

# TORONTO STAFF REPORT

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February 21, 2000

To: York Community Council

From: Gary Wright, Director  
Community Planning, West District

Subject: Preliminary Report  
Zoning By-law Amendment  
288 Boon Avenue  
Owners: Guerino & Letterina Vescio  
Applicant: G.S. Designs (Mr. F. Sestito)  
File No.: R00-001  
Ward 28: York Eglinton

Purpose:

To provide preliminary information regarding an application to amend the former City of York Zoning By-law 1-83 to permit commercial uses including a retail store, hair salon and office uses on the main level and two residential units in a dwelling house located in an R2 Residential Zone District.

Financial Implications and Impact Statement:

City funding is not required. There are no impacts regarding the capital or operating budgets.

Recommendations:

It is recommended that:

- (1) Staff be directed to schedule a Community Meeting in consultation with the Ward Councillors.
- (2) Staff prepare a final recommendation report and arrange a Public Meeting under the Planning Act to consider this application, targeted for the third quarter of this year.

Background:

A rezoning application was filed with the former City of York in 1997 (file number 10/03/70), which arose from a municipal standards complaint regarding a hair salon and barber shop operating within the residential premises in a R2 district in contravention of the Zoning By-Law. This application was considered by the York Community Council on March 5, 1999, and conditionally approved. The conditions imposed on the applicant have not been fulfilled, to permit the introduction of the draft By-law to City Council for enactment.

Comments:

Site Description and Context:

The subject property is located on the north-west corner of Boon Avenue and Rogers Road (Attachment 1). It has a frontage of 10.97 meters (36 ft.) on Boon Avenue and a flankage depth of 20.8m (68.2 ft.) on Rogers Road. The site is occupied by a two storey detached house with a wooden garden shed at the rear of the house. The detached house was previously converted without a building permit, to a mixed commercial and residential building to accommodate the self contained hair salon on the first floor, a one bedroom dwelling unit in the basement; and a two bedroom dwelling unit occupying the rear half of the first floor and all of the upper floor. Business signs associated with the commercial use (Hair Salon) exist on the building with exposure to both Rogers Road and Boon Avenue.

The existing uses surrounding the site are as follows:

North:	a single detached dwelling
South:	across Rogers Road, a semi-detached dwelling and a TTC bus shelter
East:	across Boon Street, a detached dwelling
West:	two, two-storey mixed use commercial/residential buildings with retail at grade and residential uses on the upper levels

Proposal:

The present application to amend the zoning By-law has been submitted to address the maximum commercial gross floor area permitted under the previous application. The applicant is now proposing a Hair Salon occupying approximately 49m<sup>2</sup> of the front portion of the main level, and a Retail Store or Office in the remaining 42m<sup>2</sup> of the main level. A one-bedroom apartment in the basement level and a one-bedroom apartment on the second level, will continue to exist.

Project Information:

Existing Use:	Mixed Commercial/Residential uses comprised of two one-bedroom apartments and a Hair Salon
Official Plan:	Low Density Residential
Zoning:	R2
Lot Area:	228.271m <sup>2</sup>
Gross Floor Area:	167.13m <sup>2</sup> (excluding basement area)
Basement Floor Area:	90.86m <sup>2</sup> (not defined as Gross Floor Area)
First Floor Area:	90.86m <sup>2</sup>
Second Floor Area:	76.27m <sup>2</sup>
Maximum F.S.I.:	0.8
Proposed F.S.I.:	0.74 (excluding basement area)
No. of Residential Units Proposed:	2
Height:	2 storeys
Parking Required:	4
Parking Proposed:	4 (including 3 existing boulevard spaces)

Official Plan:

The Official Plan designates the site as a Low Density Residential Area. This designation allows detached, semi-detached, duplex, converted dwellings or other ground-oriented dwellings subject to approval through a rezoning process, and restricted minor commercial uses serving the local population and limited in size and orientation.

Zoning:

The Zoning By-law designates the site as R2. This designation allows limited residential and ancillary uses, and regulates these uses with respect to density, setbacks, etc.

Reason for the Application:

The proposal requires a rezoning to permit the mixed use commercial and residential use of the dwelling house.

Issues to be resolved:

The application is currently under circulation. The issues identified to date in regard to this application include compliance with Official Plan criteria (Section 9.14) to assess the appropriateness of the proposed commercial uses in this district. Other issues may arise from agency circulation comments and comments that are received from the community meeting.

Conclusions:

The application is currently under circulation. A community meeting is recommended to be scheduled in April 2000 to present the application and obtain comments. The completion of the final staff report is targeted for the third quarter of this year.

Contact:

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Gary Wright, Director  
Community Planning, West District

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List of Attachments:

Attachment 1: Location Map  
Attachment 2: Survey Plan  
Attachment 3: Site Plan  
Attachment 4: South Elevations (Rogers Road)

Attachment 5: East Elevation (Boon Avenue)