

**3268 Finch Avenue East - Zoning By-law Amendment
Application - Preliminary Report**

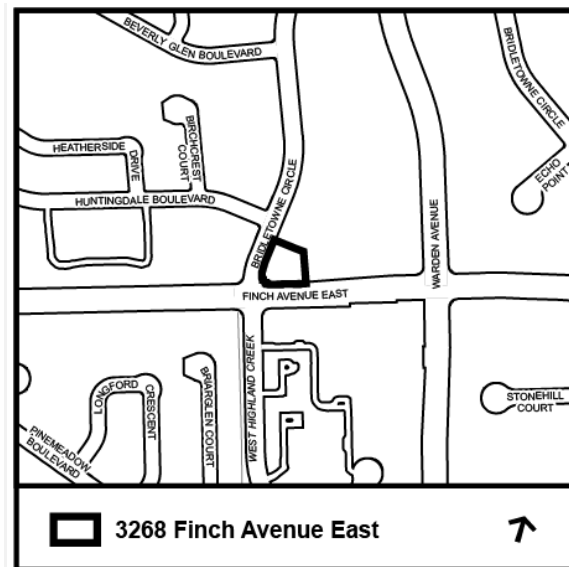
Date:	May 20, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 39 – Scarborough-Agincourt
Reference Number:	16 128441 ESC 39 OZ

SUMMARY

This application proposes to permit a 12-storey, mixed-use building containing 242 residential units, rooftop indoor amenity and at-grade retail uses. The existing commercial plaza on the site is to be demolished.

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.

This application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting will be scheduled once the issues raised during the review of the development proposal have been satisfactorily addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at [3268 Finch Avenue East together](#) with the Ward Councillor;
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and,
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There has been no active development applications on the subject lands. The Finch Warden Revitalization Study, initiated in 2008 and approved by City Council, August 27, 2010, outlined a community vision and established parameters for redevelopment/intensification of the 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 Road which are designated Mixed Use Areas in the Official Plan and have the potential for redevelopment or intensification. The subject lands are included within the area of the Finch Warden Revitalization Study. See attachment 5: Finch Warden Revitalization study area map.

Specific attention was paid to the existing context to determine appropriate densities, heights as well as to identify improvements to parks, transportation, and community and social service infrastructure for all segments of the population. The Finch Warden Revitalization Study can be found at:

<http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32292.pdf>

The Finch Warden Revitalization Study resulted in Site and Area Specific Policy 347 (SASP 347) in the Official Plan. The intent of SASP 347 is to support private and public investment in the renewal of the area. The subject site is located within the boundaries of the Finch Warden Revitalization Study area. The designation of the site is *Mixed Use* Areas in the Official Plan. Therefore, the site is shown as a potential development site under the Finch Warden Revitalization Study. SASP 347 includes Council adopted Urban Design Guidelines which provide detailed guidance on the design and organization of the built environment within the revitalization area. The guidelines provide recommendations on site planning, building massing and design as well as public realm improvements. SASP 347 requires consideration of these guidelines during the review of development applications within the policy area.

Pre-Application Consultation

A preliminary meeting was held with the applicant and City Planning staff on June 13, 2015 to discuss the proposal and the requirements for complete application submission. A pre-application consultation checklist detailing complete application submission requirements was forwarded to the applicant to assist in the submission of the rezoning application.

ISSUE BACKGROUND

Proposal

The applicant proposes to rezone the subject land in order to introduce residential uses and permit a mixed use development.

Specifically, the applicant is proposing a 12-storey mixed use building, containing 242 residential units, a rooftop indoor amenity and, at-grade retail uses. The proposed development will consist of a total gross floor area of 22 390 sq. m (241,000 sq. ft.) which represents a floor space index of 4.92. Details of the proposal are illustrated in Table-1 Summary of the Proposal.

Table-1 Summary of the Proposal

	Existing	Proposed
Site Area	4 547 sq. m. (48,943 sq. ft.)	Same
Commercial Floor Area	1,057 Sq. m (11,377 sq. ft.)	983 sq.m (10,581 sq. ft.)
Residential Floor Area	0	21 407 sq. m (230,423 sq. ft.)
Residential Units	0	242 units
Floor Space Index	0.23	4.92
Commercial Parking	48	15
Residential Parking	0	276
Bicycle Parking	0	190

Site and Surrounding Area

The subject site is located at the north/east intersection of Finch Avenue East and Bridletowne Circle, between Warden Avenue and Pharmacy Avenue. The subject lands are irregular in shape being approximately 4 547 sq. m (1.12 acres) in area. The property maintains approximately 60 metres (197 feet) of frontage onto Finch Avenue East and approximately 60 metres (197 feet) of flankage onto Bridletowne Circle. The property is currently occupied by an existing one storey retail plaza which is intended to be removed to facilitate the proposed development.

- North: Immediately north of the property is Bridletowne mall, where a rezoning application was approved to permit an expansion of the existing mall with additional retail floor area and 8 residential buildings ranging in heights from 7 to 28 storeys. Details regarding this rezoning can be found here: <http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32437.pdf>
- South: Several apartment buildings ranging in heights from 7 to 16 storeys including seniors housing, St. Paul's L'Amoreaux Complex, church and Cemetery.
- East: Bridlewood Mall (parking/loading area), further east, several apartment buildings ranging in heights from 10 to 23 storeys. In addition, there is a medical office building and small scale retail buildings at the north-east corner of Finch Avenue East and Warden Avenue. Further east staff are evaluating the merits of a 60 unit residential stacked townhouse development at 2100-2122 Bridletowne Circle. Details of this rezoning application can be found here: <http://www.toronto.ca/legdocs/mmis/2016/sc/bgrd/backgroundfile-92085.pdf>
- West: Place of worship, two 23-storey apartment buildings, detached, semi-detached and townhouse dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, 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 land is designated *Mixed Use Areas* on Map 19- Land Use Plan in the Official Plan. The designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale. The development criteria in

Mixed Use Areas includes, creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community; providing for new jobs and homes for Toronto's growing population on underutilized lands; locating and massing new buildings to provide a transition between areas of different development intensity and scale; locating and massing new buildings to frame the edges of streets and parks; providing an attractive, comfortable and safe pedestrian environment; providing good site access and circulation and an adequate supply of parking for residents and visitors; locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

Development in *Mixed Use Areas*, are evaluated against criteria, to ensure that the new development will:

- “a) 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;
- b) provide for new jobs and homes for Toronto’s growing population on underutilized lands in the Downtown, the Central Waterfront, Centres, Avenues and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.”

In addition, the Official Plan contains a comprehensive set of policies that must also be considered when assessing an application for intensification. Those policies are not confined to the specific development criteria set out in the *Mixed Use Areas* land use designation, but include all applicable policies in the Official Plan. Specifically staff would apply the relevant policies of the Plan relating to:

- Structuring Growth in the City (Land Use, Transportation, Enhancing Neighbourhoods)
- The Built Environment (Built Form, Public Realm, Public Art, Heritage)
- The Human Environment (Housing, Parks and Open Spaces and Community Services and Facilities policies)
- Building New Neighbourhoods
- The Natural Environment (Natural Heritage, Urban Forest, Environmental stresses)

The implementation policies of the Plan state, among other things, that in “considering development proposals under this Plan, the City will ensure that the intensity and scale of proposed development can be accommodated by the various components of the City’s infrastructure”. The Implementation section also includes a policy that “New development will continue to be reviewed to ensure the adequacy of social and physical infrastructure. Where appropriate, staging or phasing of new development will be provided for where infrastructure improvements are required to service anticipated growth.” In such instances, for example, an approval might be subject to an “H” removal in order to ensure that appropriate infrastructure is available when development occurs or will be available in step with new development.

Map 3 - Right-of-Way Widths Associated with Existing Major Streets – designates both Warden Avenue and Finch Avenue as Major Streets with 36 metre right-of-way widths. Map 4 – Higher Order Transit Corridors – designates McNicoll Avenue (north of the subject lands) as an east-west Transit Corridor for potential expansion. Map 5 – Surface Transit Priority Network – identifies this portion of Finch Avenue East as a “Transit Priority Segment”. Section 2.2 of the Official Plan sets out that future growth within the City should be channelled towards areas which are well served by transit, the existing road network, and which have a number of properties with redevelopment potential.

Zoning

The subject lands are zoned Community Commercial in the L’Amoreaux Community Zoning By-law No. 12466, as amended. Permitted uses within the Community Commercial Zone include: day nurseries, financial institutions, offices, places of worship, personal service shops, restaurants and retail stores. The site is subject to Exceptions 17 and 69, as outlined below. See attachment 3: Zoning.

Exception 17 permits non-accessory wall signs. Exception 69 permits a service station canopy.

The provisions of the City of Toronto new Zoning By-law No.569-2013 is not applicable.

Site Plan Control

The lands are subject to site plan control approval. To date, a Site Plan Control approval application has not been submitted. Once the application is submitted, staff will have an opportunity to review matters including grading, landscaping, street tree planting, building design and access in more detail.

Urban Design Guidelines for Mid Rise Buildings

The City's Urban Design Guidelines for Avenues and Mid Rise Buildings were approved by City Council in May 2010. The Guidelines will provide a framework on matters including building height, relationship of building to grade and the public streets and streetscapes including tree planting.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report and Tree Preservation Plan were submitted with the application and are currently under review by City Staff.

Reasons for the Application

The zoning on the subject lands does not permit residential uses. Development standards related to density, height, yard requirements and additional floor area for the proposed commercial/retail expansion would be required, should this application be approved.

Issues relating to access, traffic, building placement and built form, landscaping, lighting, privacy as well as site circulation and storm water management will be reviewed in detail during site plan approval.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning & Urban Design Justification Report
- Contaminated Site Assessment
- Storm Water Management Report
- Transportation Study
- Pedestrian Level Wind Study
- Toronto Green Standard Checklist and Statistics Template
- Geotechnical Study

A Notification of Complete Application was issued on April 1, 2016.

Issues to be Resolved

The application has been circulated to City Divisions and agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Conformity with relevant Official Plan policies and applicable provincial legislation;
- Built form and physical context issues including appropriate density and massing of building;
- Consistency with the Urban Design Guidelines contained within the Finch Warden Revitalization Study;
- Consistency with applicable performance standards outlined in the Avenues and Midrise Building Study;
- Site layout and organization and integration and transition in scale of the development within its existing and planned context
- Adequacy, appropriateness and location of outdoor amenity space
- Design of the building and its relationship to the public streets
- Appropriateness of access via gated corridors (Crime Prevention Through Environmental Design (CPTED) and functionality);
- Building block design such as prominent and decorative main entrances on the building façade;
- Appropriate pedestrian connections;
- Assessment and location of on-site parking, including visitor parking and loading (at-grade vs. below grade vs. enclosed integrated) and ramp location;
- Sufficient provision of large growing shade trees and appropriate soil volumes and tree replacement and protection;
- Parkland dedication;
- Section 37 discussions;
- Vehicular access and commercial parking supply;
- On-site circulation; and
- Unit mix.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

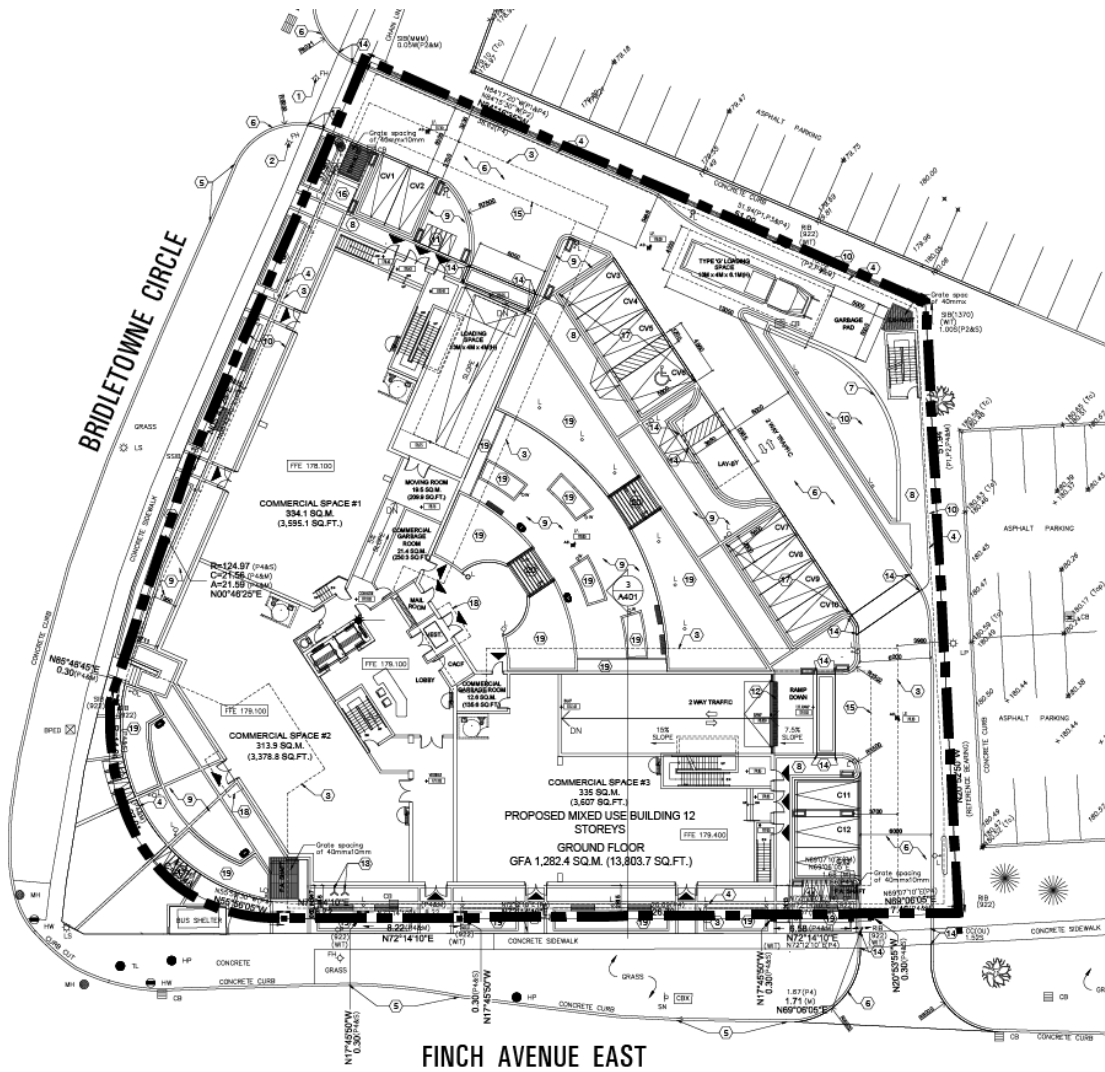
Attachment 2: Elevations [as provided by applicant]

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Finch Warden Revitalization Study Area map

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

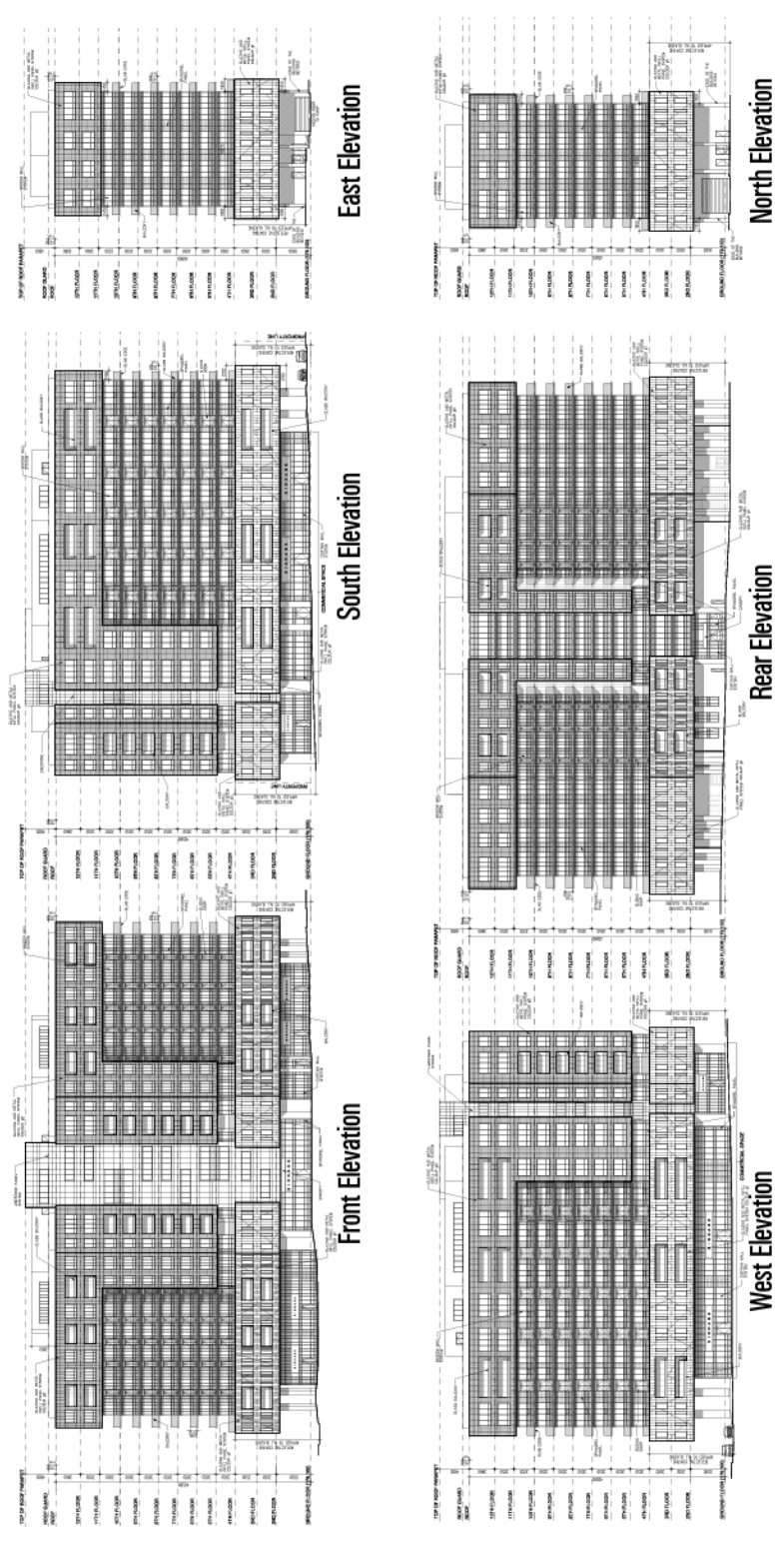
Not to Scale 

03/29/16

3268 Finch Avenue East

File # 16 128441 ESC 39 0Z

Attachment 2: Elevations



Elevations
Applicant's Submitted Drawing
Not to Scale
03/29/16

3268 Finch Avenue East
File # 16 128441 ESC 39 0Z

Attachment 3: Zoning



3268 Finch Avenue East

Zoning By-Law No. 569-2013

File # 16 128441 ESC 39 02

Location of Application

See Former City of Scarborough
L'Amoreaux Community Bylaw No. 12466

RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment
CL Commercial Local

CR Commercial Residential
IPW Institutional Place of Worship
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation

A Apartment Residential
CC Community Commercial
I-SW Institutional - Social Welfare
SC School

Not to Scale
Extracted: 03/29/2016

Attachment 4: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	16 128441 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	March 16, 2016

Municipal Address: 3268 FINCH AVE E
 Location Description: PLAN M1391 PT BLKS P J X RP 66R12654 PARTS 1 TO 4 **GRID E3901
 Project Description: The applicant is proposing a 12-storey mixed use building with rooftop indoor amenity and at-grade retail uses.

Applicant:	Agent:	Architect:	Owner:
M BEHAR PLANNING & DESIGN INC			2306986 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Community Commercial	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	4546	Height:	Storeys:	12
Frontage (m):	0		Metres:	40.56
Depth (m):	0			
Total Ground Floor Area (sq. m):	2272.1			Total
Total Residential GFA (sq. m):	21407		Parking Spaces:	281
Total Non-Residential GFA (sq. m):	983		Loading Docks	0
Total GFA (sq. m):	22390			
Lot Coverage Ratio (%):	50			
Floor Space Index:	4.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m): 21407	0
Bachelor:	7	Retail GFA (sq. m): 983	0
1 Bedroom:	125	Office GFA (sq. m): 0	0
2 Bedroom:	103	Industrial GFA (sq. m): 0	0
3 + Bedroom:	7	Institutional/Other GFA (sq. m): 0	0
Total Units:	242		

CONTACT: PLANNER NAME: Renrick Ashby, Senior Planner
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Attachment 5: Finch Warden Revitalization Area Map

