

88 Finch Avenue East - Rezoning Application - Preliminary Report

Date:	January 20, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	08 230268 NNY 24 OZ

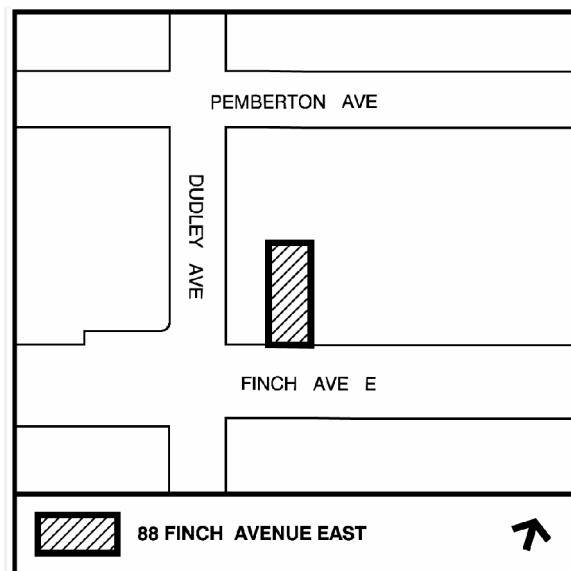
SUMMARY

This application was made on December 17, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to convert the residential second floor of an existing two storey building for additional professional medical office use. The ground floor is an existing professional medical office. Five existing parking spaces are located at the rear of the site. No additions or alterations to the exterior of the building are proposed.

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 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.

DECISION HISTORY

The owner of the lands received building permits to construct a 2nd storey addition and a rear 2-storey addition in 1996. Building permits were issued based on building plans showing a home occupation on the main floor and residential uses on the upper floor. This was in accordance with uses permitted by the former City of North York Zoning By-law 7625 at that time.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to convert the residential second floor of the existing building for additional professional medical office use. The ground floor of the building is used as a professional medical office, namely, a dental office. The proposal would allow the existing building to be used entirely for professional medical office purposes with a total combined gross floor area of 321 m² and a Floor Space Index (FSI) of 0.58. The proposal would be served by five existing at grade parking spaces located at the rear of the building, and accessed via a driveway onto Finch Avenue East. The proposal as submitted indicates that no additions or alterations to the exterior of the building are being proposed.

Site and Surrounding Area

The site is located on the north side of Finch Avenue East, just east of the intersection with Dudley Avenue and west of Willowdale Avenue, and is occupied by a 2 storey single detached building. The ground floor of the building is utilized as a dentist's office.

North: The site borders onto Pemberton Parkette, the remainder of the neighbourhood consists of typical 2 storey single detached dwellings;

South: Single detached dwellings, with a three storey townhouse block immediately across the street at the south east corner of Finch and Dudley Avenues;

East: The immediately adjacent lot is the subject of a proposed redevelopment for two single detached, three storey residential dwellings which has been appealed to the Ontario Municipal Board (05 212629 NNY 24 OZ), further east are located typical 2 storey single detached dwellings; and

West: Lands towards the Finch Subway Station have been primarily redeveloped for higher density residential use, with a number of dwelling unit conversions for office/commercial uses.

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 "C"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential, 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 also requires fencing and a landscaping barrier suitable for the planting of trees and which will also appropriately define the individual site. Exterior lighting and sign illumination will be located so as to avoid any impact upon the adjacent residential neighbourhood. New developments will also provide for a quality street environment by locating primary pedestrian access at grade and facing the street, and creating a strong and attractive street edge with emphasis on good design and an abundance of landscaping and tree features.

Zoning

The property is 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 230271 NNY 24 SA) which will be reported on with this rezoning application.

Green Development Standards

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

Tree Preservation

The applicant has indicated that the proposal will not impact upon any tree. However, this application has been circulated to City Forestry staff for their review. Opportunities for the planting of additional private and 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 addition to the existing professional medical office use already located on the ground floor of the building.

COMMENTS

Application Submission

No additional reports/studies were submitted with the application as none were deemed required.

A Notification of Complete Application was issued on January 5, 2009.

Issues to be Resolved

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

1. Appropriateness of the proposed additional professional medical office uses;
2. Compatibility of the proposal with the adjacent neighbourhood along Finch Avenue and in particular to the low density residential neighbourhood to the north;
3. The extent of hard surface area and on-site stormwater management;
4. Site circulation, location and number of parking spaces;
5. Landscaping and opportunities to ensure an attractive street edge and pedestrian environment;
6. The potential for consolidation of the site with adjacent lands to create a more comprehensive development opportunity; and
7. Conveyance requirements for the future road widening of Finch Avenue and possible building encroachments upon City property.

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

CONTACT

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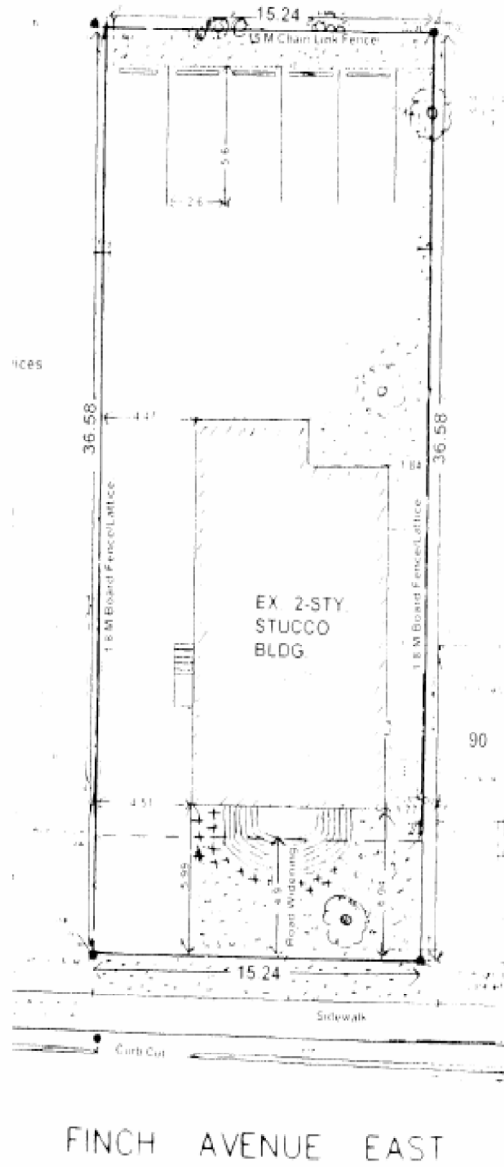
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation [as provided by applicant]
Attachment 3: North Elevation [as provided by applicant]
Attachment 4: South Elevation [as provided by applicant]
Attachment 5: West Elevation [as provided by applicant]
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

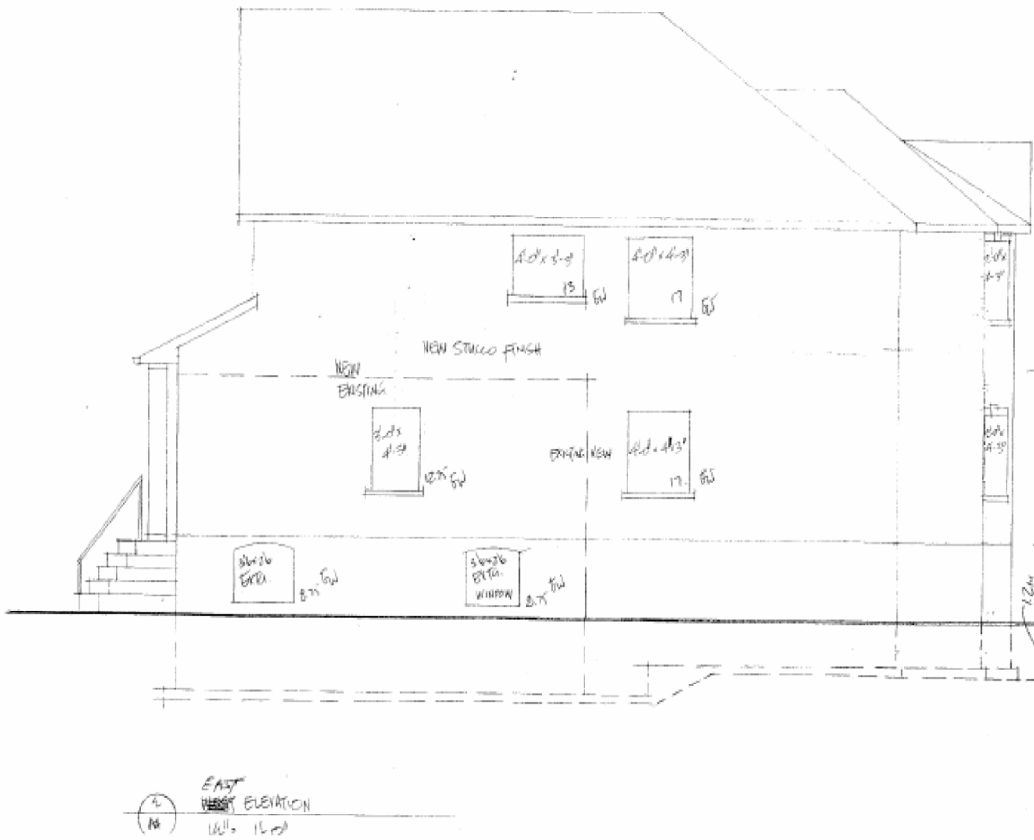
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01/19/2009



88 Finch Avenue E

File # 08_230268

Attachment 2: East Elevation



Elevation

Applicant's Submitted Drawing

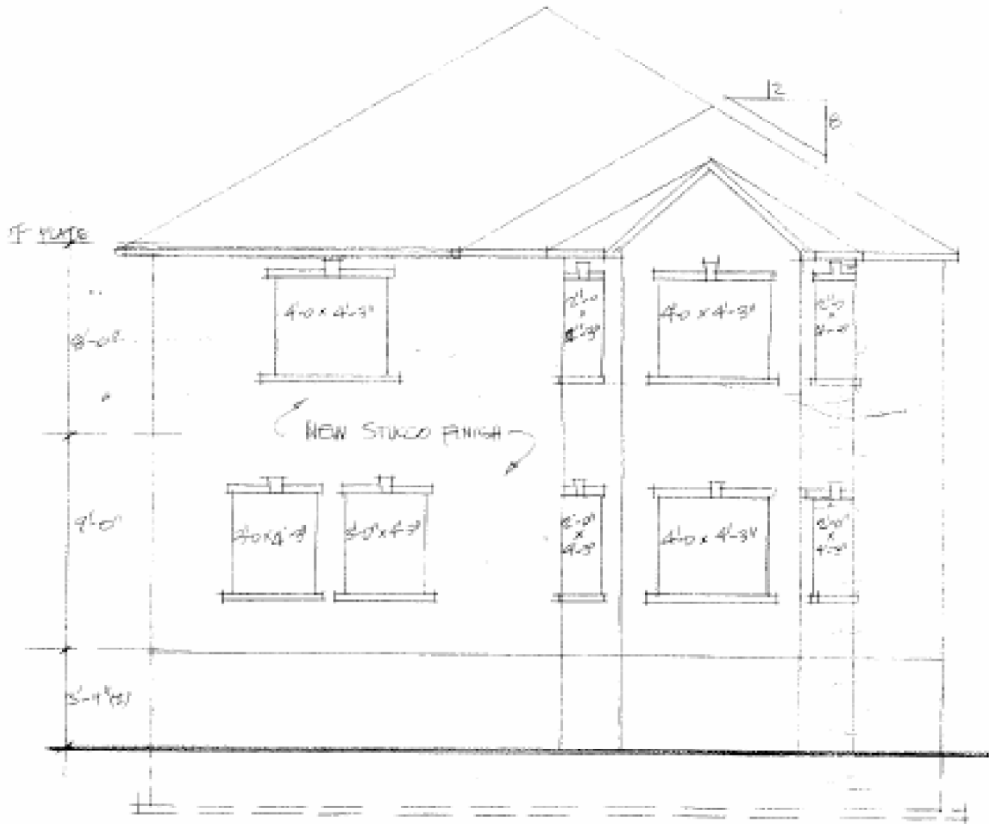
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88 Finch Avenue E

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Attachment 3: North Elevation



1 NORTH ELEVATION
1/4" = 1'-0"

Elevation

Applicant's Submitted Drawing

Not to Scale
01/19/2009



88 Finch Avenue E

File # 08_230268

Attachment 4: South Elevation



② SOUTH ELEVATION
1/4" = 1'-0"

Elevation

88 Finch Avenue E

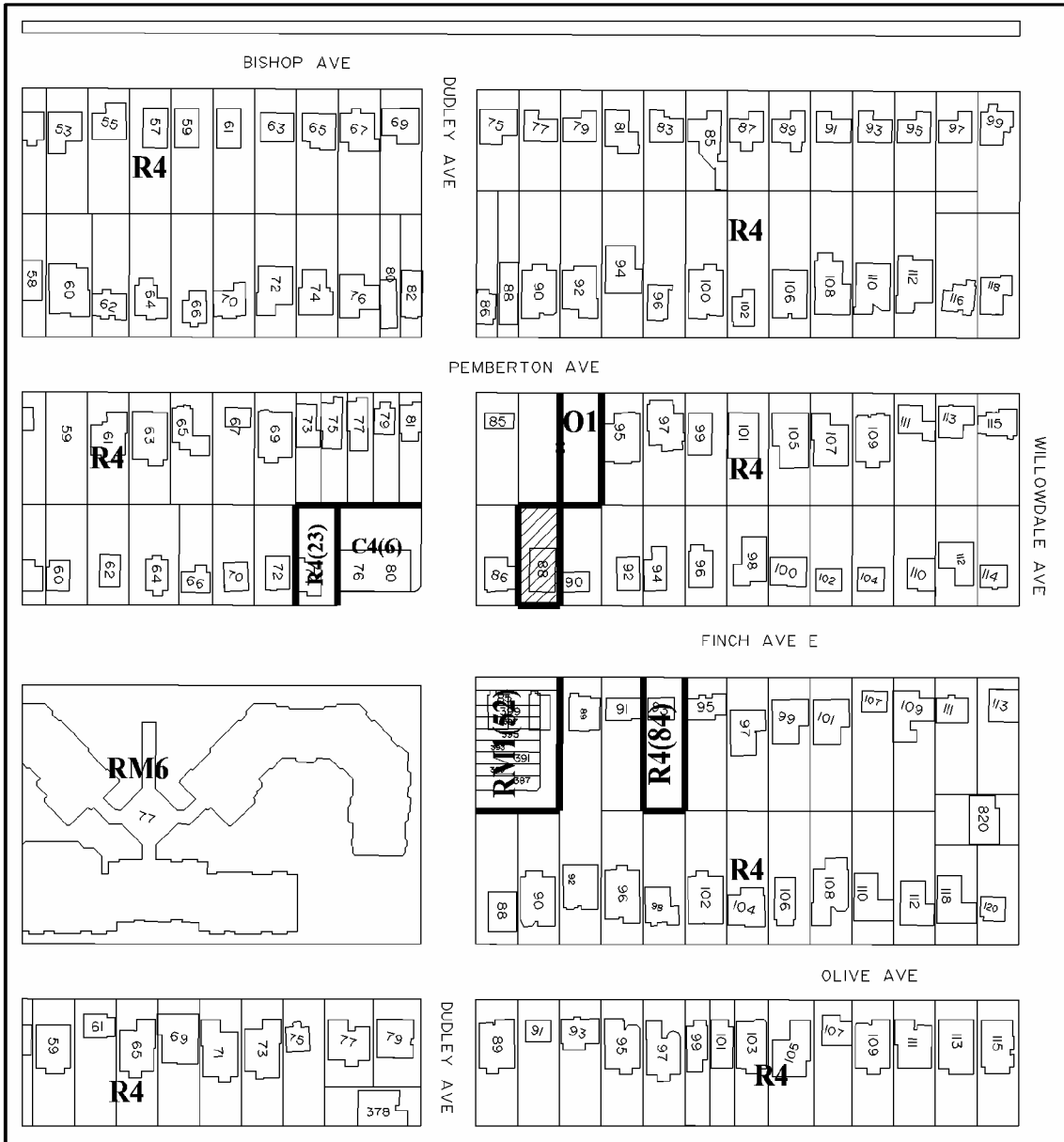
Applicant's Submitted Drawing

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01/19/2009



File # 08_230268

Attachment 6: Zoning



88 Finch Avenue E

File # 08_230268

- R4 One-Family Detached Dwelling Fourth Density Zone
- C4 Mixed Use Commercial Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone



Not to Scale
Zoning By-law 7625
Extracted 01/19/2009

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 230268 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	December 17, 2008

Municipal Address: 88 FINCH AVE E

Location Description: PLAN 2233 LOT 149 PARTIAL ASSESSMENT **GRID N2401

Project Description: Proposed conversion of the residential second floor to professional medical office (dentist). Ground floor is already used as a dentist office. No exterior alterations or additions to building or parking area. Existing 5 parking spaces at rear accessed via driveway from Finch Avenue. Note concurrent site plan application 08 230271 NNY 24 SA.

Applicant:	Agent:	Architect:	Owner:
WINCH PLANNING & DEVELOPMENT SERVICES MEL WINCH			DR. MARK LIN DENTISTRY PROFESSIONAL CORPORATION

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	557.48	Height:	Storeys:	2
Frontage (m):	15.24		Metres:	8.3
Depth (m):	36.58			
Total Ground Floor Area (sq. m):	127			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	5
Total Non-Residential GFA (sq. m):	321		Loading Docks	0
Total GFA (sq. m):	321			
Lot Coverage Ratio (%):	22.8			
Floor Space Index:	0.58			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	254	67
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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