

Planning and Strategic Initiatives Committee Meeting

236-264 Victoria Street West
Official Plan & Zoning By-law Amendment

Monday, April 8, 2024





Existing
Conditions



Victoria Street (closer to Margaret Ave)

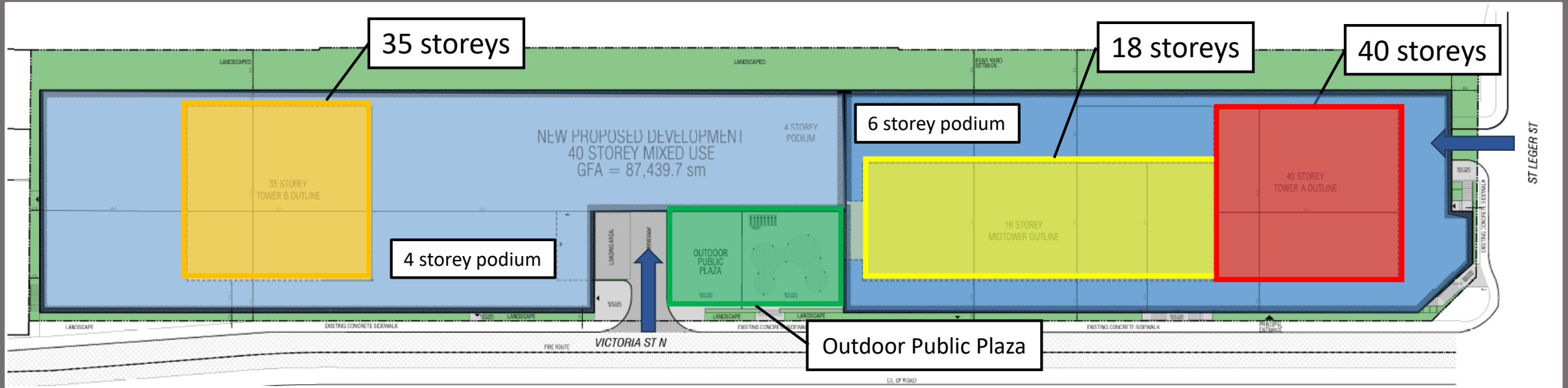


Victoria Street (Midblock)

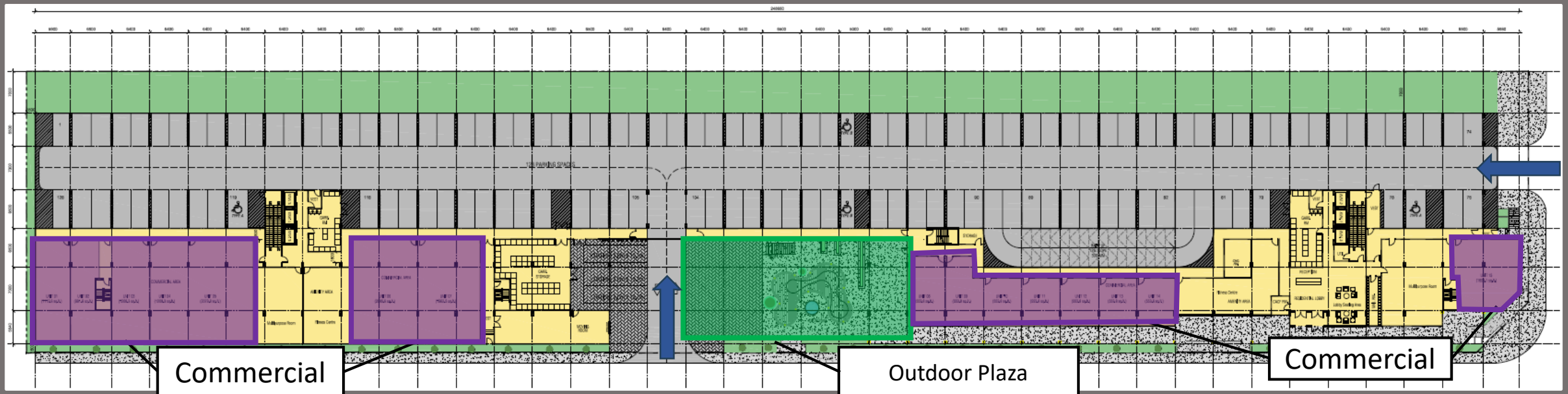


Victoria Street & St. Leger Street

Site Plan



Ground Floor Plan



Building Design

- Multi-tower mixed-use development with two towers of 35 and 40 storeys, separated by a midtower of 18 storeys.
- 4 to 6 storey podium with ground floor commercial along Victoria Street North to create an urban, street-oriented form.
- Large separation distance between the two towers results in alternating patterns of sun and shade on the surrounding streets and minimizes shadow impacts on surrounding neighbourhood.
- Large separation distance between the tower forms allows for abundant skyview between the towers.

Tower B
35 Storeys

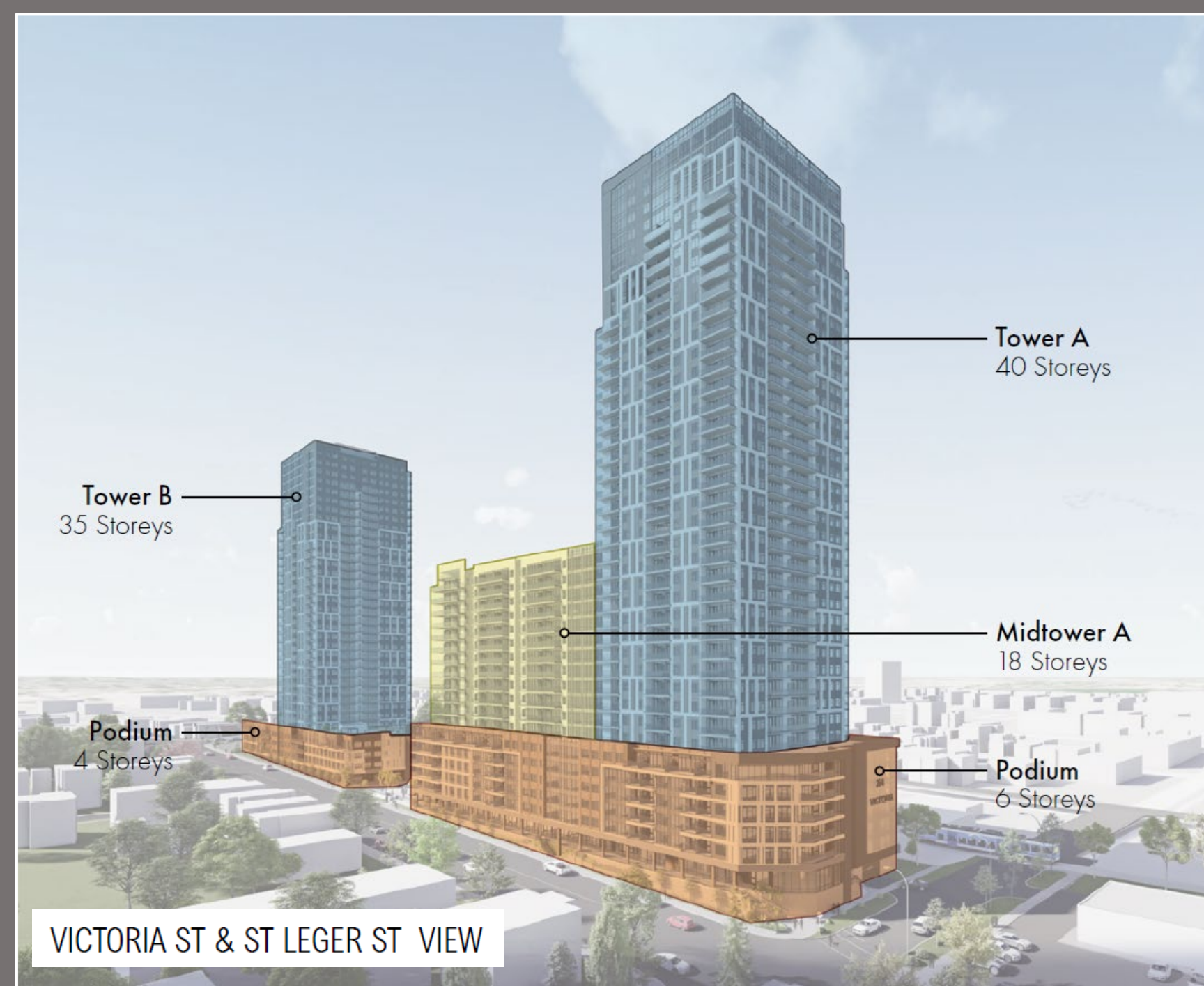
Tower A
40 Storeys

Midtower A
18 Storeys

Podium
4 Storeys

Podium
6 Storeys

VICTORIA ST & ST LEGER ST VIEW



Overview of Proposal

- Located on Regional Road and within an Intensification Corridor.
- Adjacent to the Major Transit Station Area (MTSA) and within walking distance of the downtown.
- Total of 1,076 residential units (mix of one, two and three bedroom units).
- All parking provided as structured/underground parking and screened through building design.
- Request for reduced parking and an emphasis on public transit and active transportation.
- Reduced parking results in less traffic on surrounding streets.

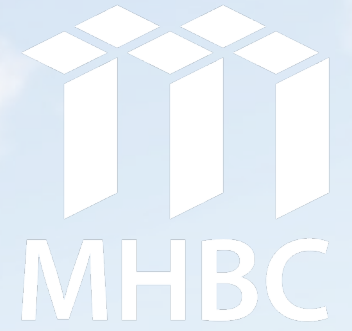


VICTORIA & MARGARET AV ST VIEW

Amenity Space

- Dedicated indoor amenity areas in both building podiums (4 storey and 6 storey) and on 5th floor, adjacent to rooftop amenity area.
- Large outdoor rooftop amenity space above podiums (left)
- Outdoor public plaza located along Victoria Street and mid-block of the proposed development (bottom left and right)





Thank you – Questions?

