

23-29 Greenbriar Road – Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: May 5, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 17 - Don Valley North

Planning Application Number: 22 113864 NNY 17 OZ
22 113863 NNY 17 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 23-29 Greenbriar Road. The proposal is for the redevelopment of the existing four 2-storey rental apartment buildings with a new 10-storey (32.7 metres) residential building containing 169 dwelling units, including 22 rental replacement dwelling units. The proposal includes 15,667 square metres of residential gross floor area for an overall site density of 4.16 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 23-29 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 subject site is rectangular in shape and generally flat with a total lot area of 3,330 square metres. The subject site is located at the northeast corner of Greenbriar Road and Talara Drive with an approximate frontage of 74 metres along Greenbriar Road and 45 metres along Talara Drive. The rear of the subject site abuts a low-rise neighbourhood to the east improved with 2-storey semi-detached dwellings.

Immediately west of the subject site is 22-36 Greenbriar Road which is subject to an Official Plan Amendment and Zoning By-law Amendment application (File No. 21 252354 NNY 17 OZ) to permit a 24-storey residential building. Southwest of the subject site, at 71 Talara Drive, there is an active application for a 27-storey residential building (File No. 21 113721 NNY 17 OZ). Both of these applications are currently under review.

Existing Uses: The subject site is currently occupied by four 2-storey rental apartment buildings with associated driveways providing access to rear surface parking areas and detached garages. In total, the site currently contains 22 rental apartment units.

Official Plan Designation: *Apartment Neighbourhoods*

The City of Toronto Official Plan distinguishes from low-rise *Neighbourhoods* from *Apartment Neighbourhoods* because a greater scale of buildings is permitted in the *Apartment Neighbourhoods* land use designation. While existing *Apartment Neighbourhoods* are considered stable areas of the City not anticipated for significant growth, the Official Plan states that opportunities exist for infill in the form of townhouses or apartments on underutilized or vacant lots.

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. Section 4.4.2 states that "generally the highest densities and building heights should be promoted closest to the subway stations, and to a lesser extent along

the arterial roads." Subsection (d) goes on to further state that greater heights should be permitted adjacent to Highway 401, along with other key locations.

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 19. 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

Complete Application Submission Date: This application has been deemed complete as of February 24, 2022.

Description: A 10-storey residential building containing 169 dwelling units, including 22 rental replacement dwelling units. The proposal includes 15,677 square metres of residential gross floor area for an overall site density of 4.16 times the area of lot. A total of 173 parking spaces in a 3 level underground parking garage are also proposed.

Building Height: 10-storeys (30.65 metres (32.7 metres to the top of the mechanical penthouse)).

Residential Gross Floor Area: 15,667 square metres.

Density: 4.16 times the area of the lot.

Dwelling Units: The application proposes 169 dwelling units, comprised of 74 1-bedroom units (43.7%), 77 2-bedroom units (45.6%), and 18 3-bedroom units (10.7%). A total of 22 rental replacement dwelling units are also included which is comprised of 18 2-bedroom units and 4 1-bedroom units.

Access, Parking and Loading Spaces: Access to a three level underground parking garage containing 173 parking spaces, including 25 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 129 bicycle parking spaces are proposed as part of this development, which includes 116 long-term and 13 short-term spaces. One Type-G loading space is proposed and is located at the rear of the proposed building, accessed from the new proposed driveway from Talara Drive.

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, height, building setbacks, projections, angular plane projections, amenity space requirements, and parking space requirements. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Rental Housing and Demolition

A Rental Housing and Demolition application was submitted and is being reviewed concurrently. The Rental Housing and Demolition application proposes to demolish 22 rental dwelling units on the subject lands. The subject development proposes 22 replacement rental units. The application will be reviewed and reported on concurrently with the subject Official Plan Amendment and Zoning By-law Amendment applications.

Site Plan Control

The application is subject to Site Plan Control. An application for Site Plan Control application has been submitted (File No. 22 113863 NNY SA) and is being reviewed concurrently with this application.

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 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 appropriateness of the proposed development and its conformity with the objectives and policies of the built form and *Apartment Neighbourhoods* policies in the Official Plan, and the policies of the Sheppard East Subway Corridor Secondary Plan;
- The overall fit of the proposed building with respect to the proposed density and height;
- The proposed building setbacks, stepbacks, and both rear and front angular plane penetrations;
- Appropriateness of the proposed building setbacks and stepbacks in relation to transitions to the low-rise *Neighbourhood* to the east;
- The amount of vehicular parking spaces proposed, traffic mitigation, and proposed loading space location;
- The amount of indoor and outdoor amenity space;
- The massing and built form with respect to the City's Mid-Rise Building Performance Standards;
- The shadow and wind impacts on adjacent properties, including the *Neighbourhood* lands to the east, and the public realm;
- 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 both street frontages;
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

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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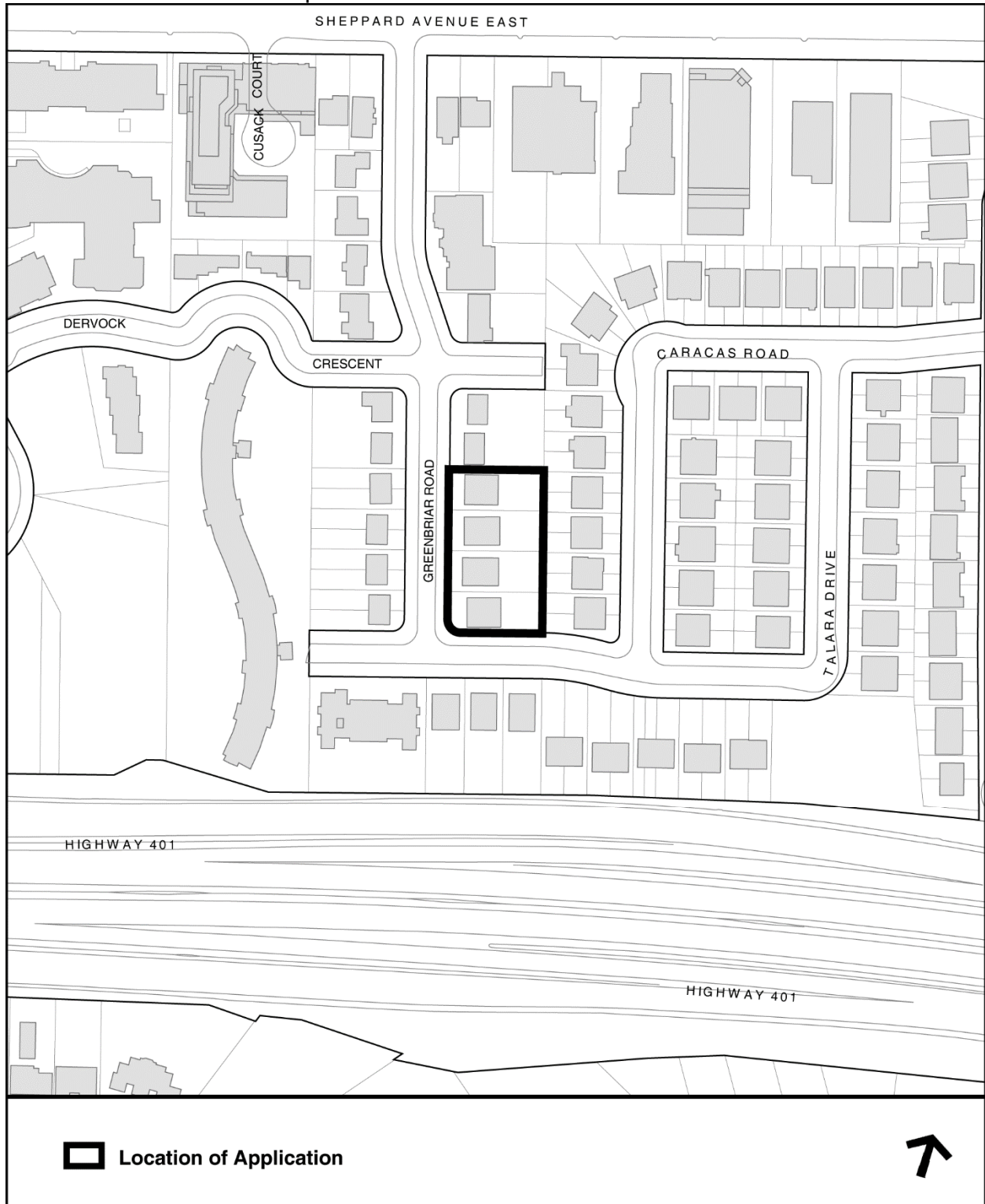
SIGNATURE

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

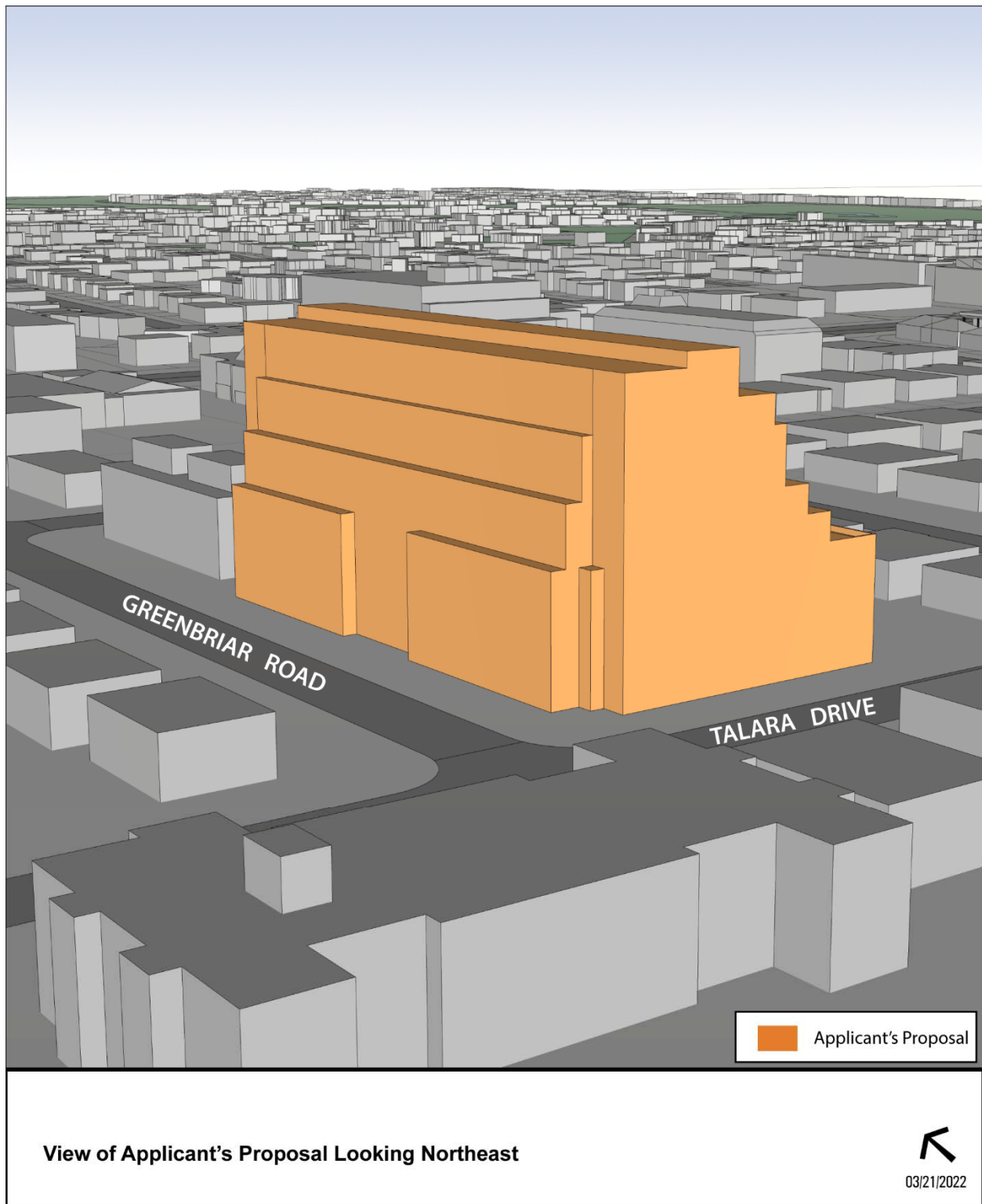
ATTACHMENTS

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

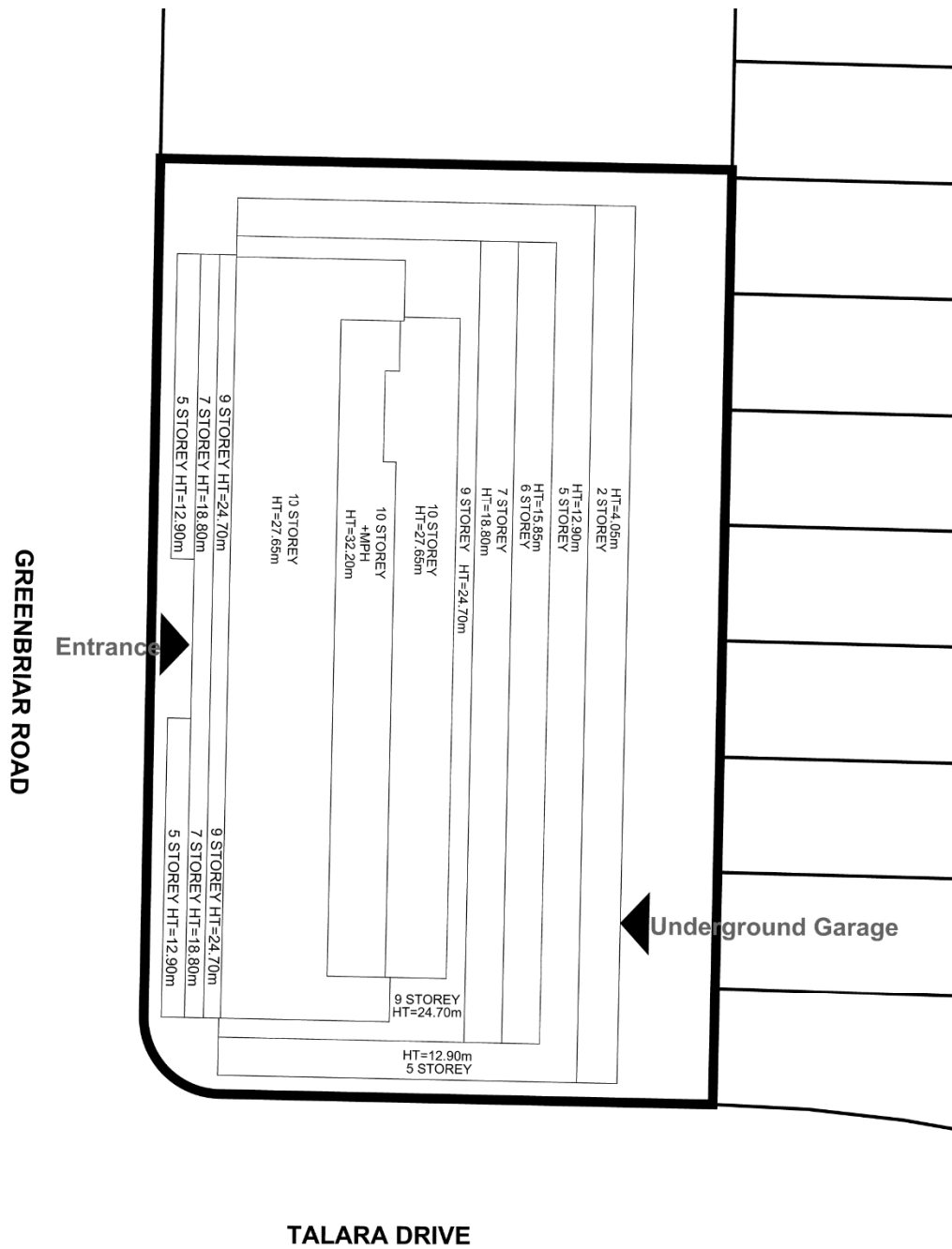
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



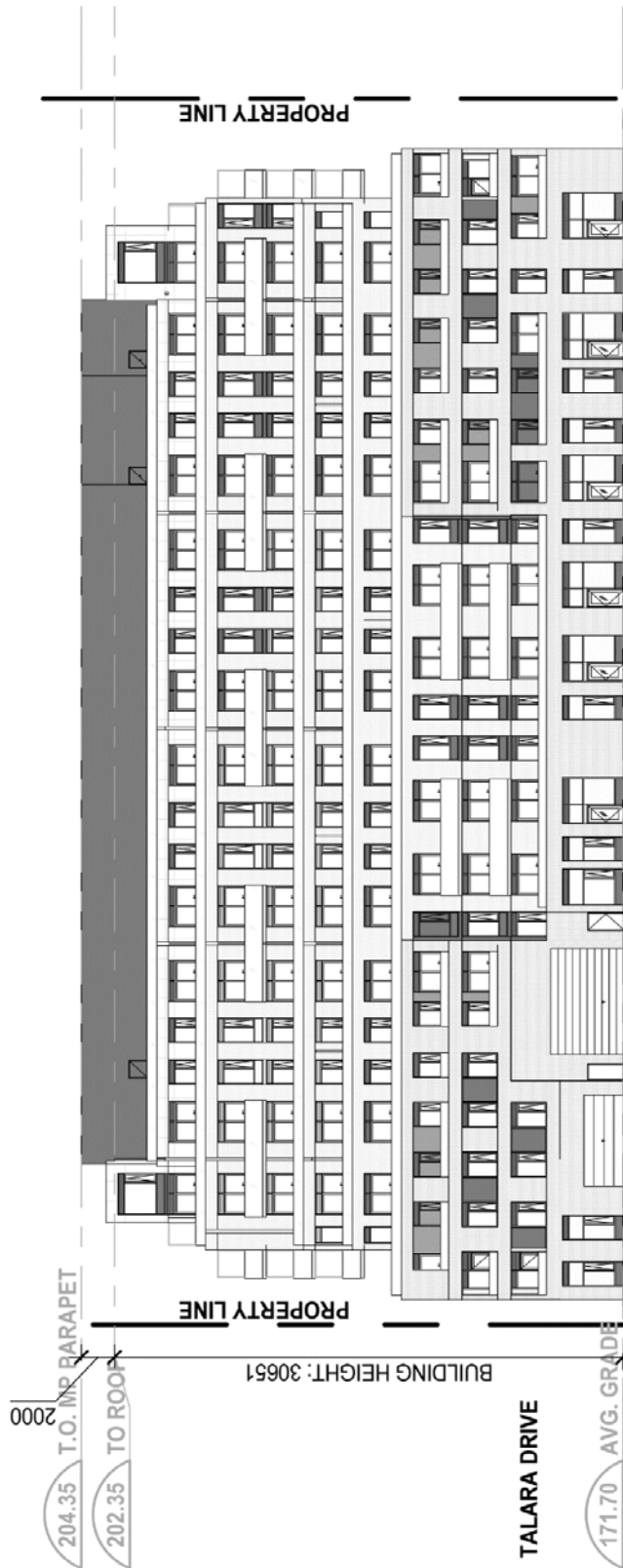
Attachment 3: Site Plan



Site Plan



Attachment 4: Elevations



East Elevation



North Elevation

Attachment 5: Official Plan Map




Official Plan Land Use Map #19

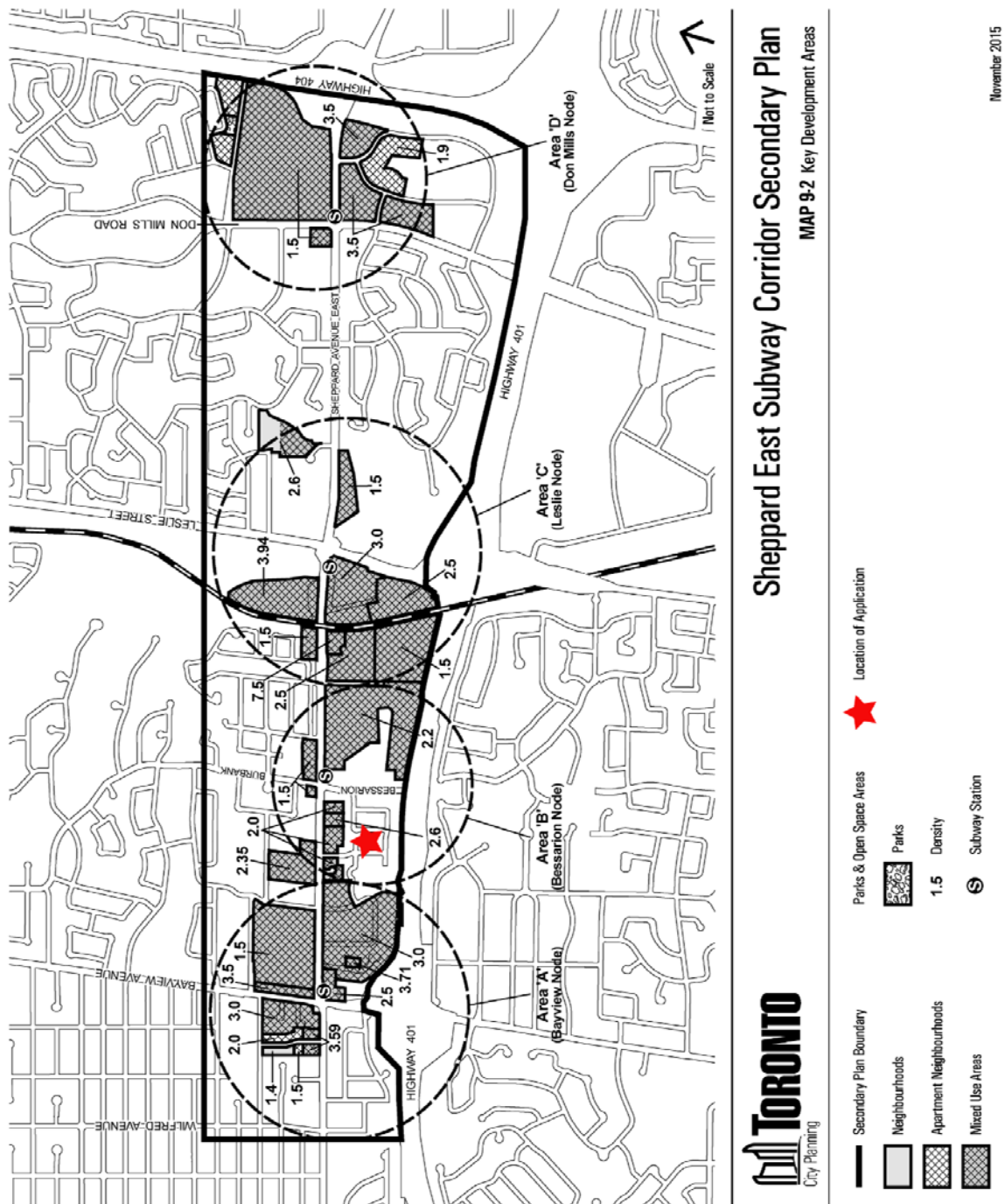
23-29 Greenbriar Road

File # 22 113864 NNY 17 0Z

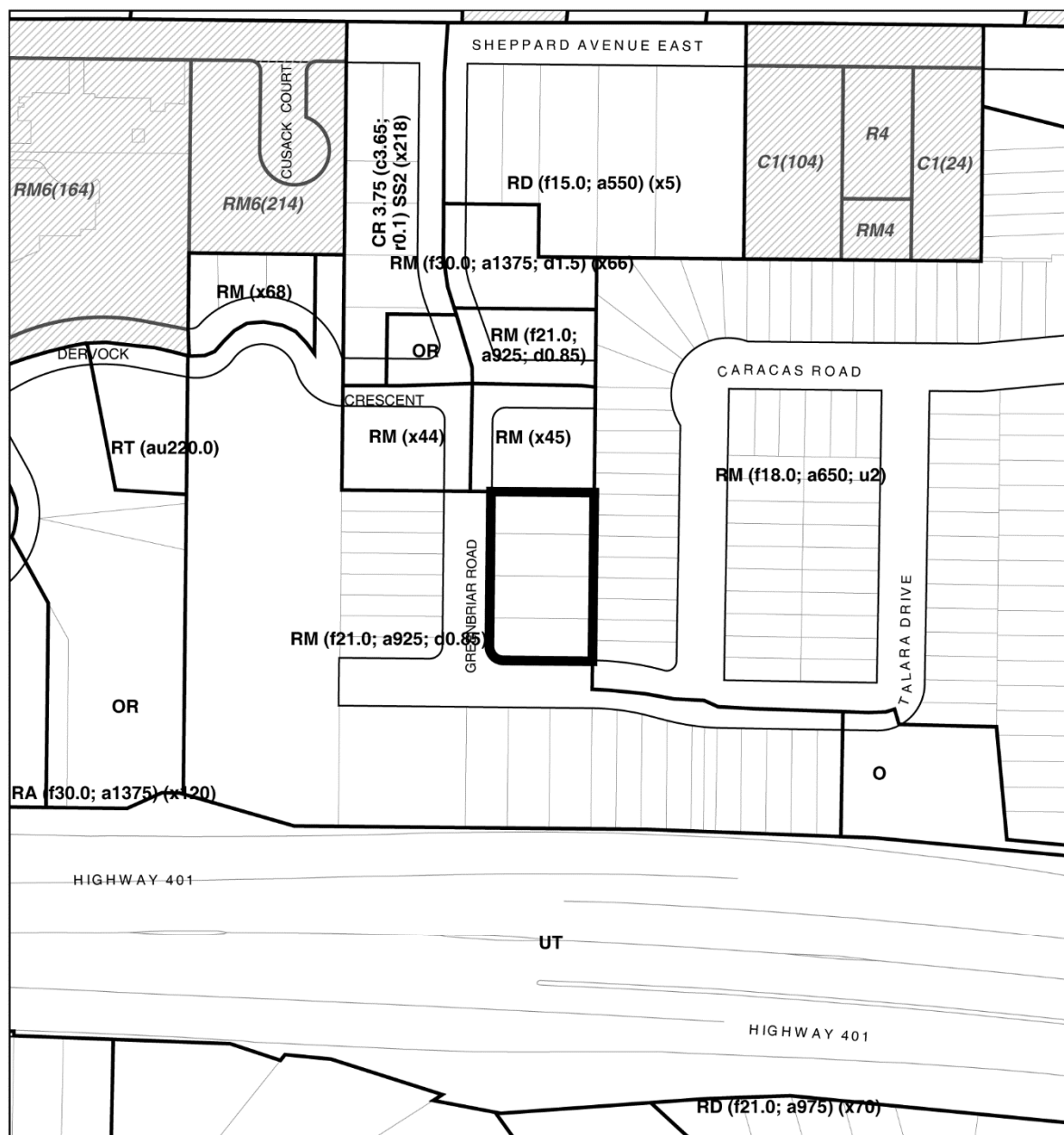



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Attachment 6: Secondary Plan Map



Attachment 7: Zoning By-law Map



Zoning By-law 569-2013

23-29 Greenbriar Road

File # 22 113864 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

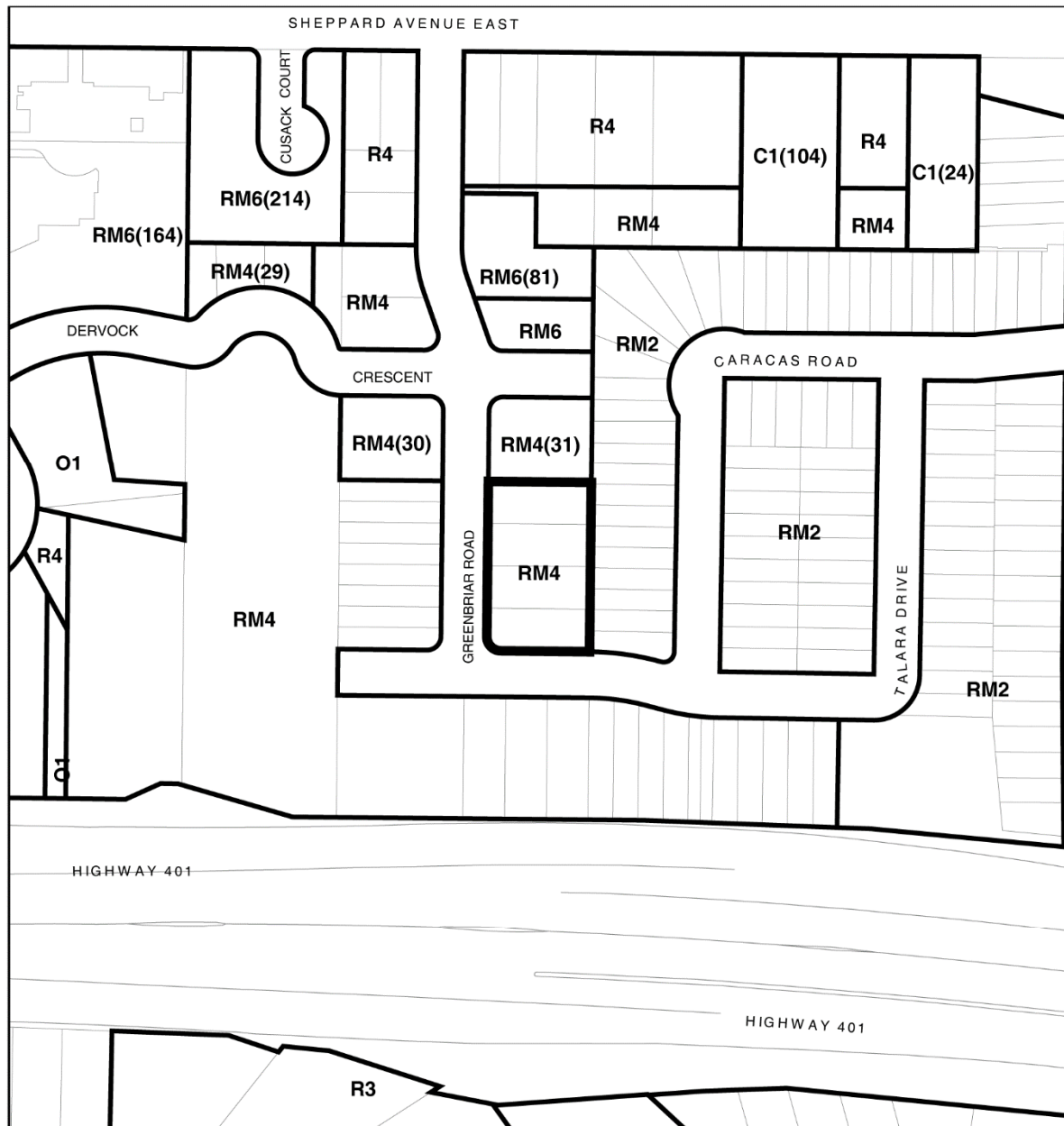


See Former City of North York By-law No. 7625

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
O1 Open Space Zone



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Zoning By-law 7625

23-29 Greenbriar Road

File # 22 113864 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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Attachment 8: Application Data Sheet

Municipal Address: 23-29 GREENBRIAR RD **Date Received:** February 24, 2022

Application Number: 22 113864 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 10-storey residential building containing 169 dwelling units, of which, 22 units are purpose-built rentals. The proposed residential gross floor area on the lot is 15,677 square metres.

Applicant	Agent	Architect	Owner
MHBC PLANNING LTD			GREENBRIAR ROAD INC

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): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	664		2,409	2,409
Residential GFA (sq m):	1,837		15,677	15,677
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,837		15,677	15,677
Height - Storeys:	2		10	10
Height - Metres:			31	32.7

Lot Coverage Ratio (%): 72.33 Floor Space Index: 4.16

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,677	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	22		22	22
Freehold:				
Condominium:	2		147	147
Other:				
Total Units:	24		169	169

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			74	77	18
Total Units:			74	77	18

Parking and Loading

Parking Spaces: 173 Bicycle Parking Spaces: 129 Loading Docks: 1

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