

**172, 176, and 180 Finch Avenue West, 1-11 and 23 Grantbrook Street - Official Plan and Zoning By-Law Amendment Applications - Preliminary Report**

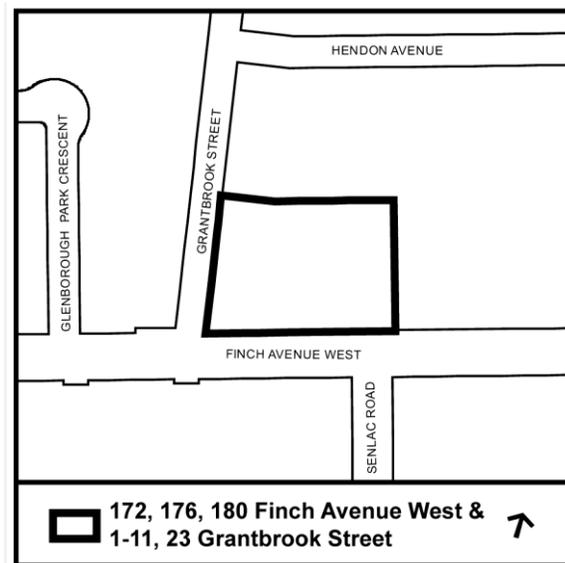
<b>Date:</b>	August 22, 2013
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	13 185749 NNY 23 OZ

**SUMMARY**

The Official Plan Amendment and Zoning By-law Amendment applications propose the redevelopment of the site to permit a 6-storey mid-rise building fronting on Finch Avenue West, with approximately 1,016 m<sup>2</sup> of commercial space on the ground floor and 150 apartment units above, and 32 stacked townhouses at the northerly boundary of the Site. The proposal would consist of a total of 183 residential units, resulting in a total FSI of 1.72. 251 parking spaces are proposed above and below grade. The application also proposes to relocate the existing heritage house.

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 172, 176, and 180 Finch Avenue West, 1-11 and 23 Grantbrook Street 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 number of alternative design scenarios. As part of these meetings, complete application requirements were discussed with the applicant.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to redevelop the lands to construct a six-storey (27.29 m in height, including the mechanical penthouse) residential building with ground floor commercial uses. A total of 183 residential units are proposed consisting of 96 one-bedroom units, 55 two-bedroom units, and 32 townhouse units fronting onto the private driveway. Access to the site would be via a private driveway, which will connect to Finch Avenue at the location of the current signalized intersection of Senlac Road and connect to Grantbrook Street. The applications represent a consolidation of a number of properties at 172, 176, and 180 Finch Avenue West, 1-11 and 23 Grantbrook Street.

All resident parking will be provided in one level of underground parking. A total of 225 parking spaces are provided in the one-level underground garage, 194 of which are for residential use and 31 for visitor use. One hundred-ten bicycle parking spaces are provided below grade. To the rear of the at-grade commercial space are 26 surface parking spaces for commercial uses, including 1 car-share space. A total of 41 bicycle parking spaces are also provided on the ground floor.

At the northerly end of the site, the proposal includes thirty-two, 3½ storey stacked townhouse units with a total gross floor area of 3,703 m<sup>2</sup>. These townhouses are grouped into three blocks; two blocks with twelve 2-bedroom units, and one block with eight 2-bedroom units. The townhouses are setback a minimum of 9.5 metres from the northerly property line. Patios are provided at the rear for the lower units, and a balcony and private terrace are provided for the upper units.

The Waine House, which has a heritage designation, is a 1 1/2 storey residential dwelling constructed in 1923 and is proposed to be re-located to the northeast corner of the site in order to accommodate the new private driveway. This heritage house will maintain its Finch Avenue facing orientation, be used as a residential dwelling, and will retain its current municipal address.

A total of 382 m<sup>2</sup> of indoor amenity space is proposed on the second floor of the mid-rise building with approximately 673 m<sup>2</sup> of adjoining outdoor amenity space provided in the form of a terrace, which includes a 304 m<sup>2</sup> green roof. Each residential unit will have its own private patio, balcony or terrace.

The proposed mixed-use building fronting onto Finch Avenue would have a height of 27.29 metres along the Finch Avenue frontage, including the mechanical penthouse. The townhouses would have a height of 12.7 metres. The proposal would have a total gross floor area of 19,522.5 m<sup>2</sup> (18,124.5 m<sup>2</sup> of residential floor area and 1,016 m<sup>2</sup> of commercial floor area) and a Floor Space Index (FSI) of 1.72.

## **Site and Surrounding Area**

The subject lands are irregularly shaped and consist of five lots located on the north side of Finch Avenue West at the north east corner of Finch Avenue West and Grantbrook Avenue. The subject lands measure approximately 11,346 m<sup>2</sup> (2.8 ac) in area, and have frontage of approximately 130 metres along Finch Avenue West and a depth of approximately 105 metres along Grantbrook Street.

The Waine House is located on the property known as 172 Finch Avenue West and there are single detached dwellings on 176 Finch Avenue West and 23 Grantbrook Street. 180 Finch Avenue West and 1-11 Grantbrook Street are currently vacant sites. The existing heritage house will be preserved and moved, while the other existing single detached dwellings will be demolished. The subject lands are located 1.2 km west of Yonge Street.

Abutting uses are as follows:

North: Single detached residential dwellings;

South: Single detached residential dwellings. The 2-storey house at 183 Finch Avenue West operates as an acupuncture clinic. The single-detached dwelling at 181 Finch Avenue West received commercial use permissions in 2001 for dental

laboratory, business office, professional office and professional medical offices. The building at 187 Finch Avenue West is currently used as a Remax sales centre.

East: St Antoine Daniel Catholic School is located at 160 Finch Avenue West.

West: Single detached residential dwellings fronting onto Grantbrook Street and commercial uses. At the northwest corner of Grantbrook Street and Finch Avenue West is a 3-storey commercial building.

## **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* and *Neighbourhoods*. The lands at 172, 176, and 180 Finch Avenue West, as well as 1-11 Grantbrook Street are designated *Mixed Use Areas*, while 23 Grantbrook Street is designated *Neighbourhoods*.

*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 application proposes to re-designate the lands at 23 Grantbrook Street from *Neighbourhoods* to *Mixed Use Areas* to permit the proposed development.

## **Central Finch Area Secondary Plan**

The subject lands are designated *Mixed Use Area 'A'* (176 and 180 Finch Avenue West, and 1-11 Grantbrook Street) and *Mixed Use Area 'B'* (172 Finch Avenue West) in the Central Finch Area Secondary Plan. The *Mixed Use Area* policies of the Official Plan are applicable to areas designated as *Mixed Use Area 'A'* in the Secondary Plan. The lands at 23 Grantbrook Street are located outside of the Secondary Plan. The *Mixed Use Area 'B'* 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 lands designated as *Mixed Use Area 'A'* (the western portions of the Finch Avenue frontages), where the use is residential and commercial, the maximum aggregate density (FSI) permitted is 2.5 times the lot area. The maximum height of a mixed use project is 6 storeys.

For lands designated as *Mixed Use Area 'B'*, with frontage of more than 30 metres on Finch Avenue West, such as the eastern portions of the subject lands, and where the use is a mix of residential and commercial, the maximum density (FSI) permitted is 1.5 times the lot area. The maximum height of a mixed use project is 4 storeys or 13 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 at 172, 176, and 180 Finch Avenue West, as well as 1-11 Grantbrook Street were excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply. The lands at 23 Grantbrook Street are located outside of the Secondary Plan and are subject to the new City of Toronto Zoning By-law as well as the former North York Zoning By-law.

The lands at 176, 180 Finch Avenue West and 1-11 Grantbrook Street are zoned "General Commercial Zone (C1) and (C1-53)" in Zoning By-law No. 7625 for the former City of North York. The lands at 172 Finch Avenue West and 23 Grantbrook Street are zoned "One-Family Detached Dwelling Fourth Density Zone (R4)" in Zoning By-law No. 7625 for the former City of North York. The C1 zoning permits various commercial uses, while the C1 (53) zone only permits a garden centre. The R4 zoning permits single detached dwellings and accessory buildings.

Under the new City of Toronto Zoning By-law No. 569-2013, the subject property at 23 Grantbrook Street is zoned "Residential Detached Zone" (RD (f15.0; a550) (x5)). The RD (f15.0; a550) (x5) zoning permits single detached dwellings and accessory buildings.

## **Site Plan Control**

The proposed development is subject to Site Plan Approval. A Site Plan Control application has not yet been submitted.

## **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 subject lands are a consolidation of individual parcels that are currently designated as *Mixed Use Area 'A'*, *Mixed Use Area 'B'*, and *Neighbourhoods* in the Official Plan and Central Finch Area Secondary Plan. The Official Plan Amendment seeks to adjust the northerly boundary of the Mixed Use Area designation on Map 16 of the Official Plan, to include 23 Grantbrook Street. It also seeks to adjust the boundary of the *Mixed Use Area 'A'* designation in the Central Finch Area Secondary Plan to include the entire site.

An amendment to Zoning By-law No. 7625 for the former City of North York is required as the C1, C1 (53), and R4 zoning do not permit the proposed six-storey mixed use building and 32 townhouse units. 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;
- Heritage Impact Study;
- Geotechnical Study;
- Stage One and Two Archaeological Assessment;
- Phase 1 and 2 Environmental Site Assessment;
- Vegetation Management Plan;
- Shadow Study;
- Traffic Impact Study;
- Stormwater Management Report;
- Toronto Green Standard Checklist, and;
- Planning and Urban Design Rationale.

A Notification of Complete Application was issued on July 10, 2013.

### **Issues to be Resolved**

The proposal will be reviewed to determine whether the expansion of the *Mixed Use Areas* designation in the Official Plan and *Mixed Use Area 'A'* designation in the Central Finch Area Secondary Plan 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 north;

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- Appropriateness of relocating the heritage house on site;
- 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 the appropriate location and design of public and private roads in relation to Finch Avenue West, Grantbrook Street, and Senlac Avenue;
- 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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E-mail: [jbrande@toronto.ca](mailto:jbrande@toronto.ca)

## **SIGNATURE**

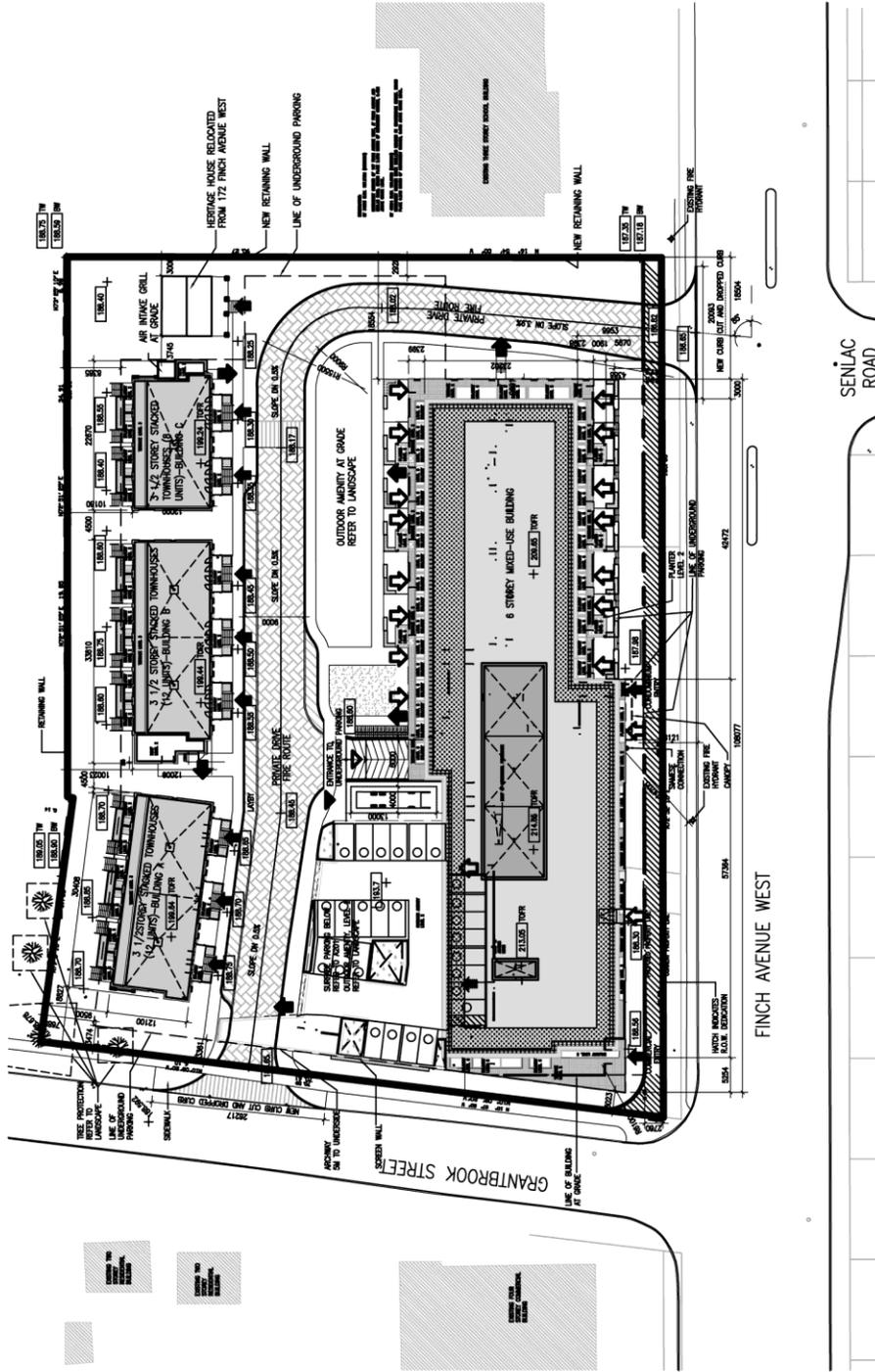
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: East and West Elevations
- Attachment 3: North and South Elevations
- Attachment 4: Townhouse Elevations
- Attachment 5: Perspective Drawings
- Attachment 6: Zoning
- Attachment 7: Official Plan
- Attachment 8: Secondary Plan
- Attachment 9: Application Data Sheet

# Attachment 1: Site Plan



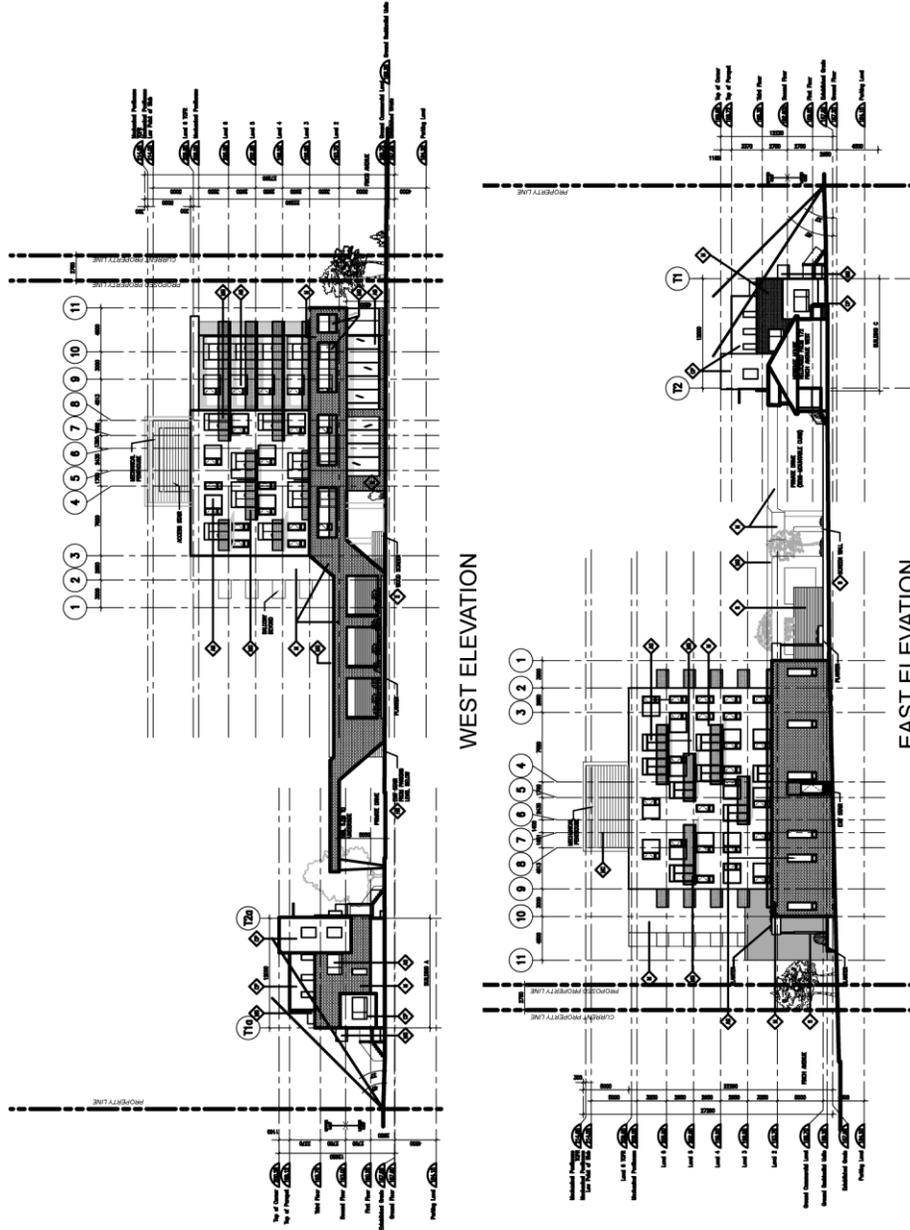
**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 08/14/2013

**172, 176, 180 Finch Avenue West &  
 1-11, 23 Grantbrook Drive**

File # 13 185749 NNY 23 0Z

Attachment 2: East and West Elevations

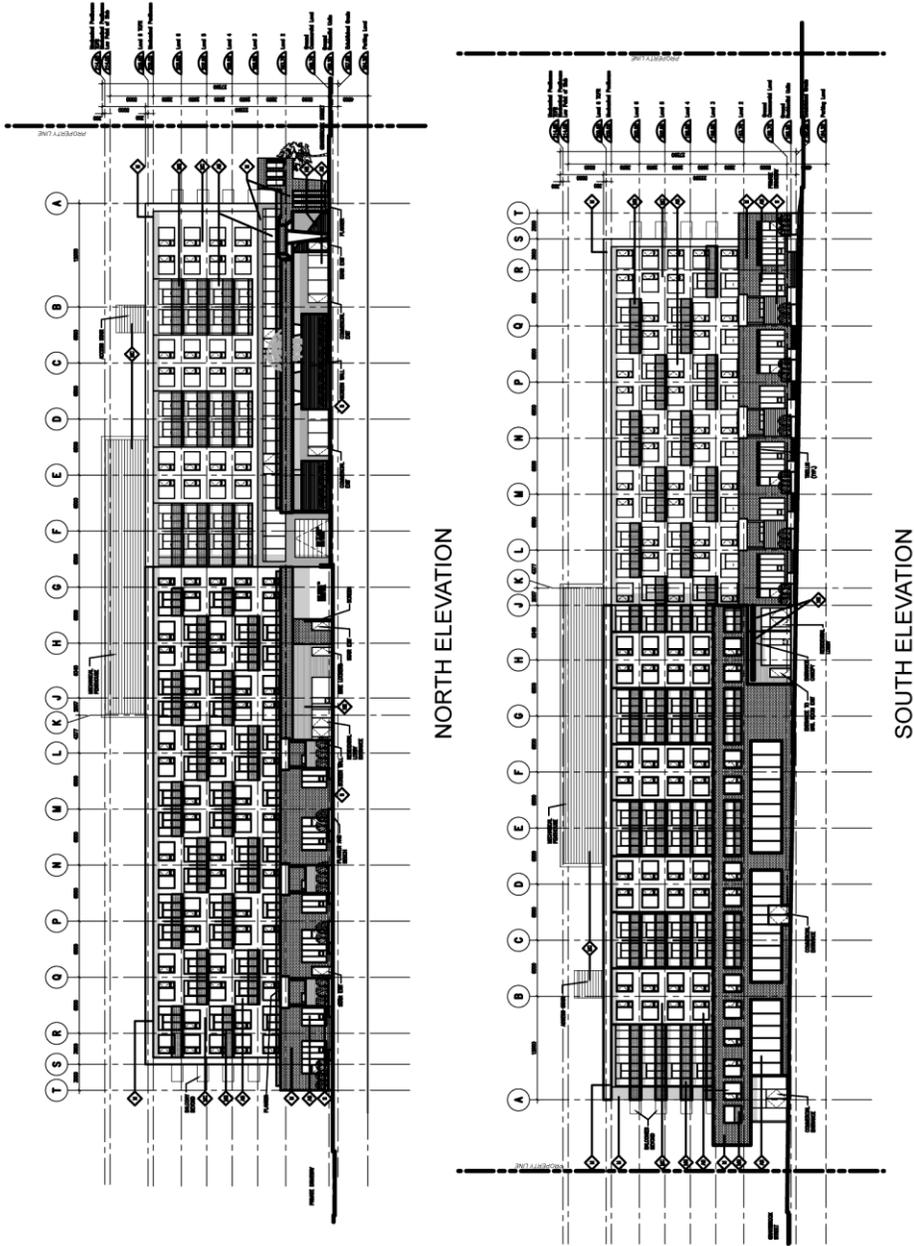


172, 176, 180 Finch Avenue West &  
1-11, 23 Grantbrook Drive

File # 13 185749 NNVY 23 0Z

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
08/14/2013

Attachment 3: North and South Elevations



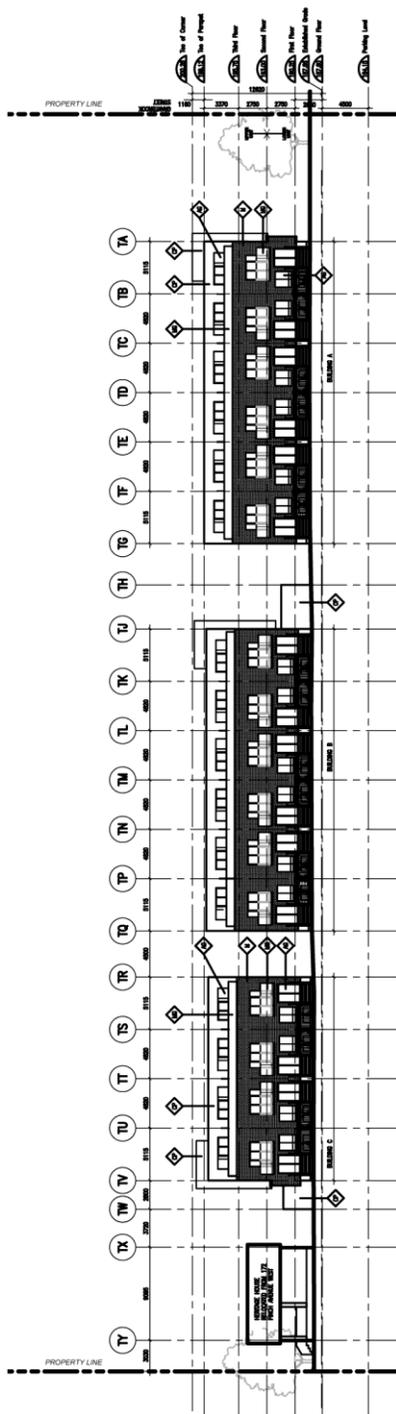
172, 176, 180 Finch Avenue West &  
1-11, 23 Grantbrook Drive

File # 13 185749 NNY 23 0Z

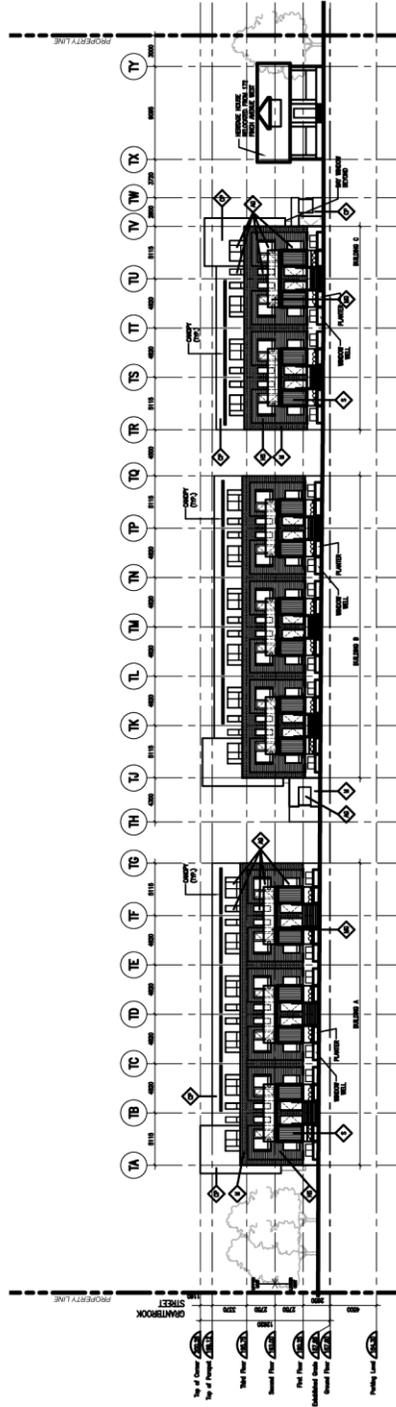
Elevations  
Applicant's Submitted Drawing

Not to Scale  
08/14/2013

# Attachment 4: Townhouse Elevations



NORTH ELEVATION-TOWNHOUSES



SOUTH ELEVATION-TOWNHOUSES

## Elevations

Applicant's Submitted Drawing

Not to Scale  
08/14/2013

172, 176, 180 Finch Avenue West &  
1-11, 23 Grantbrook Drive

File # 13 185749 NNY 23 0Z

## Attachment 5: Zoning



**TORONTO** City Planning

**Zoning By-law 569-2013**

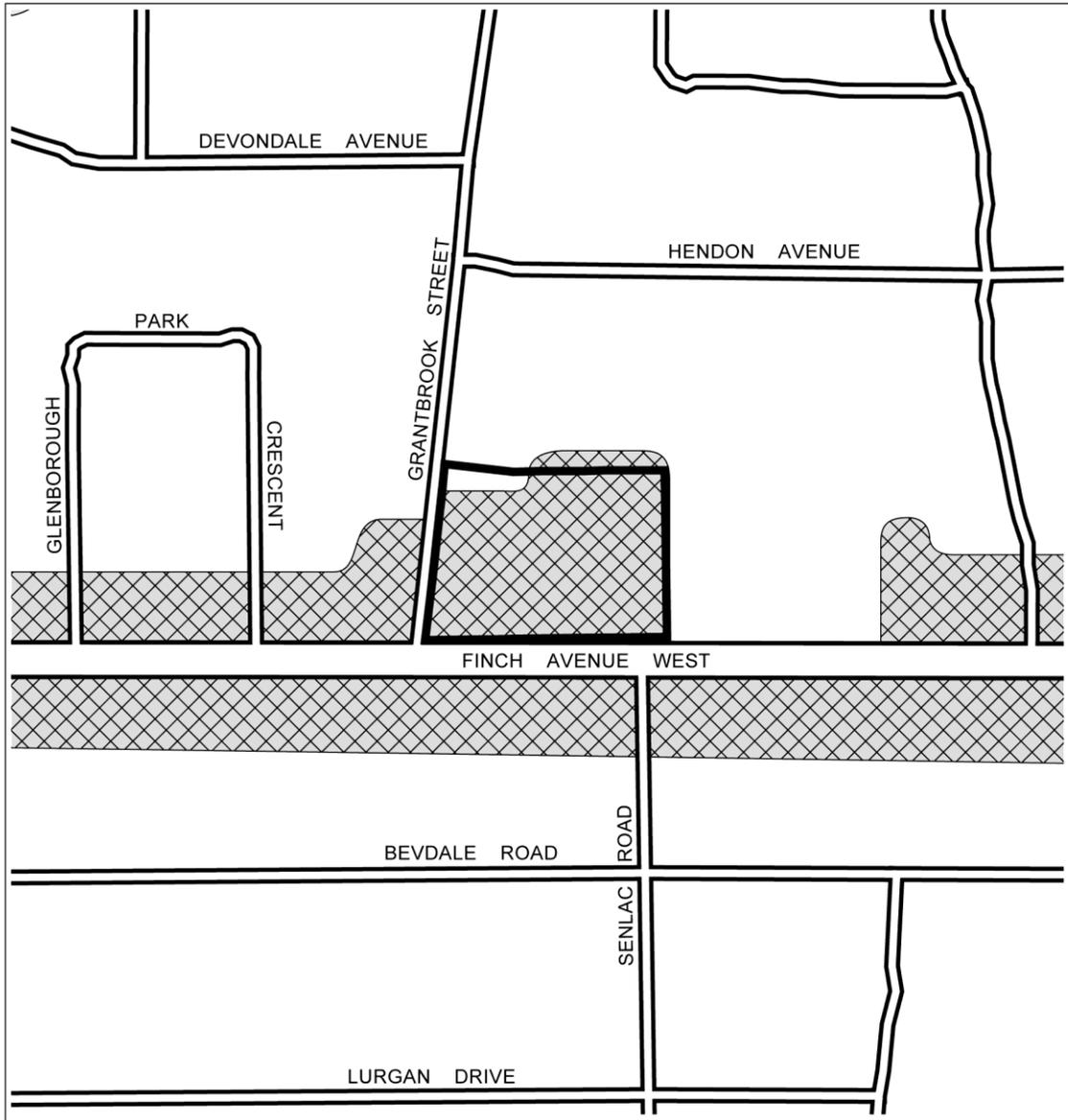
**172, 176, 180 Finch Avenue West &  
1-11, 23 Grantbrook Drive**

**File # 13 185749 NNY 23 02**

- |           |                            |            |  |
|-----------|----------------------------|------------|--|
|           | Location of Application    |            | See Former City of North York Bylaw No. 7625     |
| <b>RD</b> | Residential Detached       | <b>R4</b>  | One-Family Detached Dwelling Fourth Density Zone |
| <b>UT</b> | Utility and Transportation | <b>RM1</b> | Multiple-Family Dwellings First Density Zone     |
|           |                            | <b>C1</b>  | General Commercial Zone                          |
|           |                            | <b>C4</b>  | Mixed Use Commercial Zone                        |

Not to Scale  
 Extracted 07/05/2013

**Attachment 7: Official Plan**



**TORONTO** City Planning  
**Official Plan**

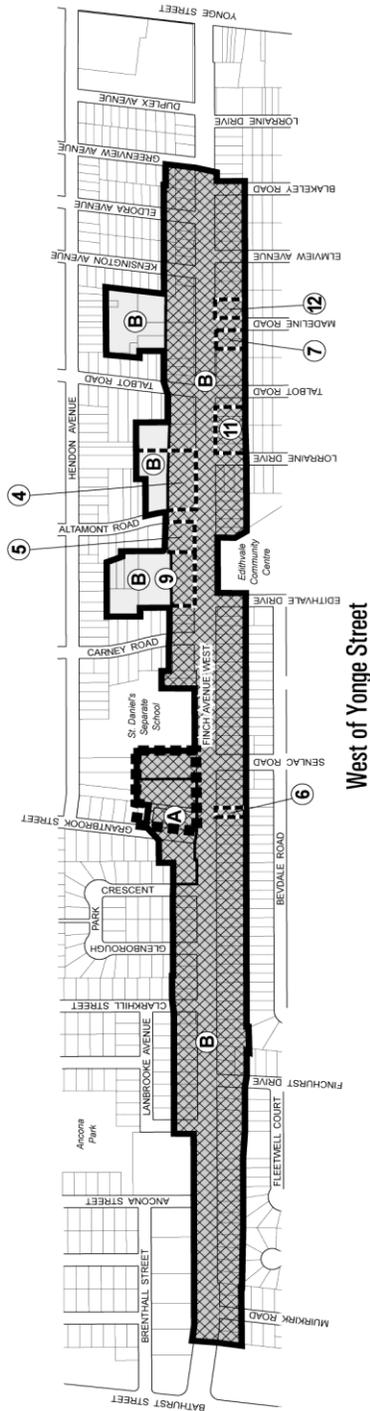
**172, 176, 180 Finch Avenue West &  
 1-11 & 23 Grantbrook Street**

File # 13 185749 NNY 23 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas

  
 Not to Scale  
 08/13/2013

# Attachment 8: Secondary Plan



**Central Finch Area Secondary Plan**  
**MAP 22-1 Land Use Areas**  
**172, 176, 180 Finch Avenue West & 1-11, 23 Grantbrook Drive**

Not to Scale  
 08/19/2013  
 Neighbourhoods  
 Mixed Use Areas  
 Site and Area Specific Policy Areas  
 File # 13 185749 NNY 23 02

## Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 185749 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 11, 2013

Municipal Address: 172, 176, and 180 Finch Avenue West, 1-11 and 23 Grantbrook Street

Location Description: PLAN 2056 PT LOT 16 \*\*GRID N2301

Project Description: Proposal is for one 6-storey, mixed-use building fronting onto Finch Ave. and thirty-two 3.5-storey stacked townhouse dwellings served by a private internal roadway providing access to both Finch and Grantbrook Street. Proposal will also maintain existing Heritage Building.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC.			STEELWELL DEVELOPMENTS LTD. IN TRUST

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	C1, C1(53) R4	Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	

### PROJECT INFORMATION

Site Area (sq. m):	11346	Height:	Storeys:	6
Frontage (m):	130		Metres:	27.29
Depth (m):	90			
Total Ground Floor Area (sq. m):	4176			<b>Total</b>
Total Residential GFA (sq. m):	18506.5		Parking Spaces:	251
Total Non-Residential GFA (sq. m):	1016		Loading Docks	1
Total GFA (sq. m):	19522.5			
Lot Coverage Ratio (%):	36.8			
Floor Space Index:	1.72			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	18506.5	0
Bachelor:	0	Retail GFA (sq. m):	1016	0
1 Bedroom:	96	Office GFA (sq. m):	0	0
2 Bedroom:	87	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	183			