99 Finch Avenue East - Zoning Amendment Application - Preliminary Report

<table>
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<tr>
<th>Date:</th>
<th>September 11, 2012</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
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<td>Wards:</td>
<td>Ward 23 – Willowdale</td>
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<tr>
<td>Reference Number:</td>
<td>12 223967 NNY 23 OZ</td>
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**SUMMARY**

This application proposes to amend former City of North York Zoning By-law No. 7625 to convert an existing single detached residential dwelling at 99 Finch Avenue East into a professional office use.

This report provides preliminary information on the above-noted application 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 second quarter of 2013.

**RECOMMENDATIONS**

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 99 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 under the *Planning Act*.

**Financial Impact**
The recommendations in this report have no financial impact.

**Pre-Application Consultation**
A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

**ISSUE BACKGROUND**

**Proposal**
This application proposes to amend the former City of North York Zoning By-law No. 7625 to convert a single detached residential dwelling into a professional office use. The entire existing building would be used as office space. Eight at-grade parking spaces are proposed at the rear of the property. Access to parking would be provided along the east side of the property from Finch Avenue East.

**Site and Surrounding Area**
The site is located on the south side of Finch Avenue East, east of Yonge Street. The subject property has a frontage of 15.24 metres (50 feet) and a lot area of 742.43 metres squared (7,991.45 square feet). A detached residential dwelling is located on the subject lands. The subject site slopes downward from the north to the south end of the site. This portion of Finch Avenue East is transitioning from lots containing single detached dwellings to lots containing office or commercial uses.

Surrounding uses are as follows:

North: On the north side of Finch Avenue East there are detached residential dwellings and medical and professional office uses.

South: The area to the south of the subject site is made up of detached residential dwellings.

East: The area to the east of the site along the Finch Avenue East frontage there are detached residential dwellings.

West: The area to the west of the site along the Finch Avenue East frontage there are detached residential dwellings, townhouses and professional office uses.
**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 site is designated Mixed Use 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, recreational facilities and institutional uses.

For sites with less than 30 metres of frontage on Finch Avenue, the maximum permitted density is 1.0 times the lot area, and the maximum permitted height for a mixed use project is 3 storeys or 11 metres, whichever is lesser, provided that the amount of gross floor area devoted to commercial uses, which are permitted only on the ground floor, does not exceed 0.75 times the lot area.

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

**Zoning**

This property is zoned One-Family Detached Dwelling Fourth Density Zone (R4) which permits single detached dwellings and accessory uses.
Site Plan Control
An application for Site Plan Control Approval has been submitted along with the Re-zoning Application.

Reasons for the Application
The proposed professional office use is not a permitted use in the R4 zone category of the Zoning By-law.

COMMENTS
Application Submission
The following reports/studies were submitted with the application:

- Arborist Report
- Stormwater Management Report
- Site Plan
- Basement and Ground Floor Plans
- Elevations & Sections
- Roof Plan
- Draft Reference Plan
- Grading Plan
- Site Survey

A Notification of Complete Application was issued on August 30, 2012.

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

- Appropriateness of the proposed use;
- Requirements for landscaping, and opportunities for improved streetscape on Finch Avenue;
- Appropriate buffering from the residential properties to the east, south and west;
- Appropriate driveway access, pedestrian connection from the sidewalk and parking area layout; and
- Storm water management issues
- Review of the Future Finch Avenue road widening requirements.
Additional issues may be identified through the review of the application, agency comments and the community consultation process.

**CONTACT**
Vanessa Covello, Assistant Planner  
Tel. No. 416-395-7104  
Fax No. 416-395-7155  
E-mail: vcovell@toronto.ca

**SIGNATURE**

_______________________________
Allen Appleby, Director  
Community Planning, North York District

**ATTACHMENTS**
Attachment 1: Site Plan  
Attachment 2a: East and West Elevations  
Attachment 2b: North and South Elevations  
Attachment 2c: Section  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet
Attachment 1: Site Plan
Attachment 2a: East and West Elevations

EAST ELEVATION

WEST ELEVATION

Elevations 2a
99 Finch Avenue East
Applicant’s Submitted Drawing

Net to Scale
06/28/2012

File # 12 223967 NNY 23 OZ
Attachment 2b: North and South Elevations

NORTH ELEVATION

SOUTH ELEVATION

99 Finch Avenue East

Elevations 2b
Applicant’s Submitted Drawing

Not to Scale
06/28/2012

File # 12 223967 NNY 23 OZ
Attachment 2c: Section
Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type: Rezoning  
Details: Rezoning, Standard  
Application Number: 12 223967 NNY 23 OZ  
Application Date: August 3, 2012

Municipal Address: 99 FINCH AVE E  
Location Description: PLAN 2399 LOT 9 **GRID N2303  
Project Description: Proposed conversion to professional office.

Applicant:  
Agent:  
Architect:  
Owner: 

KHALID IBRAHIM  
KHALID IBRAHIM  
INARA TOTROV

PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas  
Zoning: R4  
Height Limit (m):  
Site Specific Provision:  
Historical Status:  
Site Plan Control Area: 

PROJECT INFORMATION

Site Area (sq. m): 742.43  
Frontage (m): 15.24  
Depth (m): 48.7  
Height:  
Storeys: 1.5  
Metres: 6.31  
Total Ground Floor Area (sq. m): 118.6  
Total Residential GFA (sq. m): 0  
Total Non-Residential GFA (sq. m): 180  
Total GFA (sq. m): 180  
Lot Coverage Ratio (%): 15.97  
Floor Space Index: 0.24

FLOOR AREA BREAKDOWN (upon project completion)

<table>
<thead>
<tr>
<th>Tenure Type</th>
<th>Above Grade</th>
<th>Below Grade</th>
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<tbody>
<tr>
<td>Residential GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Office GFA (sq. m):</td>
<td>118.6</td>
<td>61.4</td>
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<tr>
<td>Industrial GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Institutional/Other GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Units:</td>
<td>0</td>
<td>0</td>
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CONTACT:  
PLANNER NAME: Vanessa Covello, Assistant Planner  
TELEPHONE: 416-395-7104

Staff report for action – Preliminary Report - 99 Finch Ave E  
V.02/12