

240 and 242 Finch Avenue West –Zoning By-law Amendment Application – Preliminary Report

Date: March 1, 2019
To: North York Community Council
From: Director, Community Planning, North York District
Wards: Ward 18- Willowdale

Planning Application Number: 16 260867 NNY 23 OZ

Related Applications: 16 260875 NNY 23 SA

Notice of Complete Application Issued: December 6, 2016

Current Use(s) on Site: Two vacant 1.5-storey detached dwellings

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the revised application located at 240 and 242 Finch Avenue West. 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 revised application located at 240 and 242 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 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.

DECISION HISTORY

On December 6, 2016 the applicant submitted an application to amend Zoning By-law No. 7625 to permit 6 freehold townhouses fronting onto Finch Avenue West. A preliminary report related to this proposal was considered by North York Community Council on February 22, 2017 which directed Staff to hold a community consultation meeting. A community consultation meeting was held on March 21, 2017. A copy of the preliminary report describing the applicant's original proposal can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY20.33>

ISSUE BACKGROUND

Application Description

On December 28, 2018 the applicant submitted a revised application to amend Zoning By-law No. 7625 to permit 19 stacked townhouses fronting onto Finch Avenue West.

The proposed townhouses have a building height of 3-storeys or 13 metres and a floor space index of 1.58 times the lot area. The townhouses have a 0.0 metre west side yard setback, 1.5 metre east side yard setback, 0.5 metre front yard setback after a widening of 2.76 metres along Finch Avenue West as required in the Official Plan, and a 12.19 metre rear yard setback which includes a 1.5 metre wide landscape buffer.

Of the 19 units proposed, 2 units have three-bedrooms and remaining 17 units have two-bedrooms.

Vehicular access is taken off Finch Avenue West via a 6.0 metre driveway leading to 19 resident and 4 visitor parking spaces located behind and beneath the townhouse block. The application proposes two dwelling units above the proposed driveway.

Details of how the revised application compares to the applicant's first submission is outlined in the chart below:

Category	First Submission December 6, 2016	Revised Application December 28, 2018
Site Area	1,331 square metres	1,331 square metres
Proposed Building Setbacks:		
Front Lot Line	0.5 metres	0.5 metres
East Property Line	9.09 metres	1.5 metres
Rear Property Line	11.175 metres	12.19 metres
West Property Line	1.2 metres	0.0 metres
Gross Floor Area	1,484 square metres	2,111 square metres

Category	First Submission December 6, 2016	Revised Application December 28, 2018
Floor Space Index (FSI)	1.11	1.58
Number of Units	6	19
Building Height	11.1 metres	13 metres
Number of Storeys	3	4
Proposed Vehicular Parking (resident, visitor)	14 (12, 2)	23 (19, 4)

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for three dimensional representations of the project in context and Attachment 3 for the proposed site plan.

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 application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 16 of the Official Plan. *Mixed Use Areas* permit 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 subject site is also located within the Central Finch Area Secondary Plan and is designated *Mixed Use Area 'B'* on Map 22-1. This designation permits a maximum density of 2.0 times the lot area and a maximum height of 4-storeys or 13 metres, whichever is the lesser, for sites with a frontage on Finch Avenue West of 30 metres or greater such as the subject site which has a frontage of 39 metres. For all lands within the Secondary Plan, the height of any part of a building 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 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 site is excluded from the 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 No. 7625. The R4 zone permits detached dwellings and accessory uses with a height limitation of 8.8 metres.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines.

The City's Design Guidelines may be found here:

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

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted.

COMMENTS

Reasons for the Application

An amendment to Zoning By-law No. 7625 is required to permit the proposed stacked townhouse development and to develop the appropriate development standards for the proposal. The subject site 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 Conformity

The Central Finch Area Secondary Plan encourages the consolidation of existing driveways in order to reduce the number of driveways providing access to Finch Avenue West. In order to achieve this objective, policy 4.3.2 of the Plan encourages rear yard surface parking to be designed in a manner that would allow for the co-ordination and, if feasible, the continuation of the parking access driveway through neighbouring properties. Staff are encouraging the applicant to explore connecting the driveway that runs behind the townhouse block at the rear of the property with the driveway at 244 Finch Avenue West to provide a through driveway across the subject site and 244 Finch Avenue West.

Built Form, Planned and Built Context

The proposed units share side and back walls and have units stacked vertically, ground level units have individual entrances with direct access to grade, upper units gain access through shared entrances and corridors, and the proposal includes partially integrated parking in the rear. Staff will review the proposed unit entrances, site organization, organization of the internal shared corridors and landings, and surface parking against the low-rise hybrid building option within the Townhouse and Low-Rise Building Guidelines.

Staff are also assessing the shared landings and relationship of the primary entrances to ensure appropriate transition from the public to private realm through architectural and landscape cues such as changes at grade, materials, and landscaping. To ensure minimal impacts to the streetscape, Staff are assessing the appropriateness of the proposed window wells along the Finch Avenue West frontage.

Staff will be reviewing the application to ensure there are safe, direct, and universally accessible pedestrian facilities within the development. Staff will be reviewing the application to ensure pedestrian facilities provide direct access to Finch Avenue West, all building entrances, and the rear at-grade parking. The application proposes a 1.2 metre wide walkway internal to the site providing pedestrian access to the rear entrance and parking area, this walkway width is substandard and should be increased.

Staff are also reviewing the appropriateness of outdoor amenity and open space. Apart from those units with access to terraces, small balconies at the front and rear of the townhouse block are the only outdoor amenity proposed.

Staff will be assessing the site services, access and parking to limit their impact on the public realm and adjacent properties by ensuring these components are located out of view and screening them with architectural features and landscaping. The Guidelines encourage locating back of house elements such as loading/garbage collection areas, utilities, and parking access away from view and the public realm. The application proposes a centralized garbage storage area at the rear of the site within the east side yard setback abutting the property at 238 Finch Avenue West. The proposed garbage area should be relocated to mitigate impacts on the neighbouring property and to reduce the visual impact on the public realm. The proposed transformer pad located at the rear of the property should be appropriately setback from all property lines and screened with landscaping elements.

The application proposes a free-standing parking canopy over the parking spaces towards the northern limit of the site within the rear yard setback that abuts the 1.5 metre wide landscape strip. Staff are reviewing the appropriateness of the parking canopy, particularly, its location within the rear yard setback, the visual impact of the proposed parking canopy, and the impact on the adjacent *Neighbourhoods*.

Staff will also review how the proposed 0.0 metre west side yard setback interfaces with the existing and planned context of 244 Finch Avenue West. Staff are of the opinion that an appropriate side yard setback should be provided to allow for sufficient glazing.

Lot Consolidation

Staff are encouraging the applicant to explore further lot consolidation, particularly with the property at 244 Finch Avenue West, directly west of the subject site. Further lot consolidation would allow for a more comprehensive development.

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).

The subject application proposes the removal of 6 trees as they are located within the development limit. The applicant has submitted an Arborist Report and Tree Preservation Plan which is currently being reviewed by Urban Forestry Staff. Staff will determine the appropriateness of the proposed removals and determine appropriate re-planting measures.

Infrastructure/Service Capacity

Engineering Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development. Engineering Staff are also assessing the Servicing Report provided by the applicant to evaluate the cumulative impact of all proposed applications

in the area, the effects of the proposed increase in population, and the impact on the City's municipal servicing infrastructure and watercourses.

Transportation Services Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

Various City divisions are reviewing the Toronto Green Standard checklist submitted by the applicant to ensure 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

Victoria Fusz, Planner, Tel. No. 416-395-7172, E-mail: Victoria.Fusz@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

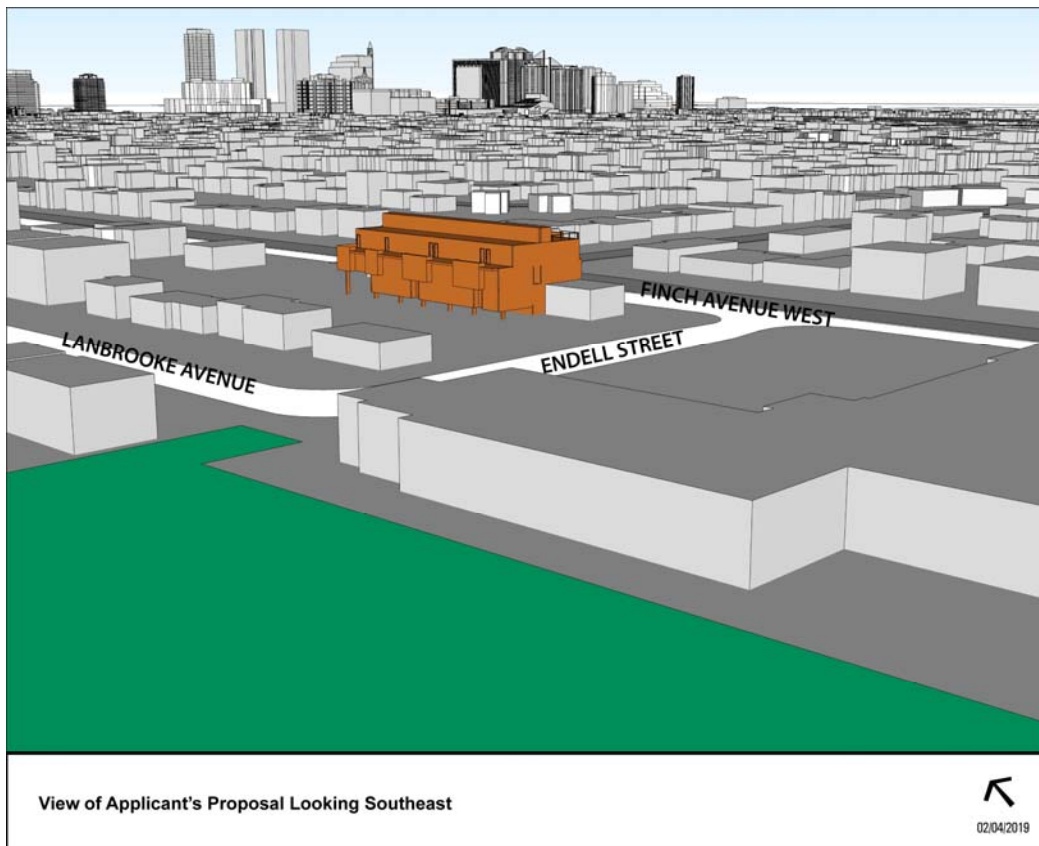
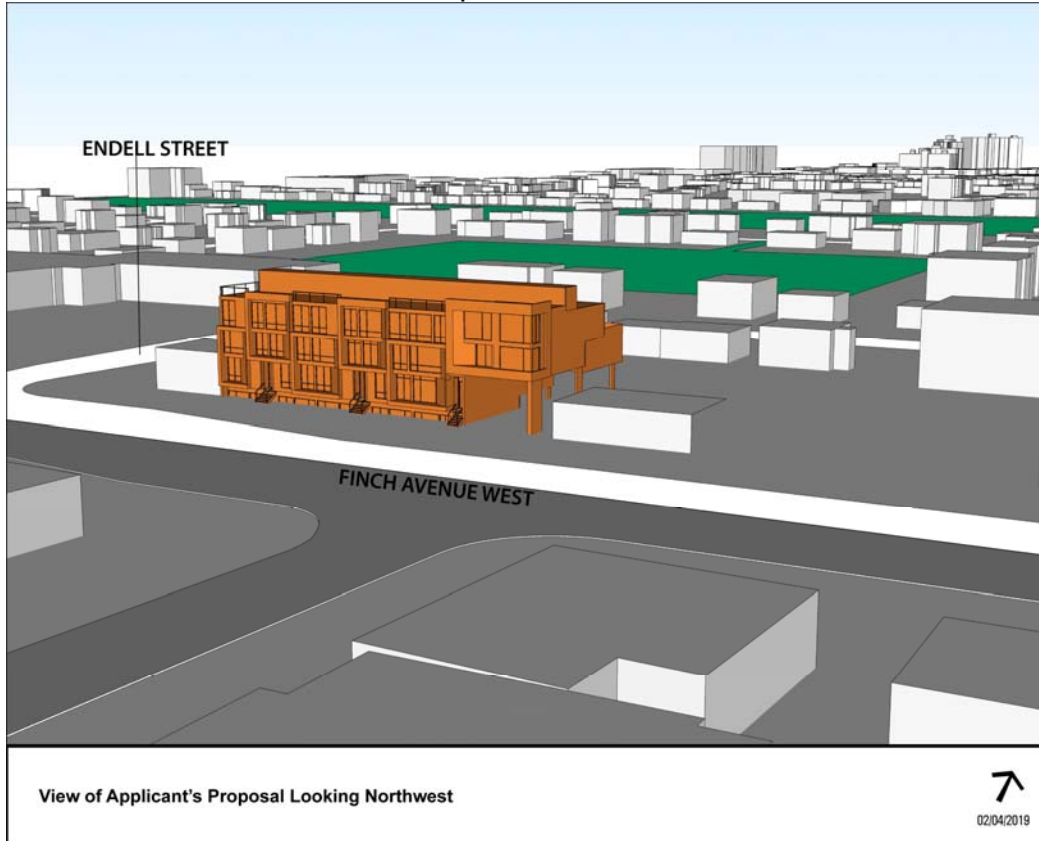
Attachment 1: 3D Models of Proposal in Context

Attachment 2: Location Map

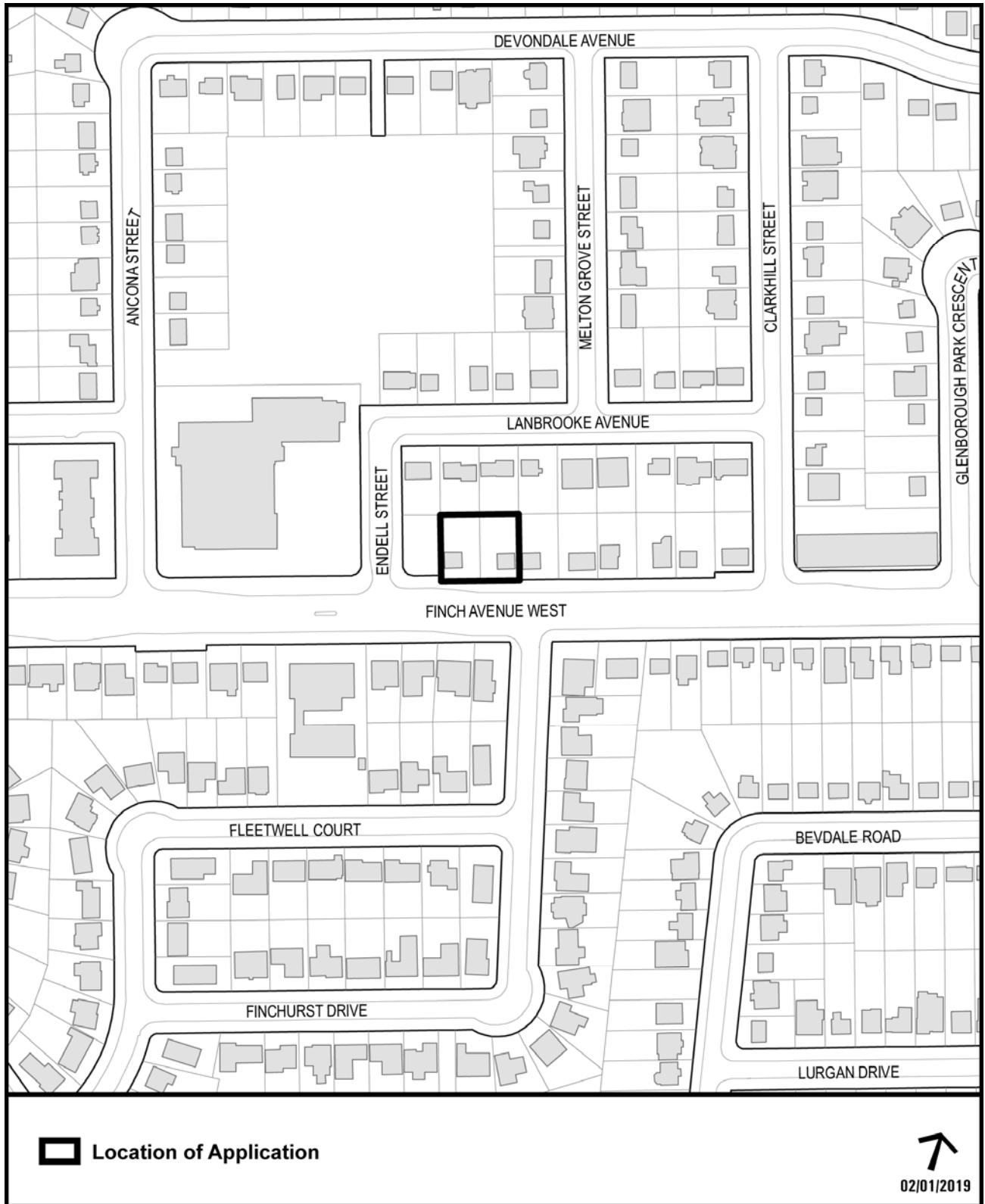
Attachment 3: Site Plan

Attachment 4: Official Plan Map

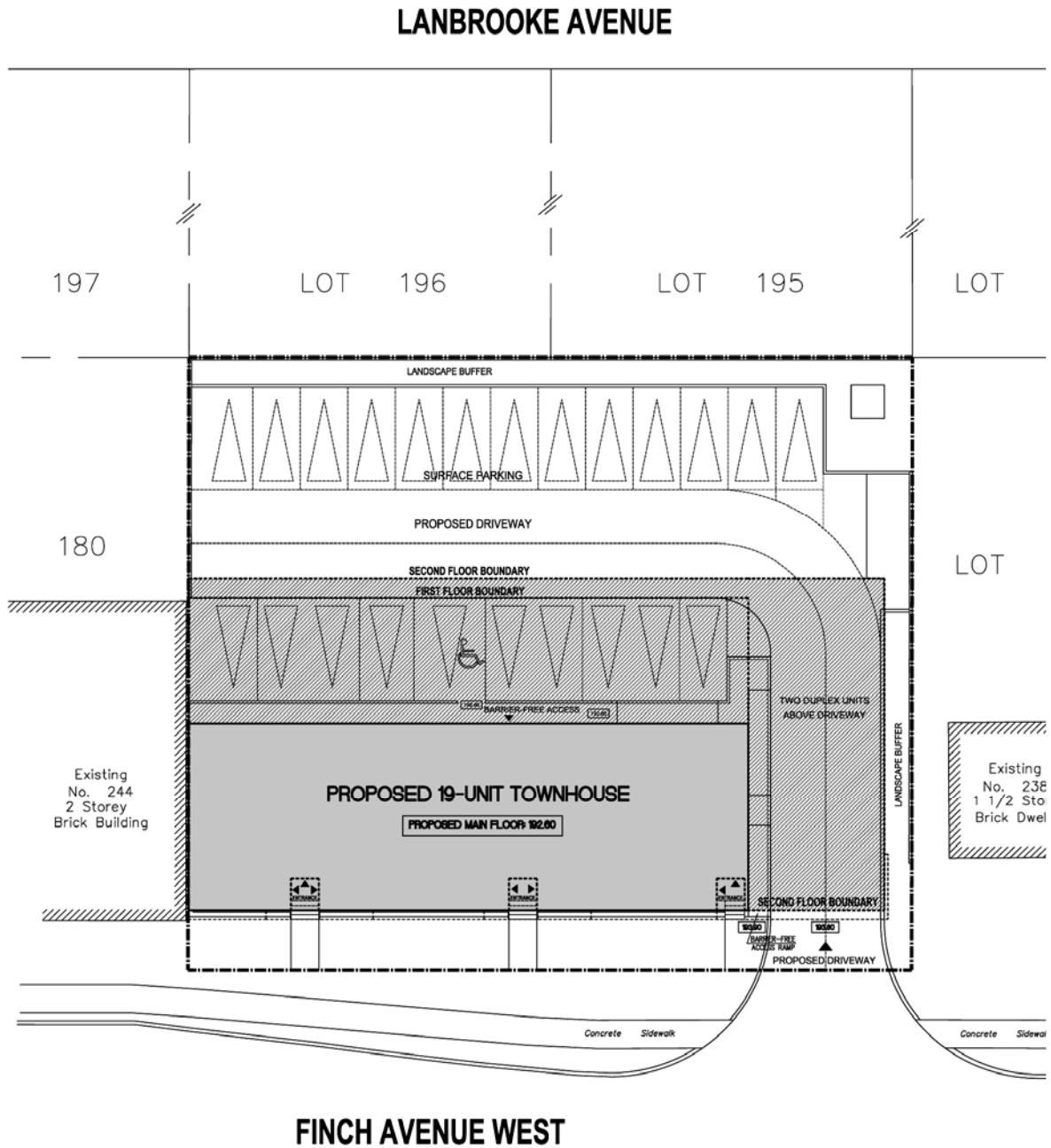
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Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

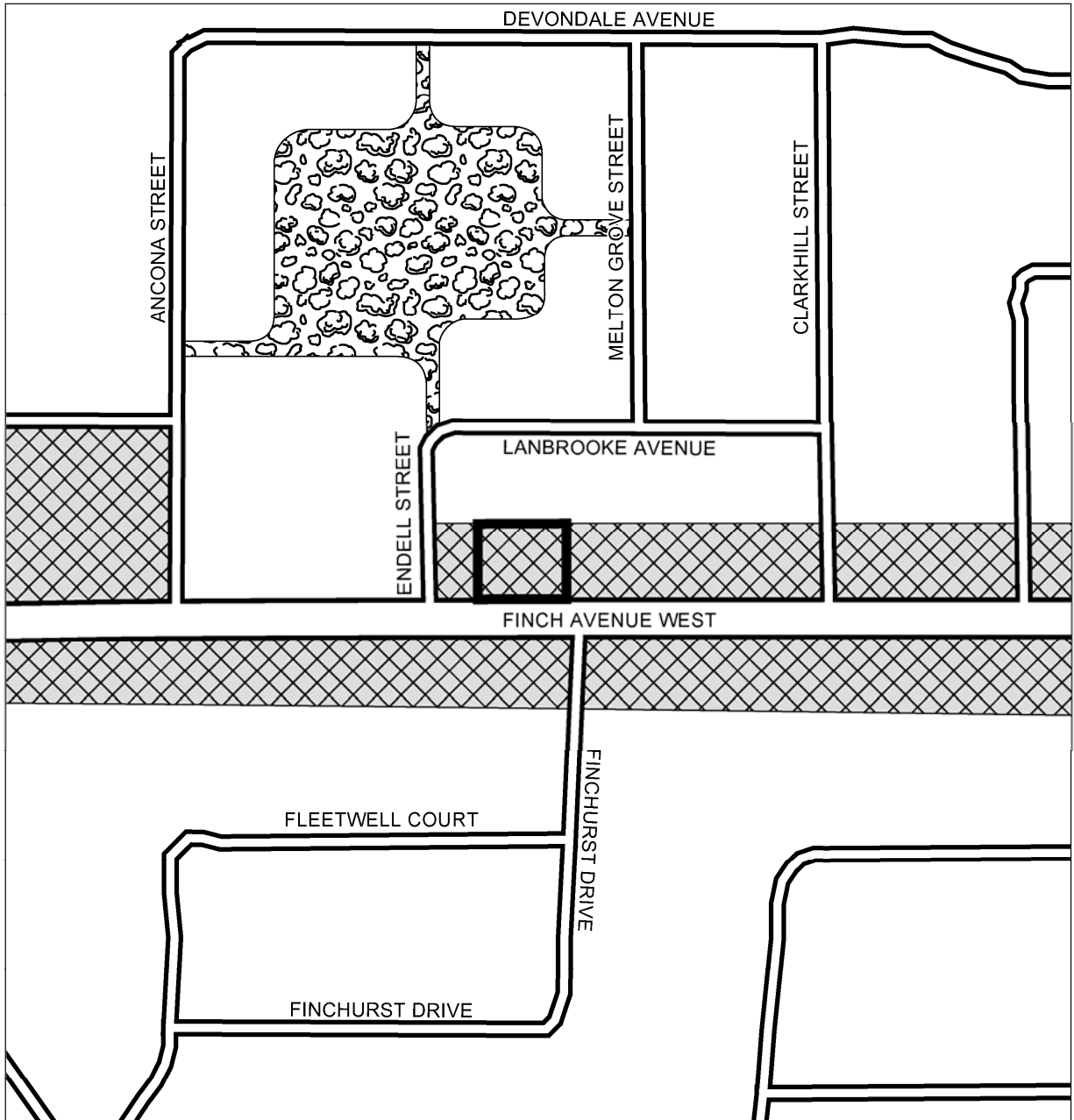
240 & 242 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale 
02/01/2019

File # 16 260867 NNY 23 02

Attachment 4: Official Plan Map



Toronto City Planning
Extract from Official Plan

240 & 242 Finch Avenue West

File # 16 260867 NNY 23 0Z

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


 Not to Scale
 12/19/2016