

Authority: East York Community Council Report No. 13, Clause No. 10,  
as adopted by Council on October 1 and 2, 1998  
Enacted by Council: November 26, 1998

**CITY OF TORONTO**

**BY- LAW No. 847-1998**

**To adopt Amendment No. 16 to the Official Plan  
for the former Borough of East York Affecting the Lands Located on the  
South-West Corner of O'Connor Drive and Northline Road.**

WHEREAS authority is given to Council by the Planning Act, .R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

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

**1.** THAT the attached Amendment No. 16 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 26th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**AMENDMENT No. 16 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 Schedules “A” and “B”, constitute Amendment No. 16 to the Official Plan for the former Borough of East York.

## **PART ONE**

### **PREAMBLE**

#### **1. TITLE**

This is Amendment No. 16 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. 16 to the Official Plan for the former Borough of East York Planning Area.

#### **2. PURPOSE**

The purpose of this Amendment is to redesignate a 2.25 hectare parcel of land located at 1590 O’Connor Drive from “Light Industrial” to “Main Streets Commercial-Residential” and “Low Density Residential” designations, and to permit on a site specific basis, the development thereon of a mixed commercial - residential complex comprised of:

- C up to 34 mixed commercial-residential units located along the frontage of O’Connor Drive;
- C minimum of 8 semi-detached and up to 58 townhouse dwellings located behind O’Connor Drive along 3 newly proposed streets; and,
- C a park located at the southern boundary of the site adjacent to O’Connor Drive.

#### **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 located at the south-west corner of O’Connor Drive and Northline Road. Their municipal address is 1590 O’Connor Drive.

#### **4. BASIS**

The lands affected by this amendment are currently designated “Light Industrial” in the Official Plan for the Borough of East York Planning Area. This designation generally restricts their use to manufacturing type uses. The policies prescribing how this area is to develop were formulated in early 1980's. They were subsequently reviewed via various forums, such as the 1991 “O’Connor Drive Industrial - Commercial Area Study” - which lead to the introduction of office and a variety of commercial uses along some sections of the west side of O’Connor Drive, - and the various studies leading up to the publication of East York’s new 1994 Official Plan. The new Plan reconfirmed these policies. This was in keeping with East York’s longstanding position which emphasized the preservation of the municipality’s industrial assessment above all other considerations.

The last several years, however, have seen industrial enterprises moving away from urban locations and into more suburban settings which afford them greater transportation and land price advantages. At the same time there has been a notable increase in the number of applications for commercial and most recently for residential uses. The City has responded to this trend by

initiating and recently completing a study to examine whether it may be advisable to open this area up to broader range of uses (reference “O’Connor Business Area Study”, August 1998). The Study included an examination of the merits of permitting residential uses to locate along the western frontage of O’Connor Drive. It concluded that they should be permitted (subject to various conditions and the satisfaction of a number of criteria), based on the following considerations:

- C the long-standing historical use of lands on the southern portion of the O’Connor Drive frontage for residential purposes;
- C poor market response to current policies encouraging commercial and office uses;
- C a relatively high and longstanding vacancy rate; and,
- C generally, the potential afforded by main street commercial-residential development to create a more vibrant and attractive streetscape.

The proposed development has been reviewed against the various conditions and criteria set out in the study and revised to meet them.

**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.16 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 2, Predominant Land Use to the Official Plan for the former Borough of East York, is hereby amended by redesignating certain lands located on the south-west corner of O’Connor Drive and Northline Road indicated as “Area Subject to Amendment” on Schedule “A” to this Amendment, from “Light Industrial” to “Main Streets Commercial/Residential” and “Low Density Residential” designations to the extent shown on Schedule “A” to this Amendment.
4. The Official Plan for the former Borough of East York is hereby further amended by adding a new Map 19 attached hereto as Schedule “B” - “Master Concept Plan - Special Policy Area 29”.
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 on the south-west corner of O’Connor Drive and Northline Road, and shown on Schedule “A” to this Amendment as “Area Subject to Amendment”, as “Special Policy Area 29”.
6. The text of the Official Plan for the East York Planning Area is hereby amended by adding a new Section 3.15.29, immediately following Section 3.15.28, as follows:

“3.15.29 - Special Policy Area 29

- 3.15.29.1 Notwithstanding the “Main Streets Commercial/Residential” policies of Section 3.9 of this Plan, and the “Low Density Residential” policies of Section 3.3 of this Plan, for those lands designated as Special Policy Area 29 on Map 7 of this Plan, the following additional policies shall apply:
- 3.15.29.2 The lands designated as Special Policy Area 29 shall only be permitted to develop:
  - a) with up to 34 mixed use residential-commercial units which shall be located on the lands which form the first tier of lots along the frontage of O’Connor Drive and which are further identified as “Main Streets Commercial/Residential” on Map 2 Predominant Land Use to the Official Plan for the former Borough of East York. The commercial component of these mixed use units may comprise retail, personal service, studio, office and other similar uses. The exact nature of these uses shall be detailed in the implementing Zoning By-law for this site;

- b) with a public park at the southerly end of the site;
- c) with up to 58 multiple attached and a minimum of 8 semi-detached dwellings which shall be located on the balance of the lands behind O'Connor Drive, further identified as "Low Density Residential" on Map 2, to the Official Plan for the former Borough of East York;
- d) in substantial compliance with the "Master Concept Plan" shown on Map 19 - Master Concept Plan; and,
- e) by way of draft plan of subdivision approval pursuant to s. 51. Of the Planning Act, R.S.O. 1990 c.P. 13.

3.15.29.3 The policies applicable to the development or redevelopment of the lands identified as "Special Policy Area 29", shall be implemented by means of the powers conferred upon Council by all applicable statutes and in particular as follows:

- a) The lands shall be developed by an implementing Zoning By-law which shall:
  - i) be site specific;
  - ii) specify the range of permitted and excluded uses;
  - iii) set out appropriate development standards including those pertaining to parking. Parking spaces for residential uses shall be based on the requirements specified in the Schedule of Residential Zone Requirements of the comprehensive Zoning By-law No. 6752 while the permitted commercial uses shall not be required to provide any parking;
  - iv) implement all the policies set out in Section 3.15.29 of this Plan;
  - v) be enacted in substantial compliance with Map 19 "Master Concept Plan". This Plan may however be varied to ensure compliance with the Ministry of Environment guidelines for separation distances between industrial and non-industrial uses; and
  - vi) reflect the design principles set out in Section 3.15.29.3 b) below.
- b) The lands shall only be developed by Site Plan Approval and Site Plan Development Agreement which shall ensure that the following design principles are adhered to:
  - i) that the streetscape treatment for the mixed use residential-commercial units along O'Connor Drive provides for:

- the planting of street (boulevard) trees at appropriate intervals and the provision of adequate sidewalks;
  - appropriate pedestrian connections to the ground floor business and employment uses along the street; and,
  - appropriate illumination and street furniture; and,
  - where appropriate, trees located in the rear yards of these lots;
- ii) that the streetscape treatment for the multiple attached and semi-detached units behind O'Connor Drive provides for:
- where appropriate, trees in front yards of such lots;
  - a sidewalk on both sides of the all the internal streets; and,
  - street lighting fixtures capable of ensuring public security and safety;
- iii) that the streetscape treatment along Northline Road provides for:
- appropriate street tree planting including, where appropriate, tree planting in the rear yard; and,
  - appropriate landscape treatment to mitigate the effects of reverse lot frontage of the lots abutting Northline Road;
- iv) that the facade design of all the mixed commercial-residential buildings fronting onto O'Connor Drive provides for signage and an appropriate entrance design reflective of these buildings' commercial status;
- v) that the exterior rear and side wall design of all the houses located along Northline Road incorporates compatible architectural treatment, to ensure an appropriate visual interface between the houses abutting onto Northline Road and the street;
- vi) that the westerly property line forming an interface between this development and the industrial uses to the west is planted with trees at appropriate locations;
- vii) that an suitable screen fence is installed along the length of the westerly property line and an appropriate portion of the southerly property line;
- viii) that a separate plan is prepared for the park at the south perimeter of the lands and that the design of this park ensures:

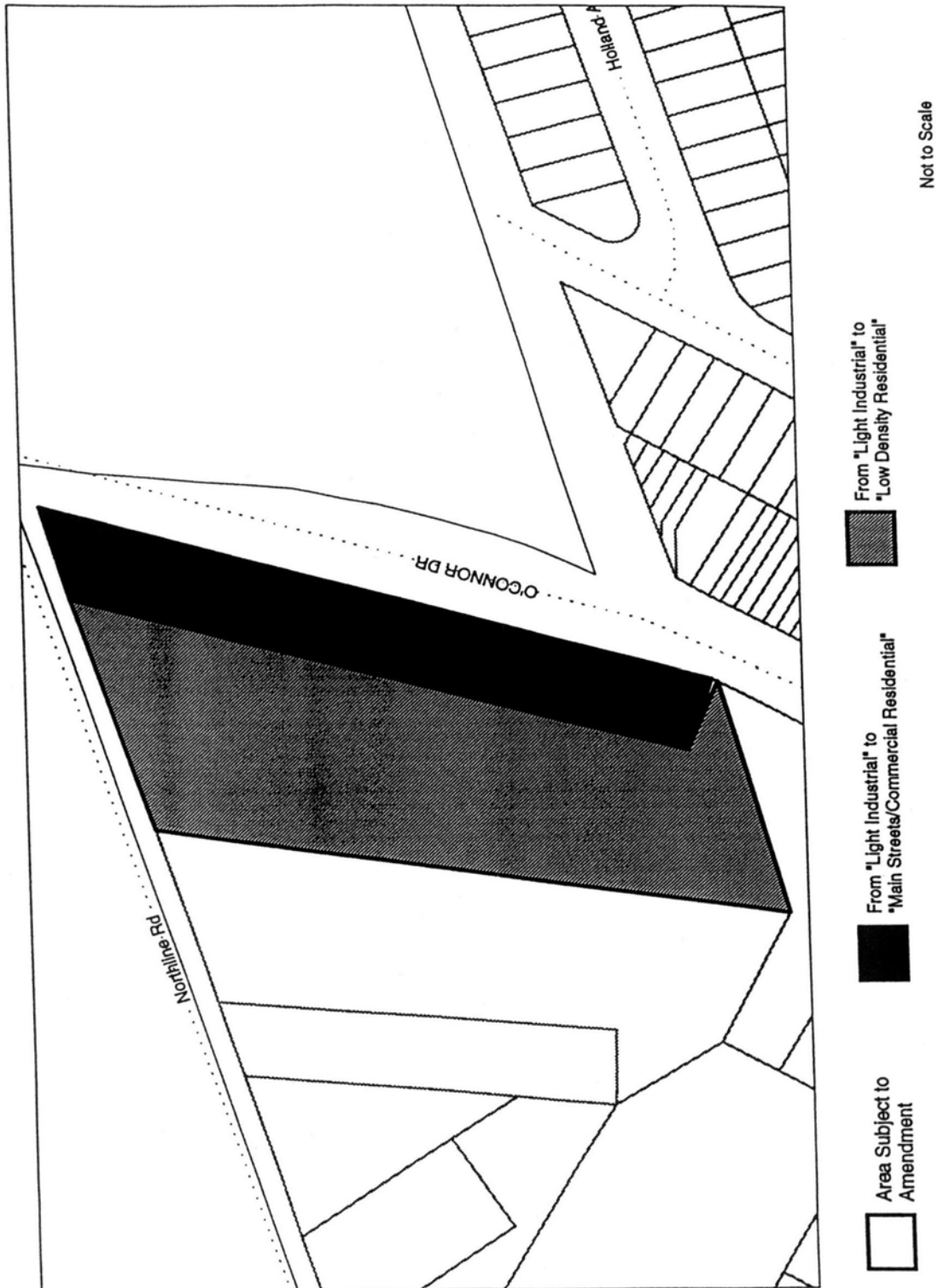
- the protection of the existing trees;
  - the provision of an appropriately designed pathway linking the park to the interior public streets and to O'Connor Drive. This pathway is to be suitably paved, and illuminated to ensure safety;
  - that the park is equipped with benches, lighting garbage receptacles and low fencing so as to ensure convenience, security and comfort for its intended users, particularly small children and their care givers; and,
  - that no rear yard directly abut the park;
- ix) that the design of the mixed residential-commercial buildings along O'Connor Drive ensures that they are:
- up to 4 stories and no less than 3 stories high;
  - designed to have a suitable ground floor height reflective of their intended commercial "main street" status;
  - massed and designed architecturally to contribute to the main street character of O'Connor Drive. This may include special corner wall treatments for all the buildings which are exposed to long views from O'Connor Drive, strong masonry materials, flat roofs, cornice lines, entrance canopies and awnings, uniform signage and special illumination provisions; and,
  - related to the street through employment of minimum setback, a suitable entrance design and walkway.
- c) The lands shall only be developed by Plan of Subdivision Approval and a Registered Subdivision Agreement which shall set out financial, legal, design and other conditions to address the requirements of the City with respect to matters including:
- i) improvement of adjoining road system;
  - ii) dedication of any property required to implement the development of the public parkland and provision of funds to secure, improve and equip it;
  - iii) dedication of land for and making of improvements for streets and lanes; both within and adjacent to the plan;



- iv) satisfaction of any requirements or specifications concerning site decommissioning and separation from the adjoining industrial uses. This may include the provision of additional studies concerning these matters and appropriate noise attenuation features;
- v) provision of other local services required for the development;
- vi) the submission of detailed reports addressing the provision of water, sanitary sewers, storm water management, noise attenuation, suitability of streets, electrical services and re-mediation and decommissioning of the site as required to the satisfaction of the City; and
- vii) conditions related to vehicular and pedestrian access, environmental matters, noise attenuation, soils re-mediation, separation distances between residential and industrial uses, screening and buffering and decommissioning of the site;

all of which shall be satisfied at the sole cost and expense of the owner, as a precondition to the issuance of any building permit for the development on the lands”.

**SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT No. 16  
AREA SUBJECT TO AMENDMENT**



**SCHEDULE “B” TO AMENDMENT No. 16**

