

**228 & 230 Finch Avenue West – Rezoning and Site Plan Control Applications - Preliminary Report**

<b>Date:</b>	March 10, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	08 102445 NNY 23 OZ & 08 102458 NNY 23 SA

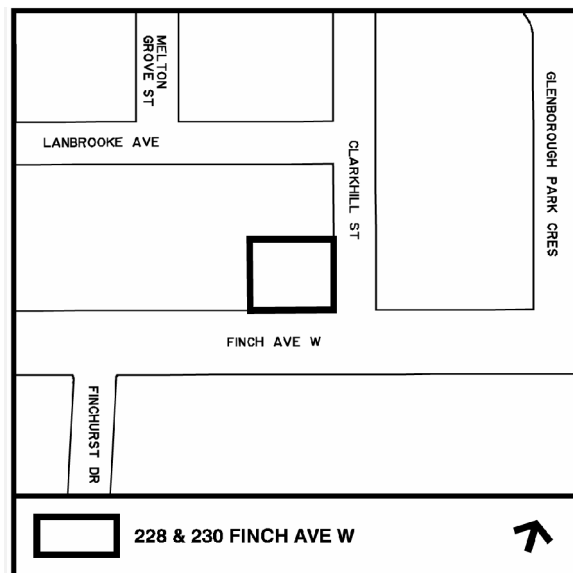
**SUMMARY**

This application was made on January 11, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to redevelop the lands known municipally as 228 and 230 Finch Avenue West to permit 18, 4-storey stacked residential townhouse units with 24 below grade parking spaces.

This report provides preliminary information on the above-noted applications 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 fourth quarter of 2008.



## 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.
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

On September 17, 1997, Council for the former City of North York enacted a Zoning By-law amendment to also permit business, professional and medical offices along with the existing residential use on the property at 228 Finch Avenue West. This property is one of two properties that are the subject of this application.

### ISSUE BACKGROUND

#### Proposal

The applicant is proposing to redevelop the lands with 18, 4-storey stacked residential townhouse units. The applicant has indicated that the proposal would have a total gross floor area of 2,475.77 m<sup>2</sup> and a Floor Space Index (FSI) of 1.9.

The proposed development would also have a total of 24 below grade parking spaces, with ramp access from Clarkhill Street.

#### Site and Surrounding Area

This corner site is located on the north side of Finch Avenue West immediately west of Clarkhill Street. It includes two existing lots known municipally as 228 and 230 Finch Avenue West, and has a combined frontage along the north side of Finch Avenue West of 39.6 metres and a site area of 1,328 m<sup>2</sup>. Two storey single detached residential buildings are presently situated at 228 and 230 Finch Avenue West. The applicant has indicated that in addition to residential uses, an academic tutoring business is also operated from the dwelling at 228 Finch Avenue West.

Abutting uses are as follows:

North: single detached residential dwellings;

South: single detached residential dwellings across Finch Avenue West;

East: immediately across Clarkhill Street at 218 to 224 Finch Avenue West is the site of a rezoning and site plan application presently under review to permit a 4-storey mixed commercial-residential development (06 187680 NNY 23 OZ & 06 187681 NNY 23 SA), further to the east on the north side of Finch Avenue are located eight, 3-storey townhouses presently under construction; and  
West: single detached residential dwellings, with a school site and 4-storey apartments located towards Bathurst Street.

## **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 site is designated *Mixed Use Area "B"* by the Central Finch Area Secondary Plan. This designation provides for 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 on Finch Avenue west of Yonge Street, and where the proposed uses are solely residential, such as with this proposal, the maximum density permitted is 2.0 times the lot area, and the maximum permitted height is 4 storeys or 13 metres, whichever is the lesser.

To buffer the effects of development in the Central Finch Area Secondary Plan 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 plan also requires a 1.5 metre landscape strip and privacy fence along the north property line.

The Central Finch Area Secondary Plan encourages the consolidation of lots and the reduction in the number of private driveways accessing Finch Avenue. The Secondary Plan also encourages redevelopment that contributes 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 lands located at 230 Finch Avenue West are zoned “One-Family Detached Dwelling Fourth Density Zone” (R4) which permits single detached dwellings and accessory uses.

On September 17, 1997, the former City of North York Council enacted By-law 33075 which zoned 228 Finch Avenue West to R4(25) permitting business, professional and medical offices in addition to residential uses in the existing building.

## **Site Plan Control**

The applicant has submitted a concurrent Site Plan Control application (08 102458 NNY 23 SA) and this will be reported with this rezoning application.

## **Tree Preservation**

The applicant has indicated there are no trees on the subject lands. However the proposal has been circulated to City Forestry staff for their review and opportunities for the planting of trees will form part of their assessment.

## **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**

An amendment to Zoning By-law 7625 for the former City of North York is required as the R4 and R4 (25) zoning that applies to the lands does not permit the proposed townhouse development.

## **COMMENTS**

### **Issues to be Resolved**

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

1. Review of the proposal in light of the height, setback and density policies outlined in the Central Finch Area Secondary Plan;
2. Compatibility of the proposal with the adjacent neighbourhood and appropriate buffering from the residential area immediately to the north in keeping with the objectives and principles of the City’s “Infill Townhouse Guidelines”;

3. The appropriateness of the proposed building design, massing and impact of the proposed outdoor terraces on the public realm and adjacent residential areas;
4. Appropriate landscaping, street tree additions and amenity details to be provided on Finch Avenue West, and the appropriate high quality landscape treatment required for the corner of Clarkhill Street;
5. Review of pedestrian access including sidewalks, entrances, outdoor terraces and amenities and their relationship with adjacent public streets;
6. Assessment of the proposed parking supply, vehicular circulation and access to the below grade parking garage, and potential traffic and parking impacts on local area streets;
7. Assessment of the loading, refuse and recycling operations for the proposed development and assessing compliance with the City's Development Infrastructure Policy Standards (DIPS);
8. Assessment of the stormwater management and servicing for the proposed development; and
9. Conveyance of a future road widening dedication along the frontage of 230 Finch Avenue West.

## **CONTACT**

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## **SIGNATURE**

\_\_\_\_ Thomas C. Keefe \_\_\_\_\_

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

## **ATTACHMENTS**

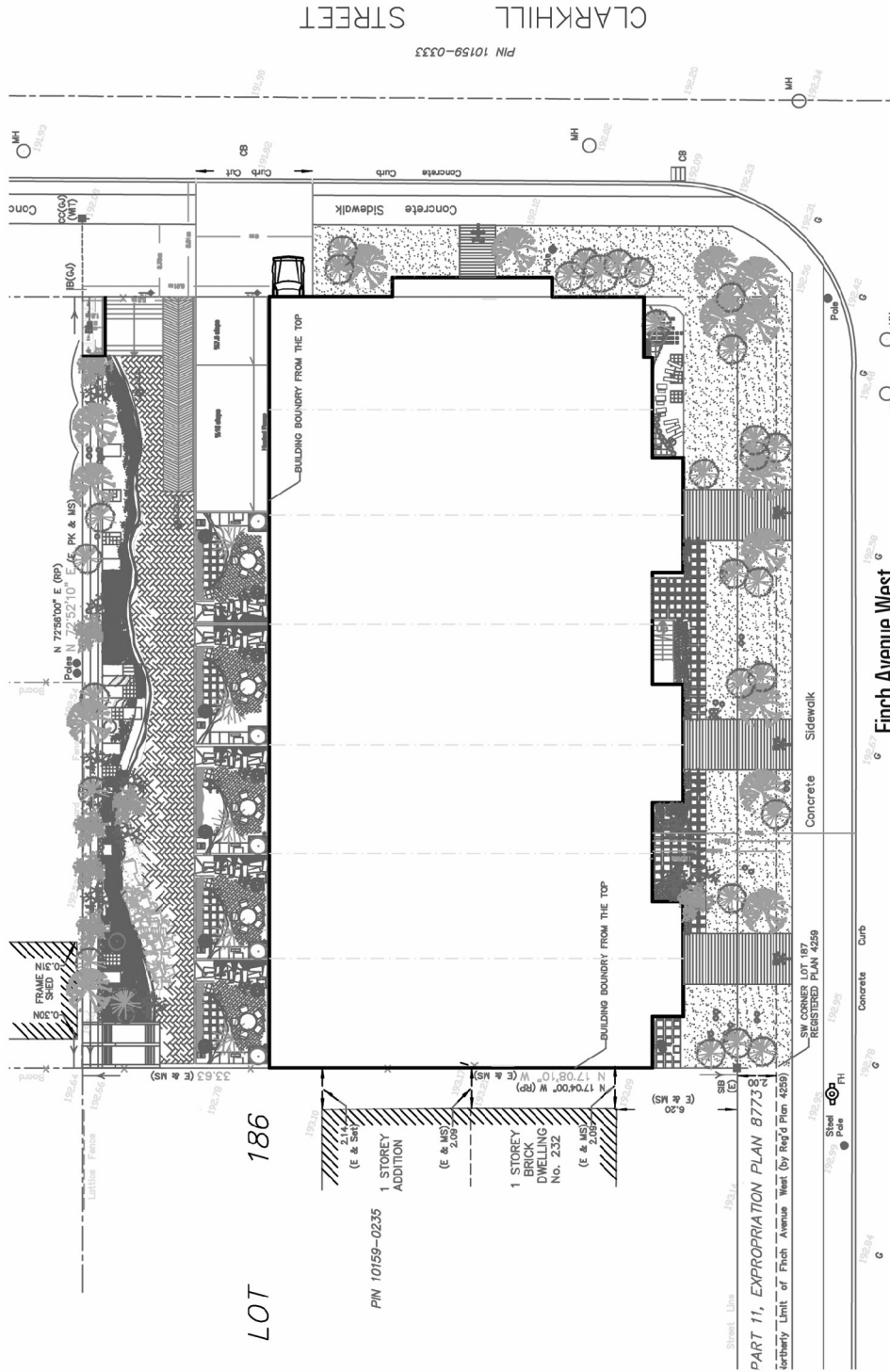
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



228-230 Finch Avenue West

Site Plan

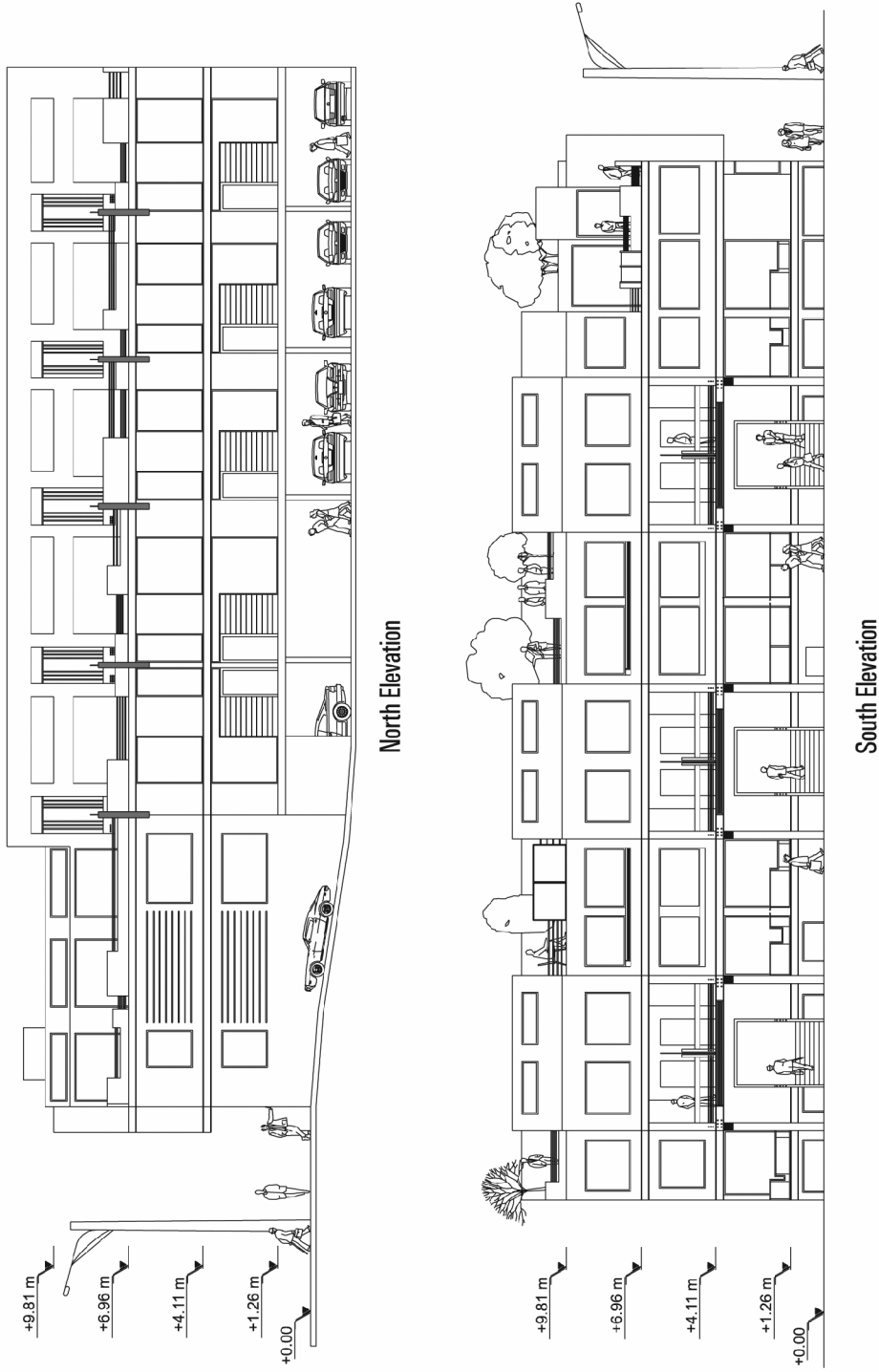
Applicant's Submitted Drawing

Not to Scale  
01/23/2008

File # 08\_102445



## Attachment 2: Elevations



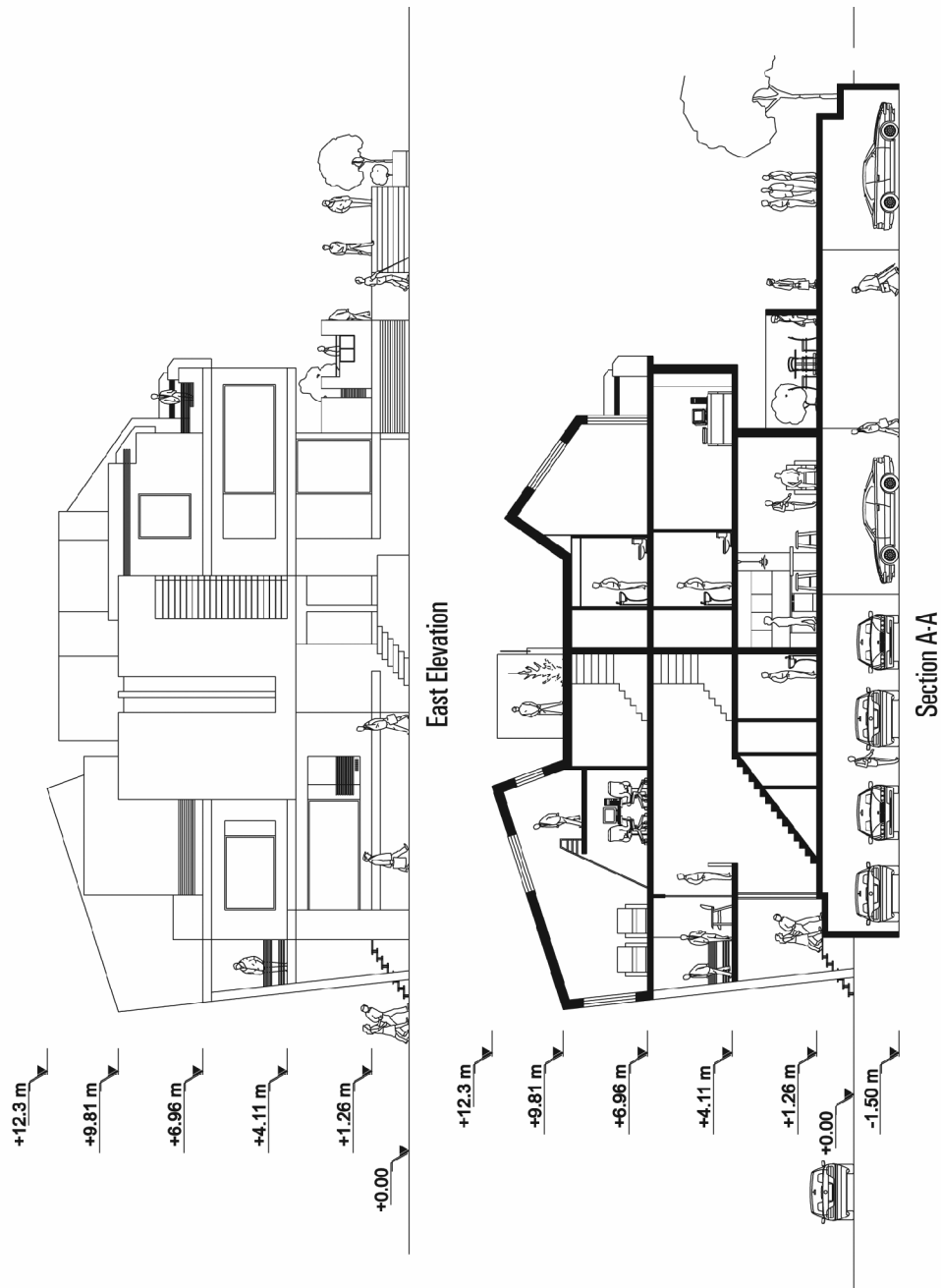
**Elevations**  
**228-230 Finch Avenue West**

Applicant's Submitted Drawing

Not to Scale  
 01/23/2008

File # 08\_102445

# Elevations



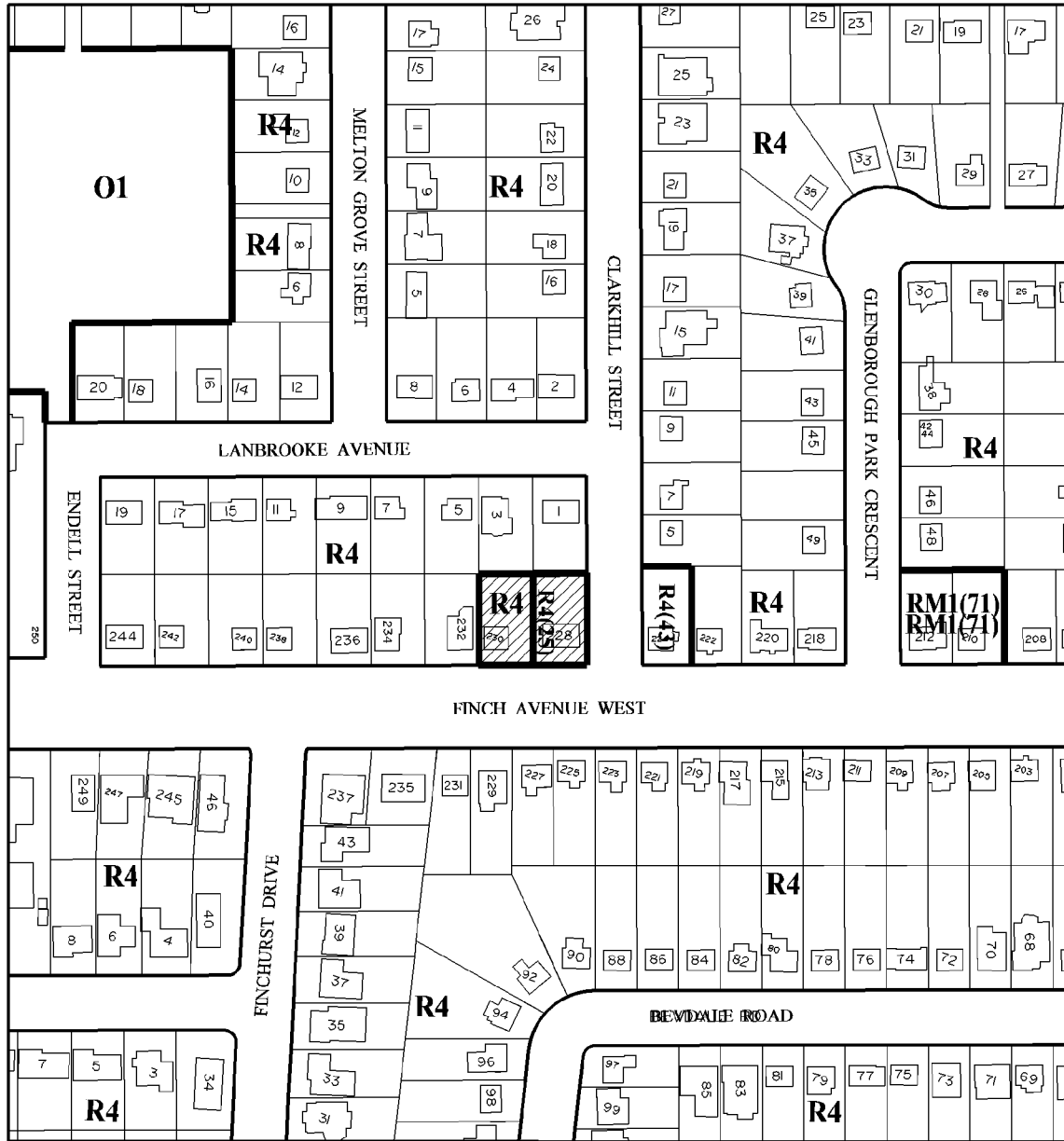
**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/23/2008

**228-230 Finch Avenue West**

File # 08\_102445



### Attachment 3: Zoning



**TORONTO** City Planning  
**Zoning**

**228 & 230 Finch Avenue West**  
 File # 08\_102445

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- O1 Open Space Zone



Not to Scale  
 Zoning By-law 7625  
 Extracted 01/18/2008

### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 102445 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	January 11, 2008

Municipal Address: 228 FINCH AVE W  
 Location Description: PLAN 4259 LOT 188 \*\*GRID N2301  
 Project Description: Proposed 18 unit stacked residential townhouse development with 24 underground parking spaces. Concurrent site plan control application (08 102458 NNY 23 SA).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
JONOUBI RATEGH DESIGN BUILD INC			ROZITA RATEGH

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4 & R4(25)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	1328.02	Height:	Storeys:	4	
Frontage (m):	39.62		Metres:	10	
Depth (m):	33.52				
Total Ground Floor Area (sq. m):	700.8				<b>Total</b>
Total Residential GFA (sq. m):	2475.77		Parking Spaces:	24	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2475.77				
Lot Coverage Ratio (%):	52.8				
Floor Space Index:	1.86				

**DWELLING UNITS**

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

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	2475.77	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	8	Industrial GFA (sq. m):	0	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0	0
Total Units:	18			

**CONTACT:**      **PLANNER NAME:**      **Ben DiRaimo, Planner**  
    **TELEPHONE:**                      **(416) 395-7119**