

89 Finch Avenue East - Rezoning Application - Preliminary Report

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|--------------------------|---|
| Date: | July 27, 2010 |
| To: | North York Community Council |
| From: | Director, Community Planning, North York District |
| Wards: | Ward 23 – Willowdale |
| Reference Number: | 10 213087 NNY 23 OZ |

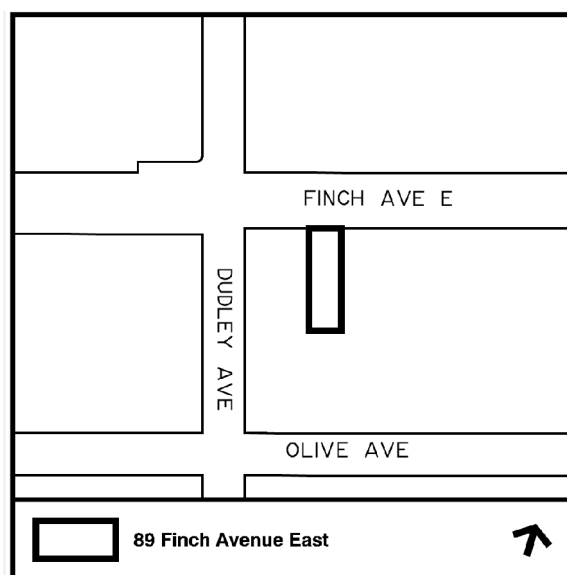
SUMMARY

This application was made on July 6, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to convert the existing 1-storey single-detached dwelling to a medical office use. Seven at grade parking spaces are being proposed at the rear of the property, of which 4 spaces will be accommodated in a new garage. Renovations (facelift) to the front façade of the building are also being proposed.

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 will be completed in the second quarter of 2011.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 89 Finch Avenue East 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.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

This application proposes to convert the existing 1-storey single-detached dwelling to a medical office use. The entire ground floor area approximately 123.5 m² as well as the basement will be utilized for the proposed medical office use. The existing integral garage will be converted into office space and the driveway leading to this garage will be replaced with landscaping. Seven at grade parking spaces are being proposed at the rear of the property, of which 4 spaces will be accommodated in a new garage. Renovations (facelift) to the front façade of the building are also being proposed. See attachment 1 and 4 for a site plan and front façade of the proposed development.

Site and Surrounding Area

The site is located on the south side of Finch Avenue East, east of the intersection at Dudley Avenue and west of Willowdale Avenue. The subject property has a frontage of approximately 15 metres and a lot area of 744m². A 1-storey detached residential dwelling with an integral garage is located on the lands. Abutting uses are as follows:

- North: single detached residential dwellings; existing office/professional uses in a single detached residential dwelling at 88 Finch Avenue East (08 230268 NNY 24 OZ);
- South: single detached residential dwellings;
- East: single detached residential dwellings; existing professional uses in a residential dwelling (06 124672 NNY 23 OZ); and
- West: single detached residential dwellings, a three storey townhouse block immediately east, at the southeast corner of Finch and Dudley Avenues and an 8 storey residential building and townhouses at the southwest corner of Finch and Dudley Avenues.

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; 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 site is designated *Mixed Used Areas* in the Official Plan and *Mixed Use Area "C"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential, offices, places of worship, public parks and recreational facilities, and institutional uses.

For sites with less than 30 metres of frontage on Finch Avenue, and where the proposed use is solely commercial, such as this proposal, the maximum density (FSI) permitted is 1.0 times the lot area, and the maximum permitted height is 2 storeys or 8 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.

To buffer from the effects of development in the Central Finch Area Secondary Plan the Plan also requires fencing and a landscaping barrier suitable for the planting of trees and which also appropriately defines the individual site. Exterior lighting and sign illumination will be located so as to avoid any impact upon the adjacent residential neighbourhood. New developments will also provide for a quality street environment by locating primary pedestrian access at grade and facing the street, and creating a strong and attractive street edge with emphasis on good design and an abundance of landscaping and tree features.

Zoning

The property is zoned One-Family Detached Dwelling Fourth Density Zone (R4) which permits single detached dwellings and accessory uses.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (10-213105 NNY 23 SA).

Tree Preservation

The applicant has indicated that a number of trees will be affected by this proposal. The proposal has been circulated to City Parks Forestry and Recreation staff for review and comment.

Green Development Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. Staff will encourage the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard.

Reasons for the Application

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

COMMENTS

Application Submission

A Notification of Incomplete Application was issued on July 19, 2010 and identifies the following outstanding material required for a complete application submission:

- Stormwater Management Report

Issues to be Resolved

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

- 1) Appropriateness of the proposed use;
- 2) Appropriate development standards;
- 3) Requirements for landscaping, opportunities for strong and attractive streetscape with emphasis on good design including the proposed front façade;
- 4) Appropriate buffering from the residential properties to the south, east and west;
- 5) Driveway access, pedestrian connection from the sidewalk, number and location of parking spaces;
- 6) Evaluation of the amount of hard surfacing at the rear of the property and adherence to the City's stormwater management policies; and
- 7) Future Finch Avenue East 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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E-mail: fkwashi@toronto.ca

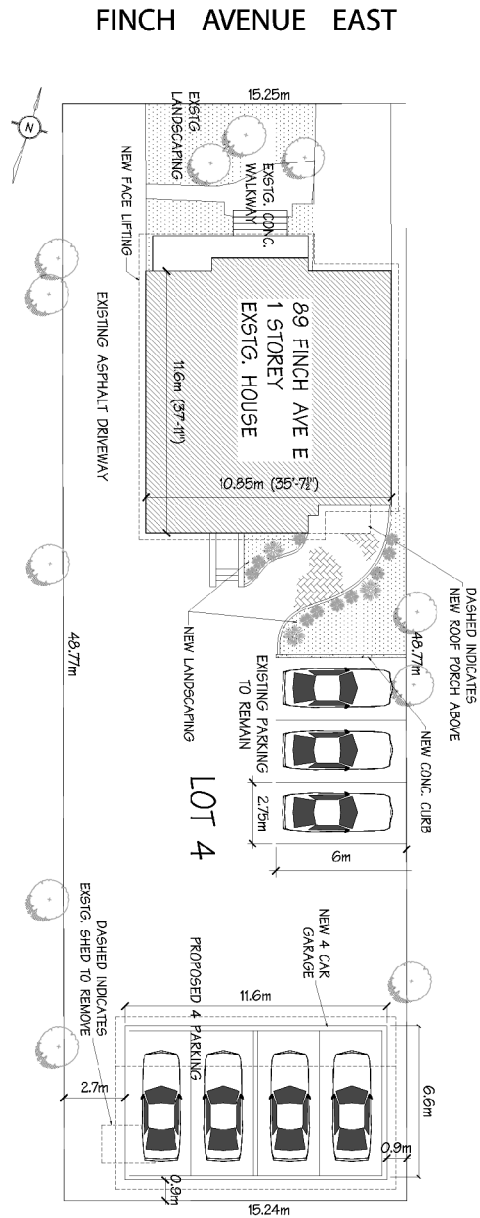
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Ground Floor Plan
Attachment 3: Basement Plan
Attachment 4: Proposed Front Façade
Attachment 5: North Elevation
Attachment 6: West Elevation
Attachment 7: South Elevation
Attachment 8: Zoning Map
Attachment 9: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

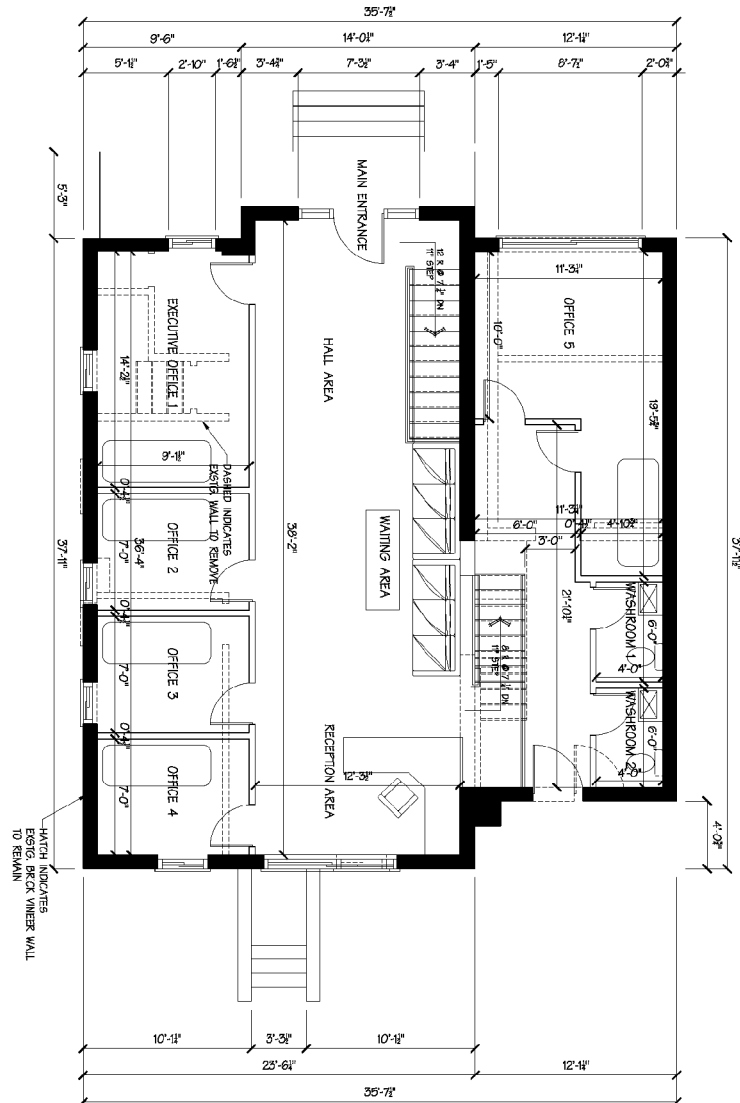
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07/09/2010



89 Finch Avenue East

File # 10_213087

FINCH AVENUE EAST



Floor Plan

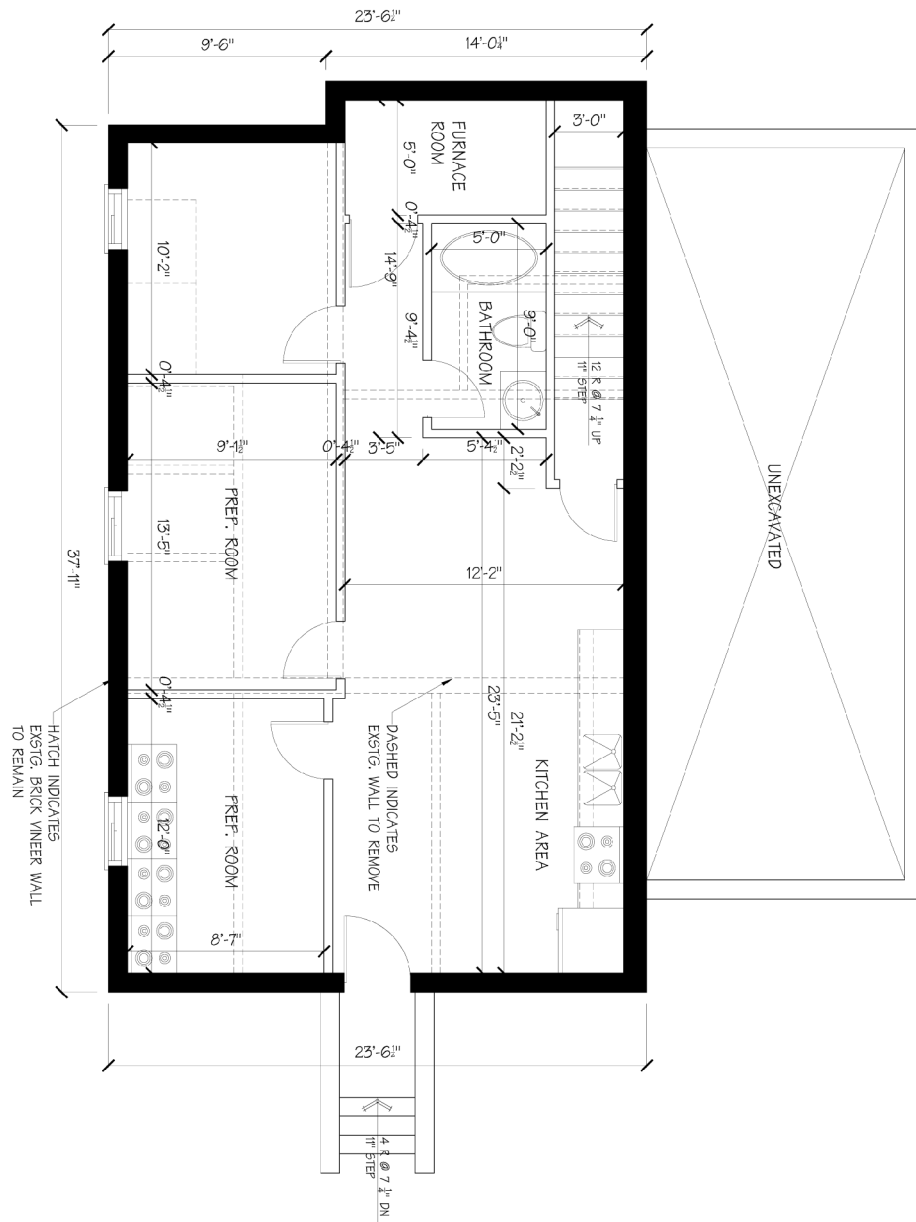
Applicant's Submitted Drawing

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MO/DA/2010

89 Finch Avenue East

File # 10 213087

Attachment 3: Basement Plan



Basement Plan

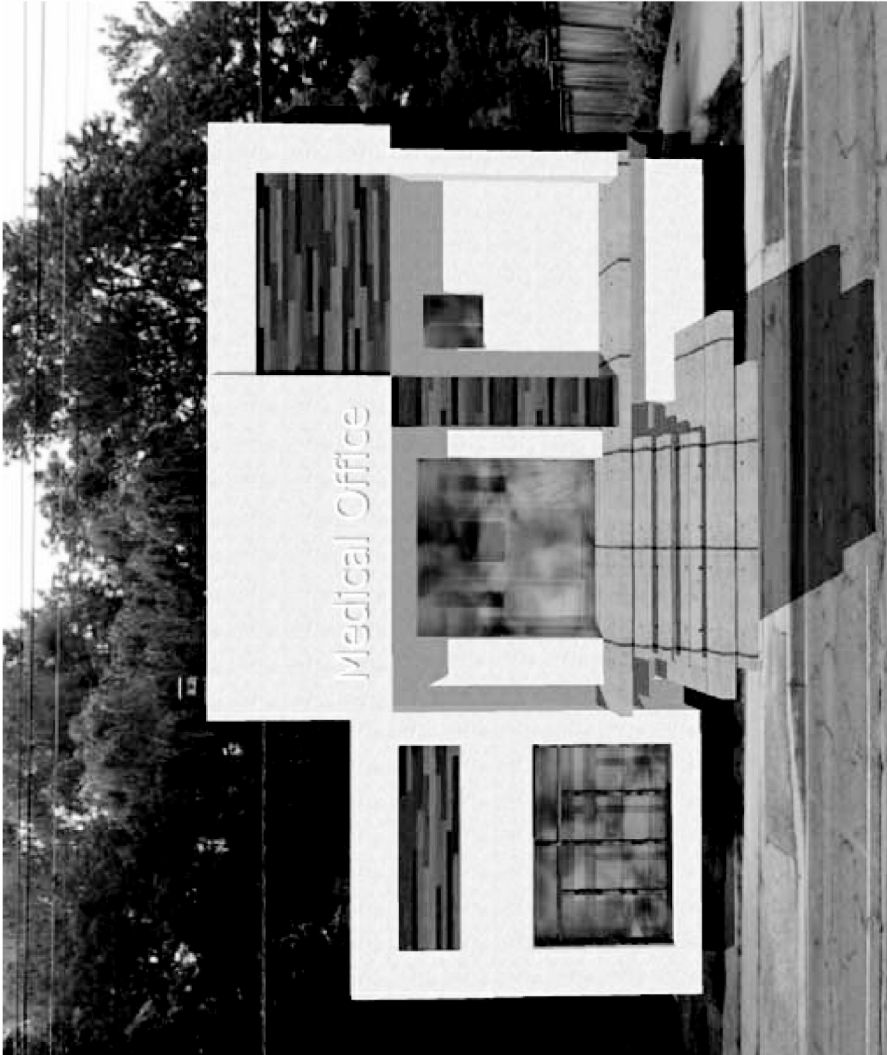
89 Finch Avenue East

Applicant's Submitted Drawing

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File # 10_213087

Attachment 4: Proposed Front Façade



Front Façade

Applicant's Submitted Drawing

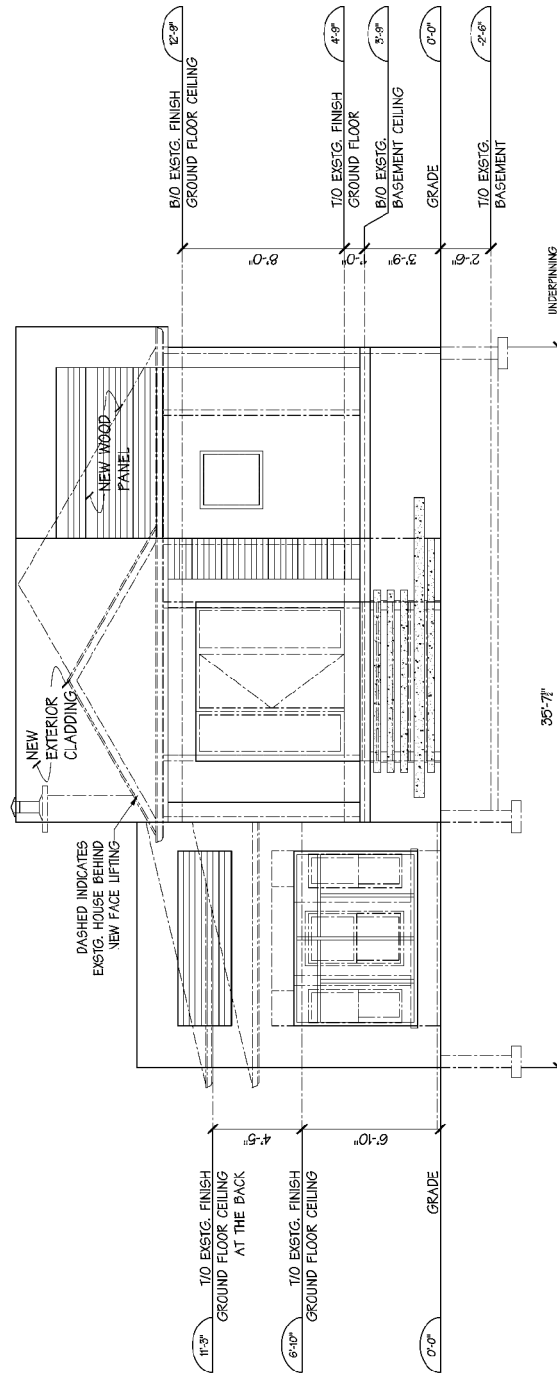
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89 Finch Avenue East

File # 10_213087

Attachment 5: North Elevation



North Elevation

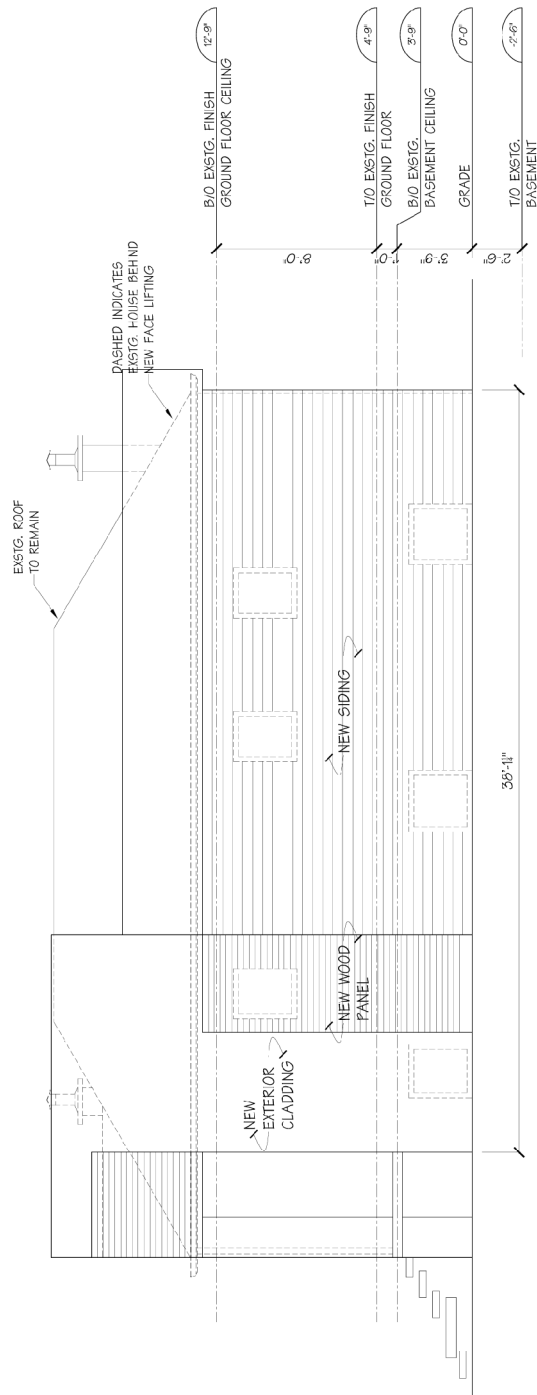
89 Finch Avenue East

Applicant's Submitted Drawing

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07/09/2010

File # 10_213087

Attachment 6: West Elevation

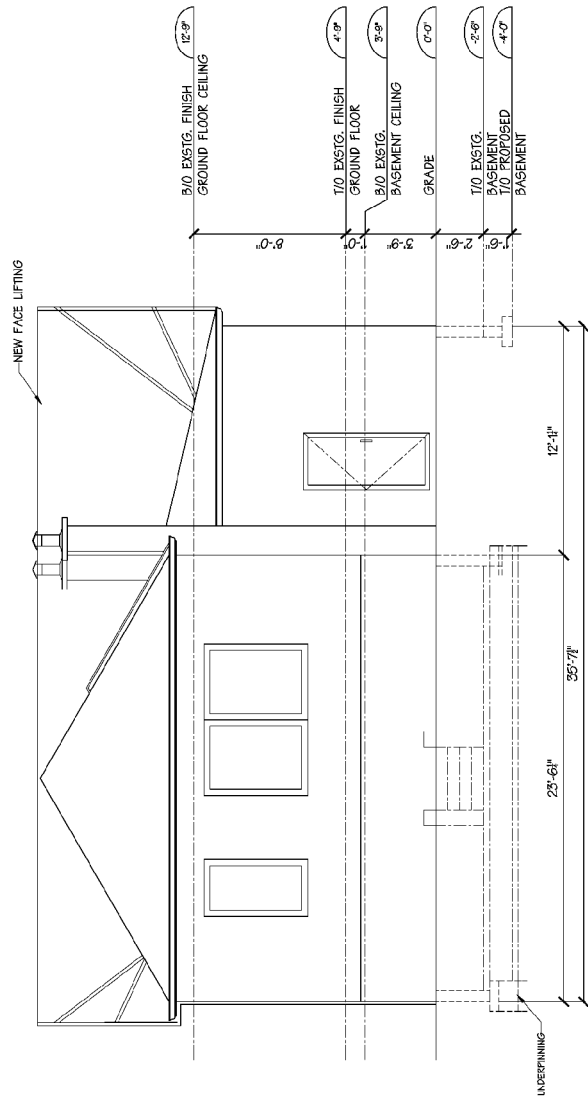


West Elevation
Applicant's Submitted Drawing
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07/09/2010

89 Finch Avenue East

File # 10_213087

Attachment 7: South Elevation



South Elevation

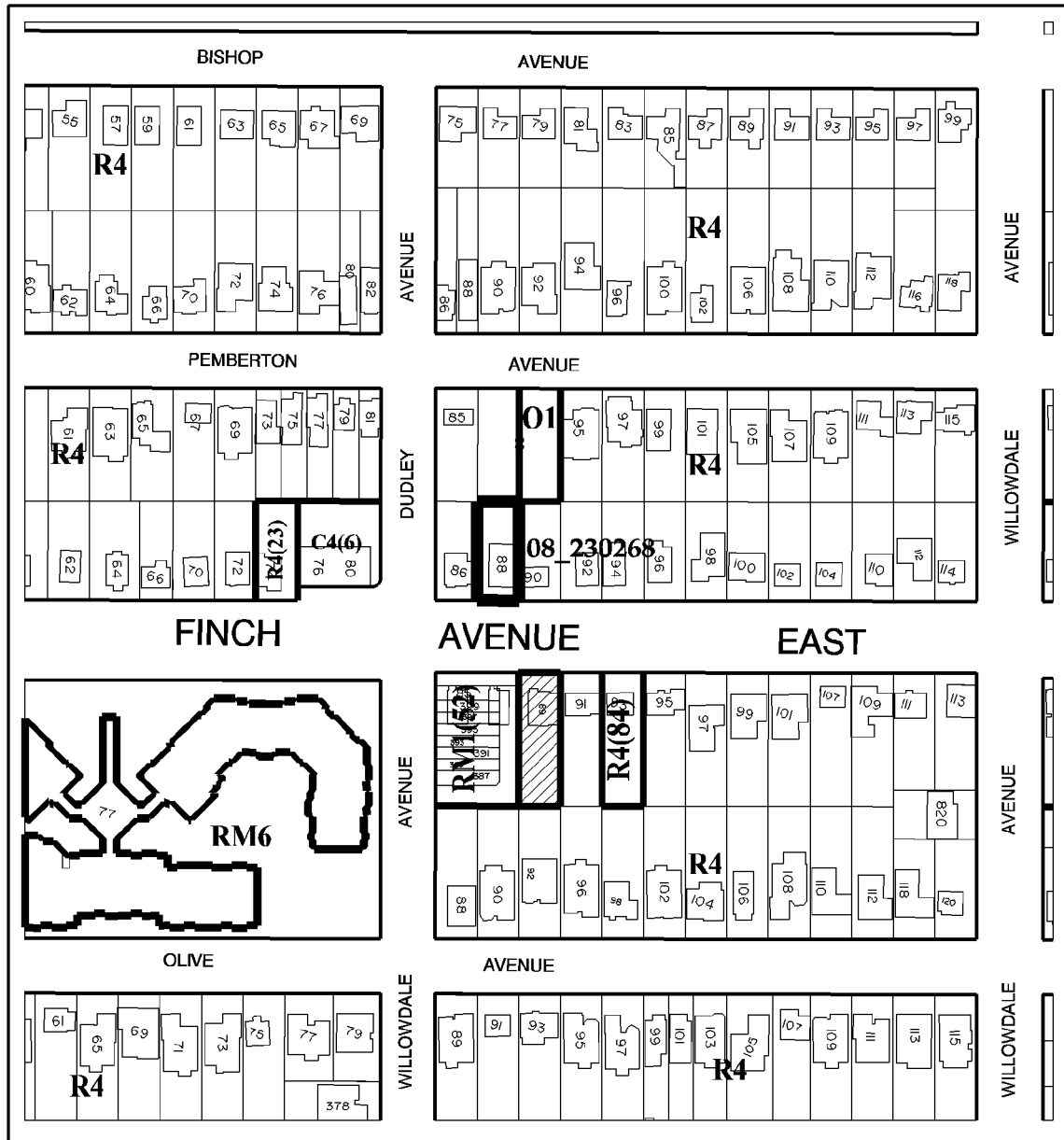
Applicant's Submitted Drawing

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07/09/2010

File # 10_213087

89 Finch Avenue East

Attachment 8: Zoning Map



Toronto City Planning
Zoning

89 Finch Ave. East

File # 10_213087

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
O1 Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 07/12/2010

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 10 213087 NNY 23 OZ |
| Details | Rezoning, Standard | Application Date: | July 6, 2010 |

Municipal Address: 89 FINCH AVE E

Location Description: PLAN 2399 LOT 4 **GRID N2303

Project Description: This application proposes to convert the existing 1-storey single-detached dwelling to a medical office use. Seven at grade parking spaces are being proposed at the rear of the property, of which 4 spaces will be accommodated in a new garage. Renovations (facelift) to the front façade of the building are also being proposed.. Concurrent site plan application 10-213105 NNY 23 SA.

| | | | |
|--------------------|---------------|-------------------|---------------|
| Applicant: | Agent: | Architect: | Owner: |
| GAEA CREATIONS INC | | | DAESUN CHOI |

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): | 743.7 | Height: | Storeys: | 1 |
| Frontage (m): | 15.25 | | Metres: | 6.1 |
| Depth (m): | 48.77 | | | |
| Total Ground Floor Area (sq. m): | 123.5 | | | Total |
| Total Residential GFA (sq. m): | 0 | | Parking Spaces: | 7 |
| Total Non-Residential GFA (sq. m): | 123.5 | | Loading Docks | 0 |
| Total GFA (sq. m): | 123.5 | | | |
| Lot Coverage Ratio (%): | 16.6 | | | |
| 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 |
| Bachelor: | 0 | Retail GFA (sq. m): | 0 |
| 1 Bedroom: | 0 | Office GFA (sq. m): | 123.5 |
| 2 Bedroom: | 0 | Industrial GFA (sq. m): | 0 |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0 |
| Total Units: | 0 | | |

| | | |
|-----------------|----------------------|---------------------------------|
| CONTACT: | PLANNER NAME: | Francis Kwashie, Planner |
| | TELEPHONE: | 416-395-7044 |