

**968 O'Connor Drive -  
Rezoning Application - Preliminary Report**

<b>Date:</b>	December 15, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 31 – Beaches-East York
<b>Reference Number:</b>	08-219629 STE 31 OZ

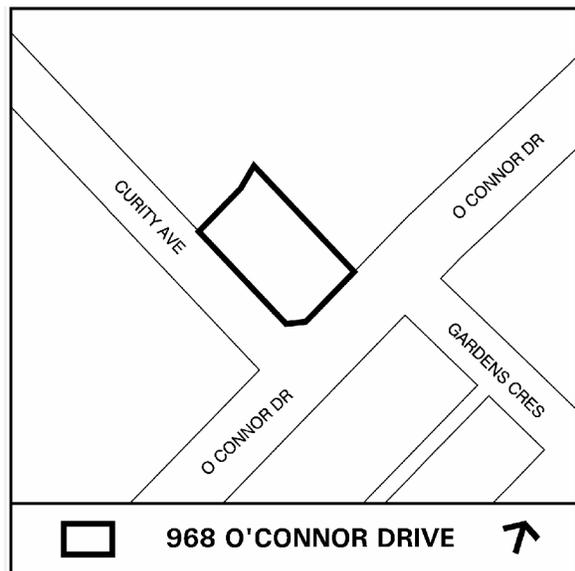
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to develop the property at 968 O'Connor Drive with an 8-storey mixed use building with a gross floor area of approximately 8,100m<sup>2</sup>. The mixed-use development would contain 939m<sup>2</sup> of ground floor commercial/retail space, 84 residential dwelling units, and 3 levels of below grade parking with 60 parking spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Planning Staff anticipate holding a Community Consultation Meeting in early 2009.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## PRE-APPLICATION CONSULTATION

The applicant has met with Planning Staff on various occasions to discuss potential redevelopment of the subject site. Staff during these meetings discussed opportunities for intensification of the subject site, appropriate building typologies for the area, the ongoing O'Connor Drive Avenue Study, and application submission requirements.

## ISSUE BACKGROUND

### Proposal

The proposal for 968 O'Connor Drive seeks to redevelop the subject site with an 8-storey mixed-use building with an overall gross floor area of approximately 8,100m<sup>2</sup>. The mixed-use development would contain 84 residential dwelling units, 939m<sup>2</sup> of ground floor commercial/retail space, and 3 levels of below grade parking.

### Site and Surrounding Area

The site is located at the corner of O'Connor Drive and Curity Avenue. The subject site has a frontage of approximately 27.5 metres along O'Connor Drive and a frontage of approximately 55 metres along Curity Avenue, and an overall site area of approximately 1,835 m<sup>2</sup>. The site is currently occupied by a vacant one-storey commercial building.

Development in the vicinity of the site consists of light industrial uses, large format retail, and wholesale establishments within the O'Connor/Bermondsey Business Area; and 3-to-6-storey rental apartment buildings, 2-to-5-storey mixed use developments, and single storey retail developments along O'Connor Drive.

### Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include:

building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

Map 2: Urban Structure of the Official Plan indicates that the site falls in an "Avenues". The "Avenues" are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community resident. The Official Plan recognizes that not all lands that fall within "Avenues" are designated for growth, and that the transformation of the "Avenues" will occur incrementally over a number of years.

The Official Plan states that development in "Mixed Use Areas" on "Avenue", prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the "Avenues". In addition to the policies of the Plan for "Mixed Use Areas", proponents of such proposals will also address the larger context and examine the implications for the segment of the "Avenue" in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire "Avenue" segment will have no adverse impacts within the context and parameters of the review.

The subject site is designated “*Mixed Use Areas*” in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in “*Mixed Use Areas*” includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto’s growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- locate and mass new buildings to frame the edges of streets and parks;
- provide an attractive, comfortable and safe pedestrian environment;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-residential development.

## **Zoning**

The site is zoned Automotive Service Commercial (ASC) in the former Borough of East York Zoning By-law 6752, as amended. The ASC zoning category permits commercial uses, and automotive service station and an automotive service centre. The maximum height permitted on the site is 6.0 metres. Residential uses are not permitted.

## **Site Plan Control**

The development is subject to Site Plan Control. To date, an application for Site Plan Control has not been submitted.

## **Reasons for the Application**

A rezoning application is required to consider the residential use, the proposed height, density and scale of the development.

## **COMMENTS**

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

### **Appropriateness of Land Use**

The applicant is proposing to rezone the subject site to allow for residential land uses. The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan development criteria for “*Mixed Use Areas*”.

### **Height and Density**

The applicant proposes to construct an 8-storey mixed use building with an overall height of 22.5 metres and a density of approximately 4.4 times the lot area. The appropriateness of the proposed height and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

### **Building Siting and Massing**

The proposed building siting and massing will be reviewed in terms of the proposed building’s proximity to the existing residential dwellings as well as the site’s relationship to O’Connor Drive, an “*Avenue*” in the Official Plan.

### **Parking and Vehicular Access**

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the developments access to public transit. The Technical Services Division will assess the adequacy of the proposed parking access and parking supply as part of the review of this application.

### **Amenity Space**

The proposal provides a limited amount of indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

### **O’Connor Drive Avenue Study**

O’Connor Drive is on an “*Avenue*” in the Official Plan and is currently under review as part of the O’Connor Drive Avenue Study. The consultants have completed their work on the O’Connor Drive Avenue Study, but Planning staff have not reported out to Planning and Growth Management Committee on the consultants findings.

In the absence of a completed Avenue Study, the applicant is required to submit a review demonstrating that subsequent development of a defined segment of the Avenue will have no adverse impacts within the area context. The review is required to include assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity. An Avenue Segment Review has been submitted as part of this application, as is currently under review by City staff.

### **Toronto Green Development Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

### **Further Information Required**

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

### **Conclusion**

A community meeting is anticipated to be held in early 2009. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for 2010.

### **CONTACT**

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E-mail: mprejel@toronto.ca

### **SIGNATURE**

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Raymond David, Acting Director  
Community Planning, Toronto and East York District

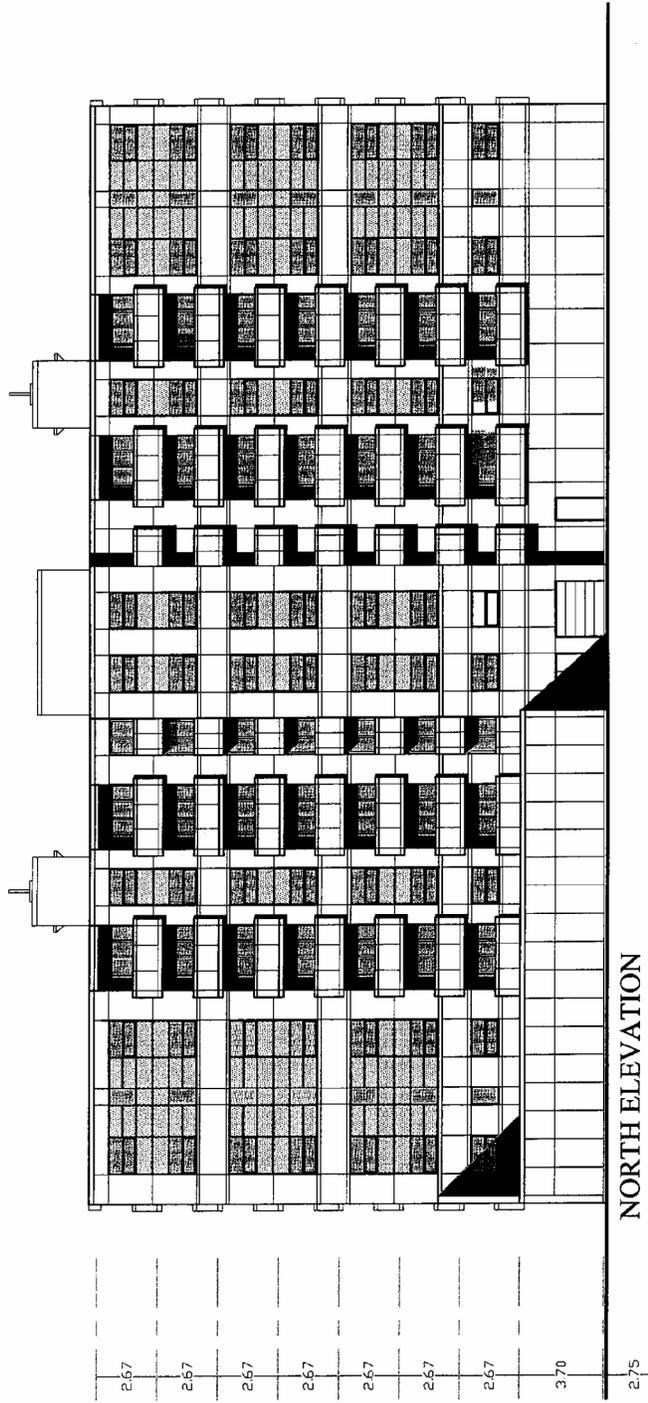
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### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevation (north)  
Attachment 3: Elevation (south)  
Attachment 4: Elevation (east)  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet



Attachment 2: Elevation (North)



**North Elevation**

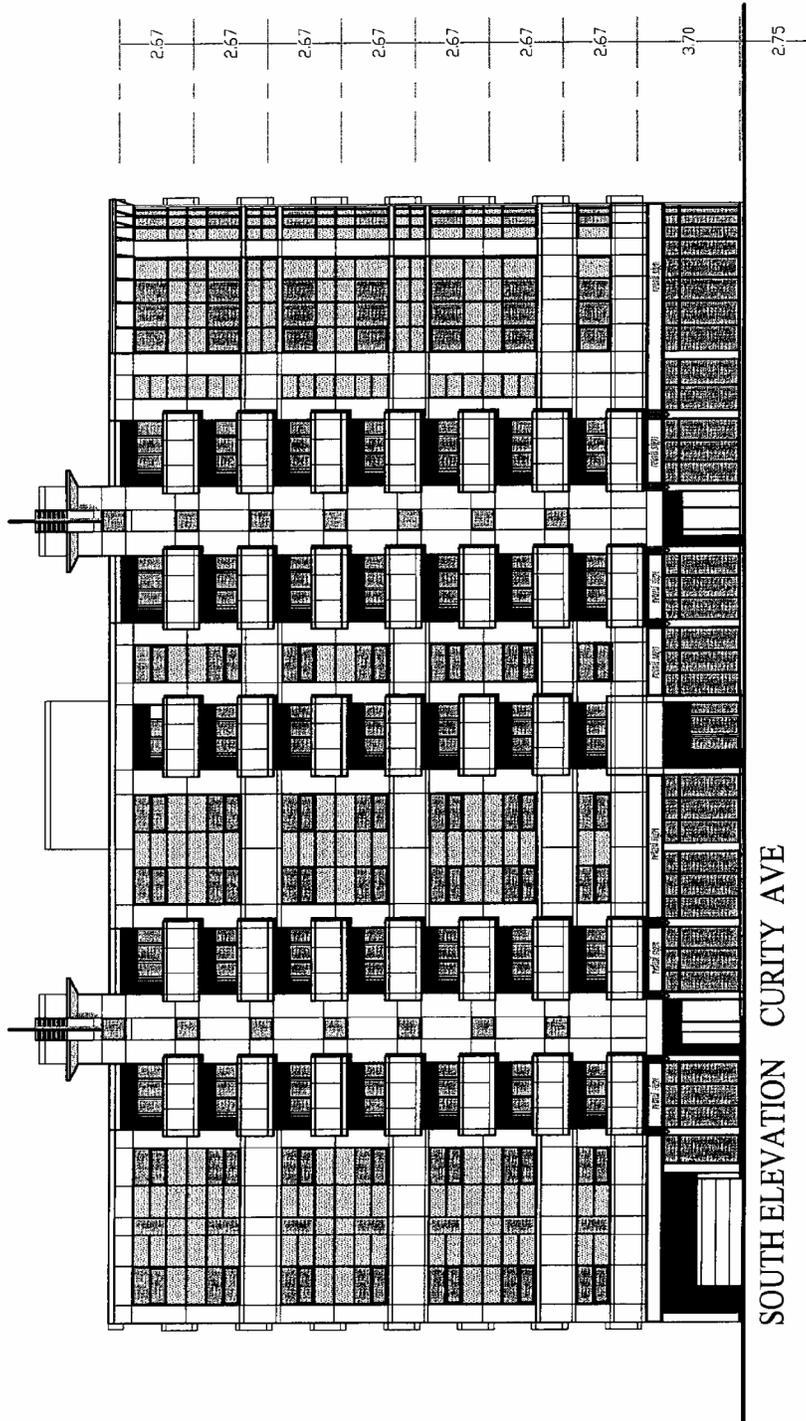
Applicant's Submitted Drawing

Not to Scale  
11/19/08

**968 O'Connor Drive**

File # 08\_219629

Attachment 3: Elevation (South)



968 O'Connor Drive

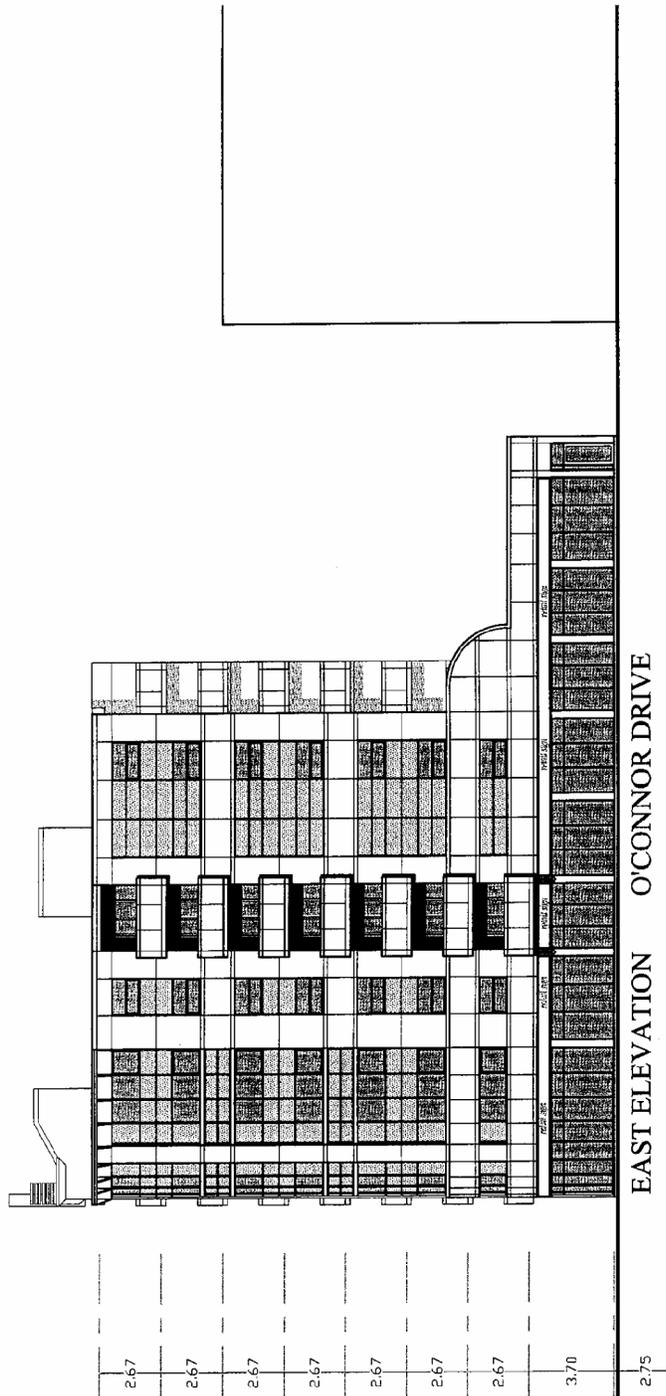
South Elevation

Applicant's Submitted Drawing

Not to Scale  
11/19/08

File # 08\_219629

Attachment 4: Elevation (East)



968 O'Connor Drive

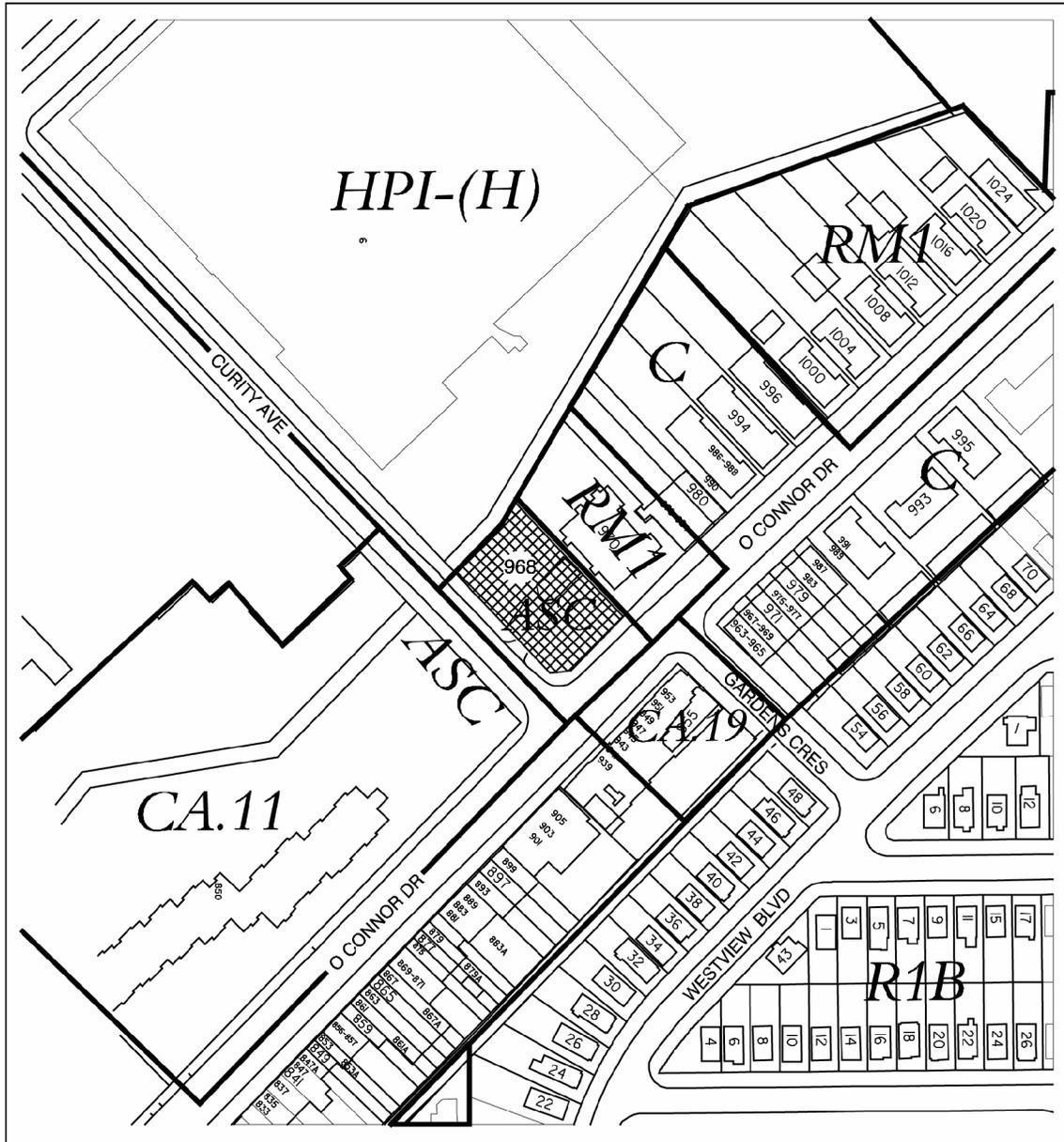
File # 08\_219629

East Elevation

Applicant's Submitted Drawing

Not to Scale  
11/19/08

## Attachment 5: Zoning



**968 O'Connor Drive**  
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R1B	Low Density Residential	(H)	Holding Zone
RM1	Residential	HPI	High Performance Industrial
C	Commercial		
CA	Commercial Site Specific		
ASC	Automotive Service Commercial		



Not to Scale  
Zoning By-law 6752 as amended  
Extracted 11/19/08 - DR

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	08 219629 STE 31 OZ
Details	Rezoning, Standard	Application Date:	November 6, 2008
Municipal Address:	968 O'CONNOR DR		
Location Description:	PLAN 3683 PT BLK G RP 64R15164 PARTS 3 TO 5 PT PART 2 **GRID S3103		
Project Description:	Rezoning application to permit the redevelopment of the lands for the purposes of an 8-storey mixed use building containing 939m2 of ground floor commercial/retail space, 84 rental residential dwelling units, and 3 levels of below grade parking with 60 parking spaces		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Korsiak & Company Ltd. Jim Levac			Wabash Heights Developments Inc

### PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: Automotive Service Commercial	Historical Status:
Height Limit (m):	Site Plan Control Area: <span style="float: right;">Y</span>

### PROJECT INFORMATION

Site Area (sq. m):	1386	Height:	Storeys:	8
Frontage (m):	27.5		Metres:	22.4
Depth (m):	55			
Total Ground Floor Area (sq. m):	1287.45			<b>Total</b>
Total Residential GFA (sq. m):	7160.71		Parking Spaces:	60
Total Non-Residential GFA (sq. m):	939.08		Loading Docks	1
Total GFA (sq. m):	8099.79			
Lot Coverage Ratio (%):	70			
Floor Space Index:	4.4			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7160.71	0
Bachelor:	0	Retail GFA (sq. m):	939.08	0
1 Bedroom:	49	Office GFA (sq. m):	0	0
2 Bedroom:	35	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	84			

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