STAFF REPORT
ACTION REQUIRED

10 San Romanoway – Rezoning Application - Preliminary Report

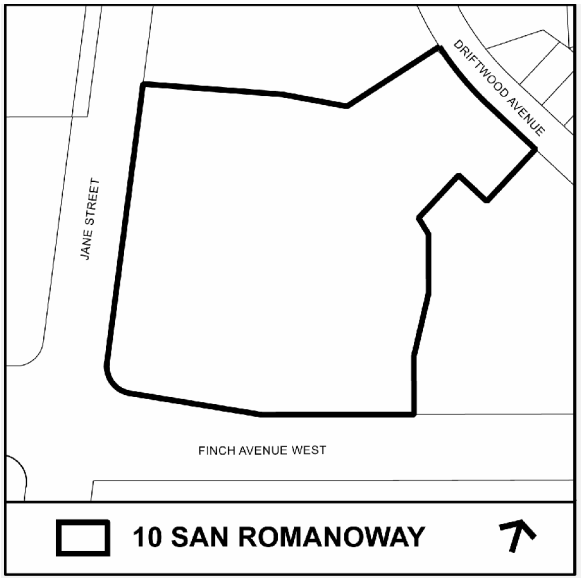
Date:	May 29, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	09 122097 NNY 08 OZ

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, approved on a temporary basis by the Committee of Adjustment, to remain. This medical office occupies the ground floor of the southwest wing of the existing apartment building at 10 San Romanoway. This report provides preliminary information on this application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for Fall 2009, provided that any required information is submitted in a timely manner.



RECOMMENDATIONS

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.

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 & 114) on the subject property. This application was approved by the Committee of Adjustment on July 11, 2005 for a three year period.

Pre-Application Consultation
A pre-application consultation meeting was held on May 1, 2008. At this meeting, discussions focused on the information and studies required to be submitted with the application.

ISSUE BACKGROUND

Proposal
This application proposes to amend the Zoning By-law to permit the existing medical office, approved on a temporary basis by the Committee of Adjustment, to remain. 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.

Site and Surrounding Area
The site is located on the northeast corner of Jane Street and Finch Avenue. The site has an overall area of 32,406 m^2. The site currently contains a 33 storey apartment building with 84 above grade parking spaces and 406 below-grade parking spaces. There are 427 residential units in the apartment building. The medical office is approximately 420 m^2 in area.

Development in the vicinity of the site can be described as follows:

North: An 18 storey apartment building and a hydro corridor are located 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposal for consistency with the PPS and for conformity 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, streetscape 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. Frontage, height, setbacks and density requirements vary depending on the type of use.

A site specific exemption was enacted in 1969 which permits the existing 33 storey apartment building and also permits 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 the Application

An amendment to the former City of North York 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 permitted three-storey medical building was never constructed.

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.

COMMENTS

Application Submission

A traffic impact study was submitted with the application. Additional information is required with respect to the parking to be provided for the medical office and existing residential apartments. Notification of Complete Application was issued on May 5, 2009.

Issues to be Resolved

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

1. Compatibility of the medical office with the adjacent land uses.
2. Proposed number and location of parking spaces to be provided on-site for the medical office while ensuring that sufficient parking is provided for the existing residential apartments.

Other issues may be identified through the community consultation process and the processing of this application.

CONTACT

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SIGNATURE

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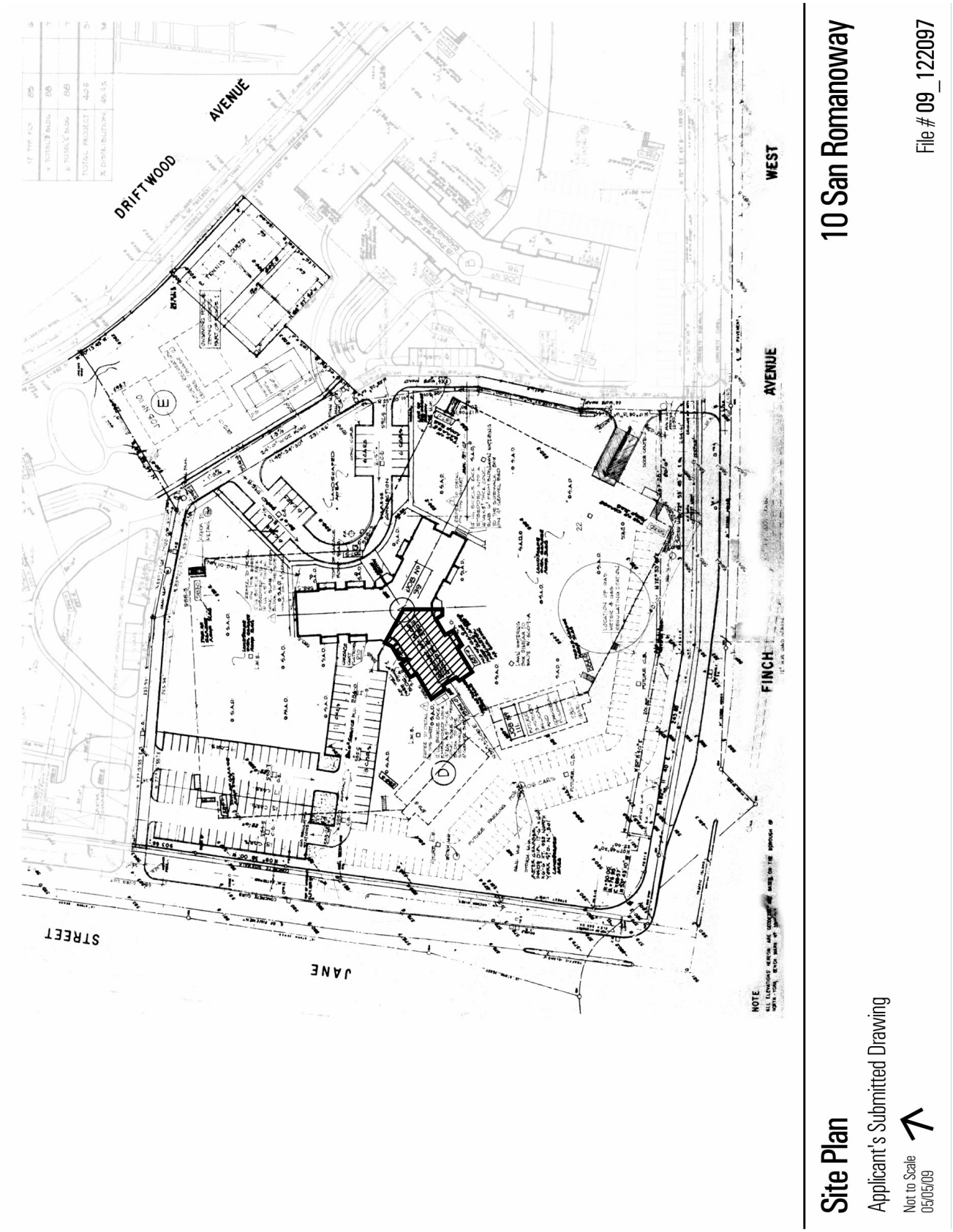
Thomas C. Keefe, Director
Community Planning, North York District

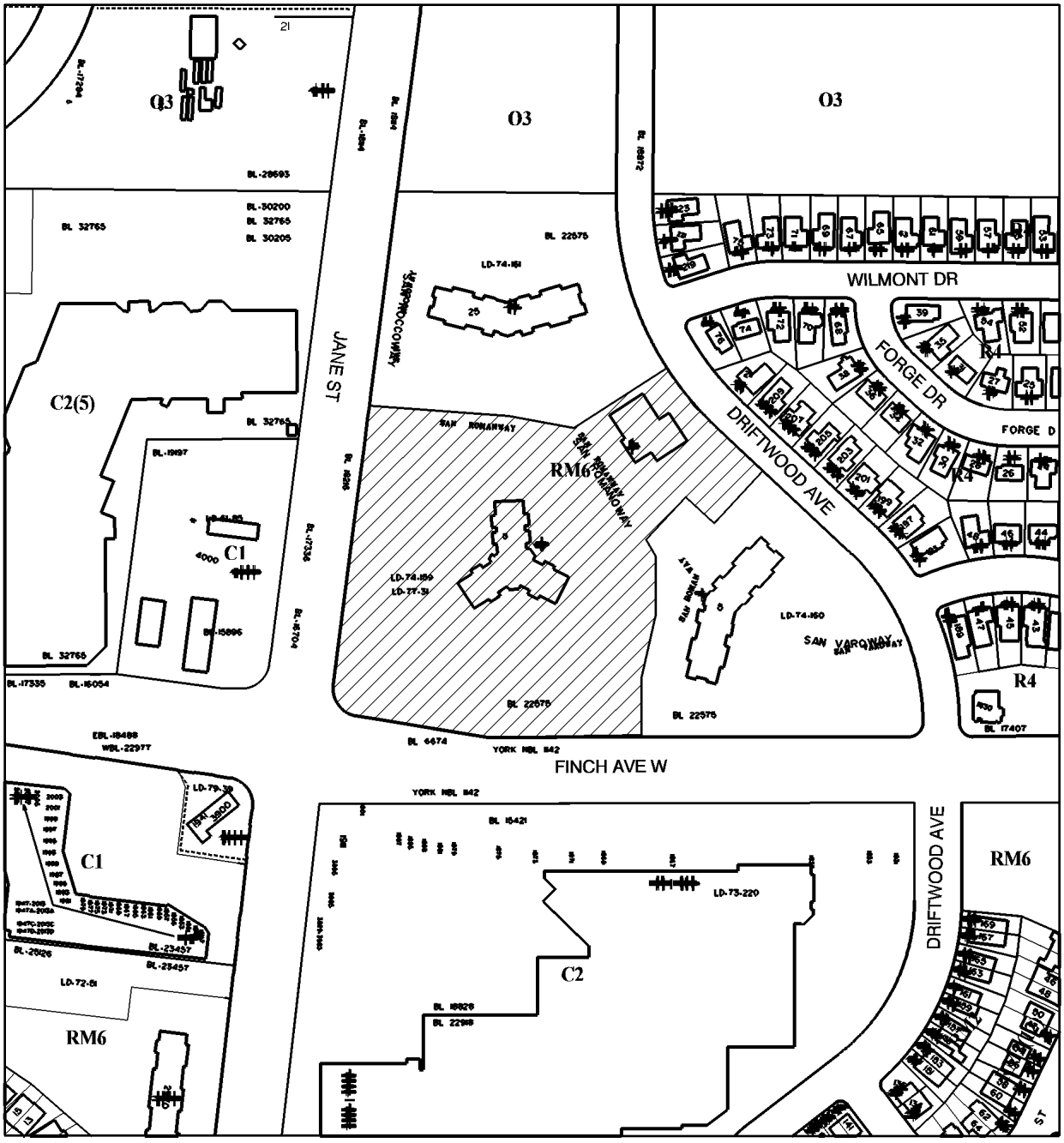
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



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			

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