

## **22-36 Greenbriar Road – Official Plan Amendment, Zoning Amendment Applications – Preliminary Report**

**Date:** March 31, 2022

**To:** North York Community Council

**From:** Director, Community Planning, North York District

**Ward:** Ward 17 - Don Valley North

**Planning Application Number:** 21 252354 NNY 17 OZ

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 22-36 Greenbriar Road. The proposal is for the redevelopment of the existing eight 2-storey semi-detached dwellings with a new 24-storey (76.8 metres) residential building containing 351 dwelling units. The proposal includes 24,320 square metres of residential gross floor area for an overall site density of 7.3 times the area of lot. Staff are currently reviewing the application.

The applications have been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 22-36 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**

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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

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**Description:** The subject site is rectangular in shape and generally flat with a total lot area of 3,331 square metres and has frontage on both Greenbriar Road and Talara Drive. The site has an approximate frontage of 68 metres along Greenbriar Road and approximately 45 metres along Talara Drive. The rear of the site abuts a 4-storey residential apartment building.

**Existing Uses:** Eight 2-storey semi-detached residential dwellings with associated driveways.

**Official Plan Designation:** *Apartment Neighbourhoods*

The application is also located within the Sheppard East Subway Corridor Secondary Plan. The site is located within the Bessarion Node in the Secondary Plan, and is not identified as a Key Development Site. The Bessarion Node policies are contained within Section 4.2.B. of the Secondary Plan. The Secondary Plan identifies that the Bessarion subway station will be a walk-in community station primarily serving the nearby designated stable residential community, with limited development opportunities on the large surplus former industrial blocks, and on some properties fronting on Sheppard Avenue East.

The urban design principles of Section 4.4 identify that there will be compatible transitions in density, height, and scale between development nodes and stable residential areas. Generally the highest densities and building heights should be promoted closest to the subway stations, and to a lesser extent along the arterial roads.

The Secondary Plan does not provide a specific height or density standard for the subject site.

On June 26, 2018, City Council directed City Planning staff to review the existing policies contained in the Secondary Plan. An update to City Council on the latest status of this review was provided on February 2, 2022:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY29.27>

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

See Attachment 6 of this report for the Sheppard East Subway Corridor Secondary Plan map. The Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/9805-cp-official-plan-SP-9-SheppardEast.pdf>

**Zoning:** Residential Multiple Dwelling Zone - RM (f21.0; a925; d0.85) with a maximum density of 0.85 times the lot area under City-wide Zoning By-law 569-2013. The RM

zone permits residential uses in the form of detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, and apartment buildings, in addition to a range of recreational and institutional uses. The RM zone permits a maximum height of 10.0 metres for detached and semi-detached dwellings with a maximum height of 12.0 metres for the remaining permitted built forms.

See Attachment 7 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>

## THE APPLICATION

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**Complete Application Submission Date:** This application has been deemed complete as of January 31, 2022.

**Description:** A 24-storey residential building containing 351 dwelling units. The proposal includes 24,320 square metres of residential gross floor area for an overall site density of 7.3 times the area of lot. A total of 154 parking spaces in a 2 level underground parking garage are also proposed.

**Building Height:** 24-storeys (76.8 m (85.155 m to the top of the mechanical penthouse))

**Residential Gross Floor Area:** 24,320 square metres.

**Density:** 7.3 times the area of the lot.

**Dwelling Units:** The application proposes 351 dwelling units, comprised of 30 bachelor units (9%), 181 1-bedroom units (52%), 106 2-bedroom units (30%), and 34 3-bedroom units (10%).

**Access, Parking and Loading:** Access to a two level underground parking garage containing 154 parking spaces, including 17 visitor parking spaces, is proposed from Talara Drive. The parking garage will be accessed via a ramp that is internalized into the proposed building. In addition, a total of 354 bicycle parking spaces are proposed as part of this development, which includes 318 long-term and 36 short-term spaces.

### Additional Information

See Attachments 1, 2, 3, 4 and 8 of this report for a Location map, three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=OXONUeJh0dSEZNnIkJ1BwA%3D%3D>

## Reason for the Application

The Official Plan Amendment proposes to amend the Sheppard East Subway Corridor Secondary Plan with respect to the maximum building height and total gross floor area.

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, projections, amenity space requirements, and 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

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### 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 to the Official Plan specifically the Sheppard East Subway Corridor Secondary Plan, including its urban design principles, and the *Apartment Neighbourhoods* designation and policies 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:

- The overall fit of the proposed buildings with respect to the proposed density and height, and the existing and planned context including relationships to adjacent properties;
- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the *Apartment Neighbourhoods* policies in the Official Plan;
- The proposed building setbacks, podium and streetwall height and step-back of the upper floors;
- The shadow and wind impacts on adjacent properties, including parks, and the public realm;
- The appropriate provision of vehicular parking spaces and traffic mitigation;
- The amount of indoor and outdoor amenity space;
- The massing and built form with respect to the City's Tall Building Design Guidelines;

- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street;
- The general quality of site landscaping; and
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

### **Additional Issues**

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

### **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

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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Michelle Charkow, Senior Planner  
Telephone: (416) 338-7542  
E-mail: [Michelle.Charkow@toronto.ca](mailto:Michelle.Charkow@toronto.ca)

### **SIGNATURE**

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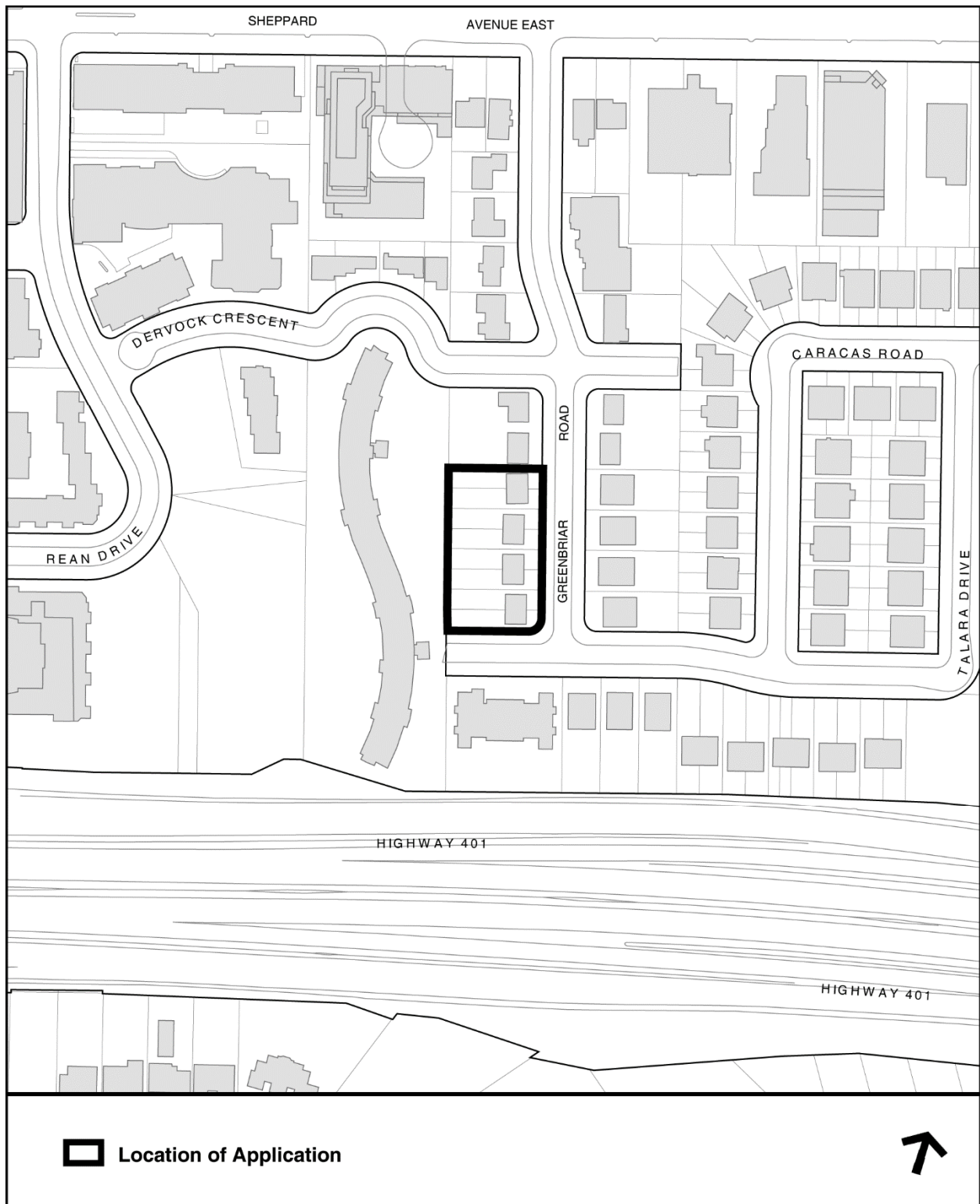
David Sit, MCIP, RPP  
Director Community Planning  
North York District

### **ATTACHMENTS**

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Elevations  
Attachment 5: Official Plan Map  
Attachment 6: Secondary Plan Map  
Attachment 7: Zoning By-law Map  
Attachment 8: Application Data Sheet

## Attachment 1: Location Map



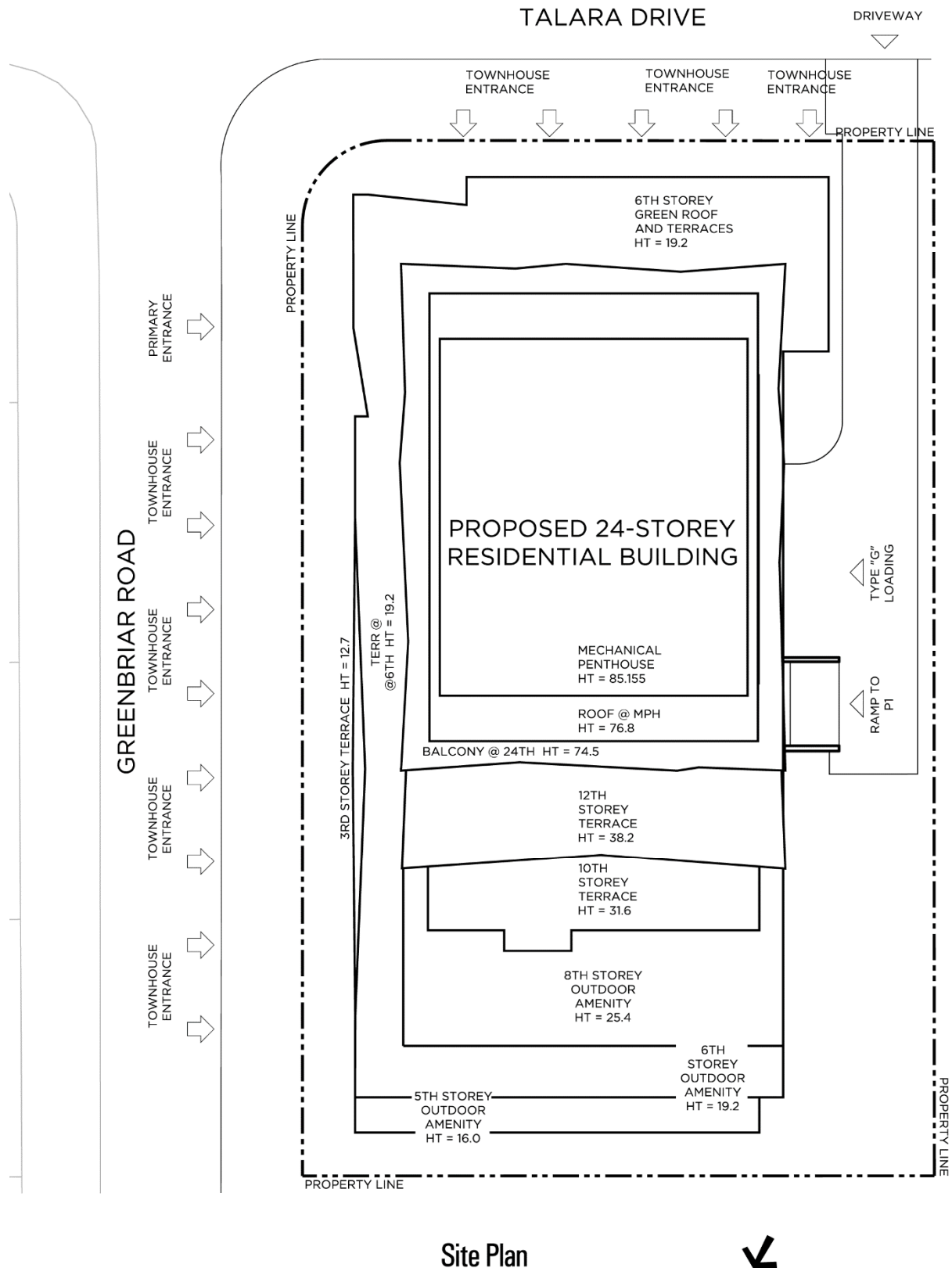
## Attachment 2: 3D Model of Proposal in Context



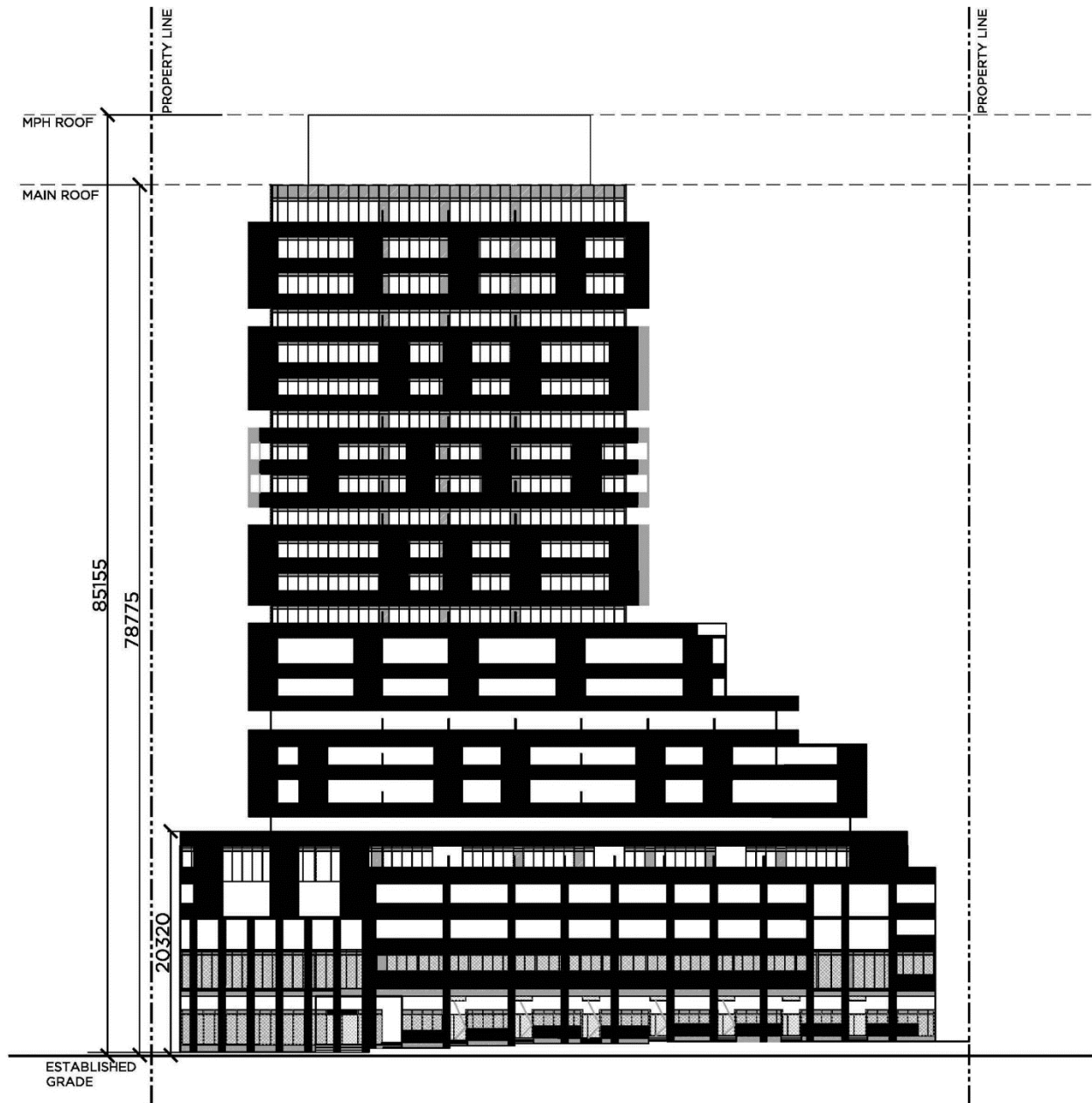




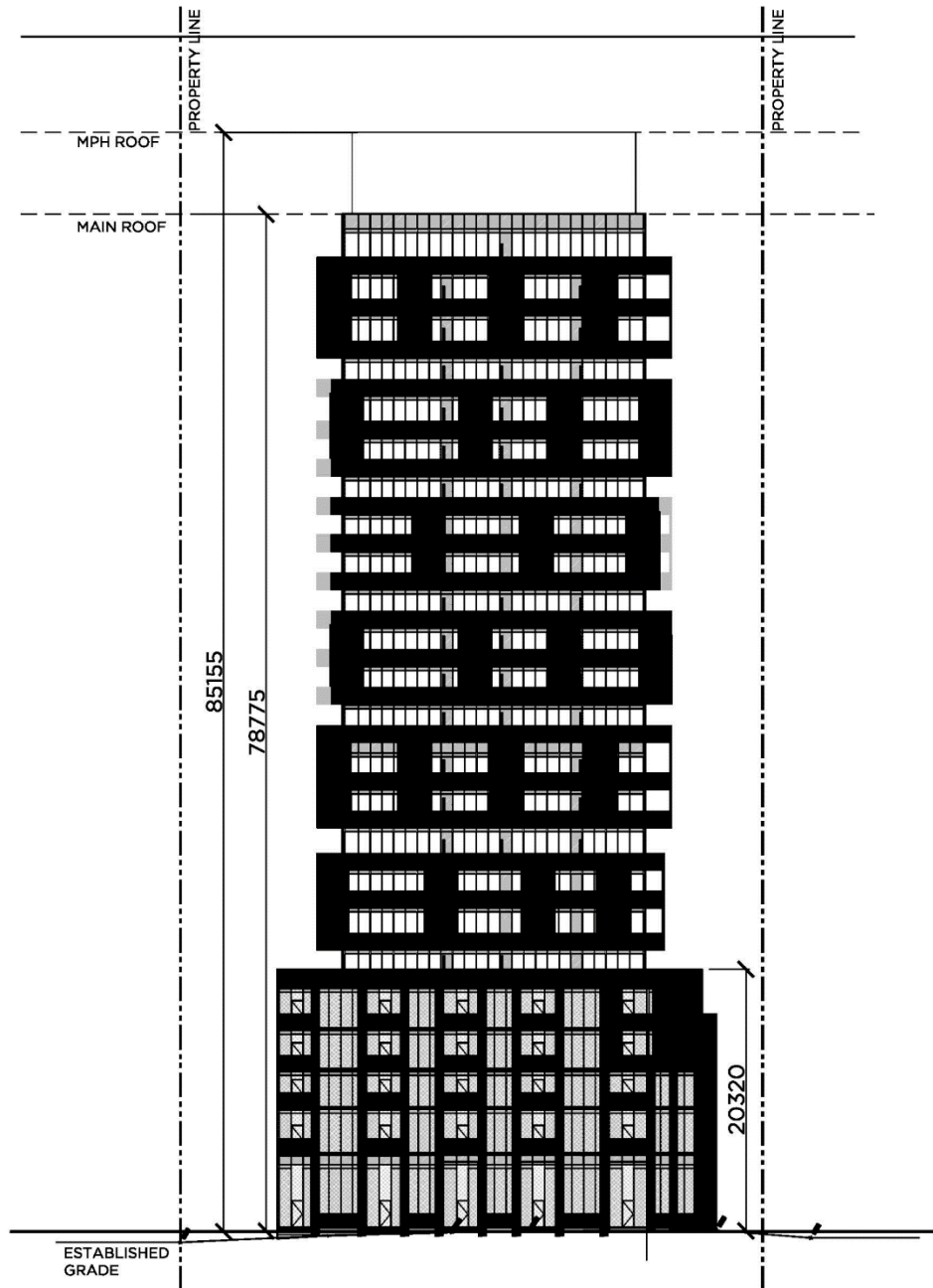
## Attachment 3: Site Plan



## Attachment 4: Elevations

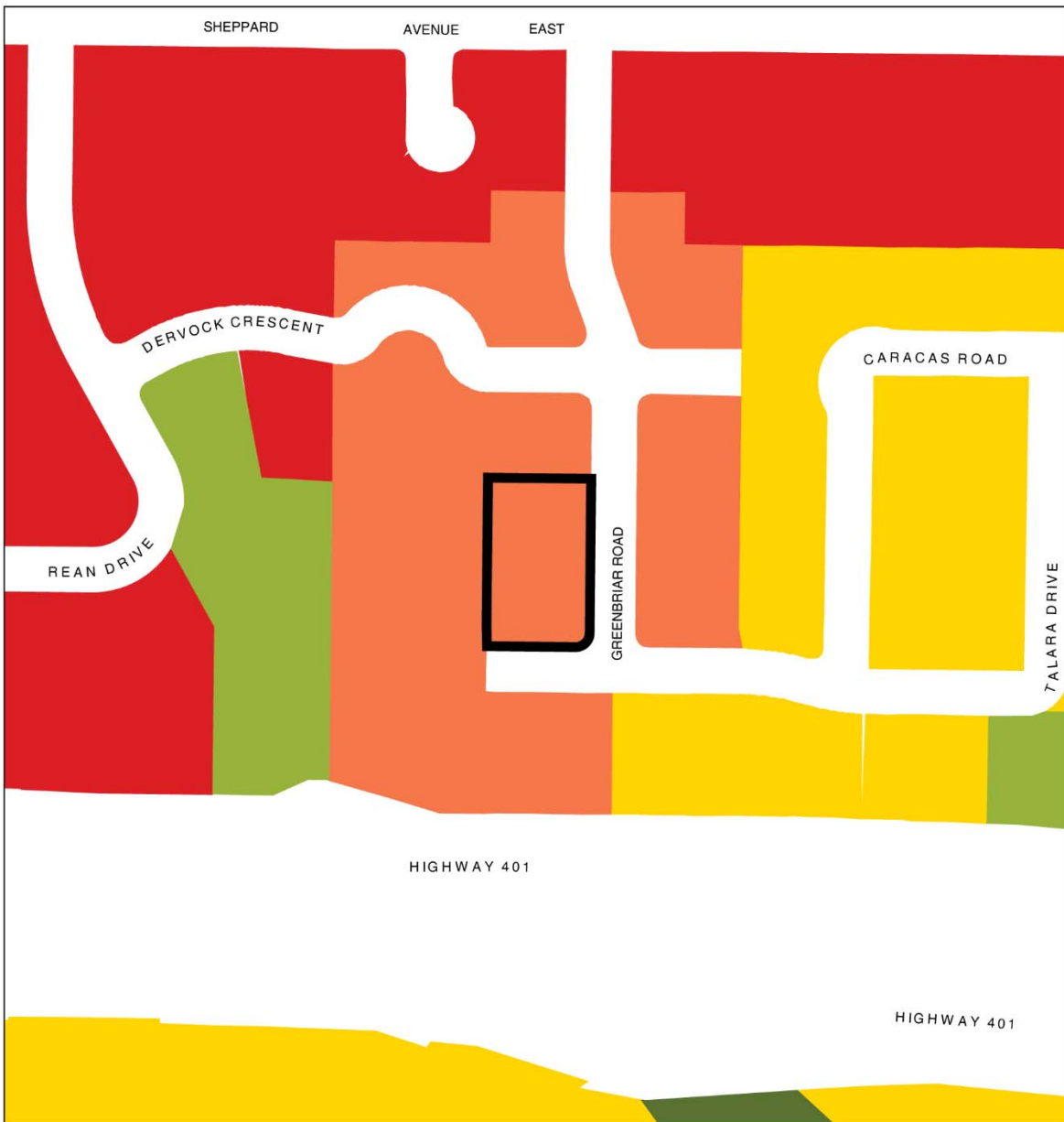


East Elevation



South Elevation

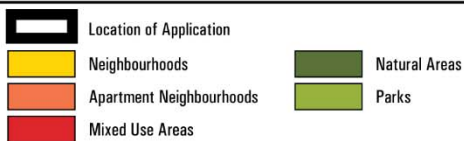
## Attachment 5: Official Plan Map



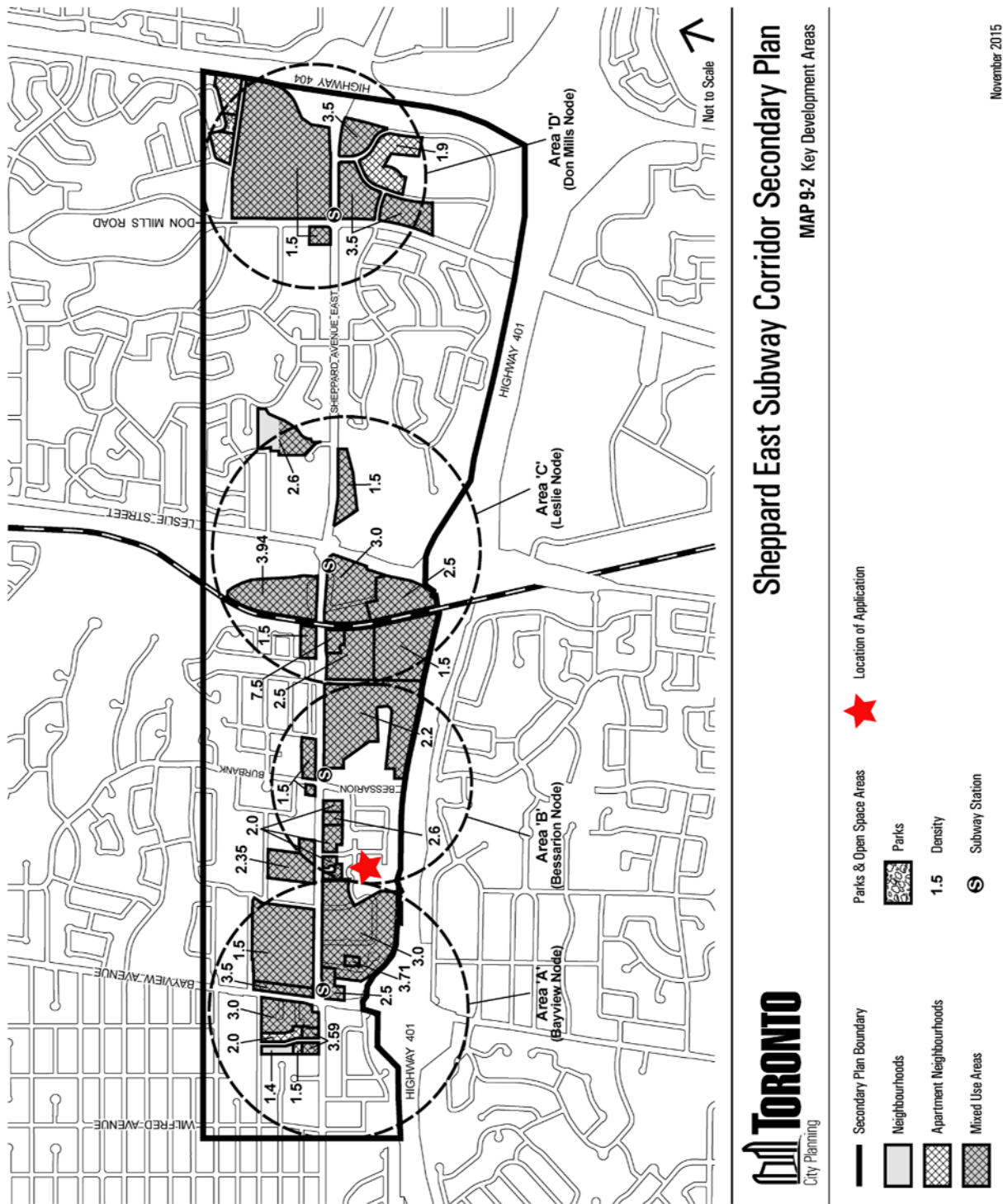
Official Plan Land Use Map #19

22-36 Greenbriar Road

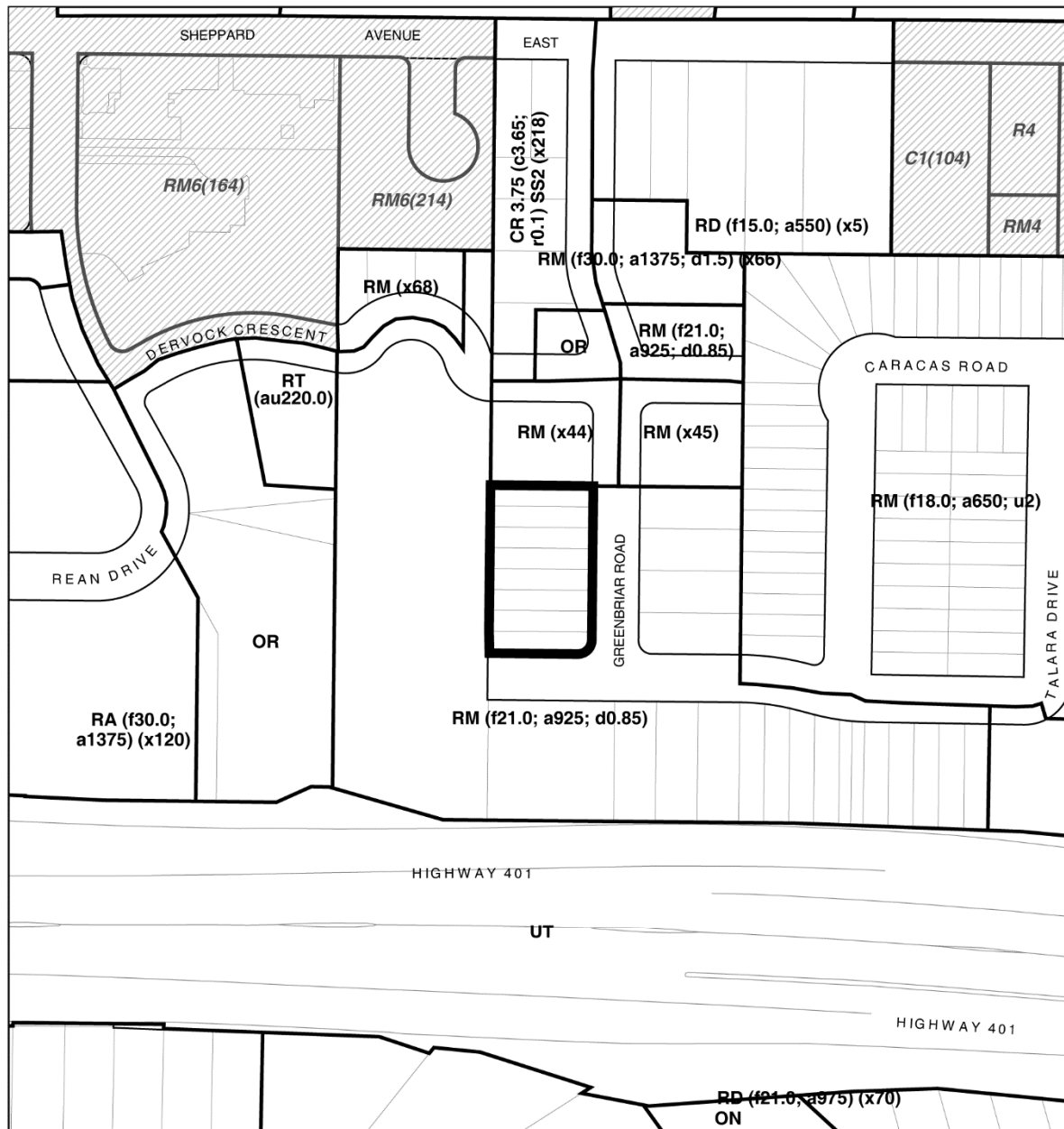
File # 21 252354 NNY 17 0Z



  
 Not to Scale  
 Extracted: 01/04/2022



## Attachment 7: Zoning By-law Map



Zoning By-law 569-2013

22-36 Greenbriar Road

File # 21 252354 NNY 17 0Z



Location of Application

RD Residential Detached  
RT Residential Townhouse  
RM Residential Multiple  
RA Residential Apartment  
CR Commercial Residential  
O Open Space

ON Open Space Natural  
OR Open Space Recreation  
UT Utility and Transportation



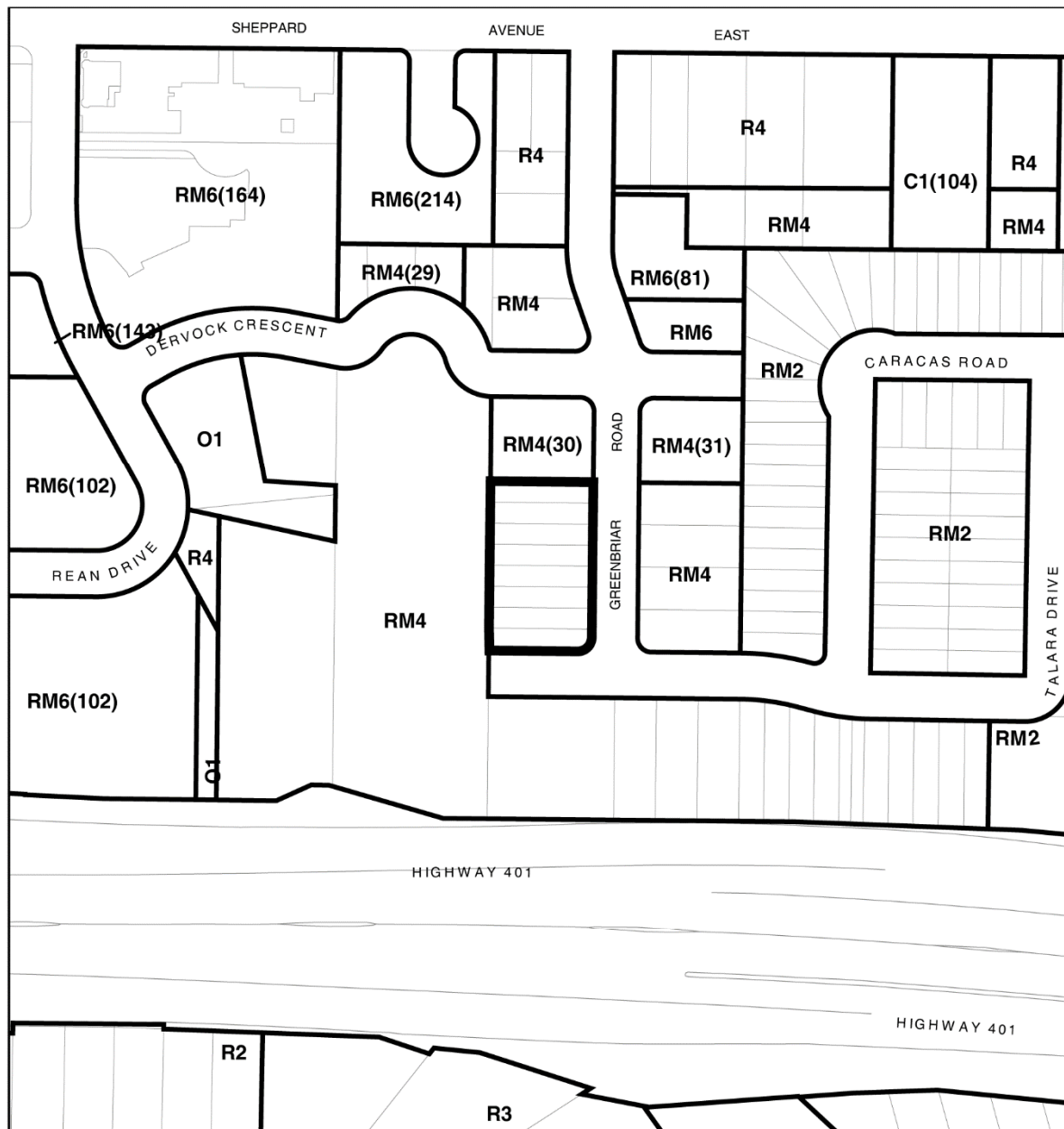
See Former City of North York By-law No. 7625

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



Not to Scale  
Extracted: 01/04/2022





## Zoning By-law 7625

22-36 Greenbriar Road

File # 21 252354 NNY 17 0Z



Location of Application

R2 One-Family Detached Dwelling Second Density Zone  
 R3 One-Family Detached Dwelling Third Density Zone  
 R4 One-Family Detached Dwelling Fourth Density Zone  
 RM2 Multiple-Family Dwellings Second Density Zone  
 RM4 Multiple-Family Dwellings Fourth Density Zone  
 RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone  
 O1 Open Space Zone  
 G Greenbelt Zone



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 Extracted: 01/04/2022



## Attachment 8: Application Data Sheet

**Municipal Address:** 22-36 GREENBRIAR RD      **Date Received:** December 31, 2021

**Application Number:** 21 252354 NNY 17 OZ

**Application Type:** OPA & Rezoning

**Project Description:** Official Plan and Zoning by-law amendment application to facilitate the redevelopment of the site for a 24-storey residential building having a gross floor area of 24,320 square metres and containing 351 residential dwelling units.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
WALKER NOTT DRAGICEVIC ASSOCIATES LIMITED			BLOCK (GREENBRIAR) DEVELOPMENTS LIMITED

### EXISTING PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq m): 3,331      Frontage (m): 68      Depth (m): 45

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	800		1,806	<b>1,806</b>
Residential GFA (sq m):	895		24,320	<b>24,320</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>895</b>		<b>24,320</b>	<b>24,320</b>
Height - Storeys:	2		24	<b>24</b>
Height - Metres:			78	<b>78</b>

Lot Coverage Ratio (%): 54.22      Floor Space Index: 7.3

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	24,158	162
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	2			
Freehold:	6			
Condominium:			351	<b>351</b>
Other:				
<b>Total Units:</b>	<b>8</b>		<b>351</b>	<b>351</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		30	181	106	34
<b>Total Units:</b>		<b>30</b>	<b>181</b>	<b>106</b>	<b>34</b>

#### **Parking and Loading**

Parking Spaces: 154      Bicycle Parking Spaces: 354      Loading Docks: 1

#### **CONTACT:**

Michelle Charkow, Senior Planner

(416) 338-7542

[Michelle.Charkow@toronto.ca](mailto:Michelle.Charkow@toronto.ca)