

147 Overbrook Place Zoning Amendment Application – Preliminary Report

Date: March 2, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 20 212771 NNY 06 OZ

Current Use(s) on Site: The current use is a surface parking lot.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 147 Overbrook Place for five semi-detached blocks, with a total of 10 residential dwelling units. The units are proposed to be 3-storeys (10.0 metre) in height with a total gross floor area of 2,195 square metres and an Floor Space Index of 1.35. The dwellings will be accessed by five proposed driveways leading to a private garage for each unit. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 147 Overbrook Place together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law (Application No.: 20 212771 NNY 06 OZ) for the property at 147 Overbrook Place to permit 10 semi-detached residential units with a floor space index of 1.5 times the lot area. The proposed development rises to a total height of 11.0 metres.

Vehicular access to the site is proposed via Overbrook Place, connecting to integral garages for each of the dwelling units. The proposed number of curbcuts is 5. One parking space is located in the garage of each unit for a total of 10 parking spaces.

North: on the north side of Overbrook Place are 2.5 storey semi-detached walk-up apartments.

East: The Beth Jacob Synagogue of Toronto.

South: The Anne and Max Tanenbaum Community Hebrew Academy of Toronto, school and playing fields.

West: Detached houses on the west side of Shaftsbury Street.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a location map showing the site location. See Attachment 2 of this report for a site plan.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Neighbourhoods* on Map 16 of the Official Plan (see Attachment 3: Official Plan Map).

The Neighbourhood policies of the official plan require proposed developments to respond to the prevailing context in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- prevailing size and configuration of lots;
- prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- prevailing building type(s);
- prevailing location, design and elevations relative to the grade of driveways and garages;
- prevailing setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

Prevailing is defined as the most frequently occurring. The Official Plan goes on to state that: "The geographic neighbourhood for the purposes of this policy will be delineated by considering the context within the Neighbourhood in proximity to a proposed development, including: zoning; prevailing dwelling type and scale; lot size and configuration; street pattern; pedestrian connectivity; and natural and human-made dividing features." Furthermore, that "the physical character of the geographic neighbourhood includes both the physical characteristics of the entire geographic area in proximity to the proposed development (the broader context) and the physical characteristics of the properties that face the same street as the proposed development in the same block and the block opposite the proposed development (the immediate context)." In instances where there is a discrepancy between the broader context and the immediate context, the immediate context will prevail.

Zoning By-laws

The subject site is zoned Residential Multiple Dwelling Zone (RM) in the City-wide Zoning By-law 569-2013. This zone permits several types of residential dwellings including detached houses, semi-detached houses, triplexes, fourplexes, apartment buildings and their accessory uses.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Site Plan Control

The application is not subject to Site Plan Control.

COMMENTS

Reasons for the Application

The application to amend the Zoning By-law is required to permit the proposed semi-detached building units and to develop appropriate development standards for the proposal.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Built Form, Planned and Built Context

Staff are reviewing the application and assessing the appropriateness of the proposed building height, setbacks to all property lines, and the interface between the subject site and adjacent uses.

Tree Preservation

The applicant has not submitted an Arborist Report/Tree Preservation Plan. When a Tree Preservation Plan is submitted, it will be reviewed by City Staff.

Archaeological Assessment

Heritage Planning has reviewed the materials provided by the applicant and concur that the proposed development does not represent a significant archaeological concern due to evidence of prior disturbance across the entirety of the subject property. Based on this review, HPS will not require an additional archaeological resource assessment in this instance.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing Report and a Hydrogeological Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Other Matters

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

CONTACT

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SIGNATURE

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ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

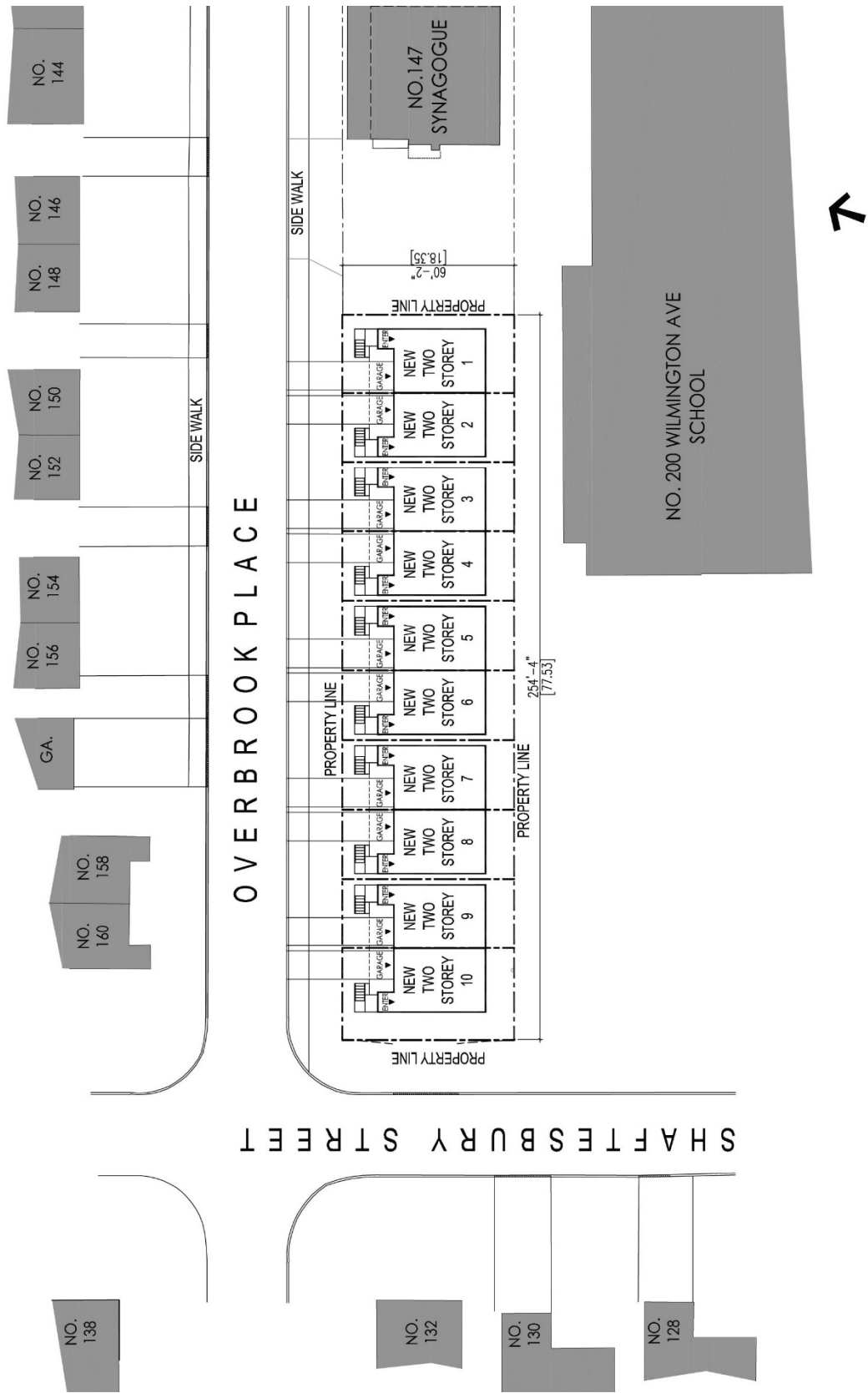
Attachment 2: Site Plan

Attachment 3: Official Plan Map

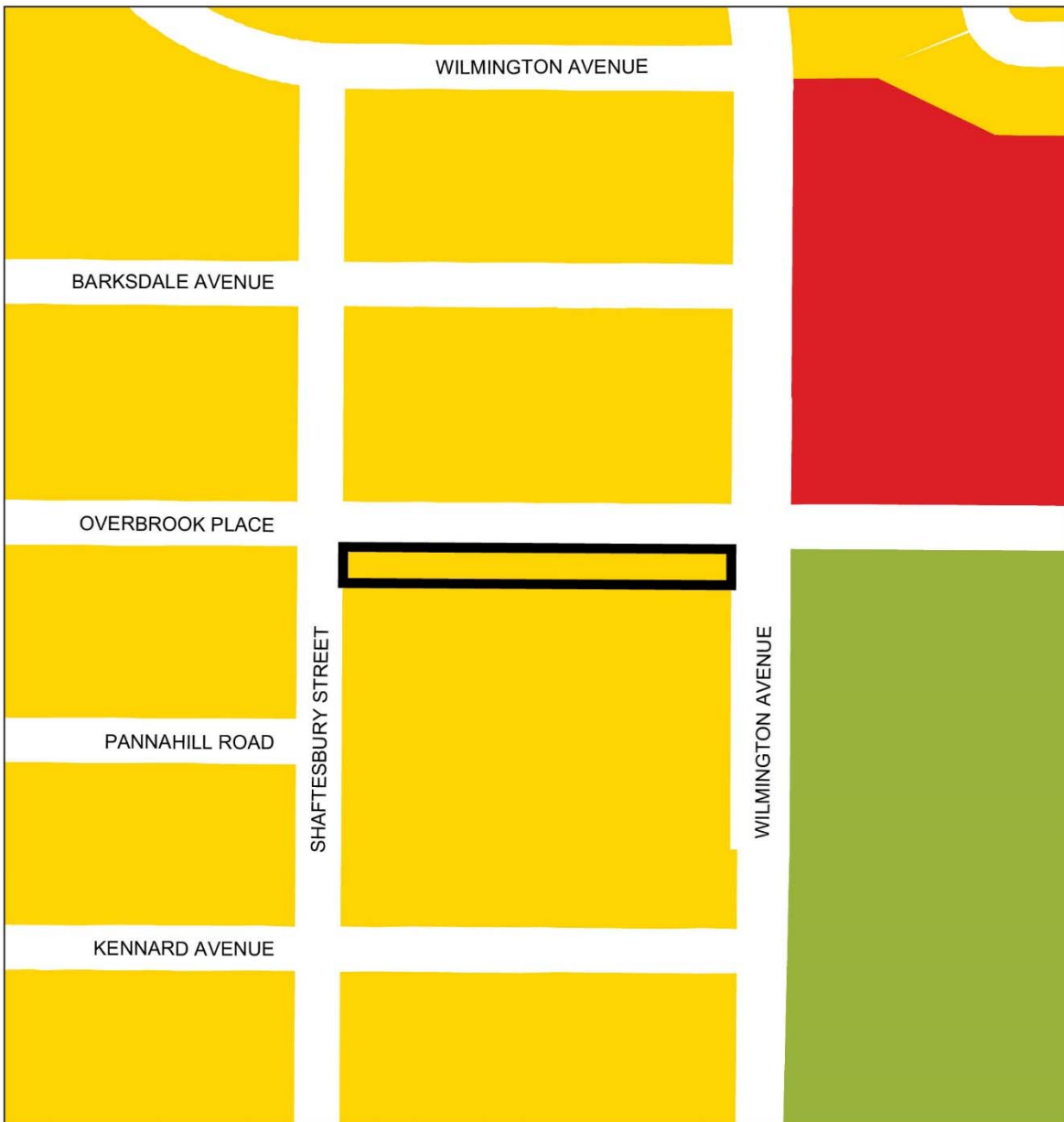
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Attachment 3: Site Plan

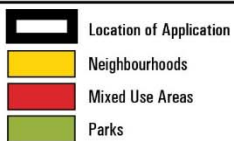


Attachment 4: Official Plan Map



Official Plan Land Use Map #16

147 Overbrook Place
File # 20 212771 NNY 0Z



Not to Scale
Extracted: 03/02/2021