

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

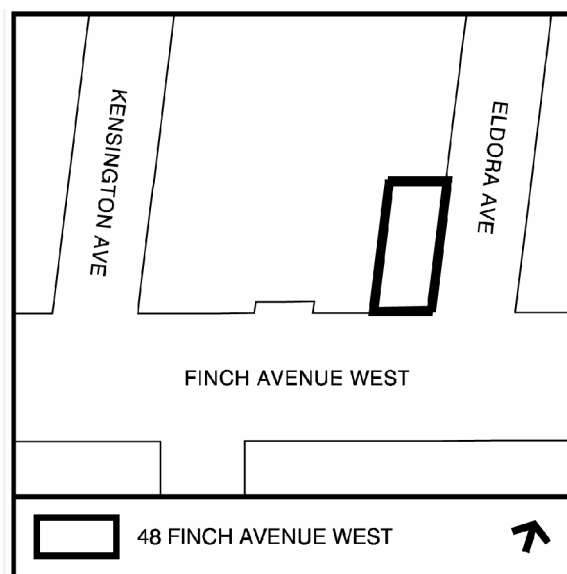
Date:	August 26, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	09 142202 NNY 23 OZ & 09 142204 NNY 23 SA

SUMMARY

These applications were made on May 27, 2009 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

The applications propose to legalize existing professional office uses located at 48 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 presented to Community Council in the first quarter of 2010.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting in consultation 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 applications to legalize the existing professional offices uses results from investigations by the City's Municipal Licensing and Standards Division into non-compliant activities at this location.

Pre-Application Consultation

Pre-application consultations were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to legalize existing non-compliant professional office uses (lawyer's office and consulting services) located on the first and second floor of the existing two-storey building. The proposal also includes a residential home occupation use (accupuncturist) in the basement of the building.

The total gross floor area of the building, including the basement, is 215 m², resulting in a Floor Space Index (FSI) of 0.5. The applicant has indicated a total of 12 parking spaces are located at the west side and rear of the building, accessed via driveways from both Finch and Eldora Avenues.

Site and Surrounding Area

The subject property is located on the northwest corner of Finch Avenue West and Eldora Avenue, three blocks west of Yonge Street. A single detached two-storey building is located on this site, which has a frontage of 13.9 metres, and a lot area of approximately 465 square metres.

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 Finch Avenue, and a three storey residential townhouse proposal under review at the corner of Elmview Avenue and Finch Avenue (Item NY 22.32 - <http://www.toronto.ca/legdocs/mmis/2009/ny/decisions/2009-01-13-ny22-dd.htm>;
- East: single detached buildings with high density residential buildings closer to Yonge Street; and
- West: A building previously approved for conversion to commercial office uses at 52 Finch Avenue West, and a proposed conversion to professional medical office uses presently under review at 54 Finch Avenue West (Item NY 25.21- <http://www.toronto.ca/legdocs/mmis/2009/ny/decisions/2009-04-21-ny25-dd.htm>, a three storey residential building at the corner of Kensington Avenue and Finch Avenue and a four story commercial building 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.

The Secondary Plan also encourages the reduction in the number of driveways providing access to Finch Avenue, to provide the minimum number of driveways necessary for efficient vehicle access. Generally, one access per site is preferred, the location of which

will be completely within lands that are part of the Central Finch Area Secondary Plan Area.

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. The maximum height of a mixed use project is 3 storeys or 11 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 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 (File # 09 142204 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 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 office or the existing home occupation uses.

COMMENTS

Application Submission

No reports/studies were required to be submitted with the application. A Notification of Complete Applications was issued on June 26, 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 driveway accesses to the site, location, 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 and Eldora Avenue 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 policies; 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

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: South Elevation

Attachment 3: North Elevation

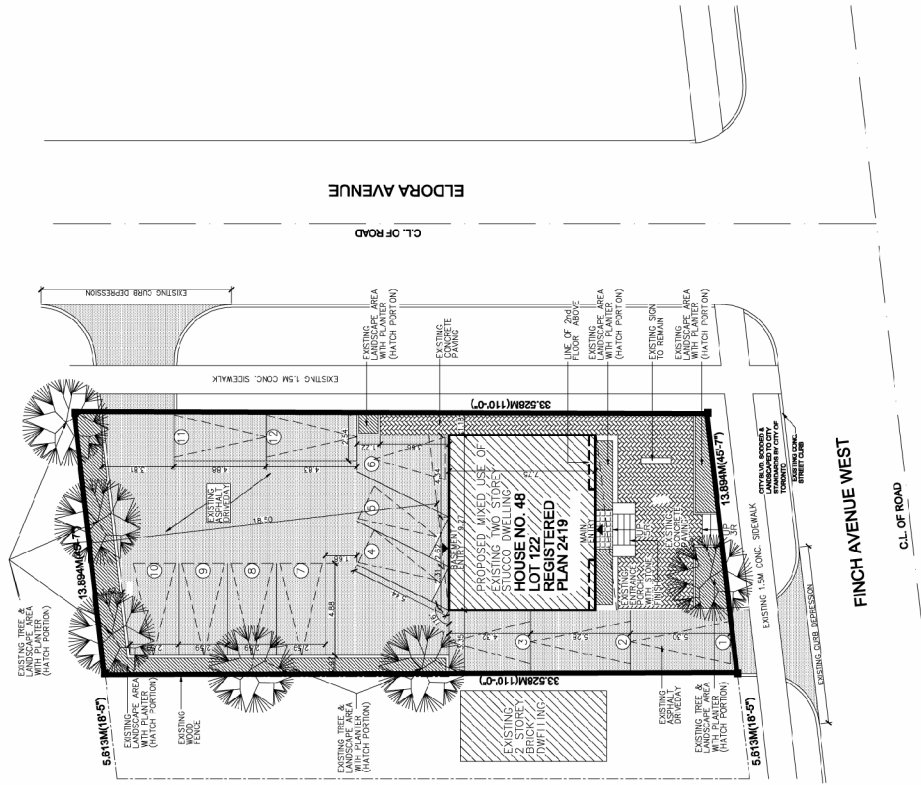
Attachment 4: West Elevation

Attachment 5: East Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

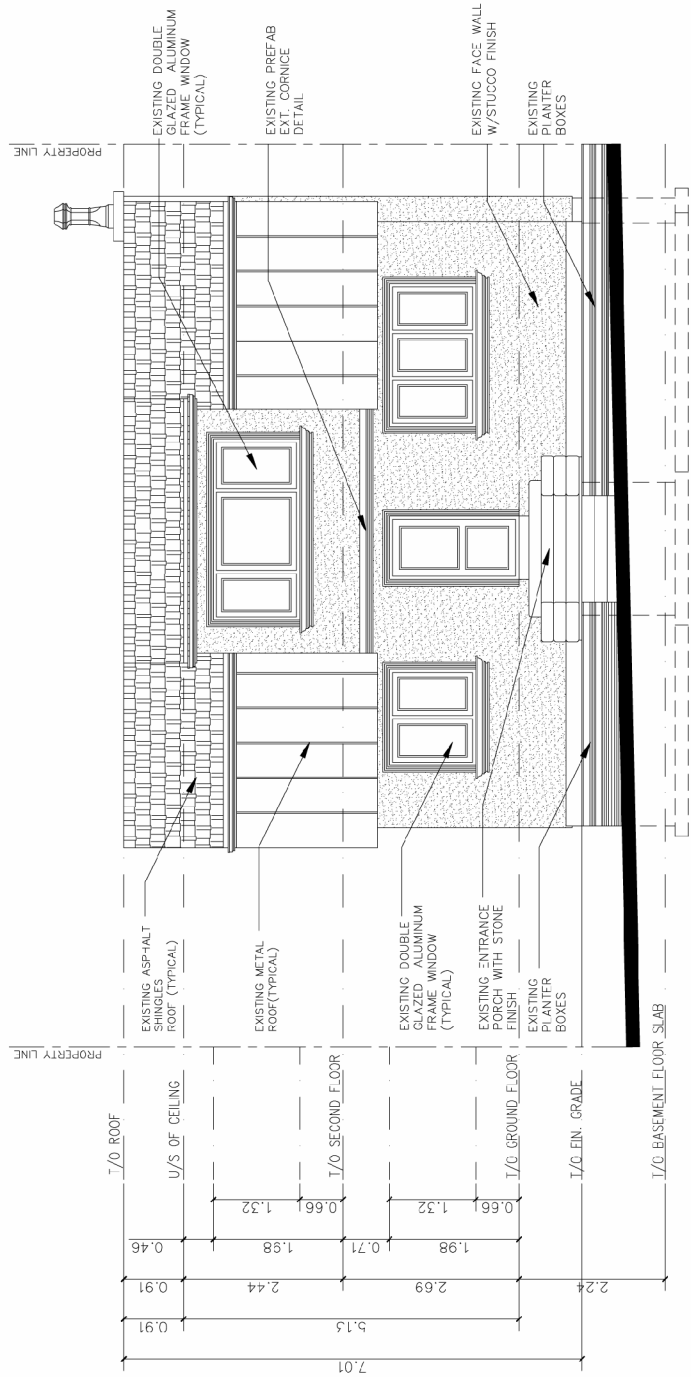
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09/06/2009



48 Finch Avenue W

File # 09_142202

Attachment 2: South Elevation



South Elevation

Elevations

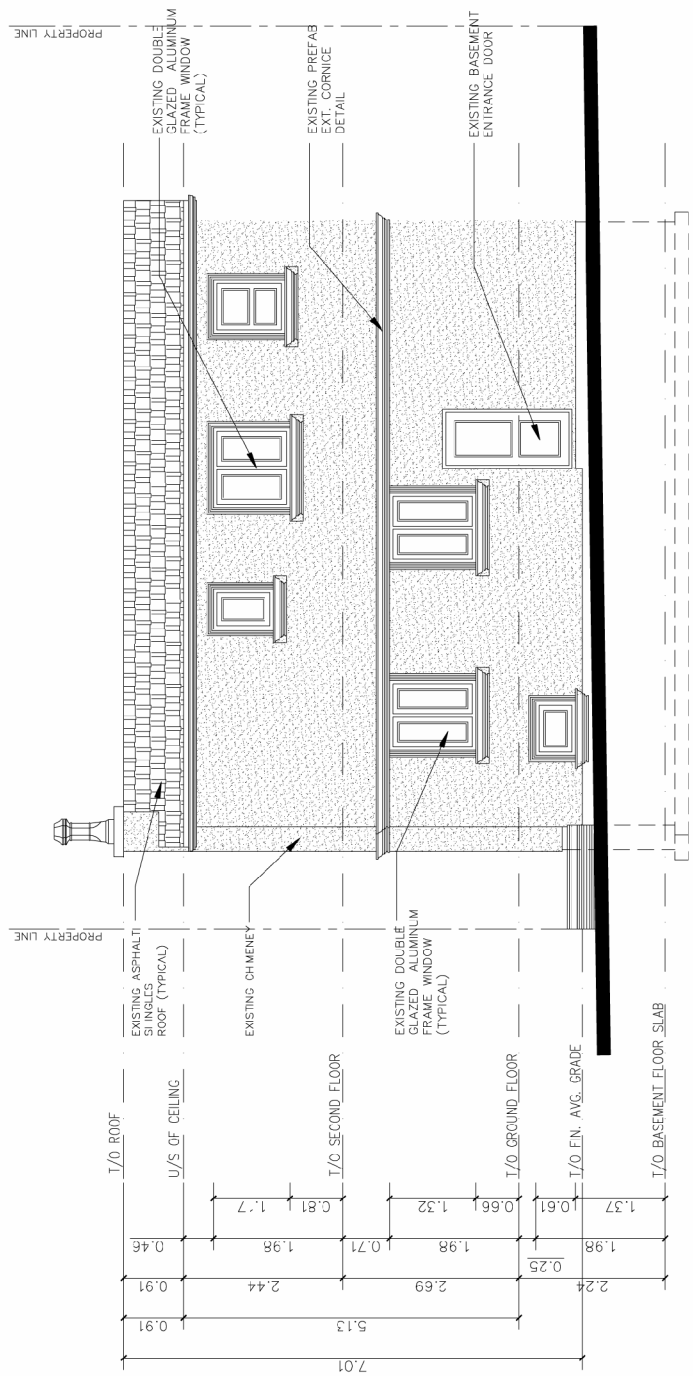
Applicant's Submitted Drawing

Not to Scale
08/06/2009

48 Finch Avenue W

File # 09_142202

Attachment 3: North Elevation



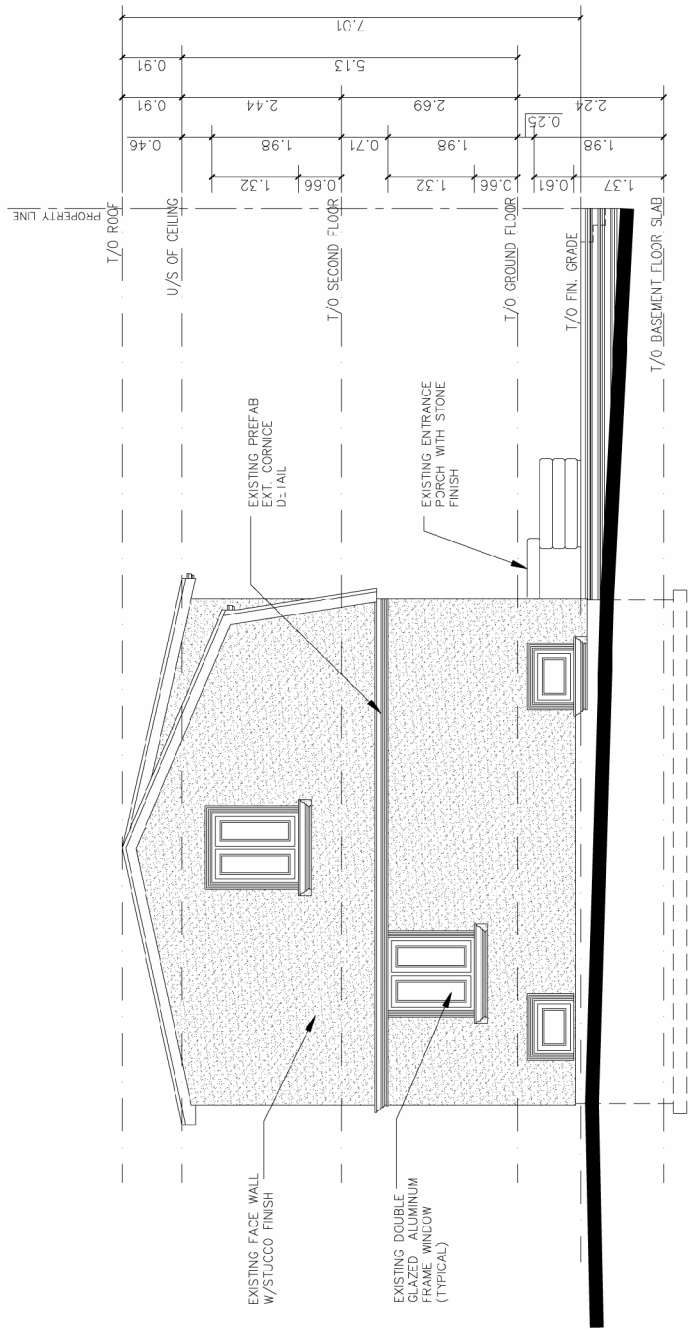
North Elevation

48 Finch Avenue W

Elevations
Applicant's Submitted Drawing
Not to Scale
08/05/2009

File # 09_142202

Attachment 4: West Elevation



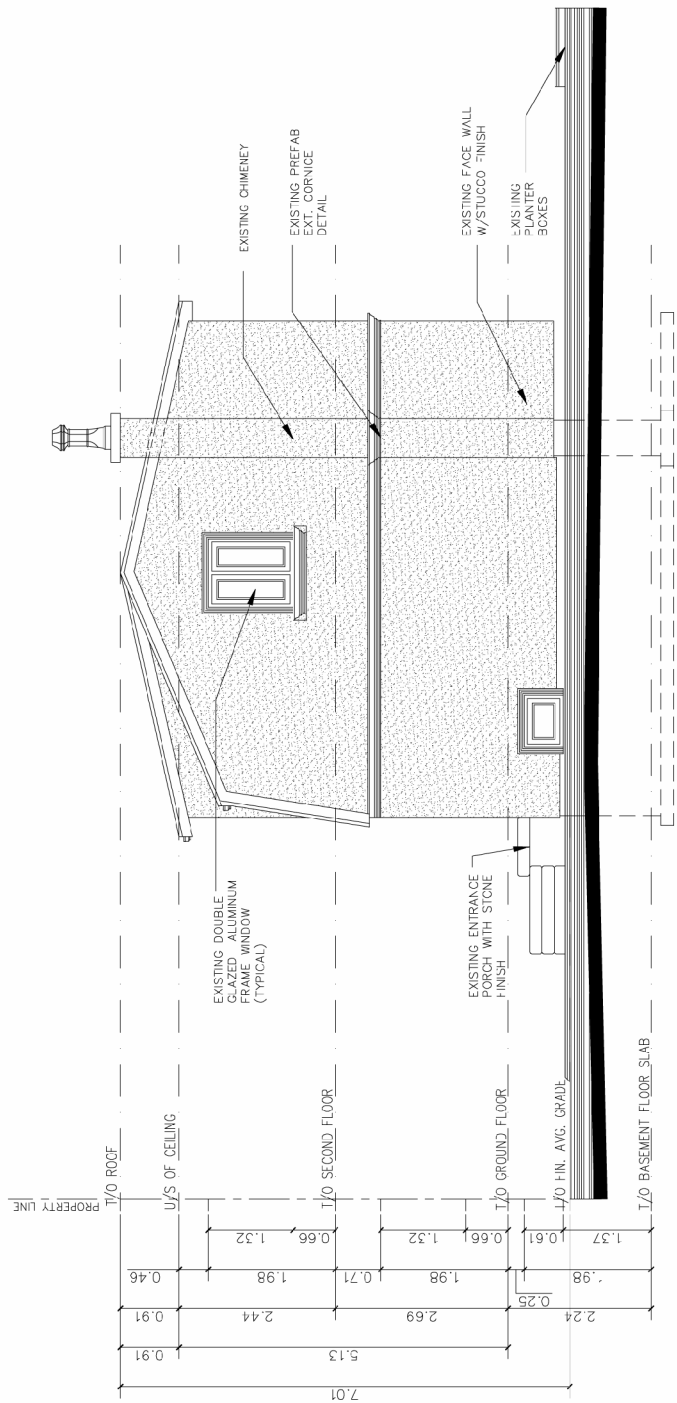
West Elevation

48 Finch Avenue W

Elevations
Applicant's Submitted Drawing
Not to Scale
08/05/2009

File # 09 142202

Attachment 5: East Elevations



East Elevation

48 Finch Avenue W

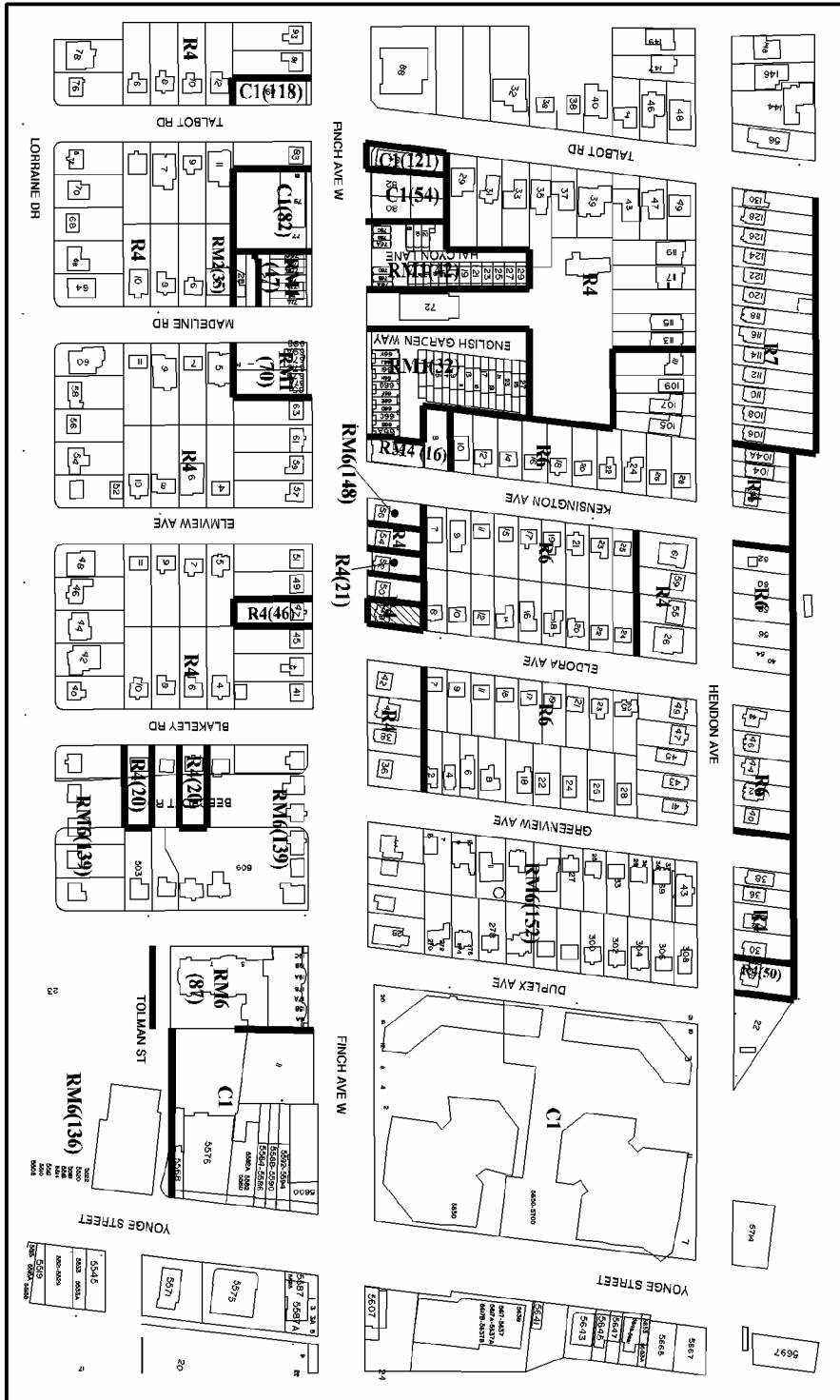
Elevations

Applicant's Submitted Drawing

Not to Scale
08/06/2009

File # 09_142202

Attachment 6: Zoning



City of Toronto
City Planning
Zoning

48 Finch Avenue West

File # 09_142202

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone

C1 General Commercial Zone

Not to Scale
Zoning Bylaw 7625
Extracted 08/05/2009

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 142202 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	May 27, 2009

Municipal Address:	48 FINCH AVE W
Location Description:	PLAN 2419 E PT LOT 122 **GRID N2301
Project Description:	Proposed rezoning to legalize existing first and second floor professional offices presently non-compliant. Basement level is used as residential. No new additions to the building. Parking presently located at the rear and in driveway. Concurrent site plan application.

Applicant:	Agent:	Architect:	Owner:
MATTHEW MOYAL			MATTHEW MOYAL

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):	462.81	Height:	Storeys:	2
Frontage (m):	13.89		Metres:	7.01
Depth (m):	33.53			
Total Ground Floor Area (sq. m):	73.44			Total
Total Residential GFA (sq. m):	73.44		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	141.82		Loading Docks	0
Total GFA (sq. m):	215.26			
Lot Coverage Ratio (%):	15.9			
Floor Space Index:	0.46			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	73.44
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	1	Office GFA (sq. m):	141.82	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	1			

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