

TORONTO STAFF REPORT

August 30, 2000

To: North York Community Council

From: Director - Community Planning, North District

Subject: FINAL REPORT
Zoning Amendment
Brown Dryer Karol for Carmella Fallico
2710 Victoria Park Avenue
UDZ-00-03

Ward 12 - Seneca Heights

Purpose:

The purpose of this report is to recommend approval of an application to amend the Zoning By-law in order to permit a personal service shop (hair salon) within the existing building.

Recommendations:

It is recommended that:

- (1) The lands be rezoned from R4 to R4 with Exception to permit a personal service shop (hair salon) within the existing building with the following exceptions:
 - (a) The maximum gross floor area permitted for a hair salon shall be 69m²;
 - (b) The minimum front yard setback shall be 2.7m.
- (2) The any signage on the property be in compliance with the sign control by-law on residential properties.

Background:

Proposal:

The applicant proposes a rezoning in order to permit a personal service shop (hair salon) having a maximum gross floor area of 68.8m² within the 2-storey dwelling. The hair salon would be

located on the ground floor and a dwelling unit would be located on the second floor. The second floor would be expanded by 45m² in order to accommodate the dwelling unit.

Table One – Project Statistics (approx. figures)

	Proposal
Site Area	592.71m ²
Lot Frontage	24.33m (Victoria Woods Gate)
Lot Depth	24.38m (Victoria Park Avenue)
Gross Floor Area	
-residential	68.8m ²
-accessory use	68.8m ²
-TOTAL	137.6m ²
Lot Coverage	11.6%
Parking Proposed	5 parking spaces
Parking Required	3 parking spaced

Site Description:

The site is located on the northwest corner of Victoria Park Avenue and Victoria Woods Gate, south of Finch Avenue East. The property has 24.4m fronting onto Victoria Park Drive, a flankage of approximately 24.33m along Victoria Woods Gate and has a lot area of approximately 592.71m². The property is developed with a two-storey dwelling and a detached garage constructed in 1955. The detached garage would be demolished.

The area to the west north and east of the site is developed with single detached dwellings. Semi-detached dwellings are located to the south of the property having frontage on Victoria Woods Gate. A place of worship is located to the north (2712 Victoria Park Drive) adjacent to the site.

Official Plan:

The current Official Plan designation is RD1, which permits single family dwellings and semi-detached dwellings. The Official Plan also permits minor commercial uses, which serve the local resident population. No Official Plan amendment is required for this project.

Zoning:

The site is currently zoned R4- Single Family Dwelling zone which permits single detached dwellings and accessory uses. A rezoning is required to permit the proposed personal service shop within the building. A draft zoning by-law is attached as Attachment F.

The Official Plan designation and zoning of this site and the surrounding area are shown on Attachments B and C.

Comments:

The original application proposed the conversion of the entire 2-storey dwelling into a personal service shop (hair salon) with no residential use. The proposal required both an Official Plan amendment and a Zoning By-law amendment. Through further discussion with staff, the applicant has revised the application to request a hair salon on the ground floor and a dwelling unit on the second floor.

Public Consultation:

A public consultation meeting was held on June 22, 2000 in order to provide the opportunity for area residents to comment on the application. No residents attended the meeting or had comment on the application.

Other Departmental Comments:

The **Technical Services Division** has advised that the applicant addresses the conveyance of a 6.1m corner rounding and storm drainage issues. (Attachment D)

The **Transportation Services Division** has commented on parking and streetscaping issues. (Attachment E)

The following Divisions and Agencies have reviewed the application and have no objections or concerns: **Community & Neighbourhood Services, Healthy Environments; Policy Development Division, Economic, Culture and Tourism Department, Fire Services, Ministry of Municipal Affairs and Housing and Rogers Cable Systems.**

Planning Issues:

In the Official Plan, the residential land use categories provide for a range of housing types and uses and permit a variety of lands uses which are complimentary to the residential uses. Minor commercial uses are permitted which serve the local resident population. Council is guided by principles that aim to enhance the residential neighbourhoods and encourage other uses that are compatible with residential uses in addition to ensuring that these neighbourhoods continue as a pleasant and safe living environments. The proposed use would provide a service to the community as intended by the Official Plan. Furthermore, given that the property fronts onto an arterial road, there would be minimal impact on the surrounding stable residential area.

The proposed use is consistent with the intent of the Official Plan, therefore, staff recommends that the current R4 zoning designation should be retained while specifically permitting a hair salon having a maximum g.f.a of 68.8m² on the ground floor of the existing building.

Conclusions:

This application is recommended for approval subject to the conditions noted in this report.

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List of Attachments: (on file)

Attachment A:	Site Plan
Attachment B:	Zoning Map
Attachment C:	Official Plan Map
Attachment D:	Transportation Services Comments
Attachment E:	Technical Services Comments
Attachment F:	Draft Zoning by-law