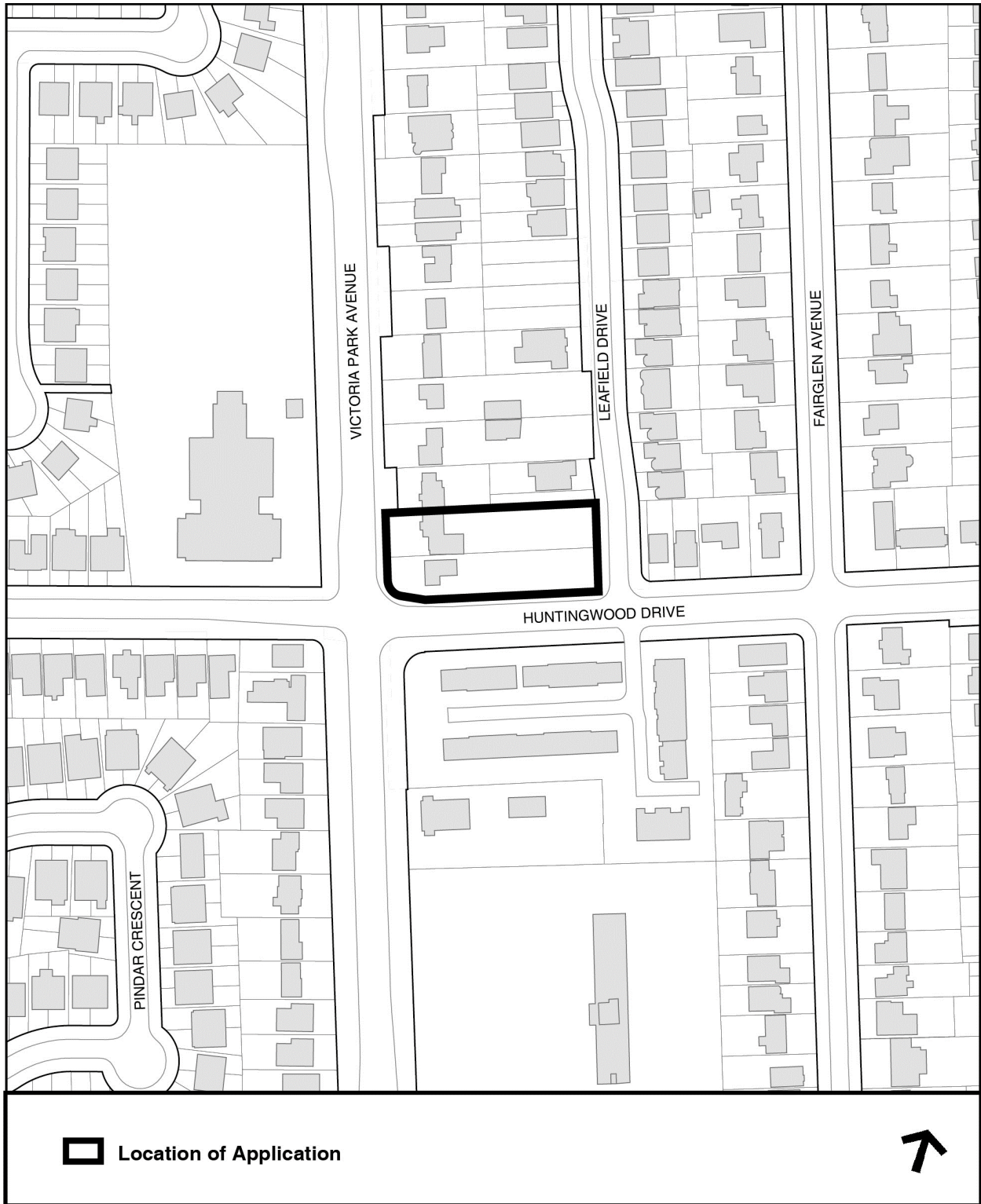
Parking and Loading

Parking Spaces:	31	Bicycle Parking Spaces:	48	Loading Docks:	1
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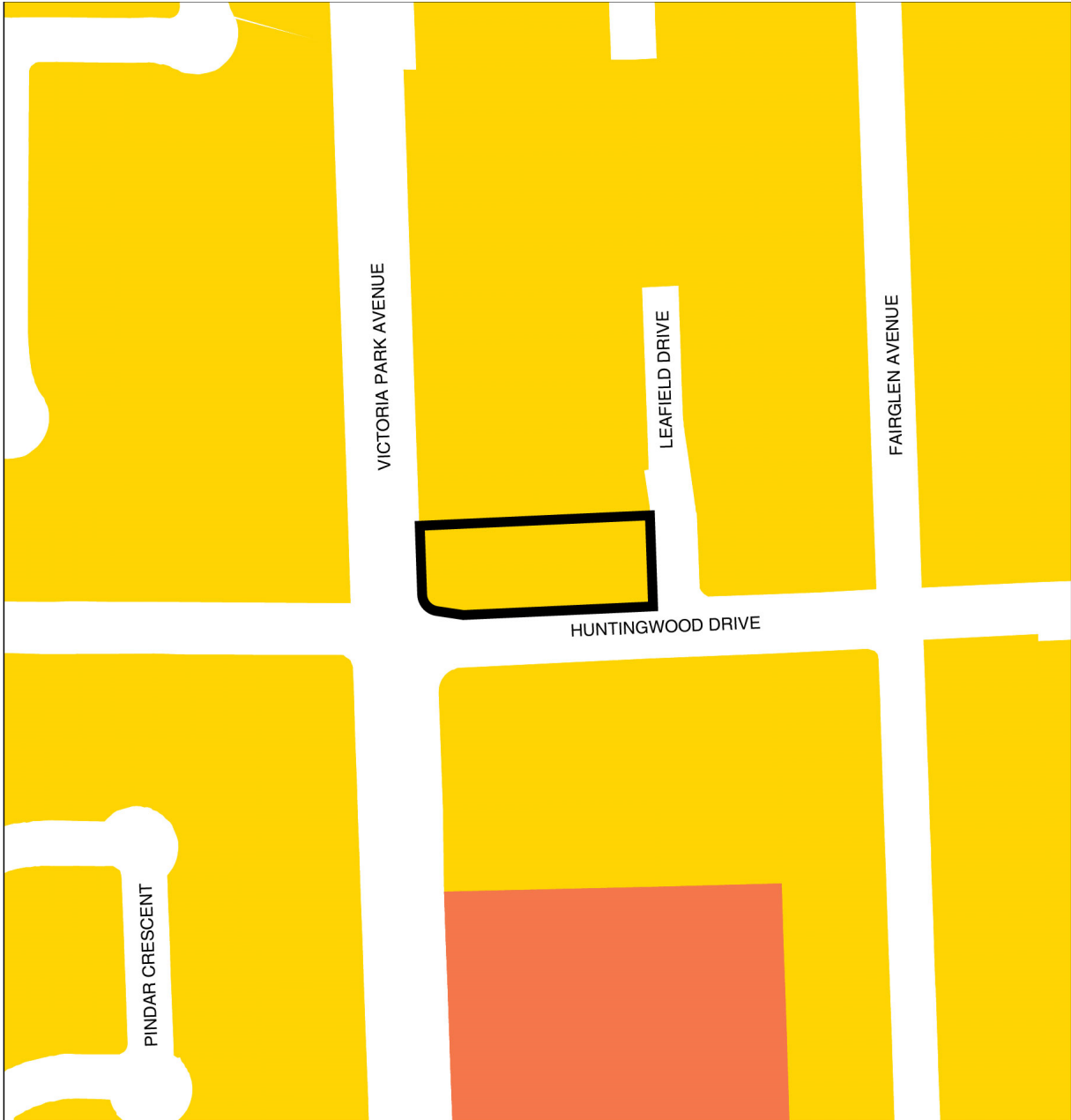
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 19

2771 Victoria Park Avenue

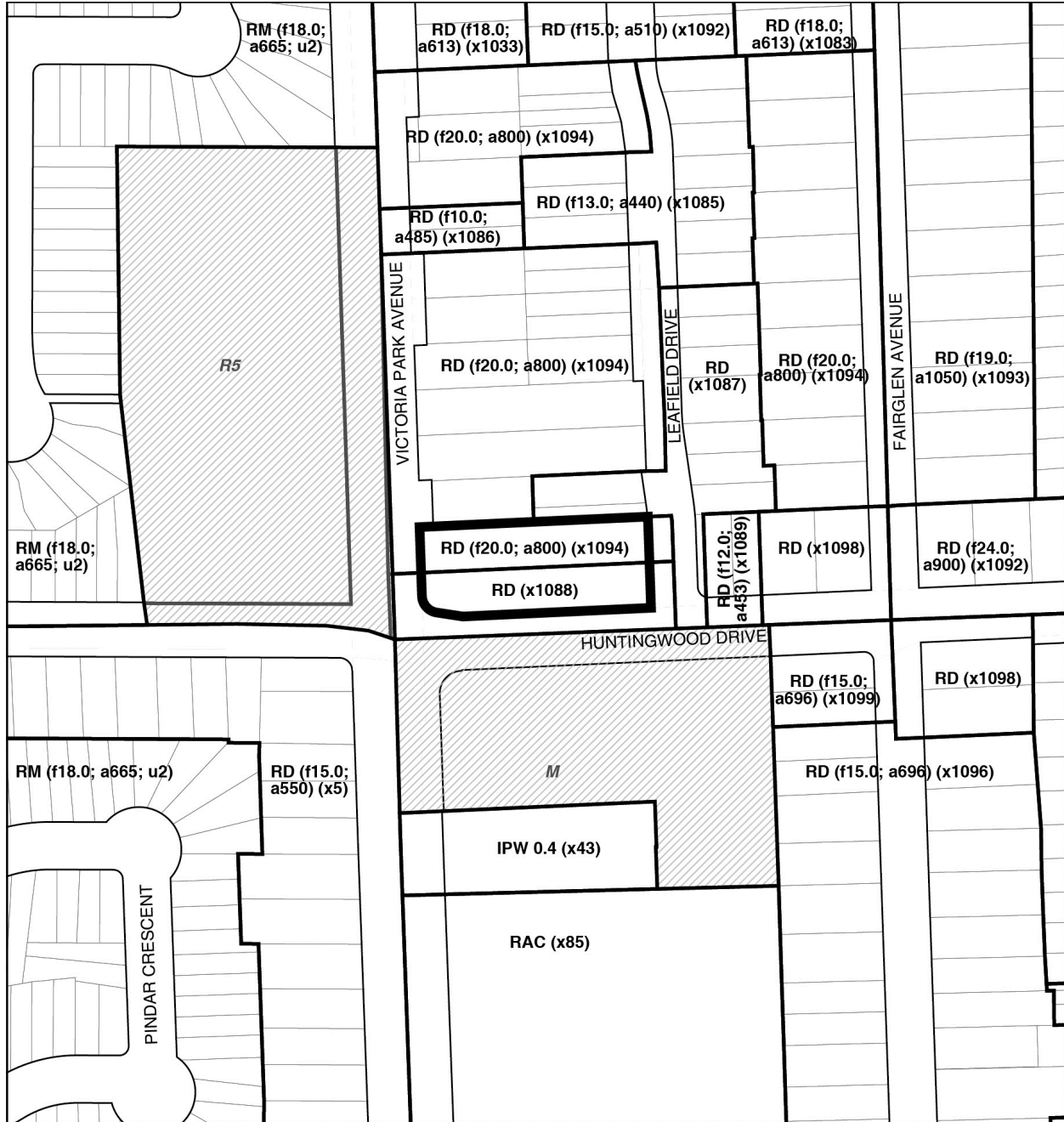
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-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods



Not to Scale
Extracted: 10/16/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2771 Victoria Park Avenue

File # 23 214176 ESC 22 0Z



Location of Application

- RD** Residential Detached
- RM** Residential Multiple
- RAC** Residential Apartment Commercial
- IPW** Institutional Place of Worship



See Former City of North York By-law No. 7625

- R5** One-Family Detached Dwelling Fifth Density Zone
- M** Multiple-Family Residential

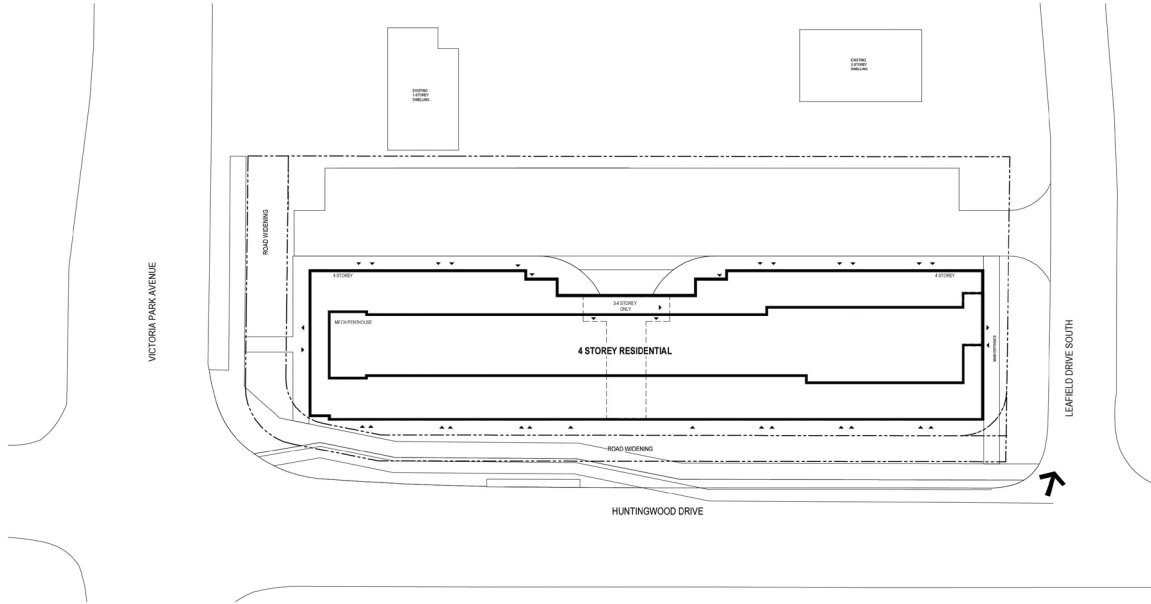


Not to Scale
Extracted: 10/16/2023

Attachment 5: Draft Zoning By-law Amendment

(To be attached separately as a PDF)

Attachment 6: Site Plan of Applicant's Proposal



Attachment 7: South Elevation of Applicant's Proposal



South Elevation

Attachment 8: West Elevation of Applicant's Proposal



West Elevation