

Central Finch Area Secondary Plan – Official Plan Amendment – Final Report

Date:	December 14, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 and Ward 24 – Willowdale
Reference Number:	11 316297 NNY 23 OZ

SUMMARY

The purpose and effect of City initiated Official Plan Amendment No. 178 is to incorporate a general provision in the Central Finch Area Secondary Plan to provide clarity on the calculation of density. The amendment would exclude below grade gross floor area for commercial and mixed use developments where the ground floor is entirely at or near grade, and the below grade area is used for mechanical or storage purposes.

The amendment would apply to the Central Finch Area Secondary Plan area, which is located along the Finch Avenue corridor from just east of Bathurst Street to just west of Bayview Avenue (see key map at right).

This report reviews and recommends approval of the purposed amendment to the Central Finch Area Secondary Plan.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Central Finch Area Secondary Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This Official Plan Amendment is a result of an application for Rezoning and Site Plan Control approval for a proposed three storey mixed use development located at 83 Finch Avenue West, considered by North York Community Council on April 21, 2011.

The draft Zoning By-law recommended to North York Community Council for approval of the proposed development at 83 Finch Avenue West exempted the proposed development's basement area from calculation of gross floor area on the basis that it would be used only for storage and mechanical purposes. The staff report can be found at: <http://www.toronto.ca/legdocs/mmis/2011/ny/bgrd/backgroundfile-37105.pdf>

During the Public Meeting, North York Community Council heard deputations from both the applicant and on behalf of the Edithvale-Yonge Community Association. Communication from the representative for the Edithvale-Yonge Community Association can be found at: <http://www.toronto.ca/legdocs/mmis/2011/ny/comm/communicationfile-21197.pdf>

North York Community Council at the meeting approved the application for the three storey mixed use development with an amended Zoning By-law and "subject to the issue of potential additional gross floor area located entirely below grade being determined by Planning Staff following consultation with the Ward Councillor and representative(s) of the local community, prior to enactment of the amending by-law".

ISSUE BACKGROUND

Proposal

The purpose and effect of the Official Plan Amendment to the Central Finch Area Secondary Plan is to provide clarity on the calculation of density. For commercial and mixed use developments where the ground floor is entirely at or near grade, below grade floor area used for storage or mechanical purposes would be excluded from the calculation of total gross floor area.

The Finch Avenue Corridor and Surrounding Area

The Central Finch Area Secondary Plan extends from just east of Bathurst Street to Beecroft Road, and from Kenneth Avenue to just west of Bayview Avenue (the Finch Avenue Corridor is separated by the North York Centre Secondary Plan). It can be generally characterized by one and two storey dwellings that are being redeveloped for residential, commercial and mixed uses. A significant number of sites have been redeveloped for residential townhouse use along the corridor, just west of Yonge Street. To the north and south of the Finch Avenue corridor stable residential communities are located.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required 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 by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Central Finch Area Secondary Plan

The Finch Avenue corridor between Bathurst Street and Bayview Avenue, which is the subject of this report, is located within the Central Finch Area Secondary Plan, which extends from just east of Bathurst Street to Beecroft Road, and easterly from Kenneth Avenue to just west of Bayview Avenue (see Attachment No. 1).

In the Secondary Plan, the *Mixed Use Area “A”* designation provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces. The *Mixed Use Area “B”* designation provides for detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational facilities, and institutional uses. Similarly, the *Mixed Use Area “C”* designation of the Secondary Plan provides for detached and multiple-unit residential, offices, places of worship, public parks and recreational facilities, and institutional uses.

The *Neighbourhood “A”* and *Neighbourhood “B”* designations provide for detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship.

The Secondary Plan encourages redevelopment that will achieve a mixed use character between Bathurst Street and Willowdale Avenue, consisting of multiple-unit residential and street oriented retail and service commercial uses. Easterly from Willowdale Avenue, the Plan envisions smaller scale residential uses.

The Plan encourages the consolidation of lots and elimination of driveways fronting onto Finch Avenue, and development that enhances the street with a strong and attractive pedestrian oriented street edge emphasizing good design and an abundance of landscaping and tree features. The Plan also places emphasis on ensuring that development along the Finch corridor takes place in a manner that protects and enhances adjacent residential neighbourhoods.

Zoning

Lands within the Central Finch Area Secondary Plan are typically zoned “One-Family Detached Dwelling Fourth Density Zone (R4)” in Zoning By-law 7625 for the former City of North York. This zoning permits one-family detached dwellings and accessory buildings. As development applications have been approved, lands have been rezoned to implement zoning appropriate designations for the proposed residential, commercial, or mixed use.

Reasons for the proposed Amendment

The purpose and effect of this Official Plan Amendment to the Central Finch Area Secondary Plan is to provide clarity on the calculation of density. Below grade gross floor area for commercial and mixed use developments where the below grade use is intended for mechanical or storage purposes and where the ground floor is entirely at or near grade, would be excluded from the calculation of total gross floor area. No other provisions of the Secondary Plan are affected or altered by this proposed amendment to the Secondary Plan.

Community Consultation

As noted previously, a representative of the Edithvale-Yonge Community Association made a deputation to North York Community Council on April 21, 2011, concerning, among other issues, the land use permissions of the Secondary Plan.

Subsequent to the Community Council meeting, the representative from the Ratepayers Association and City Planning staff have had discussion on the issue of below grade floor area and the calculation of total gross floor area for proposed developments within the Central Finch Secondary Plan area. It was requested that an amendment to the Secondary Plan be initiated to ensure clarity for the purposes of calculating total gross floor area.

COMMENTS

In the “Mixed Use” designations of the Central Finch Area Secondary Plan, the maximum amount of density permitted for a solely commercial development is 1.0 times the lot area, (also referred to as the Floor Space Index (FSI), and is calculated by dividing the gross floor area of all buildings on a lot by the area of the lot).

Depending on the lot frontage, a mixed use development could achieve a maximum density of 1.5 times the lot area, with a commercial density of 0.75 times the lot area in *Mixed Use Area “B” and “C”*, which represents the majority of the Finch Avenue corridor. A small area at Finch Avenue and Grantbrook Street (*Mixed Use Area “A”*) could achieve 2.5 times the lot area.

In addition, the maximum height permitted for a solely commercial development is 3 storeys or 11 metres, and depending on the lot frontage, a mixed use development could achieve a maximum height of 4 storeys or 13 metres.

The proposed amendment would exclude the below grade gross floor area used for storage and mechanical purposes, where the ground floor of a commercial or mixed use development is entirely at or near grade. This proposed Official Plan Amendment provides clarity on the calculation of total gross floor area while conforming to and promoting the land use and density policies of the Central Finch Area Secondary Plan.

The additional gross floor area would not have a significant impact on the overall development of the corridor. Building heights and massing, setbacks and angular plane provisions, privacy fencing, landscape strips along abutting residential neighbours, pedestrian oriented streetscaping and sidewalk connections – as required by the Plan – are all maintained. These requirements will not be affected by the proposed amendment.

CONTACT

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SIGNATURE

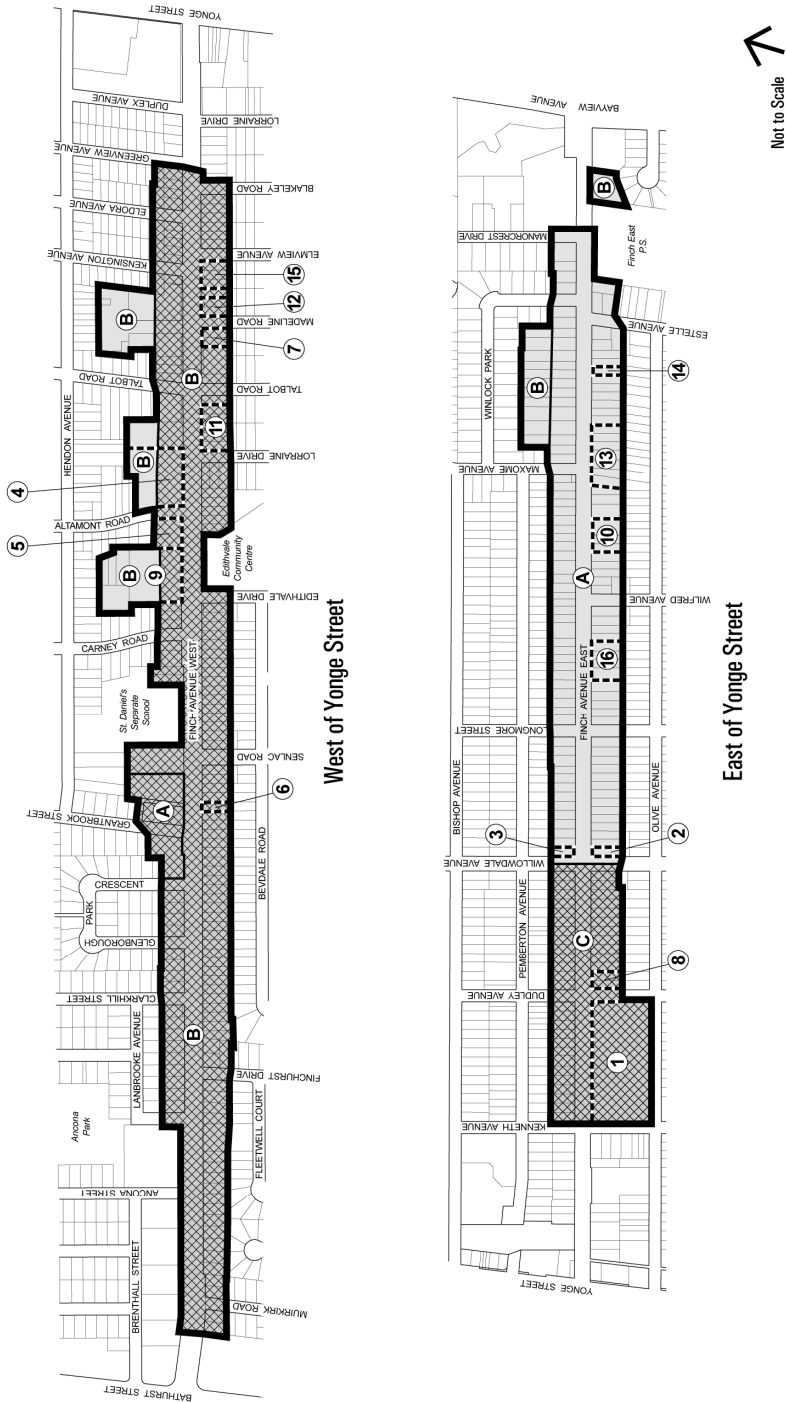
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Official Plan

Attachment 2: Draft Official Plan Amendment

Attachment 1: Official Plan



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

- Secondary Plan Boundary
- ▨ Neighbourhoods
- ▨ Mixed Use Areas
- ② Site and Area Specific Policy Areas

December 2010

Attachment 2: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2012

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2012

**To adopt an amendment to the Official Plan
for the City of Toronto
for the lands located within the Central Finch Area Secondary Plan 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. 178 to the Official Plan for the lands located within the Central Finch Area Secondary Plan, is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2012.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 178 TO THE OFFICIAL PLAN
FOR THE LANDS LOCATED WITHIN
THE CENTRAL FINCH AREA SECONDARY PLAN

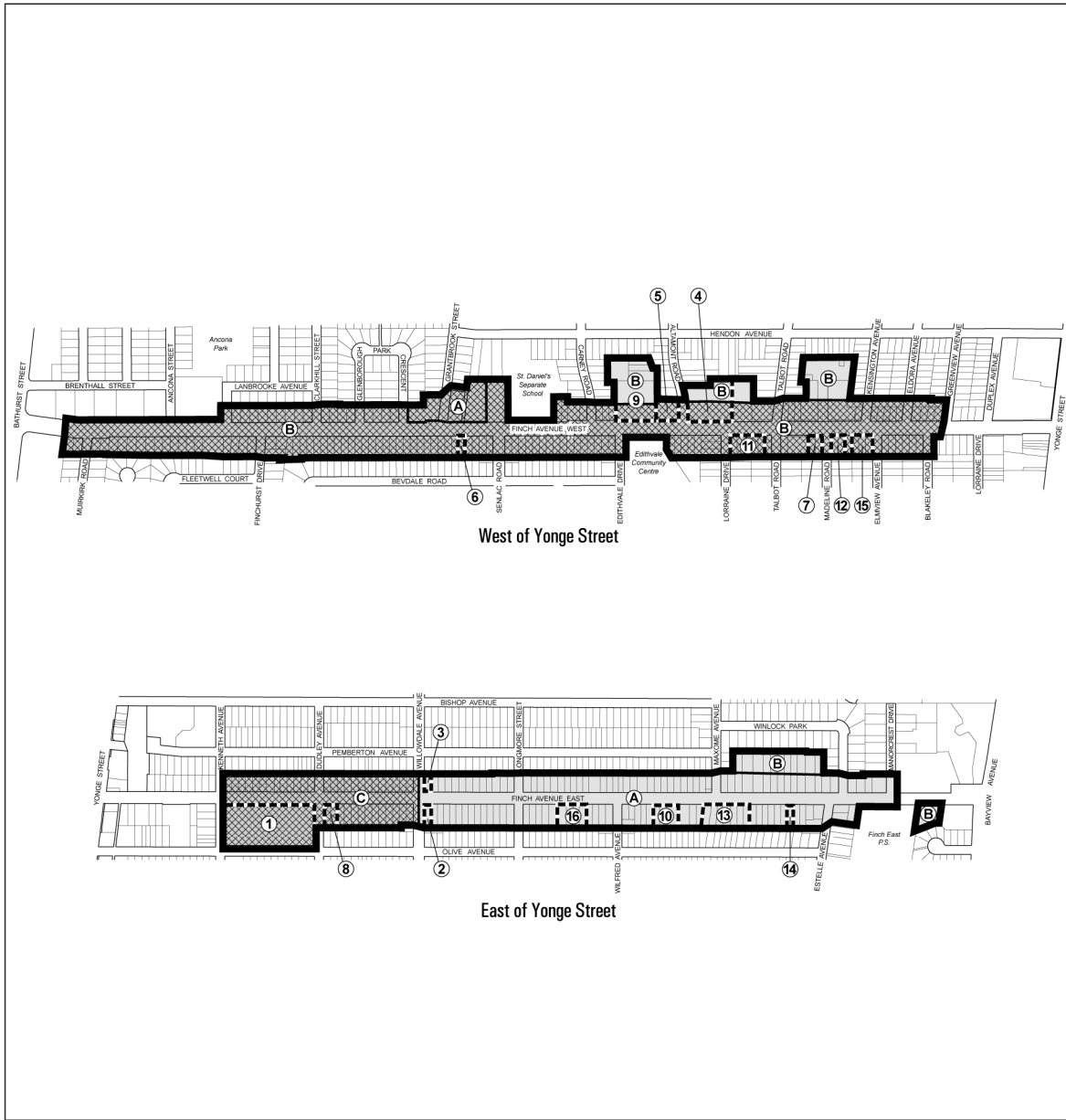
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 22, Central Finch Area Secondary Plan, is amended by adding the following subsection to Section 3, Density and Height:

“3.1.1.

For the purposes of calculating density for commercial and mixed use development and where the ground floor is entirely at or near grade, below grade floor area used for storage or mechanical purposes will be excluded from the calculation of total gross floor area”

2. Map 22-1, Central Finch Area Secondary Plan, to which this amendment applies, is shown on attached Schedule A.



-  Secondary Plan Boundary
-  Neighbourhoods
-  Mixed Use Areas
-  Site and Area Specific Policy Areas

