



STAFF REPORT ACTION REQUIRED

184 Finch Avenue East - Rezoning - Preliminary Report

Date:	May 5, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	10 118540 NNY 24 OZ

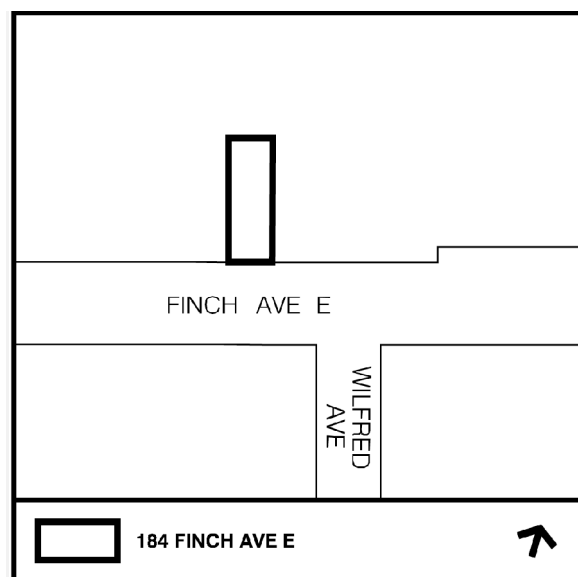
SUMMARY

This application was made on February 16, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes a home occupation (live/work) in an existing single-detached residential dwelling at 184 Finch Avenue East.

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 would be presented to Community Council in early 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to convert a portion of the ground floor of the existing 1-storey dwelling, approximately 31.70 m² or 35% of the total gross floor area of the dwelling, for home occupation purposes (medical acupuncture). The remainder of the ground floor contains a kitchen, bed/sitting area, access to the basement and a foyer at the entrance of the dwelling. The remaining portion of the ground floor area of the dwelling will continue to be used for residential purposes.

The application does not propose any new additions or construction to the existing dwelling other than minor interior renovations. The applicant is proposing two additional parking spaces at the east side of the dwelling which would be located on the driveway leading to an existing detached one-car garage on the subject lands.

Site and Surrounding Area

The site is located on the north side of Finch Avenue East, immediately west of Wilfred Avenue and has a frontage of approximately 14 metres and a lot area of 535 m². A 1-storey detached residential dwelling with a detached garage is located on the lands. Abutting uses are as follows:

North: single detached residential dwellings;

South: single detached residential dwellings; with a proposed development of 21 residential townhouses (comprising three blocks of 7 units each) with two private interior roadways at 169-177 Finch Avenue East (08 231155 NNY 23 OZ);

East: single detached residential dwellings, and townhouses; and

West: single detached residential dwellings.

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 lands are designated *Neighbourhoods* in the Official Plan and *Neighbourhood "A"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship. The Secondary Plan also encourages redevelopment that contributes to a strong and attractive pedestrian oriented street edge with emphasis on good built form and an abundance of landscaping and tree features.

Zoning

The subject lands are zoned "One Family Detached Dwelling Fourth Density Zone (R4)" in Zoning By-law 7625 for the former City of North York. A Home Occupation is a permitted use in an R4 zone provided that it is for private instruction in music and related music subjects or for the teaching of academic subjects. This zoning also requires that the teacher is a resident of the dwelling, only one student is taught at a time, the teaching is not offensive in nature through the use of mechanical or manually operated equipment and that no goods or products connected with the teaching of the subjects are sold on the premises.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (10 118534 NNY 24 SA).

Tree Preservation

The applicant has indicated that no trees will be affected by the proposal. The proposal has been circulated to City Forestry staff for review and comment.

Green Development Standard

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

Reasons for the Application

The proposed use is not a permitted Home Occupation use in the current Zoning By-law.

COMMENTS

Issues to be Resolved

The application will be assessed with regards to the policies of the Central Finch Area Secondary Plan policies. The following matters will also be addressed:

- 1) Appropriateness of the proposed use;
- 2) Appropriate regulations for the proposed use;
- 3) Requirements for landscaping;
- 4) Driveway access, pedestrian connection from the sidewalk, number and location of parking spaces; and
- 5) Future Finch Avenue frontage road widening requirements.

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

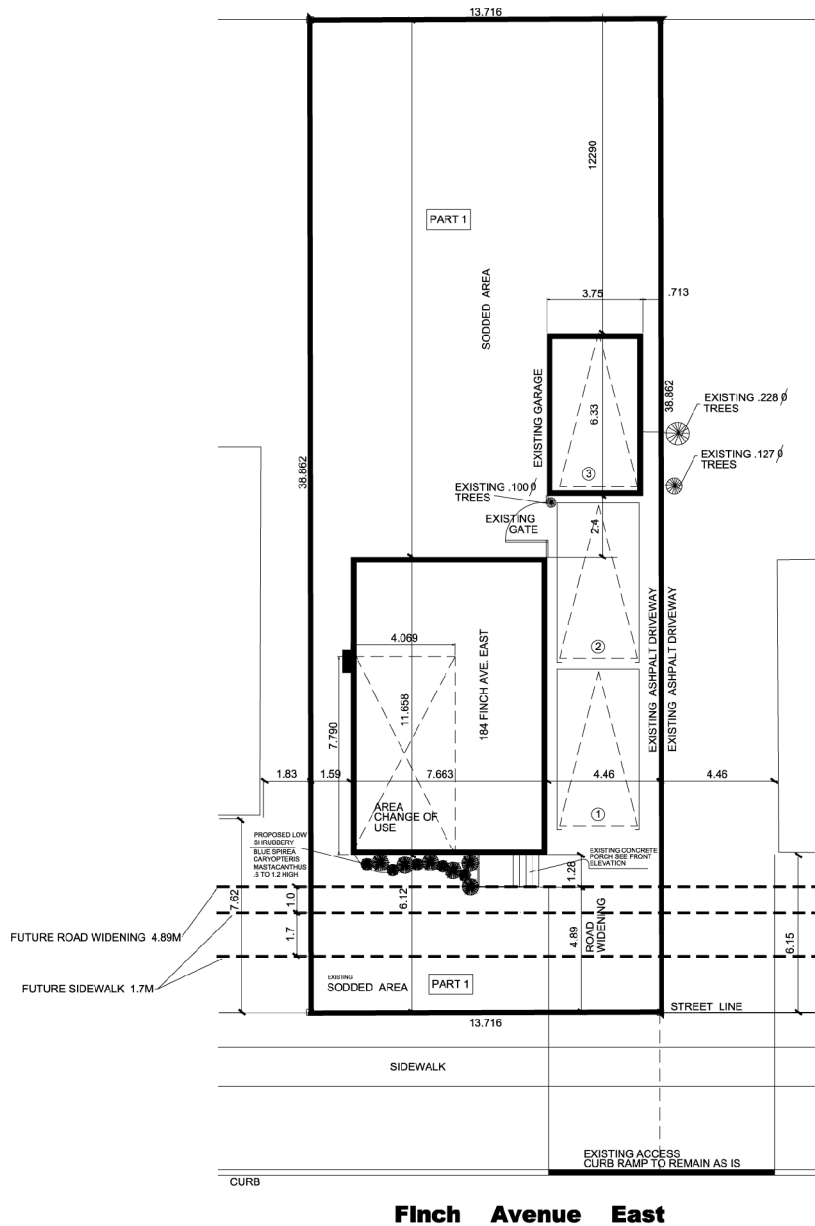
Attachment 1: Site Plan

Attachments 2 & 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

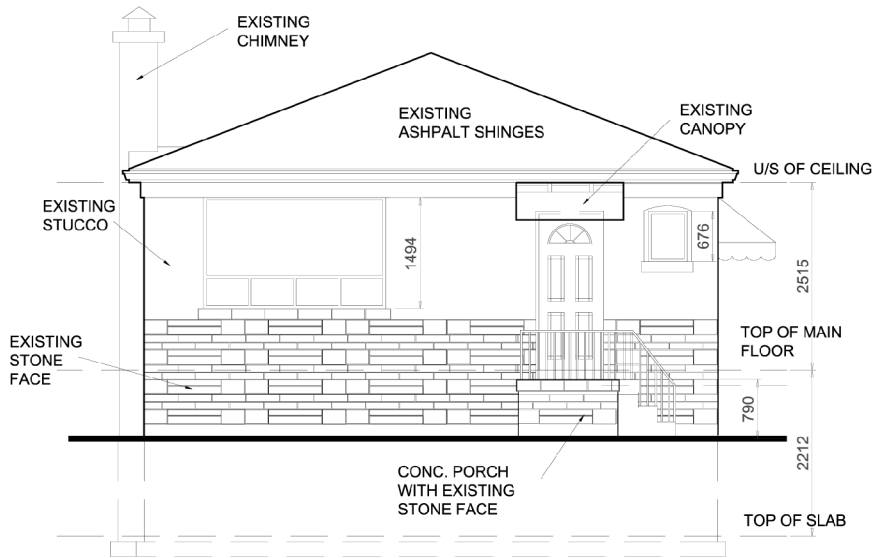
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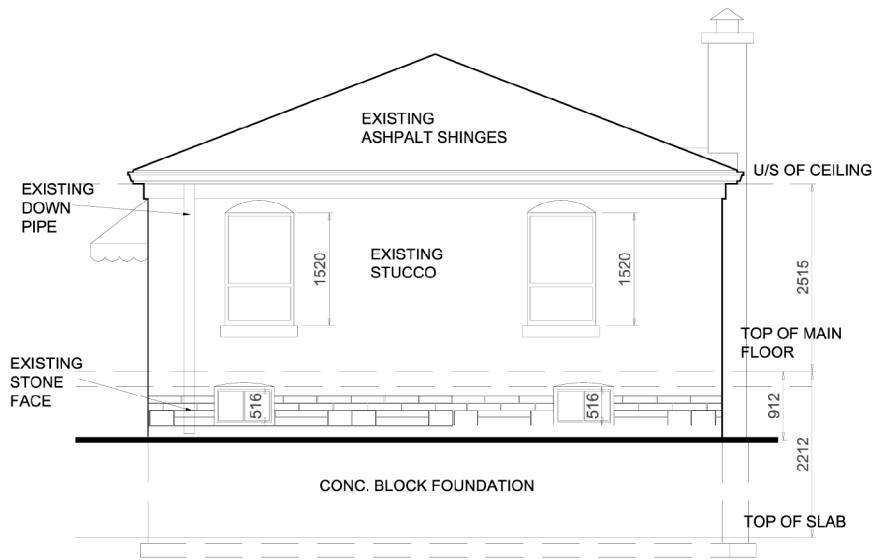
184 Finch Avenue East

File # 10_118540

Attachment 2: Elevations



Front Elevation



Rear Elevation

Elevations

Applicant's Submitted Drawing

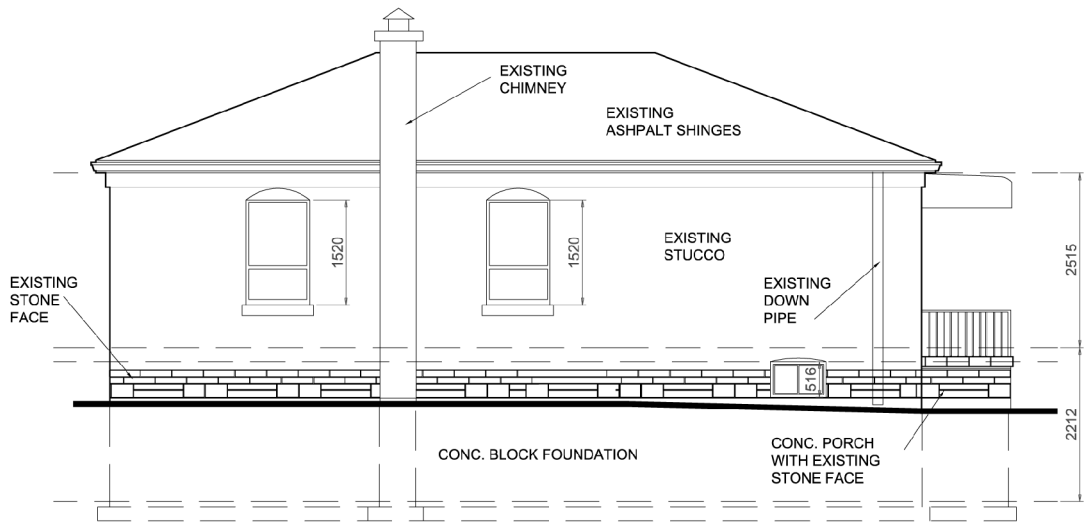
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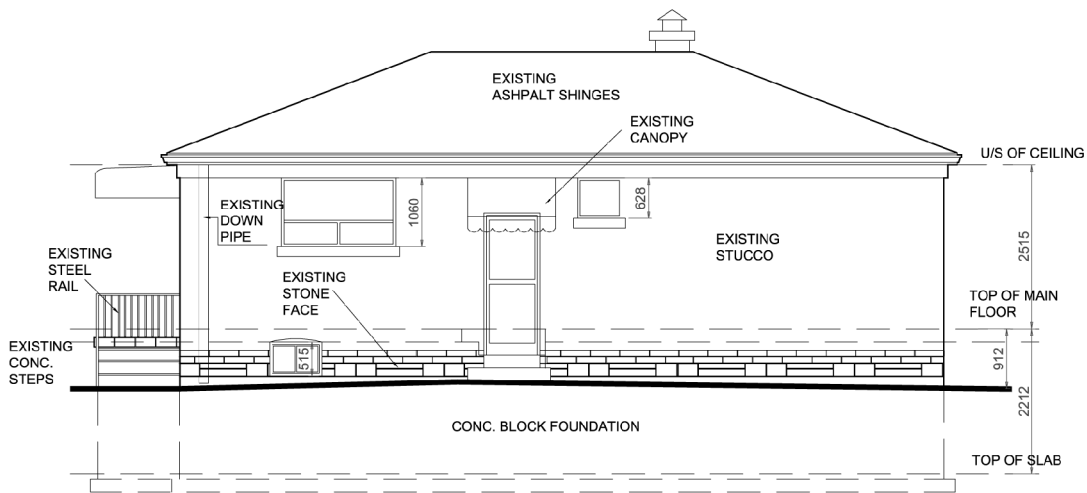
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Attachment 3: Elevations



Left Side Elevation



Right Side Elevation

Elevations

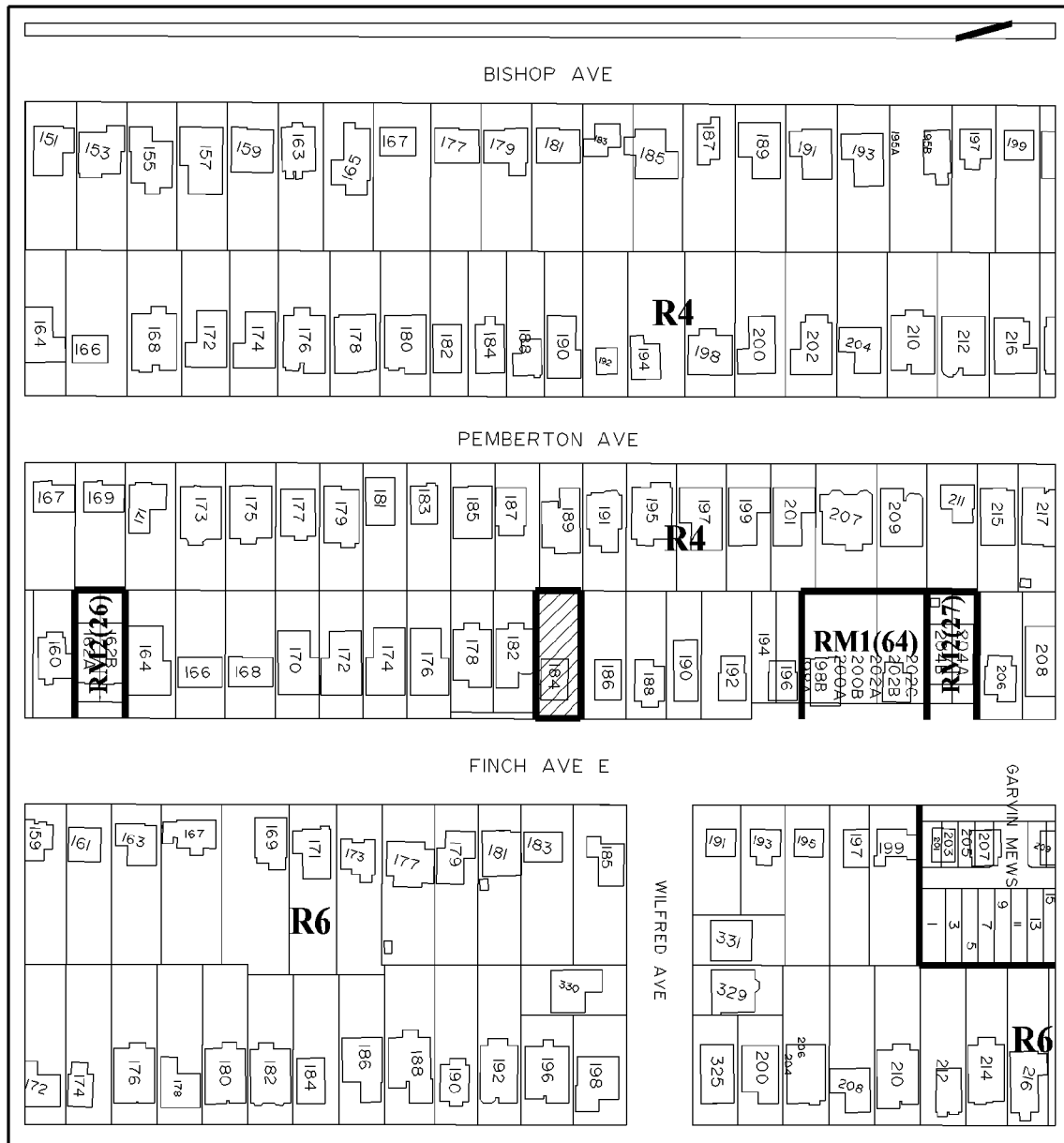
Applicant's Submitted Drawing

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Attachment 4: Zoning



184 Finch Avenue East

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R1 One-Family Detached Dwelling First Density Zone
R2 One-Family Detached Dwelling Second Density Zone

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

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
Zoning By-law 7625
Extracted 03/09/2010

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 118540 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	February 16, 2010

Municipal Address: 184 FINCH AVE E

Location Description: PLAN 2277 PT LOT 4 **GRID N2401

Project Description: Proposed conversion of a portion of the ground floor area of the existing residential building to allow home occupation -live/work- (medical office). Note concurrent site plan application.

Applicant:	Agent:	Architect:	Owner:
HYUNMO PANG			HYUNMO PANG

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	533.03	Height:	Storeys:	1
Frontage (m):	13.72		Metres:	6.1
Depth (m):	38.86			
Total Ground Floor Area (sq. m):	89.33			Total
Total Residential GFA (sq. m):	146.96		Parking Spaces:	3
Total Non-Residential GFA (sq. m):	31.7		Loading Docks	0
Total GFA (sq. m):	178.66			
Lot Coverage Ratio (%):	16.76			
Floor Space Index:	0.34			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	57.63	89.33
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	31.7	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	1			

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