

5610 Finch Avenue East and 720 Tapscott Road – Zoning By-law Amendment – Decision Report – Approval

Date: September 2, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 23 - Scarborough North

Planning Application Number: 22 154005 ESC 23 OZ

SUMMARY

This application proposes to amend Zoning By-law 569-2013 to permit the construction of a one-storey warehouse addition to the existing office/warehouse building with a total gross floor area (GFA) of approximately 14,171 square metres at 5610 Finch Avenue East and 720 Tapscott Road. A total 107 vehicular parking spaces are proposed. The existing commercial buildings at 720 Tapscott Road would be demolished while the existing building at 5610 Finch Avenue East would be retained.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the City-wide Zoning By-law 569-2013 on the basis that the proposed development achieves the directions on promoting efficient development and land use patterns, as well as expanding the area's range of employment uses.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 5610 Finch Avenue East and 720 Tapscott Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
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 Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

No decision relevant to this development application has been made in the past five years.

A pre-application consultation (PAC) meeting was held on April 8, 2021. The Planning Application Checklist Package resulting from the PAC meeting was provided to the applicant on May 8, 2021. The current application was submitted on June 29, 2022 and deemed complete on July 29, 2022.

THE SITE

Description

The site is irregularly shaped, located at the northwest portion of the intersection of Finch Avenue East and Tapscott Road, is generally flat and a total lot area of approximately 31,828 square metres. The site has two vehicular entrances, one on Finch Avenue East and the other one on Tapscott Road.

Existing Use

The building at 5610 Finch Avenue East is currently occupied by a book binding company, which includes ancillary office and warehouse uses. Additionally, there are three commercial buildings at 720 Tapscott Road occupied by multiple tenants.

Surrounding Land Uses

North: To the north of the site are industrial office and warehouse buildings.

South: Across Finch Avenue East is a 3-storey office building and 1-storey retail units within a commercial plaza. Further southeast are single-detached houses.

East: Across Tapscott Road are industrial office and warehouse buildings.

West: To the west are industrial office and warehouse buildings.

THE APPLICATION

Description

The applicant is seeking permission to build a single-story warehouse addition with a height of 12.8 metres and a total GFA of approximately 14,174 square metres. This addition will be used for warehousing along with various sizes and types of self-storage units suitable for businesses and individuals. In order to accommodate the new addition, the three existing buildings at 720 Tapscott Road will be demolished.

Density

The proposal would result in a density of 0.61 times the area of the lot.

Access, Bicycle Parking, Vehicle Parking and Loading

The proposal contains a total of 107 vehicular parking spaces, including seven barrier-free parking spaces. The parking spaces are situated at the front of the site, along Finch Avenue East, and at the northernmost portion of the site behind the proposed addition. Additionally, nine outdoor short-term bicycle parking spaces located at the front of the site, as well as eight indoor long-term bicycle parking spaces. The site will also feature eight trailer loading spaces and three Type "A" loading spaces. Parking and loading spaces can be accessed through the entrance off Tapscott Road and Finch Avenue East.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [Application Information Centre - 5610 FINCH AVE E & 720 TAPSCOTT RD \(toronto.ca\)](https://www.toronto.ca/application-information-centre/)

Reasons for Application

A Zoning By-law Amendment application is required to update the zoning for the lands at 5610 Finch Avenue East and 720 Tapscott Road, in order to permit the self-storage use, increase the density, and to add the lands at 720 Tapscott Road into Zoning By-law 569-2013, among other requirements.

APPLICATION BACKGROUND

Application Requirements

In addition to architectural plans, the following reports/studies were submitted in support of the application:

- Arborist Report
- Environmental Site Assessment (Phase 1 & 2)
- Geotechnical Study
- Hydrogeological Report
- Noise Impact Study
- Planning Rationale
- Servicing Report
- Stormwater Management Report
- Transportation Impact Study

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Employment Areas*. The land use designation for the site is *Core Employment Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The land at 5610 Finch Avenue East is zoned Employment Industrial (E) under the city-wide Zoning By-law 569-2013. The Employment Industrial zoning category permits

various industrial and ancillary uses, such as office, warehouse, bindery, and contractor's establishment, etc.

The land at 720 Tapscott Road is zoned Office Uses (OU) with specific performance standards and an exception, under the former City of Scarborough Employment District Zoning By-law 24982.

See Attachment 4 of this report for the existing Zoning By-law Map.

The proposal would rezone the entire subject site to Employment Industrial under Zoning By-law 569-2013 with a density of 0.7. In the E zone, the office portion of the building is subject to minimum front and side yard setbacks of 3.0 metres, a minimum rear yard setback of 7.5 metres, and a maximum height of 20.0 metres, among other standards. It is noted that both properties of the subject site are subject to different parking standards: lands at 720 Tapscott Road is within the Parking Zone B overlay, which require a minimum rate of 1.0 for each 100 square metres of GFA, while lands at 5610 Finch Avenue East are not within any Parking Zone overlays and are subject to a minimum parking rate of 3.5 for each 100 square metres of GFA.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Reason for Application

The proposed addition, which is primarily used for self-storage warehouse purposes, does not comply with the existing zoning regulations under the city-wide Zoning By-law 569-2013. An application is required to permit the self storage uses proposed for a portion of the addition, as well as to incorporate the part of the subject lands which do not form part of Zoning By-law 569-2013.

COMMUNITY CONSULTATION

On June 5, 2023, a virtual community consultation meeting took place using the WebEx videoconferencing program. Residents within a 300-metre radius of the site were notified. City Planning staff presented the planning policy framework, the application review process, and the reasons for the application. The applicant also presented the development proposal. A handful of residents joined the consultation meeting. The Ward Councillor was also present at the meeting.

During the meeting, the community expressed concerns about excessive noise from increased truck traffic and the accessibility of the TTC stop/shelter. These concerns were taken into account in the review of the application which are detailed in the Comments section of this Report.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) (PPS) and conformity with the Growth Plan (2020). Staff find the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the City of Toronto Official Plan *Core Employment Areas* land use policies in Chapter 4. *Core Employment Areas* are geographically located within the interior of *Employment Areas*. Uses that would attract the general public into the interior of employment lands and possibly disrupt industrial operations are generally not provided for in *Core Employment Areas*.

Key policies that staff considered through the review of this application in Section 4.6 of the Official Plan include:

- Supporting, preserving and protecting major facilities, employment uses and the integrity of *Employment Areas*;
- Encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
- Providing adequate parking and loading on-site;
- Avoiding parking between the public sidewalk and retail uses;
- Mitigating the potential adverse effects of noise, vibration, air quality and/or odour on major facilities and/or other businesses as determined by noise, vibration, air quality and/or odour studies; and
- Integrating the development into the public street network and systems of roads, sidewalks, walkways, bikeways and transit facilities, and establishing new segments where appropriate.

The application proposes building a new single-story warehouse addition inclusive of warehousing and self-storage uses that would be suitable for the site and the surrounding area. It supports greater employment uses and maintains the integrity of the *Core Employment Areas* that can otherwise be provided for by the existing commercial uses at 720 Tapscott Road. The requested land use permissions will be secured in the amending Zoning By-law.

Density, Height, Massing

The proposed one-storey (12.8 metres) industrial warehouse addition results in a lot coverage of approximately 60% of the site, and a total GFA of 19,267 square metres. Vehicular parking spaces are proposed to be located at the front of the existing office and warehouse building, as well as at the rear end of the addition.

The proposal provides an appropriate separation distance from surrounding buildings and the residential neighborhood to the southeast. The proposed setback conditions fully comply with the existing zoning regulations. Additionally, the proposal includes an enhanced landscaped area that connects to the pedestrian walkways along Finch Avenue East and Tapscott Road around a reconfigured and enhanced TTC bus stop. Given the existing and planned context of the subject property, staff is of the opinion that the density, height, and massing of the proposal is appropriate. The building's height and setbacks will be articulated and secured in the amending Zoning By-law.

Traffic Impact, Access, Parking, and Loading

The applicant submitted a Transportation Impact Study, dated April 1, 2022. The report estimates the proposal would combine to result in an annual traffic growth rate of 2.0% at the intersection of Finch Avenue East and Tapscott Road. The proposal would generate approximately 47 new two-way vehicle trips during the weekday morning peak hour, and 50 during the afternoon peak hour. The report concludes that the traffic generated by the proposed development along with other traffic growth can be accommodated by the surrounding street network. Transportation Services staff reviewed the report and agrees that the proposed self-storage warehouse use will be compatible with neighboring industrial uses.

The subject property currently has two driveway accesses each on Finch Avenue East and Tapscott Road, both identified as *Major Streets* in the Official Plan. While the existing driveway off of Tapscott Road will remain unchanged, the driveway access off of Finch Avenue East will be shifted further to the west, encroaching onto the property at 5600 Finch Avenue East. This new driveway location will provide a more functional access for truck maneuvering. Transportation Services staff reviewed this configuration and supports this design. Detailed design of the driveways will be secured in the Site Plan Control process.

The proposal consists of a total of 107 vehicular parking spaces, including seven barrier free spaces. The parking spaces are distributed along the front of the existing building at 5610 Finch Avenue East, with the rest located at the rear end of the site. In addition, the proposal would also provide short-term and long-term bicycle parking spaces in accordance to the rates in city-wide Zoning By-law 569-2013 for office uses. The minimum and maximum number of vehicular parking spaces, and the minimum rates of short-and-long-term bicycle parking spaces will be secured in the amending Zoning By-law.

The proposal would include eight trailer loading spaces along with three Type "A" loading spaces, which include a minimum length of 17 metres, a minimum width of 3.5 square metres, and a minimum vertical clearance of 4.4 metres. All loading spaces will

be located on the west side of the development. Staff support the inclusion and configuration of the proposed loading spaces.

Right-of-way Widening

In order to satisfy the Official Plan requirement of a 27 metres right-of-way for this segment of Tapscott Road, a 0.4 metres road widening dedication along the Tapscott Road frontage of the subject site is required and is proposed to be conveyed to the City. The conveyance is reflected on the submitted Site Plan, and will be secured through the Site Plan Control process.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report dated April 12, 2024. In the report, it was concluded that the existing municipal sanitary sewer infrastructure has adequate capacity to handle the sanitary discharge from the site without the need for upgrades. However, Engineering and Construction Services (ECS) staff has reviewed the document and have identified the potential for significant overland flow of stormwater from the site to the City's right-of-way (Tapscott Road) during flooding events. ECS staff has requested the installation of catch basins and area drains to mitigate this issue, or that the applicant submits a certificate letter assuming responsibility for any claims resulting from the uncontrolled discharge. A final resolution on the water discharge matters will be secured during the Site Plan Control approval process.

Parkland

This application for a warehouse addition is exempt from the parkland dedication requirement under [Chapter 415](#), Article III, Section 415-30 A. (8) of the Toronto Municipal Code.

Archaeological Assessment

The site is situated within Archaeological Potential Areas, and a Stage 1-2 Archaeological Assessment was completed on October 11, 2023. The assessment determined that no archaeological resources were found, and the site is free from any archaeological concerns.

Tree Preservation and Soil Volumes

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The proposal indicates the removal of 14 by-law protected privately owned trees located on the subject site and seven city street trees located on the city road allowances. Urban Forestry staff advises the planting of four replacement trees for each by-law-protected private tree and city street trees removed would be required.

The Site Plan, Landscape Plan, Soil Volume Plan, and the Arborist Report have been provided in support of the application. Urban Forestry staff has reviewed the

documentations and noted that the proposal conforms to the soil volume provisions of the TGS, which support implementation of Section 3.4.1 of the Official Plan.

Based on the site area of 31,828 square metres, a total of 5,788 cubic metres of soil volume is required. The applicant has proposed 5,789 cubic metres. As a result, the applicant has fulfilled the requirements of TGS Version 4.0, Tier 1.

A more detailed proposal for tree plantings will be required as part of the Site Plan Control process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Tier 1 of the TGS includes performance measures for cycling infrastructure. Short-term and long-term bicycle parking spaces will be provided in accordance to the rates in city-wide Zoning By-law 569-2013 for office use.

Other detailed performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

Toronto Transit Commission (TTC)

TTC bus stop #11554 on Tapscott Road is located on the frontage of the subject property near its southwest corner, which slightly conflicts with the existing pedestrian clearway.

To accommodate the 134 Progress bus, the applicant is required to extend the existing bus bay by providing a 22 metre tangent and 30 metre entry taper.

The applicant is also required to further lengthen the bus bay to allow for the construction of a new bus stop shelter. The design of the TTC bus bay and shelter will be further reviewed and secured through the Site Plan Control process.

Conclusion

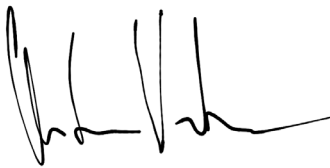
The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

Furthermore, the proposal conforms to the Official Plan, particularly as it relates to the development criteria for lands designated *Core Employment Areas*. The proposal encourages the continued key clusters of economic activity with significant value-added employment and assessment, integrating the development into the public street and road networks, and providing adequate loading and parking on-site. Staff recommend that Council support approval of the application to amend Zoning By-law 569-2013.

CONTACT

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SIGNATURE



Christian Ventresca, MScPI, MCIP, RPP
Director, Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: North Elevation
- Attachment 8: East Elevation
- Attachment 9: South Elevation
- Attachment 10: West Elevation
- Attachment 11: 3D Model in Context Looking Northeast
- Attachment 12: 3D Model in Context Looking Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 5610 FINCH AVE E **Date Received:** May 30, 2022

Application Number: 22 154005 ESC 23 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Rezoning for proposed addition to existing industrial building.

| Applicant | Agent | Architect | Owner |
|------------------|--------------|------------------|-------------------------------|
| CANDICE HOOD | | | PARKIT 5610 FINCH EAST INC |

EXISTING PLANNING CONTROLS

| | | |
|----------------------------|------------------------------------|---------------------------|
| Official Plan Designation: | Employment Areas | Site Specific Provision: |
| Zoning: | OU, E 0.55 (x123) and E 0.7 (x307) | Heritage Designation: |
| Height Limit (m): | | Site Plan Control Area: Y |

PROJECT INFORMATION

Site Area (sq m): 31,828 Frontage (m): 136 Depth (m): 256

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m): | 3,715 | 3,715 | 14,174 | 17,889 |
| Residential GFA (sq m): | | | | |
| Non-Residential GFA (sq m): | 3,715 | 3,715 | 14,174 | 17,889 |
| Total GFA (sq m): | 3,715 | 3,715 | 14,174 | 17,889 |
| Height - Storeys: | 1 | | 1 | 1 |
| Height - Metres: | | | 13 | 13 |

Lot Coverage Ratio (%): 56.21 Floor Space Index: 0.56

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA: 17,889

Institutional/Other GFA:

**Residential Units
by Tenure Existing Retained Proposed Total**

Rental:

Freehold:

Condominium:

Other:

Total Units:**Total Residential Units by Size**

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--|--------------|-----------------|------------------|------------------|-------------------|
|--|--------------|-----------------|------------------|------------------|-------------------|

Retained:

Proposed:

Total Units:**Parking and Loading**

| | | | | | |
|-----------------|-----|-------------------------|----|----------------|---|
| Parking Spaces: | 107 | Bicycle Parking Spaces: | 17 | Loading Docks: | 3 |
|-----------------|-----|-------------------------|----|----------------|---|

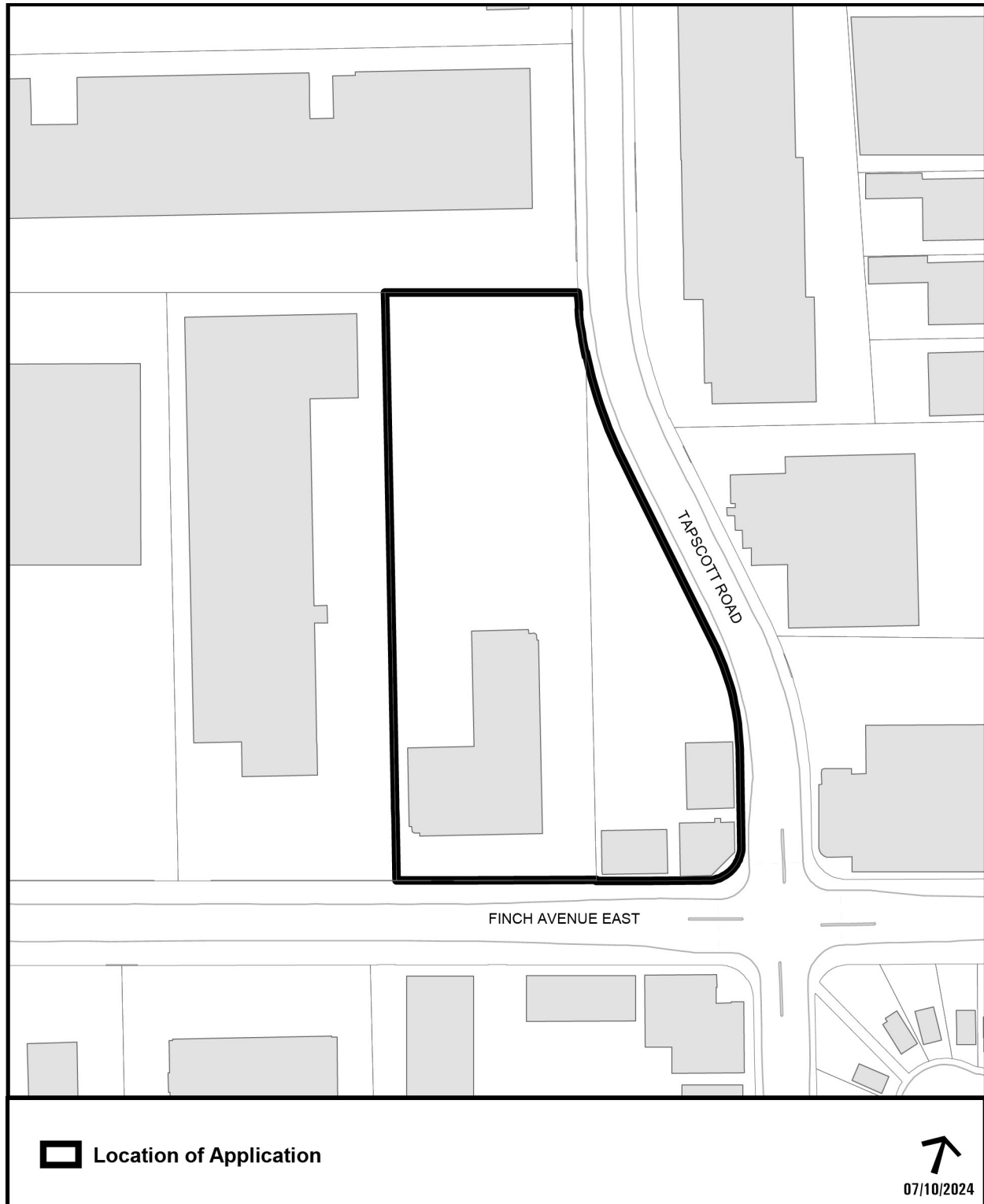
CONTACT:

Jayvis Wan, Community Planner

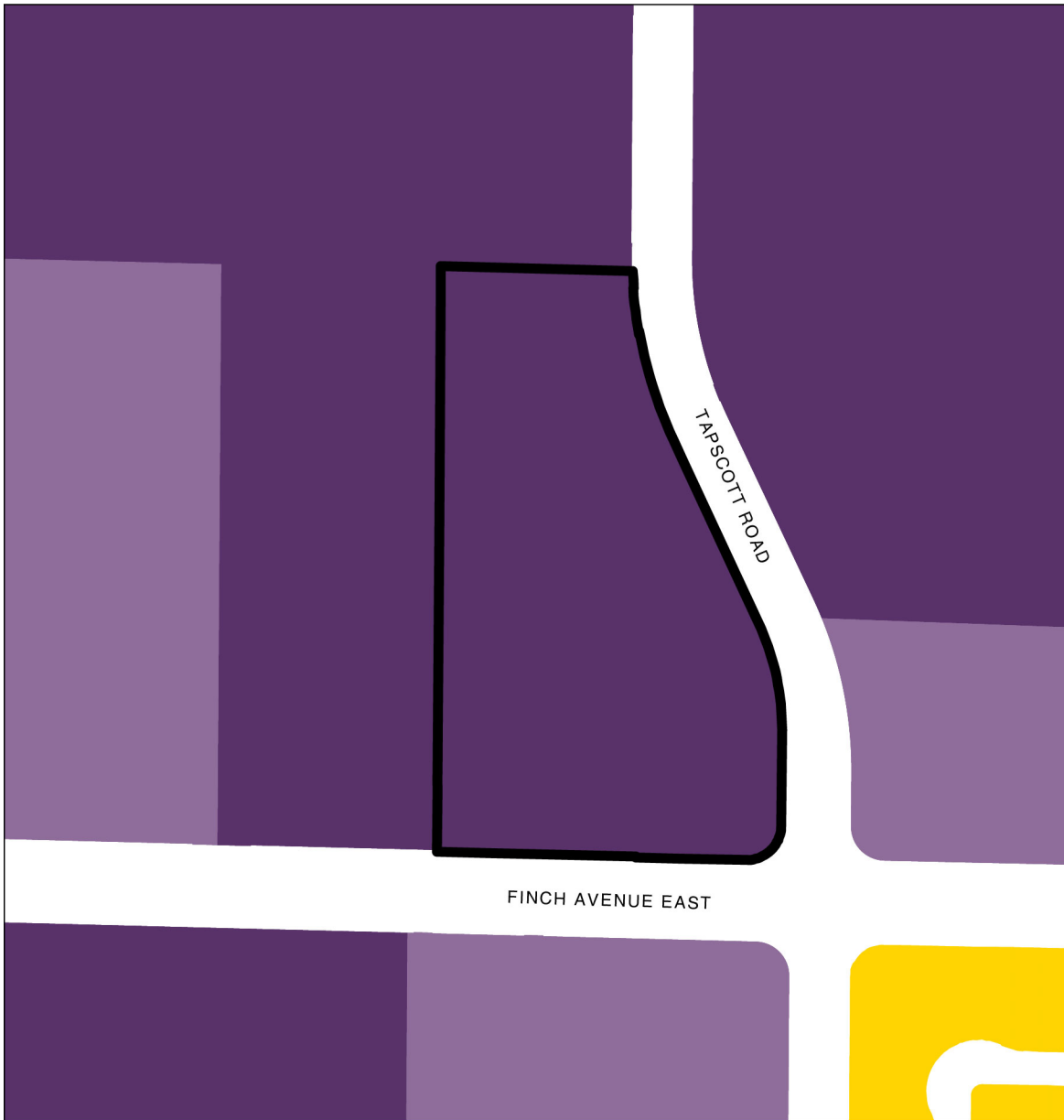
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jayvis.wan@toronto.ca

Attachment 2: Location Map




Attachment 3: Official Plan Land Use Map



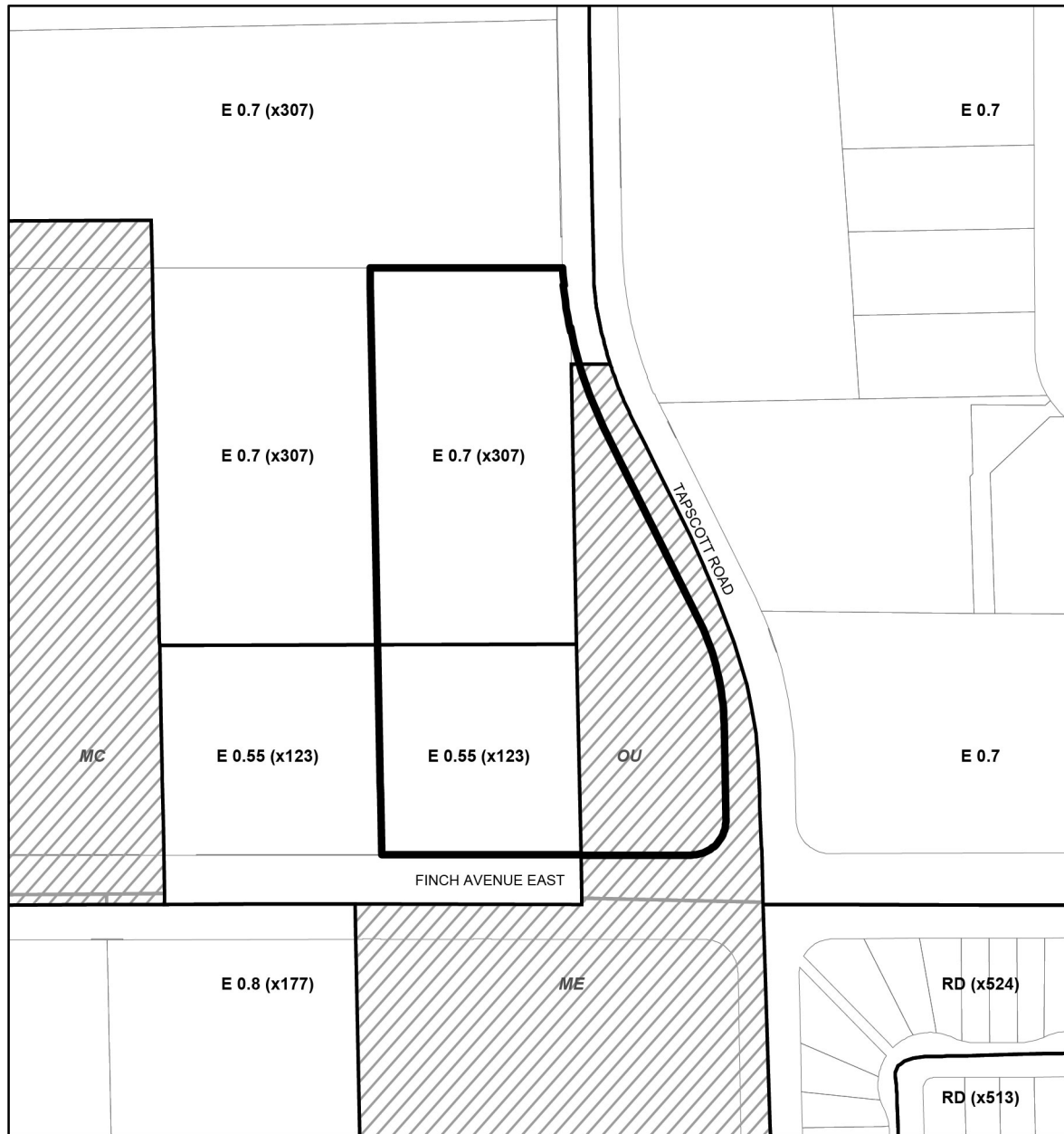
Official Plan Land Use Map 22

5610 Finch Avenue East
and 720 Tapscott Road
File # 22 154005 ESC 23 02

-  Location of Application
-  Neighbourhoods
-  General Employment Areas
-  Core Employment Areas


Not to Scale
Extracted: 07/10/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

**5610 Finch Avenue East
and 720 Tapscott Road**
File # 22 154005 ESC 23 0Z

Location of Application

RD Residential Detached
E Employment Industrial

See Former City of Scarborough Marshalling Yard
and Tapscott Employment Districts By-law No.24982

M Industrial Zone
ME Mixed Employment Zone
OU Office Uses Zone
MC Industrial Commercial Zone

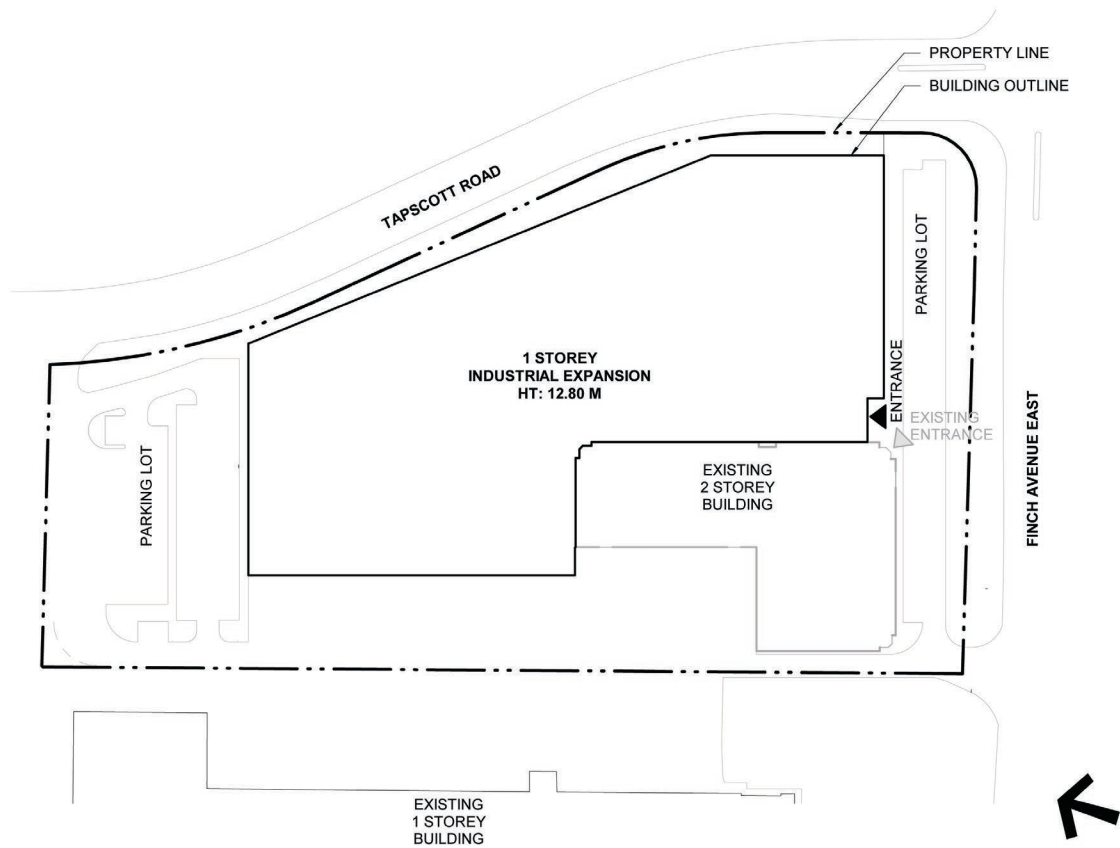


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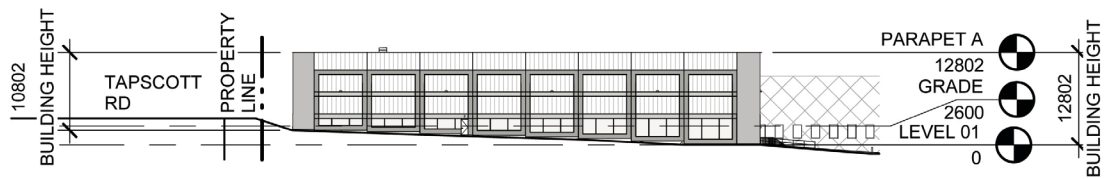
Attachment 5: Draft Zoning By-law Amendment

(Attached separately as a PDF)

Attachment 6: Site Plan

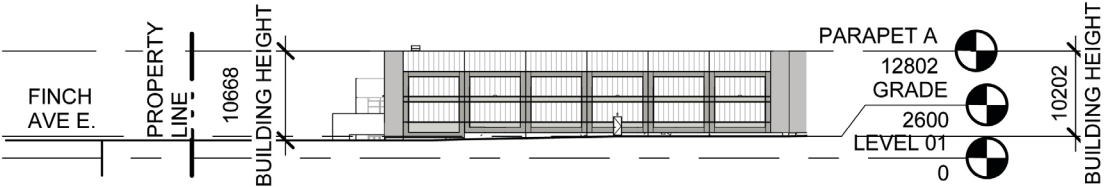


Attachment 7: North Elevation



North Elevation

Attachment 8: East Elevation



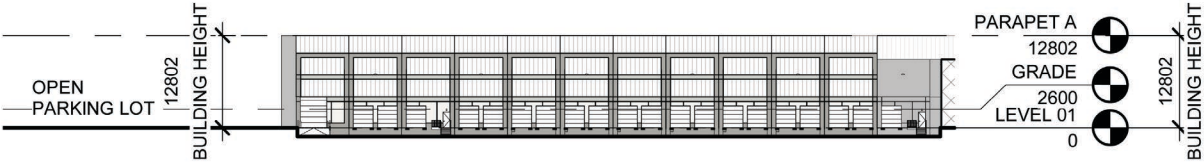
East Elevation

Attachment 9: South Elevation



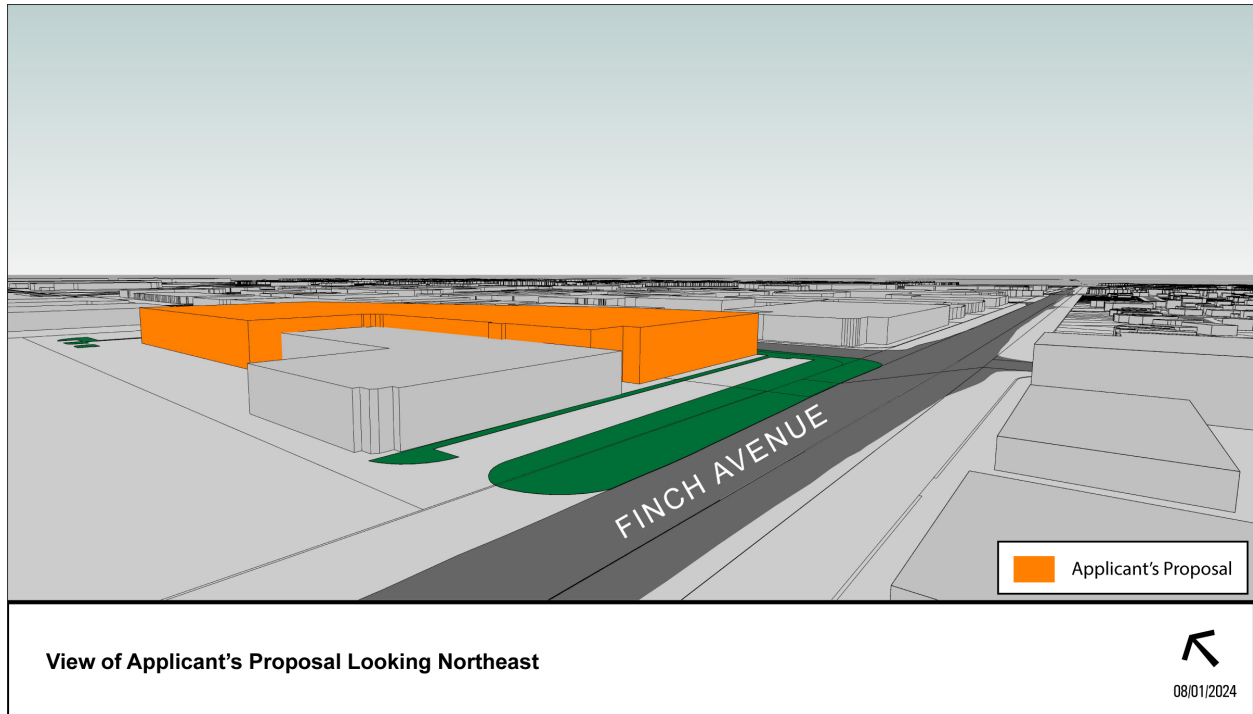
South Elevation

Attachment 10: West Elevation



West Elevation

Attachment 11: 3D Model in Context Looking Northeast



Attachment 12: 3D Model in Context Looking Southwest

