



**STAFF REPORT  
ACTION REQUIRED**

**125, 129 & 131 O'Connor Dr and 1119 & 1121 Pape Avenue - Official Plan & Zoning Amendment Application - Preliminary Report**

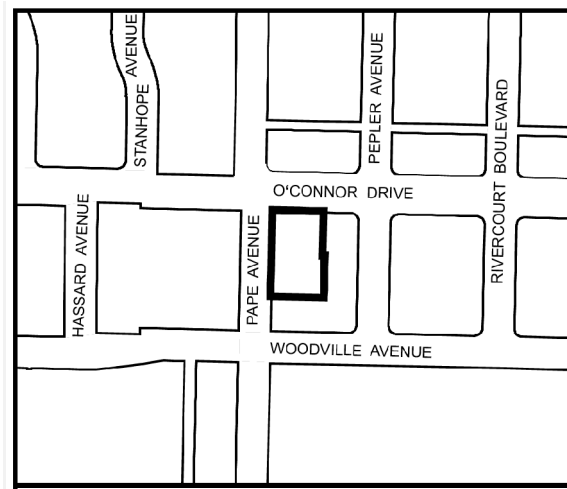
<b>Date:</b>	July 8, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 29 – Toronto-Danforth
<b>Reference Number:</b>	14 178851 STE 29 OZ

**SUMMARY**

This application proposes a new two-storey commercial building with a gross floor area of 1,995 m<sup>2</sup> at 125, 129 & 131 O'Connor Dr and 1119 & 1121 Pape Avenue. A total of 19 vehicular parking spaces and 4 bicycle spaces will be provided.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Planning staff have circulated the application to other City divisions for review and comment. Staff will host a community consultation meeting in the fourth quarter of 2014 or first quarter of 2015. Staff anticipate submitting a final report in the second quarter of 2015. This target date assumes the applicant will provide all required information and make all required changes in a timely manner.



## RECOMMENDATIONS

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 125, 129 & 131 O'Connor Dr and 1119 & 1121 Pape Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

### Pre-Application Consultation

Pre-application meetings were held in 2013 and 2014 to discuss the nature of the application, identify planning issues and complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The application proposes a 2-storey commercial building with a gross floor area of 1,995 m<sup>2</sup>, consisting of approximately 888 m<sup>2</sup> of retail uses on the ground floor, 300 m<sup>2</sup> of retail and storage uses in the basement/lower level and 678 m<sup>2</sup> of business professional offices on the second floor. A day nursery is also contemplated on the second floor. The proposed building will have a floor space index of 0.95 times the lot area.

A total of 19 vehicular parking spaces, 4 bicycle parking spaces and one type "B" loading space will be provided.

The proposed building is set back 0.5 metres from the north property line (O'Connor Drive), 2 metres from the west property line (Pape Avenue), 20 metres from the south property line (area containing parking spaces) and 5.5 metres from the east property line. The second storey steps back from the residential area to the east of the subject property.

The proposed building will have a height of 10.6 metres, with a mechanical unit above having an additional height of approximately 3.5 metres. The site will be accessed by a two-way, 6 metre driveway off Pape Avenue and a one-way exit onto O'Connor Drive. The application data sheet on Attachment 6 provides more information on the proposal.

## **Site and Surrounding Area**

The site is located on the south-east corner of Pape Avenue and O'Connor Drive. The rectangular shaped lot has an area of 2,104 m<sup>2</sup> with 35.15 metres of frontage on O'Connor Drive. Two, single-family detached buildings (with associated garages) currently occupy the north-east portion of the site (129 & 131 O'Connor Drive). The rest of the lands (125 O'Connor Drive and 1119 & 1121 Pape Avenue) were previously used as a gas station.

Land uses surrounding the site are as follows:

North: Two-storey commercial plaza and residential buildings in the form of detached and semi detached buildings

South: Royal Canadian Legion building and the East York Community Recreation Centre

East: Low rise residential area with detached and semi-detached buildings

West: A two-storey City of Toronto Emergency Medical Service (EMS) facility and residential buildings in the form of detached and semi detached buildings

## **Planning Act, Provincial Policy Statement and Provincial Plans**

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities by accommodating a range and mix of uses; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the *Planning Act*, the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## Official Plan

The property is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Section 4.1 of the Official Plan includes policies that pertain to the introduction of new small-scale retail, service or office uses in *Neighbourhoods*. Policy 4.1.3 states that new small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:

- (a) serve the needs of area residents and potentially reduce local automobile trips;
- (b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- (c) have a physical form that is compatible with and integrated into the *Neighbourhood*.

Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

Additionally, Policy 4.1.5 states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Built Form policies in section 3.1.2 of the Official Plan includes development criteria pertaining to the location and organization of new development to fit with its existing and/or planned context, location and organization of vehicular parking, vehicular access, service areas and utilities to minimize their impacts on surrounding properties and to improve the safety and attractiveness of adjacent streets. In addition, new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets.

The Official Plan in section 3.5.3 recognizes that the pattern of retail activity has evolved over time and includes a full spectrum of convenience stores in neighbourhoods, traditional “main street” shopping districts, small plazas, large shopping malls, big box stores and “power centres” and specialty retail districts like Yorkville that are also tourist destinations. However, new retail development must also suit the local context and the Plan’s objectives. Retail stores are permitted on neighbourhood arterials to reduce auto trips and serve our convenience needs, but they must fit with the physical form and not disturb neighbours.

This development proposal will be evaluated against all the relevant policies of the Official Plan.

The Toronto Official Plan is available on the City’s website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

### **Former Borough of East York Zoning By-law 6752**

The East York Zoning By-law zones the property R1C – Low Density Residential, which permits residential uses, City-owned facilities, day nurseries in community centres, or in public libraries, schools and churches that existed at the date of the passing of the By-law. Residential uses are permitted in the form of single detached dwellings and semi-detached dwellings. Institutional buildings, buildings and structures accessory to the above-noted building types are also permitted. This zoning category permits a maximum height of 8.5 metres, maximum building coverage of 33%, maximum building length of 16.75 metres and a maximum total density of 0.75 times the lot area.

### **City of Toronto Zoning By-law 569-2013**

The subject property is subject to the new harmonized City of Toronto By-law 569-2013, which was enacted by City Council on May 8, 2013. The harmonized City-wide Zoning By-law has been appealed and is now before the Ontario Municipal Board. No hearing dates have been set.

Under the new harmonized City-wide Zoning By-law, the site is zoned Residential Detached (RD) with similar performance standards noted above in By-law 6752. The following conditional uses are also permitted: an Ambulance Depot, Cogeneration Energy, Community Centre, Day Nursery, Fire Hall, Group Home, Home Occupation, Library, Municipal Shelter, Place of Worship, Police Station, Private Home Daycare, Public Utility, Renewable Energy, Secondary Suite, Seniors Community House and Transportation Use.

### **Tree Preservation**

Urban Forestry staff are reviewing the development plans and tree preservation plans to determine the impact on any existing mature trees. The owner will be required to obtain the necessary permits prior to removing any trees.

### **Site Plan Control**

The development is subject to Site Plan Control. An application for Site Plan Control has been submitted by the applicant and will be reviewed concurrently with the Official Plan and Zoning amendment application.

### **Reasons for the Application**

#### **Official Plan Amendment**

An Official Plan amendment application is required for the use and size/scale of the proposed retail and business professional office on the subject lands, which are designated in the Official Plan as *Neighbourhoods*.

#### **Zoning By-law Amendment**

A Zoning Amendment application is required for the proposed use, building height, building coverage, building length and density of the development. The proposed height of 10.6 metres and building coverage of 48.3% exceed the maximum permitted of 8.5 metres and 35%, respectively. The proposed building length of 38 metres exceeds the maximum permitted of 16.75 metres. The proposed density of 0.95 times the lot area also exceeds the maximum permitted density of 0.75 times the lot area for a permitted building type. The zoning standards noted above, apply to a residential building. Furthermore, the proposed number of vehicular parking spaces does not meet the minimum requirements for commercial uses in the Zoning By-law. A full review for compliance with the Zoning By-law is being undertaken.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan, Elevations and Sections
- Arborist Report/Tree Declaration

- Landscape Plan and Details
- Planning Rationale
- Functional Servicing Plan & Stormwater Management Report
- Grading/Erosion & Sediment Control Plan
- Traffic Impact Review
- Environmental Noise Analysis
- Phase II Environmental Site Assessment
- Retail Market Commentary
- Draft Zoning By-law
- Draft Official Plan Amendment
- Toronto Green Standard Checklist

A Notification of Complete or Incomplete Application has not been issued at the time of writing this report. Notification is due by July 23, 2014.

### **Issues to be Resolved**

Planning staff will require resolution of the issues listed below:

1. The appropriateness of the proposed commercial use on the site which is designated in the Official Plan as *Neighbourhoods*;
2. The appropriateness of the proposed commercial use on the site which is zoned residential;
3. The appropriateness of the proposed density of the development;
4. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent properties;
5. The treatment and height of the ground floor of the building and its relationship to the streetscape;
6. The location, provision and access to vehicular parking and loading on site;
7. Traffic and neighbourhood parking impacts; and
8. Provision of soft landscaping on site and streetscape improvements on O'Connor Drive and Pape Avenue.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Francis Kwashie, Planner  
Tel. No. 416-392-1306  
Fax No. 416-392-1330  
E-mail: fkwashi@toronto.ca

## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

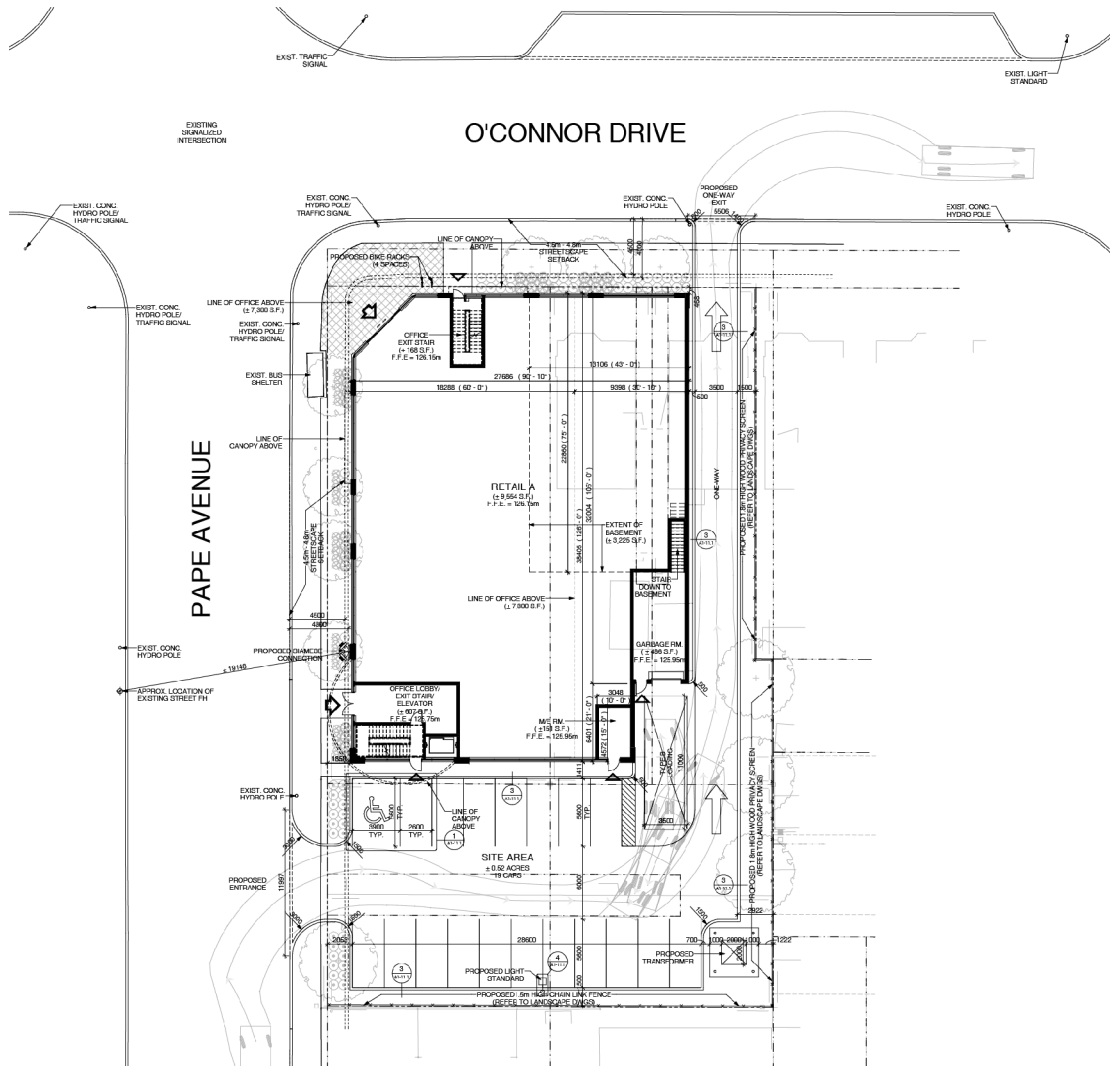
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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: North-West (corner) Elevation  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet



# Attachment 1: Site Plan



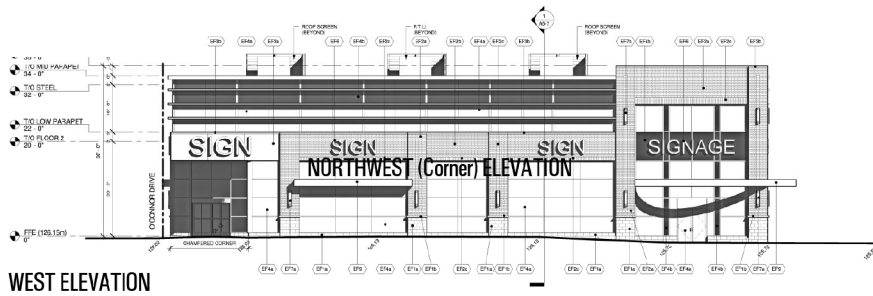
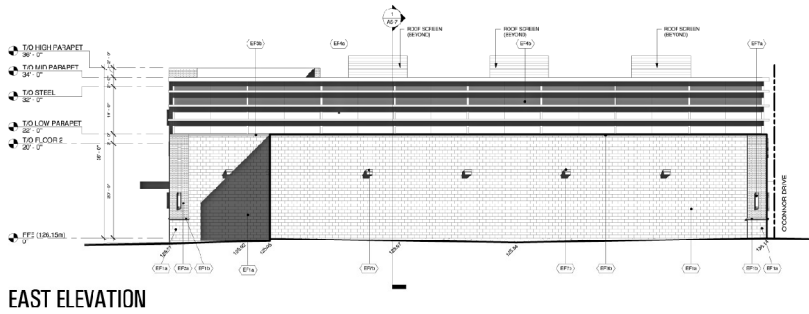
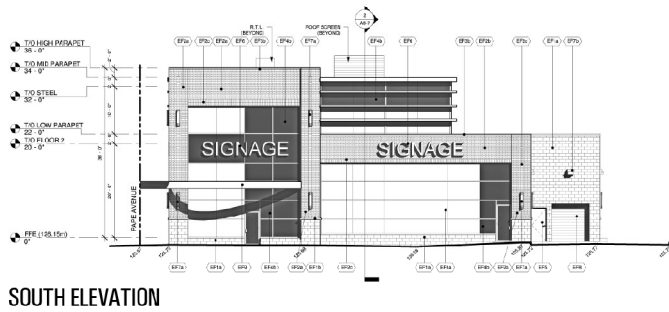
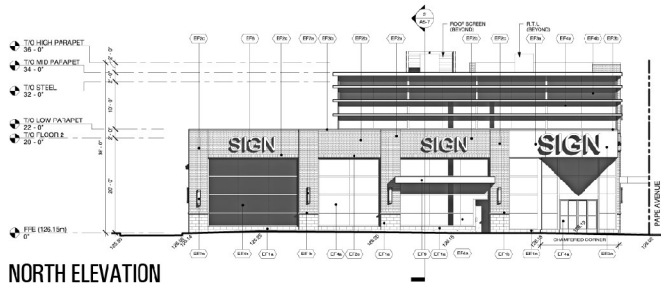
## Site Plan 125, 129 & 131 O'Connor Drive and 1119 & 1121 Pape Avenue

Applicant's Submitted Drawing

Not to Scale   
07/08/2014

File # 14\_178851 STE 29 OZ

## Attachment 2: Elevations



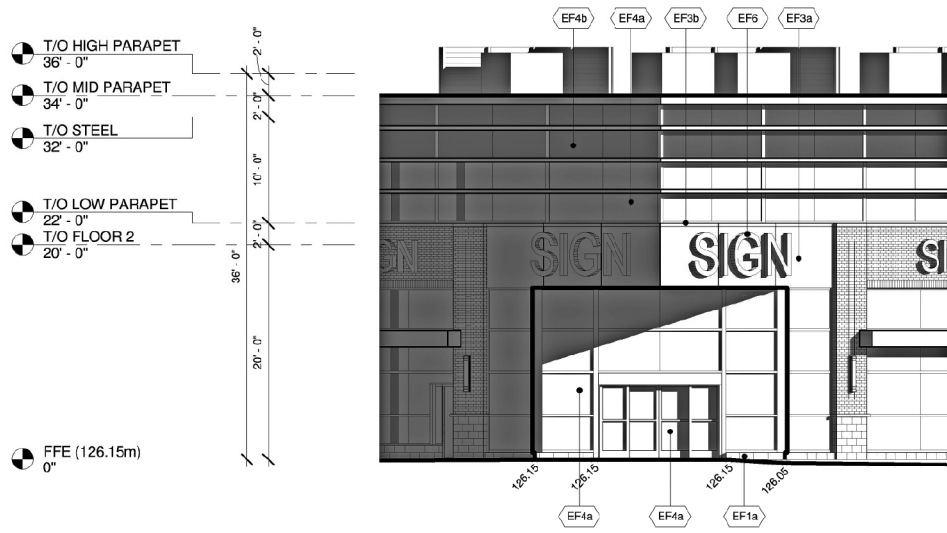
### Elevations 125, 129 & 131 O'Connor Drive and 1119 & 1121 Pape Avenue

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Not to Scale  
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File # 14\_178851 STE 29 0Z

### Attachment 3: North-west Elevation



NORTHWEST (Corner) ELEVATION

## Elevations 125, 129 & 131 O'Connor Drive and 1119 & 1121 Pape Avenue

Applicant's Submitted Drawing

Not to Scale  
07/08/2014

File # 14\_178851 STE 29 0Z

## Attachment 4: Zoning



125, 129 & 131 O'Connor Drive and 1119 & 1121 Pape Avenue

**Zoning By-law 569-2013**

File # 14 178851 STE 29 02



Location of Application



See Former Borough of East York Bylaw No. 6752

**RD** Residential Detached

**OR** Open Space Recreation

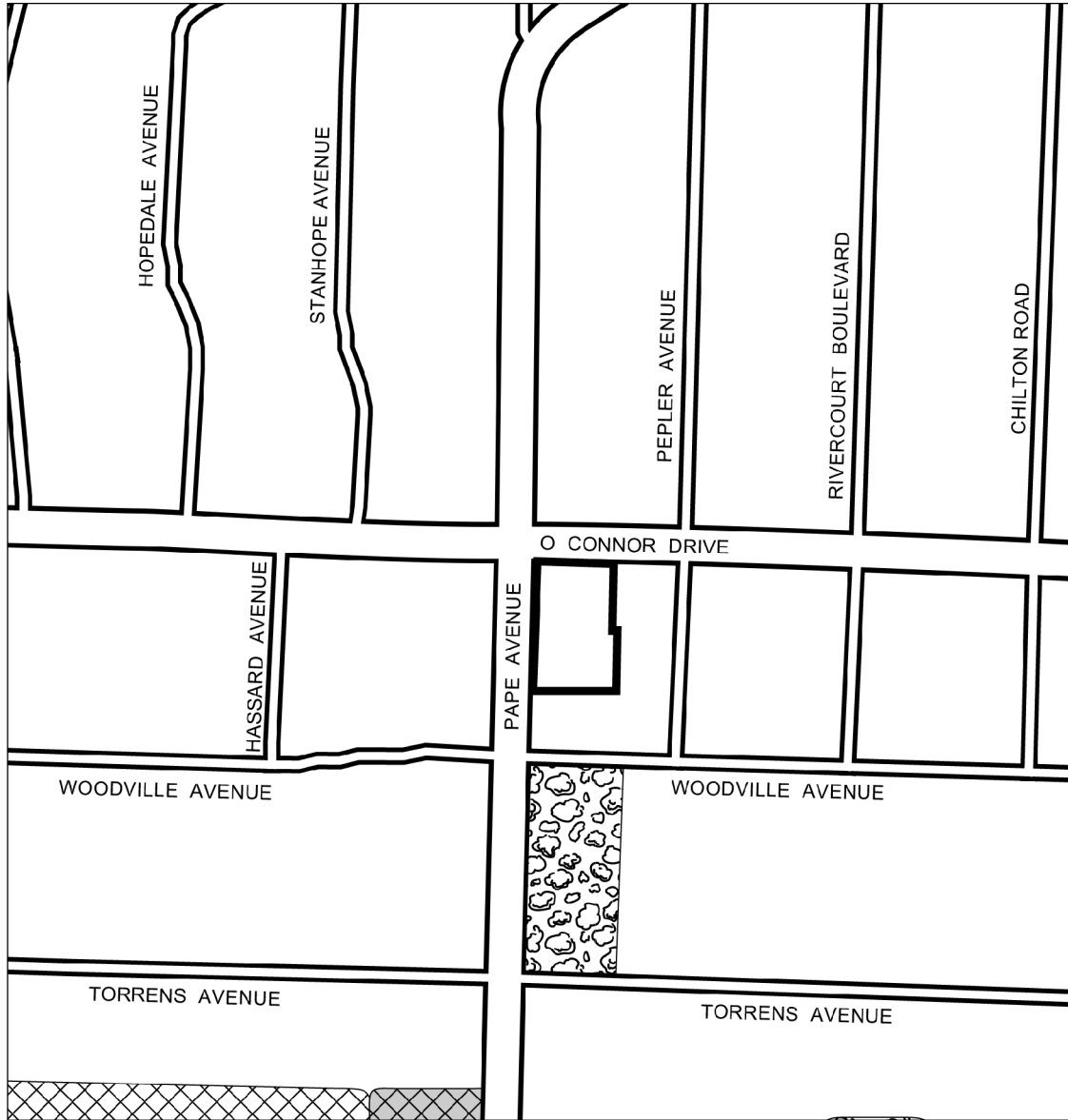
**C** Commercial

**R1C** Low Density Residential



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Extracted: 07/08/2014







## Attachment 5: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

**125, 129 & 131 O'Connor Drive and  
 1119 & 1121 Pape Avenue**

File # 13 178851 STE 29 0Z

- |  |  |
|--|--|
|  Site Location            |  Parks & Open Space Areas |
|  Neighbourhoods           |  Parks                    |
|  Apartment Neighbourhoods |  |
|  Mixed Use Areas          |  |

  
 Not to Scale  
 07/08/2014

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 178851 STE 29 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 23, 2014
Municipal Address:	125,129 & 131 O'CONNOR DR and 1119 & 1121 PAPE AVE		
Location Description:	PLAN M40 LOT 4 RP 66R9530 PART 1 **GRID S2903		
Project Description:	An Official Plan Amendment and the Rezoning application for a two-storey commercial building with a gross floor area of 1,995 square metres on the subject lands.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Macnaughton Hermsem Britton Clarkson (MHBC) Planning Ltd.		Turner Fleisher Architects Inc.	2315594 Ontario Inc.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning:	R1C & RD	Historical Status:	No
Height Limit (m):	8.5	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	2,104	Height:	Storeys:	2
Frontage (m):	35.2		Metres:	10.6
Depth (m):	59.2			
Total Ground Floor Area (sq. m):	1,017			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	19
Total Non-Residential GFA (sq. m):	1,938		Loading Docks	1
Total GFA (sq. m):	1,938			
Lot Coverage Ratio (%):	48			
Floor Space Index:	0.95			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m): 0	0
Bachelor:	0	Retail GFA (sq. m): 888	300
1 Bedroom:	0	Office GFA (sq. m): 750	0
2 Bedroom:	0	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	0		

**CONTACT: PLANNER NAME: Francis Kwashie, Planner**  
**TELEPHONE: 416-392-1306**