

Authority: East York Community Council Report No. 13, Clause No. 9,
as adopted by Council on October 1 and 2, 1998
Enacted by Council: October 2, 1998

CITY OF TORONTO

BY- LAW No. 627-1998

**To adopt Amendment No. 15 to the Official Plan
for the former Borough of East York
affecting the lands bounded by Northdale Boulevard to the south and west,
O'Connor Drive to the South and the former East York Boundary
and Northline Road to the North.**

The Council of The City of Toronto HEREBY ENACTS as follows:

1. THAT the attached Amendment No. 15 to the Official Plan for the former Borough of East York consisting of Part Two of the accompanying document, is hereby adopted pursuant to the *Planning Act*, 1990.

ENACTED AND PASSED this 2nd day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT No. 15 TO THE OFFICIAL PLAN
FOR THE FORMER BOROUGH OF EAST YORK**

PART ONE - PREAMBLE, does not constitute part of this Amendment.

PART TWO - THE AMENDMENT, consisting of the text contained therein and the maps attached thereto and designated as Schedule “A” and “B”, constitute Amendment No. 15 to the Official Plan for the former Borough of East York.

PART ONE

PREAMBLE

1. TITLE

This is Amendment No. 15 to the Official Plan for the former Borough of East York.

Only that part of this Amendment entitled “Part Two - The Amendment” constitutes Amendment No. 15 to the Official Plan for the former Borough of East York.

2. PURPOSE

The purpose of this Amendment is to re-examine the land use policies for the O’Connor Business Area.

3. LOCATION

The lands affected by this Amendment are outlined in a heavy black line identified as “Area Subject to Amendment” on Schedule “A” attached hereto, and are bounded by Northdale Boulevard to the south and west, O’Connor Drive to the south and the former East York Boundary and Northline Road to the north.

4. BASIS

The basis for this amendment is contained in the study, entitled, “O’Connor Business Area Study”, August 1998. The following is a brief synopsis from that study.

The lands affected by this amendment are currently designated “Light Industrial” and “Industrial - Special Purpose Commercial” in the Official Plan for the former Borough of East York. This designation generally restricts their use to manufacturing type uses. In the past East York placed considerable emphasis on maintaining the exclusivity of the municipality’s industrial designations.

The last several years however, have seen industrial enterprises moving away from traditional manufacturing and towards a more diversified, mix of employment uses. This has resulted in an increase in the number of applications for non-industrial uses. The City is gradually introducing various measures to respond to this trend. To date, these have included the introduction of a broad range of non-industrial uses along sections of O’Connor Drive and the expansion of the floor space devoted to retail sales permitted in association with manufacturing, warehousing and wholesale uses.

The vacancy rate for the area is approximately 12% of buildings and/or vacant lands. This vacancy rate is of some concern, although it has not reached a critical stage. It is appropriate for the City to take proactive measures to ensure that the vacancy rate does not increase beyond current levels.

The O’Connor Business Area forms part of a larger employment area that is located in both the former North York and East York portions of the new City. In the past, the former East York Council directed staff to make land use changes to the O’Connor Business Area to ensure that there were similar permissions in both parts of the larger employment area. Since that time, the portion

of the Employment area in the former North York has experienced changes to its land use policies, which have also resulted in the need to re-examine the policies for the O'Connor Business Area.

The frontage lands of the area have consistently been treated differently from the interior lands. In the existing Official Plan, they are identified as Special Policy Area 9a and 9b. The policies for these provide additional land uses than for other lands in the interior of the business area.

Recently, applications for land use changes have been received for commercial, residential and automobile repair in the study area. In addition, applications for places-of-worship in other employment areas in the former East York has resulted in a need to review the issue of places-of-worship in employment areas.

PART TWO

THE AMENDMENT

1. All of this part of the document entitled “Part Two - The Amendment” consisting of the following text and the attached Schedules “A” and “B”, constitute Amendment No. 15 to the Official Plan for the former Borough of East York.
2. The lands affected by this Amendment are shown on Schedule “A” to this Amendment as “Area Subject to Amendment”.
3. Map 1, Urban Structure of the Official Plan for the former Borough of East York, is hereby amended by designating certain lands as “Leaside Business Area” and “O’Connor Business Area” as shown on the attached Schedule “B”.
4. Map 7, Special Policy Areas of the Official Plan for the former Borough of East York, is hereby amended by designating certain lands as “Special Policy Area 9a” and “Special Policy Area 9b” as shown on the attached Schedule “C”.
5. Map 7 - Special Policy Areas of the Official Plan for the former Borough of East York is hereby amended by identifying certain lands located adjacent to Bermondsey Road, and shown on Schedule “D” to this Amendment as “Area Subject to Amendment”, as “Special Policy Area 28”.
6. The text of the Official Plan for the former Borough of East York is hereby amended by adding a new Section 3.7.13, immediately following Section 3.7.12, as follows:

“3.7.13 Notwithstanding the policies of Section 3.7.1 of this Plan, the following additional land uses shall be permitted on that portion of those lands designated “Light industrial” by Map 2, Predominant Land Use, which are further designated “O’Connor Business Area” on Map 1 Urban Structure of this Plan:

- a) commercial uses of up to 2,500 m² per lot;
- b) places-of-worship subject to holding by-laws as detailed below;
- c) automobile repair, provided that they are located not less than 20 metres away from existing residential development and subject to storage and screening policies as detailed below; and,
- d) automobile body repair shops, provided that they are located not less than 70 metres from existing residential development and subject to storage and screening policies as detailed below.

The zoning by-law shall require the imposition of an “H” holding zone for all places-of-worship, and the further lifting of the holding zone, subject to the provision of satisfactory traffic and parking studies by applicants.

The zoning by-law and the provisions of site plan control will require that any automobile repair facility and automobile body repair shop provide adequate storage and screening of vehicles and parking.”

7. The text of the Official Plan for the former Borough of East York is hereby amended by adding a new Section 3.15.28, immediately following Section 3.15.27, as follows:

“3.15.28 - Special Policy Area 28

3.15.28.1 Notwithstanding the “Industrial - Special Purpose Commercial” policies of Section 3.8 of this Plan for those lands designated as “Special Policy Area 28” on Map 7 of this Plan, the following additional policies shall apply:

3.15.28.2 Notwithstanding the policies of Section 3.8 of this Plan, the following additional land uses shall be permitted in the area identified as “Special Policy Area 28” on Map 7 of this Plan:

- a) commercial uses of up to 2,500 m² per lot;
- b) places-of-worship subject to holding by-laws as detailed below;
- c) automobile repair, provided that they are located not less than 20 metres away from existing residential development and subject to storage and screening policies as detailed below; and,
- d) automobile body repair shops, provided that they are located not less than 70 metres from existing residential development and subject to storage and screening policies as detailed below.

The zoning by-law shall require the imposition of an “H” holding zone for all places-of-worship, and the further lifting of the holding zone, subject to the provision of satisfactory traffic and parking studies by applicants

The zoning by-law and the provisions of site plan control will require that any automobile repair facility and automobile body repair shop provide adequate storage and screening of vehicles and parking.”

8. The text of the Official Plan for the East York Planning Area is hereby amended by deleting Section 3.15.9.1, 3.15.9.2 and 3.15.9.3, in their entirety and inserting a new Section 3.15.9.1, 3.15.9.2 and 3.15.9.3 immediately following Section 3.15.8, as follows:

“3.15.9 Special Policy Area 9

3.15.9.1 The areas designated as Special Policy Areas 9a and 9b on Map 7, of this Plan, are located north of St. Clair Avenue East and abut O’Connor Drive. The boundaries of these areas shall apply to the properties with frontage on O’Connor Drive and shall generally not extend more than 140 metres west of O’Connor Drive. Minor deviations may be permitted without amendment to this Plan if the boundaries conform to the intent of the policies of this Plan. The policies are intended to apply to properties with direct access and orientation to O’Connor Drive and are not intended to allow for the

infiltration of uses into the adjacent industrial area. The boundaries of the lands covered by Special Policy Areas 9a and 9b shall not be permitted to extend to Cranfield Road. The boundaries of Special Policy Area 9b shall be from Dohme Avenue to the south and from 100 metres north of the southerly road allowance of Bermondsy Road. Notwithstanding the Light Industrial policies of Section 3.7 and the Industrial - Special Purpose Commercial policies of Section 3.8 of this Plan, the following additional policies apply.

3.15.9.2 On the lands designated as Special Policy Area 9a on Map 7, the following additional policies apply:

- a) in addition to the uses permitted in the Light Industrial policies of Section 3.7 of this Plan and the Industrial Special Purpose Commercial of Section 3.8 of this Plan, limited commercial, office, places-of-worship, public and institutional and residential uses are permitted on lands designated as Special Policy Area 9a which front onto O'Connor Drive subject to the following:
 - i) commercial uses shall be subject to a holding provision in the zoning by-law to allow for a maximum size of 5,000 m² of gross floor area as-of-right. Additional commercial floor area may be permitted through the lifting of the holding designation in the zoning by-law, subject to the submission of a satisfactory traffic study;
 - ii) places-of-worship shall be subject to a holding zone provision in the zoning by-law and shall only be permitted, through the lifting of the holding designation in the zoning by-law, subject to the submission of satisfactory traffic and parking studies;
 - iii) residential uses shall be subject to a holding zone provision and shall only be permitted through the lifting of the holding designation in the zoning by-law, subject to the submission of satisfactory servicing studies and subject to the following:
 - a) that residential uses generally shall only be permitted to a depth of 90 metres from O'Connor Drive. However, where a 90 metre depth renders the remainder of lands un-developable a depth of up to 140 metres may be considered;
 - b) that residential uses must be subject to appropriate screening and buffering from the industrial land uses to the rear in a manner that has regard for Provincial guidelines;
 - c) that the majority of the ground floor of any residential building should, where possible, be devoted to commercial uses;

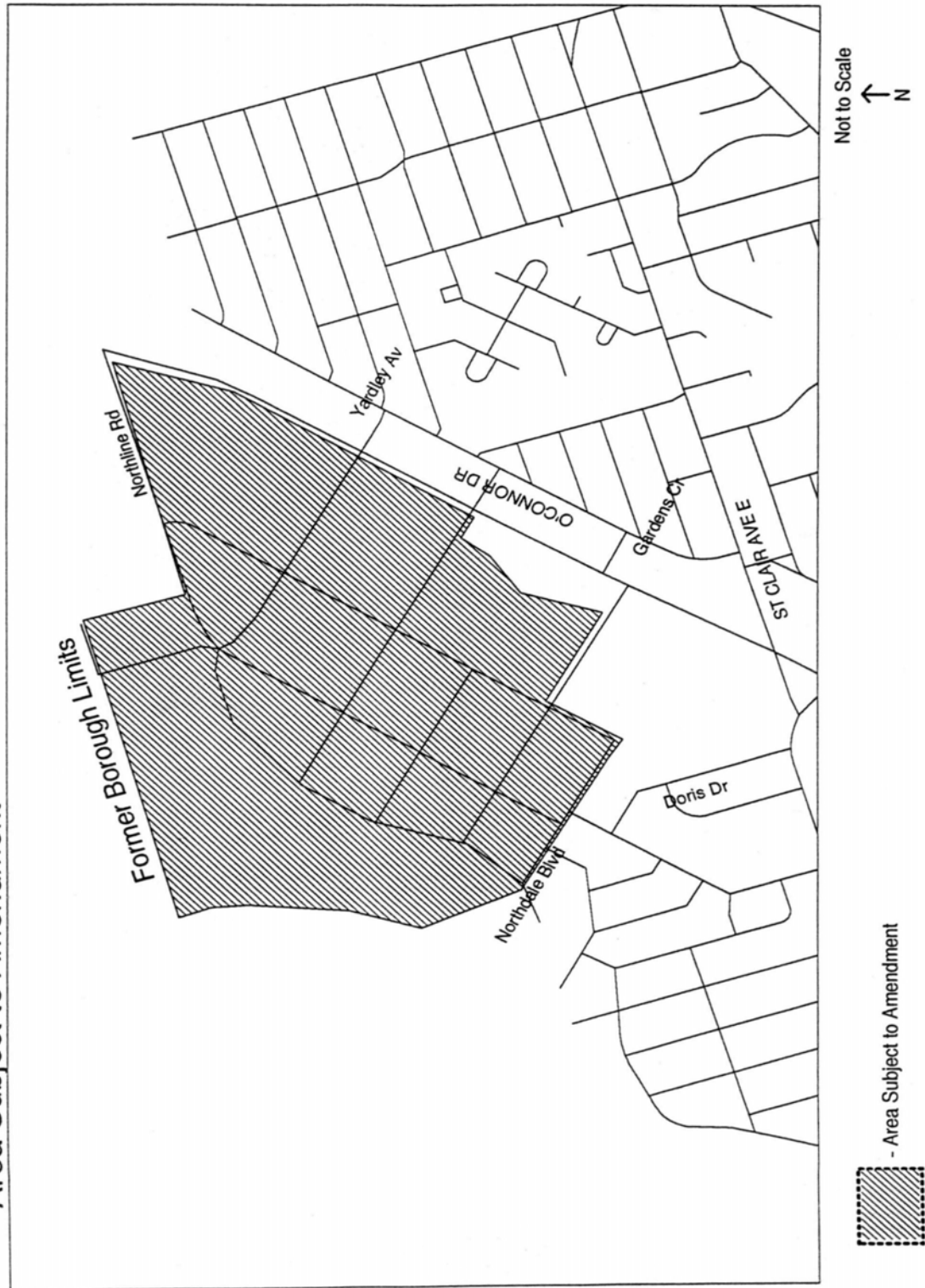
- d) that no industrial uses be permitted within a building also being used for residential purposes;
 - e) that the maximum height of residential buildings be restricted to 4 storeys on an as-of-right basis;
 - f) that any residential buildings be subject to site plan control, to ensure that adequate measures are taken to protect the inhabitants from the noise, vibration and odour impacts of industrial land uses;
 - g) that any residential building over 3 storeys in height shall be designed with no windows on any floor higher than the 3rd floor on the north facade overlooking the industrial area;
 - h) that all residential buildings be designed with a high level of urban design and shall be oriented to the street with no direct access or parking areas adjacent to the O'Connor Drive street frontage;
 - i) that parking areas for residential buildings be placed at the rear of the property and not adjacent to the O'Connor Drive street frontage.
- iv) the maximum height of office structures north of Dohme Avenue shall be 7 storeys and shall be subject to the policies contained in Sections 3.15.9.4.

3.15.9.3 On the lands designated as Special Policy Area 9b on Map 7: the following additional policies shall apply:

- a) in addition to the uses permitted in the Light Industrial policies of Section 3.7 of this Plan and the Industrial Special Purpose Commercial of Section 3.8 of this Plan, limited commercial, office, places-of-worship, and public and institutional uses are permitted on lands designated as Special Policy Area 9b which front onto O'Connor Drive subject to the following:
 - i) commercial uses shall be subject to a holding provision in the zoning to allow for a maximum size of 5,000 m² of gross floor area as-of-right. Additional commercial floor area may be permitted through the lifting of the holding designation in the zoning by-law, subject to the submission of a satisfactory traffic study; and,
 - ii) places-of-worship shall be subject to a holding zone provision in the zoning by-law and shall only be permitted, through the lifting of the holding designation in the zoning by-law, subject to the submission of satisfactory traffic and parking studies.”

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT No. 15
AREA SUBJECT TO AMENDMENT

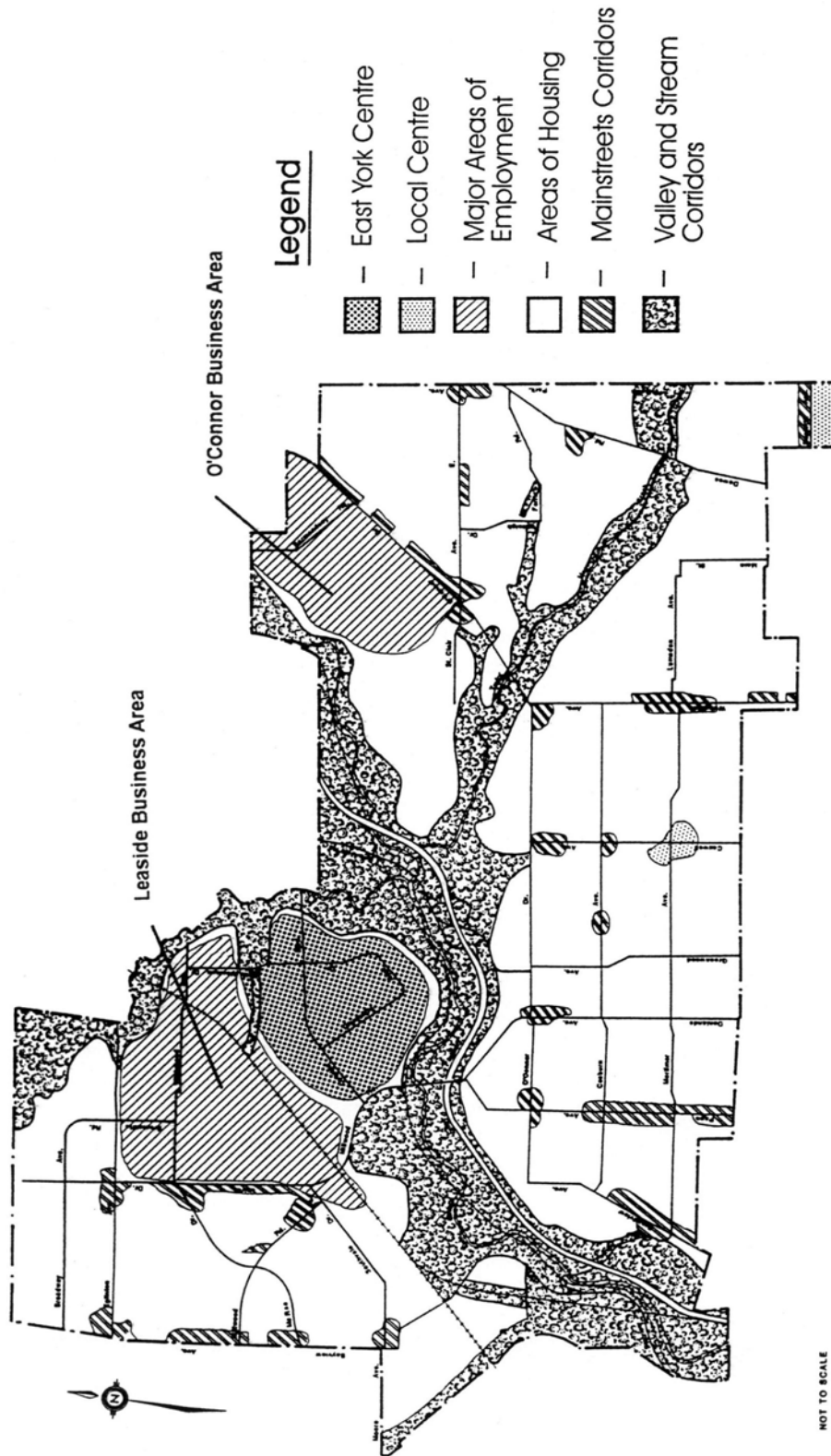
Schedule A to Official Plan Amendment No. 15
Area Subject to Amendment



SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT No. 15

Map 1 - Urban Structure

Schedule B To Official Plan Amendment No. 15



SCHEDULE "C" TO OFFICIAL PLAN AMENDMENT No. 15

Map 7 - Special Policy Areas

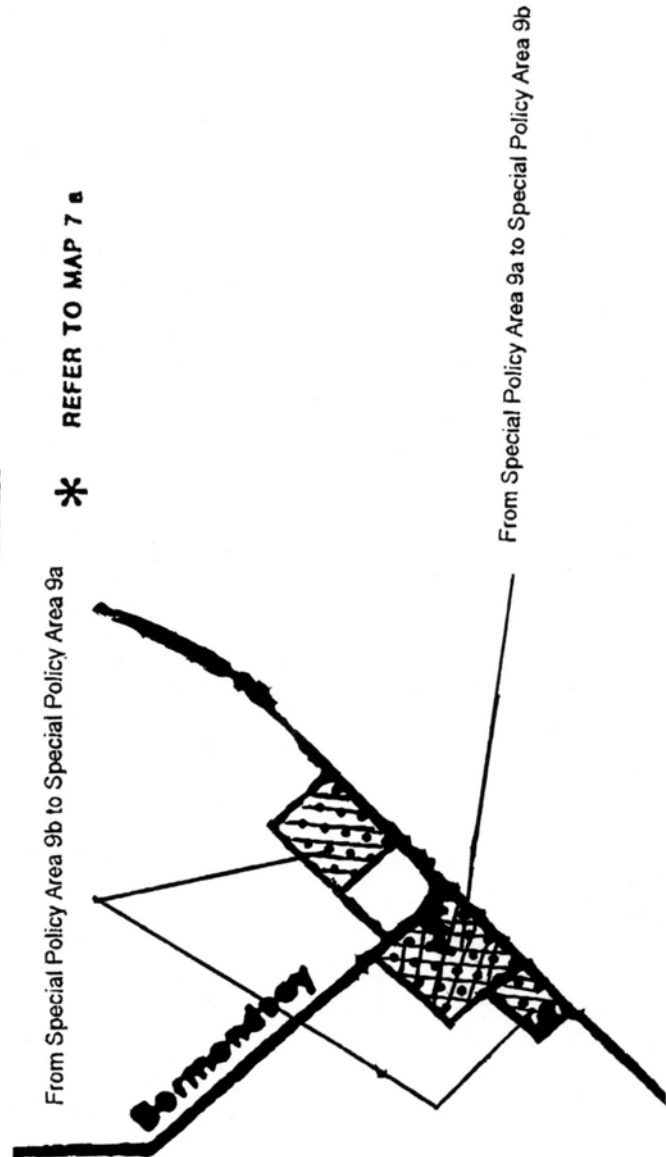
Schedule C To Official Plan Amendment No. 15

LEGEND

SPECIAL POLICY AREAS



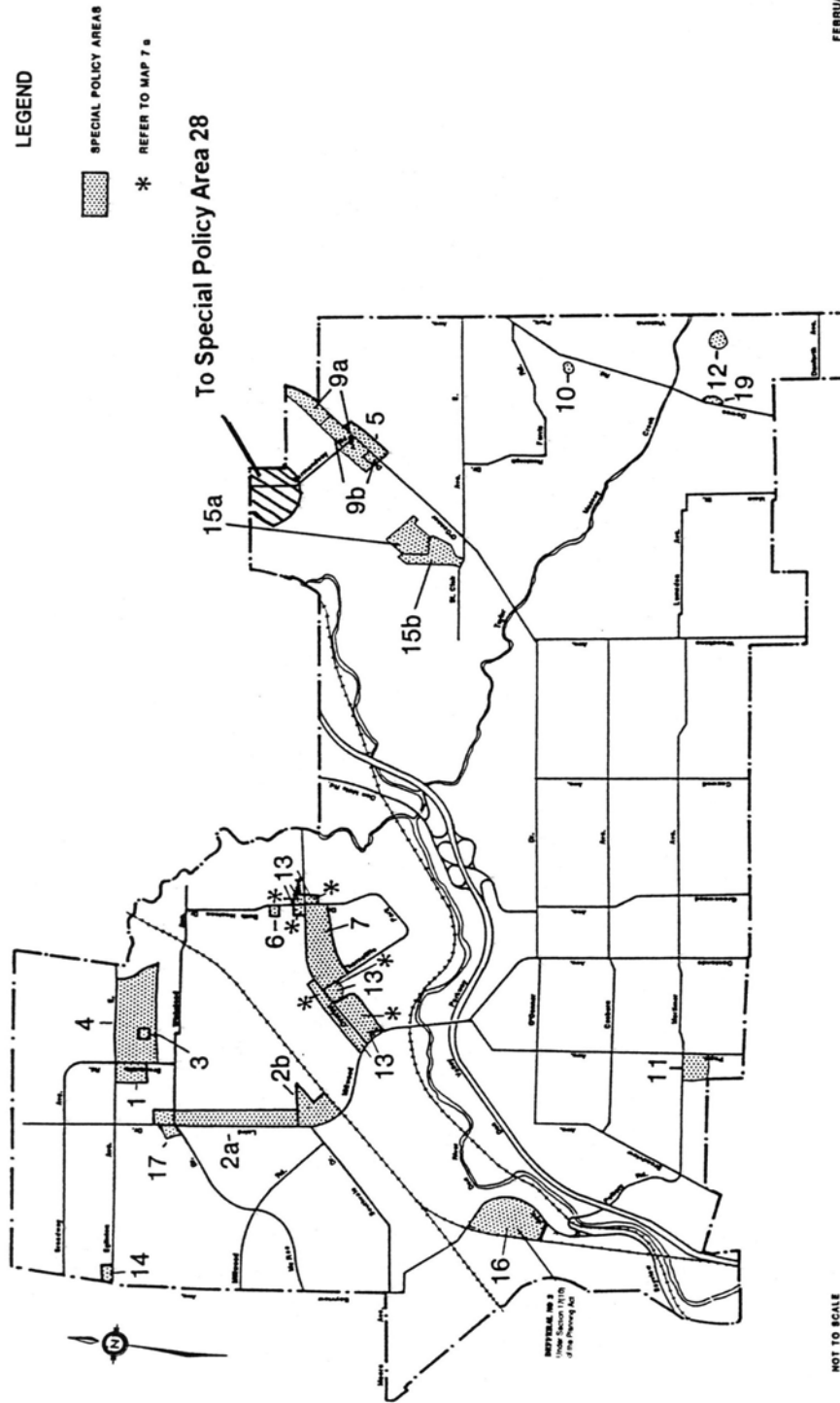
REFER TO MAP 7 a



SCHEDULE "D" TO OFFICIAL PLAN AMENDMENT No. 15

Map 7 - Special Policy Areas

Schedule D To Official Plan Amendment No. 15



FEBRUARY 1994
Last Revision - Oct. 1995