

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

Date:	March 30, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	10 102874 NNY 23 OZ and 10 102877 NNY 23 SA

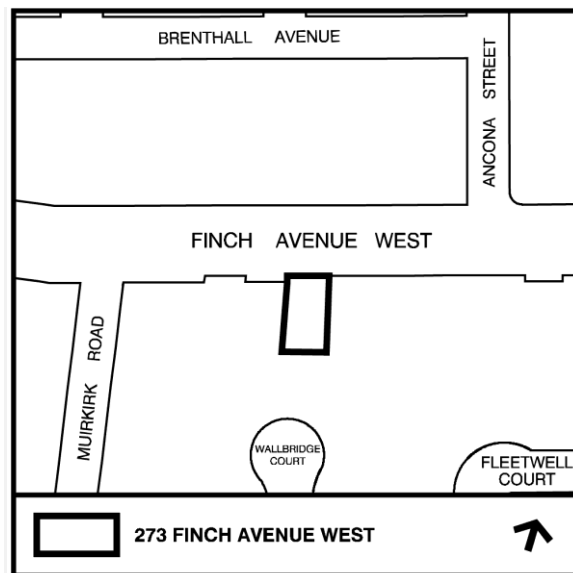
SUMMARY

These applications were submitted on January 11, 2010 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

These applications propose the conversion of a single family dwelling to a professional medical office use (dentist office) at 273 Finch Avenue West. The proposal includes an addition at the front of the existing building and demolition of a garage to permit access to 7 at grade parking spaces at the rear.

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 could be presented to Community Council in the first quarter of 2011.



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.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

These applications propose the conversion of a single family dwelling to a professional medical office use (dentist office) at 273 Finch Avenue West. The proposal includes a 33 m² addition at the front of the existing building and would result in a total gross floor area of approximately 150 m² and a Floor Space Index (FSI) of 0.2.

The applicant is also proposing demolition of an attached garage on the east side of the dwelling to permit access to 7 at grade parking spaces which would be located at the rear. Access to the proposed parking spaces would be via extension of the existing driveway.

Site and Surrounding Area

The subject property is located on the south side of Finch Avenue West, two blocks east of Bathurst Street. A single detached one-storey dwelling is located on the site, which has a frontage of 20 metres, and a lot area of approximately 775 m².

North: across Finch Avenue West there are several 4 storey residential buildings and a private school;

South: single detached dwellings;

East: single detached dwellings; and

West: immediately adjacent at 275 Finch Avenue West, City Council passed Bylaw 596-2002 in August of 2002 to permit a portion of the dwelling to be used as a

commercial office, further west are found single detached dwellings followed by commercial uses at the Finch Avenue and Bathurst Street intersection.

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 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 requires that the design and location of pedestrian entrances and exits, sidewalks, driveways and parking areas be designed in a manner that minimizes conflict with adjoining properties.

For properties 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. However, the maximum height of a solely commercial project is 2 storeys or 8 metres, whichever is the lessor, 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 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 only permits one-family detached dwellings and accessory buildings.

Site Plan Control

A Site Plan Control application (File # 10 102877 NNY 23 SA) has been submitted and is being reviewed concurrently with this rezoning application.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, approved by City Council in December 2008. As of January 31, 2010 new planning applications, including Zoning By-law Amendment and Site Plan Control applications are required to meet the Tier 1 environmental performance measures. Applicants may also choose to meet Tier 2, a voluntary higher level of environmental performance.

Tree Preservation

The applicant has indicated there are trees that will require to be removed as a result of this proposal. The application has been circulated to City Forestry and opportunities for the planting of replacement and additional trees will form part of the evaluation.

Reasons for the Application

The R4 zoning does not permit a professional medical office use. An application to amend the Zoning By-law is therefore required to permit the proposed professional medical office (dentist office) use as well as to specify appropriate performance standards.

COMMENTS

Application Submission

A Notification of Incomplete Application was issued on February 12, 2010 and identifies the following outstanding material required for a complete application submission:

- Arborist Report
- Stormwater and Site Servicing Reports

Issues to be Resolved

On a preliminary basis, matters to be addressed through the review of these applications include:

1. Assessment of the driveway access 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 properties immediately to the south;
3. Appropriate landscaping, opportunities for street and private tree plantings and building design detail along Finch Avenue to ensure an attractive street edge is achieved;

4. Review of the pedestrian access including sidewalks and entrances and their relationship to Finch Avenue;
5. Review of the amount of hard surfacing at the rear of the property and adherence to the City's stormwater management policies; and
6. Assessment of the road widening 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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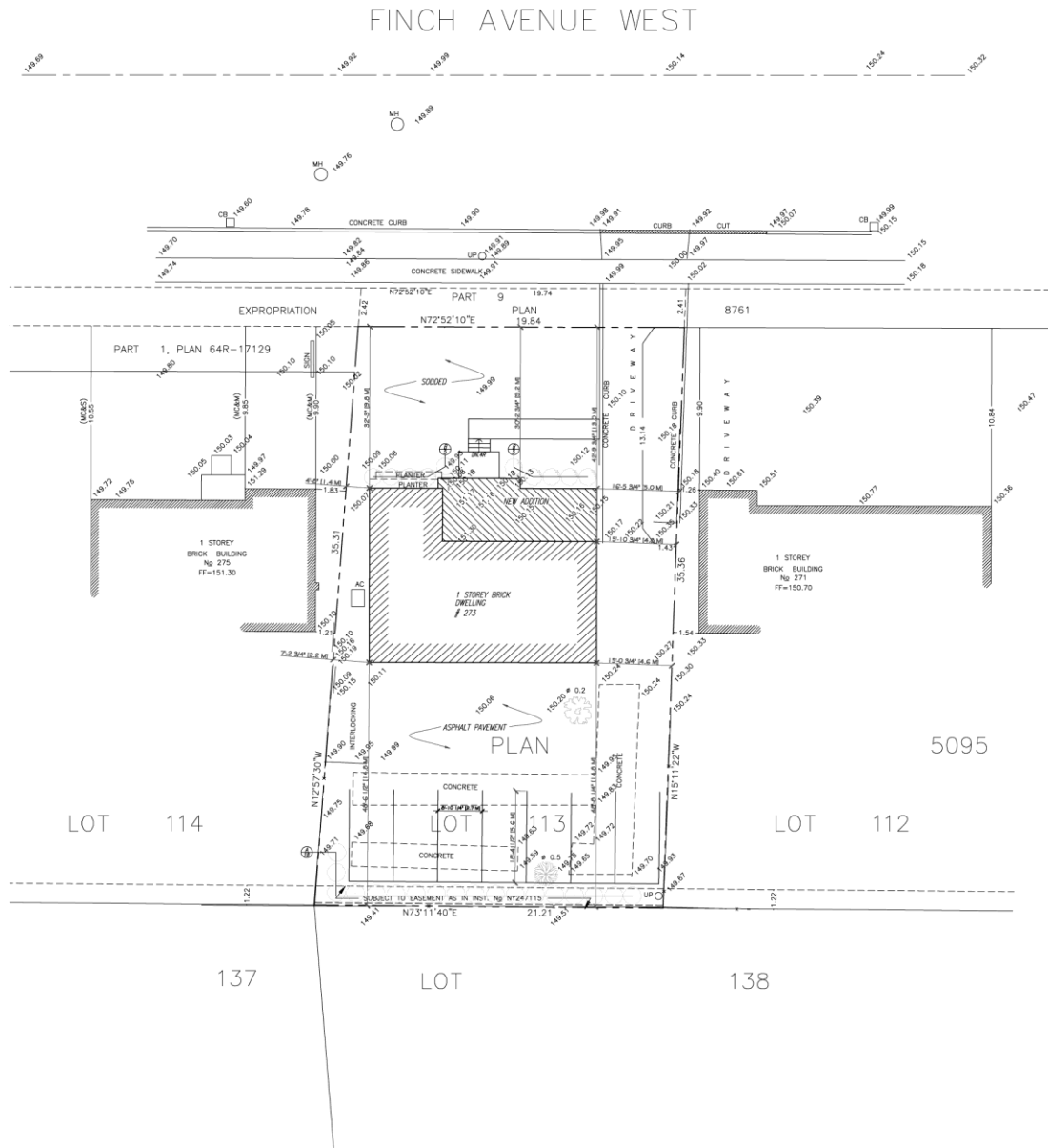
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

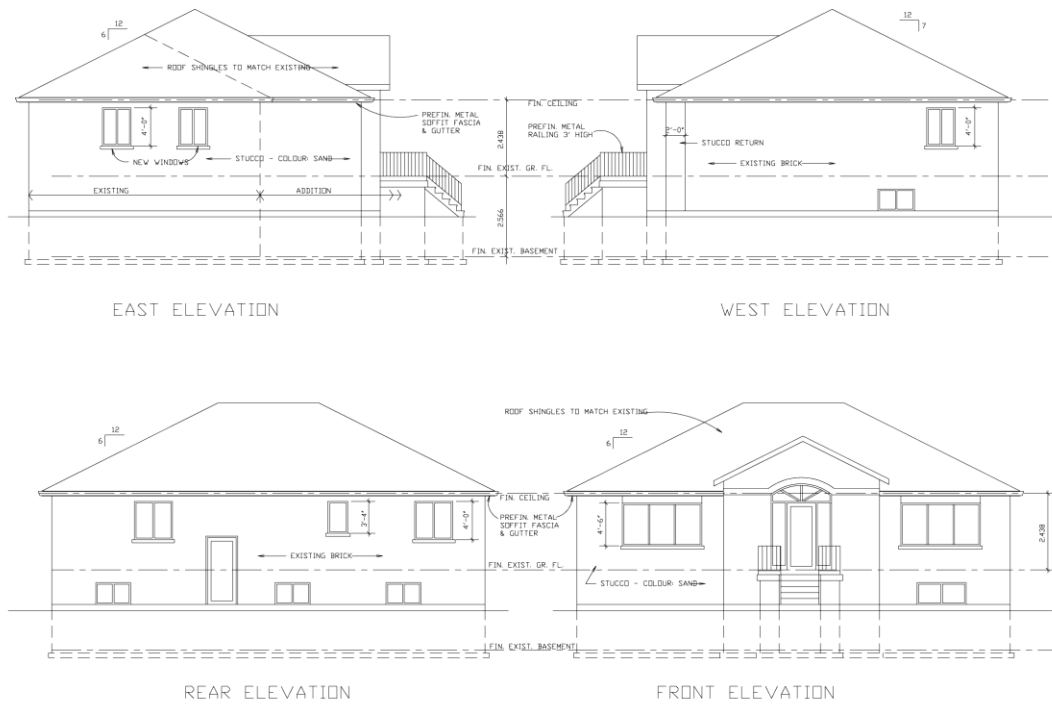
273 Finch Avenue West

Applicant's Submitted Drawing

Not to Scale 

File # 10_102874

Attachment 2: Elevations



Elevation

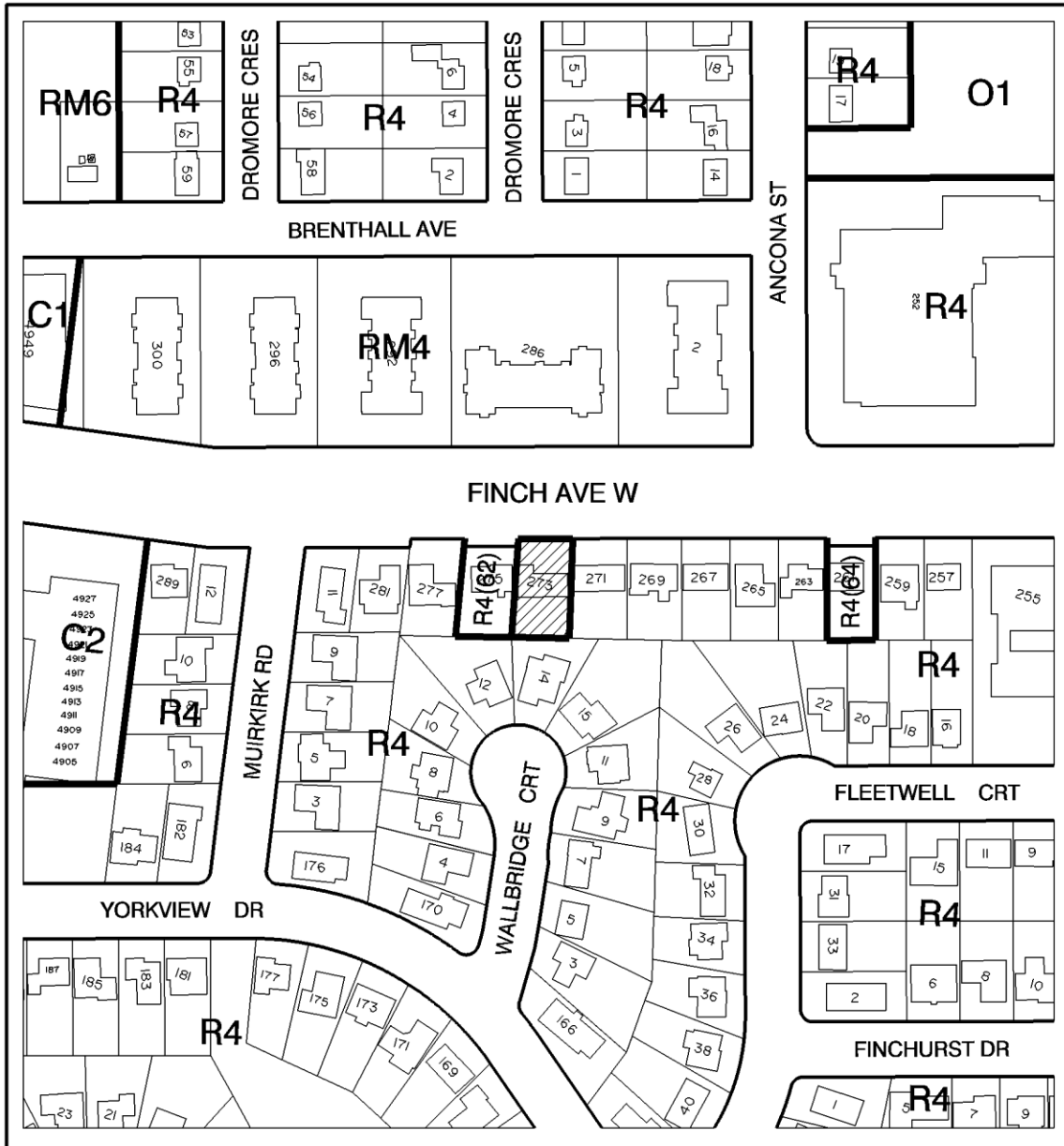
Applicant's Submitted Drawing

Not to Scale
01/21/10

273 Finch Avenue West

File #10_102874

Attachment 3: Zoning



273 Finch Avenue West

File # 10_102874

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM4 Multiple Family Dwellings Fourth Density Zone
- RM6 Multiple Family Dwellings Sixth Density Zone
- C1 General Commercial Zone

- C2 Local Shopping Centre Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 03/11/2010

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 102874 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	January 11, 2010

Municipal Address: 273 FINCH AVE W
 Location Description: PLAN 5095 LOT 113 **GRID N2302
 Project Description: Proposed conversion of single family dwelling to permit a professional medical office use (dentist office). 33 square metre addition proposed at front of building. Garage at east side of building would be demolished to permit access to 7 at grade parking spaces at the rear. Concurrent site plan application.

Applicant:	Agent:	Architect:	Owner:
BATTAGLIA ARCHITECT INC.			RUTH ABACAN

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):	774.65	Height:	Storeys:	1
Frontage (m):	19.84		Metres:	0
Depth (m):	35.36			
Total Ground Floor Area (sq. m):	150.01			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	7
Total Non-Residential GFA (sq. m):	150.06		Loading Docks	0
Total GFA (sq. m):	150.66			
Lot Coverage Ratio (%):	20.07			
Floor Space Index:	0.19			

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):	150.66	0
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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