

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

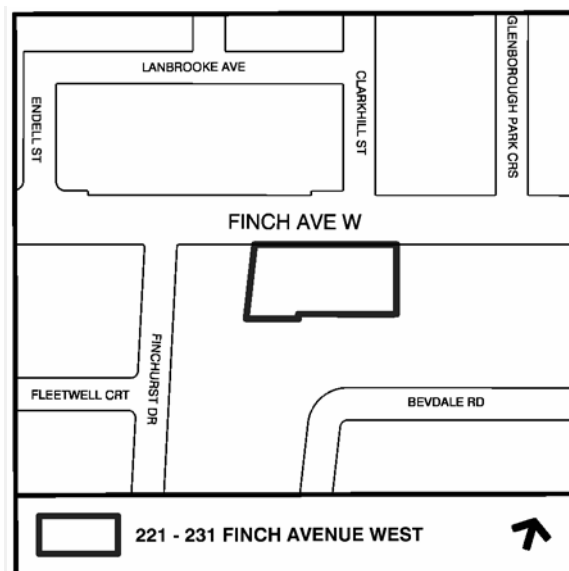
<b>Date:</b>	October 22, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	13 153614 NNY 23 OZ 13 153633 NNY 23 SA 14 207926 NNY 23 RH

**SUMMARY**

This application proposes to amend the former City of North York Zoning By-law No. 7625 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. The development includes 97 parking spaces in a one-level underground garage accessed from Finch Avenue West. The proposal represents an assembly of 6 lots at 221, 223, 225, 227, 229, and 231 Finch Avenue West.

A Rental Housing Demolition application was submitted under Section 111 of the City of Toronto Act to demolish the existing six detached homes containing six residential dwelling units on the subject lands, of which five are residential rental dwelling units. This report recommends approval of the rental housing demolition application under Municipal Code 667, subject to conditions. Replacement of the residential rental dwelling units is not required.

The proposal provides for a multiple-unit residential development that will enhance



the vibrancy and active nature of the Finch Avenue streetscape consistent with the objectives of the Central Finch Area Secondary Plan. The proposed development reinforces the existing and planned built form context along Finch Avenue West and the building design will contribute to and enhance the public realm.

This report reviews and recommends approval of the Zoning By-law Amendment (Attachment 8) and approval in principle of the Site Plan Control Application subject to the conditions attached in this report (Attachment 9).

## **RECOMMENDATIONS**

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### **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 this report.
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 authorize the Chief Planner or her designate to give final approval to the Site Plan Control application when the conditions to be satisfied prior to site plan approval have been fulfilled as set out in Attachment 9 of this report.
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 condition 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 6(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**

In April 2013, applications were submitted to amend the Official Plan and Zoning By-law on the subject properties. The initial proposal consisted of a six storey, 128-unit residential building with ground floor commercial uses. A total of 168 parking spaces were proposed to be provided on two below grade parking levels.

At its meeting of June 18, 2013, Planning Staff provided a preliminary report (dated May 29, 2013) on the above-noted application seeking North York Community Council's direction on further processing of the applications and on the community consultation process. Community Council deferred consideration of the report to the Community Council meeting of September 10, 2013 in order to allow time for the applicant to revise the application to conform to the Central Finch Area Secondary Plan, as well as to post the appropriate planning notice on site.

The preliminary report is available at:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-60080.pdf>

Prior to the supplemental preliminary report proceeding to Community Council, the applicant removed the commercial uses from the ground floor; reduced the number of storeys from 6 to 4; reduced the overall height from 20.3 metres to 13 metres, and; reduced the number of units from 128 units to 91 units. A summary of revisions to the application is provided in Table 1. As such, the applicant has withdrawn their application for an Official Plan Amendment.

The supplemental preliminary report is available at:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-61081.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to redevelop the site located on Finch Avenue West, just east of Finchurst Drive. As noted previously, the application was first proposed as a 128-unit, 6-storey mixed-use building. Concern was expressed with respect to the number of storeys being proposed which led to the removal of the at-grade commercial use; a reduction of the building height from 6 to 4-storeys; and a reduction in the number of dwelling units from 128 to 91 units.

The proposed building contains only residential uses and would have a height of 13 metres along the Finch Avenue West frontage. A green roof is proposed over a portion of the roof area. At the rear, the building is designed with terracing that “steps-down” to the lower scale residential properties to the south. The proposed building has been designed not to exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line that coincides with the boundaries of the Secondary Plan Area.

The proposed building would be setback a minimum of 13.5 metres from the rear (south) property line, 0 metres from the west property line, 8.1 metres from the east side property line, and 1 metre from Finch Avenue West after a 2.76 metre road widening is conveyed along Finch Avenue West.

The revised proposal has a floor space index (FSI) of 1.94 with a total gross floor area of 7,634 square metres. The proposed amenity area has been slightly reduced from 568.5 square metres in the initial submission to 479.1 square metres as part of the current submission. Of this, 259.5 square metres of amenity area would be located indoors and would consist of a common room on the ground floor with direct access to a common outdoor amenity area of 272.9 square metres, consisting of a landscaped patio at the rear of the building at grade. Both of these areas would be open for use to all residents. The 17 ground floor units each have individual patios at grade. A 3 metre wide landscape strip is proposed at the rear of the site and a 1.8 metre high board-on-board fence will be erected around the perimeter of the site.

A total of 97 parking spaces are proposed to be provided on site in a one-level underground garage. Of the proposed underground parking, 83 spaces would be for residents and 14 spaces would be for visitor use. There are no surface parking spaces proposed as part of the site. A total of 69 bicycle parking spaces are proposed to be provided. Of the proposed bicycle parking spaces, 49 will be for residents and located in the underground parking garage and 20 would be located at grade and will be for both residents and guests. One Type 'G' loading space is proposed at the rear of the building.

The applicant proposes to demolish all 6 existing single-detached houses on the site, containing 5 rental dwelling units and one previously owner occupied dwelling unit. At the time of application, two of the five rental dwelling units were occupied by tenants.

**Table 1 – Summary of Revisions to the Application**

	<b>First Submission April 19, 2013</b>	<b>Current Submission November 19, 2014</b>
Site Area	4027.8 m <sup>2</sup>	
Gross Floor Area (above grade)	10,750.8 m <sup>2</sup>	7,634.9 m <sup>2</sup>
Residential	9,627.5 m <sup>2</sup>	7,634.9 m <sup>2</sup>
Commercial/Retail	1,123.3 m <sup>2</sup>	0 m <sup>2</sup>
TOTAL	10,750.8 m <sup>2</sup>	7,634.9 m <sup>2</sup>
Floor Space Index (including lands to be conveyed)	2.67 times the lot area	1.94 times the lot area
Building Height	20.3 m	13 m
Number of Storeys	6	4
Number of Residential Units	128	91
Proposed Vehicular Parking	168	97
Amenity Space		
Indoor	281.8 m <sup>2</sup>	259.5 m <sup>2</sup>
Outdoor	286.7 m <sup>2</sup>	219.6 m <sup>2</sup>
TOTAL	568.5 m <sup>2</sup>	479.1 m <sup>2</sup>

The project statistics are included in the Application Data Sheet in Attachment 10.

## **Site and Surrounding Area**

The subject lands are irregularly shaped and consist of six lots located on the south side of Finch Avenue West between Finchurst Drive and Senlac Road. The subject lands measure approximately 4,027.8 m<sup>2</sup> (0.995 ac) in area and have approximately 88.17 metres (290 ft) of frontage on Finch Avenue West, and a depth of 43.3 metres (142 ft). The six existing residential lots currently each have a single detached residence on them, all of which would be demolished in order to facilitate the proposed development. The subject lands are located 1.6 km west of Yonge Street.

Abutting uses are as follows:

North: Single detached residential dwellings beyond Finch Avenue West. A 4-storey mixed use residential/commercial/office building is located at 218, 220, 222 and 224 Finch Avenue West;

South: Single detached residential dwellings;

East: A combination of single detached dwellings and commercial uses. Located immediately across Glenborough Park Crescent are eight 3-storey residential townhouse units. Located further east is a 3-storey commercial building and a retail commercial plaza.

West: Single detached residential dwellings. Located further west are a series of institutional uses including the Northchester Child Care Centre and Northchester United Church.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposed development was reviewed for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## Official Plan

The Official Plan designates the subject lands as *Mixed Use Areas* on Map 16 - Land Use Plan. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces. Development in *Mixed Use Areas* is intended to create a balance of commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

Buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in *Mixed Use Areas* is intended to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

The property is also located within an *Avenues* area on Map 2 – Urban Structure. The *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. Reurbanizing the *Avenues* will be achieved through the preparation of Avenue Studies for strategic mixed use segments of the corridors shown on Map 2 of the Official Plan.

Among the other relevant policies used in evaluating the proposal are the policies relating to the Public Realm (Section 3.1.1) and Built Form (Section 3.1.2). These policies state the importance of organizing, designing, maintaining, and improving streets by providing well designed and co-ordinated tree planting and landscaping. These policies require new development to be located and organized to fit within its existing and/or planned context, to frame and support adjacent streets, and to locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk

## Central Finch Area Secondary Plan

The subject property is also located within the Central Finch Area Secondary Plan, and is designated *Mixed Use Area "B"* on Map 22-1. This designation provides for detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational uses and institutional uses.

For sites with frontage on Finch Avenue West of 30 metres or more, such as the subject lands, the maximum density (FSI) permitted for a solely residential use is 2.0 times the lot area and the maximum height is 4 storeys or 13 metres, whichever is the lesser.

For all lands within the Secondary Plan, the height of any part of a building (except accessory structures for residential uses) will not exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line that

coincides with the boundaries of the Secondary Plan Area provided that the horizontal setback is not less than 9.5 metres.

The Secondary Plan encourages redevelopment that ensures compatibility with the surrounding residential areas while contributing to an attractive pedestrian oriented street edge with emphasis on good design and landscaping.

The Secondary Plan also encourages the reduction in the number of driveways providing access to Finch Avenue, to provide the minimum number of driveways necessary for efficient vehicle access. Generally, one access per site is preferred, the location of which is to be completely within lands that are part of the Secondary Plan Area.

## **Zoning**

The subject lands are excluded from the new City of Toronto Zoning By-law No. 569-2013. As such, the former City of North York Zoning By-law No. 7625 continues to apply.

The site is currently zoned One-Family Detached Dwelling Fourth Density Zone (R4) under By-law 7625; as amended. The R4 zoning permits single detached dwellings and accessory uses with a height limitation of 8.8 metres for a residential use. The lands at 229 Finch Avenue West are zoned R4(82) which permits business office uses in addition to one-family detached dwellings and accessory buildings.

## **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007) assists the City in implementing its rental housing policies. The By-law established Chapter 667 of the Municipal Code and was approved by City Council on July 19, 2007. The By-law prohibits demolition or conversion of housing units without a permit issued by the City under Section 111 of the *City of Toronto Act*. Proposals involving six or more rental housing units or where there is a related application for a Zoning By-law amendment require a decision by City Council under Section 111 of the *City of Toronto Act*. Council may refuse an application or approve the demolition with conditions which typically involve the replacement of rental housing and/or assistance to any tenants affected by the proposed demolition, before a Section 111 permit is issued. The conditions are based on the Official Plan policies and established practices the City has in place when considering rental housing demolition. Approval of related planning applications should be conditional upon the applicant receiving a Section 111 permit.

If the demolition of rental housing is approved under Municipal Code 667, approval to issue a demolition permit for residential buildings under Municipal Code 363 and Section 33 of the *Planning Act* is also required. The By-law provides for the co-ordination of these approvals and issuance of the permit. Typically, City Council receives a joint report on the related planning applications as well as the application under Municipal Code 667 so that the decisions on demolition and redevelopment may be made at the same meeting.



Unlike *Planning Act* applications, City Council decisions to approve or refuse rental housing demolitions under Section 111 of the *City of Toronto Act* are not subject to appeal to the Ontario Municipal Board.

## **Site Plan Control**

A Site Plan Control application (13 153633 NNY 23 SA) has been submitted with this rezoning application to reflect the current proposal.

## **Reasons for Application**

An amendment to Zoning By-law No. 7625 for the former City of North York is required as the R4 zoning that currently applies to the lands does not permit the proposed four-storey, 91 unit residential development.

A permit under Section 111 of the *City of Toronto Act* and Chapter 667 of the Municipal Code is required as there are 6 or more existing residential dwelling units and at least one dwelling unit being used for residential rental purposes.

## **Community Consultation**

A Community Consultation meeting to discuss the proposal was held on December 4, 2013. The meeting was attended by the Ward Councillor, City Planning staff, the applicant, owner and approximately 35 members of the public.

Issues raised by area residents which have been considered in the review of the application were generally related to the following matters:

- Protection of trees and enforcement of the tree protection zone;
- Stability of the community and surrounding neighbourhood;
- Oversupply of parking;
- Construction management;
- Privacy and screening, and;
- Location of access.

A subsequent information meeting relating to Site Plan matters was facilitated by the Ward Councillor on January 21, 2014, and was attended by city staff and approximately 12 members of the public.

A second information meeting relating to site plan matters was held on October 15, 2015 with the applicant and city staff. The purpose of this meeting was to provide adjacent residential property owners the opportunity to comment on site plan matters related to fencing and landscaping along the south property line.

## **COMMENTS**

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure.

The Growth Plan for the Greater Golden Horseshoe states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. This site is located in a built up area designated for growth in the City’s Official Plan and the proposal is intensifying the use of land for housing.

The proposal conforms to the PPS and the Growth Plan.

## **LAND USE**

### **Built Form, Height, and Density**

The proposed 4-storey, 91-unit residential development with underground parking complies with the policies of the Central Finch Area Secondary Plan which encourages residential intensification, the consolidation of lots, and a reduction in the number of private driveways directly accessing Finch Avenue West. The proposal represents a similar height and built-form as the recently constructed development at 218, 220, 222, and 224 Finch Avenue West, albeit without a commercial component. The proposal includes ground floor residential units. A 0 metre side yard setback is proposed along the westerly wall, which is acceptable in the Central Finch Area Secondary Plan area. The Plan encourages the development and redevelopment of a mixed use corridor with a continuous building wall for properties designated Mixed Use Areas along Finch Avenue West. This assists in creating an animated streetscape.

The Secondary Plan's policies related to permitted building heights are intended to protect adjacent stable residential neighbourhoods by providing appropriate transitions in height between mixed use developments and residential communities. For the subject lands, the permitted height is generally the lesser of 13 metres or 4 storeys. The proposed height of 4-storeys and 13 metres meets the Secondary Plan requirement with respect to height, and the building has been setback further than the minimum required distance of 9.5 metres from the property line that borders adjacent residential areas. The proposed rear setback ranges from 12 to 13.5 metres and the massing will not exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line that coincides with the boundaries of the Secondary Plan Area.

The proposed development addresses the urban design objectives of the Secondary Plan by:

- Orienting the main building facades towards Finch Avenue West and providing at-grade pedestrian access directly from the Finch Avenue West public realm;
- Locating access to the parking garage at the rear of the building to provide a more attractive streetscape on Finch Avenue West;
- Providing landscaping on both the public boulevard and private property to enhance the pedestrian environment;
- Providing vehicular access via public streets and pedestrian access via sidewalks, thereby reducing the opportunities for potential pedestrian conflicts;
- Allowing for adequate sunlight and sky views from Finch Avenue West into the development and proposed residential units;
- Creating appropriate relationships to residential neighbourhoods to the south, east, and west through landscaping and screening, and;
- Providing adequate building setbacks from adjacent residential properties.

The proposal conforms to the density, height and other built form policies of the Official Plan and Secondary Plan. The proposed massing results in a density (FSI) of 1.94 times the lot area. The density is in keeping with the development approvals in the Central Finch Area Secondary Plan.

The built form, with the building located close to the Finch Avenue West property line will contribute to the definition of the street edge and maintain an attractive pedestrian environment along the public sidewalk. This is an important objective of the Central Finch Area Secondary Plan.

### **Traffic Impact, Access, Parking**

Vehicular access to the development is via a 6 metre private driveway accessed from Finch Avenue West. The proposed development will have 1 access point at the easterly portion of the subject site.

A total of 97 parking spaces are proposed to be provided on site in a one-level underground garage. Of the proposed underground parking, 83 spaces would be for residents and 14 spaces would be for visitor use. There are no surface parking spaces proposed as part of the development. A single Type 'G' loading space is located at the rear southeast portion of the building and will be accessed via the private driveway. The building surrounds the loading space on three sides to reduce potential impacts.

Transportation Services has reviewed the proposal and concur that the proposed parking supply and location is sufficient and that the existing road network can accommodate the additional traffic generated by the proposed development.

## **Servicing**

The applicant has provided a Site Grading & Servicing Plan, Erosion Control Plan, and a Functional Servicing Report which have been accepted in principle by Engineering and Construction Services staff.

The proposed development is required to comply with the Best Management Practices for Stormwater Management and the City of Toronto, Wet Weather Flow Management Guidelines, which requires grades that allow overland water flow. The project has been designed to meet the City's minimum requirements for overland water flow.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 - 0.78 hectares of local parkland per 1,000 people. The site is in a parkland priority area, as per Alternative Rate Parkland Dedication By-law No. 1020-2010.

The applicant proposes 91 residential units on a net site area of 0.4208 ha/4,028 m<sup>2</sup>. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 1,213 m<sup>2</sup> or 30% of the net site area. However, for sites that are less than 1 hectare in size, a cap of 10% is applied. In total, the parkland dedication requirement is 0.0403 ha/403 m<sup>2</sup>.

The applicant is requested to satisfy the parkland dedication requirement by providing cash-in-lieu. This is appropriate as the required parkland dedication would not create a substantial park. The site is also in proximity to Ancona Park.

## **Streetscape**

The proposed residential development fronts onto Finch Avenue West and will enhance the public realm by providing overlook and animation on the street. There are units

proposed at grade with no steps which have entrances along Finch Avenue West. Large windows will provide eyes on Finch Avenue West and help to animate the streetscape.

The applicant is also proposing to plant large deciduous trees, provide planter boxes, and additional landscaping to provide privacy and appropriate buffering between the sidewalk, ground floor residential uses, and outdoor patios.

Sidewalks with a width of 1.7 metres are proposed along Finch Avenue West. A financial payment will be secured for the future sidewalk upgrades on Finch Avenue West through conditions in the Site Plan Agreement.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions, and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the Site Plan Agreement and includes construction activity, stormwater retention and tree protection.

## **Site Plan**

A Site Plan Control application (13 153633 NNY 23 SA) has been submitted with this rezoning application to reflect the current proposal.

The following elements will be secured as part of a Site Plan Control Agreement:

- High quality design and materials for facades;
- On-site landscaping and tree planting, including fencing and screening at the rear;
- A 2.76 metre wide road widening along the Finch Avenue West frontage;
- Board-on-board fencing along the perimeter of the site;
- Construction of new sidewalks and boulevard improvements such as tree planting, and enhanced landscaping, and;
- Planters, landscape, lighting and seating amenities in the common outdoor paved area.

Attachment 9 contains the Draft Notice of Approval Conditions.

## **Section 37**

The revised application proposes a total gross floor area of 7,634.9 m<sup>2</sup> which is below the minimum threshold of 10,000 m<sup>2</sup> noted in the Official Plan for consideration of a community benefit contribution under Section 37 of the *Planning Act*.

## **Rental Housing**

A Rental Housing Demolition Application under Chapter 667, pursuant to Section 111 of the *City of Toronto Act* was filed on August 18, 2014 and was deemed complete in April 2015. Based on the information provided by the applicant, a review of historical property records and a site visit, Staff determined that the site contained six residential dwelling units within six detached dwellings at the time of application.

Based on the occupancy history of the six detached houses, staff determined that five of the six dwelling units have been used for residential rental purposes for an extended period of time. These five rental units meet the definition of a residential rental dwelling unit as defined in Chapter 667. The remaining one residential dwelling unit was owner occupied prior to being purchased by the applicant for the purposes of redevelopment. Currently, two of the rental dwelling units are occupied by tenants.

As there are six or more existing residential dwelling units and at least one dwelling unit being used for residential rental purposes, a permit under Section 111 of the *City of Toronto Act* and Chapter 667 of the Municipal Code is required. With only five residential rental dwelling units within this related group of buildings, the City's Official Plan policy requiring replacement where six or more rental dwelling units would be demolished does not apply.

## **Tenant Relocation and Assistance**

The City's policy is to provide tenant relocation assistance to affected tenants and to avoid premature vacating. When the Section 111 application was filed in August 2014, there were two tenant households located within the five residential rental dwelling units. The owner has agreed to provide all remaining tenants with appropriate tenant relocation assistance.

## **Conclusion**

The recommended Zoning By-law Amendment (Attachment 8) 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.

This report also recommends approval in principle of the Site Plan conditions (Attachment 9). The applicant will also be required to enter into a Site Plan Control Agreement.

As there are six or more existing residential dwelling units and at least one dwelling unit being used for residential rental purposes, a permit under Section 111 of the *City of Toronto Act* and Chapter 667 of the Municipal Code is required. With only five residential rental dwelling units within this related group of buildings, the City's Official Plan policy requiring replacement where six or more rental dwelling units would be demolished does not apply. However, the owner has agreed to provide the remaining two tenants with appropriate tenant relocation assistance.

## **CONTACT**

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## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

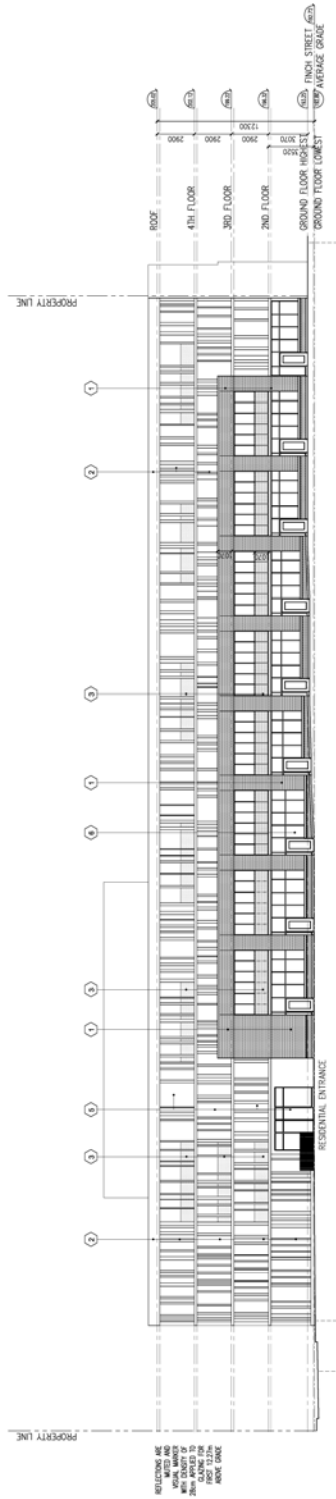
Attachment 1:	Site Plan
Attachment 2:	Landscape Plan
Attachment 3:	a. North Elevation b. South Elevation c. East Elevation d. West Elevation
Attachment 4:	Cross Section
Attachment 5:	Zoning
Attachment 6:	Official Plan
Attachment 7:	Central Finch Area Secondary Plan
Attachment 8:	Draft Zoning By-law Amendment
Attachment 9:	Draft Notice of Approval Conditions
Attachment 10:	Application Data Sheet







**Attachment 3a: North Elevation**



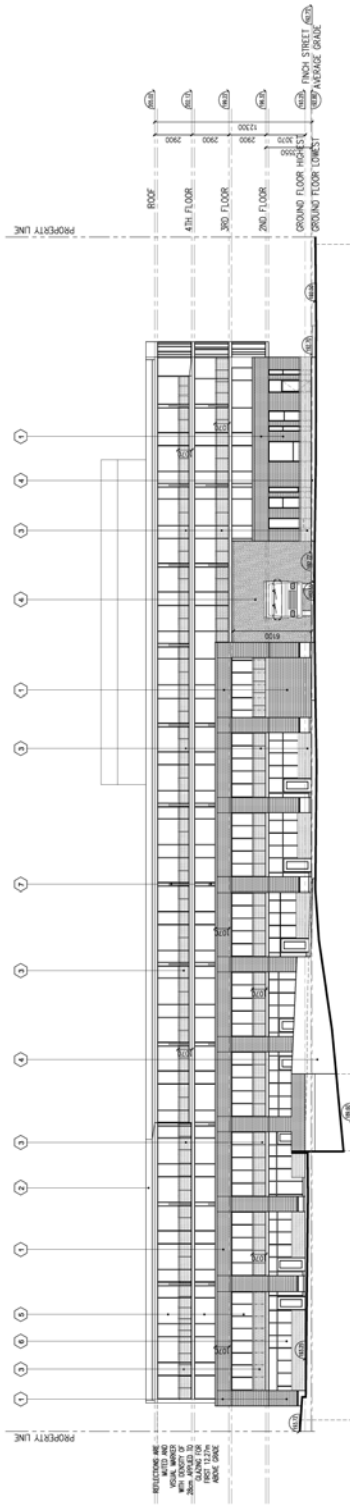
**North Elevation**  
**221 - 231 Finch Avenue West**

Applicant's Submitted Drawing

Not to Scale  
 10/07/2015

File # 13 153614 NNY 23 0Z

**Attachment 3b: South Elevation**



**221 - 231 Finch Avenue West**

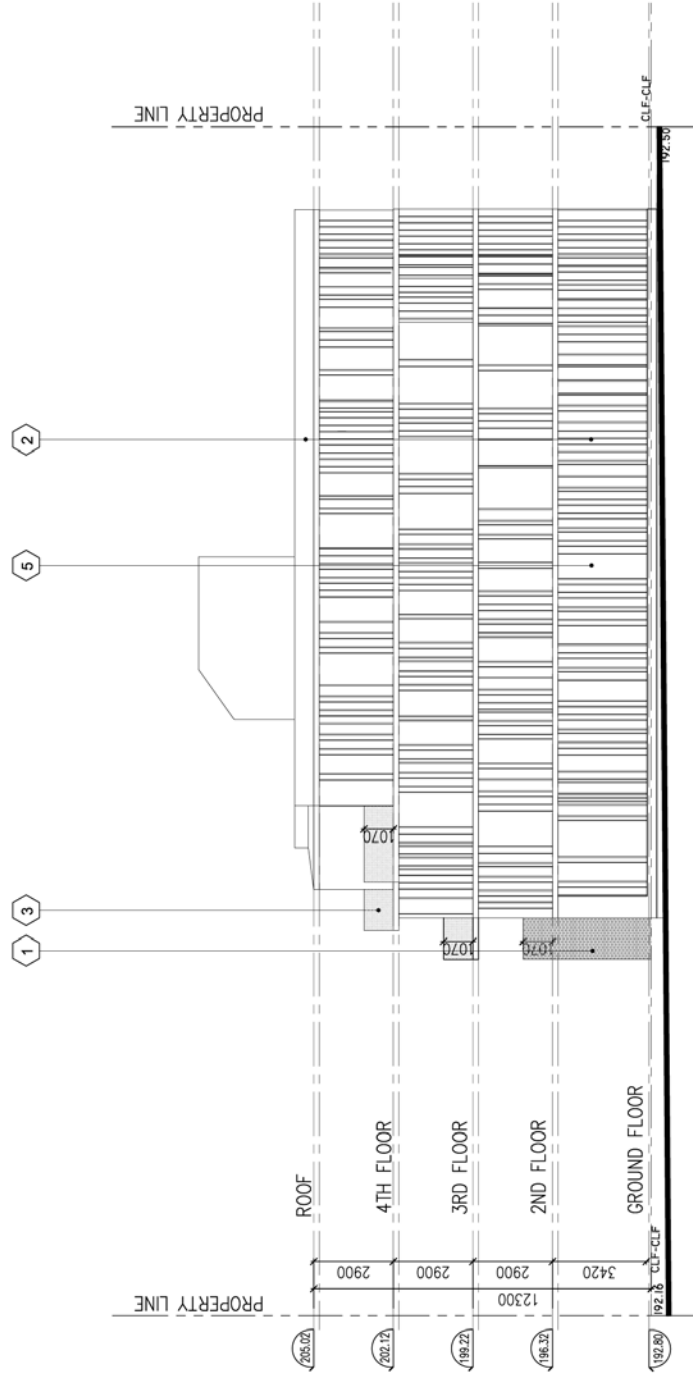
**South Elevation**

**Applicant's Submitted Drawing**

Not to Scale  
10/07/2015

File # 13 153614 NNY 23 0Z

**Attachment 3c: East Elevation**



**221 - 231 Finch Avenue West**

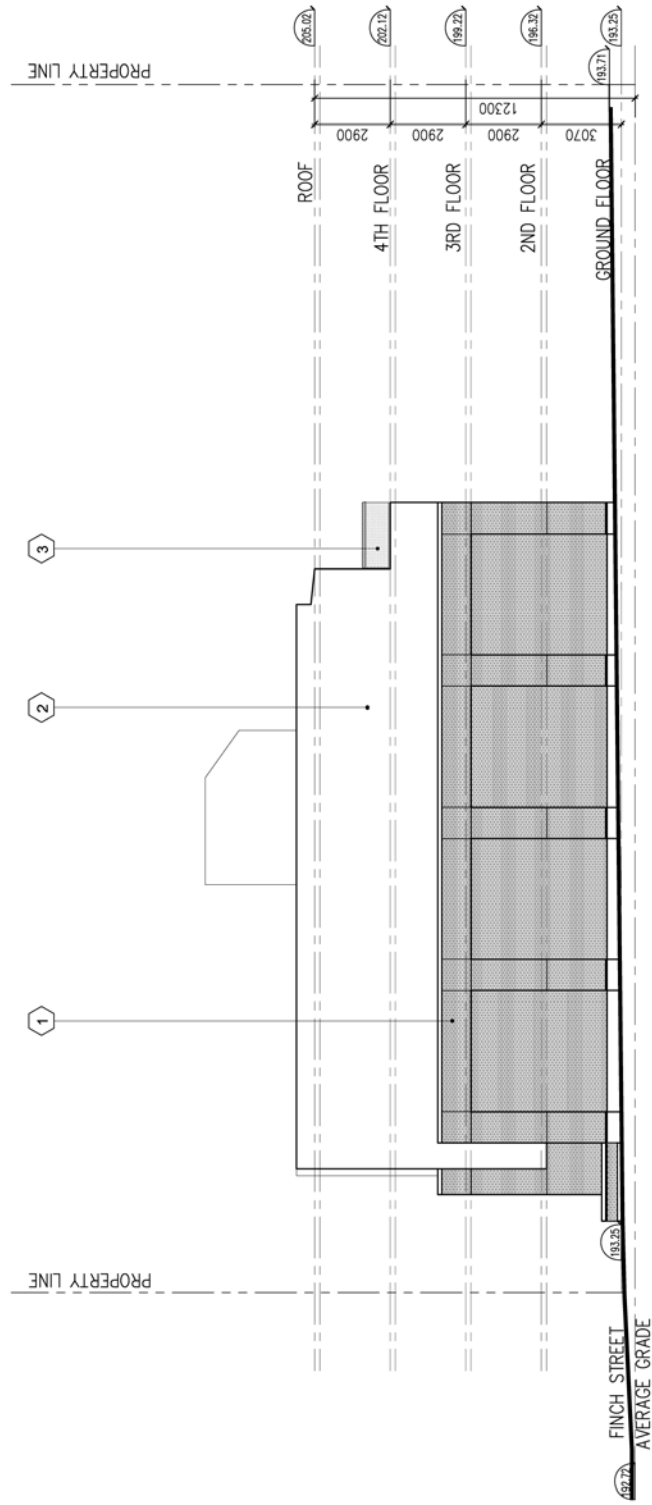
**East Elevation**

Applicant's Submitted Drawing

Not to Scale  
10/07/2015

File # 13 153614 NNY 23 0Z

**Attachment 3d: West Elevation**



**221 - 231 Finch Avenue West**

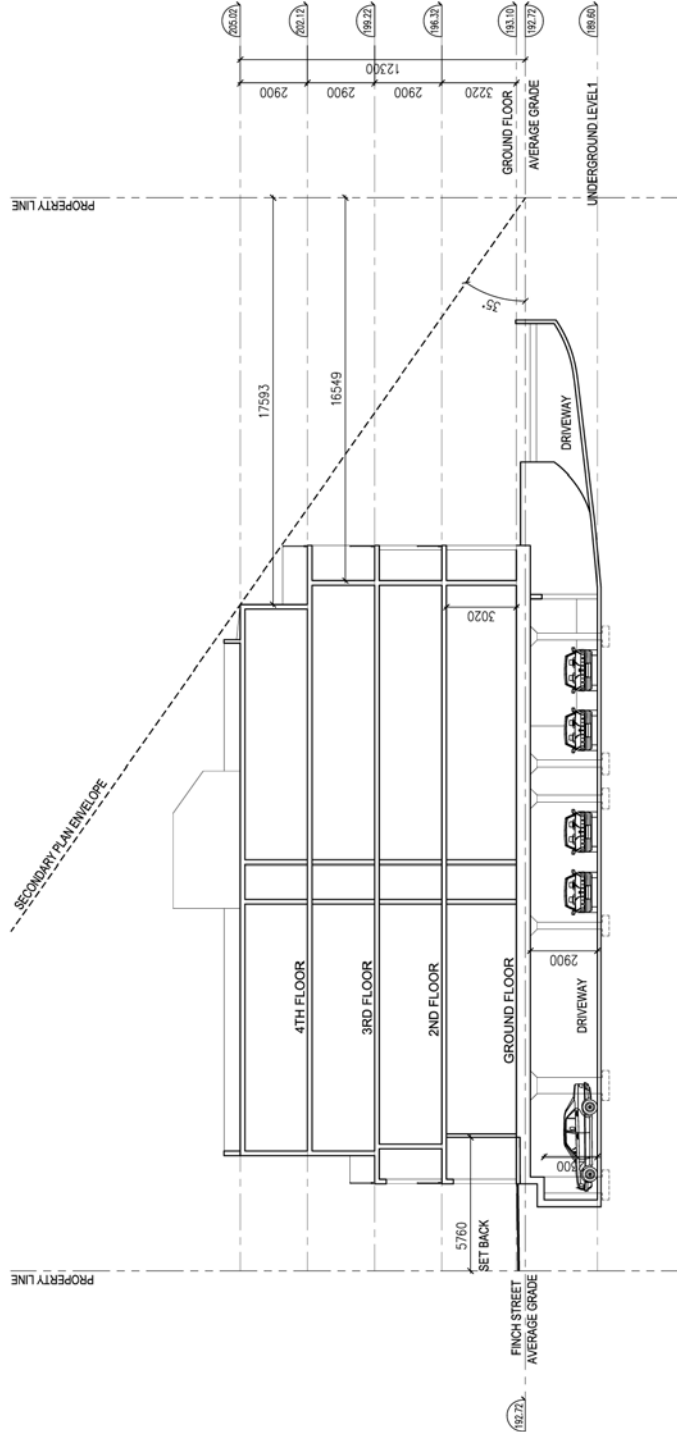
**West Elevation**

Applicant's Submitted Drawing

Not to Scale  
10/07/2015

File # 13 153614 NNY 23 0Z

# Attachment 4: Cross Section

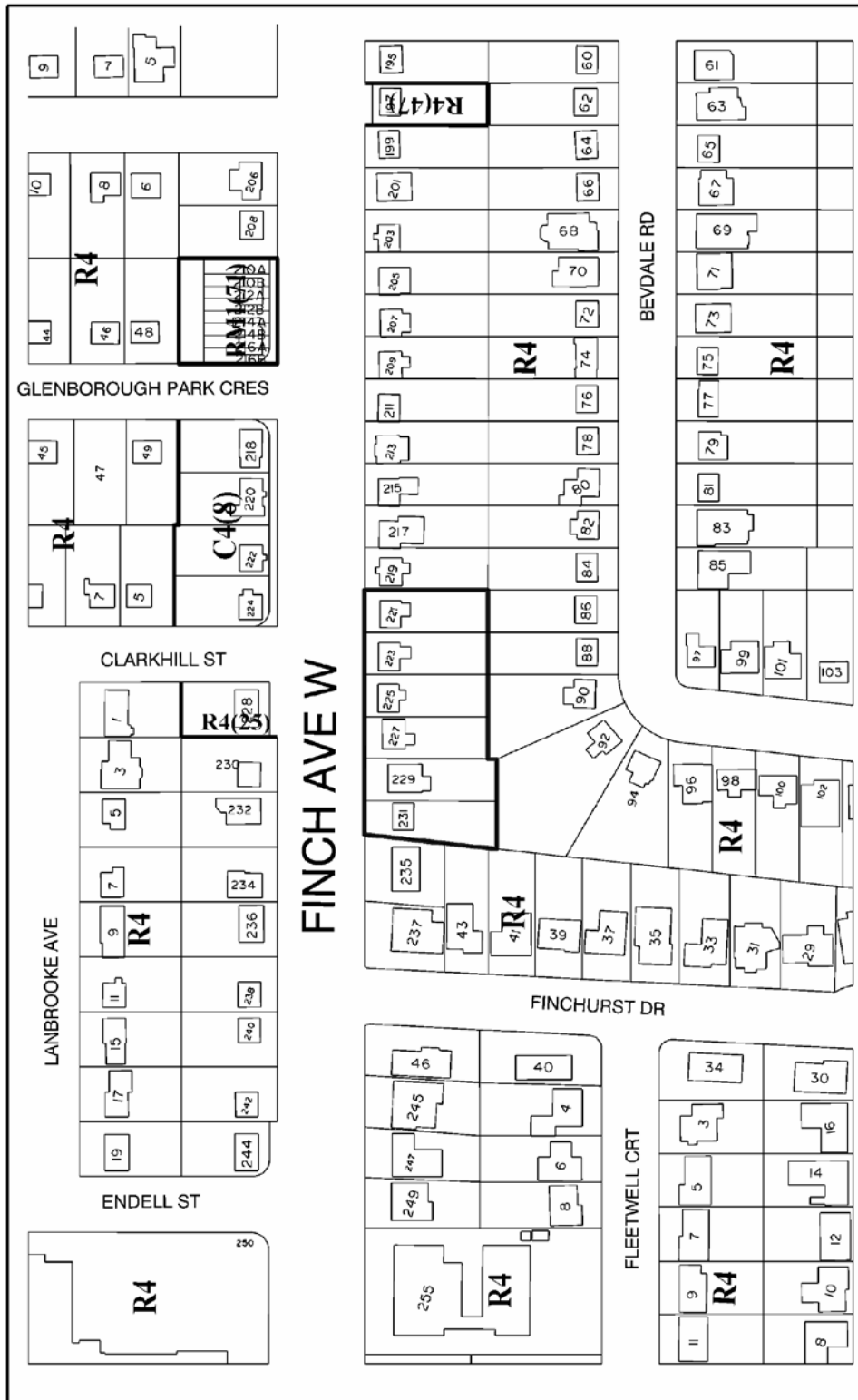


221 - 231 Finch Avenue West

**Section 2-2**  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/07/2015

File # 13 153614 NNY 23 0Z

# Attachment 5: Zoning

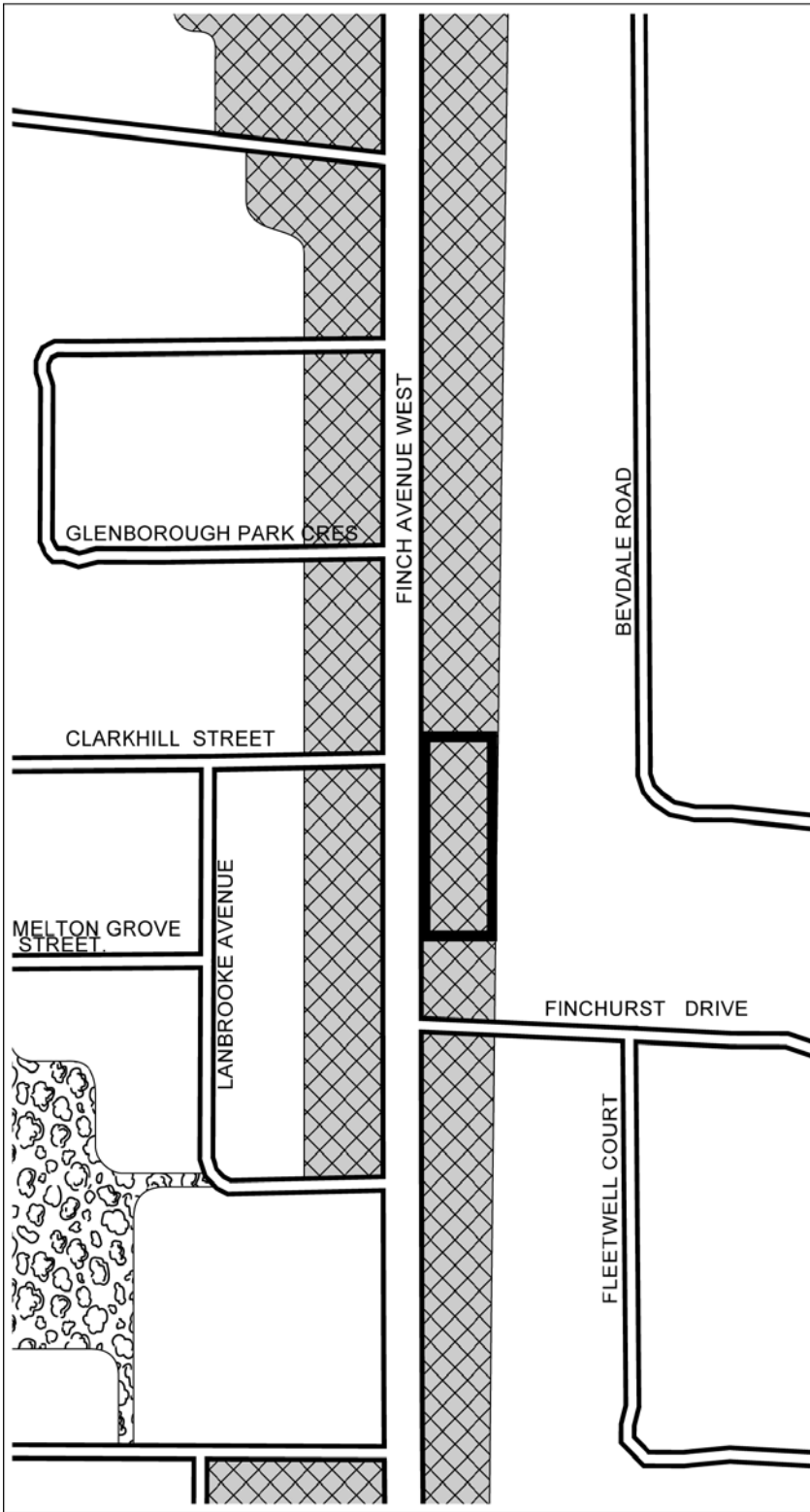


**Toronto** City Planning  
**Zoning**  
 221 - 231 Finch Avenue West  
 File # 13 153614 NNY 02

Not to Scale  
 Zoning Bylaw 7625  
 Extracted 05/24/2013

R4 One-Family Detached Dwelling Fourth Density Zone  
 C4 Mixed Use Commercial Zone  
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

# Attachment 6: Official Plan



221 - 231 Finch Avenue West



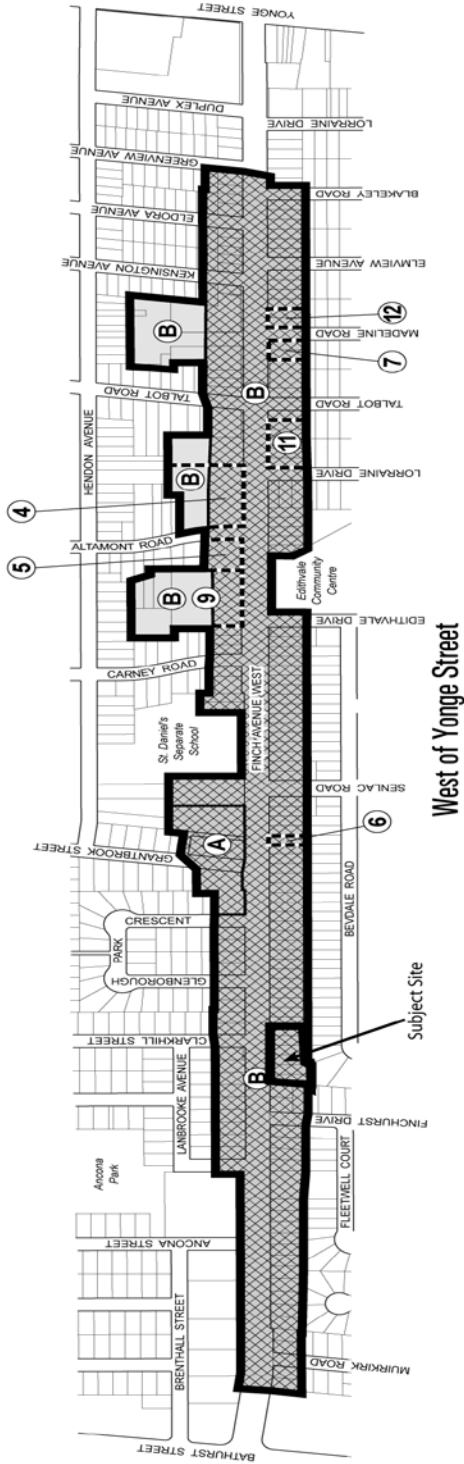
File # 13 153614 NNY OZ

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks





Attachment 7: Central Finch Area Secondary Plan



221 - 231 Finch Avenue West

Secondary Plan - Central Finch

Applicant's Submitted Drawing

Not to Scale  
05/24/2013

File # 13 153614 MWY 0Z

## **Attachment 8: Draft Zoning By-law Amendment**

Authority: North York Community Council Item ~ as adopted by City of Toronto  
Council on ~, 2015  
Enacted by Council: ~, 2015

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. ~-2015**

**To amend the former City of North York Zoning By-law No. 7625, as amended with respect to lands municipally known as, 221, 223, 225, 227, 229, and 231 Finch Ave West**

Whereas authority is given to Council by Section 34 of 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 enacts:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” attached to this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

#### **64.20-A(230) RM6(230)**

#### **DEFINITIONS**

##### **ESTABLISHED GRADE**

- a. For the purposes of this exception, "established grade" means the geodetic elevation of 192.72 metres.

##### **NET SITE AREA**

- b. For the purposes of this exception, "net site area" means the site area excluding any lands conveyed to the City of Toronto for road widening purposes, with such net site area comprising 4,027 m<sup>2</sup>.

#### **PERMITTED USES**

- c. The only permitted use shall be an Apartment House Dwelling and uses accessory thereto.

## **EXCEPTION REGULATIONS**

### **BUILDING HEIGHT**

- d. The maximum building height shall be 4 storeys.
- e. The maximum building height shall not exceed the heights illustrated on Schedule RM6(230) attached to and forming part of this By-law, with the exception of the following:
  - i. lighting fixtures, ornamental elements, parapets, guardrails, stair enclosures, canopies, vents, stacks, window washing equipment, and architectural features may extend above the heights shown on Schedule RM6(230);
  - ii. Notwithstanding (i) above, no part of the building shall exceed 70% of the horizontal distance separating that part of the building from the southern property line.
- f. Enclosures for rooftop mechanical and stairwells may exceed the maximum building height as shown on Schedule RM6(230) provided such enclosures are located within the area shown as 'Mechanical Penthouse' on Schedule RM6(230).

### **DWELLING UNITS**

- g. A maximum of 91 dwelling units shall be permitted.

### **GROSS FLOOR AREA**

- h. The maximum gross floor area of a building on a lot shall be 7,650 square metres.

### **LANDSCAPE REQUIREMENT**

- i. A minimum 3 m wide landscape strip shall be provided along the south property line containing a 1.8 m tall wood board-on-board fence and vegetation.

### **LOADING SPACES**

- j. A minimum of 1 loading space shall be provided on site.

### **PARKING REGULATIONS**

- k. A minimum of 97 parking spaces shall be provided, including 14 parking spaces for visitors and 3 accessible parking spaces.
- l. A minimum of 69 bicycle parking spaces shall be provided, including 49 for residents in an underground parking garage and 20 for residents and visitors at

grade.

## **YARD SETBACKS**

- m. The minimum yard setbacks for buildings and structures, including balconies, above Established Grade shall be as shown on Schedule “RM6(230)”.
- n. The minimum yard setback for parking structures and structures associated thereto below established grade shall be 0 metres for the front and side yards and 3 metres for the rear yard.
- o. Stairs located at the southwest corner of the building shall be allowed to project beyond the building envelope provided they are setback a minimum of 3 metres from the southerly property line.

## **EXCLUSIONS**

- p. Section 6A(8)(c) (Parking Regulations for RM Zones other than RM2 Zones), Section 6A(16)(d)(iv) (Loading Spaces Required), Section 15.6 (Minimum Distance of Apartment House Dwellings From R and RM2 Zones), Section 15.8 (Landscaping), Section 20-A.2.2 (Lot Coverage), Section 20-A.2.4 (Yard Setbacks), Section 20-A.2.5 (Gross Floor Area), and Section 20-A.2.6 (Building Height) shall not apply.
- 3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM6(230) attached to this By-law.
  - 4. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
  - 5. Within the lands shown on Schedule “1” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
    - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and,
    - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
  - 6. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

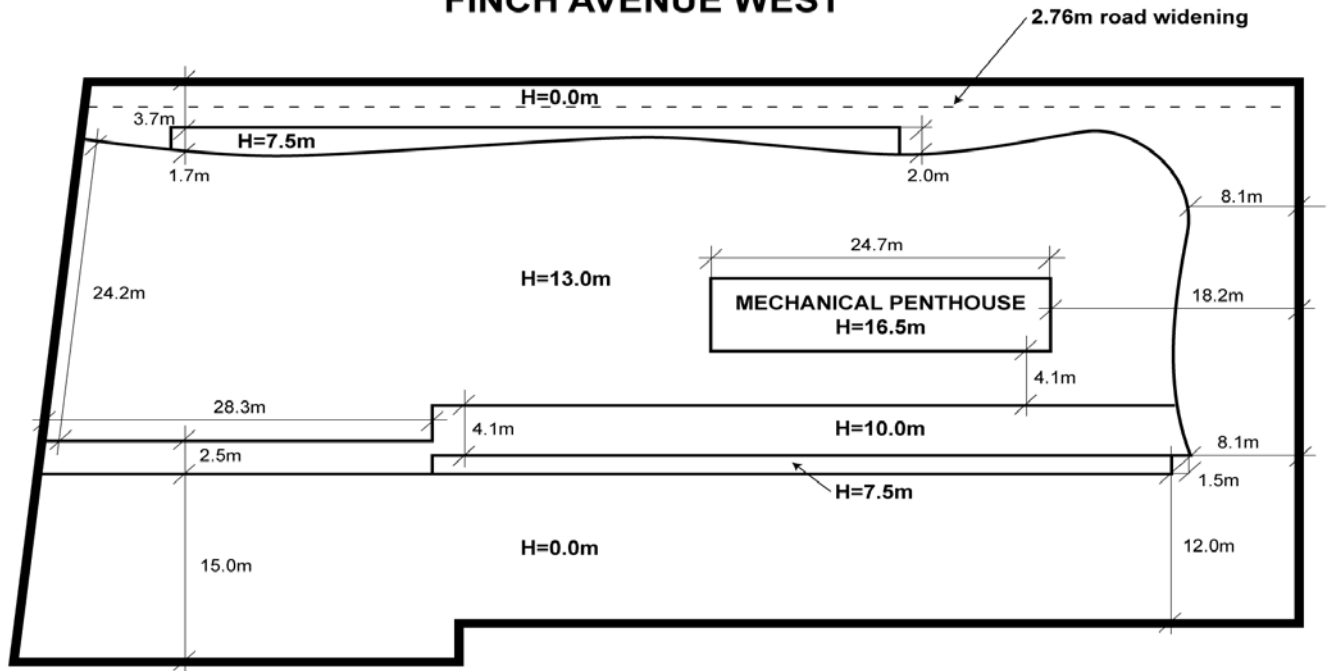
ENACTED AND PASSED this ~ day of ~, A.D. 2015.

JOHN TORY,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk



# FINCH AVENUE WEST



## **Attachment 9: Draft Notice of Approval Conditions**

### **A. DRAFT PRE-APPROVAL CONDITIONS**

#### **LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, (416) 397-5379**

1. Enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner's expense.

#### **CITY PLANNING – Jason Brander, Planner (416) 395-7124**

2. Submit a landscaping cost estimate for the proposed landscaping and financial securities to secure the cost of the landscaping.
3. Prior to final Site Plan approval, submit a financial guarantee in the form of an irrevocable Letter of Credit or certified cheque for 75% of the approved landscaping cost estimate.

#### **ENGINEERING AND CONSTRUCTION SERVICES – Robert Fazio, Senior Development Engineer (416) 395-6306**

4. Prepare all documents and convey to the City, at nominal cost a 2.76 metre widening along the entire Finch Avenue West frontage of this development in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director of Engineering and Construction Services and the City Solicitor.
5. Submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
  - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection;
  - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
  - c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.
6. Pay all costs for registration and preparation of reference plan(s).



7. Pay all costs associated with the City retaining a third-party Peer Reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$5,000.00, as an initial deposit towards the cost of the peer review to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City).
8. Submit, to the satisfaction of the City's Peer Reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg.153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.
9. At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person, to the Executive Director, Engineering and Construction Services, for peer review and concurrence that based on all necessary supporting environmental documents:
  - a. it is unlikely that there is any off-site contamination resulting from past land uses on the development site that has migrated on to adjacent City lands that would exceed the applicable Site Condition Standards and,
  - b. that land to be conveyed to the City meets either:
    - (i) the applicable MOECC Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9) for the most environmentally sensitive adjacent land use, or
    - (ii) the Property Specific Standards (PSSs) as approved by the MOECC for a Risk Assessment/Risk Management Plan which was conducted in accordance with the City Policies and Conditions for the Acceptance of Risk Assessed Lands (Clause 18, of Works Committee Report 2, April 25, 26 and 27, 2006).
10. The QP's statement, referenced in 9 above, will include a Reliance Letter (Attachment 5 template), that is stamped, dated and signed by the applicant's Qualified Person (the QP"), as defined in O. Reg. 153/04, as amended confirming that both the City and the City's Peer Reviewer can rely on the environmental documentation submitted and the QP's opinion as to the conditions of the site.
11. Make satisfactory arrangements with Engineering and Construction Services for the construction of a 1.7 metre wide sidewalk across the entire Finch Avenue frontage of the site and provide financial security in the amount of \$19,350.00. Submit engineering and inspection fee in the amount of \$1,095.00 and insurance as required.

12. The owner is to make a financial cash in lieu contribution in the amount of \$90,200.00 for sanitary downstream improvements to be completed by the City of Toronto.

**PARKS, FORESTRY AND RECREATION – Bruce Gordon, Forestry (416) 395-6686**

13. Submit a Tree Survival Guarantee for the protection of one tree, inventoried as Tree No. 29 in the Arborist Report, in the amount of \$3,407.00 in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.
14. Prior to the issuance of a Landscape Permit (by Transportation Services, Right of Way Management), submit a Tree Planting Deposit in the amount of \$4,664.00 at \$583 per tree for eight (8) trees to ensure the planting of new trees on the City road allowance in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.
15. Submit a complete "Application to Injure or Destroy Trees on Private Property" and an application fee in the amount of \$3,139.90 (\$313.99 per tree) in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.
16. Prior to the removal of three (3) privately owned trees, submit a complete "Application to Remove a Healthy City-Owned Tree" together with the applicable application fee in the amount of \$900.00 (\$300 per tree) in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.
17. Submit a complete "Agreement for Contractors to Perform Arboricultural Services on City-owned Street Trees" for Tree Nos. 23, 25, and 27. This must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.

See following links for the permit application and the Agreement for Contractors:

<http://www.toronto.ca/trees/pdfs/Citytreeapplicationform.pdf>

[http://www.toronto.ca/trees/pdfs/contractor\\_services\\_agreement\\_information.pdf](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf)

Once the application is received Urban Forestry will consult with the Ward Councillor prior to granting permission to remove the trees identified.

18. Submit a payment of \$8,745.00 (\$583.00 per tree) in lieu of planting 15 of the required replacement trees on private property in the form of a certified cheque payable to the Treasurer, City of Toronto. This must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.

19. Submit a signed Letter of Consent from the adjacent property owners for the removal of three (3) private trees inventoried as Tree Nos. 12, 30 and 38 to the attention of the Supervisor of Urban Forestry, Tree Protection and Plan Review.

## **B. DRAFT POST-APPROVAL CONDITIONS**

In addition to the above draft pre-approval conditions, the following draft post-approval conditions are to be fulfilled by the Owner following site plan approval and will be incorporated into a site plan agreement:

### **CITY PLANNING – Jason Brander, Planner (416) 395-7124**

1. The owner shall provide and maintain the landscaping for the lands in accordance with the approved landscape plan to the satisfaction of the Director of Community Planning, North York District.

### **ENGINEERING AND CONSTRUCTION SERVICES – Robert Fazio, Senior Development Engineer (416) 395-6306**

2. Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services.
3. The owner acknowledges and affirms that the unit pavers shown in the approved landscaping plan, which are installed in the Finch Avenue West boulevard adjoining the subject property, are the owner's responsibility to maintain in a state of good and proper repair, and at the owner's sole expense.
4. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Engineering and Construction Services.
5. The owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the Executive Director, Engineering and Construction Services.
6. Construct and maintain all facilities necessary to permit the City to collect solid waste and recyclable materials in accordance with Chapter 841, Solid Waste of the City of Toronto Municipal Code, Waste Collection for Residential Properties.
7. Provide and maintain a tri-sorter chute for the multiple household residential building.
8. Construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Functional

Servicing and Stormwater Management Report – 221 to 231 Finch Avenue West, prepared by Cole Engineering, and dated April 2015, and Grading Plan, Drawing No. GS-01, prepared by Cole Engineering, and dated May 11, 2015.

9. Construct and maintain site servicing indicated on the accepted Site Servicing Drawings No. GS-01, prepared by Cole Engineering, and dated May 11, 2015.
10. Provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.
11. Provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
12. The Owner shall keep and maintain existing/proposed stormwater pollution control devices such as oil grip separators (stormceptors or equivalent devices) and update the City with periodic maintenance reports.
13. Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.
14. This application has been commented under the consideration that this development is under one municipal address and one ownership. Therefore, one water service connection and one sanitary service connection have been provided to service this entire development.
15. The proposed stormwater storage tank does not function under gravity condition and it will always require pumping facilities and backup generator(s). The Owner shall construct and maintain the storm drainage system and pumping equipments that works to collect the drainage as set out in the Stormwater Management Report in a state of good repair at all times. No modifications are permitted that may alter the intent and/or function of the storm drainage system unless approval has been obtained from the General Manager of Toronto Water.
16. The details of the stormwater contingency and monitoring measures, prepared by a qualified professional engineer (the "Monitoring/Contingency Plan") are to be referenced in the Declaration for the condominium corporation and the applicant's solicitor and the applicant's professional engineer must provide written certifications that these details have been included in Declaration of the condominium corporation prior to registration of condominium.

17. The Owner acknowledges and agrees that future purchasers will be made aware of the maintenance and monitoring plan as a result of its reference in the Declaration to be registered on title.
18. The Declaration for the condominium corporation must indicate that a Professional Engineer must be hired to inspect the facilities on a regular basis to certify that the facilities function as intended.
19. The owner will be required to indemnify the City against any liability issue due to the failure of the private non gravity storm sewer system causing damages to the subject land, tenants and the adjacent neighbours from flooding during storm events in excess of the 100 year storm event.
20. This application has been commented under the consideration that this development is under one condominium registration and ownership. Therefore, one separate water service connection and one sanitary service connection have been provided to service this entire development.

**PARKS, FORESTRY & RECREATION (Urban Forestry) - Bruce Gordon, Planner  
– Urban Forestry, (416) 395-6686:**

21. The site shall be developed and maintained in accordance with the approved plans and conditions of approval as well as Building Permit and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry, on behalf of the General Manager of Parks, Forestry & Recreation.
22. The owner shall provide a two-year renewable guarantee for all new tree plantings within the City road allowance and shall notify the Supervisor of Urban Forestry, Tree Protection & Plan Review in writing, of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee.
23. The owner shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees.
24. The owner shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance if during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement. The owner will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.

25. The owner shall maintain all newly replanted trees within the City road allowance in good condition and shall provide an additional two-year renewable guarantee for new trees that are in poor condition that require replacing.

**CANADA POST – Jonathan Glastier (416) 751-0160, ext. 2020**

26. The owner must supply, install, and maintain a central mail facility to Canada Post specifications; ensure that all mail delivery equipment is installed in a location that is readily accessible to the occupants and Canada Post personnel, and ensure that all mail is accessible by persons with physical disabilities.

**TORONTO DISTRICT SCHOOL BOARD – Mario Silva (416) 394-7526**

27. The applicant/developer enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that:

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available to all students. Students may be accommodated in schools outside this area until space in local schools becomes available."

These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.

28. That the applicant / developer agree in the Servicing and/or Development Agreement, or in a separate agreement between the School Board and the Developer, to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration), that:

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred. Purchasers agree for the purpose of transportation to school, if bussing provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at designated locations in or outside the area."

"Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school, but will meet the bus at designated locations in or outside of the area."

## Attachment 10: Application Data Sheet

Application Type	Rezoning-Rental Housing Demolition	Application Numbers:	13 153614 NNY 23 OZ 14 207926 NNY 23 RH
Details	Rezoning, Standard	Application Date:	April 19, 2013

Municipal Address: 221, 223, 225, 227, 229, and 231 FINCH AVE W

Location Description: PLAN 3912 LOT 12 \*\*GRID N2302

Project Description: Revised submission on Oct. 21, 2013 to permit a 4 storey residential building containing 91 dwelling units. One level of underground parking. A Rental Housing Demolition application also proposed to demolish six existing dwelling units.

**Applicant:**

WALKER NOTT  
DRAGICEVIC ASSOC LTD

**Architect:**

ICON Architects

**Owner:**

LISHA GONG

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R4	Historical Status:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	4027.8	Height:	Storeys:	4	
Frontage (m):	88.17		Metres:	13	
Depth (m):	43.3				
Total Ground Floor Area (sq. m):	1843.8				<b>Total</b>
Total Residential GFA (sq. m):	7634.9		Parking Spaces:	97	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	7634.9				
Lot Coverage Ratio (%):	45.78				
Floor Space Index:	1.94				

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	81
2 Bedroom:	10
3 + Bedroom:	0
Total Units:	91

**FLOOR AREA BREAKDOWN** (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7,634.9	7,634.9	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

**CONTACT:**      **PLANNER NAME:**      **Jason Brander, Planner**  
 (416) 395-7124  
[jbrande@toronto.ca](mailto:jbrande@toronto.ca)