

11 Greenbriar Road – Zoning By-law Amendment Application – Preliminary Report

Date: January 24, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 17 - Don Valley North

Planning Application Number: 21 233301 NNY 17 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 4-storey residential building containing 29 dwelling units.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 11 Greenbriar Road 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.

THE SITE

Description: The site is generally rectangular shaped and rounds towards the western property line. The site has an approximate area of 1,093.5 square metres with a frontage of approximately 24 metres along Greenbriar Road and approximately 40

metres along Dervock Crescent. The site has an approximate depth of 52 metres at the north end and approximately 40 metres from Dervock Crescent, measured from the south end of the site. The rear yard of the property abuts a low-rise residential neighbourhood. The site has a minor upward slope from the west from Greenbriar Road towards the east side of the property. The site currently has driveway access from the south side located along Dervock Crescent.

This site is located directly across from a newly constructed three-storey townhouse development at 14-20 Greenbriar Road (File Nos.15 223730 NNY 24 OZ, 15 223745 NNY 24 SA).

Existing Use: One-storey residential building.

Official Plan Designation: Official Plan: *Apartment Neighbourhoods* and Sheppard East Subway Corridor Secondary Plan: *Neighbourhoods*

See Attachment 5 of this report for the Official Plan Land Use Map #19. The Toronto Official Plan can be found here: [Official Plan – City of Toronto](#)

See Attachment 6 of this report for the Sheppard East Subway Corridor Secondary Plan. The Secondary Plan can be found here: [Sheppard East Subway Corridor Secondary Plan - City of Toronto](#)

Zoning: Residential Apartment Zone - RM (f21.0; a925; d0.85) with a maximum height limit of 12.0 metres and density of 0.85 times the lot area under City-wide Zoning By-law 569-2013.

The site is zoned Multiple-Family Dwellings Sixth Density Zone (RM6) under the former City of North York Zoning By-law 7625. The RM zone permits a variety of residential building types including: detached houses, semi-detached houses, duplexes, triplexes, fourplexes, and apartment buildings, in addition to a range of home occupations, recreational and institutional uses.

The RM6 zone permits the height of an apartment building to exceed 11.0 metres, provided separation distances are increased for this additional height of the building from the lot lines. The maximum permitted lot coverage is 35 percent. Setbacks also apply.

See Attachment 7 for the existing Zoning By-law 569-2013 Map and Attachment 8 for the existing Zoning By-law 7625 Map. The City's Zoning By-law 569-2013 can be found here: [Zoning By-law 569-2013 – City of Toronto](#)

THE APPLICATION

Complete Application Submission Date: The application was deemed complete on December 1, 2021.

Description: A 4-storey residential building with a height of 11.46 metres, excluding the 2.5 metre mechanical penthouse.

Density: 1.82 times the area of the lot with a gross floor area of 1,991 square metres.

Dwelling Units: The application proposes 29 dwelling units, including 11 one-bedroom and 18 two-bedroom units.

Access, Parking, and Loading: Access to a one-level underground parking garage containing 28 parking spaces, including 2 visitor parking spaces, proposed from Greenbriar Road. The parking garage would be accessed via a one-storey car elevator structure with queuing space abutting Greenbriar Road. A total of 22 bicycle parking spaces are proposed as part of this development, which includes 20 long-term and 2 short term spaces.

Additional Information

See Attachment 1 of this report for the Project Data Sheet, Attachment 2 for a three-dimensional representation of the project in context, Attachment 3 of this report for the location map, and Attachment 4 for the site plan. Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/11GreenbriarRd

Reasons for the Application

The Zoning By-law Amendment proposes to amend Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625 to vary performance standards including: floor space index, lot coverage, height, building setbacks, landscaping, and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity with the Sheppard East Subway Corridor Secondary Plan, including its urban design principles, and the *Apartment Neighbourhoods* designation of the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a

high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

Zoning

- The overall fit of the proposed building with respect to its existing and planned context, including its relationship to the public streets, adjacent properties, height, number of storeys and angular planes;
- Housing type that responds appropriately to the site conditions and adjacent context;
- The quality of the public realm, including the relationship of the building's street facing units, number of unit entrances, and risers;
- The proposed setbacks;
- The location of the entrance to the underground parking garage, car elevator, the vehicle queuing area and its proximity to the future public park located directly west of the site;
- The appropriate provision of vehicular residential and visitor parking spaces, and access to bicycle parking spaces;
- Building accessibility from the underground parking area for residents and visitors due to the lack of an elevator; and
- Incorporation of parking garage access stairs into the building mass;
- The infrastructure capacity (water, sewage, hydro, etc.) to accommodate the proposed development.
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- Amount of indoor and outdoor amenity space

Site Plan

- Corner treatment, including two primary façades;
- Lack of interior building and unit details and design;
- Limited details regarding garbage pick-up and site servicing;
- The general quality of site landscaping, pedestrian walkways, and details for tree preservation;
- Quality of indoor and outdoor amenity space provided;
- Adherence to the Townhouse & Low-Rise Apartment Guidelines;
- Details for adherence to the Bird-Friendly Design Guidelines;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- and
- Compliance with the Tier 1 performance measures of the Toronto Green Standard ("TGS"), including updated statistics for the landscape plans, roof plans and statistics for water efficiency, soil volumes, plantings, and bird friendly glazing. The applicant is encouraged to pursue Tier 2, 3, or 4 of the TGS for climate change mitigation and resilience purposes.

Other Matters

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

NEXT STEPS

City Planning staff will host a community consultation meeting in consultation with the local Ward Councillor.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. A Statutory Public Meeting will be held, as required by the *Planning Act*, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings
Attachment 1: Project Data Sheet
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map #19
Attachment 6: Sheppard East Subway Corridor Secondary Plan
Attachment 7: Zoning By-law 569-2013
Attachment 8: Zoning By-law 7625

Attachment 1: Project Data Sheet

APPLICATION DATA SHEET

Municipal Address: 11 Greenbriar Road Date Received: November 2, 2021

Application Number: 21 233301 NNY 17 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment Application for a 4-storey residential building having a gross floor area of 1991.10 square metres. A total of 29 residential units are proposed, including 11 units that would be one-bedroom units, and 18 units that would be two-bedroom units. A total of 28 below grade parking spaces are proposed, including 2 visitor parking spaces. A total of 22 bicycle parking spaces are proposed, including 20 that are long-term spaces within the underground parking area and two short-term spaces located at-grade.

Applicant	Agent	Architect	Owner
C2 Planning	C2 Planning	JCI Studio	11 Greenbriar Holdings Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood RM (f21.0; a925; d0.85)	Site Specific Provision:
Zoning:		Heritage Designation:
Height Limit (m):	12.0	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,093 Frontage (m): 40 Depth (m): 23

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			523	523
Residential GFA (sq m):			1,991	1,991
Non-Residential GFA (sq m):				
Total GFA (sq m):			1,991	1,991
Height - Storeys:	1		4	4
Height - Metres:	6		11.46	11.46

Lot Coverage Ratio (%)	47.89	Floor Space Index:	1.82
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,499	493
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:				
Condominium:			29	29
Other:				
Total Units:	1		29	29

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			11	18	
Total Units:			11	18	

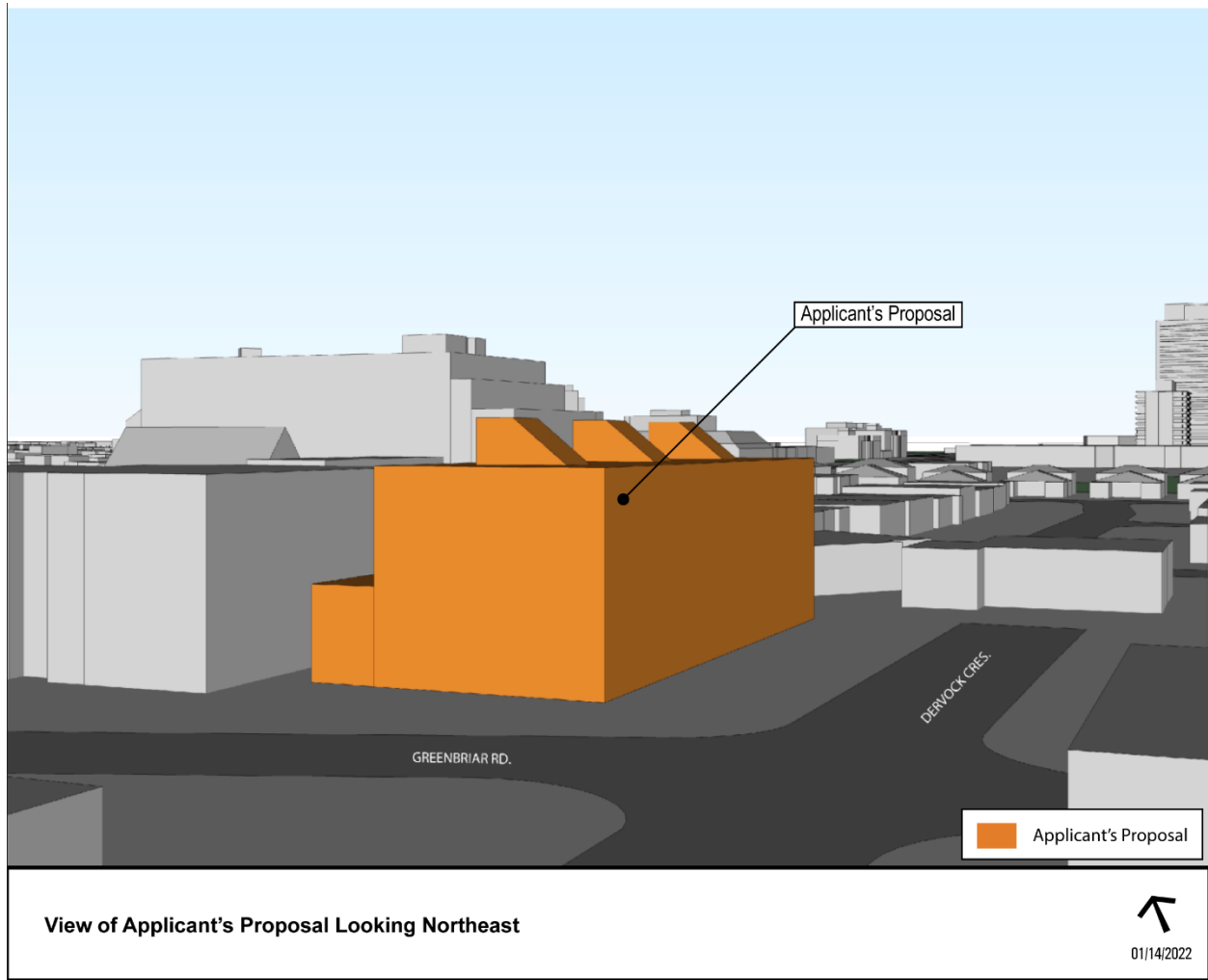
Parking and Loading

Parking Spaces:	28	Bicycle Parking Spaces:	22	Loading Docks:	0
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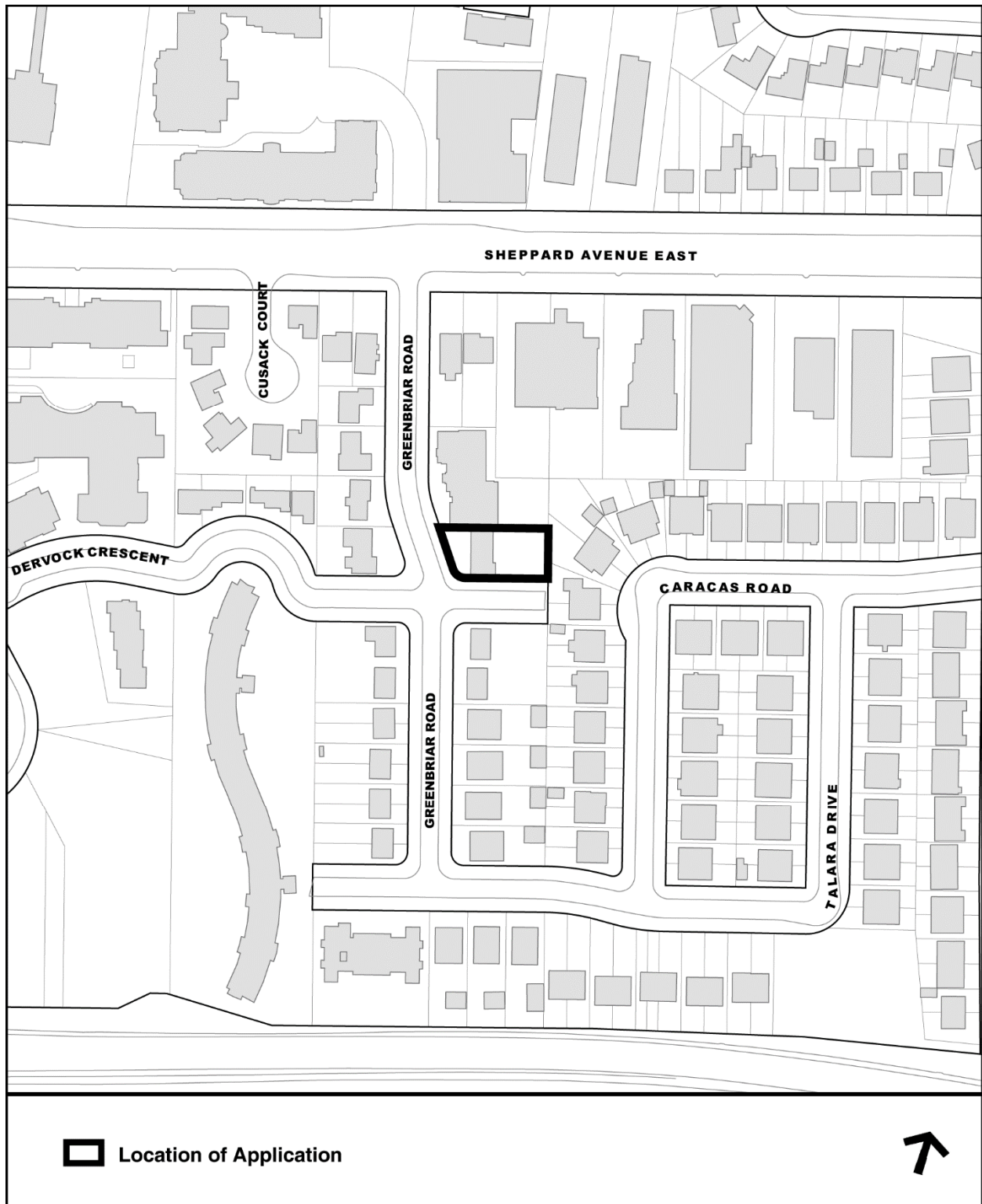
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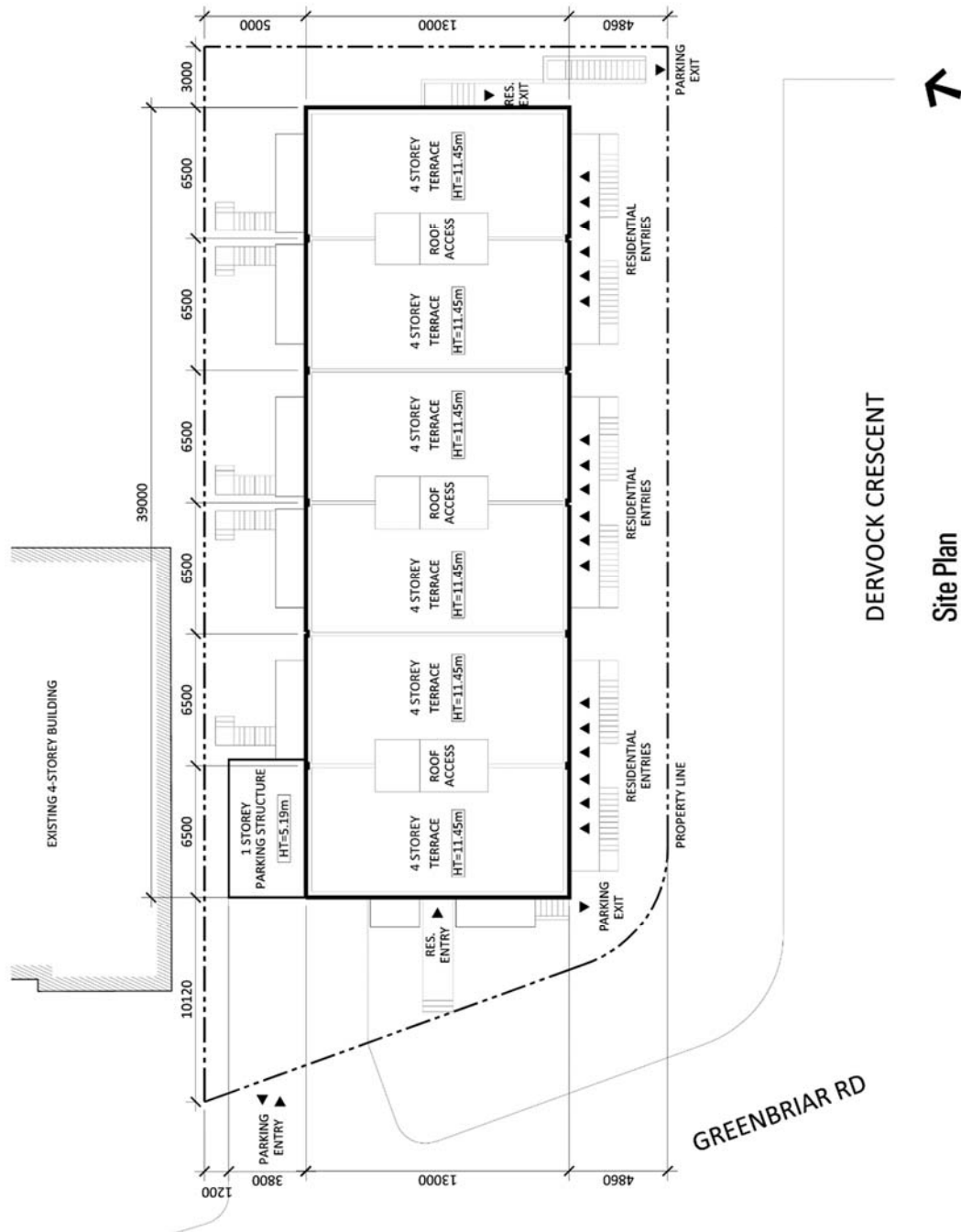
Attachment 2: 3D Model of Proposal in Context



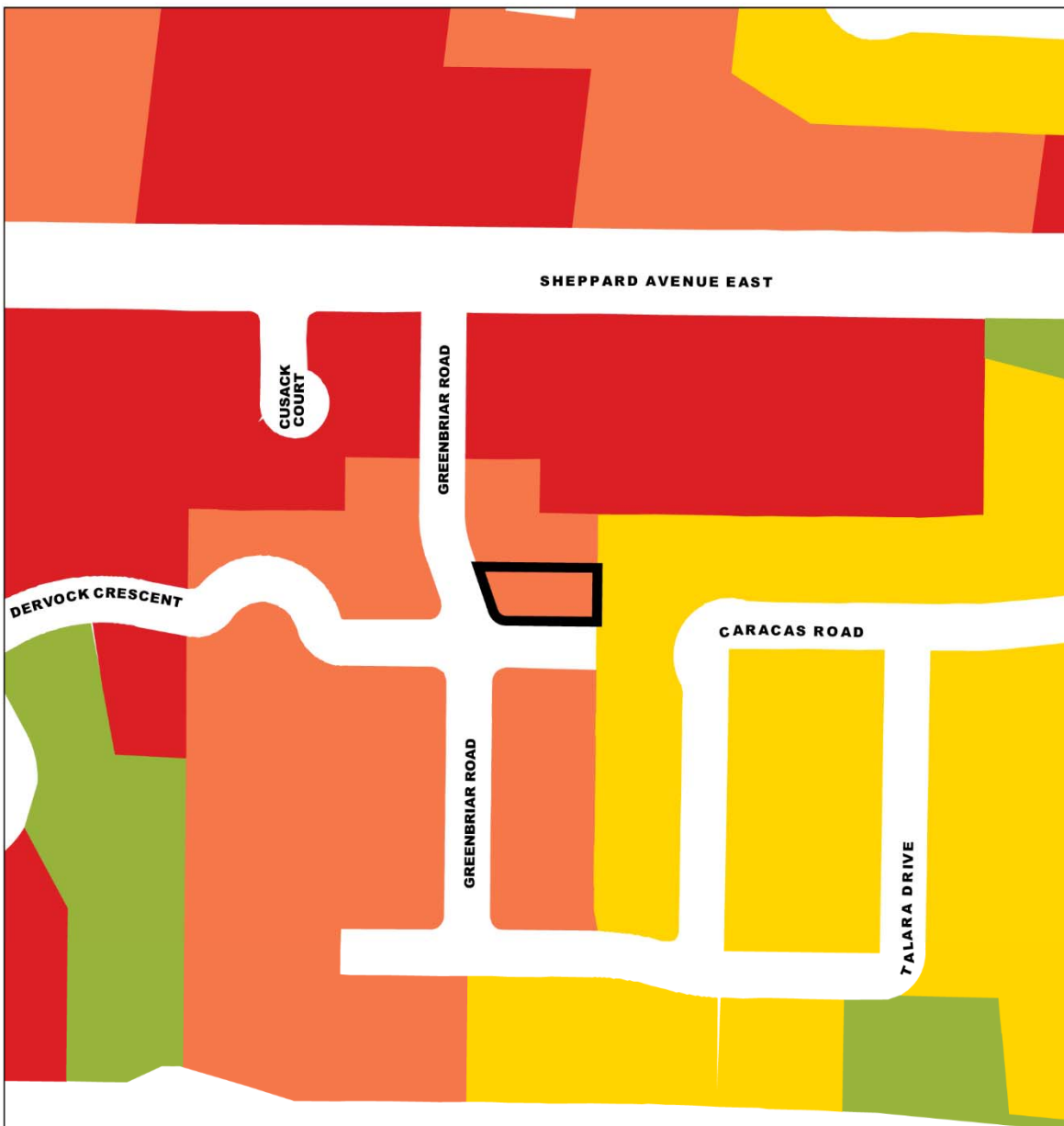
Attachment 3: Location Map



Attachment 4: Site Plan



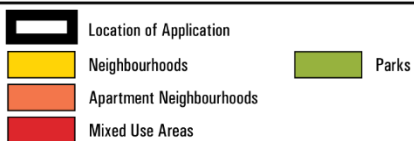
Attachment 5: Official Plan Land Use Map #19



Official Plan Land Use Map #19

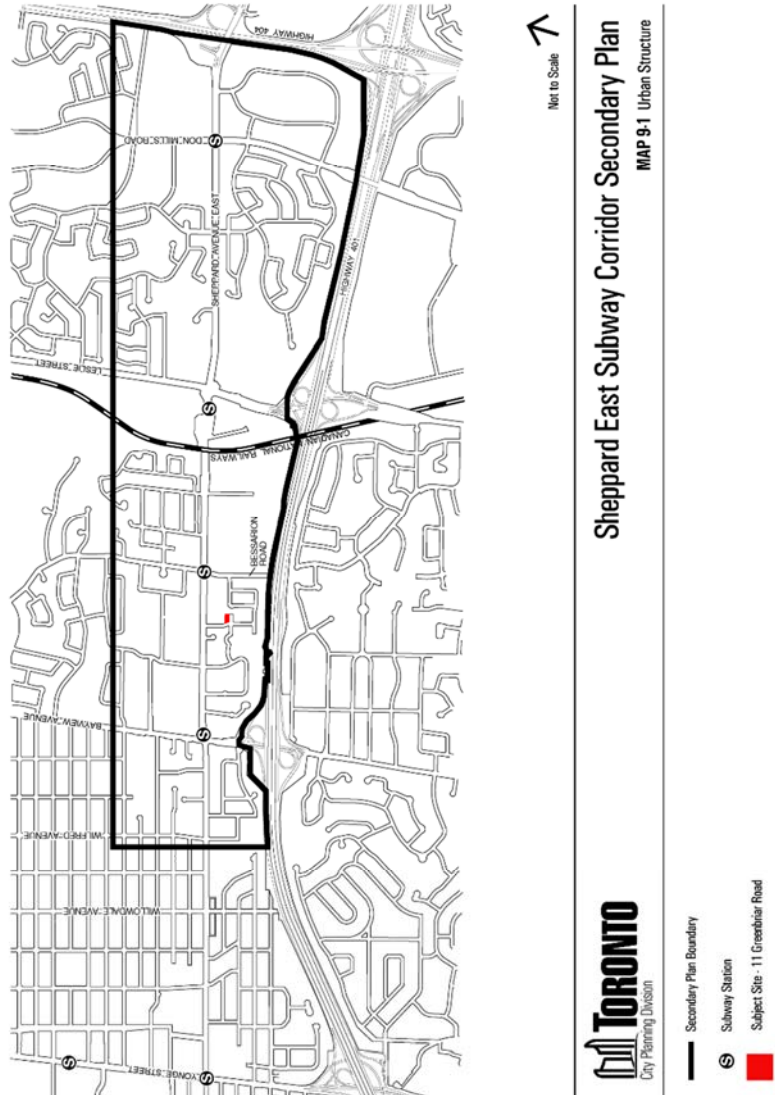
11 Greenbriar Road

File # 21 233301 NNY 17 0Z



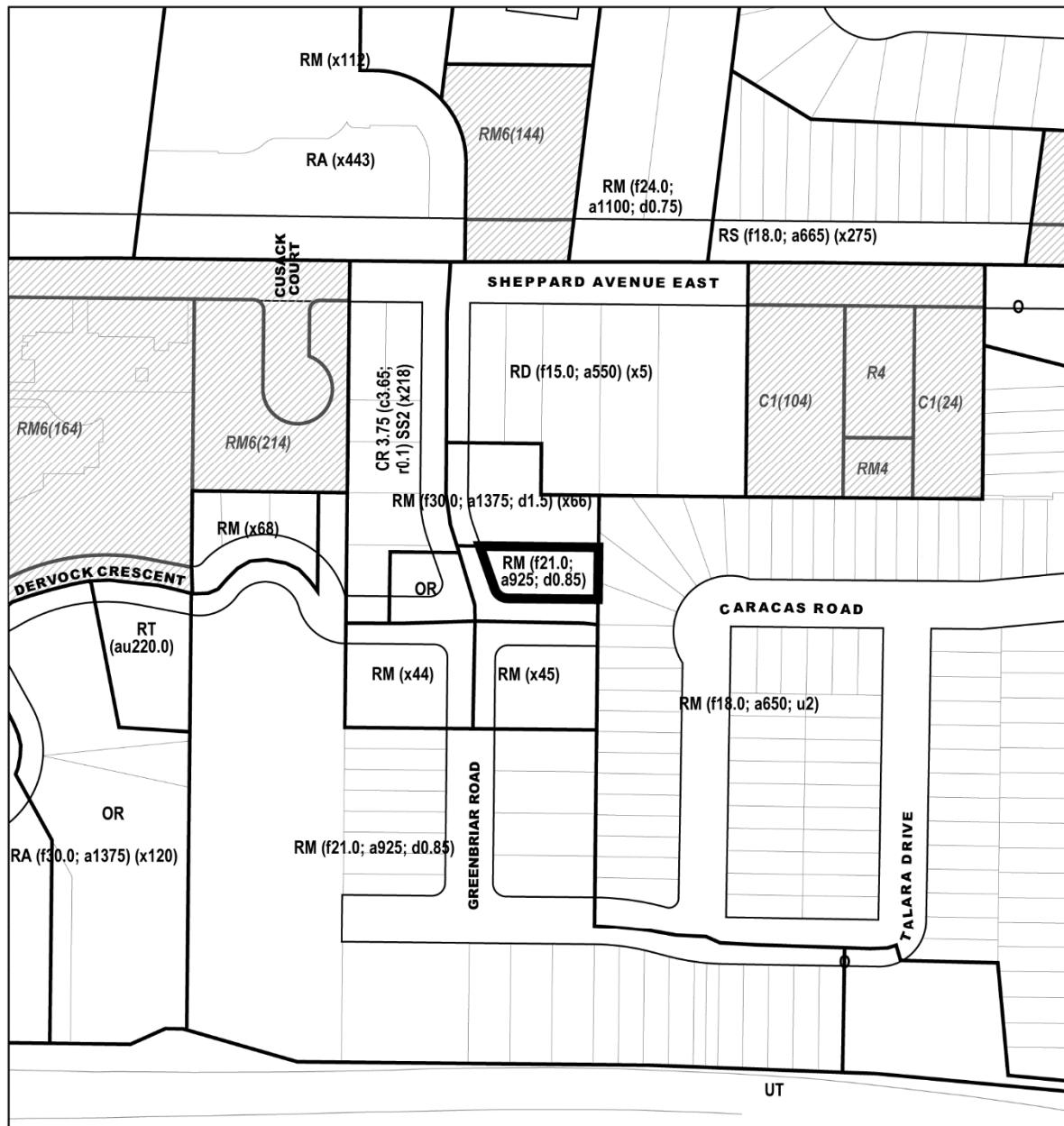
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Attachment 6: Sheppard East Subway Corridor Secondary Plan



June 2006

Attachment 7: Zoning By-law 569-2013



Zoning By-law 569-2013

11 Greenbriar Road

File # 21 233301 NNY 17 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment
CR Commercial Residential

O Open Space
OR Open Space Recreation
UT Utility and Transportation



See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone



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 Extracted: 11/08/2021

Attachment 8: Zoning By-law 7625



Zoning By-law 7625

11 Greenbriar Road

File # 21 233301 NNY 17 0Z



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone
 RM3 Multiple-Family Dwellings Third Density Zone
 RM4 Multiple-Family Dwellings Fourth Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone

O1 Open Space Zone



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