

83 Finch Avenue West – Rezoning and Site Plan Control Applications - Preliminary Report

Date:	December 16, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 210023 NNY 23 OZ & 08 210027 NNY 23 SA

SUMMARY

This application was made on October 3, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

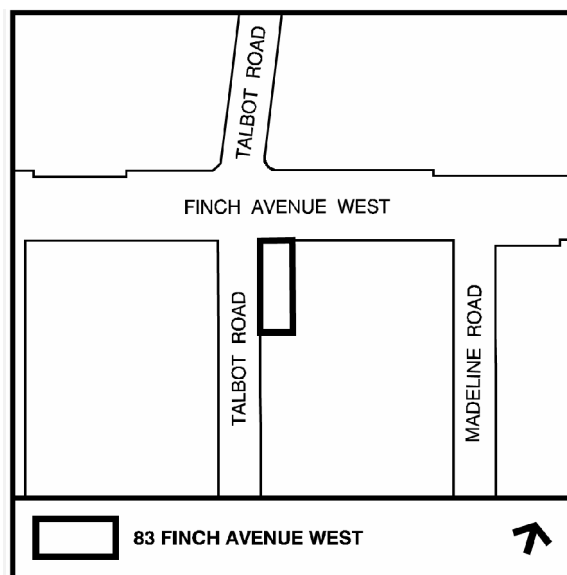
The application proposes to develop a three storey building containing ground floor retail uses, second floor professional offices and two residential dwelling units on the third floor at 83 Finch Avenue West. This report provides preliminary information on the above-noted application and seeks Community 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 second quarter of 2009.

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 redevelop the lands to construct a three-storey mixed use building containing ground floor retail uses, second floor professional offices and two residential dwelling units on the third floor. Parking for 10 vehicles is located at the rear of the site and accessed via Talbot Road.

Site and Surrounding Area

This corner lot is located on the southeast corner of Finch Avenue West and Talbot Road, and is 4 blocks west of Yonge Street. The site has a frontage of 15 metres and an area of 663 m². A single detached building, currently in use as a palm reading business exists on site. The project as proposed has a Floor Space Index (FSI) of 1.0.

Abutting uses are as follows:

North: directly across Finch Avenue West are located various two and three storey commercial buildings, to the west are located three storey townhouses;
South: single detached residential buildings;
East: immediately beside the site is located a three storey commercial building; and
West: directly across Talbot Road is located a three storey commercial building; further west residential townhouses are under construction.

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 *Mixed Use Area “B”* in 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 uses and institutional uses.

The Secondary Plan also encourages redevelopment that ensures compatibility with the surrounding residential areas while contributing to a strong and attractive pedestrian oriented street edge with particular emphasis on good design and an abundance of landscaping and tree features.

For sites with frontage on Finch Avenue West of less than 30 metres, such as the subject lands, the maximum density (FSI) permitted is 1.0 times the lot area provided that the maximum height of a mixed use project is 3 storeys or 11 metres, whichever is the lesser, and provided that the amount of gross floor area devoted to commercial uses does not exceed 0.75 times the lot area and that retail uses are located only on the ground floor of the project.

Zoning

The subject lands are zoned “One-Family Detached Dwelling Fourth Density Zone (R4)” in Zoning By-law 7625 for the former City of North York. This zoning permits one-family detached dwellings and accessory buildings.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (08 210027 NNY 23 SA) and this will be reported with this rezoning application.

Green Development Standards

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

Tree Preservation

The applicant has indicated that a tree will be required to be removed as it is in poor health and structurally unsound. The application and the arborist report have been circulated to City Forestry staff for their review and opportunities for the planting of additional street trees will form part of their assessment.

Reasons for the Application

An amendment to Zoning By-law 7625 for the former City of North York is required as the R4 zoning that applies to the lands does not permit the proposed three-storey mixed use development.

COMMENTS

Issues to be Resolved

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

1. Compatibility of the proposal with the adjacent commercial building and particularly with the adjacent low density neighbourhood to the south;
2. Landscaping, building design and massing will be reviewed to ensure an attractive street edge and pedestrian environment;
3. Site circulation, access and location and number of parking spaces;
4. Adherence to the City's stormwater management policies; and
5. Conveyance requirements for the future road widening of Finch Avenue.

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

CONTACT

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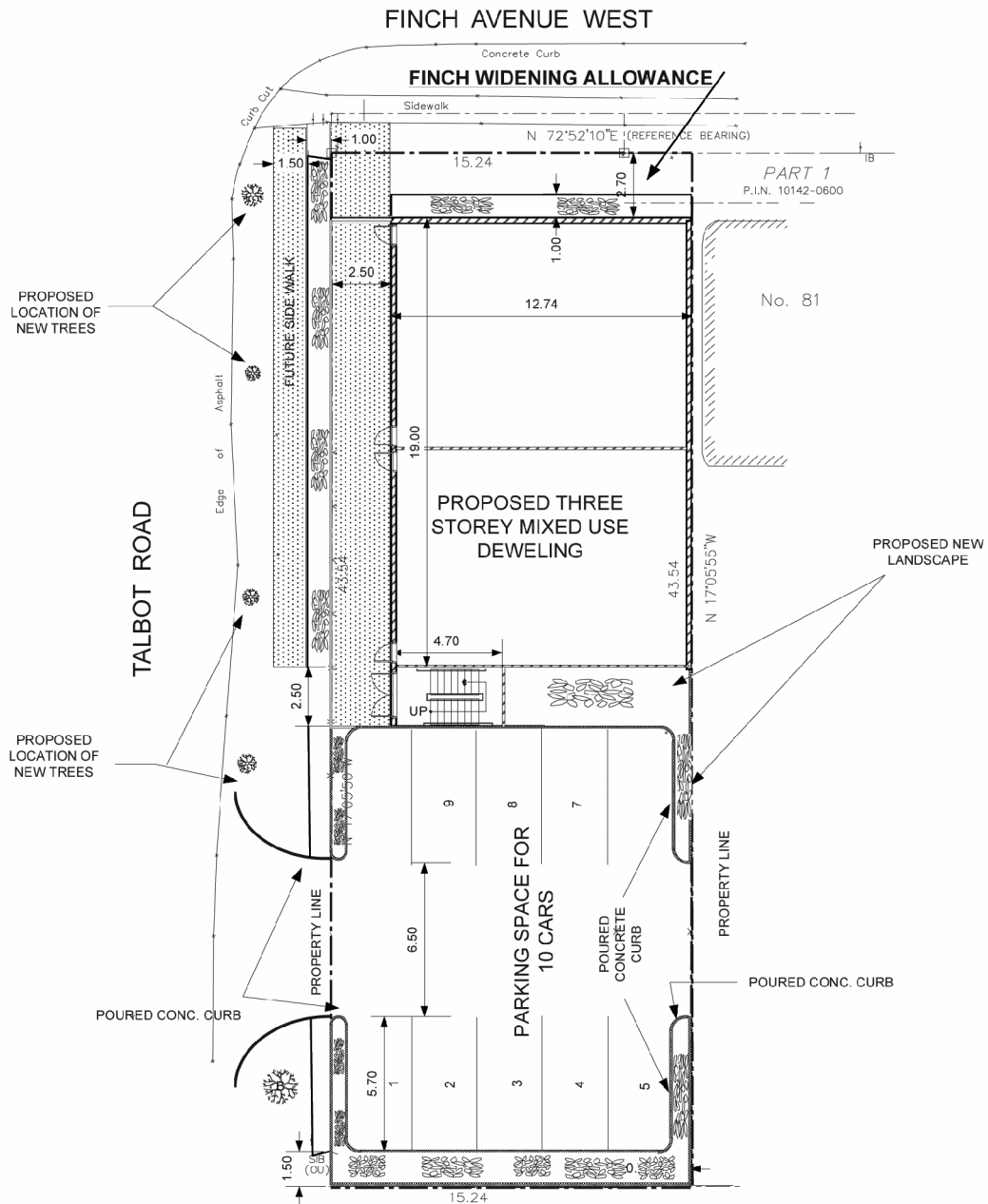
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – North & West
Attachment 3: Elevations – South
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

83 Finch Avenue West

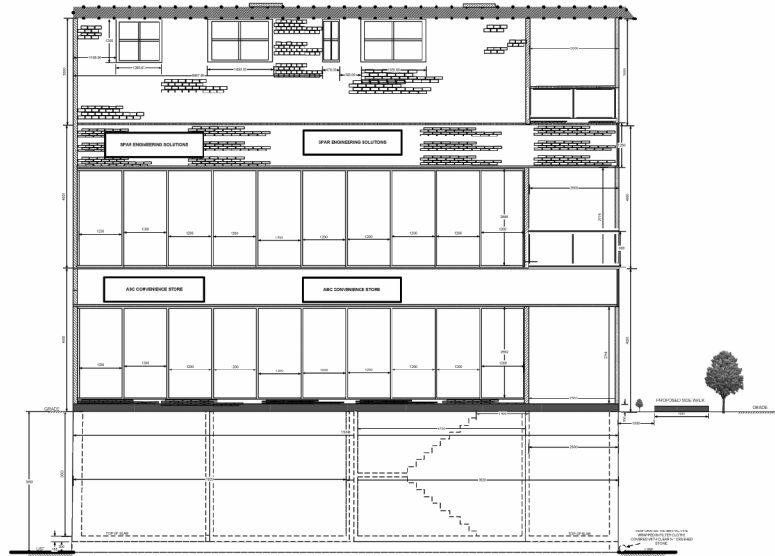
Applicant's Submitted Drawing

Not to Scale
12/10/2008

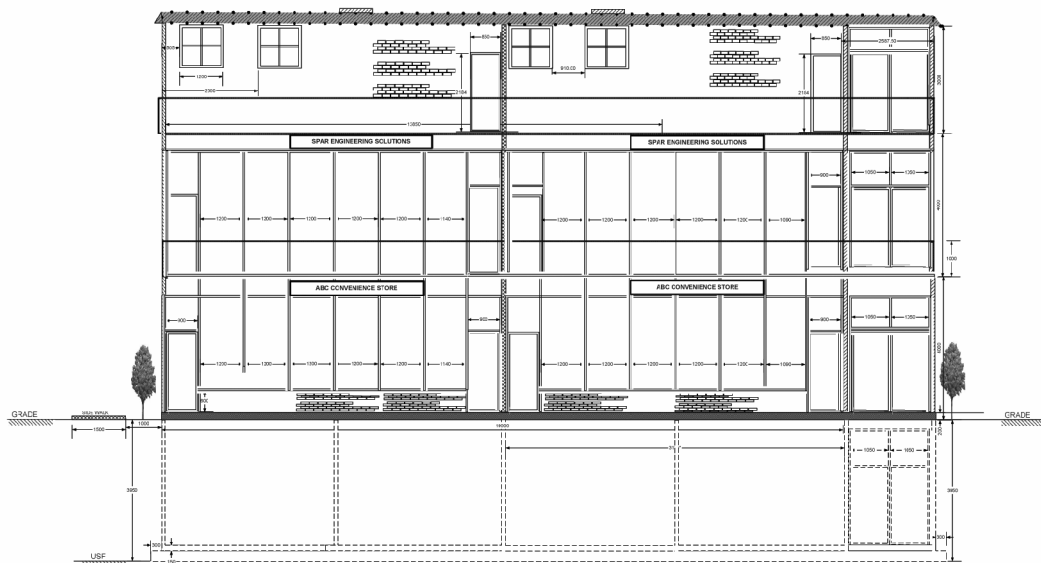


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Attachment 2: Elevations – North & West



North Elevation



West Elevation

Elevations

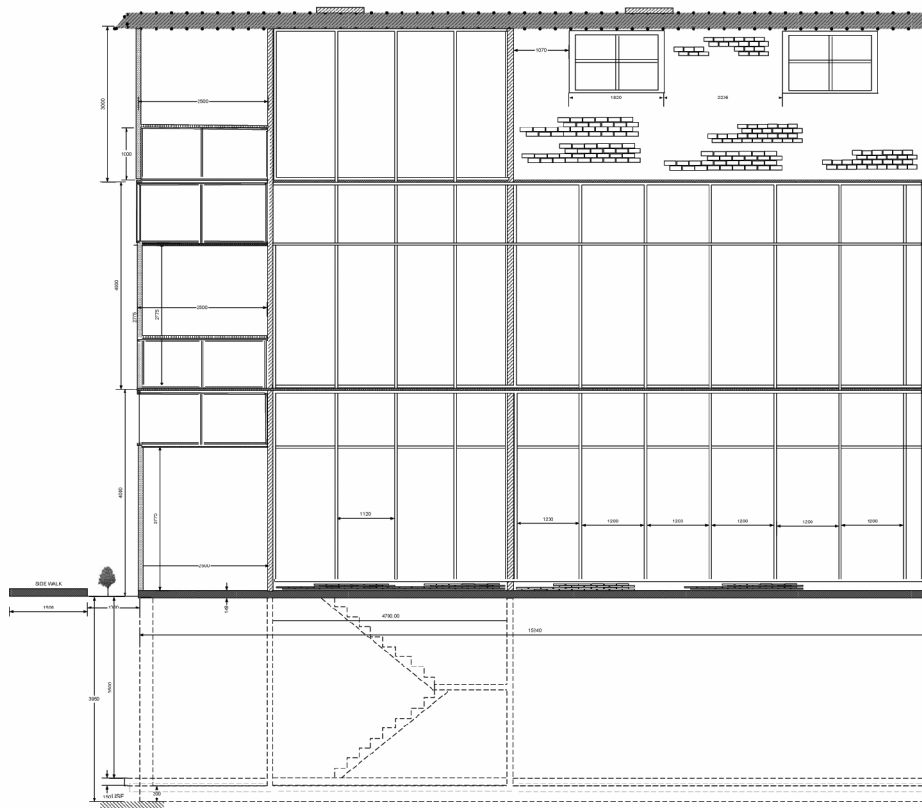
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83 Finch Avenue West

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Attachment 3: Elevations – South



South Elevation

Elevations

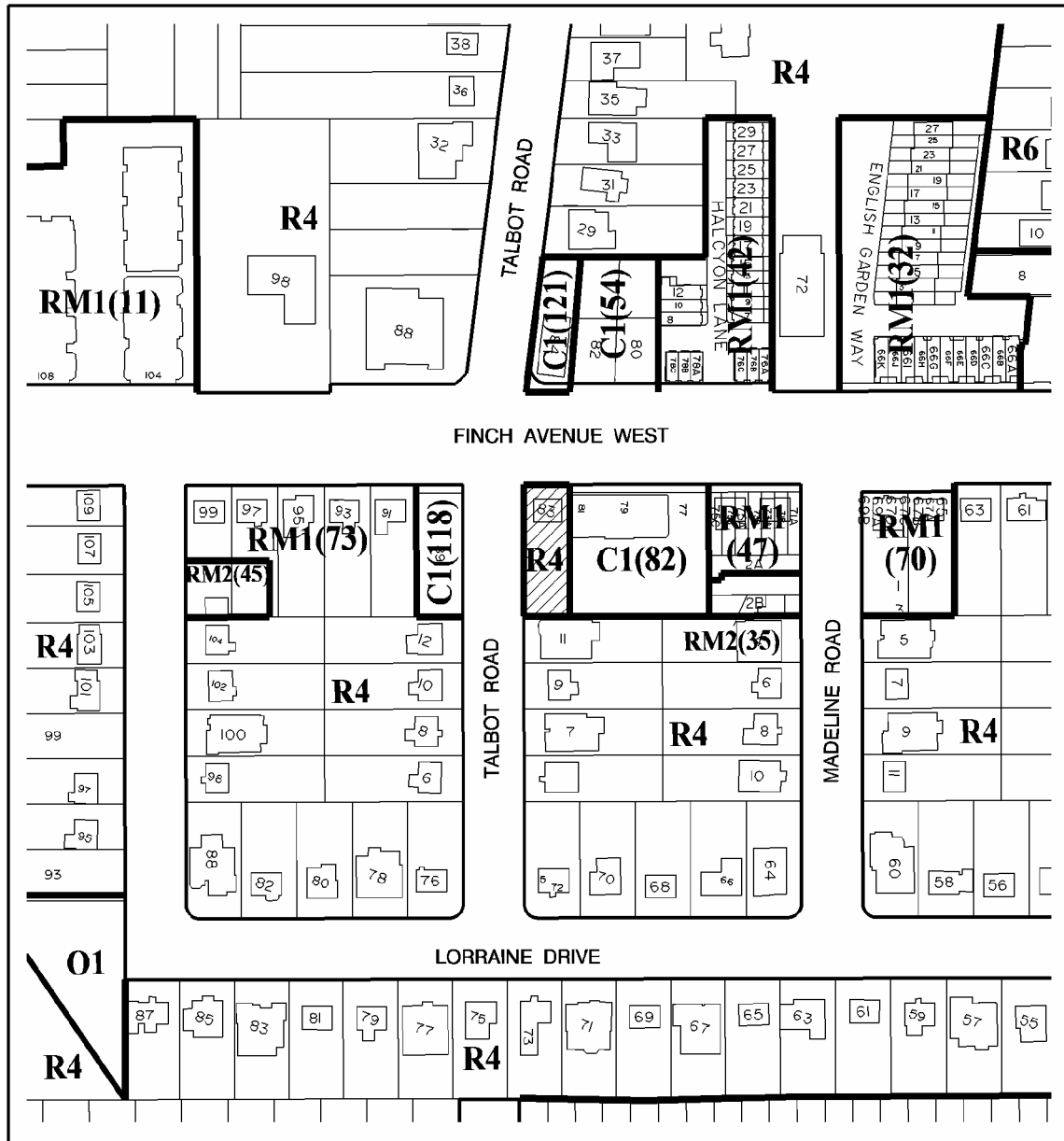
Applicant's Submitted Drawing

Not to Scale
12/10/2008

83 Finch Avenue West

File # 08_210023

Attachment 4: Zoning



Toronto City Planning
Zoning

83 Finch Avenue West

File # 08_210023

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

C1 General Commercial Zone
O1 Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 12/10/2008

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 210023 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	October 3, 2008

Municipal Address: 83 FINCH AVE W

Location Description: PLAN 3705 LOT 27 **GRID N2302

Project Description: Three storey mixed use building containing ground floor retail, second floor offices and two residential dwelling units on the third floor - concurrent site plan application 08 210027 NNY 23 SA

Applicant:	Agent:	Architect:	Owner:
HARNAM TREHIN			JASJIT TREHIN

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	663.55	Height:	Storeys:	3	
Frontage (m):	15.24		Metres:	11	
Depth (m):	43.54				
Total Ground Floor Area (sq. m):	242				Total
Total Residential GFA (sq. m):	242		Parking Spaces:	10	
Total Non-Residential GFA (sq. m):	484		Loading Docks	0	
Total GFA (sq. m):	726				
Lot Coverage Ratio (%):	36.5				
Floor Space Index:	1.1				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	242	0
Bachelor:	0	Retail GFA (sq. m):	242	0
1 Bedroom:	0	Office GFA (sq. m):	242	0
2 Bedroom:	2	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	2			

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