



REPORT FOR ACTION

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

Date: January 29, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: Ward 19 - Beaches - East York

Planning Application Number: 18 271310 STE 19 OZ

Notice of Complete Application Issued: January 29, 2019

Anticipated City Council Meeting Date: February 26, 2019

Current Use(s) on Site: The subject site is currently vacant, however, it was formerly occupied by a 1-storey commercial building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application located at 968 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 968 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.

DECISION HISTORY

A Zoning By-law Amendment application was submitted in 2008 to amend the former Borough of East York Zoning By-law No. 6752 to permit the construction of an 8-storey mixed-use building with a total gross floor area of 8,100 square metres, of which, 939 square metres would have been allotted to commercial/retail at-grade. The application was circulated to the appropriate departments and agencies and a community consultation meeting was held on March 25, 2009. This application was withdrawn by the applicant shortly following the community consultation meeting. No decision was rendered on this application.

A copy of the Preliminary Report for this application is located at:

<https://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17837.pdf>

ISSUE BACKGROUND

Application Description

This application proposes to amend relevant zoning by-law provisions for the property at 968 O'Connor Drive to permit a 10-storey (34.3 metres, including mechanical penthouse) mixed-use building with a total gross floor area of 9,962 square metres, of which, 368 square metres is allotted to retail at grade (see Attachment 3). The proposed building will contain 135 residential units, 66 vehicular parking spaces, 140 bicycle parking spaces, and indoor and outdoor amenity space on the subject site. The resulting floor space index is 5.57 times the lot area.

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 a three dimensional representation of the project in context.

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 of the Official Plan. The site is designated Mixed Use Areas on Map 20, as shown on Attachment 4.

The application 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.

Zoning By-laws

The former Borough of East York Zoning By-law No. 6752 currently zones the subject site as ASC (Automotive Service Commercial) with a maximum permitted height of 6 metres. No density maximum is listed; however, the By-law sets out specific built form controls to limit density.

The former Borough of East York Zoning By-law No. 6752 is not available online but may be requested through the City of Toronto Archives department.

Under Zoning By-law 569-2013, the subject site is zoned CR 0.8 (c0.8; r0.0) SS3 (x312) (Commercial Residential) with a maximum permitted height of 6 metres and a maximum density of 0.8 times the lot area.

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/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- O'Connor Drive Urban Design Guidelines
- Avenues and Mid-Rise Buildings Study

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.

COMMENTS

Reasons for the Application

An application for Zoning By-law Amendment is required to allow residential uses, and to facilitate a number of amendments to site-specific zoning controls under both applicable zoning by-laws.

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:

Provincial Policies and Plans Consistency/Conformity

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Growth Plan (2017) establishes minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form, and an attractive and vibrant public realm established through site design and urban design standards.

The application proposes a compact mixed-use development within a built-up area of the City, better utilizing a vacant lot.

Official Plan Conformity

The Official Plan designates the site as Mixed Use Areas, as shown on Map 20, the Land Use Map of the Official Plan; and is located along an Avenue, as shown on Map 2, the Urban Structure Map of the Official Plan. Mixed Use Areas are intended to absorb the majority of anticipated increases in retail, office, service employment, and residential development. New development along Avenues are intended to be lower in scale, with a greater emphasis on residential development.

Policies 4.5.1 and 4.5.2 set out a framework for developments within Mixed Use Areas encouraging developments with a range of uses, while providing built form controls to protect the existing planned and built context. Policies within Section 2.2.3 reaffirm the direction set out in Section 4.5 stipulating that new development should respond to the

appropriate Avenue Study for each area; in this particular case, the O'Connor Drive Avenue Study. Section 3.1.2 provides additional built form criteria. The development proposal will be evaluated relative to these policies and others within this plan to ensure that the proposal complies with the Official Plan.

The site is located within the O'Connor Drive Avenue Study Area and is subject to Site and Specific Policy Area (SASP) 400. It is situated within the southerly portion of the Study Area which is deemed to have an existing main street character. New development in this area is encouraged to support a range of uses in built forms that are appropriately massed with adequate setbacks and stepbacks to existing and planned built forms. Furthermore, SASP 400 speaks to enhancing and improving the public realm by providing high quality architecture, site planning, and landscape design, as well as active at-grade uses which contribute to the main street character of the area.

SASP 400 requires new applications to respond to the O'Connor Drive Urban Design Guidelines which were developed in tandem with the O'Connor Drive Avenue Study. The development proposal will be evaluated relative to this policy and the O'Connor Drive Urban Design Guidelines to ensure that Official Plan Conformity is reached.

Built Form, Planned and Built Context

The surrounding built form context is varied and contains a range of uses and buildings, including: low to mid rise apartments (three to six storeys), two-storey mixed use buildings with retail/commercial uses at grade and residential uses above, and one to three storey industrial buildings. The Taylor Creek Ravine is directly across the street from the subject site to the west, and the O'Connor/Bermondsey Business Area is located behind the subject site to the north. As articulated through SASP 400, the area is anticipated to evolve with mid-rise mixed-use buildings through the redevelopment of existing buildings. An enhanced public realm and streetscape strategy is expected through the redevelopment of individual lots. Further review of the design of this proposal will be tested against the O'Connor Drive Urban Design Guidelines, and the Avenues and Mid-Rise Buildings Study. On a preliminary basis, the following issues have been identified:

Land Use Compatibility: Review of the proposal will assess distance separations between the subject site and the proximity to existing and planned industrial areas. Through the application of the Ministry of Environment's D-6 Guidelines and the NPC 300 Guidelines it may be determined that Class 4 designation may be appropriate to address location-related constraints.

Built Form: Review of the proposal will determine whether or not the building has been massed appropriately to transition to surrounding uses which are not anticipated to change long-term. Review of the proposal will determine whether or not the proposal provides an adequate front yard setback to provide streetscape enhancements to improve the public realm.

Unit Mix: Review of the proposal will determine whether or not the proposal provides a sufficient number of family-sized units to attract a range of residents to the area.

Shadow: Review of the proposal will assess shadows on the Taylor Creek Ravine to the west, and on the lands designated Neighbourhoods to the south.

Ravine Protection

The site is located just outside of a TRCA Regulated Area and just outside of the City of Toronto Ravine and Natural Feature Protection By-law area. The application has been circulated to the appropriate commenting departments and agencies for further review.

Natural Heritage Protection

The site is near a Natural Heritage Area as identified on Map 9 of the Official Plan. The application has been circulated to the appropriate commenting departments and agencies for further review.

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 a short memorandum indicating that there are presently no trees on/or within 6 metres of the subject site that are regulated by the aforementioned Articles or the Ravine and Natural Feature Protection By-law. These matters will be further reviewed by the appropriate commenting departments and agencies through the circulation process.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional and Servicing Report, a Transportation Operation Assessment, a Geo-Environment Conditions Letter, and a Hydrogeological Investigation which will be reviewed in detail by Engineering and Construction Services to assess completeness, and to ensure that there is sufficient infrastructure capacity to accommodate the proposed development. Further revisions and details may be required in order for these studies to be accepted by staff.

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 and through a Site Plan Agreement or Registered Plan of Subdivision. The Application is being reviewed by Staff for compliance with Tier 1 performance standards. Community Planning will encourage the applicant to pursue Tier 2 performance measures.

Other Matters

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

CONTACT

Nader Kadri, MCIP, RPP
Planner, Community Planning
Tel. No. (416) 338-5324
E-mail: Nader.Kadri@toronto.ca

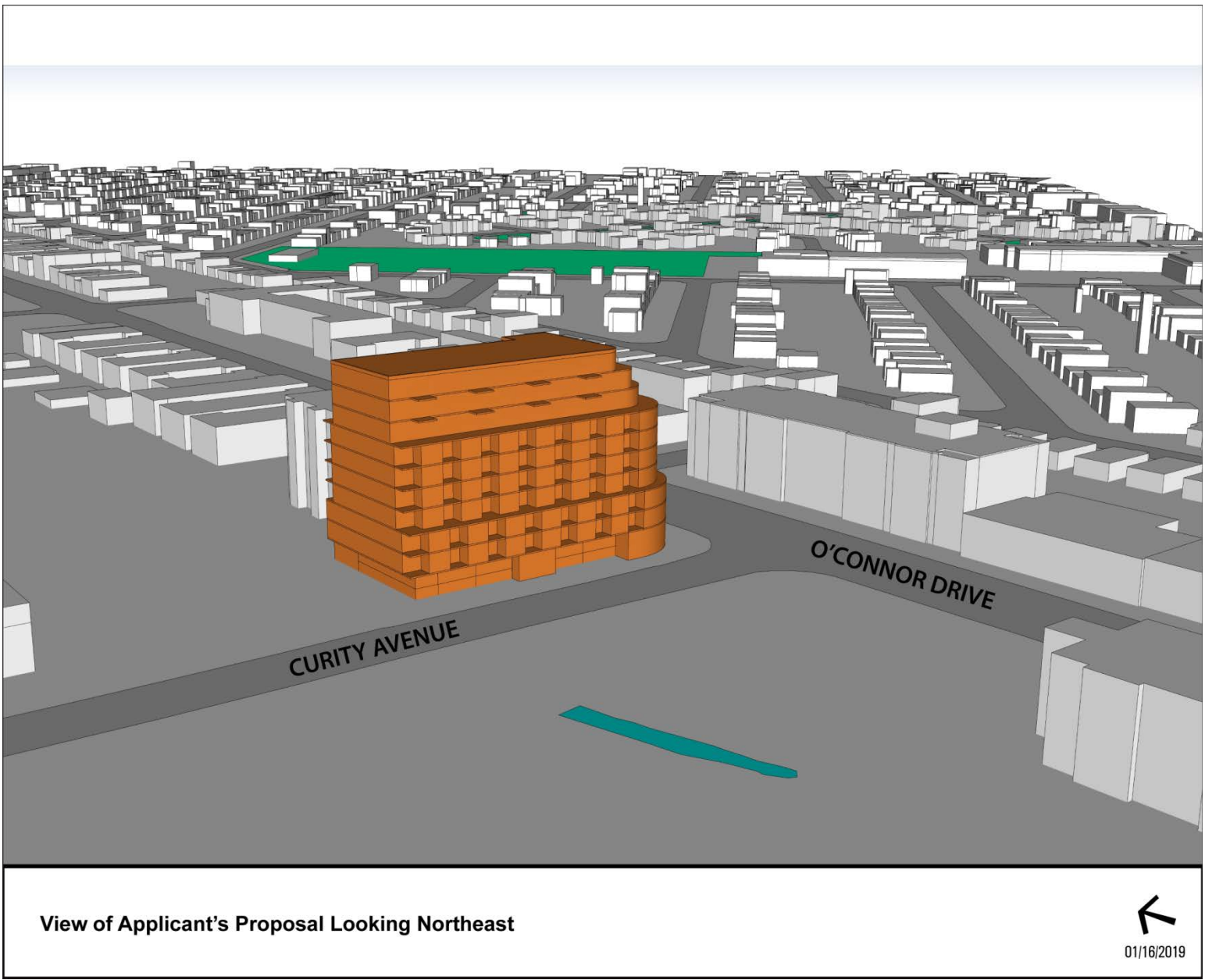
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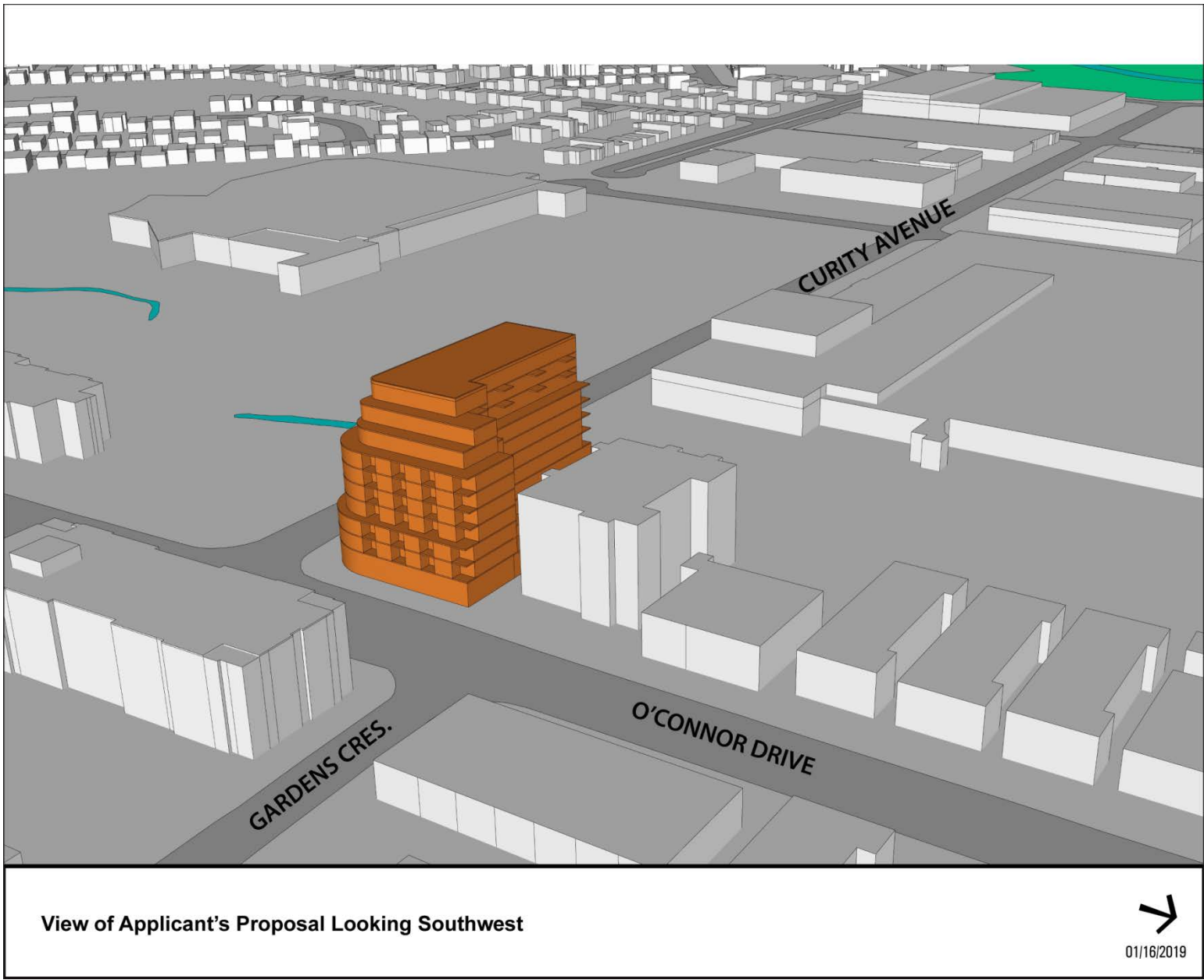
Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1A: 3D Model of Proposal in Context
Attachment 1B: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map



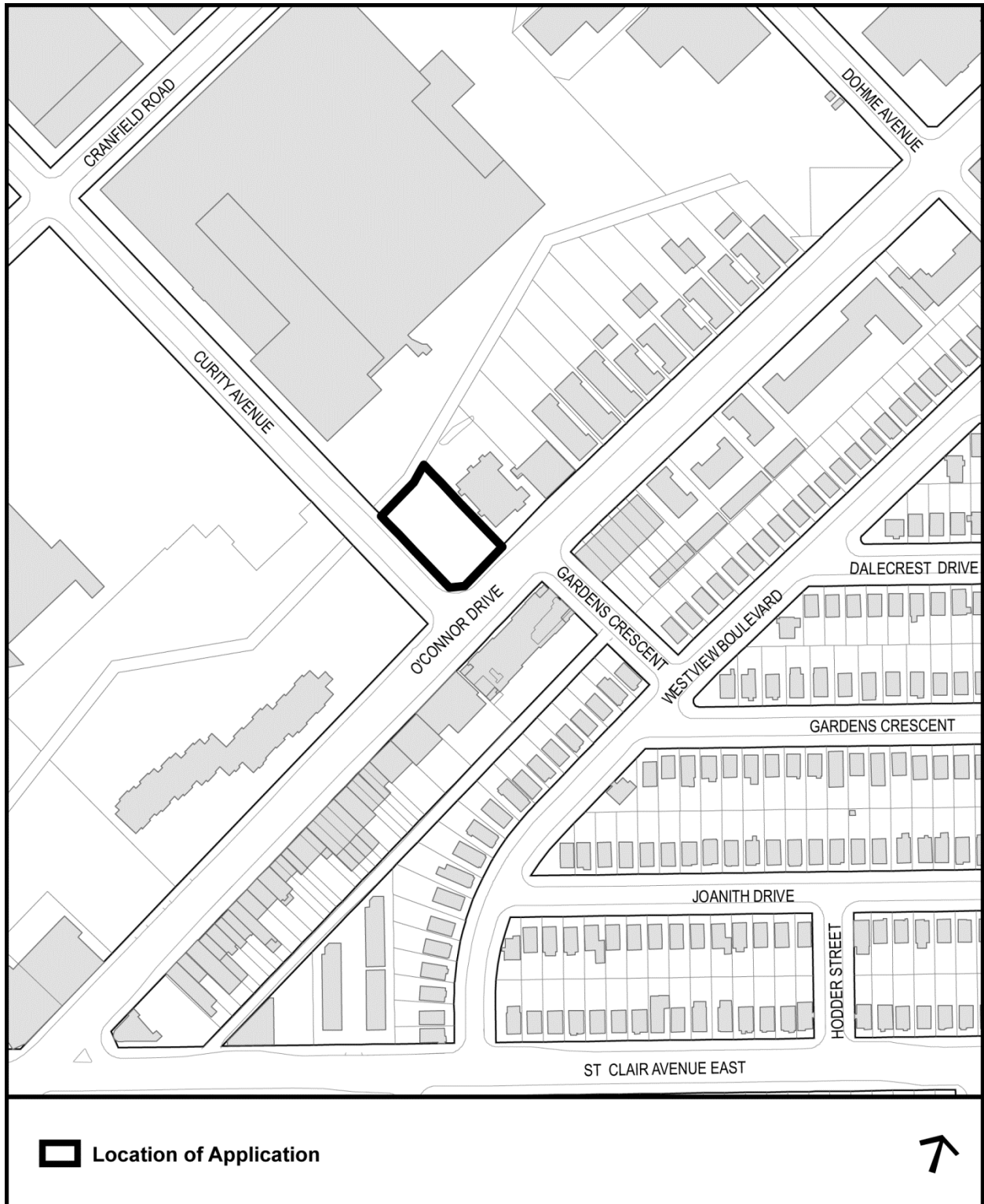


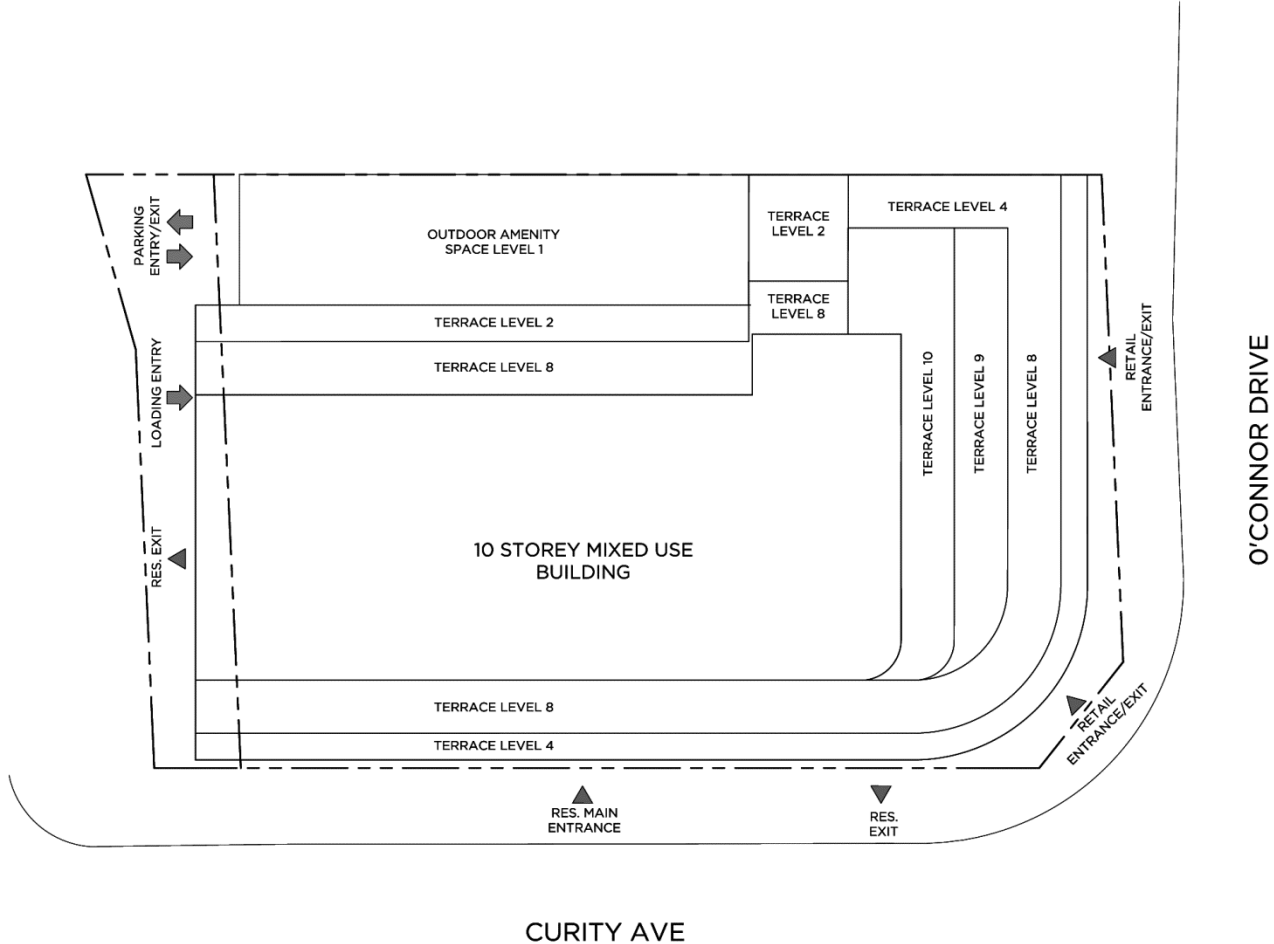
View of Applicant's Proposal Looking Southwest



01/16/2019

Attachment 2: Location Map





Site Plan

Applicant's Submitted Drawing

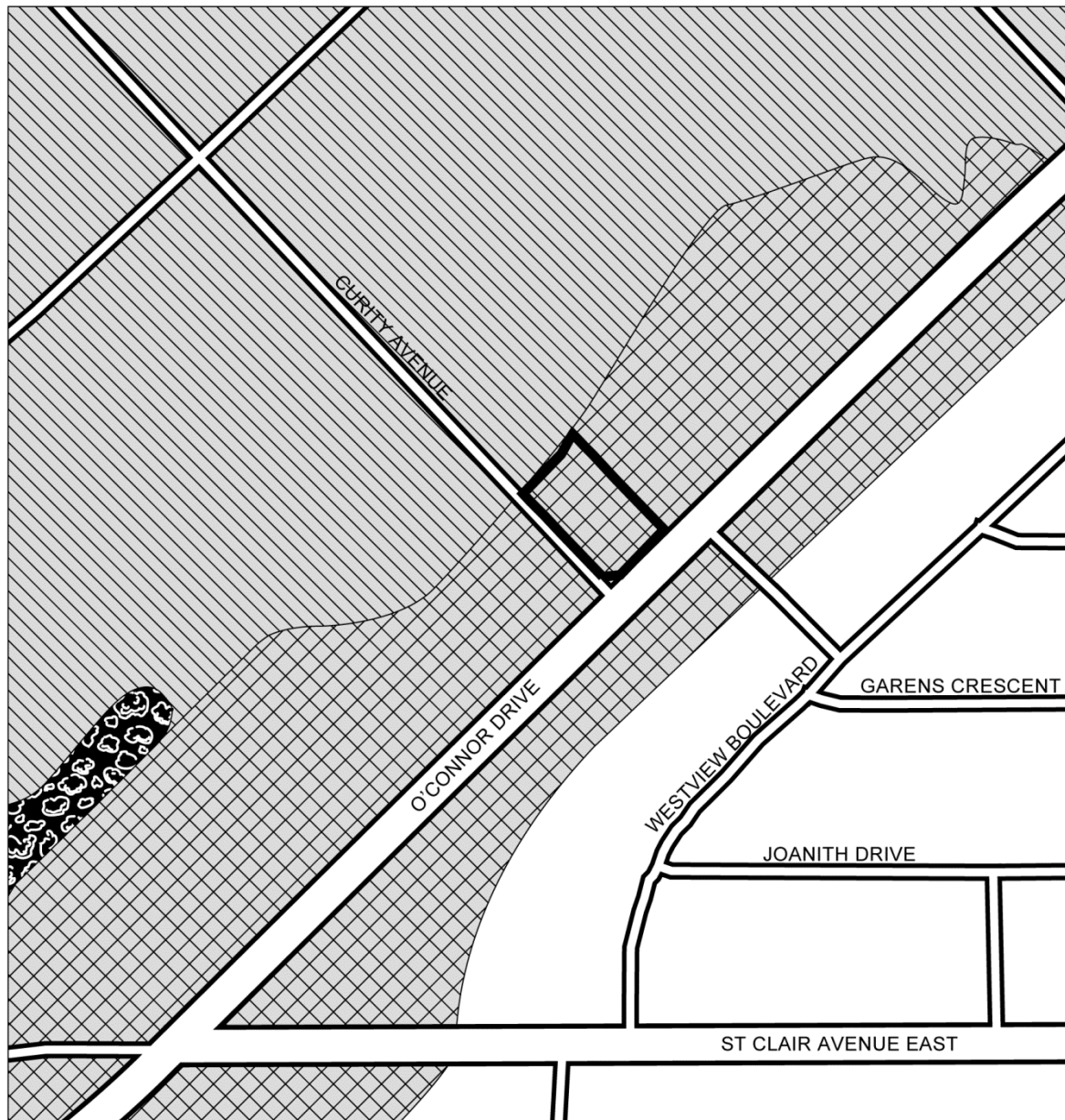
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968 O'Connor Drive

File # 18 271310 STE 19 0Z

Attachment 4: Official Plan Map



Extract from Official Plan

968 O'Connor Drive

File # 18 271310 STE 19 0Z

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Mixed Use Areas		
	Employment Areas		


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01/15/2019