

**CENTRAL FINCH AREA SECONDARY PLAN**

## 22. CENTRAL FINCH AREA SECONDARY PLAN

### 1. GENERAL OBJECTIVES

General objectives of the Central Finch Area Secondary Plan are to:

- 1.1 Permit and encourage development and redevelopment within the Central Finch Area which, when completed, will form a mixed use area between Bathurst Street and Willowdale Avenue primarily accommodating small office and multiple-unit residential buildings fronting onto Finch Avenue, including street-oriented retail and service commercial uses in the area west of Yonge Street, and a residential area accommodating small multiple-unit residential buildings fronting onto Finch Avenue east of Willowdale Avenue.
- 1.2 Enhance the function of Finch Avenue as a major arterial road. To this end, new buildings will be required to be set back from the existing street-line to protect the function of Finch Avenue, and the consolidation of lots and reduction of the number of private driveways directly accessing Finch Avenue will be encouraged.
- 1.3 Encourage the establishment of a vibrant, interesting and active street-front in the Central Finch Area through the provision of residential uses with front doors and building faces addressing the street and, west of Willowdale Avenue, the provision of a mix of commercial and residential uses similarly addressing the street.
- 1.4 Minimize the potential for adverse impact on the land use characteristics of low density residential lands which do not abut Finch Avenue by ensuring that redevelopment in the Central Finch Area takes place in a manner that protects and enhances the residential neighbourhoods.

### 2. LAND USE

#### 2.1 General

Within the boundaries of the Central Finch Area Secondary Plan, lands are designated as *Mixed Use Area 'A'*, *Mixed Use Area 'B'*, *Mixed Use Area 'C'*, *Neighbourhood 'A'* or *Neighbourhood 'B'*, as shown on Map 22-1. Three institutional sites, the St. Antoine Daniel Catholic School, the Edithvale Community Centre and the Finch East Public School, are excluded from the Secondary Plan area, and will continue to be governed by the *Neighbourhoods* designation policies.

Despite the generality of Section 2.2, the permitted commercial uses in the zoning for any site may be limited to exclude specific uses that, in the City's discretion, may generate activities that would be a nuisance to adjacent properties, or would be incompatible with the "Main Street" concept, or would be of a regional scale in character or size.

#### 2.2 Permitted Uses

##### 2.2.1 *Mixed Use Area 'A'*

Permitted uses of lands designated *Mixed Use Area 'A'* are as indicated in the *Mixed Use Areas* section of the Official Plan.

##### 2.2.2 *Mixed Use Area 'B'*

Permitted uses of lands designated *Mixed Use Area 'B'* are detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational facilities, and institutional uses.

### 2.2.3 *Mixed Use Area 'C'*

Permitted uses of lands designated *Mixed Use Area 'C'* are detached and multiple-unit residential, offices, places of worship, public parks and recreational facilities, and institutional uses.

### 2.2.4 *Neighbourhood 'A' and Neighbourhood 'B'*

Permitted uses on lands designated *Neighbourhood 'A'* and *Neighbourhood 'B'* are detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship.

## 2.3 **Institutional Uses Abutting Finch Avenue**

### 2.3.1 Schools

Four school sites abut the central part of Finch Avenue: a private school; a Catholic school; a public school; and a former public school which is presently used as a community centre. The private, Catholic and public school sites are designated *Neighbourhoods* in the Official Plan.

It is not an objective of this Secondary Plan that the school sites be redeveloped for commercial or residential uses. The school sites have therefore not been delineated as part of the Central Finch Area Secondary Plan.

In the event that the owner or authority having jurisdiction over a school site should seek to redevelop the property for a use that is not permitted by its present zoning and Official Plan designation, the City may consider a proposal together with an Official Plan Amendment. In such an event, the proposal for amendment will be considered in light of the policies of the Central Finch Area Secondary Plan for nearby lands and the boundaries of the Central Finch Area as designated on adjacent properties.

### 2.3.2 Places of Worship

The retention of places of worship in the Central Finch Area is encouraged because of the service that such uses provide for the immediate and broader community.

It is acknowledged that some of the sites presently used for places of worship could be suitable for more intense use, such as housing, in addition to the present use. The City is also aware that some of the sites of places of worship in the Secondary Plan area extend beyond the boundaries of the area.

The redevelopment of such sites is permitted, provided that any intensification of use for purposes other than a place of worship takes place solely on lands within the boundaries of the Central Finch Area Secondary Plan.

## 3. **DENSITY AND HEIGHT**

### 3.1 **General**

The policies of the Official Plan are not to be interpreted as encouraging site specific amendments that exceed the height and density limits of the prevailing Central Finch Area Secondary Plan. For all lands within the Central Finch Area, the height of any part of a building (except accessory structures for residential uses) will not exceed 70 per cent 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. In the event of a conflict between this policy and those applying to specific designations in Sections 3.2, 3.3 and 3.4, this policy will apply.

Where the boundary of the Secondary Plan area does not coincide with a lot line, the line formed by connecting the nearest property lines that are co-incidental with that boundary will be used in applying this policy.

The land area dedicated and transferred to a public authority for road widening purposes may be included in the lot area calculation when determining permitted gross floor area.

The Secondary Plan encourages the consolidation of lots, the reduction of the number of driveways directly accessing Finch Avenue, and the sharing of access and access routes through surface parking areas. Policies applying to *Mixed Use Areas* 'B' and 'C', and *Neighbourhoods* 'A' and 'B' contribute to the achievement of this aim by permitting maximum densities only where a minimum development-site width abutting Finch Avenue has been achieved. For purposes of Section 3, the reference to frontage will mean a development site's property line abutting Finch Avenue.

### 3.1.1 Calculation of Density

The gross floor area of a building consists of the total area of all of the floors in the building above or below grade measured from the outside of the exterior walls of the building but excluding motor vehicle areas within the building.

### 3.1.2 Commercial and Mixed Use Development

For commercial and mixed use development within *Mixed Use Areas* 'A', 'B' and 'C', the gross floor area of below grade spaces designed and intended solely for storage and mechanical purposes within a commercial building, or within a mixed use building the ground floor of which is primarily commercial, may be exempted from the density limits specified in Sections 3.2 and 3.3 of this Secondary Plan provided that the ground floor is entirely at or near grade and all of the following requirements are met:

- a) the gross floor area of all above grade spaces complies with the density limits of this Secondary Plan, without amendment thereto;
- b) the built form complies with both the height and angular plane limits of this Secondary Plan, without amendment thereto; and
- c) the City's urban design objectives are satisfied.

Nothing herein will be interpreted or applied so as to encourage, facilitate or justify any other density exemption or increase in density or height beyond the limits specified in this Secondary Plan for any building regardless of use.

## 3.2 ***Mixed Use Area 'A'***

Lands in *Mixed Use Area 'A'* are governed by the following policies:

- a) the maximum height of any building used exclusively for commercial uses will be 3 storeys or 11 metres, whichever is the lesser;
- b) the maximum density of commercial uses will be 1.0 times the lot area;
- c) the maximum aggregate density of all uses will be 2.5 times the lot area;
- d) the maximum height of any building will be 6 storeys;
- e) the lands along the north boundary of a site will be landscaped in order to provide a buffer and transition to adjoining *Neighbourhoods*; and
- f) main pedestrian access to commercial uses will be from the sidewalk and will be accessible from grade level.

### 3.3 **Mixed Use Areas 'B' and 'C'**

#### 3.3.1 General

The intent of the Secondary Plan is that lands in *Mixed Use Areas 'B' and 'C'* redevelop in a manner that ensures compatibility with surrounding residential areas and that contributes to the animation of Finch Avenue. Generally, the built form anticipated by this policy would result in ground floor commercial uses, with residential uses above.

#### 3.3.2 For sites with a frontage of less than 30 metres on Finch Avenue, the maximum density will be 1.0 times the lot area provided that:

- a) the maximum height of a solely residential or a mixed use project is 3 storeys or 11 metres, whichever is the lesser, and the maximum height of a solely commercial project is 2 storeys or 8 metres, whichever is the lesser;
- b) the amount of gross floor area devoted to commercial uses does not exceed 0.75 times the lot area; and
- c) retail uses are located only on the ground floor of mixed use projects.

#### 3.3.3 For sites in *Mixed Use Area 'B'* with a 30 metre frontage or more on Finch Avenue, the following provisions will apply:

- a) where the use is solely commercial, the maximum density will be 1.0 times the lot area, and the maximum height 3 storeys or 11 metres, whichever is the lesser;
- b) where the use is residential and commercial, the maximum density will be 1.5 times the lot area, and the maximum height will be 4 storeys or 13 metres, whichever is the lesser, provided that the maximum gross floor area devoted to commercial uses will not exceed 0.75 times the lot area; or
- c) where the use is solely residential, the maximum density will be 2.0 times the lot area, and the maximum height 4 storeys or 13 metres, whichever is the lesser.

#### 3.3.4 For sites in *Mixed Use Area 'C'* with a 30 metre frontage or more on Finch Avenue, the following provisions will apply:

- a) where the use is solely commercial, the maximum density will be 1.0 times the lot area, and the maximum height 3 storeys or 11 metres, whichever is the lesser;
- b) where the use is residential and commercial, the maximum density will be 1.5 times the lot area, and the maximum height will be 3 storeys or 11 metres, provided that the maximum gross floor area devoted to commercial uses will not exceed 0.75 times the lot area; or
- c) where the use is solely residential, the maximum density will be 1.5 times the lot area, and the maximum height 3 storeys or 11 metres, whichever is the lesser.

### 3.4 **Neighbourhood 'A'**

The maximum height on lands designated *Neighbourhood 'A'* will be 3 storeys or 10 metres, whichever is the lesser. For sites with a frontage of less than 30 metres on Finch Avenue, the maximum density will be 1.0 times the lot area. For sites with a 30 metre frontage or more on Finch Avenue, the maximum density will be 1.25 times the lot area.

### 3.5 **Neighbourhood 'B'**

The maximum height on lands designated *Neighbourhood 'B'* will be 3 storeys or 10 metres, whichever is the lesser, and the maximum density will be 1.0 times the lot area.

### 3.6 Site and Area Specific Policies

- 3.6.1 On the lands bounded by Finch, Kenneth, Olive and Dudley Avenues (shown as 1 on Map 22-1), despite Section 3.3.4, the maximum density may be 2.6 times the lot area, which may exclude enclosed balconies, as well as recreational and mechanical areas, the maximum height may be 12 storeys, and a maximum of 75 square metres of floor space may contain retail and service commercial uses. This policy recognizes the existing building at this location, and is not to be construed as a precedent for other lands within the Central Finch Area.
- 3.6.2 On Lot 15, Registered Plan 2399 (shown as 2 on Map 22-1), despite the *Neighbourhood 'A'* designation, veterinary clinics limited to the treatment of cats and professional medical offices may also be permitted.
- 3.6.3 On Lot 202, Registered Plan 2233 (shown as 3 on Map 22-1), despite the designation of *Neighbourhood 'A'*, professional medical offices may also be permitted.
- 3.6.4 On the lands located at the northeast corner of Finch Avenue West and Altamont Road, identified as Part of Lots 6 and 7, Registered Plan 2056 (shown as 4 on Map 22-1), an adequate buffer area, from the stable residential lands to the north, in which no garbage handling and storage will be permitted, will be defined in the implementing zoning by-law.
- 3.6.5 On lands municipally known as 118 Finch Avenue West and 4 and 6 Altamont Road (shown as 5 on Map 22-1), despite Section 3.1, a maximum building height of 13.0 metres and a minimum setback from the north limit of the lands known as 6 Altamont Road of 15.2 metres is permitted.
- 3.6.6 On lands municipally known as 181 Finch Avenue West (Lot 186, Registered Plan 3832) (shown as 6 on Map 22-1), despite Section 2.2.2, a dental laboratory making limited quantities of prosthetic dental appliances by means that:
- a) do not involve light metal manufacturing, light plastic manufacturing or any other form of manufacturing or industrial use or activity on the premises save and except the storing and processing of small amounts of light plastics, light metals, ceramics and other non-toxic materials integral to the production of prosthetic dental appliances; and
  - b) do not create perceptible noise or vibration, or produce fumes, dust or objectionable odour or waste material;
- is permitted, together with business office uses, professional office uses and professional medical office uses.
- 3.6.7 On lands municipally known as 73 and 75 Finch Avenue West (part of lots 22 and 23 of Registered Plan 3705) (shown as 7 on Map 22-1), despite Section 3.1, a semi-detached dwelling is permitted with a minimum horizontal setback of 1.5 metres from the residential property line that coincides with the boundaries of the Secondary Plan and with a maximum building height of 9.0 metres.
- 3.6.8 On lands located at the southeast corner of Finch Avenue East and Dudley Avenue, identified as Lots 2 and 3 of Registered Plan 2399, known municipally as 85-87 Finch Avenue East (shown as 8 on Map 22-1), an 8 unit townhouse building is permitted with a minimum horizontal setback of 8.6 metres, a height which exceeds 70 per cent of the horizontal distance separating the building from the nearest property line that coincides with the boundaries of the Secondary Plan and a maximum building height of 11 metres.
- 3.6.9 Lands located on the north side of Finch Avenue West, between Altamont Road and Carney Road, described as 134, 136, and 138 Finch Avenue West, 16, 18 and 18A Altamont Road and Part of Lot 23, Registered Plan 2056.

Despite the *Neighbourhood 'B'* designation respecting the lands shown as 9 on Map 22-1, and despite the maximum density, minimum setbacks, maximum building height and angular plane requirements set out in Section 3 of this Secondary Plan, by-laws may be passed respecting such lands permitting the following:

- a) a maximum density of 1.1 times the lot area;
  - b) a minimum west side yard setback of 6.0 metres and a minimum east side yard setback of 2.0 metres to the adjacent residential lots for the northern most townhouse block;
  - c) a maximum building height of 3.5 storeys or 10 metres, whichever is the lesser; and
  - d) angular planes that exceed 70 per cent 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.
- 3.6.10 On lands known municipally as 203, 205 and 215 Finch Avenue East (Part of Lot 26, and all of Lot 27, Registered Plan 2399) (shown as 10 on Map 22-1), despite Section 3.1, a maximum building height of 10.0 metres is permitted for any building set back a minimum of 9.5 metres from the south property line.
- 3.6.11 On lands municipally known as 91 to 99 Finch Avenue West (Part of Lots 29-33 of Registered Plan 3705) (shown as 11 on Map 22-1), despite Section 3.1, a maximum building height of 9.5 metres is permitted for any:
- a) townhouse building fronting onto a shared private driveway that is set back a minimum of 9.5 metres from the south property line; and
  - b) semi-detached residential building fronting onto Lorraine Drive that is set back a minimum of 2 metres from the south property line.
- 3.6.12 On the lands known municipally in 2006 as 65 and 67 Finch Avenue West, (Part of Lots 20 and 21 of Registered Plan 3705) (shown as 12 on Map 22-1), despite Section 3.1, a maximum building height of 9.0 metres is permitted for a detached dwelling set back a minimum of 2 metres from the south property line.
- 3.6.13 On the lands known municipally in 2008 as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East, (Part of Lot 28, Registered Plan 2399 and Lot 1 and Part of Lot 2, Registered Plan 3691) (shown as 13 on Map 22-1), despite Section 3.1, a maximum building height of 4 storeys and 10 metres is permitted for a townhouse development set back a minimum of 9.5 metres from the most southerly property line, except for the most southerly unit of each block which will have a minimum building height of 3 storeys and 8.4 metres.
- 3.6.14 On lands, known municipally as 238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Ave East, despite the *Neighbourhood 'B'* designation respecting the the lands (shown as 14 on Map 22-1), and despite the angular plane requirements set out in Section 3.1 of the Central Finch Area Secondary Plan and the height restrictions set out in Sections 3.4 and 3.5 of the Secondary Plan, By-laws may be passed respecting such lands permitting:
- a) The maximum building height shall be 4 storeys and/or 10 metres, whichever is the lesser.
  - b) An angular plane may exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line, while maintaining the required 9.5 metre setback that coincides with the boundaries of the Secondary Plan area. The angular plane will not exceed 45 degrees and shall be measured from the property line that coincides with the *Neighbourhood 'B'* boundary of the Secondary Plan area.
  - c) Notwithstanding (b) above, in Block 3, a minimum 7.5 metre setback to the main rear wall shall be permitted from a multiple attached dwelling to the easterly 21.3 metre portion of

the northerly property line, which coincides with the *Neighbourhood 'B'* boundary of the Secondary Plan area. In Block 4, a minimum 6.5 metre setback to the main rear wall shall be permitted from a multiple attached dwelling to the easterly property line.

- 3.6.15 On lands, known municipally as 98, 100, 102, 104, 110, 112, and 114 Finch Avenue East, despite Section 3.3.3, where the use is residential and commercial, the maximum building height will be 4 storeys and 13.39 metres and the maximum density will be 1.92 times the lot area for a mixed-use building. Despite the lands' designation of *Mixed Use Area 'C'* in the Central Finch Area Secondary Plan, retail uses shall be permitted.
- 3.6.16 On lands, municipally known as 169, 171, 173 and 177 Finch Avenue East, (Part of Lots 21, 23 and 35 and all of Lot 22, Registered Plan 2399) (shown as 16 on Map 22-1), despite Sections 3.1 and 3.4, a maximum building height of 4 storeys and 10 metres is permitted for a townhouse development set back a minimum of 9.5 metres from the most southerly property line.
- 3.6.17 On lands, municipally known as 131, 133, 135, 137, 139 and 141 Finch Avenue East, (Lots 17 and 18, Registered Plan 2399) (shown as 17 on Map 22-1), despite Sections 3.1 and 3.4, a maximum building height of 4 storeys and 10 metres is permitted for a townhouse development set back a minimum of 9.5 metres from the most southerly property line and the height of no part of a building or structure shall exceed a height equal to the horizontal distance between that part of the building and the rear lot line.

#### **4. DESIGN AND LAYOUT**

4.1 All development and redevelopment in the Central Finch Area, regardless of the site's land use designation, will comply with the relevant policies of the Official Plan, as augmented by the policies in this section. In the event of a conflict between the policies in the Official Plan and the policies in this Secondary Plan, the policies of this Secondary Plan will apply.

##### **4.2 Built Form and Streetscape**

4.2.1 Every development or redevelopment will contribute to the definition of the street edge, while maintaining an attractive pedestrian environment along sidewalks and open spaces. Buildings should abut the sidewalk or open spaces that serve as an actual or visual extension of the pedestrian environment. Such open spaces will be publicly accessible to pedestrians or visible from the street.

4.2.2 In order to provide a quality street environment, developments should have the following characteristics:

- a) the primary pedestrian access should be at grade, facing the street;
- b) the main floor should be accessible from grade, and should present windows to the street;
- c) lands in the front yard should be landscaped in a manner that defines them as an actual or visual extension of the pedestrian environment associated with the street, and such open areas should be publicly accessible or visible from the street;
- d) the perimeter of the site should be landscaped in a manner that defines the site, and buffers adjoining sites, particularly the adjoining residential neighbourhoods and school sites;
- e) to buffer from the effects of development or redevelopment between the Central Finch Area and the abutting residential neighbourhood or the abutting school sites, there will be a suitable opaque barrier plus a landscaping strip deep enough to include trees or a continuous accessory building;



- f) existing mature, healthy trees should be retained wherever possible on all sites; in addition, the planting of mature trees is required in conjunction with any development or redevelopment, especially in the landscaping strips required by sub-section (e) above, and where landscaping is removed to facilitate development, the replacement (with the equivalent size landscaping where possible) and augmentation of landscaping is required, especially in buffer areas;
- g) exterior lighting and sign illumination will be located so as to direct light onto the site, and away from adjoining residential neighbourhoods;
- h) waste storage and recycling facilities will be located within the main building on the site;
- i) the design and location of buildings, structures, mechanical equipment, vents, pedestrian entrances/exits, parking areas, driveways, sidewalks and landscaped areas will be carefully co-ordinated to minimize conflicts (such as, but not limited to, noise impacts) between activities on site, and on adjoining sites; and
- j) sites for acquisition for public parkland should be located at the corner of Finch Avenue and a local road, or at other locations that provide ease of access from the redevelopment area and the surrounding residential neighbourhoods.

4.2.3 New buildings and structures along Finch Avenue will be set back a minimum of 18 metres from the centre-line of Finch Avenue. It is recognized that any widening of Finch Avenue will depend on the fulfilment of the requirements of the *Environmental Assessment Act*, and other relevant legislation. The City does not support widening Finch Avenue beyond five lanes at this time, but in the event that widening beyond five lanes is proposed, the construction of a landscaped median along Finch Avenue will be encouraged.

#### 4.3 **Vehicular Access and Parking**

##### 4.3.1 Transportation Impact Study

The proponent of any development or redevelopment may be required to provide a Transportation Impact Study in an acceptable form.

##### 4.3.2 Reduction of Driveways

In order to reduce the number of driveways providing access to Finch Avenue, existing driveways should be consolidated, to provide the minimum number of driveways necessary for efficient vehicle access. Common shared driveways are encouraged. Generally, one access per site is preferred, and additional access will be considered only where significant lot consolidation is proposed, or where a shared access to more than three lots is proposed.

In order to work towards the achievement of this aim, rear yard surface parking should 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.

As a condition of Site Plan Approval, the City may require the conveyance of easements for access to parking areas. In addition, as a condition of Site Plan Approval, the City may require that, at a future date when the driveway access is no longer required, that the access be closed and landscaped.

The assistance of the Toronto Parking Authority may be obtained in designing, developing and operating shared parking areas.

##### 4.3.3 Location of Parking, Loading and Driveways

Parking areas, loading zones and access driveways will be completely within lands that are part of the Central Finch Area Secondary Plan or the North York Centre Secondary Plan areas.

No new driveways providing access to local roads will be permitted from commercial or mixed use developments. Similar restrictions may also apply, as considered desirable, to multiple-unit residential developments.

#### 4.3.4 Ground Level Parking

Where a portion of the ground floor of a building is proposed to be set aside for parking, it will be to a minimum extent only required to provide efficient access to parking spaces, so as to ensure that parking is not the predominant ground level activity of the building.

#### 4.3.5 Vehicular Passages Through Buildings

Where vehicular access to parking or loading areas is proposed through the building, the passage will have sufficient height to accommodate delivery and service vehicles.

## 5. ADMINISTRATION

### 5.1 Property Standards and Redevelopment

The proper maintenance of lands in the Central Finch Area is strongly encouraged, and the City will use its authority to ensure this objective is achieved.

When a building is demolished in anticipation of redevelopment, the City may require, as a condition of Site Plan Approval, that the property be graded and landscaped until construction is commenced.

It is expected that developers and their agents and contractors will maintain the property and undertake redevelopment in accordance with sound practice and in recognition of the rights of adjoining property owners and tenants.

### 5.2 Sites With More Than One Designation

Where a site is located in more than one land use designation, the following policies will apply:

- a) density derived from any portion of the site may be used on any other portion, except the density derived from any portion designated *Neighbourhood 'B'* may be assigned to the balance of the site but not vice versa;
- b) required parking for uses located on any portion of the site may be located on any other portion;
- c) retail and service commercial uses may not be located on any portion of the site designated *Mixed Use Area 'C'*; and
- d) offices and retail and service commercial uses may not be located on any portion of the site designated *Neighbourhood 'A'* or *Neighbourhood 'B'*.

### 5.3 Lots Abutting a Street Other Than Finch Avenue

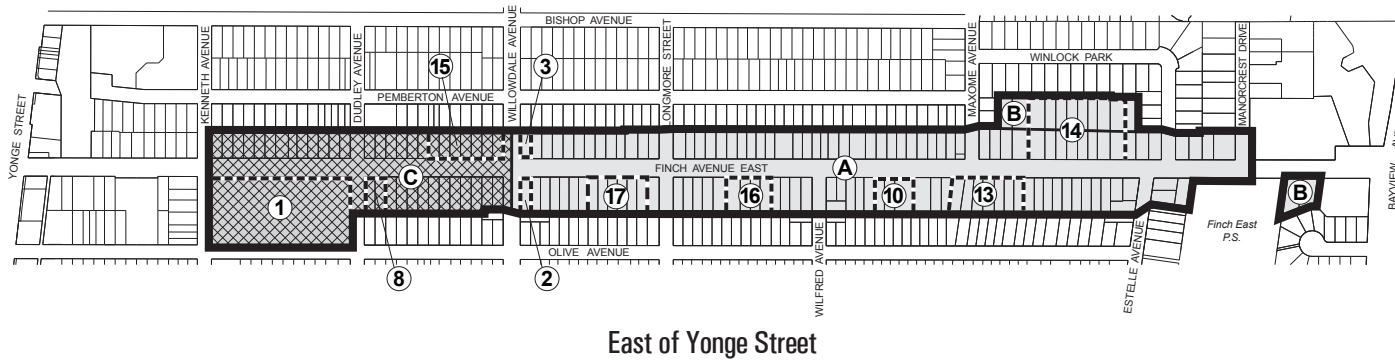
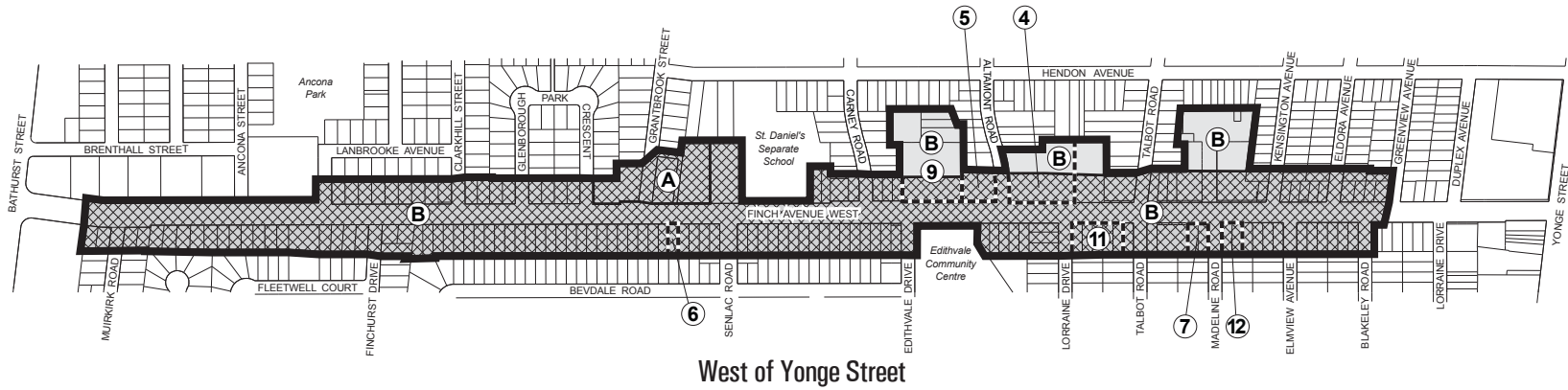
Where a lot abuts a street other than Finch Avenue, including corner lots, a zoning by-law may not be enacted to permit redevelopment of such lot unless:

- a) the lot is combined with adjoining lots abutting the sidestreet, to the depth of the Central Finch Area, or
- b) the City is satisfied that the redevelopment of the lot will not have an undue negative impact on any remaining lots abutting the sidestreet that are within the Central Finch Area.

## **List of Maps**

For the electronic version, please note some of these files may take some time to download.

Map 22-1 Land Use Areas



Not to Scale

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