

221, 223, 225, 227, 229, 231 Finch Avenue West - Official Plan and Zoning By-Law Amendment Applications - Preliminary Report

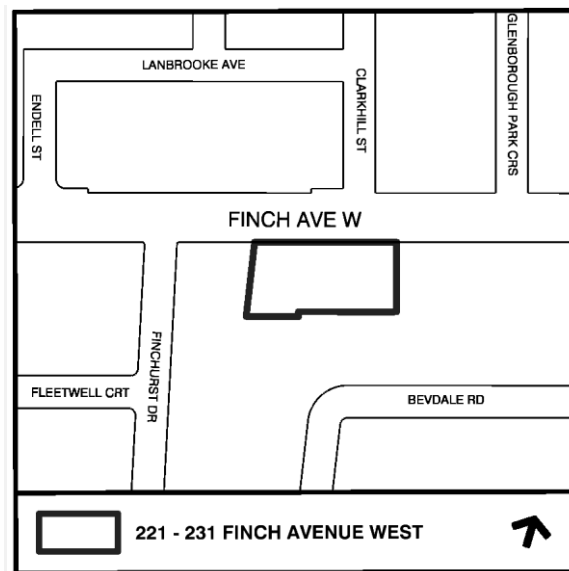
Date:	May 29, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Ward:	Ward 23 – Willowdale
Reference Numbers:	13 153614 NNY 23 OZ

SUMMARY

The Official Plan Amendment and Zoning By-law Amendment applications propose the redevelopment of the site for a six storey, 128-unit residential building with ground floor commercial uses. A total of 168 parking spaces are proposed to be provided on two below grade parking levels. A total of 98 bicycle parking spaces are also proposed to be located below grade. The applications represent a consolidation of 6 lots at 221, 223, 225, 227, 229 and 231 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.

A Final Report and a Public Meeting under the *Planning Act* is targeted for the first quarter of 2014, provided 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 221, 223, 225, 227, 229 and 231 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on a previous four-storey proposal to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the lands to construct a six-storey (20 m) residential building with ground floor commercial uses. A total of 128 residential units are proposed consisting of 1 studio unit, 107 one-bedroom units and 20 two bedroom units. Access to a two-level below grade parking garage would be via a driveway accessed from Finch Avenue West. A total of 168 parking spaces are proposed to be provided on two below grade parking levels of which 135 will be for the use of residents and 28 shared spaces for the purposes of retail tenants and residential visitors. At grade, five parking spaces for use by visitors and commercial patrons are proposed of which one will be a barrier free space. A total of 98 bicycle parking spaces are also proposed to be located below grade. A loading space is located in the rear, between the main driveway and the ramp to the underground parking garage.

The proposed building would have a height of 20 metres along the Finch Avenue frontage and a green roof over a portion of the roof area. The proposed development features stepbacks above the second storey on the eastern portion of the building above the retail spaces and above the fourth storey. In the rear portion of the building, a stepback is included above the fifth storey. At the closest point, the proposed building would be setback 14 metres from the rear property line.

The building would have a total gross floor area of 10,751 m², (9,628 m² of residential floor area and 1,123 m² of commercial floor area) and a Floor Space Index (FSI) of 2.67.

Site and Surrounding Area

The subject lands are irregularly shaped and consist of six lots located on the south side of Finch Avenue West between Finchurst Drive and Senlac Road. The subject lands measure approximately 4,027.8 m² (0.995 ac) in area and have approximately 88.17 metres (290 ft) of frontage on Finch Avenue West, and a depth of 43.3 metres (142 ft). The six existing residential lots currently each have a single family detached residence on them, all of which would be demolished in order to facilitate the proposed development. The subject lands are located 1.6 km west of Yonge Street.

Abutting uses are as follows:

North: Single detached residential dwellings. A 4-storey mixed use residential, commercial/office building at 218, 220, 222 and 224 Finch Avenue West is currently under construction;

South: Single detached residential dwellings;

East: A combination of single detached dwellings and commercial uses. Located immediately across Glenborough Park Crescent are eight 3-storey residential townhouse units. Located further east is a 3-storey commercial building and a retail commercial plaza.

West: Single detached residential dwellings. Located further west are a series of institutional uses including the Northchester Child Care Centre and Northchester United Church.

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.

Central Finch Area Secondary Plan

The subject lands are also 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 facilities and institutional uses.

For sites with frontage of more than 30 metres on Finch Avenue West, such as the subject lands, and where the use is residential and commercial, the maximum density (FSI) permitted is 1.5 times the lot area. The maximum height of a mixed use project is 3 storeys or 11 metres, whichever is the lesser, provided that the amount of gross floor area devoted to commercial uses does not exceed 0.75 times the lot area.

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 north property line.

The Secondary Plan encourages redevelopment that is compatible with the surrounding residential areas while also contributing to a strong and attractive pedestrian oriented street edge with particular emphasis on good design and an abundance of landscaping and tree features.

The Secondary Plan also encourages the reduction in the number of driveways providing access to Finch Avenue, to provide the minimum number of driveways necessary for efficient vehicle access. Generally, one access per site is preferred, the location of which

will be completely within lands that are part of the Central Finch Area Secondary Plan Area.

Zoning

The subject lands are zoned “One-Family Detached Dwelling Fourth Density Zone (R4)” in Zoning By-law No. 7625 for the former City of North York. This zoning permits single detached dwellings and accessory buildings. The lands at 229 Finch Avenue West are zoned R4(82) which permits business office uses in addition to one-family detached dwellings and accessory buildings.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (13 153633 NNY 23 SA).

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. The applicant has advised that a number of private and City trees will be required to be removed. Tree Preservation and Landscape Plans 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

The Central Finch Area Secondary Plan provides for a maximum density of 1.5 times the lot area and a maximum height of 3 storeys or 11 metres, whereas the proposed mixed-use building would have a density of 2.67 FSI and a height of 6 storeys or 20 metres.

The Central Finch Area Secondary Plan also contains provisions that limit building height to 70% of the horizontal distance from the nearest residential property line that coincides with the boundaries of the Secondary Plan Area, provided that the horizontal distance is at least 9.5 metres. The proposed mixed-use building meets the 9.5 metres setback requirement but fails to meet the angular plane requirement. An amendment to the Secondary Plan is therefore required.

An amendment to Zoning By-law No. 7625 for the former City of North York is required as the R4 zoning does not permit the proposed six storey, 128-unit residential building with ground floor commercial uses. A rezoning application is required to implement the necessary zoning standards that would implement the new development.

COMMENTS

APPLICATION SUBMISSION

The following reports/studies were submitted with the application:

- Context plan and statistics;
- Boundary and topographical surveys;
- Concept site plans and floor plans;
- Site elevations and sections;
- Landscape Plans;
- Arborist Report;
- Vegetation Management Plan;
- Shadow Study;
- Traffic Impact Study;
- Functional Servicing Report;
- Toronto Green Standard Checklist, and;
- Planning Rationale.

A Notification of Complete Application was issued on May 17, 2013.

Issues to be Resolved

The applicant is proposing a 6 storey (20 metres) mixed use building, whereas the Secondary Plan permits a maximum height of 3 storeys (11 metres). The proposed FSI is 2.67, whereas the Secondary Plan permits a maximum FSI of 1.5. The proposal will be reviewed to determine whether the increase in height and density is appropriate for the site. Other issues identified to date in the review of this application include:

- Conformity with the *Mixed Use Areas, Avenues*, built form, and public realm policies of the Official Plan
- Compatibility with the policies and objectives of the Central Finch Area Secondary Plan; particularly the appropriateness of a six storey building height;
- Building orientation and massing will be reviewed to ensure appropriate scale of development of the site and appropriate fit within the context of the adjacent low density residential area to the south;
- Confirmation of the proposed commercial uses intended for this mixed-use building (additional information will be required from the applicant) and the appropriateness of these uses;
- Implementing the City's built form policies as they relate to building location and organization, massing, and pedestrian amenity;
- Traffic impacts, Vehicular access, circulation, number of proposed parking spaces and loading space requirements;
- Assessment of stormwater management and site servicing;
- Determination of appropriate Section 37 benefits;

- Conveyance requirements for the future road widening of Finch Avenue West, 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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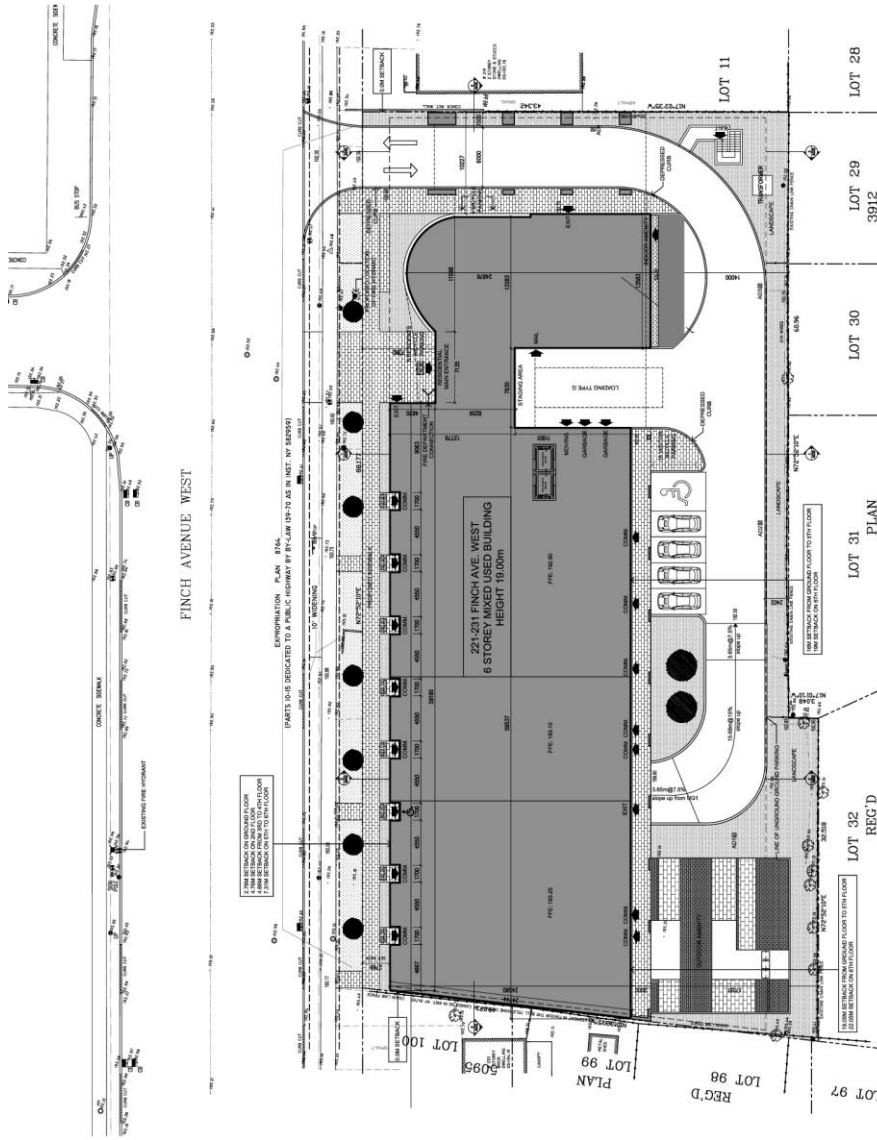
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevation Details
Attachment 4: Cross Sections
Attachment 5: Perspective Drawings
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Secondary Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



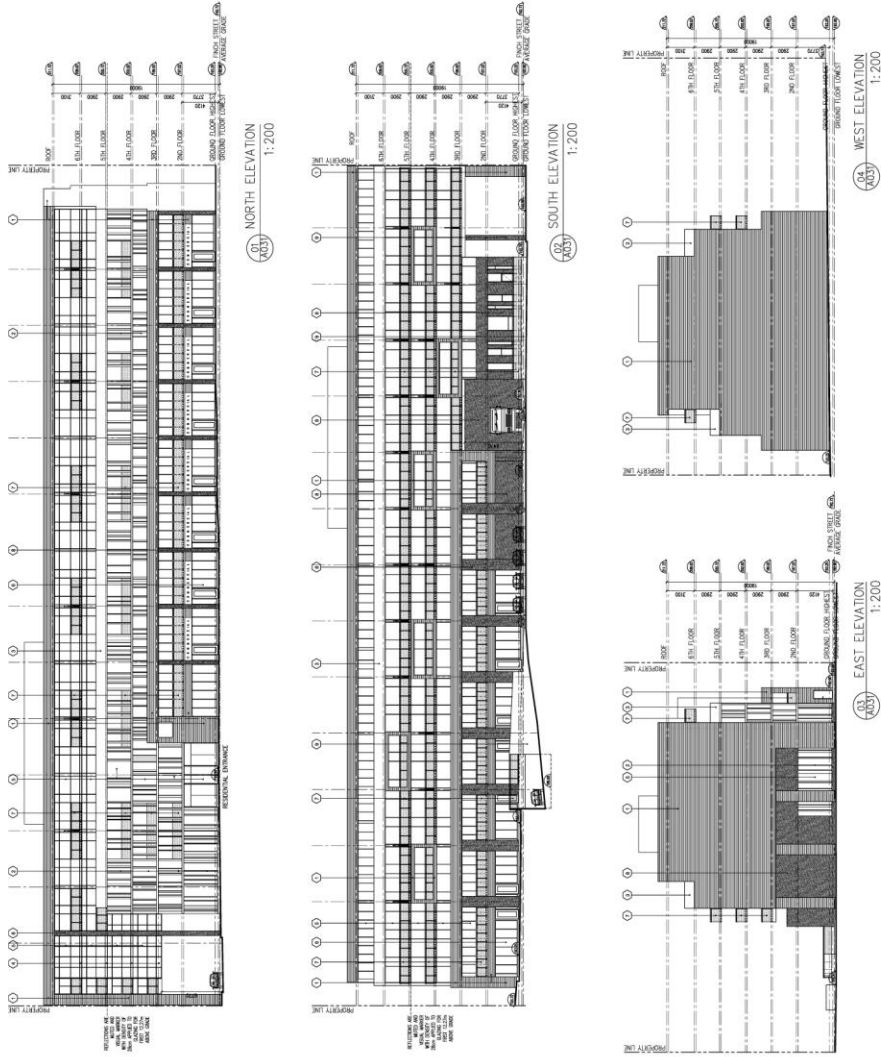
221 - 231 Finch Avenue West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 05/24/2013

File # 13 153614 NNY OZ

Attachment 2: Elevations



Elevations

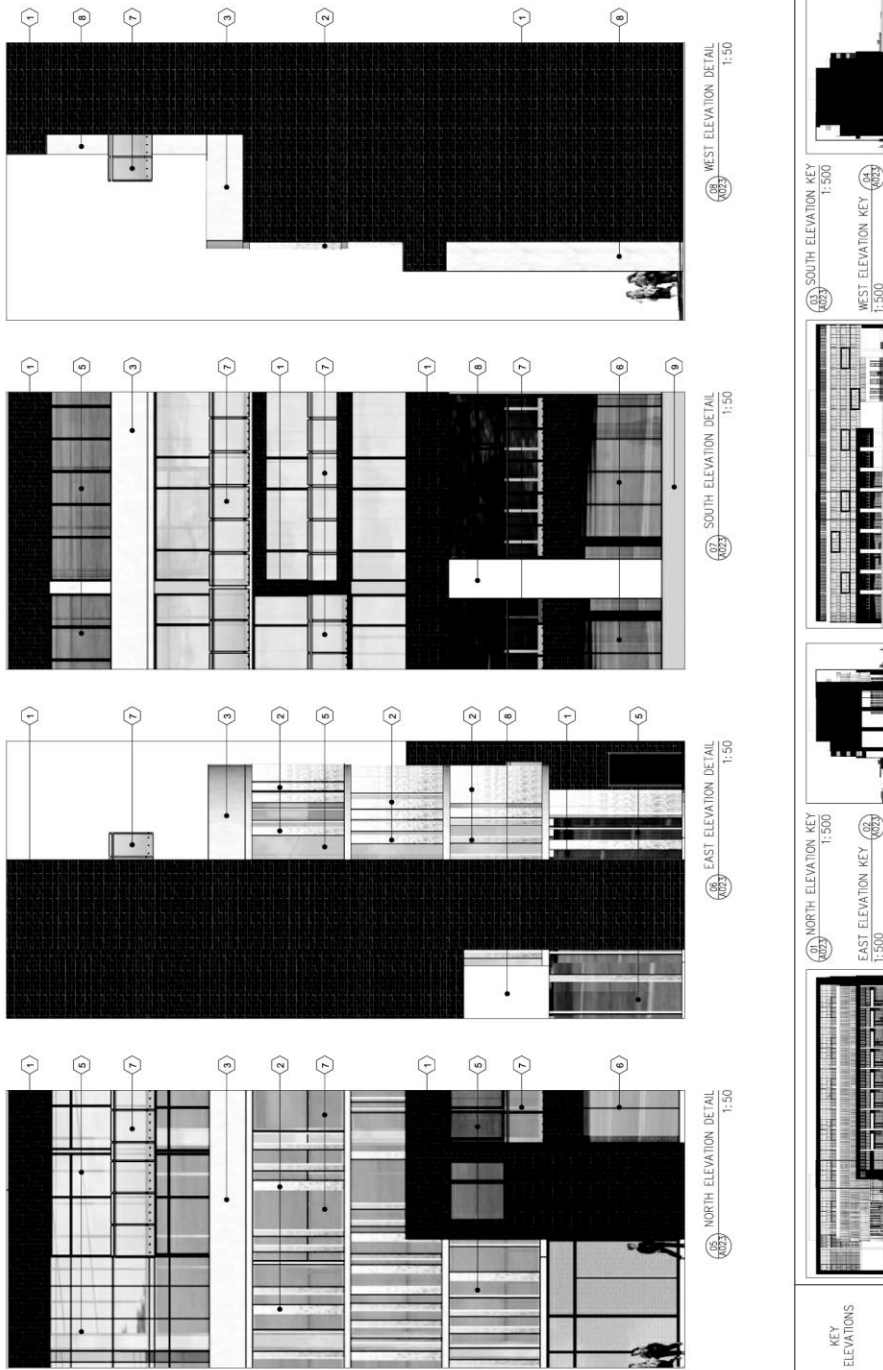
Applicant's Submitted Drawing

Not to Scale
05/24/2013

221 - 231 Finch Avenue West

File # 13 153614 NNY 02

Attachment 3: Elevation Details



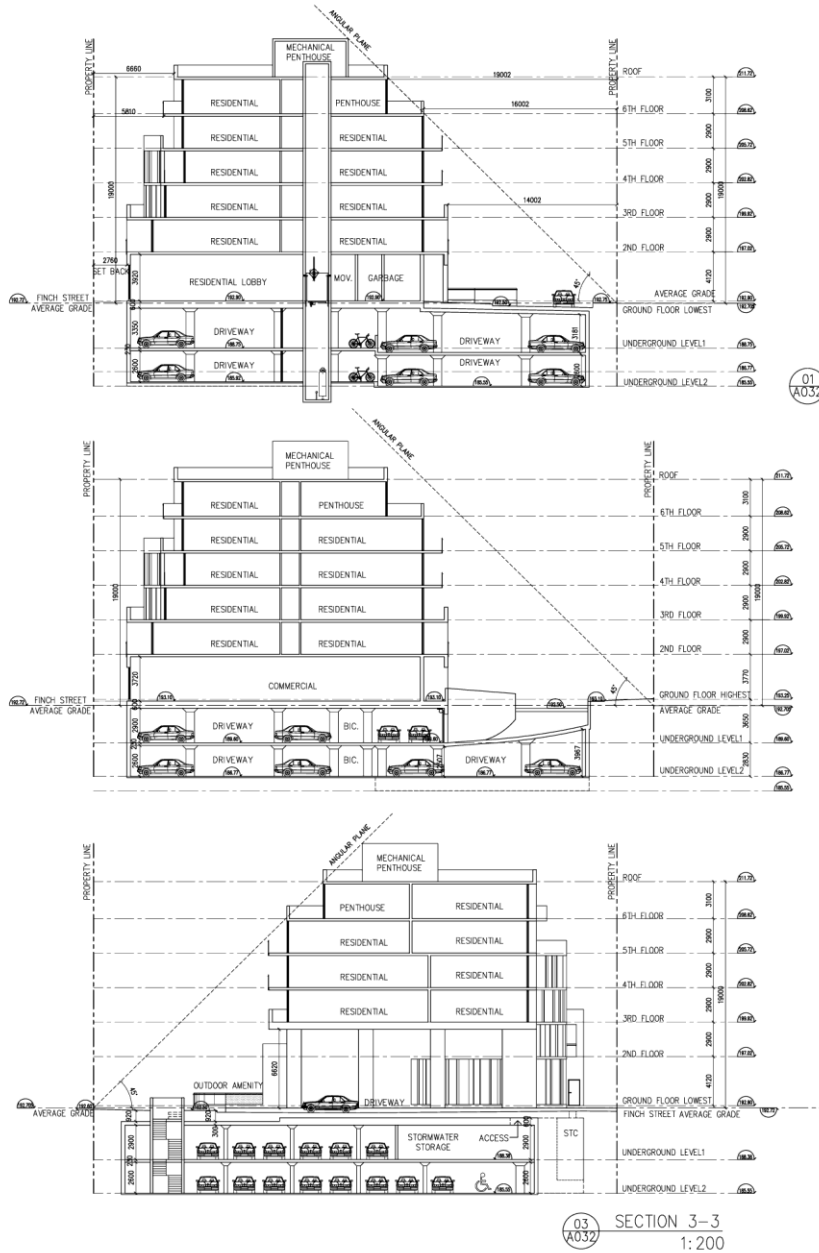
221 - 231 Finch Avenue West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/24/2013

File # 13 153614 MNY OZ

Attachment 4: Cross Sections



Cross Sections

Applicant's Submitted Drawing

Not to Scale
05/24/2013

221 - 231 Finch Avenue West

File # 13 153614 NNY 0Z

Attachment 5: Perspective Drawings



05 PERSPECTIVE 5
A032



06 PERSPECTIVE 6
A032

1/2

Elevations

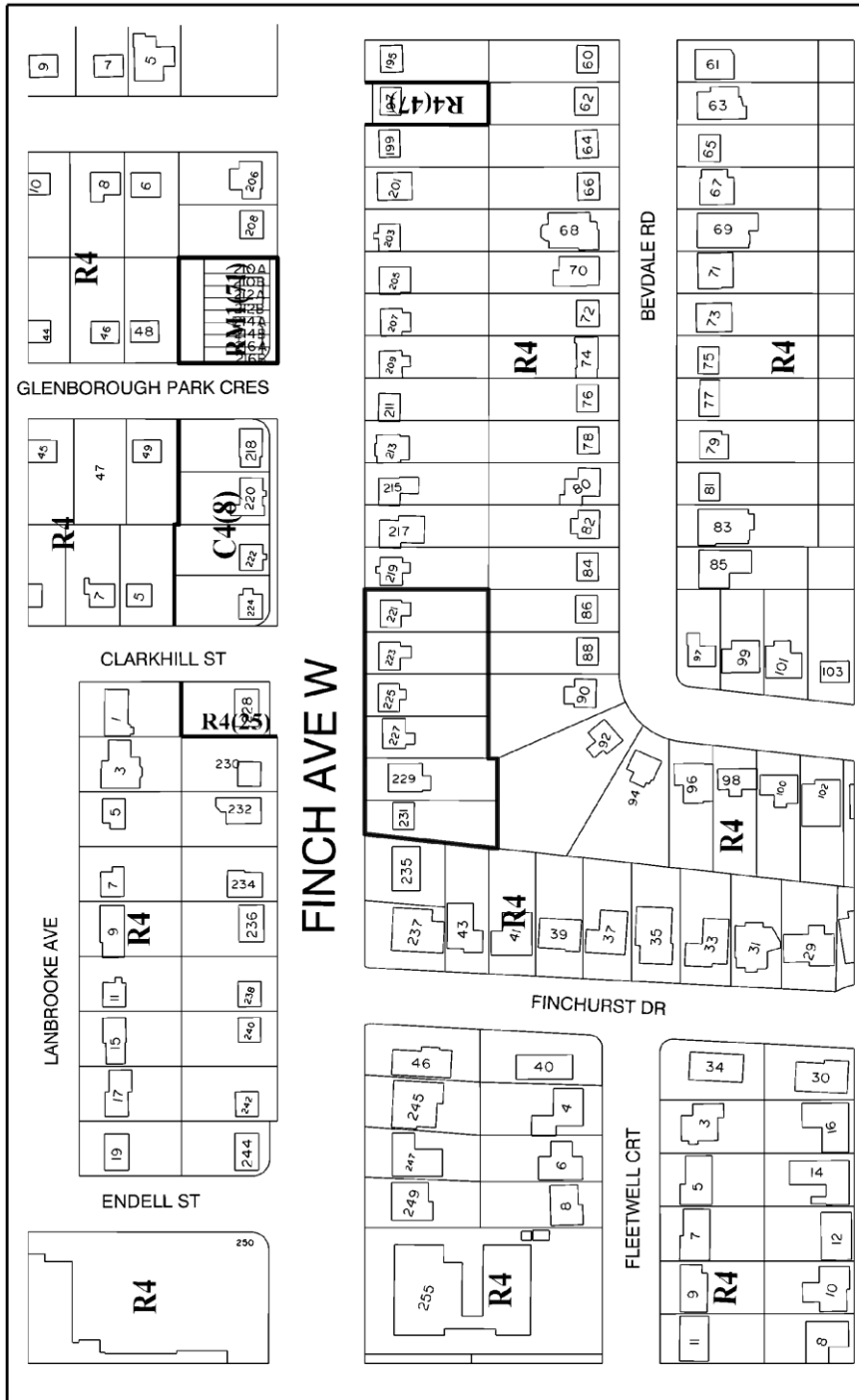
221 - 231 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
05/24/2013

File # 13 153614 NNY 0Z

Attachment 6: Zoning



Toronto City Planning
Zoning
 221 - 231 Finch Avenue West
 File # 13 153614 NWY 02

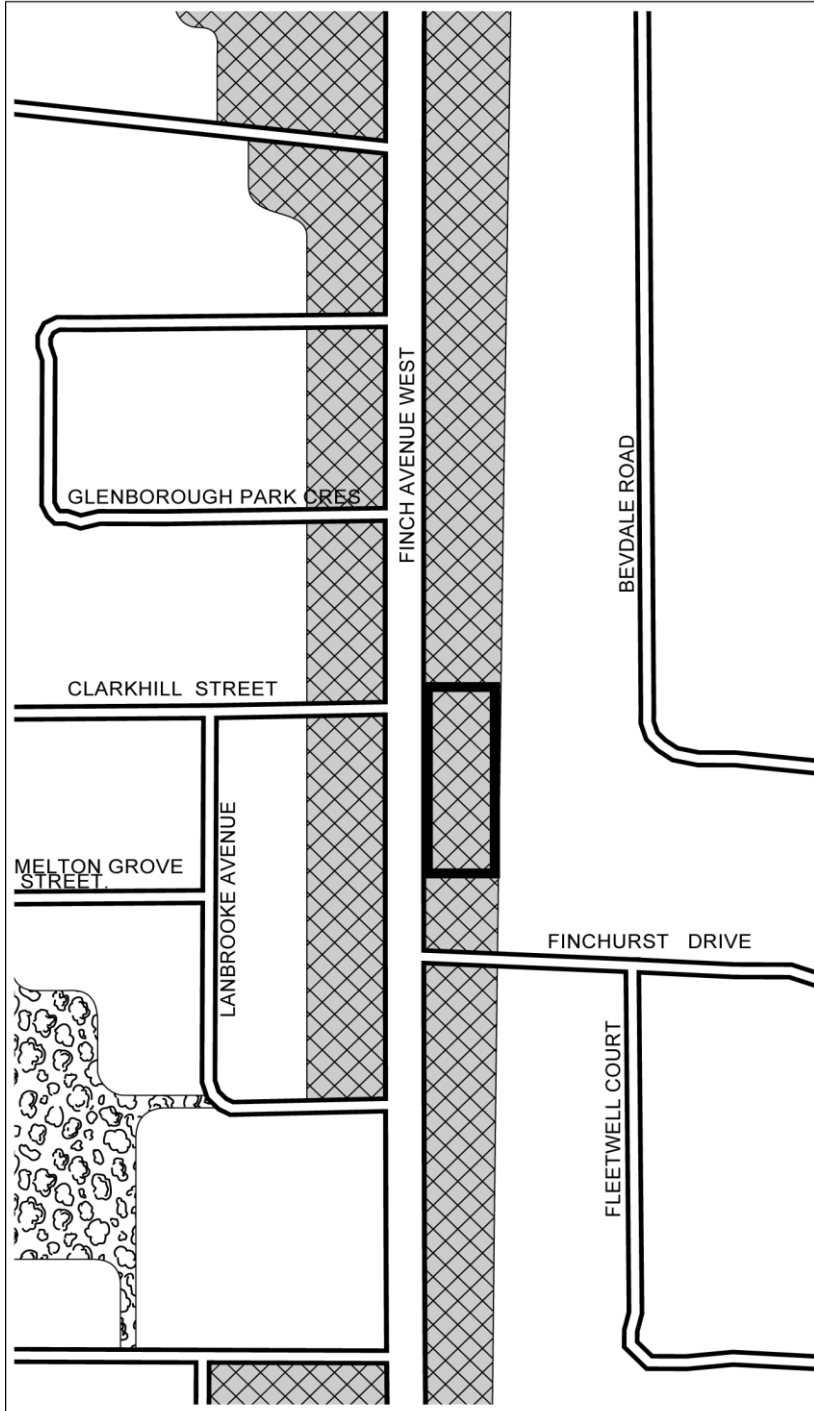
R4 - One-Family Detached, Dwelling Fourth Density Zone
 C4 - Mixed Use Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



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 Zoning Bylaw 7625
 Extracted 05/24/2013


Attachment 7: Official Plan



221 - 231 Finch Avenue West

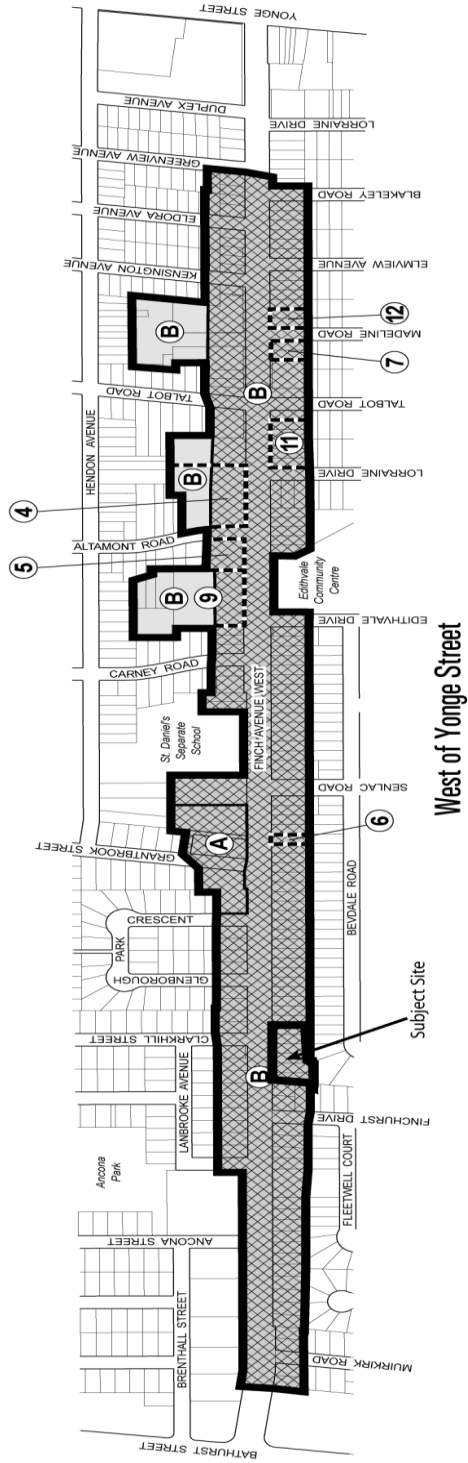


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-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

↑
Not to Scale
05/24/2013

Attachment 8: Secondary Plan



221 - 231 Finch Avenue West

Secondary Plan - Central Finch

Applicant's Submitted Drawing

Not to Scale
05/24/2013

File # 13 153614 NMY OZ

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 153614 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 19, 2013

Municipal Address: 221, 223, 225, 227, 229, 231 FINCH AVE W

Location Description: **GRID N2302

Project Description: 6 storey residential building containing 128 dwelling units, ground floor commercial, two levels of underground parking and a greenroof

Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC ASSOC LTD PLANNING CONTROLS		ICON ARCHITECTS	LISHA GONG

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

PROJECT INFORMATION

Site Area (sq. m):	4028.8	Height: Storeys:	6
Frontage (m):	88.17	Metres:	19
Depth (m):	0		
Total Ground Floor Area (sq. m):	1807.7		Total
Total Residential GFA (sq. m):	9627.5	Parking Spaces:	168
Total Non-Residential GFA (sq. m):	1123.3	Loading Docks	1
Total GFA (sq. m):	10750.8		
Lot Coverage Ratio (%):	44.88		
Floor Space Index:	2.67		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 9627.5	0
Bachelor:	1	Retail GFA (sq. m): 1123.3	0
1 Bedroom:	107	Office GFA (sq. m): 0	0
2 Bedroom:	20	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	128		

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