

# 411 Victoria Park Redevelopment: Update and Community Input

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**Concerned Citizens of Quarry Lands  
Development (CCQLD)**

October 3, 2012

Prakash David

**BUILD  
TORONTO**

GROWTH  
VALUE  
RESULTS



# The Quarry Lands Overview



# Presentation Outline

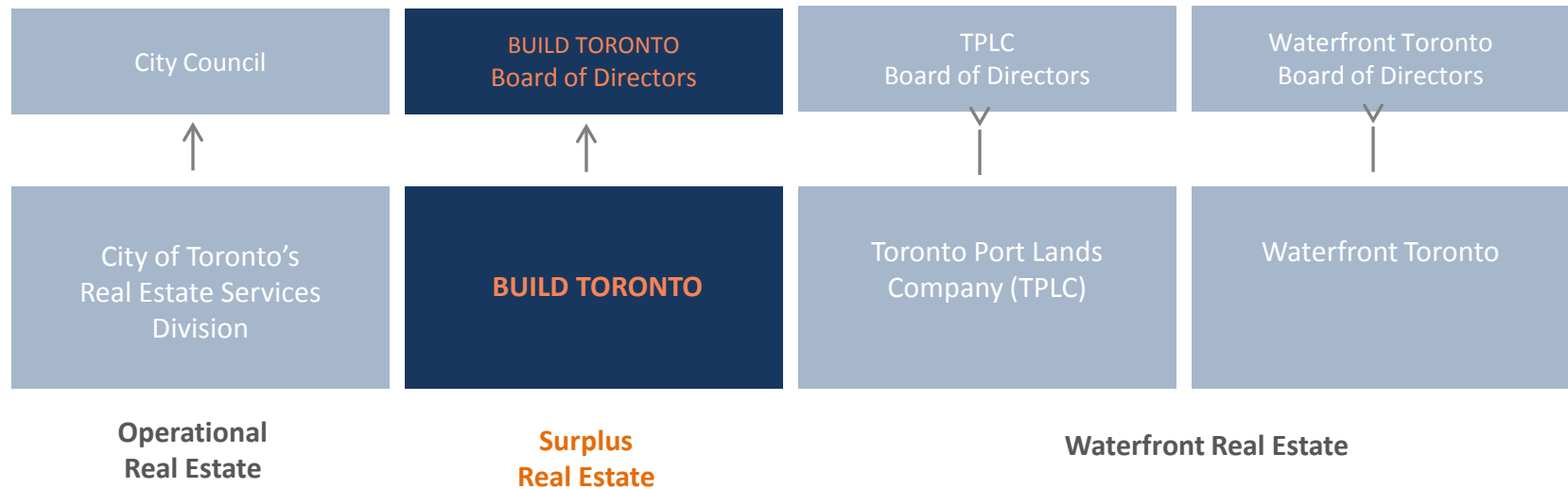


1. About BUILD TORONTO
2. 411 Victoria Park Avenue
  - History of the Site
  - Existing Site
  - Our Development Process
  - Community Priorities
3. Proposed Development
4. Next Steps



# BUILD TORONTO Overview

# City-owned Real Estate Landscape



# Approach to Development



- Create value for underutilized properties through Value Add Land Sales and Development & Investment
  - Responsible
  - Innovative
  - Integrated
- Supporting City-Building results, including:
  - Enhanced employment opportunities;
  - A focus on quality, urban design and environmental sustainability; and
  - Acting as a catalyst for responsible neighbourhood regeneration



## A Closer Look at 411 Victoria Park

# Understanding the Site



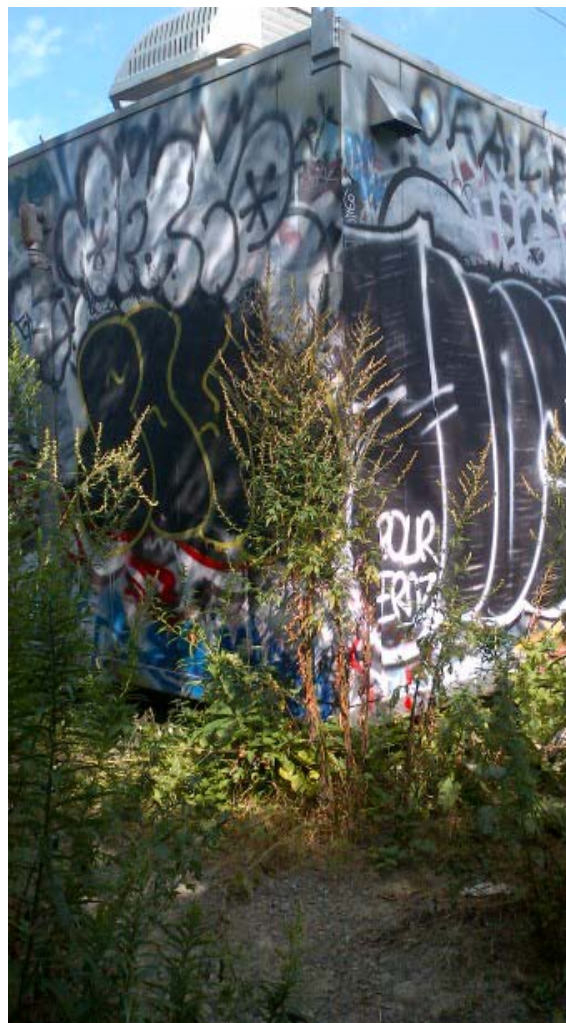
# History of the Site – Toronto Brick Company (1930's)



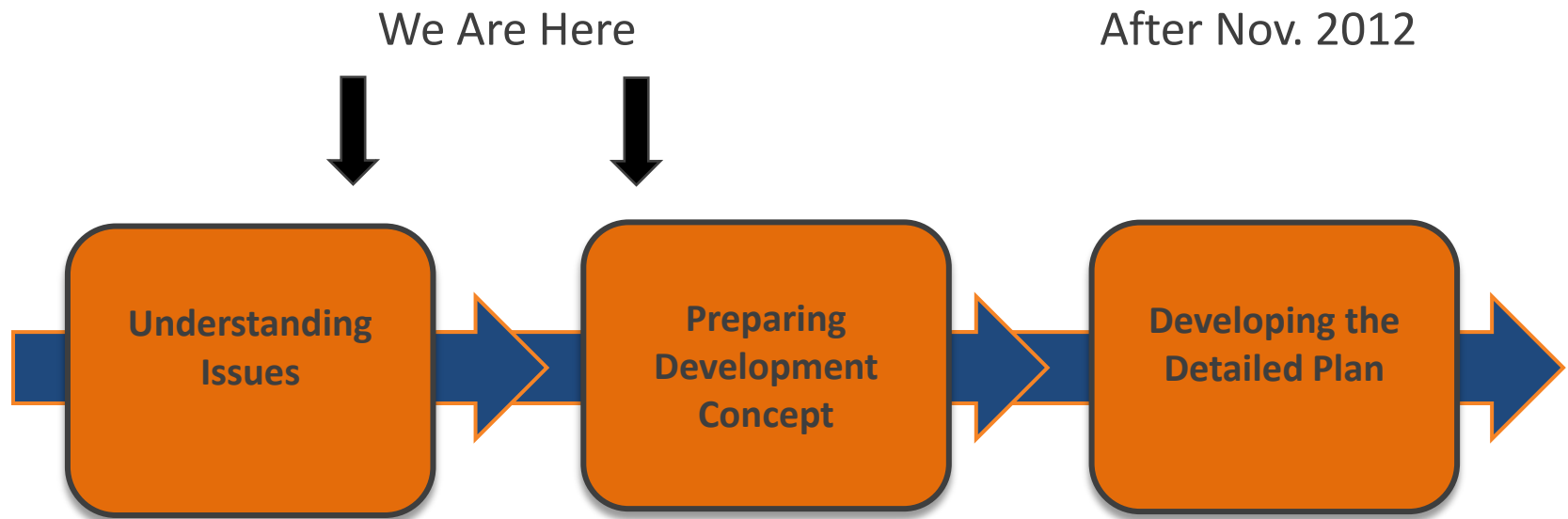
# Existing Site



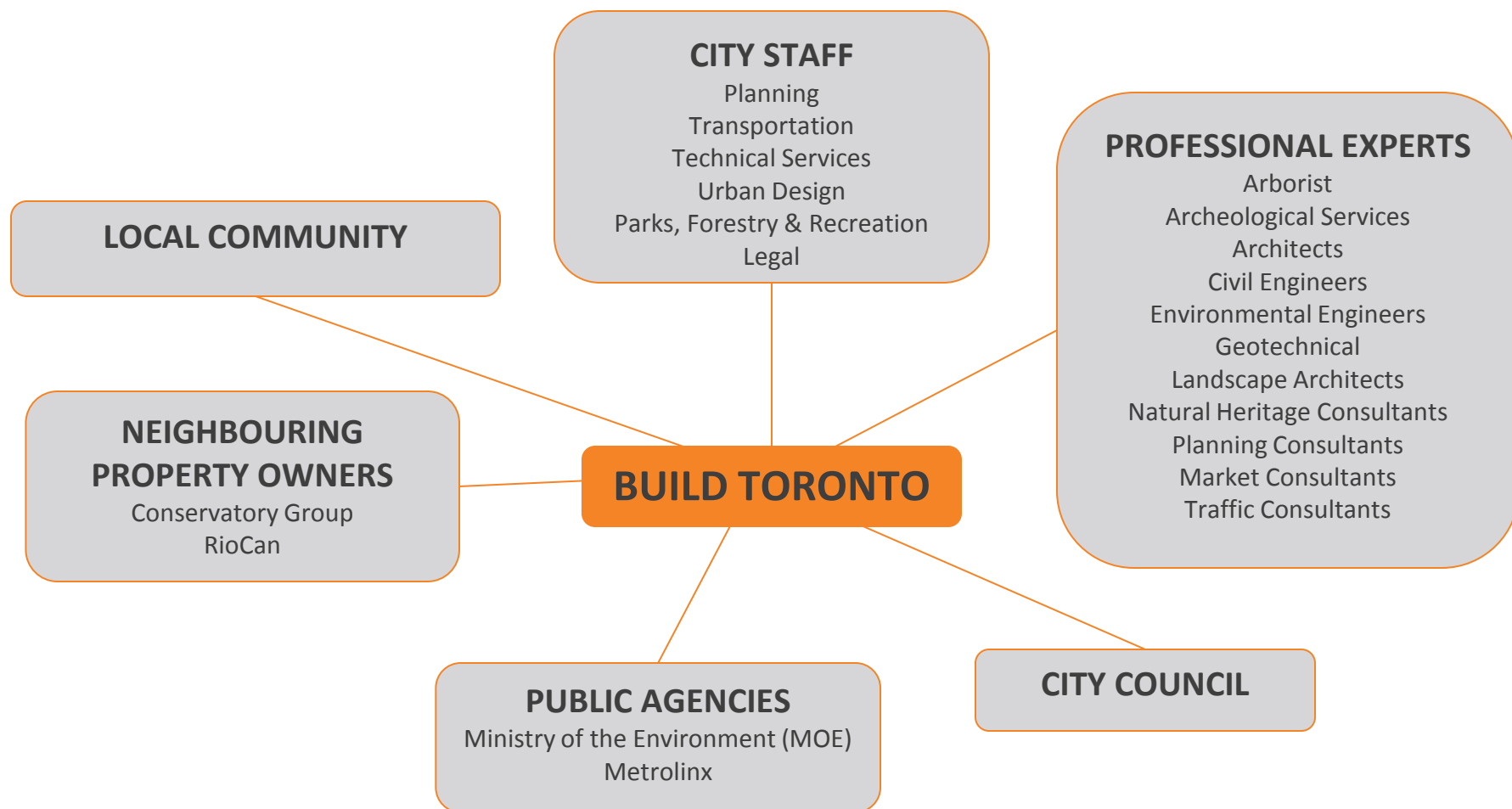
# Existing Site



# Build Toronto's Land Development Process



# Stakeholder Engagement



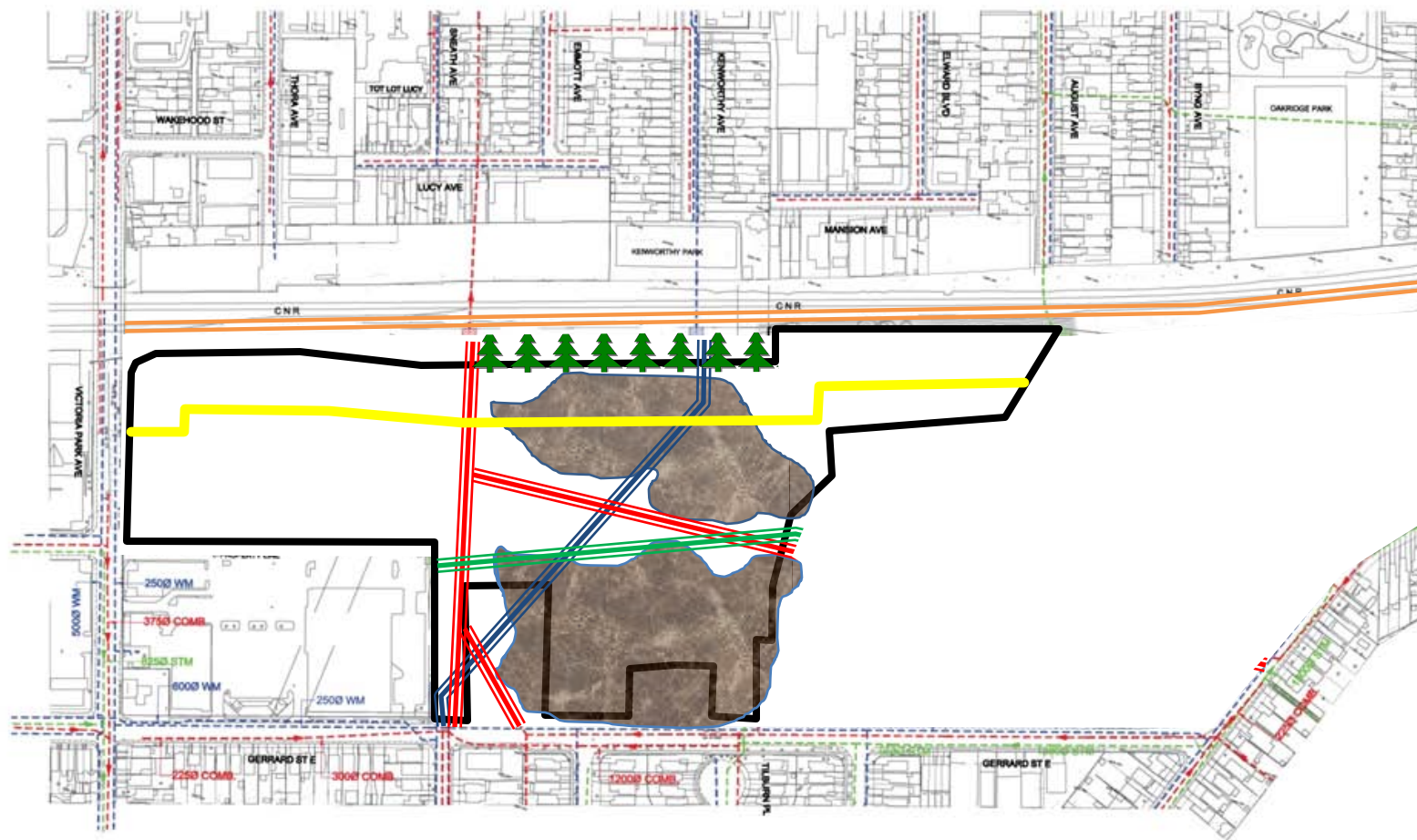
# Community Priorities We've Heard

- Development in keeping with the character of the local neighbourhood
- Preference for low-rise over high-rise
- Consideration for traffic flow
- Focus on green space and public realm

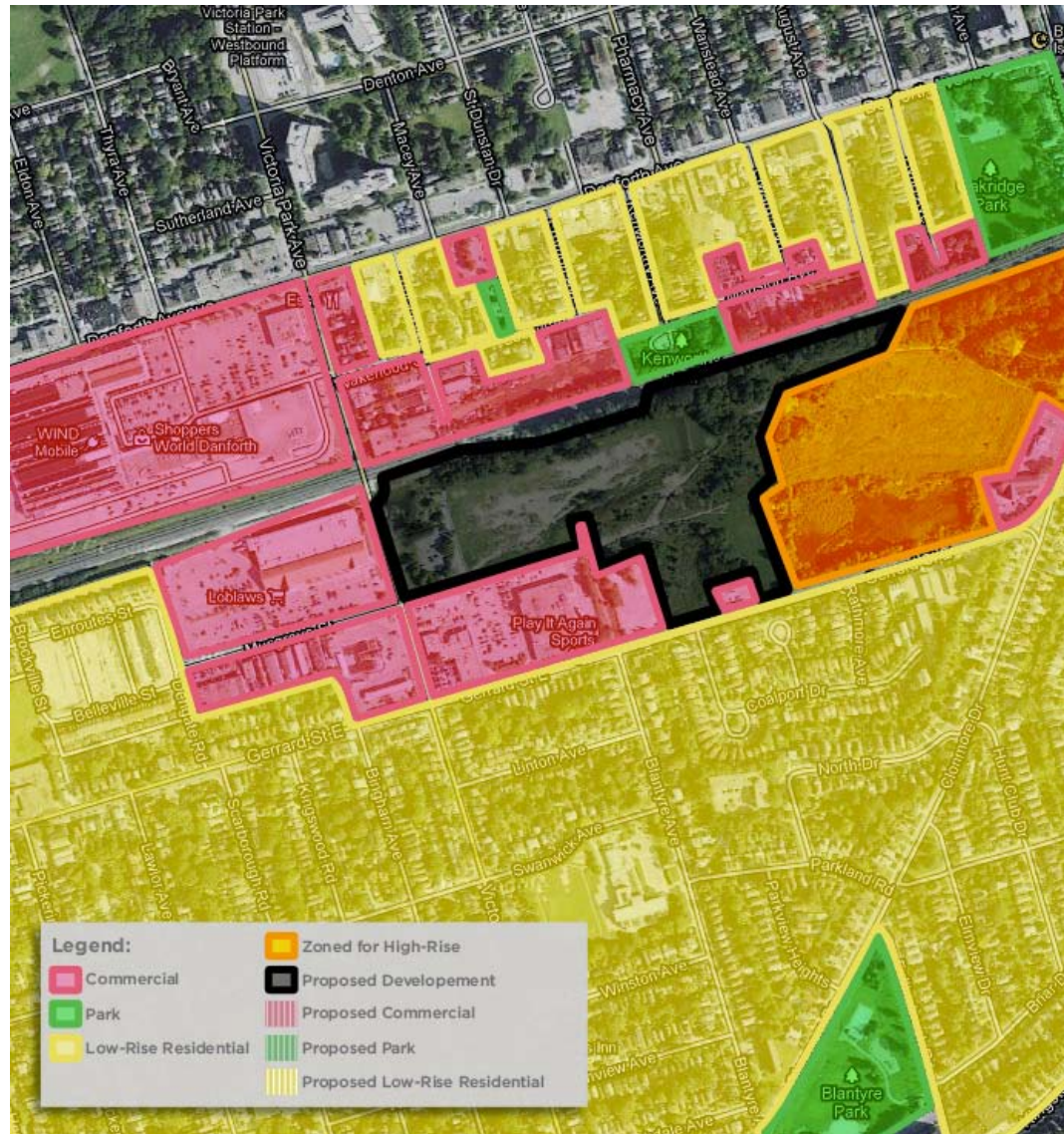
# BUILD TORONTO's Development Objectives

- Compatible with the adjacent uses
- High quality look and feel
- Environmental sustainability
- Minimizing visibility of parking
- Replacement and enhancement of green spaces
- Addressing market needs and profitability

# Development Constraints

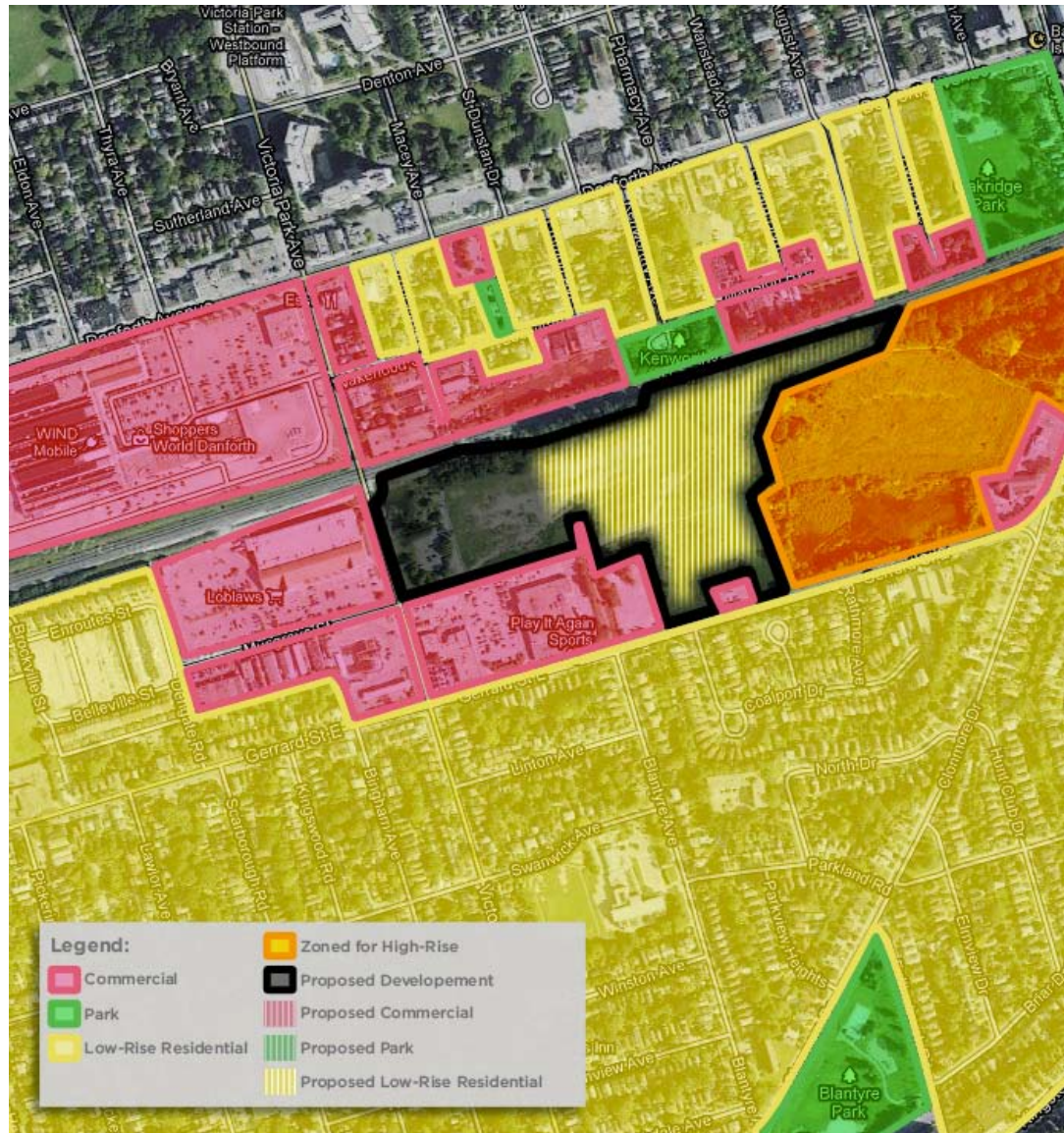


# Surrounding Uses

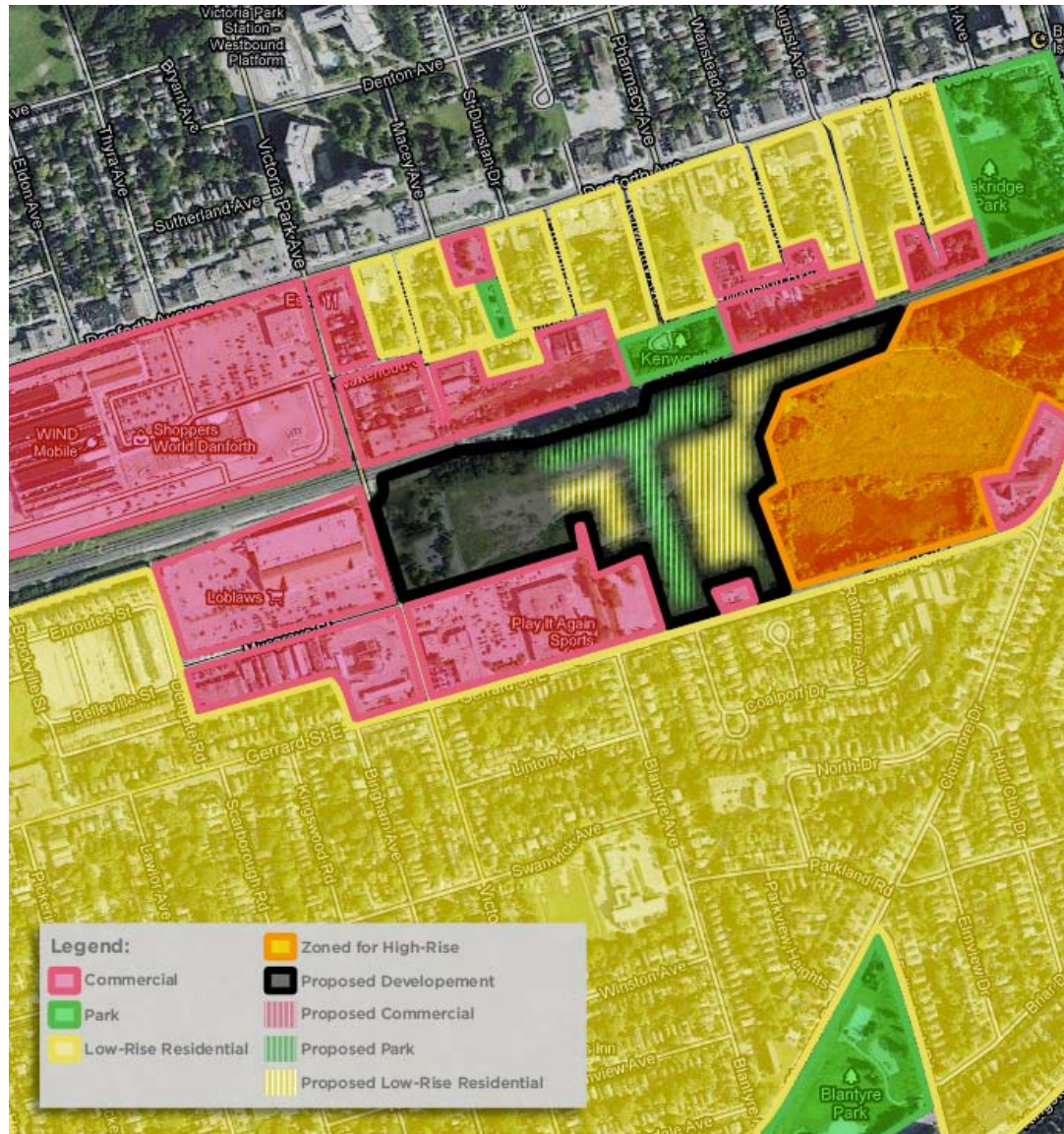


# Our Proposed Development

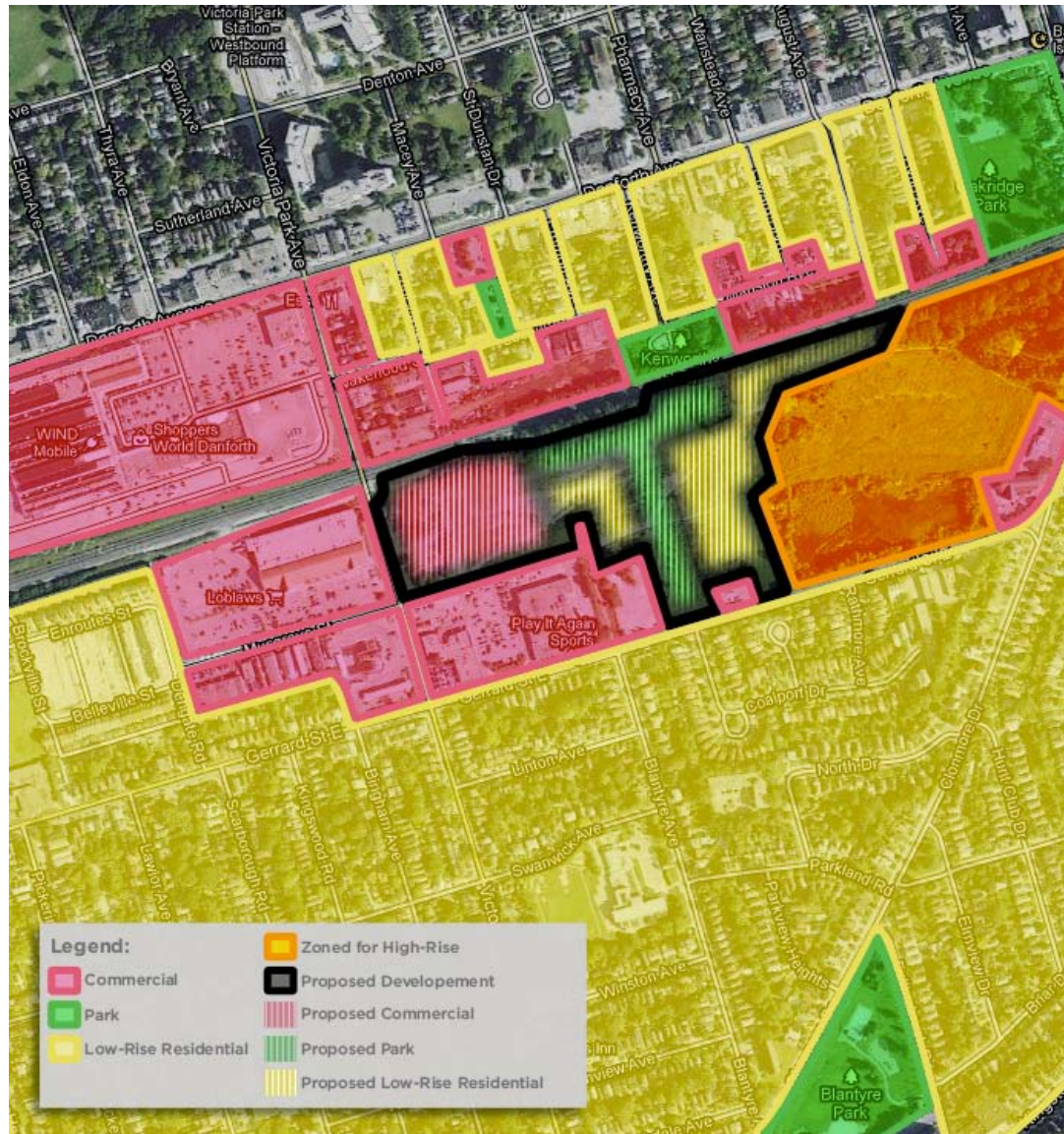
# Low-rise Residential



# Low-rise Residential, Park



# Low-rise Residential, Park and Retail



# 411 Development Proposal



# Park Design



# Benefits of Development



- Significant environmental cleanup
- Creation of useable, programmed park space
- Investment in community
  - Creation of new jobs
  - New tax assessments

## Next Steps



- Appropriately incorporate today's feedback within the Development Application
- Provide feedback to community
- Submit Development Application to the City of Toronto
  - Targeted for November 2012
- Community Consultation will be set up by the City of Toronto to review the Development Application
  - Anticipated for early 2013

Thank You.