

**304A & 304B Churchill Ave – Site Plan Control
Application – Final Report**

Date:	December 11, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	07 257617 NNY 23 SA

SUMMARY

This application was made on August 29, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application seeks to obtain Site Plan Control Approval for the two single detached dwellings to be built on 304A and 304B Churchill Avenue.

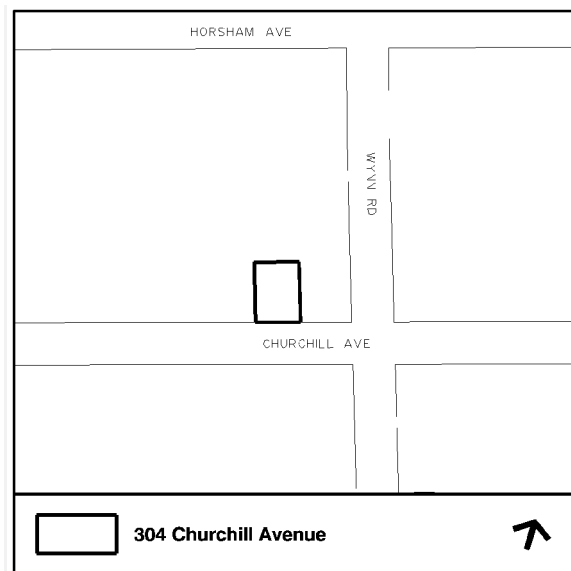
Councillor Filion in a memo dated June 21, 2001, requested that all applications for Site Plan Control approval in Ward 23 be “bumped up” to City Council.

This report reviews and recommends approval of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 6 are satisfied.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On October 5, 2006, the North York Committee of Adjustment considered a Consent application to sever 304 Churchill Avenue into two parts with the intention of building a two storey dwelling on each of the new lots. Minor Variance applications were also submitted requesting relief from the Zoning By-law with respect to lot frontage, lot area, east and west side yard setbacks, rear yard setback, lot coverage and a below grade garage. The Committee refused the Consent and Minor Variance applications. The decision was appealed to the Ontario Municipal Board where the severance and accompanying minor variances were approved on June 28, 2007.

ISSUE BACKGROUND

Proposal

This application is to obtain Site Plan Control Approval for the two single detached dwellings to be built on 304A and 304B Churchill Avenue.

Site and Surrounding Area

The two lots, located on the north side of Churchill Avenue, each have a frontage of 10.63m with lot areas of 305.79m² and 306.35m² respectively. The site presently contains one single detached dwelling.

Land uses surrounding the site are as follows:

North: single detached dwellings
South: single detached dwellings
East: single detached dwellings
West: single 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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan designates the properties as Neighbourhoods, which provides for a full range of residential uses within lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses.

Zoning

The properties are zoned One Family Detached Dwelling Fourth Density (R4), which permits residential uses limited to one-family detached dwellings. Minor Variances were obtained for both properties through the Ontario Municipal Board with respect to lot frontage, lot area, east and west side yard setbacks, rear yard setback, lot coverage and a below grade garage.

Reasons for Application

The Site Plan Control By-law for the former City of North York requires any lands or parcels created by means of severance to be subject to Site Plan Control.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

The Ontario Municipal Board in a decision dated June 28, 2007, approved a severance of the parcel into two 10.6m wide lots and the related Minor Variance applications.

The Site Plan Control By-law requires an applicant to submit for Site Plan Control for any lots created by means of severance. Councillor Filion in a memo dated June 21, 2001, requested that all Site Plan Control applications in Ward 23 be “bumped up” to City Council for approval.

The applicant has revised his plans to comply with the changes requested by City staff with respect to the rear fence, front steps/landing and the planting of new trees in the rear yard and City boulevard. Therefore, staff recommends that final approval of the Site Plan application be issued once the conditions in Attachment 6 have been satisfied.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Zoning (Map)

Attachment 2: Site Plan

Attachment 3: Elevations

Attachment 4: Elevations 2

Attachment 5: Application Data Sheet

Attachment 6: Site Plan Control Approval Conditions

Attachment 1: Zoning (Map)



304 Churchill Ave.

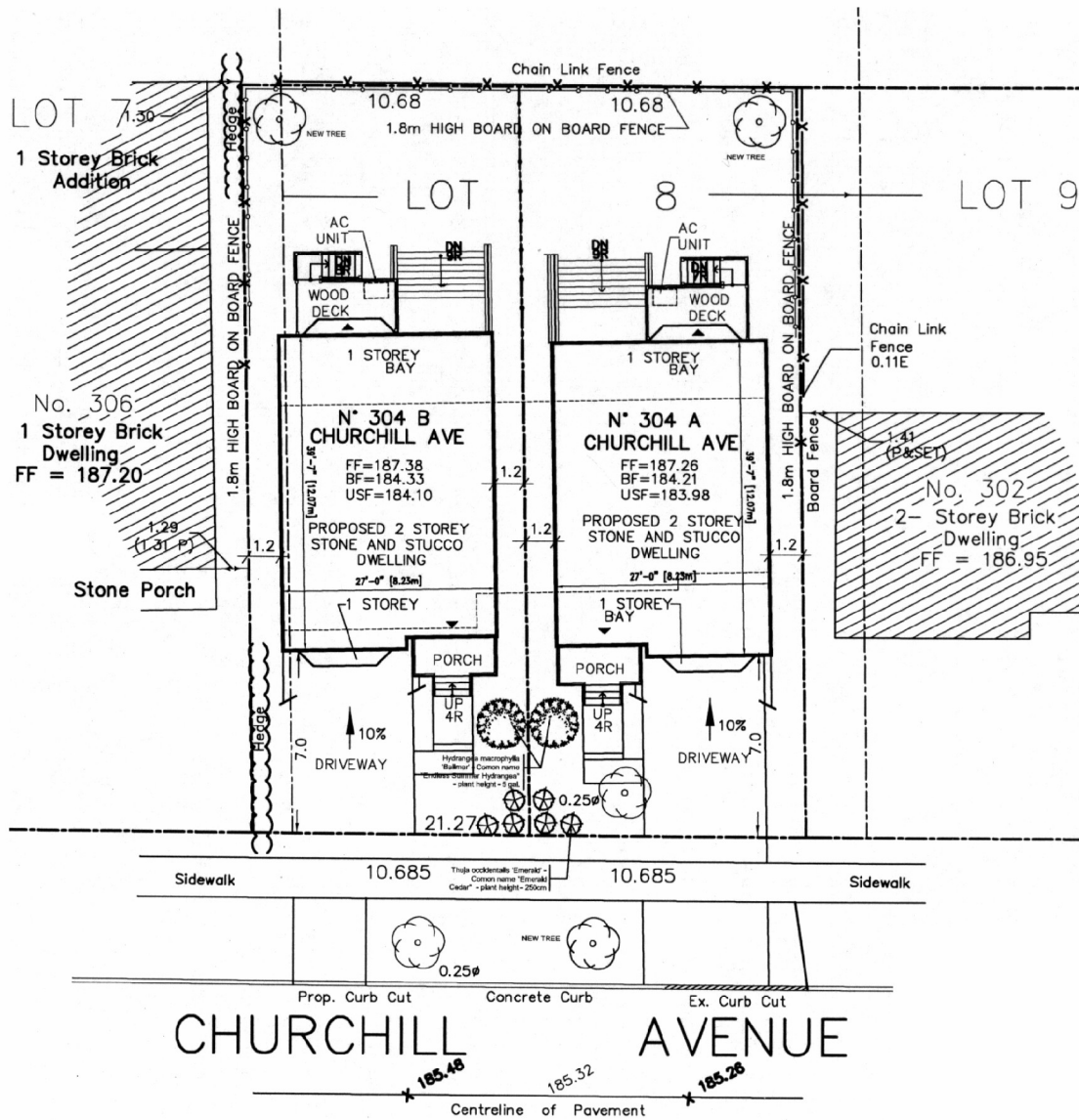
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R4 One-Family Detached Dwelling Fourth Density Zone
 R6 One-Family Detached Dwelling Sixth Density Zone



Not to Scale
 Zoning By-law 7625
 Extracted 12/11/2007

Attachment 2: Site Plan



Site Plan

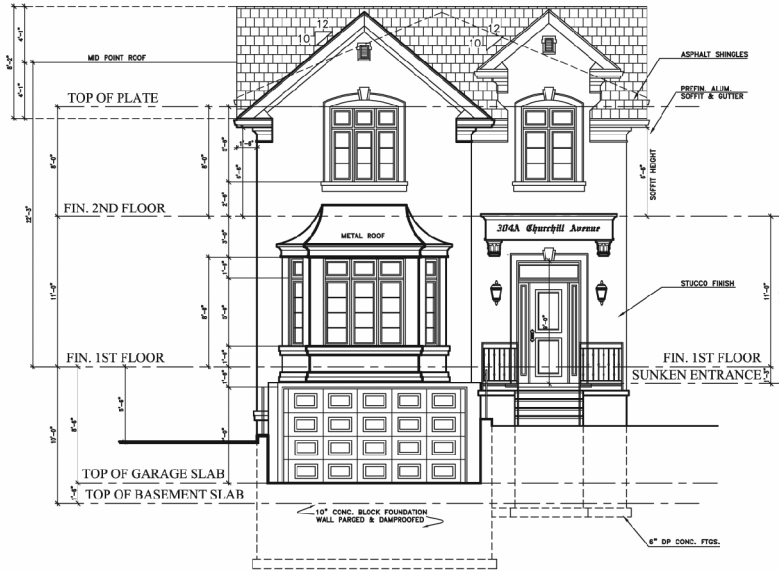
304 Churchill Avenue

Applicant's Submitted Drawing

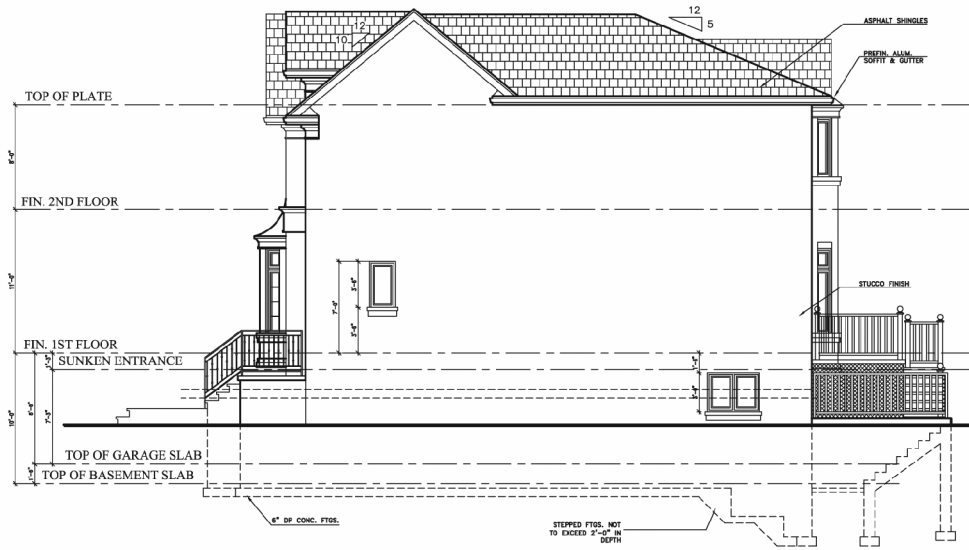
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Attachment 3: Elevations



Front Elevation



Right Side Elevation

Elevations

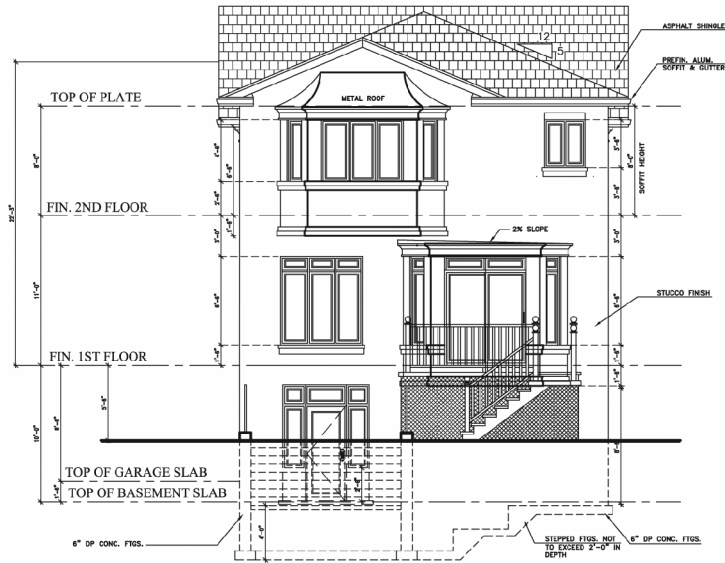
Applicant's Submitted Drawing

Not to Scale
12/11/07

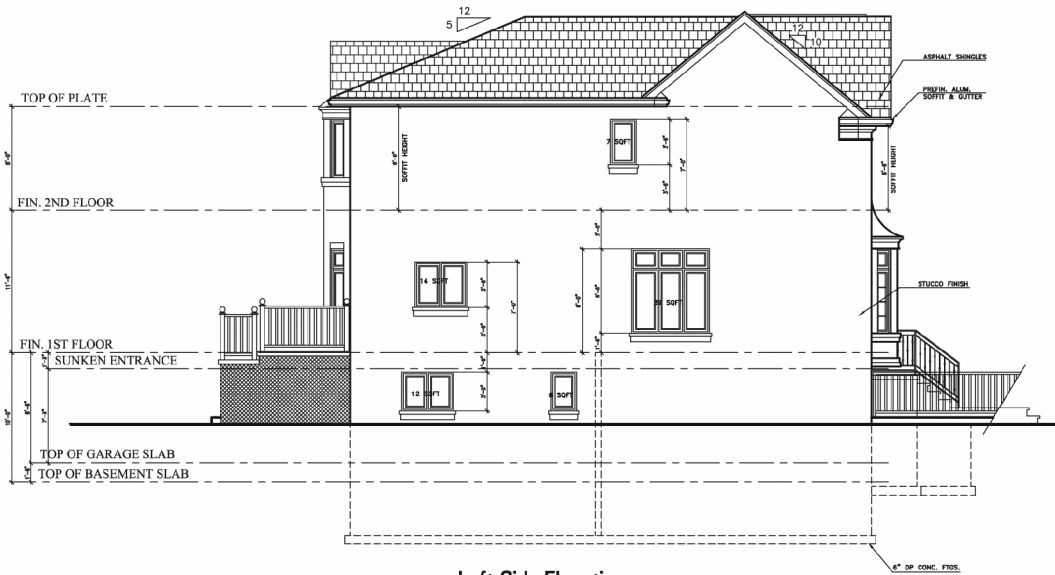
304 Churchill Avenue

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Attachment 4: Elevations 2



Rear Elevation



Left Side Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
12/11/07

304 Churchill Avenue

File # 07_257617

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Site Plan Approval	Application Number:	07 257617 NNY 23 SA
Details		Application Date:	August 29, 2007

Municipal Address:	304 CHURCHILL AVE
Location Description:	CON 3186 S 8 **GRID N2302
Project Description:	Two single family homes.

Applicant:	Agent:	Architect:	Owner:
GLENN RUBINOFF			NUBAR TASCIOGLU

PLANNING CONTROLS

Official Plan Designation:	NEIGH	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	613.46	Height:	Storeys:	2	
Frontage (m):	21.37		Metres:	8.8	
Depth (m):	28.68				
Total Ground Floor Area (sq. m):	195.46				Total
Total Residential GFA (sq. m):	476.92		Parking Spaces:	2	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	476.92				
Lot Coverage Ratio (%):	31.9				
Floor Space Index:	0.78				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	2
Total Units:	2

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	476.92	476.92	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Jeff Markowiak, Assistant Planner
	TELEPHONE:	(416) 395-7130

Attachment 6: Site Plan Control Approval Conditions

The City Planning Division, North York District, has completed our review of the proposal for a new one storey addition to the west side of the existing place of worship as outlined in the following plans and drawings:

Plan Title	Author/Date
Site Plan	Rubinoff Design Group, August, 2007.
Front and Right Side Elevations	Rubinoff Design Group, August, 2007.
Rear and Left Side Elevations	Rubinoff Design Group, August, 2007.

Before we can grant approval to your proposal we require that the following conditions be fulfilled:

1. Submission of a Tree Planting Security deposit of \$583.00 for the planting of one (1) new City tree within the street allowance fronting 304(A);
2. Submission of a Tree Security Guarantee of \$1,775.00 to cover the appraised tree value and replacement costs of one (1) City owned tree fronting 304(B) Churchill Avenue;
3. Submission of a Landscape Plan to show tree proactive hoarding for the City tree fronting 304(B) Churchill Avenue and the placement and type of trees to be planted in the front and rear yards of 304(A & B) Churchill Avenue.

Please note that if these conditions are not fulfilled within 2 years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Director of Community Planning.

In addition to the above, the following conditions are to be fulfilled following Site Plan approval:

1. The lands shall be developed and maintained in accordance with the approved drawings and the conditions of this approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the zoning by-law and that it is the responsibility of the Owner to ensure that:
 - i) the development is in conformity with the zoning by-law to the satisfaction of the Chief Building Official;
 - ii) all easements are protected to the satisfaction of the municipality; and
 - iii) all requirements of any owner of adjacent publicly owned lands (i.e. City of Toronto Technical Services Division, Parks, Forestry & Recreation) are satisfied.
2. All of the work shown on the approved drawings and all the work required by the conditions of this approval shall be completed within 1 year of the date of this approval, failing which, this approval shall require an extension by the Director, Community Planning, North York District, prior to the issuance of any building permit.

3. All existing trees to remain, shall be maintained as shown on the approved plan in accordance with the “North York Standards for the Protection and Care of Trees”. Any tree that is removed in contravention of this approval, or that is severely damaged, shall be replaced with a tree or trees of similar value to the satisfaction of the Director, Community Planning, North York District.
4. All site illumination shall be designed to prevent the spread of light onto adjacent lands.
5. Drainage shall be directed to ensure that no drainage problems are created on adjacent lands.
6. All work on the adjacent boulevard(s) shall be to the satisfaction of the Executive Director, Technical Services Division.
7. The municipal address of the building shall be well-illuminated, provided in a prominent location the lands, and designed to be easily readable from adjacent streets.
8. All outdoor mechanical equipment (i.e. air conditioning units) shall be located in a manner which minimizes impact to adjoining lands.