

**57, 59, 61 and 63 Finch Avenue West – Rezoning and Site Plan Control Applications - Preliminary Report**

<b>Date:</b>	August 22, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	12 146486 NNY 23 OZ & 12 146492 NNY 23 SA

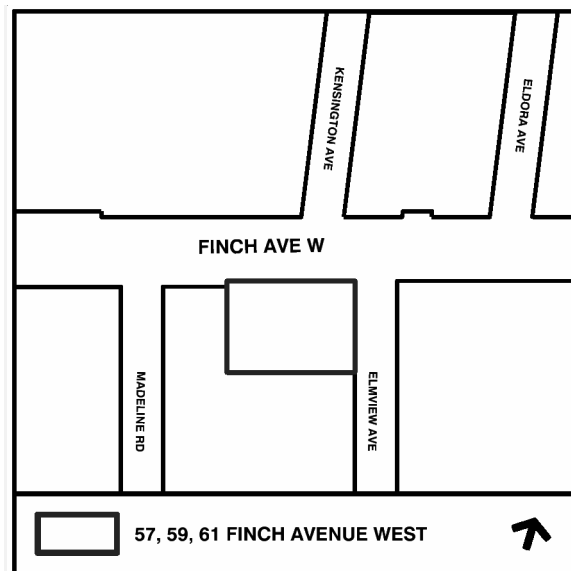
**SUMMARY**

The applications propose the development of a 4-storey, 72-unit residential building with a total of 69 parking spaces on the properties at 57, 59, 61 and 63 Finch Avenue West.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor.

A Final Report and a Public Meeting under the *Planning Act* is targeted for early 2012 providing the applicant submits all required information in a timely manner.



## RECOMMENDATIONS

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at [57, 59, 61 & 63 Finch Avenue West](#) together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

In November 2008, applications for Official Plan Amendment, Rezoning and Site Plan Control approval were submitted to the City for a proposed development consisting of nine, three-storey townhouses along Finch Avenue frontage and a 3-storey detached dwelling and one semi-detached 3-storey dwelling along Elmview Avenue. The development proposed a Floor Space Index (FSI) of 1.3, and represented an assembly of three lots known as 57, 59 and 61 Finch Avenue West. Following a Preliminary Report to the January 13, 2009 meeting of North York Community Council, a public consultation meeting was held on March 11, 2009.

The report is available at:

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17807.pdf>

The applicant did not provide information required for further processing of the application and the file was subsequently closed on November 3, 2009.

### Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The applicant proposes to redevelop the lands to construct a four storey 72-unit residential condominium building. Access to a two-level below grade parking garage would be via a driveway accessed from Elmview Avenue. A total of 69 parking spaces are proposed, of which 9 below grade and two above grade spaces would be for visitor

parking. The driveway would also provide access for service and loading vehicles activity located at the rear of the building.

The proposed four storey residential building would have a height of 13 metres along the Finch Avenue frontage and a green roof over a portion of the roof area. At the rear, the building is designed with terracing that “steps-down” such that at it’s closest point, the proposed building would have a 9.7 metre setback to the rear property line (see Attachment # 2, Elevations). This design feature would also provide for a transition to the lower scale residential dwellings to the south. The proposed building would have a gross floor area of 5,357 m<sup>2</sup> and a Floor Space Index (FSI) of 2.0.

### **Site and Surrounding Area**

The subject lands consists of four lots at the southwest corner of Finch Avenue West and Elmview Avenue and has a frontage of approximately 61 metres along the south side of Finch Avenue and approximately 44 metres along Elmview Avenue. Together, the four lots have a total area of approximately 2,656 square metres. Each of the four lots contain a two-storey detached residential dwelling.

The subject lands are located two blocks west of the Yonge Street corridor.

Abutting uses are as follows:

North: directly across Finch Avenue West are located various two and three storey commercial buildings, to the northeast are located two storey single detached residential buildings;

South: single detached residential buildings;

East: across Elmview Avenue are located two storey single detached residential buildings, further east is located a high-rise residential building within the North York Centre Secondary Plan area; and

West: a row of seven, 4-storey residential townhouses and two 3-storey single detached dwellings fronting on Madeline Road. (By-laws 1057-2007 and 1058-2007 for lands at 65 & 67 Finch Avenue West enacted by Toronto City Council September 27, 2007 – *File No. 06 124318 NNY 23 OZ*)

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems

and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the subject lands as *Mixed Use Areas*. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces. Development in *Mixed Use Areas* is intended to create a balance of commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

Buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in *Mixed Use Areas* is intended to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

The subject lands are designated *Mixed Use Area "B"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational uses and institutional uses.

The Secondary Plan encourages the consolidation of lots and the elimination of driveways accessing Finch Avenue. Common shared driveways are also desirable. The Secondary Plan encourages redevelopment that ensures compatibility with the surrounding residential areas while contributing to a strong and attractive pedestrian oriented street edge with particular emphasis on good design and an abundance of landscaping and tree features.

For sites with a frontage along Finch Avenue West of 30 metres or more and where the use is solely residential, such as the subject lands, the maximum density (FSI) permitted is 2.0 times the lot area and the maximum height 4 storeys or 13 metres, whichever is the lesser. The Secondary Plan also contains height and setback provisions that require buildings to be set back a minimum distance of 9.5 metres from the nearest residential property line that coincides with the boundaries of the Secondary Plan Area and have a maximum height of 70% of the horizontal distance from that boundary. The Secondary Plan also requires a minimum 1.5 metre landscape strip and privacy fence along the south property line.

## **Zoning**

The subject lands are zoned "One-Family Detached Dwelling Fourth Density Zone (R4)" in Zoning By-law 7625 for the former City of North York. This zoning permits one-family detached dwellings and accessory buildings.

## **Site Plan Control**

The applicant has submitted a concurrent Site Plan Control application (12 146492 NNY 23 SA) and this will be reported with the rezoning application.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law. Given the size of the proposed development, the applicant has indicated a number of private as well as City trees will require to be removed. An Arborist Report, Tree Preservation and Landscape Plan have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

## **Reasons for the Application**

An amendment to Zoning By-law 7625 for the former City of North York is required as the R4 zoning which applies to the subject lands does not permit the proposed 4-storey, 72-unit residential building.

## **COMMENTS**

### **Application Submission**

A Notification of Incomplete Application issued on April 18, 2012 identified the outstanding material required for a complete application submission.

The outstanding material was submitted on July 20, 2012 and a Notification of Complete Application was subsequently issued on August 7, 2012.

The following reports/studies were submitted with the application:

- Planning Justification Report;
- Draft Zoning By-law Amendment
- Stormwater Management and Functional Servicing Report;
- Site Grading and Servicing Plan;
- Geotechnical Report;
- Phase 1 Environmental Report;
- Sun/Shadow Study;
- Toronto Green Standards Checklist;
- Arborist Report, and Tree Preservation Plan;
- Landscape Plan;
- Site Plan, Survey, and
- Architectural Plans, including Garage, Elevation, Floor, Building Sections; Perspective, Floor and Roof Drawings.

## **Issues to be Resolved**

In order to determine the appropriateness of the proposal, the following will be addressed:

- Compatibility with the policies and objectives of the Central Finch Area Secondary Plan; Building height, orientation and massing will be reviewed to ensure appropriate development of the site and minimal impact on the adjacent low density residential area to the south;
- Implementing the City's urban design objectives as they relate to building design, pedestrian access and entrances, landscaping and the building's street relationship to ensure an attractive street edge and pedestrian environment;
- Vehicular access, circulation, number of parking spaces and loading space requirements;
- Conveyance requirements for the future road widening of Finch Avenue West and Elmview Avenue corner rounding, and
- Compliance with the Toronto Green Standard Checklist, Tier 1 performance measures.

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

## **CONTACT**

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## **SIGNATURE**

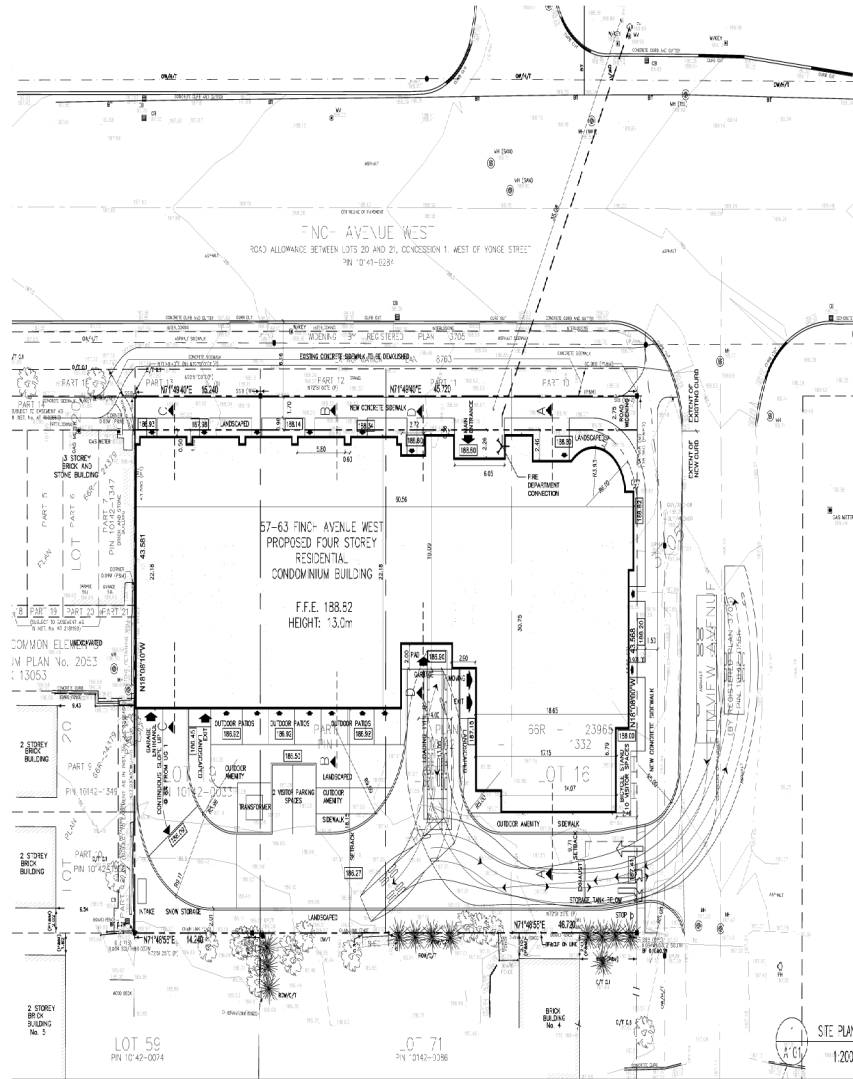
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

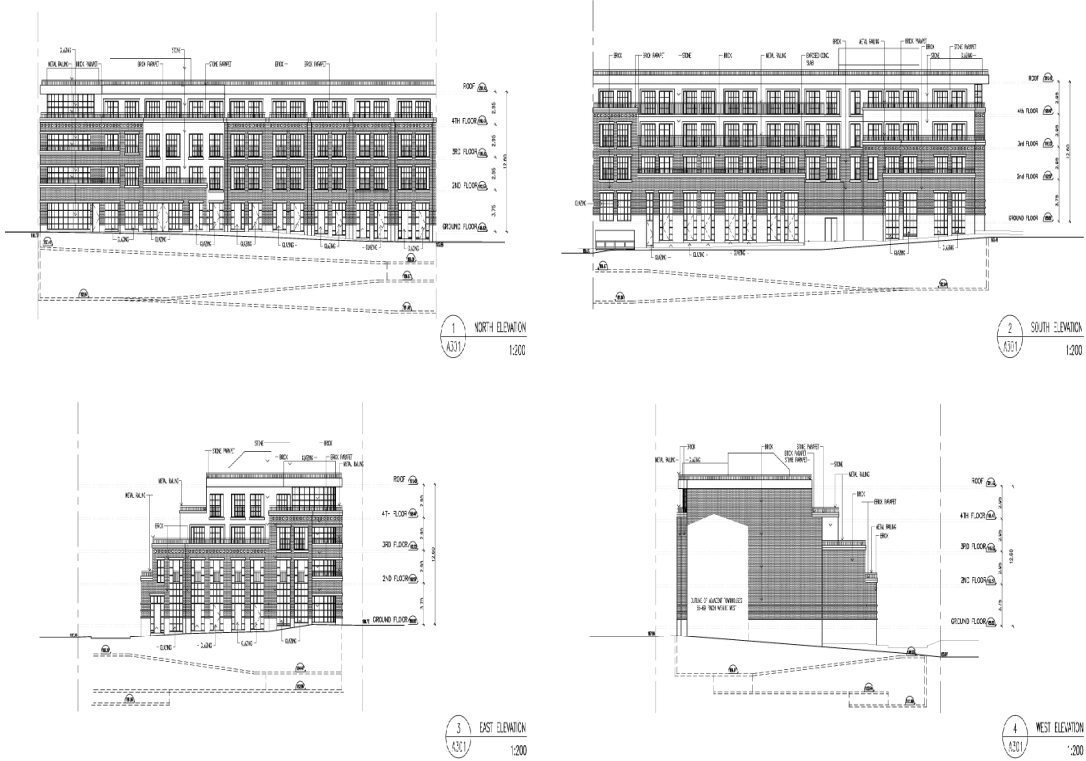
Applicant's Submitted Drawing

Not to Scale  
08/15/2012

57, 59, 61 Finch Ave. West

File # 12 146486 NNY 23

## Attachment 2: Elevations



### Elevations

Applicant's Submitted Drawing

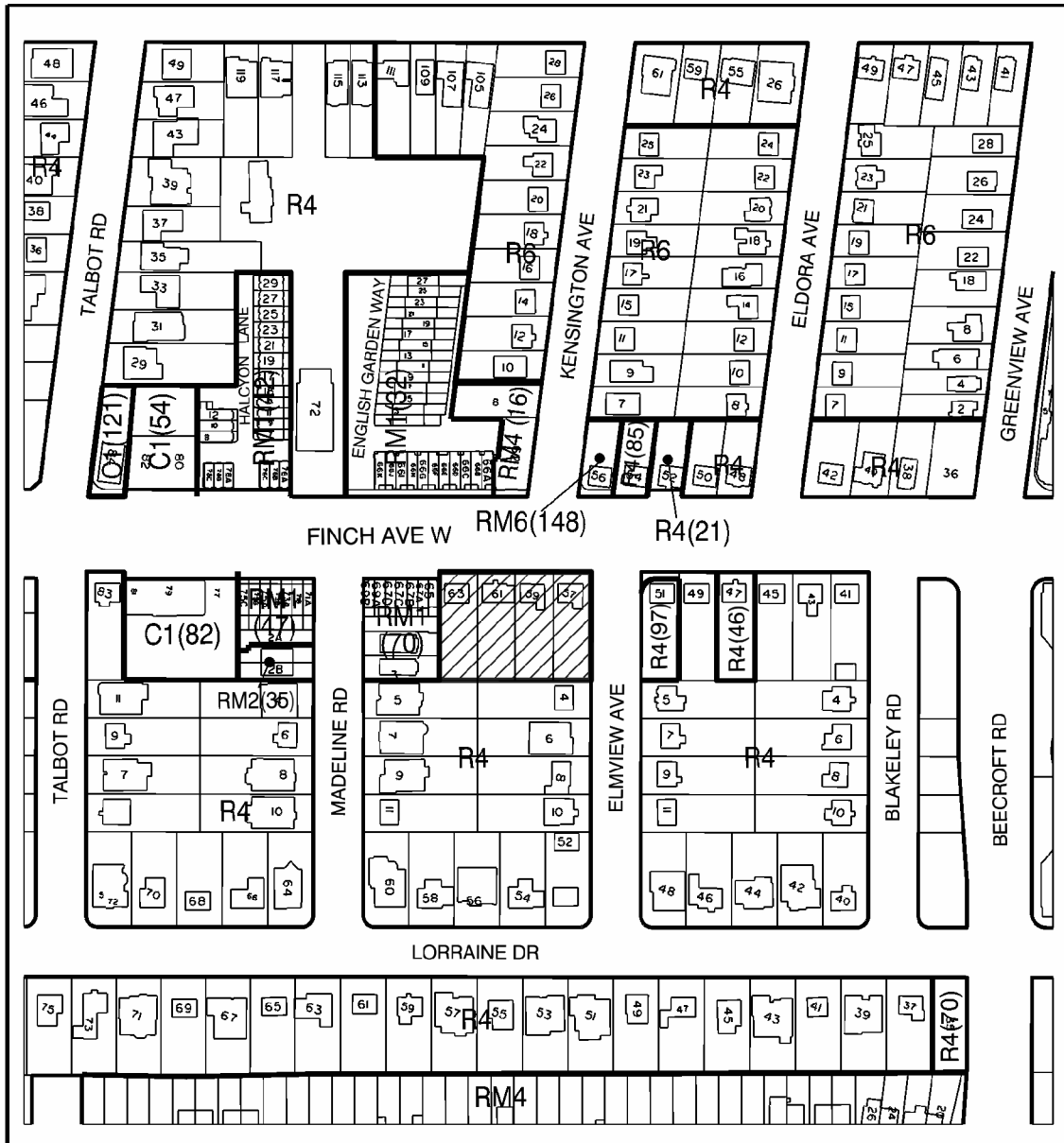
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08/15/2012

57, 59, 61 Finch Ave. West

File # 12 146486 NNY 23



### Attachment 3: Zoning



57, 59 & 61 Finch Avenue West

File # 12 146486 NNY 23 02

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O1 Open Space Zone

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 08/17/2012

**Attachment 4: Application Data Sheet**  
**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	12 146486 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	March 30, 2012

Municipal Address: 57 FINCH AVE W  
 Location Description: PLAN 3705 PT LOT 16 \*\*GRID N2302  
 Project Description: Proposed 4 storey residential building on 4 lots with 80 parking spots at grade and in below grade parking garage.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SALEK ARMAAN		HOORDAD GHANDEHARI	2220294 ONTARIO INC

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4 to RM	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	2656.4	Height:	Storeys:	4
Frontage (m):	61		Metres:	13
Depth (m):	43.6			
Total Ground Floor Area (sq. m):	1404			<b>Total</b>
Total Residential GFA (sq. m):	5357		Parking Spaces:	69
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	5357			
Lot Coverage Ratio (%):	52.8			
Floor Space Index:	2			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	5357	0
Bachelor:	7	Retail GFA (sq. m):	0	0
1 Bedroom:	52	Office GFA (sq. m):	0	0
2 Bedroom:	13	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	72			

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