

**2370 Finch Avenue West - Official Plan and Zoning By-law Amendment Application - Preliminary Report**

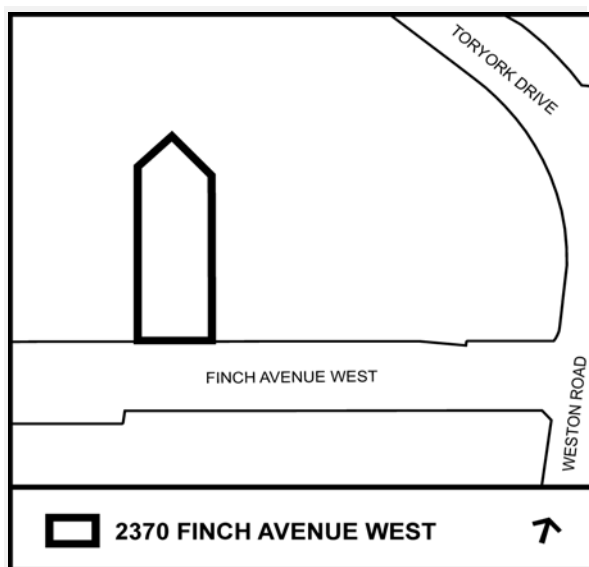
<b>Date:</b>	January 30, 2018
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 7 – York West
<b>Reference Number:</b>	17 262422 WET 07 OZ

**SUMMARY**

This application proposes amendments to the City of Toronto Official Plan, former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013, to permit a mixed-use building comprised of 4 built form components of 15, 11, 8 and 7 storeys. A total of 268 residential units is proposed, of which 59 units would be used as a seniors retirement residence. A total of 530 m<sup>2</sup> of retail/commercial space is proposed on the ground floor of the building. The proposed development would have a Floor Space Index (FSI) of 5.52 times the area of the lot. One vehicular access from Finch Avenue West is proposed and the development would provide 281 vehicular and 184 bicycle parking spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the second quarter of 2018. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2019. This target assumes the applicant would provide all required information in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2370 Finch Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

At its meeting of November 26-28, 2002, City Council adopted the Emery Village Secondary Plan (OPA 499). The goal of the Secondary Plan is to provide for a mixed use community at a maximum development density of 2.5 FSI. The Secondary Plan can be accessed at this link: <https://www1.toronto.ca/planning/26-emery-village.pdf>.

At its meeting of May 21-23, 2003, City Council adopted the Emery Village Zoning By-law No. 422-2003. This Zoning By-law establishes performance standards to implement the Emery Village Secondary Plan and zones the subject lands C5 (H2) which permits mixed use development subject to removal of the (H2) Holding Symbol provisions. Criteria for removal of the holding provisions are set out in this Zoning By-law. The By-law can be accessed at this link:

<http://www.toronto.ca/legdocs/bylaws/2003/law0422.pdf>.

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in March, 2017 to discuss the planning application and complete application submission requirements. At the meeting City staff expressed concerns with the proposed built form, building heights, building setbacks, density and traffic impacts.

### ISSUE BACKGROUND

#### PROPOSAL

The application proposes a mixed-use development comprised of 4 built form components of 15, 11, 8 and 7 storeys (see Attachment 1: Site Plan and Attachments 2, 3 and 4: Elevations). The proposed building would have 2 functional uses comprised of a residential condominium component having 209 units; and 59 units to be used as a seniors retirement residence. The proposal would have a total of 268 residential units and 21,235m<sup>2</sup> of residential gross floor area. Retail/commercial uses are proposed on the

ground floor, totalling a non-residential gross floor area of approximately 530 m<sup>2</sup>. The total gross floor area of the development would be 21,765 m<sup>2</sup>.

The proposed indoor amenity space would be 565 m<sup>2</sup> in total. The proposed outdoor amenity space would be 787 m<sup>2</sup> in total. Indoor amenity areas are mainly located on the ground floor of the building. Additional outdoor amenity space would be located on terraces on the fourth floor and on the rooftop of the residential condominium component of the proposal. The proposed development would have a Floor Space Index (FSI) of 5.52 times the area of the lot.

The application proposes a variety of building setbacks and stepbacks. The proposed building would generally be built to the property lines on the west, north (along future Public Road 2A) and east. The proposed building would have a variety of setbacks ranging from 10 to 17 metres from the east property line between the cantilevered portion of the building above the driveway and the seniors residential component at the rear of the building. Along the west property line, the building would be setback by approximately 6 metres between the residential condominium component at the front of the building fronting Finch Avenue West and the seniors component. The residential condominium component of the building would be set back by approximately 1.7 metres from the south property line along Finch Avenue West.

The proposed building would step down from Finch Avenue West to future Public Road 2A from 15, 11, 8 to 7 storeys. Floors 2 to 4 would be built to the south property line along Finch Avenue West, with the 5<sup>th</sup> floor stepping back by 6.15 metres and floors 6 to 13 cantilevered above. The 14<sup>th</sup> and 15<sup>th</sup> floors would be stepped back by 6.15 metres and the mechanical penthouse would step back by 10.77 metres from Finch Avenue West.

For further statistical information, refer to the Application Data Sheet, being Attachment 11 of this report.

### **Residential Condominium Component**

The residential condominium component of the proposal would be primarily contained in the 11 and 15-storey portion at the front of the building and would contain 209 units ranging in size from 1 to 3 bedrooms and 16,834 m<sup>2</sup> of residential gross floor area. Approximately 412 m<sup>2</sup> of retail/commercial space is proposed on the ground floor of the building. A summary of the proposed residential units is as follows:

<b>1 bedroom/1bedroom +den</b>	<b>2 bedroom/2 bedroom+den</b>	<b>3 bedroom</b>	<b>Total</b>
112	79	18	209
53.6%	37.8%	8.6%	

The proposed building would transition from 8, 11 and 15 storeys in height from north to south, culminating in a height of 50.12 metres (15-storeys) along Finch Avenue West (see Attachment 5: Massing). A mechanical penthouse with an additional height of approximately 6.15 metres would be located above the building.

The retail/commercial space on the ground floor would have entrances fronting on Finch Avenue West. The main lobby, service areas, indoor and outdoor amenity areas would also be located on the ground floor. A rooftop outdoor amenity area would be provided on the 12<sup>th</sup> floor. This rooftop outdoor amenity area would be connected to the indoor amenity areas in the building. Approximately 428m<sup>2</sup> of indoor amenity space and 586m<sup>2</sup> of outdoor amenity space would be provided. A green roof approximately 609m<sup>2</sup> in size is proposed on the 12<sup>th</sup> floor.

### Seniors Residential Component

The seniors residential units would be contained in the 7 and 8-storey component at the rear of the building fronting on a future road known as Public Road 2A. The proposed building would have a height of 24 metres. This component of the proposal would contain 59 units and 4,400 m<sup>2</sup> of residential gross floor area. Approximately 118m<sup>2</sup> of retail/commercial space is proposed on the ground floor of this portion of the building. A summary of the proposed residential units is shown below:

<b>1 bedroom/1bedroom +den</b>	<b>2 bedroom/2 bedroom+den</b>	<b>3 bedroom</b>	<b>Total</b>
45	13	1	59
76.3%	22%	1.7%	

The main lobby, service areas, indoor and outdoor amenity areas would be located on the ground floor. Approximately 137m<sup>2</sup> of indoor amenity space and 200m<sup>2</sup> of outdoor amenity space would be provided.

The site currently has two vehicular accesses to Finch Avenue West. The development proposes a singular vehicular access to the site from Finch Avenue West by improving the existing driveway along the east property line. Portions of floors 1 to 3 of the residential condominium component would be cantilevered above the driveway. The existing westerly driveway would be closed. Vehicular access would also be provided via a new laneway to future Public Road 2A, when it is constructed. A future laneway is to be located north of the site, to provide public access to adjacent properties northeast of the subject lands (see Attachment 1: Site Plan).

Vehicular and bicycle parking would be provided in a 3-level underground parking garage. A total of 281 parking spaces would be provided, including 17 parking spaces for the retail/commercial uses. The entrance to the underground parking garage and loading space would be located between the residential condominium component and seniors component, and would be accessed by the driveway along the east property line. A total of 184 bicycles parking spaces would be provided with 24 additional short-term spaces provided at grade. One shared type "G" loading space would be provided to service the proposed development.

## Site and Surrounding Area

The site, currently occupied by a 1-storey drive-through car-wash facility, is located on the north side Finch Avenue West and west of Weston Road. The site is irregularly shaped, with frontages on Finch Avenue West (approximately 38 metres) and future Public Road 2A (approximately 24 metres). The site area is approximately 3,938 m<sup>2</sup> in size.

North: Immediately north of the subject lands, would be the location of a new future Public Road 2A. The areas north of future Public Road 2A are mainly employment areas occupied by low-rise buildings. Emery Yard, a Parks Forestry and Recreation Yard, is located north of the site.

South: Finch Avenue West is located immediately south of the subject property, with a mix of commercial and residential uses located south of Finch Avenue. A 13-storey apartment building with at-grade retail is located directly across the subject property immediately south of Finch Avenue West. Three apartment buildings are located further south between Finch Avenue West and Lanyard Road. Lindylou Park is located west of the apartment buildings with a neighbourhood comprising detached and semi-detached dwellings located further west.

East: Immediately east of the subject lands are two, 1-storey restaurants with drive-through facilities. A 5-storey mixed use building is located further east and a 1-storey bank and gas station are located on the northeast corner of Finch Avenue West and Weston Road.

West: A 1-storey building containing a restaurant is located immediately west of the subject property. A ravine system and retail/commercial uses contained in 1 to 2 storey buildings are located further west on the north side of Finch Avenue West.

## Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject property is located within an *Avenue* on the Urban Structure Map (Map 2) and is designated as a *Mixed Use Areas* (Map 13) in the City of Toronto Official Plan. The lands are also located within the Emery Village Secondary Plan and are designated *Mixed Use Areas C1* (see Attachment 6: Official Plan). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Emery Village Secondary

Plan supports street related retail and service commercial uses with residential uses above along the Finch Avenue West and Weston Road frontages.

The Secondary Plan provides for buildings generally ranging in height from 8 storeys up to 12 storeys at the intersection of Finch Avenue West and Weston Road and a maximum density of 2.5 times the lot area, exclusive of any incentives outlined in Policy 3.5 of the Secondary Plan. Policy 3.5 of the Secondary Plan provides for density incentives in exchange for the provision of community benefits in the form of specific uses and facilities within the *Mixed Use Areas*. The Secondary Plan states that subject to the density and height incentives policies of Section 3.5 of the Plan being fulfilled in *Mixed Use Areas* 'C1', building heights will generally range from 2 to 18 storeys in height. A maximum density of 2.97 times the lot area will be permitted on the lands located in *Mixed Use Areas* 'C1' (See Attachment 9: Height Map).

### **Mixed Use Areas Policies**

The Official Plan criteria to evaluate development in *Mixed Use Areas* is set out in Policy 4.5.2., which states that in *Mixed Use Areas* development will:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the Downtown, the Central Waterfront, Centres, Avenues and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The proposed development will be evaluated for consistency with these development criteria and as well as other relevant sections of the Plan.

### **Avenues: Reurbanizing Arterial Corridors**

Section 2.2.3 of the Official Plan states that *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. The framework for new development on each *Avenue* will be established through an Avenues Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. Development applications on *Avenues* prior to an Avenue Study are required to be accompanied by an Avenue Segment Study. Avenue Segment Studies, generally discuss the implications for the portion of the *Avenue* resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development on the *Avenue*.

In this instance, the Emery Village Secondary Plan provides a framework for new development in the area. The Secondary Plan calls for new development applications to include a Development Plan that provides a context for co-ordinated incremental development that assists in evaluating the conformity of the proposed development with the relevant provisions of the Secondary Plan. The Development Plan is similar to an Avenue Segment Study. The applicant submitted an Avenue Segment Study in support of this application.

### **Public Realm**

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

### **Built Form Policies**

The Built Form policies, contained in Section 3.1.2 of the Official Plan, emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area. The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- Be located and organized to fit with its existing and/or planned context;
- Frame and support adjacent streets, parks and open spaces;
- Locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting



shadowing and wind conditions on neighbouring streets, properties and open spaces;

- Be massed to define edges of streets, parks and open spaces;
- Provide amenity for adjacent streets and open spaces for pedestrians; and
- Provide indoor and outdoor amenity space for residents.

### **Tall Building Policies**

The Official Plan contains policies pertaining to tall buildings in the City. Tall buildings are described as those buildings having heights that are greater than the width of the adjacent road allowance. The tall building policies address where such buildings should be located, how the buildings should be designed and other key urban design considerations when a tall building is proposed as part of a development.

The Plan generally limits tall buildings to parts of the *Downtown, Centres* and other areas of the City, where such buildings are permitted by a Secondary Plan, an area specific policy, a comprehensive Zoning By-law, site specific policies or a site-specific Zoning By-law. Policy 3.1.3 also states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. To ensure that tall buildings fit within their existing and/or planned context, the following built form principles should be applied:

1. Tall buildings should be designed to consist of three parts, carefully integrated into a single whole:
  - a) base building – provide definition and support at an appropriate scale for adjacent streets, parks and open spaces, integrate with adjacent buildings, minimize the impact of parking and servicing uses;
  - b) middle (shaft) – design the floor plate size and shape with appropriate dimensions for the site, locate and orient it on the site and in relationship to the base building and adjacent buildings in a manner that satisfies the provisions of Section 3.1.3; and
  - c) top – design the top of tall buildings to contribute to the skyline character and integrate rooftop mechanical systems into the design.
2. Tall building proposals will address key urban design considerations, including:
  - a) meeting the built form principles of the Plan;
  - b) demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
  - c) demonstrating how the proposed building and site design relate to the existing and/or planned context;

- d) taking into account the relationship of the site to topography and other tall buildings;
- e) providing high quality, comfortable and usable publicly accessible open space areas; and
- f) meeting the other goals and objectives of the Plan.

### **Housing**

The Official Plan's Housing policies support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods, to meet the current and future needs of residents. Policy 3.2.1(1) and Policy 3.2.1(2) state that new housing supply is encouraged through intensification and infill that is consistent with the Plan, in order to maintain and replenish the existing stock of housing.

### **Emery Village Secondary Plan**

The development criteria in the *Mixed Use Areas* and the above noted Built Form policies are supplemented by additional development criteria in the Emery Village Secondary Plan. Section 4.2, Built Form Principles of the Emery Village Secondary Plan, states that new development will incorporate the following principles:

- (a) Buildings will define and form edges along streets, parks and open spaces and public squares. If located on a corner site, buildings should be located to define both adjacent streets and to give prominence to the corner;
- (b) Buildings should be sited and organized at-grade to enhance and support streets, open spaces and pedestrian routes. Grade-related retail and service commercial uses, street oriented residential units and entrance lobbies are encouraged in these building faces to provide for safe, animated streets and open spaces. Building entrances are to be located on road frontages, visible and accessible from the public or common use sidewalk;
- (c) Landscaping, public art and architectural features are intended to add visual interest and are encouraged at locations identified as a Gateway Feature on Map 26-2 - Structure Plan. Gateway features located on private lands may be secured through the development process;
- (d) Loading and service areas associated with buildings should not face or be located adjacent to parkland or be located adjacent to Finch Avenue or Weston Road. The use of shared lanes, driveways and courts within the block is encouraged. Access from local streets and service lanes is preferred;
- (e) The consolidation of vehicular access points will be encouraged in order to maximize the efficiency of traffic movement and promote a safer pedestrian environment;
- (f) Parking structures above grade are discouraged adjacent to Finch Avenue, Weston Road and Toryork Road;
- (g) New underground parking entrances or exits onto Finch Avenue or Weston Road are discouraged. Wherever possible, vehicular access to these structures will be

- from local roads and preferably at the side or rear of buildings fronting onto Finch Avenue or Weston Road;
- (h) Surface parking is discouraged in any front or side yard adjacent to Finch Avenue, Weston Road and Toryork Road;
  - (i) Parking facilities and spaces will, wherever possible, be provided underground or within a structure. Surface parking will be limited in order to maximize the extent of landscaped open space;
  - (j) Buildings should be massed to provide adequate street and open space definition, to define urban spaces with good proportion and to provide access to sunlight and sky views; and
  - (k) Where appropriate, sun/shadow studies and wind tests will be required for developments in order to ensure that impacts on the pedestrian environment and adjacent properties are acceptable.

The portions of Section 4.3, Physical Amenity of the Emery Village Secondary Plan, that are applicable to this application include:

- 4.3.1 Streetscape improvements that promote a healthy and vibrant pedestrian environment are encouraged in the public rights-of-way and adjacent privately owned lands. Co-ordinated improvements to sidewalks and boulevards, including decorative paving, a landscaped centre median, street trees, street furniture and transit shelters are to be implemented for the portion of Finch Avenue between the CP Rail line and Lindylou Park.
- 4.3.3 The setback for new buildings along Finch Avenue will be sufficient to accommodate streetscape initiatives of the City.
- 4.3.4 The reduction of the effect of wind on pedestrian areas through building design and the provision of remedial elements, such as landscaping, screens, sheltered walkways and canopies is encouraged.
- 4.3.5 Landscaping should be carefully integrated with on-site surface parking. On-site parking should be arranged so that it does not impede pedestrian movement within or between developments.
- 4.3.6 All utilities and associated works will, wherever possible, be located underground.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

## **Zoning**

The property is subject to City of Toronto Zoning By-law No. 569-2013 and former City of North York Zoning By-law No. 7625 (see Attachment 8: Zoning).

The City of Toronto Zoning By-law No. 569-2013 zones the subject lands as "Commercial Residential *CR 2.5 (c1.0; r2.5) SS2 (x211)*". Under exception 211, the site is subject to City of Toronto Zoning By-laws 518-2003, 422-2003, and 5-2005, which are amendments to former City of North York Zoning By-law No. 7625. The subject lands are zoned as *Mixed Use Commercial Zone [C5(H2)]* under the former City of North York

Zoning By-law No. 7625 and are subject to holding provisions that must be satisfied prior to development (see Attachment 10: C5 (H2) Zoning Provisions).

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

### **Toronto Region and Conservation Authority (TRCA)**

TRCA staff have advised that because the subject property is partially (northwest portion of the lands) located in a flood plain, a permit under Ontario Regulation 166/06, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, would not be required for the proposed development.

### **Tree Preservation**

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The application proposes to preserve 3 City-owned trees and 3 protected private trees. The application also proposes to remove 1 City-owned tree and 1 protected private tree. The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently under review by staff.

### **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1-2 Archaeological Assessment for review.

### **Tenure**

The applicant has advised that the proposed 209 residential units contained in the 11 and 15 storey component of the proposal would be residential condominium units. The 59 units contained in the 6 and 8 storey component would be a seniors residential facility.

### **Higher Order Transit**

The subject site is located along the planned Finch West Light Rail Transit (LRT) line. Phase One of the Finch West LRT is fully funded and currently being delivered by Metrolinx, extending from Keele Street (connecting to the Toronto-York Spadina Subway Extension) to Humber College.

The LRT is planned to open for service in 2021. In addition, the City's Official Plan identifies the potential for a future GO Station on the Bolton corridor within proximity to the subject site. Metrolinx currently does not operate GO service within the Bolton corridor and this is viewed as a long term initiative that is being protected through the development review process. Metrolinx has made no commitments with respect to the timing for GO Rail service to Bolton.

### **Reasons for the Application**

The proposal requires an amendment to the Official Plan to permit the height and density of the proposed development.

A Zoning By-law Amendment is required to lift the Holding (H) provisions and permit the form of building, type, height and density of the proposed development. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report (including Urban Design Brief and Public Consultation Strategy);
- Architecturals (Site Plan, Floor Plans, Elevations, Sections and Massing);
- Plan of Survey;
- Site Grading Plan;
- Tree Preservation Plan;
- Landscape Plan and Details;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Community Services and Facilities Study;
- Architectural Control Guidelines;
- Green Development Standards Checklist and Statistics Template;
- Energy Efficiency and Strategy Report;
- Sun/Shadow Study;
- Pedestrian Level Wind Study;
- Transportation Impact Study;
- Phase One Environmental Site Assessment;
- Functional Servicing and Stormwater Management Report;
- Arborist/ Tree Preservation Plan;
- Noise Feasibility Assessment;

- Avenue Segment Review; and
- Geotechnical Investigation.

A Notification of Incomplete Application issued on December 11, 2017 identified that an Archaeological Assessment Stage 1-2 Report was required for a complete application submission.

The applicant subsequently submitted an Archaeological Assessment Stage 1-2 Report, and the application was deemed complete on January 12, 2018.

### **Issues to be Resolved**

Planning staff have significant concerns with the application in its current form. Among the issues of concern to staff is the height, density, scale, and the provision of appropriate setbacks to adjacent properties and separation distances between the proposed building and adjacent properties.

However, further review of the application and a public consultation process are recommended to assist in determining the nature and extent of changes to the application that would be required. Planning staff would require the resolution of the issues listed below:

1. Consistency with the Provincial Policy Statement.
2. Conformity with the Growth Plan.
3. Conformity with the *Mixed Use Areas* policies of the Official Plan.
4. Conformity with the Emery Village Secondary Plan.
5. Compatibility with the existing physical character in the area and appropriate transition to adjacent properties.
6. Conformity with the City-wide Tall Building Design Guidelines.
7. Appropriateness of the proposed height and density of the development.
8. Determining if the siting and massing of the proposed building is appropriate and provides a suitable relationship with Finch Avenue West as well as other adjacent properties.
9. The provision of prominent building entrances along Finch Avenue West and future Public Road 2A with direct connection to municipal sidewalks.
10. Provision of a Phasing Plan for vehicular access and egress from the site in the context of the future construction of Public Road 2A and the new laneway to the north of the site.

11. Provision of the appropriate Emery Village BIA streetscape improvements.
12. Access to sunlight, views, privacy and evaluation of pedestrian level wind conditions.
13. Adequacy of servicing infrastructure to support the proposed development.
14. Evaluation of the transportation impacts of the proposed development.
15. Appropriate location, provision and access to vehicular and bicycle parking and loading on the site.
16. Appropriate location and provision of indoor and outdoor amenity areas.
17. Provisions for larger residential dwelling units suitable for a broader range of households, including families with children to support a full range of housing.
18. Tree preservation and the planting of new trees on the subject property.
19. Provision of landscape open space on the subject property.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

### **Section 37**

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant an increase in height and/or density for a development that is greater than the Zoning By-law would otherwise permit in return for community benefits.

Should staff consider the project to be good planning and recommend it for approval, the details of an appropriate Section 37 contribution would be negotiated with the applicant during the review of the application and through consultation with the Ward Councillor.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Francis Kwashie, Senior Planner  
Tel. No. 416-394-2615  
Fax No. 416-394-6063  
E-mail: Francis.Kwashie@toronto.ca

## **SIGNATURE**

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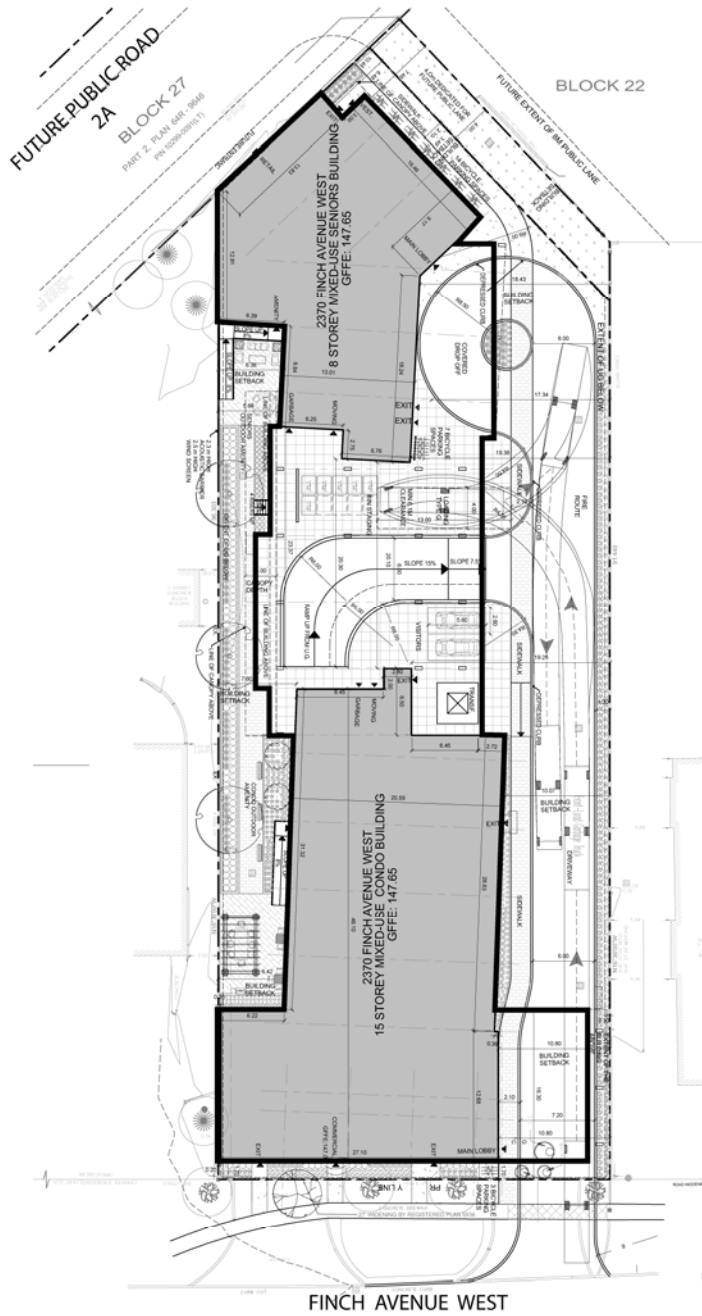
Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North and South Elevations  
Attachment 3: West Elevation  
Attachment 4: East Elevation  
Attachment 5: Massing (Perspective Views)  
Attachment 6: Official Plan  
Attachment 7: Land Use Map  
Attachment 8: Zoning  
Attachment 9: Height Map  
Attachment 10: C5 (H2) Zoning Provisions  
Attachment 11: Application Data Sheet



# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

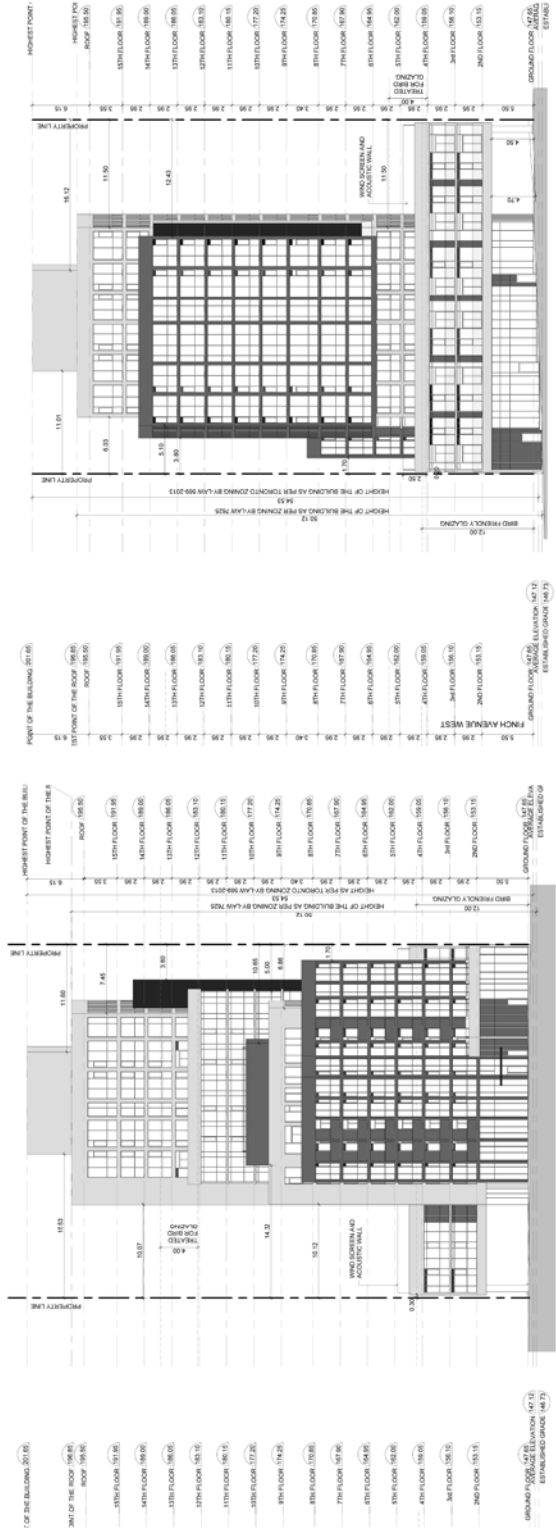
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01/10/2018

## 2370 Finch Avenue West

File # 17 262422 WET 07 0Z

# Attachment 2: North and South Elevations







**Attachment 5: Massing**



View looking northwest



View looking southwest

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**Perspective Views**

Applicant's Submitted Drawing

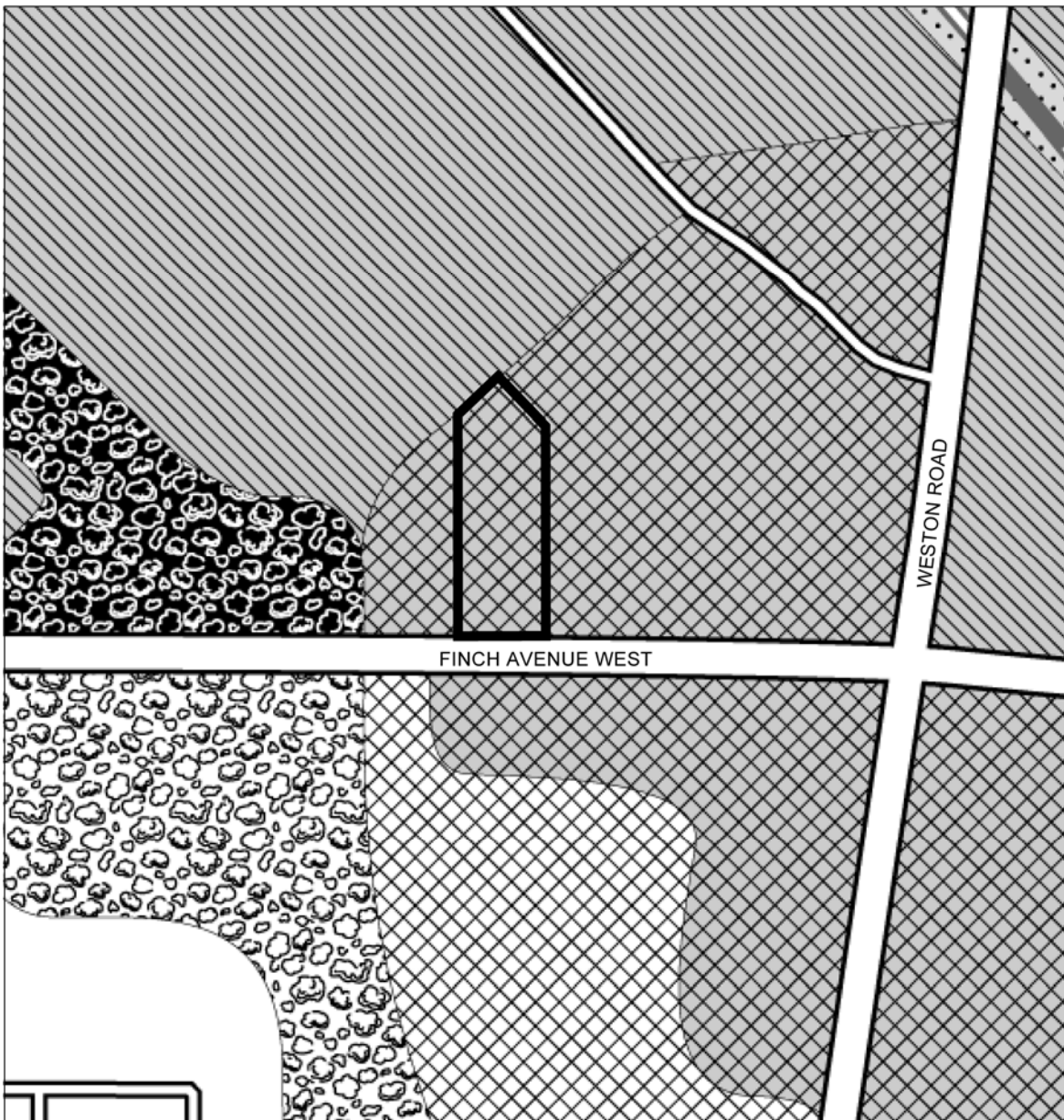
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**2370 Finch Avenue West**

File # 17 262422 WET 07 02

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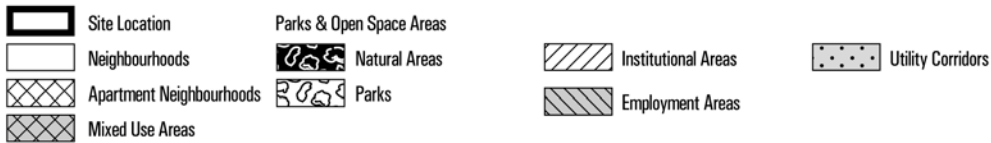
Attachment 6: Official Plan



**TORONTO**  
Extract from Official Plan

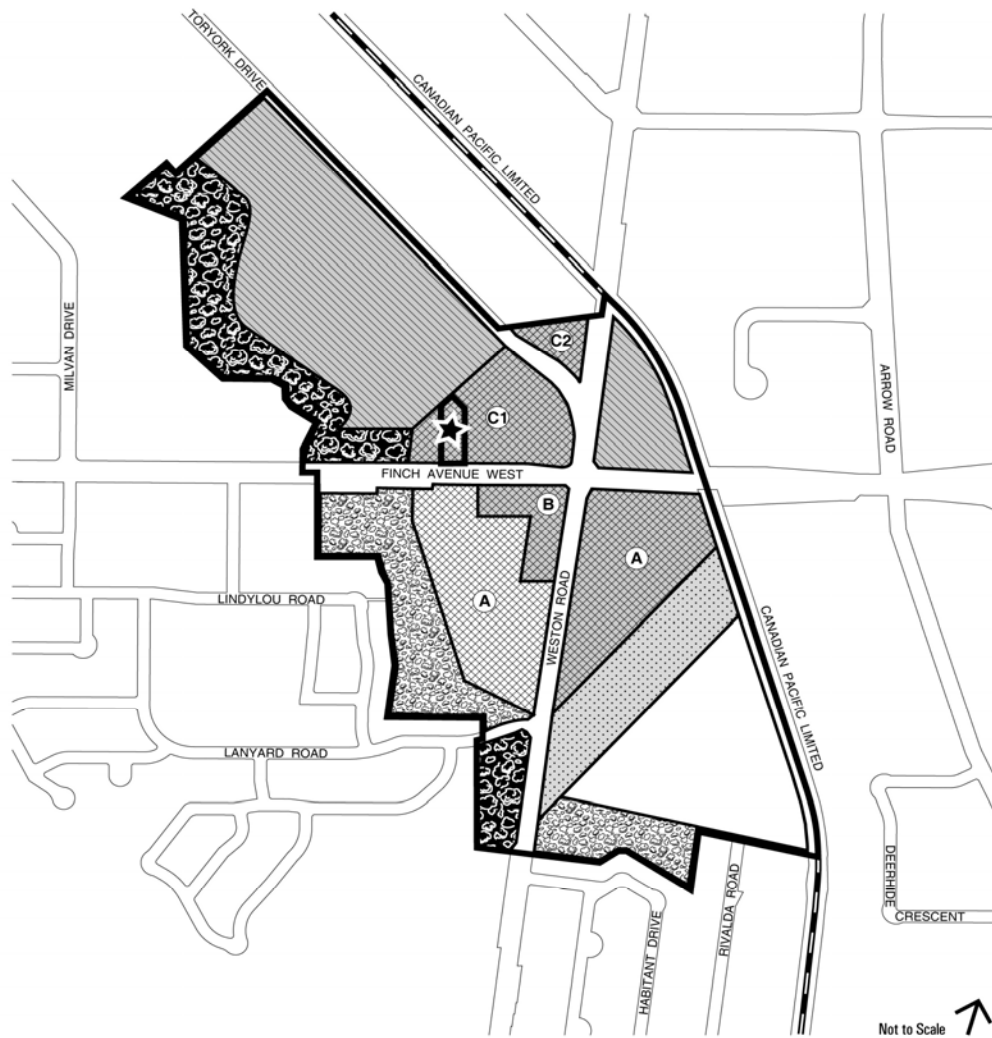
2370 Finch Avenue West

File # 17 262422 WET 07 0Z



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# Attachment 7: Land Use Map












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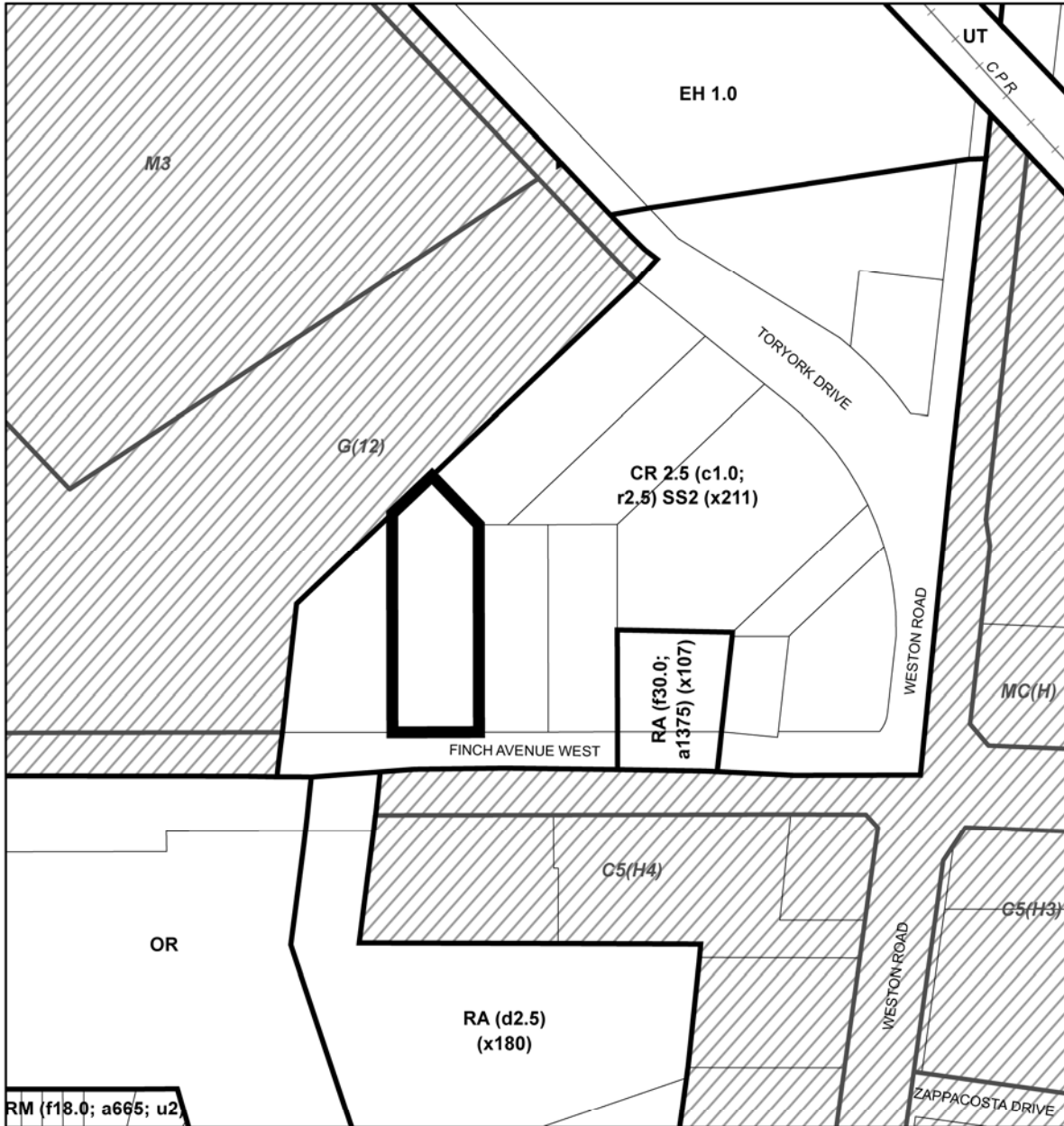
## Emery Village Secondary Plan

MAP 26-1 Land Use Areas

- |   |   |   |
|---|---|---|
|  Secondary Plan Boundary                   |  Institutional Areas |  Location of Application |
|  Apartment Neighbourhoods                  |  Employment Areas    |   |
|  Mixed Use Areas                           |  Utility Corridors   |   |
|  Parks and Open Space Areas - Park         |   |   |
|  Parks and Open Space Areas - Natural Area |   |   |

June 2006

## Attachment 8: Zoning



**Zoning By-Law No. 569-2013**

**2370 Finch Avenue West**

**File # 17 262422 WET 07 0Z**

Location of Application

<b>RM</b> Residential Multiple	<b>EH</b> Employment Heavy Industrial
<b>RA</b> Residential Apartment	<b>OR</b> Open Space Recreation
<b>CR</b> Commercial Residential	<b>UT</b> Utility and Transportation

See Former City of North York By-Law No. 7625

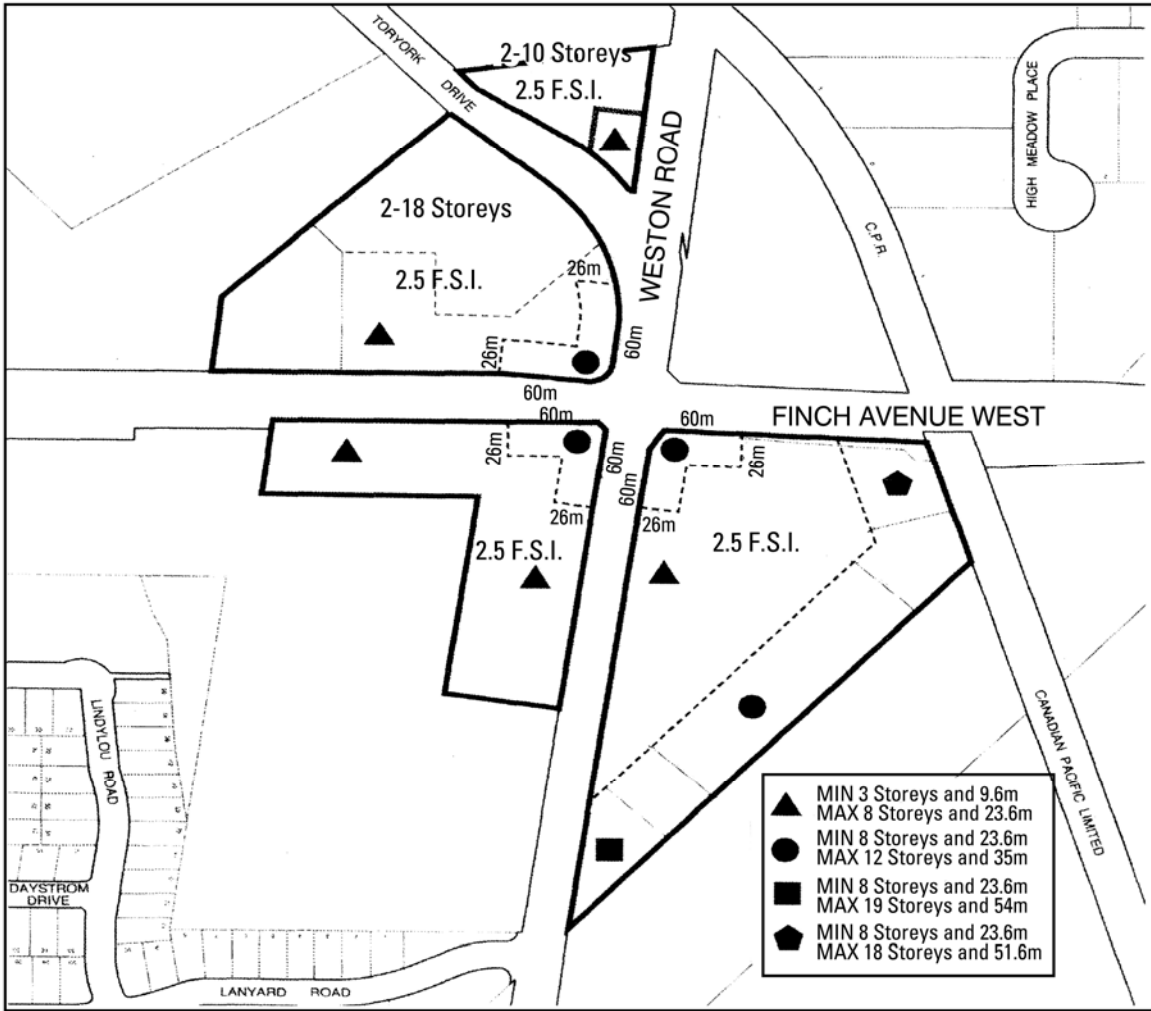
<b>C5</b> Mixed Use Commercial Zone
<b>M3</b> Industrial Zone Three
<b>MC</b> Industrial-Commercial Zone
<b>G</b> Greenbelt Zone



Not to Scale  
Extracted: 01/10/2018



### Attachment 9: Height Map



Height Map - Schedule C5  
of Former City of North York Zoning By-Law No.7625

2370 Finch Avenue West

Not to Scale  
01/10/2018



File # 17 262422 WET 07 0Z

## **Attachment 10: C5 (H2) Zoning Provisions**

### **Section 27(10)(a) of the Former City of North York Zoning By-law No. 7625**

"On those lands subject to an "H" as illustrated on Schedule "1", no person shall use any lot or erect or use any building or structure for the purposes except as permitted in this by-law. Upon fulfilment of the following conditions on terms satisfactory to the City of Toronto, the "H" prefix shall be lifted, in whole or in part, and the uses as set out in this by-law shall be the only uses permitted on such lands:

(ii) For those lands shown on Schedule "1" as C5(H2)

(A) Development that exceeds 5,000 m<sup>2</sup> in gross floor area, shall submit a Traffic Impact Study and Traffic Certification Report to the satisfaction of the Commissioner, Works and Emergency Services demonstrating that the following criteria have been met:

- (i) The site layout provides adequately for the movement needs of pedestrians, automobiles and commercial vehicles without disrupting bordering streets and properties;
- (ii) The development will not increase local residential road traffic so significantly as to produce appreciable new hazards, noise dust and fumes for nearby residential communities;
- (iii) The development provides sufficient parking while still encouraging the use of public transit, walking and cycling as alternatives to automobile use; and
- (iv) The traffic resulting from occupancy of the proposed development does not significantly contribute to reducing the level of service of nearby arterial roads and their intersections with local roads to below a generally acceptable level.

(B) Submission of a Phase I Environmental Assessment Report to determine the likelihood of on-site and off-site contamination and, if required, Phase II Environmental Assessment Report and Peer Review to the satisfaction of the Commissioner, Works and Emergency Services and in accordance with the applicable Ministry of Environment Guidelines to remediate on-site and off-site contamination.

(C) Submission of a Preliminary Engineering Report to the satisfaction of the Commissioner, Works and Emergency Services, which demonstrates the feasibility of proposed engineering works.

(D) Submission of a Noise and Vibration Study to the satisfaction of the City which addresses any noise and vibration concerns with the adjacent and industrial uses.

(E) Developments which exceed 5,000 m<sup>2</sup> in gross floor area shall submit a Development Plan to the satisfaction of the Commissioner, Urban Development Services which addresses:

- (i) The proposed massing of buildings, building heights, setbacks and distribution of density;

- (ii) The location, dimensions and character of publicly accessible private open spaces and pedestrian routes, showing their continuity and complementary relationship to adjacent public spaces, pedestrian routes and streets;
- (iii) Protection and enhancement of significant views and landscape focal points;
- (iv) The general location, size and treatment of surface parking facilities and vehicular access points in sufficient detail to identify locations where parking amongst different building sites or uses may be shared and to assess the effect of these facilities on public sidewalks and pedestrian routes;
- (v) The location of street-related uses and principle pedestrian entrances to buildings and the relationship of such uses and entrances to street frontages to ensure that the role of the public street and pedestrian movement along the street is supported and reinforced; and
- (vi) Possible phasing of development and new infrastructure including roads, parks and open spaces.

## Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 262422 WET 07 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 14, 2017

Municipal Address: 2370 FINCH AVENUE WEST

Location Description: PLAN 5936 E PT BLK 26 \*\*GRID W0702

Project Description: This application proposes amendments to the City of Toronto Official Plan, former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013, to permit a mixed-use building comprised of 4 built form components of 15, 11, 8 and 7 storeys. A total of 268 residential units and 530 m<sup>2</sup> of retail/commercial space is proposed. The proposed development would have a Floor Space Index (FSI) of 5.52 times the area of the lot. One vehicular access from Finch Avenue West is proposed and the development would provide 281 vehicular and 184 bicycle parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WESTON CONSULTING	WESTON CONSULTING	ICON ARCHITECTS	HS4 FINCH INVESTMENTS INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Emery Village Secondary Plan
Zoning:	CR 2.5 (c1.0; r2.5) SS2 (x211)	Historical Status:	Yes
Height Limit (m):	12 Storeys	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	3,938	Height:	Storeys:	15
Frontage (m):	38.16		Metres:	50.12
Depth (m):	96.301			
Total Ground Floor Area (sq. m):	2,562			<b>Total</b>
Total Residential GFA (sq. m):	21,235		Parking Spaces:	281
Total Non-Residential GFA (sq. m):	530		Loading Docks	1
Total GFA (sq. m):	21,765			
Lot Coverage Ratio (%):	65			
Floor Space Index:	5.52			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	21,235	0
Bachelor:	0	Retail GFA (sq. m):	528	0
1 Bedroom:	157	Office GFA (sq. m):	0	0
2 Bedroom:	92	Industrial GFA (sq. m):	0	0
3 + Bedroom:	19	Institutional/Other GFA (sq. m):	0	0
Total Units:	268			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Francis Kwashie, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-394-2615</b>