

NY34.82.2

**From:** George Belza <belana@axxent.ca>  
**To:** Francine Adamo <fadamo@toronto.ca>, Councillor Anthony Perruzza <council...  
**CC:** "William deBacker (Edithvale)" <debacker@interlog.com>, "Gene Simpson (E...  
**Date:** 08/11/2014 12:55 AM  
**Subject:** NY34.82 - Final Report - 57-63 Finch Avenue West  
**Attachments:** EYCA - 57-63 Finch NY34.82 Sub EYCA 2014.08.10.pdf

Mon 11 Aug 14

Francine,

Attached is a written submission to North York Community Council regarding Agenda Item NY34.82, transmitted on behalf of the Edithvale-Yonge Community Association.

George

a EYCA - 57-63 Finch NY34.82 Sub EYCA 2014.08.12.pdf

c Will deBacker  
c Gene Simpson  
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# ANALOGICA

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## E-MAILED

Sun 10 August 2014

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

**Attention: City Clerk – Francine Adamo, Community Council Administrator**

Members of Community Council:

Re: NY34.82 – Final Report – 57-63 Finch Avenue West

I act on behalf of the Edithvale-Yonge Community Association with respect to the 57-63 Finch Avenue West development proposal, located on the south side of Finch Avenue, three blocks west of Yonge Street, at the southwest corner of Finch and Elmview Avenues. The development site is governed by the Central Finch Area Secondary Plan.

### A. Context

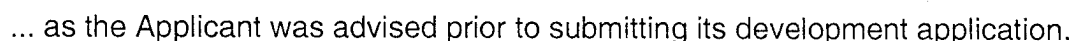
The EYCA believes that the proposed development and draft zoning by-law recommended by City staff are badly flawed and that the community consultation for this development to date has been entirely inadequate.

Even though this is a relatively large development, abutting single detached homes in our neighbourhood, only one community meeting was held on June 18, 2013. Representatives of the Association attended the meeting, compiled an issues list stemming from the concerns expressed at the meeting and initiated a subsequent working meeting with City staff and the applicant the following month. That meeting started a discussion that was expected to continue, but nothing further happened. Nothing noteworthy was heard from anyone at the

City or the Applicant until the past couple of weeks, when nearby residents received the City's Notice advising of the statutory public meeting to be held on August 12, 2014, despite a written follow up communication from the Association's representative last December reminding staff that the overwhelming majority of issues raised at the initial community meeting had still not been addressed.

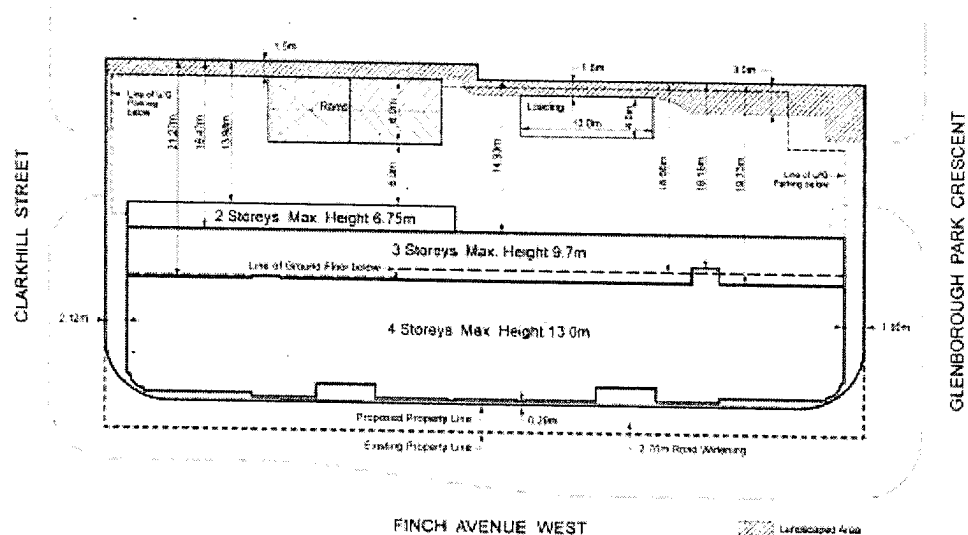
Moreover, since the site has recently been put up for sale, contrary to the Applicant's earlier representations, the Applicant's development proposal has lost credibility in any event. There is no good reason why the City should be assisting a real estate speculator in an exploitative financial transaction at the expense of the local community. Rather, Council should wait and deal with whoever turns out to be the new owner of the property.

Despite notionally conforming to the Central Finch Area Secondary Plan, the proposed 4-storey, 70-unit building is ill-suited to this particular site ...

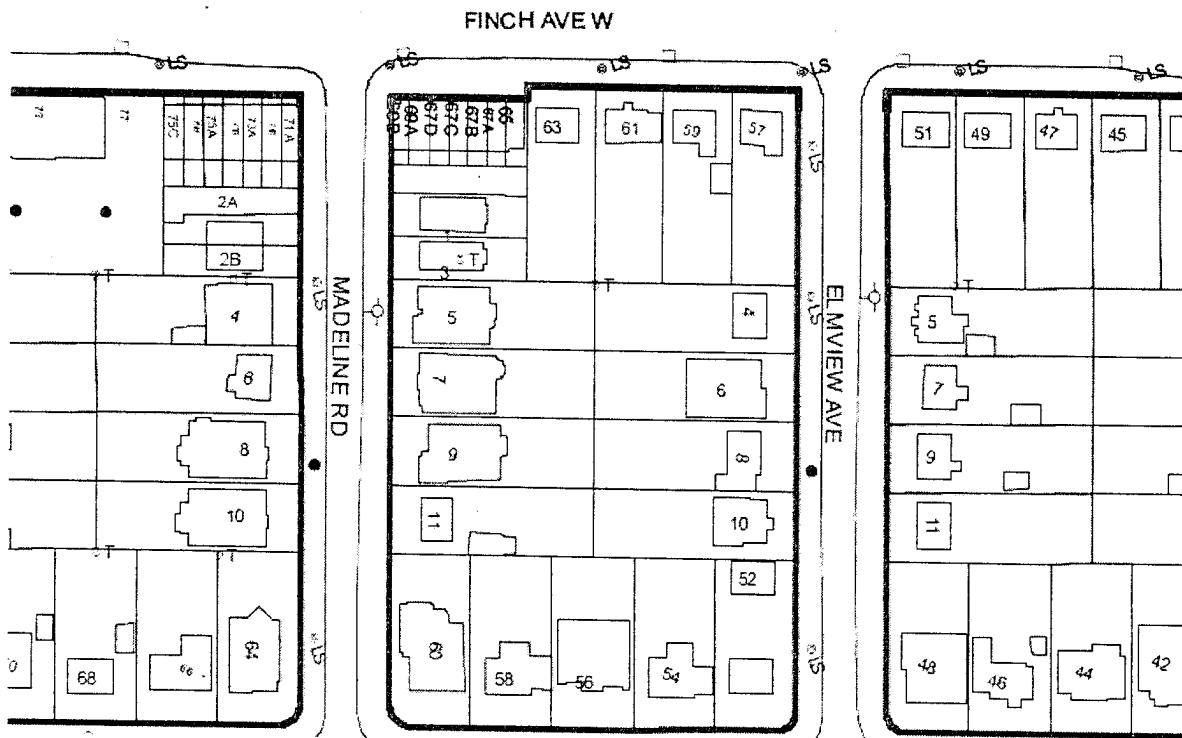


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While some such building may be appropriate for other sites (eg 218-224 Finch Ave W) that are able to incorporate a continuous vehicular path between two side streets (eg Clarkhill Street and Glenborough Park Crescent) ...



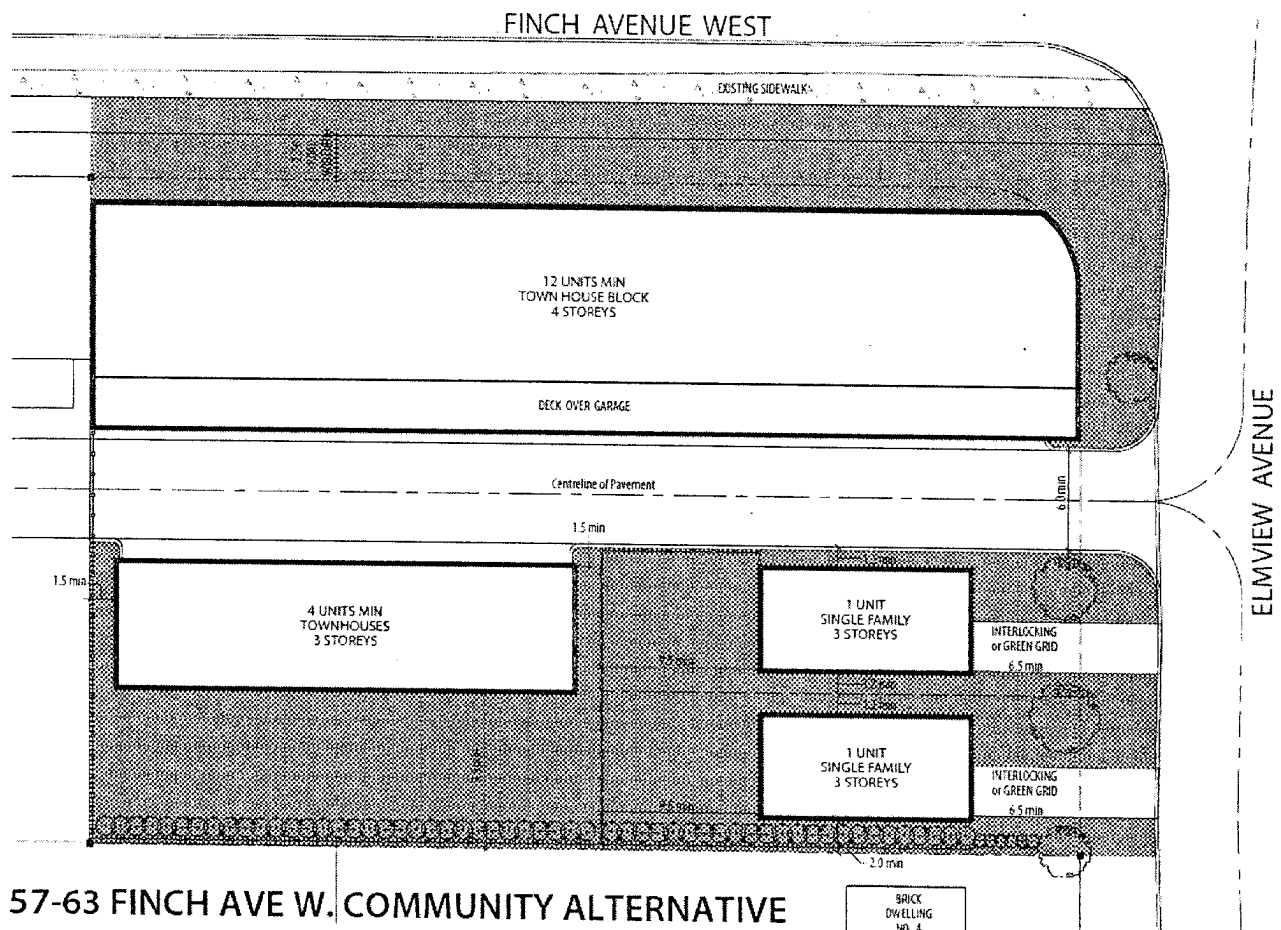
... this is not possible on this particular site due to the existing townhouse development to the west ...



... at 65-69 Finch Ave W and 1-3 Madeline Rd.

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Instead, a robust townhouse development (not unlike that located at 91-99 Finch Avenue West and 106-108 Lorraine Dr) would be more appropriate for the 57-63 Finch Avenue West site ...



In addition to this fundamental deficiency, the EYCA has identified the following specific deficiencies with the proposed building:

1. The Applicant should be required to provide adequate general storage for each unit either within the unit or elsewhere in the building, reducing the number of units as necessary.
2. The Applicant should provide suite layouts - as most developers do prior to site plan control approval - demonstrating appropriate residential amenity, thereby potentially further reducing the number of units.
3. The Applicant should be required to enclose the proposed loading bay by an overhead door in order to reduce noise, odour and unsightliness.

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4. The Applicant should be required to move the rooftop mechanical units at least two metres northward, further away from the adjacent Neighbourhood to the south.
5. The Applicant should be required to screen or otherwise modify the design to minimize the potential for light pollution affecting adjacent single detached houses to the south and west.
6. The Applicant should be required to offer to provide landscape buffer plantings, in addition to those within the site, along the north boundary of the adjacent single detached housing located at 4 Elmview Avenue and 5 Madeline Road, to a maximum of \$8,000 for each property, as well as along the east boundary of 1 and 3 Madeline Road to a maximum of \$4,000 for each property.
7. The Applicant should be required to enter into arrangements satisfactory to the Chief Building Official or his designate regarding structural encroachment under, structural integrity of, and liability insurance for potential damage to, the abutting multiple attached houses located at 65-69 Finch Avenue West and the single detached houses located at 1, 3 and 5 Madeline Road and at 4 Elmview Avenue.
8. The applicant should be required to provide a construction management plan to the satisfaction of responsible City staff, in consultation with the Ward Councillor.

*However, since the Applicant has revealed himself to be a land speculator rather than the developer he pretended to be, and since a townhouse development such as that shown in the Community Alternative above is better suited to the site, as well as economically superior to actually build, there is no point in dealing with such specifics at this time. Rather, as noted above, the entire proposal should instead be referred to staff for fundamental reconsideration in consultation with the Ward Councillor and representatives of the local community together with whoever turns out to be the new owner of the property.*

## C. Draft Zoning By-law

The draft zoning by-law contains numerous drafting deficiencies and outright errors. The following have been identified:

- a. The future zoning of the development site should be revised from RM6 specific to, at most, RM4 specific.
- b. The generic list of exceptions to the height limit in s 2(i) of the by-law should be pruned to specifically reflect only those items required to construct the proposed development, including such additional limits on the height exceptions as may be prudently warranted.
- c. The separation distance in s 2(h) of the by-law should be revised to reference the south property line or the specific properties in question (4 Elmview and 5 Madeline) without reliance on their future zoning.

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d. The CFASP definition of gross floor area, as well as a suitable site-specific definition of apartment house dwelling, should be included in the definitions section of the by-law.

e. The following performance standards should be included in the by-law:

- (i) specify the locational requirement of outdoor amenity area (at grade);
- (ii) specify the required minimum dimensions of bicycle parking spaces (as per City standards);
- (iii) expressly prohibit rooftop amenity spaces and roof access other than for maintenance.

f. Various syntactical deficiencies and errors in the by-law should be remedied, including but not necessarily limited to, the following:

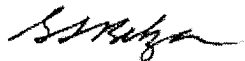
- (i) revise the numbers specified in s 2(f), (g), (k) and (m) from 183.5, 171.7, 550 and 53.5 to 180, 170, 580 and 55 respectively;
- (ii) revise the 4.31 number in s 2(i)(ii) from 4.31 to 4.40;
- (iii) revise the cross-reference in s 2(t) from (q) to (s).

g. The by-law's RM schedule should be revised to consistently show all setback dimensions to two decimal places (with "min" added) rounded down to the nearest 0.05 m.

## D. Requested Resolution

*The EYCA requests that the (July 18, 2014) Report from the Director of Community Planning, North York District, be referred back to staff for fundamental reconsideration in light of the submissions made on behalf of the local community.*

Respectfully Submitted,



G.S. Belza

c Will deBacker, EYCA President  
c Gene Simpson, EYCA Past President  
c Anne McConnell, EYCA Vice-President  
c Vince Lamonica, EYCA Vice-President  
c Sharon Andic, EYCA Vice-President  
c John Rosevear, EYCA Treasurer  
c Y-S Columbus Leo, EYCA Secretary