

221, 223, 225, 227, 229, 231 Finch Avenue West - Zoning By-Law Amendment and Rental Housing Demolition Applications – Supplementary Report

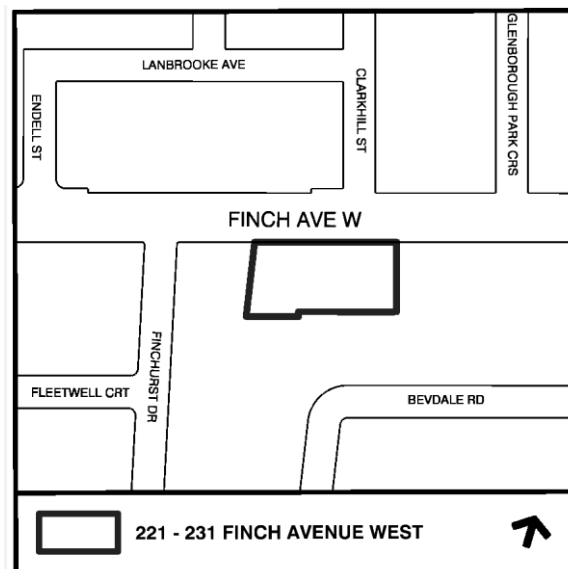
Date:	December 3, 2015
To:	City Council
From:	Chief Planner and Executive Director
Wards:	Ward 23 – Willowdale
Reference Number:	P:\2015\Cluster B\PLN\CC15147

SUMMARY

At its November 10, 2015 meeting, North York Community Council had before it a Final Report recommending approval of applications for Zoning By-law Amendment and Site Plan Approval from the Director, Community Planning, North York District to permit the redevelopment of the subject lands for a 91-unit, 4-storey residential development and demolition of six existing single-detached houses containing five rental dwelling units.

This supplementary report responds to a motion made by North York Community Council on November 10, 2015, directing City Planning Staff, in consultation with the Ward Councillor, to attempt to prepare the site plan for approval so that it can be presented to City Council at the same time as the rezoning application. This item (NY 10.36) was forwarded to City Council without recommendations.

This report also provides City Council with the additional requested information as it relates to site plan matters.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 to the City Planning Report of October 22, 2015.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council authorizes the Chief Planner or her designate to give final approval to the Site Plan Control application substantially in accordance with the drawings included in Attachment 1 to the November 30, 2015 report when the conditions to be satisfied prior to site plan approval have been fulfilled as set out in Attachment 9 to the City Planning Report of October 22, 2015.
4. City Council approve the Rental Housing Demolition application (14 207926 NNY 23 RH) to demolish 5 rental dwelling units at 223, 225, 227, 229, and 231 Finch Avenue West pursuant to Municipal Code Chapters 667 and 363, subject to the following conditions under Chapter 667:
 - a) The owner shall provide a Tenant Relocation and Assistance Plan to all eligible tenants to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
 - b) The owner shall enter into a Section 111 Agreement with the City to secure the Tenant Relocation and Assistance Plan outlined in a) above, to the satisfaction of the City Solicitor and the Chief Planner and the Executive Director, City Planning Division, such agreement to be registered on title.
5. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval of the application under Municipal Code Chapter 667 for the existing residential rental housing buildings after the last of the following has occurred:
 - a) The tenant relocation assistance required by Recommendation 4 has been provided or secured to the satisfaction of the Chief Planner;
 - b) The Zoning By-law Amendment outlined in Recommendation 1 has come into full force and effect; and
 - c) The issuance of the Notice of Approval Conditions for Site Plan Approval for the development by the Chief Planner and Executive Director City Planning Division or her designate, pursuant to Section 114 of the City of Toronto Act, 2006.

6. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division, has given the preliminary approval in Recommendation No. 5 for the existing rental housing buildings.
7. City Council authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act* for the demolition of the 5 residential buildings no earlier than the date of issuance of a building permit for the shoring and excavation for the residential development permitted by this Zoning By-law Amendment, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation No. 5 which permit may be included in the demolition permit for Chapter 667 under 363-11.1E, of the Municipal Code, on condition that:
 - a) The owner erect a residential building on the site no later than four (4) years from the date of issuance of a demolition permit under Section 33 of the *Planning Act*, and;
 - b) Should the owner fail to complete the new building within the time specified in condition 7(a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Final Report was prepared for the November 10, 2015 meeting of North York Community Council. The report was reviewed by Community Council and was sent to City Council without recommendations with direction that staff attempt to prepare the site plan for approval so that it can be presented to City Council at the same time as the rezoning application. Additionally, Community Council requested the applicant to give consideration to acquiring the adjacent properties to the west in order to provide a more comprehensive development with improved access and egress.

The decision of North York Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.38>

COMMENTS

With respect to the site plan matters raised, three meetings have been held with residents, the Ward Councillor and Planning Staff. The required Community Consultation meeting to discuss the proposal submitted as part of the rezoning application was held on December 4, 2013, and two information meetings were held with local residents relating to site plan matters on January 21, 2014 and October 15, 2015.

The area residents requested the following items be considered as part of the site plan application:

- Request for specific tree species (blue spruce) at the southwest corner of the site;
- Request for a cedar fence;
- Request for a covered loading area, and;
- Privacy and screening of balconies

The applicant has submitted revised landscape plans illustrating the removal of two maples and replacement with coniferous trees (Colorado blue spruce) for further screening from the adjacent home owners to the south. A third Colorado blue spruce has been added along the southern lot line; and a decorative metal fence was added along the perimeter of the outdoor amenity space, located at the south-western rear of the proposed building, to define pedestrian space from vehicular space.

A 1.8 m high cedar fence is now being proposed and is noted on the revised landscape plans. The applicant has also submitted revised building elevations illustrating a covered loading area with a pull down door and balconies with glazed glass to limit overlook concerns.

The revised plans are included in the Site Plan Drawings table in Attachment 1 to this report. An amendment to Recommendation 3 in the October 22, 2015 Final Report recommending Site Plan Approval substantially in accordance with the drawings is included in Attachment 1 to this report.

With respect to the request of the applicant to give consideration to acquiring the adjacent properties to the west in order to provide a more comprehensive development with improved access and egress, the applicant has advised City Planning staff that discussions occurred between themselves and the adjacent property owners to the west.

Conclusion

The proposed Zoning By-law Amendment will allow for the proposed 91-unit residential project and includes development standards, such as height, gross floor area and setbacks to regulate the proposed development.

The proposal provides for a multiple-unit residential use that will increase the vitality and interest of the Finch Avenue West streetscape consistent with the objectives of the

Central Finch Area Secondary Plan. The proposed development will reinforce the existing and planned built form context along Finch Avenue and the building design will contribute to and enhance the public realm. The proposal allows for the appropriate and desirable residential development of the subject properties and has been revised to address community concerns as illustrated on the final site plan drawings included in Attachment 1.

It is recommended that the proposal outlined in the staff report dated October 22, 2015 be adopted subject to amending Recommendation 3 to reference the revised site plan drawings.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan Drawings Table

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The City Planning Division North York District has completed the review of your proposal for a 91-unit, 4-storey residential development as outlined in the following plans and drawings. All plans stamped received on November 25, 2015 - City of Toronto Planning North York Civic Centre.

Plan Number	Plan Title	Author / Date
A011	Site Plan & Site Plan Details	ICON Architects, issue date October 6, 2015 (rev. 5)
A012	Solid Waste Management Plan & Ultimate Boulevard Condition	ICON Architects, issue date October 6, 2015 (rev. 5)
A021	Floor Plans	ICON Architects, issue date August 14, 2015 (rev. 4)
A022	Floor Plans	ICON Architects, issue date August 14, 2015 (rev. 4)
A031	Elevations & Perspectives	ICON Architects, issue date October 6, 2015 (rev. 5)
A032	Sections & Perspectives	ICON Architects, issue date August 14, 2015 (rev. 4)
A033	Colour Elevations	ICON Architects, issue date October 6, 2015 (rev. 5)
L-1	Vegetation Management Plan	Adesso Design Inc, issue date November 24, 2015 (rev. 13)
L-2	Landscape Plan	Adesso Design Inc, issue date November 24, 2015 (rev. 14)
L-3	Details	Adesso Design Inc, issue date November 24, 2015 (rev. 11)
L-4	Details & Sections	Adesso Design Inc, issue date November 24, 2015 (rev. 12)
L-5	Green Roof	Adesso Design Inc, issue date November 24, 2015 (rev. 11)
GS-01	Site Servicing and Grading Plan	Cole Engineering, issue date May 11, 2015
DD-01	Detail Drawings Plan	Cole Engineering, issue date May 11, 2015
EC-01	Erosion Control Plan	Cole Engineering, issue date May 11, 2015