

**591 Finch Avenue West  
Zoning By-law Amendment Application  
Final Report**

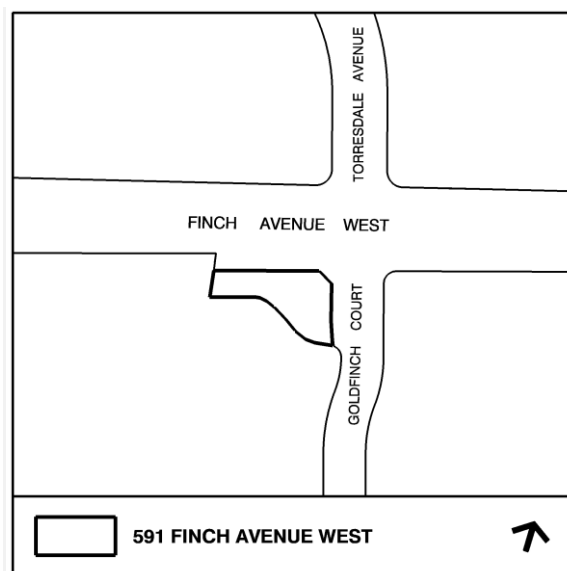
<b>Date:</b>	February 28, 2011
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	09 168432 NNY 10 OZ

## **SUMMARY**

This application proposes to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 1156-2010 to permit the construction of a 10-storey, 4,565m<sup>2</sup> residential building containing 56 units at 591 Finch Avenue West, on the southwest corner of Finch Avenue West and Goldfinch Court. There would be 67 parking spaces provided for residents and visitors in a three level underground parking structure.

The proposal would result in a compact residential building containing a variety of unit sizes, thus making efficient use of land and existing infrastructure, including public services and facilities, parks and open spaces and recreation facilities.

This report reviews and recommends approval of the application to amend the Zoning By-laws.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law 7625 for the lands at 591 Finch Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
2. City Council amend Zoning By-law 1156-2010 for the lands at 591 Finch Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes a 10-storey residential building with a total of 56 units and 67 parking spaces in a 3-level underground garage. A total gross floor area of 4,565m<sup>2</sup> is proposed which would result in a density of 3.9 times the lot area. The building would have a covered passenger pickup/drop-off area facing Goldfinch Court.

The proposed building is triangular-shaped and designed to fit into the northeast portion of the site, with units facing Finch Avenue West and Goldfinch Court, and an outdoor amenity area on the western portion of the site facing Finch Avenue West (see Attachment No. 1). The building would contain a mix of unit sizes consisting of 16 three-bedroom units, 16 two-bedroom units, 18 one-bedroom plus den units and 6 one-bedroom units. An indoor multi-purpose amenity area which faces Finch Avenue West is proposed on the ground floor. The applicant has advised that the development will result in a single condominium corporation.

Relevant project information is contained in the Application Data Sheet provided in Attachment No. 5.

### **Site and Surrounding Area**

The 0.12 ha vacant site is located at the southwest corner of Finch Avenue West and Goldfinch Court. The irregularly-shaped lot has 50.4 metres frontage on Finch Avenue West and approximately 27 metres frontage on Goldfinch Court. The site has significant slopes and is elevated from both Finch Avenue West and Goldfinch Court.

Land uses surrounding the site are as follows:

North: Directly across Finch Avenue West at the northwest corner of Torresdale Avenue is a 23-storey apartment building (10 Torresdale Avenue). To the west of this building is Robert Thicks Park and G. Ross Lord Park, and to the east are the Herbert H. Carnegie Centre and Centennial Library.

South: Immediately south of the site is a 12-storey apartment building (12 Goldfinch Court) with additional highrise buildings beyond.

East: Directly across Goldfinch Court at the southeast corner of the intersection is a 15-storey apartment building (11 Goldfinch Court). North York Branson Hospital is further to the east.

West: Abutting the site is an 18-storey apartment building (605 Finch Avenue West) with a 14-storey apartment building and the west branch of the Don River beyond.

### **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 by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The site is designated *Apartment Neighbourhoods* in the Official Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. Policy 4.2.2. of the Plan establishes development criteria in *Apartment Neighbourhoods* including:

- providing transitions between areas of different development intensity and scale;
- locating buildings to frame the edges of streets and parks;
- providing indoor and outdoor recreation space; and
- providing ground floor uses that enhance safety and amenity.

Unlike growth area designations such as the *Employment Areas* and *Mixed Use Areas*, *Apartment Neighbourhoods* are considered physically stable areas where significant growth is generally not anticipated. New development within *Apartment Neighbourhoods* is required to maintain the stability of the surrounding area and to reinforce the existing physical character of the buildings, streetscapes and open space patterns.

The built form policies of the Official Plan emphasize the importance of ensuring that new development fits within its existing context. New buildings must provide appropriate massing and transition in scale that will respect the character of the surrounding area.

### **Zoning By-law 7625 of the former City of North York**

The site is zoned Multiple Family Dwellings Sixth Density (RM6) Zone which permits multiple-family dwellings including apartment house dwellings. Lot coverage is limited to 35% of the lot area and gross floor area is limited to 150%. The maximum permitted height is 11.5 metres.

### **Zoning By-law 1156-2010 of the City of Toronto**

The subject lands are zoned “RA” under the new City of Toronto Zoning By-law 1156-2010. This is the Residential Apartment Zone (RA) which permits apartment buildings as well as a limited number of other uses suited to a residential setting.

### **Site Plan Control**

A site plan control application has been submitted with this rezoning application. The site plan is being reviewed concurrently with this application.

### **Reasons for Application**

A zoning amendment is required to revise the “RM6” zoning standards in the former City of North York By-law 7625 with respect to lot coverage, gross floor area, building height, parking and setbacks. An amendment is also required to the Residential Apartment (RA) Zone standards of City of Toronto Zoning By-law 1156-2010 with regard to lot area, building height, density, indoor amenity area and setbacks.

### **Community Consultation**

A community consultation meeting was held on March 22, 2010 at the Herbert H. Carnegie Centre. The meeting was attended by approximately 25 members of the community.

While there was general support for the proposal, a concern was raised that the proposed development would result in problems with short term parking on local streets.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the PPS. It would efficiently use land in an area that is well served by municipal infrastructure. It proposes a mix of residential unit sizes in a compact building.

The proposal conforms to, and does not conflict with, the Growth Plan for the Greater Golden Horseshoe promoting intensification along an arterial which is well served by public transit.

### **Land Use**

The proposed development conforms to the land use provisions of the Official Plan and the lands are appropriate for residential intensification. A compact residential intensification project in this location supports the land use and intensification goals of the Official Plan concentrating jobs and people in areas well served by surface transit and rapid transit stations.

### **Density, Height and Massing**

The applicant is proposing a building with a height of 10 storeys and a total gross floor area of 4,565m<sup>2</sup> which would result in a density of 3.9 times the lot area. This height and density are appropriate for this irregularly shaped site located on a major arterial in the centre of an existing *Apartment Neighbourhoods* designation.

The triangular-shaped building has been designed to efficiently fit on the site with the ground floor servicing and passenger area being covered by an extension of the 3rd to 10th floors. All vehicular parking has been accommodated in an underground garage and the loading area has been incorporated into the passenger pick-up/drop-off area for further efficiencies. The at-grade outdoor space would be used as amenity area for the residents. While the building itself is compact and contains only 56 units, the incorporation of the building elements in a vertical fashion results in a building that occupies much of the irregularly-shaped site, resulting in the proposed density of 3.9 times the lot area.

As noted previously, surrounding buildings range in height from 12 storeys to 23 storeys. As the development parcel is in the centre of a cluster of taller apartment buildings which are surrounded by open space, the nearest abutting buildings are located a significant distance away. There is, therefore, no need to provide built-form transition to neighbouring properties and terracing has not been proposed for the building. The

existing Finch Avenue West right-of-way in this location is 36 metres meaning the proposed building, having a height of 31 metres, is not a tall building as defined in the City's Tall Building Guidelines.

### **Streetscape**

The proposed building has been designed with the building facades located on the property line along both Finch Avenue West and Goldfinch Court, creating a suitable street presence and sense of enclosure and activity for pedestrians along the streets. The main entrance is located at the corner of Finch Avenue West and Goldfinch Court with easy access to bus stops on Finch Avenue in both directions. While there are no doors along the Finch Avenue West frontage, the elevation is fully glazed, enhancing pedestrian safety through "eyes-on-the-street".

### **Sun and Shadow**

The applicant has submitted a Shadow Study for the proposal that demonstrates the shadow impacts of the project on adjacent streets and properties would be acceptable. The proposed development is sufficiently removed from low density residential neighbourhoods that there would be no shadow impacts or transition issues. The shadow study has been reviewed by City staff and is acceptable.

### **Traffic Impact, Access, Parking and Loading**

Vehicular access to the site would be provided by a full movement access from Goldfinch Court at the south end of the development site. A second vehicular access to the combined passenger pick-up/drop-off and loading area would also be provided from Goldfinch Court. A total of 67 parking spaces would be provided in a three level underground garage.

The site circulation and parking garage layout have been reviewed and accepted by City staff.

### **Bicycle Parking**

The City of Toronto Zoning By-law requires the provision of bicycle parking for residents and visitors to the building. This requires a total of 44 bicycle parking spaces with 40 of those spaces being provided in secure, weather-protected and enclosed bicycle parking areas. The applicant has proposed bicycle rooms for 20 bicycles in each of the first and second levels of the parking structure. Additionally, 8 bicycle parking spaces would be provided at ground level across from the passenger drop-off area. The proposal complies with the City of Toronto standards.

### **Servicing**

The applicant provided a Storm Water Management Report and a Preliminary Site Servicing Design Brief prepared by Pinestone Engineering. The reports and accompanying plans have been reviewed and accepted by Technical Services staff.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows the local parkland provisions across the City. The site which is the subject of this application is in an area with 0.43 – 0.79 hectares of local parkland per 1,000 people. The site is in the middle quintile of current parkland provision. The site is in a parkland priority area as per the Alternative Parkland Dedication By-law 1420-2007.

The application proposes 56 residential units on the 1,172m<sup>2</sup> site. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.0746 hectares or 63% of the site. However, as the site area is less than 1 hectare, a cap of 10% applies. Therefore, the proposed residential development would be subject to a parkland dedication equivalent to 117m<sup>2</sup>.

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is acceptable to Parks, Forestry and Recreation staff as the dedication is too small to be of functional use.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The current application and the accompanying Site Plan Control Application were submitted prior to the Toronto Green Standard being in effect therefore compliance is voluntary. Notwithstanding, the applicant proposes to comply with the requirements of the Toronto Green Standard to the extent possible for this project.

## **Site Plan Status**

The application for Site Plan Control is being reviewed concurrently with this Zoning By-law Amendment application. There are generally no outstanding issues related to the Site Plan Control application and it is anticipated that Site Plan Control Approval will follow shortly after the Zoning By-law Amendment is in effect.

## **Development Charges**

It is estimated that the development charges for this project would be approximately \$429,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

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E-mail: cfergus@toronto.ca

## **SIGNATURE**

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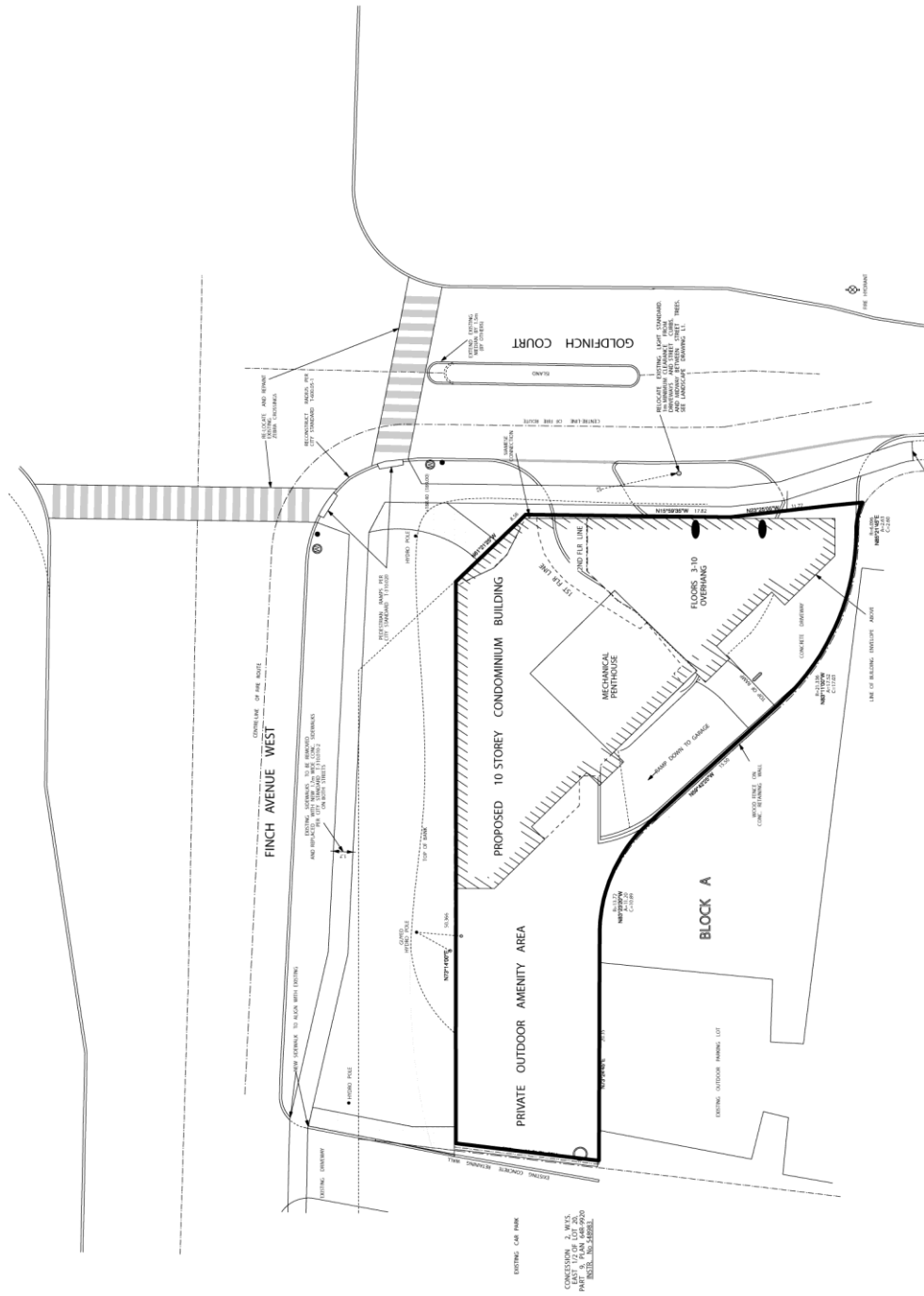
Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: Northeast Elevation  
Attachment 2b: Southwest Elevation  
Attachment 3a: Zoning (former City of North York Zoning By-law 7625)  
Attachment 3b: Zoning (City of Toronto Zoning By-law 1156-2010)  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment to the former City of North York  
Zoning By-law 7625  
Attachment 7: Draft Zoning By-law Amendment to the City of Toronto Zoning By-law 1156-2010



Staff report for action – Final Report – 591 Finch Avenue West



## Site Plan

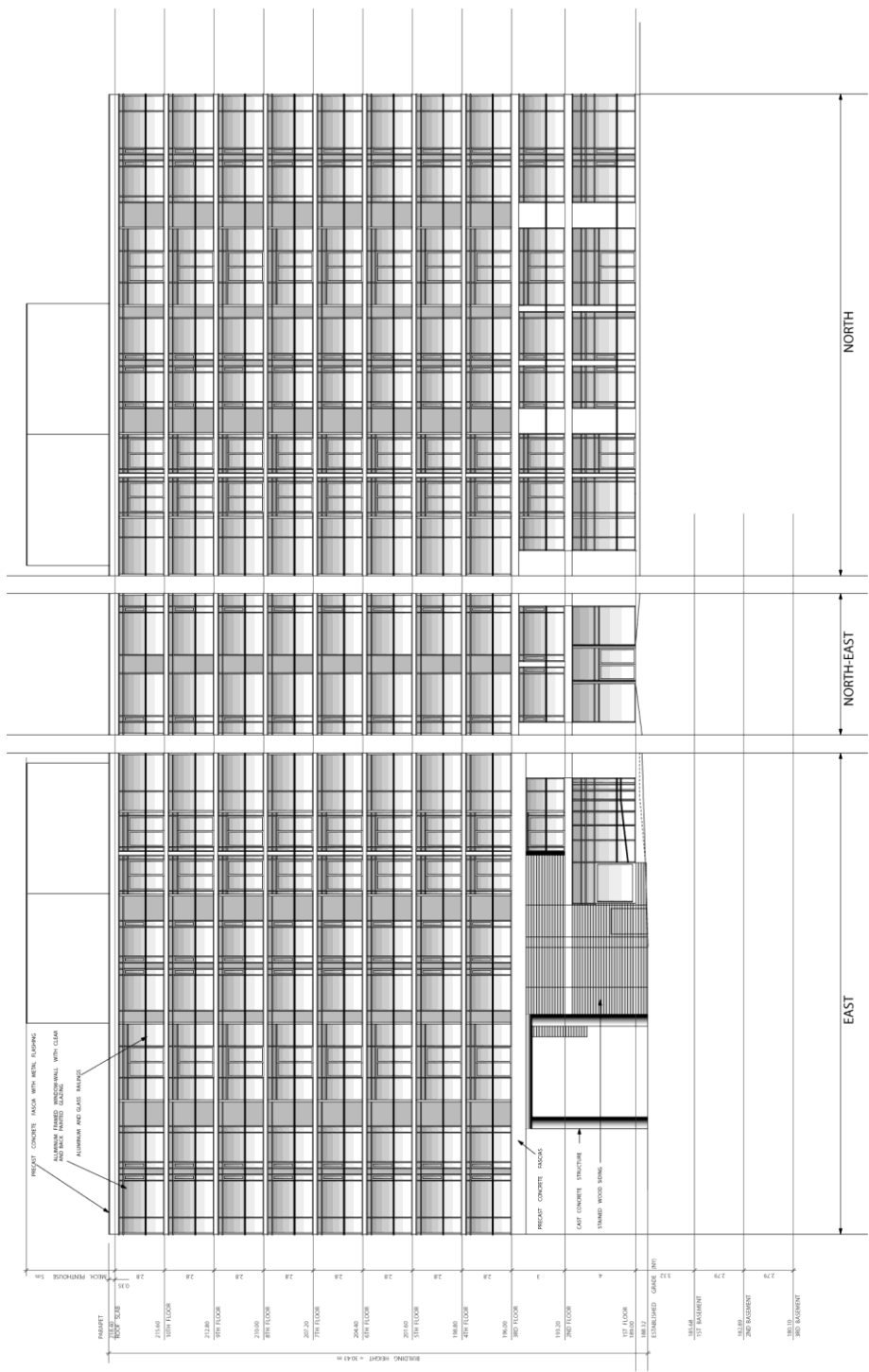
Applicant's Submitted Drawing

Not to Scale  
02/15/2011

591 Finch Ave. West

File # 09\_168432

Attachment 2a: Northeast Elevation



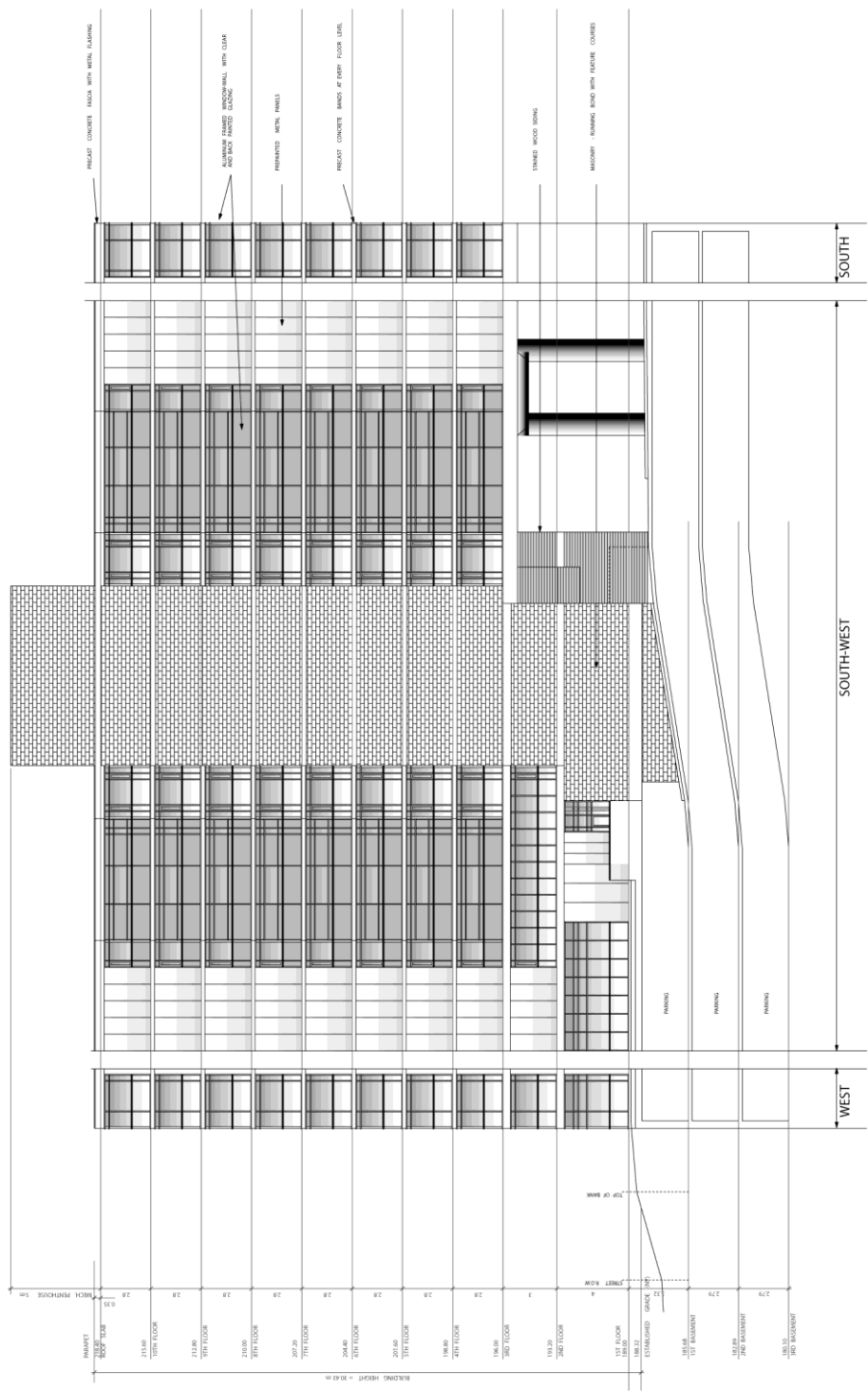
591 Finch Ave. West

File # 09\_168432

Elevations  
Applicant's Submitted Drawing

Not to Scale  
02/15/2011

Attachment 2b: Southwest Elevation



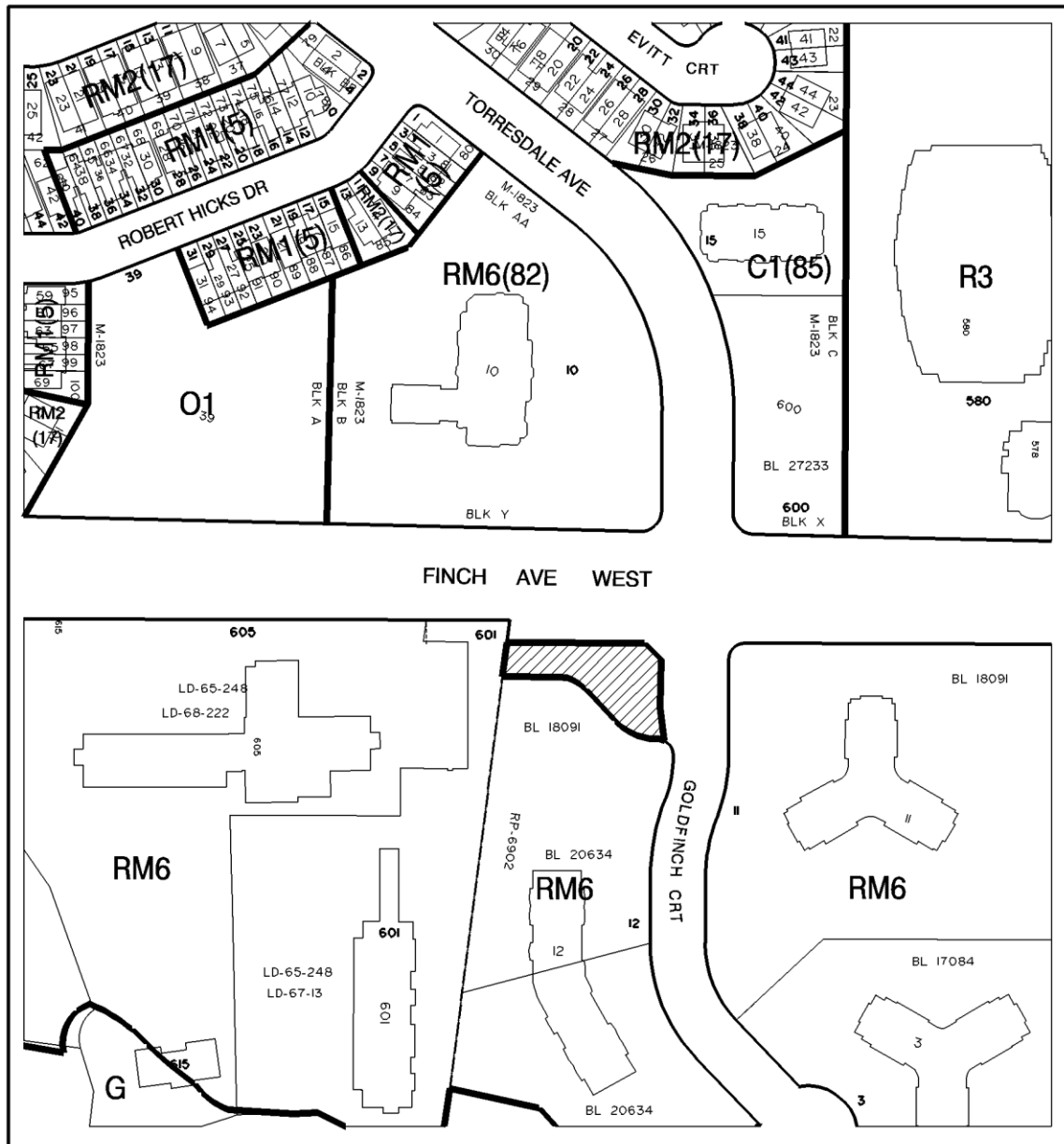
591 Finch Ave. West

Elevations  
Applicant's Submitted Drawing

Not to Scale  
02/15/2011

File # 09 168432

## Attachment 3a: Zoning (former City of North York Zoning By-law 7625)



**Toronto** City Planning  
Zoning

**591 Finch Avenue West**

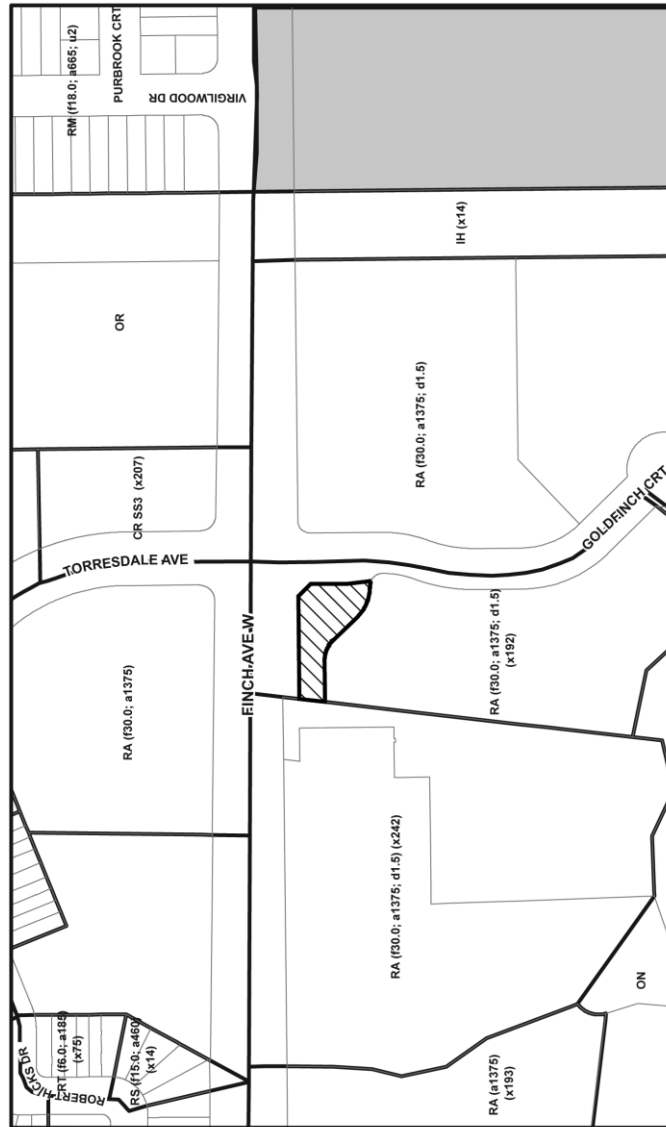
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C1 General Commercial Zone  
R3 One-Family Detached Dwelling Third Density Zone  
RM1 Multiple-Family Dwellings First Density Zone  
RM2 Multiple-Family Dwellings Second Density Zone  
RM6 Multiple-Family Dwellings Sixth Density Zone

G Greenbelt Zone  
O1 Open Space Zone  
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
Not to Scale  
Zoning By-law 7625  
Extracted M0/DA/2008

## Attachment 3b: Zoning (City of Toronto Zoning By-law 1156-2010)



591 Finch Ave. West

File # 09 168432 NNY 02



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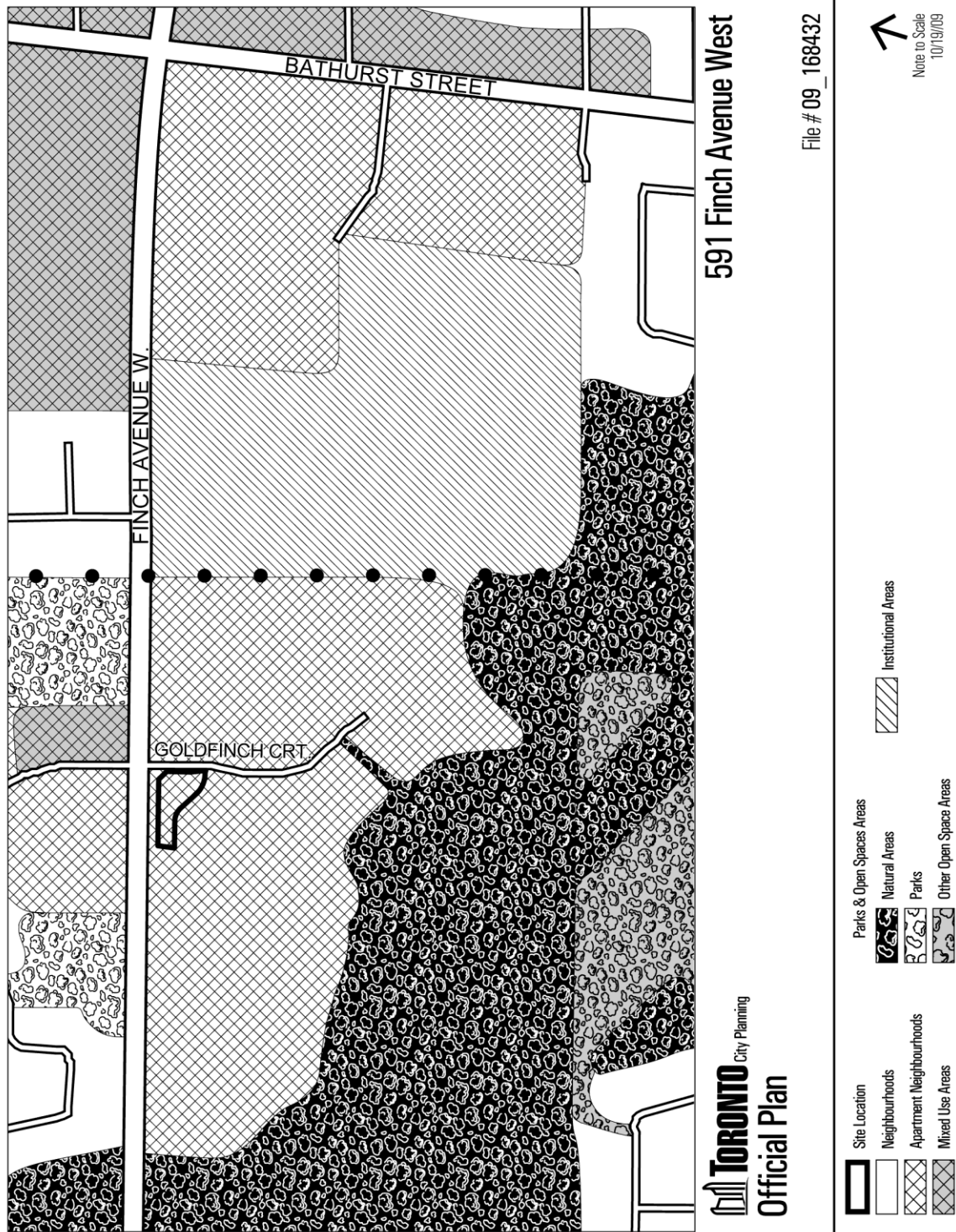
Extracted 02/15/2011

RA Residential Apartment Zone  
CR Commercial Residential Zone  
IH Institutional - Hospital Zone  
ON Open Space - Natural Zone  
OR Open Space - Recreation Zone

Subject Site  
Not Part of Zoning By-law 1156-2010  
RS Residential Semi-Detached Zone  
RT Residential Townhouse Zone  
RM Residential Multiple Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

## Attachment 4: Official Plan



## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	09 168432 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	September 14, 2009

Municipal Address:	0 FINCH AVE W S/S
Location Description:	PLAN 6902 PT GOLDFINCH CT (CLOSED) 1FT RESERVE RP64R-9667 PARTS 1 & 2 **GRID N1003
Project Description:	Proposed 10 storey condominium building on existing vacant land

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AMBIENCE BUILDERS AND DEVELOPERS INC			AMBIENCE BUILDERS & DEVELOPERS INC

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	RM6	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	1,172	Height:	Storeys:	10
Frontage (m):	50.4		Metres:	29.75
Depth (m):	irregular			
Total Ground Floor Area (sq. m):	607.14			<b>Total</b>
Total Residential GFA (sq. m):	4,565		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4,565			
Lot Coverage Ratio (%):	0			
Floor Space Index:	3.89			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	4565	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	24	Office GFA (sq. m):	0	0
2 Bedroom:	16	Industrial GFA (sq. m):	0	0
3 + Bedroom:	16	Institutional/Other GFA (sq. m):	0	0
Total Units:	56			