

257 Finch Ave East - Rezoning Application - Preliminary Report

Date:	February 19, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	07 280115 NNY 23 OZ & 08 107299 NNY 23 SA

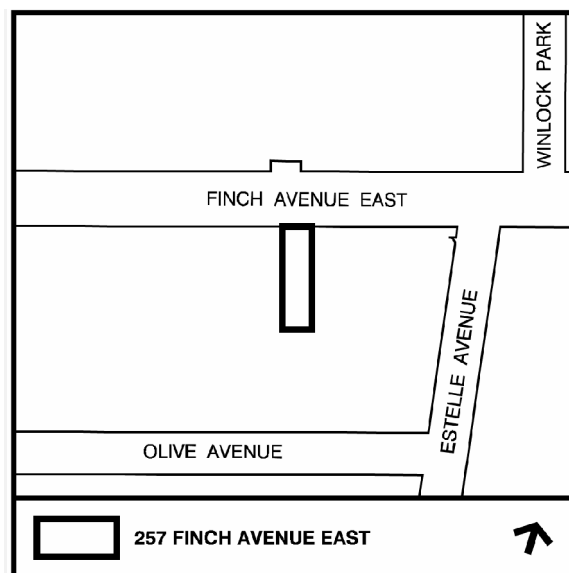
SUMMARY

This application was made on November 20, 2007 and is therefore subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to permit a home occupation (live/work) in an existing single family residential dwelling located at 257 Finch Avenue East.

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.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the third quarter of 2008.



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.
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 applicant proposes to convert the majority of the ground floor of the existing 2-storey dwelling, approximately 34.76 m² or 32% of the total gross floor area of the dwelling, for a home-office use as a travel agency. The remainder of the ground floor contains a kitchen area and access to the second floor portion of the dwelling which will continue to be used for residential purposes.

The application does not propose any new additions or construction to the existing dwelling other than minor interior renovations. The applicant is proposing an additional two parking spaces at the front and west side of the dwelling which would be located on the driveway leading to an existing one car garage at the rear of the lands.

Site and Surrounding Area

The site is located on the south side of Finch Avenue East, immediately west of Estelle Avenue and has a frontage of 14.02 metres and a lot area of 683.75 m². A two storey single detached residential dwelling with a detached garage are located on the lands. Abutting uses are as follows:

North: across Finch Avenue are located single detached residential dwellings, as well as a home-occupation use located at 230 Finch Avenue East, approved by City Council in 2003;

South: single detached residential dwellings;

East: single detached residential dwellings; and

West: single detached residential dwellings, with a proposed redevelopment for 28 residential townhouse units located at 225-239 Finch Avenue East (05 120022 NNY 23 OZ).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and

management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhood "A"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship. The Secondary Plan also encourages redevelopment that helps contribute to a strong and attractive pedestrian oriented street edge with emphasis on good built form design and an abundance of landscaping and tree features.

Zoning

The subject lands are zoned "One-Family Detached Dwelling Sixth Density Zone (R6)" in Zoning By-law 7625 for the former City of North York. A Home Occupation is a permitted use in an R6 zone provided that it is for private instruction in music and related music subjects or for the teaching of academic subjects, provided that the teacher is a resident of the dwelling, only one student is taught at a time, the teaching is not offensive in nature through the use of mechanical or manually operated equipment and that no goods or products connected with the teaching of the subjects are sold on the premises.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (08 107299 NNY 23 SA) and this will be reported with this re-zoning application.

Tree Preservation

The applicant has indicated that no trees will be affected by the proposal. The proposal has been circulated to City Forestry staff for their review.

Green Development Standards

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Reasons for the Application

The proposed use is not one of the Home Occupations permitted in the One-Family Detached Dwelling Sixth Density Zone (R6).

COMMENTS

Issues to be Resolved

The application will be reviewed with regard to the Central Finch Area Secondary Plan policies. In order to determine the appropriateness of the proposal, zoning standards as well as the following matters will be addressed:

- 1) Appropriateness of the proposed use;
- 2) Appropriate regulations for the proposed use;
- 3) The extent of hard surface area, stormwater management and requirements for landscaping;
- 4) Driveway access and the number and location of parking spaces;
- 5) Future Finch Avenue frontage road widening requirements.

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

CONTACT

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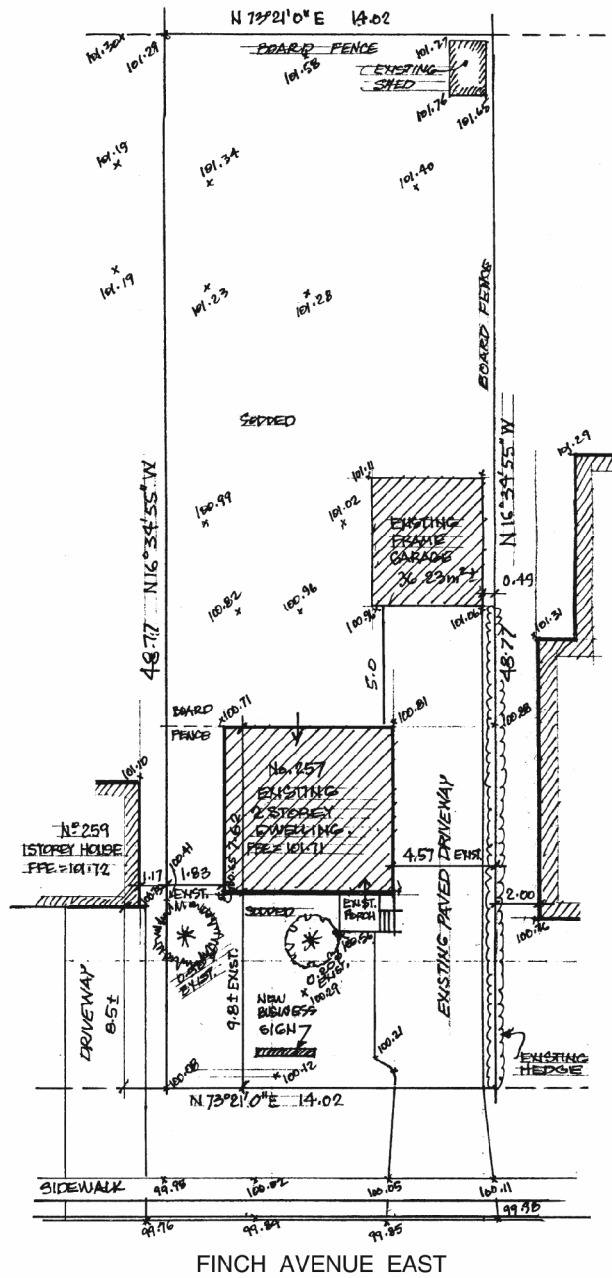
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

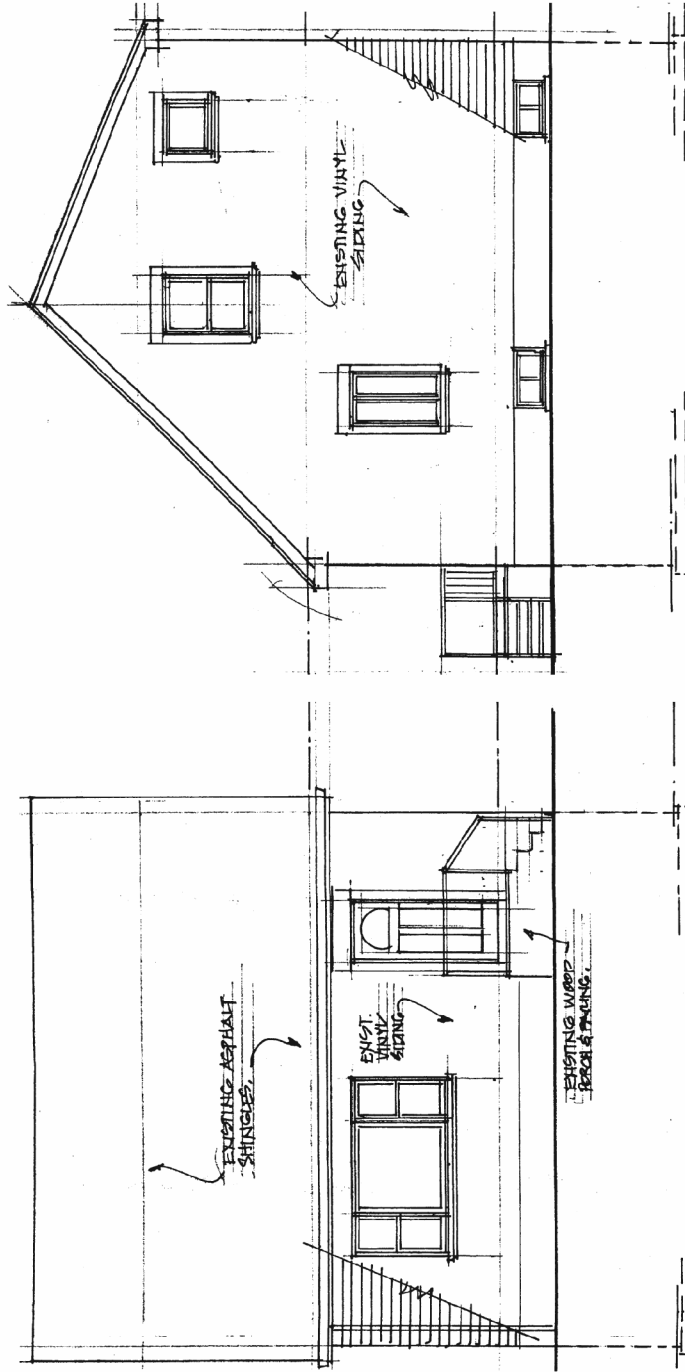
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01/25/2008



257 Finch Avenue East

File # 07_280115

Attachment 2: Elevations



West Elevation

Front (North) Elevation

257 Finch Avenue East

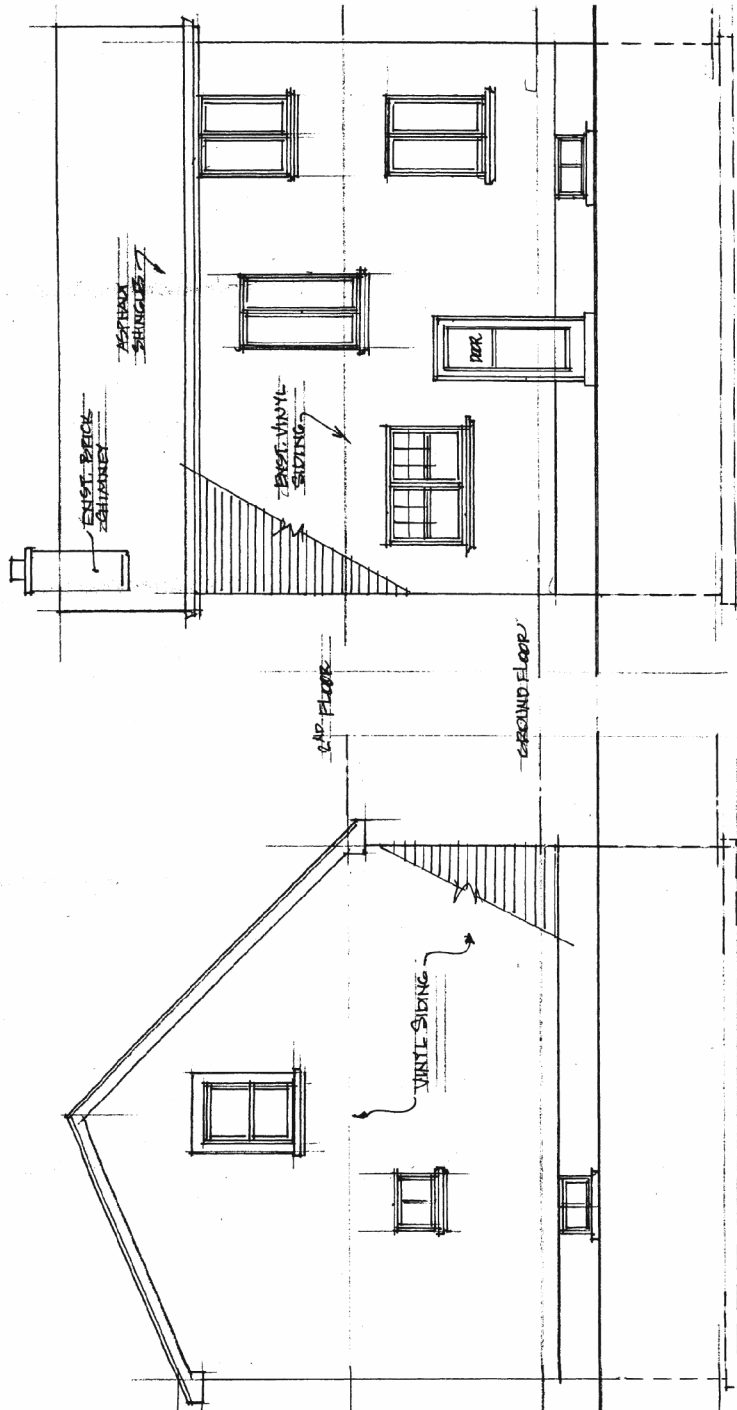
File # 07_280115

Elevations

Applicant's Submitted Drawing

Not to Scale
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Attachment 2: Elevations



South Elevation

East Elevation

257 Finch Avenue East

Elevations

Applicant's Submitted Drawing

Not to Scale
01/25/2008

File # 07_280115

Attachment 3: Zoning



257 Finch Avenue East

File # 07_280115

- R3 One-Family Detached Dwelling Third Density Zone
- 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

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 11/28/2007

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 280115 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	November 20, 2007

Municipal Address:	257 FINCH AVE E
Location Description:	PLAN 3691 PT LOT 5 **GRID N2303
Project Description:	Proposed conversion of ground floor to allow home occupation -live/work- (travel agency) in existing single family dwelling.

Applicant:	Agent:	Architect:	Owner:
SAM BARSKETIS			MEHDI ZAFARI

PLANNING CONTROLS

Official Plan Designation:	NEIGH	Site Specific Provision:	
Zoning:	R6	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	683.75	Height:	Storeys:	2
Frontage (m):	14.02		Metres:	8.8
Depth (m):	48.77			
Total Ground Floor Area (sq. m):	95.45			Total
Total Residential GFA (sq. m):	71.84		Parking Spaces:	4
Total Non-Residential GFA (sq. m):	34.76		Loading Docks	0
Total GFA (sq. m):	106.6			
Lot Coverage Ratio (%):	13.9			
Floor Space Index:	0.15			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	71.84
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	34.76
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0
Total Units:	1		

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