

**169, 171, 173 & 177 Finch Avenue East – Official Plan
Amendment, Rezoning & Site Plan Control Applications
- Preliminary Report**

Date:	January 20, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 231155 NNY 23 OZ & 08 231164 NNY 23 SA

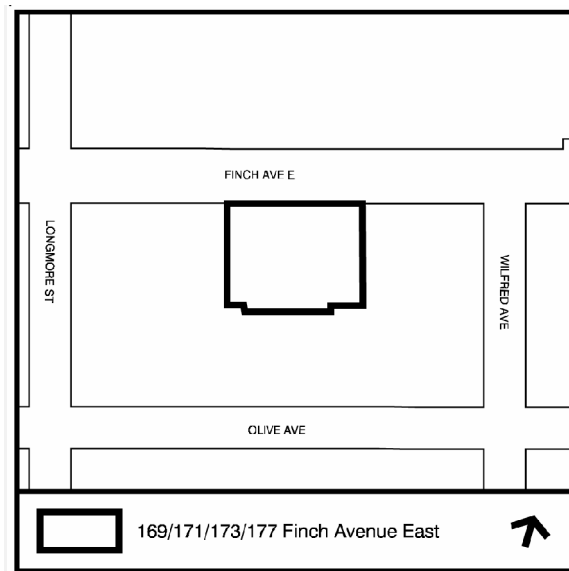
SUMMARY

These applications were made on December 19, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose to redevelop the properties located at 169, 171, 173 and 177 Finch Avenue East, for 21 residential townhouse units, configured into 3 blocks, and with two interior private roadways.

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.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the fourth 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

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements and they were adhered to with this submission.

ISSUE BACKGROUND

Proposal

The applicant is seeking permission to construct 21 new residential townhouses configured into 3 blocks of 7 units respectively. Of the three blocks of residential units, one block fronts entirely onto Finch Avenue and another has a side relationship to the street. The third block fronts entirely onto a private internal roadway (please see Site Plan, Attachment 1). As presented, the proposal has a Floor Space Index (FSI) of 1.24.

Vehicle access to the site will be provided by internal private roadways accessed from Finch Avenue East. The roadways divide the townhouses into 3 blocks of 7 units respectively, and provide access to two internal parking spaces in each residential unit, for a total of 42 parking spaces.

Site and Surrounding Area

The site consists of four lots located on the south side of Finch Avenue East, between Longmore Street and Wilfred Avenue. The subject lands have a combined frontage of approximately 65 metres along the south side of Finch Avenue East, and a gross lot area of 3,283m².

The area along this portion of the Finch Avenue East corridor is undergoing significant transition, with single detached dwelling lots redeveloped for either semi-detached dwellings or townhouse complexes. Abutting uses are as follows:

North: single detached dwellings;

South: single detached dwellings;

East: a semi-detached dwelling immediately adjacent, an 18 unit townhouse complex, further east and a recently approved 28 unit residential townhouse project at the intersection of Finch Avenue East and Maxome Avenue (File #05 120022 NNY 23 OZ); and

West: single detached dwellings and semi-detached dwellings further west.

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 *Neighbourhood 'A'* within the Central Finch Area Secondary Plan. This designation provides for single detached and multiple-unit residential uses, public parks and recreational facilities and places of worship.

For sites with 30 metres of frontage or more along Finch Avenue, such as the subject lands, the maximum density permitted is 1.25 times the lot area (FSI), and the maximum height 3 storeys or 10 metres, whichever is the lesser. To buffer from the effects of development between the Central Finch Area and abutting residential neighbourhoods, the Secondary Plan contains 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 privacy fencing and a 1.5 metre landscape strip along the property lines abutting adjacent residential neighbourhoods.

The Secondary Plan encourages the consolidation of lots and the elimination of driveways accessing Finch Avenue. Access via common shared driveways is preferred. The Secondary Plan also encourages redevelopment that is compatible with surrounding residential areas and contributes to a strong and attractive pedestrian oriented street edge. The Secondary Plan strongly encourages good built form and design with primary pedestrian access at grade and windows that face onto the street. Landscaping will help define the site and protect existing trees or provide for an abundance of additional replacement trees and greenery.

Zoning

The subject lands are presently zoned as One-Family Detached Dwelling Sixth Density Zone (R6) which permits only 2-storey single detached residential dwellings and accessory uses.

Site Plan Control

The applicant has filed a concurrent Site Plan Control application (File #08 231164 NNY 23 SA) and will be reported concurrently with this application.

Green Development Standards

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

Tree Preservation

The applicant has indicated that the proposal will require the removal of a number of trees from the lands. However, the proposal and companion Arborist report has been circulated to City Forestry staff for their review. Opportunities for tree preservation and planting of additional private and street trees will form part of their assessment.

Reasons for the Application

The Central Finch Area Secondary Plan 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 townhouse units meet the 9.5 metres setback requirement but fail to meet the angular plane requirement. The Plan also permits a maximum height of 3-storeys or 10 metres, whichever is less. The proposed townhouses are 4-storeys, but within the 10 metre height restriction. An amendment to the Secondary Plan is therefore required.

In addition, the R6 zoning that applies to this site does not allow for the proposed townhouse project. A rezoning application is required in order to implement the necessary zoning standards that will regulate the new development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: an Arborist report and Landscape/Tree Preservation Plan, a Stormwater Management report and a Site Servicing/Grading Plan, along with the required plans and drawings.

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 also be addressed:

1. Compatibility of the proposal with the adjacent neighbourhood, development standards, building height and orientation, facing distance and massing will be reviewed to ensure appropriate development of the site and minimal impact on the adjacent low density residential area to the south;

2. Conformity with the Infill Townhouse Guidelines;
3. Conformity with the City's Development Infrastructure Policy Standards (DIPS);
4. Landscaping, building design and massing will be reviewed to ensure an attractive street edge and pedestrian environment;
5. Vehicular access, circulation and access to the proposed parking spaces;
6. Adherence to the City's stormwater management policies;
7. Opportunities for further lot consolidation; and
8. Conveyance requirements for the future road widening of Finch Avenue.

CONTACT

Ben DiRaimo, Planner
Tel. No. (416) 395-7119
Fax No. (416) 395-7155
E-mail: bdiraimo@toronto.ca

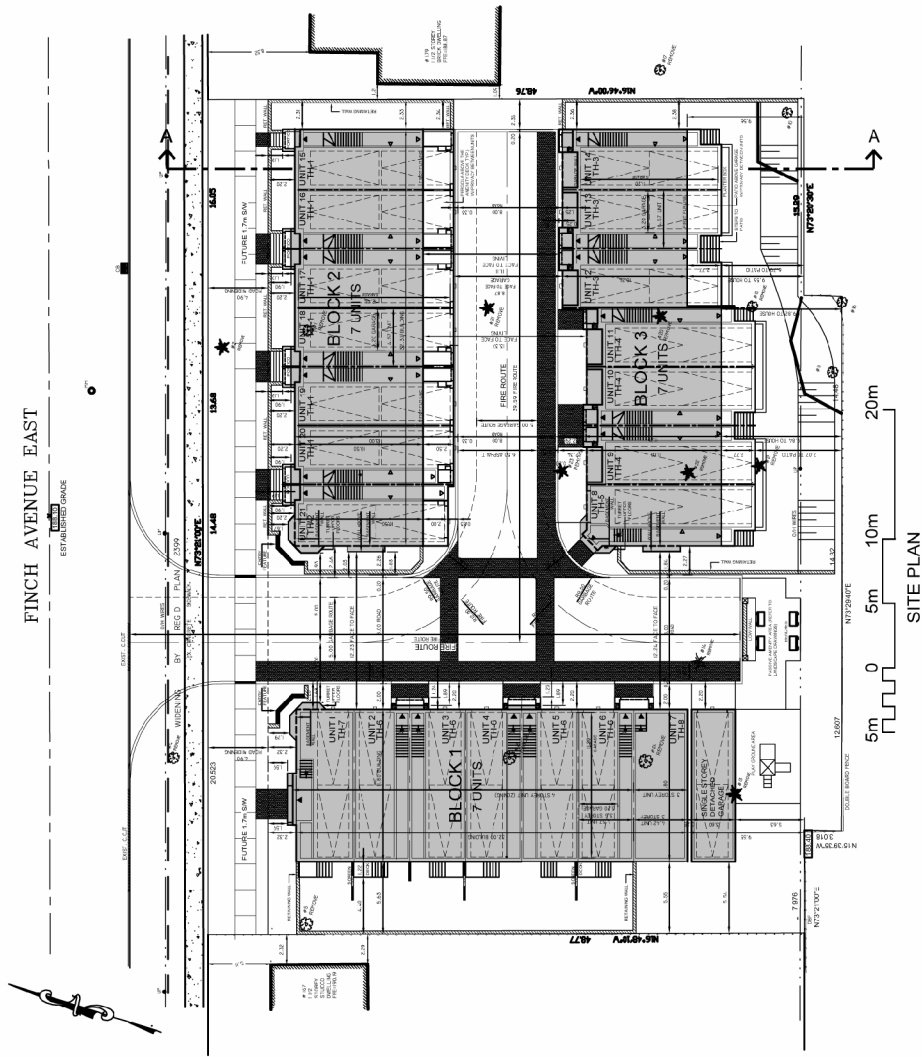
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East & West Elevations (Block 1) [as provided by applicant]
Attachment 3: North & South Elevations (Block 1)
Attachment 4: North & South Elevations (Block 2)
Attachment 5: West & East Elevations (Block 2)
Attachment 6: North & South Elevations (Block 3)
Attachment 7: West & East Elevations (Block 3)
Attachment 8: Zoning
Attachment 9: Official Plan
Attachment 10: Application Data Sheet

Attachment 1: Site Plan



169/171/173/177 Finch Avenue East

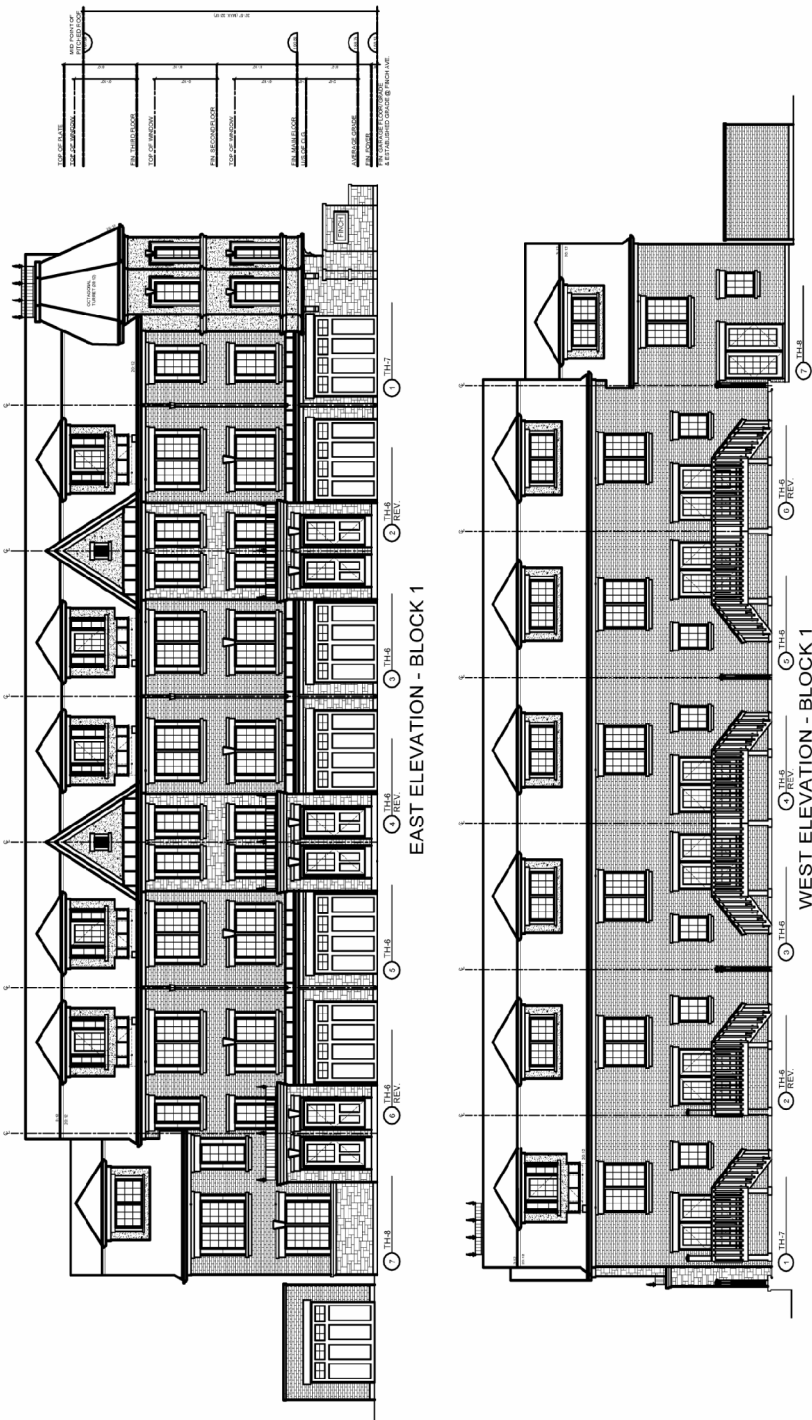
Site Plan

Applicant's Submitted Drawing

Not to Scale
07/19/2009

File # 08_231155

Attachment 2: East & West Elevations (Block 1)

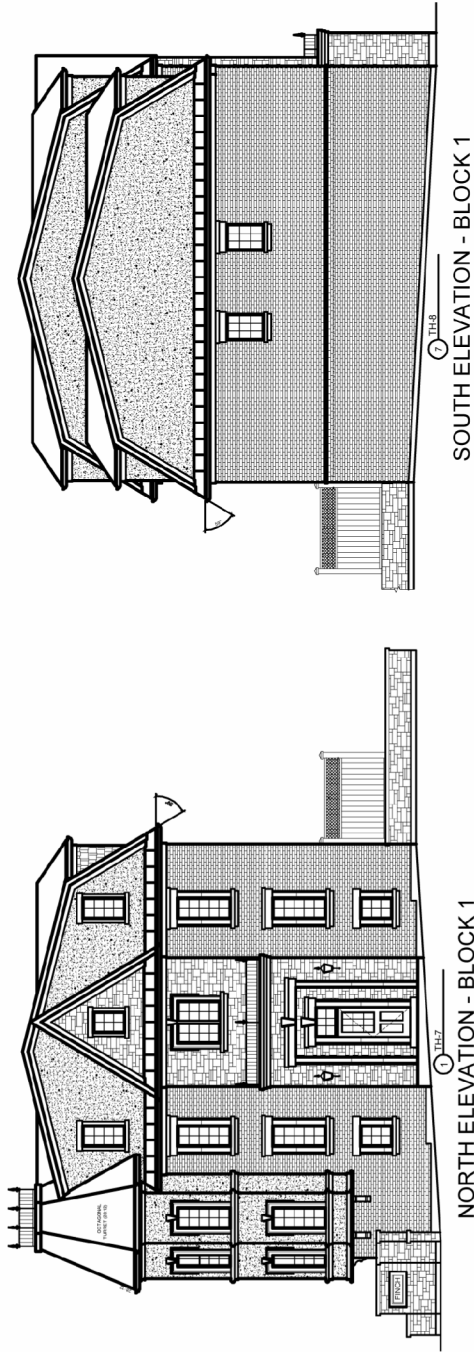


Elevations
Applicant's Submitted Drawing
Not to Scale
01/19/2009

169/171/173/177 Finch Avenue East

File # 08_231155

Attachment 3: North & South Elevations (Block 1)



169/171/173/177 Finch Avenue East

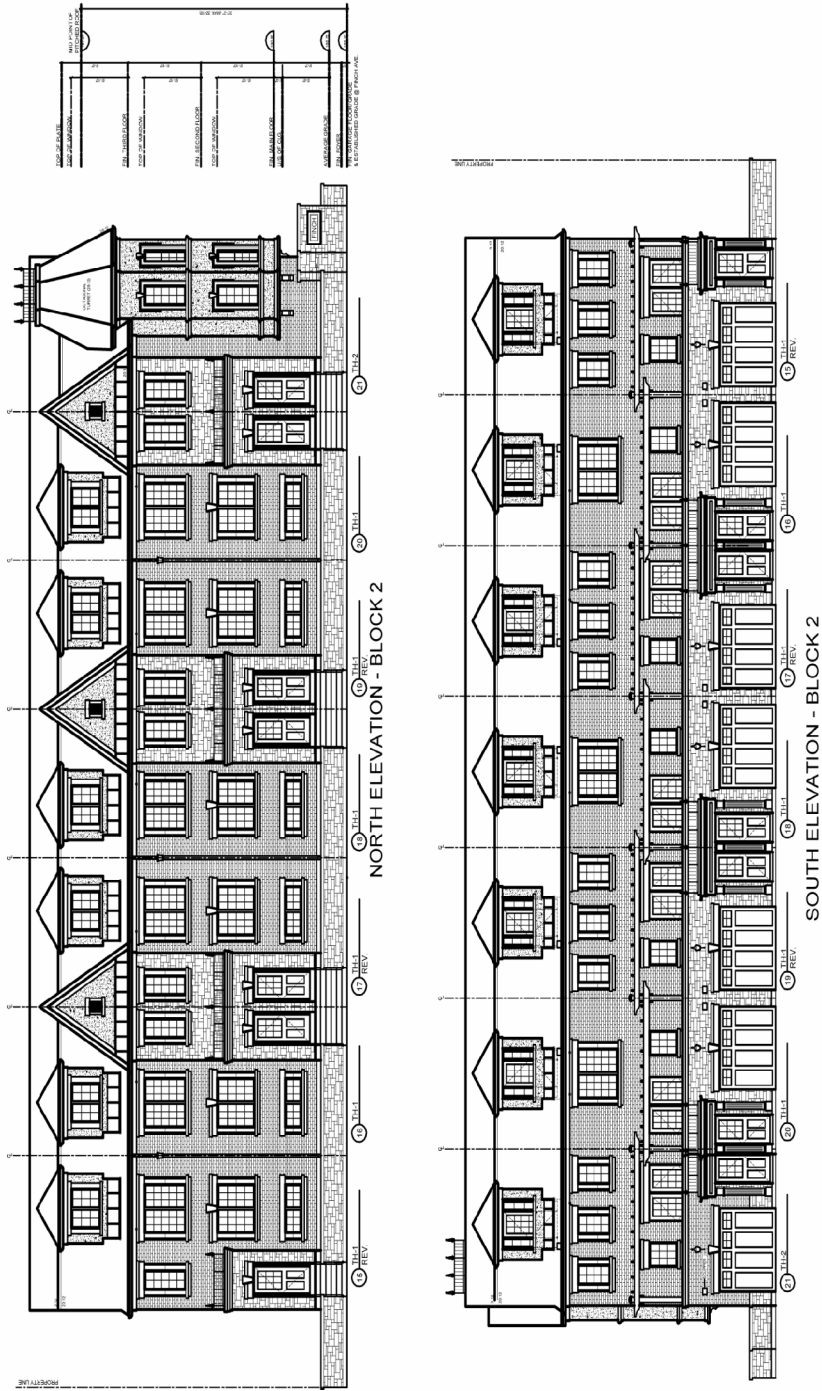
Elevations

Applicant's Submitted Drawing

Not to Scale
01/19/2009

File # 08_231155

Attachment 4: North & South Elevations (Block 2)

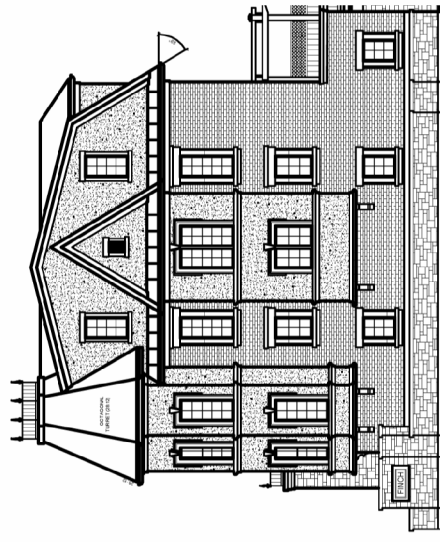


169/171/173/177 Finch Avenue East

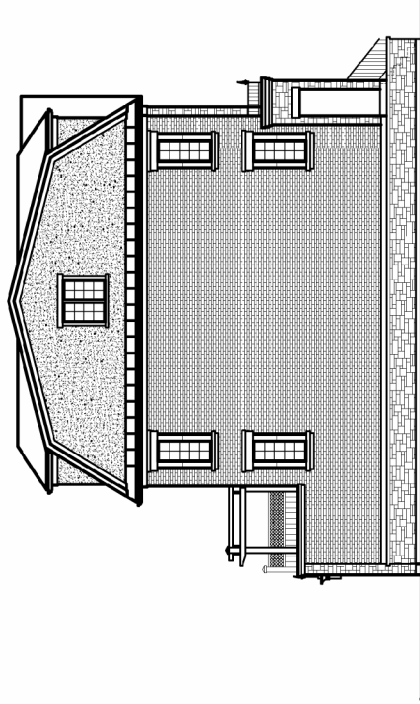
Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/19/2009

File # 08_231155

Attachment 5: West & East Elevations (Block 2)



WEST ELEVATION - BLOCK 2



EAST ELEVATION - BLOCK 2

Elevations

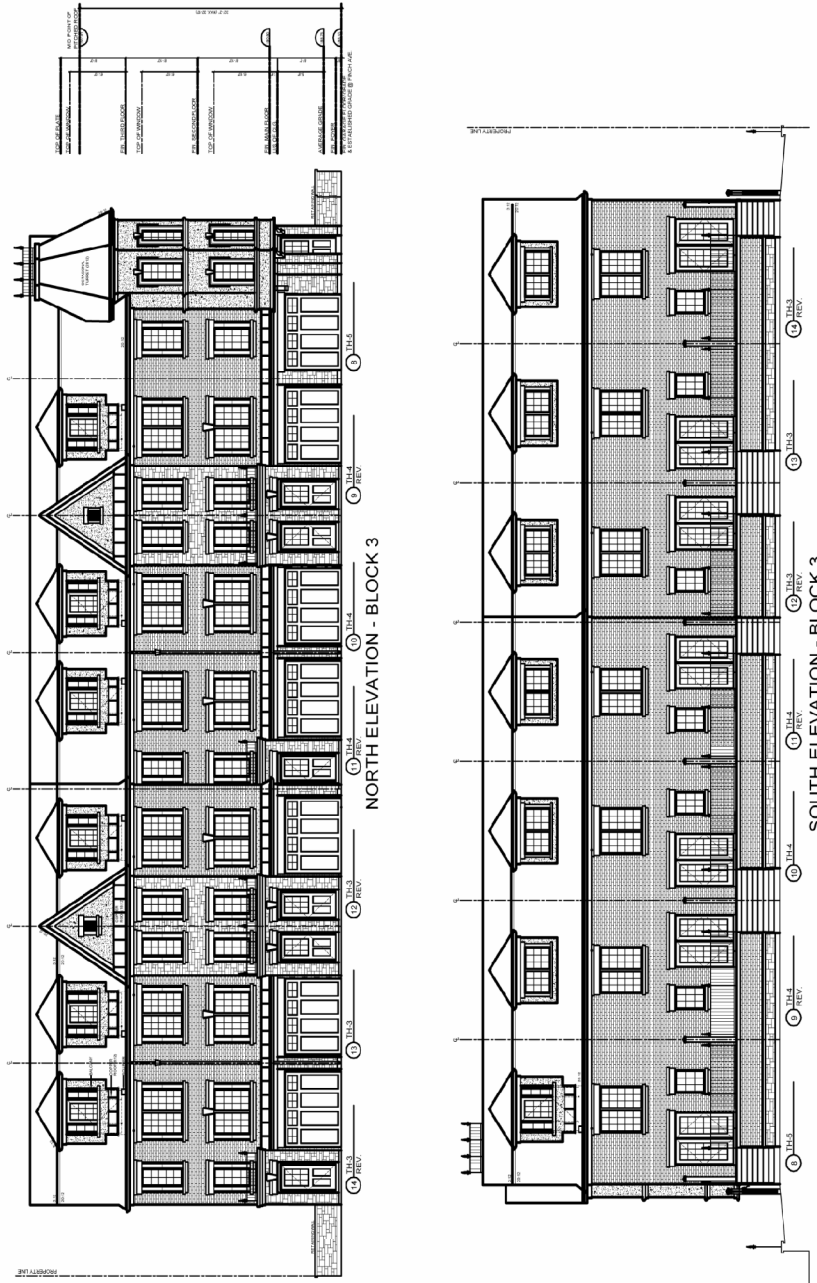
Applicant's Submitted Drawing

Not to Scale
01/19/2009

169/171/173/177 Finch Avenue East

File # 08_231155

Attachment 6: North & South Elevations (Block 3)



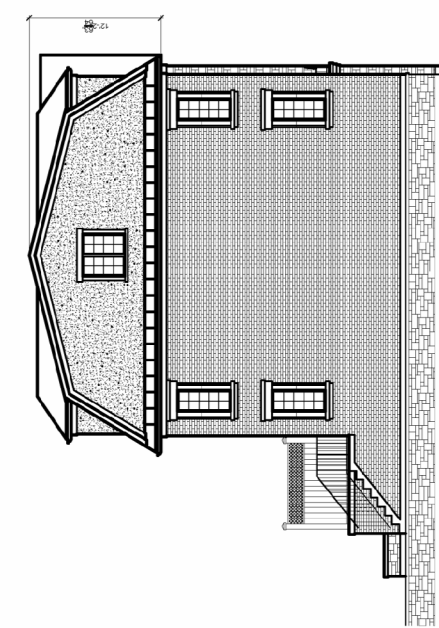
169/171/173/177 Finch Avenue East

Elevations
 Applicant's Submitted Drawing

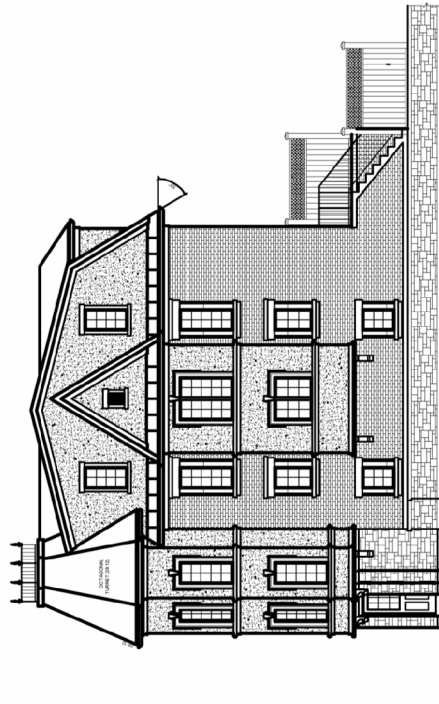
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File # 08_231155

Attachment 7: West & East Elevations (Block 3)



EAST ELEVATION - BLOCK 3



WEST ELEVATION - BLOCK 3

169/171/173/177 Finch Avenue East

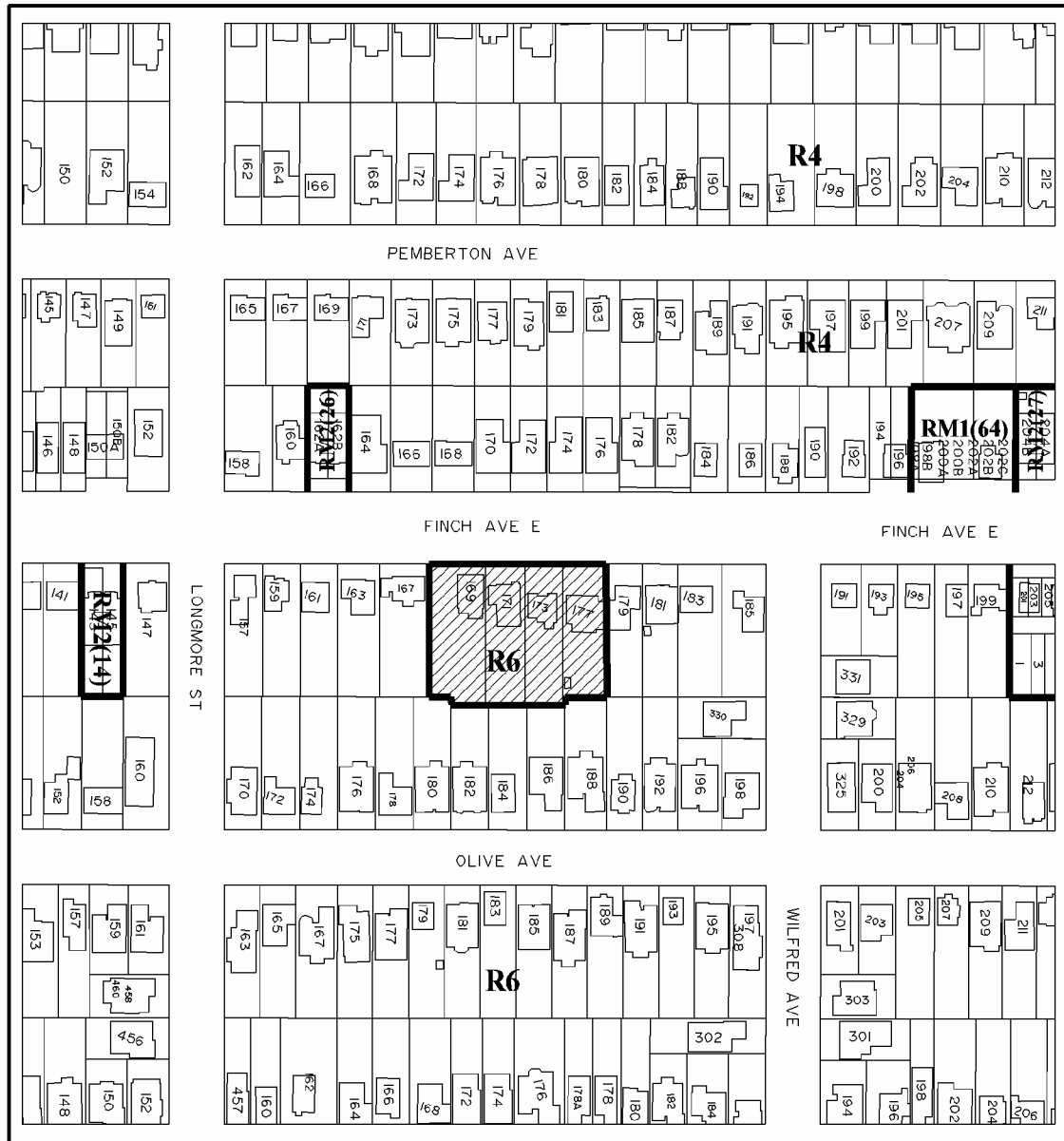
Elevations

Applicant's Submitted Drawing

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01/19/2009

File # 08_231155

Attachment 8: Zoning



TORONTO City Planning
Zoning

169/171/173/177 Finch Avenue East

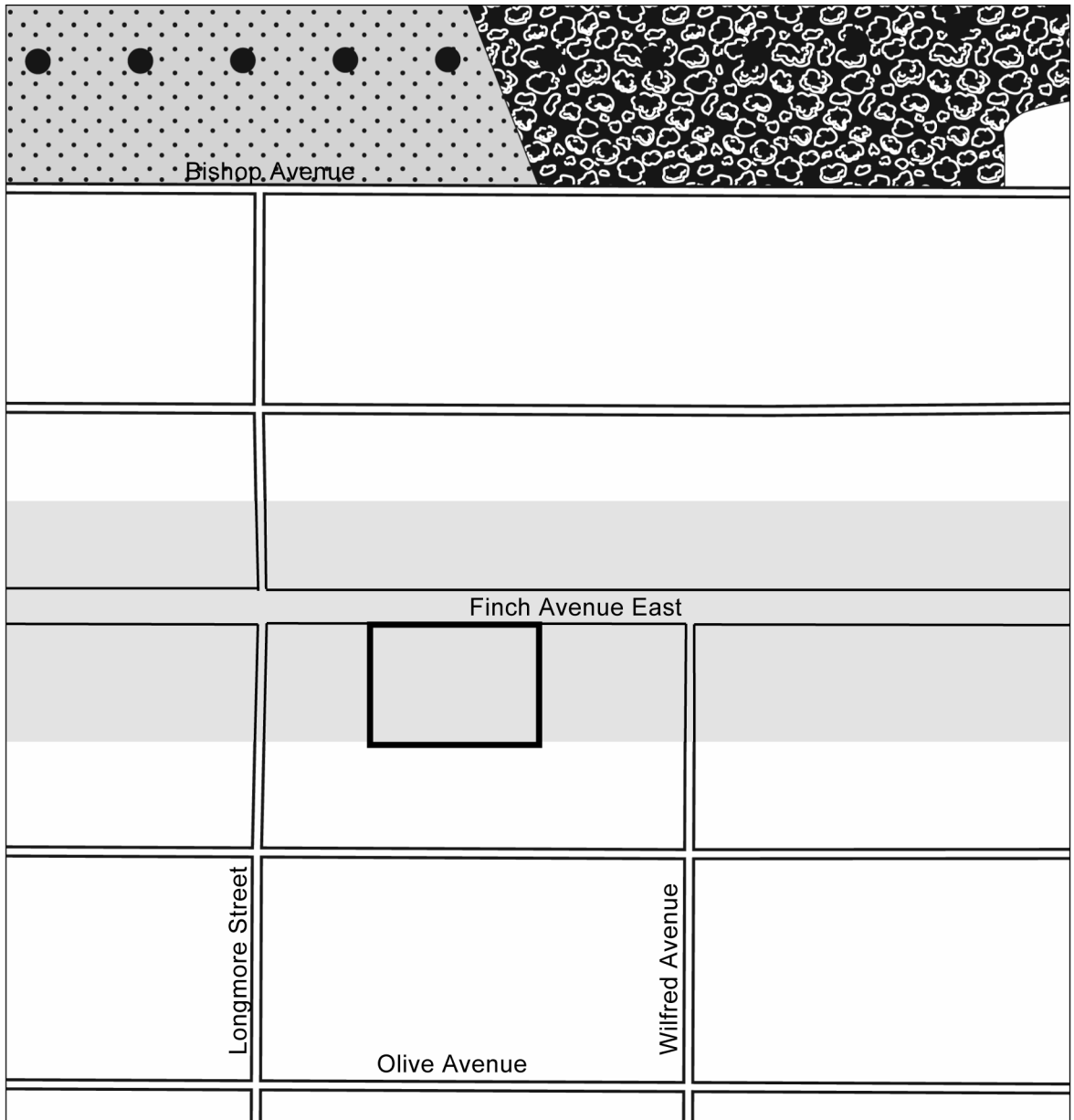
File # 08_231155

- 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



Not to Scale
 Zoning By-law 7625
 Extracted 01/19/2009

Attachment 9: Official Plan



 **TORONTO** City Planning
Official Plan

169/171/173/177
Finch Avenue East
 File # 08_231155

-  Site Location
-  Neighbourhoods - Area "A"
-  Natural Areas
-  Utility Corridors


 Not to Scale
 01/20/2009

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 231155 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 19, 2008

Municipal Address: 169, 171, 173 & 177 FINCH AVE EAST
 Location Description: PLAN 2399 PT LOT 21 PT LOT 22 PT LOT 35 **GRID N2303
 Project Description: Proposed development of 21 residential townhouses (comprised of three blocks of 7 units each) with two private interior roadways. Concurrent site plan control application (08 231164 NNY 23 SA). Note multiple addresses.

Applicant:	Agent:	Architect:	Owner:
BABAK AKBARI			2111594 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R6	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3283	Height:	Storeys:	4	
Frontage (m):	64.75		Metres:	10	
Depth (m):	48.76				
Total Ground Floor Area (sq. m):	1328.4				Total
Total Residential GFA (sq. m):	4070		Parking Spaces:	42	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	4070				
Lot Coverage Ratio (%):	40.5				
Floor Space Index:	1.24				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	4070
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	21	Institutional/Other GFA (sq. m):	0
Total Units:	21		

CONTACT: PLANNER NAME: Ben DiRaimo, Planner
TELEPHONE: (416) 395-7119