

272, 276, 278 Finch Avenue East, 48 Winlock Park and 4 Manorcrest Drive – Zoning Amendment Application – Preliminary Report

Date: December 17, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18- Willowdale

Planning Application Number: 18 189927 NNY 24 OZ

Notice of Complete Application Issued: July 31, 2018

Related Applications: 18 189934 NNY 24 SA

Current Use(s) on Site: Four single detached dwellings, one and two-storeys in height

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 272, 276, 278 Finch Avenue East, 48 Winlock Park, and 4 Manorcrest Drive. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 272, 276, 278 Finch Avenue East, 48 Winlock Park, and 4 Manorcrest Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

The application proposes 15 three-storey townhouses within two blocks that contain 7 and 8 townhouse units respectively. The townhouses have a proposed height of 10.0 metres and 3-storeys. The proposed residential gross floor area is 3,860 square metres, excluding the basement and parking areas, which results in a FSI of 1.24 times the lot area. The townhouses have a height of 10.0 metres (3-storeys) and comply with the rear 35 degree angular plan measured from the north property line. The townhouse units on the ends of each block have a width of 5.9 metres and the interior units have a width of 4.77 metres.

The two townhouse blocks have a 3.0 metre separation which includes a 2.1 metre wide walkway. The townhouses maintain a consistent setback of 2.0 metres to the main wall along Finch Avenue East and are setback 3.0 metres from both Winlock Park and Manorcrest Drive. A minimum rear landscaping buffer of 1.8 metres is proposed along the northern property line and will include a new 1.8 metre high privacy fence.

Vehicular access is provided from Winlock Park and Manorcrest Drive via a 6.0 metre wide two-way driveway that runs along the rear of the site. The driveway provides access to 15 rear garages that are integrated into each of the 15 townhouse units. Each rear garage provides two parking spaces for a total of 30 resident parking spaces. An additional 3 visitor parking spaces are provided along the rear property line.

Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject application is located on lands shown as *Avenues* on Map 2 Urban Structure of the Official Plan and *Neighbourhoods* on Map 16 Land Use.

Neighbourhoods are physically stable areas made up of residential uses in lower scale buildings, parks, low scale local institutions, home occupations, cultural and recreational facilities, and small-scale retail, service and office uses.

The application is also located within the Central Finch Area Secondary Plan. The Central Finch Area Secondary Plan may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/8840-cp-official-plan-SP-22-CentralFinch.pdf>

Zoning By-laws

The subject lands are zoned One-Family Detached Dwelling Third Density Zone (R3) in the former City of North York By-law 7625. This zone only permits single detached residential dwellings and accessory uses.

City of Toronto Zoning By-law No. 569-2013 does not apply to the subject lands.

Townhouse and Low-Rise Apartment Guidelines

In March of 2018, City Council adopted the Townhouse and Low-Rise Apartment Guidelines which are to be used during the review and evaluation of current and new townhouse development applications.

The application will be reviewed by staff against the Townhouse and Low-Rise Apartment Guidelines which can be found on the City's website at:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>

Site Plan Control

A Site Plan Control application (Application No. 18 189934 NNY 24 SA) has been submitted with the re-zoning application to reflect the current proposal. Staff are reviewing the Site Plan Control application concurrently with this Zoning By-law Amendment application.

COMMENTS

Reasons for the Application

An amendment to Zoning By-law No. 7625 is required to permit the proposed dwelling type and to develop the appropriate development standards for the proposal. The subject lands will also be brought into Zoning By-law No. 569-2013.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Official Plan:

The site statistics and planning rationale submitted by the applicant indicate that the proposed gross floor area excludes the basement and garage areas. However, the Central Finch Area Secondary Plan indicates that gross floor area of a building consists of the total area of all of the floors in the building above or below grade but excluding motor vehicle areas within the building.

The applicant has advised staff that the proposed basement levels have been removed from all townhouse units in order to be consistent with the Secondary Plan's calculation of density, however, the applicant has not submitted revised plans to confirm compliance.

Rental Housing:

Staff are working to confirm if there are existing rental units on the site.

Tree Preservation:

- The 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).

Infrastructure/Service Capacity to Support Application:

- Engineering and Construction Services staff are reviewing the application to determine if there is sufficient infrastructure (roads, transit, water, sewage, hydro, etc.) capacity to accommodate the proposed development.

Toronto Green Standard:

- Various departments are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

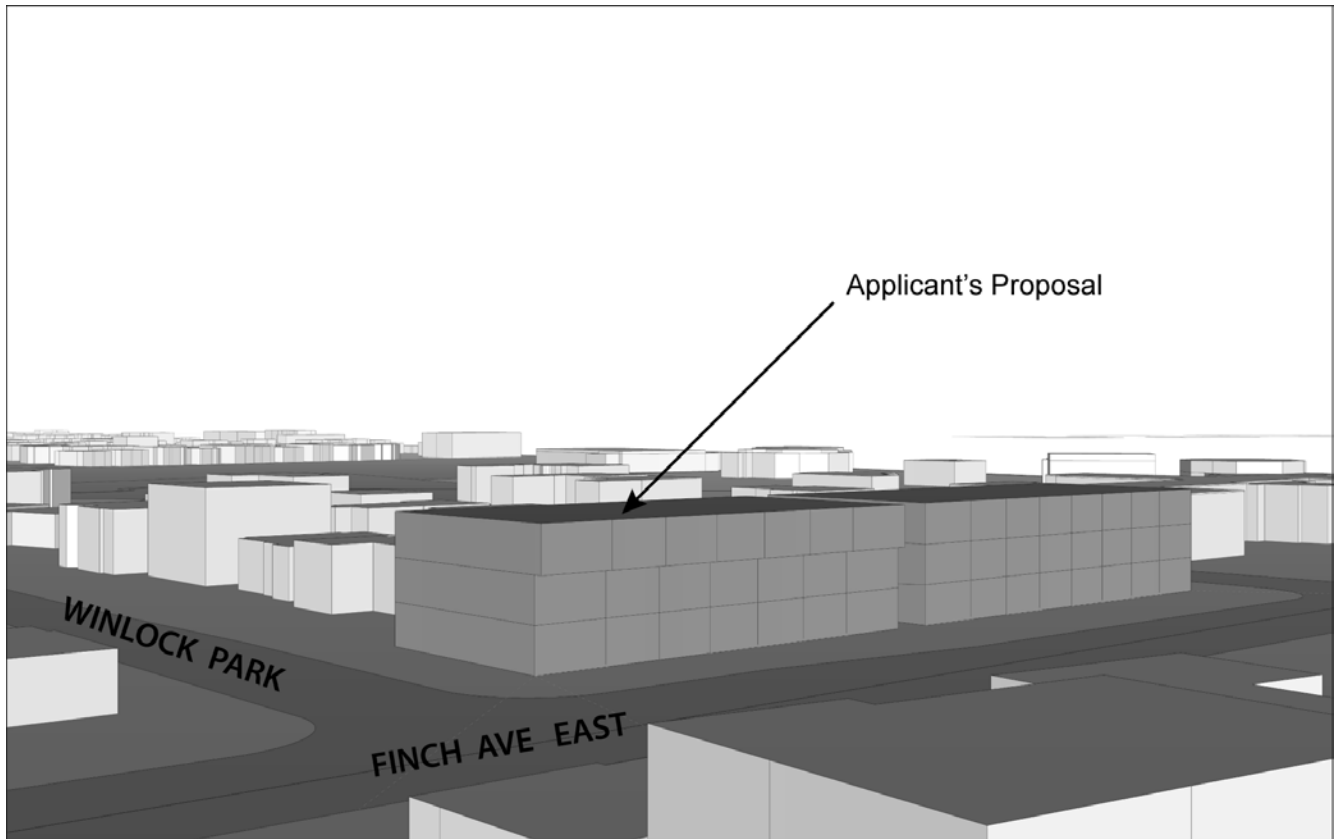
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

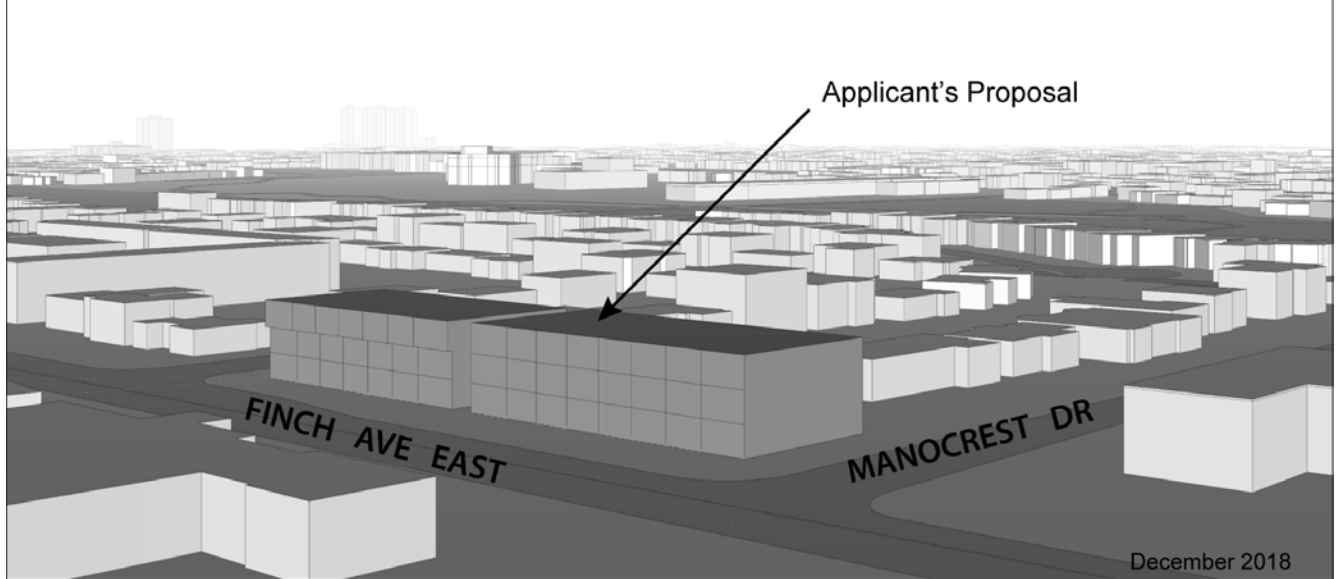
City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: North and South Elevations
Attachment 5: Official Plan Map

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal looking South East

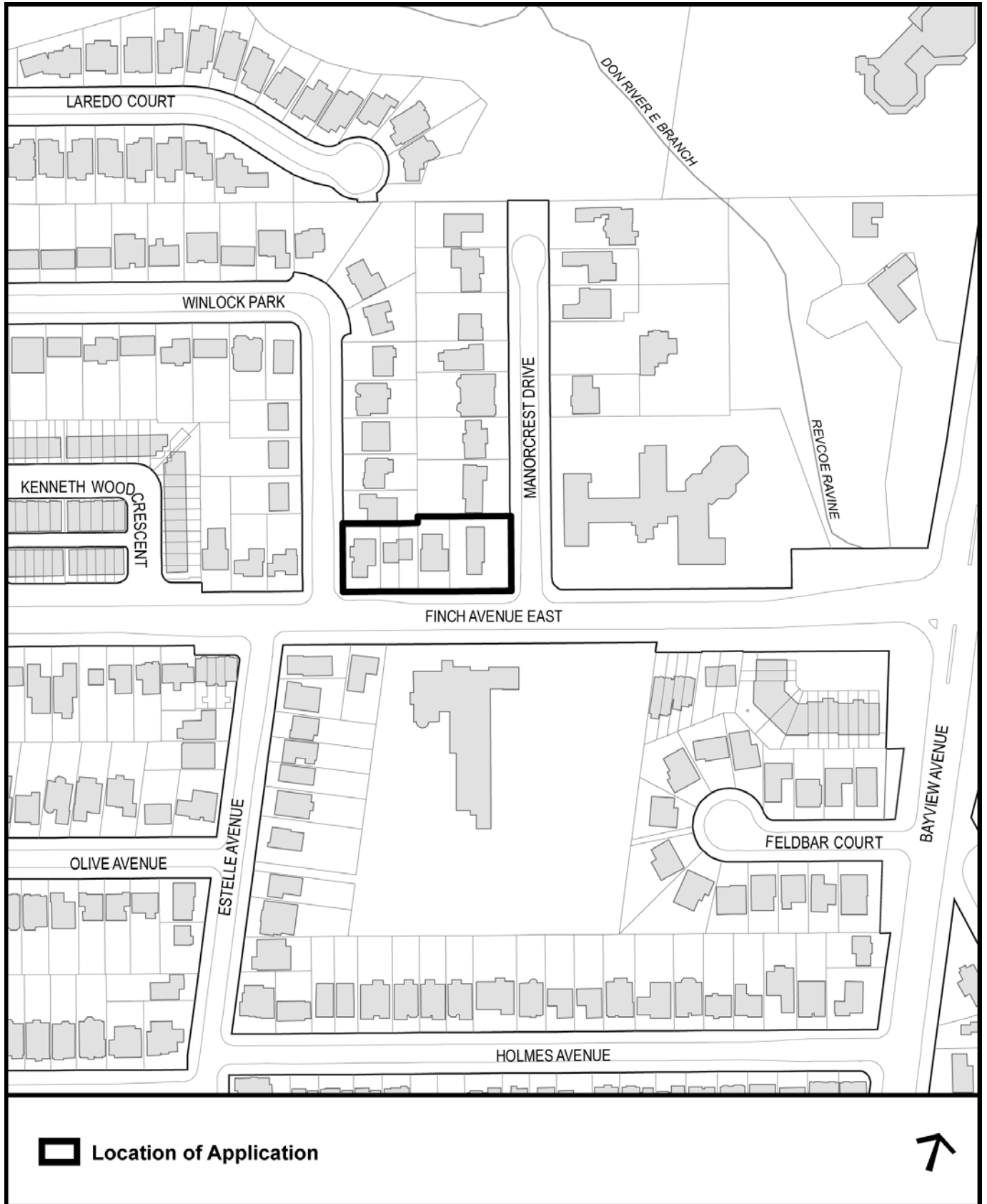


December 2018

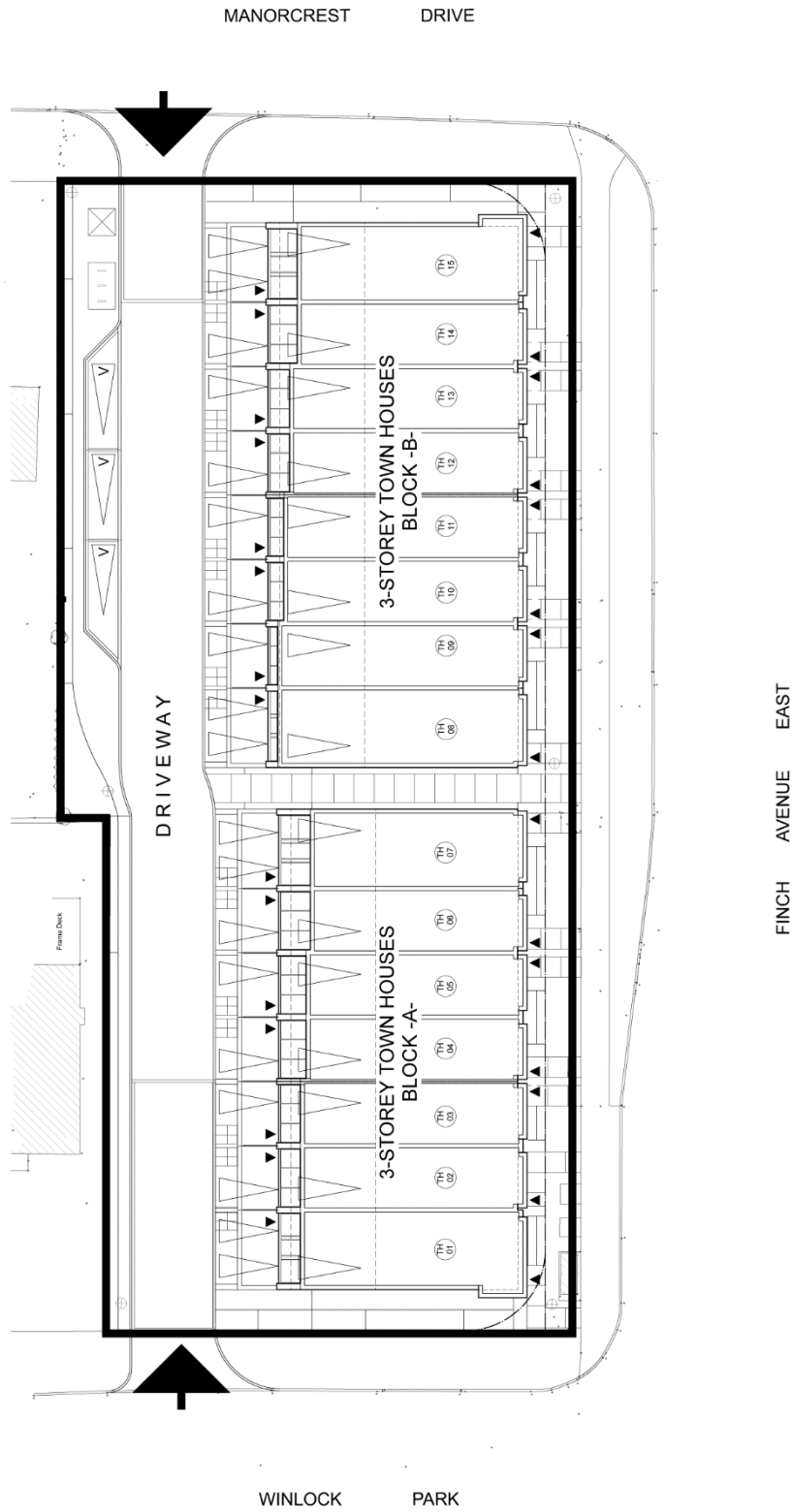
View of Applicant's Proposal looking North West



Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

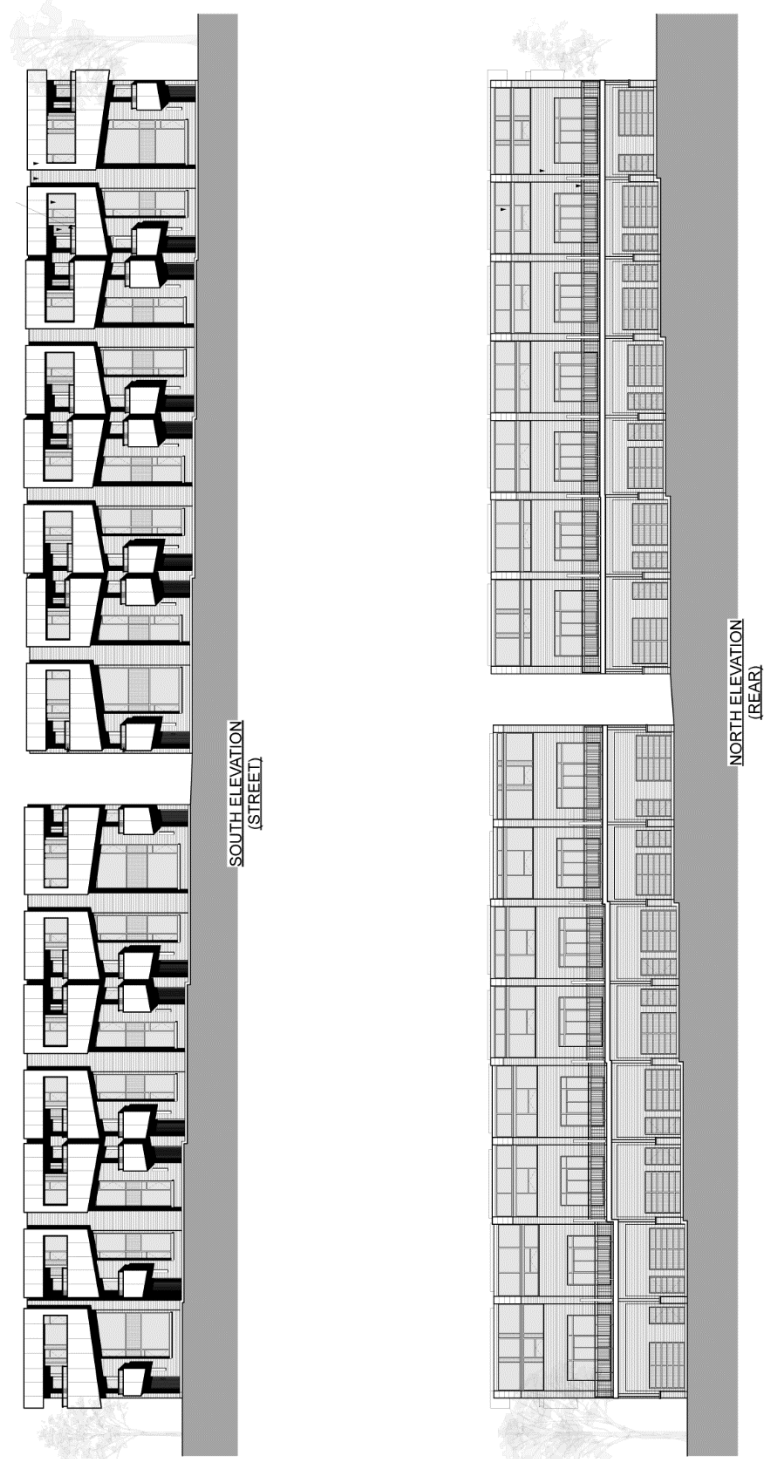
Applicant's Submitted Drawing

Not to Scale
11/26/2018

File # 18 189927 NNY 24 0Z

272,276,278 Finch Avenue East & 48 Winlock Park & 4 Manorcrest Drive

Attachment 4: North and South Elevations

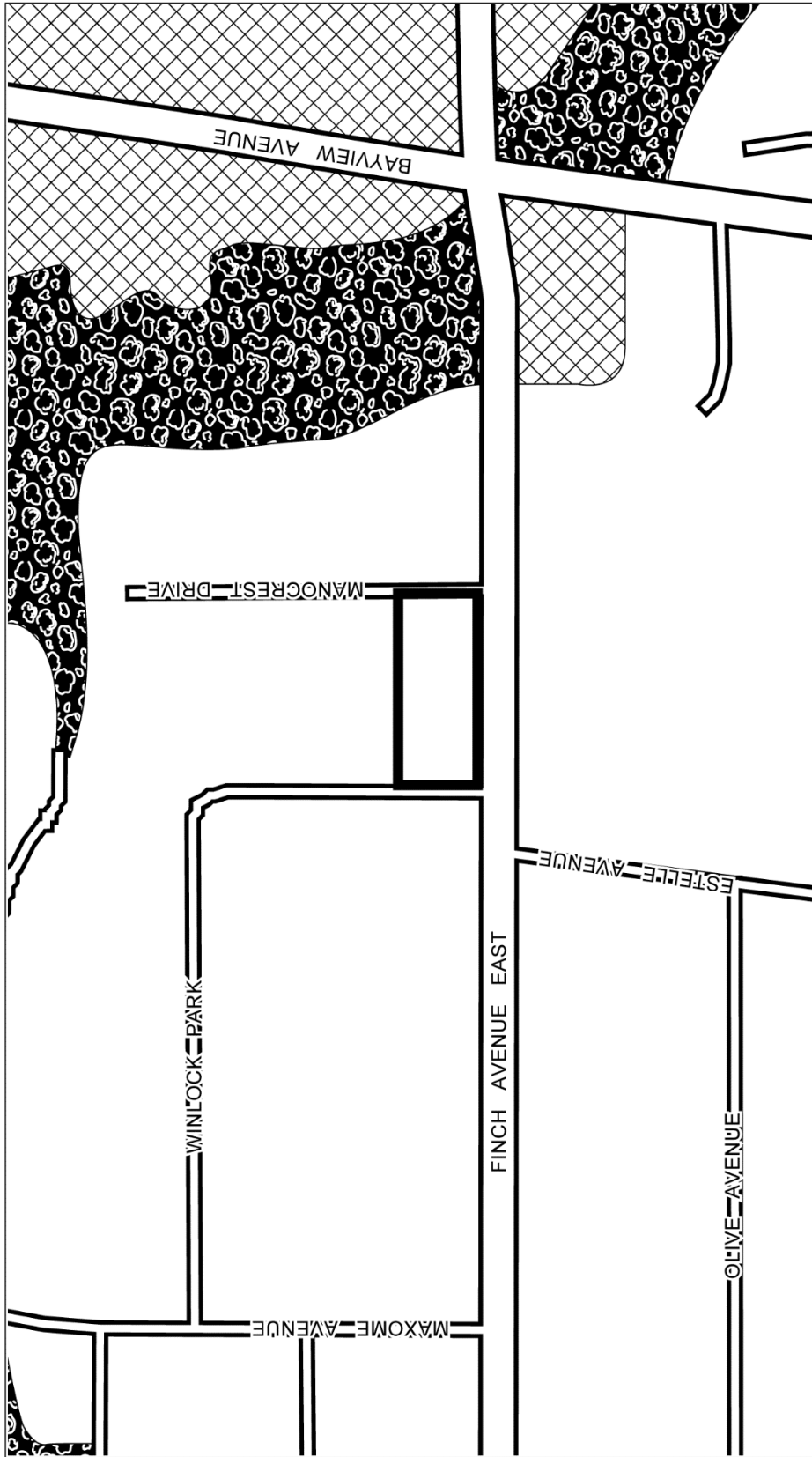


North & South Elevations **272,276,278 Finch Avenue East & 48 Winlock Park & 4 Manorcrest Drive**

Applicant's Submitted Drawing

Not to Scale
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TORONTO 272,276,278 Finch Avenue East & 48 Winlock Park & 4 Manorcrest Drive
Official Plan Land Use Map #16

File # 18 189927 NMY 24 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Parks & Open Space Areas
-  Natural Areas

