



## STAFF REPORT ACTION REQUIRED

### 218, 220, 222 and 224 Finch Avenue West Zoning By-law Amendment and Site Plan Control Applications Preliminary Report

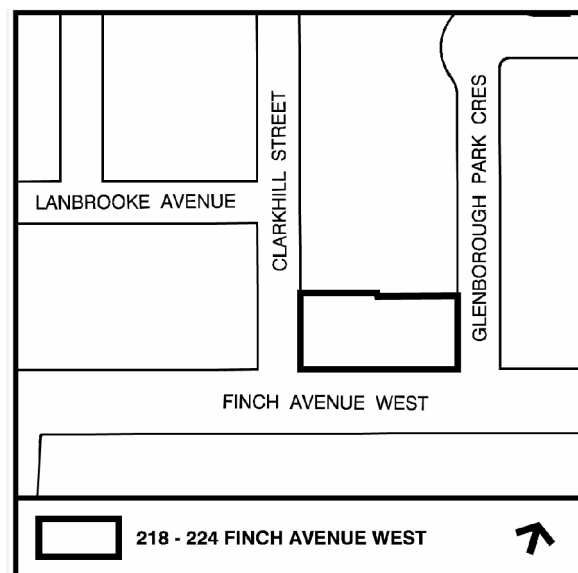
<b>Date:</b>	March 6, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward No. 23 – Willowdale
<b>Reference Number:</b>	File Nos. 06-187680 NNY 23 OZ & 06-187681 NNY 23 SA

## SUMMARY

An application has been submitted to permit a 4-storey building for mixed commercial/office and residential use on the lands known as 218, 220, 222 and 224 Finch Avenue West.

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

Staff will schedule a community consultation meeting together with the local Councillor and a subsequent Public Meeting. It is expected that a Final report can be completed in the third quarter of 2007 provided that any required information is provided by the applicant in a timely manner.



## RECOMMENDATIONS

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### **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.

## ISSUE BACKGROUND

### **Proposal**

The proposal includes four existing lots and has a total frontage along the north side of Finch Avenue West of 74.6 metres and a site area of 2,784.5 m<sup>2</sup>. The applicant is proposing 2 floors of retail, professional medical office and general office use having a gross floor area (gfa) of 1,969.4 m<sup>2</sup>. The third and fourth floors would be used for 20 residential units having a total gfa of 1,778.1 m<sup>2</sup>. The proposal would have a total gfa of 3,747.5 m<sup>2</sup> and a Floor Space Index (FSI) of 1.3.

The proposed development would have a total of 85 parking spaces, with 32 surface parking spaces located at grade and 53 parking spaces located in a one level below grade garage. A continuous driveway at the rear of the lands would provide vehicular access from Clarkhill Street on the west and the western arm of Glenborough Park Crescent to the east.

### **Site and Surrounding Area**

The site is located on the north side of Finch Avenue West and occupies the entire frontage between Clarkhill Street to the west and Glenborough Park Crescent to the east. A two-storey single detached commercial building is situated on 224 Finch Avenue West. The lots known as 218, 220 and 222 Finch Avenue West contain two-storey residential dwellings respectively. Abutting uses are as follows:

North: single detached dwellings;

South: single detached dwellings;

East: single detached dwellings that have received development approval for 8, 3-storey townhouses (file # 05-202688 NNY 23 OZ); further east is located a multi-storey commercial building and retail commercial plaza situated at the intersection of Finch Avenue West and Grantbrook Street; and

West: a single detached commercial building, with single detached dwellings further west.

## **Provincial Policy Statement**

The *Planning Act* requires decisions under the Act to be consistent with the Provincial Policy Statement. The Provincial Policy Statement (2005) includes policies to manage and direct land use to achieve efficient development and land use patterns. The Provincial Policy Statement also requires that a range of housing types and densities be provided to meet the social, health and well-being requirements of all residents, including those with special need requirements. The Policy promotes intensification and redevelopment opportunities that allow for the efficient use of land, infrastructure and public services, including public transit.

## **Official Plan**

The site is designated Central Finch Area Secondary Plan *Mixed Use Area “B”*. This designation permits detached and multiple-unit residential, retail and service commercial uses, offices, places of worship, public parks and recreational facilities, and institutional uses. For sites with more than 30 metres of frontage along Finch Avenue west of Yonge Street, such as this property, and where the use is residential and commercial, the maximum permitted density is 1.5 times the lot area, and the maximum height 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.

To buffer from the effects of development between the Central Finch Area and abutting residential neighbourhoods, the plan requires fencing and a landscaping barrier suitable for the planting of trees. The Secondary Plan also requires that the height of any part of a building not exceed 70% of the horizontal distance separating that part of the building from the nearest residential property line, provided that the setback is not less than 9.5 metres.

The Central Finch Area Secondary Plan also encourages mixed-use intensification, the consolidation of lots and the reduction in the number of private driveways accessing Finch Avenue.

## **Zoning**

The lands at 218, 220 and 222 Finch Avenue West are zoned “One-Family Detached Dwelling Fourth Density Zone” (R4) which permits single detached dwellings and accessory uses.

224 Finch Avenue West, is zoned R4 (43). In April, 1995, the former City of North York Council approved By-law 32510 which added business and professional offices and professional medical offices in addition to the residential uses permitted in the existing dwelling on the site.

### **Site Plan Control**

The applicant has submitted a concurrent site plan control application (06 187681 NNY 23 SA). The approval of this site plan control application will be required prior to the issuance of building permits for the proposed development. The applicant will also be required to enter into a Site Plan Control Agreement.

### **Reasons for the Application**

An amendment to the Zoning By-law is required as the R4 Zoning and the R4 (43) Zoning that applies to portions of the lands respectively does not permit the proposed mixed commercial-residential development.

## **COMMENTS**

### **Issues to be Resolved**

The following issues will need to be resolved in addition to those identified through further review of the application and through the public consultation process:

1. Compatibility of the proposal with the adjacent neighbourhood and appropriate buffering from the residential area immediately to the north.
2. Appropriate landscaping, street tree additions and amenity details to be provided along Finch Avenue West, and the appropriate high quality landscape treatment at the corners of Clarkhill Street and Glenborough Park Crescent respectively.
3. Achieving the policies and objectives outlined in the Central Finch Area Secondary Plan.
4. Conveyance requirements for the future widening of Finch Avenue West.
5. Review of pedestrian access including sidewalks, entrances, outdoor terraces and amenities.
6. Assessment of the proposed parking supply for the commercial and residential components of the building, vehicular circulations and access to the underground parking garage, and potential traffic impacts on area streets.
7. Assessment of the loading, refuse and recycling operations for the proposed development.
8. Assessment of the stormwater management and servicing for the proposed development.
9. Review of the proposed development's compliance with the City of Toronto Green Development Standards.

Additional 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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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

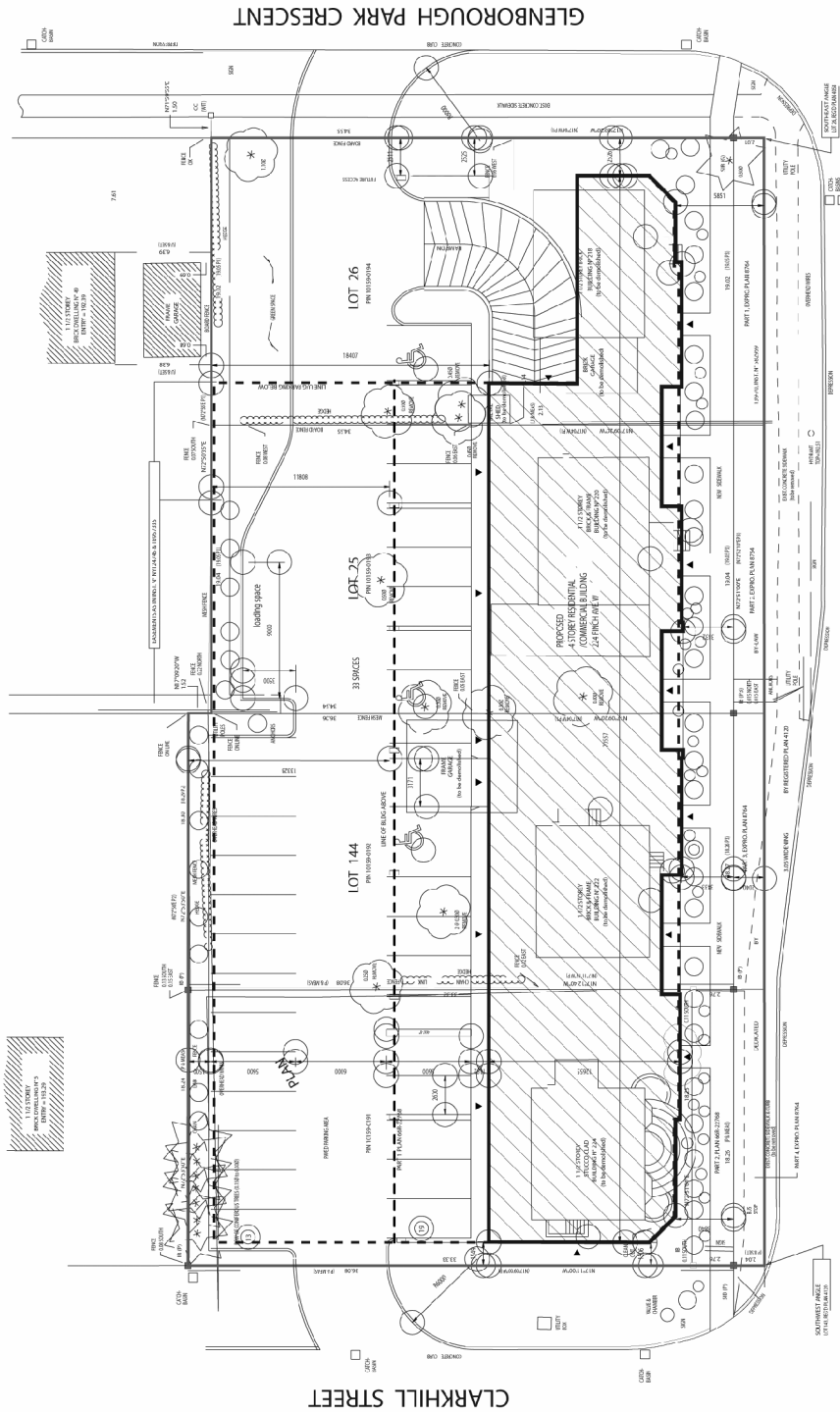
Attachment 2: Elevations [as provided by applicant]

Attachment 3: Zoning Map

Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



FINCH AVENUE WEST

**Site Plan**

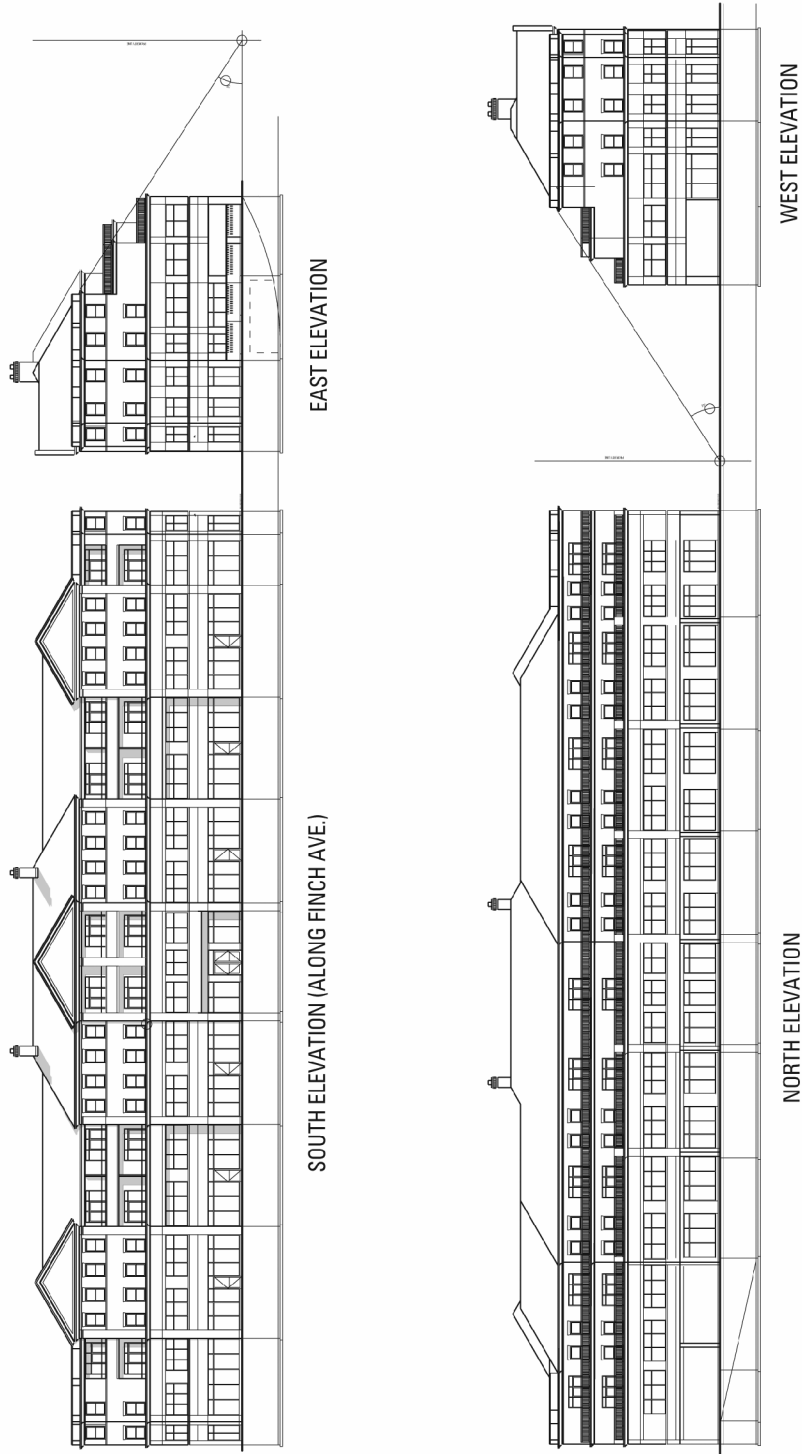
Applicant's Submitted Drawing

Not to Scale  
02/08/07

**218 - 224 Finch Avenue West**

File # 06\_187680

Attachment 2: Elevations



Elevations

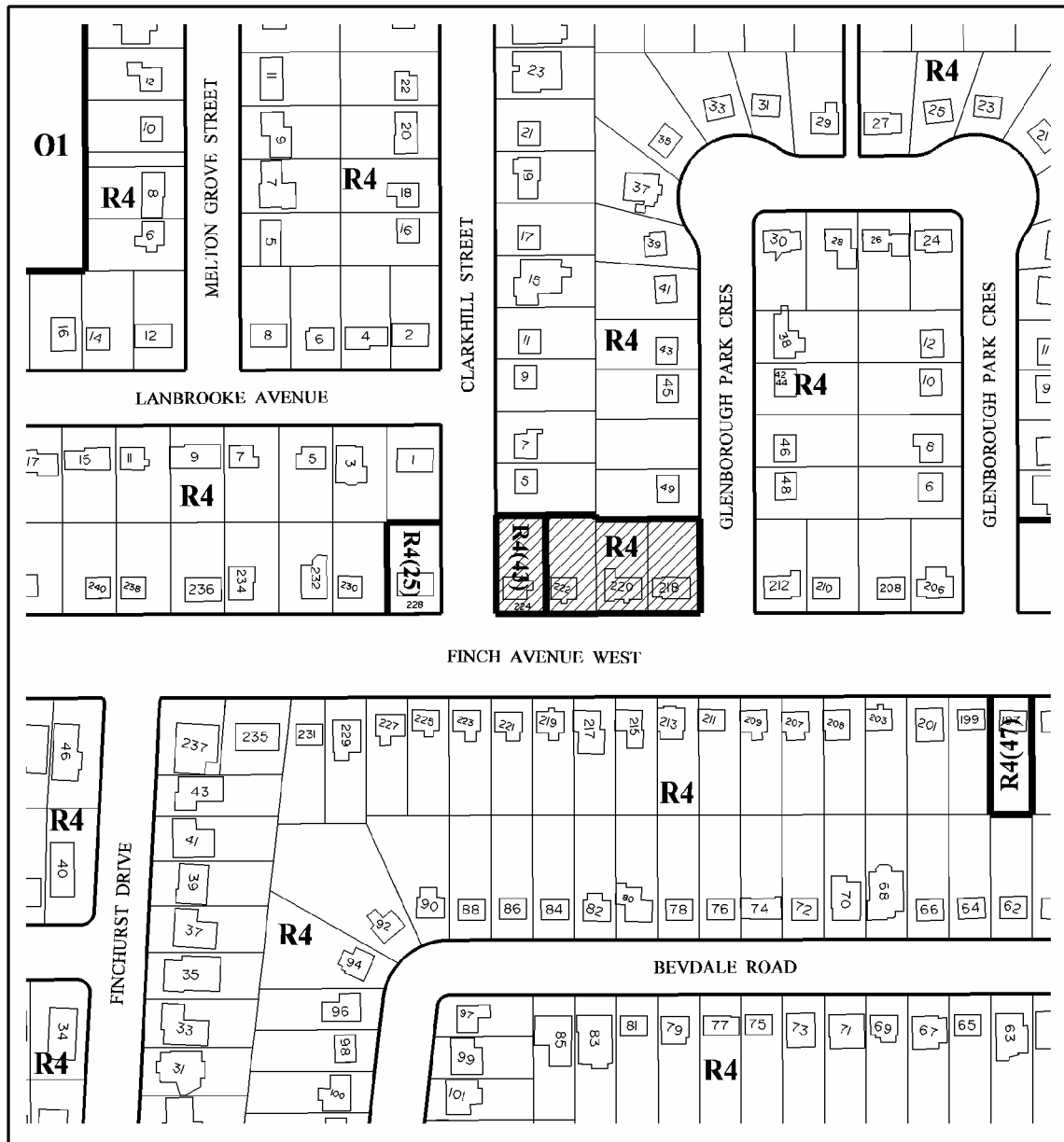
218 - 224 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale  
02/08/07

File # 06\_187680

### Attachment 3: Zoning Map



**Toronto** City Planning  
Division  
**Zoning**

**218 - 224 Finch Avenue West**

File # 06\_187680

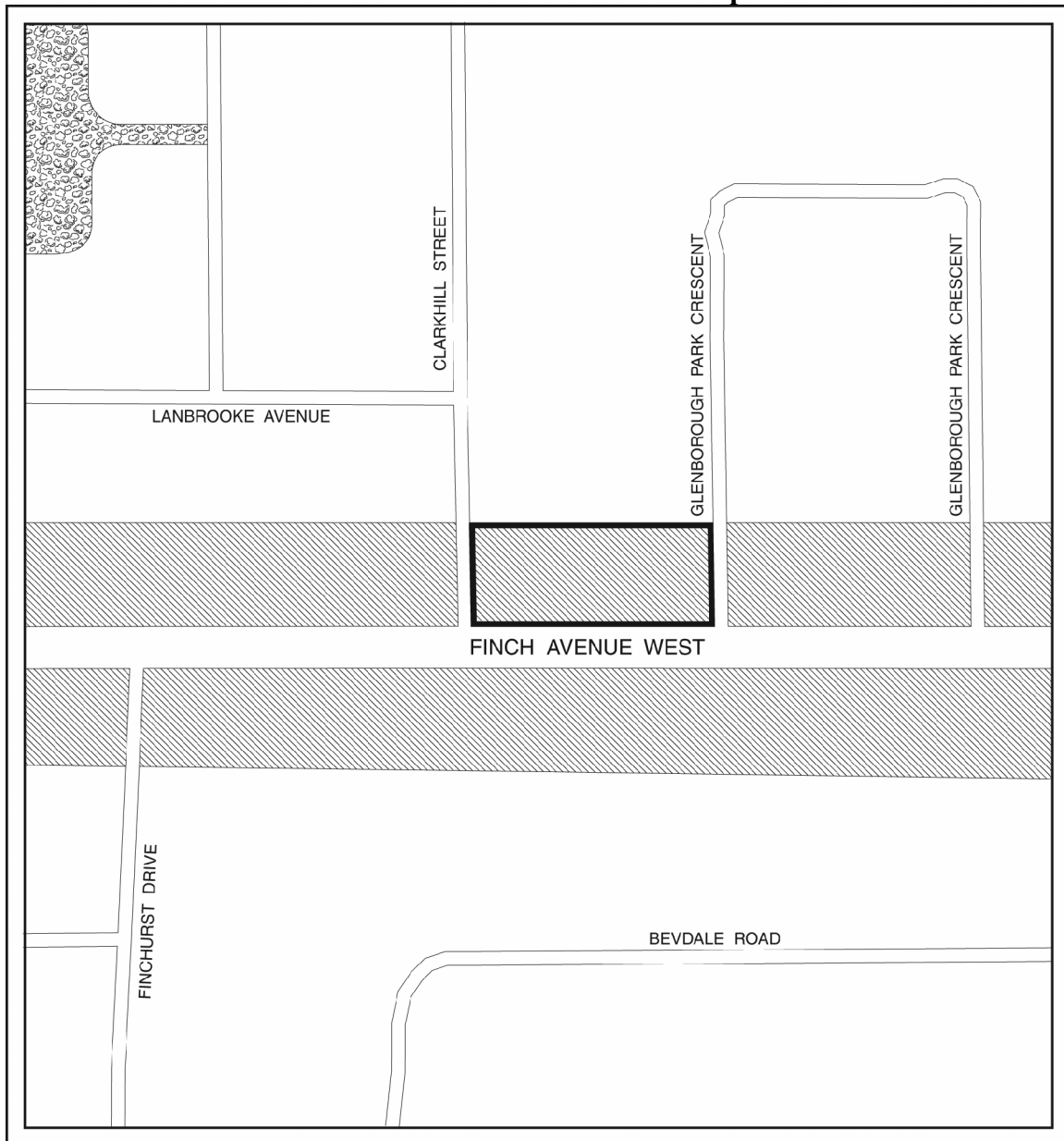
R4 One-Family Detached Dwelling Fourth Density Zone  
01 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
Not to Scale  
Zoning By-law 7625  
Extracted 11/10/06



## Attachment 4: Official Plan Map



**Toronto** City Planning  
Division  
**Official Plan**

**218 - 224 Finch Avenue West**

File # 06\_187680



Not to Scale  
June 2006

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 187680 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	October 30, 2006

Municipal Address:	224 FINCH AVE W, TORONTO ON M2R 1M6
Location Description:	PLAN 4120 LOT 143 **GRID N2301
Project Description:	Revision to proposal submitted February 6, 2007, revised to four storey mixed-use building with gfa increase from 733.18msq to 3747.2msq total increase of 3014.02msq. Concurrent Site plan application.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
JOE BATTAGLIA			

#### PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: R4(43)	Historical Status:
Height Limit (m):	Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	2784.5	Height:	Storeys:	4
Frontage (m):	74.59		Metres:	14.02
Depth (m):	36.08			
Total Ground Floor Area (sq. m):	1158.9			<b>Total</b>
Total Residential GFA (sq. m):	1778.1		Parking Spaces:	85
Total Non-Residential GFA (sq. m):	1969.4		Loading Docks	1
Total GFA (sq. m):	3747.5			
Lot Coverage Ratio (%):	41.6			
Floor Space Index:	1.3			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	1778.1	0
Bachelor:	12	Retail GFA (sq. m):	626.6	0
1 Bedroom:	2	Office GFA (sq. m):	1342.8	0
2 Bedroom:	6	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	20			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Ben DiRaimo, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7119</b>