

**O'Connor Drive Avenue Study – Toronto and East York District and North York District – Supplementary Report**

<b>Date:</b>	November 22, 2012
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 31 – Beaches-East York Ward 34 – Don Valley East
<b>Reference Number:</b>	P:\2012\Cluster B\pln\Pg12087 (06 116093 SPS 00 TM)

**SUMMARY**

At its meeting of November 8, 2012, the Planning and Growth Committee adopted the O'Connor Drive Avenue Study Final Report (PG 19.2) and made the following request:

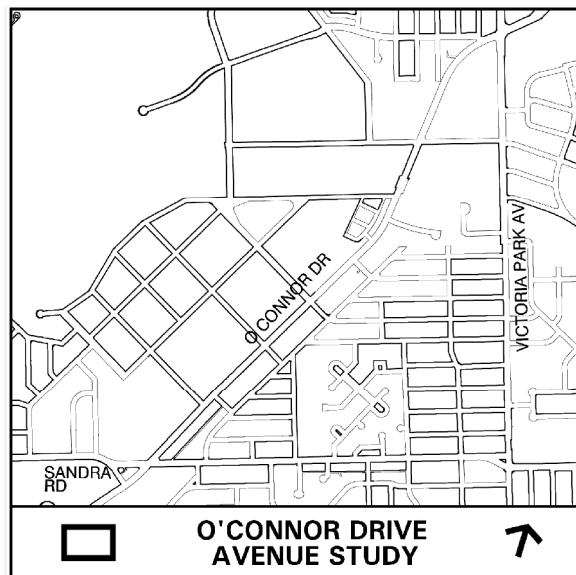
"City Council request the Chief Planner and Executive Director, City Planning Division to make changes to the report and attachments, text and maps, to ensure that the intent of the Guidelines is clarified on the maps such that Westview Boulevard properties are clearly excluded from the mixed-use area fronting on O'Connor Drive; the Study Area is defined as O'Connor Drive between Sandra Road and Victoria Park Avenue; and submit a revised report to City Council containing those changes."

This report identifies the changes made to the O'Connor Drive Study Official Plan Amendment, Urban Design Guidelines and maps.

**RECOMMENDATIONS:**

**The City Planning Division recommends that:**

1. City Council adopt the amended Official Plan Amendment (Attachment



- 1) attached to the report from the Chief Planner and Executive Director, City Planning Division, dated November 22, 2012.
2. City Council adopt the amended O'Connor Drive Avenue Study Urban Design Guidelines (Attachment 2) attached to the report from the Chief Planner and Executive Director, City Planning Division, dated November 22, 2012.

### **Financial Impact**

There are no financial implications.

### **DECISION HISTORY**

The O'Connor Drive Avenue Study Final Report was adopted by the Planning and Growth Committee on November 8, 2012. The Committee made the following request:

"City Council request the Chief Planner and Executive Director, City Planning Division to make changes to the report and attachments, text and maps, to ensure that the intent of the Guidelines is clarified on the maps such that Westview Boulevard properties are clearly excluded from the mixed-use area fronting on O'Connor Drive; the Study Area is defined as O'Connor Drive between Sandra Road and Victoria Park Avenue; and submit a revised report to City Council containing those changes."

### **COMMENTS**

#### **Draft Official Plan Amendment**

The following changes were made to the draft Official Plan Amendment that was attached to the Final Report from the Chief Planner and Executive Director, City Planning Division, dated October 12, 2012.

- Official Plan Amendment number was added. The Official Plan Amendment for the O'Connor Study Area will be Official Plan Amendment No. 207.
- Site and Area Specific Policy number was added. The policies will be Site and Area Specific Policy No. 400.
- Schedule 2 attached to and forming part of the Official Plan Amendment has been amended to reflect the intent of the study by:
  - include properties designated *Mixed Use Areas*, located south of St. Clair Avenue East, to Sandra Road;
  - exclude the single detached dwellings that front onto Westview Boulevard from the area identified as "Main Street Area"; and
  - exclude the single detached dwellings that front onto Westview Boulevard from the area identified as "Emerging Main Street Area".

## Urban Design Guidelines

The following changes were made to the O'Connor Drive Study Urban Design Guidelines to provide clarification on certain information and ensure mapping is consistent:

- The text has been modified throughout to refer to the southern limits of the study area as St. Clair Avenue East and Sandra Road;
- The study area on Figure 1, identified in yellow has been extended to Sandra Road;
- Figure 3 has been modified to include property information for lands south of St. Clair Avenue East to Sandra Road;
- The node at the St. Clair Avenue East and Sandra Road/O'Connor Drive Key intersection, as shown on Figure 8 has been reduced in size, so not to capture any lands designated *Neighbourhoods* within the Official Plan;
- Under Section 5.1 "Key Intersection- Victoria Park/O'Connor Drive" the reference to the Eglinton LRT being underground has been corrected. The station at this location is proposed to be at-grade; and
- Under Section 5.3 "Main Street Area- O'Connor Drive South" under the subsection "Public Realm" the reference to improvements to the tennis courts has been deleted as these improvements have already been undertaken.

## CONCLUSION

The modified Official Plan Amendment and Urban Design Guidelines are attached to this report as per Planning and Growth Committee's amendments.

## CONTACT

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## SIGNATURE

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Jennifer Keesmaat MES, MCIP, RPP  
Chief Planner and Executive Director

## ATTACHMENTS:

Attachment 1: Official Plan Amendment  
Attachment 2: Urban Design Guidelines

**ATTACHMENT 1: Official Plan Amendment**

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2012**

**To adopt Amendment No. 207 to the Official Plan of the City of Toronto respecting the lands on O'Connor Drive Avenue Study area between St. Clair Avenue East and Sandra Road, and Victoria Park Avenue**

WHEREAS authority is given to Council under 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. Amendment No. 207 to the Official Plan of the City of Toronto, consisting of the text and maps attached as Schedule "A", is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2012

ROB FORD  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**Schedule "A"**  
**Amendment No. 207 to the Official Plan respecting the**  
**O'Connor Drive Avenue Study area between St. Clair Avenue East and Victoria**  
**Park Avenue**

**The Official Plan of the City of Toronto is amended as follows:**

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy 400 for the lands identified on the accompanying schedules that form part of the policy as follows:

**"400. O'Connor Drive Avenue Study area, between St. Clair Avenue East and Victoria Park Avenue**

The O'Connor Drive Avenue Study area includes properties that front onto O'Connor Drive between Victoria Park Drive in the north and St. Clair Avenue East and Sandra Road in the south. It includes properties that are in close proximity to the intersections of O'Connor Drive and Victoria Park Drive and O'Connor Drive and St. Clair Avenue East. These areas are the identified on Schedules 1 and Schedule 2, respectively, for the purpose of this policy.

**a) Objectives**

Throughout the O'Connor Drive Avenue Study area, in the locations identified on Schedules 1 and 2 attached and generally between St. Clair Avenue East and Victoria Park Avenue, development will:

- i) contribute to the vision of the desired urban structure for the area;
- ii) support the range of permitted uses including residential, employment, retail and institutional while contributing to the vitality of the area;
- iii) enhance, improve or add to the public realm;
- iv) provide appropriate relationships between buildings, and between buildings and the public realm by addressing matters such as massing, set-backs, and step-backs;
- v) provide high quality architecture, site planning, and landscape design;
- vi) provide active at grade uses in support of a dynamic, interesting and safe street life; and
- vii) encourage environmental sustainability.

**b) Urban Design Guidelines**

In order to assist in meeting the objectives of the Official Plan, the O'Connor Drive Urban Design Guidelines, which are adopted by Council from time to time, will be used to provide direction for reviewing development applications in this policy area. The guidelines will be read in conjunction with the urban design and built form policies of the Official Plan.

The O'Connor Drive Urban Design Guidelines were developed to achieve the above noted objectives. Two key intersections and two portions of O'Connor Drive are identified which have unique functions and characteristics and which are shown on Schedule 2. Future development in the two key intersections will also be sensitive to the adjacent land uses, will contribute towards the creation of a consistent street wall and provide room for an attractive pedestrian environment. Active uses at grade which includes commercial and retail uses are encouraged.

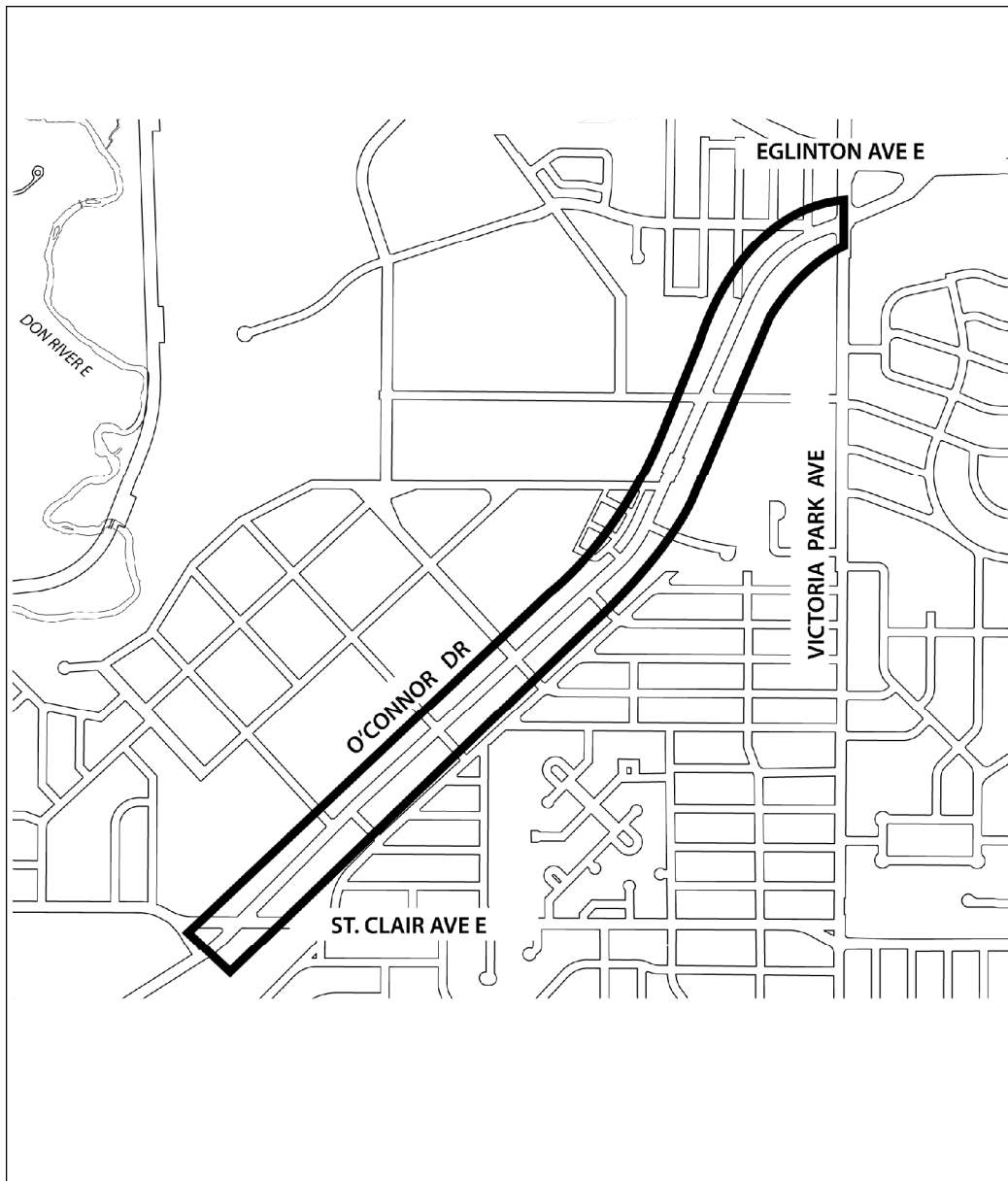
The northerly portion of O'Connor Drive, within this policy area, is identified as an emerging main street area. Applicants for development on lands designated *Mixed Use Area* are to provide an urban design plan which provides an appropriate transition in scale to adjacent uses, consolidates vehicular access to the site and provides for active uses at grade.

The southerly portion of O'Connor Drive, within this policy area, is identified as having a main street character and future development is to contribute to the revitalization of the area and be sensitive to its context.

The O'Connor Drive Urban Design Guidelines provide direction for improvements to the public realm that promote a healthy and vibrant pedestrian environment and include streetscape improvements and enhancing open spaces. Such improvements will occur incrementally and will be considered through new development on adjacent properties."


2. Map 31, Site and Area Specific Policies, is amended by adding the lands shown on Schedule 1 to the identified "Areas affected by the Site and Area Specific Policies" as Policy No. 400.

# Schedule 1 Official Plan Area



Official Plan Amendment # xxx - Schedule 1

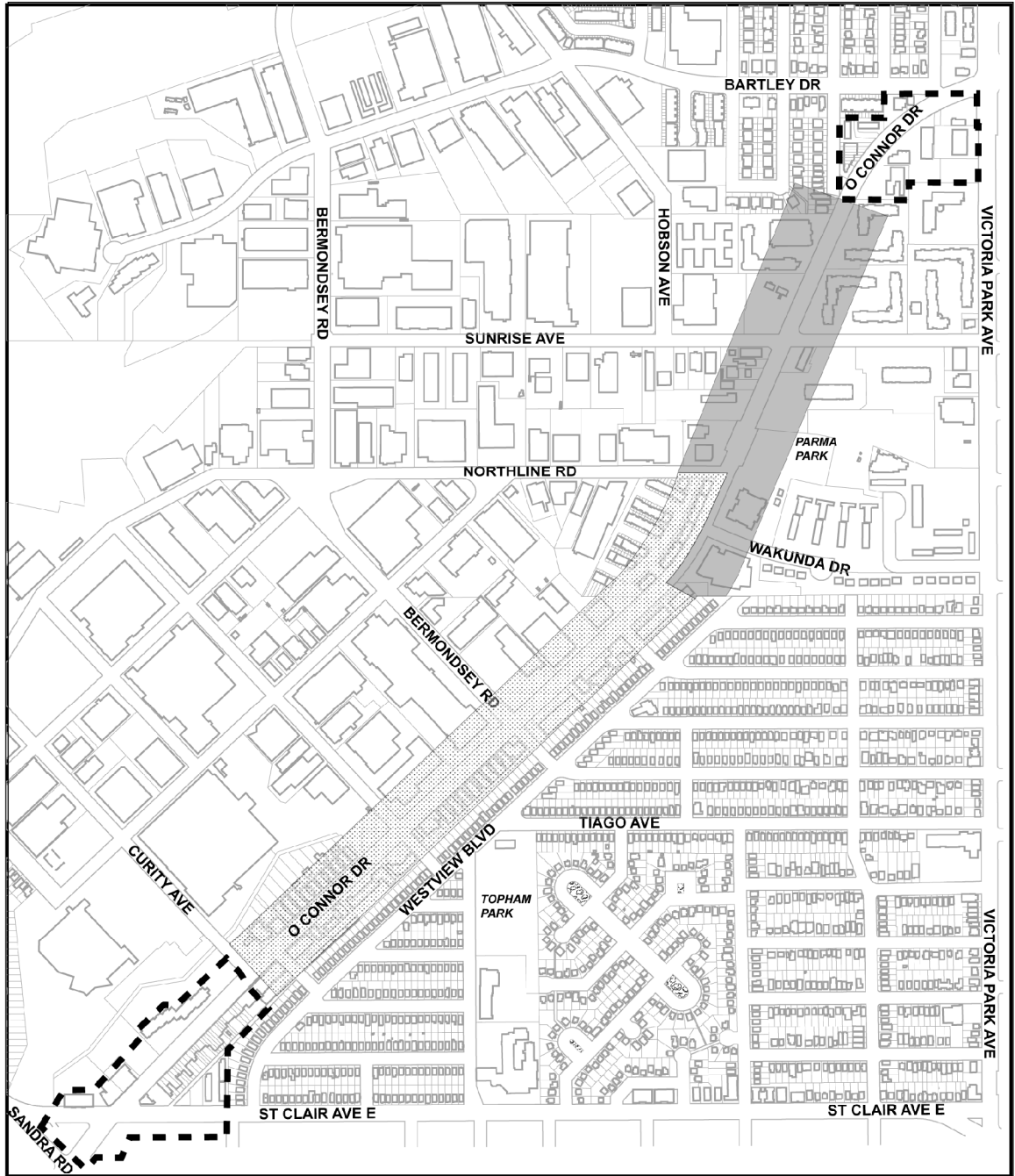
## O'Connor Drive

 Study Area



Not to Scale  
10/03/12

## Schedule 2: District Structure Plan



**TORONTO** City Planning

Official Plan Amendment # xxx - Schedule 2

O'Connor Drive

- Key Intersections
- Emerging Main Street Areas
- Main Street Area



Not to Scale  
10/03/12



## ATTACHMENT 2: Urban Design Guidelines

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O'CONNOR DRIVE

O'CONNOR DRIVE

### URBAN DESIGN GUIDELINES

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TORONTO  
URBAN DESIGN GUIDELINES

October 2012