

241 and 243 Finch Avenue East – 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 250648 NNY 23 OZ

Related Applications: 18 250662 NNY 23 SA

Current Use(s) on Site: Two one-storey detached dwellings

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 241 and 243 Finch Avenue East. 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 241 and 243 Finch Avenue East 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

This application proposes to amend the former City of North York Zoning By-law No. 7625 to permit nine townhouse units within two blocks. The first block contains four townhouse units that front Finch Avenue East with parking in rear garages accessed by an internal private street and the second block contains five units which fronts a proposed private road with front integral garages accessed by an internal private road. The application proposes 1,388 square metres of residential gross floor area (GFA) which equates to a floor space index (FSI) of 1.0 times the lot area. The townhouses have a height of 10 metres (3-storeys). Some building elements, such as balcony railings, project into the required rear 35 degree angular plane.

Vehicular access is provided via an 8.0 metre wide private road which provides for two-way traffic and visitor parking along the site's eastern property limit. A total of 20 parking spaces are proposed, two of which are dedicated to visitors. Each unit has two resident parking spaces, in Block 1 parking is provided within an integral garage and on the proposed driveway located at the rear of the block and in Block 2 parking is provided in tandem within an integral garage. A 1.8 metre wide walkway is proposed to connect the interior of the site to Finch Avenue West.

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 Sixth Density Zone (R6) 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 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 250662 NNY 23 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:

Central Finch Area Secondary Plan:

The Central Finch Area Secondary Plan requires that the height of any part of a building not exceed 70% of the horizontal distance separating that part of the building from the nearest residential property line, provided that the setback is not less than 9.5 metres. Components of the southernmost townhouse block project into the required rear angular plane. In order for the application to comply with the Secondary Plan, those building components must fall beneath the angular plane.

Built Form, Planned and Built Context:

Staff are reviewing the application against the Townhouse and Low-Rise Apartment Guidelines. Staff have concerns with the proposed configuration of one townhouse block behind the other as this configuration is not encouraged in the Guidelines. Staff are also assessing the appropriateness of the landscaping on-site, including the lack of rear yard landscaping of Block 1 and the lack of front yard landscaping of Block 2.

Infrastructure/Servicing Capacity:

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

In order for Engineering staff to complete their review, the applicant is to submit a hydrogeological study.

Toronto Green Standard (TGS):

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

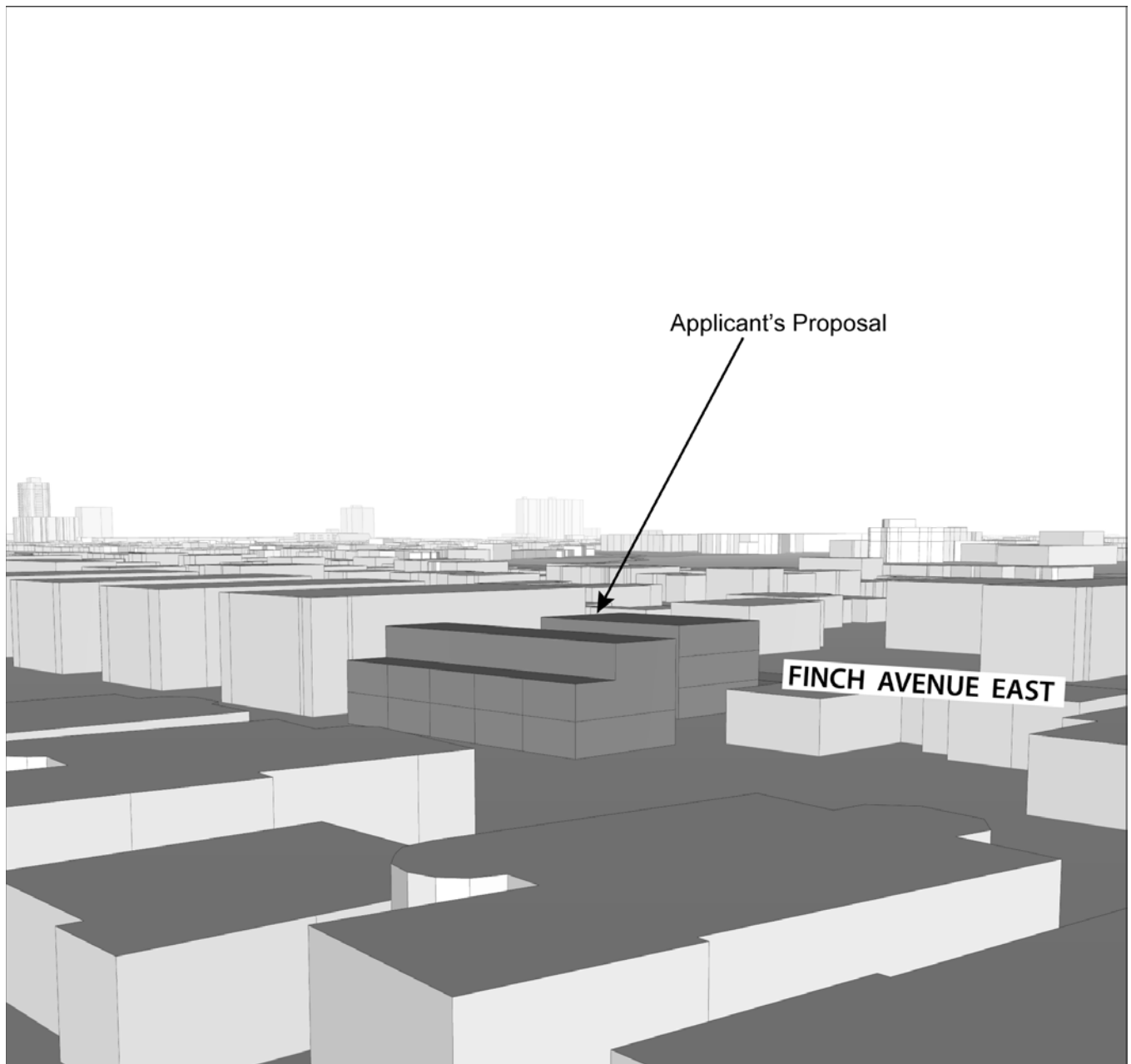
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a:	3D Model of Proposal Looking Northwest
Attachment 1b:	3D Model of Proposal Looking Southwest
Attachment 2:	Location Map
Attachment 3:	Site Plan
Attachment 4:	North Elevation
Attachment 5:	Official Plan Map

Attachment 1: 3D Model of Proposal Looking Northwest

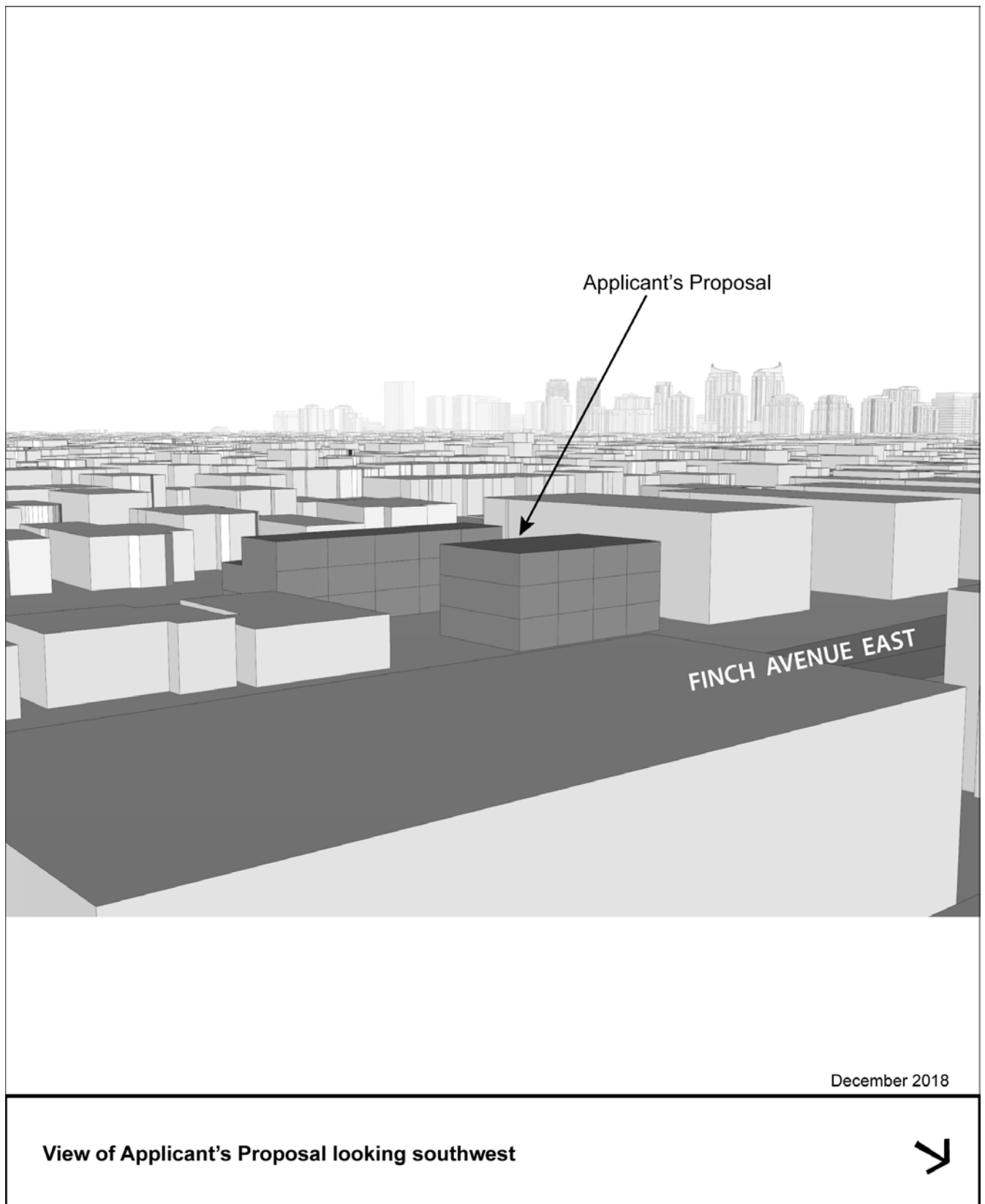


December 2018

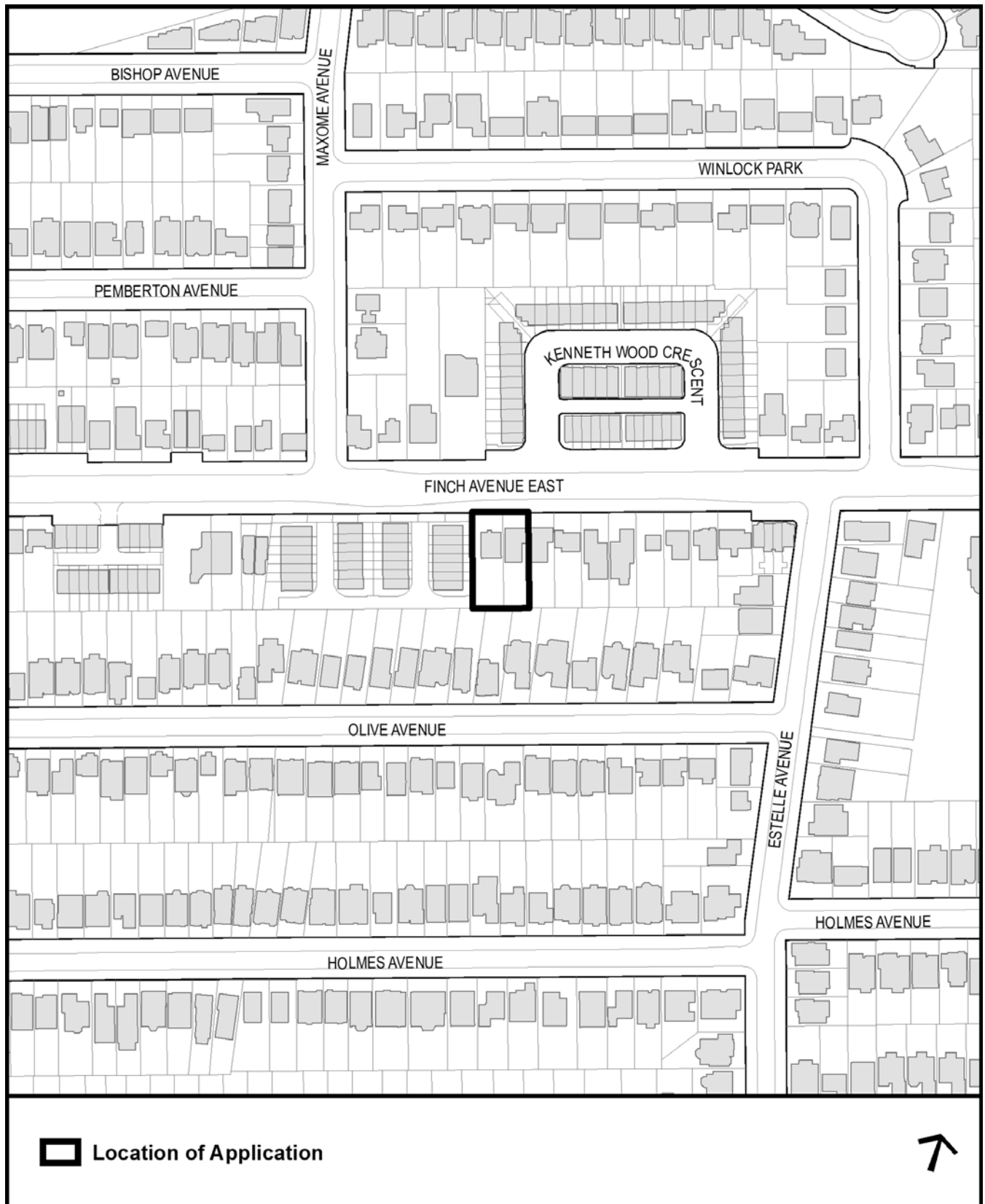
View of Applicant's Proposal looking northwest



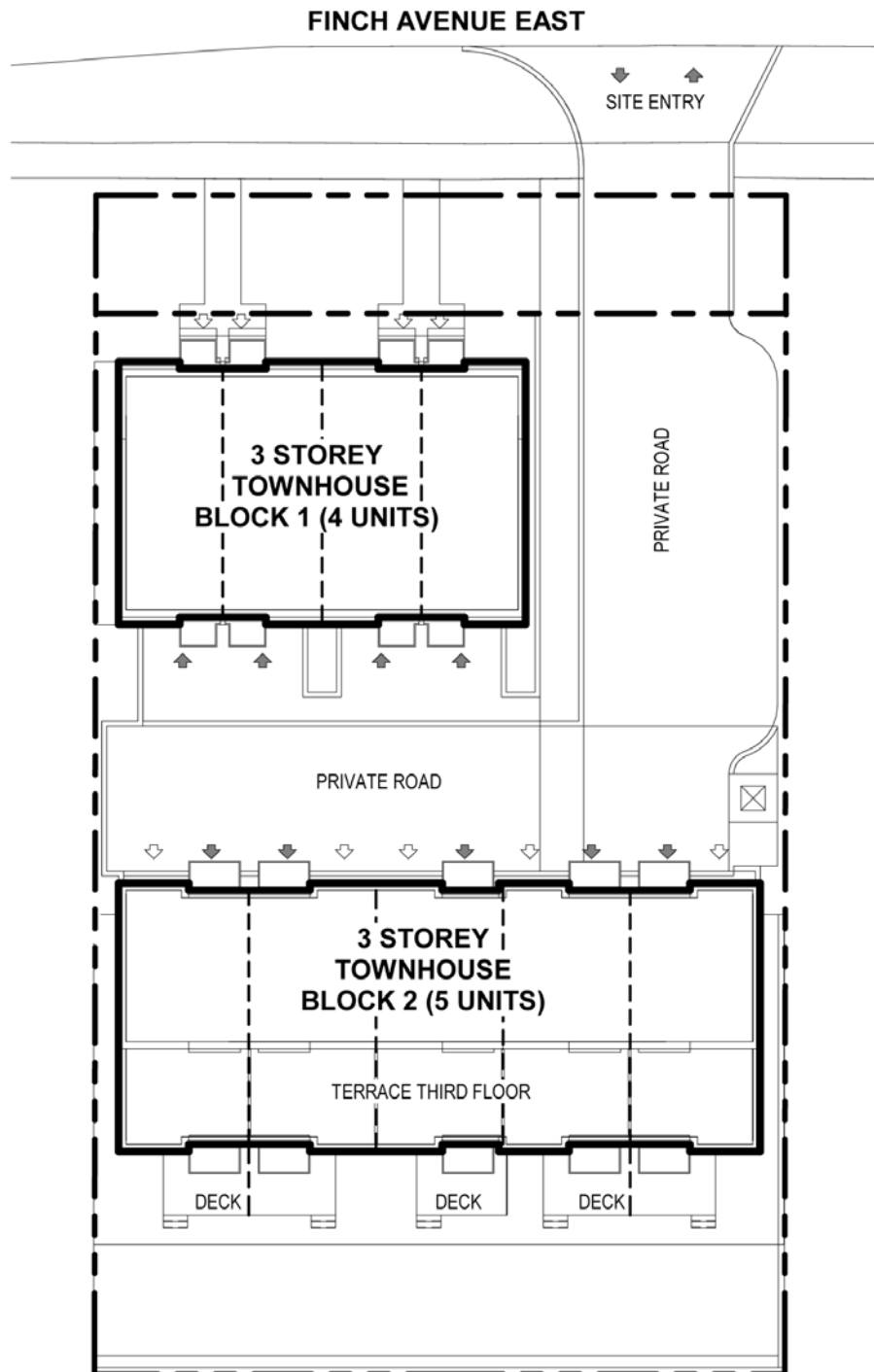
Attachment 1b: 3D Model of Proposal Looking Southwest



Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

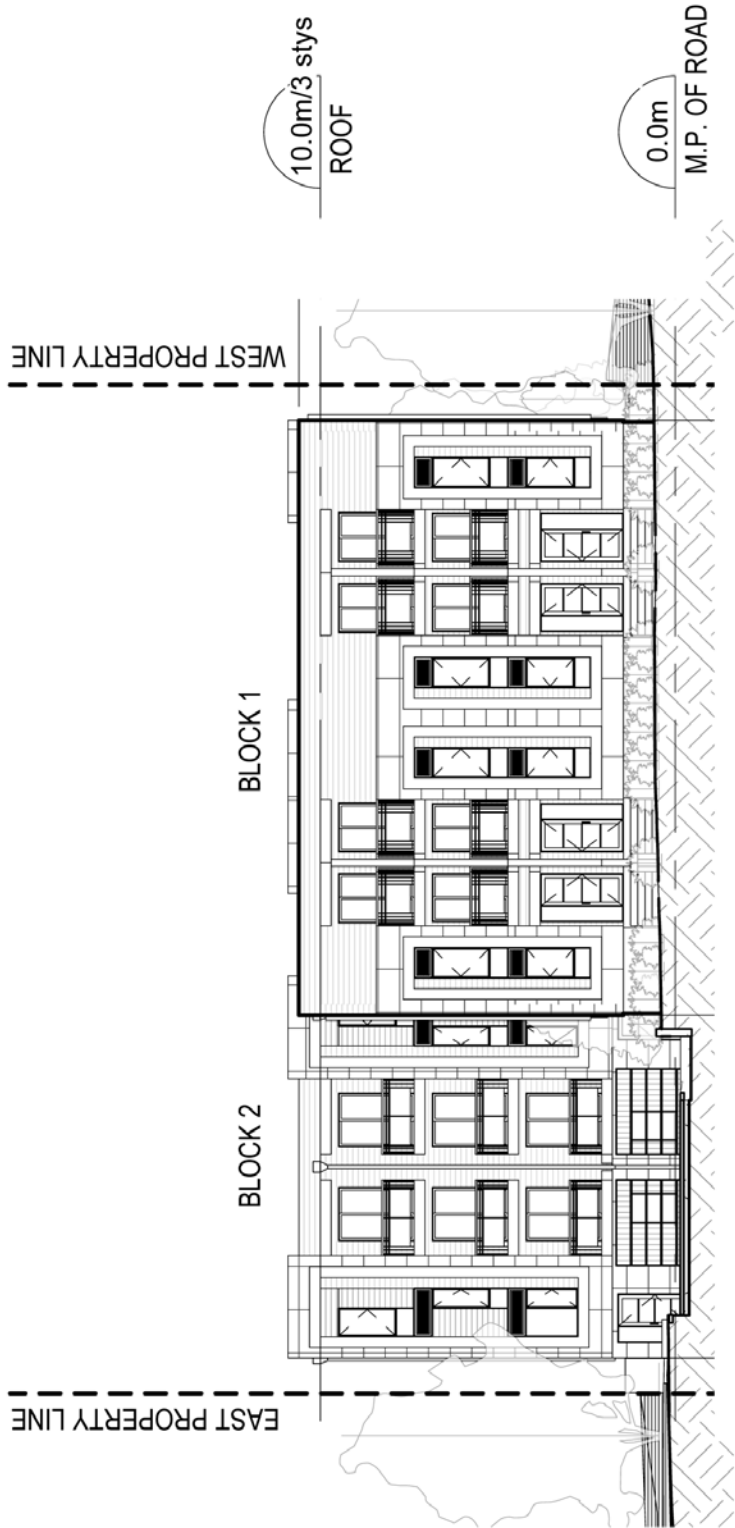
241 and 243 Finch Avenue East

Applicant's Submitted Drawing

Not to Scale
11/29/2018



File # 18 250648 NNY 23 0Z

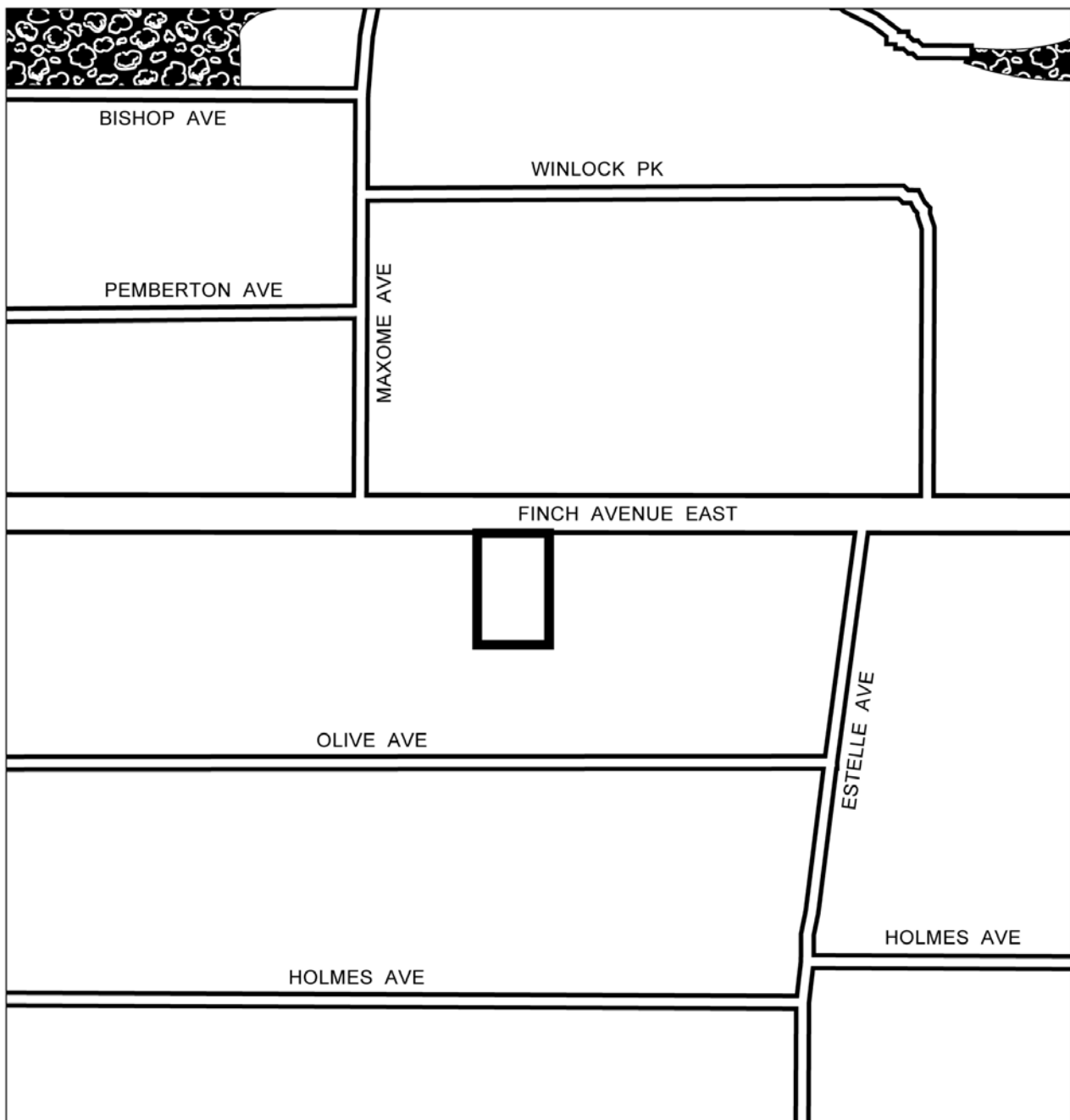


North Elevation
Applicant's Submitted Drawing
Not to Scale
12/04/2018

241 and 243 Finch Avenue East

File # 18 250648 NNY 23 OZ

Attachment 5: Official Plan Map



Official Plan Land Use Map #16

241 and 243 Finch Avenue East

File # 18 250648 NNY 23 0Z



Location of Application

Neighbourhoods

Parks & Open Space Areas



Natural Areas



Not to Scale
11/29/2018