

2771 and 2773 Victoria Park Avenue – Zoning Amendment – Supplementary Report

Date: April 2, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 23 214176 ESC 22 OZ

SUMMARY

The purpose of this report is to provide updated directions on the holding provision and vehicular parking rates outlined in the Decision Report dated March 14, 2024.

The updated directions are to be reflected in the Draft Zoning By-law, and is based on the resolution with the applicant to better accommodate the Amended Proposal as supported by City staff.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council receive this report for information.

COMMENTS

Since the completion of the Decision Report, dated March 14, 2024, City Planning staff have continued to refine the Draft Zoning By-law through conversations with the applicant and the filing of additional material. This has necessitated changes to the two provisions in the Draft Zoning By-law as described below.

Servicing and Holding Provision

City Planning staff have removed the need for a holding provision on the site. A holding provision was previously recommended to ensure the necessary servicing infrastructure improvements are secured prior to development.

The owner has submitted materials stating that their proposal will adhere to the City's Foundation Drainage Policy through the construction of a water-tight foundation, which removes the need for infrastructure upgrades. City staff agree that the materials

provided by the owner are sufficient and a holding provision is not necessary. The final design of the water-tight foundation will be reviewed and secured through the Site Plan approval process.

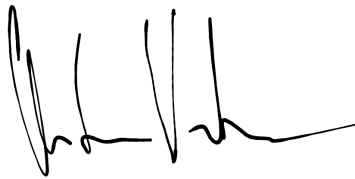
Traffic Impact and Parking

City Planning staff, in consultation with Transportation Services, have determined that a minimum resident parking requirement of 0.42 vehicle parking spaces per dwelling unit is sufficient to service the proposed development. On balance, the proposed residential parking rate would still achieve the goal of reducing parking spillover onto the neighbouring streets, while ensuring that sufficient space could be reserved at grade for the provision of amenity space and landscaped areas for the future residents of the development.

CONTACT

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SIGNATURE

A handwritten signature in black ink, appearing to read 'C. Ventresca', with a stylized, flowing script.

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