

## **968 O'Connor Drive – Zoning Amendment Application – Supplementary Report**

Date: February 5, 2021

To: Toronto and East York Community Council or City Council

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

Ward: 19 - Beaches-East York

**Planning Application Number:** 18 271310 STE 19 OZ

### **SUMMARY**

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At its meeting on October 15, 2020, Toronto and East York Community Council deferred consideration of 968 O'Connor Drive - Zoning Amendment Application - Final Report (the "Final Report") (Item TE.19.6) at the recommendation of City Planning. The purpose of the deferral was to allow for staff review of revisions to the proposed 10-storey mixed-use building at 968 O'Connor Drive that had been requested by the applicant after the writing of the Final Report.

The purpose of the revisions was to accommodate an acoustical ceiling beneath the mechanical penthouse, an improved structural grid, and mechanical and structural transfers in the upper storeys of the building, as well as other minor realignments and adjustments within the interior of the building. The revisions resulted in slightly increased floor to ceiling heights at the upper storeys, a larger mechanical penthouse, a slight reduction to the number of proposed residential parking spaces, revised residential and non-residential gross floor area breakdowns, and an updated unit mix, as described in the "Comments" section of this report.

This supplementary report summarizes the revisions made to the application since the Final Report, and recommends approval of the revised application to amend the applicable zoning by-laws, subject to conditions that should be satisfied prior to introducing the necessary bills to City Council for enactment. City Planning staff are satisfied that the changes to the proposal are minor, meet the original intent of the Final Report, and do not require an additional statutory public meeting.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 968 O'Connor Drive, substantially in accordance with the draft zoning by-law amendment attached as

Attachment No. 2 to the supplementary report dated February 5, 2021, from the Director, Community Planning, Toronto and East York District.

2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

3. Before introducing the necessary bills to City Council for enactment, require the owner to address all matters set out in Part I (Zoning By-law Amendment Application) of the memorandum to Community Planning, prepared by Engineering and Construction Services and dated January 8, 2021, to the satisfaction of the Chief Engineer and Executive Director of Engineering & Construction Services.

4. City Council adopt Recommendations #5 and 6 set out in the report from the Director, Community Planning, Toronto and East York District titled 968 O'Connor Drive – Zoning Amendment Application – Final Report and dated September 21, 2020, being:

- a) Recommendation #5: City Council classify the lands at 968 O'Connor Drive as a Class 4 Noise Area pursuant the Ministry of Environment (now Ministry of the Environment and Climate Change) Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning Publication NPC-300, August 2013; and
- b) Recommendation #6: Prior to issuance of any below-grade permit, the owner shall submit a construction management plan to the satisfaction of the General Manager, Transportation Services and the Director, Community Planning, Toronto and East York District, in consultation with the Ward Councillor, and thereafter shall implement the plan during the course of construction. The construction management plan will include, without limitation, the size and location of construction staging areas, location and function of gates, information on concrete pouring, lighting details to ensure that safety lighting does not negatively impact adjacent residences, construction vehicle parking and queuing locations, refuse storage, site security, site supervisor contact information, a communication strategy with the surrounding community, and any other matters requested by the General Manager, Transportation Services and the Director, Community Planning, Toronto and East York District, in consultation with the Ward Councillor.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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This supplementary report is a follow-up to the report from the Director, Community Planning, Toronto and East York District titled 968 O'Connor Drive – Zoning

Amendment Application – Final Report and dated September 21, 2020 (the "Final Report"), originally submitted to the Toronto and East York Community Council ("TEYCC") at its October 15, 2020 meeting as Item TE19.6. Consideration of that item was deferred until TEYCC's February 2021 meeting, so that staff could review additional revisions that had been requested by the applicant.

The full decision history at the subject property can be found in the "Decision History" section of the Final Report.

TEYCC's decision to defer, and the Final Report, can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.6>.

## **COMMENTS**

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The purpose of the revisions was to accommodate an acoustical ceiling beneath the mechanical penthouse, an improved structural grid, and mechanical and structural transfers in the upper storeys of the the proposed 10-storey mixed-use building, as well as other minor realignments and adjustments within the interior of the building. The impact of these revisions is described below, with reference to the original headings in the Final Report.

### **Density, Height, Massing**

The massing of the proposed building remains substantially the same since the Final Report. Floor-to-ceiling heights were slightly increased at the 6th storey and higher to accommodate acoustical ceilings. As a result, the overall building height has increased from 31.05 metres to 32.45 metres (exclusive of the mechanical penthouse). The mechanical penthouse was increased from 3.25 metres to 3.6 metres in height. The number of storeys (10) has not changed.

The building is still fully contained within the angular plane along the O'Connor Drive frontage. Along Curity Avenue, slightly larger portions of the 8th, 9th and 10th storeys protrude into the angular plane in order to accommodate the increased ceiling heights. Staff are satisfied that the increased protrusions into this angular plane are minor, and will not have any noticeable impact on adjacent properties.

In the revised proposal, certain internal corridors and staircases were shifted and realigned, which has led to an increased residential gross floor area by 171 square metres (from 9,098 square metres to 9,269 square metres), and a reduction to the non-residential floor area by 19 square metres (from 383 square metres to 364 square metres). As the building's setbacks and separation distances are unchanged, the general floor configuration is substantially the same, and the non-residential floor area remains large enough to be flexible to accommodate different commercial unit sizes, staff are satisfied that the revised gross floor areas are acceptable.

## Traffic Impact, Access, Parking

At the time of the Final Report, a total of 103 vehicular parking spaces were proposed, consisting of 87 parking spaces for residents, 14 parking spaces for residential visitors and retail users, and two car-share spaces, all located in a three-level underground parking garage. In order to accommodate an improved structural grid (including a transformer room in the parking garage), portions of the underground parking garage have been redesigned and the number of parking spaces serving residents was reduced to 82 spaces. Visitor and car-share spaces remain unchanged.

Transportation Services staff have reviewed the changes and are satisfied that the revised garage and parking supply at this development continue to be acceptable.

## Housing Issues

At the time of the Final Report, the application proposed 126 residential units, comprised of 6 bachelor units (5%), 58 one-bedroom units (46%), 50 two-bedroom units (39%) and 12 three-bedroom units (10%).

The number of units provided has remained the same at 126. However, the unit mix has been revised to 12 bachelor units (10%), 57 one-bedroom units (45%), 45 two-bedroom units (35%) and 12 three-bedroom units (10%) to more accurately reflect the number of bedrooms that certain units will be able to accommodate. Average unit sizes have generally been increased, at the request of Planning staff, as illustrated at Table 1.

*Table 1 - Average recommended and proposed unit sizes*

Unit type	Final Growing Up UDGs recommended average unit area (sq.m.)	Proposed average unit area (sq.m.) – Final Report	Proposed average unit area (sq.m.) – Supplementary Report
Bachelor	-	43	47
One-bedroom	-	55	59
Two-bedroom	90	65	75
Three-bedroom	106	99	98

## Other

In addition to the above changes, the revised application includes a larger green roof, corrected short-term bicycle space counts, and other technical amendments as requested by Planning staff and commenting partners.

## **Conclusion**

Overall, staff are satisfied that the revised proposal remains consistent with applicable policy, and that the potential impacts of the proposed development on the adjacent residential building at 970 O'Connor Drive, as well as on the neighbouring O'Connor/Bermondsey employment area, remain adequately mitigated.

The revised proposal continues to reflect a thoughtfully designed compact built form, provides a diverse unit mix and at-grade retail uses, and will contribute to the evolution of O'Connor Drive as a vibrant urban corridor that provides more opportunities for people to live, work and shop. Staff recommend that Council support approval of the application, as revised.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Revised Application Data Sheet

Attachment 2: Draft Zoning By-law Amendment (569-2013)

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 968 O'CONNOR DR Date Received: December 21, 2018

Application Number: 18 271310 STE 19 OZ

Application Type: Rezoning

Project Description: Zoning by-law amendment to permit a 10-storey (32.45 metres, excluding mechanical penthouse) residential mixed-use building with 126 units and retail at grade. This application was scheduled to be considered by Toronto and East York Community Council at its October meeting. The item was deferred to February TEYCC to accommodate review of additional changes. For the latest plans and statistics, please see the materials uploaded on November 17, 2020 and later.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	BOUSFIELDS INC	RAW ARCHITECTS	2608033 ONTARIO INC

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 0.8 (C0.8; r0.0) SS3 (x312) Heritage Designation:

Height Limit (m): Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 1,835 Frontage (m): 28 Depth (m): 55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,090	1,090
Residential GFA (sq m):			9,269	9,269
Non-Residential GFA (sq m):			364	364
Total GFA (sq m):			9,633	9,633
Height - Storeys:			10	10
Height - Metres:			32	32
Lot Coverage Ratio (%)	59.4		Floor Space Index:	5.25

## **Attachment 2: Draft Zoning By-law Amendment (569-2013)**

Draft by-law will be available at the February 24, 2021 Toronto and East York Community Council meeting.