

1925 Victoria Park Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: October 16, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 21 - Scarborough Centre

Planning Application Number: 22 143097 ESC 21 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law for the lands at 1925 Victoria Park Avenue to permit a 12-storey mixed use building. The proposal is organized around a central courtyard and consists of a 12-storey building massing fronting onto Victoria Park Avenue, with lower building heights along Greylawn Crescent, Lynvalley Crescent and the east side of the site. Non-residential uses are proposed at grade. The building is intended to be constructed with modular prefabricated heavy timber and has been designed to achieve Tier 4 of the Toronto Green Standards.

The building would contain 185 rental housing units with a total gross floor area of 16,217 square metres, inclusive of 1,425 square metres of non-residential uses, resulting in a density of 3.30 times the area of the site. A total of 62 one-bedroom units, 96 two-bedroom units and 27 three-bedroom units are proposed. The proposed development would be supported by a total of 126 vehicular parking spaces, as well as 158 bicycle parking spaces.

The proposed development is consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan. It will add rental housing stock to the an existing apartment corridor along Victoria Park Avenue, and utilizes a very high level of sustainable building techniques reducing the overall carbon footprint related to its construction.

This Report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan, for the lands at 1925 Victoria Park Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended for the lands at 1925 Victoria Park Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and draft Zoning By-law Amendments as may be required.
4. City Council allow the owner of the Site to provide an in-kind Community Benefit Charge contribution pursuant to subsection 37(6) of the Planning Act, being:
 - a. The submission of a public art plan detailing the possible location(s) of any public art installations on the site, the artists selection process, and the design and implementation of the public art installation, generally in accordance with City Planning's Percent for Public Art process, prior to the issuance of the first-above grade building permit and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
 - b. The commissioning and installation of public art on the Site, to the satisfaction of the Interim Chief Planner and Executive Director, City Planning Division, generally in accordance with recommendations from the Toronto Public Art Commission and in consultation with the City Planning division, at a total cost to the owner of up to 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development, with the projected costs of the in-kind contributions to be evidenced through cost estimates provided by the owner and approved by the City. To the extent such estimates are less than 4 percent of the value of the land as determined the day before the building permit is issued in respect of the development, the difference in value will be provided in cash.
5. City Council authorize the Interim Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 4 above to the satisfaction of the Interim Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to the lands prior to the first above grade building permit being issued on the Site, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

FINANCIAL IMPACT

The Development Review 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.

This Report requests Council approval of the Community Benefits Charge (CBC) in-kind contribution for Public Art. The value of the CBC in-kind proposed is equivalent to the 4% value of the land that is the subject of the development or redevelopment in accordance with the CBC By-Law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on February 23, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available here <https://www.toronto.ca/city-government/planning-development/application-details/?id=5096073&pid=19194>

The current application was submitted on May 6, 2022 and deemed complete on May 09, 2022. Staff conducted a Community Consultation Meeting for the application on February 22, 2023. Community consultation is summarized in the Comments section of this Report.

THE SITE

Description: The site is located south of Ellesmere Road and north of Lawrence Avenue East, with vehicular access from Lynvalley Crescent, in the Maryvale Community. The lands abut Victoria Park Avenue to the east, Lynvalley Crescent to the south and Greylawn Crescent to the north. Attachment 2 contains a Location Map. The site is rectangular in shape, and has a total depth of approximately 60 metres, with an area of 4,910 square metres and a frontage of about 80 metres along Victoria Park Avenue.

Existing Use: Currently existing on the property is a liquidation retail store and its associated surface parking. There are a group of six storey apartment buildings located to the south of the development, a commercial building to north, a low-rise residential neighbourhood to the east. On the west side of Victoria Park Avenue and is a recently approved and constructed stacked townhouse development.

THE APPLICATION

Description: A 12-storey (42.43 metres) mixed-use building with a total of 185 residential units organized around a central courtyard wings of 6 and 5 storeys (please refer to the attached Site Plan). The total residential gross floor area proposed is 14,792 square metres and the total commercial gross floor area is 1,425 square metres, resulting in a total gross floor area of approximately 16,217 square metres.

Density: The proposal has a density of 3.30 times the area of the lot.

Dwelling Units: The proposal includes 185 rental dwelling units, distributed as follows: 62 one-bedroom (33.5%) units, 96 two-bedroom (52%) units and 27 three-bedroom (14.5) units.

Non-Residential Uses and Amenity Space: The proposal includes 1,425 square metres of ground floor commercial space; 578 square metres of indoor amenity space; and, 1,156 square metres of outdoor amenity space.

Access, Parking, and Loading: Pedestrian access is proposed from multiple points along the site abutting Victoria Park Avenue, Lynvalley Crescent and Greylawn Crescent. Vehicular access will be from the southeast side of the site on Lynvalley Crescent via a single shared driveway.

The proposal includes a total of 126 vehicular parking spaces. A total of 98 (5 accessible residential, 75 residential and 18 Electric Vehicle Supply Equipment (EVSE)) of the vehicular parking spaces will be located underground while 28 (1 Accessible Commercial, 19 commercial and 8 EVSE) of the vehicular parking spaces will be located above grade.

A total of 158 bicycle parking spaces (136 long-term and 22 short-term), and 2 loading spaces (1 Type 'G' and 1 Type 'C') are provided with both located on the ground floor.

Additional Information: The report attachments contain the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5096073&pid=19194>.

Reasons for Application: The proposal requires an Official Plan Amendment to redesignate the lands from Neighbourhoods to Mixed Use Areas to provide for the development of the proposed mixed use building.

A Zoning By-law Amendment is required to bring the lands located in the Former City of Scarborough Maryvale Community By-law No. 9366 into the City-wide Zoning By-law 569-2013, as amended in the Commercial Residential (CR) Zone category. The Zoning By-law application also seeks to amend various performance standards on the entire

property under Zoning By-law 569-2013, as amended such as setbacks, parking, and height.

APPLICATION BACKGROUND

Application Requirements

In addition to architectural plans and drawings, the following reports/studies were submitted in support of the application:

- Planning & Urban Design Rationale
- Arborist Report & Tree Protection Plan
- Archaeological Assessment Stage 1
- Civil and Utilities Plans
- Electrical Schematic Design Report
- Energy Strategy Report
- Phase Two Environmental Site Assessment
- Geotechnical Study
- Hydrogeological Assessment
- Pedestrian Wind Study
- Public Engagement Strategy Report
- Functional Servicing and Stormwater Management Report
- Shadow Study
- Transportation Impact Study

All submitted material are available on the Application Information Centre (AIC):
<https://www.toronto.ca/city-government/planning-development/application-details/?id=5096073&pid=19194>.

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 Official Plan amendments and 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) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan and others.

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Official Plan

The lands at 1925 Victoria Park Avenue are designated *Neighbourhoods* on Land Use Map 20 (see Attachment 3) in the Official Plan. The site fronts Victoria Park Avenue which is identified by the Official Plan as part of the Enhanced Surface Transit Network (Map 5). This segment of the site on Victoria Park Avenue is identified as a Major Street with a planned right-of-way width of 30 metres (Map 3).

Neighbourhoods are made up of a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents.

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 Neighbourhood Commercial (NC) Zone under the Former City of Scarborough Maryvale Community By-law No. 9366 (see Attachment 4). The Neighbourhood Commercial Zone permits Day Nurseries and Neighbourhood Commercial uses such as Automobile Service Stations, Banks, Medical Centres, Personal Service Shops, Restaurants, Retail Stores and Office Uses.

As the lands are not zoned under City-wide Zoning By-law 569-2013, as amended. Should this application be approved, these lands would be brought into By-law 569-2013, as amended.

Design Guidelines

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

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Percent for Public Art Program
- Retail Design Manual
- Toronto Accessibility Design 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 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.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was submitted on May 6, 2022 (22 143096 ESC 21 SA) and is currently under review.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting on the subject application was hosted by City staff on February 22, 2023. The meeting was attended by the Ward Councillor, the applicant and members of the public.

Comments, questions and concerns raised by members of the public included:

- Support for the proposed rental housing development;
- Questions regarding e-bike and cargo bike parking;
- Any opportunity to include car share parking spaces;
- Support for larger retail space for small/medium grocery store;
- How long building foundation would take;
- Where is the bus stop allocation in the west elevation image;
- Would renters be responsible for the maintenance of the greenhouse hallway;
- Unit sizes
- How building height was determined

The matters raised through community consultation have been considered through the review of the application.

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

Provincial Policy Statement, Provincial Planning Statement and Provincial Plans

Staff's review of this application had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020). The proposal is consistent with the PPS (2020)

and PPS (2024). Staff also can confirm the proposal conforms with the Growth Plan (2020).

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Considerations Section of the Report, as well as the policies of the Toronto Official Plan as a whole.

The proposed redesignation to *Mixed Use Areas* reflects an appropriate land use category for the subject proposal. The site is well positioned to accommodate this level of intensification as it is well serviced by public transit along a priority surface transit route. Victoria Park Avenue is characterized by a number of residential apartment buildings and townhouses with corresponding *Apartment Neighbourhoods* and *Mixed Use Areas* designations, particularly south of Lawrence Avenue East. The proposal contains a generous amount of non-residential gross floor area, further underscoring the appropriateness of designating the site *Mixed Use Areas*.

Given the planned context for the subject property and the surrounding area, the proposal is consistent with the Official Plan's policy intent of accommodating new housing and commercial uses.

Public Realm

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion with attention given to the streetscape to ensure that these areas are attractive, comfortable and functional for pedestrians. This can be achieved through landscaping and setbacks that create attractive transitions from the public to private realms.

The proposed development will provide an enhanced public realm that will help connect the site to its surrounding neighbours, expand convenient access to frequent transit, foster a highly pedestrianized and greatly improved public realm at street level.

Staff have reviewed the application in the context of the applicable public realm policies of the Official Plan as well as the relevant design guidelines that apply to this site and are satisfied that the proposed elements contribute to a high-quality public realm and conform with the City's Official Plan policies.

Density, Height, Massing

The proposal conforms with the applicable Official Plan policies with respect to built form and massing and meets the overall intent of the City's Midrise Building Guidelines.

The proposed 12-storey mixed use midrise building provides transition by stepping down the proposed height of building elements from the west side of the building to the east side of the building. The development provides a maximum of 12-storeys (42.43 metres) massing on Victoria Park Avenue with step-backs at 11th and 12th storey to minimize the impact on Victoria Park Avenue. The proposal transitions to a 6-storey and further stepping down the building massing to a 4-storey at the rear of the building

within 9.6 meters of setback to the east side of the property. A 5-storey building massing is proposed on the north and south (Greylawn Crescent and Lynvalley Crescent respectively) of the building.

This design arrangement provides appropriate distribution of height and transition to the surrounding *Neighbourhood* areas.

The proposed 12-storey massing on Victoria Park Avenue provides good scale and relationship to the adjacent major street which is also an important surface transit route with multiple routes offering frequent bus service. The development supports a comfortable pedestrian environment and animate the street by lining the sidewalk with retail uses designed with multiple entrances and clear glazing.

Staff are satisfied with the built form and massing of the proposed building and that the proposal conforms to the policies of the Official Plan and meets the intent of the Midrise Building Guidelines.

Public Art

The proposed public art qualifies as an in-kind community benefit to be secured in a CBC Agreement. The public art would be located in a prominent publicly accessible location on-site.

Section 37 of the *Planning Act* authorizes the City to adopt a community benefits charge (CBC) By-law and collect CBCs to pay for the capital costs of facilities, services and matters that are required to serve development and redevelopment.

The CBC By-law allows for an in-kind contribution for facilities, services or matters identified in a Community Benefits Strategy and required because of development or redevelopment provided by an owner of land, in lieu of payment of the community benefits charge.

The proposed public art will be secured as an in-kind in lieu of payment of the community benefits charge as per the above recommendations.

Sun and Shadow

This applicant submitted shadow studies to demonstrate the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the solstices (June 21) between 9:18 a.m. and 6:18 p.m. On March 21st and September 21st, the new building will cast limited shadows on the four lots to the east of the site from 3:18pm to 5:18pm. The new building will cast shadows on the lands located on the northwest of the site from 9:18am to 10:18am. The shadow impact on the public sidewalk on the west side of Victoria Park Avenue is only from 9:18am to 10:18am and public realm on the west side of Victoria Park Avenue will have access to sunlight for over eight hours. The condition is similar on September 21st. The shadow impacts to the east of the property during solstices are between 5:18pm to 6:18pm. Based on the above review, staff have determined that the shadow impacts are adequately limited and are acceptable.

Access, Parking, Loading

Pedestrian access to the subject site will be provided through the following: 6 pedestrian access points from Victoria Park Avenue, 1 pedestrian access point from Lynvalley Crescent and 1 pedestrian access point from Greylawn Crescent. Through the site plan control process, staff will ensure that there are no conflicts between pedestrian and vehicular movements on site.

Vehicular access will be taken from the southeast side of the site on Lynvalley Crescent via a single shared driveway. The proposal includes a total of 126 vehicular parking spaces, with 98 (5 accessible residential, 75 residential and 18 EVSE) of the vehicular parking spaces located below grade and 28 (1 Accessible Commercial, 19 commercial and 8 EVSE) of the vehicular parking spaces located above grade.

The proposed parking supply satisfies the requirements of Zoning By-law 569-2013. A total of 158 bicycle parking spaces (136 long-term and 22 short-term) are proposed.

The proposed bicycle parking supply satisfies the Zoning By-law requirement.

There are 2 loading spaces (1 Type 'G' and 1 Type 'C') proposed for the development. The proposed loading spaces are acceptable. The loading spaces are located at the northeast corner of the ground floor and it can be accessed through the southeast vehicular entrance of the building.

Transit

An existing bus stop (#8466) is located mid-block along the Victoria Park frontage of the subject site serving northbound buses on all local routes.

Toronto Transit Commission (TTC) staff reviewed the submission material and advised that the stop should be moved closer to the signalized intersection at Victoria Park and Lynvalley Crescent.

The TTC requires this bus bay adjustment to provide a compound curb radius, a 22 metre tangent, and a 25 metre exit taper, which will help reduce the distance from the crosswalk. The TTC further requires that the applicant equip the existing signal with transit signal priority, consistent with the objectives of the Official Plan for this surface transit priority corridor. These improvements will all be secured during the Site Plan process.

Road Widening

Official Plan Map 3 identifies a right-of-way width of 30 metres for this segment of Victoria Park Avenue. Any further road widening will be identified and confirmed by the City's Transportation Services during the Site Plan Control approval process.

Servicing

Engineering and Construction Services (ECS) staff reviewed the submitted materials and identified items for further review related to Stormwater Quality Control, Proposed

Water Servicing and Groundwater Dewatering and are satisfied with the proposed servicing solutions in principle subject to minor outstanding issues related stormwater management and sediment control.

Engineering and Construction Services staff will continue to work with the applicant to resolve all outstanding issues during site plan control.

School Boards

The Toronto District School Board (TDSB) staff reviewed the submitted materials and advised that local schools currently assigned to this development are Maryvale Public School and Wexford Collegiate Institute. TDSB staff determined that there is sufficient capacity to accommodate students from the new development at the local schools.

Toronto Catholic District School Board (TCDSB) staff reviewed the submitted materials and noted that this development falls within the fixed attendance boundary of St. Kevin Catholic School and the closest Secondary schools serving this area are Senator O'Connor College School and St Joan of Arc Catholic Academy. The TCDSB staff concluded that, at this time, sufficient space exists within the local elementary school to accommodate additional students from the development as proposed; however, the local secondary schools are currently operating at capacity and may not be able to accommodate additional students once the building is constructed and occupied.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a 5% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months.

Archaeological Assessment

A Stage 1 Archaeological Assessment was submitted by the applicant in support of this Official Plan and Zoning By-law Amendment application and Heritage Planning staff had no comments.

Traffic Impact

Transportation Services staff reviewed the Urban Transportation Considerations Report submitted in support of the proposed development and accepts the methodology and conclusion of the report related to vehicular traffic.

The consultant estimates that the proposed development will generate 40 two-way residential vehicular trips during the a.m. and p.m. peak hours and 20 and 40 two-way retail vehicular trips during the a.m. and p.m. peak hours, respectively. The study concludes that the transportation elements of the project including vehicle parking and

loading facility provisions are appropriate and will support the proposed development and the new project generated traffic can be accommodated on the surrounding road network.

Tree Preservation

The application is subject to the provision of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

An Arborist Report and Tree Protection Plan were submitted in support of the application. As proposed, this project would require the removal of five (5) by-law protected privately owned trees, located on the subject site and the removal of four (4) City-street trees, located in the road allowances adjacent to Victoria Park Avenue and Lynvalley Crescent.

The five (5) by-law protected private trees for removal include: five (5) silver maple trees, ranging from 32-34 centimeters in diameter. The proposed underground garage, building footprint, excavation and grading will require the removal of these trees. The planting of three replacement trees (or otherwise Cash-in-lieu of planting payment) for each by-law protected private tree removed would be a condition of Urban Forestry's permit issuance, if an application to remove the subject trees is approved.

The four (4) City street trees proposed for removal include: two (2) silver maple trees of 25 and 26 centimeters in diameter and two (2) ginkgo trees of 7 centimeters in diameter. The proposed sidewalk, bus shelter and road allowance reconfiguration necessitate their removal.

The application is also required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 3, which based on the area of the development site (4,910 square metres), requires 893 cubic meters of soil volume to meet Tier 1 requirements and 1,116 cubic meters to meet Tier 2 requirements. The submitted landscape plans specify soil volumes of 1,141.74 cubic meters (meeting Tier 2 requirements), including a combined total of twenty-four (24) new trees on the private and public portions of the site; any issues relating to underground utilities will need to be resolved to ensure all proposed planting locations and Landscape Plans are satisfactory to Urban Forestry. These matters will be further reviewed during site plan control.

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 proposal meets all required TGS Standards (Tier 1). The applicant has indicated that they will pursue Tier 4 of the TGS and may be eligible for a post-construction

development charge refund. This will be further reviewed and secured through the Site Plan Control process.

Conclusion

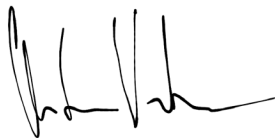
The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), the Growth Plan, and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and the PPS (2024) and does not conflict with the Growth Plan (2020). The proposed building is considered appropriate and compatible with the surrounding context. Furthermore, the proposed development is in keeping with the intent of the Official Plan, particularly as it relates to providing much needed rental housing on an underutilized property, enhancing the public realm, providing an enhanced streetscape for pedestrians, and fostering walkable communities.

The proposed Official Plan and Zoning By-law Amendment will allow for the proposed mixed-use building and implement development standards to regulate the proposed development. Staff recommend that Council approve of the application.

CONTACT

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SIGNATURE



Christian Ventresca, MSc PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: West Elevation

Attachment 9: South Elevation
Attachment 10: North Elevation
Attachment 11: East Elevation
Attachment 12: Northeast 3D Massing Model
Attachment 13: Southwest 3D Massing Model
Attachment 14: Rendering

Attachment 1: Application Data Sheet

Municipal Address: 1925 VICTORIA PARK AVE **Date Received:** May 6, 2022

Application Number: 22 143097 ESC 21 OZ

Application Type: OPA & Rezoning

Project Description: This application proposes to amend the Official Plan and Zoning By-law for the lands at 1925 Victoria Park Avenue to permit the construction of a 12-storey mixed use building with 185 rental housing units with a total gross floor are of 16217 square metres.

Applicant	Agent	Architect	Owner
DAVID CHAREZENKO			TERRACE MANOR LIMITED

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 4,910 Frontage (m): 81 Depth (m): 61

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,141		1,982	1,982
Residential GFA (sq m):			14,792	14,792
Non-Residential GFA (sq m):	1,141		1,425	1,425
Total GFA (sq m):	1,141		16,217	16,217
Height - Storeys:	1		12	12
Height - Metres:			42	42
Lot Coverage Ratio (%): 40.37			Floor Space Index: 3.3	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,792	
Retail GFA:	1,425	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			185	185
Freehold:				
Condominium:				
Other:				
Total Units:			185	185

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			62	96	27
Total Units:			62	96	27

Parking and Loading

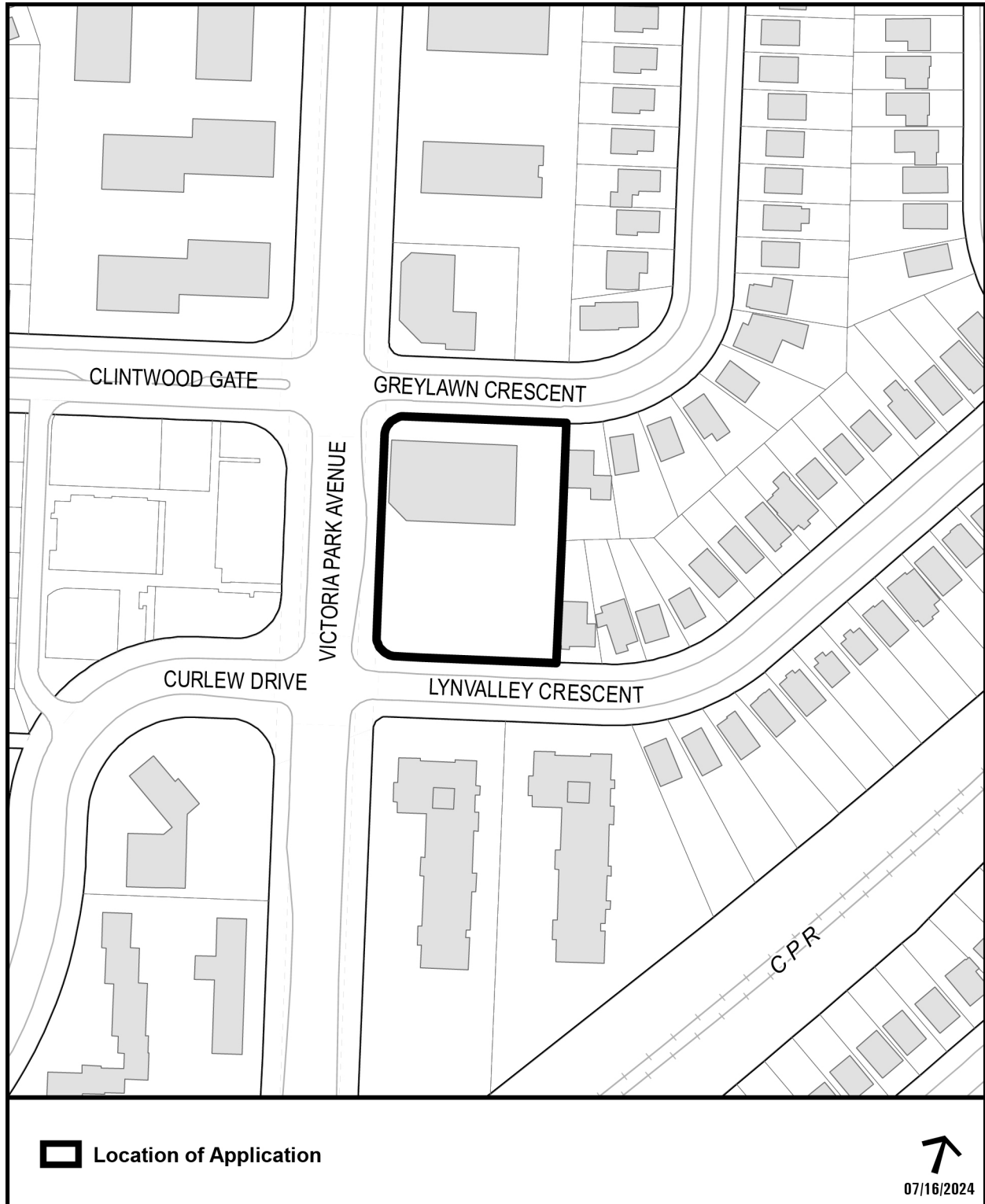
Parking Spaces: 126 Bicycle Parking Spaces: 158 Loading Docks: 2

CONTACT:

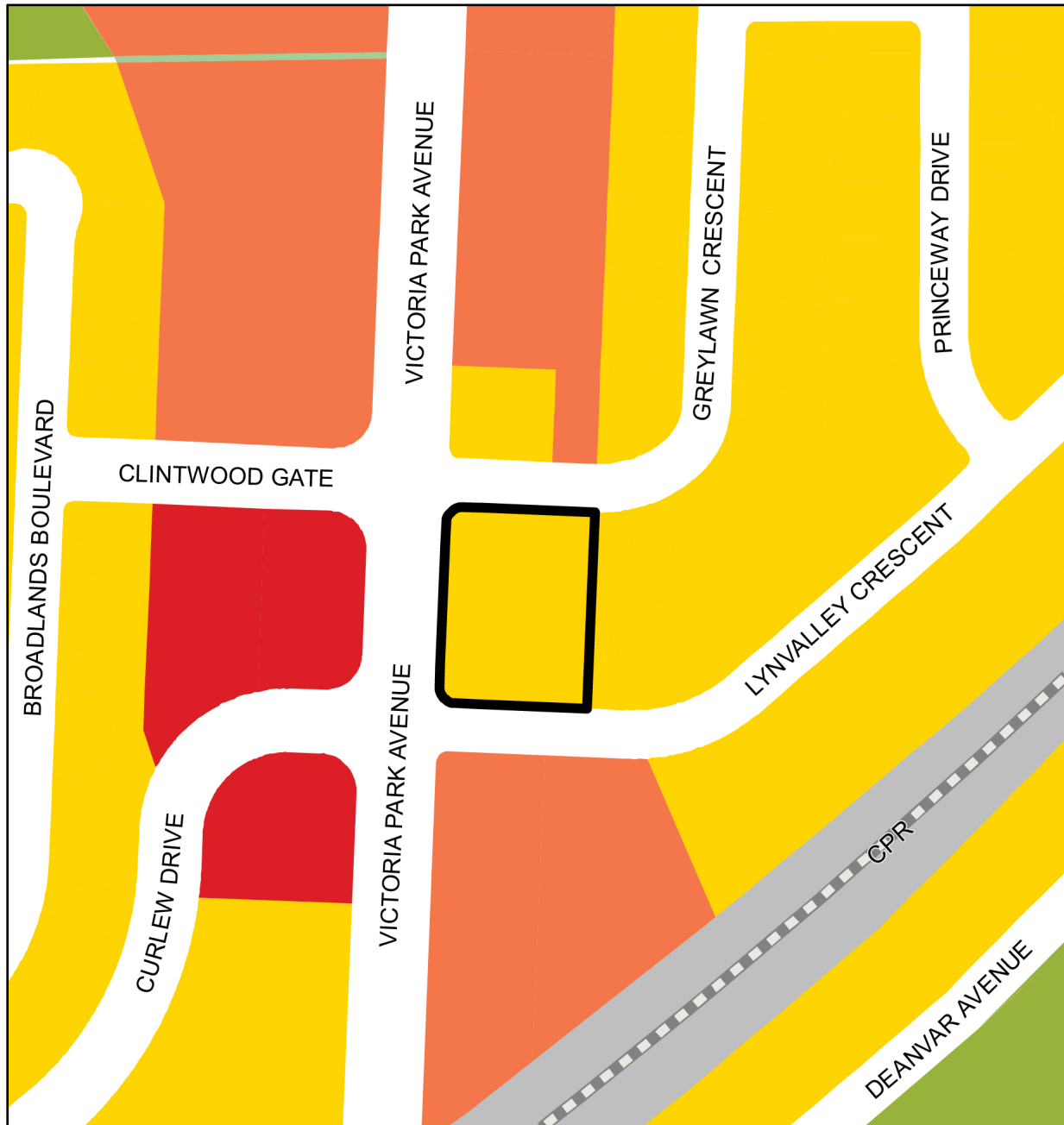
Kwasi Kankam, Planner, Community Planning
416-396-7040

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 20

1925 Victoria Park Ave

File # 24 143097 ESC 21 0Z



Not to Scale
Extracted: 07/16/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1925 Victoria Park Ave

File # 22 143097 ESC 21 0Z

Location of Application

See Former City of Scarborough Maryvale Community By-law No. 9366

RD Residential Detached
RT Residential Townhouse
RA Residential Apartment
CR Commercial Residential
O Open Space
OR Open Space Recreation
UT Utility and Transportation

A Apartment Residential
NC Neighbourhood Commercial
HC Highway Commercial



Not to Scale
Extracted: 07/16/2024

Attachment 5: Draft Official Plan Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2022, as
1925 Victoria Park Avenue**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 676 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

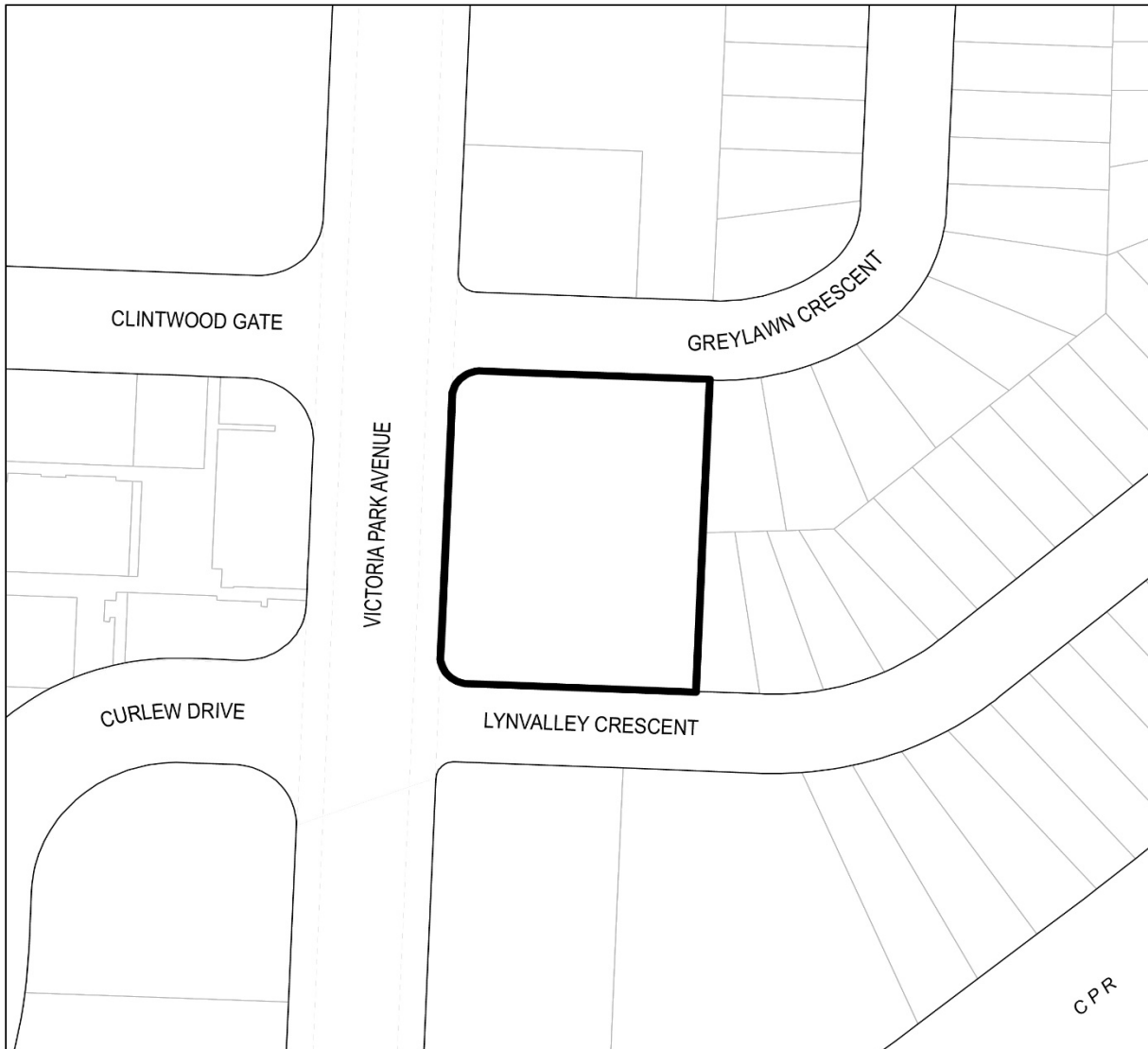
(Seal of the City)

AMENDMENT NO. 676 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS
1925 Victoria Park Avenue

The Official Plan of the City of Toronto is amended as follows:

1. Map 20, Land Use Plan, is amended by re-designating the lands known municipally as 1925 Victoria Park Avenue from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule '1'.

Schedule '1'




Official Plan Amendment 676

Proposed revisions to Land Use Map 20 to redesignate lands from Neighbourhoods to Mixed Use Areas

1925 Victoria Park Ave

File # 22 143097 ESC 21 0Z

 Subject Site

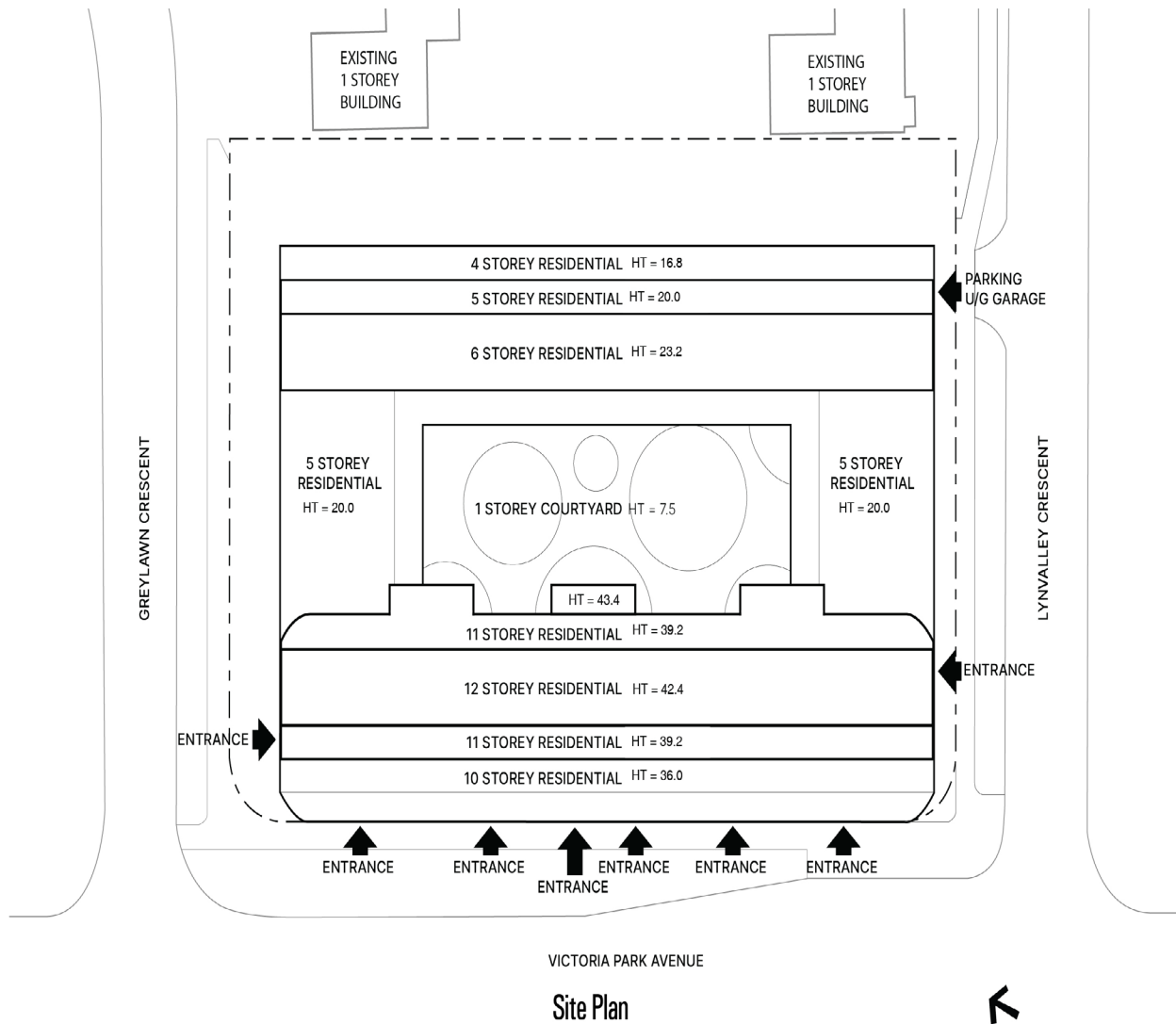


07/17/2024

Attachment 6: Draft Zoning By-law Amendment

(Attached separately as a PDF)

Attachment 7: Site Plan

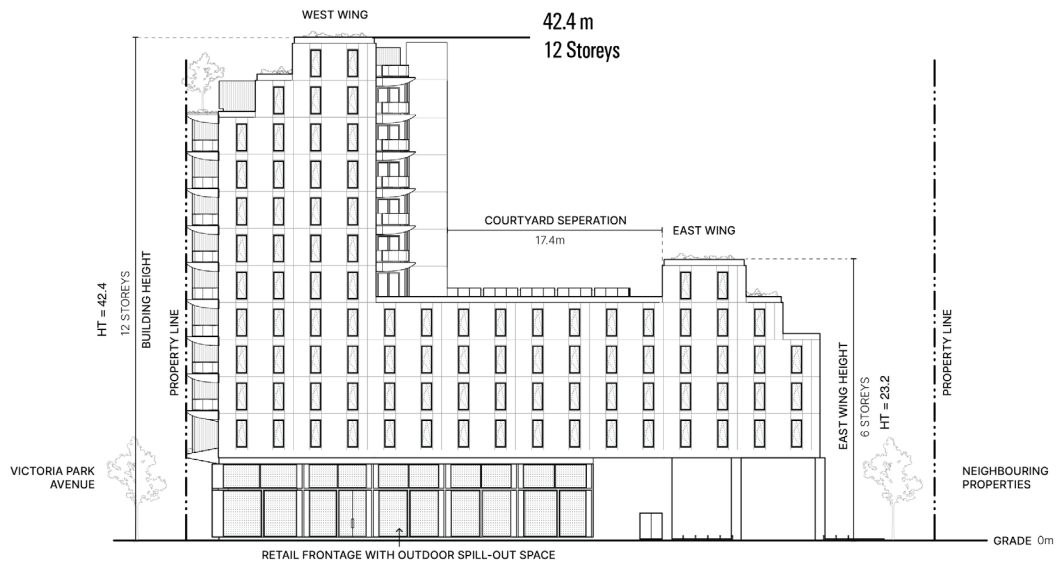


Attachment 8: West Elevation



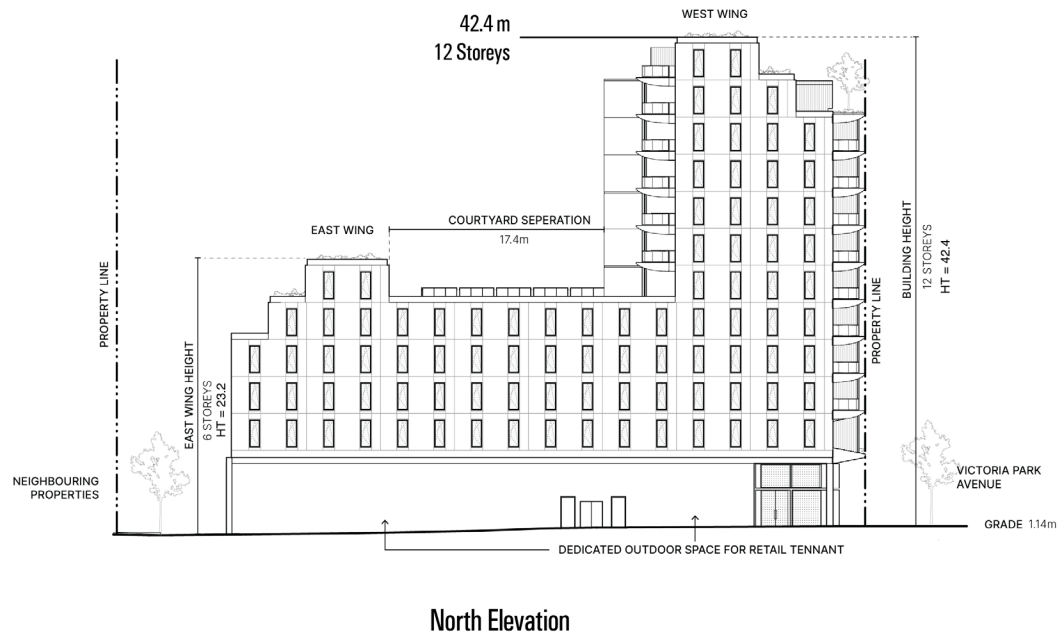
West Elevation

Attachment 9: South Elevation



South Elevation

Attachment 10: North Elevation

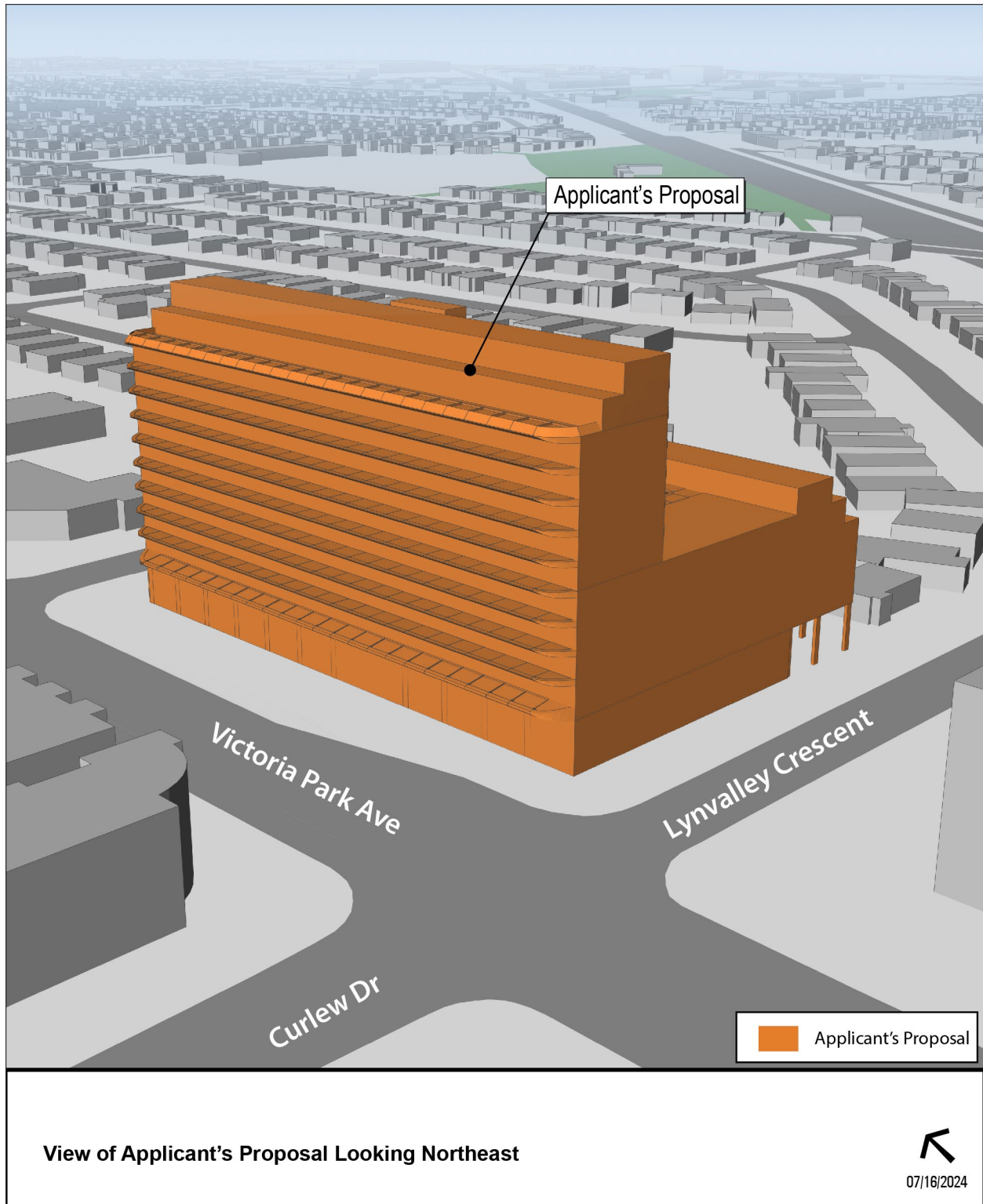


Attachment 11: East Elevation

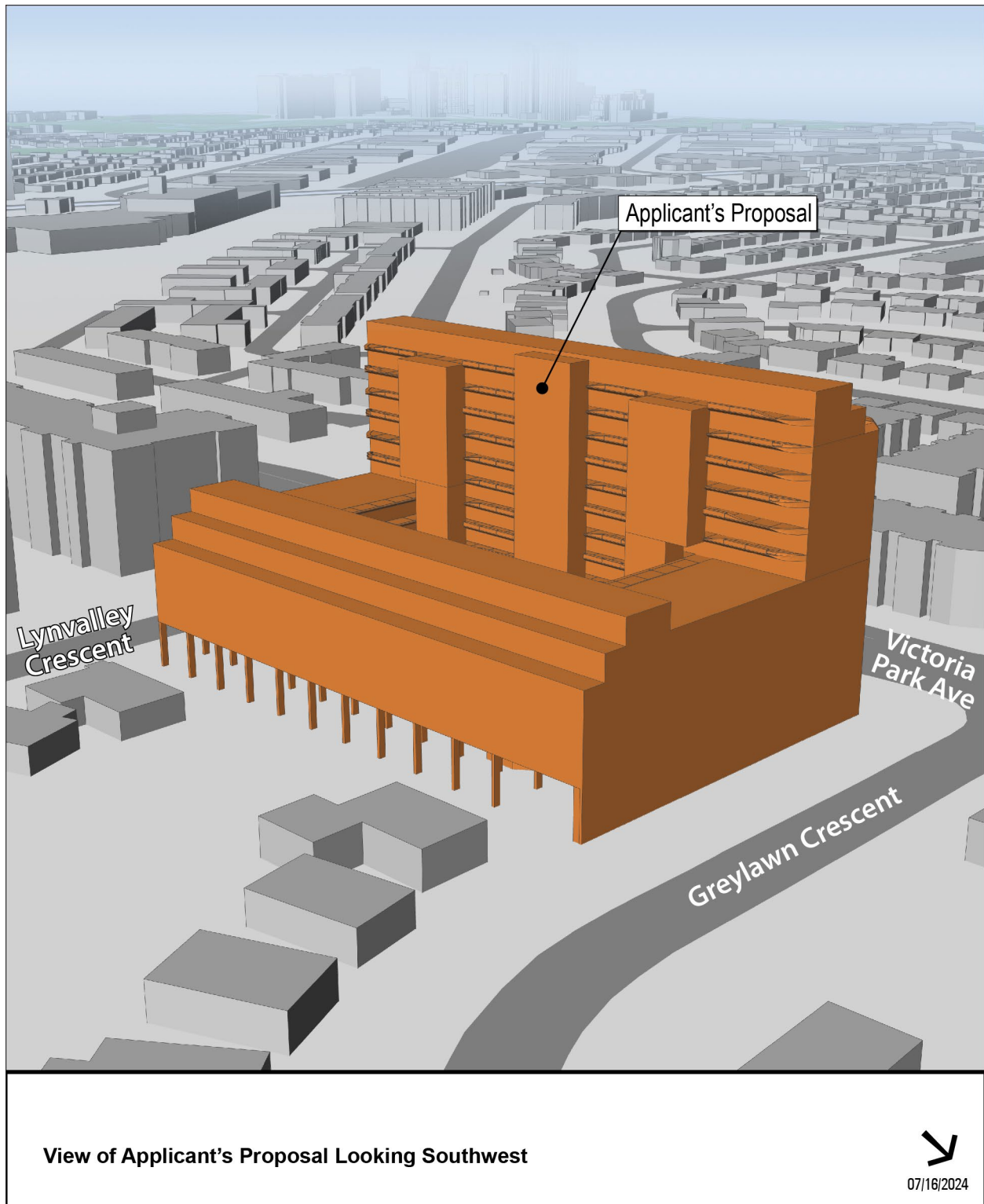


East Elevation

Attachment 12: Northeast 3D Massing Model



Attachment 13: Southwest 3D Massing Model



Attachment 14: Rendering



Perspective View - Looking Southwest

