

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

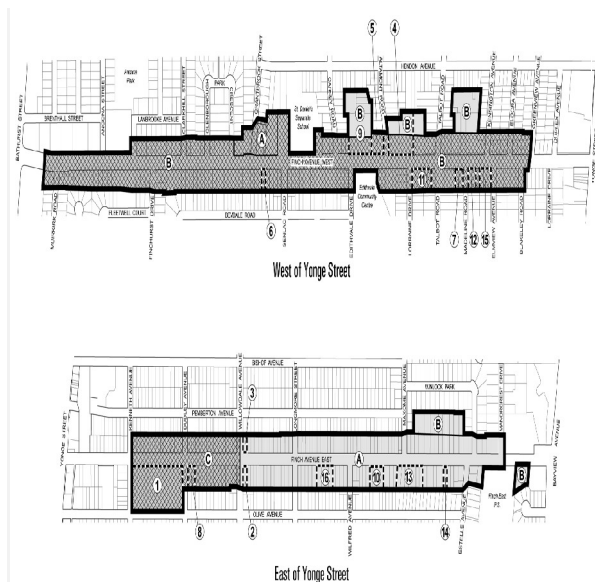
Date:	January 6, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 23 and Ward No. 24
Reference Number:	File No. 11 316297 NNY 23 OZ

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 exempt 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. All other provisions of the Secondary Plan are not affected by the proposed Amendment and will continue to be required.

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).

The purpose of this Supplementary Report is to propose changes to the Official Plan Amendment to the Central Finch Area Secondary Plan originally listed in the Final Report dated December 14, 2011, based upon further consultation with the community and the local Community Association.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Central Finch Area Secondary Plan substantially in accordance with the revised draft Official Plan Amendment attached as Attachment No. 2; and
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.

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 exempted from the calculation of total gross floor area. All other provisions of the Secondary Plan continue to be required.

COMMENTS

Since the preparation of the Final Report dated December 14, 2011, scheduled to be before North York Community Council on January 10, 2012, City staff have had further discussion with the representative of the Edithvale-Yonge Community Association to review the wording of the proposed Official Plan Amendment.

A Community Open House was also held on January 4, 2012, to review the proposed Official Plan Amendment and to discuss its intent and wording.

The revised proposed Official Plan Amendment attached hereto as Attachment No. 2 addresses the local Community Association's concern that the Amendment provide additional clarity and appropriate wording. The revised proposed Official Plan Amendment still achieves the intended purpose of the recommendations made in the Final Report dated December 14, 2011. The revised wording is appropriate and is recommended for approval.

CONTACT

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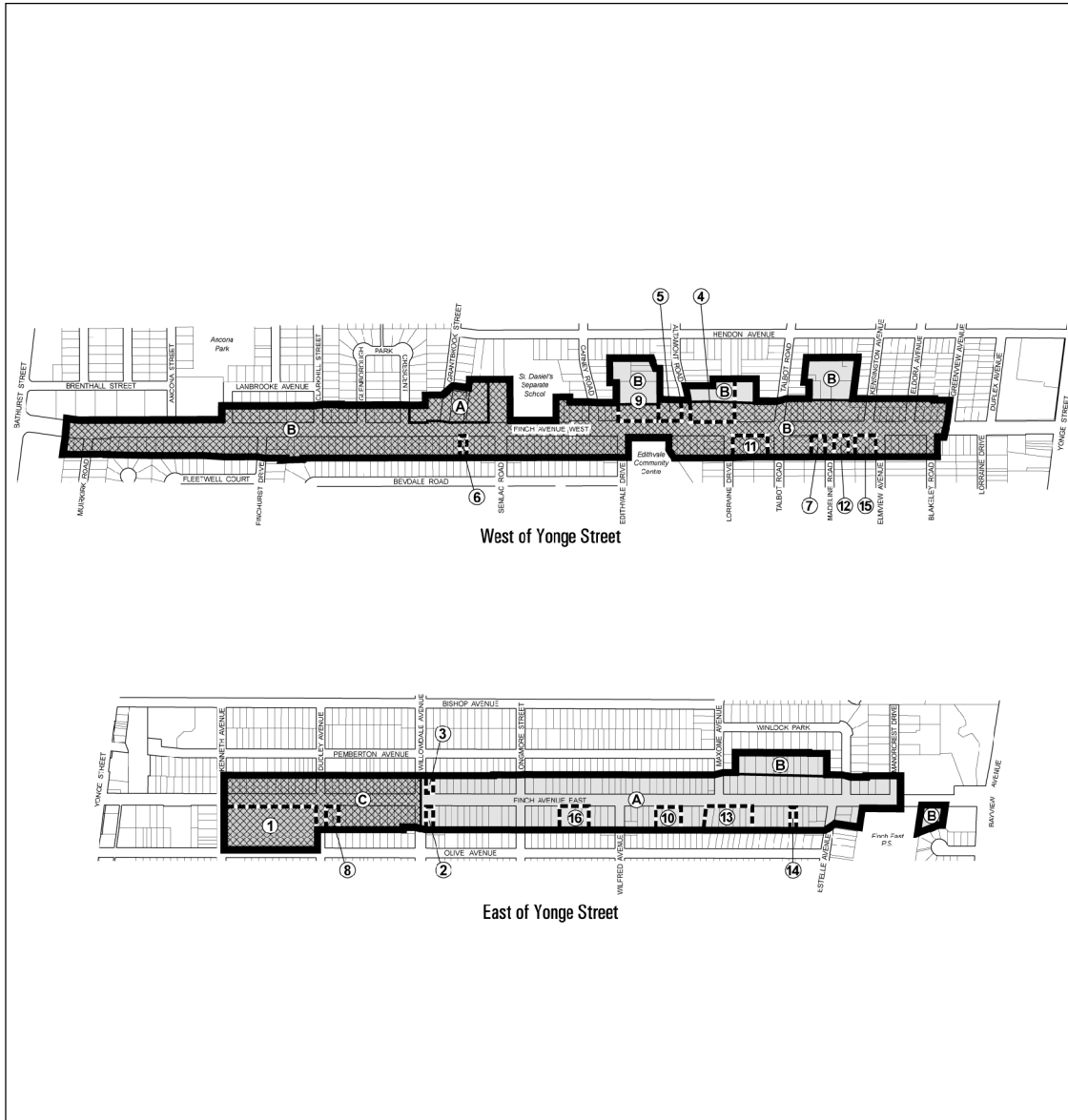
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Official Plan
Attachment 2: Draft Official Plan Amendment
Staff report for action – Supplementary Report – Central Finch Area Secondary Plan Amendment

Attachment 1: Official Plan



Central Finch Area Secondary Plan

Official Plan Amendment #178 - Schedule A

File # 11 316297 NNY 23 0Z

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

Not to Scale
12/06/2011

Attachment 2: Draft Official Plan Amendment

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

Enacted by Council: ~, 2012

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; and

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 OF THE CITY OF TORONTO
FOR THE LANDS LOCATED WITHIN
THE CENTRAL FINCH AREA SECONDARY PLAN**

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

Clause 1

1. Chapter Six, Section 22 (Central Finch Area Secondary Plan) is amended by adding the following at the end thereof:

"3.1.1 Calculation of Density

The *gross floor area* of a building consists of the total area of all of the floors in the building above or below grade measured from the outside of the exterior walls of the building but excluding motor vehicle areas within the building.

3.1.2 Commercial and Mixed Use Development

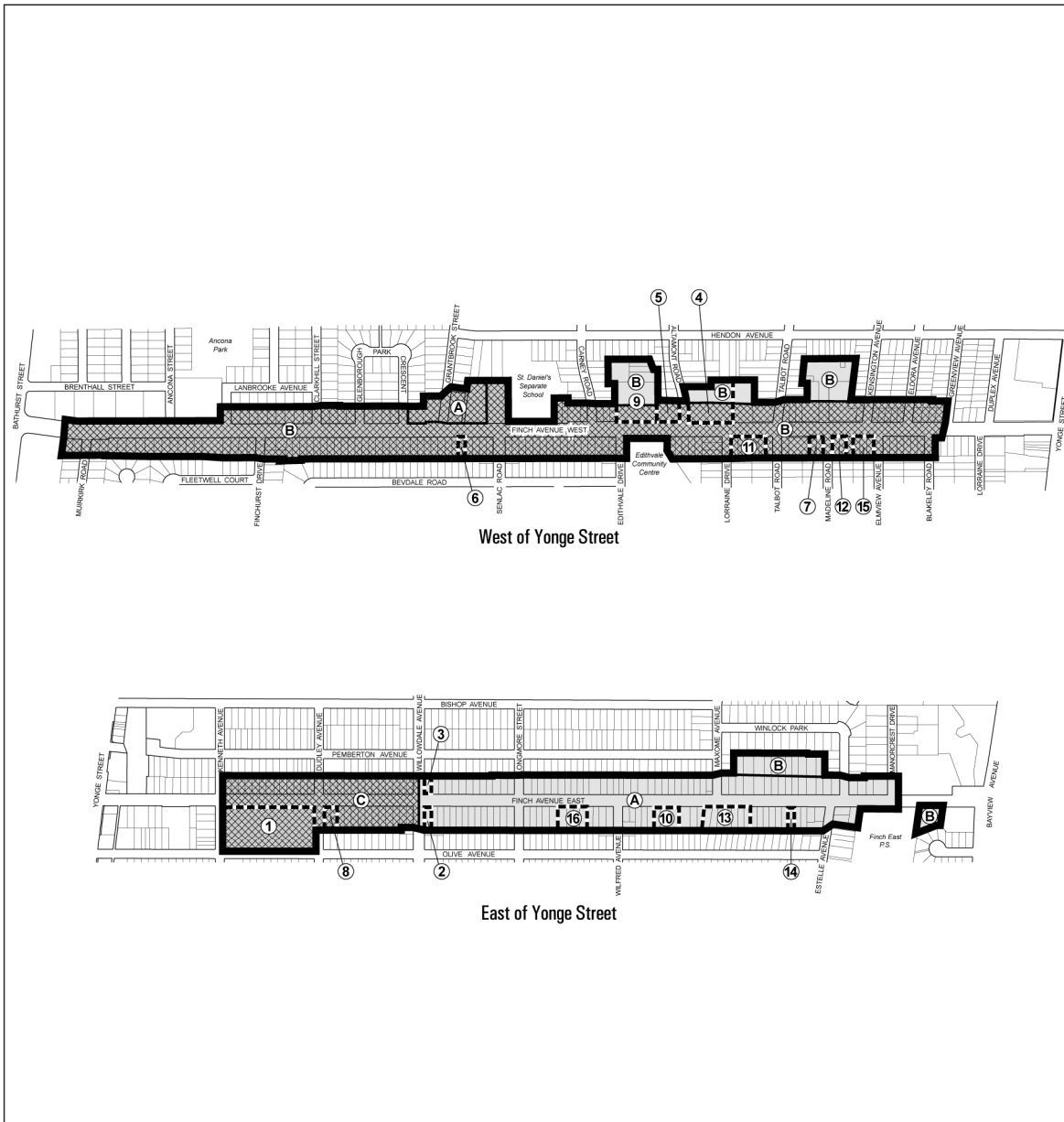
For commercial and mixed use development within *Mixed Use Areas 'A', 'B' and 'C'*, the gross floor area of below grade spaces designed and intended solely for storage and mechanical purposes within a commercial building, or within a mixed use building the ground floor of which is primarily commercial, may be exempted from the density limits specified in Sections 3.2 and 3.3 of this Secondary Plan provided that the ground floor is entirely at or near grade and all of the following requirements are met:

- (a) the gross floor area of all above grade spaces complies with the density limits of this Secondary Plan, without amendment thereto;
- (b) the built form complies with both the height and angular plane limits of this Secondary Plan, without amendment thereto; and
- (c) the City's urban design objectives are satisfied.

Nothing herein will be interpreted or applied so as to encourage, facilitate or justify any other density exemption or increase in density or height beyond the limits specified in this Secondary Plan for any building regardless of use."

Clause 2

1. This amendment applies to the lands shown on Map 22-1, Central Finch Area Secondary Plan, attached as Schedule A.



Central Finch Area Secondary Plan

Official Plan Amendment #178 - Schedule A

File # 11 316297 NNY 23 02

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



Not to Scale
12/06/2011