

56 Finch Avenue West – Zoning Amendment Application – Preliminary Report

Date: November 8, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 19 202504 NNY 18 OZ

Notice of Complete Application Issued: September 30, 2019

Current Use(s) on Site: A 2-storey detached former residential dwelling (138 square metres in area), which was converted to office space in 2018.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 56 Finch Avenue West. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 56 Finch Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

By-law 255-2005 was enacted by City Council in 2005 for the subject lands. It permitted an apartment house dwelling with a maximum of 4 units and various site-specific performance standards. The apartment house dwelling was never built and the file was closed.

ISSUE BACKGROUND

Application Description

This application proposes to amend former City of North York Zoning By-law 7625 for the property at 56 Finch Avenue West to permit the continued office use for the existing building. The existing building footprint and gross floor area (138 square metres) remain unchanged, resulting in an overall density of 0.35 times the area of the lot. The existing building is 2 storeys and 6.5 metres in height, and is set back 1.3 to 2.1 metres from the front lot line (Finch Avenue West) and 3.7 metres from the flanking lot line (Kensington Avenue). The east side setback is 0.9 metres and the rear setback is 18.6 metres. Six parking spaces in the rear yard are accessed by an existing curb cut and driveway along Kensington Avenue.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Land Use Plan Map 16. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The application is also located within the *Mixed Use Areas* in the Central Finch Area Secondary Plan.

Zoning By-laws

The site is subject to former City of North York Zoning By-law 7625, as amended by By-law 255-2005. Under Zoning By-law 7625, as amended, the site is zoned Multiple-Family Dwellings Sixth Density Zone (RM6(148)). The site is not currently subject to City of Toronto Zoning By-law 569-2013.

By-law 255-2005 rezoned the subject lands from R4 to RM6(148) and a 2.76-metre strip of land along Finch Avenue West was conveyed to the City for road widening, through a related Site Plan Control application. The zoning permits an apartment house dwelling only. An office use is not currently permitted.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Site Plan Control

Interior alteration for use conversion is only exempt from Site Plan Control in certain circumstances. Since this proposal is a use conversion of a detached dwelling to a non-residential use, that will be the only use in the building, a Site Plan Control application will be required. A Site Plan Control application has not yet been submitted.

COMMENTS

Reasons for the Application

A Zoning By-law Amendment is required as the application proposes to continue to use the existing building as an office, which is not currently a permitted use by the existing Zoning By-laws as amended.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified.

Built Form, Planned and Built Context

This application only proposes to add a permitted use to the existing 2-storey building. No changes to the built form are proposed. The proposed land use will be assessed

against the Official Plan policies, including the Central Finch Area Secondary Plan. Also, planning staff will be reviewing the existing and proposed landscaping to ensure it is sufficient.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report. There are three private trees on or adjacent to the site, proposed to be injured or removed. Two existing City trees would be injured and one City tree would be protected. Three new private trees and one new City-owned tree are proposed. Urban Forestry staff are reviewing the application and Arborist Report.

Infrastructure/Servicing Capacity

The applicant submitted a Stormwater Management Report and Engineering and Construction Services staff are reviewing the application and report to determine if there is sufficient infrastructure capacity to accommodate the proposal.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in zoning by-laws, site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. New applications received on or after May 1, 2018 must comply with TGS Version 3.0.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

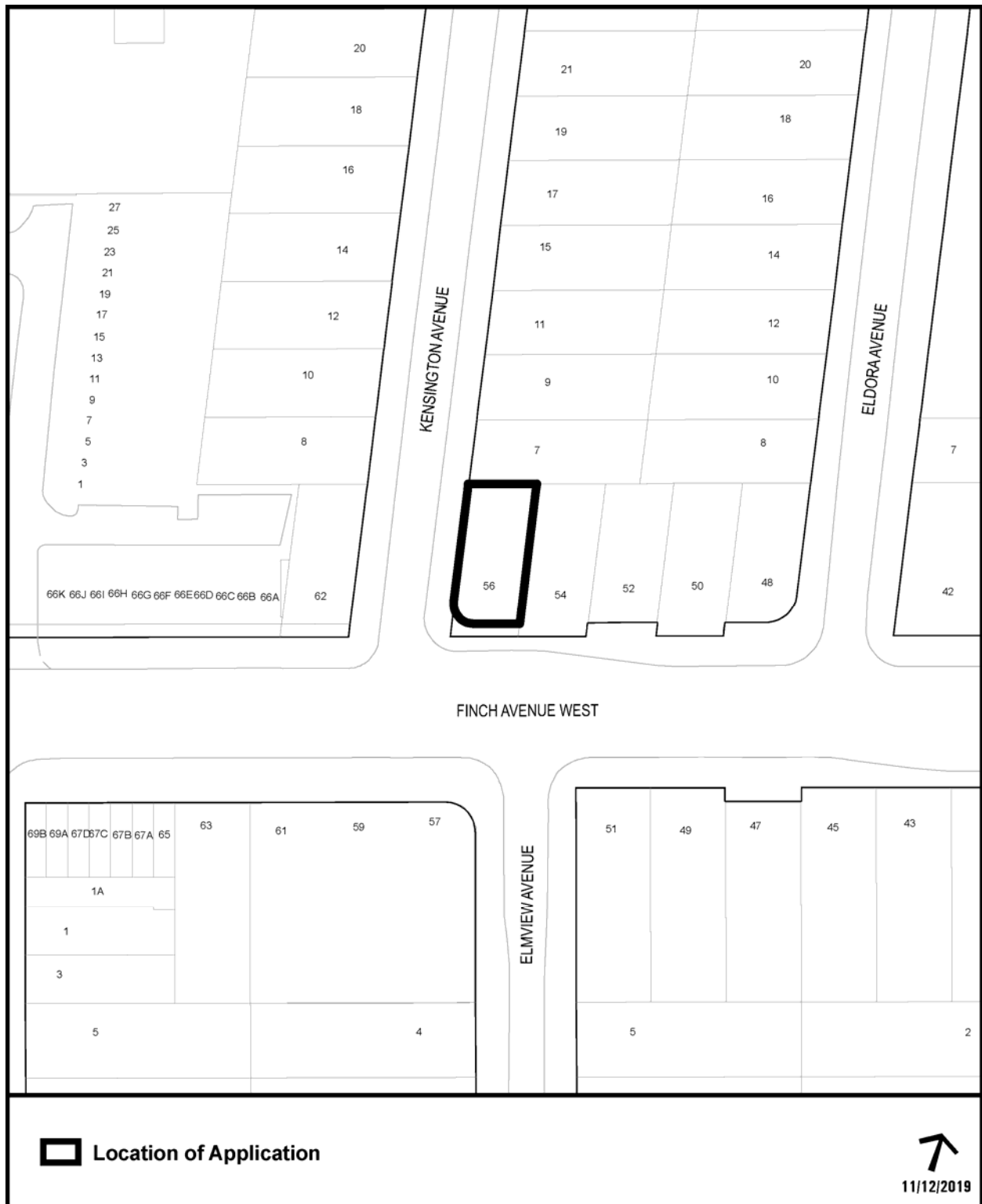
Joe Nanos , Director
Community Planning, North York District

ATTACHMENTS

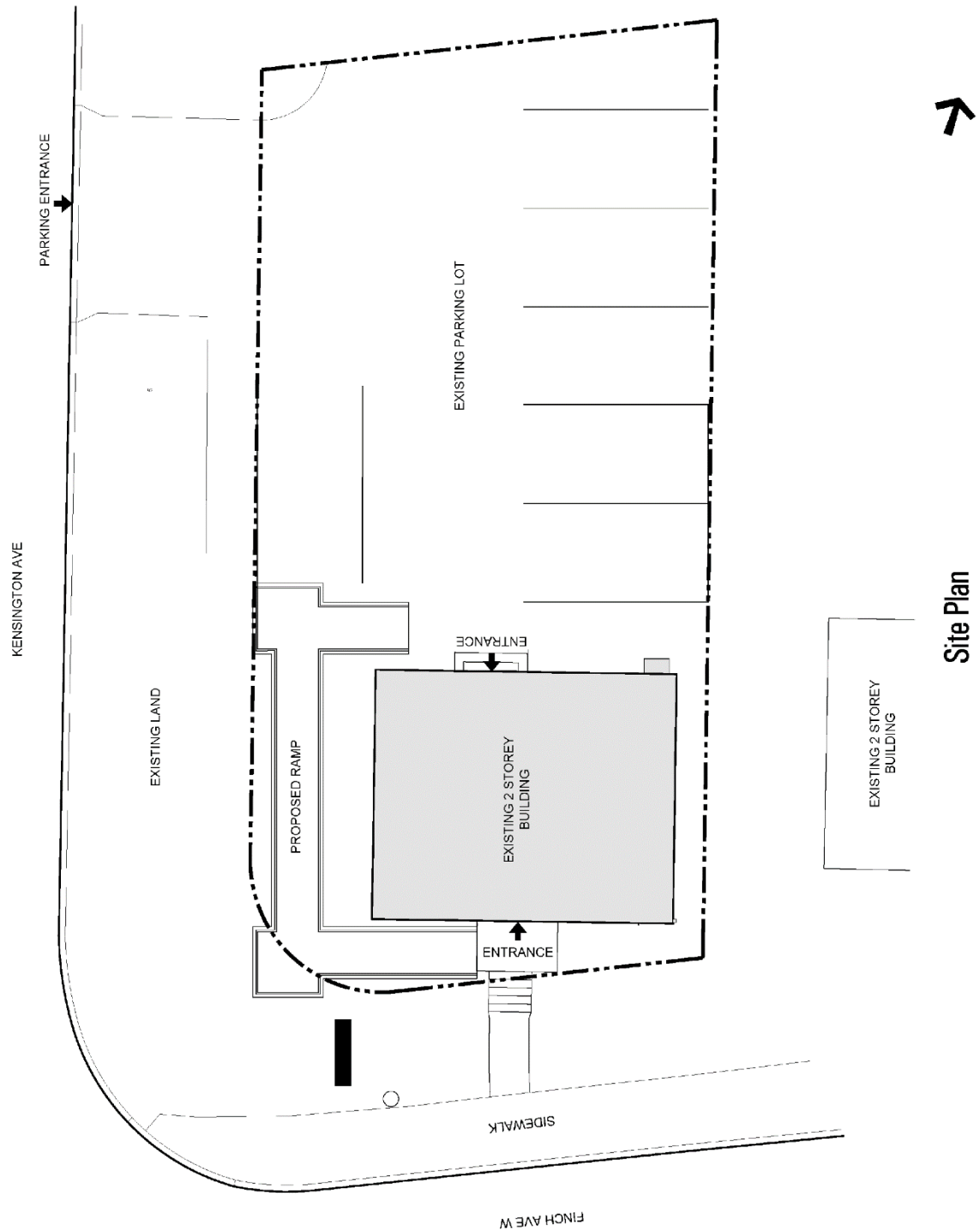
City of Toronto Drawings

Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: Official Plan Map

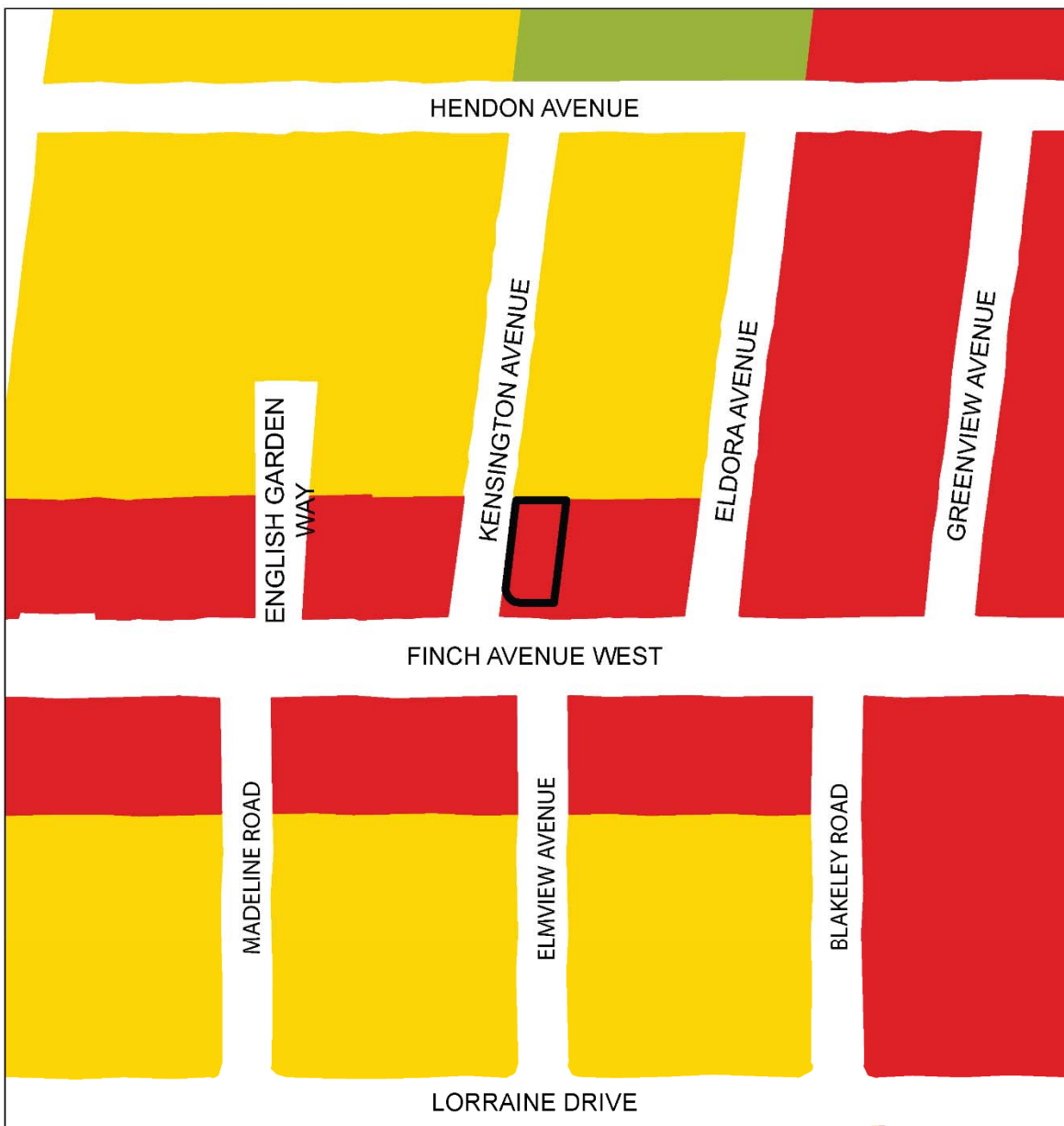
Attachment 1: Location Map



Attachment 2: Site Plan



Attachment 3: Official Plan Map



Official Plan Land Use Map #16

56 Finch Avenue West

File # 19 202504 NNY 18 0Z

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Mixed Use Areas		

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Not to Scale
11/12/2019