

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

<b>Date:</b>	March 23, 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>	09 109205 NNY 23 OZ & 09 109210 NNY 23 SA

**SUMMARY**

This application was made on February 13, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

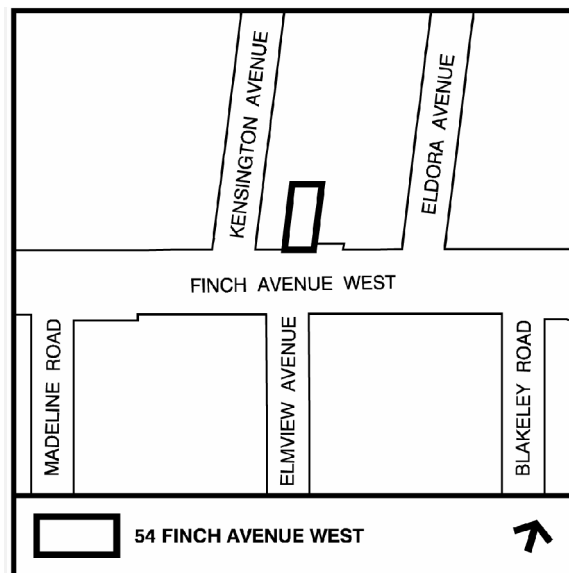
This application proposes to legalize an existing professional medical office use at 54 Finch Avenue West. This report provides preliminary information on the above-noted applications and seeks Community Council’s directions on further processing of the applications and on the community consultation process.

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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

This application to legalize the existing professional medical office use (dentist office) results from investigations by the City's Municipal Licensing and Standards Division into non-compliant activities at this location.

### **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 legalize an existing non-compliant professional medical office use (dentist office) within the existing two-storey building. The existing non-compliant use is located on the first and second storey of the building. The unfinished basement is used as a storage and utilities area. The proposal would have a Floor Space Index (FSI) of 0.3.

#### **Site and Surrounding Area**

The subject lands are located on the north side of Finch Avenue, four blocks west of Yonge Street. A single detached two-storey building is located on the site, which has a frontage of 14 metres, and a lot area of approximately 466 square metres. Six parking spaces are located at the rear of the building and are accessed via a driveway from Finch Avenue.

Abutting uses are as follows:

North: single detached dwellings within a stable residential neighbourhood;

South: this portion of Finch Avenue is experiencing redevelopment of single residential buildings to higher density uses, with a four storey residential townhouse complex presently under construction at the corner of Madeline Road, and a three storey residential townhouse proposal directly across the subject lands under review at the corner of Elmview Avenue (Item NY 22.32 - <http://www.toronto.ca/legdocs/mmis/2009/ny/decisions/2009-01-13-ny22-dd.pdf> ;

East: the abutting lot contains a building converted to commercial office uses, followed by single detached buildings towards Yonge Street; and  
West: a three storey residential building immediately to the west, with a four story commercial building across Kensington Avenue and three storey residential townhouses further west.

## **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 property 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 uses and institutional uses.

The Secondary Plan encourages redevelopment that is compatible with the surrounding residential areas while also 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 property, the maximum density (FSI) permitted is 1.0 times the lot area provided that the maximum height of a solely commercial project is 2 storeys or 8 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.

## **Zoning**

The subject property is 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**

A Site Plan Control application (# 09 109210 NNY 23 SA) has been submitted and will be reported concurrently with this rezoning application.

## **Toronto Green Standard**

Staff will encourage 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 there are no trees that will be affected by the proposal. The application has been circulated to City Forestry and opportunities for the planting of additional trees will form part of their evaluation.

## **Reasons for the Application**

The R4 zoning does not permit the existing professional medical office use within the existing building.

## **COMMENTS**

### **Application Submission**

No reports/studies were required to be submitted with the application. A Notification of Complete Application was issued on February 20, 2009.

### **Issues to be Resolved**

On a preliminary basis, matters to be addressed through the review of these applications include, but are not limited, to the following:

1. Assessment of the access, design and supply of the parking spaces and compatibility with the City of Toronto Green Parking Lot Guidelines;
2. Appropriate buffering from the residential area immediately to the north;
3. Appropriate landscaping, opportunities for street tree plantings and design detail along Finch Avenue West to ensure an attractive street edge and pedestrian environment;
4. Review of the pedestrian access including sidewalks and entrances and their relationship to Finch Avenue;
5. Adherence to the City's stormwater management polices; and
6. Assessment of the conveyance requirements for Finch Avenue West.

Additional issues may be identified through the review of the applications, 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**

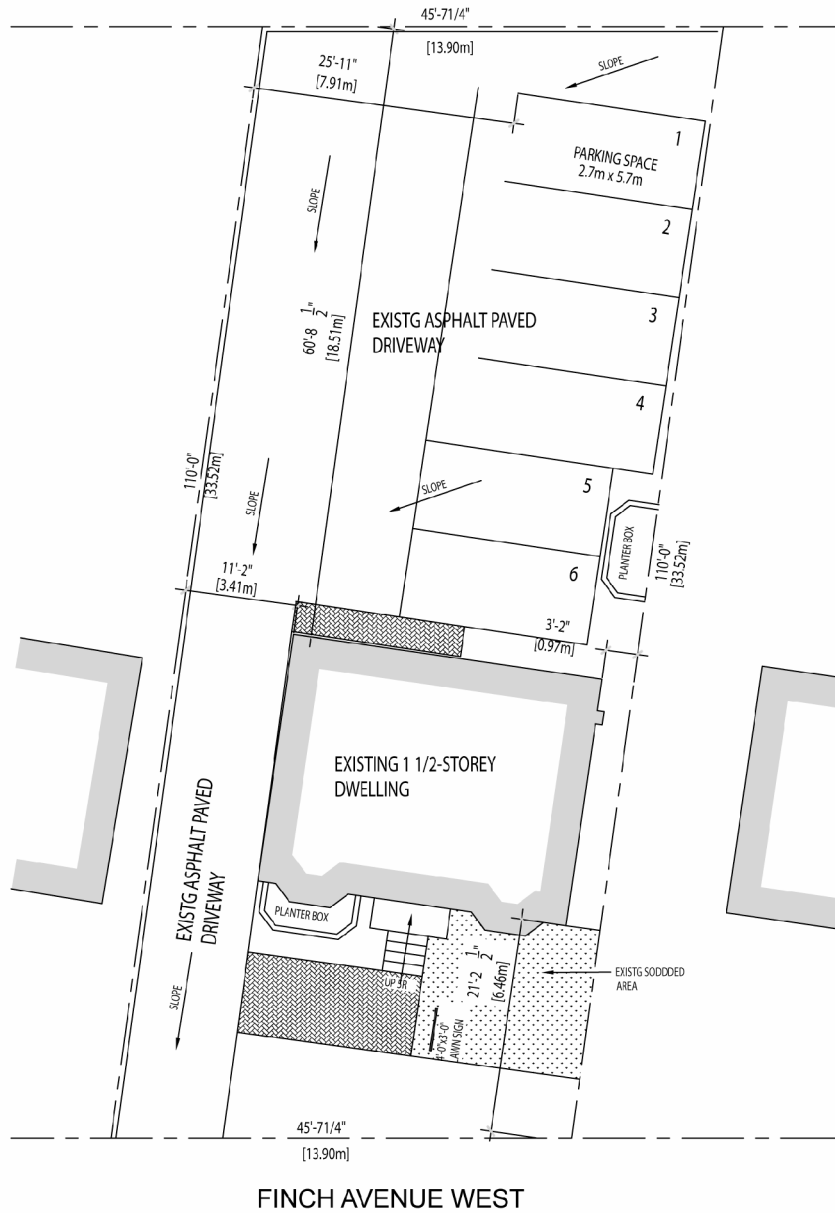
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

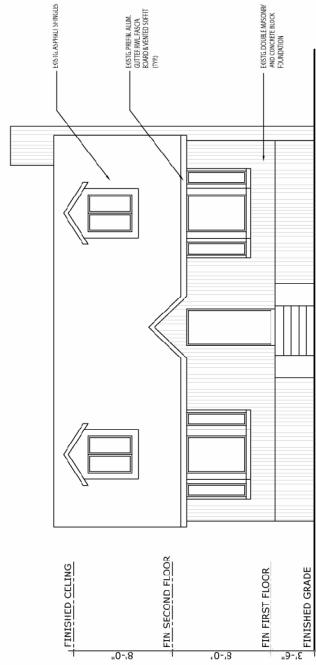
54 Finch Avenue West

Applicant's Submitted Drawing

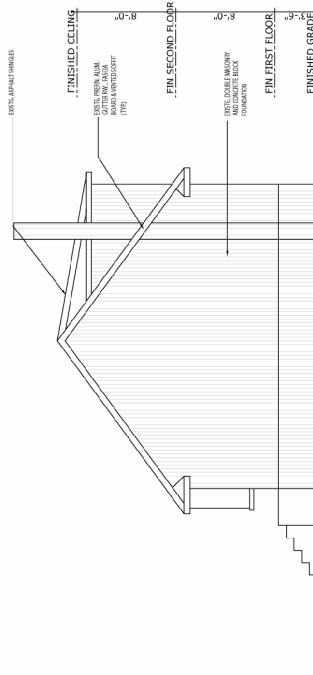
Not to Scale 

File # 09\_109205

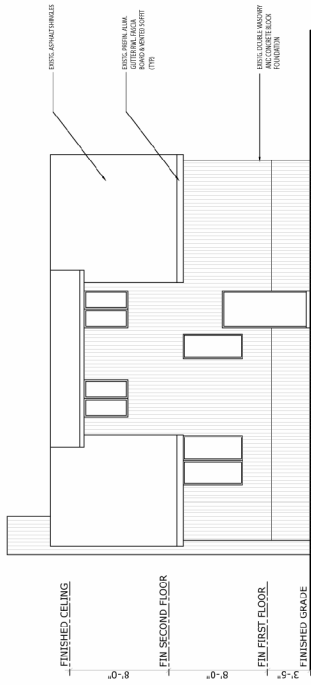
# Attachment 2: Elevations



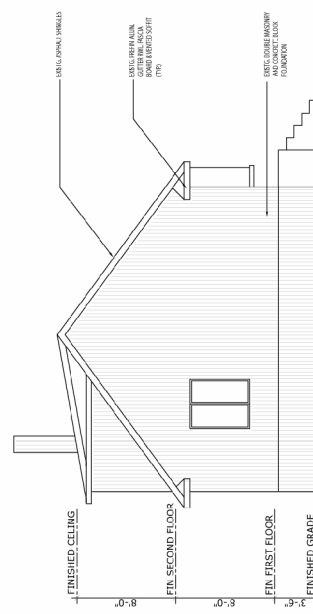
South Elevation



East Elevation



North Elevation



West Elevation

54 Finch Avenue West

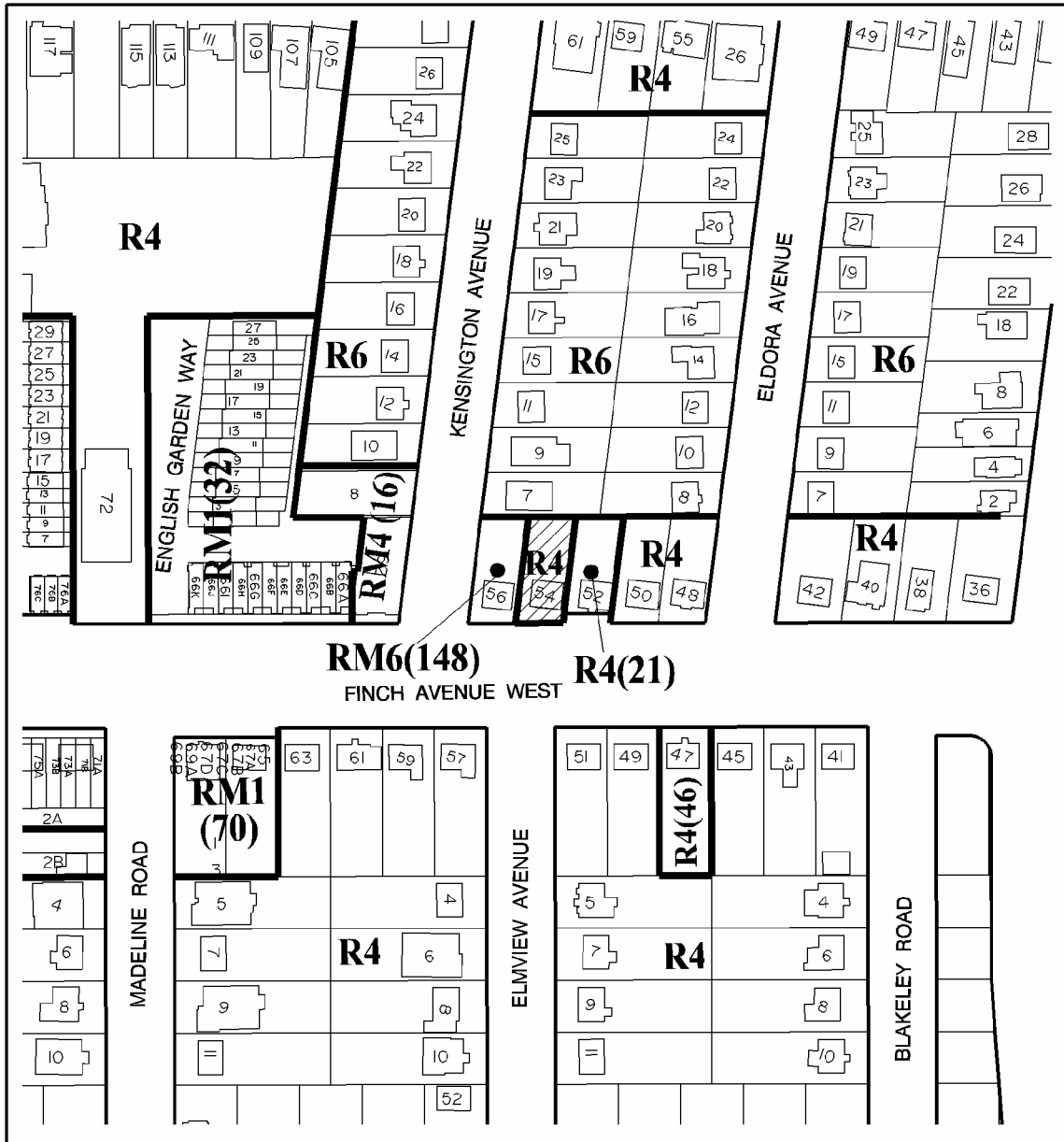
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/10/2009

File # 09\_109205


### Attachment 3: Zoning



54 Finch Avenue West

File # 09\_109205

- 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

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 03/09/2009



## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 109205 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	February 13, 2009

Municipal Address: 54 FINCH AVE W  
 Location Description: PLAN 2419 PT LOTS 168 & 169 RP 66R21474 PART 5 \*\*GRID N2301  
 Project Description: Application to legalize existing illegal professional medical office (dentist) use in a 2 storey building. Note concurrent site plan application 09 109210 NNY 23 SA.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GIANNI REGINA			RAMAZAN GHASSEMI

#### 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):	466.04	Height:	Storeys:	2	
Frontage (m):	13.9		Metres:	6.93	
Depth (m):	33.52				
Total Ground Floor Area (sq. m):	70.27				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	6	
Total Non-Residential GFA (sq. m):	117.48		Loading Docks	0	
Total GFA (sq. m):	117.48				
Lot Coverage Ratio (%):	15.1				
Floor Space Index:	25.2				

#### 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):	117.48	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>Ben DiRaimo, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7119</b>