

**219 Finch Avenue West – Zoning By-law Amendment –  
Supplementary Report**

<b>Date:</b>	March 23, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	11 291307 NNY 23 OZ

**SUMMARY**

In the final report dated March 20, 2014 on the above-noted application, Planning Staff recommended approval of the Zoning By-law Amendment application.

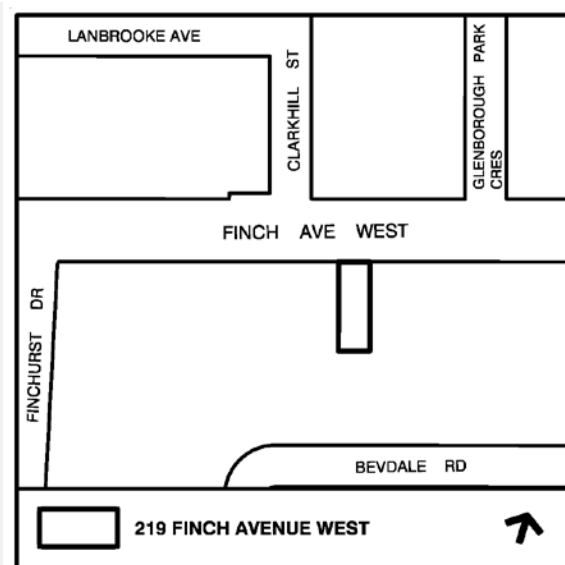
At its meeting of April 8, 2014, Community Council referred the final report back to staff for a further report to the North York Community Council once the site plan is completed.

The purpose of this report is to provide additional information on the final site plan and attach a draft Zoning By-law Amendment that revises the previously reported number of parking spaces identified in the final report (March 20, 2014).

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law No. 7625, for the land at 219 Finch Avenue West substantially in accordance with the revised draft Zoning By-law Amendment attached as Attachment No. 3.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, the applicant be required to obtain Notice of Approval Conditions under Section 41(16) of the *Planning Act*, to the satisfaction of the Director of Community Planning, North York District.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

On April 8, 2014, North York Community Council referred the final report dated March 20, 2014, back to staff for a further report to the North York Community Council once the site plan is completed. A copy of the report can be found at:  
<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-67876.pdf>

## **COMMENTS**

Since the final report (March 20, 2014), the review of the site plan application has progressed. The applicant has made improvements most notably as it relates to the abutting residential neighbourhood and the public realm. The revised site plan now identifies a 1.5 metre landscape strip with two deciduous trees and a one metre high hedge along the rear property line that will buffer the impacts of development within the Central Finch Secondary Plan on adjacent residential properties. The existing 1.8 metre wood fence in the backyard will be maintained.

In accordance with The Central Finch Secondary Plan, there have also been improvements made to contribute to the definition of the street edge while maintaining an attractive pedestrian environment. The front yard will be landscaped with sod, a one metre high hedge, a new deciduous tree and a pedestrian walkway that will link to the public sidewalk. This is an improvement to the pedestrian environment as it will replace the existing paved front yard and eliminate the current use of a parking space at the front of the building.

The proposed professional office provides eight at-grade parking spaces located at the rear of the building with vehicular access by an existing driveway from Finch Avenue West. The final report dated March 20, 2014, inaccurately identified ten parking spaces. Transportation Services has reviewed the proposal and the provision of eight parking spaces is acceptable. Therefore, the draft Zoning By-law Amendment has been revised to reflect this change and is attached as Attachment 3.

Upon review of the final site plan submitted by the applicant, the Ward Councillor 'un-bumped' the Site Plan Control application on March 13, 2015 and delegated approval back to the Chief Planner pursuant to the City of Toronto By-law No. 483-2000.

## **CONCLUSION**

The proposed professional office use is consistent with both the *Mixed Use Areas* designation of the Official Plan and the Central Finch Area Secondary Plan. The proposed use is similar to other professional office and commercial uses that have been previously approved on this portion of the Finch Avenue corridor and will be limited to the existing building.

The applicant has provided revisions that bring the Site Plan into conformity with the Official Plan policies by providing appropriate landscaping at the front and rear yard that will mitigate the impacts of commercial use from the abutting residential designation while contributing to an attractive pedestrian environment. This report recommends that the by-law be enacted.

## **CONTACT**

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E-mail: [jchoi@toronto.ca](mailto:jchoi@toronto.ca)

## **SIGNATURE**

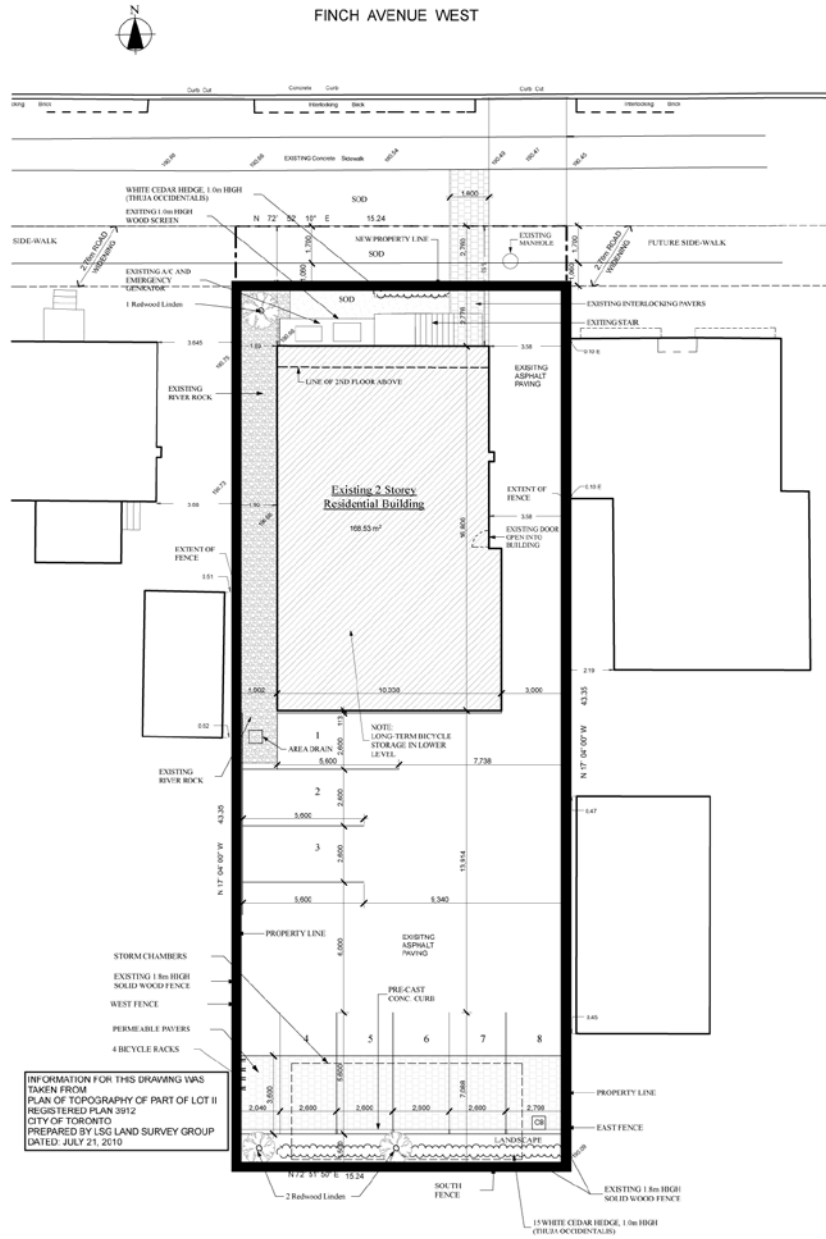
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**


Attachment 1: Site Plan  
Attachment 2: Application Data Sheet  
Attachment 3: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale   
03/19/2015

## 219 Finch Avenue West

File # 11 291307 NNY 23 0Z

## Attachment 2: Application Data Sheet

Application Type	Rezoning	Application Number:	11 291307 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	October 12, 2011

Municipal Address: 219 FINCH AVE W  
 Location Description: PLAN 3912 LOT 11 \*\*GRID N2302  
 Project Description: Convert existing single family residential dwelling into commercial use

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
JONATHAN WEIZEL ARCHITECT			PANDA PROPERTIES INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	660.7	Height:	Storeys:	2
Frontage (m):	15.2		Metres:	8
Depth (m):	43.4			
Total Ground Floor Area (sq. m):	168.5			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	495.55		Loading Docks	0
Total GFA (sq. m):	495.55			
Lot Coverage Ratio (%):	25.5			
Floor Space Index:	0.75			

### 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):	327.04	168.51
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jenny Choi, Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7176</b>

### **Attachment 3: Draft Zoning By-law Amendment**

Authority: North York Community Council Item ~ as adopted by City of Toronto  
Council on ~, 2013  
Enacted by Council: ~, 2013

#### **CITY OF TORONTO**

**Bill No. ~**

#### **BY-LAW No. ~-2013**

**To amend former City of North York Zoning By-law No. 7625, as amended,  
With respect to the lands municipally known as,  
219 Finch Avenue West**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules "B" and "C" of the By-law 7625 of the former City of North York are amended in accordance with Schedule "1" of the By-law.
2. Section 64.26 of the By-law 7625 is amended by adding the following subsection:

"64.13 (14) R4 (105)"

#### **DEFINITIONS**

**Net Site** For the purposes of this exception, Net Site means the gross site area (as defined by the survey for Part of Lot 11, R.P 3912, City of Toronto, prepared by LSG Land Survey Group, dated July 21, 2010) minus any lands conveyed to the City of Toronto for road widening purposes.

#### **PERMITTED USES**

- a) In addition to the uses permitted in the R4 zone, business and professional offices shall be permitted within the existing One-Family Detached Dwelling, existing on the date of enactment of this By-law.

## EXCEPTION REGULATIONS

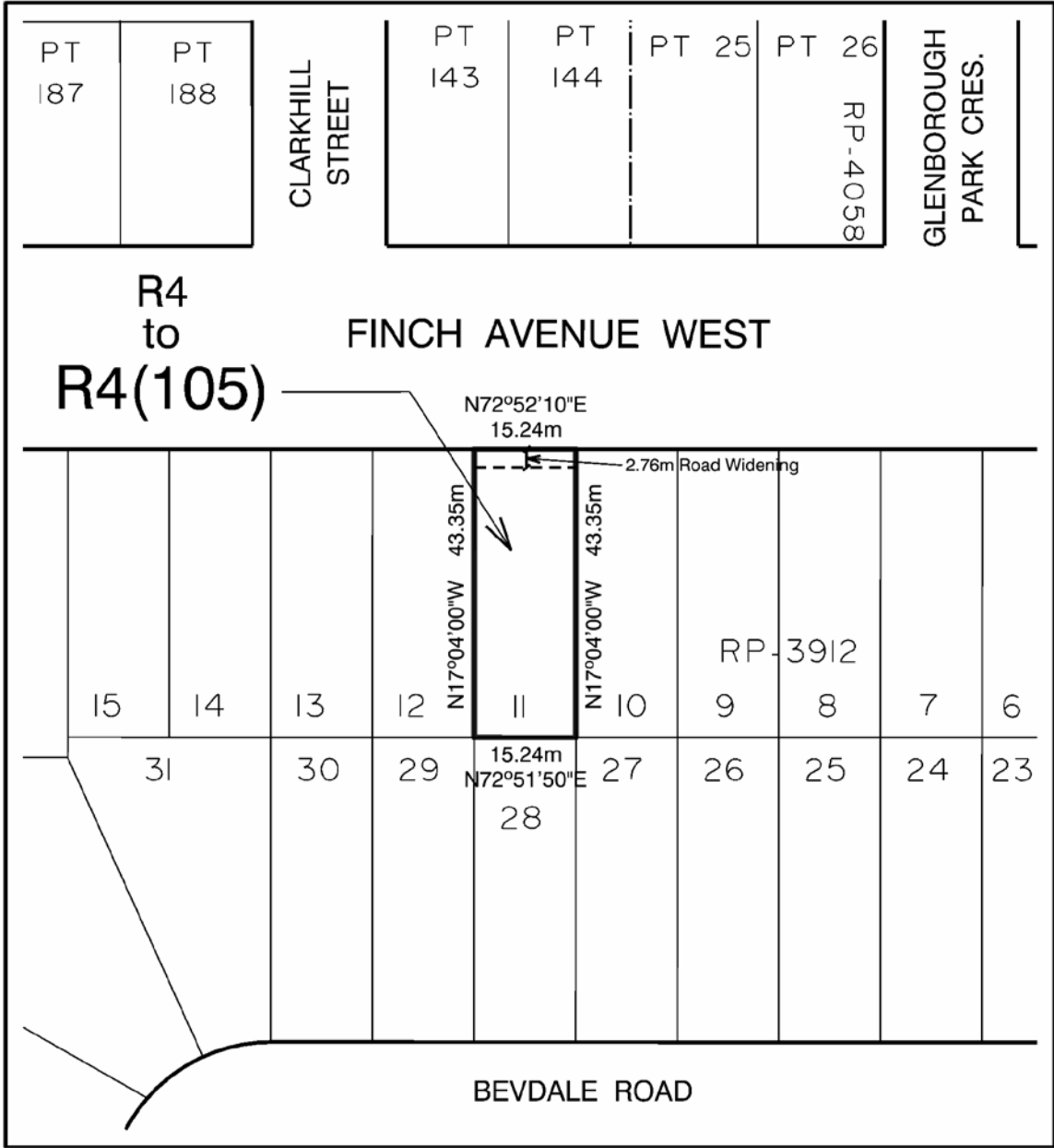
- b) The maximum total gross floor area on the Net Site shall be 495.55m<sup>2</sup>.
  - c) Eight parking spaces shall be provided at the rear of the lot as shown on Schedule R4(105).
  - d) The front yard will be landscaped with sod. Parking is not permitted in the front yard.
  - e) A 1.5 metre landscape strip including two deciduous trees and 1.8 metre high opaque fence shall be provided along the south property line of the lot.
  - f) The minimum front and side yard setbacks on the lands as shown in Schedule "R4(105)" attached hereto shall be maintained.
- 3.** Within the lands shown on Schedule "R4(105)" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





FINCH AVENUE WEST

