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

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 1,170m², 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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E-mail:  dwong3@toronto.ca

SIGNATURE

____________________________________
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 2: Site Plan
Attachment 3: Elevations
### 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.

**Applicant:** MICHAEL VAUGHAN  
**Agent:** JAMESVIEW HOLDING CORPORATION LIMITED  
**Architect:**  
**Owner:**

#### PLANNING CONTROLS

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

**Tenure Type:** Freehold  
**Rooms:** 0  
**Bachelor:** 0  
**1 Bedroom:** 0  
**2 Bedroom:** 0  
**3 + Bedroom:** 5  
**Total Units:** 5

**Residential GFA (sq. m):** 1172.7  
**Retail GFA (sq. m):** 0  
**Office GFA (sq. m):** 0  
**Industrial GFA (sq. m):** 0  
**Institutional/Other GFA (sq. m):** 0

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

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**CONTACT:**  
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