

**51 Finch Ave W - Rezoning, Site Plan Applications - Preliminary Report**

<b>Date:</b>	January 7, 2009
<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 229888 NNY 23 OZ

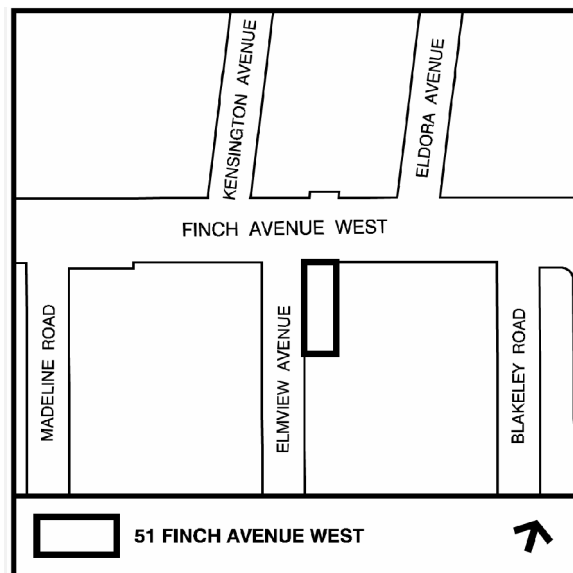
**SUMMARY**

This application was made on December 15, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the Zoning By-law in order to permit the existing single detached house to be used as a medical office at 51 Finch Ave W.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The applicant is required to make further submissions in order for their application to be complete. Furthermore, a community consultation should be scheduled as soon as possible to assess any issues the public may have with this application. This application is targeted for completion by the third quarter of 2009; the target date assumes that applicant will provide all required information in a timely manner.



## **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.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on October 29, 2008.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to convert the existing single detached dwelling into a medical office. The existing 1.5 storey structure, with a Gross Floor Area (GFA) of 111.49 m<sup>2</sup>, would be retained and 5 parking spaces would be provided at the rear of the property via the existing access off of Elmview Avenue.

### **Site and Surrounding Area**

The site currently consists of a 1.5-storey, stucco clad single detached dwelling fronting onto Finch Avenue West. The site area is 663.84 m<sup>2</sup> and has a side yard entrance from Elmview Avenue.

North: Properties directly to the north of the site fronting onto Finch Avenue consist of single detached dwellings, a converted Dental Office, Law Office and a three-storey residential building.

South: To the south of the subject property is a residential neighbourhood consisting of one and two-storey single detached dwellings.

East: To the east of the subject property is a dental office and a high-rise condominium development.

West: To the west are 1 and 3 storey residential properties and a further west is a 3 storey commercial development.

### **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.

### **Official Plan**

The subject property is located on an area designated as an *Avenue* within the City of Toronto Official Plan and falls within the *Mixed-Use Areas* designation on the Land-Use Plan. The property is also subject to the Central Finch Area Secondary Plan and is designated as *Mixed-Use Area "B"*. Developments within this designation are expected to support the surrounding residential uses, animate the street and are to generally consist of developments with commercial on the ground floor and residential above. Various built form and height restrictions also apply to this property.

### **Zoning**

The property is currently designated R4 within Zoning By-law No. 7625 of the former City of North York. The current designation does not permit the medical office use.

### **Site Plan Control**

This application is under Site Plan Control. The applicant has submitted a Site Plan which will be reviewed concurrently with the Zoning By-law Amendment.

### **Tree Preservation**

The applicant has been asked to submit an Arborist report as part of their complete application. The Arborist report will be evaluated by Staff for any trees that may fall within the tree protection by-law.

### **Reasons for the Application**

The applicant requires a re-zoning in order to permit the medical office.

## **COMMENTS**

### **Application Submission**

A Notification of Incomplete Application issued on January 5, 2009 identifies the outstanding material required for a complete application submission as follows:

- Storm Water Management Report
- Site Servicing Plan
- Grading Plan
- Arborist/Tree Preservation Report and/or Declaration

### **Issues to be Resolved**

As noted above, there are reports required to assess storm-water management, tree issues, traffic impact, built form and appropriateness of the proposed use and are necessary to effectively evaluate this proposal.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

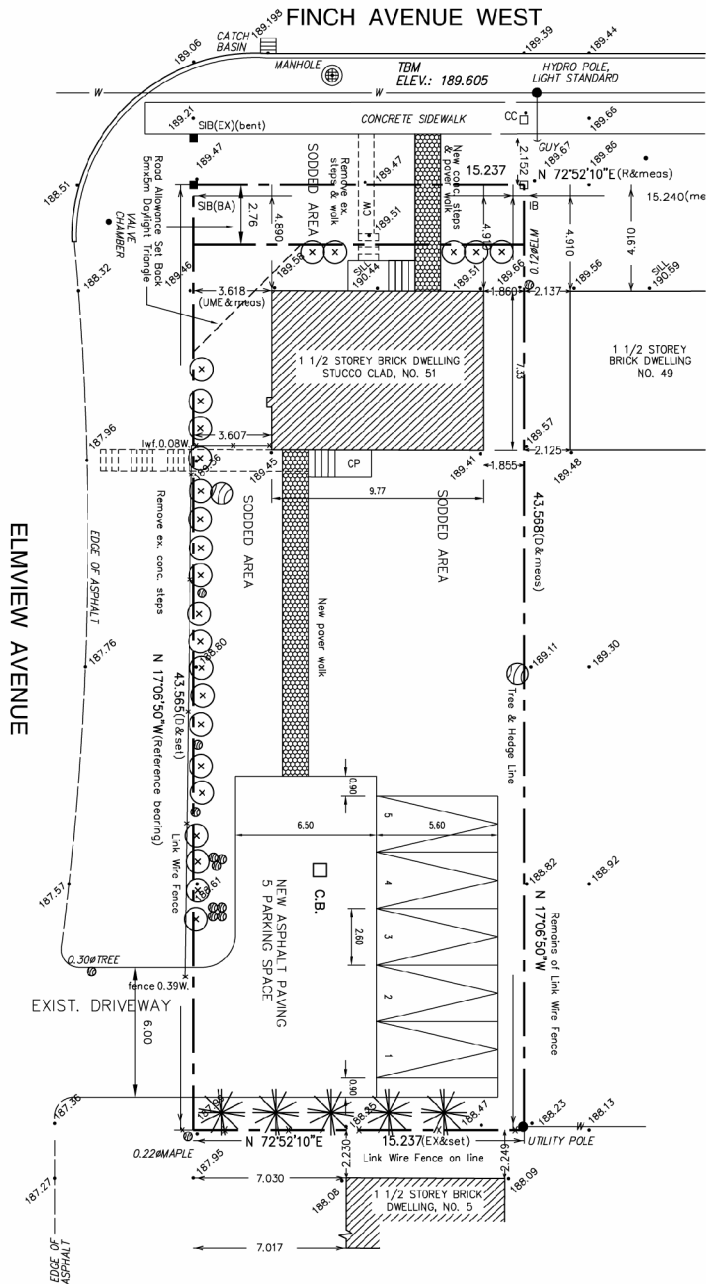
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

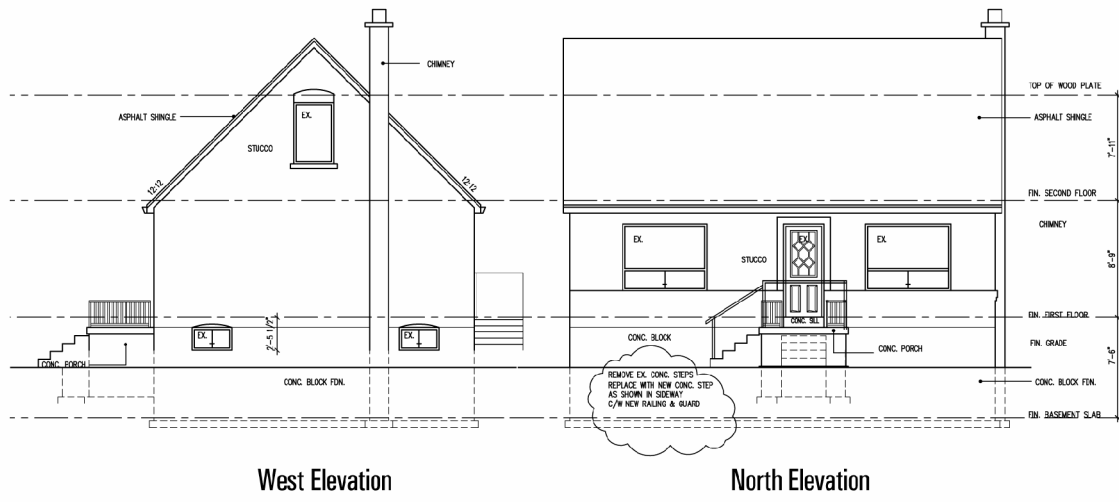
## 51 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale  
01/14/2009

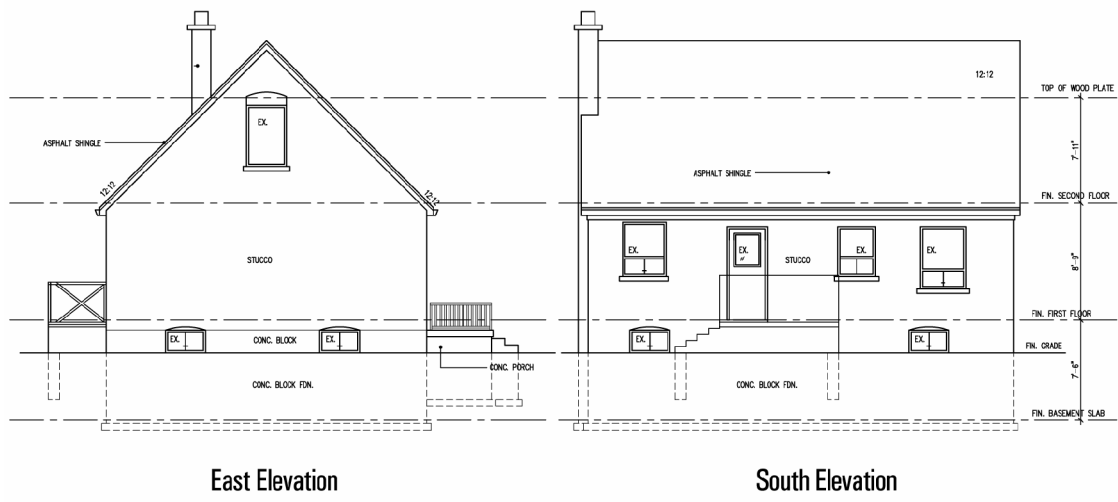
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## Attachment 2: Elevations



West Elevation

North Elevation



East Elevation

South Elevation

### Elevations

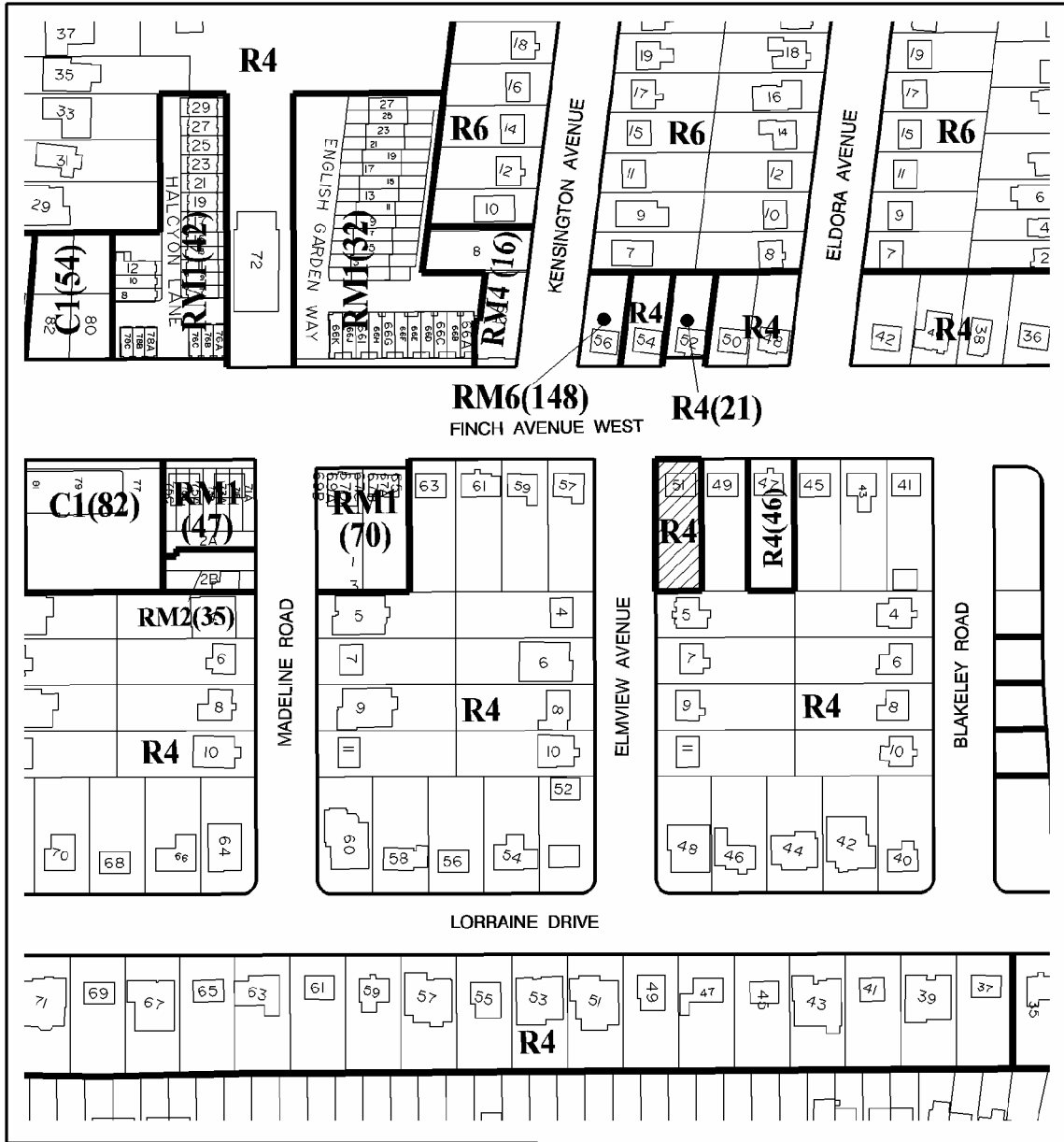
Applicant's Submitted Drawing

Not to Scale  
01/14/2009

### 51 Finch Avenue West

File # 08\_229888

### Attachment 3: Zoning



51 Finch Avenue West

File # 08\_229888

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

C1 General Commercial Zone



Not to Scale  
Zoning By-law 7625  
Extracted 01/14/2009

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 229888 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	December 15, 2008

Municipal Address: 51 FINCH AVE W  
 Location Description: PLAN 3705 LOT 15 \*\*GRID N2302  
 Project Description: Convert existing sfd to medical office

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
RICHARD MIN			HYEJIN SHIN

#### 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):	663.84	Height:	Storeys:	2	
Frontage (m):	15.24		Metres:	6.1	
Depth (m):	43.56				
Total Ground Floor Area (sq. m):	71.34				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	5	
Total Non-Residential GFA (sq. m):	111.49		Loading Docks	0	
Total GFA (sq. m):	111.49				
Lot Coverage Ratio (%):	10.75				
Floor Space Index:	0.17				

#### 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):	111.49	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Giulio Cescato, Assistant Planner</b>
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