



STAFF REPORT ACTION REQUIRED

121, 123, 125 and 127 Finch Avenue East - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report

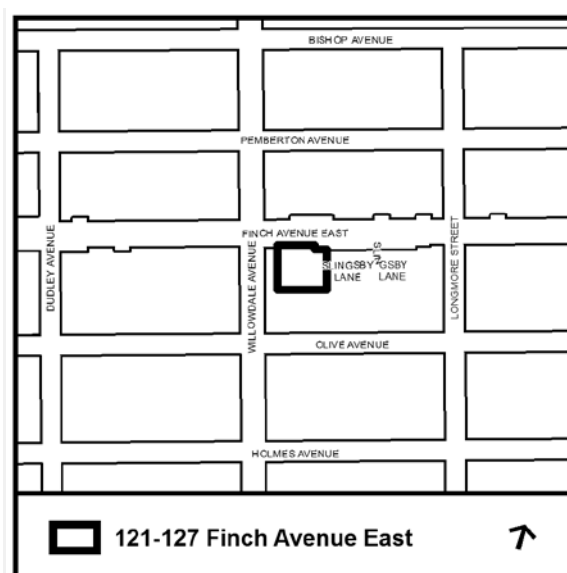
Date:	August 9, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	17 172360 NNY 23 OZ

SUMMARY

This application proposes 38 three-storey (plus roof top stair enclosures) stacked, back-to-back townhouses with 63 underground parking spaces at 121, 123, 125 and 127 Finch Avenue East.

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.

A final report and public meeting under the *Planning Act* will be scheduled following the community consultation process and the resolution of outstanding issues, provided the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 121, 123, 125 and 127 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.
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

A 2015 consent application proposed to sever 125 Finch Avenue East into two residential building lots. The westerly lot proposed a frontage of 6.78 metres and a lot area of 297.4 square metres. The easterly lot proposed a frontage of 6.78 metres and a lot area of 297.4 square metres. A new, three-storey residential dwelling was proposed for each lot. Planning staff recommended refusal and the application was deferred sine die by the Committee of Adjustment, but not closed.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on November 17, 2016 to discuss complete application submission requirements. Issues with the application were discussed at the meeting.

ISSUE BACKGROUND

Proposal

This application proposes stacked, back-to-back townhouse units with a height of 3-storeys (plus roof top stair enclosures) and 10.8 metres (plus an additional 2.44 metres for the stair enclosures that access the roof decks). A total of 4,058 square metres of gross floor area (including the basement level) is proposed, resulting in a density of 1.54 (including the land within a previous 4.89-metre road widening at 127 Finch Avenue East and the land within a planned 4.89-metre road widening along 121 – 125 Finch Avenue East).

A total of 38 residential units are proposed in 2 blocks arranged perpendicular to Finch Avenue East. Of the 38 units, 24 would be 2-bedroom units, 12 would be 3-bedroom units and 2 would be 4-bedroom units. Each dwelling unit would be two levels and would have direct access from the outside by private entrances. Four 1.5-metre wide

walkways oriented north-south would provide pedestrian access to most unit entrances. Two of the walkways would abut either side of the private driveway and the other two walkways would be located along the west and east edges of the site. The walkways would loop around the north and south ends of the proposed townhouse blocks. Four dwelling entrances are proposed in the north ends of the blocks, facing Finch Avenue East (see Attachment 1: Site Plan).

Private outdoor amenity space for individual units is proposed through basement level patios for the lower units (at their main entrances) and roof decks for the upper units. Two common outdoor amenity spaces are proposed behind the townhouse blocks with a total area of 120 square metres.

The applicant is proposing a 4.89-metre road widening along Finch Avenue East. After the required road widening along Finch Avenue East, the proposed townhouse blocks would have a front yard setback of 1.5 metres, a westerly side yard setback of 4.5 metres, an easterly side yard setback of 5.5 metres and a rear yard setback of 8.3 metres. The facing distance between the townhouse blocks would be 13.7 metres. A 45-degree rear angular plane is proposed to push the massing of the buildings toward Finch Avenue East.

Vehicular access would be from Finch Avenue East by a 6-metre wide, private drive aisle located between the two blocks of townhouses. A type G loading space is proposed at the rear of the property. A 0.75-metre landscape strip is proposed along the southerly lot line. Parking is proposed in a single-level underground garage and would be accessed by a ramp at the rear of the property. The underground garage would contain 59 parking spaces for residents and an additional 4 parking spaces for visitors. There are 8 short-term bicycle parking spaces proposed at grade in the rear yard and 11 long-term bicycle parking spaces proposed in a room in the underground parking garage.

Site and Surrounding Area

The site has a 54.2-metre frontage on Finch Avenue East, a depth of 43.9 metres and an area of 0.26 hectares. The site is an assembly of 4 properties. Each individual property contains one 1.5-storey single detached dwelling. The grade of the site is generally flat, with some gentle sloping to the south. Vegetation exists sporadically through the site.

Land uses surrounding the site are as follows:

North: 1 to 2-storey single detached dwellings and 3-storey townhouses.

East: a 2-storey semi-detached dwelling immediately to the east, 1 to 2-storey single detached dwellings, containing a mix of residential and commercial uses, 2-storey semi-detached dwellings and 3-storey townhouses.

South: 1 to 2-storey single detached dwellings on Olive Avenue.

West: a 1-storey cat hospital immediately to the west and 1 to 2-storey single detached dwellings, containing a mix of residential and commercial uses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The subject lands are designated *Neighbourhoods* in the Official Plan (Map 16) which are physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. 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*.

The Healthy Neighbourhood policies of the Plan (Section 2.3.1) also state that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

The Official Plan contains specific development criteria related to lands designated *Neighbourhoods*. Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood.

The prevailing building type will be the predominant form of development in the neighbourhood. Some Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.

This portion of Finch Avenue East is identified on Map 2 of the Official Plan as Avenues. Avenues are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents.

The Official Plan also contains built form policies that apply to this development. 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 creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objective of this Plan, while providing adequate light and privacy, amongst other things. In addition, new development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and will improve the safety and attractiveness of adjacent streets, parks and open spaces.

Central Finch Area Secondary Plan

The subject property is designated *Neighbourhood 'A'* in the Central Finch Area Secondary Plan. The *Neighbourhood 'A'* 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 on Finch Avenue, the maximum density permitted is 1.25 times the lot area (FSI), with a maximum height 3 storeys or 10 metres, whichever is the lesser.

To buffer the abutting residential neighbourhoods from the effects of redevelopment in the Central Finch Area, the Secondary Plan contains provisions that require buildings to be set back a minimum 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 (35-degree angular plane). 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 reduction of driveways accessing Finch Avenue. The Secondary Plan also encourages redevelopment that is compatible with surrounding residential areas while contributing to a strong and attractive pedestrian oriented street edge. Landscaping should also be utilized to define the site and protect existing trees or provide for an abundance of additional replacement trees and greenery.

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at:

<http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Zoning

The subject lands are zoned One-Family Detached Dwelling Sixth Density Zone (R6) in former City of North York Zoning By-law No. 7625. The R6 zone permits single detached dwellings and accessory uses. The subject lands are not included in City of Toronto Zoning By-law 569-2013.

Site Plan Control

The proposed development is subject to Site Plan Approval. A Site Plan Control application has not yet been submitted.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. The applicant has advised that a number of private trees will be required to be removed, but no street trees. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

Reasons for the Application

An amendment to the Central Finch Area Secondary Plan is required as the Plan permits a maximum height of 3-storeys or 10 metres, whichever is less. The proposed townhouse units are 3 storeys and 10.8 metres in height, plus an additional 2.44 metres for the stair enclosures that access the roof decks. In addition, the maximum density permitted is 1.25 times the lot area (FSI) within a *Neighbourhood 'A'*. The application proposes an FSI of 1.54.

An amendment to former City of North York Zoning By-law No. 7625 is required as the R6 zone does not permit the proposed townhouse units. A rezoning application is required to implement the necessary zoning standards that would implement the new development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report;
- Draft Zoning By-law and Official Plan Amendments;
- Public Consultation Plan;
- Arborist Report;
- Functional Servicing Report (including stormwater);
- Geotechnical Study;
- Hydrogeological Review; and
- Toronto Green Standard Checklist.

A Notification of Incomplete Application issued on June 30, 2017 identifies a Rental Housing Demolition and Conversion Declaration of Use and Screening Form required for a complete application submission.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Appropriateness of the layout of the site, the organizational layout of buildings and the proposed setbacks;
- Appropriateness of the proposal's height, scale, massing and fit within the existing and planned context;
- Compatibility to the massing and design criteria in the Central Finch Area Secondary Plan including angular plane, setbacks, height, and density;
- Whether or not there are existing rental units on the site;
- The potential for consolidation with the lot immediately to the west and the lot immediately to the east;
- Adequacy of the proposed outdoor amenity space on site;
- Suitability of the width of walkways on site;
- Appropriateness of the rear landscape strip;
- Adequate screening of servicing and amenity areas;
- Assessment of the parking ramp, loading space, garbage storage area and pickup;
- Assessment of site servicing including stormwater management;
- Overlook and privacy impacts, in particular with regards to the roof decks;
- Tree preservation;

- Appropriate landscaping, building design, and massing to ensure an attractive street edge along Finch Avenue East;
- The proposed supply of bicycle parking spaces; and
- Potential traffic impacts on the surrounding road network.

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

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: North (Finch Avenue East) Elevation

Attachment 2b: South (rear) Elevation

Attachment 2c: West Elevation

Attachment 2d: East Elevation

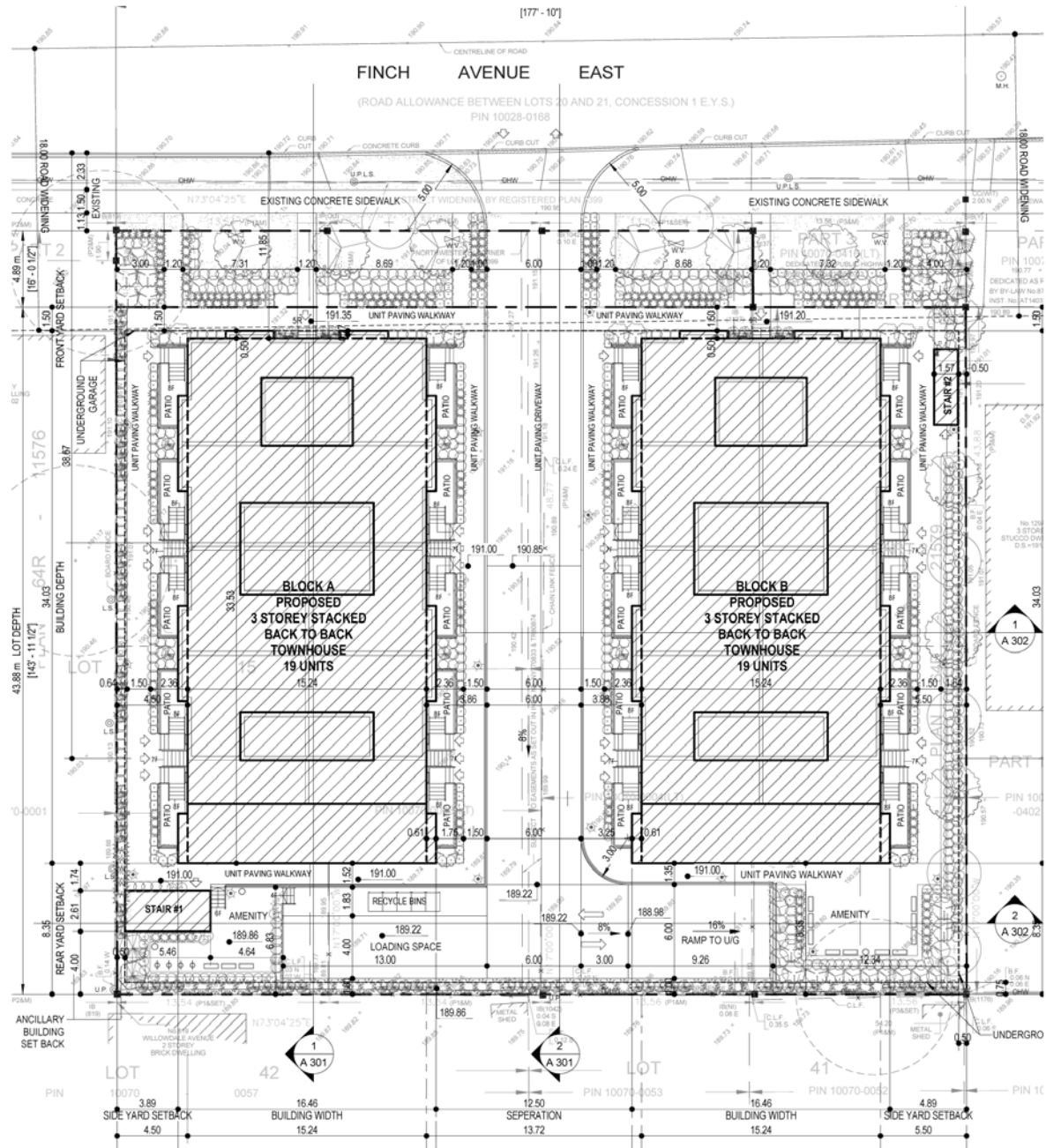
Attachment 3a: Former City of North York Zoning By-law 7625

Attachment 3b: City of Toronto Zoning By-law 569-2013

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

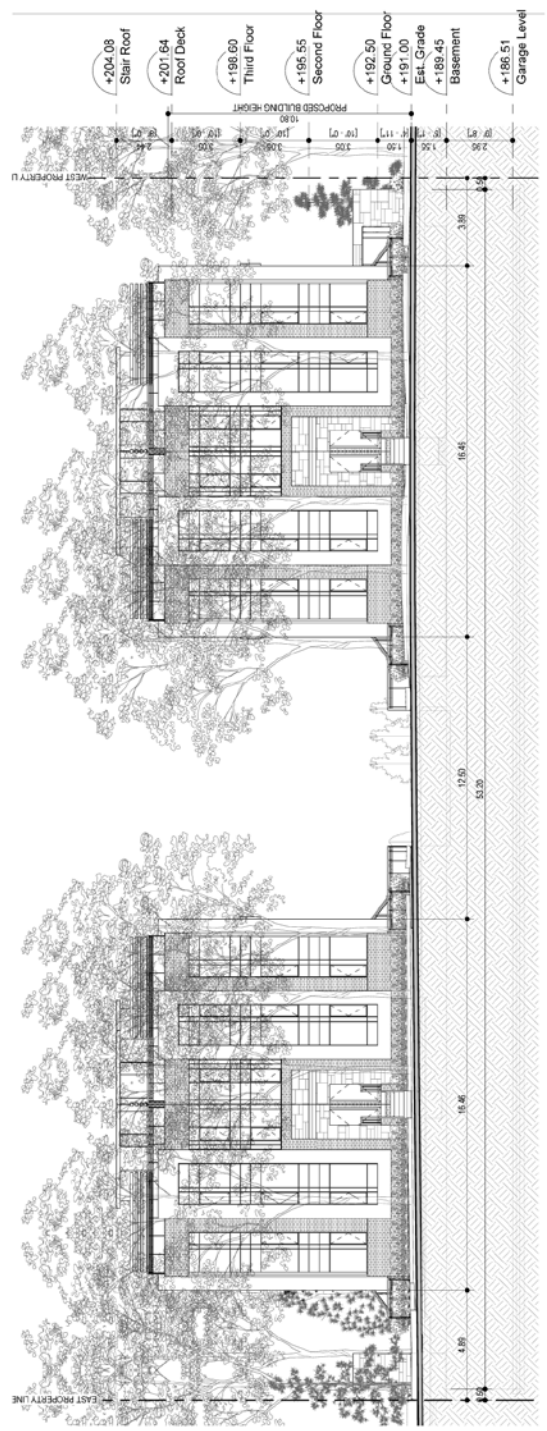
Not to Scale
06/08/2017



121-127 Finch Avenue East

File # 17 172360 NNY 23 0Z

Attachment 2a: North (Finch Avenue East) Elevation



121-127 Finch Avenue East

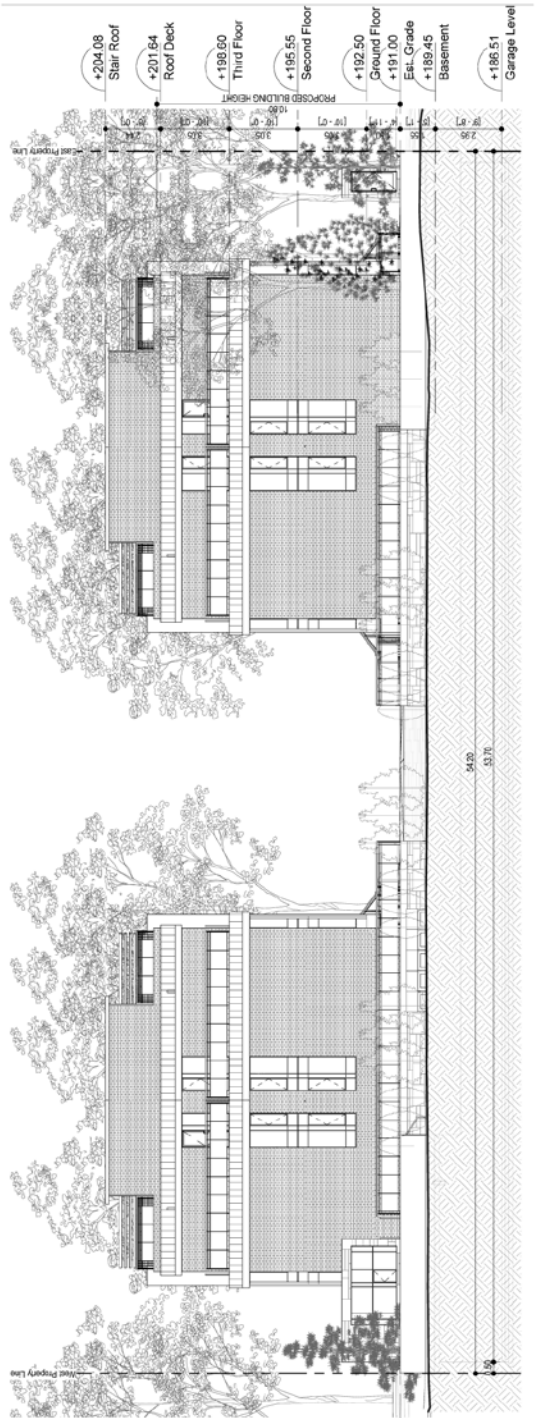
North (Finch Ave.) Elevation

Applicant's Submitted Drawing

Not to Scale
06/08/2017

File # 17 172360 NNY 23 0Z

Attachment 2b: South (rear) Elevation



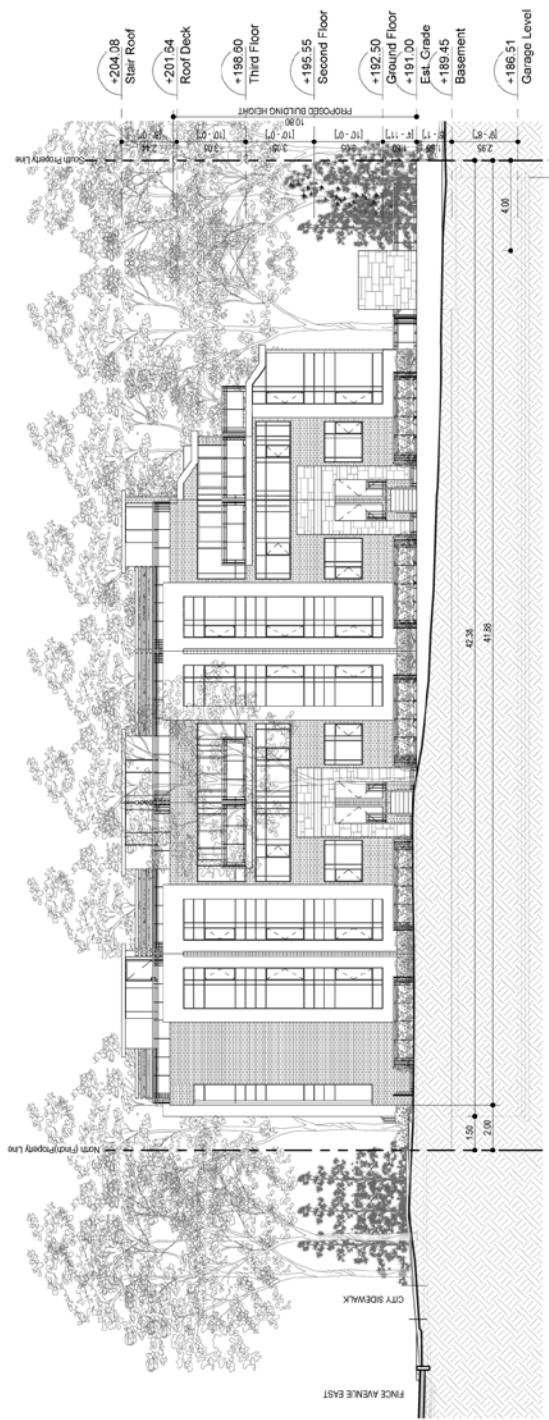
121-127 Finch Avenue East

South Elevation
Applicant's Submitted Drawing

Not to Scale
06/08/2017

File # 17 172360 NNY 23 0Z

Attachment 2c: West Elevation



121-127 Finch Avenue East

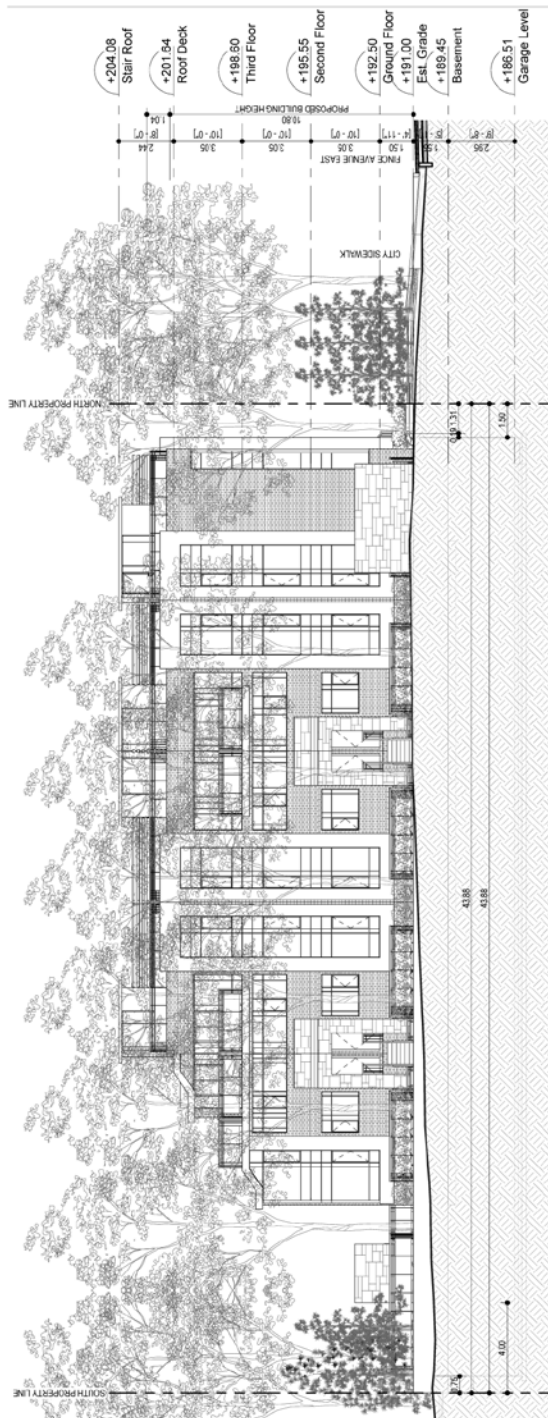
West Elevation

Applicant's Submitted Drawing

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06/08/2017

File # 17 172360 NNY 23 0Z

Attachment 2d: East Elevation



East Elevation

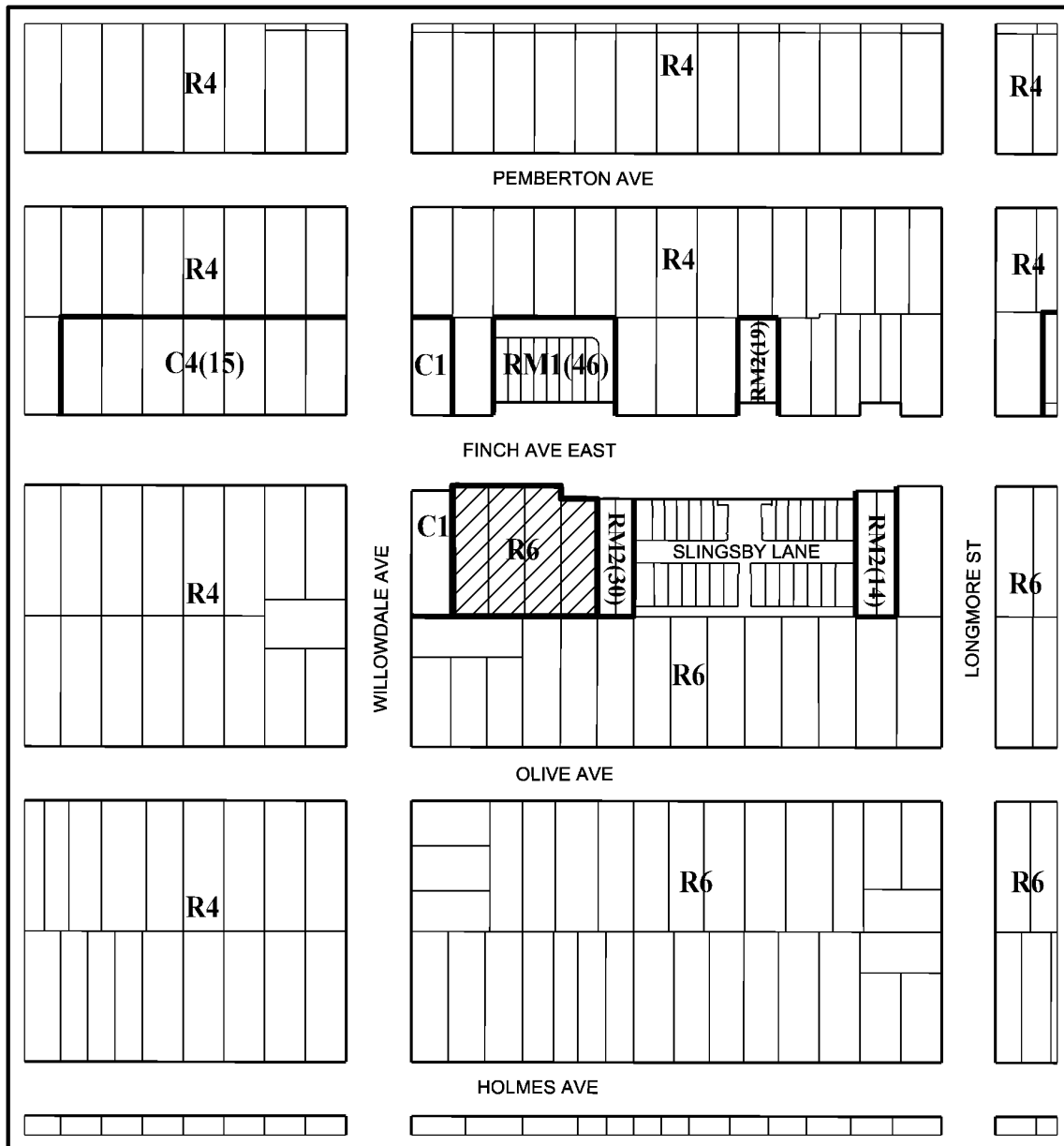
121-127 Finch Avenue East

Applicant's Submitted Drawing

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06/08/2017

File # 17 172360 NNY 23 0Z

Attachment 3a: Former City of North York Zoning By-law 7625



Zoning By-Law No. 7625

121-127 Finch Avenue East

File # 17 172360 NNY 23 0Z



Location of Application

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

C1 General Commercial Zone

C4 Mixed Use Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



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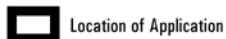
Attachment 3b: City of Toronto Zoning By-law 569-2013



Zoning By-Law No. 569-2013

121-127 Finch Avenue East

File # 17 172360 NNY 23 02



Location of Application

RD Residential Detached



See Former City of North York By-Law No. 7625

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

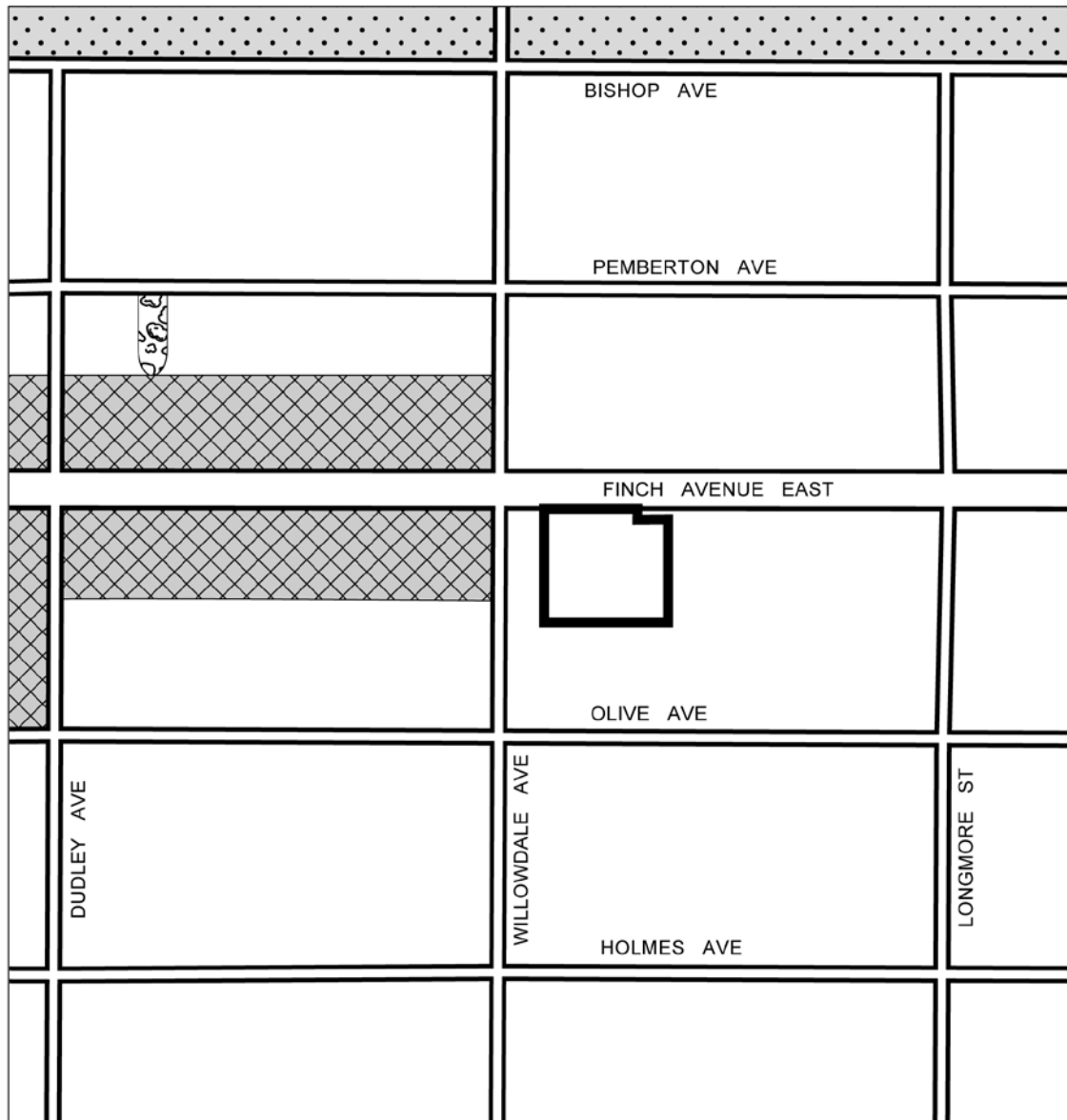
C1 General Commercial Zone

C4 Mixed Use Commercial Zone



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Attachment 4: Official Plan



Toronto
Extract from Official Plan

121-127 Finch Avenue East

File # 17 172360 NNY 23 02



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06/09/2017

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 172360 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 2, 2017
Municipal Address:	121, 123, 125, 127 FINCH AVENUE EAST		
Location Description:	PLAN 2399 PT LOT 16 RP 66R21579 PARTS 1 2 AND 5 **GRID N2303		
Project Description:	Two 3-storey blocks (plus roof decks) of stacked, back-to-back townhouses, with a total of 38 units and 63 underground parking spaces.		

Applicant:	Agent:	Architect:	Owner:
Gagnon Walker Domes LTD. 21 Queen Street East #500, Brampton, ON L6W 3P1	Richard Domes 21 Queen Street East #500, Brampton, ON L6W 3P1	Taes Architects INC. 12 Upjohn Road Toronto, ON M3B 2V9	2524390 ONTARIO INC. 121 Finch Avenue East Toronto, ON M2N 4R6

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	2577	Height:	Storeys:	3 (plus roof deck)
Frontage (m):	54.2		Metres:	10.8
Depth (m):	48.77			
Total Ground Floor Area (sq. m):	1065.3			Total
Total Residential GFA (sq. m):	4058		Parking Spaces:	63
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4058			
Lot Coverage Ratio (%):	41.3			
Floor Space Index:	1.57			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4058	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	24 (63%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	14 (37%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	38			

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