

**591 Finch Avenue West and 0 Goldfinch Court-  
Rezoning Application - Preliminary Report**

<b>Date:</b>	February 16, 2010
<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

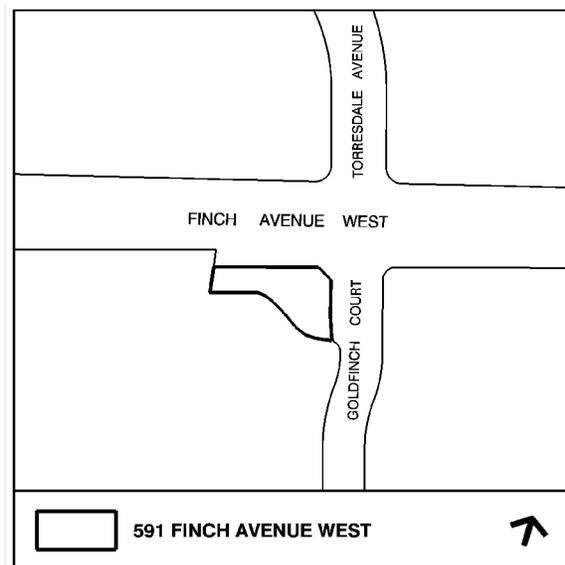
**SUMMARY**

This application was made on September 14, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes a 10-storey residential building containing 56 units at 591 Finch Avenue West, on the southwest corner of Finch Avenue West and Goldfinch Court. The site is an irregularly shaped lot that is presently vacant.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

In consultation with the Ward Councillor, a community consultation meeting is being planned for late March, 2010. A Final Report and Public Meeting under the Planning Act to consider this application is targeted for the first quarter of 2011, provided any required information is submitted by the applicant in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

### Pre-Application Consultation

A number of pre-application meetings were held with the applicant to discuss the proposal and submission requirements.

## ISSUE BACKGROUND

### Proposal

This application proposes a 10-storey residential building with a total of 56 units and 67 underground parking spaces. The site is an irregularly shaped lot with frontage on both Finch Avenue West and Goldfinch Court.

The proposed building is a contemporary design with a glazed exterior. The triangular shaped building is designed to fit the lot with units facing Finch Avenue West and Goldfinch Court, and an outdoor amenity area facing Finch Avenue West. The building would have a covered vehicular drop-off area at the rear with access from Goldfinch Court.

The proposed 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 is proposed on the ground floor off the lobby, which faces Finch Avenue West.

The proposed total gross floor area is 4,565 m<sup>2</sup>, resulting in a density of 3.9 times the area of the lot. Additional site statistics are provided on the Application Data Sheet (Attachment 5).

### Site and Surrounding Area

This vacant site has a total area of 1,173 m<sup>2</sup> and is located at the southwest corner of Finch Avenue West and Goldfinch Court. This site has 56 metres frontage on Finch Avenue West and 43 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 area are as follows:

- North: Directly north, across Finch Avenue West, is a 22-storey apartment building. To the west of this building is Robert Thicks Park and G. Ross Lord Park, and to the east is Centennial Arena and Centennial Library.
- South: Immediately south of the site is a 12-storey apartment building with additional highrise buildings beyond.
- East: Directly across Goldfinch Court is a 15-storey apartment building. North York Branson Hospital is further to the east.
- West: Abutting the site is a 14-storey apartment building, with 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity 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 sets out development criteria in *Apartment Neighbourhoods* including, but not limited to:

- 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 areas such as the *Centres* and *Avenues*, *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 will provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Official Plan also provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. The City may require the owner to enter into an agreement to secure these matters.

## **Zoning**

The site is zoned Multiple-Family Dwellings Sixth Density Zone (RM6) 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.

## **Site Plan Control**

A Site Plan Control application (09 168425 NNY 10 SA) has been submitted with this rezoning application. The site plan is being reviewed with this application.

## **Reasons for the Application**

A zoning amendment is required to revise the RM6 zoning standards with respect to gross floor area, building height, parking, lot coverage and setbacks.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Shadow Study
- Stormwater Management
- Construction Mitigation
- Parking Study
- Vehicle Manoeuvring Study
- Survey

A Notification of Complete Application was issued on February 2, 2010.

## Issues to be Resolved

On a preliminary basis, the following issues have been identified with the proposal:

- The appropriateness of the increase in height and density.
- Site Plan matters related to property grading.
- The adequate provision of vehicular and bicycle parking spaces.
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, approved by City Council in December 2008. As of January 31, 2010, new planning applications, including Zoning By-law amendments and site plan control applications are required to meet the Tier 1 environmental performance measures. Applicants may also choose to meet Tier 2, a voluntary higher level of environmental performance.

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

## CONTACT

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## SIGNATURE

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

## ATTACHMENTS

Attachment 1: Site Plan

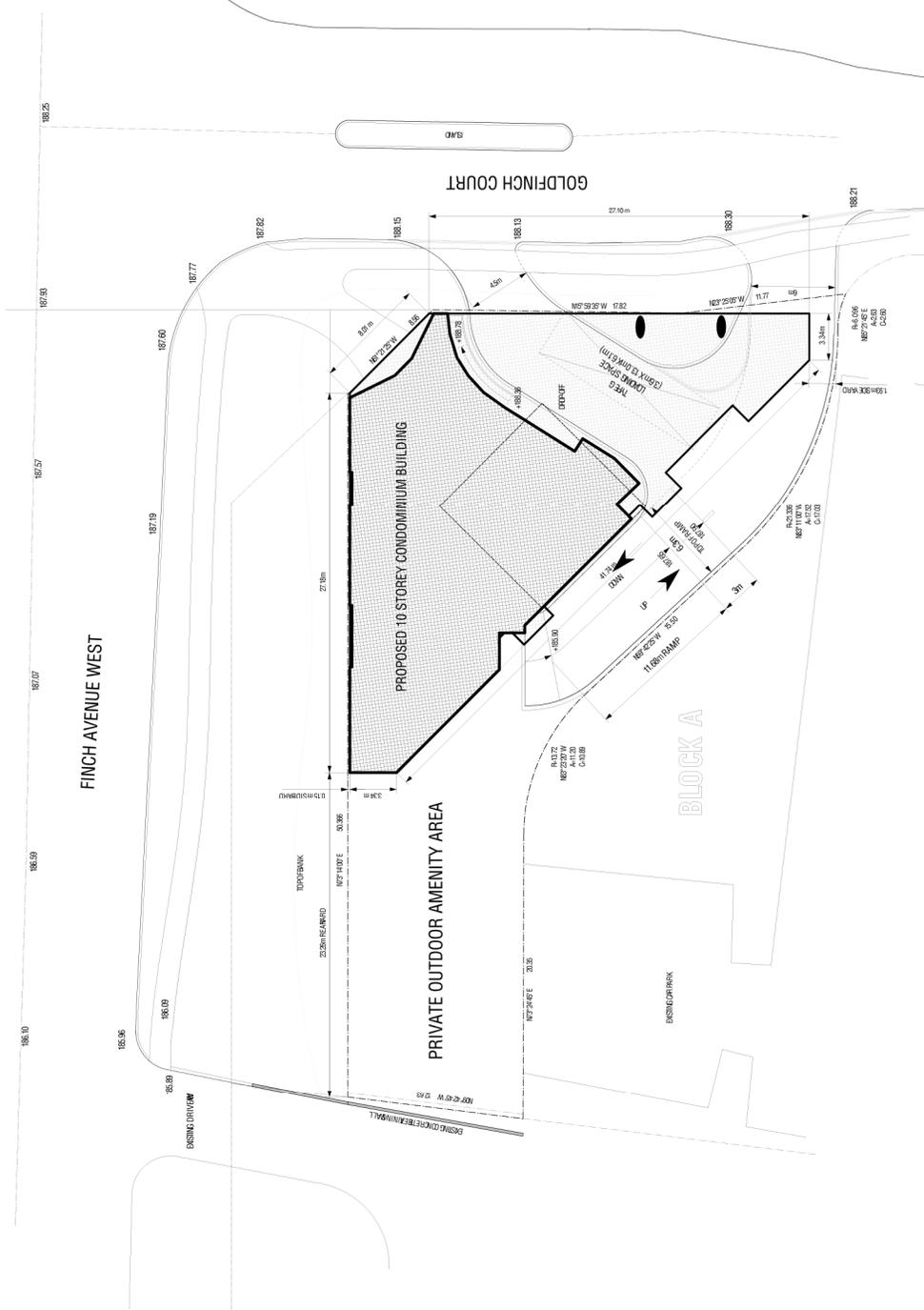
Attachment 2: Perspective

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



591 Finch Avenue West

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/19/09

File # 09\_168432



## Attachment 2: Perspectives



**591 Finch Avenue West**

File # 09\_168432

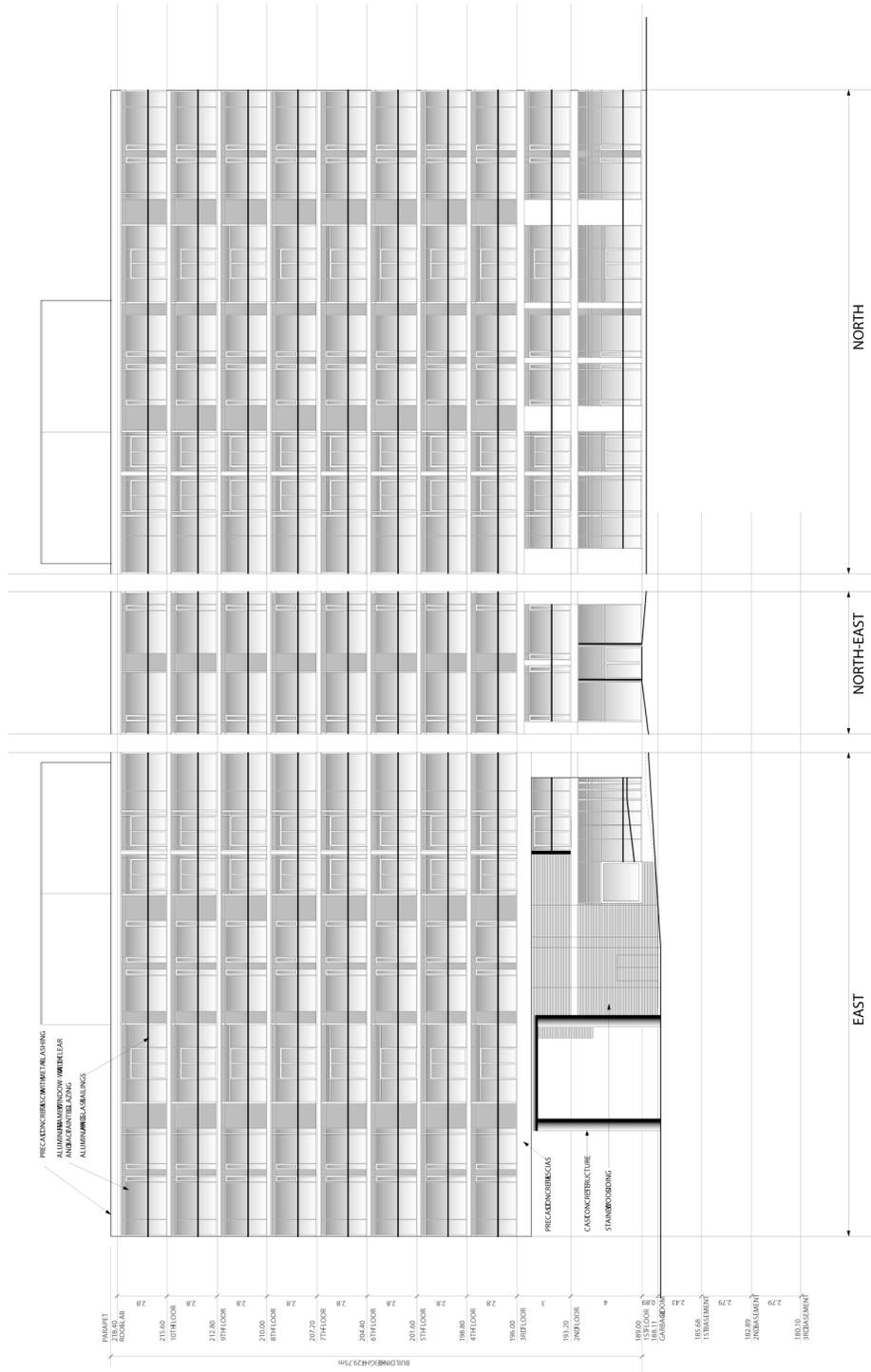
**Perspectives**

Applicant's Submitted Drawing

Not to Scale  
01/11/2010



# Attachment 3: Elevations



591 Finch Avenue West

Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 10/19/09

File # 09\_168432



# Elevation

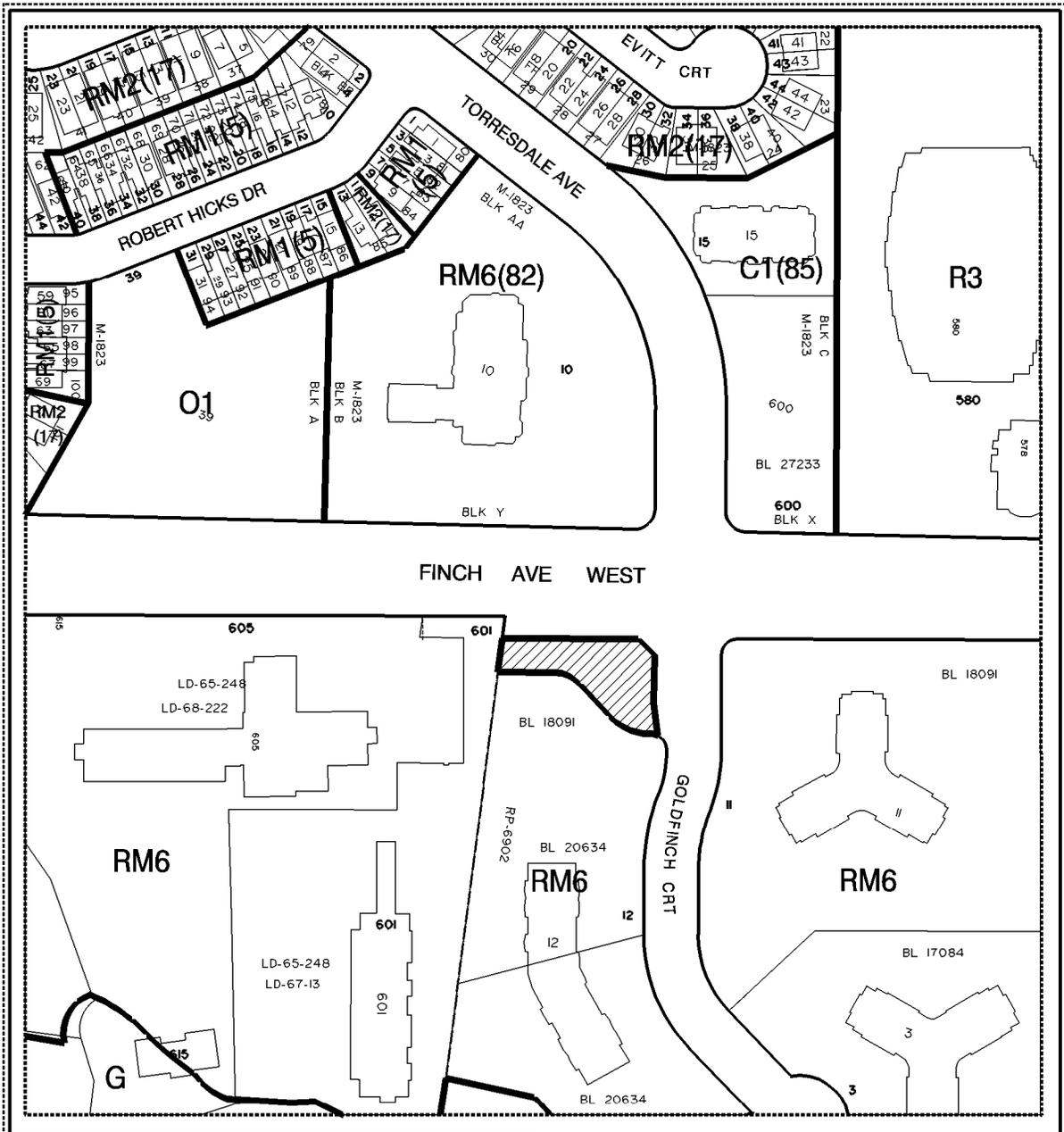
Applicant's Submitted Drawing

Not to Scale  
10/19/09

# 591 Finch Avenue West

File # 09 168432

### Attachment 4: Zoning



**TORONTO** City Planning  
**Zoning**

**592 Finch Avenue West**  
 File # 09\_168432

- 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 MO/DA/2008

## 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: 591 Finch Avenue West S/S  
 Location Description: PLAN 6902 BLK F \*\*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		Keith Loffler McAlpine Architects	AMBIENCE BUILDERS AND DEVELOPERS INC

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RM6	Historical Status:	
Height Limit (m):	11.5	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1172	Height:	Storeys:	10
Frontage (m):	56		Metres:	29.75
Depth (m):	0			
Total Ground Floor Area (sq. m):	607.14			<b>Total</b>
Total Residential GFA (sq. m):	4565		Parking Spaces:	67
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4565			
Lot Coverage Ratio (%):				
Floor Space Index:	3.89			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	24
2 Bedroom:	16
3 + Bedroom:	16
Total Units:	56

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4565	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Heather Inglis Baron, Senior Planner</b>
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