

**591 Finch Avenue West - Zoning Amendment
Application - Preliminary Report**

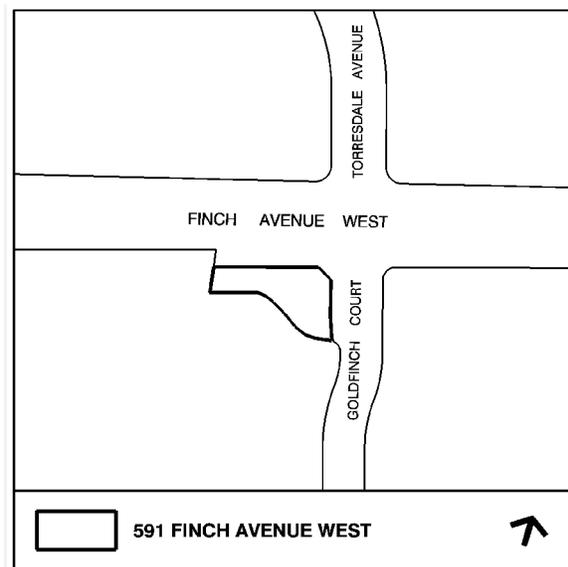
Date:	January 4, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	12 296188 NNY 10 OZ

SUMMARY

This application is to amend site-specific Zoning By-law No. 661-2011 for 591 Finch Avenue West. The applicant is seeking 2 additional floors and 22 additional units. The building would be a 12-storey residential building containing 78 units at 591 Finch Avenue West, on the southwest corner of Finch Avenue West and Goldfinch Court.

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.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider these applications is targeted for the third quarter of 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 591 Finch Avenue West 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2011, City Council approved a 10-storey residential building with 56 units and 67 parking spaces on three levels of underground parking. A total gross floor area of 4,565 m² was permitted, which resulted in a floor space index of 3.9 times the lot area. The Final Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2011/ny/bgrd/backgroundfile-36226.pdf>

A Site Plan Agreement is also registered on title.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes an amendment to the previous zoning approval on this site by proposing an additional 2 floors, an additional 22 units (and 1,711 m² of gross floor area) and an additional 6 parking spaces. These changes would result in a 12-storey (36.0-metre) residential building with a total of 78 units and 73 underground parking spaces on three levels. The proposed total gross floor area is 6,276 m², resulting in a density of 5.35 times the area of the lot. Some revisions to the original building footprint are proposed.

The proposed building is a contemporary design with a glazed exterior. It would contain a mix of unit sizes consisting of 1 three-bedroom unit, 32 two-bedroom units and 45 one-bedroom units. An indoor multi-purpose amenity area (118 m² in area) is proposed on

the ground floor. It would be connected to a private outdoor amenity area (302 m² in area). The indoor and outdoor amenity areas face Finch Avenue West. Vehicular access is provided from Goldfinch Court. 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 m² 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 35 metres frontage on Goldfinch Court. The site slopes slightly upward from both Finch Avenue West and Goldfinch Court.

Land uses surrounding the site area are as follows:

- North: A 22-storey apartment building on Torresdale Avenue and semi-detached dwellings and townhouses beyond.
- South: A 12-storey apartment building and West Don Parkland beyond.
- East: A 15-storey apartment building, North York Branson Hospital, Centennial Arena and Centennial Library.
- West: A 14-storey apartment building, with the west branch of the Don River beyond and Robert Thicks Park and G. Ross Lord Park on Finch Avenue West.

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.

Zoning

By-law 661-2011 zoned the subject lands Multiple-Family Dwellings Sixth Density Zone RM6(199). This site-specific by-law permits a 10-storey (31.0 m) residential building with 56 units, 67 underground parking spaces and a gross floor area of 4,565 m².

Site Plan Control

A Site Plan Agreement is registered on title to implement the previously approved development. A Site Plan Control application has been submitted with this rezoning application to reflect the proposed changes. The site plan is being reviewed with this application.

Reasons for the Application

Following the previous approval, the applicant is proposing an additional 2 floors, 22 units and an additional 1,711 m² of gross floor area. A Zoning By-law Amendment application is required to permit the additional height and density and to establish other appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Preliminary Site Servicing Report
- Geotechnical Soil Report Addendum Letter
- Stormwater Management Plan and Construction Mitigation
- Vehicle Manoeuvring Study

- Shadow Study
- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on January 17, 2013 identifies the outstanding material required for a complete application submission as follows:

- Parking Study
- Revised Functional Design Drawing

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;
- The impacts of changing the building footprint;
- The impacts on sunlight and sky views;
- The adequate provision of vehicular and bicycle parking spaces; and
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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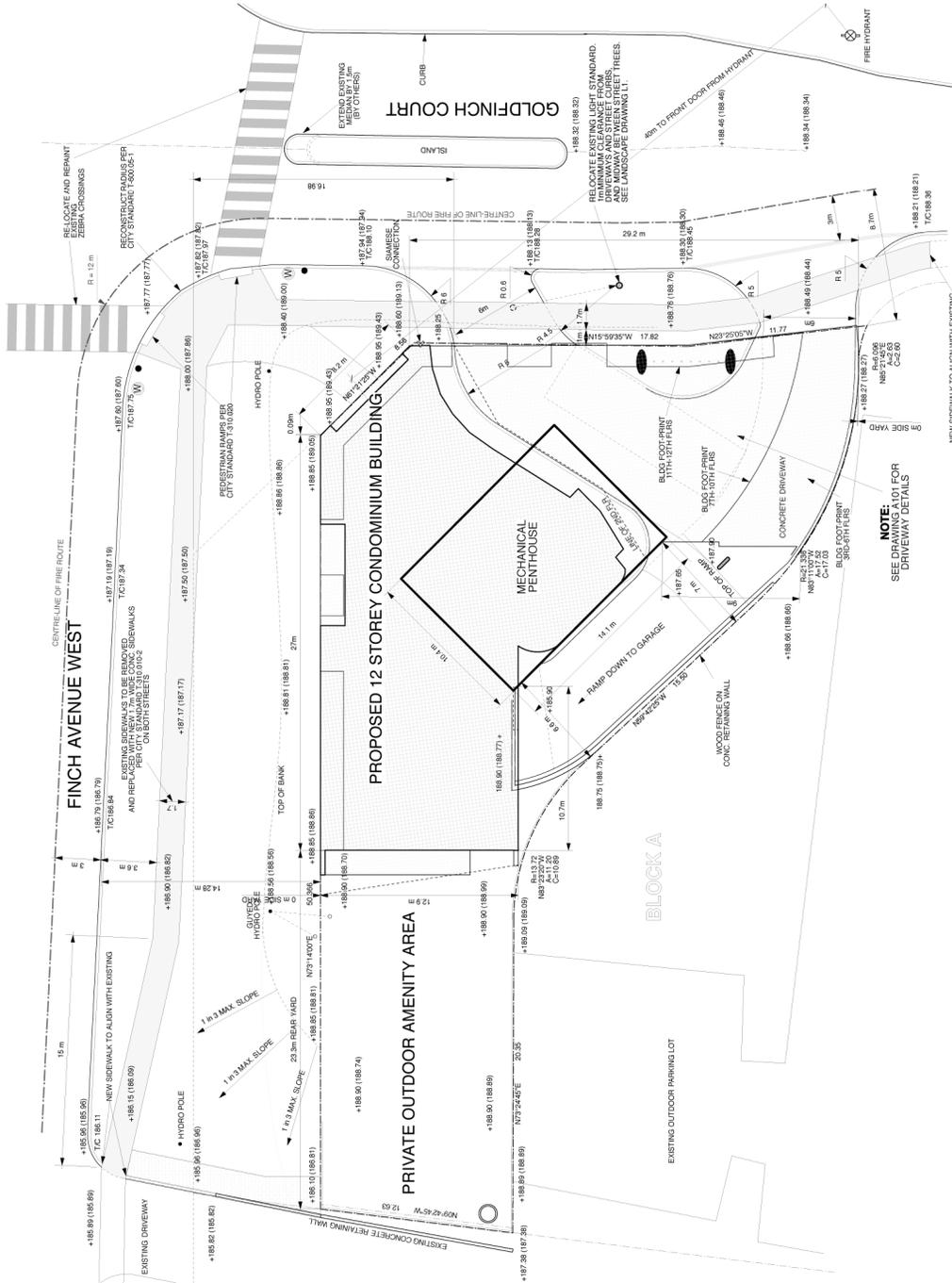
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North and East Elevations
Attachment 3: South and West Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



591 Finch Avenue West

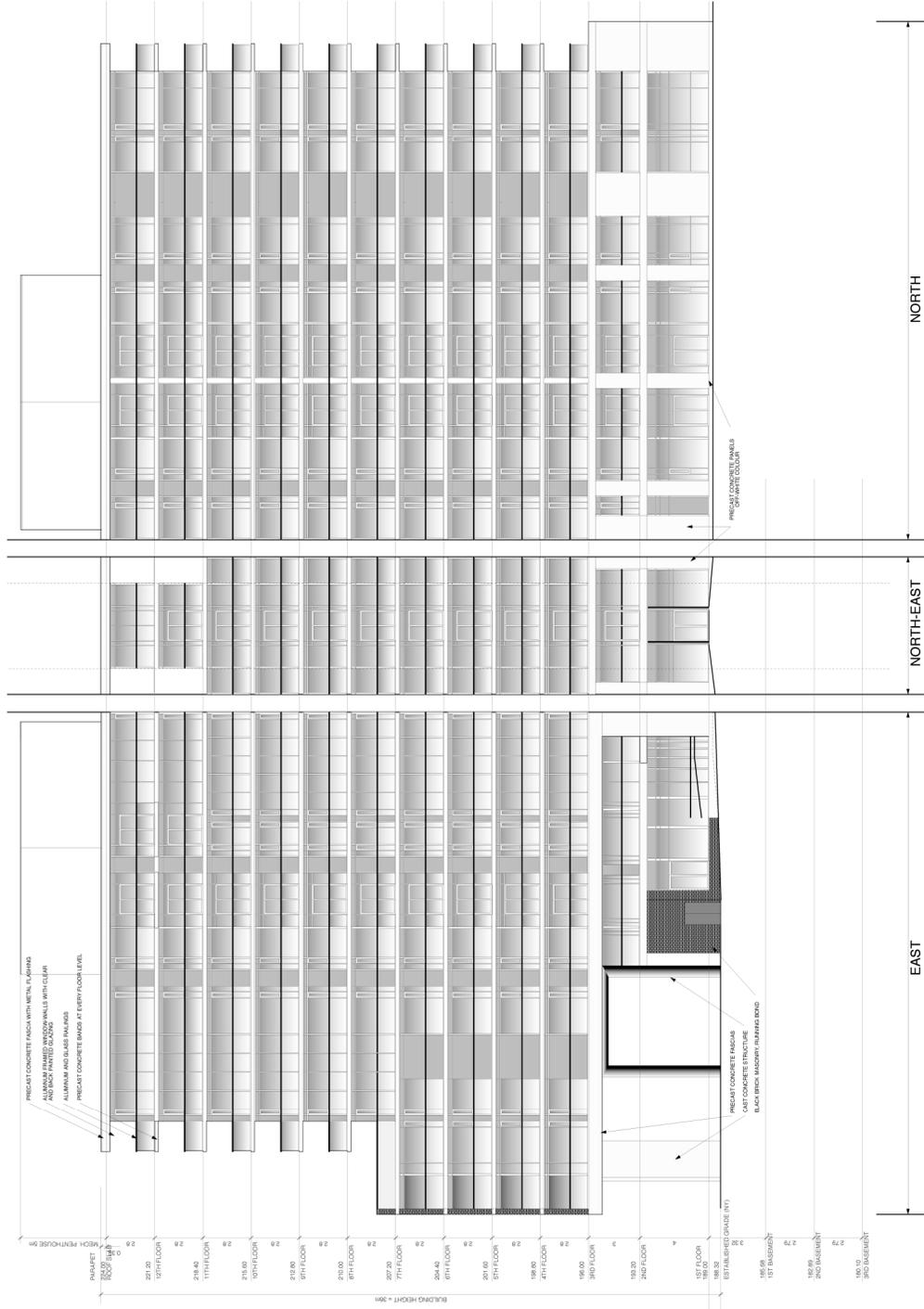
Site Plan

Applicant's Submitted Drawing

Not to Scale
01/08/2012

File # 12 296188 NNY 10 0Z

Attachment 2: North and East Elevations



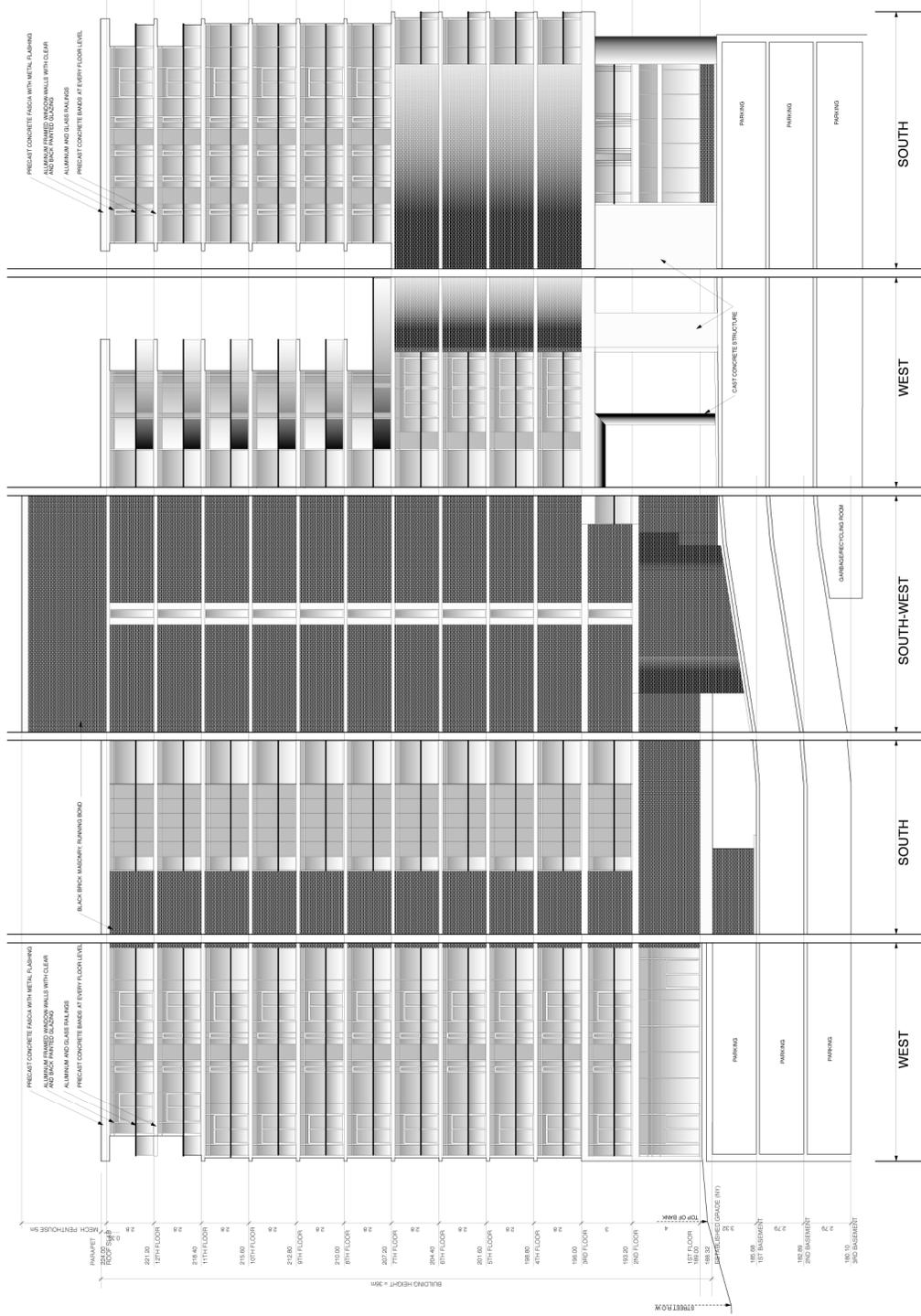
591 Finch Avenue West

Elevations
Applicant's Submitted Drawing

File # 12 296188 NNY 10 0Z

Not to Scale
01/08/2012

Attachment 3: South and West Elevations



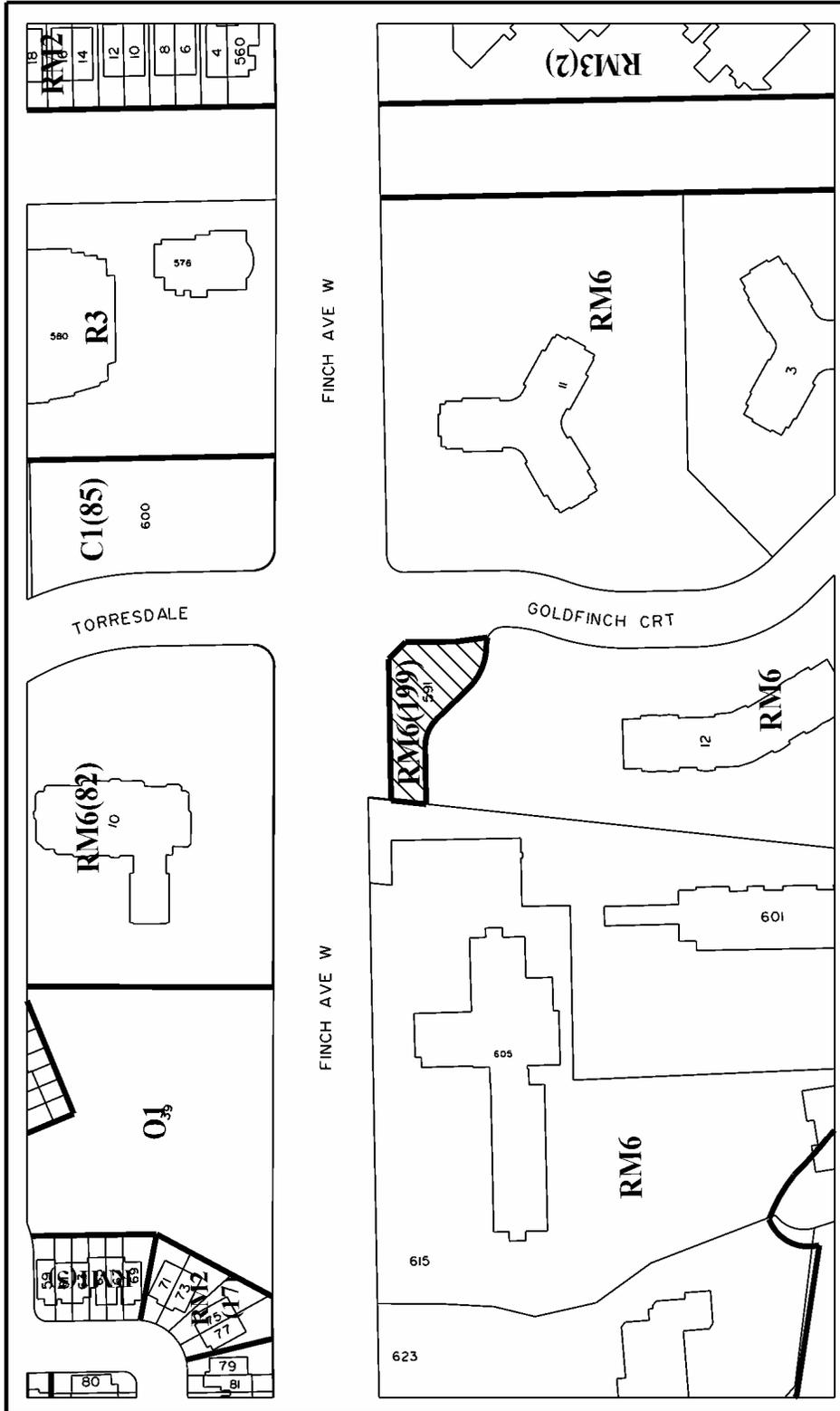
591 Finch Avenue West

File # 12 296188 NNY 10 0Z

Elevations
 Applicant's Submitted Drawing

Not to Scale
 01/08/2012

Attachment 4: Zoning



Toronto City Planning
Zoning
591 Finch Avenue West
 File # 12 296188 NNY 10 0Z

Not to Scale
 Zoning Bylaw 7625
 Extracted 01/08/2013

C1 General Commercial Zone
 O1 Open Space Zone

R2 One-Family Detached Dwelling Second Density Zone
 R3 One-Family Detached Dwelling Third Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 296188 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	December 19, 2012

Municipal Address: 591 FINCH AVENUE WEST
 Location Description: PLAN 6902 PT GOLDFINCH CT (CLOSED) 1FT RESERVE RP64R-9667 PARTS 1 & 2
 **GRID N1003
 Project Description: A proposed 12-storey residential building with 78 units and 73 underground parking spaces.

Applicant:	Architect:	Owner:
FARHAD MORSHEDIZADEH	KEITH LOFFLER MCALPINE ARCHITECTS	AMBIENCE BUILDERS & DEVELOPERS INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	RM6(199)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1172.5	Height:	Storeys:	12
Frontage (m):	35.7		Metres:	36
Depth (m):	56.23			
Total Ground Floor Area (sq. m):	419.6			Total
Total Residential GFA (sq. m):	6276.13		Parking Spaces:	73
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	6276.13			
Lot Coverage Ratio (%):	35.79			
Floor Space Index:	5.35			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	45
2 Bedroom:	32
3 + Bedroom:	1
Total Units:	78

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	6276.13		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

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