

**Finch Warden Revitalization Study – Final Report**

<b>Date:</b>	July 26, 2010
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Wards 39 & 40 – Scarborough-Agincourt
<b>Reference Number:</b>	08 186879 ESC 39 TM

**SUMMARY**

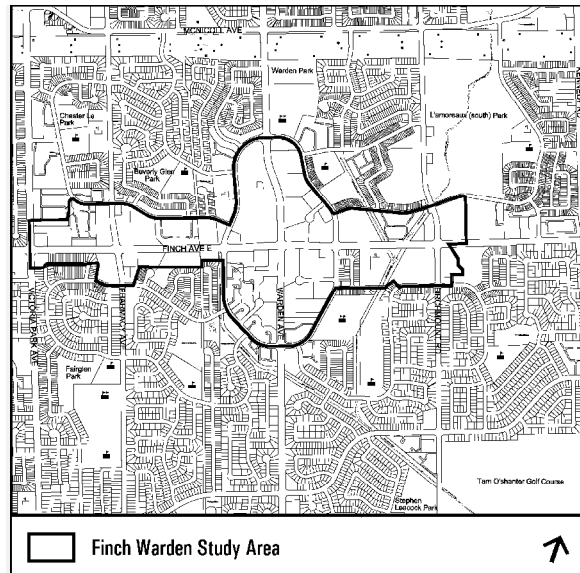
This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The report presents the conclusions of the Finch Warden Revitalization Study. To implement this Study, the report recommends approval of an amendment to the Official Plan as shown on Attachment No. 6. It also recommends the endorsement of the Finch Warden Revitalization Study and the adoption of the Urban Design Guidelines and revitalization principles, including conceptual master plans contained within Chapter 5. The study will provide guidance for reviewing current and future development applications and will provide a framework for co-ordinated, long-term incremental public and private reinvestment that will strengthen the area.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan for the lands in the Finch Warden Study Area substantially in accordance with the draft official plan amendment attached as Attachment No. 6



2. City Council endorse the Finch Warden Revitalization Study attached as Attachment No. 4 to guide future development in the area.
3. City Council adopt the Urban Design Guidelines contained in Chapter 5 of the Finch Warden Revitalization Study.
4. Authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.
5. City Council provide copies of the study to the following agencies for their review and consideration in planning for services, prioritizing investment and responding to community concerns: Toronto Hydro, Toronto District School Board (TDSB), Toronto Catholic District School Board (TDCSB), Toronto Water, Parks, Forestry and Recreation, Central East Local Health Integration Network (CELIHN), and the Neighbourhood Action Team (NAT/NAP).
6. City Council request Transportation Services to investigate and consider measures, such as signals and/or crosswalks, to facilitate pedestrian crossings of Finch Avenue between Warden and Pharmacy Avenues, and Warden Avenue, south of Finch Avenue.
7. City Council request Parks, Forestry and Recreation, in consultation with the Ward Councillors and Chief Planner and Executive Director, City Planning Division, to investigate park improvements within the study area and immediate neighbourhoods, and allocate the entire amount above 5% cash-in-lieu of parkland dedication collected from those developments in the study area subject to the Alternate Rate Parkland Dedication By-law, to acquire new parkland or be used for improvements to parks within the vicinity of the study area.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Equity Statement**

In October 2005, Council designated Steeles-L'Amoreaux as one of 13 priority neighbourhoods targeted for infrastructure investment and community service improvement. The revitalization of the Steeles-L'Amoreaux area, and more specifically, the Finch and Warden community, provides an opportunity for social and economic change in this neighbourhood. As part of a larger, comprehensive planning exercise, revitalization will result in improved housing stock, improved community facilities and municipal infrastructure, employment and economic opportunities for local residents.

### **DECISION HISTORY**

At its meeting of April 10, 2008, Planning and Growth Management Committee requested the Director, Community Planning, Scarborough District, to undertake an area revitalization study for the Finch and Warden area. The study was to consider mixed use sites in the area with potential for intensification and revitalization and recommend a

framework for future redevelopment that City Council can use as a guide for consideration of individual redevelopment proposals, including the proposal for 2900 Warden Avenue.

A combined status report prepared in December 2009, for 2900 Warden Avenue and the Finch Warden Revitalization Study was adopted by Community Council on January 12, 2010. A link to the report can be found at <http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-25785.pdf>

As a result of further discussion with the working group subsequent to the adoption of the status report, staff proposed changes to the area study. These changes/issues are discussed in further detail under the “Comments” heading of this report.

## **ISSUE BACKGROUND**

### **Finch Warden Revitalization Study – Community Vision**

The study area includes sites fronting on, or in close proximity to, the Finch and Warden intersection and Finch Avenue East between Victoria Park Avenue and Birchmount Avenue. A map showing the study area is included as Attachment 1.

The purpose of the Finch Warden Revitalization Study is to outline a community vision and establish parameters for redevelopment/intensification of the study area. Specific attention is paid to the existing context to determine appropriate heights, densities, as well as to identify improvements to parks, transportation, and community and social service infrastructure needs and opportunities for all segments of the population.

The Finch Warden Revitalization Study was a community led initiative done in consultation with City staff to create a vision for the renewal and enhancement of the area. The vision for this revitalization area is intended to guide development and encourage private and public reinvestment. To implement this vision, recommended official plan changes in Attachment No. 6 will provide a policy framework to guide the renewal of the area. The endorsement of the Revitalization Study, specifically, the urban design guidelines, will guide future development and public improvements. See Attachment No. 4. A community vision statement was developed by the working group to convey what type of community the Finch and Warden area would become. The vision is as follows: “To be a desirable community for people to live, work and play by enhancing our diverse residential, retail and commercial character”

### **Development Applications**

Currently one major development application is under review by the City Planning Division within the study area boundary, that being the application at 2900 Warden Avenue (Bridlewood Mall). In addition, an application for site plan approval has been submitted by the First Alliance Church located at 3250 Finch Avenue East for an expansion to the existing place of worship (see Attachment No. 7).

The application at 2900 Warden Avenue (Bridlewood Mall) will be reported to Scarborough Community Council concurrent with the Finch Warden Study.

The site plan application at 3250 Finch Avenue East (First Alliance Church) is being finalized and will provide approximately 1,050 square metres of indoor recreational facilities which are needed in the community as identified by the Revitalization Study. Construction of this project is imminent.

Site plan approval was recently granted to permit a two-storey, approximately 1,164 square metre expansion to Chester Le Public School to accommodate a day nursery and community facility space. This is a City (Neighbourhood Action Team) initiative which has been secured in co-operation with the Toronto District School Board.

While not currently a formal application, Timothy Eaton Business and Technical Institute (immediately abutting the study boundary at 1251 Bridletowne Circle) was declared surplus by the Toronto District School Board (TDSB) at its June 2010 Committee meeting and the TDSB will dispose of the site as per Ontario Regulation 444/98. If no sale occurs with a preferred agency, including the public and separate school boards, municipal, provincial and federal levels of government or universities, then the Toronto Lands Corporation will report back to the Board to seek direction regarding next steps. Since the site has been closed for some time the working group had discussed the reuse of the site for other potential community uses.

## **Study Team**

The revitalization study for the area around Finch and Warden was led by the City Planning Division as directed by City Council and in consultation with various other internal divisions and external agencies. As a community based study, a working group comprised of area residents, the Bridlewood Mall owners, the two local councillors, and other interested stakeholders, was established to lead the initiative and develop a community vision.

In addition to City Planning other City divisions involved in the study included Technical Services Division, Toronto Water, Transportation Services, Parks, Forestry and Recreation. The external agencies included Toronto Hydro, Toronto Police Services, the Toronto District School Board (TDSB), and Toronto Catholic District School Board (TCDSB).

## **Community Involvement**

In September 2008, a community consultation meeting was held to introduce the study to the community. During the meeting residents were encouraged to submit names of people interested to participate in a working group process to provide City staff with insight into the community on specific issues. This diverse group of approximately 25 included area residents, ratepayer heads, business owners, social service providers, and local Councillors. The working group held its first formal meeting on October 21, 2008.

As representatives of the larger community, the working group identified the community needs, the issues of importance for the community, opportunities and challenges for revitalization, and provided overall guidance for the study.

A total of 13 meetings occurred between September 2008 and October 2009 to discuss the Finch Warden Revitalization Study, nine of which involved the working group members, while the remaining four meetings involved the entire community. Notification for the initial community meeting was provided to over 10,000 residents within and surrounding the area study boundaries by mail drop. The working group meetings focused on topics including: strengths, challenges and opportunities; community safety; traffic and transportation; existing water, sewer and hydro infrastructure; demographics; community services and facilities; urban form; the environment; and the drafting of the vision for the study area. The working group helped guide the study process and provided local insight and feedback to the staff team.

The broader community consultation meetings, attended by approximately 200-300 people, were held to solicit opinions and provide feedback. An “open house” format was used during one of the meetings and provided the broader community the ability to interact, ask questions, and view a preliminary version of the final draft area study.

In order to better understand the Finch and Warden community, staff organized a walking/driving tour of the area on November 15, 2009. All working group members were invited and approximately 15 participated in the event.

On February 7, 2009 the working group and members of the community attended a one-day design charette entitled “Hopes, Dreams, and Fears”. The purpose of the one-day event was to allow attendees to express their views both verbally and graphically and to identify potential improvements/upgrades to the area. The design charette was broken up into 2 parts, with the morning session dealing with the working group’s “hopes, dreams and fears” for their community. In the afternoon session working group members developed their own design vision for the community, including a brief presentation describing their vision. Both sessions were facilitated by the City’s Public Consultation Unit.

The success of the day-long event was in part due to the large number of comments and ideas which were presented by the community at both sessions. Participants eagerly engaged themselves to help produce what would become the foundation for conceptual plans (urban design guidelines). Due to the large number of comments and suggested improvements, numerous plans were created, each map dealing with specific areas of interest. Collectively these 5 maps put the ideas of the participants into a graphic form to help convey the vision for the area. From ideas such as identifying where additional tree plantings should go to locating where taller buildings should go, these plans formed the basis of the conceptual master plans.

All study information including staff presentations and meeting notes, were made available on the City’s website and have been updated throughout the study. This web page is found at [http://www.toronto.ca/planning/finch\\_warden.htm](http://www.toronto.ca/planning/finch_warden.htm)

The draft area study, including the urban design guidelines and conceptual master plans was developed with the involvement of the study team and formulated through healthy debate on various issues, particularly centering around heights, density and availability of services. The comments and suggestions made throughout the process by the working group and broader community were used to develop and refine the area revitalization study. The final draft plan moved forward based on a majority consensus. The final draft of the study was presented at the ninth working group meeting held on June 11, 2009, and the community consultation meeting held on October 6, 2009.

## **Official Plan**

The lands within the study area are designated as either Mixed Use Areas, Apartment Neighbourhoods or Neighbourhoods in the Official Plan, as shown on Attachment No. 3.

Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Mixed Use Areas are expected to absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

In Mixed Use Areas, Section 4.5.2 sets out that development will, among other things:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- provide for new jobs and homes;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale as necessary to achieve the objectives of the official plan, through such means as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes; and
- locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Mixed Use Areas are intended to create an attractive, comfortable and safe pedestrian environment. They are to provide for good site access and circulation and an adequate supply of parking for residents and visitors, locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences, and provide for indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The official plan also contains policies for developments in Mixed Use Areas that are adjacent to or close to Neighbourhoods. These policies are outlined in Section 2.3.1 Healthy Neighbourhoods. Developments in the Mixed Use Areas will be compatible with those Neighbourhoods; provide a gradual transition of scale and density as necessary to achieve the objectives of the official plan through stepping down of buildings towards and setbacks from those Neighbourhoods; maintain adequate light and privacy for residents in those Neighbourhoods; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.

A number of sites within the study area are designated as “Neighbourhoods” in the official plan. Neighbourhoods are considered stable areas made up of residential uses in lower scale buildings such as detached and semi-detached houses, duplexes, triplexes, townhouses, and interspersed walk-up apartments. Parks, low-scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

A number of sites within the study area are designated Apartment Neighbourhoods. Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. While built-up Apartment Neighbourhoods are stable areas where significant growth is generally not anticipated, the official plan recognizes that there may be opportunities for additional townhouses or apartments on underutilized sites and provides criteria to evaluate these situations. These criteria address the relationship of the proposed development with its surroundings, its contribution to the public realm and amenities for its future residents. The official plan also provides more detailed requirements with respect to intensification projects proposing an additional building or buildings on sites which contain an existing building, to ensure compatible infill development is achieved. These detailed requirements seek to ensure that a good quality of life is provided for both new and existing residents. These requirements address the physical characteristics of the site as they pertain to the needs of both existing and future residents.

The Housing policies of the official plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the official plan. Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government. There are also policies supporting the retention or replacement of existing rental housing.

The built form policies of the official plan provide direction on how development is to be organized and fit into its existing and/or planned context. This is accomplished by:

- a. generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give

- prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;
- b. locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- c. providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open space; and
- d. preserve existing mature trees wherever possible and incorporating them into landscaping designs.

New development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties by:

- a. massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planning street proportion;
- b. creating appropriate transition in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- c. provide adequate light and privacy; and
- d. adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas.

The development principles and urban design guidelines in the Finch Warden Revitalization Study are complementary to these policies contained within the official plan.

## **Zoning**

The lands within the study area are subject to the L'Amoreaux Community By-law No. 12466. The current zoning is shown on Attachment No. 2.

Zoning within the study area varies from residential to commercial and open space. A significant amount of land within the study area is zoned for residential uses and includes Multiple Family Residential (M) and Apartment Residential (A).

The other predominant zoning categories within the study area permit commercial uses. These include: Community Commercial (CC), Commercial uses intended to serve the larger community and adjacent residential neighbourhood; Highway Commercial (HC), Commercial uses that necessitate locations adjacent to major roads; District Commercial (DC), Commercial uses that are intended to serve the entire district in addition to the adjacent community.

The lands surrounding the study area are predominantly zoned for Single Family (S) and Two Family Residential (T) uses.



## COMMENTS

The Finch Warden Revitalization Study design guidelines provide a framework for built form and public improvements in the area. There are essentially two types of private development sites within the study area, each with a different degree of development potential (see Conceptual Master Plan 1 within Attachment 4):

1. Redevelopment sites with the potential for new mixed use or residential development. These sites include a number of properties immediately north and east of the intersection of Victoria Park Avenue and Finch Avenue East which are occupied by two 2-storey retail/office plazas; two separate retail plazas located at 2525-2555 and 3051-3077 Pharmacy Avenue; a 3 and 4-storey retail/office building at 3430 Finch Avenue East, and a 2-store plaza at 3600 Finch Avenue East and 2950 Birchmount Road.
2. “Stable” sites. The existing Petro Canada and Shell service stations at the northeast and southeast corner of Victoria Park Avenue and Finch Avenue East and a 4-storey office building at 3443 Finch Avenue East are expected to continue to be used for their current purpose for the foreseeable future.

Lands within the study area that are designated Mixed Use Areas in the official plan have the potential for redevelopment or intensification. Lands designated as Apartment Neighbourhoods also have some potential for redevelopment but to a much lesser degree. As outlined above, there are some specific sites where significant change is anticipated (particularly for the commercial lands for which the City has received development applications). However, change in the area will likely be gradual and incremental.

### **Urban Design Guidelines and Conceptual Master Plans**

The Finch Warden Revitalization Study includes within the body of the document, urban design guidelines and conceptual master plans. The urban design guidelines are an important tool to guide development within the area.

The urban design guidelines are intended to guide the design and organization of the built environment in the study area. The guidelines contain specific recommendations on building massing and design, streetscapes and pedestrian activity, and improvements to the public realm including streetscapes, and parks and open spaces.

The conceptual master plans illustrate the “vision” or development framework for revitalization of the study area. They contemplate new and improved pedestrian connections and appropriately scaled lighting, new green spaces, widened sidewalks, increased street tree planting on Finch and Bridletowne, a potential “public square” at the northwest corner of Finch and Warden and enhanced crosswalk/traffic signals.

The conceptual master plans are intended to be schematic only. They provide guidance for building heights of potential new residential developments, but do not seek to

establish specific densities. Development will also be guided by the policies of the official plan, and zoning regulations.

The comments, suggestions and concerns raised during the working group meetings and the one-day charette by the community and stakeholders were taken into account in the formulation of the urban design guidelines and conceptual master plans. The design options suggested by the community are in conformity with the official plan and supported by staff.

### **Community Comments related to Height and Density**

Issues relating to height and density have been a major concern for many of the area residents and those on the working group. Healthy debate and discussions centred on whether or not actual height and density numbers should be included in the study, and what those numbers should look like. Throughout the process staff facilitated the discussion and offered opinions on what would be appropriate language.

For both height and density the community discussion began with the position that numbers should be included in the area study to provide guidance, but then decided against including them and opted to use descriptive language. Upon final review and consideration it was staff's and the majority of the working group members' decision that both numbers and descriptive language would be the preferred option to guide any future development. Based on this discussion, the current form of the area study (Attachment 4) is being recommended for consideration and endorsement by City Council.

### **Transportation and Streetscape Improvements**

#### **New Traffic Signals & Crosswalks**

The conceptual master plans included a new traffic signal on Warden Avenue approximately mid-way between Finch Avenue and Bridletowne Circle (south).

The new traffic signal will assist pedestrians crossing Warden Avenue between the 2 existing signalized intersections. Additional traffic signals will help achieve the objective of "humanizing" the traffic flow on the arterial roads. There will be more breaks in traffic and there will be more places for pedestrians to safely cross the road.

Three new crosswalks are proposed along Finch Avenue East; one generally located in front of St. Aidan Separate School; and two generally centrally located between Pharmacy Avenue and Bridletowne Circle (west). The community is also seeking improvements to the signalized intersection at Finch and Warden, specifically to aid seniors crossing to access Bridlewood Mall.

In general, the addition of the proposed traffic signals is an important feature of the revitalization plan. They will create opportunities for pedestrians to safely cross the major arterials. All proposed crosswalks and traffic signals will need to be assessed by Transportation Services staff prior to implementation to ensure their appropriateness.

### **Street Trees & Decorative Plantings**

A pedestrian friendly streetscape is one of the important components of the vision. Warden Avenue currently has a substantial number of street trees in the grassed boulevards, while Finch and Bridletowne Circle do not. The conceptual master plans propose that street trees be installed on Finch Avenue and Bridletowne Circle within the study boundaries to improve these tree deficient streets. In addition to street trees, suggestions to incorporate decorative hanging baskets should also be implemented to help foster a sense of community and inform visitors and residents of their arrival to the Finch and Warden neighbourhood. Where opportunities exist, the creation of landscaped medians on Finch Avenue should be explored. These medians will enhance safety for pedestrians by restricting unsafe crossings, and will greatly improve the appearance of the arterial road.

### **Improvements to Sidewalks and Lighting**

The width and condition of existing sidewalks can positively contribute to the success of the revitalization effort. All sidewalks should be examined to assess their adequacy for high quality pedestrian activity. Along high traffic areas including Finch and Warden Avenues, sidewalks should be a minimum of 2.0 metres wide or greater where possible.

To encourage and support pedestrian activity and to add to the variety of streetscaping in the neighbourhood, distinctive pedestrian scale lighting should be installed along Finch, Warden and Bridletowne Circle.

### **Improved Pedestrian Connections**

There is a large amount of open space surrounding the study area, including public parks and ravines, school grounds and the hydro corridor. This open space is not as well used as it could be, and there is a clear need to improve pedestrian connections to these lands. Comments made at the working group meetings included the need for better connections between the Bridlewood Mall site and the surrounding community.

The conceptual master plans promote improved pedestrian connections from the mall site to the local neighbourhoods and to the surrounding green spaces. North-south connections include continuous access to and from existing green spaces both east and west of Warden Avenue, while east-west connections would be proposed generally bisecting midway between the north and south quadrants of Bridletowne Circle. Trees should be planted along Bridletowne Circle and Finch Avenue to provide a “green edge” that enhances the pedestrian environment.

### **Public Square**

The creation of a “public square”, a publicly accessible open space acting as a focal point for the entire Finch Warden Revitalization Area, will help foster a sense of community, and is an important element contributing to the fulfillment of the conceptual master plans’ “vision”.

The public square should be in a central location, ideally at the immediate intersection of Finch and Warden Avenues, although it could potentially be developed in another

prominent location near the intersection. The conceptual master plans envisage the development of the square at the northwest corner of Finch and Warden Avenues, on a portion of the Bridlewood Mall site, assuming that the remainder of that site would be combined with a future mixed use development.

## **Community Services and Facilities**

Community services and facilities help meet the everyday needs of local residents and make the area attractive for future development. An examination of these resources can identify service provision issues and help determine needed community services and facility improvements. For the Finch Warden Revitalization Study a review of services offered, enrollment and service demand in existing schools, child care facilities, libraries, community centres, parks and open spaces was undertaken. A summary of the community services and facilities review, as well as a link to the review in its entirety, is provided in Attachment No. 5. The programs and services provided locally by human service agencies were also examined. The community services and facilities review covered a larger geographic area as service areas vary widely. An inventory of existing community services and facilities was compiled.

The Finch and Warden community services and facilities review area includes the Steeles-L'Amoreaux neighbourhoods, one of 13 priority areas identified by the City for focused investment to help improve access to community programs and services. The community services and facilities review identified improvements that could enhance the quality of life for current and future area residents, including more child care, increased opportunities for youth and adult recreation programming in the northwest sector, and expanded library services. There is also a strong interest among human service agencies to create a community hub for Steeles-L'Amoreaux. As new development occurs within the neighbourhood applicants will be subject to development charges, requirements to provide parkland or cash-in-lieu of parkland, and possible Sections 37 provisions of the Planning Act which could be used to address, among other things, deficiencies in community services and facilities. See the community services and facilities review in Attachment No. 5 for a more detailed discussion of existing gaps and emerging priorities for each service sector.

## **Mixed Use Development**

A consistent theme throughout the community consultation process was the need for integrated developments, being able to 'live, work and play' within the same neighbourhood. The area study also identified the need for increased employment opportunities within the Finch and Warden area. Increased employment potential in the vicinity would benefit local residents and may result in the promotion of public transit and/or walking, combined with a reduction of dependency on the private automobile. The promotion of mixed use developments and the encouraging of increased employment opportunities are consistent with and supported by the official plan.

## **Sustainable Development**

Sustainable "green" development is a priority for the community and has been included as a guiding development principle in the Finch Warden Revitalization Study. A high

value has not only been placed on providing street trees and enhanced wider sidewalks to promote walking, but also to require green design features in new development including green roofs and mixed use development.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. New development within the study area will be required to incorporate sustainable features in accordance with the Toronto Green Standard.

### **Section 37**

Section 37 of the Planning Act allows for community benefits in exchange for the ability of a development to be built higher, or have a greater density, than the maximum height and density allowed in the zoning by-law. The provision of community benefits in conjunction with development will assist in addressing the additional demand on local community resources, maintaining the quality of life in the larger area, and implementing official plan objectives related to balanced and well managed growth.

### **Conclusion**

Land use change in the Finch Warden Revitalization Area will likely be gradual and incremental. Significant redevelopment or intensification is only anticipated to occur on a limited number of sites.

The official plan amendment and the urban design guidelines and conceptual master plans recommended in this report will move the revitalization of the Finch and Warden area forward. They provide the framework for co-ordinated, long term incremental reinvestment in public infrastructure and private property that will renew the area over time.

While the recommendations in this report have no financial impacts, there will be financial impacts associated with implementing certain elements. The precise timing and budget implications are still to be determined.

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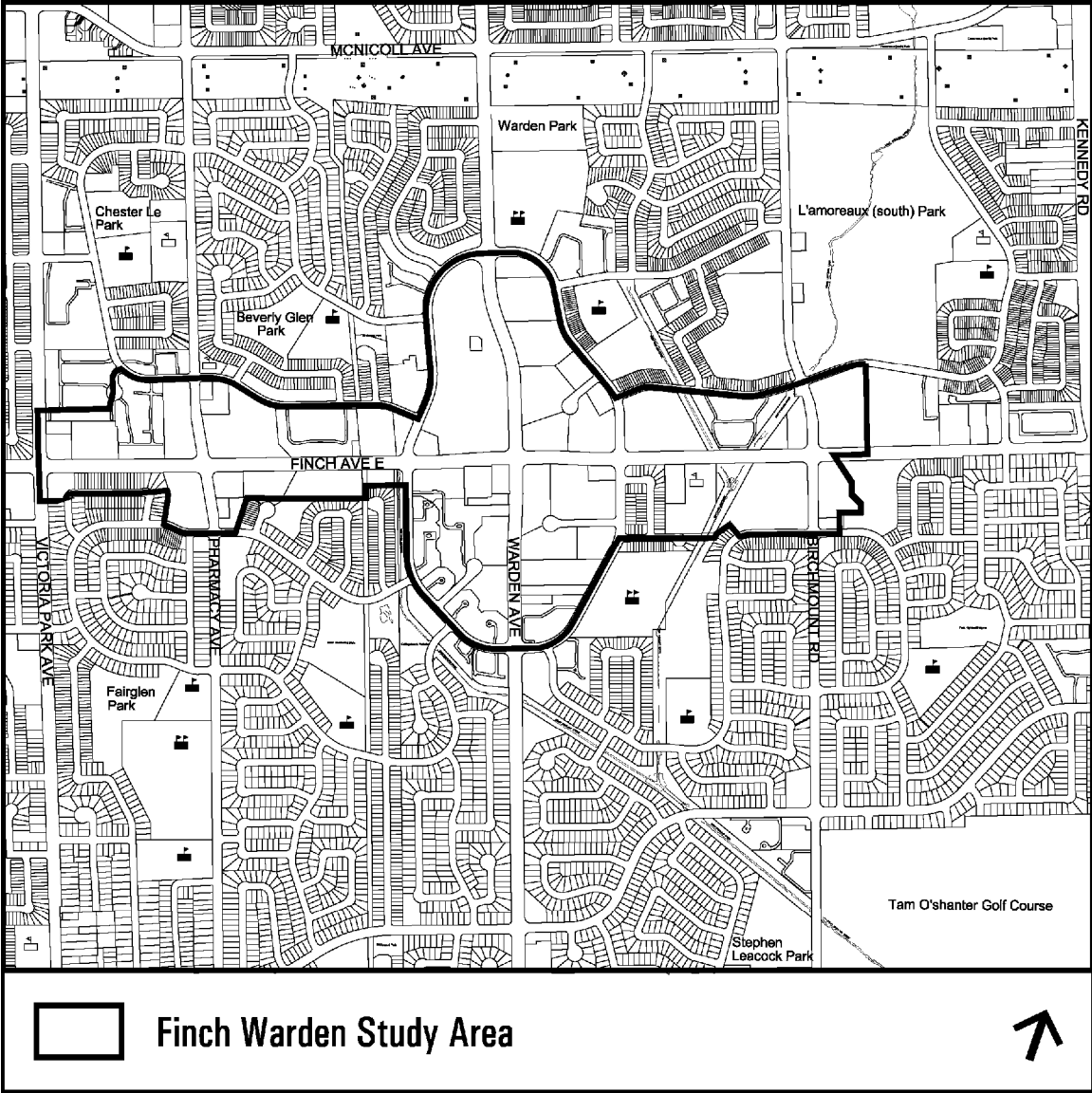
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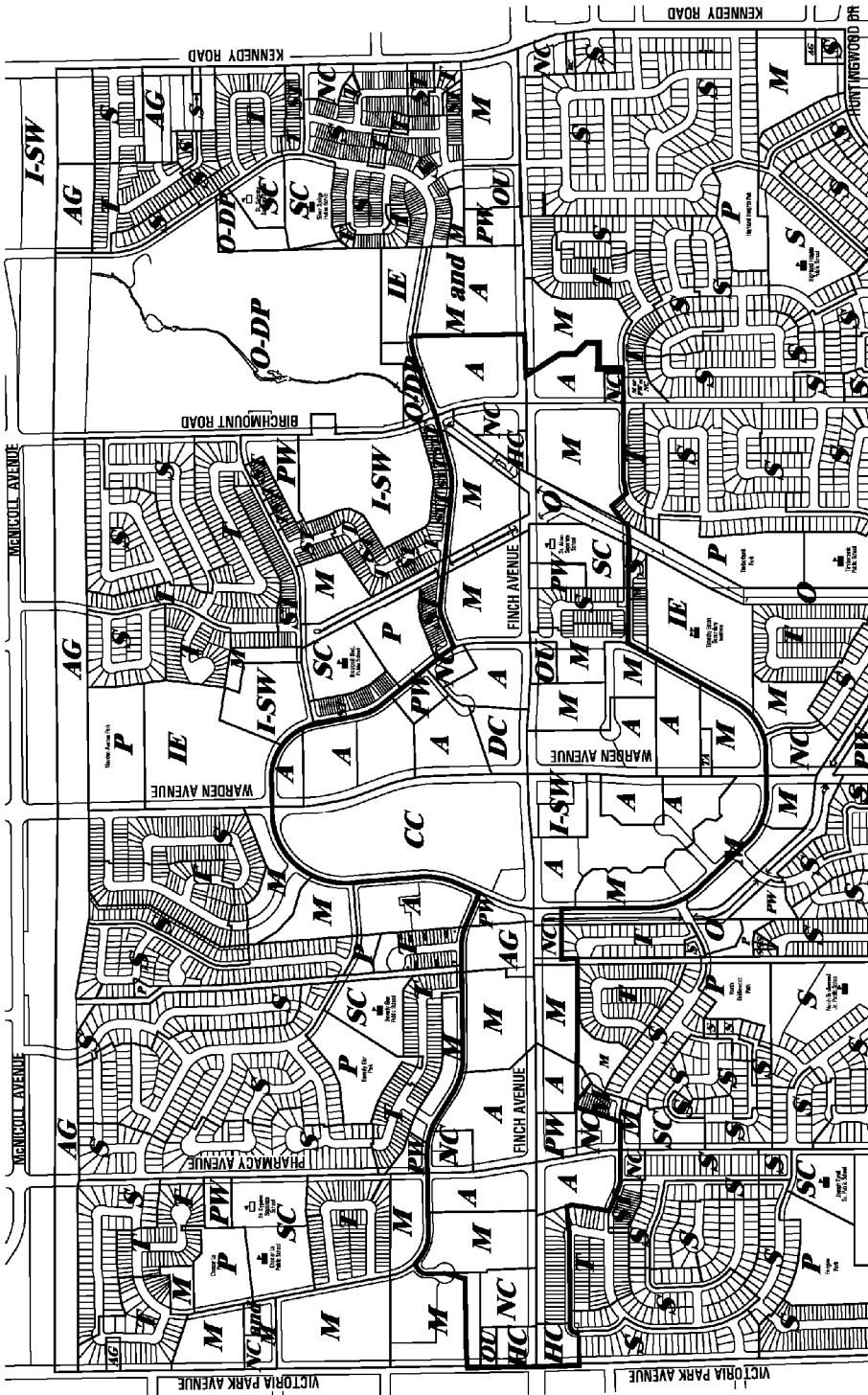
## **ATTACHMENTS**

Attachment 1: Study Area  
Attachment 2: Zoning  
Attachment 3: Official Plan  
Attachment 4: Finch Warden Revitalization Study  
Attachment 5: Community Facilities and Services Study- Summary  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Development Applications Map

**Attachment 1: Study Area**



# Attachment 2: Zoning



## Finch Warden Study Area File # 08-186879 0Z



- |  |  |                  |  |
|--|--|------------------|--|
| <b>S</b> Single-Family Residential     | <b>OU</b> Office Uses                    | <b>P</b> Park    | Lamareux Community Bylaw<br>Not to Scale<br>8/18/08<br>↑ |
| <b>T</b> Two-Family Residential        | <b>O-DP</b> Major Open Space District    | <b>SC</b> School |  |
| <b>ST</b> Street Townhouse Residential | <b>AG</b> Agricultural Uses              |                  |  |
| <b>M</b> Multiple-Family Residential   | <b>IE</b> Institutional Educational      |                  |  |
| <b>A</b> Apartment Residential         | <b>I-SW</b> Institutional Social welfare |                  |  |
|  | <b>NC</b> Neighbourhood Residential      |                  |  |
|  | <b>CC</b> Community Commercial           |                  |  |
|  | <b>HC</b> Highway Commercial             |                  |  |
|  | <b>DC</b> District Commercial            |                  |  |
|  | <b>PW</b> Place(s) of Worship            |                  |  |



### Attachment 3: Official Plan



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

**Finch Warden Area Study**

File # 08\_186879 0Z



↑  
 Not to Scale  
 08/19/08

**Attachment 4: Finch Warden Revitalization Study**

**(Please see link below to be directed to the  
Finch Warden Revitalization Study)**

**[http://www.toronto.ca/planning/finch\\_warden.htm](http://www.toronto.ca/planning/finch_warden.htm)**

## **Attachment 5: Community Facilities and Services Study- Summary**

Policy and Research staff have completed a review of community services and facilities (CS&F) for residents living on, or nearby Finch Avenue between Victoria Park Avenue and Birchmount Road, including the lands within Bridletowne Circle. The purpose of the review was to identify the range of available community services and facilities in order to deal with existing gaps and emerging priorities when planning for future growth. The CS&F review was prepared to help planning staff in their study of future development potential in the Finch Warden area.

The Finch Warden Revitalization Study Area falls within the Steeles-L'Amoreaux Priority Area. In 2005, the Strong Neighbourhoods Task Force designated this area as one of 13 priority areas for investment, areas struggling with lack of community services and facilities, poverty and underemployment, settlement of new immigrants, and higher incidence of youth violence. There have been some steps taken to address the challenges faced by residents in this priority area, but there is more work to be done.

### **Conclusions – CS&F Priorities:**

- **Local School Capacity**

Capacity and enrolment data for elementary schools serving the Finch corridor indicated that facilities were approaching capacity overall, although there was a range of utilization rates among area schools, with cases of both over capacity, and under capacity. Secondary schools were all operating over capacity. The School Boards staff reported that they have a number of options for managing future growth that may involve placing future students at schools outside the normal attendance area. These options will be considered in more detail in the context of individual development applications as and when they are submitted.

- **Child Care**

Children's Services staff reported that the area is underserved, particularly for infant and toddler spaces. Additional child care should be a priority to handle any future growth in the area. Licensed non-profit and parent resource drop in programs should also be made more readily available to residents throughout the area. While not a substitute for working parents looking for full day child care, these programs are an important alternative for parents who are not eligible for subsidized child care but would still benefit from support and parenting resources. For recent immigrant families, a drop-in program also offers an opportunity to integrate into their new community.

- **Community Recreation Facilities**

Recent and planned facility improvements at Stephen Leacock C.C. will help staff serve the high demand for youth and adult programming. Families living north of Finch Avenue and further west would benefit from having programs offered at other closer

locations as well. Multi-purpose space with arrangements for storage would be suitable. There is also a need for more sports fields to accommodate the community demand for cricket and soccer.

- Additional Parks and Open Space Opportunities

The study area, with the exception of lands in the north-east quadrant of Finch and Warden Avenues, falls within a Local Parkland Acquisition Priority Area. At its meeting on December 11, 12, & 13, 2007 City Council endorsed a new City-wide Alternative Parkland Dedication By-law in areas of the City where parkland acquisition priority areas have been identified. Parkland priority areas have been identified on the basis of existing parkland service levels and residential growth/development pressures. In these areas the City may require a larger dedication of land at a rate of 0.4 ha per 300 units for parks purposes for new higher density residential developments and for the residential portion of mixed-use developments, to a maximum of 20 percent of the development site for sites greater than 5 hectares.

There are opportunities to be found for new open spaces within the area, including the former hydro corridor and the storm water channel so that they are connected to form a larger open space system; improvements to the existing Christie Cemetery including extension to Warden Avenue and enhancements such as benches and pedestrian-scale lighting to encourage its use. In addition, open spaces or suitable public or private lands, where appropriate, such as within the nearby Hydro corridor should be assessed for their ability to support community gardens.

- Community Multi Purpose Space

Affordable community space in the area is a priority, particularly for the smaller community organizations and agencies with limited budgets. Accessible and highly visible multi-purpose space in the range of 5,000 to 10,000 sq. ft. could be made available to service agencies for satellite programming. There is strong interest among human service agencies to create a community hub for Steeles-L'Amoreaux. Opportunities should continue to be explored for a suitable location in the area.

- Public Libraries

The two neighbourhood branches, Bridlewood Library and Steeles Library are under sized and services are at capacity. There are no capital plans for renovation and expansion of either of these well used libraries. To meet the demands of existing residents and potential increases from future developments, the Toronto Public Library staff have advised that both branches need to be expanded to house larger collections, more computer workstations and study spaces, zoned areas for children, youth and adults and improved meeting and program spaces.

- Health Care

With an aging population in this study area, residents are concerned that new development will overburden an already under serviced health care system. Access to health care for residents in Steeles-L'Amoreaux should continue to be monitored by health care providers including Central East LHIN and opportunities for improvement explored whenever possible.

To read full version of study please see the link below.  
[http://www.toronto.ca/planning/finch\\_warden.htm](http://www.toronto.ca/planning/finch_warden.htm)

**Attachment 6: Draft Official Plan Amendment**

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]  
as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt Amendment No.130 to the Official Plan for the City of Toronto  
respecting the lands within the Finch Warden Revitalization Study Area**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,  
as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the  
public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 130 to the Official Plan is hereby adopted pursuant  
to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

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AMENDMENT NO. 130

TO THE OFFICIAL PLAN TO THE CITY OF TORONTO

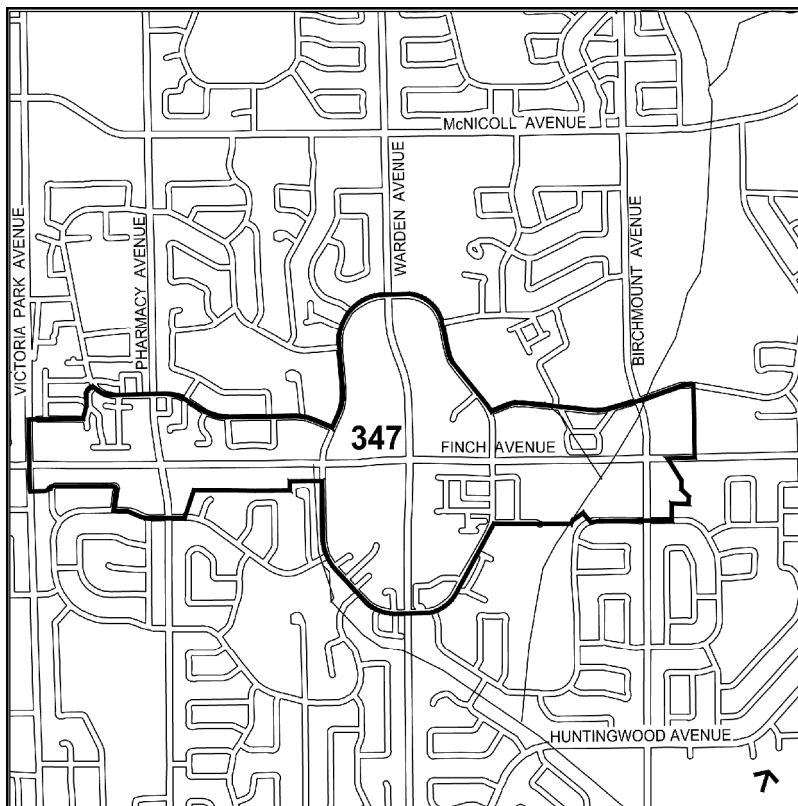
Finch Warden Revitalization Study Area

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The Official Plan of the City of Toronto is hereby amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 347 as follows:

**347. Finch Warden Revitalization Study Area**



The Finch Warden Revitalization Study Area includes sites fronting on, or in close proximity to, Finch Avenue East between Victoria Park Avenue and Birchmount Avenue which are designated Mixed Use Areas and have the potential for redevelopment or intensification. The Revitalization Area is comprised of existing commercial, and higher density residential uses, surrounded by established residential neighbourhoods areas.

This site and area specific policy establishes the planning framework to guide the revitalization of the area, and the consideration of individual redevelopment proposals. The intent of this site and area specific policy is to support private and public investment in the renewal of the area.

#### Public Square

The establishment of a publicly accessible square, designed to be a focal point of the Revitalization Area and visible and easily accessible from the arterial roads, will be pursued as a priority.

#### Parks and Open Space Initiatives

Pedestrian connections to, and within, local parks and open spaces will be improved. Improvements to the parks and recreation facilities serving the Revitalization Area are a priority. Tree plantings along Finch Avenue East will be encouraged.

#### Community Services & Facilities and Housing

The provision of additional or enhanced community services and facilities and affordable housing oriented towards seniors is a priority within the Revitalization Area. The provision of, or contributions towards, community services, facilities and affordable housing oriented towards seniors will be pursued as a priority when determining appropriate contributions pursuant to Section 37 of the *Planning Act*. It is a priority to achieve this objective through the establishment or enhancement of facilities at locations in or convenient to the Revitalization Area.

#### Urban Design Guidelines

Urban Design Guidelines contained within Chapter 5 of the Finch Warden Revitalization Study have been adopted by Council to provide detailed guidance on the design and organization of the built environment with the Revitalization Area. They include specific recommendations on site planning, building massing and design as well as public realm improvements. Consideration will be given to these guidelines during the preparation and review of development applications within this site and area specific policy area

2. Map 30, Site and Area Specific Policies, is modified by adding the lands within the Finch Warden Revitalization Area, as shown on the map above as Site and Area Specific Policy No. 347.



## Attachment 7: Development Applications Map

