

North York Community Council - NY12.51 - Statutory Public Meeting 10:45 am Tue 10
Jan 12

From: George Belza <belana@axxent.ca>
To: North York Community Council <nycc@toronto.ca>, Francine Adamo
 <fadamo@toronto.ca>
Date: 1/8/2012 10:15 PM
Subject: NY12.51 - Statutory Public Meeting 10:45 am Tue 10 Jan 12
CC: Ben DiRaimo <bdiraimo@toronto.ca>, Paul Byrne <pbyrne@toronto.ca>, Allen
 Appleby <aappleby@toronto.ca>, "Markus O'Brien-Fehr"
 <mobrien2@toronto.ca>, Catherine LeBlanc-Miller <cleblan3@toronto.ca>,
 Councillor John Filion <councillor_filion@toronto.ca>, Catherine Gravely
 <cgravely@sglplanning.ca>, "William deBacker (Edithvale)"
 <debacker@interlog.com>, "Gene Simpson (Edithvale)" <rsimpson@yorku.ca>,
 "Anne McConnell (Edithvale)" <anneross@pathcom.com>, "Sharon Andic
 (Edithvale)" <andic@sympatico.ca>, "Vince Lamonica (Edithvale)"
 <vjlamonica@sympatico.ca>
Attachments: CFASP - Gen OPA Ltr SGL 2012.01.06.pdf

Sun 08 Jan 12

North York Community Council
 City of Toronto
 North York Civic Centre
 5100 Yonge Street
 TORONTO M2N 5V7

Attention: Francine Adamo

**Re: NY12.51 - Final Report - Central Finch Area Secondary Plan - Proposed
 Changes**

I act on behalf of the Edithvale-Yonge Community Association in the above
 captioned matter.

Attached is a letter of record from one of Canada's most respected planning
 consultancies in support of the **revised** version of the general amendment to
 the CFASP, which City Planning has informed my client is to be recommended to
 Community Council in a supplementary report. The revised version, which has
 been crafted together with senior planning staff, improves on the initial
 draft proposed in the agenda report, accomplishing the same purpose by means
 of refined wording that discourages site specific amendments and thereby
 strengthens the Secondary Plan.

Consequently, **the Edithvale-Yonge Community Association respectfully requests
 adoption of the attached revised version of the general amendment, which is to
 be recommended to Community Council in planning staff's forthcoming
 supplementary report.**

By copy of this communication to the City Clerk's office, I also ask to be
 listed as a deputant on this matter.

George Belza

a CFASP - Gen OPA Ltr SGL 2012.01.06.pdf

c Ben DiRaimo (City Planning)
c Paul Byrne (City Planning)
c Allen Appleby (City Planning)
c Markus O'Brien-Fehr (Ward Councillor's Office)
c Catherine LeBlanc-Miller (Ward Councillor's Office)
c Councillor John Filion (Ward Councillor)
c Catherine Gravely (Sorensen Gravely Lowes)
c William de Backer (EYCA)
c Gene Simpson (EYCA)
c Anne McConnell (EYCA)
c Sharon Andic (EYCA)
c Vince Lamonica (EYCA)

G.S, Belza
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Sorensen Gravely Lowes
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Principals: Warren Sorensen, P.Eng, MCIP, RPP
Catherine Gravely, MES, MCIP, RPP
Paul Lowes, MES, MCIP, RPP
Carol-Anne Munroe, MCIP, RPP

Project: EY.NY

Via email

January 6, 2012

North York Community Council
North York Civic Centre
City of Toronto
5100 Yonge Street
Toronto, ON
M2N 5V7

Dear Members of Council,

**Re: Item NY12.51 – Proposed Change to Central Finch Area Secondary Plan
Statutory Public Meeting – 10:45 am, Tuesday, January 10, 2012**

The Edithvale-Yonge Community Association has requested Sorensen Gravely Lowes Planning Associates Inc. to review the general amendment to the Central Finch Area Secondary Plan contained in the staff report dated December 14, 2011, scheduled for consideration by North York Community Council on January 10, 2012, and to render our planning opinion thereon as well as on an alternative version subsequently created jointly with senior planning staff.

Purpose of proposed general amendment

The purpose of the general amendment, as stated in the City's Public Notice, is to "provide clarity on calculation of density." There is no definition of *gross floor area* within the Secondary Plan at present. The applicable definition has thus defaulted in the past to that contained in the general zoning by-law, in this case Zoning By-law 7625. The zoning by-law definition is:

Floor Area, Gross shall mean the total area of all of the floors in a building above or below grade measured from the outside of the exterior walls but excluding car parking areas within the building.

In order to provide clarity and ensure that the same measure of density is always used throughout the Central Finch Area Secondary Plan (CFASP), it would be preferable to define gross floor area within the Secondary Plan itself, as has been the City's practice in many other Secondary Plans. In our opinion, inclusion of the substance of the zoning definition in the CFASP (as quoted above) would straightforwardly achieve the clarity stated in the City's Notice of Public Meeting as being the purpose of the proposed general amendment.



Wording contained in staff report should be improved

In our opinion, adoption of the general amendment initially proposed by planning staff does not assist in clarifying the calculation of density, but rather appears to refer to only one circumstance pertaining to commercial or mixed use developments. The proposed staff wording is as follows:

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.

Clearly, the preceding statement would prescribe a different measure of gross floor area, or density, for residential buildings than for commercial and mixed use buildings, rather than specifying a common measure for all development.

In addition, the proposed policy, as worded by staff, could result in the inclusion of a token amount of commercial development within a residential building, in order to gain additional gross floor area, rather than the more meaningful type of “main street” mixed use development that is clearly sought in the Secondary Plan.

We are unaware of a planning justification for excluding below grade areas used for storage or mechanical purposes in commercial and mixed use buildings but not identical areas in residential buildings. If the intent is to facilitate commercial and mixed use development by not subjecting specified spaces in such development to the density limits of the Secondary Plan, then this could be more clearly set out in a similar manner to the nearby North York Centre Secondary Plan (i.e., by policy exemption rather than definitional exclusion).

Attached alternative wording is superior

Having reviewed both the text of the draft amendment proposed in the aforementioned report and the attached alternative text subsequently arrived at through discussions with senior planning staff, it is our considered opinion that the latter is superior. The alternative version of the amendment adds an appropriate definition of density to the Secondary Plan, consistent with that contained in the general zoning by-law, and clearly sets out the conditions under which below grade floor space (and only below grade floor space) will not be subject to the density limits specified in the Secondary Plan. In doing so, it better fulfils the purpose of the general amendment to the Secondary Plan.

If clarity in the calculation of density is all that is desired by Council, then only Section 3.1.1 of the attached amendment should be adopted.

If Council wishes to additionally facilitate commercial and mixed use development, while simultaneously discouraging site specific amendments to the Secondary Plan, then Section 3.1.2 of the attached amendment should also be adopted.



We recommend the attached draft amendment to Council as a means of attaining the clarity that is intended by the Public Notice for this general amendment to the Central Finch Area Secondary Plan.

Yours very truly,

SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC.

~~Catharine Gravely, MCIP, RPP~~
Principal

- c William deBacker, President
Edithvale-Yonge Community Association
- Gene Simpson, Past President
Edithvale-Yonge Community Association

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**

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

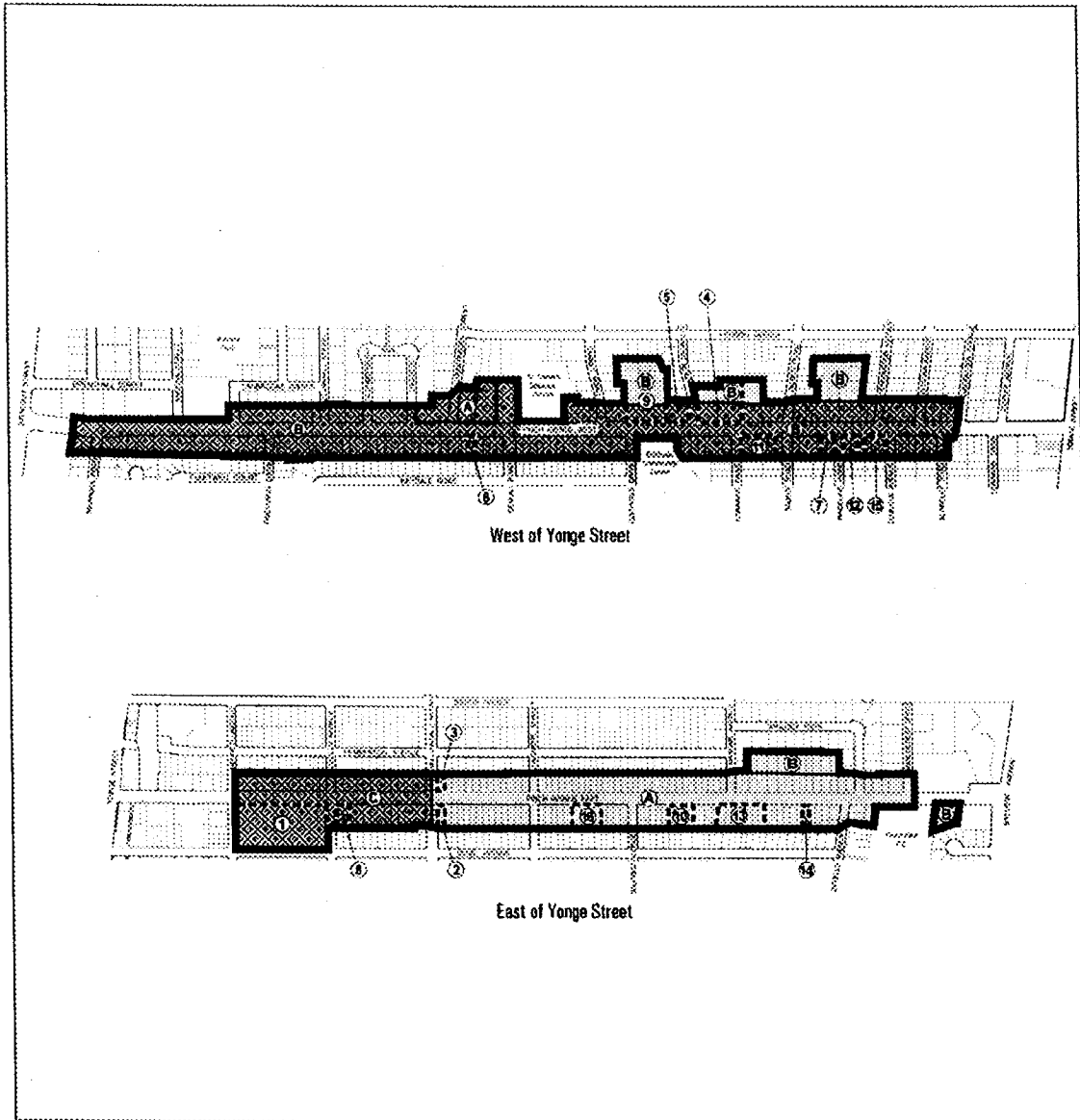
For commercial and mixed use development within *Mixed Use Areas* 'A', 'B' and 'C', the gross floor area of below grade spaces designed and intended solely for storage and mechanical purposes within a commercial building, or within a mixed use building the ground floor of which is primarily commercial, 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 0Z

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



Not to Scale
12/08/2011