

179 & 181 Finch Avenue East – Official Plan Amendment and Zoning Amendment – Final Report

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 18 244784 NNY 23 OZ

SUMMARY

This application proposes to amend the Official Plan, the former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law 569-2013 to permit a four-storey townhouse development within one block containing seven units with a maximum gross floor area of 1276 square metres accessed by a private driveway at 179 and 181 Finch Avenue East. The units will consist of one 1 bedroom unit and six- 3 bedroom units. 14 parking spots are provided. The lands are designated as Neighbourhoods in the Official Plan. The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Central Finch Area Secondary Plan and the zoning by-laws for the site. The proposal represents an appropriate level of intensification along Finch Avenue East as contemplated by the Central Finch Area Secondary Plan, while providing a transition to the existing lower scaled residential neighbourhood to the south.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Central Finch Area Secondary Plan, for the lands at 179 and 181 Finch Avenue East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to this report.
2. City Council amend former City of North York Zoning By-law No. 7625, as amended, for the lands at 179 and 181 Finch Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
3. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 179 and 181 Finch Avenue East substantially in accordance with the draft

Zoning By-law Amendment attached as Attachment No. 8 this report.

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation meeting was held with the applicant on May 30, 2017 to discuss complete application submission requirements. The current application was submitted on October 18, 2018 and deemed complete on November 7, 2018.

A Preliminary Report on the application was adopted by North York Community Council on December 17, 2018 authorizing staff to conduct a community consultation meeting.

The Preliminary Report and Community Council's direction is available online here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY2.13>

PROPOSAL

The application proposes to amend the Central Finch Area Secondary Plan, former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013 to permit a four-storey townhouse development within one block containing seven units measured at 10 metres in height. The first unit fronts onto Finch Avenue East and the remaining six units front onto the west side of the lot accessed from a pedestrian mews that connects to Finch Avenue East. The building would have a gross floor area of 1,276 square metres and a Floor Space Index ("FSI") of 1.0 times the area of the lot. The proposed development is accessed by a shared private vehicular driveway from Finch Avenue East that runs along the east side of the lot.

See Attachment 9 for a site plan of the proposal.

Attachment 1 to this report contains additional project statistics and the submitted materials are available on the City's Application Information website: <http://app.toronto.ca/AIC/index.do?folderRsn=mNhsxkvd90DnSKZziLflQg%3D%3D>

Townhouse Units

The proposed townhouse units are organized into one block of seven units on the eastern portion of the site. The townhouse units are proposed to have widths between

4.6 metres and 4.8 metres. The end unit on the southern portion of the site abutting the low-rise residential neighbourhood to the south is setback 9.5 metres from the rear lot line. The front yard setback, after a 4.9 metre widening of Finch Avenue East, to the front main wall of the townhouse block and the first unit is 2.0 metres. The southern-most unit has a third storey deck that spans the depth of the unit, no other units have private outdoor space.

Site Access and Parking

Vehicle access to the site would be provided via a two-way, 6.0 metre wide north-south shared private driveway from Finch Avenue East. Units two to six are proposed to accommodate two parking spaces in an integral garage, of which one is required and one is a tandem parking space. Units one and seven will have one parking space in a garage. The site will have two visitor parking spaces located on the south side of the site. The units have pedestrian access off the municipal sidewalk from Finch Avenue East that connects to the 5.5 metre pedestrian mews. Garbage and recycling is proposed to be stored in the integral garage of each townhouse unit. Waste and garbage will be collected curbside along Finch Avenue East on pick-up day. Details for the waste enclosure will be secured during the site plan control stage.

Site and Surrounding Area

The site has a 43.0 metre frontage on Finch Avenue East, a depth of 48.7 metres and a (gross) area of 1,278.2 square metres. The site is an assembly of 2 properties. There is a 2-storey single detached dwelling at 179 Finch Avenue East and a 1.5-storey single detached dwelling at 181 Finch Avenue East. The grade of the site is generally flat, with some gentle sloping to the south. There are some existing trees on site.

Land uses surrounding the site are as follows:

North: 1 to 2-storey single detached dwellings and semi-detached dwellings on Finch Avenue East.

East: 1 to 2-storey single detached dwellings on Finch Avenue East.

South: 1 to 2-storey single detached dwellings on Olive Avenue.

West: 3.5-storey townhouses and 1 to 2-storey single detached dwellings on Finch Avenue East.

Reasons for Application

An amendment to the Central Finch Area Secondary Plan is required to permit the fourth storey that is proposed to be located within the roof element of the building. The current secondary plan policy limits the height to 3 storey or 10 metres whichever is the lesser. The 10 metre height limit will continue to be maintained.

An amendment to the former City of North York Zoning By-law No. 7625 is required as the current zoning does not permit townhouse dwellings. The site is currently not subject to City-wide Zoning By-law 569-2013. The application proposes amendments to Zoning By-law No. 569-2013 in order to bring the site into the City-wide Zoning By-law in order to permit the townhouse development, with increased height and reduced side-yard setbacks.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted as part of the complete application:

- Planning Rationale;
- Draft Zoning By-laws and Official Plan Amendment;
- Public Consultation Plan;
- Arborist Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Geotechnical Study;
- Phase 1 Environmental Site Assessment;
- Phase 2 Environmental Site Assessment;
- Transportation Impact Assessment;
- Toronto Rental Housing Demolition and Conversion Declaration of Use and screening Form; and,
- Toronto Green Standard Checklist.

The reports and studies submitted by the applicant are available on the City's Application Information Centre (AIC):

<http://app.toronto.ca/AIC/index.do?folderRsn=mNhsxkvd90DnSKZziLflQg%3D%3D>

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") 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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All

comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Toronto Official Plan

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.

The application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City

The Structuring Growth in the City policies in Section 2.2 of the Official Plan provides the vision for the integration of land use and transportation in the city. Under Policy 2.2.3, this includes the acquisition of lands through land conveyances beyond the right-of-way widths, as shown on Map 3 of the Official Plan.

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3 - Building a Successful City

The Built Form policies of the Official Plan require new development to be located and organized to fit with its existing and/or planned context. Buildings should generally be located parallel to the street or so that they are clearly visible and directly accessible from the public sidewalk. Vehicle parking, access, and service areas should be located and screened to minimize their impact on the property and on surrounding properties. In order to fit harmoniously into the existing and/or planned context, buildings should create transitions in scale to neighbouring existing and/or planned buildings and to provide adequate light and privacy.

Chapter 4 - Land Use Designations

The Toronto Official Plan, on Map 16, designates the site as *Neighbourhoods* (see Attachment 3). *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings, such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartment buildings that are no higher than four storeys. New development within this designation will maintain the existing physical character. Parks, low scale institutions, home occupations, cultural and recreational facilities, and small-scale retail, service, and office uses are also provided for in *Neighbourhoods*.

Neighbourhoods policies in Chapter 4.1, including Policy 4.1.5, provides that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;

- d) prevailing building type(s);
- e) prevailing location, design and elevations relative to the grade of driveways and garages;
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- i) conservation of heritage buildings, structure and landscapes.

Lots fronting onto a major street shown on Map 3 of the Official Plan designated *Neighbourhoods* are distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along a *major street* to the extent permitted by the Official Plan.

Policy 4.1.5 of the Official Plan also distinguishes lots that front onto a *major street*, such as Finch Avenue East, from those located in the interior of a *Neighbourhood*. The following factors may be taken into account in the consideration of a more intense form of development on such lots:

- Different lot configurations;
- Better access to public transit;
- Adjacency to developments with varying heights, massing and scale; or
- Direct exposure to greater volumes of traffic on adjacent and nearby streets.

Policy 4.7 states that proposals for intensification of land on a *major street* in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by the existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in *Neighbourhoods*.

The Official Plan is available on the City's website at:

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

Central Finch Area Secondary Plan

The objective of the Central Finch Area Secondary Plan is to encourage development and redevelopment within the Central Finch Area, which will form a mixed use area between Bathurst Street and Willowdale Avenue, and an area accommodating multiple unit residential buildings east of Willowdale Avenue, fronting onto Finch Avenue East.

The Secondary Plan requires that new buildings be set back from the existing street-line to protect the function of Finch Avenue, and encourage the consolidation of lots and reduction of the number of private driveways accessing Finch Avenue.

New development is also required to minimize the potential for adverse impact on the land use characteristics of low density residential lands which do not abut Finch Avenue

and ensure that development takes place in a manner that protects and enhances the residential neighbourhoods.

The site is subject to the height and density provisions under Neighbourhood 'A' of the Central Finch Area Secondary Plan, which permits a maximum FSI of 1.0 times the lot area and a maximum height of 3 storeys or 10.0 metres whichever is the lesser. All properties subject to the Secondary Plan along Finch Avenue East are required to have a rear yard setback of no less than 9.5 metres, and shall fall below a 35 degree angular plane, measured from the rear lot line.

The Central Finch Area Secondary Plan can be found here <https://www.toronto.ca/wp-content/uploads/2017/11/8840-cp-official-plan-SP-22-CentralFinch.pdf>

Zoning

The site is zoned One-Family Detached Dwelling Sixth Density Zone (R6) under former City of North York Zoning By-law No. 7625. This zone allows for detached dwellings and accessory buildings. The minimum required lot frontage is 12.0 metres and the minimum required lot area is 371 square metres. The zone permits a maximum building height of 8.8 metres and 2 storeys, requires a minimum front yard setback of 6.0 metres, a minimum side yard setback of 1.2 metres, and a minimum rear yard setback of 9.5 metres. The maximum lot coverage is 30 percent.

Townhouses are not permitted under the R6 Zone.

The site is not subject to the City-wide Zoning By-law No. 569-2013. However, the application proposes to bring the site into Zoning By-law No. 569-2013.

The City of Toronto Zoning By-law No. 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Townhouse and Low-rise Apartment Guidelines

In 2018 City Council adopted the city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These Guidelines replaced the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios.

The Guidelines were reviewed to inform design elements from this development including, on-site landscaping, the location of the driveway and integral garages, the location of the garbage storage, and transition to the low-rise residential neighbourhood located to the south of the site.

The Guidelines can be found here:

Site Plan Control

The proposed development is subject to Site Plan Control. An application has not yet been submitted for the site.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan. These policy documents provide for intensification in proximity to transit and local amenities. The proposed townhouse block represents an appropriate level of intensification along Finch Avenue East in proximity to the surface transit network along Finch Avenue, and incorporates appropriate development standards in accordance with the official plan policies and accompanying design guidelines.

Site Organization

This application has been reviewed against the Central Finch Area Secondary Plan policies described in the Policy Consideration Section of the Report as well as the policies of the Toronto Official Plan as a whole. The Central Finch Area Secondary Plan encourages residential intensification and consolidation of lots along this portion of Finch Avenue East. The proposal is a consolidation of two individual lots and reduces the number of private driveways accessing Finch Avenue East. The proposed townhouse building type represents an appropriate level of intensification anticipated by the Central Finch Area Secondary Plan. The townhouse block proposes a built form and character that fits within the existing and planned context of the area, including the townhouse complex located directly west of the site.

The proposed townhouse units are in one block fronting Finch Avenue East with the first unit providing direct pedestrian access onto Finch Avenue East. The remaining units are accessed by a pedestrian mews on the west side of the building that is visible from Finch Avenue East located perpendicular from the street. The townhouse block is setback from the street and provides sufficient area for landscaping, trees and shrubs along the Finch Avenue East frontage. In addition to the landscaping along the Finch Avenue East frontage, several trees, or shrubs are proposed along the site's eastern, western, and southern property lines.

The townhouse block provides sufficient setbacks of 7.9 metres from the east side and 5.5 metres from the west side property lines allowing for an appropriate separation distance from the neighbouring properties. These setbacks maintain an area for a 1.5 metre soft landscaping buffer along the property lines and a privacy fence. The south

9.5 metre setback provides an area for sufficient landscaping, trees and shrubs, and shared amenity space for residents.

The location of the driveway and integral garages are located on the east side of the townhouse block and pedestrian access is located on the western side of the block to achieve a safer, more comfortable and attractive public and pedestrian realm on the site. Garbage storage is integrated within the integral garages for an attractive public realm and pedestrian environment. Details for the waste enclosure will be secured during the site plan control stage.

Height, Setbacks, Density

The Official Plan requires that proposals for intensification on *major streets* be reviewed in accordance with Policy 4.1.5 and have regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhoods*. The proposed townhouse block would be four storeys in height and have a maximum height of 10.0 metres, as measured under Zoning By-law No. 7625. The proposal complies with the Secondary Plan and existing zoning by-law requirement of a 9.5 metre rear yard setback, and fits within a 35 degree angular plane taken from the south property line abutting the existing low-rise residential neighbourhood. This rear yard setback and angular plane provides an appropriate transition to the existing stable residential neighbourhood, located immediately south of the site and protects for overlook and privacy concerns.

The site abuts an existing detached dwelling to the east. Transition and buffering is provided along the eastern property line with a 7.9 metre side yard setback which includes a 6 metre driveway, soft landscaping strip, and fencing. The site abuts a townhouse complex to the west. The townhouse block provides a 5.5 metre side yard setback pedestrian mews and landscaping strip to buffer the site from the west side property line.

The Central Finch Area Secondary Plan permits a maximum Floor Space Index of 1.0 times the lot area. The building would have a gross floor area of 1,276 square metres, a Floor Space Index of 1.0 and would conform with the Secondary Plan. As the building is less than 10,000 square metres, it is not eligible for community benefits under Section 37 of the Planning Act.

Traffic Impact, Access, Parking

The site is accessed off a north-south shared private driveway from Finch Avenue East. The proposed residential parking is to be provided in the form of tandem parking within a garage. Units one and seven are proposed to have one parking space inside a garage. Two visitor surface parking spaces are proposed on the southern portion of the site. The total number of parking spaces for the site, including visitor parking is 14.

The applicant submitted a Transportation Impact Study prepared by LEA Consulting in September 2018. The proposed redevelopment is expected to generate a trip reduction of 3 vehicle trips during the AM peak hour while the PM peak hour remains the same. While the subject site is proposed to be redeveloped with a greater number of

residential units, typically with more urban and compact forms of intensified residential development, the number of residents who depend on the private automobile for their travel is reduced. Future residents are expected to rely more heavily on active transportation and transit to complete their trips, as inferred through the proxy site of an intensified neighbouring residential development.

Transportation Services staff have confirmed that there is sufficient provision of parking spaces proposed and the volume of traffic generated by the proposed development will have minimal impact during peak hours. The proposed number of parking spaces is in compliance with the required number of residential and visitor parking spaces under Zoning By-law No. 569-2013.

Road Widening

In order to satisfy the Official Plan requirement of a 36 metre right-of-way for this segment of Finch Avenue East, a 4.90 metre road widening dedication along the Finch Avenue East frontage is required. The required conveyance to the City is detailed on the applicant's site plan drawing and will be secured through the Site Plan process.

Streetscape

The proposed development will have its pedestrian mews located off Finch Avenue East, directly accessible from the public sidewalk. A new 2.1 metre wide sidewalk along the Finch Avenue East frontage of the site will be provided; The details will be secured through the site plan control process. The townhouse block has been oriented to have the first unit's front door facing Finch Avenue East. The front yard will incorporate 2 metres of landscaping and a planter to enhance the design of the front wall facing Finch Avenue East and to assist with stormwater management.

Servicing

The applicant has provided a Functional Servicing, Stormwater Management Report, and Hydrological Assessment reports. These reports have been reviewed and accepted by Engineering and Construction Services.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of 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 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application

for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

The applicant submitted a revised Arborist Report in November 2019 and revised Landscape Plan in April 2021. The report and plan identifies seven regulated trees - two have been determined as City-owned and five as being located on private property. The development proposes the removal of one tree on City-owned property and five trees on private property with a diameter of 30 centimetres or greater on the subject site. Urban Forestry staff require an Application to Injure or Remove Trees and an application fee for six trees. The applicant is required to submit a Tree Survival Guarantee to ensure the protection of the City-owned tree not being removed.

Urban Forestry requires a total of fifteen new large growing native shade trees to be planted on private property to replace the five private trees proposed for removal at a replacement ratio of 3:1. The applicant is proposing the planting of five replacement trees, which does not satisfy the minimum requirements. An additional \$5,830.00 (\$583.00 per tree) cash in lieu payment for the remaining 10 trees not being proposed in the landscape plan is required. Details regarding the location and types of trees to be planted are to be finalized during the Site Plan Control stage. City staff will work with the applicant to maximize on-site tree planting. Any remaining tree plantings will be planted off-site by way of cash-in-lieu payment.

Toronto Green Standard

Toronto Green Standard Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features secured through the Zoning By-law include providing appropriate space for landscaping. Other applicable TGS performance measures will be secured through the Site Plan Control approval process.

Community Consultation

A virtual community consultation meeting was held on November 2, 2020 to discuss the original submission. The meeting was attended by the local Ward Councillor, the applicant, City Planning staff and members of the public. Following presentations from City staff and the applicant, the public raised concerns with the potential traffic impacts, the height and size of the development, and tree preservation. The applicant subsequently revised their proposal by reducing the amount of dwelling units to improve the massing of the development and to increase landscaping on the site. The garbage storage will be internalized within each units. Concerns raised at the community consultation meeting have been addressed in this Report.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, the Central Finch Area Secondary Plan and the Townhouse & Low-Rise Apartment Guidelines. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

Furthermore, the proposal conforms with the intent of the Official Plan and Central Finch Area Secondary Plan, particularly as it represents a built form and character that fits within the existing and planned context of the area and an appropriate level of intensification on a *major street* on lands that are designated *Neighbourhoods*. Staff recommend that Council adopt the Official Plan and Zoning By-law amendments contained in Attachments 6, 7 and 8.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Central Finch Area Secondary Plan

Attachment 5: Existing Zoning By-law Map

Attachment 6: Draft Official Plan Amendment

Attachment 7: Draft Zoning By-law Amendment - 7625

Attachment 8: Draft Zoning By-law Amendment - 569-2013

Applicant Submitted Drawings

Attachment 9: Site Plan

Attachment 10a: North and East Elevations

Attachment 10b: South and West Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 179 FINCH AVE E Date Received: October 18, 2018
Application Number: 18 244784 NNY 23 OZ
Application Type: OPA / Rezoning, OPA & Rezoning
Project Description: This application proposes seven 4-storey townhouses, arranged in two blocks.

Applicant	Agent	Architect	Owner
INMINO DEVELOPMENTS INC			INMINO DEVELOPMENTS INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R6	Heritage Designation:
Height Limit (m):	8.8	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 1,278 Frontage (m): 26 Depth (m): 49

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	221		418	418
Residential GFA (sq m):	325		1,276	1,276
Non-Residential GFA (sq m):				
Total GFA (sq m):	325		1,276	1,276
Height - Storeys:	2		4	4
Height - Metres:			10	10

Lot Coverage Ratio (%): 32.72 Floor Space Index: 1

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,276	
Retail GFA:		
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5			
Freehold:				
Condominium:			7	7
Other:				
Total Units:	5		7	7

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			1		6
Total Units:			1		6

Parking and Loading

Parking Spaces:	14	Bicycle Parking Spaces:	Loading Docks:
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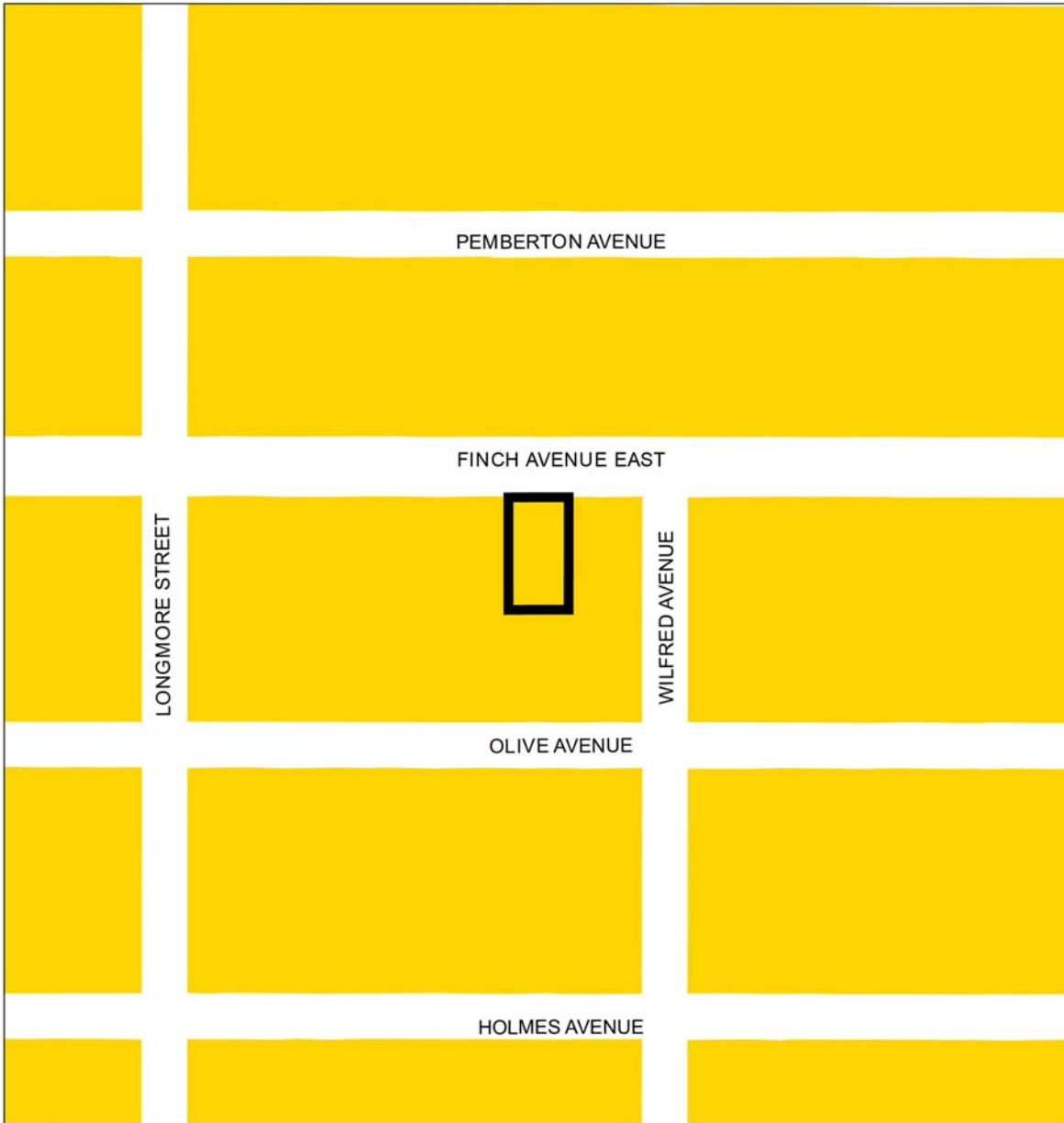
CONTACT:

Kelly Snow, Planner, Community Planning
 (416) 395-7124
 Kelly.Snow@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



 **TORONTO**
Official Plan Land Use Map #16

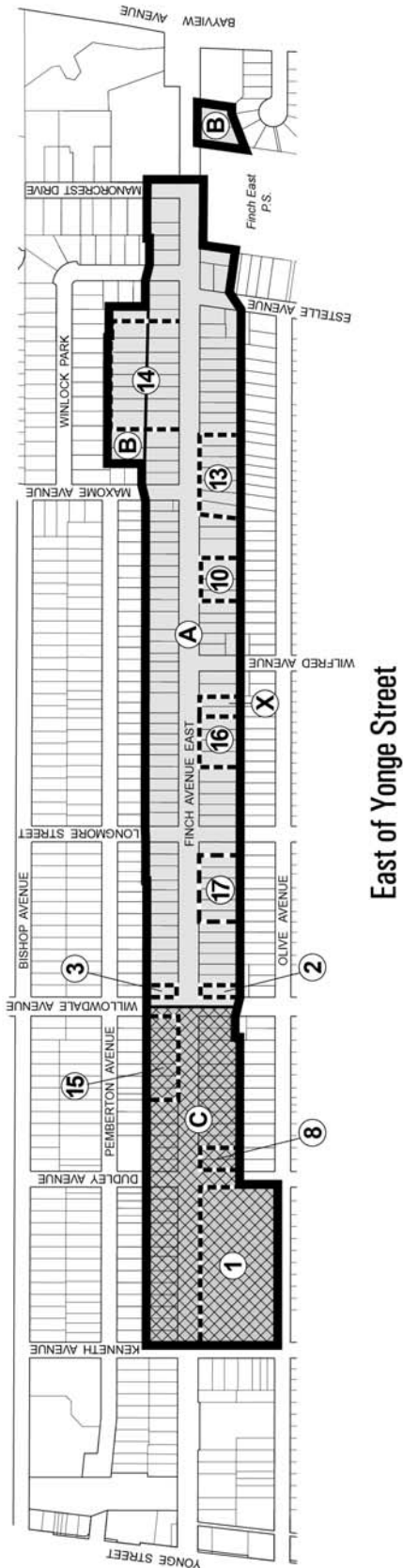
179 and 181 Finch Avenue East

File # 18 244784 NNY 23 0Z

 Location of Application
 Neighbourhoods


Not to Scale
Extracted: 10/14/2021

Attachment 4: Central Finch Area Secondary Plan



Not to Scale

Toronto
Official Plan Amendment #
Central Finch Area Secondary Plan
MAP 22-1 Land Use Areas

-  Secondary Plan Boundary
-  Mixed Use Areas
-  Site and Area Specific Policy Areas
-  Neighbourhoods
-  Site and Area Specific Policy Areas

November 2015

Attachment 5: Existing Zoning By-law Map - 569-2013




Zoning By-law 569-2013

179 and 181 Finch Avenue East

File # 18 244784 NNY 23 0Z

 Location of Application
 RD Residential Detached

 See Former City of North York By-law No. 7625
 R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone
 RM1 Multiple-Family Dwellings First Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone

Not to Scale
 Extracted: 06/17/2021

Attachment 6: Draft Official Plan Amendment

CITY OF TORONTO

BY-LAW No. ____-2020

To adopt Amendment No. 565 to the Official Plan of the City of Toronto

With respect to land municipally know as 179 and 181 Finch Avenue East.

WHEREAS authority is given to council by Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the 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;

1. The text and map attached to Amendment No. 565 is hereby adopted as an amendment to the Official Plan for the City of Toronto.

ENACTED AND PASSED this ____ day of _____, A.D. 2020.

John Tory,
Mayor

Ulli S. Watkiss,
City Clerk

(Corporate Seal)

Amendment No. 565

TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The following text and map constitute Amendment No. 565 to the City of Toronto Official Plan.

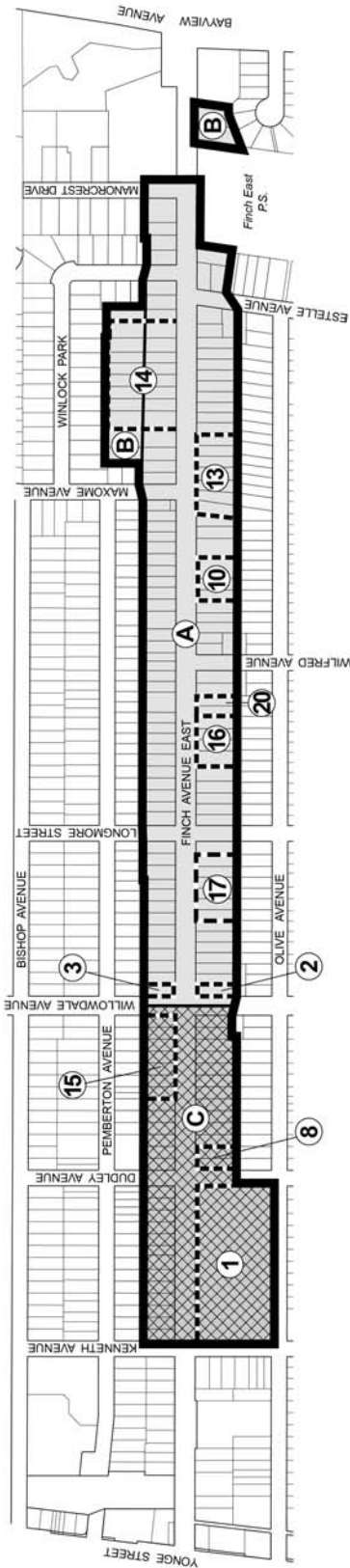
1. The Official Plan of the City of Toronto is amended as follows:

(a) Map 22-1, Land Use Areas, of Chapter 6, Section 22 (Central Finch Area Secondary Plan) is amended by adding the lands known municipally in 2020 as 179 and 181 Finch Avenue East as Site and Area Specific Policy Area 20, as shown on the attached Schedule "A".

(b) Chapter 6, Section 22 (Central Finch Area Secondary Plan), is amended by adding the following to Section 3.6 (Site and Area Specific Policies):

'3.6.20 On the lands municipally known as 179 and 181 Finch Avenue East and

identified as Part of Lot 23, Registered Plan 2399 (Shown as 20 on Map 22-1), despite Section 3.4 a maximum building height of 4 storeys and 10.0 metres is permitted for a townhouse development that is setback a minimum of 9.5 metres from the south property line and the height of no part of a building (except accessory structures) shall exceed a height equal to 70 per cent of the horizontal distance separating that part of the building from the south property line.



East of Yonge Street

Not to Scale
↑



Official Plan Amendment

Central Finch Area Secondary Plan

MAP 22-1 Land Use Areas

-  Secondary Plan Boundary
-  Neighbourhoods
-  Mixed Use Areas
-  Site and Area Specific Policy Areas

November 2015

Attachment 7: Draft Zoning By-law Amendment - 7625

Authority: North York Community Council

Item XX, as adopted by City of Toronto Council on _____, 2021

CITY OF TORONTO BY-LAW No. XXXX-2022

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 179 and 181 Finch Avenue East.

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2020 as 179 and 181 Finch Avenue East;

AND WHEREAS the Council of the City of Toronto conducted a Public Meeting under Section 34 of the Planning Act regarding the proposed Zoning By-law Amendment;

AND WHEREAS the Council of the City of Toronto, at its meeting on _____, determined to amend Zoning By-law No. 7625 of the former City of North York, as amended;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules 'B' and 'C' of By-law No. 7625 of the former City of North York are amended in accordance with Schedule '1' of this By-law.
2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.16 (128) RM1(128)

DEFINITIONS

ESTABLISHED GRADE

- (a) Means a Canadian Geodetic Datum elevation of 188.11 metres.

FRONT LOT LINE

- (b) For the purposes of this by-law, the front lot line for all buildings shall be Finch Avenue East.

GROSS FLOOR AREA

- (c) Means the total area of all of the floors of a building above or below grade measured from the outside of the exterior walls of the building but excluding car parking areas within the building.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

(d) A maximum of seven (7) Multiple Attached Dwellings are permitted.

UNEXCAVATED PORCHES AND DECKS

(e) The provisions of Section 6(24)(c) shall not apply.

LANDSCAPING

(f) The provision of Section 15.8 shall not apply;

LOT AREA AND LOT COVERAGE

(g) The provisions of Section 16.2.1 (Lot Area) and Section 16.2.2 (Lot Coverage) shall not apply.

STREET FRONTAGE

(h) The provisions of Section 16.2.3 shall not apply;

YARD SETBACKS

(i) The minimum yard setbacks for buildings and structures shall be as shown on Schedule RM1(128) of this by-law.

BUILDING HEIGHT

(j) The maximum number of storeys above established grade and the maximum building height in metres for all buildings shall be as shown on Schedule RM1(128) to this by-law.

GROSS FLOOR AREA

(k) The maximum permitted gross floor area on the lot shall be 1,280 square metres.

VEHICULAR PARKING

(l) A minimum of 1 resident parking spaces per dwelling unit; and

(m) A minimum of 0.2 visitor parking spaces per dwelling unit.

ACCESS TO PARKING

(n) The maximum driveway width shall be 7.55 metres.

DIVISION OF LANDS

(o) Notwithstanding any future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole of the lot as if no severance, partition or division of the lot occurred.

3. 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.

4. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding Schedule "RM1(128)" attached to this by-law.

5. Where the provisions of this By-law are in conflict with By-law No. 7625 of the former City of North York, the provisions of this by-law shall apply.

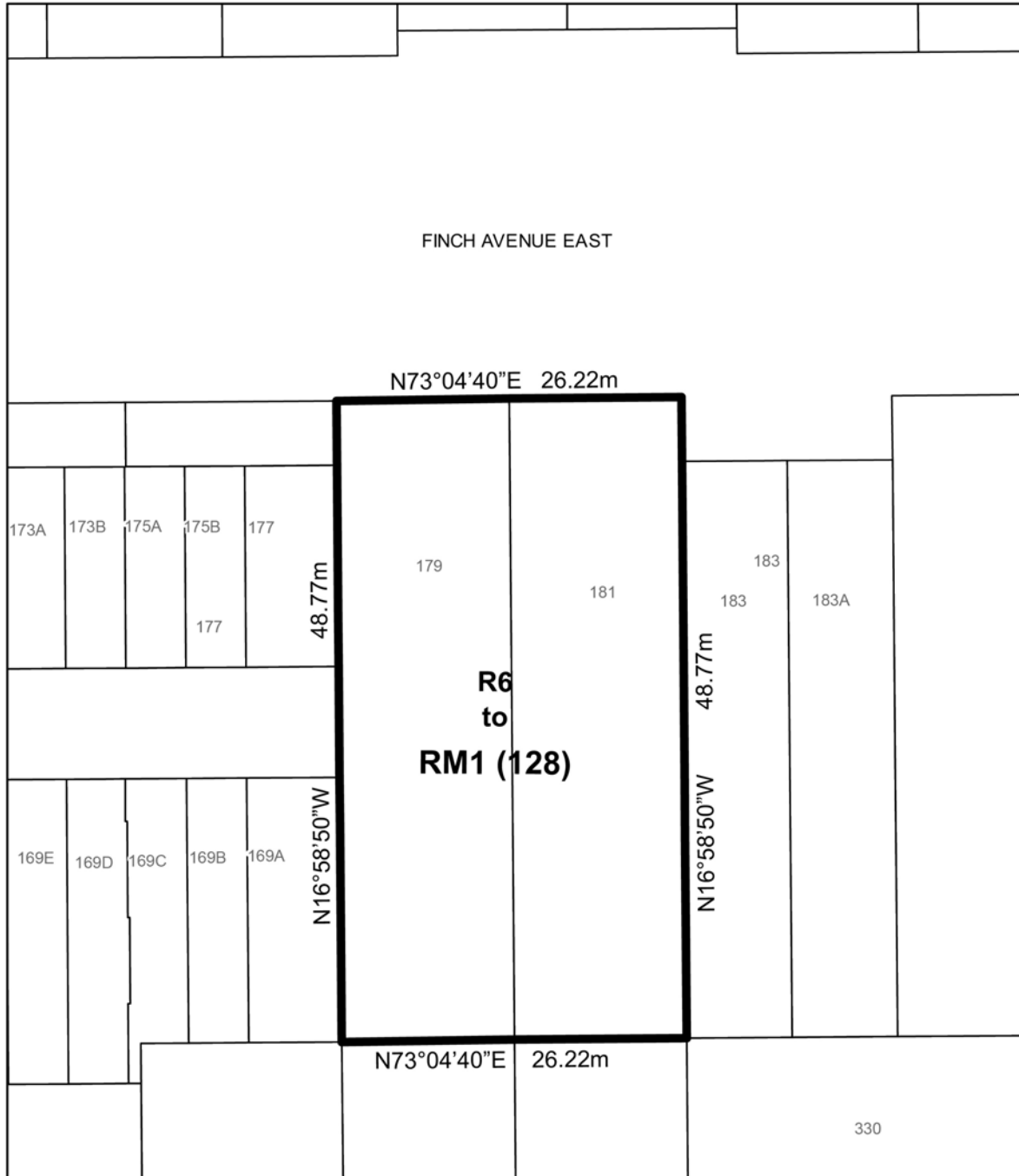
ENACTED AND PASSED this ____ day of _____, A.D. 2021.

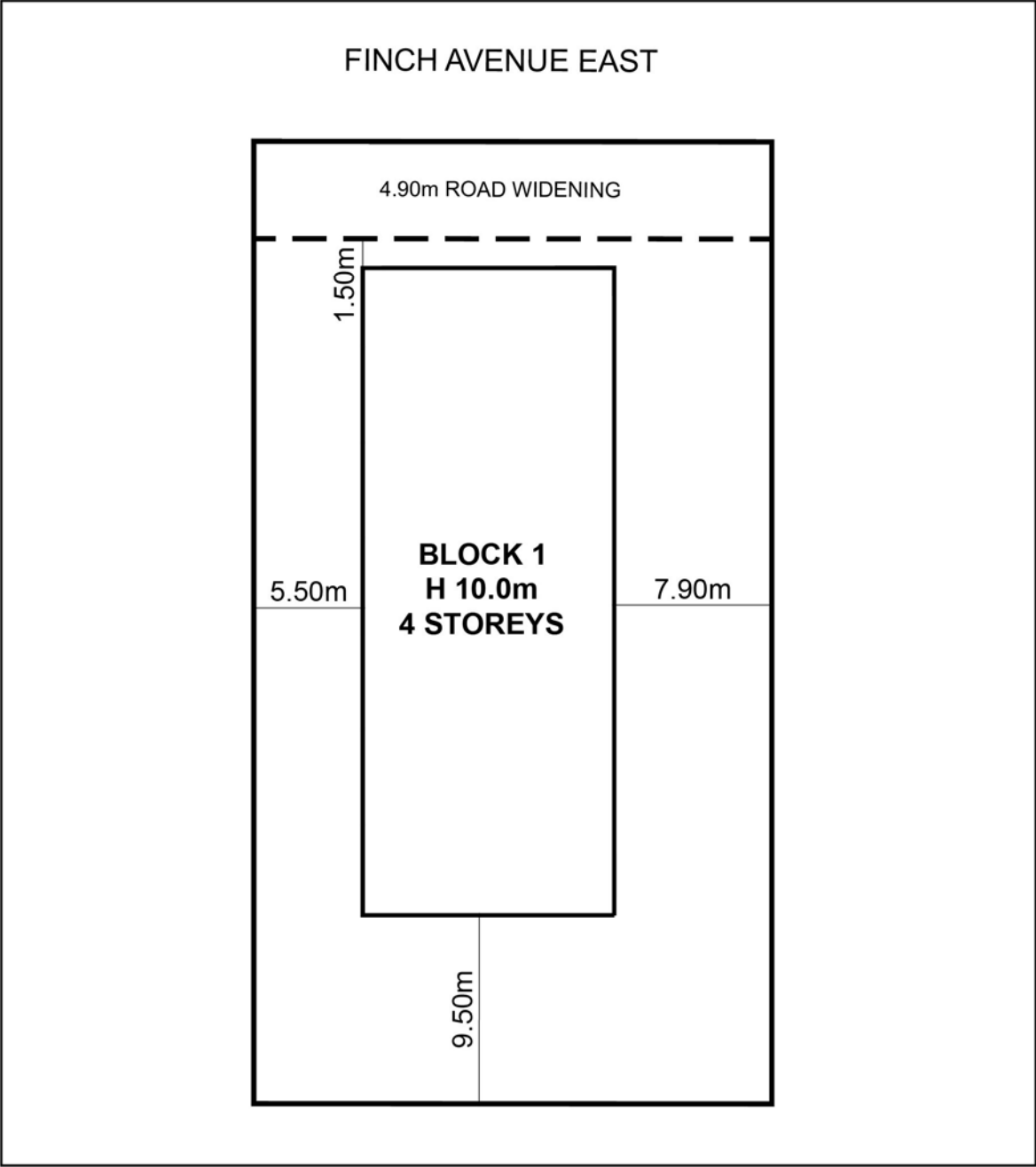
John Tory,
Mayor

Ulli S. Watkiss,
City Clerk

(Corporate Seal)

January 26, 2022





Attachment 8: Draft Zoning By-law Amendment - 569-2013

Authority: North York Community Council
Item XX, as adopted by City of Toronto Council on _____, 2022

CITY OF TORONTO
BY-LAW No. XXXX-2022

To amend City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2022 as 179 and 181 Finch Avenue East.

WHEREAS the Council of the City of Toronto has been requested to amend City of Toronto Zoning By-law No. 569-2013, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2021 as 179 and 181 Finch Avenue East;

AND WHEREAS the Council of the City of Toronto conducted a Public Meeting under Section 34 of the Planning Act regarding the proposed Zoning By-law Amendment;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.

The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

Zoning By-law 569-2013, as amended, is further amended by amending the Zoning By-law Map in Section 990.10, respecting the lands outlined by heavy black lines to RT (u7)(x347) as shown on Diagram 2 attached to this By-law.

Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number RT (x347) so that it reads:

Exception RT (x347)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions

- (A) Despite Clause 10.60.30.20 (D), the minimum lot frontage is 26.0 metres.
- (B) Despite Regulation 10.60.40.1(3), the minimum width of a dwelling unit is 4.0 metres, except that the minimum width of that portion of the two (2) dwelling units closest to the rear lot line above the first floor above established grade is 2.0 metres.

(C) Despite Regulation 10.5.40.10(1) the height of the building or structure is:

(i) in the case of a flat roof, shall mean the vertical distance between Canadian Geodetic Datum elevation of 188.11 metres and the elevation of the highest point of the building or structure; and

(ii) in the case of a gabled, hip or gambrel roof, shall mean the vertical distance between Canadian Geodetic Datum elevation of 188.11 metres and the mean height level between the eaves and the ridge.

(D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a building is shown in metres by the numbers following the symbol “HT” as shown on Diagram 3 attached to this by-law.

(E) Despite Regulation 10.60.40.10(2), the permitted number of storeys for a building is shown by the numbers following the symbol “ST” as shown on Diagram 3 attached to this By-law.

(F) The maximum permitted gross floor area is 1,280 square metres.

(G) Despite Regulation 10.5.40.40(3), for the purposes of this By-law gross floor area shall mean the total area of all of the floors of a building above or below grade measured from the exterior of the main wall of each floor level of the building but excluding car parking areas within the building.

(H) Despite Clauses 10.5.40.70 and 10.60.40.70, the required minimum building setbacks are as shown on Diagram 3 attached to this By-law.

(I) Despite Regulations 10.5.40.50(2) and (3), and 10.5.40.60(1)(F)(ii), a platform above the first storey of a building shall be permitted to encroach into the required minimum east side yard setback to a maximum of 1.5 metres.

(J) Despite Clause 10.5.50.10(3)(A), a strip of a minimum width of 1.25 metres of soft landscaping is required along the rear lot line.

(K) Despite Regulation 10.5.100.1(3), the permitted maximum driveway width is 7.55 metres.

(L) For the purposes of this By-law, Regulations 200.5.1.10(3) and 200.5.1.10(5) shall not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

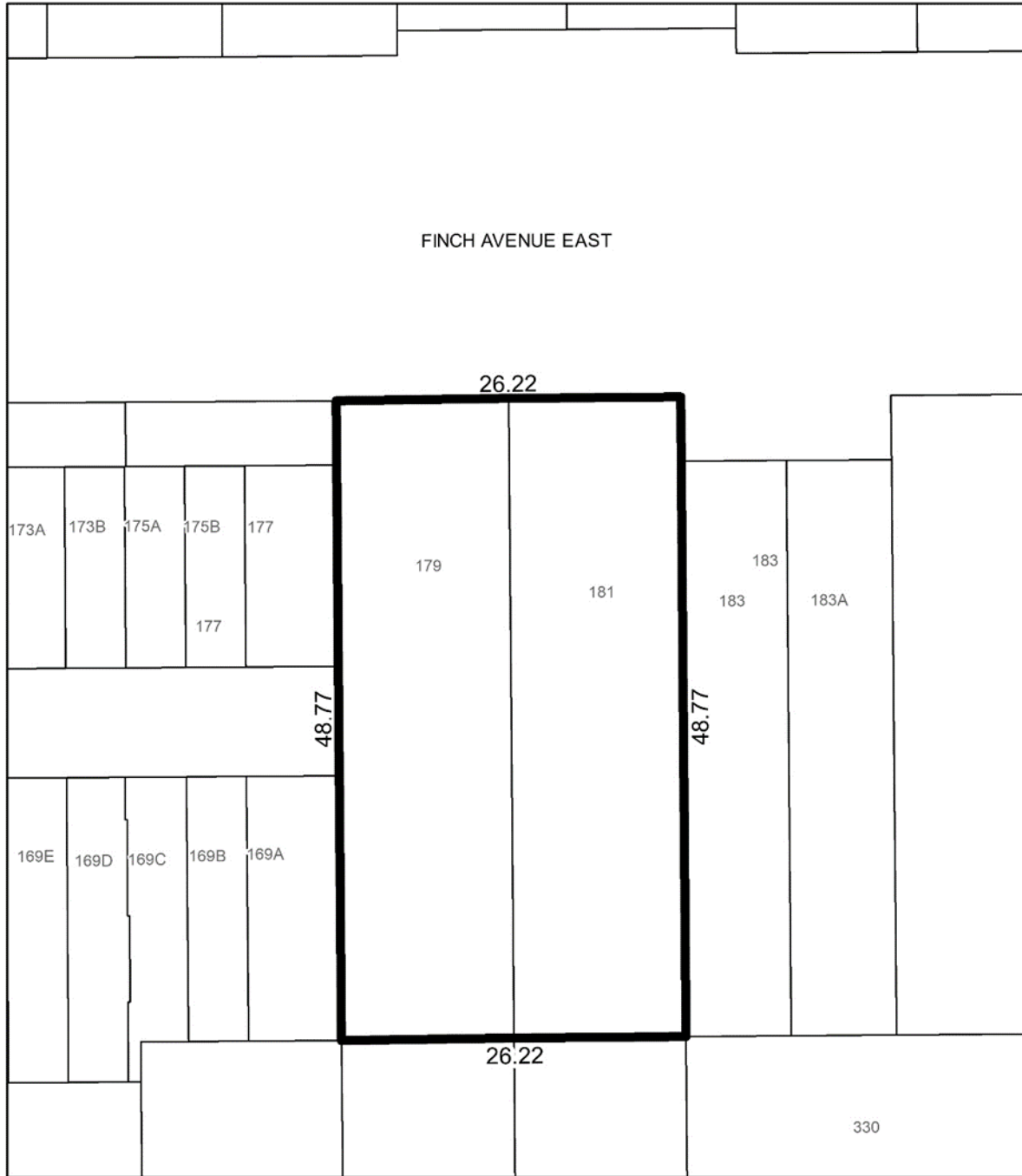
5. Notwithstanding any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

ENACTED AND PASSED this ____ day of _____, A.D. 2022.

John Tory,
Mayor

City Clerk

(Corporate Seal)

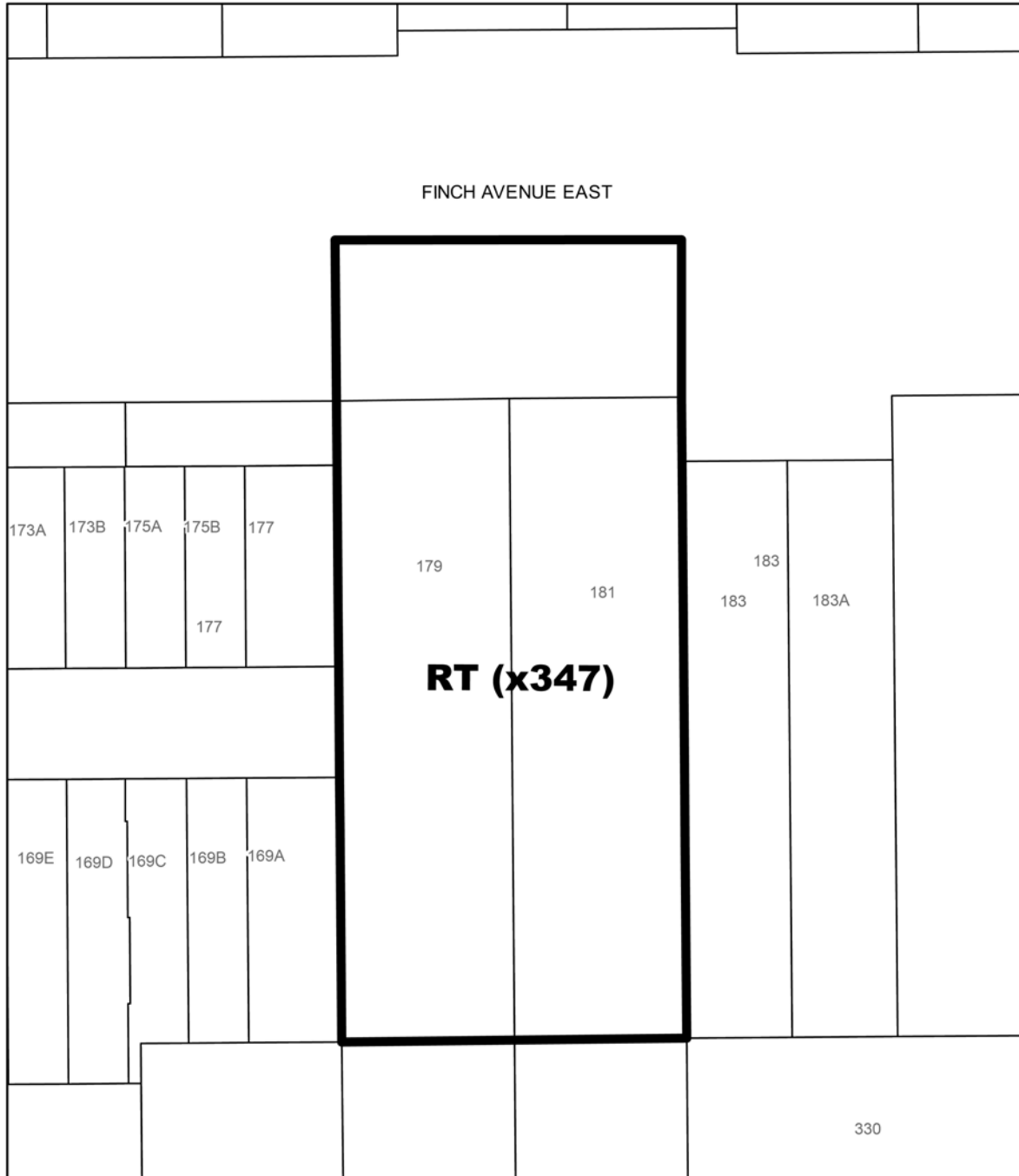


 **TORONTO**
Diagram 1

179 and 181 Finch Avenue East

File # 18 244784 NNY 23 OZ


City of Toronto By-law 569-2013
Not to Scale
06/18/2021

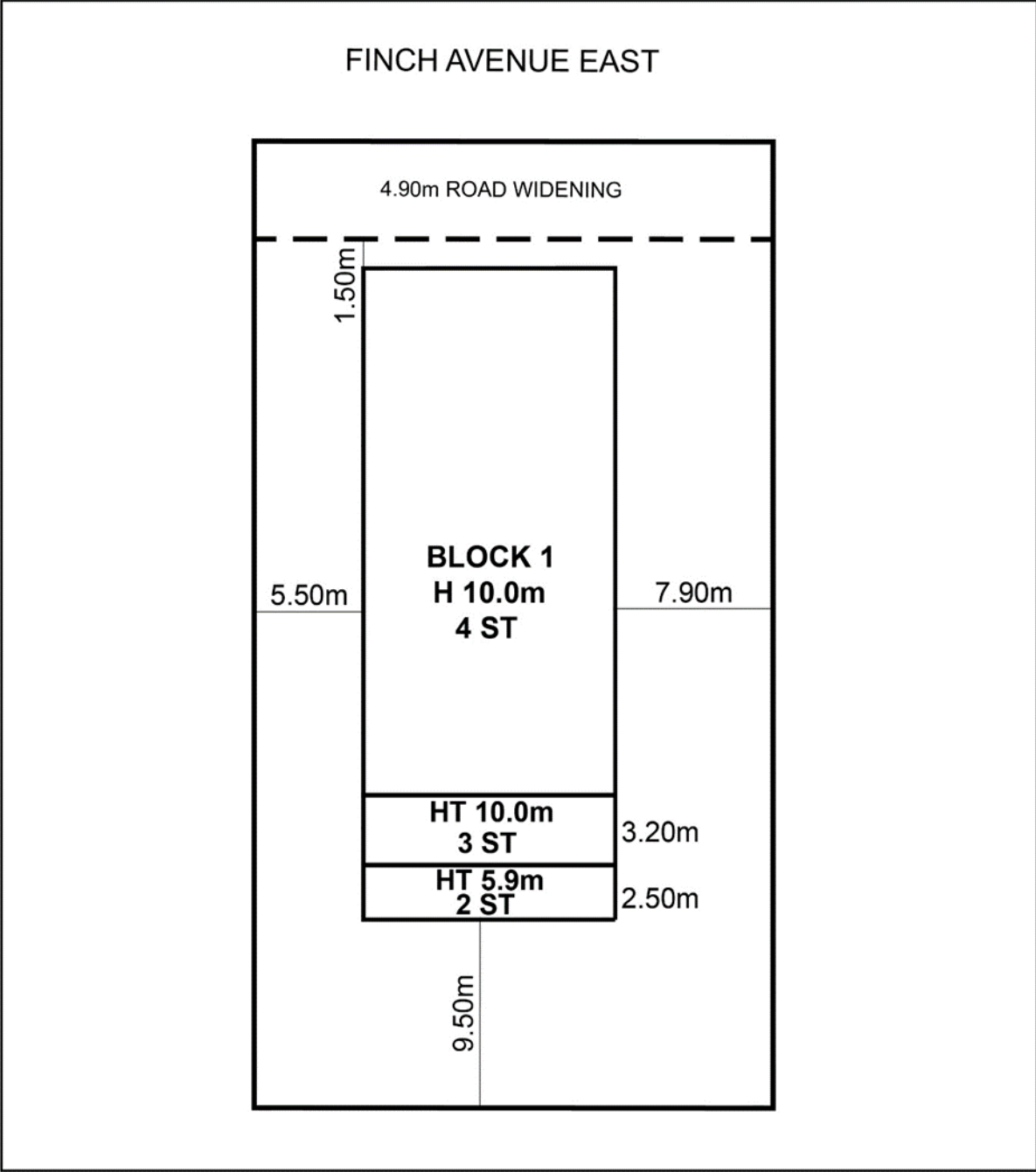


TORONTO
Diagram 2

179 and 181 Finch Avenue East

File # 18 244784 NNY 23 OZ


 City of Toronto By-law 569-2013
 Not to Scale
 06/22/2021



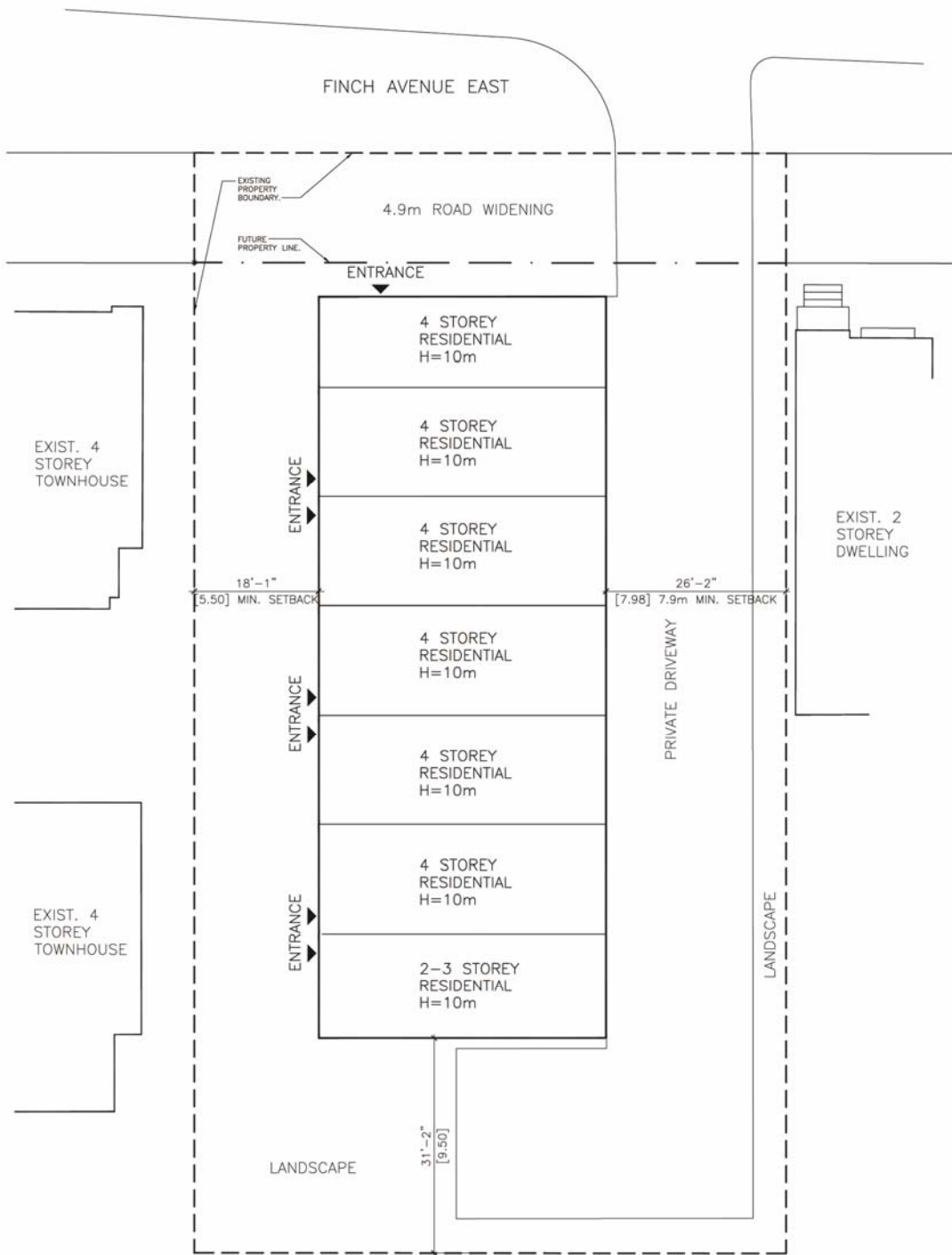
TORONTO
Diagram 3

179 and 181 Finch Avenue East

File # 18 244784 NNY 23 OZ

City of Toronto By-law 569-2013
 Not to Scale
 06/17/2021

Attachment 9: Site Plan



EXISTING RESIDENTIAL

Site Plan



Attachment 10a: North and East Elevations



North Elevation



East Elevation

Attachment 10b: South and West Elevations



South Elevation



West Elevation