

10 San Romanoway – Rezoning – Final Report

Date:	February 11, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	09 122097 NNY 08 OZ

SUMMARY

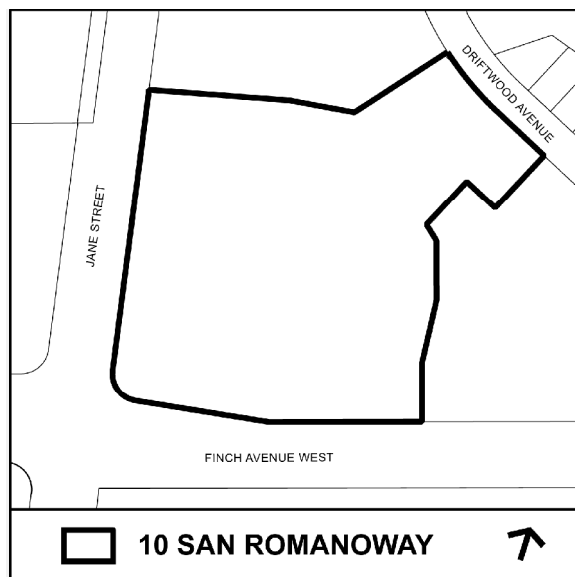
This application was made on March 31, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the Zoning By-law to permit the existing medical office on a permanent basis. This medical office occupies the ground floor of the southwest wing of the existing apartment building at 10 San Romanoway. The use is compatible with the surrounding neighbourhood. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

An application under Section 45 of the *Planning Act* was submitted to vary the provisions of the former City of North York Zoning By-law to permit a medical office within the existing building (units 110, 111, 112 and 114) on the subject property. This application was approved by the Committee of Adjustment on July 11, 2005 for a three year period.

A preliminary report for this application was approved by North York Community Council at its September 15, 2009 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be held and that notice be given according to the regulations of the *Planning Act*. The preliminary report is available at:

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21689.pdf>.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Zoning By-law to permit the existing medical office on a permanent basis. This medical office occupies the ground floor of the southwest wing of the existing apartment building at 10 San Romanoway as illustrated in Attachment 1.

The medical office is operated by two not-for-profit organizations receiving provincial funding. They provide services and supports to youth within the community. The facility consists of office space for social workers, psychologists, psychiatrists and community workers and client program space. Staff also provides off-site services to their clientele within the Jane Street and Finch Avenue area.

Site and Surrounding Area

The 32,406 m² site is located on the northeast corner of Jane Street and Finch Avenue and contains a 33 storey apartment building with 423 residential units. The building has 109 surface parking spaces and 409 spaces in a single level of underground parking. The medical office is approximately 420 m².

Development in the vicinity of the site is described as follows:

- North: An 18 storey apartment building and a hydro corridor are located immediately to the north of the site;
- South: A shopping centre and retail strip plaza are located on the south side of Finch Avenue;
- East: An 18 storey apartment building and low-density residential uses are located to the east of the site; and

West: A gas station and Yorkgate Mall are located on the west side of Jane Street.

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 Official Plan designates the subject site *Apartment Neighbourhoods*. *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. *Apartment Neighbourhoods* are considered physically stable areas and development will be consistent with this objective and reinforce and respect the existing physical character of buildings, streetscapes and open space patterns.

Zoning

The site is currently zoned Multiple-Family Dwellings Sixth Density Zone (RM6) by the former City of North York Zoning By-law. The RM6 Zone permits a range of residential uses, nursing homes, sanitariums, religious institutions, home occupations, recreational uses and institutional uses. Development performance standards vary depending on type of use.

A site specific exemption, enacted in 1969, permits the existing 33 storey apartment building and a three-storey medical centre building.

Site Plan Control

The proposal is not subject to Site Plan Control Approval as no development is proposed.

Reasons for Application

An amendment to the Zoning By-law is required because the medical office is not located within a detached medical office building as required by the site specific exemption.

The Committee of Adjustment approved a medical office use in the existing building for a three-year period on July 11, 2005. This temporary permission has lapsed and a rezoning application is required to permit the medical office on a permanent basis.

Community Consultation

A community consultation meeting was held on December 9, 2009 at the Driftwood Community Centre. Three members of the public attended the meeting. No issues were raised about the proposed use.

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 (PPS) and Provincial Plans

The proposal is consistent with the PPS. The application supports the PPS's objective of ensuring that necessary public service facilities are available to meet current and future needs.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The proposed use is consistent with the land uses provided for in the *Apartment Neighbourhoods* designation of the Official Plan. The *Apartment Neighbourhoods* designation provides for apartment buildings, lower scale residential uses, parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. This use is considered a small-scale service and office use servicing the needs of area residents, as described previously. The use occupies the ground floor (southwest wing) of the existing 33-storey apartment building. No additional gross floor area is proposed.

The Building Division deemed the existing facility to be a medical office use in 2005 since members of the medical profession (psychiatrists and psychologists) operate out of the facility. However, the facility is closer in operation to a community health centre than a traditional medical office. As such, the proposed draft Zoning By-law Amendment will limit the medical office in the apartment building to a facility operated by or directly funded by a government agency or non-profit institution where members of the public are provided with:

- (a) health services, not including pharmacy, optometry and dentistry;
- (b) social services, including group and individual counselling;
- (c) activities for their physical and psychological well-being; and
- (d) where neither overnight care nor living accommodation is provided.

Traffic Impact and Parking

Traffic and parking studies were submitted with the application. The traffic study identified that given the low traffic volume associated with the existing facility and the site's accessibility to transit, allowing the use on a permanent basis will not pose any significant operational impacts on the existing road network.

The existing site-specific Zoning By-law for this residential complex requires parking based on a ratio of 125 per cent of the total number of dwelling units on the site. The parking study submitted with the application identifies 518 existing parking spaces on site. Parking spaces are provided in surface lots (109 spaces) and in a single level of underground parking (409 spaces). The parking study identifies that the existing supply of 518 parking spaces accommodates the parking demands of the 423 residential units and the facility. Of the existing 518 parking spaces, 12 surface parking spaces have been allocated to the facility. Transportation Services advises they support the continuation of the existing medical office use and do not object to the allocation of 12 parking spaces for the facility.

Development Charges and Parkland Dedication

This proposal recognizes an existing condition and no development is proposed at this time. As such, development charges and parkland dedication are not applicable.

CONTACT

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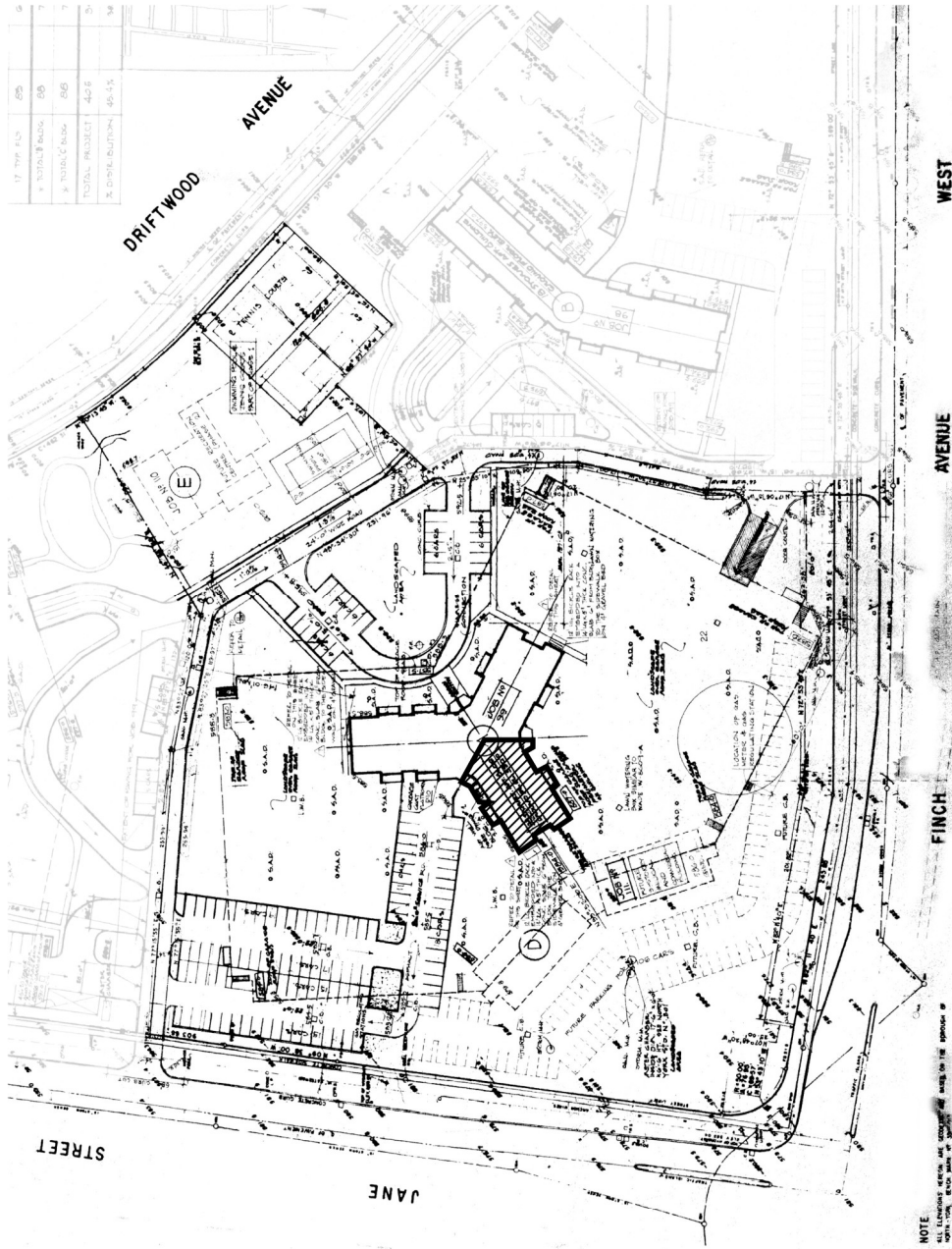
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet
Attachment 4: Draft Zoning By-law Amendment

Attachment 1: Site Plan



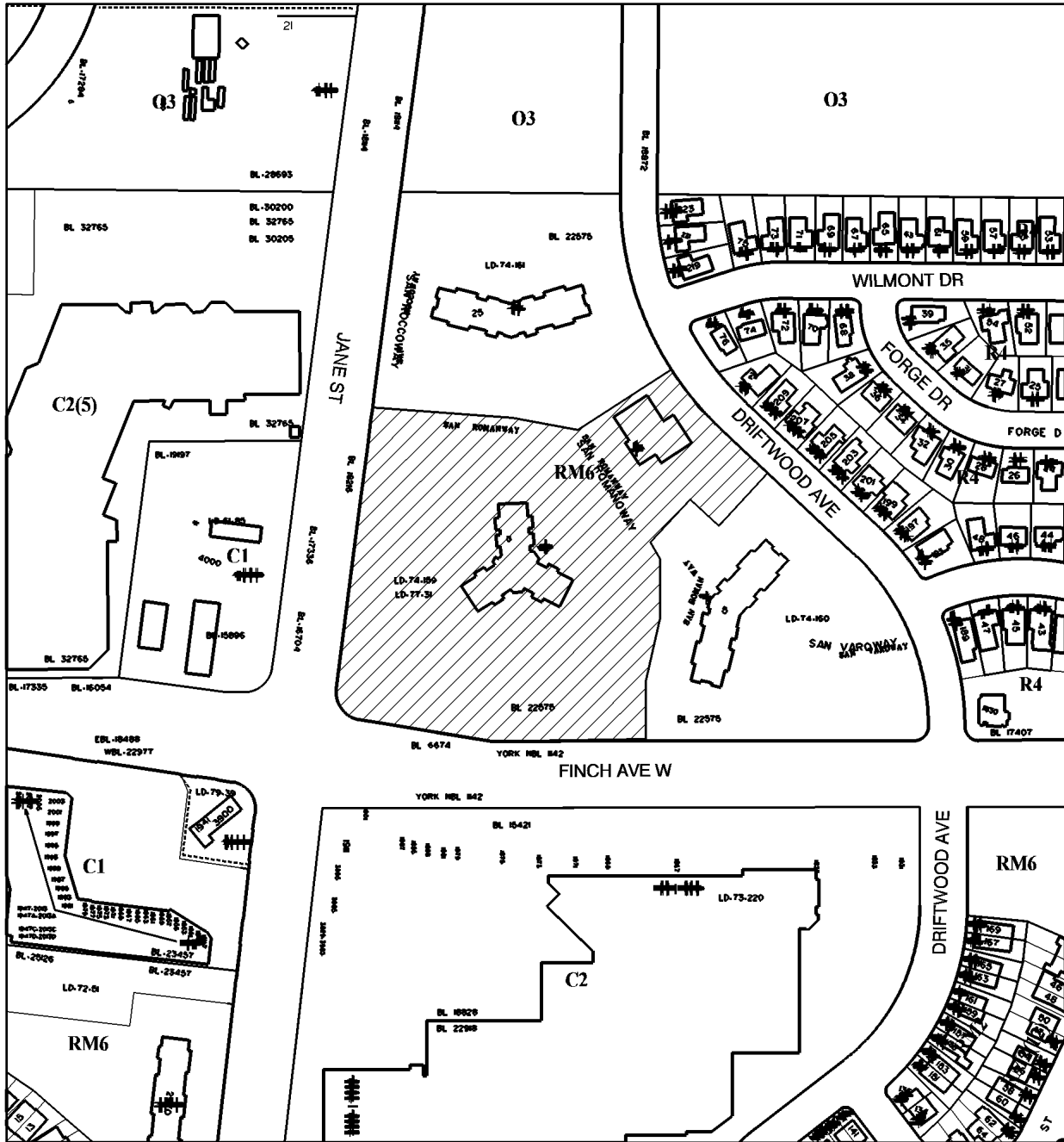
10 San Romanoway

Site Plan
Applicant's Submitted Drawing

Not to Scale
05/05/09

File # 09_122097

Attachment 2: Zoning



Toronto City Planning
Zoning

10 San Romanoway
File # 09_122097

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone

O3 Semi-Public Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 05/05/2009

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 122097 NNY 08 OZ
Details	Rezoning, Standard	Application Date:	March 31, 2009

Municipal Address: 10 SAN ROMANOWAY
 Location Description: PLAN M1004 PT BLK H RP 66R8123 PART 2 PART 5 PART 7 PART 10 TO 15
 **GRID N0802
 Project Description: Application to rezone a portion of the ground floor of the existing building to permit a medical office use.

Applicant:	Agent:	Architect:	Owner:
GRIFFIN CENTRE			GLEN ASH DEVELOPMENTS

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	22575
Zoning:	RM6	Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	32,406	Height:	Storeys:	33
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	420		Loading Docks	0
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	420	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Cassidy Ritz, Planner
	TELEPHONE:	(416) 395-7053

Attachment 4: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 2010
Enacted by Council: ~, 2010

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2010

To amend ~ Zoning By-law No. 7625, as amended, With respect to the lands municipally known as 10 San Romanoway

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. By-law No. 7625 of the former City of North York, as amended by By-law 22575, is hereby further amended by adding the following subsection to Section 64.20:

“64.20 (190) RM6 (190)

- (a) A professional medical office not exceeding 420 m² of gross floor area on the ground floor of the apartment building is permitted;
- (b) The parking for the apartment building shall be provided at a ratio of 119% of the total number of dwelling units contained therein; and
- (c) A minimum of 12 parking spaces shall be provided for the professional medical office use.

For the purpose of this exception, a “professional medical office” shall mean a facility operated by or directly funded by a government agency or non-profit institution where members of the public are provided with:

- (a) health services, not including pharmacy, optometry and dentistry;
- (b) social services, including group and individual counselling;
- (c) activities for their physical and psychological well-being; and
- (d) where neither overnight care nor living accommodation is provided.

3. Notwithstanding any defined terms to the extent modified by this By-law and the provisions noted herein, all other provisions and defined terms of the former City of North York By-law Nos. 7625 and 22575, as amended, continue to apply.
4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational”.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

