

**Northwest corner, Finch Avenue and Kipling Avenue -  
Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	March 8, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No. 1 - Etobicoke North
<b>Reference Number:</b>	File No. 07 101789 WET 01 OZ

**SUMMARY**

An application has been submitted to rezone the site from Agricultural to Limited Commercial to permit a 468 square metre, one-storey, retail commercial building at the northwest corner of Finch Avenue and Kipling Avenue.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

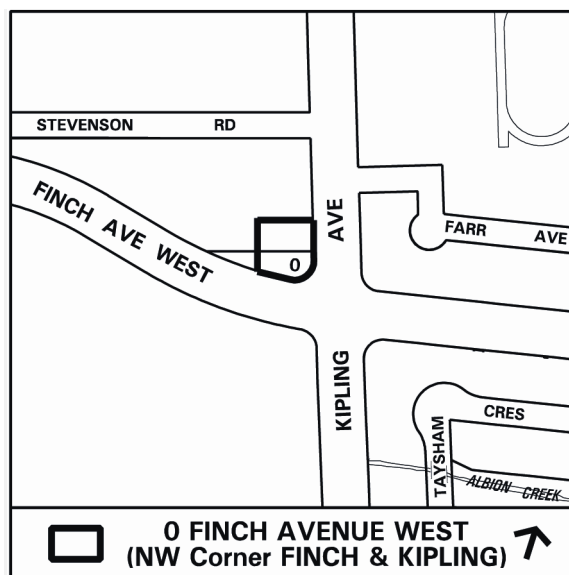
The next step in processing this application will be to hold a community consultation meeting.

Assuming the applicant provides all required information, staff are targeting the Community Council meeting of May 1, 2007, as the date for a public meeting on this application.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting



- together with the Ward Councillor;
- 2 notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
  - 3 notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

No previous applications have been submitted on this site. The remainder of the block was recently developed for a police station.

### **ISSUE BACKGROUND**

#### **Proposal**

This proposal is to develop the site with a one-storey, three unit, retail commercial building, with a total floor area of 468 square metres.

#### **Site and Surrounding Area**

This small (2 023 square metres), rectangular site is flat and presently vacant. The abutting use to the north and west is the new police station; to the east is Kipling Avenue then low density residential; and, to the south is Finch Avenue then the Albion Shopping Mall.

#### **Official Plan**

The site is designated Mixed Use Areas in the Official Plan, which designation permits the proposed use. Development in Mixed Use Areas is to provide a balance of uses to reduce automobile dependency; provide for new jobs and/or homes for a growing population; provide a transition between areas of different development intensity; limit shadow impacts on adjacent neighbourhoods; locate buildings so as to frame street edges; provide a safe pedestrian environment; have access to public facilities; take advantage of nearby transit services; provide good site access and circulation; and, screen service areas to minimise impacts on adjacent uses.

#### **Zoning**

The former City of Etobicoke Zoning Code zones this site Agricultural and this zoning does not permit the proposed retail commercial use.

#### **Site Plan Control**

An application for site plan control approval was submitted along with this zoning application.

## **Reasons for the Application**

As the proposed retail commercial use is not permitted by the existing Agricultural zoning, an amendment is required.

## **COMMENTS**

### **Issues to be Resolved**

Issues of building location, vehicular access and streetscape treatment were reviewed with the proponent and resolved prior to the application being submitted. The building is proposed to be located adjacent to the Finch Avenue and Kipling Avenue frontages with pedestrian access also adjacent to those frontages. Vehicular access is restricted to in-right, out-right on Finch Avenue. The parking and service areas are located to the rear of the building, between the building and the police station site. Streetscape treatment is to consist of a double row of trees, the same as approved adjacent to the new police station site.

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

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

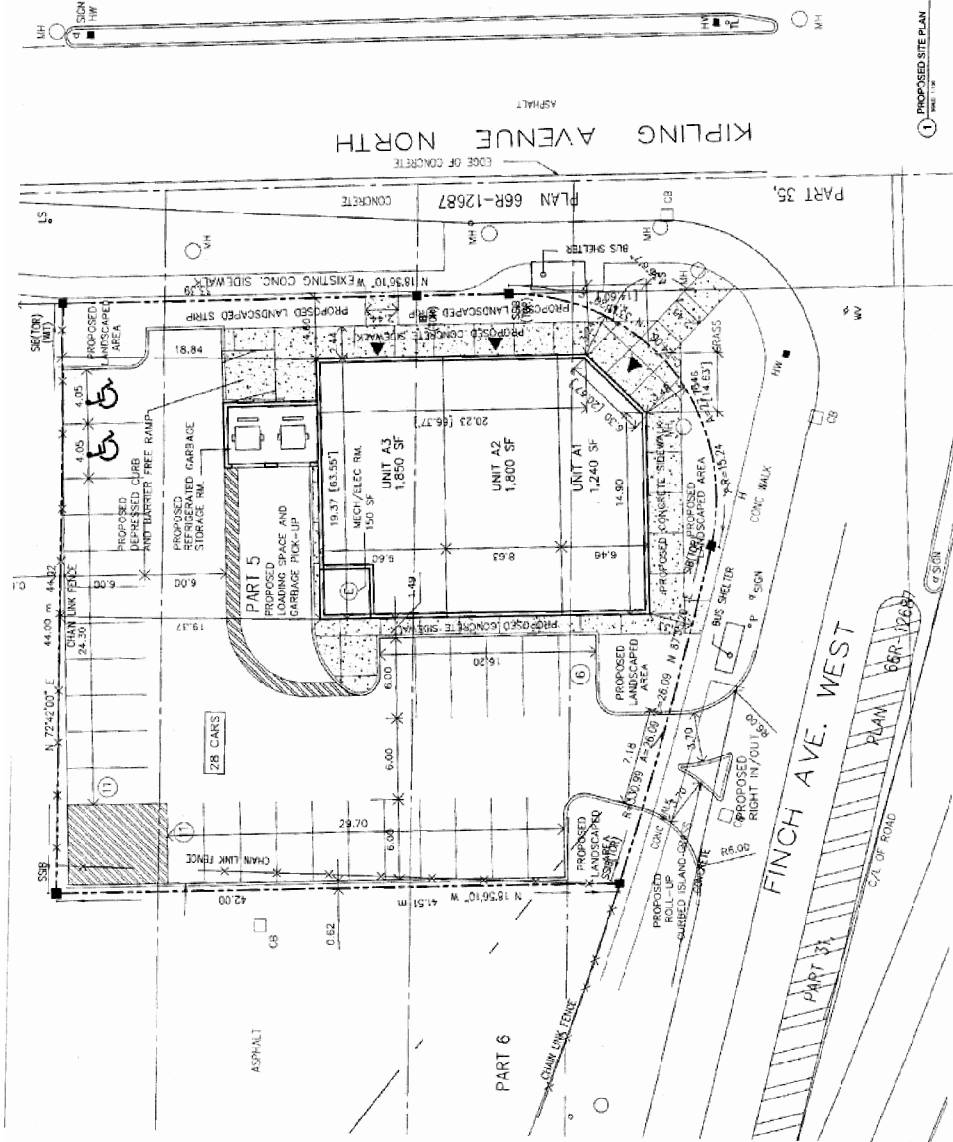
## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Application Data Sheet.

# Attachment 1: Site Plan



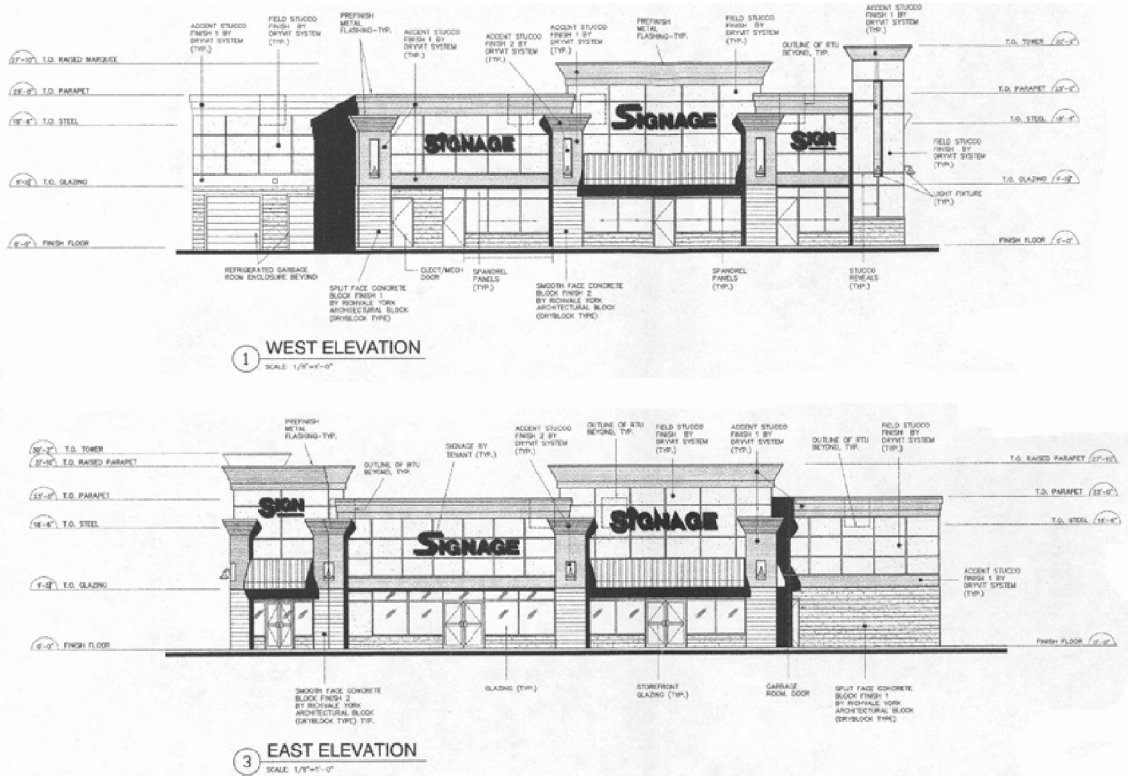
0 Finch Avenue West ( NW corner Finch & Kipling)

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
01/26/07

File # 07\_101789

## Attachment 2: Elevations



WEST and EAST Elevations

### Elevations

Applicants Submitted Drawing

Not to Scale  
01/26/07

0 Finch Avenue West  
(NW Corner Finch & Kipling)

File # 07\_101789

### Attachment 3: Application Data Sheet

## APPLICATION DATA SHEET

Application Type: Rezoning  
Details: Rezoning, Standard  
Application Number: 07 101789 WET 01 OZ  
Application Date: January 11, 2007

Municipal Address: 0 FINCH AVE W N/S, TORONTO ON  
Location Description: PLAN 2181 PT LOTS 3 4 AND 5 RP 66R20408 PARTS 5 AND 7 \*\*GRID W0103  
Project Description: To rezone the site to Limited Commercial (CL) and to propose the construction of a 468 sq.m. one-storey retail building. Required documents submitted along with 07-101787 SA.

### PLANNING CONTROLS

Official Plan Designation: Site Specific Provision:  
Zoning: Agricultural Historical Status:  
Height Limit (m): Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	2022.99	Height:	Storeys:	1
Frontage (m):	26.09		Metres:	9.19
Depth (m):	42			
Total Ground Floor Area (sq. m):	468			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	28
Total Non-Residential GFA (sq. m):	468		Loading Docks	0
Total GFA (sq. m):	468			
Lot Coverage Ratio (%):	23.1			
Floor Space Index:	0.23			

### DWELLING UNITS

Tenure Type:

Rooms: 0  
Bachelor: 0  
1 Bedroom: 0  
2 Bedroom: 0  
3 + Bedroom: 0  
Total Units: 0

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	468	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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