

244 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 199366 NNY 23 OZ & 08 199373 NNY 23 SA |

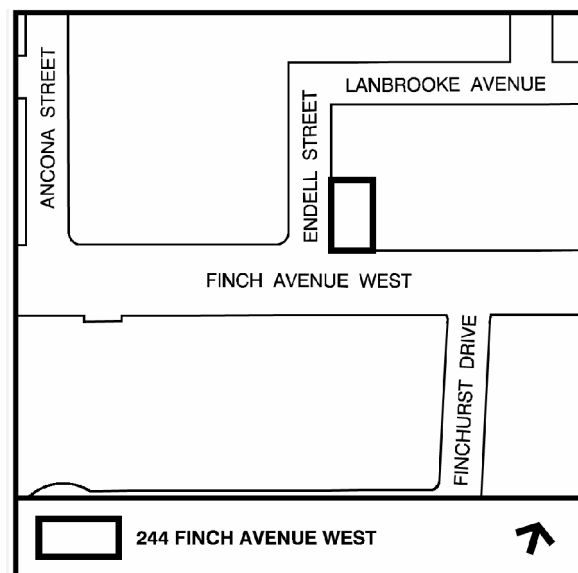
SUMMARY

This application was made on September 2, 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 244 Finch Avenue West to permit a two storey building with professional medical office uses on the ground floor and commercial office uses on the upper floor.

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 this corner site to construct a two storey mixed commercial building, with professional medical offices on the ground floor and commercial/office uses on the upper floor. The proposal would be served by 10 at grade parking spaces located at the rear of the building and accessed via Endell Street. The proposal would create a total of 488 m² of commercial gross floor area and have a Floor Space Index (FSI) of 0.73.

Site and Surrounding Area

The site is located on the northeast corner of Finch Avenue West and Endell Street. The lot has a frontage of approximately 20 metres and a site area of approximately 670 square metres. A one story detached building is presently located on the site.

Abutting uses are as follows:

North: single detached residential dwellings;

South: single detached residential dwellings across Finch Avenue West, with a place of worship to the southwest;

East: single detached residential dwellings, further east in the same block is the site of current rezoning and site plan applications to permit a 4-storey 17 unit residential townhouse development (08 102445 NNY 23 OZ & 08 102458 NNY 23 SA); and

West: immediately across Endell Street is located a private school operated by Associated Hebrew Schools, followed by 4-storey apartments further west 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"* 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 facilities, and institutional uses.

For sites with less than 30 metres of frontage on Finch Avenue, and where the proposed use is solely commercial, such as with this proposal, the maximum density (FSI) permitted is 1.0 times the lot area, and the maximum permitted height is 2 storeys or 8 metres, whichever is the lesser, provided that the amount of gross floor area devoted to commercial uses does not exceed 0.75 times the lot area.

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 design and an abundance of landscaping and tree features.

Zoning

The subject lands located are zoned “One-Family Detached Dwelling Fourth Density Zone” (R4) which permits single detached dwellings and accessory uses.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (08 199373 NNY 23 SA) which will be reported with this rezoning application.

Green Development Standards

Staff will be encouraging 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 due to the configuration of the building and parking area, some trees will require removal. This 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 professional medical office and commercial uses.

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, the following will be addressed:

1. Compatibility of the proposal with the adjacent school site and particularly with the adjacent low density neighbourhood to the north;
2. Landscaping, building design and massing will be reviewed to ensure an attractive street edge and pedestrian environment;
3. Opportunities for consolidation of the site with lands to the east;
4. Site circulation, access and location and number of parking spaces;
5. Adherence to the City’s stormwater management; and
6. 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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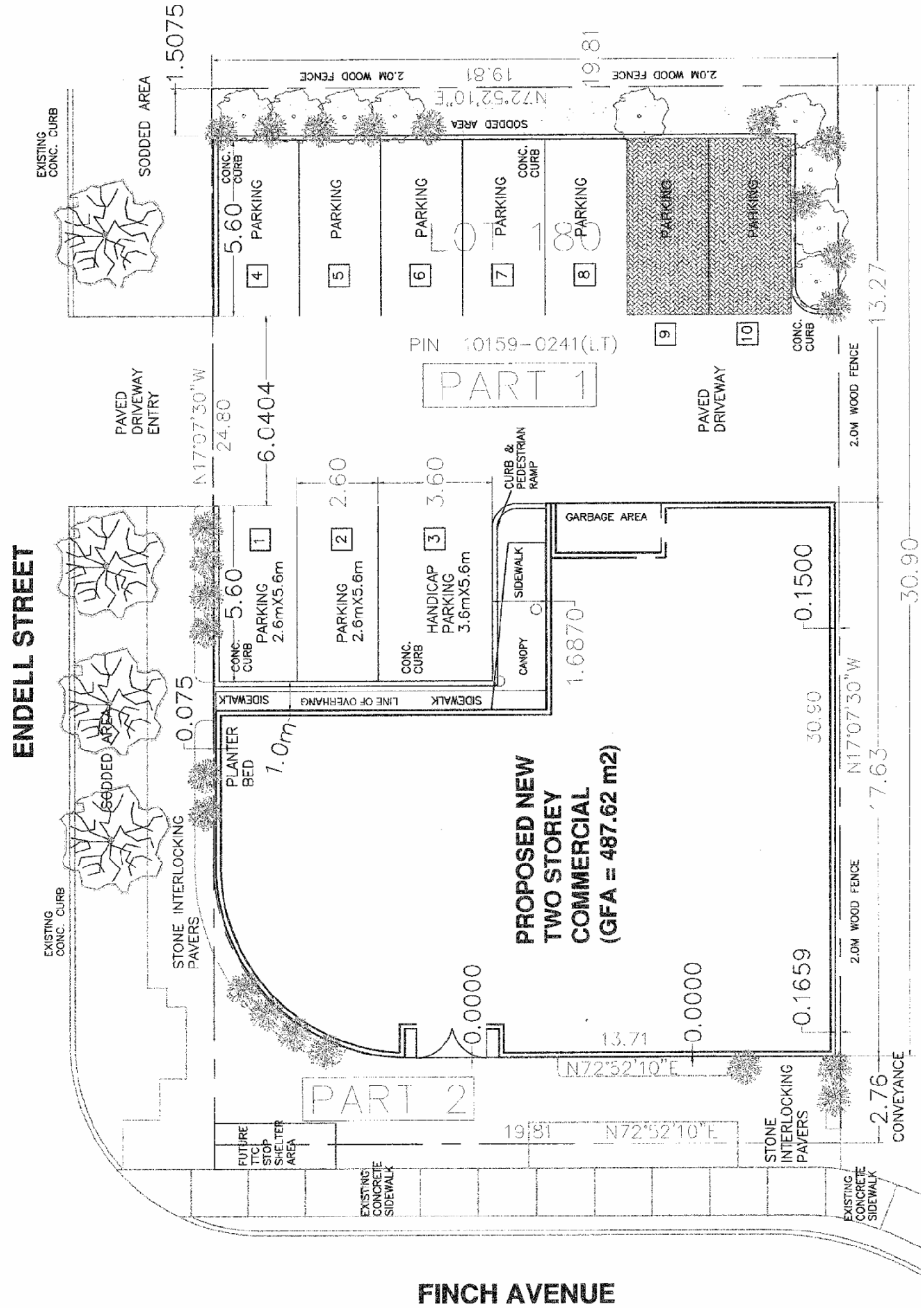
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

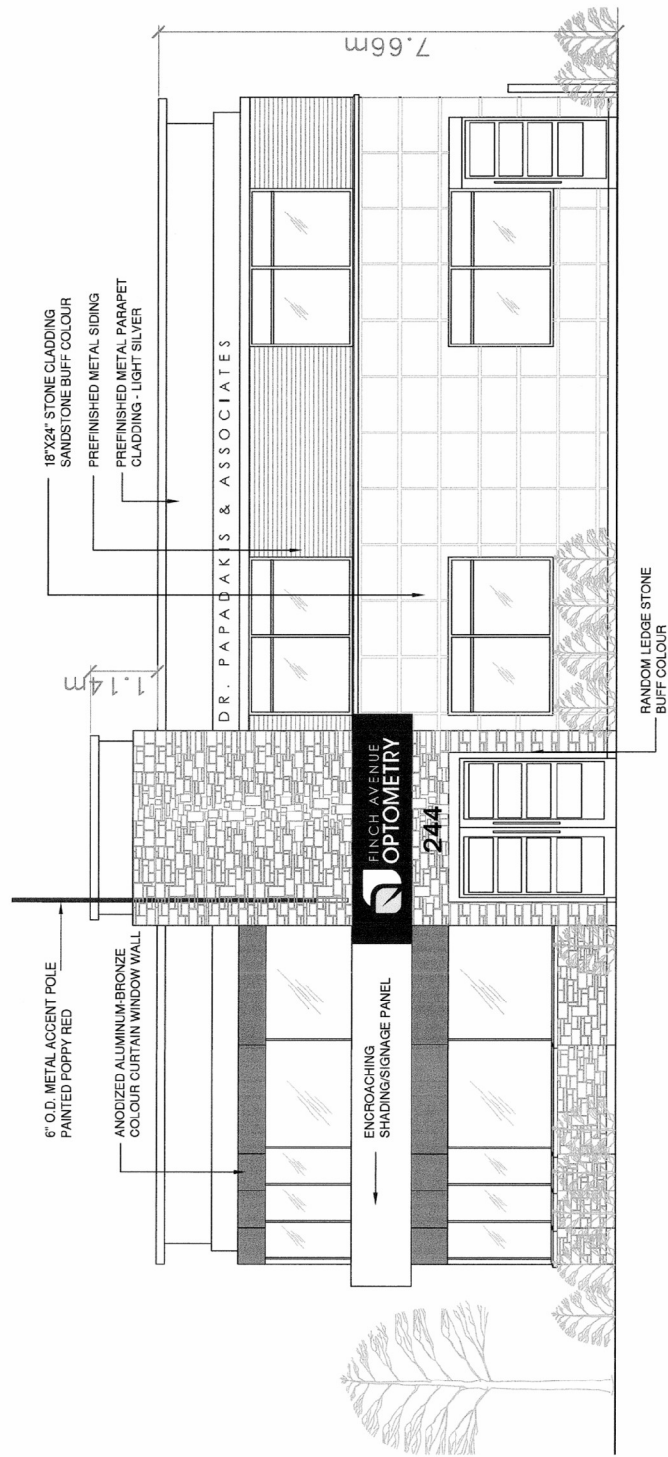
244 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
10/08/2008

File # 08_199366

Attachment 2: South Elevation



South Elevation

Elevations

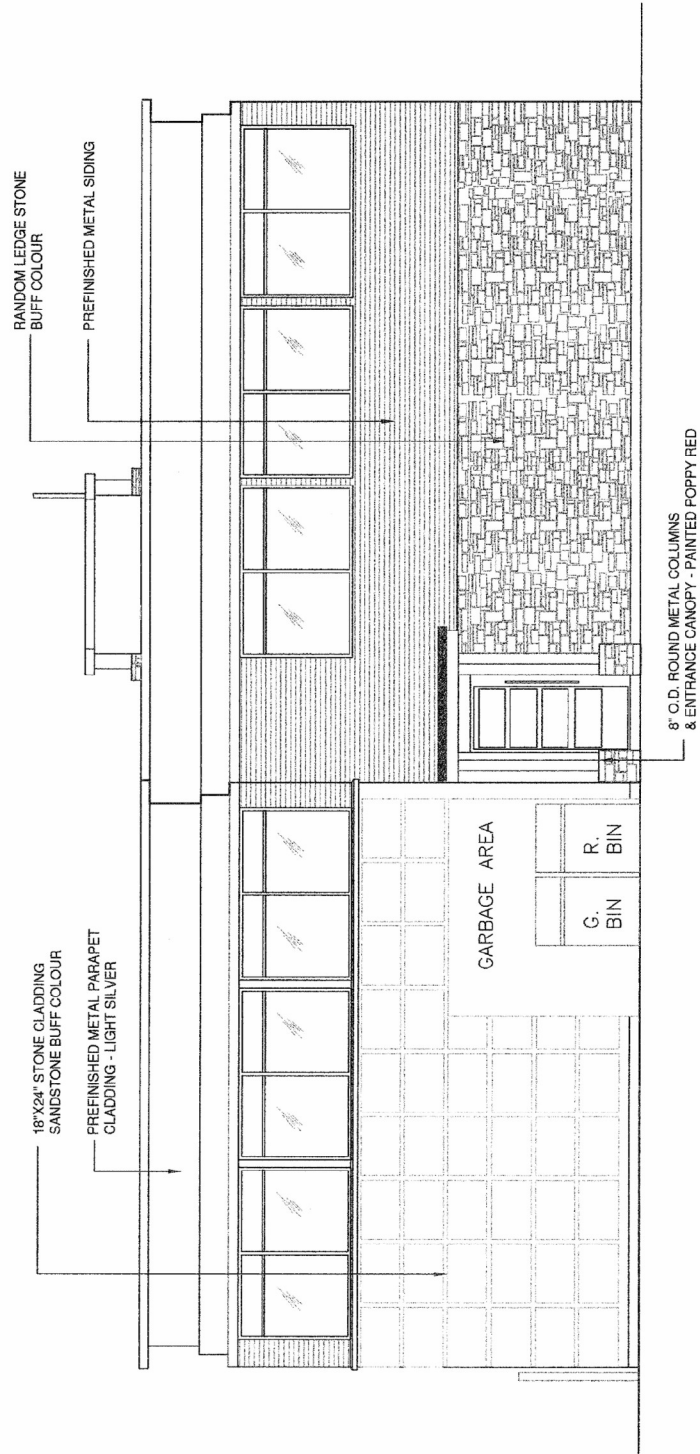
244 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
10/08/2008

File # 08 199366

Attachment 3: North Elevation



North Elevation

Elevations

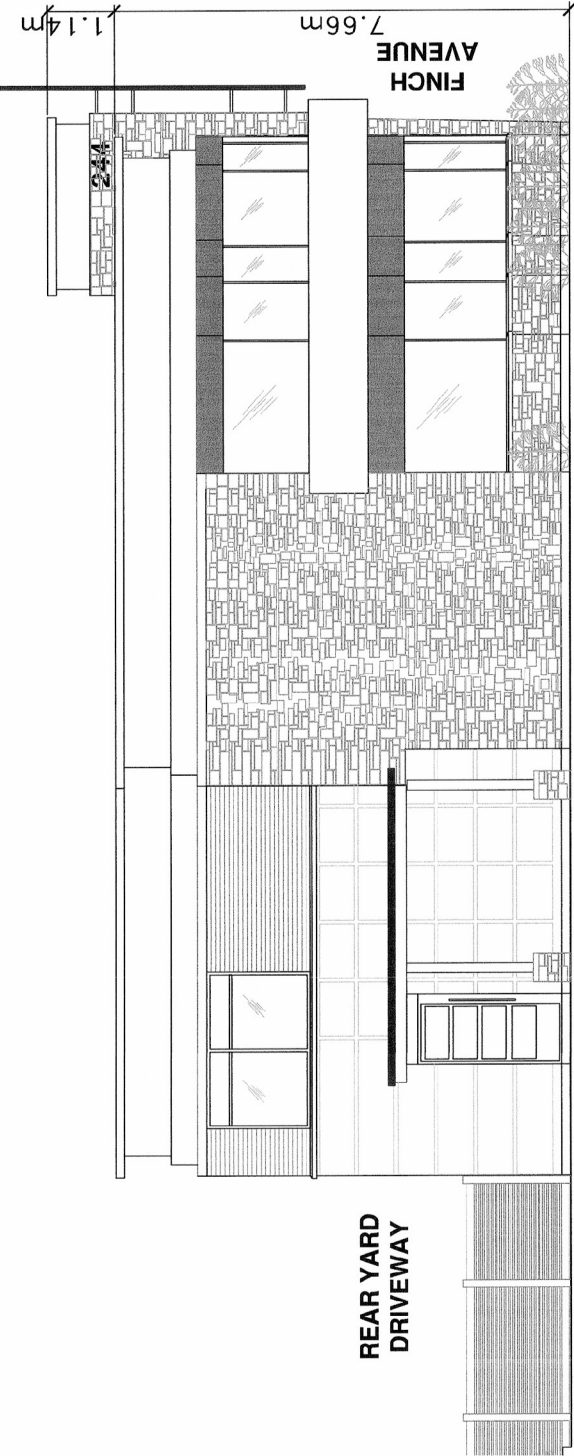
244 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
10/08/2008

File # 08 199366

Attachment 4: West Elevation



West Elevation

Elevations

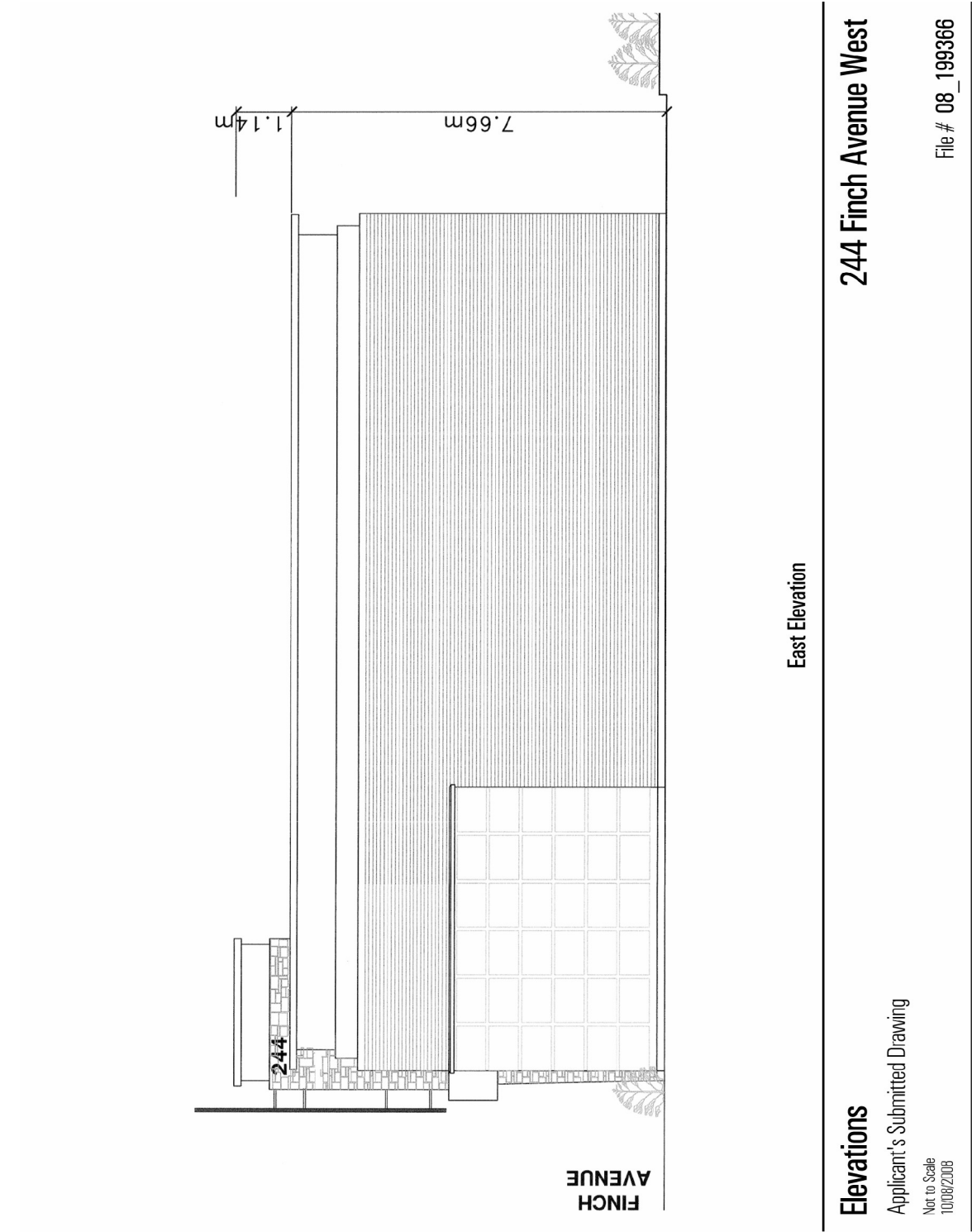
244 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
10/08/2008

File # 08 199366

Attachment 5: East Elevation



East Elevation

Elevations

244 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale
10/08/2008

File # 08 199366

The map illustrates the R4 zoning district, which is characterized by single-family detached homes. The district is bounded by several streets, including Ancona Street to the west, Finch Avenue West to the south, and Clarkhill Street to the east. The map shows a grid of lots, many of which are numbered. Key features include:

- Streets:** Ancona Street, Brenthal Avenue, Endell Street, Finch Avenue West, Fleetwell Court, Finchurst Drive, Bevdale Rd, Melton Grove Street, and Clarkhill Street.
- Zoning Designations:** The majority of the area is designated as R4. A specific lot at the intersection of Endell Street and Finch Avenue West is designated as R4(25) and is highlighted with a hatched pattern.
- Lot Numbers:** Numerous lots are numbered, including 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.



File # 08 199366

Not to Scale
Zoning By-law 7625
Extracted 10/08/2008

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 08 199366 NNY 23 OZ |
| Details | Rezoning, Standard | Application Date: | September 2, 2008 |

| | |
|-----------------------|--|
| Municipal Address: | 244 FINCH AVE W |
| Location Description: | PLAN 4259 LOT 180 **GRID N2301 |
| Project Description: | Proposed two storey mixed use building - Medical office (Optometrist) on main floor - commercial offices on 2nd floor, with 10 at grade parking spaces. Corner lot. Concurrent site plan application - 08-199373 NNY 23 SA |

| | | | |
|--------------------|---------------|-------------------|-------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| ANTONIO DIGIACINTO | | | 2139588 ONTARIO LIMITED |

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): | 604.14 | Height: | Storeys: | 2 |
| Frontage (m): | 19.81 | | Metres: | 8 |
| Depth (m): | 30.9 | | | |
| Total Ground Floor Area (sq. m): | 263.46 | | | Total |
| Total Residential GFA (sq. m): | 0 | | Parking Spaces: | 10 |
| Total Non-Residential GFA (sq. m): | 487.62 | | Loading Docks | 0 |
| Total GFA (sq. m): | 487.62 | | | |
| Lot Coverage Ratio (%): | 43.61 | | | |
| Floor Space Index: | 0.81 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| Tenure Type: | | | Above Grade | Below Grade |
|--------------|---|----------------------------------|-------------|-------------|
| Rooms: | 0 | Residential GFA (sq. m): | 0 | 0 |
| Bachelor: | 0 | Retail GFA (sq. m): | 0 | 0 |
| 1 Bedroom: | 0 | Office GFA (sq. m): | 487.62 | 0 |
| 2 Bedroom: | 0 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 0 | | | |

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