

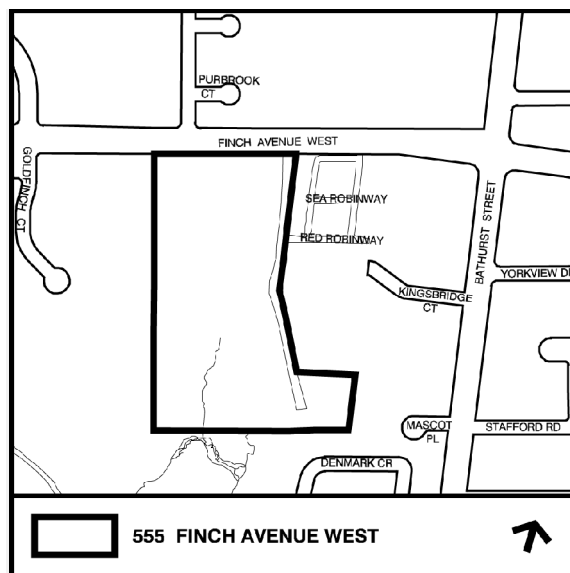
**555 Finch Avenue West
Official Plan Amendment and Rezoning Application
Final Report**

Date:	October 22, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	04 166416 NNY 10 OZ

SUMMARY

This application was made on August 16, 2004 and is not subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*. The lands are subject to an outstanding appeal of the current City of Toronto Official Plan, therefore the policies of the former City of North York Official Plan remain in force and effect for the purposes of this application.

This application proposes to amend the Official Plan and Zoning By-law of the former City of North York to permit the comprehensive redevelopment of an 8.2 hectare site at 555 Finch Avenue West as a continuing care retirement community and health care campus for seniors integrating an existing hospital building and long term care facility with seven new structures. The redevelopment proposal includes independent living and assisted living units, hospital and medical office uses with support retail, and community recreation and amenity spaces. The proposal is organized around a new public road and trail system connecting internal open spaces to the ravine system at the rear of the property.



The proposal would redevelop an underutilized former hospital site while preserving and enhancing natural heritage features along the West Branch of the Don River. As part of the redevelopment scheme, affordable housing, community space for seniors in a priority neighbourhood, and a naturalized pedestrian trail along the top of bank at the rear of the site will be among matters secured via a Section 37 Agreement.

This report reviews and recommends approval of the application to amend the former City of North York Official Plan and Zoning By-law 7625. This report also recommends a modification to the City of Toronto Official Plan with a site specific policy to provide for the uses requested by the applicant.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan of the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. City Council require that the community benefits detailed below be secured in a Section 37 Agreement between the owner and the City of Toronto, and that the Agreement be registered on title, to the satisfaction of the City Solicitor, before introducing the necessary Bill(s) to City Council for enactment
5. City Council require the Owner to provide the following community benefits pursuant to Section 37 of the *Planning Act*:
 - a. The Owner provide an affordable housing contribution of 110 units to be provided as follows:
 - i. Following the completion of the first building containing independent living units, a minimum of 10 percent of the overall commitment be achieved within said building;

- ii. Following the completion of the second building containing independent living units, a minimum of 20 percent of the overall affordable housing commitment be provided;
 - iii. Following the completion of the third building with independent living units, a minimum of 40 percent of the overall affordable housing commitment be provided;
 - iv. Following the completion of the fourth building containing independent living units, a minimum of 70 percent of the overall affordable housing commitment be provided;
 - v. A minimum of 90 affordable housing units be provided for the first 600 independent living units constructed on the site; and
 - vi. Following construction of the first 600 independent living units on site, the owner shall provide affordable housing units at a minimum of rate of 20 percent of the number of independent dwelling units constructed above and beyond the initial 600 units to a maximum of 20 additional affordable housing units.
- b. Prior to the completion of Building “A”, the Owner construct a pedestrian trail, including renaturalization, on lands within the 10m buffer from long term stable slope to be conveyed to the City.
- c. Prior to the completion of Building “A”, the Owner provide the City with public access easements to enable pedestrian connections to the pedestrian trail from the proposed public road, to the satisfaction of the Chief Planner and Executive Director, City Planning, over the following locations:
- i. From the proposed road to the trail over the area between the proposed Building “A” and the west property line; and
 - ii. Over the existing surface easement to the south of proposed Building “I”.
- d. The Owner provide 150 square meters of community space on the ground floor of Building “F” provided:
- i. The community space is leased to the City at no cost, including rent and utilities (hydro and HVAC) and maintenance fees for a period of 25 years, renewable for an additional 25 years, at the City’s sole discretion. The City will be responsible for the permitting and the day-to-day operation of the space;

- ii. The community space is to be located adjacent to a public right-of-way with direct access from a publicly accessible entry of the building or directly from Finch Avenue West or the proposed ring road, assuming public access is secured over the relevant portions of the ring road, pending its conveyance to the City;
 - iii. The community space will be finished and furnished appropriately by the Owner as a multipurpose facility. The space will be initially outfitted with tables and chairs appropriate for use by seniors and contain appropriate storage areas as required by and to the satisfaction of City Parks, Forestry & Recreation staff;
 - iv. To ensure appropriate and non-disruptive activities are scheduled for space in a building housing seniors apartments and retirement residences, the scheduling of activities shall be mutually agreed to by Parks, Forestry & Recreation staff and Advent Health Care Corporation; and
 - v. To ensure optimal utilization of the space, Advent Health Care Corporation would be granted access, subject to obtaining the necessary permit from the City and be given priority access to the space if no other group has requested the space via the permitting process.
- e. Prior to final Site Plan Control approval for Building F, a public art contribution of \$350,000 in accordance with the City of Toronto's Public Art Program.
6. Prior to introducing the necessary Bills for enactment, City Council require the owner to enter into a Section 37 Agreement, to be registered on title, securing the following matters as a legal convenience:
- a. The construction of a new public road and services to City standards within an 18.5 metre right of way that will be conveyed to the City, free and clear of all encumbrances other than limited underground pedestrian or vehicular links as approved by the Executive Director, Technical Services Division and the Executive Director, Transportation Services, prior to the earlier of:
 - i. The issuance of any building permit which causes the combined floor gross floor area on the site to equal or exceed 130,000m²;or
 - ii. 20 years from the date of the execution of the Section 37 Agreement.

- b. Prior to the completion of the pedestrian trail, the provision of a public access easement to the City over the aforementioned 18.5 metre right of way, pending conveyance to the City.
 - c. The conveyance of 2.12 hectares below the long term stable slope to the Toronto and Region Conservation Authority prior to the issuance of final Site Plan Control approval for Buildings A or I; and
 - d. The conveyance of a 2,170 square meter buffer above long term stable slope to the City of Toronto for parks purposes, pursuant to Section 42 of the Planning Act, to be conveyed prior to the issuance of the first above grade building permit for Buildings A or I, reserving a surface easement over the trail for construction and maintenance a pedestrian trail.
7. Before introducing the necessary Bills for enactment, City Council require the owner to submit a final R-Plan showing the land conveyances required to implement matters noted above to the satisfaction of the Chief Planner, Executive Director of Technical Services, General Manager of Parks, Forestry and Recreation, and Toronto and Region Conservation Authority.
 8. Before introducing the necessary Bills for enactment, City Council require the Owner to submit a letter to the satisfaction of the City Solicitor undertaking to withdraw their appeal of the City of Toronto Official Plan upon the site specific amendment to the North York Official Plan and Zoning By-law coming into force and effect and the site specific modification to the Toronto Official Plan being presented to the Ontario Municipal Board for approval.
 9. City Council modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification No. 116 attached as Attachment No. 9, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board to have the modification approved.
 10. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Modification No. 116 as be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A site specific exception to Zoning By-law 7625 was granted in 1961 to permit the construction of the North York Branson Hospital. The exception permits any buildings erected on the lands as part of the hospital to have a maximum height of 30.37m provided that the minimum yard setbacks for each building shall be increased by 0.3m for each 0.6m of additional height over 9.14m

In 2002, a Site Plan Control application was approved to allow for the construction of a four storey long-term care facility which was constructed in 2003. To provide for this development, applications were made to the Committee of Adjustment in 2003 to permit the division of the lands into two parts for mortgage and conveyance purposes related to the development of the long-term care facility. A second consent application was approved for a partial mortgage discharge and a third application to the Committee provided for a minor variance to permit the administration of the Zoning By-law over the entire parcel of land notwithstanding any further conveyance, partition or division of the lands.

A preliminary report on the current application was adopted by North York Community Council in November of 2004 authorizing staff to conduct a community consultation meeting with notification given to an expanded area. This report can be accessed via the following link:

<http://www.toronto.ca/legdocs/2004/agendas/committees/tn/tn041116/it046.pdf>

On November 22, 2002, City Council adopted a new Official Plan for the City of Toronto which was approved by the Minister of Municipal Affairs and Housing, in part, with modifications. On April 7, 2003 the applicant filed an appeal on the Minister's decision with respect to all land use policies, maps and designations applicable to the subject site.

On July 5, 2006, after adjudicating many of the appeals, the Ontario Municipal Board issued Order 1928 granting approval to the majority of the new Official Plan. Attachment 4 to this Order withholds the lands at 555 Finch Avenue West from the approval as they remain subject to an appeal of the Official Plan that is unresolved before the Municipal Board. As such, the in force Official Plan for these lands remains the Official Plan of the former City of North York.

ISSUE BACKGROUND

Proposal

An application to amend the Official Plan and Zoning By-law of the former City of North York was submitted by Advent Health Care Corporation in August 2004 to permit a comprehensive redevelopment of the subject lands as a retirement community and health care campus to provide a continuum of care for seniors. The redevelopment proposal integrates an existing hospital building and long term care facility with seven proposed buildings. In addition to assisted living, hospital uses and service retail, the redevelopment proposes a maximum of 705 independent living units for seniors.

The application proposes a total gross floor area of 133,611m² which would result in a net density of 2.7 times the area of the lot. The redevelopment is organized around a U-shaped public road providing access to Finch Avenue West from which the majority of the proposed buildings take their access.

Continuous corridors and amenity space at grade are proposed to connect the buildings and form a central open area providing an outdoor amenity space as well as visual connections to the ravine along the southern third of the property.

Please see Attachment 1 for the proposed site plan.

The application proposes the following height, floor area and uses within each of the buildings:

<u>Building</u>	<u>Proposed Height</u>	<u>Proposed GFA</u>	<u>Existing and Proposed Uses</u>
A	15 storeys	12,300m ²	○ Independent living residential units
B	18 storeys	23,900m ²	○ Independent living residential units ○ Assisted living residential units ○ Recreation and amenity space
C	21 storeys	25,505m ²	○ Independent living residential units ○ Assisted living residential units ○ Recreation and amenity space
D	3 storeys (existing)	9,000m ² (existing)	○ Existing north wing of Branson Hospital
E	7 storeys	8,171m ²	○ Assisted living residential units ○ Medical offices and clinic space ○ Support and service retail uses
F	15 storeys	17,720m ²	○ Independent living residential units ○ Assisted living residential units ○ Support and service retail uses ○ City-run community space ○ Recreation and amenity space
G	8 storeys	14,036m ²	○ Independent living residential units ○ Recreation and amenity space
H	4 storeys (existing)	13,471m ² (existing)	○ Existing long term care facility ○ Proposed Day Care facility
I	5 storeys	9,500m ²	○ Assisted living residential units ○ Recreation and amenity space

The existing four storey long term care facility (Building H) and the three storey north wing of the Branson Hospital (Building D) are proposed to be retained. The proposed day care facility would be constructed within the existing Building H.

Most of the parking would be provided in one or two storey underground garages associated with each of the proposed buildings. A limited amount of surface parking, including visitor and handicap spaces would be sited in areas close to the main entrances of medical or long term care facilities.

A trail along the edge of the valley lands is proposed to provide a pedestrian connection through the site for use by the surrounding community as well as residents and users of the Advent Health Care campus. As part of the redevelopment, all lands below the long term stable slope and a 10m setback above this point would be conveyed into public

ownership. The area of valley and buffer lands to be conveyed is approximately 2.33 hectares.

Please refer to Attachment 6 for the project application data sheet.

Site and Surrounding Area

The site is located on the south side of Finch Avenue West, two blocks west of Bathurst Street. It has a frontage of 260m on Finch Avenue West and an area of 8.2 hectares.

The existing buildings on site are:

- North York Hospital (Branson Division) and associated staff centre complex ranging in height from three to five storeys;
- a four storey, 174 bed long-term care facility; and
- three single detached dwellings associated with the health care uses on site.

Large surface parking lots are located along Finch Avenue West and leased on the adjacent hydro corridor. The site shares access to Finch Avenue West with the property to the east containing a private school and church. This property is in separate ownership but is affiliated with the site and enjoys a right of way in its favour across the subject lands. The southern portion of the site contains a steeply sloped wooded area that forms part of the West Branch of the Don River Valley.

The abutting lands uses are as follows:

North: across Finch Avenue West, semi-detached residential dwellings along Virgilwood Drive, Northview Heights Secondary School and Hydro Corridor lands;

South: detached residential dwellings along Denmark Crescent and the Heathstone Valley and Cascarden Greenbelts containing walking trails along the West Don River;

East: a place of worship and private school affiliated with the owner, a townhouse complex along the south side of Finch Avenue West, and apartment buildings with heights ranging from 4 to 7 storeys; and

West: Hydro corridor lands leased to the owner for parking and a complex of eight apartment buildings with heights ranging from 12 to 17 storeys along Goldfinch Court.

Provincial Policy Statement and Provincial Plans

The regulations of the *Planning Act* state that a request for an Official Plan Amendment or an application for amendment to a Zoning By-law are deemed to commence the day the application is made. This application was submitted in August, 2004 which predates the current Provincial Policy Statement brought into force on March 1, 2005. This means that City Council's planning decisions on this application must "have regard to" the policies contained in the Provincial Policy Statement (1997).

The 1997 Provincial Policy Statement 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 to protect Ontario's long term economic prosperity and social well being. The key objectives are to manage change and promote efficient and cost effective development to stimulate economic growth while reducing potential for public cost and risk by directing development away from protected areas required for economic use and environmental benefit.

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. However, the regulations of the *Planning Act* direct that a request for Official Plan Amendment or an application to amend a Zoning By-law that have commenced prior to June 16, 2006 shall be continued and disposed of as if the Growth Plan had not come into effect. This application was made in August, 2004, and thus is not subject to the policies of the Growth Plan.

Official Plan

North York Official Plan

The North York Official Plan designates the northern portion of the site General Institutional (G-INS) while the southern portion of the site is designated Valley Open Space (V-OS) as illustrated in Attachment 4.

The General Institutional designation encourages institutions that serve the broader City interest to locate on lands designated G-INS. This designation provides for a number of uses including hospitals, regional clinics, treatment facilities, nursing homes, major health care facilities, schools, places of worship and ancillary uses supporting the primary institution. For hospitals, ancillary uses include retail and service commercial uses, office uses and day nurseries.

The Valley Open Space designation on the southern portion of the lands provides for the maintenance of the specified Valley Lands from crest to crest in a natural state except for outdoor recreational uses and essential public works. Any lands designated Valley Open Space and forming a portion of a property to which the density of the development must be related is excluded from the land area for density calculations. A Valley Land Impact Zone (VIZ) is also shown along the southern portion of the property. The VIZ is defined to include all lands located below the crest of the valley slope and lands within the first ten meters above and beyond the crest of a stable valley slope in the major valleys and designated minor valleys.

The North York Official Plan permits the redesignation of non-residential lands to residential and mixed uses subject to criteria set out in Part C.4, Section 6.0. These criteria include: adequate community services and facilities, a demonstrated need to rejuvenate areas due to obsolescence or physical or economic decline or when the

introduction of residential land uses will not affect the viability of existing commercial uses. When considering applications for amendments to the Official Plan or Zoning By-law to permit new institutional uses or the expansion and redevelopment of existing institutional uses, Council is to be guided by development criteria for institutions set out in Part C.6 Section 3.0. Such criteria include transportation (facilities, traffic generation, pedestrian safety, site circulation and parking supply); acceptable noise, dust, fumes and vibrations; impact on surrounding development (built form and density, shadow, privacy, buffering) safety and pedestrian access.

Part C.4, Section 2.0 of the Plan sets out housing policies including those that encourage a broad range of housing forms, in a variety of dwelling types and forms to meet the needs of current and future seniors. Retirement homes and homes for the aged providing accommodations for seniors with common dining facilities are encouraged to be located on arterial roads. New multiple unit residential buildings with 20 or more units must provide at least 25% affordable housing units.

City of Toronto Official Plan

The City of Toronto Official Plan is not in force and effect on these lands as the applicant has an outstanding appeal of the Plan before the Municipal Board. However, staff had regard for its policies in the evaluation of this application. Once the policies of the City of Toronto Official Plan come into force and effect, the Plan would designate the lands *Institutional Areas* as illustrated in Attachment 5. This designation provides for major educational, health and government uses with their ancillary uses, parks and recreational facilities, religious, commercial and institutional residence facilities associated with a health institution. Universities, colleges and hospitals are encouraged to prepare campus plans in consultation with nearby communities.

The southern portion of the site falls within the Natural Heritage System illustrated on Map 9 of the Official Plan. Development is generally not permitted in the Natural Heritage System. However, in cases like this where the underlying *Institutional Areas* designation does provide for development in or near the natural heritage system, development will recognize the natural heritage value and minimize adverse impacts while restoring and enhancing the natural heritage system.

Policies found in Chapter 3 of the City of Toronto Official Plan provide guidance on the creation of new city blocks and streets with an emphasis on the quality of the public realm. New streets shall be public streets and used to provide connections with adjacent neighbourhoods while dividing larger sites into smaller development blocks. These development blocks will be appropriately sized and configured in relation to the requested land use and scale of development and allow for phasing to be properly undertaken. Development lots within these blocks are to be street oriented and provide adequate room within the block for parking and servicing needs. These policies also provide for co-ordinated landscape improvements within setbacks to create attractive transitions from the private to public realms.

Policies in Chapter 3.2.1 provide for a full range of housing in terms of form, tenure and affordability across the City and within neighbourhoods. Large residential development on sites greater than five hectares should provide a mix of development type and affordability. When increases in height or density are sought on these sites, the first priority community benefit will be the provision of 20 percent of the additional residential units as affordable housing. Furthermore, community service strategies and implementation mechanisms on these large sites are required to identify existing capacity and service gaps in local facilities, as well as local priorities in the recommended range of services and co-location opportunities.

The subject proposal, and proposed amendment to the North York Official Plan, require that the Toronto Official Plan be modified as shown in Attachment 9.

Zoning

The lands are zoned Multiple Residential Dwellings Third Density Zone Exception 2 – RM3(2) as shown on Attachment 3. The RM3 zoning permits a range of residential uses including apartment house dwellings, multiple attached dwellings, and single detached dwellings. Also permitted are hospitals, nursing homes, schools and places of worship. The maximum coverage permitted is 35% of the lot area and the maximum floor area permitted is 75% of the lot area.

A site specific exception to the RM3 zone was granted to permit a maximum height of 30.37m for buildings used for the North Branson Hospital, provided that the minimum yard setbacks for each building are increased by 0.3m for every 0.6m of additional height in excess of 9.14m.

Site Plan Control

A Site Plan Control application will be required to implement the proposal and has not been submitted. The development will be proceeding in phases and the applicant has indicated that individual Site Plan Control applications will be made as these phases progress.

Reasons for Application

An application is required to amend the Official Plan of the former City of North York as residential uses are not provided for by the G-INS designation. This Official Plan remains in force and effect as the lands are subject to an outstanding appeal of the Toronto Official Plan before the Ontario Municipal Board. The residential uses proposed are also not provided for by the *Institutional Areas* designation in the Toronto Official Plan. A modification to the Toronto Official Plan is required.

An application to amend the Zoning By-law of the former City of North York is required as the requested building heights, density and setbacks of the proposed development are not permitted by the existing RM3(2) zoning in place on the entirety of the lands.

Community Consultation

A Community Consultation meeting was held on February 28, 2006 at the Herbert Carnegie Community Centre attended by the Ward Councillor, a representative of the owners and their consultant team, City staff and approximately 35 members of the public.

Neighbouring residents inquired as to how parking would be provided during the construction of the project and whether the existing parking on the hydro corridor lands would be removed with the full build out of the proposal. A second concern was raised as to whether subsidized programs for seniors would be provided by the owner in the new spaces set aside for amenity and community uses. Another concern was any possible impacts on the ravine system along the southern edge of the property from a stormwater management perspective as the site is developed.

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 has regard to the in force 1997 Provincial Policy Statement.

The proposal represents a cost-effective development pattern promoted by the 1997 PPS, and has a density that efficiently uses land, resources and infrastructure while supporting public transit. A range of uses is proposed that can be accommodated by the existing infrastructure, including the introduction of residential uses.

As outlined above, the date of application precedes the enactment of the Growth Plan for the Greater Golden Horseshoe. Provincial regulations direct that it be continued and disposed of as if the Growth Plan had not come into effect.

Appeal Resolution

The applicant appealed City Council's adoption of the Toronto Official Plan to the Ontario Municipal Board as it relates to the subject lands. As described in earlier portions of this report, the North York Official Plan remains in force and effect for the purposes of this application.

Should Council adopt staff's recommendation for approval, the North York Official Plan requires an amendment to provide for the development proposal to proceed until such time as the applicant withdraws its appeal of the Toronto Official Plan and the recommended modification to the new Plan is brought before the Municipal Board for its approval. This would resolve this appeal before the Board and bring the Toronto Official Plan into force and effect on the subject lands.

Land Use

The proposed redevelopment is intended to provide a continuum of care for seniors allowing them to age in place as they begin to require more acute care. The proposed land uses support this goal and will revitalize an under utilized site while preserving and enhancing the natural features at the rear of the property.

The proposed independent living units require an amendment to the North York Official Plan and a modification to the City of Toronto Official Plan as neither Plan provides for this type of residential use. The General Institution (G-INS) designation of the North York Plan does not provide for any residential use, while the City of Toronto Official Plan's *Institutional Areas* only provides for residential uses associated with a health institution and institutional residence institutions.

The proposed residential use is in keeping with the surrounding context of higher density residential uses along this portion of Finch Avenue West. The redevelopment of the site represents an intensification of an under utilized former hospital site and meets the policies of Part C.4, Section 6.0 of the in force Official Plan for the former City of North York as they relate to the redesignation of non-residential lands for residential uses. The proposal augments the community services and facilities required to support the increased senior's population and the introduction of residential uses will not affect the viability of existing commercial uses.

A modification to the City of Toronto Official Plan is proposed to insure that the residential use is provided for if a future reorganization of the North York General Hospital System results in the loss of the major institutional health provider on the site. A second modification to the City of Toronto Official Plan is proposed to reflect the natural open space below the top of bank at the rear of the property. Currently, the *Institutional Areas* designation applies to the entirety of the lands including steep and forested lands found below the top of bank at the rear of the property. Redesignating the lands below the top of bank to *Natural Areas* will create a continuous tract of similarly designated lands reflecting the natural terrain at the southern portion of the site and neighbouring lands as they slope towards the West Branch of the Don River Valley. The proposed modification more accurately reflects the land use designation of the North York Official Plan (in force for this application) which designates the lands below top of bank as Valley Open Space (VOS). The *Natural Areas* designation will require these lands to be maintained primarily in a natural state while allowing for compatible recreational, cultural and educational uses and facilities which minimize adverse impacts on natural functions.

Lands to be Conveyed to Public Ownership

As required by the North York Official Plan, the density of the proposal is determined by netting out the lands to be conveyed into public ownership (either the City or TRCA) which will occur at different times in the future. The three main components are:

- a) all lands below the Long Term Stable Slope (LTSS) to be conveyed to the TRCA (2.12 hectares);

- b) lands forming a 10m buffer from the LTSS to be conveyed to the City (0.21 hectares); and
- c) an 18.5m right of way for a u-shaped public road to be conveyed to the City upon final building permit or 20 years from the execution of the Section 37 Agreement (0.99 hectares).

The rationale and requirements for these conveyances are described in subsequent sections of this report with the resulting development site being reduced from 8.2 hectares to 4.8 hectares.

Density, Height and Massing

The total gross floor area proposed is 133,611m², or a density of approximately 2.7 times the area of the net development site. This includes approximately 0.8 hectares of private open space which will be landscaped and maintained by the owner. The proposed density is suitable for a prominent site along a major arterial road that is well served by public transit and will see a significant upgrade in service upon completion of the Finch West LRT line of Transit City.

Buildings A, B and C with maximum building heights of 15, 18 and 21 storeys are proposed adjacent to the hydro corridor and the existing 12-17 storey buildings to the west of the corridor fronting Goldfinch Court. Along the western portion of the proposed public road, a continuous seven storey base building is proposed to be set back 1.0m from the future public right of way. Beyond this seven storey base, taller portions of the building will step back a minimum of 1.5m to reduce the perceived scale of the buildings from the street. Further articulation and sculpting of buildings in accordance with the City's Tall Buildings Design Guidelines will be undertaken through the evaluation of the respective Site Plan Control application for each proposed building.

The built form along Finch Avenue West would have a more generous 5m setback at grade to allow for additional landscape amenity and to match existing setbacks of neighbouring development along this arterial road. Along the Finch Avenue West frontage, as Buildings E and F reach their maximum heights of 7 and 15 storeys, they will be governed by a 45 degree angular plane projected from the centre line of the street. This will result in a greater step back of the tower from the 7 storey base building pushing the maximum building height further into the development block and away from the pedestrian realm along Finch Avenue West.

Building heights decrease along the eastern edge of the site to ensure an appropriate transition to the abutting townhouse development. A four storey base building is proposed along the eastern side of the public road rather than the seven storey base found elsewhere on site. Beyond this four storey component, higher elements are stepped back and the total height of the proposed buildings is governed by an angular plane projected from the east property line. Both Official Plans speak to transitioning new development to fit the existing context, particularly when redevelopment is in close proximity to lower scale residential development.

Airport Height Restrictions

The subject lands fall outside of the current height restrictions set out by the Airport Hazard Map, Schedule “D” to Zoning By-law 7625 for the former City of North York. The height restrictions surround the former Downsview Airport and the flight paths of the two runways. The height restriction ends to the immediate south of the subject lands restricting building heights and all structures including flagpoles, chimneys, and mechanical units to 45.72m.

Only one runway remains in operation at Downsview that services the manufacturing facility operated by Bombardier Aerospace. Transport Canada sets out standards and recommended practices for the safe operation of a private airport including height restrictions to limit the projections of obstacles into airspace drawn at a radius not less than 4km from the aerodrome reference point (geographic centre of the runway).

This 4km radius, or outer surface limit, encompasses the Advent site and the height restriction for the outer surface limit would impose a height restriction of 51.5m on the subject lands. Building C is the tallest proposed by the applicant and would pierce the height limit by 13.5m. However, the heights for Building C and other buildings proposed are lower than the existing chimney on site which pierces the outer surface limit by 17m. Other existing structures in the vicinity of the subject lands also currently exceed the height limit of the outer surface by a greater amount than the proposed development.

The proposed building heights are appropriate as they are in keeping with the surrounding context of taller buildings and appropriately transition to lower scale development.

Phasing

A phasing plan has been submitted by the applicant. The first phase will consist of the construction of Building I and associated underground parking garage at the southeast corner of the site. The second phase would be the construction of Buildings E, F, and G along the eastern edge of the site and Finch Avenue West. The final phase will be the construction of Buildings A, B and C along the western edge of the site and the removal of the surface parking lot on the hydro corridor. This phase will include the demolition of portions of the existing hospital building to integrate the retained structure with Buildings C and E.

As part of the phasing plan, the applicant has included a phased parking strategy. This strategy is intended to ensure there is a sufficient supply of parking in a combination of underground structures as new buildings are constructed and retained surface parking lots both onsite and on the leased hydro corridor lands. When the project is fully built out, it is proposed that all parking will be contained on site, and the hydro corridor parking lot will be removed. Transportation Services staff have reviewed the proposed parking phasing strategy and are satisfied that adequate parking will be available during all phases of development. The phasing strategy will be secured through the site plan control process.

Sun and Shadow

The taller buildings being proposed (Buildings A, B, and C) are sited along the western edge of the property adjacent to the hydro corridor. As a result, shadow impacts on adjacent properties from these buildings are minimal as morning shadows fall primarily on the hydro corridor and afternoon shadows are internal to the development site. Building F at 15 storeys briefly casts early morning shadows into the rear yards of single detached houses on Purbrook Court north of Finch Avenue West which are designated *Neighbourhoods*. Late afternoon shadows are cast by Buildings F and G onto the adjacent townhouse development on lands designated *Apartment Neighbourhoods*. However, the proposed angular planes along the Finch Avenue West frontage as well as the east property line adequately limit shadow impacts on adjacent low scale residential uses.

Traffic Impact, Access and Parking

The applicant submitted a comprehensive Traffic Assessment and Parking Study in November, 2007. The applicant's study identified trip generation for the full build out using three time horizons as redevelopment occurs and the number of uses intensifies. Transportation Services staff reviewed the study and were satisfied with its assumptions regarding trip distribution and assignment for the subject application. To accommodate future background and site traffic, an optimization of signal timing was recommended by the applicant's transportation consultant. Transportation Services staff are satisfied with the proposed changes provided they are implemented at no cost to the City and will be secured through the site plan control process.

Parking is proposed to be provided based on the following rates:

- *Independent Living Units*: 0.7 spaces per dwelling unit, of which 0.10 spaces per unit are for visitors;
- *Day Nursery*: 0.27 spaces per child, of which 0.17 spaces per child is for staff parking and 0.1 space per child is for pick up and drop off;
- *Long Term Care Facility and Assisted Living Units*: 0.25 spaces per occupied bed;
- *Hospital and Medical Clinic*: 2.2 spaces per 100m² of gross floor area;
- *Community Space*: 1 space per 56m² of gross floor area; and
- *Support and retail service uses*: 1 space per 56m² of gross floor area.

Transportation Services staff have reviewed the proposed parking rates and are satisfied they will address the parking demand. For the hospital and medical clinic uses, the proposed rate of 2.2 spaces per 100m² of gross floor area applies only if the facility is maintained as an outpatient facility. Otherwise, the provisions of Zoning By-law 7625 will apply. The existing school and church buildings on a neighbouring property are affiliated with the owner of the subject lands. However, the proposed zoning by-law amendment does not contemplate any functional relationship between the two properties and the school and church must supply adequate parking entirely upon their lands. The parking for the school and church site must be maintained throughout construction and eventual completion of the development at 555 Finch Avenue West.

The applicant has proposed a shared parking arrangement to provide parking for existing buildings in the underground parking structures of proposed buildings. This includes parking for the long term care facility which is to be retained but does not have an underground parking garage. Transportation Services staff have accepted the principle of shared parking, subject to a rationalization of the location of separate parking areas on site with respect to walking distance, accessibility and overlapping of peak parking demands for existing uses.

Transit City

The site is located on along the proposed Transit City Etobicoke-Finch West LRT line which is currently undergoing an Environmental Assessment. Preliminary planning indicates that a stop is proposed for Bathurst Street to the east of the development site. A stop is also being considered for either the intersection of Torresdale Avenue and Goldfinch Court or the intersection of Virgilwood Drive and the new public road as part of the redevelopment of the subject lands. City Planning staff are in discussions with the TTC to determine the ultimate location of this stop.

Valley Lands and Pedestrian Trail

The southern portion of the site contains a steep and forested ravine feature which slopes down towards the Hearthview Green Belt. While this application was under review, a major slope failure occurred in March of 2005 along the western edge of the top of bank. This required the Toronto and Region Conservation Authority (TRCA) to restake the top of bank and request an amendment to the geotechnical report submitted in support of the application to incorporate the new top of bank and establish a long term stable slope (LTSS) based on Ministry of Natural Resources policies and guidelines.

Both the in force North York Official Plan and the Toronto Official Plan provide for the maintenance and enhancement of ravine areas in a natural state. To facilitate these conservation policies, the North York Official Plan establishes the Valley Impact Zone which requires an additional 10m buffer beyond the crest of a hill. The Toronto Official Plan does not permit development within 10m of top of bank and generally does not permit development within the natural heritage system. Both Official Plans do not permit lands below the crest or top of bank of a valley from being counted towards the density of a development proposal.

All new buildings will be set back beyond the 10m setback from the long term stable slope. There are two exceptions to this 10m setback; near the existing long term care facility (Building H) and a portion of the driveway accessing the proposed Building I. Generous setbacks from top of bank are provided in these locations but not to the full 10m provided along the remainder of the top of bank.

All lands below the LTSS will be conveyed to the TRCA, comprising 2.1 hectares of the subject site. Beyond the LTSS, prior to the issuance of the first above grade building permit for Buildings A or I, a 2,170m² buffer will be conveyed to the City except in the

two areas noted above. The City will grant a surface easement over the lands to the owner who will construct and maintain a pedestrian trail connecting the apartment buildings along the eastern edge of the redevelopment site to the hydro corridor along its western boundary. Upon completion of the redevelopment, the removal of redundant surface parking in the hydro corridor could allow for a future pedestrian trail from the edge of the ravine up to Finch Avenue West.

The buffer lands will require a ravine stewardship plan to promote renaturalization and the final alignment of the trail will be determined through consultation with the owner, TRCA and Urban Forestry staff. With the renaturalization and ravine stewardship required to be implemented around the trail on the conveyed lands, the trail will form a linear park creating connections within and beyond the boundaries of the redevelopment site.

Open Space/Parkland

The North York Official Plan contains policies dealing with the provision of land for park or other public recreational purposes and the use of the alternative requirement for parkland dedication. On July 17, 2008, City Council enacted By-law 812-2008 to amend the City of Toronto Municipal Code Chapter 415. The effect of this By-law was to provide an alternative rate for the conveyance of land for parks purposes as a condition of residential development for certain sites in the former City of North York to which the former City's Official Plan was still in force and effect.

Based on By-law 812-2008, Parks, Forestry & Recreation staff have advised the development is subject to a combined parkland dedication of 1,922m². The major land conveyance to the City for parks purposes would be the linear piece above the long term stable slope 2,170m² in area. The City would then grant an easement to the owner for the construction and maintenance of a trail along the buffer as it is renaturalized by the owner as part of its ravine stewardship plan. The construction of this trail facility would be secured by the Section 37 Agreement as a community benefit.

The applicant will also convey 2.1 hectares of land from below the long term stable slope to the Toronto and Region Conservation Authority, representing 25% of the gross site area. However, the in force North York Official Plan and the Toronto Official Plan both prohibit valley lands from being considered for parkland dedication purposes. An additional 7,884m² of land will be secured by the site specific Zoning By-law as private landscaped open space. This does not constitute parkland but will serve as an additional outdoor amenity area for residents of the development. Furthermore, the City will be provided with public access easements over parts of the open space to provide pedestrian connections to the trail.

Streetscape and New Public Road

One of the main organizing features of the redevelopment proposal is a U-shaped road that provides circulation through the site and two vehicular accesses to Finch Avenue West. The western intersection of the road with Finch Avenue West takes advantage of

an existing traffic control signal at the intersection of Finch Avenue West and Virgilwood Drive.

The Toronto Official Plan directs that all new streets should be public streets and designed to divide larger sites into smaller development blocks. This provides an address and access to new development, allowing the public to enter freely without obstruction and providing emergency vehicle access.

The road through the site would be built by the owner in accordance with the City's Development Infrastructure Policy and Standards (DIPS) within a minimum right of way width of 18.5m. All basic municipal infrastructure would also be constructed to City standards to the satisfaction of the Executive Director of Technical Services.

New buildings would be set back a minimum of 1.0m from the proposed right-of-way with sidewalks set immediately along the pavement balancing the desire to have an urban condition with the need to maximize soft landscaping and street trees. On the eastern side of the proposed public road, a 5m wide landscaped berm is proposed to buffer the existing townhouse development abutting the subject lands. Where the right-of-way bisects private open space between proposed or existing buildings, landscape treatments will be pursued to create focal points which could be used as possible locations for public art. Please refer to Attachment 2 for Typical Street Sections.

The construction and conveyance of the road to the City will be secured via a Section 37 Agreement as a legal convenience to confirm the owner's financial and infrastructure obligations and is not a community benefit. The road is to be conveyed to the City prior to the earlier of any issuance of a building permit which causes the combined gross floor area on site to equal or exceed 133,000m² or 20 years from the date of the execution of the Section 37 Agreement. Periodic inspection of the road will be completed prior to the conveyance and if the road or associated infrastructure are not to City standards, the owner shall bring the road up to standard by the time of conveyance. The conveyance of all lands to the City would be free and clear of all above and below grade encumbrances, save for those that are for the benefit of the City or explicitly approved by the City which could include limited below grade pedestrian or vehicular links.

Community Services and Facilities

A Community Services and Facilities Study was prepared by the applicant in accordance with Policy 3.2.2.6 of the Toronto Official Plan for residential developments on sites greater than 5 hectares. The applicant's study examined existing community services offered within the area bounded by Steeles Avenue West, Dufferin Street, Sheppard Avenue West and Yonge Street. Within the study area is the Westminster-Branson neighbourhood, one of thirteen priority neighbourhoods identified by the City for strategic investment in youth services and facilities to create safe places.

The study area is characterized by a growing senior population. Over 21% of the area population is 65 and older, compared with 14% for the City as a whole. If growth rates

within the study area stay consistent with those predicted for the entire City, it is anticipated that 21,500 seniors will reside within the study area by 2031.

Recent immigrants to the study area originate from the Russian Federation, the Ukraine, the Philippines, Poland and South Korea. English is the predominant language, but a large portion of the population speaks Russian. Study area residents are well educated with just under 43% having completed or finishing a post-secondary education, but they have a slightly lower labour force participation rate than the remainder of the City. The high proportion of seniors found in the study area may account for this difference. The average household income in the study area is slightly below the average for the City.

Given the demographic and socio-economic characteristics of the community, additional community services or facilities in the area should be directed towards the growing senior segment of the population.

Discussions with representatives of long term care facilities identified a need for the following services:

- urgent care centre
- walk-in clinic
- pharmacy
- phased nursing home
- affordable family and seniors housing
- diagnostic programs
- day care for seniors

Additional discussions with Children Services staff and day care providers revealed a need for day care facilities in locations other than schools, additional infant spaces and subsidized day care spaces. This is consistent with the identification of Westminister-Branson as a priority neighbourhood.

Hospital and Medical Uses

The applicant intends to provide a continuum of care for seniors allowing them to age in place and not lose friends or support services as they require more acute care. The redevelopment proposes to retain a portion of the existing hospital building, but the owner and the City have no control over the nature and extent of patient care services offered there. It was a decision of the Provincial Ministry of Health to remove 24 hour in-patient service from the site by closing the Branson Hospital. North York General Hospital (Branson Division) leases the existing building on site, but further reorganization of services by the Province may have ramifications on the future care options provided within the wing of the Branson building which is to be retained.

Hospital uses are provided for by the land use designations of both the in force North York Official Plan, as well as the Toronto Official Plan. The recommended Zoning By-law amendment permits a range of uses to address certain shortcomings identified above

including the retained hospital uses, professional medical offices and support retail (including dispensing pharmacies).

Community Recreation and Amenity Space

Each proposed building would contain a community and amenity space on their main floors which are to be linked by enclosed walkways. These spaces offer activities and amenities organized and provided by the owner. The programs offered would be geared towards senior residents of the development in keeping with the continuum of care principles, but open to residents of the surrounding neighbourhoods as well.

Given the conclusions of the Community Services and Facilities Study discussed above, staff, in consultation with the applicant and the local Councillor determined that securing community amenity space would be an appropriate community benefit which would allow the City to run additional programs and ease the burden on space at the Antibes Community Centre.

The applicant has agreed to provide 150m² of rent-free space on the publicly accessible ground floor of Building F. The space will be adjacent to the public realm along Finch Avenue West or the proposed public road and will be secured as a community benefit pursuant to Section 37 of the *Planning Act*.

The provision of the space, complete with hydro and HVAC services provided by the applicant, would be for a period of 25 years, renewable for an additional 25 years at the sole discretion of the City.

The space is to be finished and furnished as a multi-purpose room including tables and chairs as well as appropriate storage facilities. The City will have full control and responsibility for the day-to-day operation of the space. Groups within the Advent community will have access to the space subject to securing the necessary permit, particularly if no other group has requested the space. This will ensure the space is not vacant for extended periods of time. It is anticipated the majority of the uses programmed by the City will be centered on seniors related activities. Advent has requested that the City ensure that permits issued for non-senior activities be appropriate and not disruptive to a building housing senior apartments and retirement residences.

Day Care

Another need identified in the Community Services and Facilities Study was day care facilities in locations other than schools, the need for additional infant spaces and subsidized day care spaces. When the long term care facility was developed in 2003, the owner reserved space on the ground floor to incorporate a day care facility to promote intergenerational opportunities to benefit residents of the facility. The owner was granted a variance by the Committee of Adjustment to permit the day nursery but the reserved space has remained unoccupied.

It remains the applicant's intention to open and operate a day care in the existing long term care facility as part of this redevelopment proposal. The applicant has been consulting with Children Services staff on the appropriate layout and configuration of the existing space to provide for a 52 child day care of appropriate cohorts as well as the possibility of entering into a purchase of service agreement to allow a great number of these spaces to be subsidized.

Affordable Housing

Both the in force North York Official Plan and the Toronto Official Plan speak to the importance of the provision of affordable housing. The North York Plan identifies a target of at least 25% of new dwelling units in multiple residential buildings with 20 or more units being affordable. For sites greater than 5 hectares where additional height or density is sought, the Toronto Official Plan establishes affordable housing as a first priority community benefit secured via Section 37. The Toronto Official Plan's target in this case is for 20% of the additional residential uses to be affordable housing.

The "affordability" criterion is defined differently by each Plan. The North York Official Plan definition is tied to an intrinsic affordability through the use of unit sizes and costs which are affordable to households with incomes in the 1 to 60th percentiles of the income distribution for the GTA. The Toronto Official Plan defines affordability as total monthly shelter cost being equal to or below the average City of Toronto rent as reported annually by the Canada Mortgage and Housing Corporation.

The size of the site under application (8.2 hectares) lends itself to using the Toronto Official Plan policies for securing an affordable housing component as a first priority community benefit. This component would comprise a minimum of 20% of the proposed independent living units. Staff have used this target while having regard to the new Official Plan's definition of "affordable" in discussions with the applicant, and are recommending an amendment to the North York Official Plan to reflect the following calculations to secure affordable housing for seniors on site.

Since the unit count, mix and location of independent living units remain undetermined, staff recommend the following phasing of the affordable housing component through the Section 37 Agreement. Staff have determined that based on the proposed range of independent living units, the affordable housing to be secured on this large site as required by the City of Toronto Official Plan as a first priority community benefit would be 89-113 units. For the first 600 independent living units constructed, 90 of these units will be affordable as defined by the City of Toronto Official Plan. Twenty percent of any rental units beyond the initial 600 units will be secured as affordable housing to a maximum of 20 additional units. The result will be an overall commitment of 110 affordable housing units across the entire site upon completion of the redevelopment.

Public Art

The North York Official Plan does not provide specific targets on the amount of Public Art required for a specific development application. The Toronto Official Plan contains policies which encourage public art in all significant private sector developments across

the City. The applicant has agreed to design and implement a Public Art Program valued at \$350,000 as a community benefit secured via the Section 37 Agreement.

Toronto Green Standard

The Toronto Green Standard directs stormwater retention on site at the same level of annual runoff allowable under the pre-development scenario.

There will be a significant increase in the amount of green space and soft surfaces on the subject site as the proposed redevelopment will remove large areas of surface parking. The site will be organized around a central landscape amenity which will serve as a stormwater retention pond for the development. Surface parking will also be removed from the adjacent hydro corridor as it becomes redundant with the construction of on-site garages resulting in increased porosity and less uncontrolled runoff into the ravine to the south.

The applicant is aware of the Green Standard and further improvements will be pursued through the Site Plan Control approval process.

Section 37

As described above, staff are recommending that Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure certain community benefits as a result of the proposed increase in height and density. The Section 37 Agreement is also recommended to secure other matters specific to the development as a legal convenience.

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. The provision of an affordable housing contribution of 110 units to be provided as follows:
 - d. Following the completion of the first building containing independent living units, a minimum of 10 percent of the overall commitment be achieved within said building;
 - e. Following the completion of the second building containing independent living units, a minimum of 20 percent of the overall affordable housing commitment be provided;
 - f. Following the completion of the third building with independent living units, a minimum of 40 percent of the overall affordable housing commitment be provided;
 - g. Following the completion of the fourth building containing independent living units, a minimum of 70 percent of the overall affordable housing commitment be provided;
 - h. A minimum of 90 affordable housing units be provided for the first 600 independent living units constructed on the site; and

- i. Following construction of the first 600 independent living units on site, the owner shall provide affordable housing units at a minimum of rate of 20 percent of the number of independent dwelling units constructed above and beyond the initial 600 units, to a maximum of 20 additional affordable housing units.
2. The provision of 150 square meters of community space on the publicly accessible ground floor of Building F provided:
 - a. The community space is leased to the City at no cost, including rent and utilities (hydro and HVAC) and maintenance fees for a period of 25 years, renewable for an additional 25 years, at the City's sole discretion. The City will be responsible for the permitting and the day-to-day operation of the space;
 - b. The community space is to be secured adjacent to a public right-of-way with direct access from a publicly accessible entry of the building or directly from Finch Avenue West or the proposed ring road, with public access to be secured over the relevant portions of the ring road, pending its conveyance to the City;
 - c. The community space will be finished and furnished appropriately by the Owner as a multipurpose facility. The space will be initially outfitted with tables and chairs appropriate for use by seniors and contain appropriate storage areas as outlined by and to the satisfaction of City Parks, Forestry & Recreation staff;
 - d. To ensure appropriate activities and non-disruptive activities are scheduled for space in a building housing seniors apartments and retirement residences, the scheduling of activities shall be mutually agreed to by Parks, Forestry & Recreation staff and Advent Health Care Corporation; and
 - e. To ensure optimal utilization of the space, Advent Health Care Corporation would be granted access, subject to obtaining the necessary permit from the City and be given priority access to the space if no other group has requested the space via the permitting process.
3. A \$350,000 public art contribution, to be designed and implemented in accordance with the City's Public Art Program; and
4. The construction of a pedestrian trail, including renaturalization to the satisfaction of the Toronto and Region Conservation Authority and Parks, Forestry & Recreation, on lands within the 10m buffer from long term stable slope to be conveyed to the City. Pedestrian connections to the trail from the proposed public road to the trail will be secured via public access easements in the following locations:
 - a. From the proposed road to the trail over the area between the proposed Building A and the west property line; and

- b. Over the existing surface easement to the south of proposed Building I.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The construction of the public road and underlying services to municipal standards within an 18.5m right of way to be conveyed to the City free and clear from all encumbrances other than limited underground pedestrian or vehicular links as approved by the Executive Director, Technical Services Division and the Executive Director, Transportation Services, prior to the earlier of:
 - a. The conveyance occurs prior to the earlier of the issuance of any building permit that causes the gross floor area to equal or exceed 133,000m²; or
 - b. 20 years from the date of the execution of the Section 37 Agreement.
2. The provision of a public access easement to the City over the aforementioned 18.5 metre right of way, pending its conveyance to the City.
3. The conveyance of all lands below Long Term Stable Slope to the Toronto and Region Conservation Authority prior to the issuance of final Site Plan Control approval for Buildings A or I.
4. The conveyance of a 10m buffer above the Long Term Stable Slope to the City of Toronto, save for two existing encroachments, and the granting of a surface easement to the owner to construct the trail as described above to occur prior to the issuance of any above grade building permit for Buildings A or I.

Development Charges

It is estimated the development charges for this project will be \$5,664,418. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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Tel. No. (416) 395-7129
Fax No. (416) 395-7155
E-mail: cventre@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Typical Street Sections

Attachment 3: Zoning

Attachment 4: Former City of North York Official Plan

Attachment 5: Toronto Official Plan

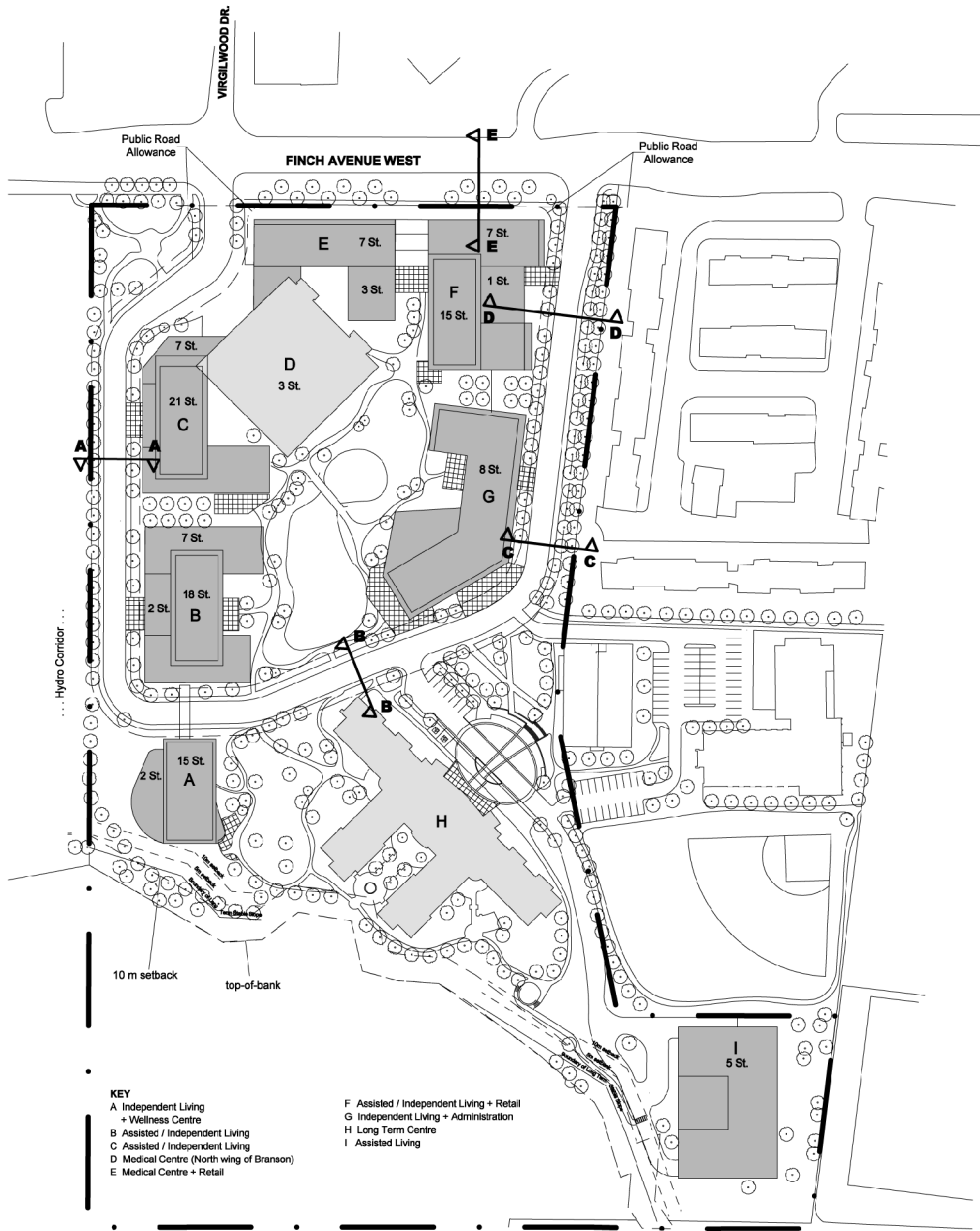
Attachment 6: Application Data Sheet

Attachment 7: Draft Amendment to the Former City of North York Official Plan

Attachment 8: Draft Zoning By-law Amendment

Attachment 9: Draft Modification to the City of Toronto Official Plan

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

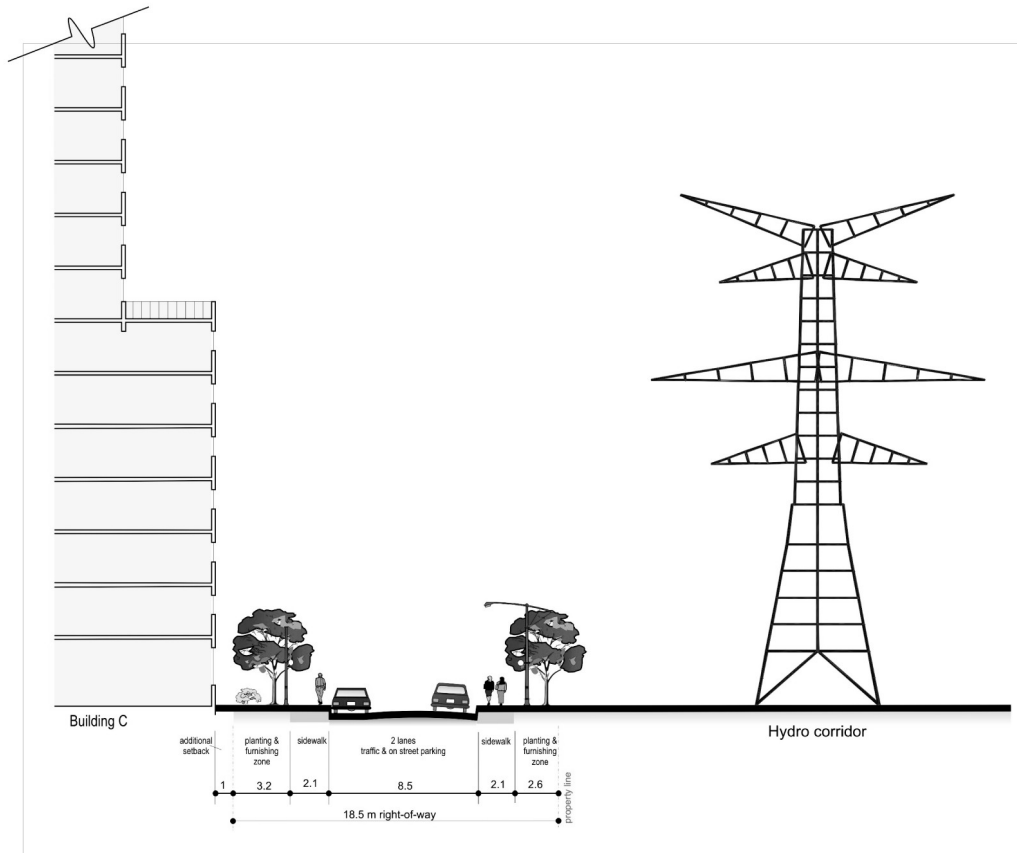
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10/20/2009



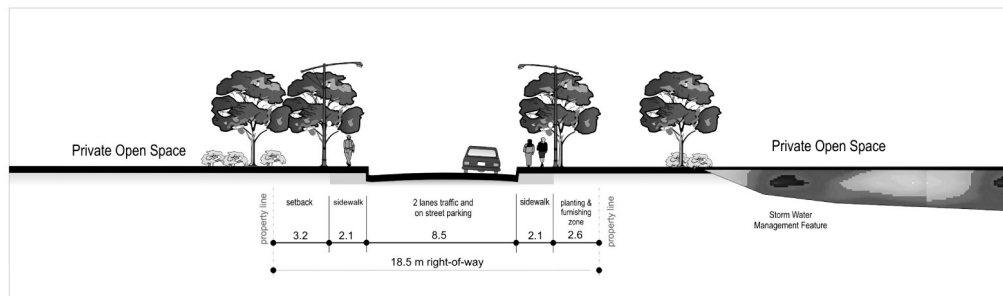
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File # 04_166416

Attachment 2: Typical Street Sections



Section AA



Section BB

Street Sections

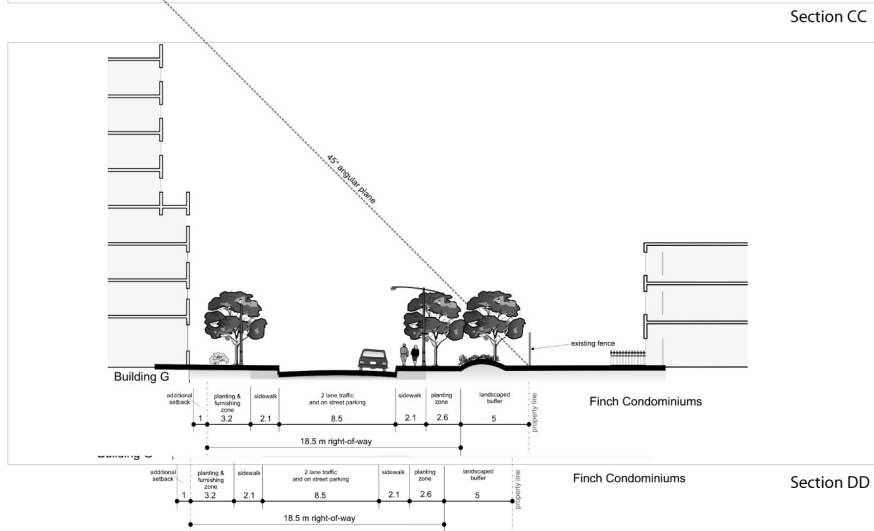
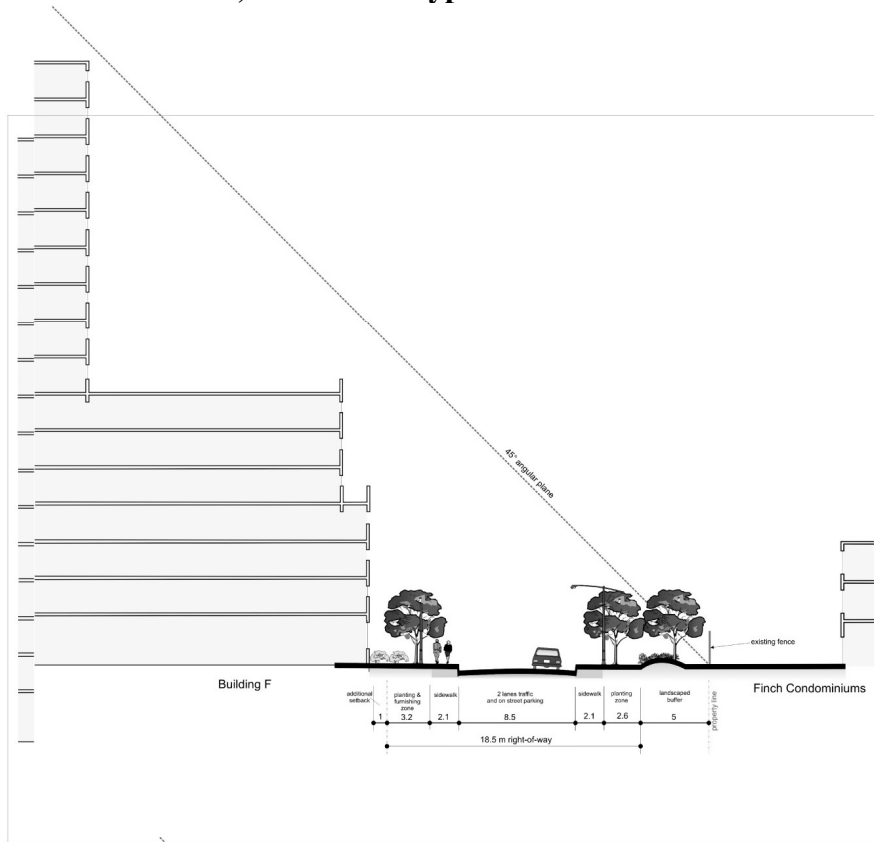
Applicant's Submitted Drawing

Not to Scale
09/29/2009

555 Finch Avenue West

File # 04_166416

Attachment 2, continued: Typical Street Sections



Street Sections

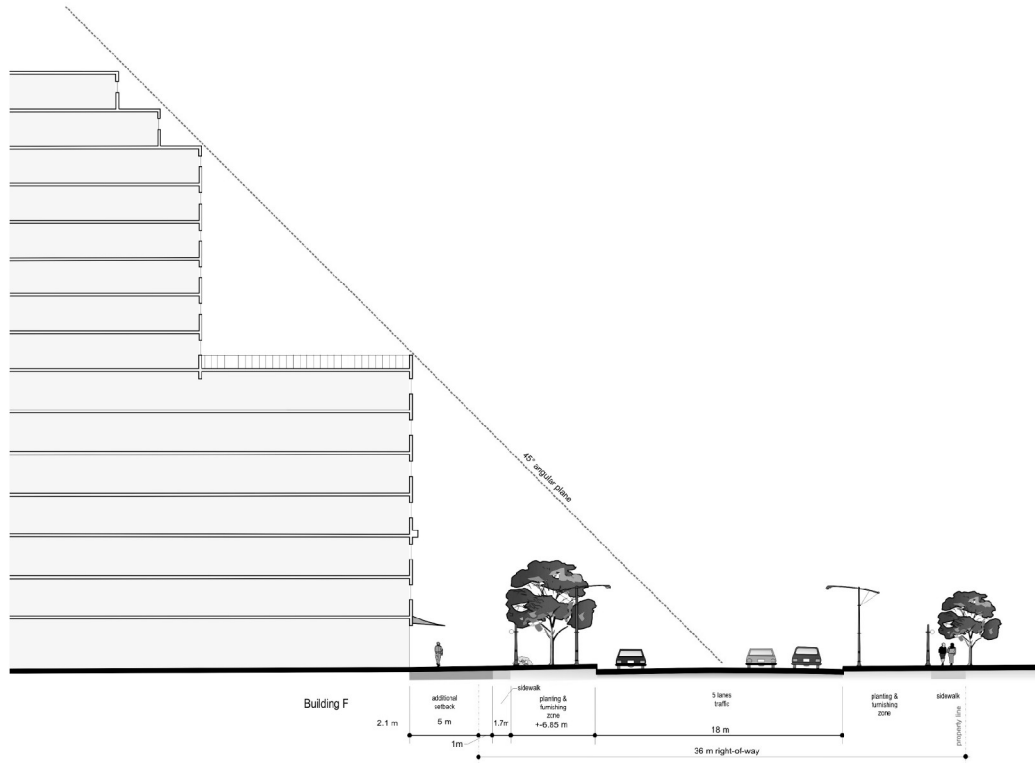
Applicant's Submitted Drawing

Not to Scale
09/29/2009

555 Finch Avenue West

File # 04_166416

Attachment 2, continued: Typical Street Sections



Section EE

Street Sections

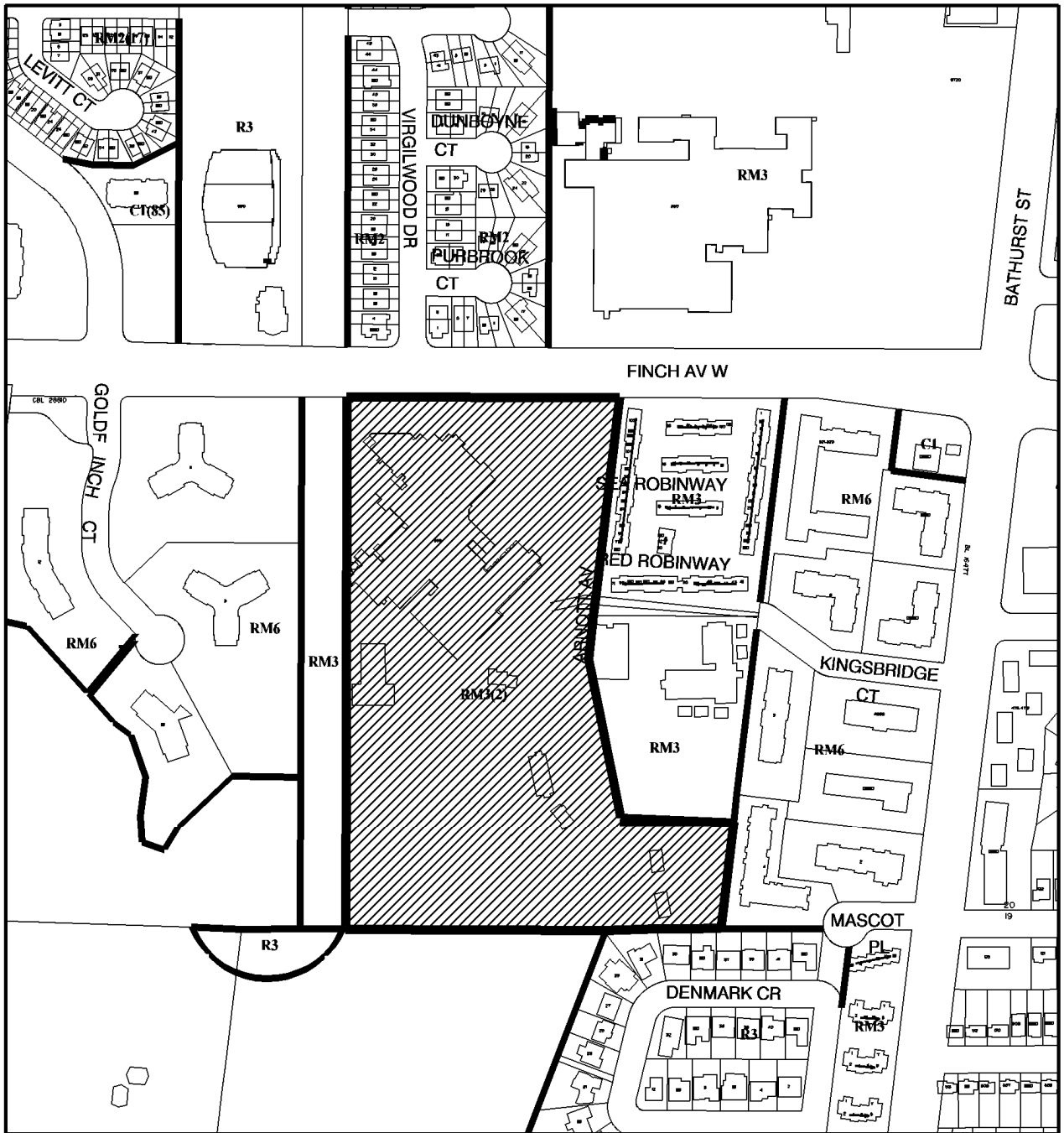
Applicant's Submitted Drawing

Not to Scale
09/29/2009

555 Finch Avenue West

File # 04_166416

Attachment 3: Zoning



TORONTO Urban Development Services
Zoning

555 Finch Ave. West
 File # 04_1666416

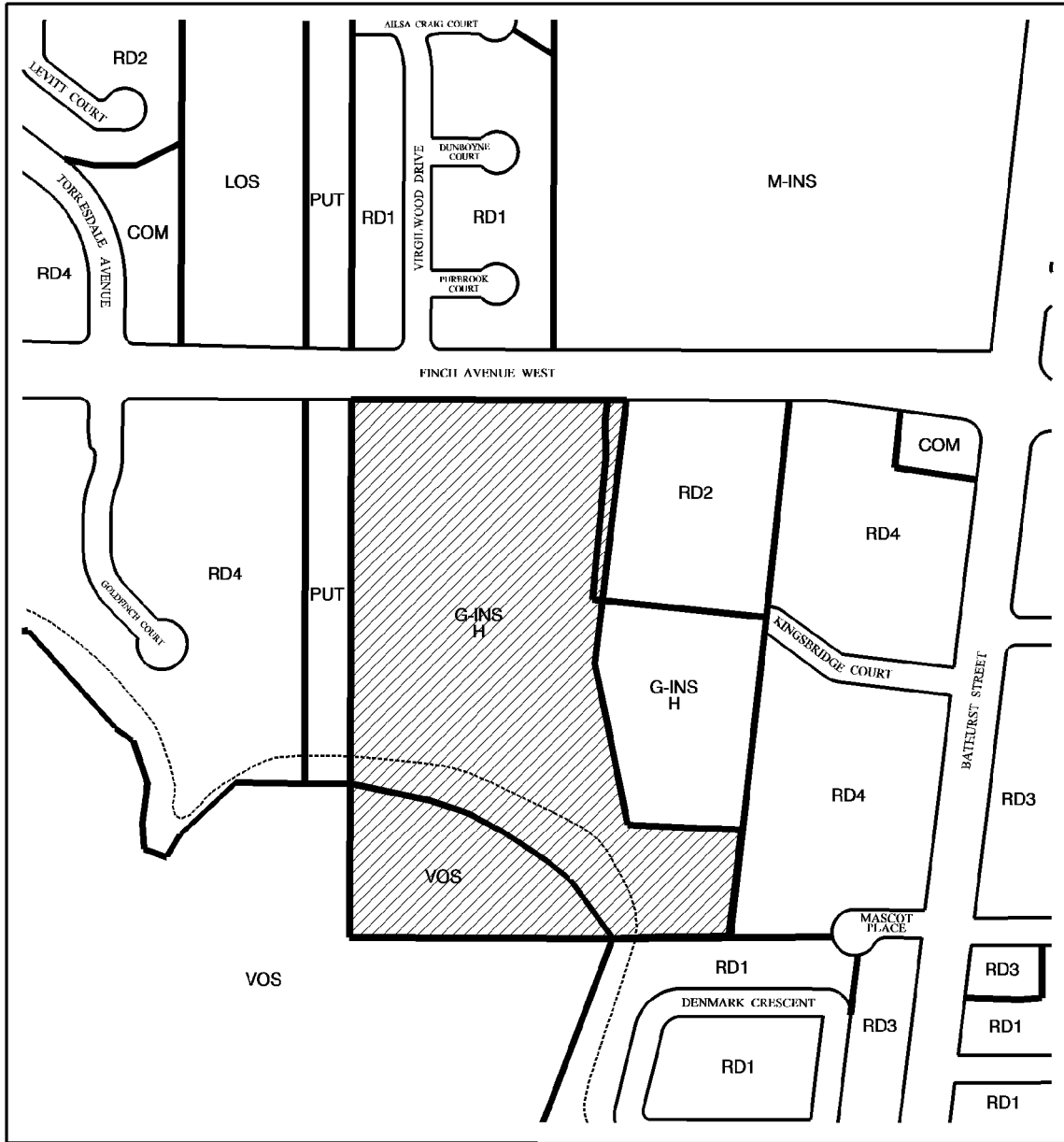
R3 One-Family Detached Dwelling Third Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone
 RM3 Multiple-Family Dwellings Third Density Zone

RM6 Multiple-Family Dwellings Sixth Density Zone
 C1 General Commercial Zone



Not to Scale
 Zoning By-law 7625
 Extracted 10/20/04/JM

Attachment 4: Former City of North York Official Plan



Toronto Urban
Development Services
Official Plan

555 Finch Avenue West

File # 04_166416

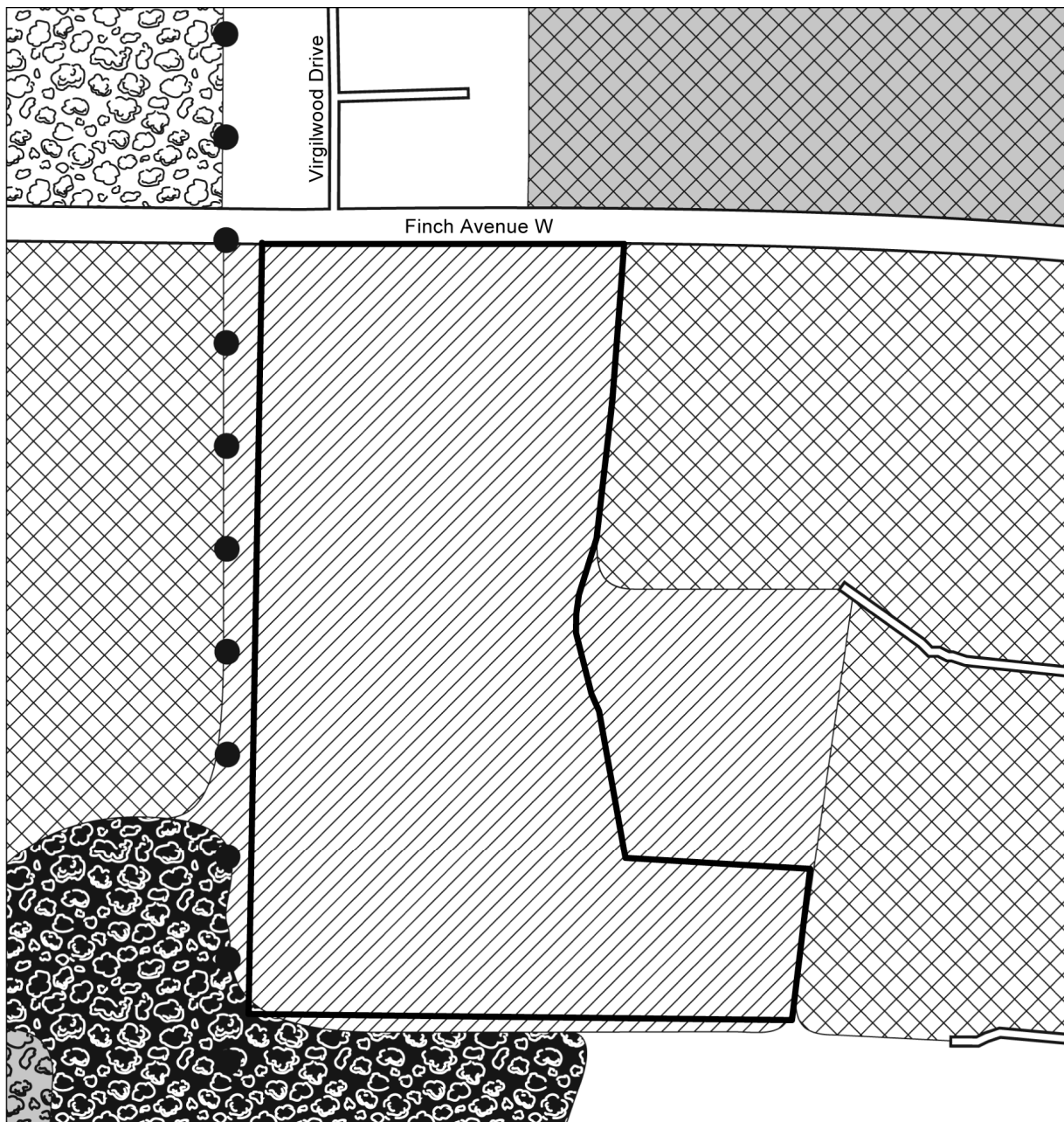
RD1 Residential Density One
RD2 Residential Density Two
RD3 Residential Density Three
RD4 Residential Density Four
LOS Local Open Space

VOS Valley Open Space
PUT Public Utility
G-INS General-Institutional
COM Commercial
M-INS Minor-Institutional

H Hospital
----- V.I.Z. Boundary

↑
Not to Scale
North York Official Plan
Extracted 10/28/04

Attachment 5: Toronto Official Plan



TORONTO City Planning
Official Plan

555 Finch Avenue West

File # 04_166416



Not to Scale
 09/29/2009

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	04 166416 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 16, 2004

Municipal Address: 555 FINCH AVE W, TORONTO M2R 1N5

Location Description: CON 2 WY PT LOT 20 **GRID N1003

Project Description: construct 7 new buildings which will be used for hospital and medical uses, assisted living space, long term care facility, support retail and service space and community centre space.

Applicant:	Agent:	Architect:	Owner:
JASON PARK			NORTH YORK BRANSON HOSPITAL

PLANNING CONTROLS

Official Plan Designation:	G-INS, VOS	Site Specific Provision:
Zoning:	RM3(2)	Historical Status:
Height Limit (m):	9.2	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	48,939	Height:	Storeys:	21
Frontage (m):	260		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	64200		Parking Spaces:	863
Total Non-Residential GFA (sq. m):	69411		Loading Docks	0
Total GFA (sq. m):	133611			
Lot Coverage Ratio (%):	0			
Floor Space Index:	2.73			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Other		Above Grade	Below Grade
Tenure Type:		Residential GFA (sq. m):	64200	0
Rooms:	0	Retail GFA (sq. m):	2025	0
Bachelor:	0	Office GFA (sq. m):	0	0
1 Bedroom:	705	Industrial GFA (sq. m):	0	0
2 Bedroom:	0	Institutional/Other GFA (sq. m):	67386	0
3 + Bedroom:	0			
Total Units:	705			

CONTACT: PLANNER NAME: Christian Ventresca, Planner Planner
TELEPHONE: (416) 395-7150

Attachment 7: Draft Amendment to the Former City of North York Official Plan

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the former City of North York
respecting the lands municipally known as
555 Finch Avenue West**

WHEREAS authority is given to Council under 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. The text and maps attached hereto as Schedule “A” and “B” are hereby adopted as Amendment No. XXX to the Official Plan of the former City of North York.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT No. 585
TO THE OFFICIAL PLAN
OF THE FORMER CITY OF NORTH YORK

ITEM 1:

Part C.9 – Specific Development of the Official Plan is amended by adding Map C.9.276 attached hereto.

ITEM 2:

Clause 1:

1. Part C9 is amended by adding the following policy:

“C.9.276
LANDS ON THE SOUTH SIDE OF FINCH AVENUE WEST, WEST OF
BATHURST STREET (MUNICIPALLY KNOWN AS 555 FINCH AVENUE
WEST)

In addition to the General Institution Policies (G-INS) of this Plan, the lands shown on Map C.9.276 may be used for the following uses:

- Residential Uses, including Seniors Housing;
- Home for the Aged;
- Day Nurseries and Child Care Facilities;
- Office Uses and Professional Medical Offices;
- Retail and Service Commercial Uses;
- Recreation Uses; and
- Community Facility Uses

The gross floor area of all buildings on the lands shall not exceed a maximum density of 2.73 FSI attributable to the net development site as defined in the Zoning By-law. Council will pursue of the conveyance of a U-shaped public road through the site to provide addresses and access to development parcels contained within the net development site.

Notwithstanding Part C-4, Section 2.4.2, the following affordable housing provisions shall apply to the lands affected by this Specific Development Policy:

- a) “Affordable” shall mean housing which is priced or rented at or below an amount where the total monthly shelter cost is one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canadian Mortgage and Housing Corporation.
- b) Of the first 600 residential dwelling units constructed on the site, a minimum of 90 units shall be affordable.
- c) Twenty percent of any additional residential dwelling units constructed beyond the initial 600 units shall be affordable to a maximum of 110 affordable residential dwelling units.

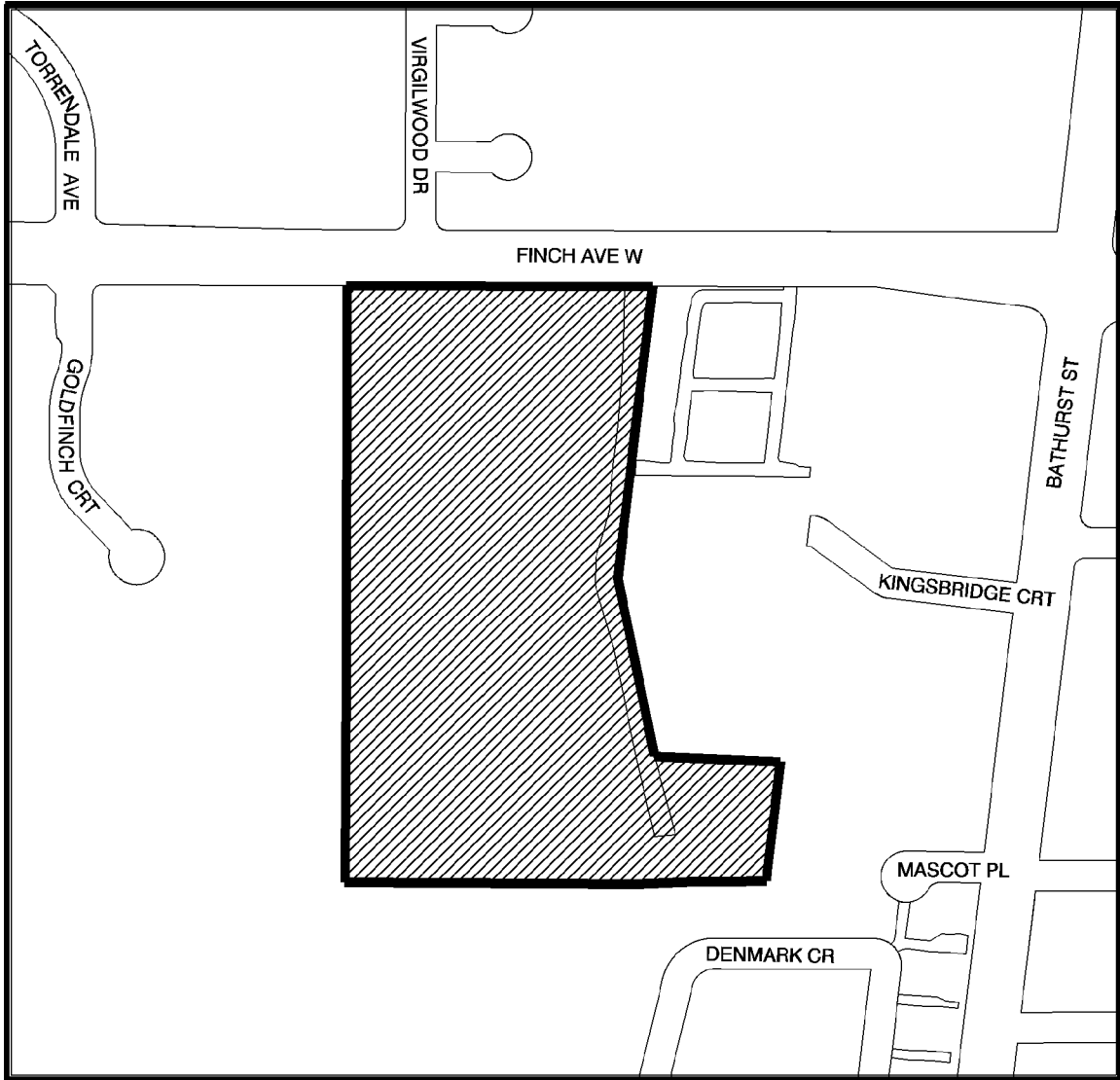
Council may enter into a legal agreement under Section 37 of the *Planning Act* to secure the positive features of the development proposal for the lands, seen as specific community benefits as identified in consultation with the local community.



Schedule " A "
(Amendment No. 585)



LAND USE MAP

<p>File No. 04 166416 Prepared by: J.C. Approved by: C.V. Date: Oct. 19, 2009 Filename: OPA585</p>		<p align="right">City Planning Division North District</p> <p>SCALE:</p> <p align="center"> SUBJECT PROPERTY </p>
<p>Location: Part of Lot 20, Concession 2, West of Yonge Street, City of North York</p> <p><small>Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>		



<p>MAP C.9.276</p>	 <p>SUBJECT AREA</p>	<p>FILE NAME : OPA585 DATE : October 2009</p> 
<p><small>Source: Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>		

Attachment 8: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as
555 Finch Avenue West**

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. Section 64.18(2) of By-law No. 7625 is hereby repealed and replaced by the following:

“64.18(2) RM3(2)

DEFINITIONS

APARTMENT HOUSE DWELLING

- (a) For the purposes of this exception, “apartment house dwelling” shall mean a building containing more than four (4) dwelling units each having access from an internal corridor system or direct access from grade or any combination thereof with a common dining facility. The dining facility shall be made available to all residents of the “apartment house dwelling” on a daily basis and shall not function as a public dining facility.

COMMUNITY SPACE

- (b) For the purposes of this exception, “community space” shall mean space to be accessible for City and/or non-profit service providers to provide community service programs for local residents with an emphasis on activities designed for seniors.

ESTABLISHED GRADE

- (c) For the purposes of this exception, “established grade” for all development blocks shall be considered the geodetic elevation of 187.3 metres above sea level.

DEVELOPMENT BLOCK

- (d) For the purposes of this exception, “development block” shall mean one of the lettered blocks on Schedule “RM3(2)”.

GROSS FLOOR AREA

- (e) For the purposes of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as enclosed balconies, but excluding:
 - a. any part of the building used for Mechanical Floor Area;
 - b. any space used for motor vehicle access or parking; and
 - c. the floor area of unenclosed residential balconies.

LONG TERM CARE SUPPORTIVE HOUSING

- (f) For the purposes of this exception, “long term care supportive housing” shall mean living accommodation for senior citizens in semi-independent or dependent living arrangements, other than Apartment House Dwellings, with common lounges, activity areas, and food preparation facilities sized to be shared by all residents in the facility.

MECHANICAL FLOOR AREA

- (g) For the purposes of this exception, “mechanical floor area” shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building such as heating, ventilation, air conditioning, electrical, plumbing, fire protection, telecommunication and elevator equipment.

NET SITE

- (h) For the purposes of this exception “net site” shall mean the gross site area minus any lands that will be conveyed to the City of Toronto for roads, road widening or public parks, and minus any lands to be conveyed to the Toronto and Region Conservation Authority for ravine protection and renaturalization. The net site

comprises an area of 48,939m² consisting of the gross site, minus the following:

- a. lands with an area of 9,910m² to be conveyed to the City of Toronto for public road purposes being Street “A” as identified on Schedule “RM3(2)” to this exception;
- b. lands with an area of 2,170m² to be conveyed to the City of Toronto for public park purposes for the trail along the long term stable slope as identified on Schedule “RM3(2)” to this exception; and
- c. lands with an area of 21,200m² to be conveyed to the Toronto and Region Conservation Authority located below long term stable slope as identified on Schedule “RM3(2)” to this exception.

PRIVATE LANDSCAPED OPEN SPACE

- (i) For the purposes of this exception, “private landscaped open space” shall mean landscaped open space that may include including access drive aisles, below grade parking structures, recreation space, community gardens, public art, stormwater management facilities and walkways associated with the development outlined in this exception.

PERMITTED USES

- (j) The only permitted uses shall be:
 - a. Apartment House Dwelling;
 - b. Business and Professional Office;
 - c. Clinic;
 - d. Community Space;
 - e. Converted Dwelling
 - f. Day Nursery;
 - g. Dispensing Pharmacy;
 - h. Double Duplex Dwelling;
 - i. Duplex Dwelling;
 - j. Health Science Research Laboratory;
 - k. Hospital;
 - l. Long Term Care Supportive Housing;
 - m. Park uses including a pedestrian trail;
 - n. Personal Service Shop;
 - o. Place of Worship;
 - p. Professional Medical Office;
 - q. Private Landscaped Open Space;
 - r. Public Art;
 - s. Religious Institution;
 - t. Recreational use;

- u. Retail Store;
- v. School;
- w. Semi-Detached Dwelling;
- x. Underground Parking Structure, including stair enclosures; and
- y. Accessory Uses.

(k) Use Qualifications:

- a. Outdoor recreation amenity areas may be located on roof top terraces.
- b. Apartment House Dwellings are permitted only on Blocks “A”, “B”, “C”, “F”, and “G” as identified on Schedule RM3(2) to this exception.
- c. For the purposes of this By-law, the common dining facility for the Apartment House Dwelling on Block “A” may be provided on another Development Block.
- d. Long Term Care Supportive Housing is permitted only on Blocks “B”, “C”, “E”, “H” and “I”.
- e. Business and professional offices, professional medical offices, clinic and hospital uses are permitted only on Blocks “D”, “E”, and “F” as identified on Schedule RM3(2) to this exception.
- f. Personal service shops and retail stores are permitted only on Blocks “D”, “E”, “F” and “G” as identified on Schedule RM3(2) to this exception.
- g. On Open Space (OS) blocks as shown on Schedule RM3(2), the only permitted uses shall be parks, including pedestrian trails and Private Landscaped Open Space.
- h. The provisions of Section 18.1(b)(iv)(B) and (C) shall not apply.

EXCEPTION REGULATIONS

LOT COVERAGE

- (l) The provisions of Section 18.3.2 does not apply.

SETBACKS

- (m) Setbacks shall be provided in accordance with Schedule RM3(2) provided:
 - a. The minimum setback for any structure or building from property lines along Finch Avenue West is 5.0m;

- b. The minimum setback for any structure or building from property lines along “Street A” is 1.0m or as shown on Schedule RM3(2).
- (n) Notwithstanding (m) above, the minimum front yard setback for parking structures and structures associated thereto below established grade shall be 0.0m.
- (o) The portion of any building or structure on Blocks “A”, “B”, “C”, “E” and “F” above 7 storeys in height shall be set back an additional 1.5m from the walls of the building below 7 storeys.
- (p) The portion of any building or structure on Blocks “G” above 4 storeys in height shall be set back an additional 1.5m from the walls of the building below 7 storeys.

MAXIMUM GROSS FLOOR AREA

- (q) Subject to subsections (r), (s) and (t) the maximum aggregate gross floor area permitted of all buildings shall be 133,700m².
- (r) The maximum gross floor area permitted within each development block shall not exceed:
 - a. Block A: 12,300m²
 - b. Block B: 23,900m²
 - c. Block C: 25,505m²
 - d. Block D: 9,008m²
 - e. Block E: 8,171m²
 - f. Block F: 17,720m²
 - g. Block G: 14,036m²
 - h. Block H: 13,471m²
 - i. Block I: 9,500m²
- (s) The maximum gross floor area permitted for Apartment House Dwellings is 64,200m² subject to the maximum floor area within each development block for this use not exceeding:
 - a. Block A: 10,050m²
 - b. Block B: 14,500m²
 - c. Block C: 17,000m²
 - d. Block F: 9,000m²
 - e. Block G: 13,200m²
- (t) The maximum gross floor area permitted for Long Term Care Supportive Housing is 34,000m² subject to the maximum floor area within each development block for this use not exceeding:
 - a. Block B: 8,400m²
 - b. Block C: 7,500m²
 - c. Block E: 2,500m²

- d. Block F: 6,600m²
 - e. Block H: 13,471m²
 - f. Block I: 9,000m²
- (u) Personal service shop and retail store uses are limited in gross floor area to a combined maximum of 2,025m².
 - (v) A minimum of 150m² of community space shall be provided within Block “F”.
 - (w) Business and professional office, professional medical office, clinic and hospital uses are limited in gross floor area to a combined maximum of 13,841m².

DWELLING UNITS

- (x) The maximum number of Apartment House Dwelling units on site shall be 705.

BUILDING HEIGHT

- (y) The maximum building heights for all buildings or structures in meters shall be as shown on Schedule RM3(2).
- (z) A minimum ground floor height of 4 metres shall be provided for buildings on Blocks “E” and “F”.
- (aa) Notwithstanding subsection (y), the maximum height of buildings or structures on Block “G” shall not exceed the shortest horizontal distance from the east property line to the building or structure.
- (bb) Notwithstanding subsection (y), the maximum height of buildings or structures on Block “E” shall not exceed the shortest horizontal distance from the centre line of Finch Avenue West to the building or structure.
- (cc) Notwithstanding subsection (y), the maximum height of buildings or structures on Block “F” shall not exceed the horizontal distance from the east property line to the building or the shortest horizontal distance from the centre line of Finch Avenue West to the building or structure, whichever is less.

PARKING

- (dd) Parking for residential uses shall be provided above or below grade on the same development block as the residential use, or on a block immediately abutting the block containing the residential use at the following rate:
 - a. *Apartment House Dwellings*: 0.7 spaces per dwelling unit of which 0.10 spaces per unit is for visitors;
 - b. *Long Term Care Supportive Housing*: 0.25 spaces per occupied bed.

- (ee) Parking for non-residential uses shall be provided above or below grade on the same development block as the non-residential use, or on a block immediately abutting the block containing the non-residential use at the following rate:
- a. *Day Nursery*: 0.27 spaces per child, of which 0.17 spaces per child is for staff parking and 0.1 space per child is for pick-up and drop-off;
 - b. *Hospital and medical clinic*: 2.2 spaces per 100m² of gross floor area;
 - c. *Community space*: 1 space per 56m² of gross floor area;
 - d. *Personal service shops and retail stores*: 1 space per 56m² of gross floor area

DIVISION OF LANDS

- (ff) Notwithstanding any severance or division of the site, the regulations of this exception shall continue to apply to the whole of the site as if no severance or division had occurred.

SECTION 37

- (gg) Pursuant to Section 37 of the *Planning Act*, the height and density of development permitted on the *land* by this By-law, are permitted in return for the provision by the Owner of the following facilities, services and matters to the City at the Owner's sole expense:
- a. The Owner enters into one or more agreements with the City pursuant to Section 37 of the *Planning Act* which shall be registered on title to the land by the City to secure the facilities, services and matters required to be provided by this subsection (gg) and consents to the registration of such agreement or agreements against title to the site;
 - b. The Owner shall provide an overall affordable housing commitment of 110 total Apartment House Dwelling units as follows:
 - i. following the completion of the first building containing Apartment House Dwelling units, a minimum of 10 percent of the overall commitment be achieved within said building;
 - ii. following the completion of the second building containing independent living units, a minimum of 20 percent of the overall affordable housing commitment be provided;

- iii. following the completion of the third building with independent living units, a minimum of 40 percent of the overall affordable housing commitment be provided;
 - iv. following the completion of the fourth building containing independent living units, a minimum of 70 percent of overall affordable housing commitment be provided;
 - v. a total of 90 affordable housing units for the first 600 Apartment House Dwelling units constructed on site; and
 - vi. following construction of the first 600 independent living units on site, the owner shall provide affordable housing units at a minimum of rate of 20 percent of the number of independent dwelling units constructed above and beyond the initial 600 units, to a maximum of 20 additional affordable housing units.
- c. Prior to final site plan control approval for any building on Block “F”, the Owner shall provide a public art contribution of \$350,000 to facilitate the design and implementation of a site wide public art program in accordance with the City’s Public Art Program.
- d. The Owner shall provide and furnish a minimum of 150 square meters of Community Space within a publicly accessible portion of any building on Block “F” provided:
- i. The space is leased to the City at no cost, including rent and utilities (hydro and HVAC) and maintenance fees for a period of 25 years, renewable for an additional 25 years, at the City’s sole discretion. The City will be responsible for the permitting and the day-to-day operation of the space;
 - ii. The Community Space is to be secured adjacent to a public right-of-way with direct access from a publicly accessible entry of the building or directly from Finch Avenue West or the proposed ring road, assuming public access is secured over the relevant portions of the ring road, pending its conveyance to the City;
 - iii. The space will be finished and furnished appropriately by the Owner as a multipurpose facility. The space will be initially outfitted with tables and chairs appropriate for use by seniors and contain appropriate storage areas as

required by and to the satisfaction of City Parks, Forestry & Recreation staff;

- iv. To ensure appropriate activities and non-disruptive activities are scheduled for space in a building housing Apartment House Dwellings for seniors and Long Term Care Supportive Housing, the determination of scheduling for groups and activities shall be mutually agreed to by Parks, Forestry & Recreation staff and the Owner; and
 - v. To ensure optimal utilization of the space, Advent Health Care Corporation would be granted access, subject to obtaining the necessary permit from the City and be given priority access to the space if no other group has requested the space via the permitting process.
- e. Prior to final Site Plan Control approval for buildings on Blocks “A” or “I”, whichever comes first, the Owner shall convey to the Toronto and Region Conservation Authority for nominal considerations, all the lands shown below Long Term Stable Slope (LTSS) as described on Schedule RM3(2) having an area of 2.12 hectares, to the satisfaction of the City Solicitor and the TRCA.
 - f. Prior to first above grade building permit for buildings on Blocks “A” or “I”, whichever occurs first, the Owner shall convey lands totalling 2,170 square metres, between the Long Term Stable Slope and the nearest Development Blocks, to the City of Toronto for Parks purposes, being the lands shown on Schedule RM3(2), to the satisfaction of the City Solicitor, for the purpose of a pedestrian trail.
 - g. Prior to final Site Plan Control approval for buildings on Blocks “A” or “I”, the owner shall prepare and implement a ravine stewardship plan for the lands referred to the (e) and (f) which shall include the construction and maintenance of a pedestrian trail along top of bank as well as renaturalization of the buffer lands to the satisfaction of the Toronto and Region Conservation Authority and City of Toronto Parks, Forestry & Recreation. The ravine stewardship plan will be secured through an agreement pursuant to Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act* as part of the site plan approval for Development Block “I”.
 - h. Prior to the completion of buildings on Development Block “A”, the Owner shall provide public access easements for the purpose of pedestrian connections to the trail from the proposed public road to the trail secured via public access easements in the following locations:

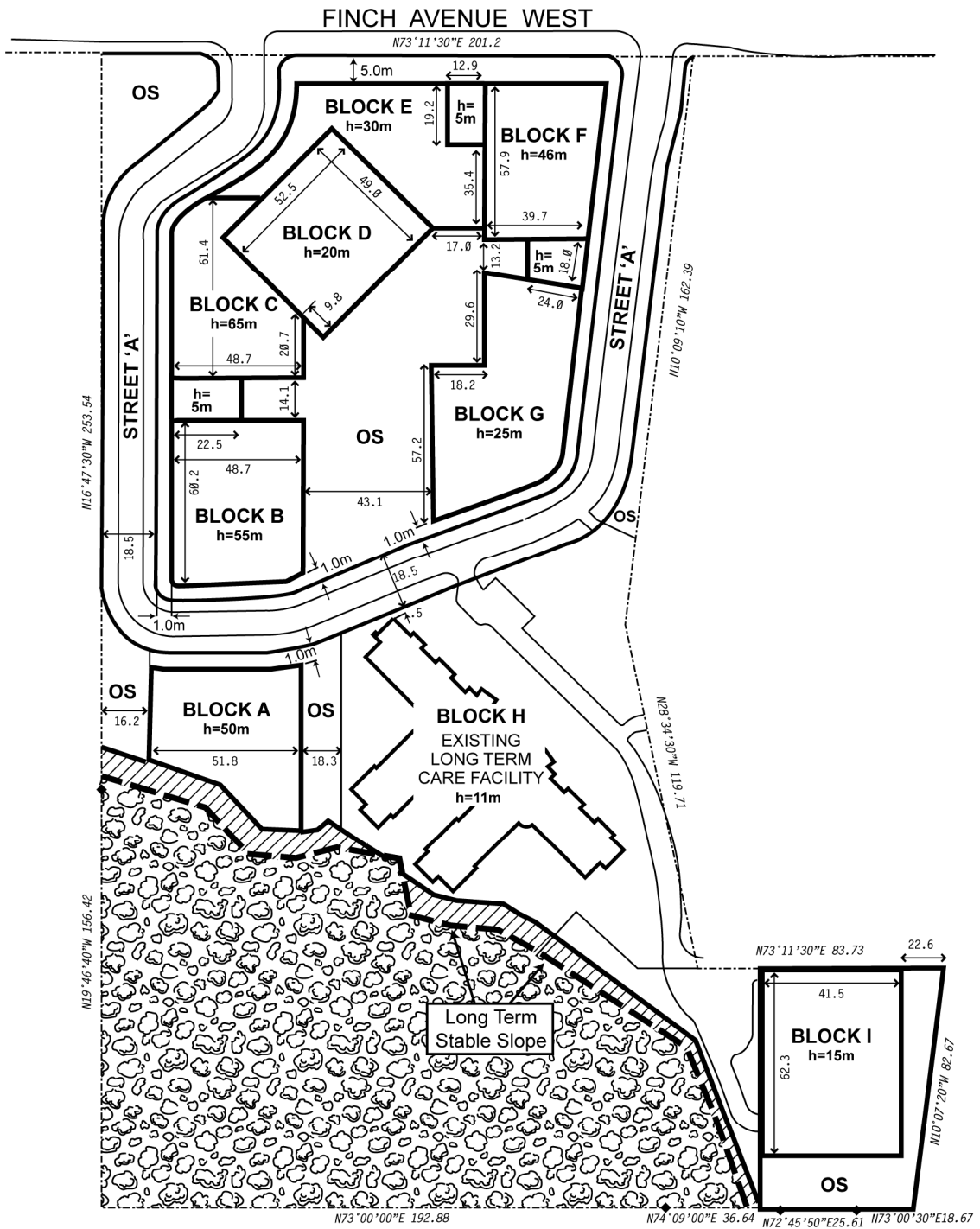
- i. From the proposed road to the trail over the area between the building on Block “A” and the west property line; and
 - ii. Over the existing surface easement to the south of the building on Block “T”;
- i. The Owner shall construct and convey to the City, for a nominal sum, a new public road within an 18.5m right of way labelled Street “A” on Schedule RM3(2) to this by-law, free and clear, above and below grade, of encumbrances save and except those encumbrances that are deemed acceptable to Executive Director, Technical Services, Executive Director, Transportation Services and the City Solicitor, which shall include limited underground pedestrian and vehicular links prior to:
 - i. The issuance of any building permit that causes the gross floor area to equal or exceed 130,000m²; or
 - ii. 20 years from the execution of the Section 37 Agreement.
- j. Prior to the completion of the pedestrian trail, the Owner shall provide a public access easement to the City over the aforementioned 18.5m right of way, pending its conveyance to the City.
- k. The Owner shall construct the new public road, including but not limited to sanitary and storm sewers, watermains, standard boulevards, electrical distribution, street lighting, and utilities to City of Toronto Standards.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule RM3(2)

555 Finch Avenue West

Not to Scale
 10/14/2009



Lands to be conveyed to TRCA
 Lands to be conveyed to City of Toronto

File # 04_166416

Attachment 9: Draft Modification to the City of Toronto Official Plan

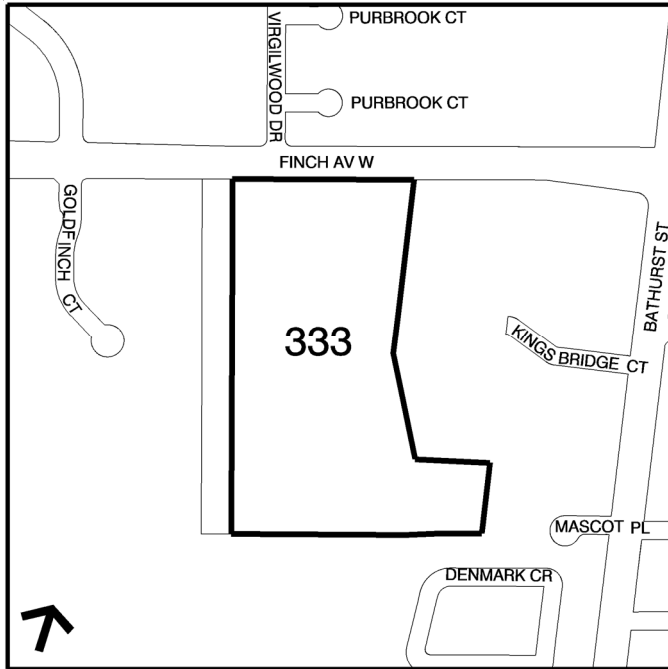
Proposed Toronto Official Plan Modification No. 116

The Official Plan of the City of Toronto is modified as follows:

- A. Land Use Plan, Map 16 is modified to redesignate as follows the lands shown on attached Map 1:
 - i) from *Institutional Areas* to *Natural Areas*;
- B. Chapter Seven, Site and Area Specific Policies, is modified by adding Site and Area Specific Policy No. 333 for the lands located on the south side of Finch Avenue West, west of Bathurst Street and known municipally as 555 Finch Avenue West, as follows:

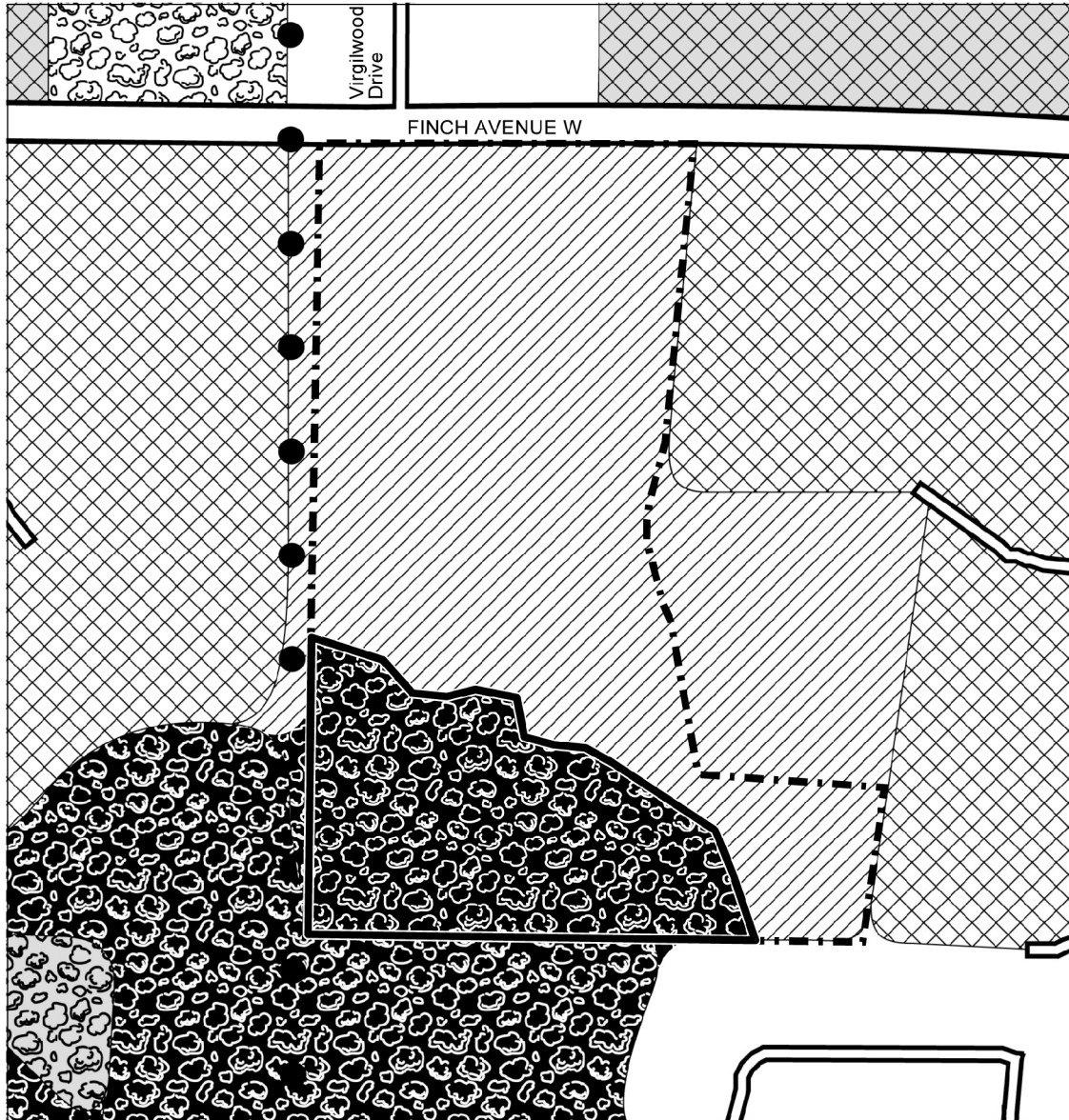
“333. 555 Finch Avenue West

- a) Residential uses that are independent of a health institution are permitted.
- b) Notwithstanding Policy 3.2.1.9, a total of 110 affordable housing will be secured as a first priority community benefit under Section 37 of the *Planning Act* as follows:
 - i. Of the first 600 apartment dwelling units constructed, 90 affordable housing units will be provided.
 - ii. Following construction of the first 600 independent living units on site, the owner shall provide affordable housing units at a minimum of rate of 20 percent of the number of apartment dwelling units constructed above and beyond the initial 600 units, to a maximum of 20 additional affordable housing units.



C. Map 27, Site and Area Specific Policies, is modified for the lands known municipally as 555 Finch Avenue West, as shown on the map above, as Site and Area Specific Policy No. 333.

Map 1 to Proposed Toronto Official Plan Modification 116



TORONTO City Planning
Official Plan

555 Finch Avenue West

File # 04_166416



↑
 Not to Scale
 10/20/2009