

## 4 Overland Drive – Rezoning Application - Preliminary Report

<b>Date:</b>	April 29, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	09 196460 NNY 25 OZ 09 196455 NNY 25 SA

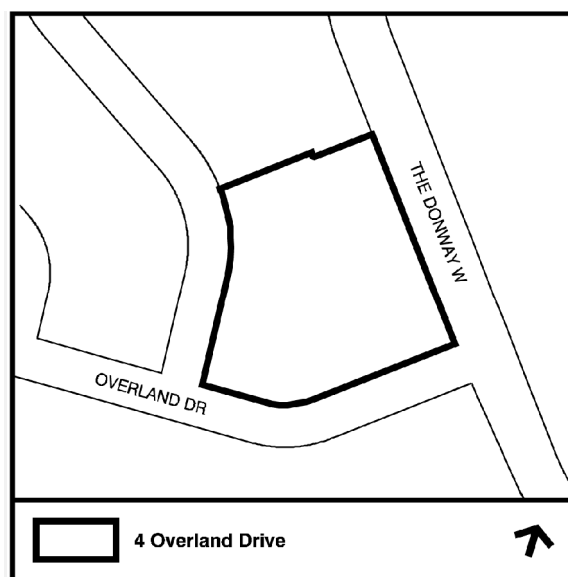
### SUMMARY

This application was made on 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 amend the Zoning By-law to permit five townhouses at 4 Overland Drive.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for early 2011, provided that any required information is submitted in a timely manner.



## 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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

On March 16, 2007 and May 15, 2007, pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### **Proposal**

The application proposes five townhouse units with a private driveway from Paperbirch Drive. A total of eight resident and two visitor parking spaces will be provided in the rear and side of the proposed townhouses. The applicant has indicated that the townhouses will function separately from the existing apartment buildings and may require a severance.

The proposed gross floor area (GFA) of the new development is 1,170m<sup>2</sup>, resulting in a Floor Space Index (FSI) of 0.9. The FSI for the entire site should the proposed development be constructed would be 1.2. The applicant has Additional project information and details are contained on the attached Site Plan (Attachment 2) and Application Data Sheet (Attachment 5).

### **Site and Surrounding Area**

The townhouse site is located on the east side of Paperbirch Drive, north of Overland Drive on a larger parcel of land located on the northeast corner of The Donway West and Overland Drive. The lands currently contain two residential apartment buildings known municipally as 150 The Donway West, a six storey building containing 72 units, and 4 Overland Drive containing 48 units. The lands have frontage of 106m along The Donway West, 130m along Overland drive and 94m on Paperbirch Drive.

Land uses surrounding the site are as follows:

East: Shops at Don Mills.

West: Single detached dwellings and the Overland Learning Centre.

South: Seniors club (E P Taylor Overland Club) and a seniors residence (Thompson House).

North: Parking lot for a residential apartment building (160 The Donway West).

## **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.

## **Official Plan**

The lands are designated *Apartment Neighbourhoods* in the Official Plan. The Official Plan states that development in *Apartment Neighbourhoods* will contribute to the quality of life by using specific development criteria as set out in Policy 4.2.2. The Plan also states that significant growth is not intended within *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Policy 4.2.3 provides criteria to evaluate compatible infill development.

The subject lands are also located in the Central Don Mills Secondary Plan. The general goal of this Secondary Plan is to manage change in the community in a manner that retains and enhances the existing character of the area. Policy 2.1 outlines specific objectives for the Central Don Mills Secondary Plan including specific provisions for development in residential neighbourhoods.

## **Zoning**

The subject lands are zoned "RM5" (Multiple-Family Dwellings Fifth Density Zone) and "RM6" (Multiple-Family Dwellings Sixth Density Zone) in former City of North York Zoning By-law 7625. The "RM5" and "RM6" zones permit Apartment House Dwellings and Multiple Attached Dwellings.

## **Site Plan Control**

The applicant has submitted a site plan control application that is being reviewed concurrently with the rezoning application.

## **Tenure**

The proposed development will require an application for a common element condominium.

## **Tree Preservation**

The application is subject to the City of Toronto Tree Protection By-law on both private and City property. A tree preservation plan has been submitted with the application and is being reviewed by City Forestry.

## **Toronto Green Standard**

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

## **Reasons for the Application**

An amendment to the performance standards of the Zoning By-law is required to accommodate the proposed townhouses.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Survey
- Architectural and preliminary landscape plans
- Preliminary site servicing and grading plan
- Stormwater management report
- Planning justification report

A Notification of Complete Application was issued on February 11, 2010.

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified:

- conformity with the Official Plan and the Central Don Mills Secondary Plan;
- conformity of the proposal with the City's Infill Townhouse Guidelines;
- review of the proposed building location and organization, massing, pedestrian amenity, sidewalks, entrances and outdoor areas to ensure an appropriate relationship is developed to adjacent public streets;

- assessment of the appropriateness of the proposed vehicular access, circulation and parking layout;
- assessment of the stormwater management and servicing of the proposed development; and
- assessment of refuse and recycling operations.

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

## **CONTACT**

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 Fax No. 416-395-7155  
 E-mail: dwong3@toronto.ca

## **SIGNATURE**

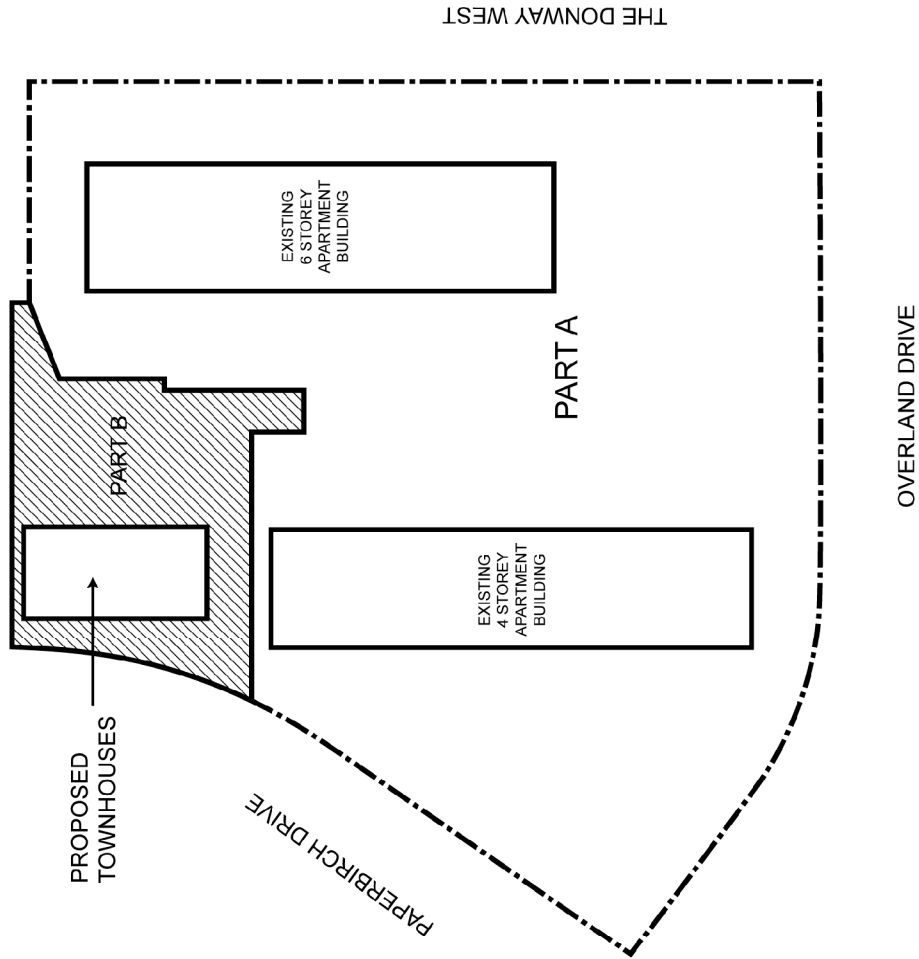
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Thomas C. Keefe, Director  
 Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Context Plan  
 Attachment 2: Site Plan  
 Attachment 3: Elevations  
 Attachment 4: Zoning  
 Attachment 5: Application Data Sheet

## Attachment 1: Context Plan



### Context Plan

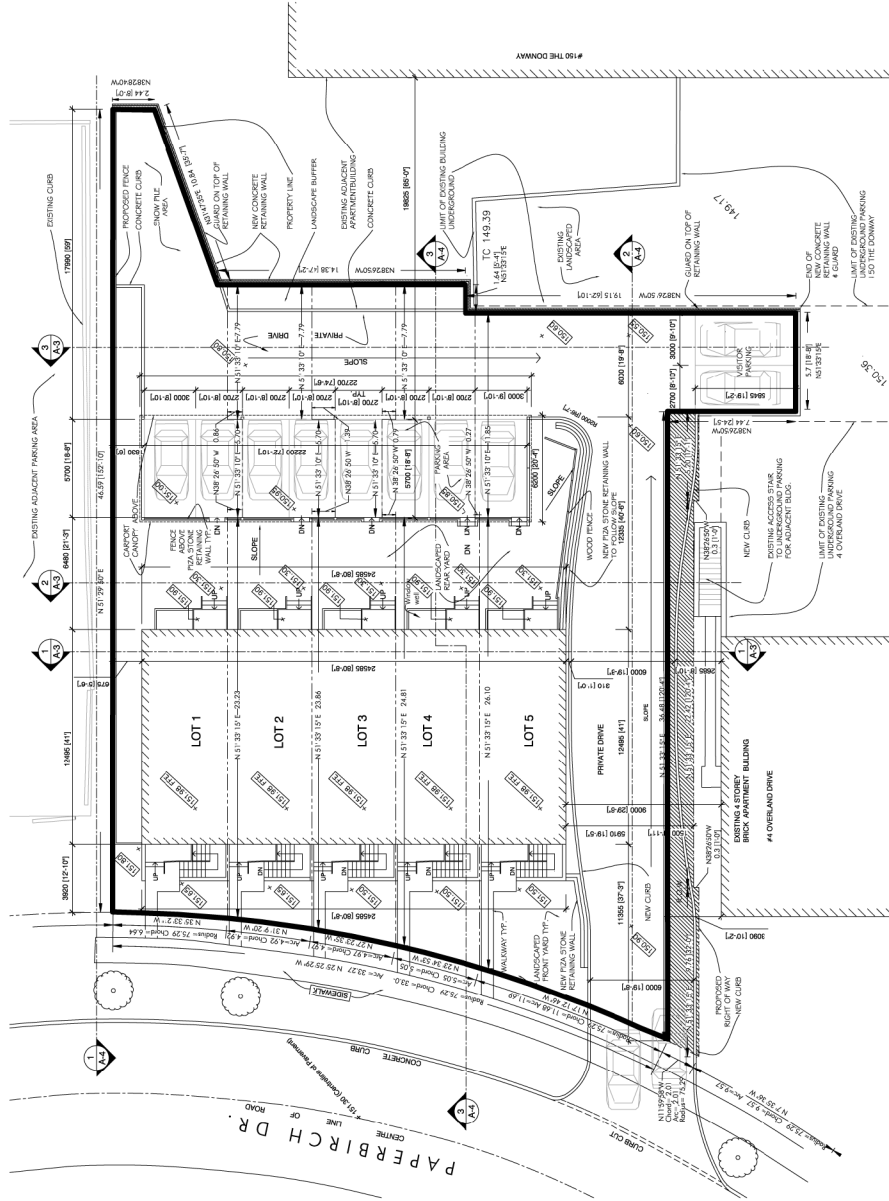
4 Overland Drive

Applicant's Submitted Drawing

Not to Scale  
04/22/2010

File # 09 196460

# Attachment 2: Site Plan



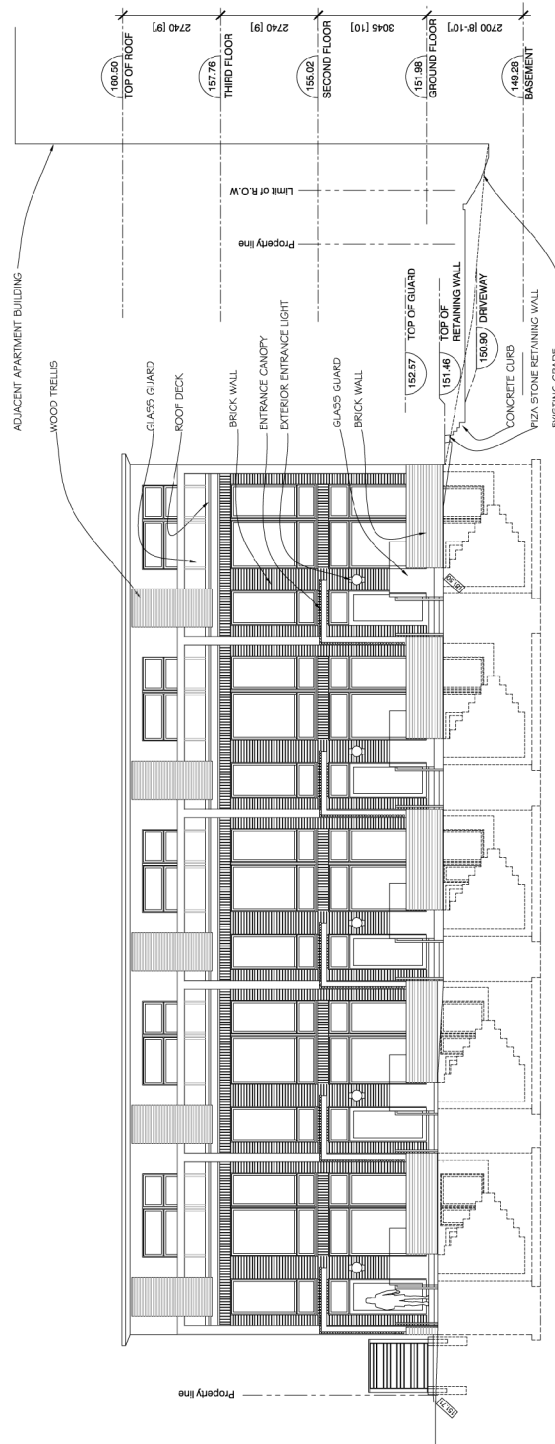
4 Overland Drive

Site Plan  
Applicant's Submitted Drawing

File # 09 196460

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03/16/2010

# Attachment 3: Elevations



West Elevation

4 Overland Drive

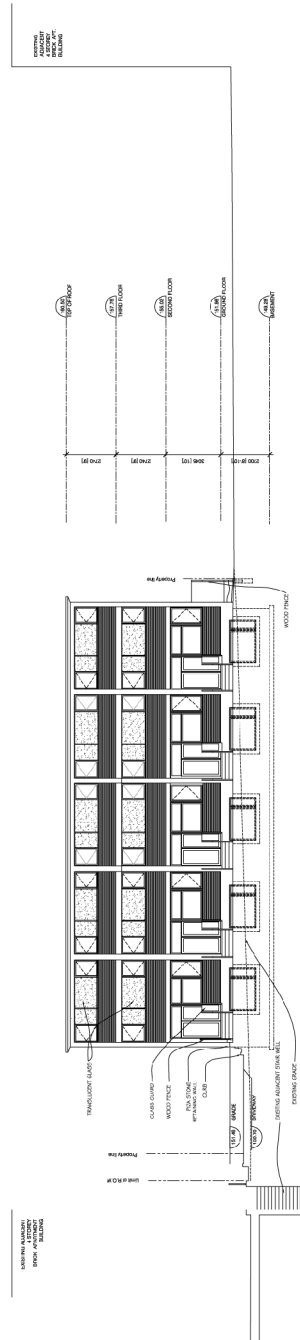
Elevations

Applicant's Submitted Drawing

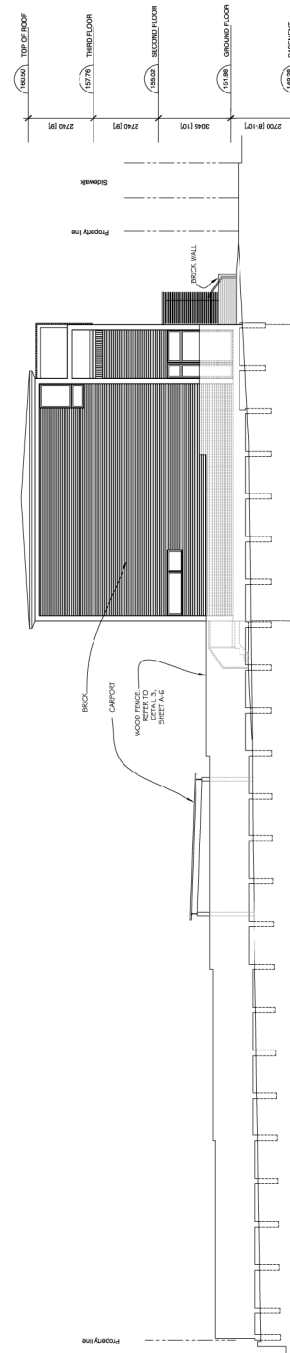
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### East Elevation



## North Elevation & Site Section

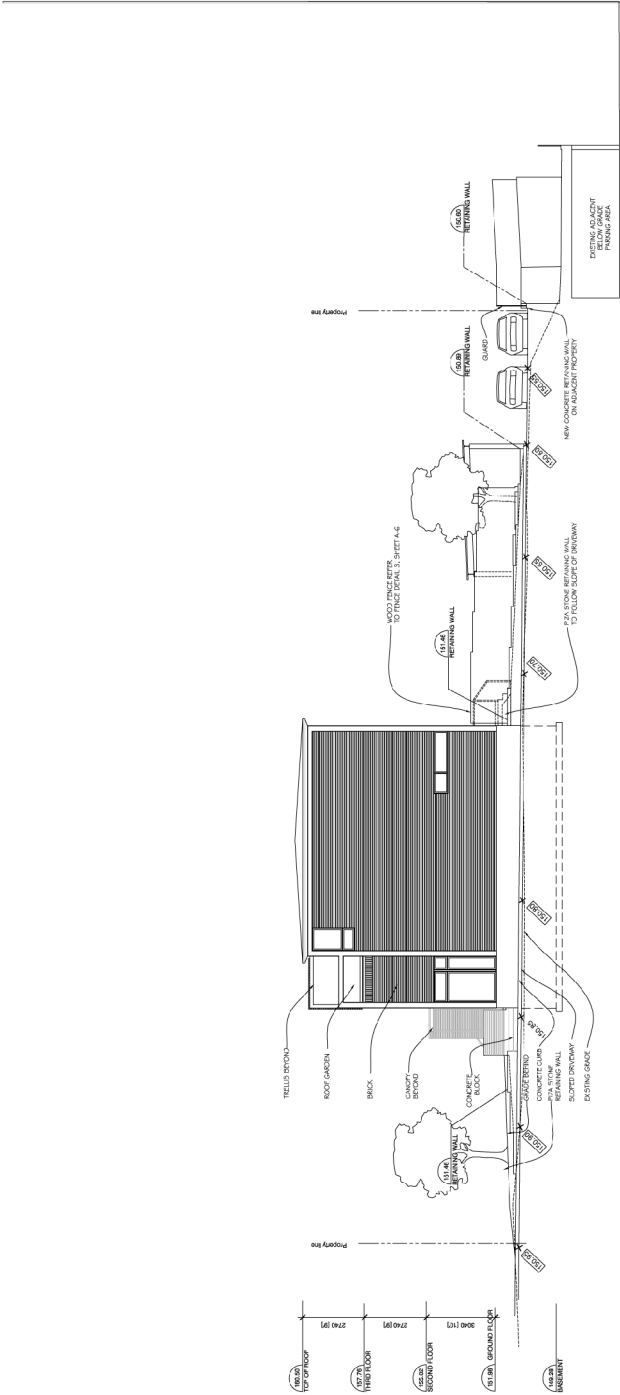
## Elevations

Applicant's Submitted Drawing

Not to Scale  
03/16/2010

## 4 Overland Drive

File # 09\_196460



South Elevation & Site Section

Elevations

Applicant's Submitted Drawing

Not to Scale  
03/16/2010

4 Overland Drive

File # 09\_196460

The map displays a residential neighborhood with the following features:

- Streets:** Ballymena Cr., Overland Dr., Paper Birch Dr., The Donway W, Marie Labatte Rd, Aggie Hogg Gdns, O'Neill Rd, Hill Dr, and The DO.
- Zoning Districts:** RM7.5, RM6, RM5, C3, and C3(8).
- Shaded Area:** A large area in the center-right of the map is shaded with diagonal lines, likely indicating a specific zoning or planning area.
- Lot Numbers:** Various lot numbers are scattered throughout the map, including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Buildings:** Several building footprints are shown, including a large one in the center-right and a smaller one in the bottom-left.

File # 09\_196460

Not to Scale  
Zoning Bylaw 7625  
Extracted 03/16/2010

## Attachment 5: Application Data sheet

### APPLICATION DATA SHEET

Application Type	Rezoning and Site Plan Control	Application Number:	09 196460 NNY 25 OZ 09 196455 NNY 25 SA
Details	Combined Rezoning and Site Plan Control Applications	Application Date:	December 14, 2009

Municipal Address: 4 OVERLAND DR

Location Description: PLAN 4545 S PT BLK E \*\*GRID N2510

Project Description: To permit the construction of 5 street facing townhouse units with a private drive providing access to parking at the rear.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MICHAEL VAUGHAN			JAMESVIEW HOLDING CORPORATION LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RM5 and RM6	Historical Status:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	10 213.5	Height:	Storeys:	3	
Frontage (m):	106.9		Metres:	9.2	
Depth (m):	139				
Total Ground Floor Area (sq. m):	307.21				<b>Total</b>
Total Residential GFA (sq. m):	1172.7		Parking Spaces:	10	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1172.7				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0.89				

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	1172.7	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	5			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Derrick Wong, Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7052</b>

