

Item 7



For Action

City Council Transmittal – Planning and Housing Committee Item 10.2: Housing Now – 777 Victoria Park Avenue – Zoning Amendment

Date: January 27, 2020
To: TTC Board
From: Director - Commission Services

Summary

Transmittal letter from the City Clerk confirming that City Council on November 26 and 27, 2019, adopted the subject item and has forwarded a copy of City Council's decision to the Toronto Transit Commission Board for consideration.

Recommendations

It is recommended that the TTC Board consider City Council's decision, as follows:

1. City Council direct the General Manager, Parks, Forestry and Recreation, and request the Toronto Transit Commission, in consultation with the Chief Executive Officer, CreateTO, to advance a detailed design of a rebuilt facility at Dentonia Park Golf Course combining golf course parking and a Passenger Pick-up and Drop-off facility and bring forward plans and budget requests through the annual budget process in the future.

Signature

Kevin Lee
Director - Commission Services

Attachments

Attachment 1 – City Council Transmittal – Planning and Housing Committee Item 10.2

City Clerk's Office

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Council Secretariat Support
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Ref.: 19-PH10.2**

December 3, 2019

Mr. Kevin Lee
Head of Commission Services
Toronto Transit Commission
1900 Yonge Street
Toronto, Ontario
M4S 1Z2

Dear Mr. Lee:

**Subject: Planning and Housing Committee Item 10.2
Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report
(Ward 20 - Statutory: Planning Act, RSO 1990)**

City Council on November 26 and 27, 2019, adopted this Item, and among other things, has directed the General Manager, Parks, Forestry and Recreation, and requested the Toronto Transit Commission, in consultation with the Chief Executive Officer, CreateTO, to advance a detailed design of a rebuilt facility at Dentonia Park Golf Course combining golf course parking and a Passenger Pick-up and Drop-off facility and bring forward plans and budget requests through the annual budget process in the future.

Yours truly,



for City Clerk

M. Toft/wg

Attachment

Sent to: Head of Commission Services, Toronto Transit Commission
Chief Executive Officer, CreateTO
Acting President, Toronto Parking Authority

c. City Manager

Planning and Housing Committee

PH10.2		Adopted		Ward: 20
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Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report

City Council Decision

City Council on November 26 and 27, 2019, adopted the following:

1. City Council amend Zoning By-law 569-2013, as amended, for a portion of the lands at 777 Victoria Park Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4 to the report (October 29, 2019) from the Chief Planner and Executive Director, City Planning.
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. City Council direct the General Manager, Parks, Forestry and Recreation, and request the Toronto Transit Commission, in consultation with the Chief Executive Officer, CreateTO, to advance a detailed design of a rebuilt facility at Dentonia Park Golf Course combining golf course parking and a Passenger Pick-up and Drop-off facility and bring forward plans and budget requests through the annual budget process in the future.
4. City Council request CreateTO and the Toronto Parking Authority, to engage project development proponents on the operation of a paid public parking facility at 777 Victoria Park Avenue and report to the Board of Directors of CreateTO or the Board of Directors of the relevant CreateTO corporate entity as part of the proposed transaction terms.

Public Notice Given

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Planning and Housing Committee recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, for a portion of the lands at 777 Victoria Park Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4 to the report (October 29, 2019) from the Chief Planner and Executive Director, City Planning,

2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct the General Manager, Parks, Forestry and Recreation, and request the Toronto Transit Commission, in consultation with the Chief Executive Officer, CreateTO, to advance a detailed design of a rebuilt facility at Dentonia Park Golf Course combining golf course parking and a Passenger Pick-up and Drop-off facility and bring forward plans and budget requests through the annual budget process in the future.
4. City Council request CreateTO and the Toronto Parking Authority, to engage project development proponents on the operation of a paid public parking facility at 777 Victoria Park Avenue and report to the Board of Directors of CreateTO or the Board of Directors of the relevant CreateTO corporate entity as part of the proposed transaction terms.

Committee Decision Advice and Other Information

The Planning and Housing Committee held a statutory public meeting on November 13, 2019, and notice was given in accordance with the Planning Act.

The Project Manager Strategic Initiatives, Policy and Analysis gave a presentation on Housing Now.

Origin

(October 29, 2019) Report from Chief Planner and Executive Director, City Planning

Summary

This report recommends approval of a City-initiated amendment to Zoning By-law 569-2013, as amended, for a portion of the City-owned property at 777 Victoria Park Avenue, as part of the Housing Now Initiative.

The recommended Zoning By-law Amendment (Attachment 4) will facilitate the development of approximately 508 new residential units on the site, including at least 254 affordable rental units. The proposed amendment will permit over 41,000 square metres of development, comprising a tall building at the north end of the site (up to 23 storeys) and a mid-rise building at the south end of the site (up to 11 storeys).

The proposed development will include retail and community space at grade, including a child care facility, in addition to residential uses. The recommended Zoning By-law Amendment establishes setbacks and publicly-accessible open space that can be enhanced to improve the public realm and pedestrian experience on Victoria Park Avenue and Denton Avenue. The commuter parking use currently provided on the site is proposed to be permitted as part of a mix of below-grade resident, visitor and public parking.

The recommended Zoning By-law Amendment would enable redevelopment of the site consistent with the development concept prepared by CreateTO and refined through public consultation and the City's formal review process.

Development of 777 Victoria Park Avenue in accordance with this report's recommendations will ensure this City-owned property is optimized for the development of affordable and market rental housing and the creation of a complete, inclusive, livable community. The recommended

mix of uses and intensification of the property maximize its transit-oriented location, are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2019) and the City of Toronto Official Plan. The proposed massing of the new buildings fits within an established tall building context while respecting transitions to adjacent properties. This development is complemented by improvements to the public realm and attention to traffic impact mitigation on both Victoria Park and Denton Avenues.

City Council's decision regarding the recommended Zoning By-law Amendment will set the stage for the next phase of the Housing Now Initiative: procurement by the City of a development partner to construct and operate a mixed-use, mixed-income development at 777 Victoria Park Avenue. The development partner will be responsible for submitting a Site Plan Control application in 2020 to finalize development plans. The City will secure the terms of construction and housing operation through a 99-year lease.

Background Information (Committee)

(October 29, 2019) Report and Attachments 1, 2, 3 and 5 from the Chief Planner and Executive Director, City Planning on Housing Now - 777 Victoria Park Avenue - Zoning Amendment - Final Report

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-139490.pdf>

Attachment 4: Draft Zoning By-law Amendment

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-139491.pdf>

(October 23, 2019) Notice of Public Meeting

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-139545.pdf>

Presentation from the Project Manager, Strategic Initiatives, Policy and Analysis, City Planning on Housing Now - 777 Victoria Park Avenue

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-139938.pdf>

Communications (Committee)

(November 5, 2019) E-mail from Nicole Corrado (PH.New.PH10.2.1)

(November 10, 2019) Letter from Mark J. Richardson, Technical Lead, HousingNowTO (PH.New.PH10.2.2)

<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-98993.pdf>

(November 11, 2019) E-mail from Louise Cass (PH.New.PH10.2.3)

(November 13, 2019) E-mail from Eileen Denny (PH.New.PH10.2.4)

Communications (City Council)

(November 13, 2019) E-mail from Karen Young (CC.Main.PH10.2.5)

(November 26, 2019) Petition from 14 persons regarding the recently announced Developers application for the 777 Victoria Park High Rise Development, "We say No" to the planned development (CC.Supp.PH10.2.6)

Speakers

Christina Blizzard

Gail Waiser, Metro Toronto Condominium Corporation 606

Sherrill Middleton, Metro Toronto Condominium Corporation 606

Keegan Harris, The Neighbourhood Group

Tom McGhee

Jonathan Cluff

Susan Fletcher

Ryan Endoh

Alejandra Ruiz Vargas, East York ACORN

Sean Meagher, Convene Toronto