

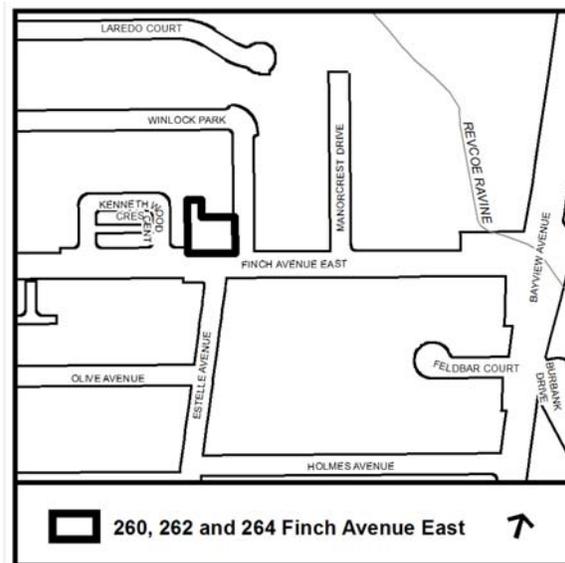
260, 262 and 264 Finch Avenue East – Official Plan Amendment and Zoning By-law Amendment – Request for Direction Report

Date:	April 12, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	16 205578 NNY 24 OZ

SUMMARY

An appeal has been filed for Official Plan and zoning by-law amendment applications to the Local Planning Appeal Tribunal (LPAT) due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act* (LPAT Case No. MM170081). A Preliminary Hearing has been scheduled for July 10, 2018. In advance of this Preliminary Hearing the applicant has submitted a with prejudice settlement offer (a public settlement offer) which is reviewed in this report.

The applications propose to amend the former City of North York Zoning By-law 7625 at 260, 262 and 264 Finch Avenue East to permit a townhouse development. Since filing the application, amendments have been made to the proposal and a total of thirty, two bedroom townhouse units are now proposed with a total gross floor area of approximately 2767 square metres. This would result in a Floor Space Index (FSI) of 1.18 times the area of the lot. Thirty parking spaces for residents are proposed below-grade while two visitor parking spaces are proposed at-grade. As a result of the modifications, an Official Plan amendment is no longer required.



This report recommends that the City Solicitor, together with City Planning and other appropriate staff, attend the LPAT hearing in support of the with prejudice settlement offer.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with City Planning and other appropriate staff, to attend any LPAT hearings in support of the zoning by-law amendment contained in the with prejudice settlement offer.
2. Should the LPAT approve the application, City Council authorize the City Solicitor to request that the LPAT withholds its final Order(s) approving the applications until such time as the Tribunal has been advised by the City Solicitor that the proposed zoning by-law amendment is in a form satisfactory to the City.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The application was received on August 11, 2016 and on November 15, 2016 North York Community Council adopted a Preliminary Report on the application. Community Council directed that City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given in accordance with the regulations under the *Planning Act*.

The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-97826.pdf>

ISSUE BACKGROUND

Proposal

Original Proposal

The application originally proposed twenty-four stacked, back-to-back townhouse units, consisting entirely of three bedroom units. The buildings would have been three to four storeys in height (11.06 metres). Surface parking was proposed at the rear of the property with access from Winlock Park, with a total of twenty-five parking spaces along the property line abutting 43 Winlock Park (fourteen spaces) and along the west property line of the subject site (eleven spaces). A single visitor parking space was proposed, while the remaining twenty-four spaces were proposed as resident parking.

Not accounting for the required road widening along Finch Avenue East, the proposed building would have had a front yard setback to the current property line of 5.05 metres; approximately 2.15 metres from the west lot line; approximately 2.16 metres from the

east lot line; and approximately 36 metres from the rear lot line. The proposed front yard setback would have been reduced by 4.89 metres for the required road widening along Finch Avenue East, resulting in a setback of 0.16 metres. A setback of approximately 16.77 metres was proposed to the south lot line of 43 Winlock Park, while a setback of approximately 35.99 metres was proposed to the northerly most portion of the rear lot line.

The building would have had a total gross floor area of 3353.57 square metres and a FSI of 1.43 times the area of the lot as determined by former City of North York Zoning By-law No. 7625. The original site plan is provided as Attachment 1.

With Prejudice Settlement Offer

The applicant has amended the proposal in response to staff and community comments. The applications now propose thirty stacked, back-to-back townhouse units fronting onto Finch Avenue East and a landscaped rear yard. The parking has been relocated from the rear of the site to underground, accessed by a car elevator from Winlock Park. The space previously occupied by driveway and parking spaces is now primarily landscaped outdoor amenity space for the residents of the development, preserving the large mature tree on the site. Two surface visitor parking spaces and two visitor parking spaces in the underground garage are proposed.

Overall, the massing of the proposed building has been reduced in size from approximately 3353 square metres to 2767 square metres. This reduction in gross floor area results in a reduced FSI of 1.18, originally proposed at 1.43 times the area of the lot. The revised buildings would have a front yard setback of 1.05 metres, a rear yard setback of at least 16.77 metres, and east and west side yard setbacks of 6.25 and 2.14 metres, respectively.

The applicant also now proposes to shift the municipal sidewalk along Winlock Park further to the east in order to provide additional soft landscaping for the existing trees to be preserved along the lot line. See Attachment 2 for the proposed site plan.

A comparison of key statistics of the original proposal and the with prejudice settlement offer is provided in the table below:

	Original Application	With Prejudice Settlement Offer
Number of Units	24	30
Gross Floor Area (m ²)	3353.57	2767.52
Floor Space Index (FSI)	1.43	1.18
Average Unit Size (m ²)	124.4	89.7
Number of Bedrooms	3	2
Height (storeys)	3-4	3
Height (m)	11.06	9.96
Resident Parking	24 (at grade)	28 (below grade)
Visitor Parking	1 (at grade)	4 (2 at grade, 2 below grade)
Total Parking	25	32

Site and Surrounding Area

The subject site is comprised of three properties municipally known as 260, 262 and 264 Finch Avenue East and is located at the northwest corner of Finch Avenue East and Winlock Park, approximately 300 metres west of Bayview Avenue. It is L-shaped and measure approximately 2345 square metres in area with 51.8 metres of frontage along Finch Avenue East and 39.62 metres of frontage along Winlock Park. The site slopes to the east and to the rear and there are a number of mature trees on site. Both 262 and 264 Finch Avenue East have a depth of 39.5 metres, whereas 260 Finch Avenue East is deeper, measuring 58.85 metres.

Abutting uses are as follows:

North: Single detached residential dwellings;

South: Single detached residential dwellings along the south side of Finch Avenue East;

East: Single detached residential dwellings and a 2-storey seniors' residence (Carefree Lodge) east of Winlock Park; and

West: To the immediate west, a 58-unit, 4-storey residential townhouse development accessed via a network of public streets. Further west is the Willowdale Evangelical Church, a number of recently built townhouse developments, and single detached residential dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (PPS) 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 PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) 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 PPS 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.

Staff reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Map 16 of the Toronto Official Plan designates the subject site as *Neighbourhoods*. The key policy of the Plan is to ensure that new development will respect and reinforce the existing physical character of the neighbourhood. Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*.

Neighbourhoods are made up of a variety of lower scale buildings including detached houses, semi-detached houses, townhouses, as well as walk-up apartments. The Plan identifies these established areas as “physically stable” in which development “will respect and reinforce the existing physical character of the neighbourhood”.

Section 4.1.5 of the Official Plan provides development criteria for *Neighbourhoods* and 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, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood."

Map 16 of the Toronto Official Plan also designates Finch Avenue East as a major street. Map 3 – Right-of-Way Widths Associated with Existing Major Streets of the Official Plan requires a right-of-way width of thirty-six metres for Finch Avenue East.

Section 2.2.3(b) of the Official Plan relates to the City's transportation network and provides for acquiring lands beyond the right-of-way widths shown on Map 3 and Schedule 1 to accommodate necessary features such as embankments, grade separations, additional pavement or sidewalk widths at intersections, transit facilities or to provide for necessary improvements in safety, universal accessibility or visibility in certain locations.

The Official Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/introduction.htm.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) 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*. OPA 320, as approved by Council, is available on the City's website at

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

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.

Central Finch Area Secondary Plan

The subject property is also located within the Central Finch Area Secondary Plan, and has dual designations within the Secondary Plan. The southerly portion of the lands fronting on the north side of Finch Avenue East are designated *Neighbourhood 'A'* and the northerly portion of the lands are designated *Neighbourhood 'B'*.

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 thirty metres of frontage or more on Finch Avenue, such as the subject lands, the maximum density permitted is 1.25 times the lot area, with a maximum height of three storeys or ten metres, whichever is the lesser.

The *Neighbourhood 'B'* designation similarly provides for single detached and multiple-unit residential uses, public parks and recreational facilities and places of worship. The maximum height in this designation is three storeys or ten metres, whichever is the lesser, and the maximum permitted density is 1.0 times the lot area.

For sites that have more than one land use designation, such as the subject lands, the Central Finch Area Secondary Plan provides for the following:

- Density from any portion of the site may be used on any other portion, except that density derived from any portion designated *Neighbourhood 'B'* may be assigned to the balance of the site but not vice versa;
- Required parking for uses located on any portion of the site may be located on any other portion, and
- Offices and retail and service commercial uses may not be located on any portion of the site designated *Neighbourhood 'A'* or *Neighbourhood 'B'*.

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 seventy percent of the horizontal distance from that boundary. The Secondary Plan also requires privacy fencing and a 1.5 metre landscape strip along the property lines abutting adjacent residential neighbourhoods.

The Secondary Plan encourages the consolidation of lots and the 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.

The Central Finch Area Secondary Plan is available at <https://www.toronto.ca/wp-content/uploads/2017/11/8840-cp-official-plan-SP-22-CentralFinch.pdf>.

Zoning

The subject lands are zoned One-Family Detached Dwelling Third Density Zone (R3) in the former City of North York By-law 7625. This zone only permits two-storey single detached residential dwellings and accessory uses.

City of Toronto Zoning By-law No. 569-2013 does not apply to the subject lands. By-law 569-2013 can be found at <http://www.toronto.ca/zoning>.

Site Plan Control

The proposed development is subject to Site Plan Control under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act* and an application has been filed (File no. 17 184059 NNY 24 OZ). This application has also been appealed. Staff will work with the applicant to address the outstanding site plan details, such as tree protection, landscaping, sidewalk construction and other design elements in advance of the hearing scheduled for July 10, 2018.

Townhouse and Low-rise Apartment Guidelines

City staff recently drafted City-wide design guidelines for townhouses and low-rise developments. These new Townhouse and Low-rise Apartment Guidelines, are intended to replace the Infill Townhouse Guidelines (2003). As with the Infill Townhouse Guidelines, using these guidelines in the review of an application is appropriate when the proposed built form meets the City's Official Plan policies. At City Council's meeting of March 26 and 27, 2018 City Council adopted the guidelines and directed staff to use them for "the evaluation of current and new townhouse" development applications. City Council's decision can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.5>.

Tree Preservation

The City's Street Tree By-law and the Private Tree By-law, Municipal Code Chapter 813, Trees, Articles II and III apply to the site. Tree by-laws to protect and preserve trees on City and private property have been established in order to attempt to retain as much crown cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing site plans, and whenever possible, buildings and driveways are to be diverted around trees.

Community Consultation

A community consultation meeting on the original proposal was held February 21, 2017 with approximately seventy-five members of the public in attendance, the local ward

councillor, City staff and the applicant. In addition to the feedback received at the community consultation meeting, staff have received written correspondence from members of the public regarding the proposed development. This written correspondence is primarily based on the original proposal rather than the with prejudice settlement offer made by the applicant.

Residents had a number of common concerns with the original proposal, namely unit type, density, height, number of parking spaces and the preservation of existing trees. Residents felt that stacked, back-to-back townhouses were not an appropriate unit type for the site and that it resulted in an overall density that was too high for the site. Further, it was felt that the height of the proposed development was too high and that not enough parking spaces were being provided for the site.

The feedback from area residents was taken into consideration as well as comments provided to the applicant by City staff. As a result, the applicant has made the changes discussed above which improve the site organization, height and density of the proposal. These changes are reflected in the with prejudice settlement offer received by the City on February 12, 2018.

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS states that planning authorities shall identify appropriate locations for intensification and that an appropriate range and mix of housing types and densities are provided.

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. The policies contained in the Growth Plan are to be read in conjunction with all applicable provisions of the PPS.

The PPS and Growth Plan set high level planning policies with a broad scope. The City of Toronto is a development area in its entirety and infill development is encouraged under these policies. The PPS states in Section 4.7 that the most important method of implementing the policies is a municipality's Official Plan, which guides the method of intensification and where it should be focused. The Secondary Plan provides a clear vision for the site which includes multiple-unit residential uses subject to built form criteria and maximum densities. The proposal has been revised through the with prejudice settlement offer to be consistent with the Official Plan and the Secondary Plan. The revised proposal is consistent with the PPS and conforms to the Growth Plan. A discussion on conformity with the Secondary Plan follows below.

Official Plan Amendment

The applicant filed an application to amend the Official Plan as the original proposed development did not meet the policies of the Central Finch Area Secondary Plan. The Secondary Plan permits a maximum height of three-storeys or ten metres, whichever is less. The proposed building must also fall under an angular plane measured from the abutting property line, as detailed in Policy 3.1.

As discussed above, the application originally proposed buildings of three to four storeys up to 11.06 metres in height. The townhouses proposed as part of the with prejudice settlement offer would be three storeys, 9.96 metres in height and not penetrate into the angular plane.

The application to amend the Official Plan was also required as the original proposal had a FSI greater than that permitted in the Secondary Plan. The maximum permitted FSI in the Secondary Plan is 1.25 for the majority of the site as discussed above. The development proposed in the with prejudice settlement offer has a FSI of 1.18 times the area of the lot, meeting the Secondary Plan density policy.

As a result of the changes, the Official Plan amendment is no longer required as the proposal meets the policies of the Central Finch Area Secondary Plan.

Density and Height

Staff, as well as residents through the community consultation process, identified the originally proposed density and height as being a concern. The applicant has since reduced both of these to be in keeping with the policies of the Central Finch Area Secondary Plan. The Secondary Plan provides the vision for the area and site and as the development is now in keeping with those policies, the proposed height and density are appropriate.

Site Organization and Layout

The original application proposed townhouses in a similar configuration, to that being proposed in the settlement offer: a singular block of townhouses fronting onto Finch Avenue East and the rear yard of the site. Previously however, the rear yard was used for surface parking and an access driveway to the parking. This necessitated the removal of several large, mature trees and resulted in parking spaces being located along the lot lines abutting existing residential uses. The parking has now been relocated underground allowing for the rear yard to be landscaped, maintaining the mature trees, providing a more appropriate relationship to the abutting properties and creating significant outdoor amenity space for residents. Further, the overall massing of the building has been reduced, resulting in a more appropriately sized building for the site. Reducing the overall size of the building has allowed for increased landscaping at the corner of Finch Avenue East and Winlock Park which provides additional soil volumes for the existing trees located along the property line.

Tree Preservation

Central to the site are two mature black walnut trees, inventoried in the Arborist Report as Trees 22 and 23. These trees are large, with diameters of seventy-six and 110 centimetres and are in good health. Originally, the applicant was proposing to remove the trees as they were in conflict with the proposed buildings and driveway. Staff required the applicant to preserve the trees and the revised proposal retains the trees on site. Through the Site Plan process tree protection zones will be secured on the approved drawings.

There are fourteen City owned trees adjacent to the site on Winlock Park. These Norway spruce trees (inventoried as Trees 1, 3, 5 to 13 and 19 to 21) are also proposed to be protected. This includes moving the sidewalk further to the east to allow for a greater open space between the sidewalk and the trees. This will require a curb extension, reducing the pavement width of Winlock Park near the intersection; this curb extension has been reviewed by Transportation Services staff who will secure the construction details as part of the Site Plan Control process. The applicant is expected to pay for the cost to relocate the sidewalk. This addresses City staff's comments regarding protection of these trees.

As part of the Site Plan Control process, the applicant will need to identify the appropriate tree protection zones for tree protective fencing to be installed. No construction materials are allowed within these zones in order to protect the trees during the construction process.

Parking

The applicant is now providing thirty parking spaces in an underground garage, accessed by a car elevator. Also proposed are two visitor parking spaces at grade and two visitor parking spaces in the garage below grade, also accessed by the car elevator, for a total of 32 parking spaces on-site. Transportation Services staff are satisfied with this parking supply and configuration.

Townhouse and Low-rise Apartment Guidelines

Staff have reviewed the revised proposal in light of the recently adopted Townhouse and Low-rise Apartment Guidelines. The overall design of the proposal meets the intent of the guidelines including the criteria regarding issues such as building types, outdoor amenity, fit and transition, and streetscape.

Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 to 1.56 hectares of local parkland per 1000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Municipal Code, staff recommend that the applicant satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as the required 208 square metre park is not of a suitable size to develop a programmable park.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first building permit.

Conclusion

The modifications made to the proposal in the with prejudice settlement offer address the concerns staff had with the proposal. The development now meets the policies of the Central Finch Area Secondary Plan, fits with its surrounding context and represents good planning. The revisions have reduced the overall density on the site, lowered the proposed building height, increased setbacks, relocated the parking underground, preserved the mature trees on site and provided landscaped open space as significant outdoor amenity space for residents. Additionally, the proposal now reflects the intent of the new Townhouse and Low-rise Apartment Guidelines. As a result, it is recommended that the City Solicitor and appropriate staff attend any LPAT hearing in support of the zoning by-law amendment application in its current form.

CONTACT

Guy Matthew, Senior Planner
Tel. No. (416) 395-7102
Fax No. (416) 395-7155
E-mail: Guy.Matthew@toronto.ca

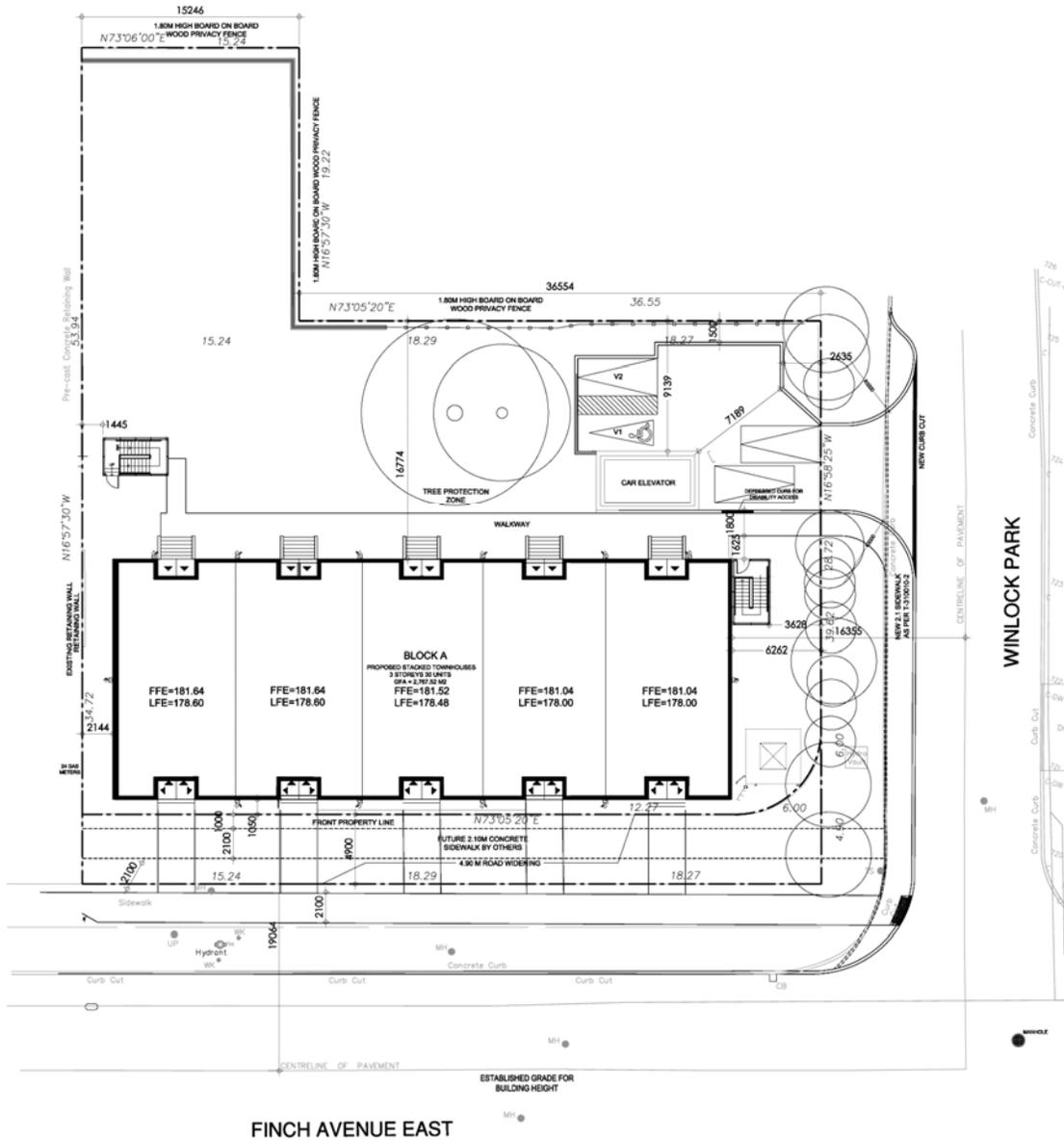
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1:	Original Site Plan
Attachment 2:	With Prejudice Settlement Offer Site Plan
Attachment 3a:	With Prejudice Settlement Offer North Elevation
Attachment 3b:	With Prejudice Settlement Offer East Elevation
Attachment 3c:	With Prejudice Settlement Offer South Elevation
Attachment 3d:	With Prejudice Settlement Offer West Elevation
Attachment 4:	Official Plan
Attachment 5:	Central Finch Area Secondary Plan
Attachment 6:	Former City of North York Zoning By-law 7625
Attachment 7:	City of Toronto Zoning By-law 569-2013
Attachment 8:	Application Data Sheet

Attachment 2: With Prejudice Settlement Offer Site Plan



Site Plan

260, 262 and 264 Finch Avenue East

Applicant's Submitted Drawing

Not to Scale
 22/03/2018

File # 16 205578 NNY 24 0Z

Attachment 3a: With Prejudice Settlement Offer North Elevation



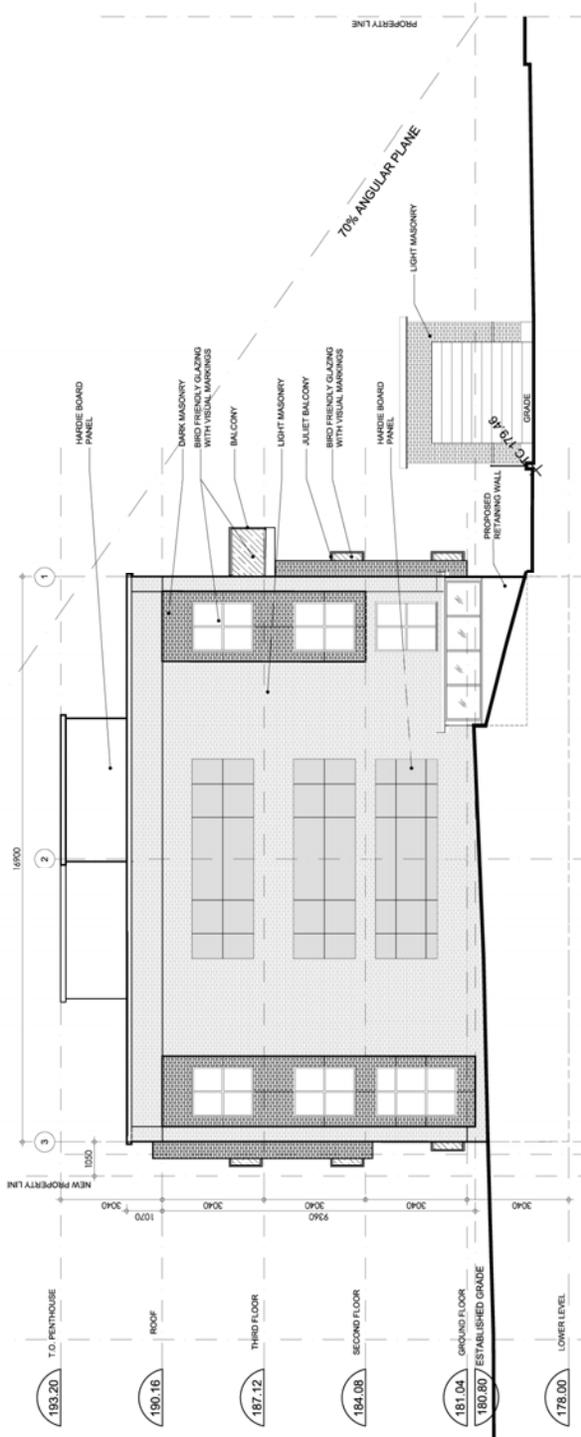
260, 262 and 264 Finch Avenue East

North Elevation
 Applicant's Submitted Drawing

File # 16 205578 NMY 24 0Z

Not to Scale
 16/03/2018

Attachment 3b: With Prejudice Settlement Offer East Elevation



260, 262 and 264 Finch Avenue East

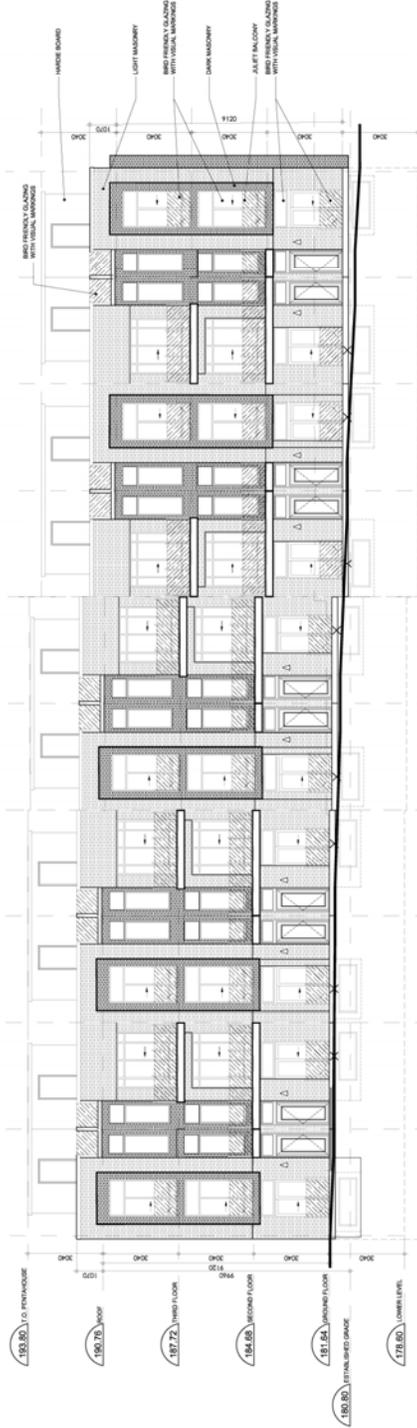
East Elevation (Winlock Park)

Applicant's Submitted Drawing

Not to Scale
16/03/2018

File # 16 205578 NMY 24 0Z

Attachment 3c: With Prejudice Settlement Offer South Elevation



260, 262 and 264 Finch Avenue East

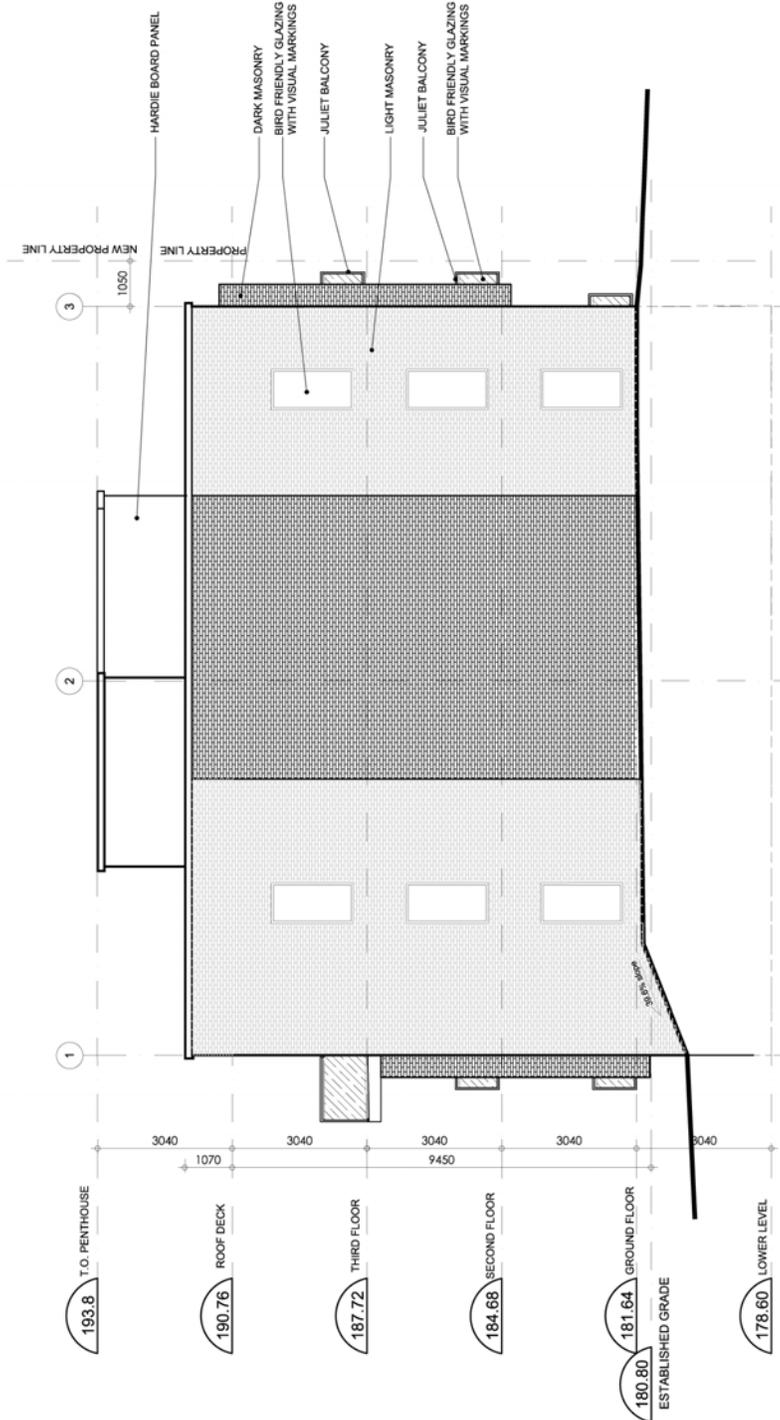
South Elevation (Finch Ave. E.)

Applicant's Submitted Drawing

Not to Scale
16/03/2018

File # 16 205578 NNY 24 0Z

Attachment 3d: With Prejudice Settlement Offer West Elevation



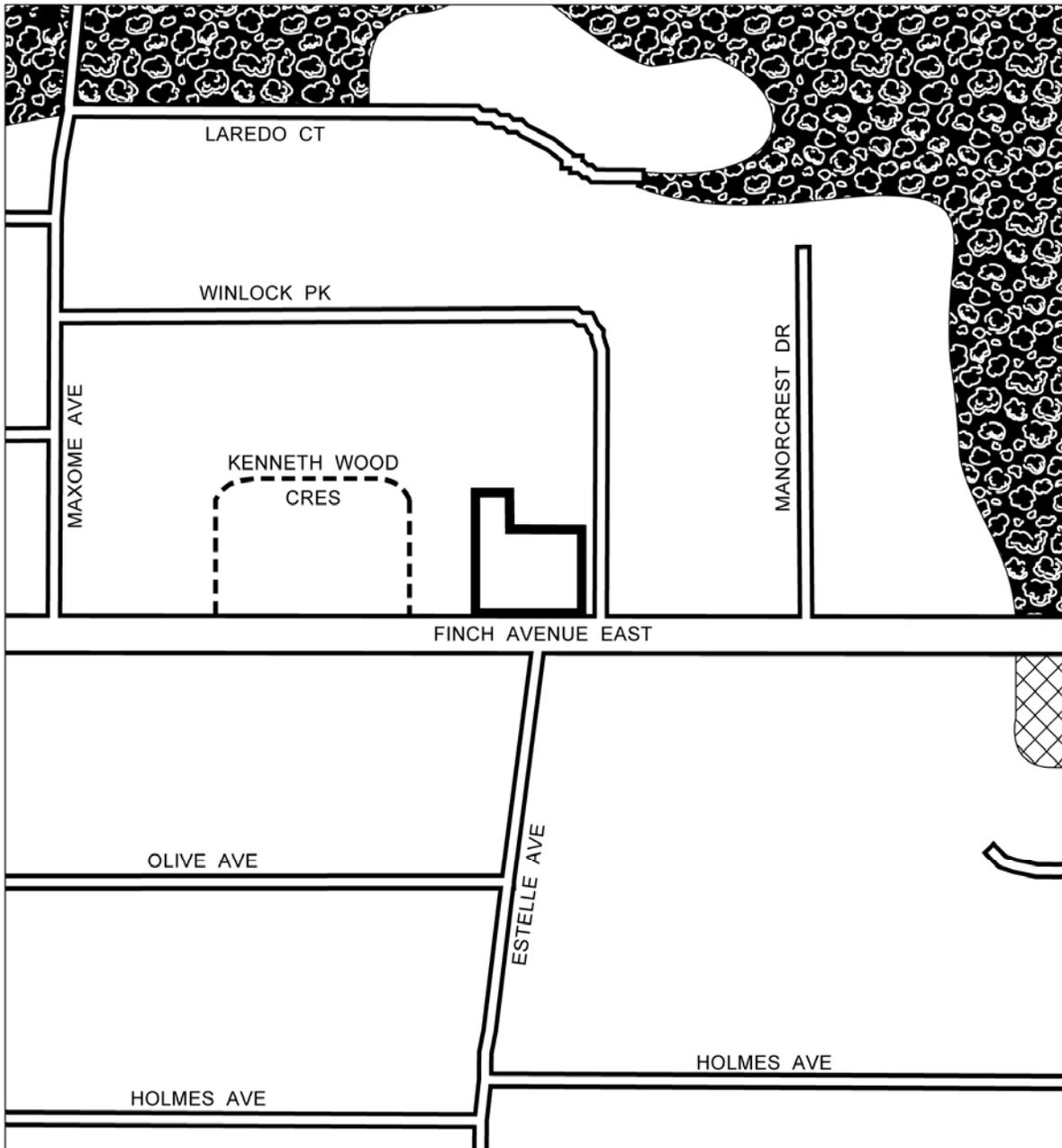
West Elevation
 260, 262 and 264 Finch Avenue East

Applicant's Submitted Drawing

Not to Scale
 16/03/2018

File # 16 205578 NNY 24 0Z

Attachment 4: Official Plan



TORONTO
Extract from Official Plan

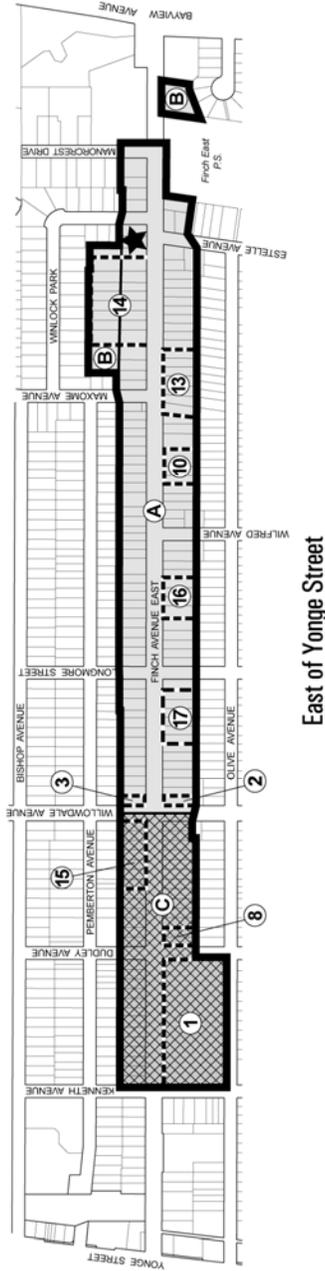
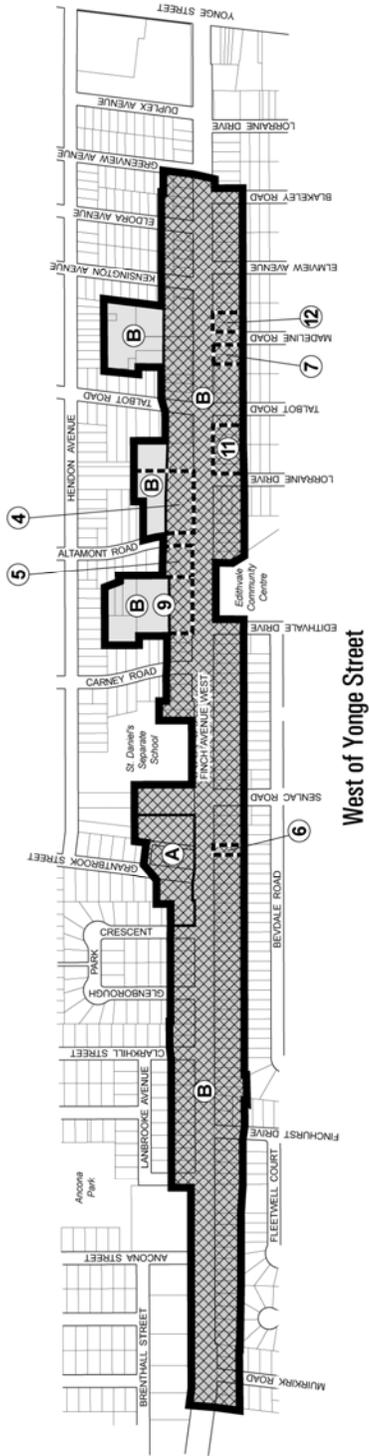
260, 262 and 264 Finch Avenue East

File # 16 205578 NNY 24 0Z

- | | | | |
|---|--------------------------|---|--------------------------|
|  | Site Location |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Natural Areas |
|  | Apartment Neighbourhoods | | |

↑
Not to Scale
10/05/2016

Attachment 5: Central Finch Area Secondary Plan



Central Finch Area Secondary Plan MAP 22-1 Land Use Areas

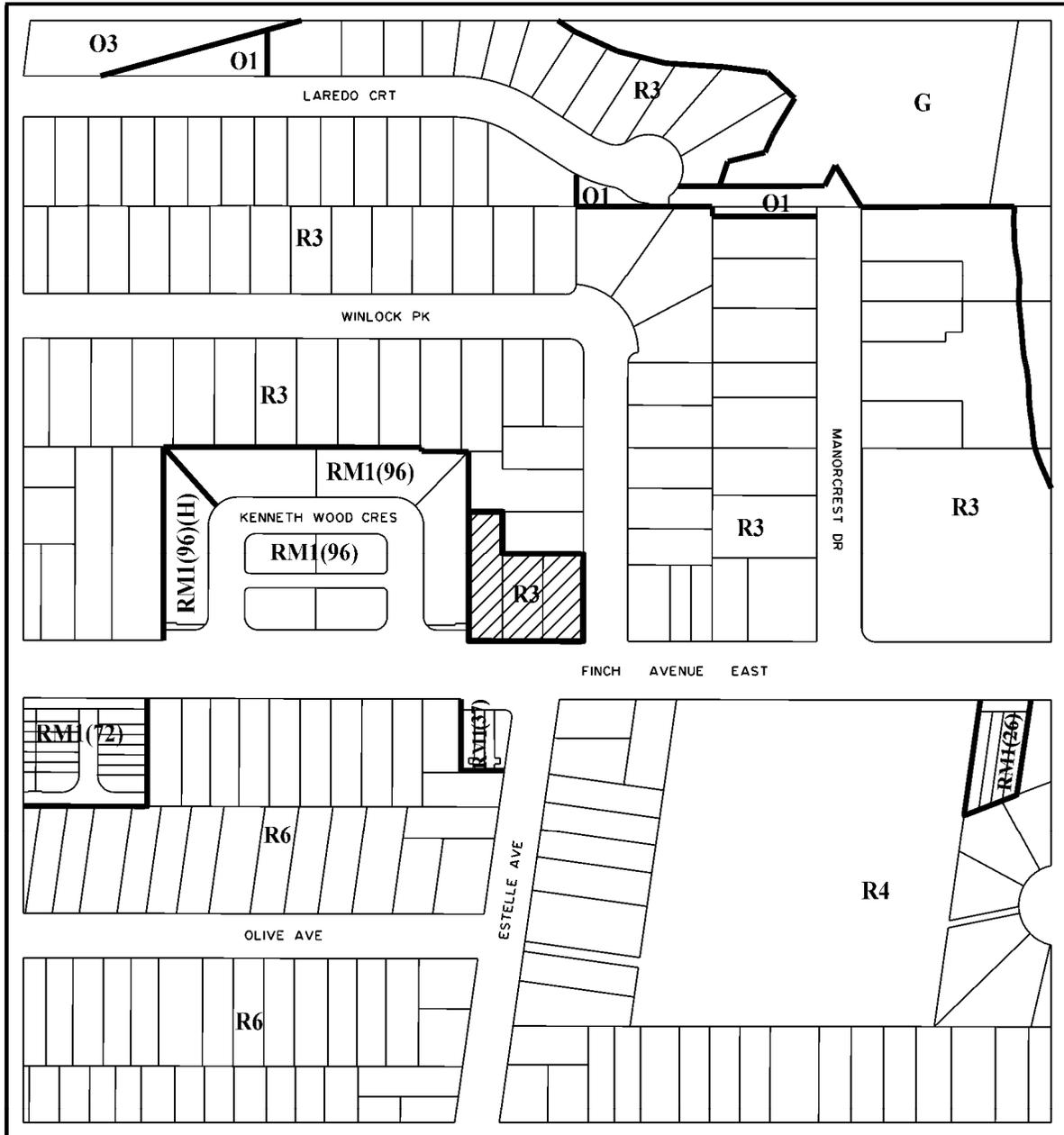
260, 262 and 264 Finch Avenue East

Not to Scale
10/06/2016

Secondary Plan Boundary
Mined Use Areas
Neighbourhoods
Site and Area Specific Policy Areas
Subject Site

File # 16 205578 NMY 24 02

Attachment 6: Former City of North York Zoning By-law 7625



Zoning By-Law No. 7625

260, 262 and 264 Finch Avenue East

File # 16 205578 NNY 24 02



Location of Application

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone

RM1 Multiple-Family Dwellings First Density Zone

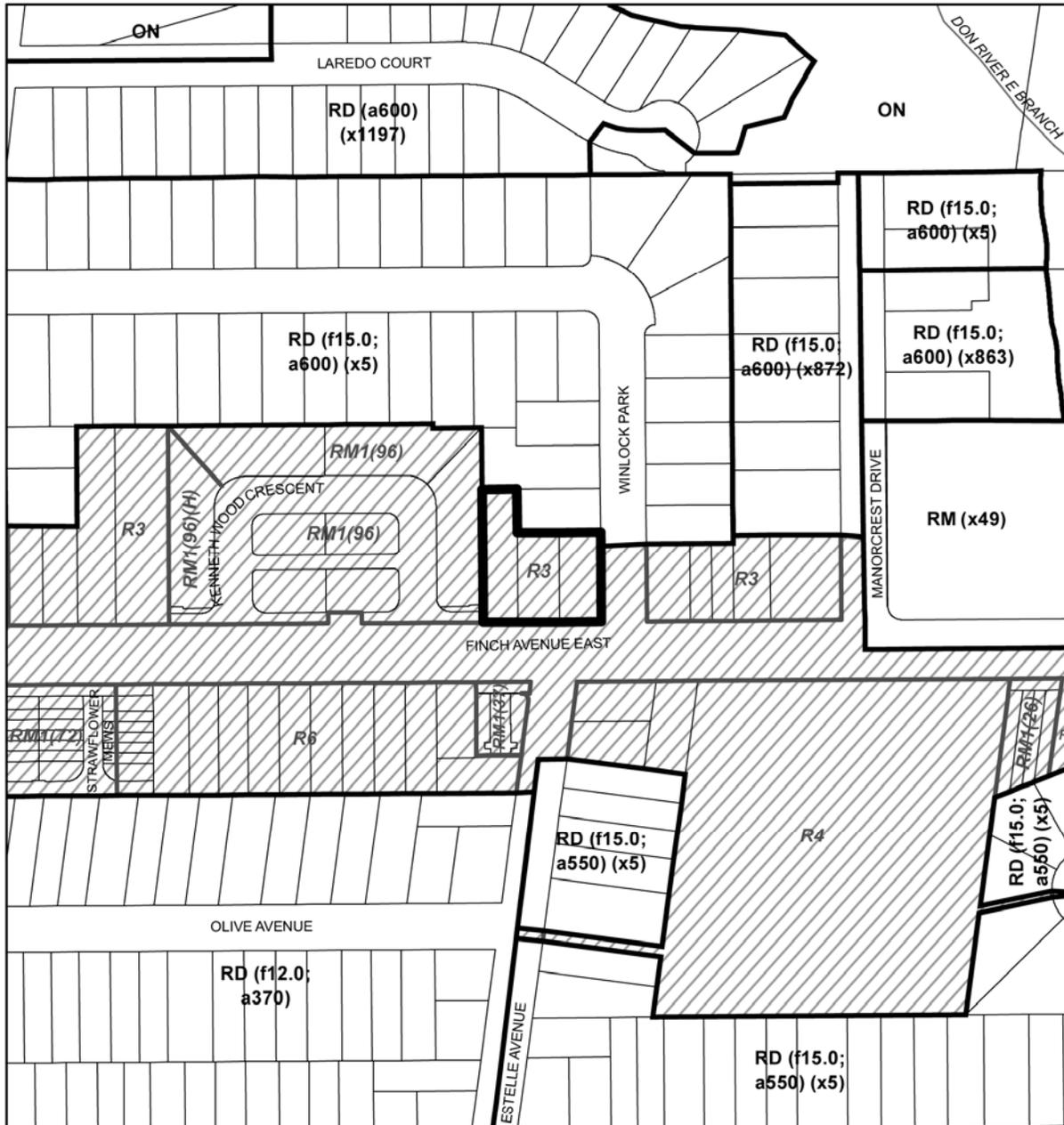
- G Greenbelt Zone
- O1 Open Space Zone
- O3 Semi-Public Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Extracted 10/05/2016

Attachment 7: City of Toronto Zoning By-law 569-2013



260, 262 and 264 Finch Avenue East

Zoning By-Law No. 569-2013

File # 16 205578 NNY 24 0Z

Location of Application

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

RD Residential Detached RM Residential Multiple
ON Open Space Natural

R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM1 Multiple-Family Dwellings First Density Zone



Not to Scale
Extracted: 10/05/2016

Attachment 8: Application Data Sheet

Application Type	Rezong & Site Plan Approval	Application Number:	16 205578 NNY 24 OZ
Details	Standard	Application Date:	June 20, 2017
Municipal Address:	260, 262 & 264 FINCH AVENUE EAST		
Location Description:	PLAN 2277 PT LOT 13 RP 64R8141 PART 1 **GRID N2401		
Project Description:	Thirty stacked, back-to-back townhouses fronting onto Finch Avenue East and a landscaped rear yard.		

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC C/O PETER SMITH 200 – 3 CHURCH ST TORONTO ON M5E 1M2	BOUSFIELDS INC C/O PETER SMITH 200 – 3 CHURCH ST TORONTO ON M5E 1M2	SRN ARCHITECTS INC 202-8395 JANE ST VAUGHAN ON L4K 5Y2	260-264 FINCH AVENUE EAST INC 7 COUNTRY CLUB DR KING CITY ON L7B 1M5

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning By-law 7625:	R3	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2345.32	Height:	Storeys:	3
Frontage (m):	51.8		Metres:	9.96
Depth (m):	58.85			
Total Ground Floor Area (sq. m):	790.57			Total
Total Residential GFA (sq. m):	2767.52		Parking Spaces:	32
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2767.52			
Lot Coverage Ratio (%):	33.7			
Floor Space Index:	1.18			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	30 (100%)
3 + Bedroom:	0
Total Units:	30

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2767.52		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT:	PLANNER NAME:	Guy Matthew, Senior Planner
	TELEPHONE:	(416) 395-7102
	E-MAIL:	Guy.matthew@toronto.ca