

**214 York Mills Road – Rezoning Application –  
Preliminary Report**

<b>Date:</b>	August 8, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	25 Don Valley West
<b>Reference Number:</b>	07 228317 NNY 25 OZ

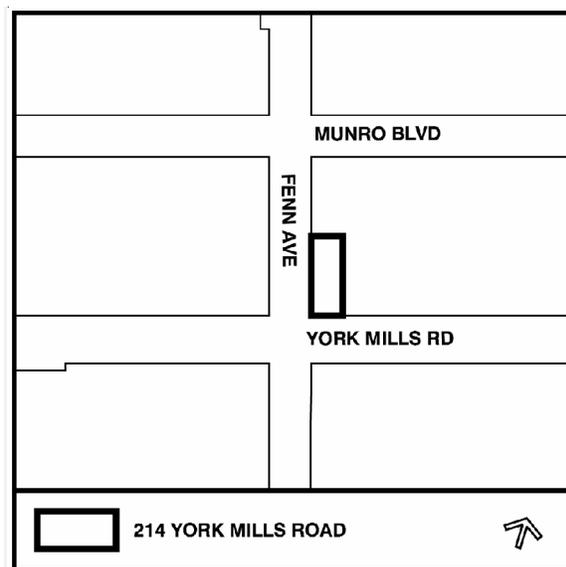
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes to amend the North York Zoning By-law No. 7625 to permit an existing office use to operate as a permitted use within the existing single detached dwelling at 214 York Mills Road.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for October, 2007. A final report and Public meeting under the *Planning Act* to consider this application is targeted for early 2008 provided that any required information is submitted in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
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.

### DECISION HISTORY

There are no previous applications or decisions related to the subject property.

### ISSUE BACKGROUND

#### Proposal

This application is to amend North York Zoning By-law No. 7625 to permit an existing non-conforming office use to operate as a permitted use within the existing single detached dwelling at 214 York Mills Road. The existing split level, one and a half storey dwelling has been solely used as office space for a professional services company specializing in business valuations since 2004. The business employs 5 people, including the principal, who is also one of the owners of the dwelling. No exterior changes to the dwelling are proposed.

#### Site and Surrounding Area

Located on the northeast corner of York Mills Road and Fenn Avenue, west of Bayview Avenue, the site has an area of 580.4m<sup>2</sup> with 15.24m of frontage on York Mills Road and 38.1m flanking Fenn Avenue.

There is an existing one and a half storey dwelling with an integral two car garage located on the subject lands. Vehicular access is provided off Fenn Avenue. Fenn Avenue is a fully signalized intersection with York Mills Road. A bus stop is located along the York Mills Road frontage.

Land uses surrounding the site are as follows:

- North: single detached dwellings.
- South: single detached dwellings across York Mills Rd.
- East: single detached dwellings.
- West: single detached dwellings across Fenn Ave.

## **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 City of Toronto Official Plan designates the site as *Neighbourhoods*, which permits a full range of residential uses within lower scale buildings. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small scale retail, service and office uses are also provided for in *Neighbourhoods*, subject to a number of criteria.

## **Zoning**

The site is zoned One Family Detached Dwelling Third Density (R3). Under the North York Zoning By-law No. 7625, the R3 designation permits residential uses limited to one-family detached dwellings, home occupations for private instruction in music and recreational or institutional uses.

## **Site Plan Control**

An application for Site Plan Control approval will be required but has not yet been filed.

## **Reasons for the Application**

The existing office use is not permitted under Zoning By-law No. 7625.

## **COMMENTS**

### **Issues to be Resolved**

On a preliminary basis, issues to be resolved prior to the presentation of a Final Report include the following:

1. Determining whether the use of the existing single detached dwelling for an office use meets the policies and criteria in the City of Toronto Official Plan;

2. Whether sufficient parking is available for an office use on the subject property;  
and
3. An evaluation of any potential impacts on surrounding properties.

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

## **CONTACT**

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## **SIGNATURE**

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Thomas C. Keefe, Director  
Community Planning, North York District

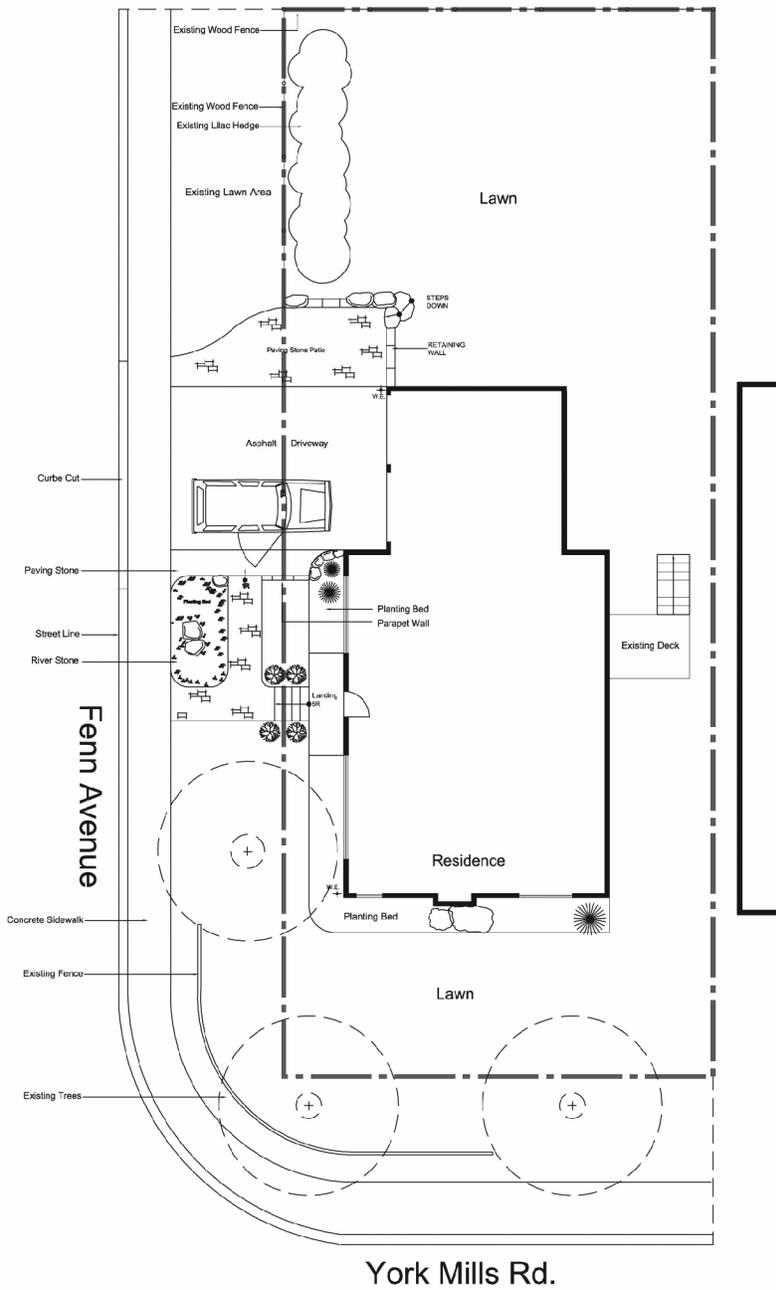
## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Zoning Map

Attachment 3: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

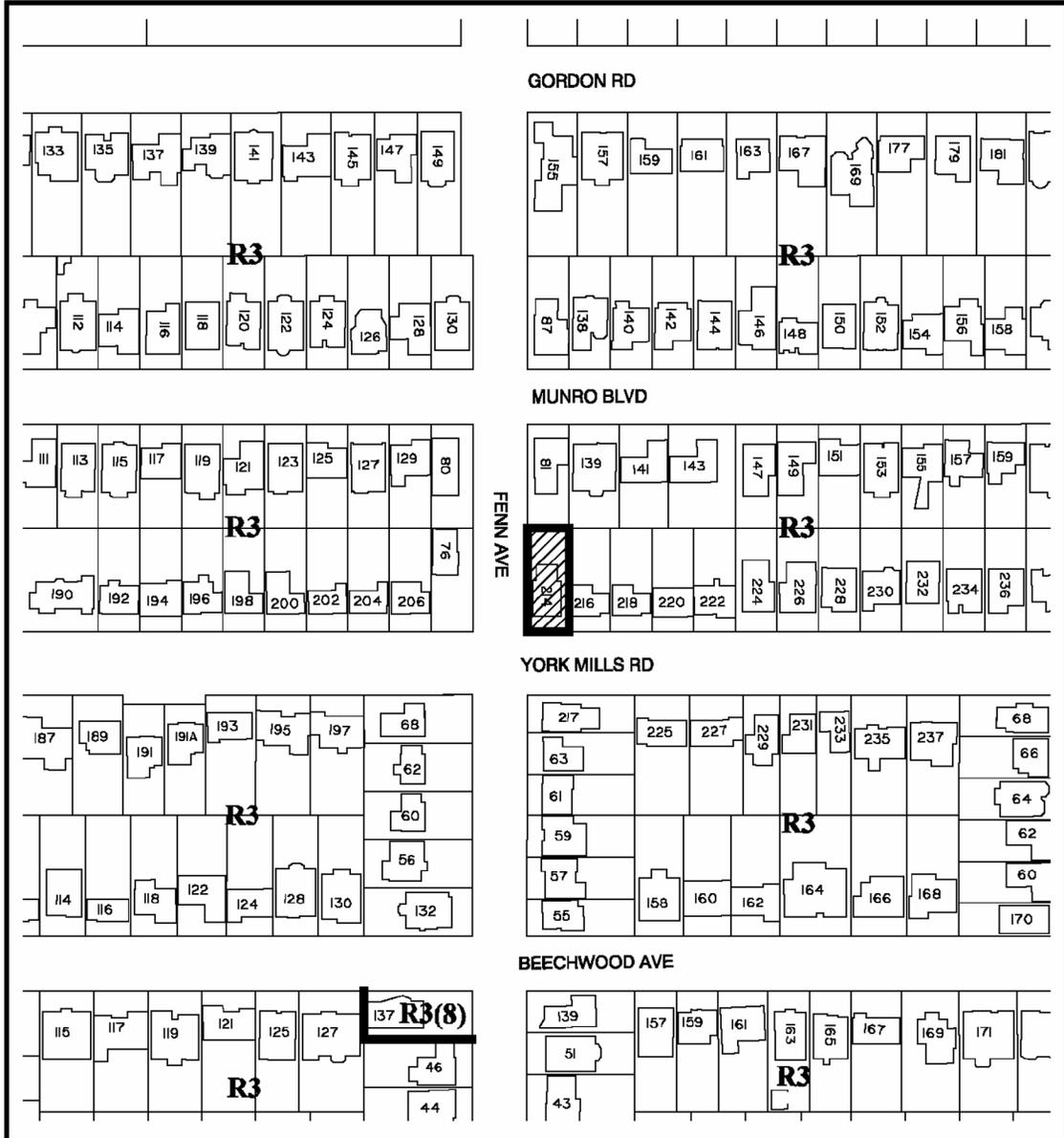
214 York Mills Road

Applicant's Submitted Drawing

Not to Scale 

File # 07\_228317

## Attachment 2: Zoning Map



**214 York Mills Road**  
File # 07\_228317 NNY 25 0Z

R3 One-Family Detached Dwelling Third Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 06/26/07

