

1861 O'Connor Drive – Zoning Amendment Application – Preliminary Report

Date: January 28, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 16 - Don Valley East

Planning Application Number: 18 269227 NNY 16 OZ

Current Use on Site: Automotive uses in 1-storey building

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1861 O'Connor Drive. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1861 O'Connor Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend Zoning By-law 569-2013 and Zoning By-law 7625 for the property at 1861 O'Connor Drive to permit a 10-storey residential building, measuring 30 metres in height and containing 222 residential dwelling units and a commercial unit at grade. The applicant proposes to provide 190 underground parking

spaces and two at-grade parking spaces which are proposed to serve the non-residential use.

The applicant proposes a total gross floor area of 15,784.9 square metres, including 232.4 square metres of commercial space. The overall Floor Space Index proposed for the site is 3.92 times the gross site area including the road widening. The 10-storey building is proposed to be 30 metres in height, excluding mechanical penthouse.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report for the 3D rendering and Attachment 3 for the Site Plan drawing.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 - Urban Structure of the Official Plan and *Mixed Use Areas* and *Apartment Neighbourhoods* on Map 20, Land Use Plan. *Mixed Use Areas* are areas which achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. Not all Mixed Use Areas will experience the same scale or intensity of development. The small portion of the site that is designated *Apartment Neighbourhoods* provides for apartment buildings and parks, local institutions, cultural

and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

The site is subject to Site and Area Specific Policy 400 - O'Connor Drive Avenue Study Area, between St. Clair Avenue East and Sandra Road and Victoria Park Avenue. Site and Area Specific Policy 400 (SASP 400) stipulates that throughout the O'Connor Drive Avenue Study Area, 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. The northerly portion of O'Connor Drive, where the subject site is located, is identified as an emerging main street area in SASP 400. Applications for development on lands designated *Mixed Use Areas* 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.

Zoning By-laws

Zoning By-law 569-2013 zones the property CR 1.0 (c1.0, r1.0) SS3 (x87). This zoning category permits a range of commercial and residential uses having a combined maximum floor space index of 1.0 times the lot area. The maximum building height permitted in the CR zone is 11 metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

The site is also subject to the former City of North York Zoning By-law 7625, as amended. The site is zoned C1(5) in By-law 7625, which permits a range of commercial uses at a maximum coverage of 33.3%. The C1(5) zone also permits all uses permitted in the R5 and RM5 zone which includes one-family detached dwellings, apartment house dwellings, duplexes, multiple attached dwellings, home occupations, recreational, and institutional uses.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- O'Connor Drive Urban Design Guidelines
- O'Connor Drive Avenue Study- Implementation Plan for Streetscape and Other Public Space Improvements
- Mid-Rise Building Performance Standards
- Growing Up: Planning for Children in New Vertical Communities

- Bird-Friendly Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

Reasons for the Application

Amendments to the former City of North York By-law 7625, as amended, and Zoning By-law 569-2013 are required to permit the proposed gross floor area, building height, building setbacks and parking requirements, amongst other development standards to implement the proposed development.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Official Plan Conformity

The proposal will be reviewed against the Official Plan policies and Site and Area Specific Policy 400 for conformity.

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing, and other built form issues will be assessed based on Section 2 q. and r. (Provincial interest) of the Planning Act and Section 2.2.1.4(e) of the Growth Plan (2017).

The suitability of the proposed building location, organization, height, density, massing, transition, building setbacks, the location and amount of non-residential gross floor area, servicing, and public realm will be reviewed against the City's Official Plan policies including Sections 3.1 and 3.1.2, Mixed Use Areas policies, SASP 400, and the City's Design Guidelines as identified earlier in this report.

Traffic Impact, Access and Parking

This portion of O'Connor Drive is identified as having a right-of-way width of 27 metres on Map 3: Right-of-Way Widths Associated with Existing Major Streets of the Official Plan. A land conveyance will be required to achieve the planned right-of-way width. The plans currently identify a 0.4 metre strip along the O'Connor Drive frontage.

Staff are reviewing the adequacy of the proposed parking supply, driveway and vehicular access locations and design, the location of garbage storage and pick-up, and the location and size of loading spaces.

The applicant submitted a Transportation Impact Study with their application which evaluates the effects of the development on the transportation system. Transportation Services Staff are reviewing the Transportation Impact Study submitted by the applicant.

Infrastructure and Servicing Capacity

The applicant submitted technical reports with their submission. Engineering and Construction Services Staff are reviewing the application and reports to determine if there is sufficient infrastructure capacity to accommodate the proposed development. If it is determined that new infrastructure or upgrades to existing infrastructure are required, staff will secure the improvements as a condition of any approvals of this application.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant has submitted an Arborist Report and Tree Preservation Plan which are currently under review by the Urban Forestry Staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff are reviewing the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities need to be addressed.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in

return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title when development thresholds are met.

The provision of Section 37 community benefits will be required in relation to the proposed development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings, Zoning By-laws, and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Golden Mile Secondary Plan

The City is currently undertaking the Golden Mile Secondary Plan Study which will develop a vision and comprehensive planning framework for the Golden Mile area. The vision and planning framework will form the foundation for the Secondary Plan, Urban Design Guidelines and other planning tools to be developed by the City Planning Division. At a Community Meeting held on June 26, 2018, Community Planning Staff presented three development alternatives which illustrated the potential realignment of O'Connor Drive and the O'Connor Drive and Victoria Park intersection. The proposed realignment would impact the subject site at 1861 O'Connor Drive. The proposal will be reviewed in conjunction with the emerging policy direction of the Golden Mile Secondary Plan.

A report from the Director, Community Planning, Scarborough District, dated December 17, 2018 was before Scarborough Community Council regarding the Golden Mile Secondary Plan Status Update and Proposed Boundary Expansion (Item SC 2.8). The report provides information on the status of the Golden Mile Secondary Plan ("GMSP") Study and recommends the expansion of the Study area boundaries to include additional lands within the Scarborough District and lands west of Victoria Park Avenue and south of Eglinton Avenue East within North York District. The realignment of O'Connor Drive has been identified in the study as a potential alternative to address transportation capacity constraints associated with the expected long-term growth in the Golden Mile and would create opportunities for improvements to the transportation and public realm networks in the area. Scarborough Community Council referred the report back to Community Planning staff for further consultation. The lands at 1861 O'Connor Drive would be located within the proposed boundary expansion area.

The report and Scarborough Community Council decision can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC2.8>

Other Matters

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

CONTACT

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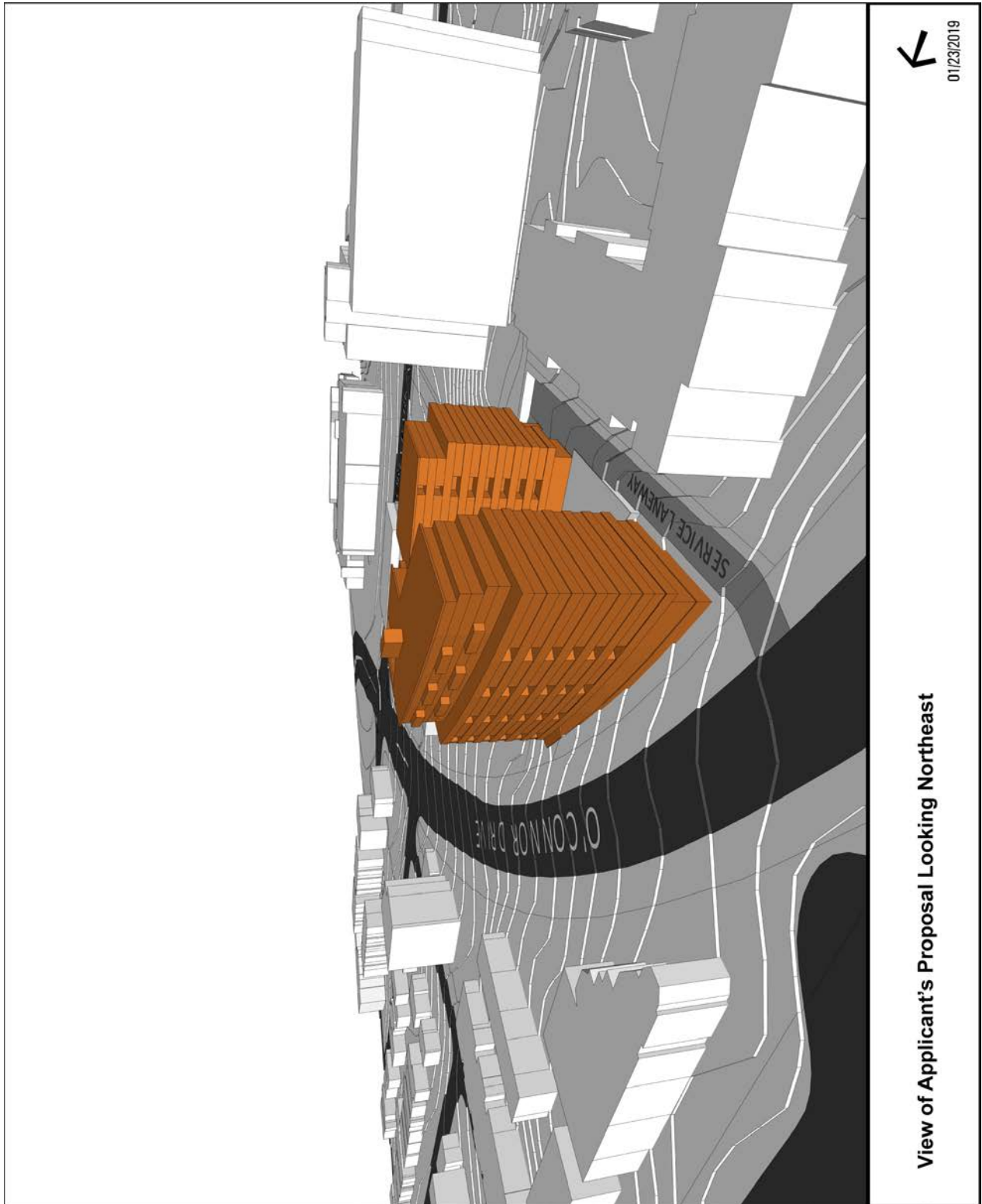
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

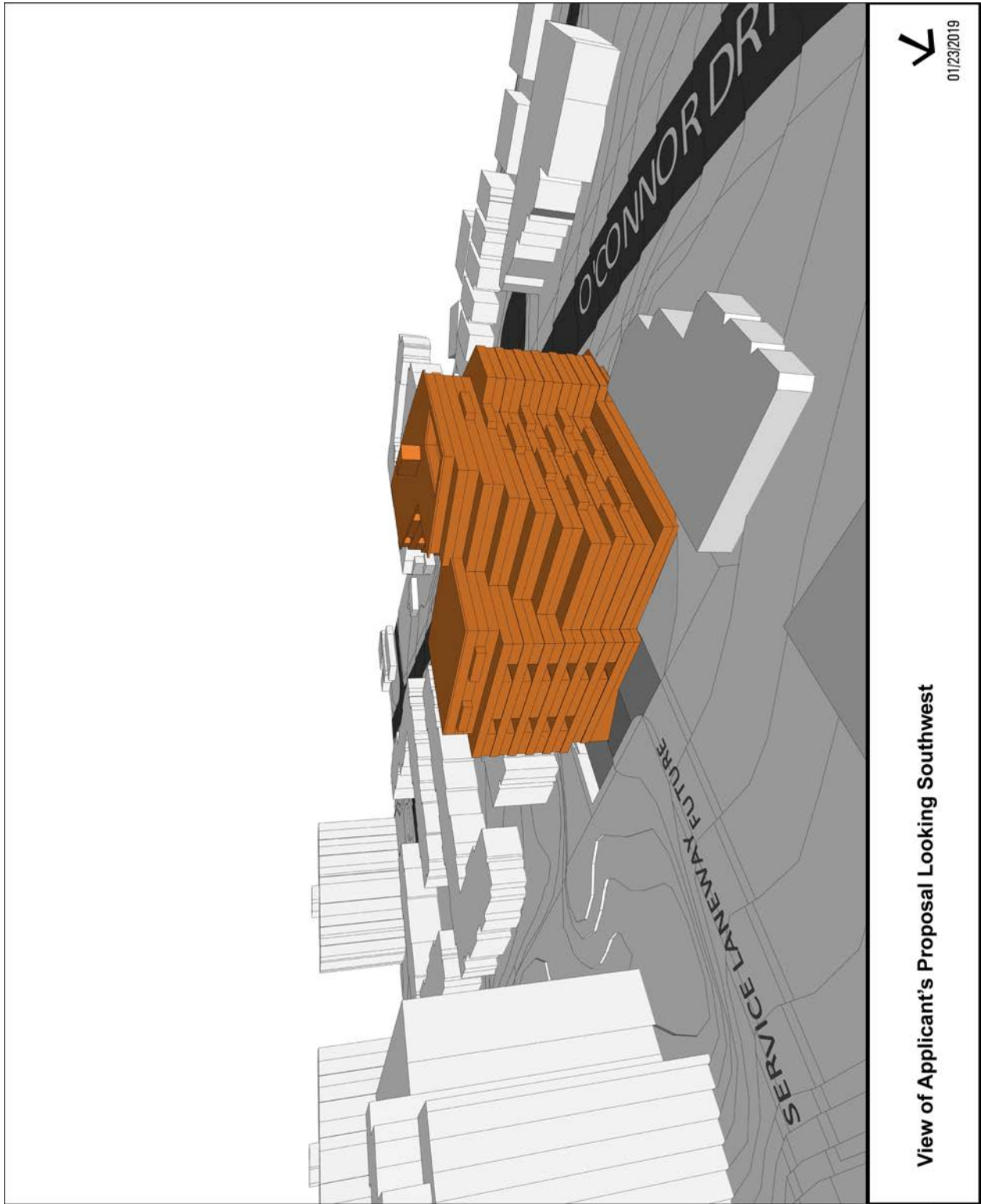
ATTACHMENTS

Attachment 1a: 3D Rendering
Attachment 1b: 3D Rendering
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning

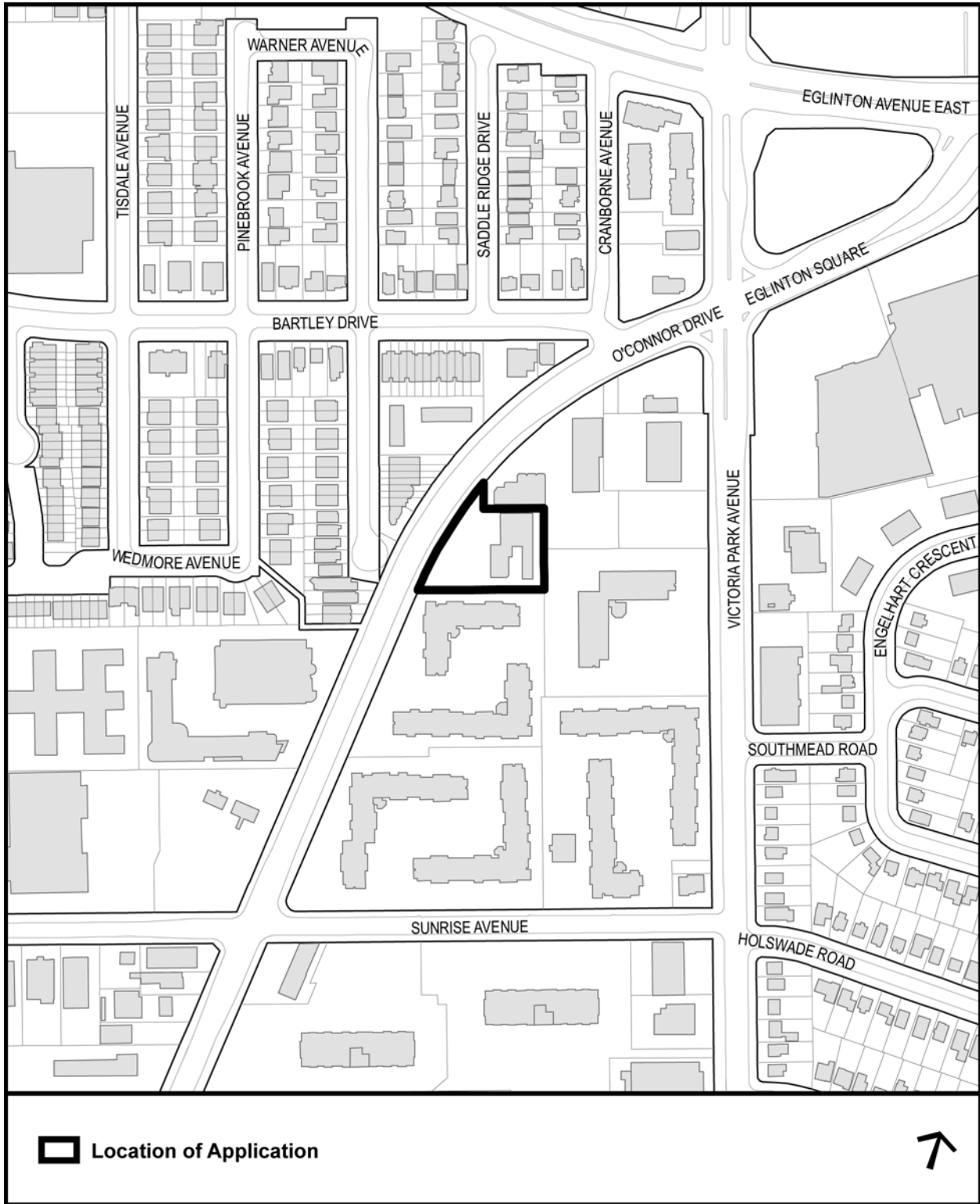
Attachment 1a: 3D Rendering



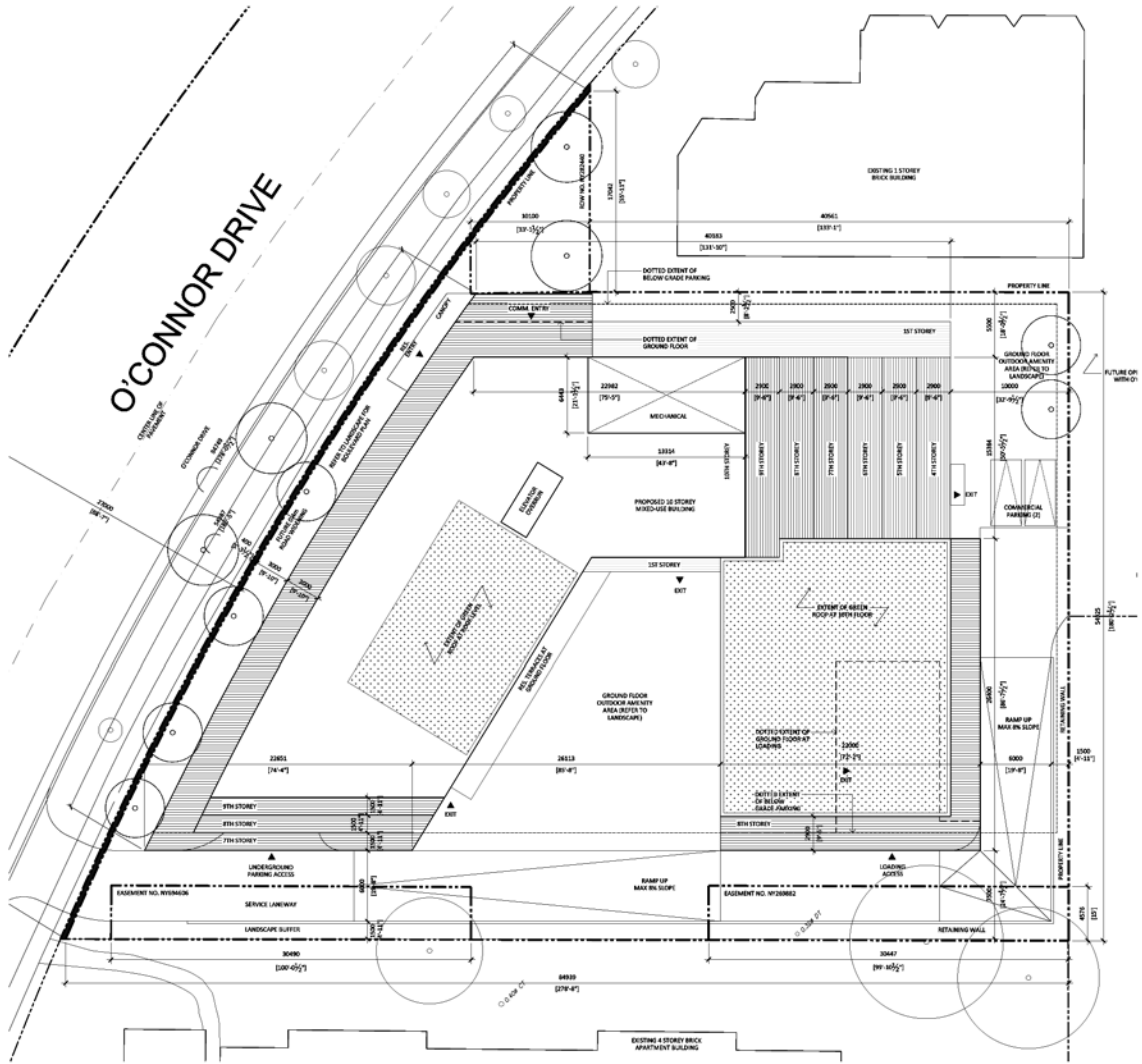
Attachment 1a: 3D Rendering



Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

Applicant's Submitted Drawing

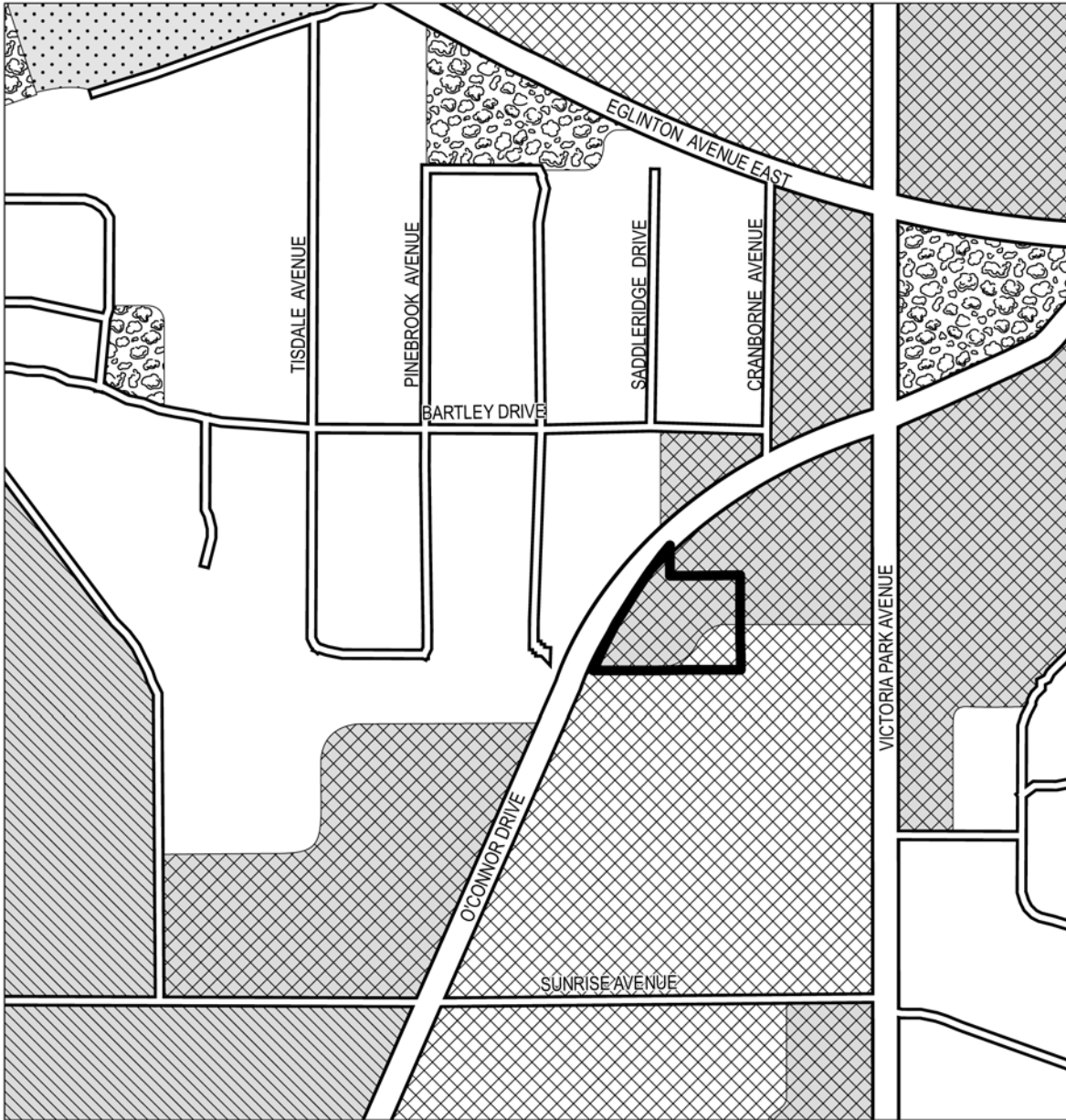
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1861 O'Connor Drive

File # 18 269227 NNY 16 0Z




Attachment 4: Official Plan



Extract from Official Plan

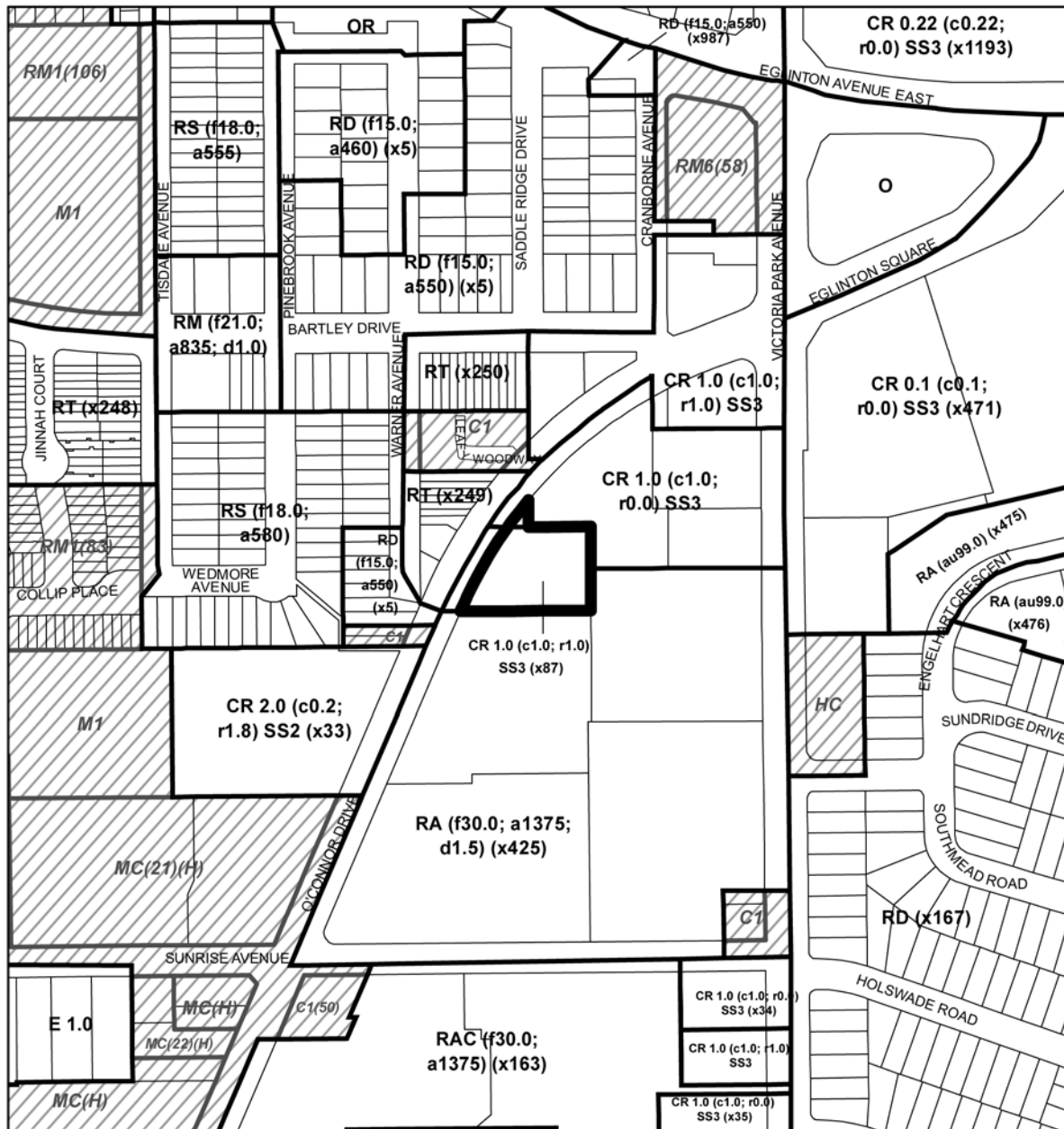
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	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Employment Areas
	Apartment Neighbourhoods		Utility Corridors
	Mixed Use Areas		

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Attachment 5: Zoning



Zoning By-law 569-2013

1861 O'Connor Drive

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Location of Application

See Former City of North York By-Law No. 7625

- | | | | |
|----|---------------------------|-----|----------------------------------|
| RD | Residential Detached | RAC | Residential Apartment Commercial |
| RS | Residential Semi-Detached | CR | Commercial Residential |
| RT | Residential Townhouse | E | Employment Industrial |
| RM | Residential Multiple | O | Open Space |
| RA | Residential Apartment | OR | Open Space Recreation |

- | | |
|-----|--|
| RM1 | Multiple-Family Dwellings First Density Zone |
| RM6 | Multiple-Family Dwellings Sixth Density Zone |
| C1 | General Commercial Zone |
| M1 | Industrial Zone One |
| MC | Industrial-Commercial Zone |
| HC | Highway Commercial |

Not to Scale
Extracted: 01/21/2019