



## STAFF REPORT ACTION REQUIRED

### Parking Facilities along Finch Avenue East – North York District – Request for Report

<b>Date:</b>	March 24, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	09 112549 NPS 00 TM

### SUMMARY

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North York Community Council requested the Director, Community Planning, North York District, in consultation with the Toronto Parking Authority, to report to the North York Community Council meeting on April 21, 2009, with recommendations on ways to provide Green P (city owned/operated) parking facilities along Finch Avenue East in Ward 24 to meet the growing need for additional parking in the area.

### RECOMMENDATIONS

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#### The City Planning Division recommends that:

1. City Council request the City of Toronto Parking Authority to undertake an area parking review along the Finch Avenue East corridor between Yonge Street and Bayview Avenue, with emphasis on reviewing the parking needs of the Carefree Lodge Long-Term Care Facility.

#### Financial Impact

The recommendations in this report have no financial impact.

### ISSUE BACKGROUND

At the North York Community Council meeting of February 9, 2009, City Planning was directed in consultation with the Toronto Parking Authority, to report to Community Council on opportunities to provide Green P (City owned and operated) parking along Finch Avenue East in Ward 24.

The local Councillor's motion, passed at the February 9, 2009 North York Community Council meeting, cites that proposals for "zoning amendments along Finch Avenue East, under the current Official Plan permits existing single family homes to be converted to mixed and commercial uses", and that "the Official Plan also permits many commercial uses of the lands. Often these applications have insufficient parking available on site which may create difficulties in the existing stable residential communities nearby."

The motion also refers to the City owned and operated long term care facility known as Carefree Lodge, which is located at 306 Finch Avenue East, just west of Bayview Avenue. "Employees, visitors and volunteers experience great difficulty in finding parking and may welcome additional parking nearby."

The motion concludes that "with a number of new commercial uses being approved or under consideration in the area and the parking difficulties experienced at Carefree Lodge it may be worthwhile to explore city owned parking facilities along Finch Avenue E. between Yonge Street and Bayview Avenue in Ward 24."

## **Official Plan**

The lands along Finch Avenue East from Kenneth Avenue easterly towards Manorcrest Drive are located with the Central Finch Area Secondary Plan (Attachment 1).

The portion between Kenneth Avenue and Willowdale Avenue is designated *Mixed Use Area "C"*. This designation provides for detached and multiple-unit residential, offices, places of worship, public parks and recreational facilities, and institutional uses.

The remainder of Finch Avenue East between Willowdale Avenue and Manorcrest Drive – which comprises the majority of the Secondary Plan Area east of Yonge Street, is designated *Neighbourhood "A"*. This designation provides for detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship.

The lands occupied by the CareFree Lodge are situated outside the Central Finch Area Secondary Plan and are designated "*Neighbourhoods*" in the City of Toronto Official Plan.

## **Zoning**

The lands along Finch Avenue East from Kenneth Avenue easterly towards Manorcrest Drive are variously zoned One-Family Detached Dwelling Third Density Zone (R3), One-Family Detached Dwelling Fourth Density Zone (R4) or One-Family Detached Dwelling Sixth Density Zone (R6), which permit One-Family Detached Dwellings and accessory buildings.

Various sites have been re-zoned for Multiple-Family Dwelling Zones (RM) to permit semi-detached or townhouse re-developments. In the portion between Kenneth Avenue and Willowdale Avenue four lots have also been rezoned for Commercial (C) uses. Three properties have also been rezoned to permit Home Occupation uses.

## **Carefree Lodge Long-Term Care Facility**

Carefree Lodge is a City owned long-term care facility providing 24-hour care to 127 residents. The facility has approximately 33 parking spaces on site, with approximately 10 street parking spaces available on Manorcrest Drive to the west.

## **Toronto Parking Authority**

The Toronto Parking Authority is a City owned corporation mandated to provide safe and convenient on and off-street parking (usually referred to as Green P Parking), particularly in commercial or residential areas where parking facilities are lacking.

The Toronto Parking Authority operates three parking lots in the Yonge Street and Finch Avenue area; at 5641 and 5667 Yonge Street and 11 Finch Avenue West which collectively provide 85 parking spaces.

The Toronto Transit Commission parking lots located in the utility corridors east of Finch Station also provide approximately 1,521 parking spaces.

## **COMMENTS**

The area from Kenneth Avenue to Willowdale Avenue is designated as *Mixed Use Area "C"* in the Central Finch Area Secondary Plan. Of the approximately forty individual properties that lie within this area, a total of four re-zoning applications to permit professional medical office uses have been approved. These proposals complied with the provisions of the Secondary Plan.

While recognizing the proximity of both bus and subway public transit along this stretch of Finch Avenue, any proposed redevelopment must demonstrate the appropriateness of the proposed use and its compatibility with the adjacent neighbourhood. A number of planning assessment tools are used to evaluate proposed redevelopments, of which parking requirements and availability is one. A traffic impact study and parking evaluation are usually required to substantiate the appropriateness of individual redevelopments, particularly in the case of single lot redevelopment where the on-site parking supply is limited.

Beyond Willowdale Avenue, the Central Finch Area Secondary Plan provides only for detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship. Limited home-occupation uses are also permitted. To-date, a total of three applications for permission to operate a home occupation have been approved.

Parking Authority staff advise that in areas where there are long-term concerns regarding parking deficiencies, they are often asked to undertake a parking assessment and evaluation to determine opportunities for their involvement. The Toronto Parking Authority is not aware of any parking issues along this stretch of Finch Avenue East.

City Traffic Engineering staff and the Toronto Police Service Parking Enforcement Unit advise there have been no parking enforcement issues along this stretch of Finch Avenue resulting from a lack of availability. The only generator of significant parking demand that has been recognized is the Carefree Lodge Long-Term Care Facility.

This Facility is located just west of Bayview Avenue and is outside the Central Finch Secondary Plan Area. The Facility's Director of Care for Carefree Lodge indicates that parking is often insufficient to accommodate staff and visitor demands, and the parking area is often overcrowded. The Facility does have an informal arrangement for additional parking with the Church of St-Luke Lutheran, located further east at the corner of Finch and Bayview Avenues but the uphill walk can be difficult for the Facility's many senior visitors, especially in inclement weather.

The Facility's building foot-print, parking lot configuration and the relatively small size of the property are a major reason for the constraint on parking availability. The site itself is over 1,800 metres from the Finch-Yonge node and too distant to be realistically affected by any reduced parking availability that might result from redevelopment.

City Council may determine it appropriate to request the Toronto Parking Authority undertake a review of the Carefree Lodge Long-Term Care Facility's parking arrangement and utilization and opportunities to augment the parking supply.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment 1: Central Finch Area Secondary Plan Map

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