

**100, 102, 104, 110, 112 & 114 Finch Avenue East -
Official Plan and Zoning By-Law Amendment
Applications - Preliminary Report**

Date:	October 17, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	12 243511 NNY 24 OZ

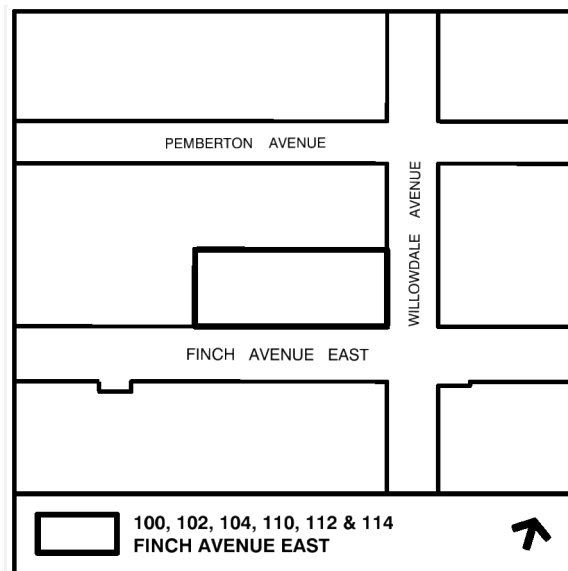
SUMMARY

The Official Plan Amendment and Zoning By-law Amendment applications propose the redevelopment of the site for a six storey, 82-unit residential building with ground floor commercial uses, and 80 parking spaces in a one level underground garage accessed from Willowdale Avenue. The applications represent a consolidation of 6 lots at 100, 102, 104, 100, 112 and 114 Finch Avenue East.

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 the second quarter of 2013 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 100, 102, 104, 110, 112 and 114 Finch Avenue East 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 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the lands to construct a six storey mixed use building with 82 residential units and ground floor commercial uses. Access to a one-level below grade parking garage would be via a driveway accessed from Willowdale Avenue. A total of 80 parking spaces are proposed, of which 12 below grade and 3 above grade spaces would be for residential visitor and commercial parking. The driveway would also provide access to the rear of the building for service and loading vehicle activity.

The proposed building would have a height of 20.3 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” to the lower scale residential dwellings to the north. At the closest point, the proposed building would be setback 9.5 metres from the rear property line (see Attachment #3, East and West Elevations).

As proposed, the building would have a total gross floor area of 8,599 m², (7,452m² of residential floor area and 1,146.6 m² of commercial floor area) and a Floor Space Index (FSI) of 2.6.

Site and Surrounding Area

The subject lands consists of six lots at the northwest corner of Finch Avenue East and Willowdale Avenue which have a combined frontage of approximately 92 metres along the north side of Finch Avenue and approximately 37 metres along Willowdale Avenue. The six lots have a total combined area of approximately 3,342 m². Each of the six lots contain a two-storey detached residential dwelling. The subject lands are located three blocks west of the Yonge Street corridor.

Abutting uses are as follows:

- North: single detached residential dwellings in a residential neighbourhood designation;
- South: directly across Finch Avenue West at the intersection with Willowdale Avenue are located commercial uses: “Suttons Garden Supplies” and “The Cat Hospital”, with the rest of the street as single detached residential dwellings;
- East: across Willowdale Avenue are located single detached residential dwellings followed by a three-storey residential townhouse complex, south-easterly are several three-storey townhouse complexes including one under development at 131-139 Finch Avenue;
- West: single detached residential dwellings, further west at Dudley Avenue is located a two storey commercial building followed by high-rise residential buildings that are within the North York Centre Secondary Plan area.

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 also designated *Mixed Use Area "C"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential, offices, places of worship, public parks and recreational uses 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 one-family detached dwellings and accessory buildings.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (12 243530 NNY 24 SA).

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. The applicant has indicated a number of private as well as City trees will require 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 2.6 FSI and a height of 6 storeys or 20.3 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 82-unit mixed-use building meets the 9.5 metres setback requirement but fails to meet the angular plane requirement (see Attachment #4, Cross Sections). 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 6-storey, 82-unit mixed-use building. A rezoning application is required to implement the necessary zoning standards that would regulate the new development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

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

A Notification of Complete Application was issued on October 10, 2012.

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; particularly the appropriateness of a six storey building height; building orientation and massing will also be reviewed to ensure appropriate development of the site and minimal impact on the adjacent low density residential area to the north;
- Clarification as to the nature of the commercial uses intended for this mixed-use building (additional information will be required from the applicant);
- 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 proposed parking spaces and loading space requirements;
- Conformity to the City's stormwater management policies;
- Conveyance requirements for the future road widening of Finch Avenue East and Willowdale 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

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: South and North Elevations

Attachment 3: East and West Elevations

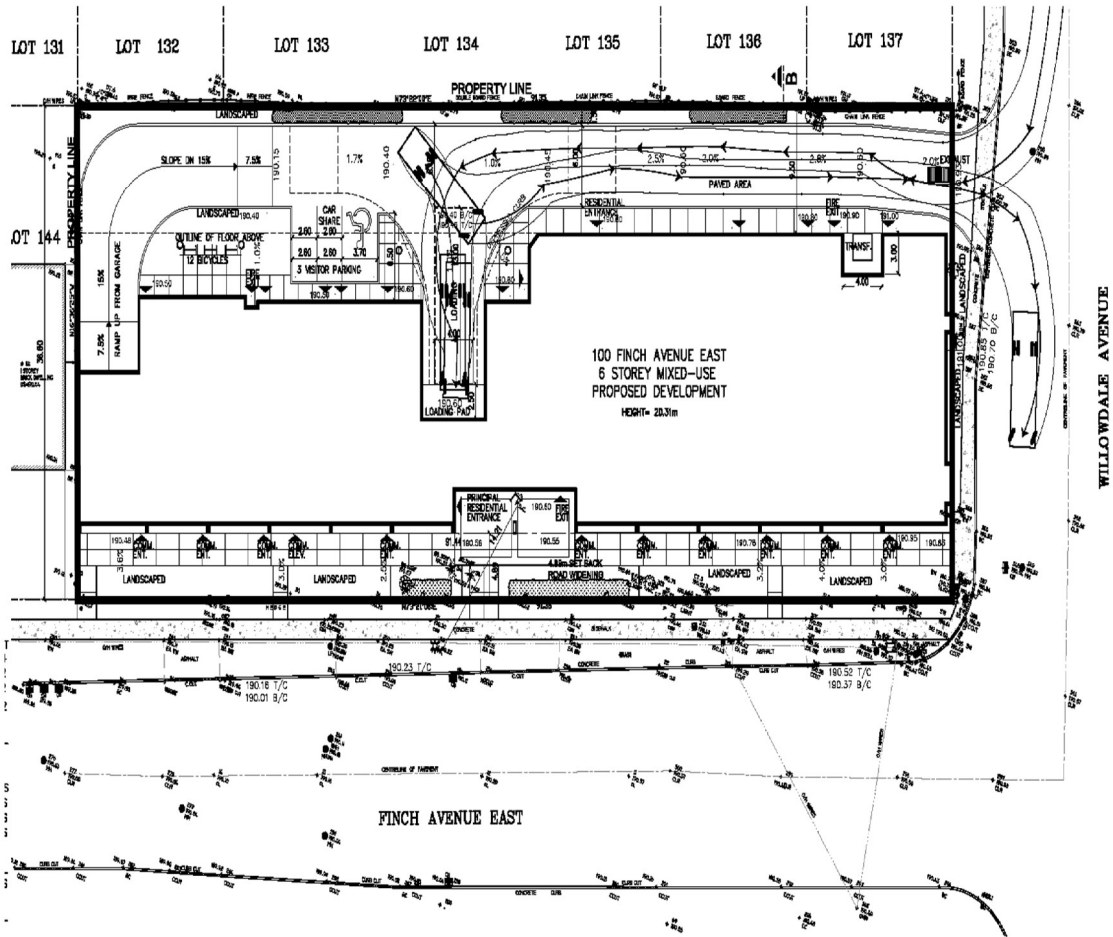
Attachment 4: Cross Sections

Attachment 5: Zoning

Attachment 6: Official Plan

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

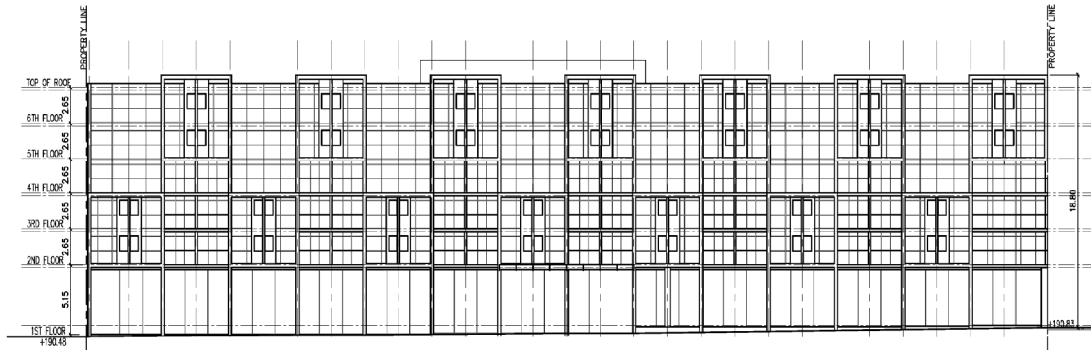
100, 102, 104, 110, 112 & 114 Finch Avenue East

Applicant's Submitted Drawing

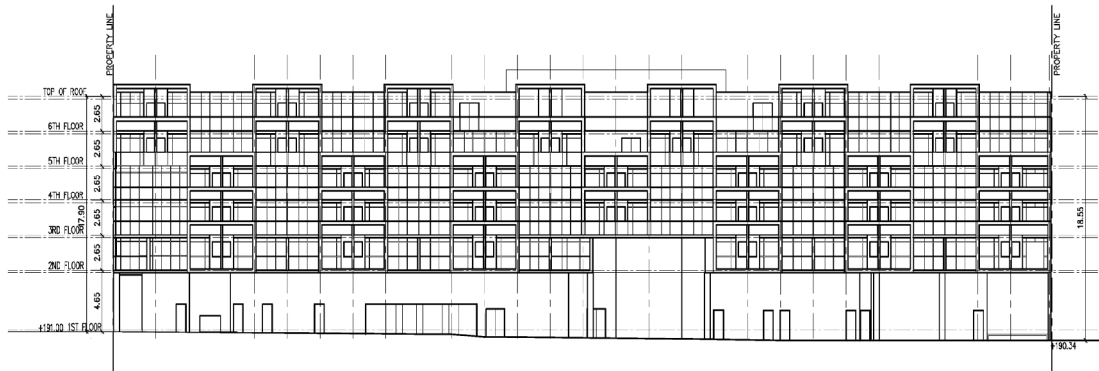
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File # 12 243511 NNY 24 02 & 12 243530 NNY 24 SA

Attachment 2: South and North Elevations



SOUTH ELEVATION



NORTH ELEVATION

Elevations

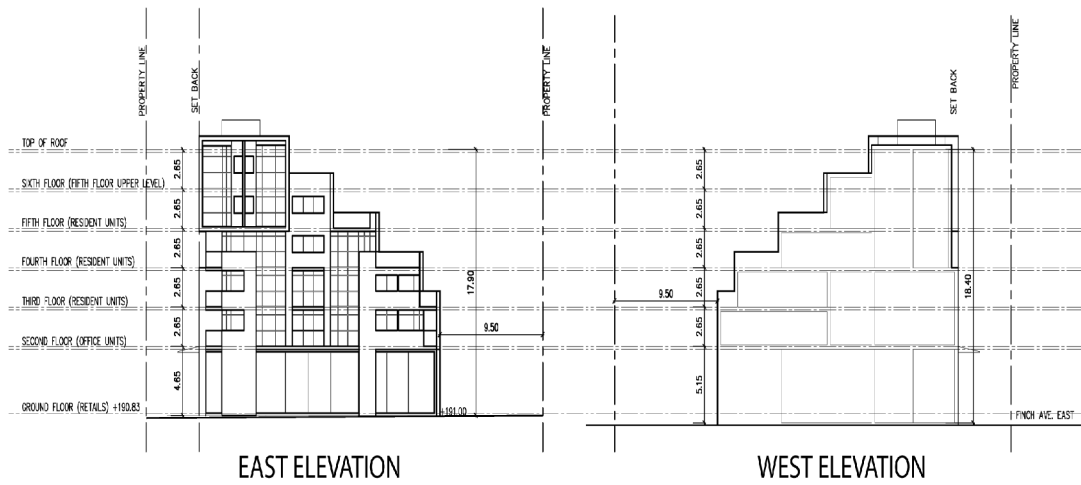
100, 102, 104, 110, 112 & 114 Finch Avenue East

Applicant's Submitted Drawing

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10/12/2012

File # 12 243511 NNY 24 OZ & 12_243530 NNY 24 SA

Attachment 3: East and West Elevations



Elevations

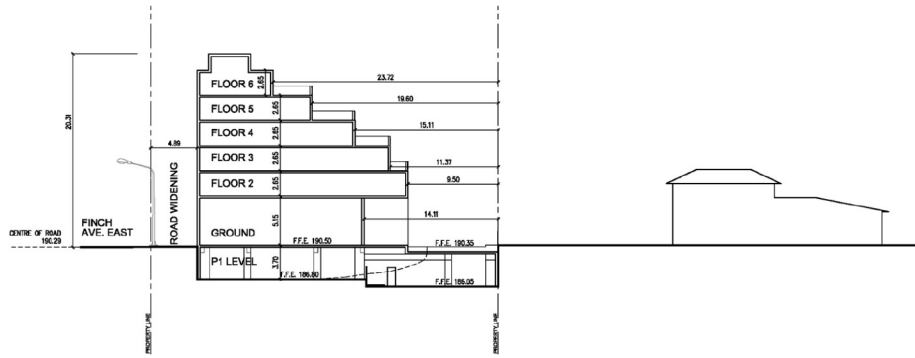
100, 102, 104, 110, 112 & 114 Finch Avenue East

Applicant's Submitted Drawing

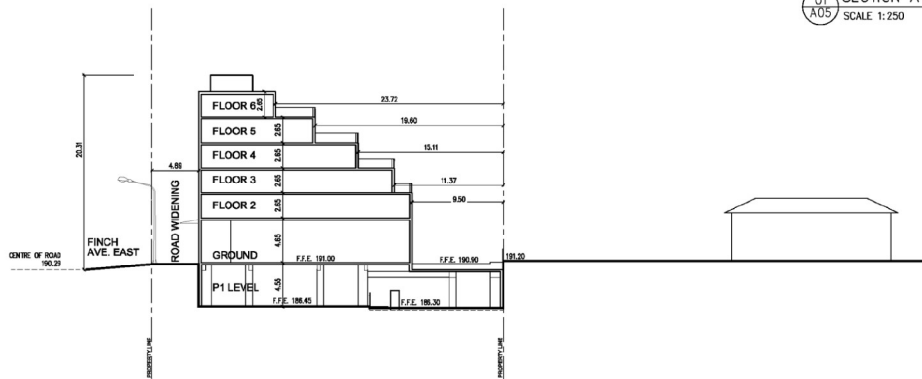
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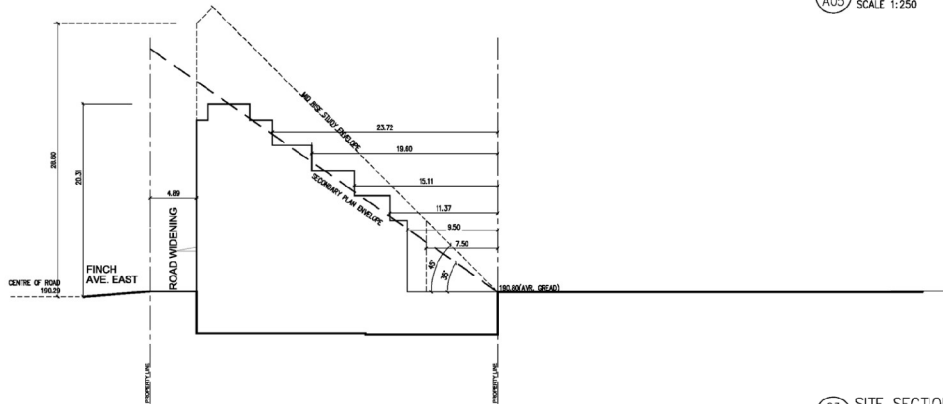
Attachment 4: Cross Sections



01 SECTION A-A
A05 SCALE 1:250



02 SECTION B-B
A05 SCALE 1:250



03 SITE SECTION
A05 SCALE 1:250

Cross Section

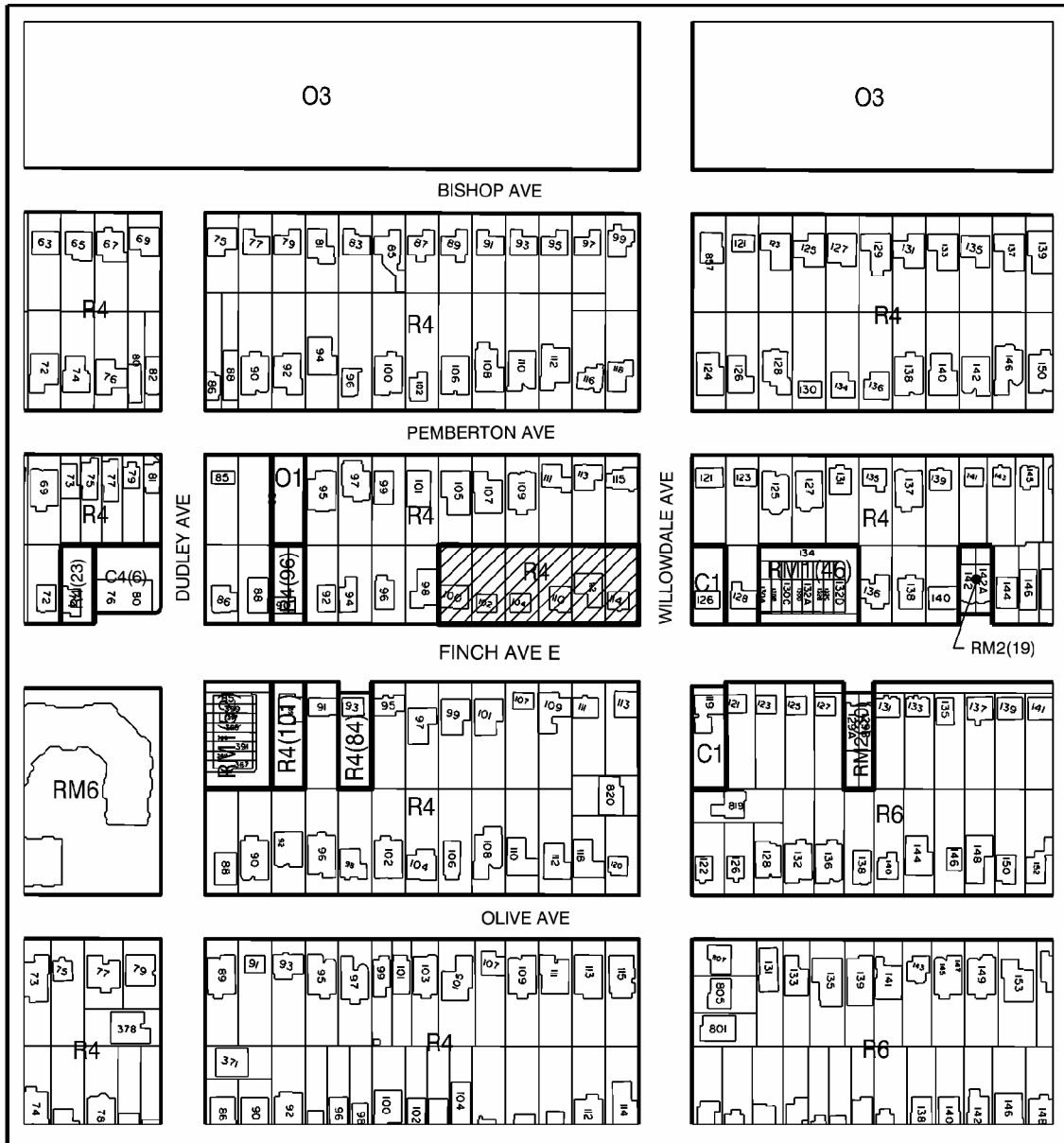
100, 102, 104, 110, 112 & 114 Finch Avenue East

Applicant's Submitted Drawing

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09/28/2012

File # 12 243511 NNY 24 0Z & 12 243530 NNY 24 SA

Attachment 5: Zoning



100, 102, 104, 110, 112, & 114 Finch Avenue East

File # 12 243511 NNY 24 OZ & 12 243530 NNY 24 SA

- 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

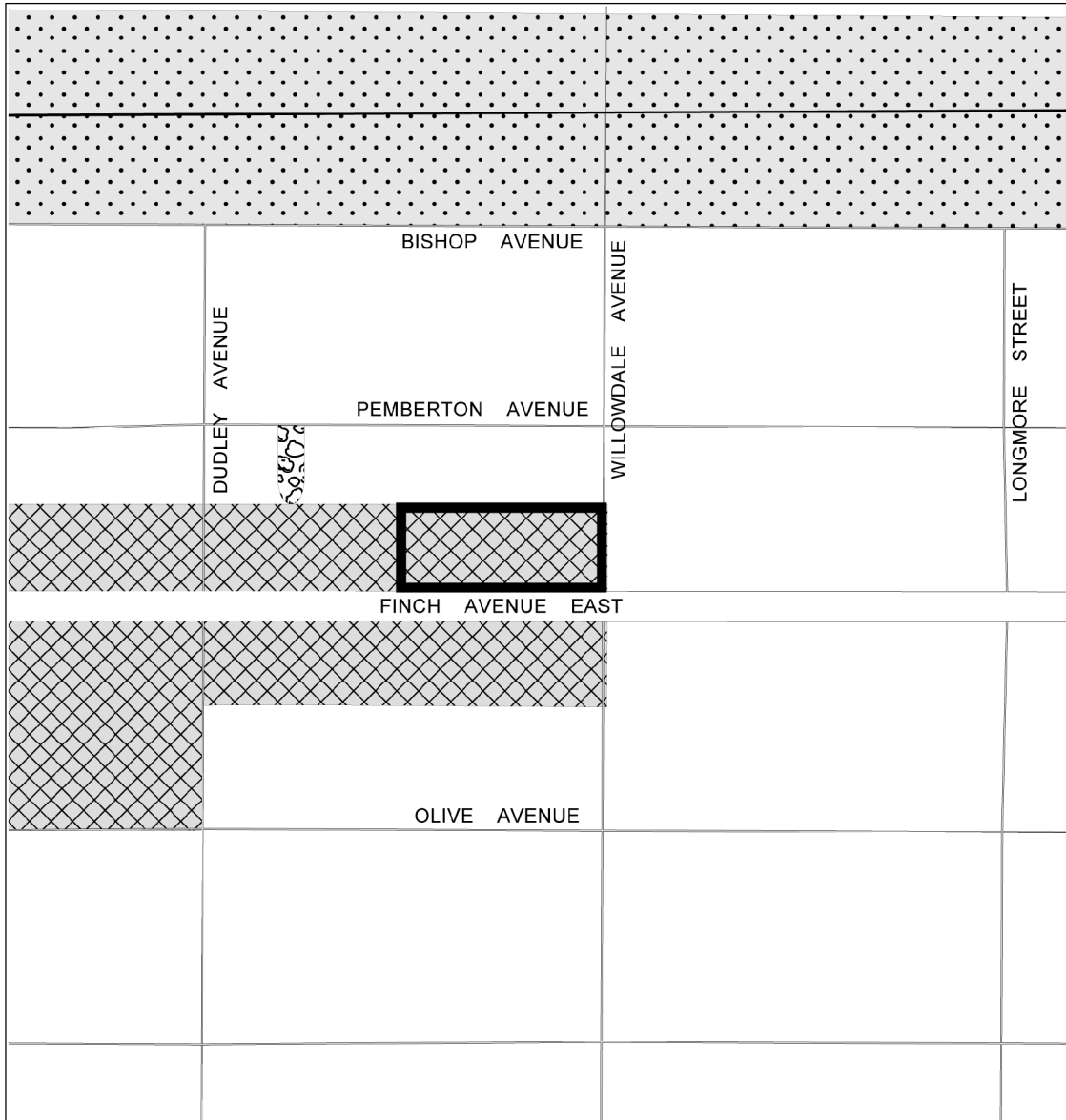
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C4 Mixed Use Commercial Zone
- O1 Open Space Zone
- O3 Semi-Public Open Space Zone









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Zoning By-law 7625
Extracted 09/25/2012

Attachment 6: Official Plan



100, 102, 104, 110, 112 & 114 Finch Avenue East

File # 12 243511 NNY 24 OZ & 12 243530 NNY 24 SA

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |
|  Utility Corridors | |


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Attachment 7: Application Data Sheet
APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 243511 NNY 24 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 10, 2012

Municipal Address: 114 FINCH AVE E
 Location Description: PLAN 2233 LOT 138 **GRID N2401
 Project Description: Six storey, 82-unit residential building with ground floor commercial uses, and 80 parking spaces in a one level underground garage accessed from Willowdale Ave. Green roof also provided. Concurrent OPA, Rezoning and Site Plan Control applications. Consolidation of 6 lots on north side of Finch Ave.

Applicant:	Agent:	Architect:	Owner:
WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED		HOORDAD GHANDEHARI	MOHAMMAD AGHAMIRI

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3342.3	Height:	Storeys:	6
Frontage (m):	91.36		Metres:	20.31
Depth (m):	36.68			
Total Ground Floor Area (sq. m):	1611.9			Total
Total Residential GFA (sq. m):	7452.3		Parking Spaces:	80
Total Non-Residential GFA (sq. m):	1146.6		Loading Docks	1
Total GFA (sq. m):	8598.9			
Lot Coverage Ratio (%):	48.23			
Floor Space Index:	2.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7452.3	0
Bachelor:	0	Retail GFA (sq. m):	1146.6	0
1 Bedroom:	45	Office GFA (sq. m):	0	0
2 Bedroom:	31	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	82			

CONTACT: PLANNER NAME: Ben DiRaimo, Planner

