

# 411 victoria park development

**BUILD  
TORONTO**

GROWTH  
VALUE  
RESULTS

## CONSULTATION PROGRAM UPDATE



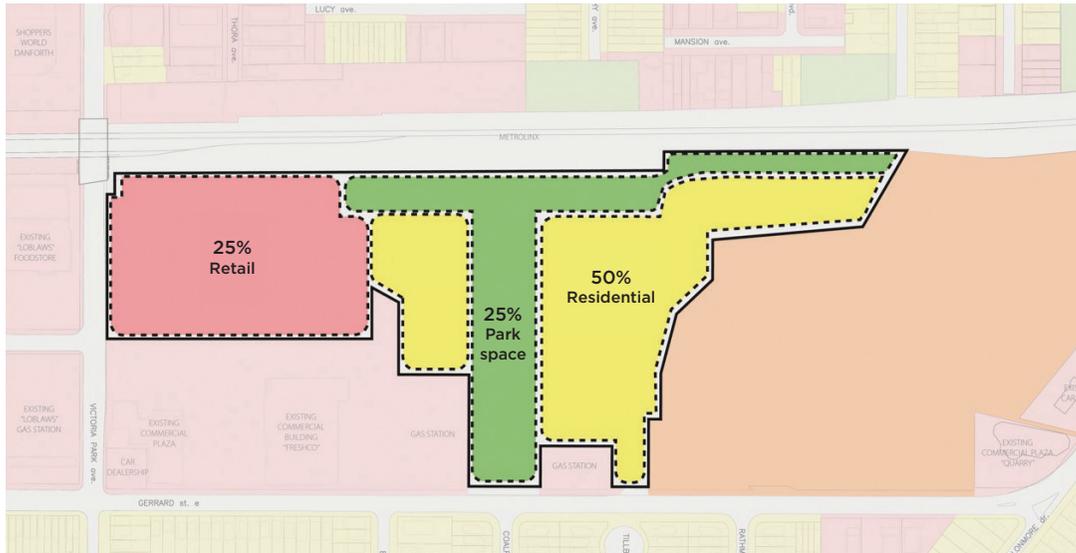
## CONSULTATION PROGRAM UPDATE

As many of you are aware, BUILD TORONTO is planning for a mixed-use development on the 19.7-acre parcel of land at 411 Victoria Park. Over the last two years, our team has been working very closely with the community discussing proposed plans and various objectives. This Program Update is intended to provide you with the most up-to-date information as part of our consultation program.

## WHAT IS BUILD TORONTO PROPOSING?

BUILD TORONTO has put together a proposed development that invests in a thorough environmental remediation program and includes an appropriate mix of residential (50%), retail (25%) and park space (25%).



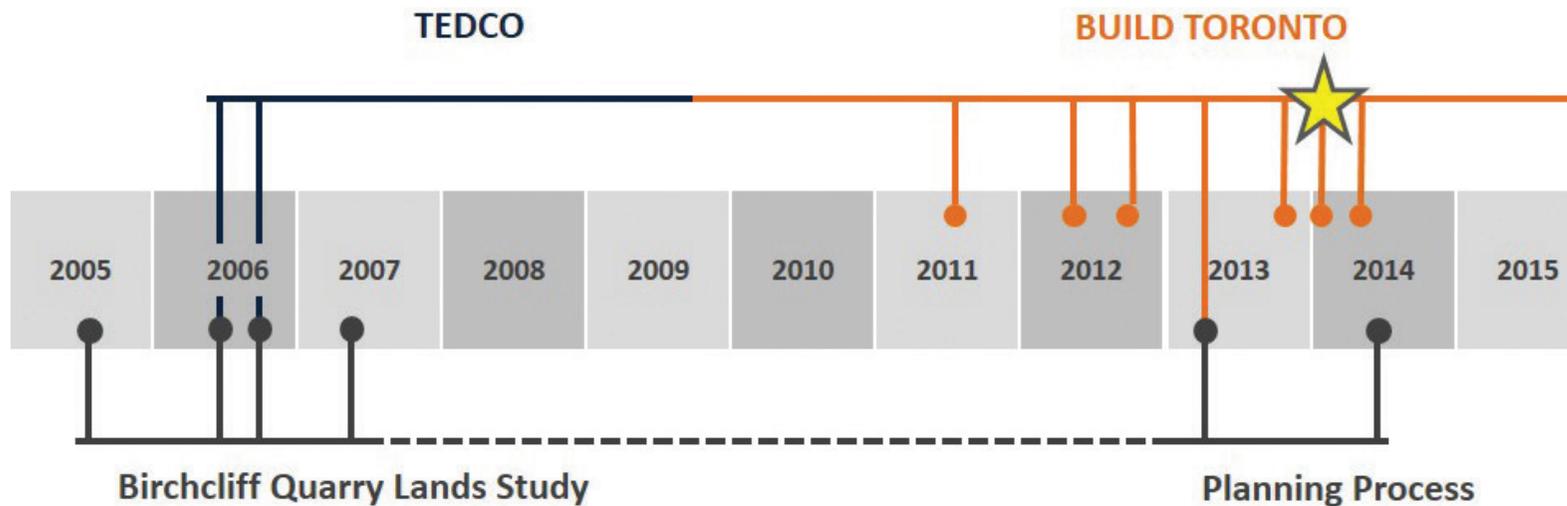


## WHAT ARE THE DEVELOPMENT OBJECTIVES ESTABLISHED WITH THE COMMUNITY?

- Be compatible with the adjacent uses
- Have high-quality look and feel
- Ensure environmental sustainability
- Minimize the visibility of parking
- Replace and enhance green spaces
- Address market needs and profitability



## WHERE ARE WE AT THE IN THE COMMUNITY CONSULTATION PROCESS?



## WHAT APPLICATIONS HAVE WE SUBMITTED?

1. **Official Plan Amendment and Rezoning** – Details the proposed land use that supports the master-planned mixed-use community.
2. **Plan of Subdivision** – Details the proposed subdivision of land planned for the residential, park space and retail.
3. **Site Plan for Retail** – Details the Stormwater Management, Site Grading and Earthworks; Green Building and Energy Efficiency; Accessibility, Parking, Transportation and Loading; Lighting; and Urban Design of the retail component.

## WHAT'S NEW SINCE WE LAST MET?

BUILD TORONTO would like to thank all community members who came out during the Community Consultation Meeting in May 2013. Planning Staff at the City were in attendance to capture all feedback in preparation for upcoming Staff Reports. We have also taken note of all community feedback and incorporated it into this Program Update. In September 2013, we submitted our complete Plan of Subdivision and Site Plan applications supporting the proposed mixed-use community.

## WHAT'S NEXT?

BUILD TORONTO will be scheduling a community meeting in March 2014 to obtain input and feedback on park programming. We have partnered with Evergreen, a national not-for-profit that works with communities to build their local greenspace. Evergreen will be facilitating the meeting and ensuring we capture all ideas for the 4.5-acre park. This is an opportunity to inform public space programming and consider a long-term partnership for community stewardship, maintenance and funding.

BUILD TORONTO is anticipating a Scarborough Community Council meeting planned for April 2014 to review the application.



## WHO IS BUILD TORONTO?

BUILD TORONTO is an independent real estate and development investment corporation created by the City of Toronto. The company's mandate is to bring to market some of the City's underutilized parcels of land. BUILD TORONTO is committed to responsible, innovative and integrated development, creating City-Building opportunities and enhancing Toronto's economic competitiveness.

## WHAT HAS BUILD TORONTO LEARNED FROM THE COMMUNITY?

	COMMUNITY INTERESTS	OPPORTUNITY TO INCORPORATE?	BUILD TORONTO FEEDBACK
1.	Continued opportunity to provide feedback.	Yes	To date, BUILD TORONTO has held a number of meetings and discussions with the community. The community interests are captured in this chart. The next opportunity to provide feedback and input will be in the design and programming of the proposed 4.5-acre park space at an upcoming workshop to be scheduled in partnership with Evergreen for March 2014.
2.	The ability to view the results of the studies undertaken (ex. traffic, retail, etc.).	Yes	All reports submitted as part of the development application are available for viewing at the City of Toronto.
3.	Development that promotes the values of the neighbourhood and contributes to the cultural and social needs of the area (ex. green space, pedestrian-friendly, accessible, etc.).	Yes	In planning for a mixed-use development in keeping with the local neighbourhood, BUILD TORONTO understands there is a strong community interest in local park space. Investment in an environmental remediation program and professional facilitation to seek input to enhance the park will be undertaken. The plans are to integrate an open space that will add a destination for community gatherings. A new public road and sidewalk connections will promote safety through improved view corridors, and encourage a greater option of pedestrian and bicycle movements, such as accessing the surrounding roads and public transit. Also, incorporating street-facing retail with an innovative design, as part of a mix of uses that are supported by nearby transit, maintains the urban area characteristic.

	COMMUNITY INTERESTS	OPPORTUNITY TO INCORPORATE?	BUILD TORONTO FEEDBACK
4.	Proper environmental cleanup.	Yes	In accordance with the Ministry of the Environment (MOE) regulations, BUILD TORONTO is investing in a comprehensive environmental investigation, including Environmental Site Assessments and Risk Assessments to ensure the proper soil management and risk management measures are put in place. A complete environmental remediation program will ensure the regeneration of a quarry dating back to the 1930s.
5.	Ensure community safety during remediation.	Yes	There are a number of efforts that will be put into place at the time of remediation and construction, such as the use of screens, capping on site, etc. A full remediation program will be put into place that is line with MOE standards and regulations.
6.	Focus on low-rise over high-rise housing.	Yes	BUILD TORONTO has heard the community's concern over high-rise housing and addressed this with a plan for low-rise housing that is in keeping with the broader neighbourhood.
7.	Opportunity to plan for a holistic development with Conservatory Group lands.		Conservatory Group is a private sector developer/owner. Neither BUILD TORONTO nor the City of Toronto has any ability to change their approved plans. However, as part of responsible planning, BUILD TORONTO is incorporating a number of measures to affect future development outcomes, such as creating a one-foot reserve so that any future connections to BUILD TORONTO lands must be approved by BUILD TORONTO.
8.	Consider community facility needs and requirements.	Yes	The Community Services and Facilities Study, undertaken by MHBC to take inventory of all community services in the geographic area, shows eight community centres and recreation facilities in the study area. According to the report, they provide a wide range of indoor and outdoor recreation opportunities, with an average registration rate of 65%. If further services and facilities are required within this geographic area, the City of Toronto will consider as part of their review process.



	COMMUNITY INTERESTS	OPPORTUNITY TO INCORPORATE?	BUILD TORONTO FEEDBACK
9.	Consultation with school boards.	Yes	The Community Services and Facilities Study, which also identifies and inventories all elementary and secondary schools in the geographic area, has been circulated to the Toronto District School Board and the Toronto District Catholic School Board for their comment. The school boards will assess and determine how student needs are best supported.
10.	Consideration of a splash pad, pool, etc., in the park space.	Yes	BUILD TORONTO has engaged Evergreen to facilitate a workshop in March 2014 to capture all community input and feedback for the 4.5-acre park.
11.	Consideration of existing wetlands.		The lands under BUILD TORONTO's ownership do not contain wetlands.
12.	Minimizing the visibility of parking.	Yes	Minimizing the visibility of parking is captured as one of our community development objectives. Our Site Plan provides that over 75% of parking is below grade. As part of the tenant search and selection process, the community's development objectives will be put forward to ensure they are implemented.
13.	Integration of retail, residential and park space uses (ex. create a pathway/trail running through the development).	Yes	BUILD TORONTO is proposing a development that centres around a shared park space, positioning the retail and residential components to complement the park and create new view corridors, connections and a pedestrian experience.
14.	Connectivity between the site and adjacent neighbourhoods.	Yes	To promote connectivity, BUILD TORONTO is proposing roads and pedestrian connections to the east, south and west sides of the development. There is no ability to create connections to the north of the development due to the rail line.
15.	Consideration to keep the entire site as green space (ex. the walking trails, trees, wall flowers, current green space, etc.).		Decisions to surplus land are made through the City of Toronto's Declaration of Surplus Process, where there is thorough review by a Technical Working Committee, Property Management Committee, real estate services and various City of Toronto agencies and departments. The City of Toronto declared the 17 acres at 411 Victoria Park surplus to the City's needs in 2006, and the lands were subsequently transferred to BUILD TORONTO to maximize their potential. Environmental, revitalization and intensification considerations were part of the decision. In order to maintain greenspace in the neighbourhood, BUILD TORONTO is investing in a new and improved, clean, reconfigured and programmed park space.



COMMUNITY INTERESTS	OPPORTUNITY TO INCORPORATE?	BUILD TORONTO FEEDBACK
16. Reconsideration of retail given the existing retail vacancy rates.		The effective vacancy rate in the local area is 4.4%. Normal vacancy rates in a balanced retail commercial market are typically between 5.0% and 7.5%. Based on market investigations completed by Tate Economic Research, retail would be appropriate for the site.
17. An expressed interest in various scales of retail/retailers or commercial.	Yes	Any market response and selection of tenants would need to meet the established development objectives. Retail investigations completed by Tate Economic Research did test large format department stores and home improvement stores, and confirmed there was sufficient demand. Currently, there is a high rate of vacancy among the small independent shops, and a successful development needs to ensure viability and sustainability.
18. Consideration of innovative retail features.	Yes	Included in the development objectives for any retail considerations are a high-quality look and feel, environmental sustainability, minimizing the visibility of parking and the replacement and enhancement of green spaces. Incorporated in the site plan is a commitment to provide for a green roof covering 30% of the roof, and to exceed energy requirements by 30%. In addition to various environmental features as part of the Toronto Green Standards, we are looking at improved access and interaction for pedestrians through multiple storefronts, including a corner feature patio space.
19. Retail tenant communication		As of yet, no tenant leases have been signed.
20. To make available the built form and competitive process for the residential units.		BUILD TORONTO will ensure that all partners selected work to execute the vision. Information on built form and proposed materiality will be included as part of a future residential Site Plan submission. This will be reviewed by city department urban design staff for comments and recommendations.



	COMMUNITY INTERESTS	OPPORTUNITY TO INCORPORATE?	BUILD TORONTO FEEDBACK
21.	Consideration of any traffic implications.	Yes	<p>BUILD TORONTO has been working with specialized traffic consultants and City of Toronto traffic planning for nearly two years, reviewing existing and forecasted traffic volumes and extensively testing various options, to come up with an appropriate proposed road network and methods of traffic distribution. To ensure the adjacent arterial roads are not unduly affected, we are proposing: traffic signals at Dlegate Rd. and Gerrard St. E.; a northbound advanced phase during peak hours at Danforth Ave. and Victoria Park Ave.; a new public street to service the new and existing road network; and an extension of Musgrave St. east of Victoria Park Ave. A detailed traffic assessment completed by BA Consulting Group has been circulated to both traffic planning and technical services staff at the City for their review.</p>
22.	Consideration of impact on existing infrastructure (ex. sewage, etc.).	Yes	<p>BUILD TORONTO has worked closely with Husson Engineering to ensure that optimizing existing public infrastructure is feasible in terms of municipal servicing and storm water management. Proposed is an installation of storm water management features and oil and grid separators to control flow and to meet, or exceed, the water quality put back into the system. In addition to this, the City's technical services department has confirmed that the proposed development will have no impact on sewer flooding. Furthermore, our development application is going through strict review by city staff to confirm that appropriate infrastructure is in place to ensure no downstream impacts.</p>

For any further information, please contact  
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