

Authority: Planning and Housing Committee Item XX.XX,
as adopted by City of Toronto Council on XXX ##, 2025

CITY OF TORONTO

BY-LAW XXX-2024

To adopt Amendment 788 to the Official Plan for the City of Toronto respecting the lands at 1871, 1875, 1880, 1885, and 1888 O'Connor Drive, and 1460, 1468, and 1474 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 enacts:

1. The attached Amendment 788 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on February, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

AMENDMENT 788 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 1871, 1875, 1880, 1885, AND
1888 O'CONNOR DRIVE, AND 1460, 1468 AND 1474 VICTORIA PARK AVENUE**

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

1. Chapter 7, Site and Area Specific Policy 400 is amended by adding new Policy c) and new Appendix 3, as follows:

“c) O'Connor Drive/Victoria Park Key Intersection

Despite the policies above in Site and Area Specific Policy 400, the following policies apply to the lands municipally known in the year 2024 as 1871, 1875, 1880, 1885, and 1888 O'Connor Drive, and 1460, 1468 and 1474 Victoria Park Avenue if all of these lands, as shown on Appendix 3, are consolidated to facilitate comprehensive development:

- i. Policy c) of Site and Area Specific Policy 400 is intended to be read with the policies of the Official Plan and Golden Mile Secondary Plan, except where provided otherwise. In the event of any conflict between the Official Plan or the Golden Mile Secondary Plan and Policy c) of this SASP, Policy c) of this SASP will prevail.
- ii. To facilitate the implementation of the reconfiguration of O'Connor Drive, as determined through the Municipal Class Environmental Assessment, comprehensive development and consolidation of the parcels of land identified in Appendix 3 will be required. In addition to the plans/drawings and studies/reports required for the submission of a complete application for development as identified in Policy 5.5.2 and Schedule 3 of the Official Plan, a Block Context Plan as identified in Policies c) iv and v) will be required for any Zoning By-law Amendment application. The Golden Mile Secondary Plan and a Block Context Plan will establish performance standards for a comprehensive Zoning By-law for the lands identified in Appendix 3.
- iii. A draft plan of subdivision to establish the new development blocks and reconfiguration of O'Connor Drive will be required for the lands in Appendix 3 prior to, or concurrent with, the approval of a Zoning By-law Amendment. Where authorized by City Council, the draft plan of subdivision may also include the existing O'Connor Drive, subject to Policy c) vi below.
- iv. The required Block Context Plan will:
 - a. Demonstrate how the proposal is in conformity with the policies of the Official Plan, including the Golden Mile Secondary Plan

- b. Include a phasing plan to implement the comprehensive development of the lands on Appendix 3, including any appropriate phasing of the reconfiguration of O'Connor Drive and other public realm elements;
 - c. Incorporate the reconfigured alignment of O'Connor Drive as a new east-west street with a right-of-way width of 27 metres, in accordance with the approved Municipal Class Environmental Assessment; and
 - d. Incorporate the existing O'Connor Drive right-of-way lands, north of the reconfiguration of O'Connor Drive to the west of Victoria Park Avenue, as part of the consolidation for development, subject to c) vi below.
 - e. Include a mix of mid-rise and tall buildings that provide for appropriate scale from the planned context on the east side of Victoria Park Avenue, south of Eglinton Avenue East, subject to c) iv. f. below;
 - f. Demonstrate that the scale and massing of development is contextually appropriate and compatible with built form and land use in adjacent areas designated *Neighbourhoods*, *Apartment Neighbourhoods*, and *Parks*;
 - g. Include base building heights that are generally consistent with the mid-rise and tall building types in the Golden Mile Area along Victoria Park Avenue and O'Connor Drive; and
 - h. Provide non-residential uses along Victoria Park Avenue and the reconfiguration of O'Connor Drive to continue to support a broad range of uses, while contributing to the vitality of the area by providing active uses at grade.
- v. A Block Context Plan should be endorsed by City Council concurrent with the adoption of an implementing Zoning By-law for a development application. The endorsed Block Context Plan is intended to guide future development applications on adjacent lands or inform applications for Site Plan Control Approval for buildings that form part of the Block Context Plan.
- vi. Subject to approval from City Council, lands comprising the existing O'Connor Drive right-of-way are intended to be consolidated within the development of the parcels of land on Appendix 3. To achieve this objective, City Council may consider a land exchange in accordance with any applicable laws and policies to assist with facilitating the new reconfigured O'Connor Drive and comprehensive development of the lands on Appendix 3. However, the provisions of this Site and Area Specific Policy in no way fetters the discretion or authority of the City in the sale, control and disposition of the existing O'Connor Drive for any purpose it deems appropriate.

Appendix 3 (to follow Appendices 1 and 2)

