

57, 59 & 61 Finch Avenue West – Official Plan Amendment, Rezoning and Site Plan Control Applications - Preliminary Report

Date:	December 16, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 220953 NNY 23 OZ & 08 220968 NNY 23 SA

SUMMARY

This application was made on November 12, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

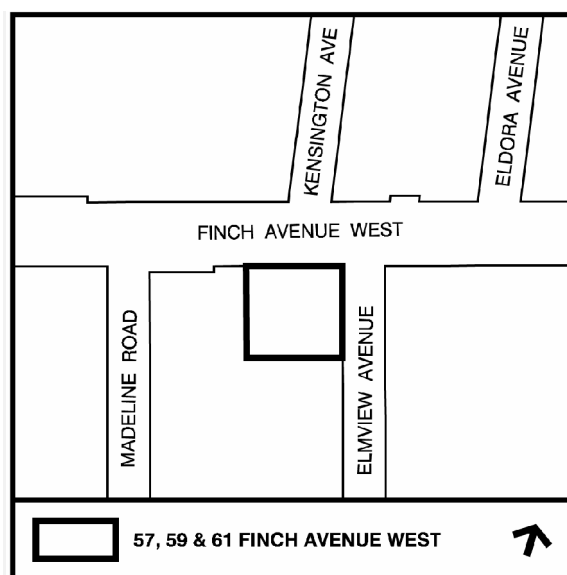
The application proposes to redevelop the lands at 57, 59 and 61 Finch Avenue West to construct nine 3-storey townhouse units along the Finch Avenue frontage, and one 3-storey detached dwelling and one 3-storey semi-detached dwelling along the Elmview Avenue frontage.

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

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the second quarter of 2009.

RECOMMENDATIONS

The City Planning Division recommends that:



1. Staff be directed to schedule a community consultation meeting 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.

PRE-APPLICATION CONSULTATION

The applicant met with City staff to discuss the requirements for a complete application and those requirements were adhered to with this submission.

ISSUE BACKGROUND

Proposal

The site consists of three lots located at the southwest corner of Finch Avenue West and Elmview Avenue; all of which contain two-storey detached residential dwellings. The applicant proposes to redevelop the lands to construct a block of nine, three-storey townhouses along the Finch Avenue West frontage. A 3-storey detached dwelling and one semi-detached 3-storey dwelling are also proposed along the Elmview Avenue frontage. Each unit is provided with two parking spaces accessed via a common driveway connecting to Elmview Avenue. Parking for the townhouse block is proposed in tandem within each unit. Parking for the single detached and semi-detached dwellings is provided within a common detached garage at the rear. A Floor Space Index (FSI) of 1.3 is proposed.

Site and Surrounding Area

This corner site has a frontage of approximately 45 metres along the south side of Finch Avenue and approximately 44 metres along Elmview Avenue. Together, the three lots have a total area of approximately 1,994 square metres. The subject lands are located two blocks west of Yonge Street.

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 two storey residential building is immediately adjacent to the site, followed by seven, 4-storey residential townhouses and two 3-storey single detached dwellings fronting on Madeline Road presently under construction. (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 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 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 (08 220968 NNY 23 SA) and this will be reported with the rezoning application.

Green Development Standards

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Tree Preservation

The proposal has been circulated to City Forestry staff for their review and opportunities for the planting of additional street trees will form part of their assessment.

Reasons for the Application

The Central Finch Secondary Plan contains provisions that require buildings to be setback 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 minimum height of 70% of the horizontal distance from that boundary. The proposal does not meet this requirement and therefore requires an amendment to the Secondary Plan in order to proceed.

An amendment to Zoning By-law 7625 for the former City Of North York is also required, as the R4 zoning which applies to the subject lands does not permit the proposed residential townhouses.

COMMENTS

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List of submitted studies

The following reports/studies were submitted with the application. An Arborist report and Tree Preservation Plan, a Stormwater Management Report and a Site Servicing/Grading Plan.

Issues to be Resolved

The application will be reviewed with regard to the Central Finch Area Secondary Plan policies. In order to determine the appropriateness of the proposal, the following will be addressed:

1. Compatibility of the proposal with the adjacent neighbourhood, development standards, landscaping, building siting, facing distance and massing will be reviewed to ensure minimal impact on the adjacent low density residential area to the south;
2. Conformity with the Infill Townhouse Guidelines;
3. Landscaping, building design and massing will be reviewed to ensure an attractive street edge and pedestrian environment;
4. Site circulation and access to the proposed parking spaces;
5. Adherence to the City's stormwater management policies; and
6. Conveyance requirements for the future road widening of Finch Avenue.

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

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations - Finch & Elmview Avenue frontages
Attachment 3: Elevations - East & Rear of Townhouse Block
Attachment 4: Elevations - South & North
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: Application Data Sheet

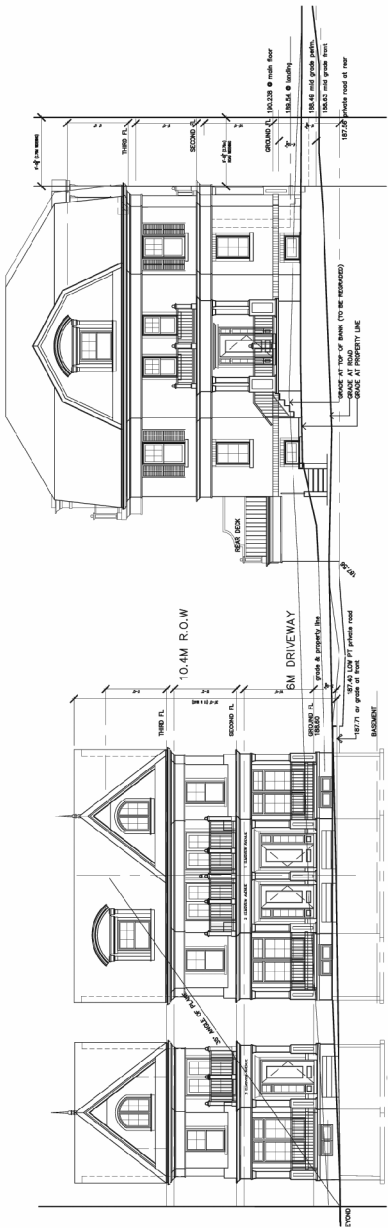
FINCH AVENUE WEST



Attachment 2: Elevations – Finch & Elmview Avenue frontages



Finch Avenue West Street Elevation - Block A



Elmview Avenue Street Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
12/10/2006

57, 59 & 61 Finch Avenue West

File # 08_220953

Attachment 3: Elevations – East & Rear of Townhouse Block



Elevations

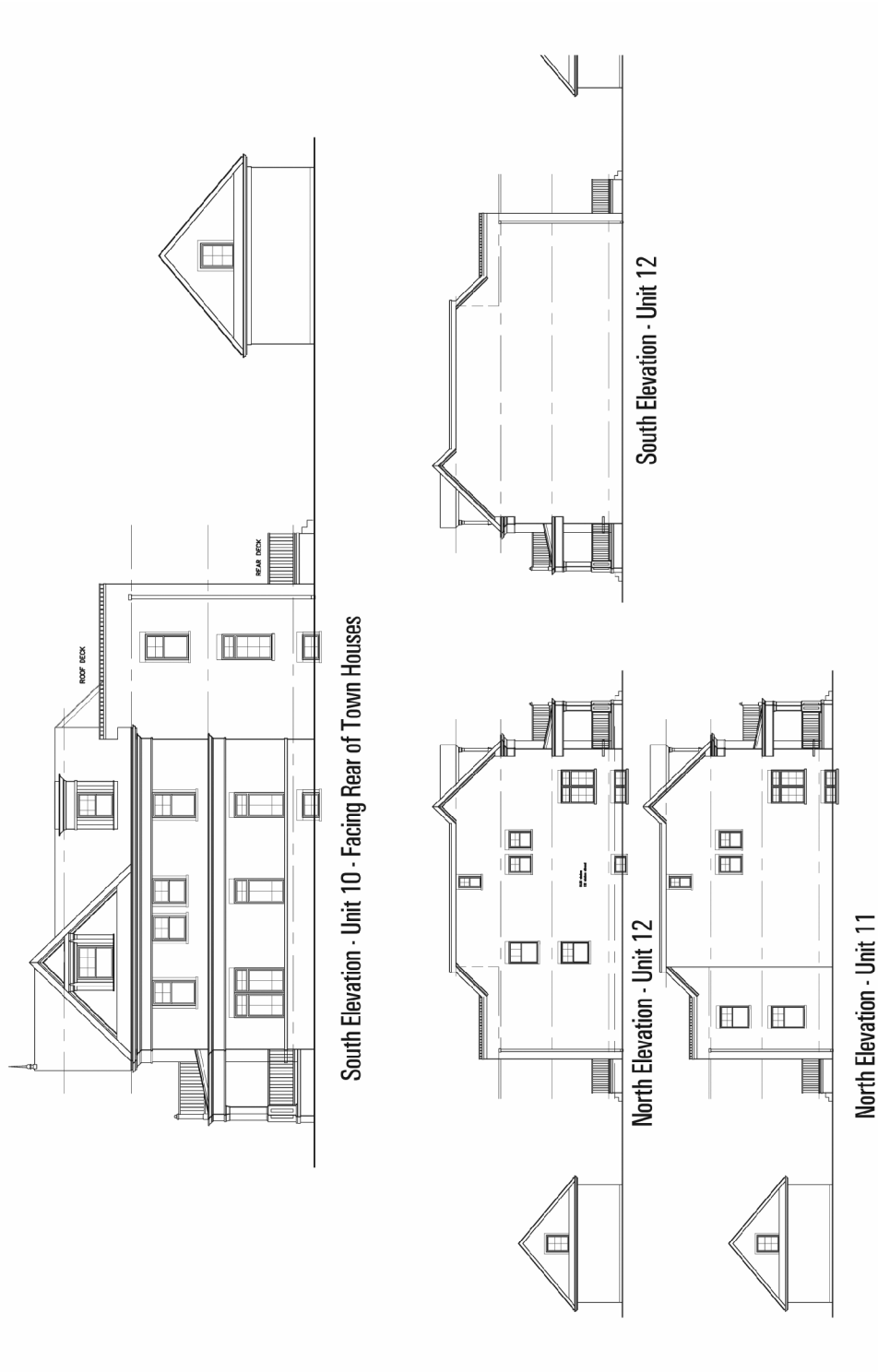
Applicant's Submitted Drawing

Not to Scale
12/10/2008

57, 59 & 61 Finch Avenue West

File # 08_220953

Attachment 4: Elevations – South & North



Elevations

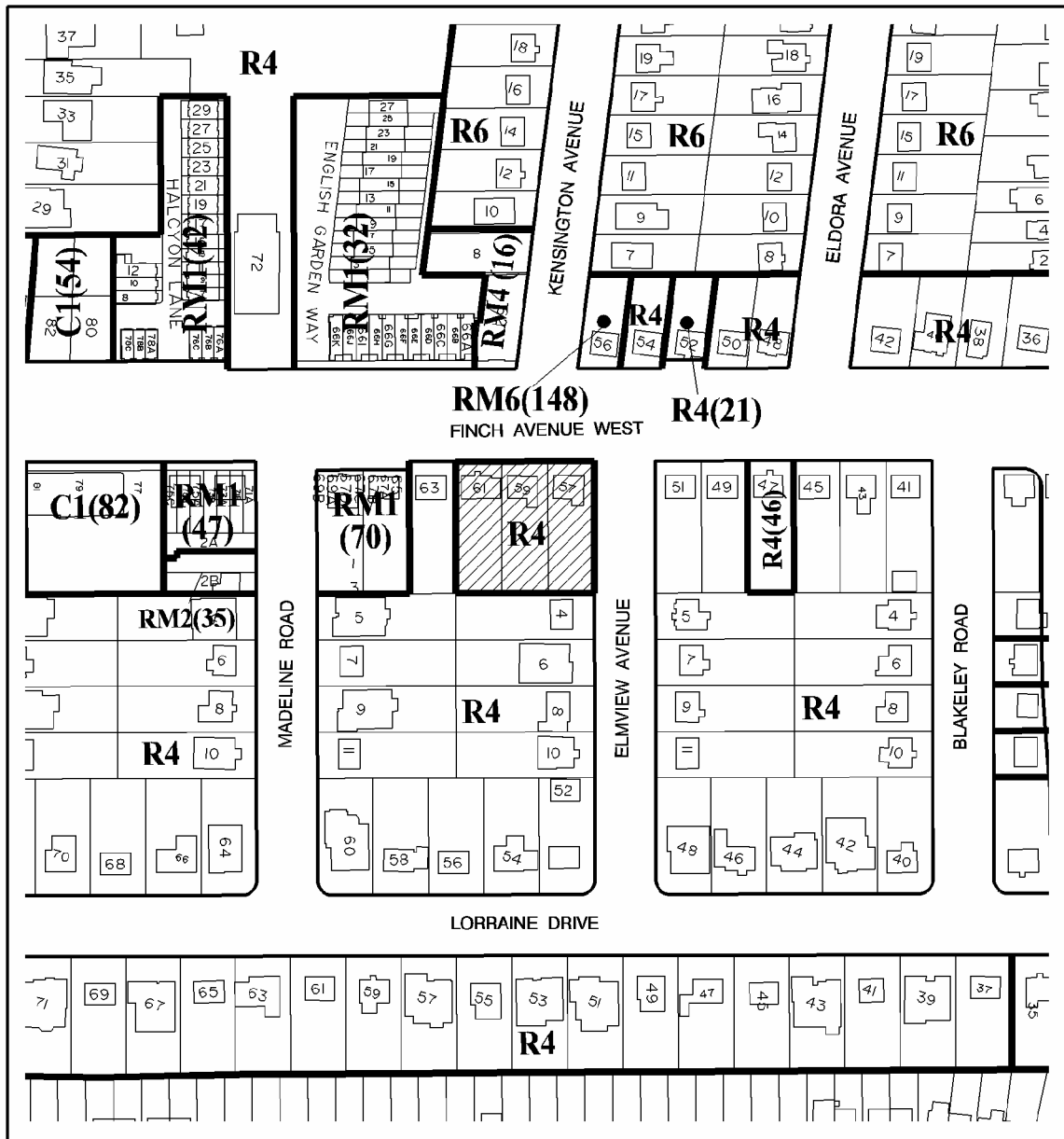
Applicant's Submitted Drawing

Not to Scale
12/10/2008

57, 59 & 61 Finch Avenue West

File # 08_220953

Attachment 5: Zoning



Toronto City Planning
Zoning

57, 59 & 61 Finch Avenue West

File # 08_220953

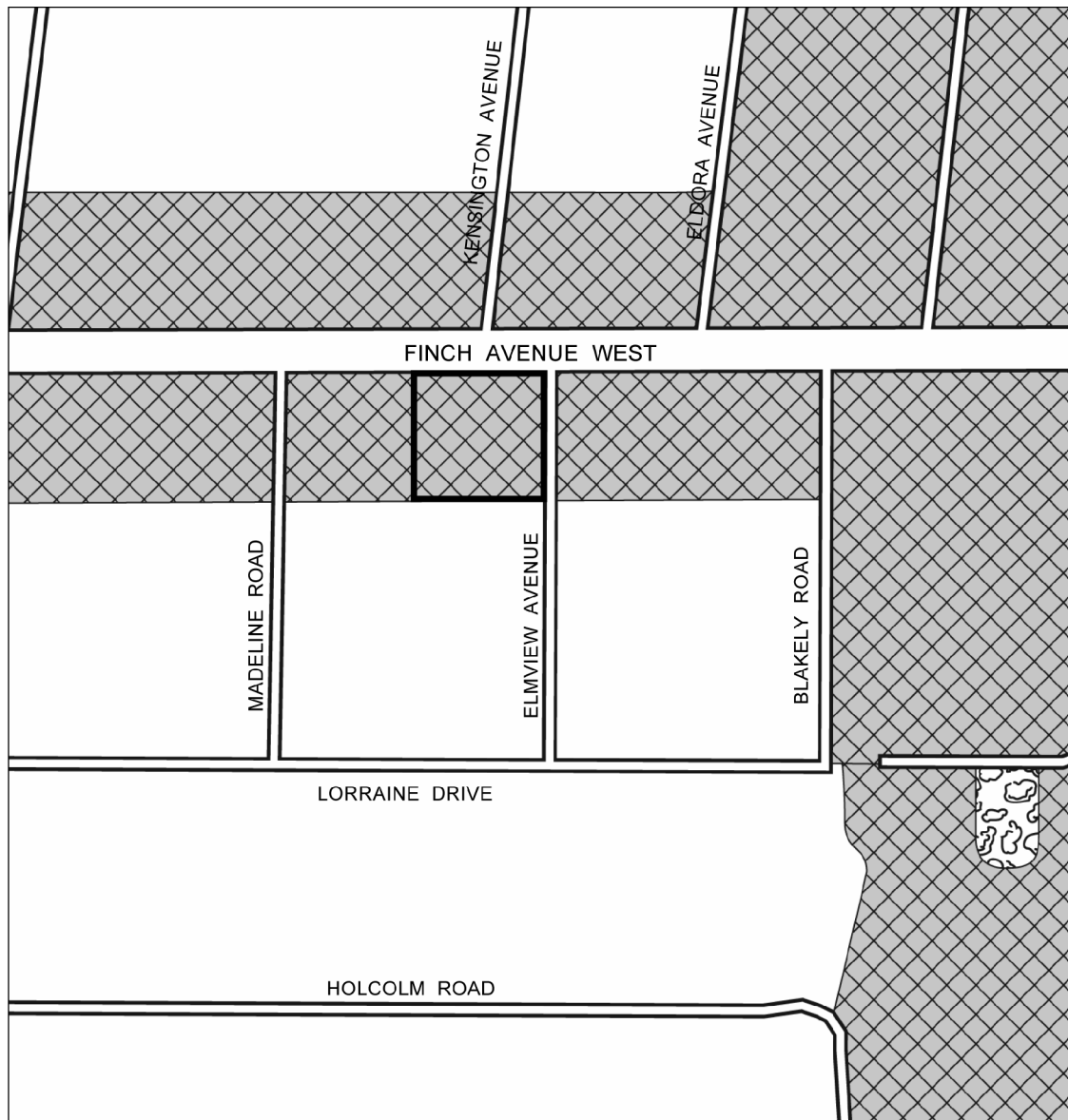
R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

C1 General Commercial Zone



Not to Scale
Zoning By-law 7625
Extracted 12/10/2008

Attachment 6: Official Plan



Toronto City Planning
Official Plan

57, 59 & 61 Finch Avenue West

File # 08_220953



Not to Scale
12/10/2008

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 220953 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 12, 2008

Municipal Address: 57 FINCH AVE W

Location Description: PLAN 3705 LOT 16 **GRID N2302

Project Description: Proposed block of nine 3-storey townhouses fronting Finch Avenue West; one 3-storey detached dwelling and one 3-storey semi-detached dwelling along the Elmview Avenue frontage. All units to be served by a common driveway. Angular plane and setback violations require amendment to the Secondary Plan. Concurrent site plan application.

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC			1761013 ONTARIO INC

PLANNING CONTROLS

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):	1994.56	Height:	Storeys:	3	
Frontage (m):	45.72		Metres:	0	
Depth (m):	43.56				
Total Ground Floor Area (sq. m):	1017.9				Total
Total Residential GFA (sq. m):	2667.95		Parking Spaces:	24	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2667.95				
Lot Coverage Ratio (%):	51				
Floor Space Index:	1.34				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2667.95	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	12	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

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