

1400, 1408 and 1410 Victoria Park Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: February 3, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 19 - Beaches-East York

Planning Application Number: 22 226857 STE 19 OZ

SUMMARY

This report reviews and recommends approval of a Zoning By-law Amendment to permit two new mixed buildings on two blocks with a total of four towers. On 1408 and 1410 Victoria Park Avenue (the north block), an 8-storey podium connects towers of 26-storeys and 13-storeys. On 1400 Victoria Park Avenue (the south block), an 8-storey podium connects towers of 13-storeys and 23-storeys.

The proposal will include 951 residential dwelling units, including 10 affordable rental units and a total gross floor area (GFA) of approximately 69,599 square metres, including 2,971 square metres of non-residential gross floor area fronting onto Victoria Park Avenue. Vehicular access to the site is from the rear of each block to loading spaces and underground parking. A new public park of 1,225 square meters is proposed on the south end of the south block.

The proposed development is consistent with the Provincial Planning Statement (2024). The proposed development also conforms to the City's Official Plan, and represents appropriate intensification that is compatible with the existing and planned context. It will provide diverse unit types and affordable rental housing units, a new public park, improved pedestrian connections and increased tree canopy on site.

RECOMMENDATIONS

The Director, Community Planning, Toronto & East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1400, 1408 and 1410 Victoria Park Avenue substantially in accordance with the draft Zoning By-law Amendment included 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.

3. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to:

a. enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, as it has been determined that upgrades and road improvements are required to support the development, according to the Functional Servicing and Stormwater Management report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services.

4. City Council allow the Owner of 1400, 1408 and 1410 Victoria Park Avenue to design, construct, finish, provide and maintain ten (10) affordable rental housing units as part of the development defined in more detail in subsection 1a. below, to the satisfaction of the Chief Planner and Executive Director, City Planning, and Executive Director, Housing Secretariat as an in-kind contribution pursuant to subsection 37(6) of the Planning Act in accordance with the following terms (the "in-kind contribution"):

a. the in-kind contribution shall be comprised of two (2) studio units, five (5) one-bedroom units, two (2) two-bedroom units, one (1) three-bedroom unit (the "Affordable Rental Housing Units");

b. the average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of all the market units, by unit type, in each phase of the proposed development. The Affordable Rental Housing units shall collectively have a total gross floor area of at least 598 square metres (6,437 square feet);

c. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type, in each phase of the proposed development;

d. the Affordable Rental Housing Units shall be provided in contiguous groups of at least 10 rental dwelling units;

e. the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

f. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

g. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

h. tenants of the Affordable Rental Housing Units will be provided with access to long-term and short-term bicycle parking and visitor bicycle parking in accordance with the Zoning By-law and on the same basis as other units within the development.

i. the initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum 99-year period, beginning with the date each such unit is first occupied (the "Affordability Period"). During the first 99 years of occupancy, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

j. the Owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Recommendation 4.i above for the duration of the Affordability Period. The Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; and upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

k. the Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

l. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development erected on the site are available and ready for occupancy.

5. City Council attribute a value to the in-kind contribution set out in Recommendation 4 above, equal to 100 percent of four (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 first building permit is issued in respect of the development.

6. City Council authorize the 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 Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to 1400, 1408 and 1410 Victoria Park Avenue, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

7. City Council approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the Owner shall convey to the City an on-site parkland dedication, having a minimum size of 1,180 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.

8. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

9. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

10. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1400, 1408 and 1410 Victoria Park Avenue from Permit Parking.

FINANCIAL IMPACT

The CBC in-kind contribution for this site, if approved, will secure 10 rental housing units at affordable rents for a period of at least 99 years. An agreement pursuant to subsection 37(7.1) of the Planning Act will be entered into to address the provision of the in-kind contribution, which will be registered on title to the 1400, 1408 and 1410 Victoria Park Avenue lands.

The applicant has agreed to provide affordable rental housing units as a Community Benefits Charge (CBC) in-kind, at a total cost to the owner equal to 100 percent of four percent of the value of the land 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 Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

A pre-application meeting was held January 20, 2022. The current application was submitted on December 19, 2022 and deemed complete on February 1, 2023.

City staff conducted a Community Consultation Meeting for this application on March 6, 2023. The outcome is summarized in the Comments section of this report.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Sunrise Avenue, west side of Victoria Park Avenue and to the north of Parma Court. The north block at 1408 and 1410 Victoria Park Avenue has an area of 4,149.75 square metres, with Victoria Park Avenue frontage of 74.4 metres and a depth of 55.80 metres. The south block at 1400 Victoria Park Avenue has an area of 8,056 square metres, Victoria Park Avenue frontage of 113.7 metres and a depth of 70.90 metres. The blocks are separated by a private walkway that provides access to the apartment building at 25 Sunrise Avenue, directly west of the site. See Attachment 2 for the Location Map.

Existing Uses

The site currently consists of a one-storey retail building with a number of retail uses and a vehicle repair shop on the north block. On the south block, there is an two-storey retail building with surface parking at the south end.

Surrounding Uses

The site is surrounded by residential low rise buildings, apartment buildings, community spaces and parks.

To the north of the site is a one-storey restaurant and further north are four-storey apartment buildings. On the east side of Victoria Park Avenue are one and two storey detached dwellings. To the south and south west of the site is the O'Connor Community Centre and Early Learning Child Care Centre with the associated surface parking. Further south is a 7-storey apartment building. To the west of the site is a 15-storey residential apartment building on Sunrise Avenue, and Parma Park extending through the middle of the block to O'Connor Drive to the west.

THE APPLICATION

Description

The proposal seeks to construct new mixed use buildings on two blocks, each with two towers connected by an 8-storey podium. The heights from north to south would be 26-storeys and 13-storeys on the north block and 23-storeys and 13-storeys on the south block. There would be 951 residential dwelling units, a total of 66,627.3 square metres of residential gross floor area and 2,971.25 square metres of non-residential gross floor area along Victoria Park Avenue along with a new 1,225 square metre public park at the south end of the south block. A total of 611 underground vehicular parking spaces and 1,089 new bicycle parking spaces are proposed for both blocks. There are 3,815.1 square metres of indoor and outdoor amenity space proposed across the entire development.

Density

The proposal has a density of 5.7 times the area of the lot.

Dwelling Units

The proposal includes 951 residential dwelling units, comprised of 71 studio (7%), 585 one-bedroom (62%), 200 two-bedroom (21%), and 95 three-bedroom units (10%).

Non-Residential Component

The proposal includes 2,971 square metres of non-residential space at grade with access onto Victoria Park Avenue on both blocks. On the north block, four separate retail units are proposed totaling 1,109 square metres. On the south block, a larger retail space is proposed totaling 1,862 square metres.

Access, Vehicular and Bicycle Parking and Loading

For both blocks, pedestrian access is proposed along the eastern side of the buildings fronting Victoria Park Avenue. A driveway off Sunrise Avenue will provide vehicular access for the north block to the underground parking entrance and loading spaces on the western side of the building. The southern block will have vehicular access from Victoria Park Avenue by a private driveway between the blocks. The parking ramp leading to the underground parking garage is on the north side of the block with the loading spaces on the west side.

The north block will have three underground vehicular parking levels and the south block will have two. A total of 611 vehicular parking spaces are proposed for both blocks with 509 residential parking spaces, 60 visitor parking spaces, 37 retail parking spaces along and 5 new car share spaces are proposed across both blocks.

A total of 1,089 bicycle parking spaces will be located at grade and on first underground parking level on both blocks including 870 long-term spaces, 192 short-term spaces, and 27 retail spaces.

Two Type "B", Type "C" and Type "G" loading spaces are to be internalized within the buildings across the site.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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: www.Toronto.ca/1400VictoriaParkAve

Reasons for Application

The Zoning By-law Amendment application is required to amend the City wide Zoning By-law 569-2013 to create appropriate performance standards including but not limited to building height, density, number of storeys, depth, building setbacks, and soft landscaping and to change the zoning category from Commercial Residential to Open Space on the southern side of the site.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 20, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on December 19, 2022 and deemed complete on February 1, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.Toronto.ca/1400VictoriaParkAve

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 performance standards, including associated conditions of approval.

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 Planning Statement (2024).

Official Plan

The Official Plan Right-of-Way Widths Associated with Existing Major Streets Map 3 identifies the site as located on Victoria Park Avenue, which is categorized as a Major

Street. The Official Plan Land Use Map 20 designates the site as Mixed Use Areas. 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/>.

Site and Area Specific Policy 665

SASP 665 identifies a Protected Major Transit Station Area (PMTSA) for lands in the vicinity of the future Eglinton Avenue East Light Rail Transit (LRT) Line. The sites are located adjacent to the boundary of the Eglinton Avenue East LRT Line's O'Connor Station which establishes a density target of 200 people and jobs per hectare. SASP 665 is not yet in force, pending Provincial approval.

Zoning

Zoning By-law 569-2013 zones the site as Commercial Residential, CR 1.0 (c1.0;r:0) SS3 with a height limit of 10.5 metres. The Commercial Residential zoning category permits a range of residential building types including apartment buildings, townhouses and a wide range of non-residential uses such as art galleries, financial institutions, eating establishments, and retail stores. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- 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 Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

Site Plan Control

Both blocks are subject to Site Plan Control Applications. The Site Plan Control applications have been submitted are currently under review.

PUBLIC ENGAGEMENT

Community Consultation

On March 6, 2023, a virtual community consultation meeting was held with the community, the Ward Councillor, the adjacent Ward Councillor staff, City staff and the applicant team. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning policy framework, and proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions included:

- Traffic impacts;
- Bike infrastructure around the site;
- Proposed density;
- Unit sizes and the lack of family sized units;
- Construction management, particularly related to the timeline;
- Height of the podium and tower and the relationship to the park;
- Capacity in adjacent schools and public realm space; and
- Opportunities for affordable housing.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning 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 Planning Statement (2024). In the opinion of staff, the proposal is consistent with provincial plans.

Public Realm

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. The proposed development will improve the connections on and around the site, along with adding soft landscaping, new tree planting, street furniture and a connection to Parma Park.

The pedestrian clearway along Victoria Park Avenue is proposed to be 2.4 metres wide, and 2.1 metres wide along Sunrise Avenue. On the south block, the pedestrian clearway will be connected to a 1.6 metre wide walkway on the southern edge of the site, adjacent to the newly proposed public park.

A one metre setback from the front property line to the building face along Victoria Park Avenue for both blocks is proposed. This will provide an 8.55 metre front setback from the curb to the building face which exceeds the Tall Building Guidelines standard and provides landscaped area for new trees, as well as space for street furniture. Along Sunrise Avenue, the curb to building face from the side of the building along Sunrise Avenue at 7.29 metres also exceeds the Tall Building Guidelines. The setbacks and space between the proposed buildings and curb will help to provide a transition from the building face to the low-rise neighbourhoods on the eastern side of Victoria Park Avenue.

The proposal has been designed to allow for the preservation of five City-owned trees, requiring removal of only one City-owned tree on the south block. There are sixty-seven private trees on both blocks of varying sizes of which ten private trees will require a City approved permit to be removed. Forty-seven new deciduous trees will be planted on the site. Urban Forestry has reviewed the application and are supportive of the soil volume and depth for the new trees.

Density, Height, Massing

The proposed mixed use buildings conform to the applicable Official Plan policies and design guidelines with respect to the built form, setbacks and massing.

On the north block, the eight storey podium has a front setback from the property line of 1 metre, a north side setback of 3 metres and a south side setback of 3.7 metres allowing for generous walkway spaces, landscape area and trees. The setback from the rear property line is 12.4 metres providing space for the driveway. At the south end of the block, the building has a 5.4 metre setback.

The north block tower elements above the 8th floor have a stepback of 8.8 metres on the north side of the block and 8.6 metres from the front property line on the north side, 6.2 metres to the northern side property line, and 6.2 metres from the south property line. Setting the towers into the site to this extent allows for greater sunlight penetration around the site and comfortable conditions during windier days .

On the south block, the eight storey podium has a front setback from the property line of 1 metre, a north side setback of 16.2 metres for the drive aisle and a south setback of 5.2 metres on the east side of the site and 5.1 metres on the west side of the site. The south setback provides a walkway with access to the side of the building and soft landscaping and tree planting adjacent to the proposed new park. The rear setback of 8.3 metres for the drive aisle provides a buffer between the tower and Parma Park.

The south block tower elements above the 8th floor have a stepback of 8.75 metres from the front property line, which allows for greater sunlight penetration around the site and comfortable conditions during windier days.

The towers on the north block have a tower floorplate of 750 square metres for the north tower from floors 14 to 26 and 635 square metres for the south tower. On the south block, the northern tower has a floorplate of 962 square metres from floor 14 to 23 and southern tower has a floorplate of 938.2 square metres. Staff find the larger floorplates on the south block acceptable as there are no existing buildings in relation to the site and the south tower frames the park with minimal shadowing. There is a 33.33 metre separation distance between the 13 storey tower on the north block and the existing apartment building at 25 Sunrise Avenue in accordance with the objectives of the Tall Building Guidelines. On the north block, the towers have a separation distance ranging from 20 to 23 metres and on the south block they have a separation of 33.33 metres.

The proposed buildings on each block are compatible with the surrounding context with respect to the built form, massing, separation distance and transition to the surrounding area. The size and orientation of the site is appropriate for infill development of tall buildings and will maximize and support housing opportunities in proximity to community services, parkland, transit and cycling infrastructure.

Sun, Shadow and Wind

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Considerations section of the report. Staff have reviewed the Sun and Shadow Study and find the resulting shadow conditions acceptable.

Pedestrian level wind conditions for the outdoor spaces are generally comfortable for sitting and standing in the spring, summer and fall. On the north block, some uncomfortable winter conditions on the south side and one point on the west side at the rear of the building along with a few points on the north side of Sunrise Avenue were noted. On the south block, some uncomfortable winter conditions on the south side of the building and park were also noted. These locations will require detailed design mitigation solutions, which will be secured through the Site Plan Control process.

Access, Vehicular and Bicycle Parking and Loading

Residential access will be from Victoria Park Avenue through the residential lobby on both blocks. On the south block, there will be an additional side entrance on the south side of the building.

Three levels of underground parking are proposed on the north block, accessed at the rear with a driveway leading to Sunrise Avenue. The driveway will provide access to the loading spaces at grade. On the south block, two levels of underground parking are proposed, accessed on the north side by a driveway from Victoria Park Avenue. Loading spaces are located at the rear (west side) of the block, at grade.

A total of 611 vehicular parking spaces are proposed on both sites consisting of 509 long-term, 60 visitor, 37 retail, and 5 car share spaces. A total of 1,089 bicycle parking spaces (870 long-term, 192 short-term and 27 retail) are proposed. Short-term bicycle parking spaces will be provided at grade at the rear and sides of the building. The long term bicycle parking spaces will be located at grade and on the first level of the underground parking garage.

The proposed development is projected to generate a total of 243 and 246 vehicular trips during the morning and evening peak hours, respectively. Given this level of trip generation and the results of the applicant's traffic analyses, the projected development traffic will have minimal impacts on area intersections, and therefore, can be acceptably accommodated on the adjacent road network. Transportation Services has accepted the methodology and conclusions of the applicant's submitted report concerning vehicular traffic.

A total of six loading spaces are provided within dedicated loading areas at grade for the site, including two Type G space to accommodate site-related residential waste collection, two Type C for moving activity and two Type B spaces for commercial loading. Vehicle maneuvering diagrams have been provided, illustrating the forward motion of a truck entering and exiting the site and using the proposed loading spaces.

Transportation Demand Management (TDM)

The following Transportation Demand Management measures are proposed to be secured through Site Plan Approval including bicycle parking facilities, pedestrian connections and connections to active transportation facilities to help promote multi-modal travel alternatives.

- Electrifying Bicycle Infrastructure – Provision that a minimum of fifteen (15) percent of the long-term bicycle parking spaces are to be equipped with an energized outlet, which has been satisfied.
- Bike Repair Station – Provide bicycle repair stations above the minimum bylaw requirement, with one (1) provided in each long-term bike room. The number, locations, and dimensions will need to be specified on the plans.
- Car-share Parking Spaces – Provide a minimum of five (5) car-share parking spaces and vehicles on site.

Servicing

Development Engineering staff has reviewed the submitted materials and generally accepts the analysis supporting the Zoning By-law Amendment application. The report concludes that improvements to the existing infrastructure are required. A recommendation has been included in this report for the owner to enter into a financially secured agreement to ensure the required external servicing improvements for this site are implemented.

Parkland

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10 percent of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2 percent parkland dedication rate.

In total, the parkland dedication requirement is 1,180 square metres. The applicant is proposing an on-site parkland dedication of 1,225 square metres located on the southern edge of the development site which will expand Parma Park and provide frontage on Victoria Park. This represents an over-dedication of 45 square metres. This report recommends that City Council accept the on-site parkland dedication free and clear of easements, encumbrances, and encroachments, including underground parking. The on-site parkland dedication shall comply with Policy 3.2.3.8 of the Official Plan.

The applicant also proposes the conveyance of a triangular parcel of land immediately southwest the proposed park. This parcel is subject to a surface easement for below grade infrastructure (storm relief sewer). This parcel would expand the proposed park and provide for seamless expansion of Parma Park with the proposed park and avoid the easement parcel being landlocked, following conveyance of the proposed park. The proposed conveyance is acceptable to staff.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Archaeological Assessment

A portion of the site is located in an area that has been identified as having archaeological potential, on the western edge. A stage 1 Archaeology Assessment was conducted in January 2023 and determined the property has no potential for archaeologically significant materials.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal will provide a diversity of new dwelling units including new affordable units, with a unit mix that meets the Growing Up Guidelines.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 III (Private Tree by-law). An arborist report and tree protection plan were submitted that note a total of 67 trees on site. The proposal seeks to preserve four City owned trees along the boulevard and remove one City-owned tree. A total of 10 trees are subject to the Private Tree By-law and are proposed to be removed. Staff have indicated that the trees to be removed should be replaced at a ratio of three to one. As a result, forty-eight new deciduous trees are proposed to be planted and a cash in-lieu payment will be provided for the other 26 trees. Urban Forestry staff have reviewed the proposal and are supportive of the tree planting and cash in-lieu.

In-Kind Community Benefit Charge (CBC)

The CBC in-kind contribution would secure 10 of the proposed residential units as affordable rental housing units for a period of at least 99 years. The units would include two studio, five one-bedroom, two two-bedroom and one three-bedroom units.

All units are of the same average size as the proposed market units. The units will be secured as rental units and at affordable rents for a period of at least 99 years. The units will be similar in design and finish to the market units and will include ensuite laundry and air conditioning. Tenants of the affordable units will have access to amenities, bike parking, and visitor parking on the same terms and conditions as any other resident of the building.

Staff are of the opinion that the proposed in-kind CBC contribution is appropriate. Securing the 10 units as affordable rental housing units for a period of at least 99 years represents 100 percent of the Community Benefits Charge contribution.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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 deployment of cycling infrastructure, the Transportation Demand Management strategies described above, and the provision of adequate soil volumes among other measures.

Conclusion

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). The proposal conforms to the Official Plan, particularly as it relates to appropriate infill development in Mixed Use Areas, the provision of a range and mix of housing units including affordable units in proximity to transit, adding retail space and public park space. Staff recommend that Council support approval of the application.

CONTACT

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Tel. No. 416-392-7371, E-mail: Sean.Guenther@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', followed by a long horizontal flourish.

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

- 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 Zoning By-law Amendment
- Attachment 6: Site Plan - North and South Blocks
- Attachment 7: North Block Elevation - East and West Views
- Attachment 8: South Block Elevation - East and West Views
- Attachment 9: North and South Blocks - 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 1400, 1408 & 1410 Victoria Park Avenue **Date Received:** December 19, 2022

Application Number: 22 226857 STE 19 OZ

Application Type: Zoning By-law Amendment

Project Description: On the north block, an 8-storey podium connects two towers of 26-storeys at the north end and 13-storeys at the south end at 1408 and 1410 Victoria Park Avenue. On the south block, an 8-storey podium connects two towers of 13-storeys at the north end and 23-storeys at the south end at 1400 Victoria Park Avenue.

The proposal will include a total of 951 residential dwelling units, retail at grade on both blocks and a new 1,225 square meter public park.

Applicant
Leader Lane
Developments

Agent
Alexandra Simpson

Architect
Core Architects

Owner
Playacor Victoria
Investments Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: 1410 Victoria Park Avenue (x34)

1400 Victoria Park Avenue (x35)

1400: CR 1.0
(c1.0; r0.0) SS3
(x35)

Zoning: 1408: CR 1.0
(c1.0; r1.0) SS3

Heritage Designation: N

1410: CR 1.0
(c1.0; r0.0) SS3
(x34)

Height Limit (m): 10.5

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	12,205.75	Frontage (m):	1400: 113.7 1408 and 1410: 74.4	Depth (m):	1400: 70.90 1408 and 1410: 55.80
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	-	-	5,753	5,753
Residential GFA (sq m):	-	-	66,627.3	66,627.3
Non-Residential GFA (sq m):	-	-	2,971.25	2,971.25
Total GFA (sq m):			69,598.55	69,598.55
Height - Storeys:	2	-	13 - 26	13 - 26
Height - Metres:	10	-	83.6	83.6

Lot Coverage Ratio
(%): 47

Floor Space Index: 5.7

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	66,627.3	-
Retail GFA:	2,971.25	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	951	951
Total Units:	-	-	951	951

Total Residential Units by Size

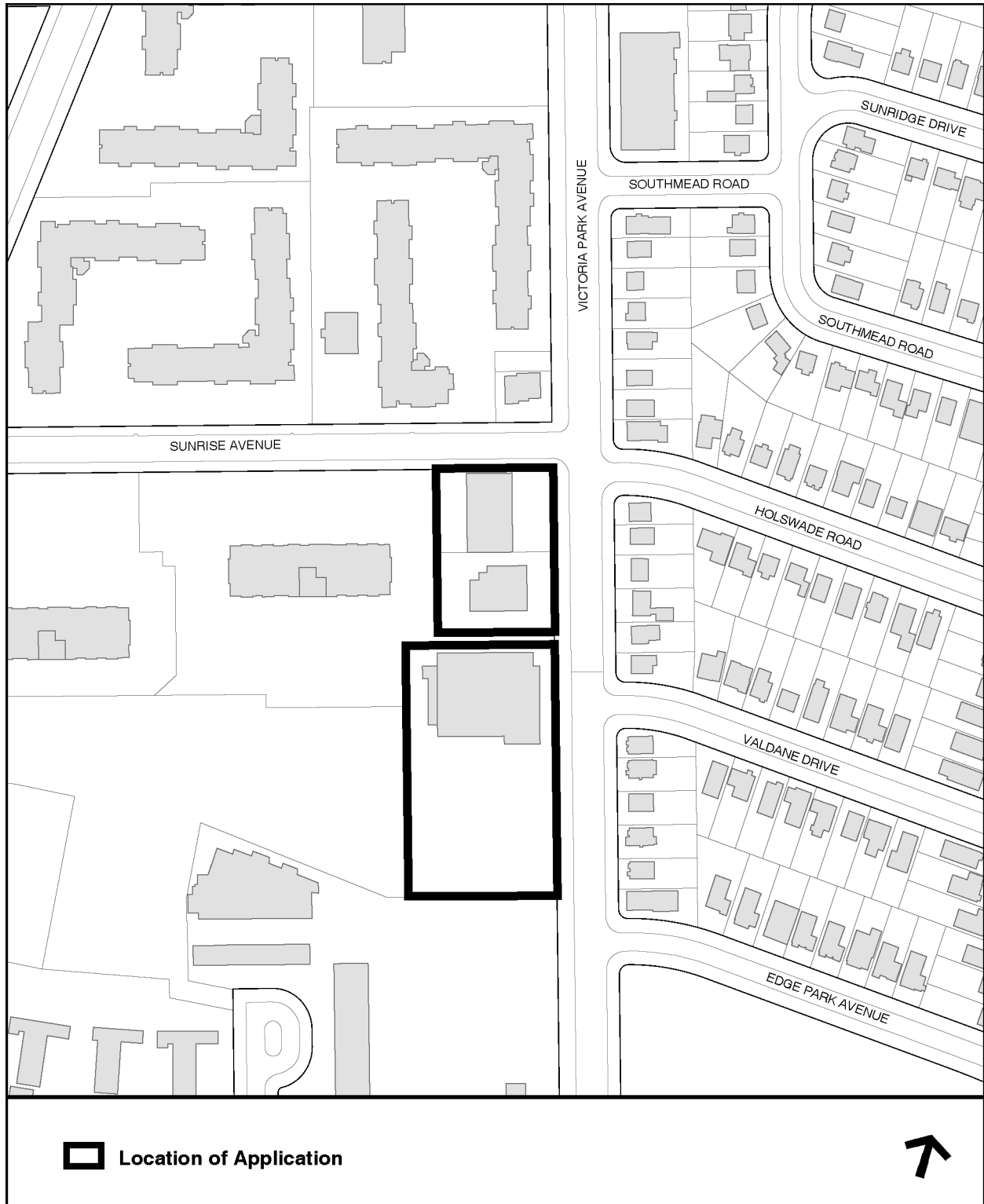
	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	71	585	200	95

Total Units:	-	71	585	200	95
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Parking and Loading

Parking Spaces:	611	Bicycle Parking Spaces:	1089	Loading Docks:	2
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Attachment 2: Location Map



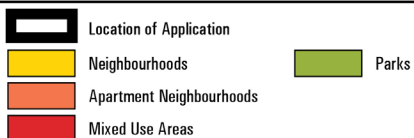
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #20

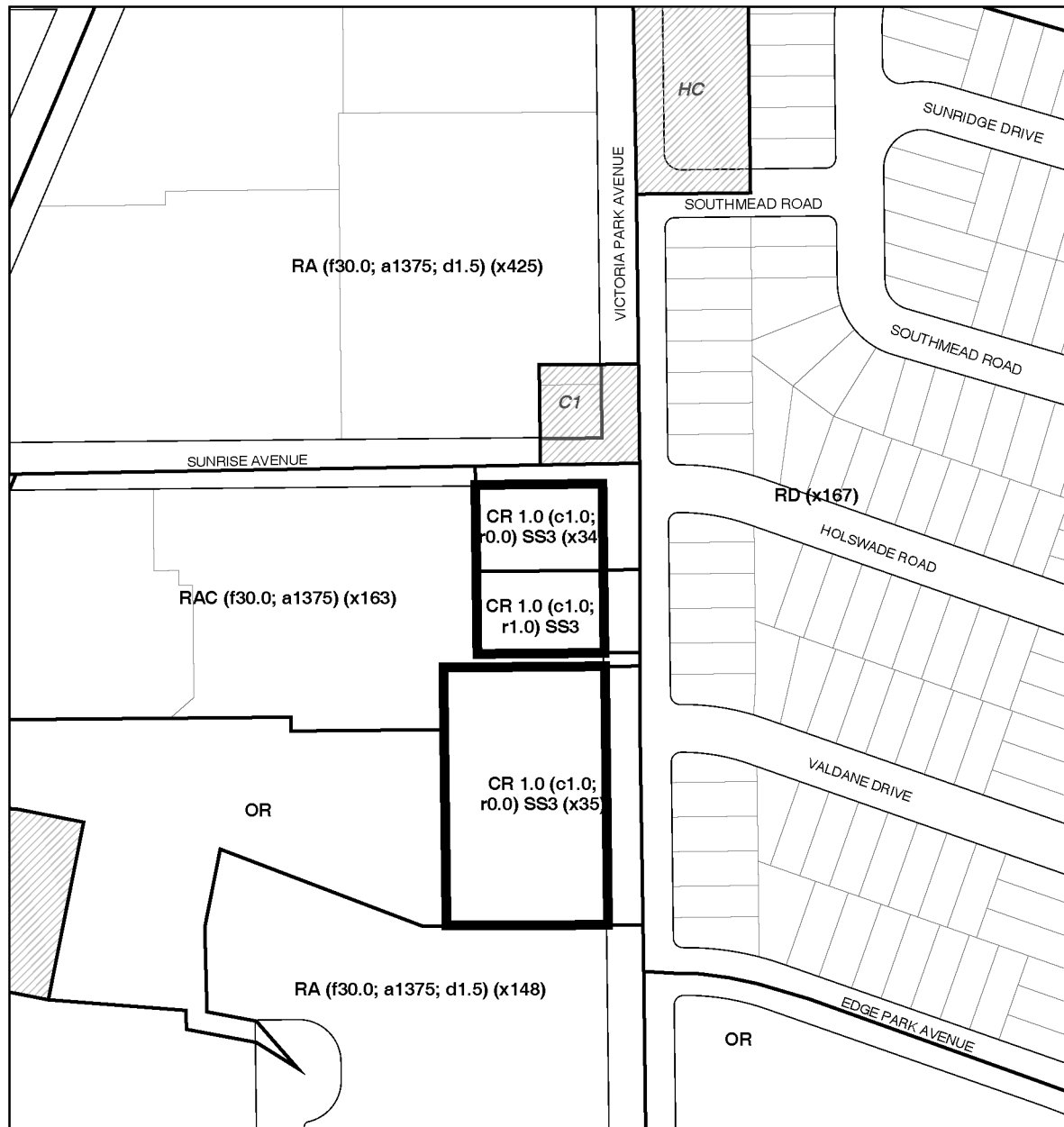
1400, 1408 - 1410 Victoria Park Avenue

File # 22 226857 STE 19 0Z



↑
Not to Scale
Extracted: 11/14/2022

Attachment 4: Existing Zoning By-law Map



1400, 1408 - 1410 Victoria Park Avenue

Zoning By-law 569-2013

File # 22 226857 STE 19 0Z



Location of Application

RD
RA
RAC
CR
OR

Residential Detached
Residential Apartment
Residential Apartment Commercial
Commercial Residential
Open Space Recreation



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

R4 One-Family Detached Dwelling Fourth Density Zone
C1 General Commercial Zone
HC Highway Commercial

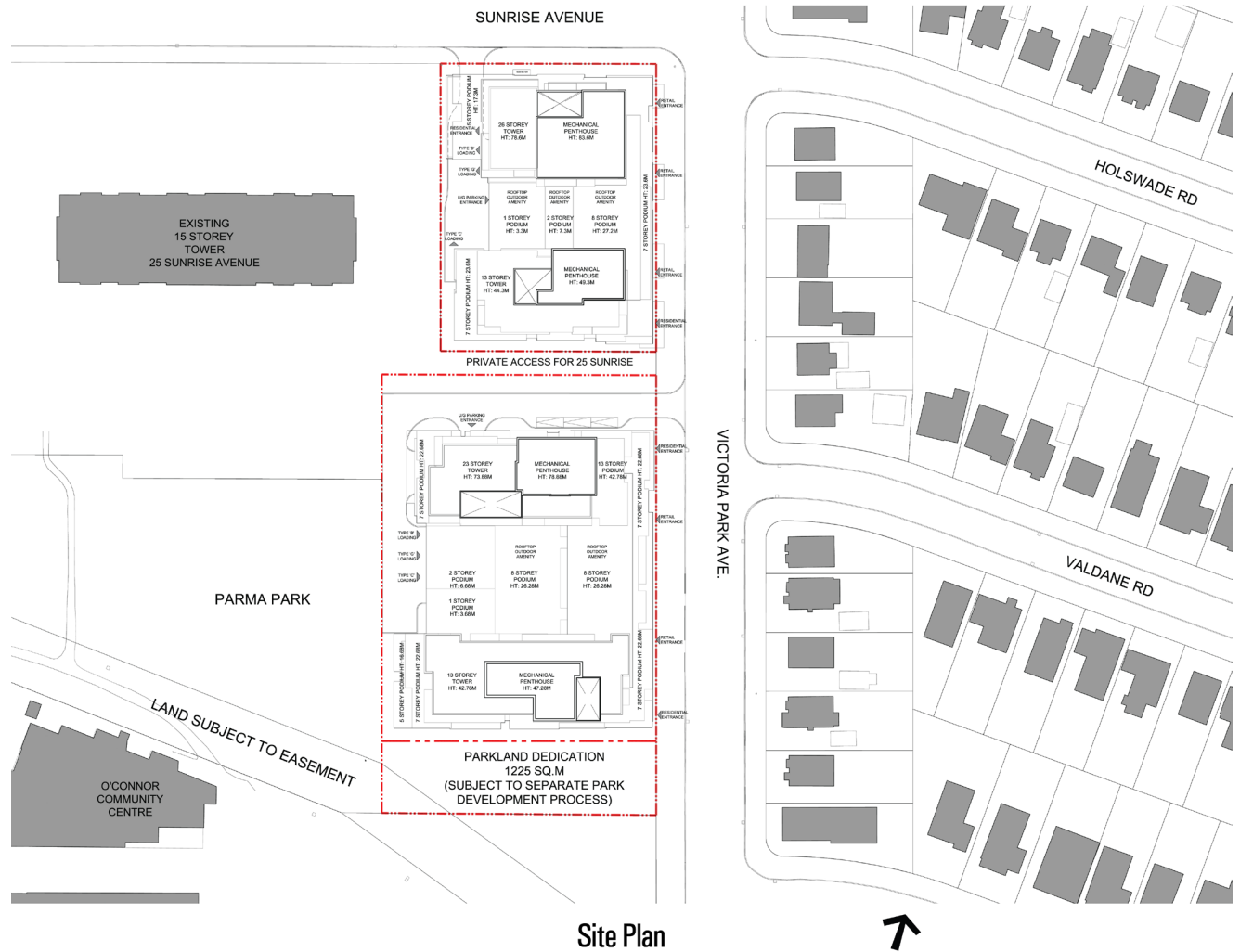


Not to Scale
Extracted: 11/14/2022

Attachment 5: Draft Zoning By-law Amendment

To be provided in advance of Toronto and East York Community Council.

Attachment 6: Site Plan - North and South Blocks



Attachment 7: North Block Elevation - East and West Elevations



North Site East Elevation



North Site West Elevation

Attachment 8: South Block Elevation - East and West Views



South Site East Elevation



South Site West Elevation

Attachment 9: North and South Blocks - 3D Model of Proposal in Context

