

630 Browns Line – Rezoning Application - Preliminary Report

Date:	August 18, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 177121 WET 06 OZ

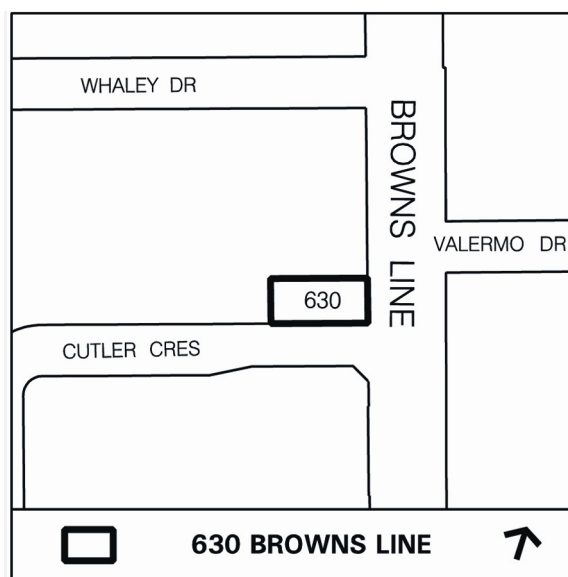
SUMMARY

This application was made on August 7, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes the conversion of an existing residential building to a local real-estate office building at 630 Browns Line.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the last quarter of 2008.



RECOMMENDATIONS

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.
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.

ISSUE BACKGROUND

Proposal

The applicant proposes to convert the existing residential building into a local real-estate office building and demolish the existing two-car garage to accommodate at-grade parking at the rear of the building. Access to the parking area is proposed to be from Brown's Line (an existing driveway) and through a newly proposed driveway off Cutler Crescent.

Site and Surrounding Area

The corner site is located on the northwest corner of Brown's Line and Cutler Crescent and has an area of approximately 674 square meters. It is currently occupied by a two storey residential building and a one-storey garage. A variety of residential uses and some retail uses exist in the immediate vicinity of the site as follows:

North: predominantly two-storey detached dwellings and some retail.

South: Cutler Crescent, a residential two-storey dwelling and retail.

East: Brown's Line and two-storey detached dwellings.

West: two-storey detached dwellings.

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 site is designated Neighbourhoods within the Toronto Official Plan. Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria in the Plan require that physical changes to established neighbourhoods be sensitive, gradual and generally "fit" the existing character of the neighbourhood.

The policies with respect to small-scale retail, service and office use located in Neighbourhoods are outlined in Section 4.1.3 of the Official Plan. These policies state that small-scale retail, service and office uses that are incidental to and support neighbourhoods and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, given that they meet certain criteria.

Zoning

The lands are zoned Second Density Residential (R2). This land classification does not permit a real estate office use.

Site Plan Control

The application is subject to Site Plan Control. An application has not yet been submitted.

Reasons for the Application

An amendment to the Etobicoke Zoning Code is required because the current proposal is not a permitted use in the R2 – Second Density Residential Zone.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Issues to be Resolved

It is anticipated that the following issues will need to be addressed:

- a) the appropriateness of the proposed use in light of the Official Plan policies and criteria described in Section 4.1.3 of the Official Plan;

- b) compatibility with the adjacent street (Cutler Crescent) and Browns Line;
- c) an appropriate elevation for the Browns Line frontage, including tree planting and landscaping treatment; and
- d) the appropriate screening of the subject property to ensure that negative impacts to the abutting residential properties such as noise and privacy and appropriately mitigated.

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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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Zoning
Attachment 4: Application Data Sheet

The site plan for 630 Browns Line shows a rectangular lot with a central two-story building. The building is labeled 'EXISTING TWO-STORY BUILDING (630 Browns Line)'. To the left of the building is an 'ASPHALT DRIVEWAY' and a 'LANDSCAPED AREA'. To the right is a 'PROPOSED ENTRANCE DRIVEWAY'. The plan includes various dimensions for the building, driveway, and landscaped area. It also shows existing features like a 'TAR PAPER SHED', 'STUCCO SHED', and 'EXIST. BRICK GARAGE'. The lot is bounded by 'CUTLER CRESCENT' to the north and 'BROWNS LINE' to the east. The plan is labeled 'REGISTERED PLAN 4622'.

LOT 1

EXIST. BRICK GARAGE

EXIST. STUCCO SHED

EXIST. TAR PAPER SHED

EXIST. BRICK DWELLING

EXISTING TWO-STORY BUILDING (630 Browns Line)

ASPHALT DRIVEWAY

LANDSCAPED AREA

PROPOSED ENTRANCE DRIVEWAY

CUTLER CRESCENT

BROWNS LINE

REGISTERED PLAN 4622

630 Browns Line

Site Plan

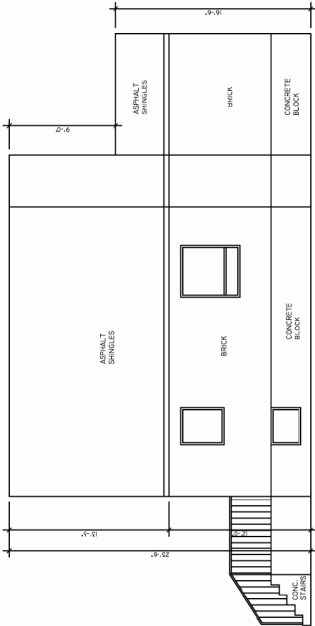
Applicant's Submitted Drawing

Not to Scale

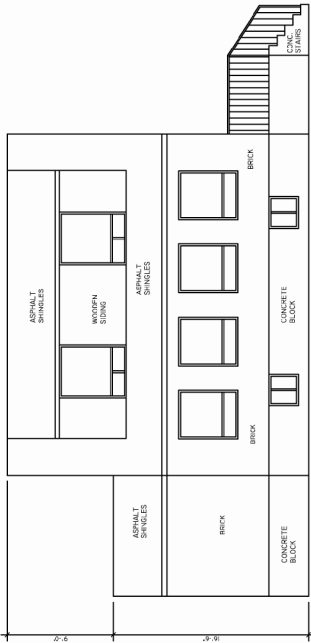
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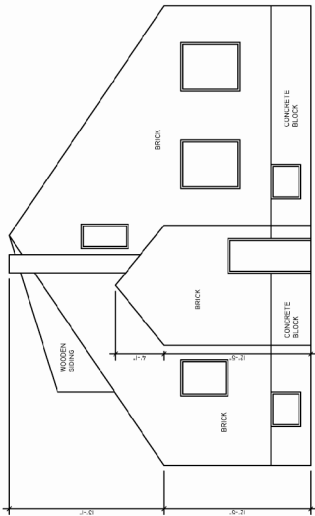
Attachment 2: Elevations



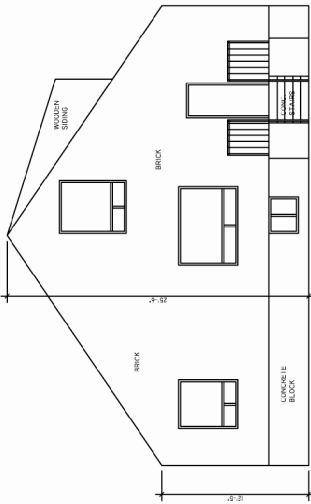
NORTH ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 3/16" = 1'-0"

Elevations

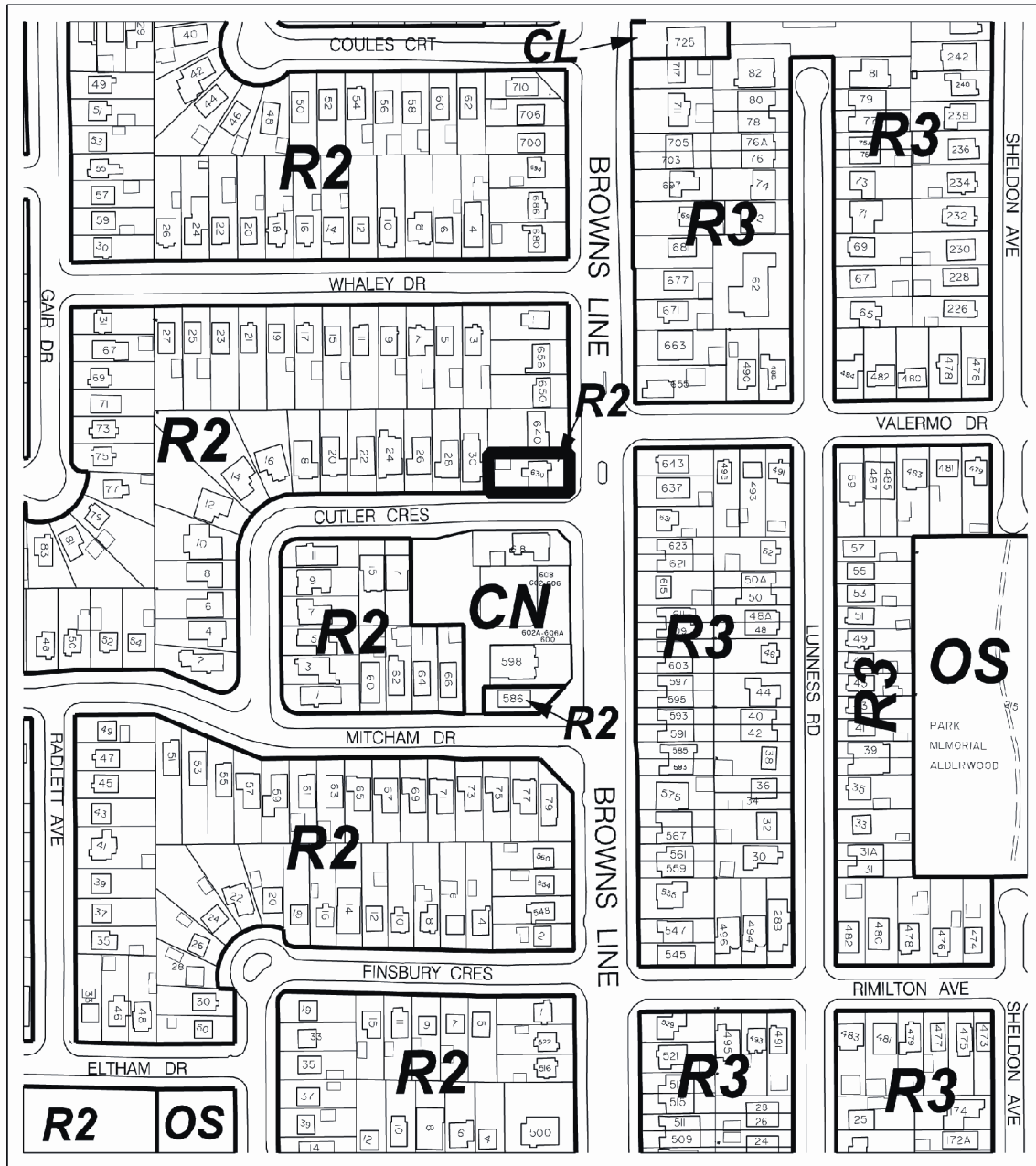
Applicant's Submitted Drawing

Not to Scale
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630 Browns Line

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Attachment 3: Zoning



Toronto City Planning
Zoning

630 Browns Line

File # 08_177121

Former Etobicoke By-law 11,737

R2 Residential Second Density
R3 Residential Third Density

OS Public Open Space
CL Commercial Limited



Not to Scale
Zoning By-law 11,737 as amended
Extracted 08/12/08 - MH

Attachment 4: Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 177121 WET 06 OZ
Details	Rezoning, Standard	Application Date:	July 2, 2008

Municipal Address:	630 BROWNS LINE
Location Description:	CON 2 PT LT11 **GRID W0601
Project Description:	To rezone an existing lot from residential (R2) to commercial (CN), by converting an existing detached single family dwelling to a new office.

Applicant:	Agent:	Architect:	Owner:
WES SURDYKA ARCH.			SERGEY VERBITSKY

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	673.8	Height:	Storeys:	0
Frontage (m):	17.68		Metres:	0
Depth (m):	38.1			
Total Ground Floor Area (sq. m):	107			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	296.4		Loading Docks	0
Total GFA (sq. m):	296.4			
Lot Coverage Ratio (%):	15.8			
Floor Space Index:	0.44			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	296.4	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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