

**591 Finch Avenue West – Zoning By-law Amendment
Application – Final Report**

Date:	May 30, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	12 296188 NNY 10 OZ

SUMMARY

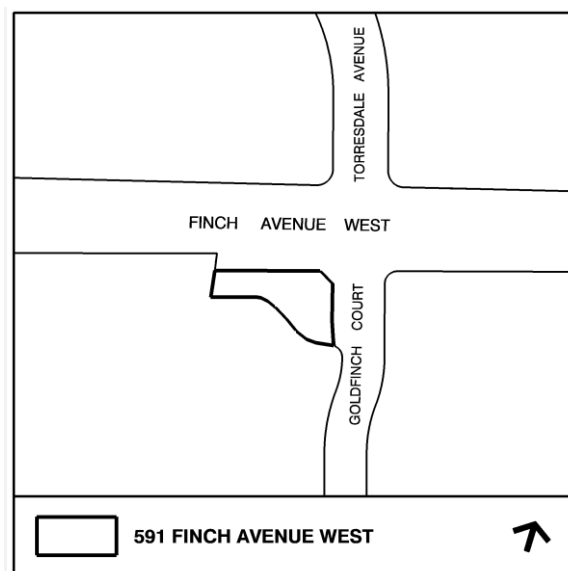
This application is to amend site-specific Zoning By-law No. 661-2011 for 591 Finch Avenue West. The applicant is seeking 2 additional floors, 22 additional units and changes to the building envelope. The building will be a 12-storey residential building containing 78 units and 73 underground parking spaces with vehicular access from Goldfinch Court, at 591 Finch Avenue West.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625, for the lands at 591 Finch Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to report dated May 28, 2014.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

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

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

A Site Plan Agreement is also registered on title, but the building was never built.

ISSUE BACKGROUND

Proposal

This application proposes an amendment to the previous zoning approval on this site by proposing an additional 2 floors, an additional 22 units (and 1,797 m² of gross floor area) and an additional 6 parking spaces. These changes would result in a 12-storey (36.0-metre) residential building with a total of 78 units and 73 underground parking spaces (including 1 car share space) on three levels. Two additional undersized parking spaces (for a total of 75 spaces) are provided for small cars, but these two spaces do not count toward the by-law requirement. The proposed total gross floor area is 6,362 m², resulting in a density of 5.43 times the area of the lot. Some revisions to the original building footprint are proposed.

The proposed building is a contemporary design with a glazed exterior. It would contain a mix of unit sizes consisting of 1 three-bedroom unit, 32 two-bedroom units and 45 one-bedroom units. An indoor multi-purpose amenity area (105 m² in area) is proposed on the ground floor. It would be connected to a private outdoor amenity area (302 m² in area). The indoor and outdoor amenity areas face Finch Avenue West. Vehicular access is provided from Goldfinch Court. Additional site statistics are provided on the Application Data Sheet (Attachment 4).

Site and Surrounding Area

This vacant site has a total area of 1,172 m² and is located at the southwest corner of Finch Avenue West and Goldfinch Court. This site has 56 metres frontage on Finch Avenue West and 35 metres frontage on Goldfinch Court. The site slopes upward from both Finch Avenue West and Goldfinch Court.

Land uses surrounding the site area are as follows:

- North: A 23-storey apartment building on Torresdale Avenue and semi-detached dwellings and townhouses beyond.
- South: A 12-storey apartment building and West Don Parkland beyond.
- East: A 15-storey apartment building, North York Branson Hospital, Centennial Arena and Centennial Library.

West: A 14-storey apartment building, with the west branch of the Don River beyond and Robert Thicks Park and G. Ross Lord Park on Finch Avenue West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Apartment Neighbourhoods* in the Official Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. Policy 4.2.2 sets out development criteria in *Apartment Neighbourhoods* including, but not limited to:

- providing transitions between areas of different development intensity and scale;
- locating buildings to frame the edges of streets and parks;
- providing indoor and outdoor recreation space; and
- providing ground floor uses that enhance safety and amenity.

Unlike growth areas such as the *Centres* and *Avenues*, *Apartment Neighbourhoods* are considered physically stable areas where significant growth is generally not anticipated. New development within *Apartment Neighbourhoods* is required to maintain the stability of the surrounding area and to reinforce the existing physical character of the buildings, streetscapes and open space patterns.

The Built Form policies of the Official Plan emphasize the importance of ensuring that new development fits within its existing context. New buildings will provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Zoning

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

Site Plan Control

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

Reasons for Application

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

Community Consultation

A Community Consultation meeting was held on May 1, 2013 to present the proposed development and obtain community feedback. Approximately 13 members of the community were in attendance. Following presentations from City staff and the applicant, a number of comments and issues were raised:

- The height of the building and the loss of views from adjacent buildings;
- The impact on traffic in the area;
- The number of parking spaces;
- A desire for retail space at grade, particularly a grocery store;
- Shadow impacts; and
- The requirement for a road widening on Finch Avenue West.

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 is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. It would efficiently use land in an area that is well served by municipal infrastructure. It proposes a mix of residential unit sizes in a compact building. It promotes intensification along an arterial which is well served by public transit.

Land Use

The proposed development conforms to the land use provisions of the Official Plan and the lands are appropriate for residential intensification. A compact residential intensification project in this location supports the land use and intensification goals of the Official Plan concentrating people in areas well served by surface transit and rapid transit stations.

The natural grading of the site includes a sharp incline upward from Finch Avenue West. The grading is not conducive to providing commercial uses at grade. However, there are two commercial plazas, Centennial Library, Herbert H. Carnegie Centennial Arena, North York General Hospital and Northview Heights Secondary School located within 650 metres of the site.

Density, Height, Massing

The applicant is proposing a building with a height of 12 storeys and a total gross floor area of 6,362m² which would result in a density of 5.43 times the lot area. This height and density are appropriate for this irregularly shaped site located on a major arterial on the edge of an existing *Apartment Neighbourhoods* designation.

The surrounding buildings range in height from 12 storeys to 23 storeys. As the development parcel is on a major road with "tower in the park" style apartments north and south of Finch Avenue West. The nearest abutting buildings are located a significant distance away. There is, therefore, no need to provide built-form transition in building scale to neighbouring properties. The existing Finch Avenue West right-of-way in this location is 36 metres meaning the proposed building, having a height of 36 metres, is not a tall building as defined in the City's Tall Building Guidelines.

The original approval for a 10-storey building pre-dated the Avenues and Mid-Rise Buildings Study. However, the current built form has addressed many of the standards within the study. The entrance and address are located on the corner of Finch Avenue West and Goldfinch Court. Grade-related units are provided along Finch Avenue West to help animate the street. A 2-storey base condition has been provided. The uppermost floor has been set back. The building has been articulated to reduce the building mass.

The building has been designed to efficiently fit on the site with the ground floor servicing and passenger area being integrated within the building mass, covered by an extension of the 3rd to 12th floors. All vehicular parking has been accommodated in an underground garage and the loading area has been incorporated into the passenger pick-up/drop-off area for further efficiencies. The at-grade outdoor space would be used as amenity area for the residents.

Sun, Shadow, Wind

The applicant has submitted a Shadow Study for the proposal that demonstrates the shadow impacts of the project on adjacent streets and properties would be acceptable. The proposed development is sufficiently removed from low density residential neighbourhoods that there would be no shadow impacts or transition issues. The shadow study has been reviewed by City staff and is acceptable.

Traffic Impact, Access, Parking

Vehicular access to the site would be provided by a full movement access from Goldfinch Court. A second vehicular access to the combined passenger pick-up/drop-off and loading area would also be provided from Goldfinch Court. A total of 73 parking spaces would be provided in a three level underground garage, including 61 spaces for residents, 1 car-share parking space and 11 parking spaces for visitors. The provision of 1 car-share space reduces the overall parking requirement by 4 parking spaces. The applicant has proposed 2 additional parking spaces for small cars and acknowledged that these spaces will not count toward the zoning by-law requirement. There are also 12 short term bicycle parking spaces provided at grade and 56 long term bicycle parking spaces provided in the underground garage. The site circulation and parking garage layout have been reviewed and accepted by City staff.

Servicing

The applicant provided a Stormwater Management Plan and Construction Mitigation Report and a Preliminary Site Servicing Report prepared by Pinestone Engineering. The reports and accompanying plans have been reviewed and accepted by Engineering and Construction Services staff.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The lands which are the subject of this application are in an area with 0.43-0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile local parkland provision levels, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The owner has applied to construct 78 residential units on a 0.172ha/1,172m² site. At the alternate rate of 0.4 hectares for every 300 residential units, the parkland dedication would be 0.104 hectares or 89% of the site area. As such, a cap of 10% is placed on sites less than 1 hectare in area. In this regard, the parkland dedication requirement would equate to 0.0777ha/117m².

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional and is in close proximity to Robert Hicks Park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

Streetscape

The existing sidewalks on Finch Avenue West and Goldfinch Court will be replaced by new 1.7m wide sidewalks on both streets, including the repainted pavement markings for existing signalized pedestrian crossing on the south leg of Goldfinch Court and the west leg of Finch Avenue West. A road widening for this site was previously secured.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: automobile infrastructure and cycling infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Site Plan Status

The application for Site Plan Control is being reviewed concurrently with this Zoning By-law Amendment application. There are generally no major issues related to the Site Plan Control application and it is anticipated that Site Plan Control Approval will follow shortly after the Zoning By-law Amendment is in effect.

Development Charges

It is estimated that the development charges for this project would be approximately \$785,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

The intention of this by-law is to amend the previous approval to permit 2 additional floors, 22 additional units and some changes to the building envelope. The resulting building will be a 12-storey residential building containing 78 units.

CONTACT

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Fax No. 416-395-7155
E-mail: dstiles@toronto.ca

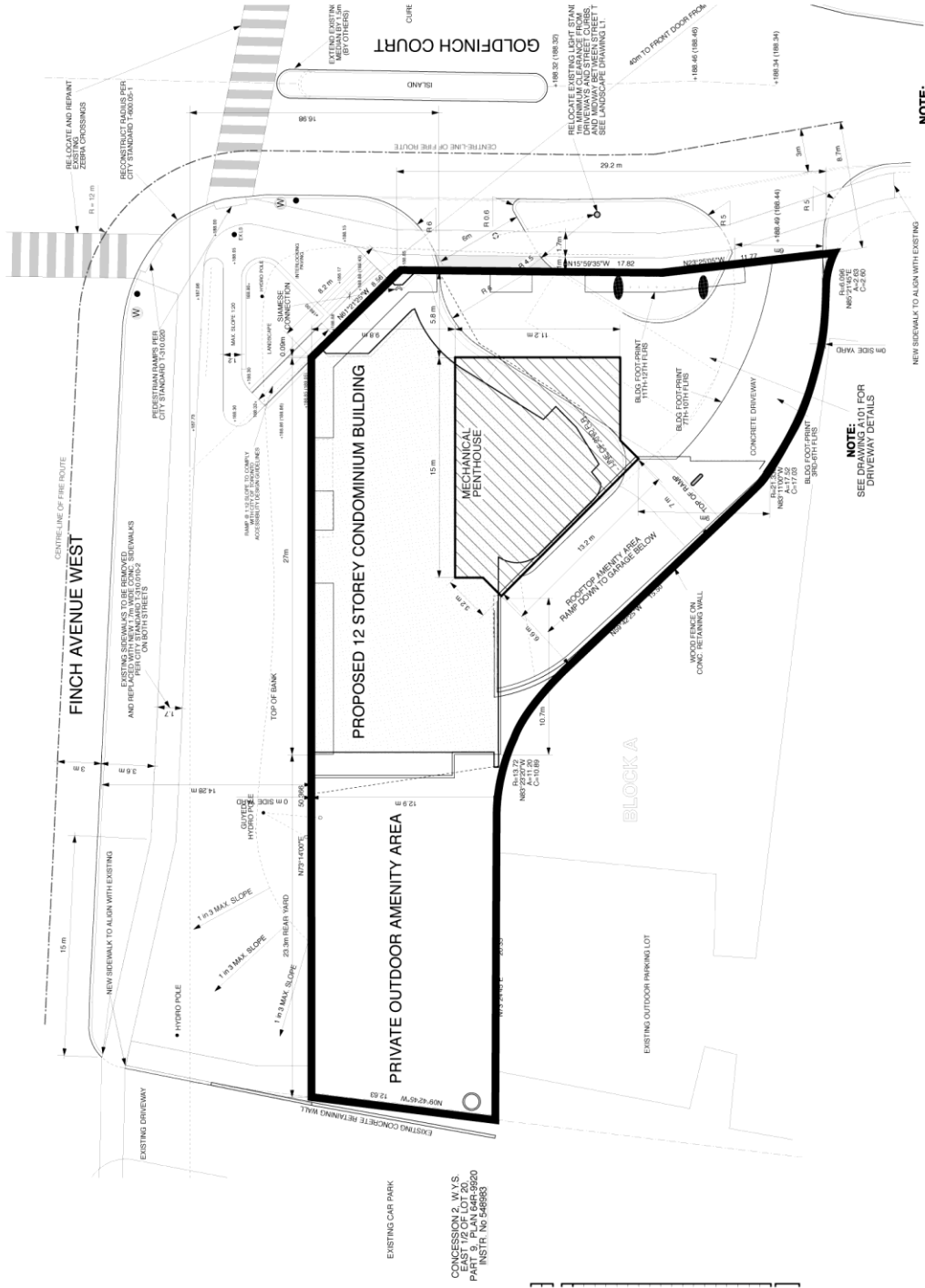
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation (Finch Avenue West)
Attachment 2b: East Elevation (Goldfinch Court)
Attachment 2c: South Elevation
Attachment 2d: West Elevation
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



591 Finch Avenue West

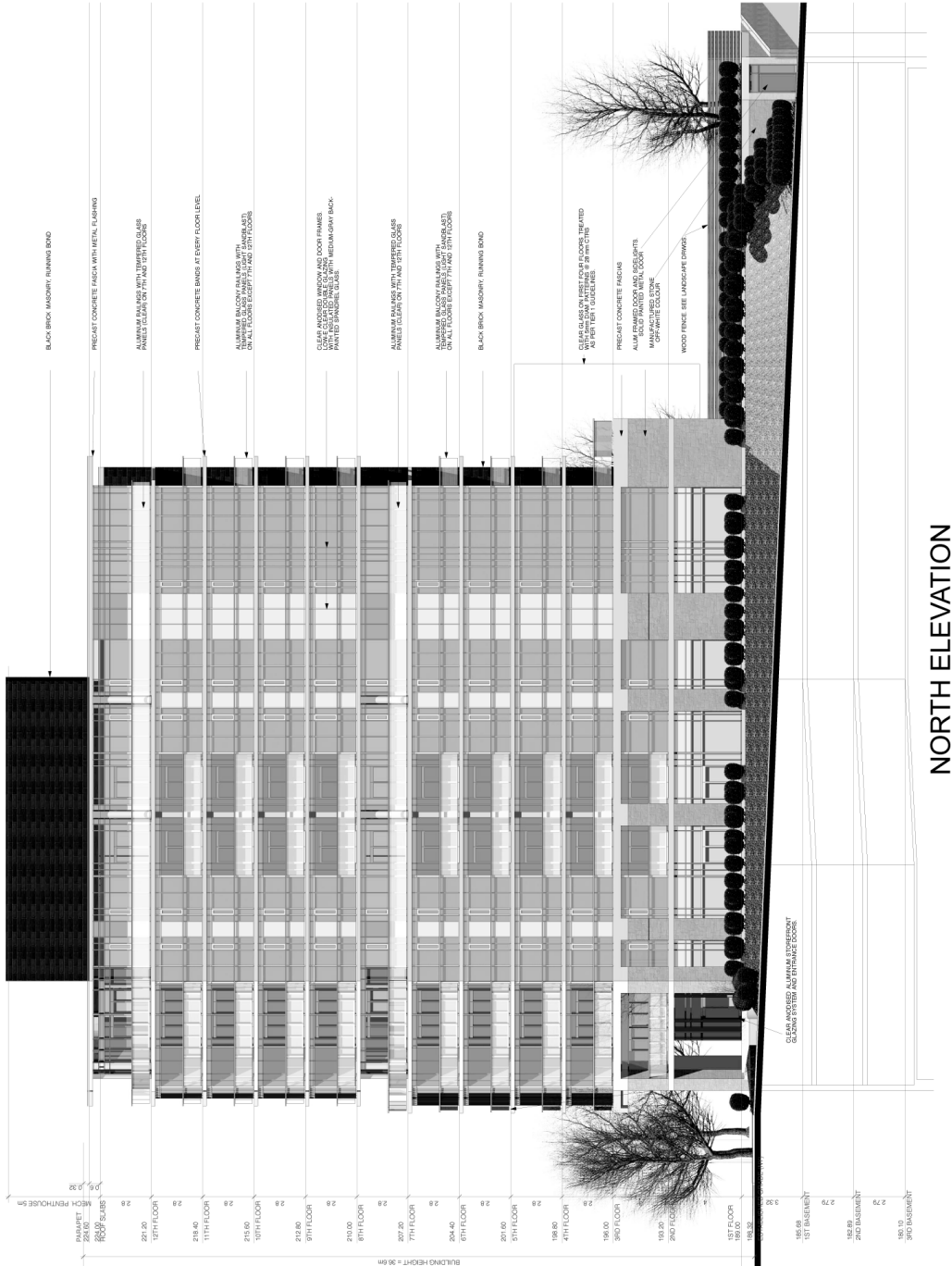
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/12/2014

File # 12 296188 NMY 10 0Z

Attachment 2a: North Elevation (Finch Avenue West)



NORTH ELEVATION

591 Finch Avenue West

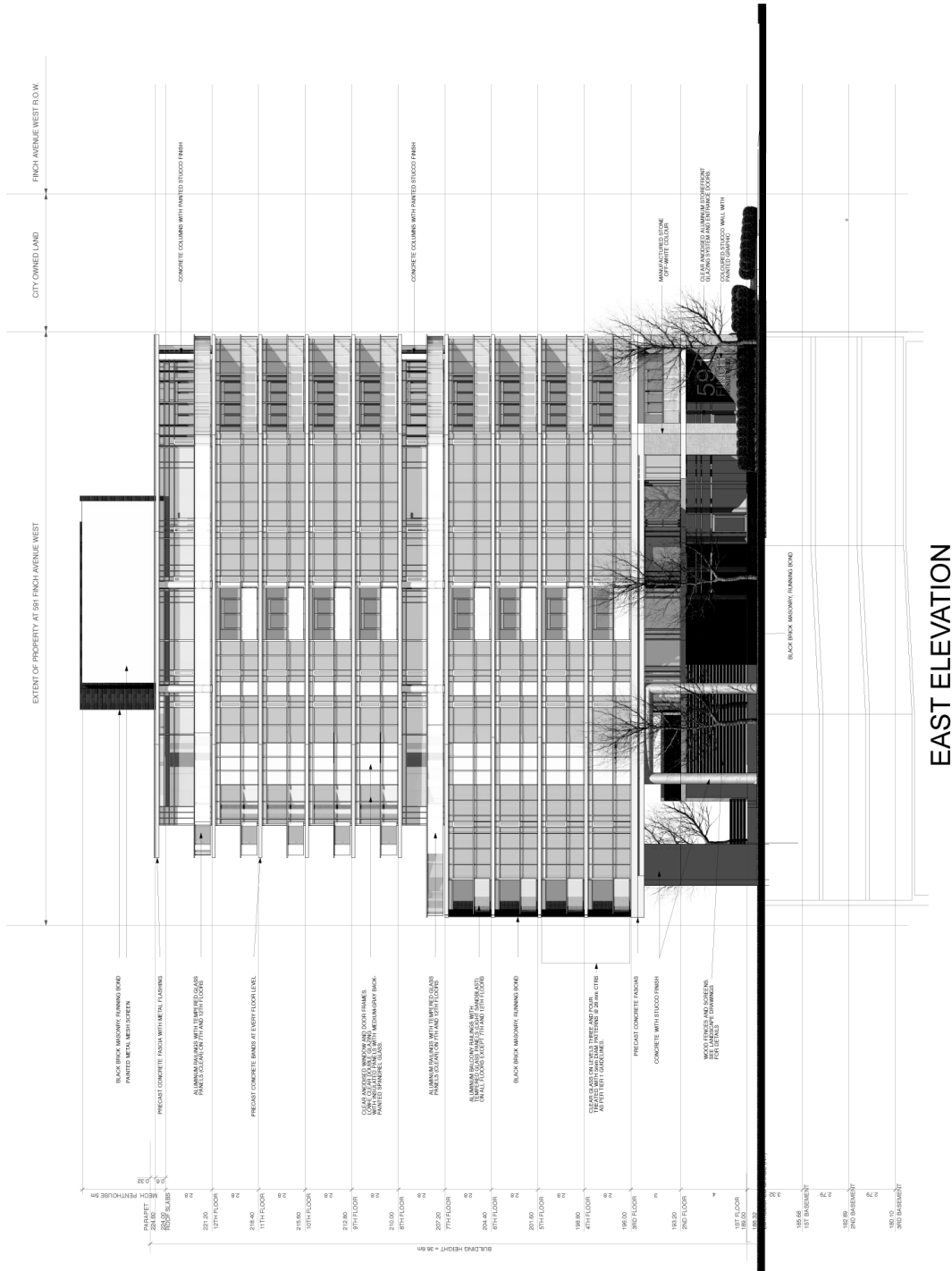
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Elevations

Applicant's Submitted Drawing

Not to Scale
05/12/2014

Attachment 2b: East Elevation (Goldfinch Court)



Elevations

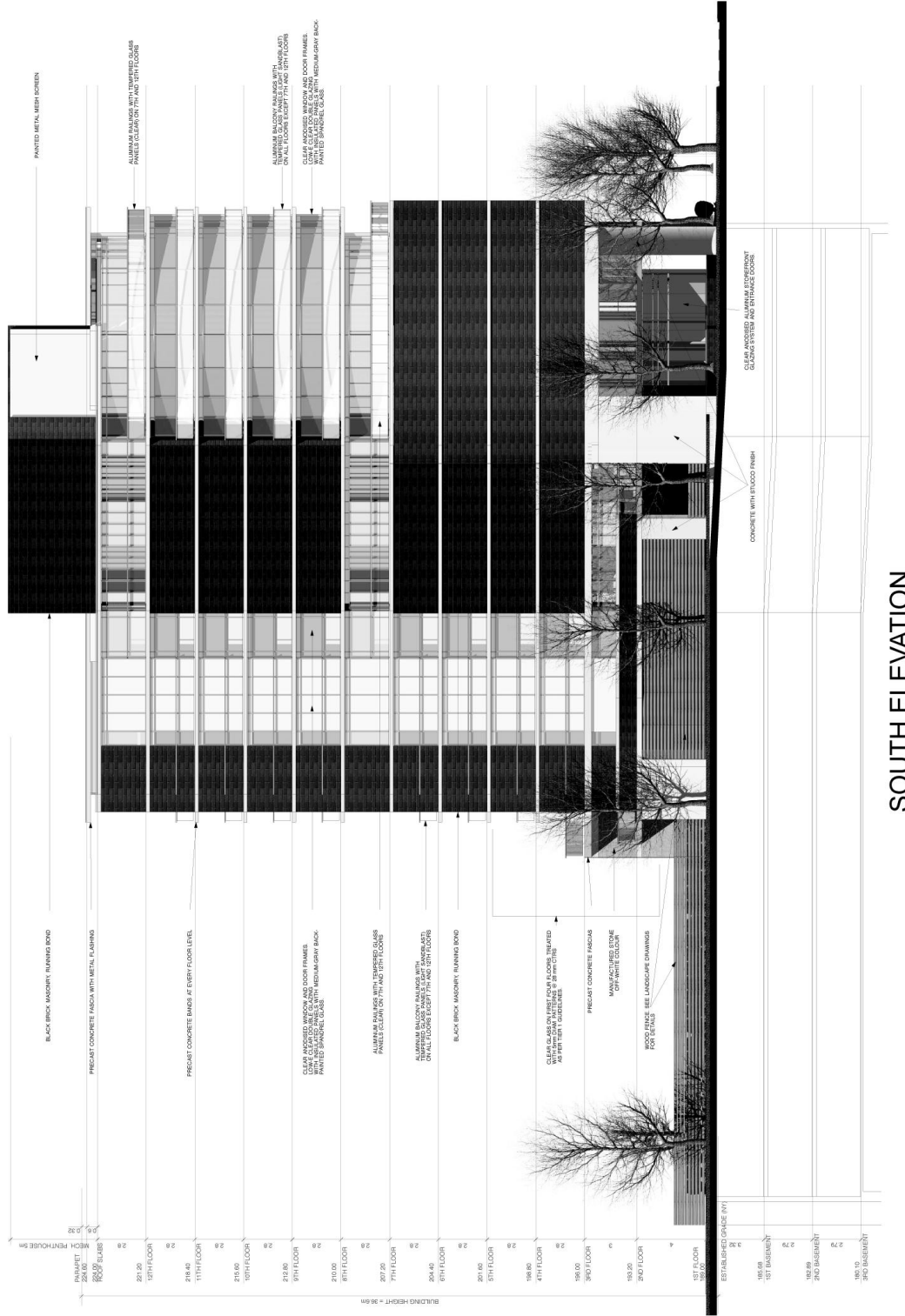
Applicant's Submitted Drawing

Not to Scale
05/12/2014

591 Finch Avenue West

File # 12 296188 NNY 10 0Z

Attachment 2c: South Elevation



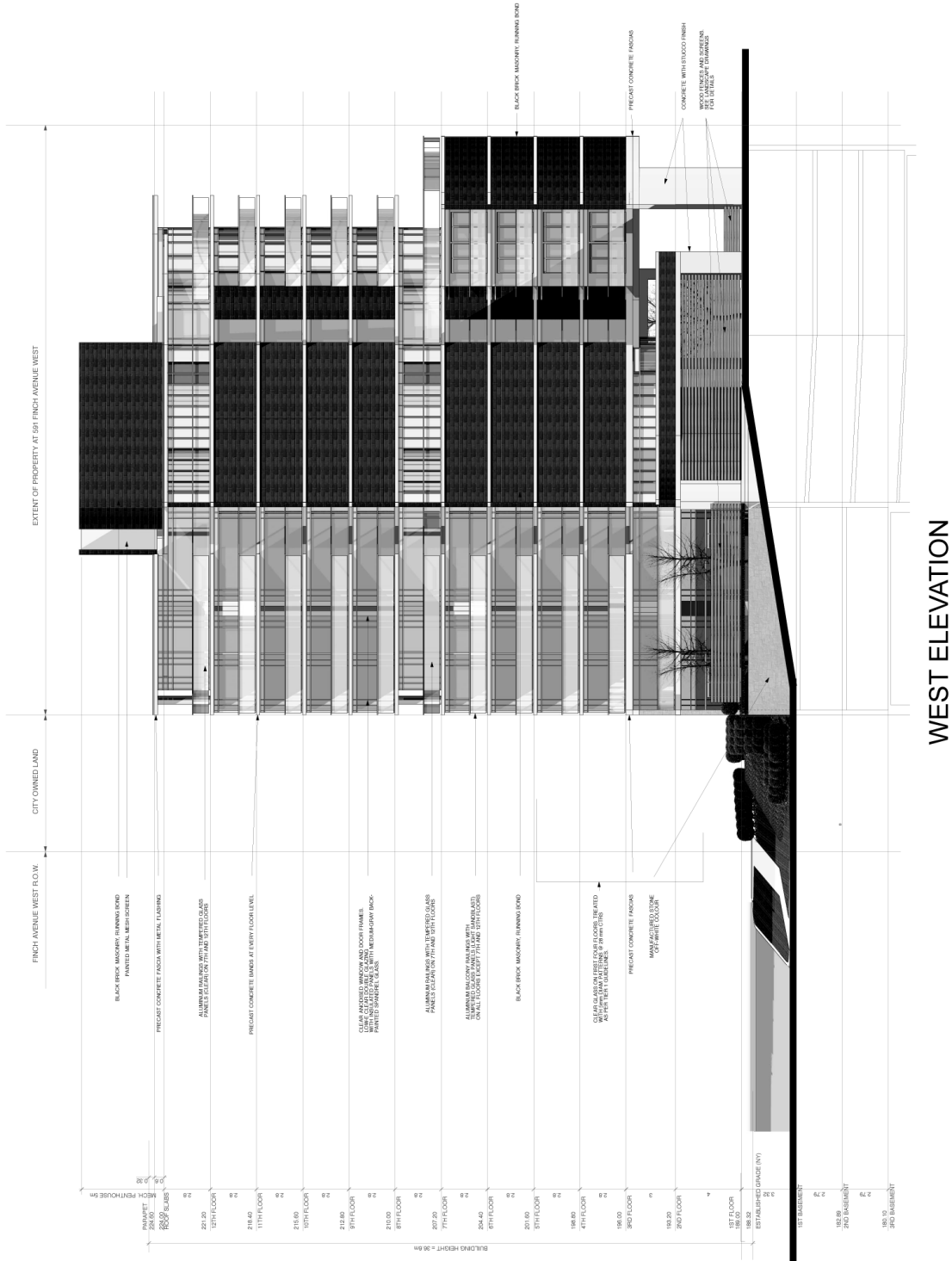
SOUTH ELEVATION

591 Finch Avenue West

File # 12 296188 NNY 10 0Z

Elevations
Applicant's Submitted Drawing
Not to Scale
05/12/2014

Attachment 2d: West Elevation



591 Finch Avenue West

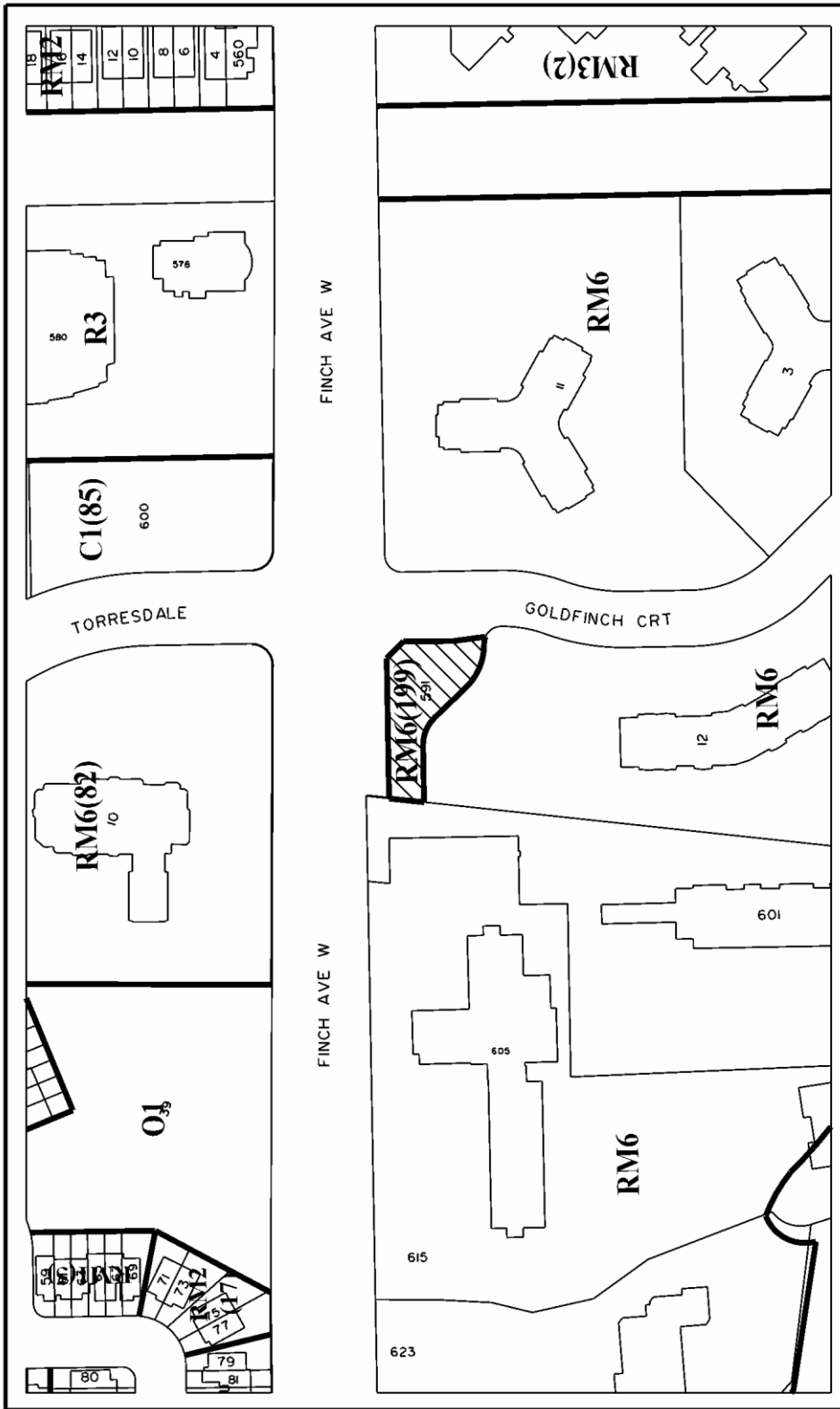
File # 12 296188 NNY 10 0Z

WEST ELEVATION

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/12/2014

Attachment 3: Zoning



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

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

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

C1 General Commercial Zone
 O1 Open Space Zone

Attachment 4: Application Data Sheet

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

Municipal Address: 591 FINCH AVE W

Location Description: PLAN 6902 PT GOLDFINCH CT (CLOSED) 1FT RESERVE RP64R-9667 PARTS 1 & 2
**GRID N1003

Project Description: A proposed 12-storey residential building with 78 units and 73 underground parking spaces. This site was previously rezoned to permit a 10-storey residential building with 56 units and 67 underground parking spaces. This application is intended to amend the previous approval.

Applicant:	Agent:	Architect:	Owner:
FARHAD MORSHEDIZADEH	N/A	KEITH LOFFLER MCALPINE ARCHITECTS	AMBIENCE BUILDERS & DEVELOPERS INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RM6(199)	Historical Status:	N
Height Limit (m):	0, 0, 0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1172.5	Height:	Storeys:	12	
Frontage (m):	35.7		Metres:	36	
Depth (m):	56.23				
Total Ground Floor Area (sq. m):	409.5				Total
Total Residential GFA (sq. m):	6,362.0		Parking Spaces:	73	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	6,362.0				
Lot Coverage Ratio (%):	34.93				
Floor Space Index:	5.43				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6,362.0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	45	Office GFA (sq. m):	0	0
2 Bedroom:	32	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	78			

CONTACT:	PLANNER NAME:	Doug Stiles, Planner
	TELEPHONE:	416-395-7145
	EMAIL:	dstyles@toronto.ca

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend ~ Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 591 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 7625 of the former City of North York, are hereby amended in accordance with Schedule ‘1’ of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York, is amended by adding the following subsection:

64.20-A (222) RM6(222)

DEFINITIONS

- a. For the purpose of this exception, “Established Grade” shall mean 188.32 metres above sea level.
- b. For the purpose of this exception, “Floor Area, Gross” shall mean the aggregate area of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
 - (i) The floor area of unenclosed residential balconies;
 - (ii) Lobbys and vestibules;
 - (iii) Stairwells;
 - (iv) Indoor recreational amenity area;
 - (v) All floor area below established grade including storage, garbage/recycling rooms, bicycle storage rooms, vehicular parking spaces, and parking aisles; and
 - (vi) Any part of a building used for mechanical floor area including the mechanical penthouse.

- c. For the purpose 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, telephone, television/security areas and elevator equipment.
- d. For the purpose of this exception, "Motor Vehicle Sharing" refers to a practice whereby a number of people share the use of one or more vehicles owned by an entity, so authorized by the owner of the site.

PERMITTED USES

- e. The only permitted use shall be an Apartment House Dwelling and uses accessory thereto.

EXCEPTION REGULATIONS

DWELLING UNITS

- f. A maximum of 78 dwelling units shall be permitted.

LOT AREA

- g. The provisions of Section 20-A.2.1 (Lot Area) shall not apply.

LOT COVERAGE

- h. The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

LOT FRONTAGE

- i. The provisions of Section 20-A.2.2 (Lot Frontage) shall not apply.

YARD SETBACKS

- j. The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule “RM6(222)”.
- k. The minimum yard setbacks on Schedule “RM6(222)” shall also include balconies.
- l. Notwithstanding (i) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres.
- m. Notwithstanding (i) above, the minimum yard setback for structures associated with parking structures above established grade shall be 0.0 metres.

GROSS FLOOR AREA

- n. A maximum gross floor area of 7,600m² shall be permitted.

BUILDING HEIGHT

- o. The maximum building height, excluding parapets, shall be 12 storeys and 36.7m as shown on Schedule “RM6(222)”.

LANDSCAPING

- p. A minimum of 390m² of landscaping shall be provided.

PARKING

- q. A minimum of 73 parking spaces shall be provided, including one parking space dedicated to motor vehicle sharing.

BICYCLE PARKING

- r. Bicycle parking shall be provided at a minimum rate of 0.7 spaces per dwelling unit for residents;
- s. Bicycle parking shall be provided at a minimum rate of 0.08 spaces per dwelling unit for visitors.

LOADING

- t. Notwithstanding Section 6A(16)(c) and 6A(16)(d), 1 loading space shall be required with minimum dimensions of 11.0m long, 3.6m wide and a vertical clearance of 4.2m, with access provided by means of an unobstructed driveway with a minimum width of 6.0m, and a maximum slope of a driveway leading to the loading space shall be 10%.

DIVISION OF LANDS

- u. Notwithstanding any severance, partition or division of the lands shown on Schedule “RM6(222)”, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(222)”, attached to this By-law.
 4. By-law No. 661-2011, including Schedule 1 and Schedule RM6(199), as it pertains to Section 64.20-A (199) of the former City of North York Zoning By-law No. 7625, is hereby repealed.
 5. Within the lands shown on Schedule “~” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

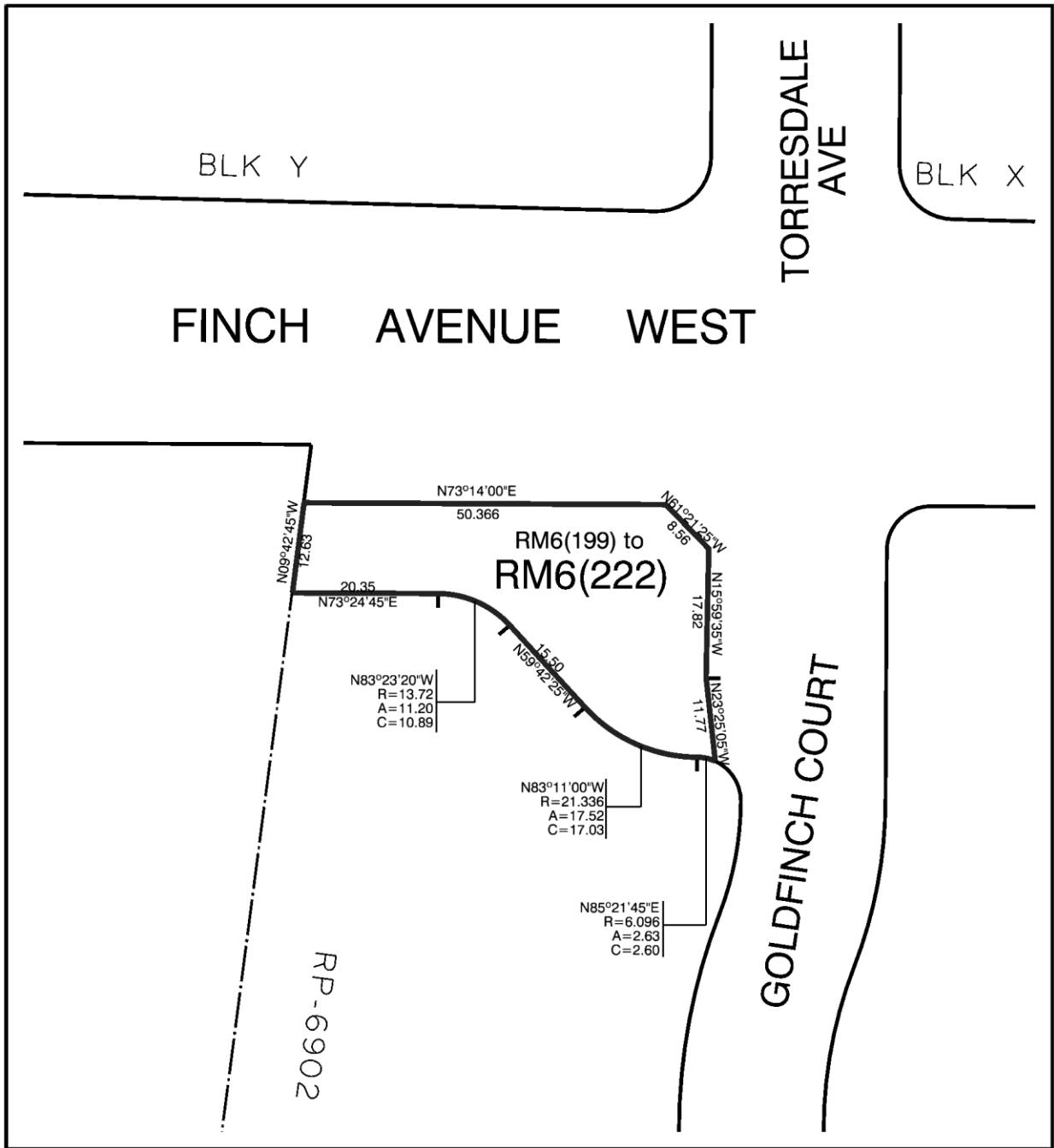
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

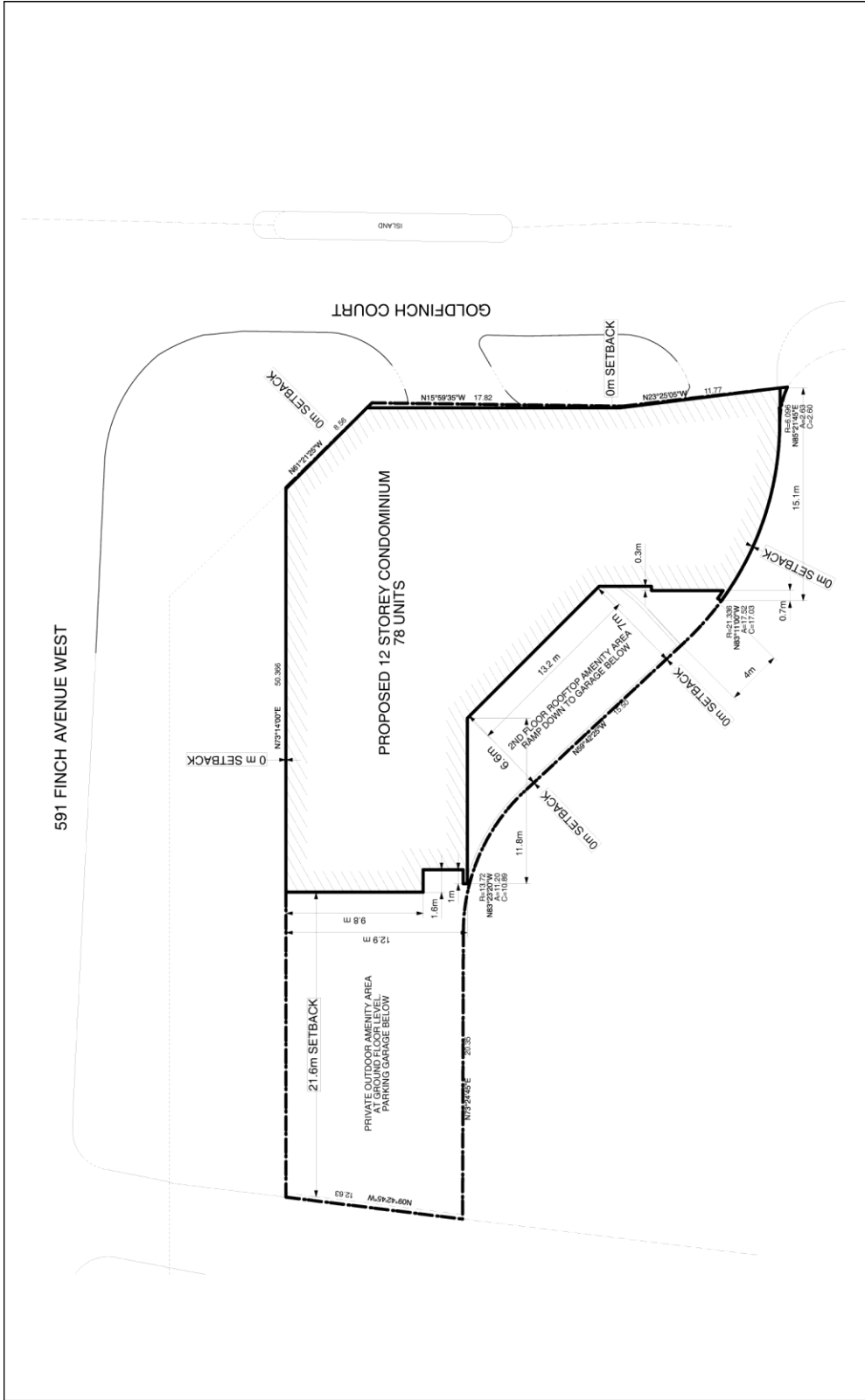
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





Schedule RM6(222)

Part of Goldfinch Court and Part of the 0.30 Reserve, R.P. 6902
 Rowan - Stanciu Ltd Ontario Land Surveyors

File # 12 296188 NNY 02



Date: 02/28/2014
 Approved by: D. Stiles

Not to Scale