

6620 Finch Avenue West – Official Plan and Zoning Applications – Final Report

Date:	March 13, 2007
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward No. 1 - Etobicoke North
Reference Number:	Pg070027

SUMMARY

An application has been submitted to permit the demolition of an existing retail plaza, located on the north side of Finch Avenue West between Highway 27 and Westmore Drive, and the construction of two fifteen-storey apartment buildings with retail uses at grade.

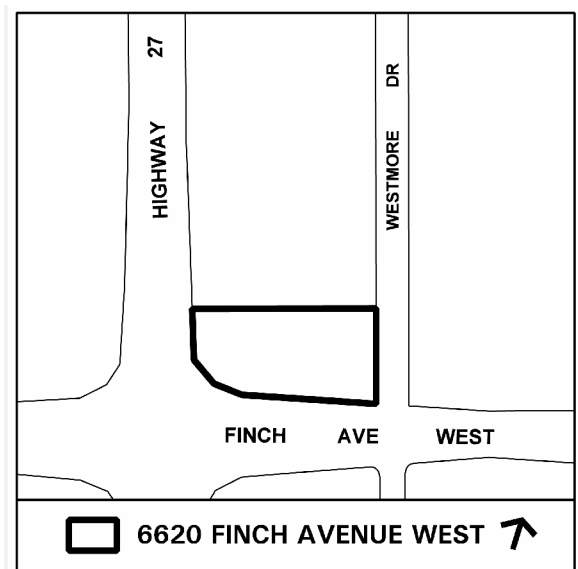
This application proposes to amend Map 2, the Urban Structure Map of the Official Plan and as such has city-wide implications which should be addressed by the Planning and Growth Management Committee.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application to amend the Official Plan and zoning by-law; and
2. In the event of an appeal, City Council authorize the City Solicitor and appropriate staff to appear at



the Ontario Municipal Board in support of this position.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Site Specific By-law No. 1990-58 permitted this site to be developed with the retail plaza that exists today. That by-law specifically prohibits residential use on this site. However, in July, 2006, City Council approved a site specific Official Plan Amendment on the property immediately north of this site, adding a Senior Citizen's apartment building as a permitted use on that property, as well as the permitted employment area uses. In making this application, the applicant's solicitor/agent notes that Council decision.

ISSUE BACKGROUND

Proposal

The site comprises approximately 1 hectare. It is located on the north side of Finch Avenue West, between Highway 27 and Westmore Drive. The application proposes to re-designate and rezone the land from Employment Area to Mixed Use Area to permit a residential development with retail uses at grade.

The application proposes retail stores at grade facing Finch Avenue West. Landscaping and approximately 60 surface parking spaces are located between the building and the streets. To the rear of the retail component are the lobby, moving / recycling and locker rooms for the residential buildings. Access to the lobby areas is by way of a 12 metre driveway parallel to the north property boundary. It also provides access to approximately 25 visitor / employee parking spaces, the loading areas and the ramp to the underground parking garage where 506 spaces are proposed.

Above the retail podium, the applicant proposes two 14-storey residential towers containing 278 units. Amenity areas totalling 601 square metres are proposed at the second level.

Site and Surrounding Area

The site has an area of 10 031 square metres. It is generally rectangular and extends from Westmore Drive to Highway 27. It has a frontage of approximately 76 metres on Westmore Drive.

Surrounding land uses consist of a vacant (never developed) industrial/commercial property to the north followed by other industrial buildings and then a place of worship (previously Canadian Tire). Adjacent to the south is Finch Avenue West and then low density residential use. To the east is Westmore Drive, then a strip of one-storey industrial buildings followed by a hydro right-of-way which is the boundary between the industrial/employment area and a low density residential area to the east. To the west is

Highway No. 27, then a strip of commercial/special retail buildings followed by Woodbine Downs Boulevard, then the former Kelloggs plant and office building.

The site is within a large employment district extending to the City's north and west boundaries.

Provincial Policy Statement and Plans

The 2005 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Municipal Council planning decisions are required to be consistent with the PPS.

Conversion of lands within employment areas to non-employment uses is permitted only through a comprehensive review that has demonstrated that the land is not required for employment purposes over the long term. The comprehensive reviews, undertaken by the municipality, are based on population/growth projections, alternative directions for growth, provincial policy, how to accommodate growth and integration with infrastructure and facilities. The City's Official Plan fulfills the requirements of the comprehensive review, directing and accommodating residential growth to Centres, Avenues, and the Downtown and Employment Districts, the latter being set aside to accommodate a good part of the employment growth.

To be consistent with the PPS, applications to convert land in Employment Districts shown on Map 2 of the Official Plan for residential land use should not be approved, and should only be considered in the context of the next comprehensive review undertaken by the City.

The proposal does not conform to the Growth Plan for the Greater Golden Horseshoe including the employment lands preservation policies.

Official Plan

The Toronto Official Plan identifies this site as part of an "Employment District" on the Urban Structure Map (Map 2) and designates it an "Employment Area" on the Land Use Plan (Map 13). It is the policy directive of the Plan to protect Employment Districts from the encroachment of non-economic functions and uses. Policies seek to promote Employment Districts exclusively for economic activities and permit uses that support this function including a range of industrial, business and commercial uses. Residential uses are not permitted, therefore an amendment is required.

Zoning

Site Specific By-law No. 1990-58 rezoned the property from Industrial Class One (I.C1) to Limited Commercial (CL). The by-law, and the accompanying Official Plan amendment, permitted the development of the retail plaza that presently occupies the site. Though the official plan for the former City of Etobicoke would have permitted Council to approve residential on this site through a zoning amendment, Council of the day

addressed the issue by specifically prohibiting residential uses in the amending site-specific By-law No. 1990-58.

Site Plan Control

No application for Site Plan Control approval has been submitted.

Reasons for Application

This application for Official Plan and zoning amendments is required because the Official Plan and the Etobicoke Zoning Code do not permit residential use on lands designated and zoned employment.

Community Consultation

No community consultation has occurred to date.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions.

COMMENTS

The principal issue raised by this application is the conversion of employment land.

The Official Plan states that “Employment Districts shown on Map 2 will be protected and promoted exclusively for economic activity” in order to (among other reasons) maintain and grow the tax base, attract new employment, foster competitiveness, nurture a diverse economic base, provide for balanced growth between population and employment, and provide job opportunities for Toronto residents, jobs that can be reached by transit and enhance the social stability of the City.

The needs of business should take priority in Employment Districts. The stability and certainty in which business can operate and make investment decisions is threatened when lands in Employment Districts are lost through incremental conversion. Boundaries for Employment Districts should only be considered in the context of the comprehensive review when all the criteria set out in the PPS are considered to determine whether conversion to non-employment uses will be permitted. The northwest Etobicoke area is a long-standing employment district. It contains a variety of employment uses and some vacant lands for future employment expansion which could become the subject of pressure for conversion if this application on Finch Avenue West is supported.

As residential uses are not considered appropriate, the application has not been evaluated against Official Plan policies that would otherwise apply.

In the opinion of Planning and Economic Development staff, this application should not be supported as it is not consistent with the PPS, the Toronto Official Plan, nor does it conform to the Growth Plan for the Greater Golden Horseshoe. The conversion of this site for non-employment uses is not good planning and should be refused

Supporting Documentation

The applicant has filed supporting documentation that meets the minimum requirements of the *Planning Act*. However, in response to circulation of the application, Urban Forestry staff have requested the applicant to file a complete Arborist Report and Technical Services have requested the applicant to provide a site survey, a Traffic Impact and Parking Study, and a Site Servicing Report. In the absence of these reports, staff is unable to adequately assess the potential implications of the development. However, in fairness to the applicant and in view of this refusal recommendation, staff have not as yet requested the applicant to submit the additional supporting documentation.

CONTACT

Ed Murphy, Senior Planner
Tel. No. (416) 394-8234
Fax No. (416) 394-6063
E-mail: ebmurphy@toronto.ca

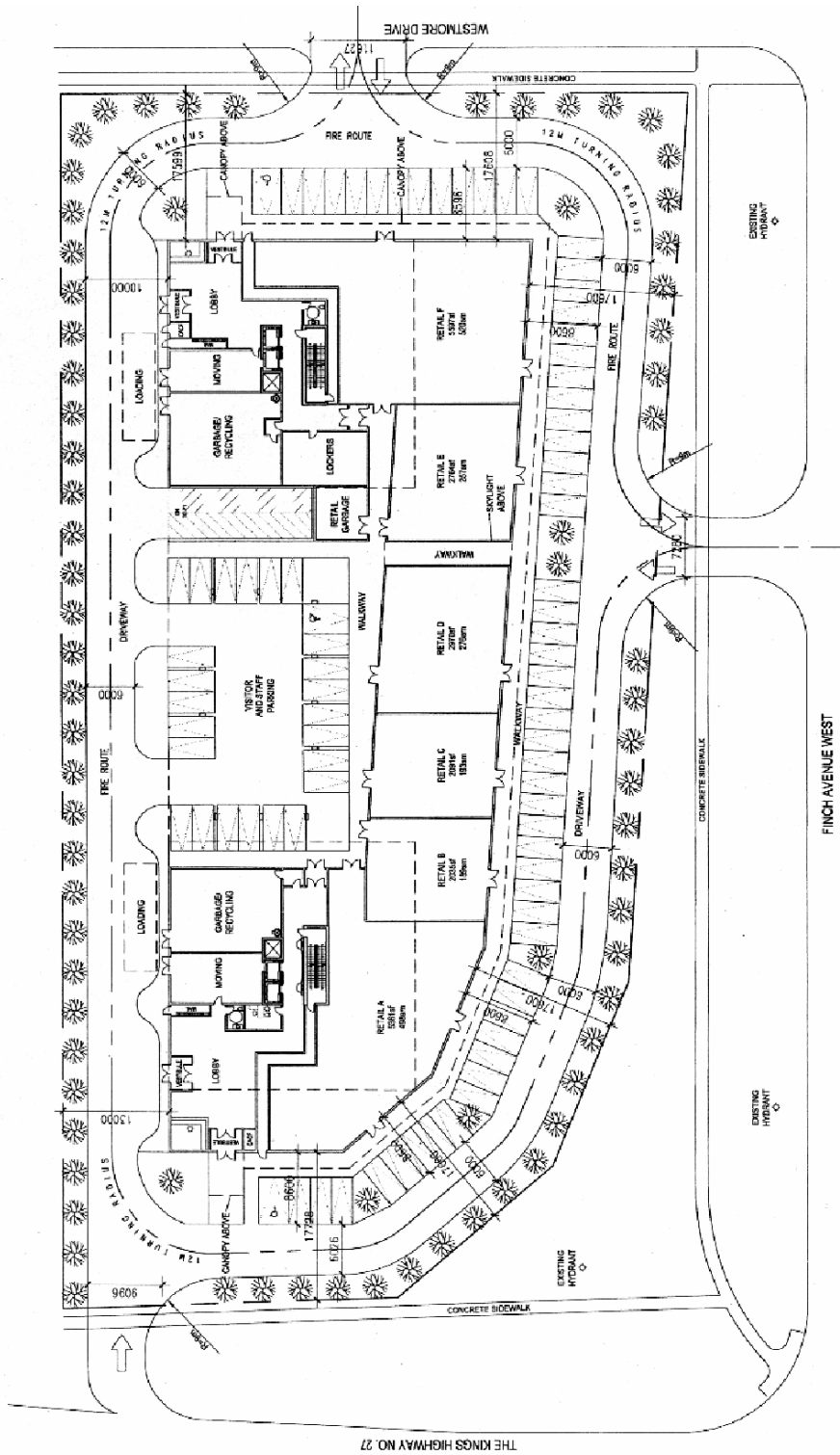
SIGNATURE

Ted Tyndorf, Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



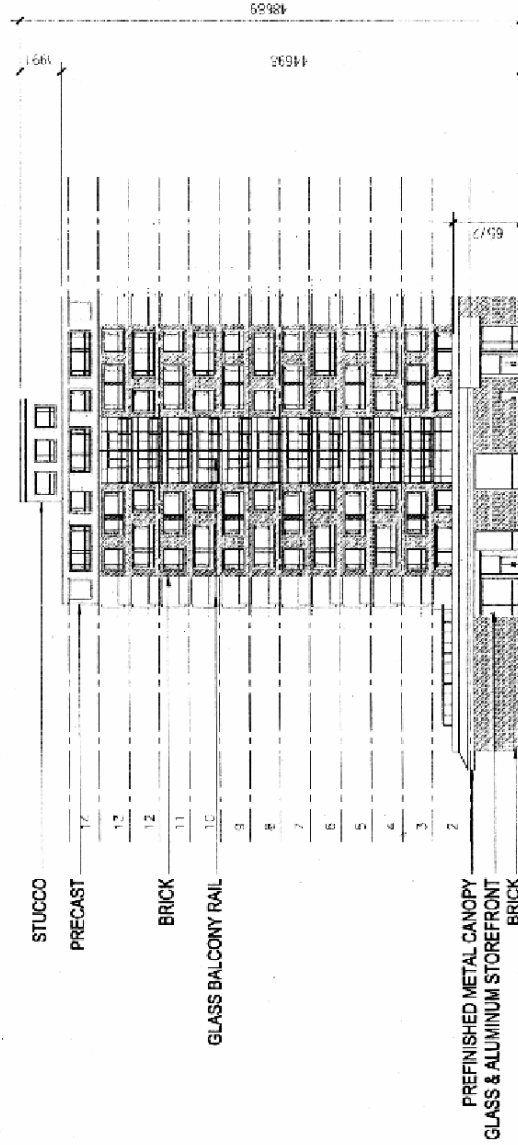
6620 Finch Avenue West

Site Plan
Applicant's Submitted Drawing

File # 06_199909

Not to Scale
03/05/07

Attachment 2: Elevations



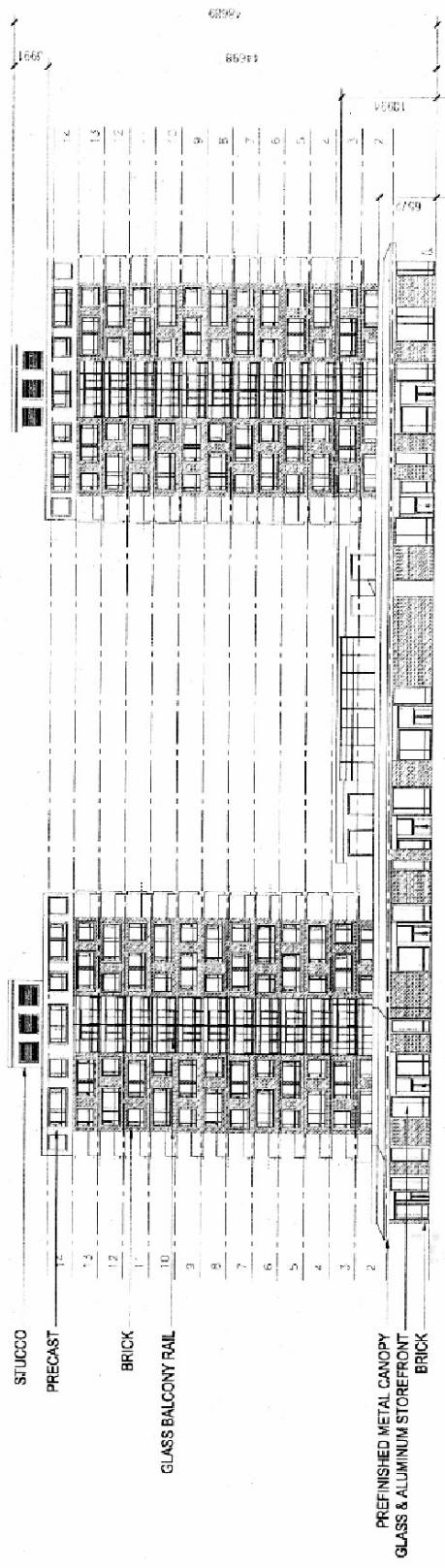
Elevations - Westmore Drive

6620 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
03/05/07

File # 06_199909



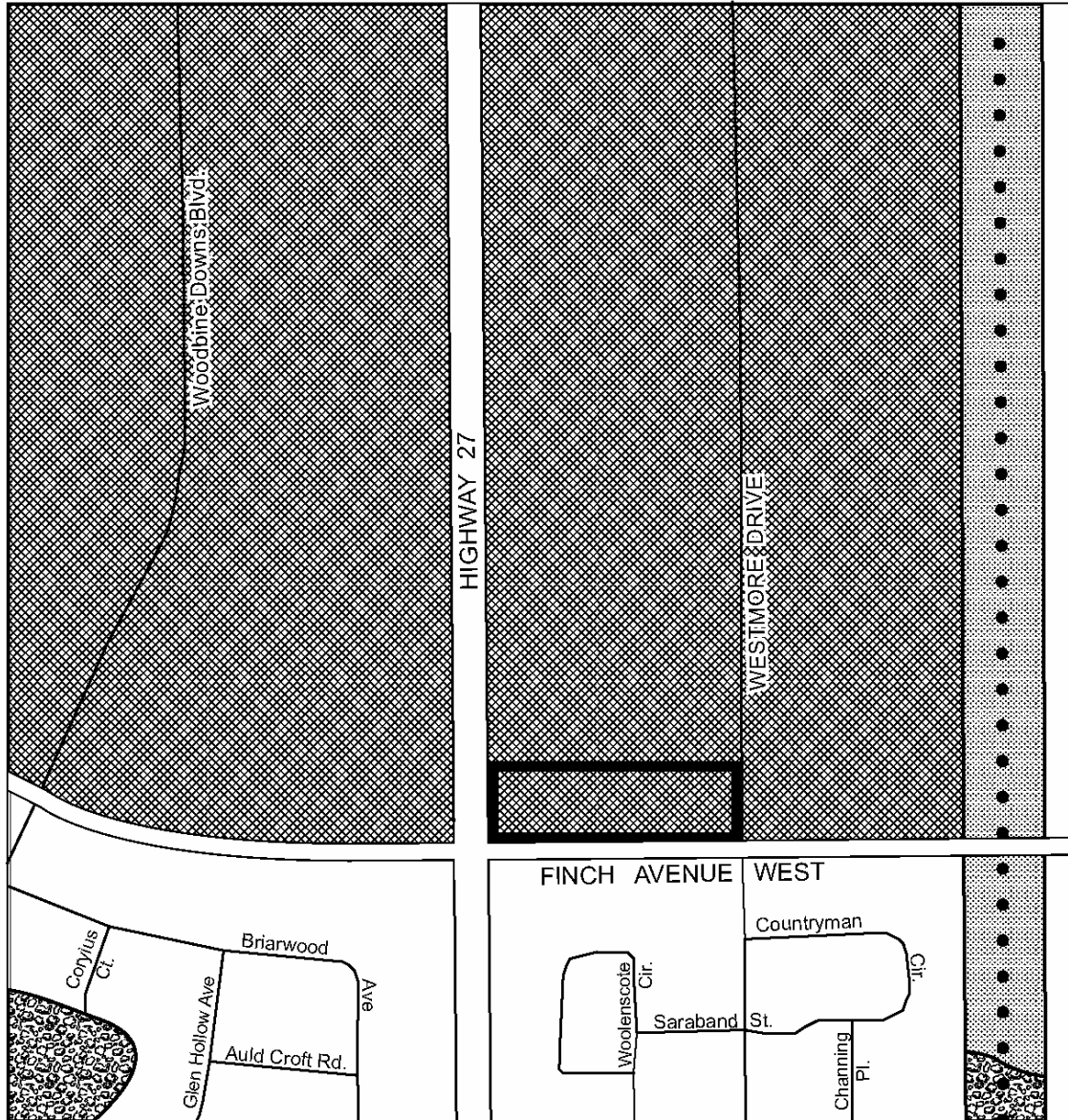
Elevations - Finch Avenue
 Applicant's Submitted Drawing

Not to Scale
 03/05/07

6620 Finch Avenue West

File # 06_199909


Attachment 3: Official Plan



6620 Finch Avenue West

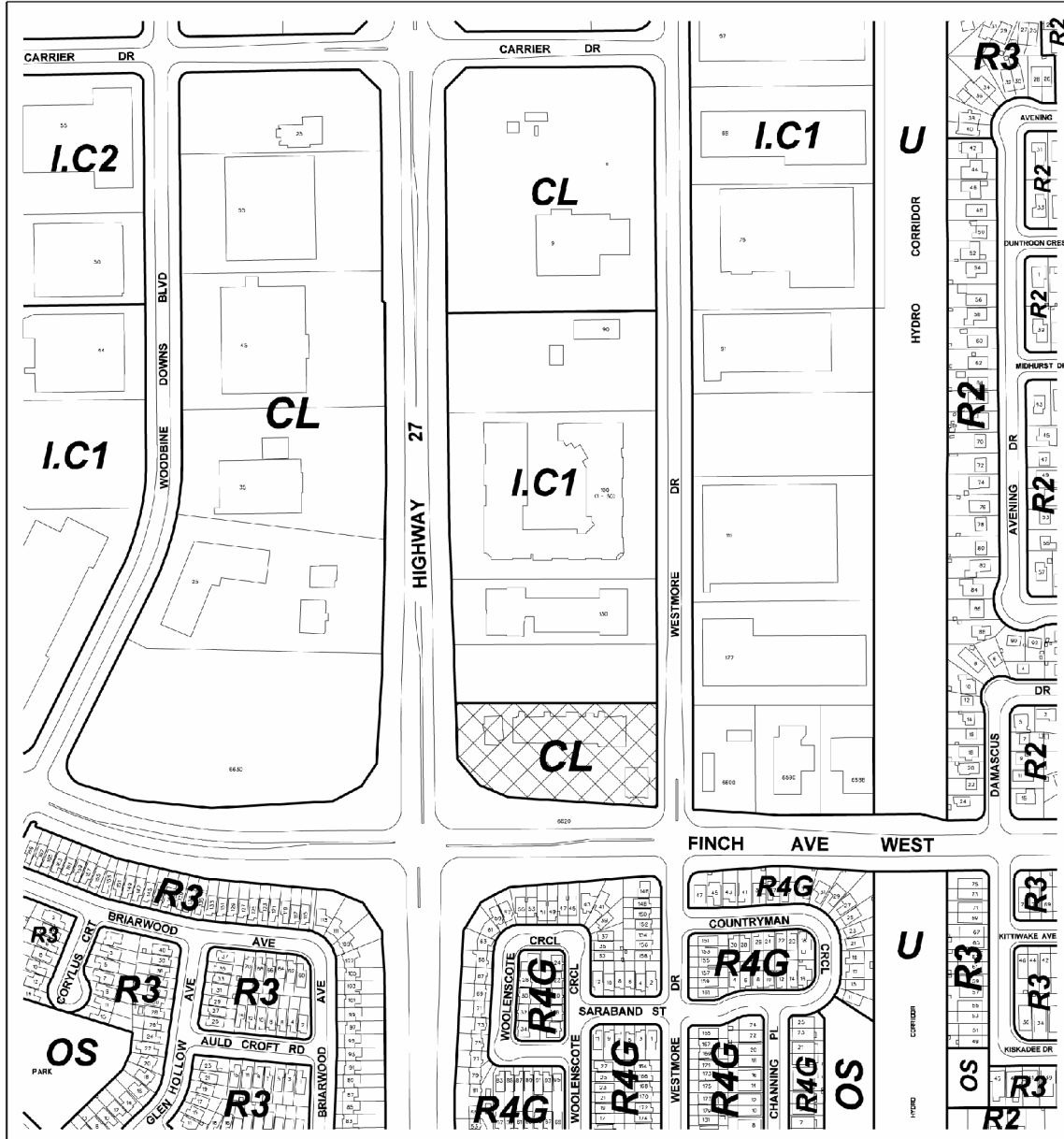
Toronto City Planning
Official Plan

File # 06_199909

-  Site
-  Neighbourhoods
-  Parks
-  Employment Areas
-  Utility Corridor

↑
Not to Scale
03/05/07

Attachment 4: Zoning



Toronto Urban Development Services
Zoning

6620 Finch Avenue West

File # 06_199909

- | | |
|--------------------------------------|-------------------------|
| R2 Residential Second Density | I.C2 Industrial Class 2 |
| R3 Residential Third Density | OS Public Open Space |
| R4G Residential Fourth Density Group | CL Commercial Limited |
| I.C1 Industrial Class 1 | U Utilities |



Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 03/05/06 - RAZ

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 199909 WET 01 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 28, 2006

Municipal Address: 6620 FINCH AVE W, TORONTO ON M9V 5H7
 Location Description: CON 2 FTH PT LT35 RP 64R9714 PT 2 **GRID W0102
 Project Description: proposed mixed retail/residential development consisting of a one storey retail base building with two fifteen storey apt. buildings

PLANNING CONTROLS

Official Plan Designation:	Employment	Site Specific Provision:
Zoning:	Commerical	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	10031	Height:	Storeys:	14
Frontage (m):	76.2		Metres:	0
Depth (m):	146.68			
Total Ground Floor Area (sq. m):	3095			Total
Total Residential GFA (sq. m):	23540		Parking Spaces:	590
Total Non-Residential GFA (sq. m):	1924		Loading Docks	0
Total GFA (sq. m):	25464			
Lot Coverage Ratio (%):	30.8			
Floor Space Index:	24.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	23540
Bachelor:	0	Retail GFA (sq. m):	1924
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	278		

CONTACT: PLANNER NAME: Ed Murphy, Senior Planner
TELEPHONE: (416) 394-8234