

**3717 Sheppard Avenue East – Rezoning Application – Preliminary Report**

<b>Date:</b>	December 12, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 40 – Scarborough-Agincourt
<b>Reference Number:</b>	07 274376 ESC 40 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.

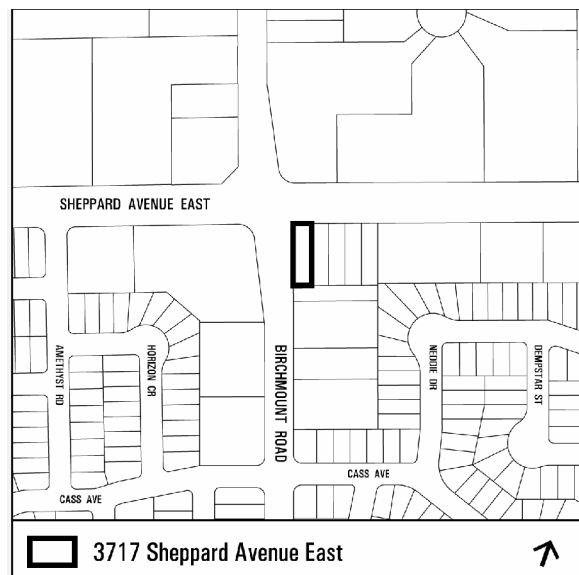
The application proposes a temporary rezoning to permit an existing dentist’s office to remain for a three-year period at 3717 Sheppard Avenue East.

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.

The subject property has been the subject of previous community consultation meetings and public meetings. To proceed, a community consultation meeting should be held and a public meeting targeted for the second 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.

### **DECISION HISTORY**

Dr. Jarmila Filipko has operated her dental office in a house at this location since 2001. Two previous applications for 3-year temporary zoning have been approved for the property, the last expiring on October 28, 2007.

### **ISSUE BACKGROUND**

#### **Proposal**

The application is to permit a dental office to remain in a detached house at 3717 Sheppard Avenue East.

#### **Site and Surrounding Area**

The property is at the southeast corner of Sheppard Avenue and Birchmount Road. It has a frontage of 17 metres (56 feet) on Sheppard and a depth of 57 metres (186 feet). It is occupied by a single-storey house which has been renovated and is being used for the owner's dental office. A parking lot with six spaces is located in the rear, with access off Birchmount Road. The property is served by a septic tank system.

To the north are high-rise apartment buildings. A single-family house abuts to the south. Four similar single-family dwellings are located to the east. The first three have been the subject of an application for temporary zoning to permit their use as offices, approved in principle but not enacted. A neighbourhood shopping plaza is located on the west side of Birchmount Road.

There is no sanitary sewer in the road allowance of Sheppard Avenue in front of this or the adjacent properties to the east.

#### **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 property is designated Apartment Neighbourhoods, providing for apartments as well as service and office uses for the needs of area residents. The site is within an Avenue overlay as shown on the Urban Structure map.

### **Zoning**

The subject property is zoned Apartment Residential (A) and Single-family Residential (S). The zoning permits a maximum of 100 units per hectare (40 units per acre). The subject property was also subject to a temporary zoning by-law permitting the dental office until the by-law expired on October 28, 2007.

Under Section 5.1.5.1 of the Official Plan, Council may pass a temporary use by-law to permit the temporary use of land, building or structure for a use that is otherwise prohibited by the zoning by-law, for a period up to three years.

Council may approve extensions to such an approval for additional three-year periods. There is no cumulative maximum time.

### **Site Plan Control**

The property is subject to an existing site plan agreement.

### **Reasons for the Application**

The dental office is not a permitted use since the expiry of the previous temporary by-law.

## **COMMENTS**

### **Issues to be Resolved**

When the subject property was previously considered by Council, a temporary by-law was utilized to permit the use because a sanitary sewer service was not available. Staff will be reviewing the present status of services to the property.

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

## **CONTACT**

David Beasley, Principal Planner

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## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, Scarborough District

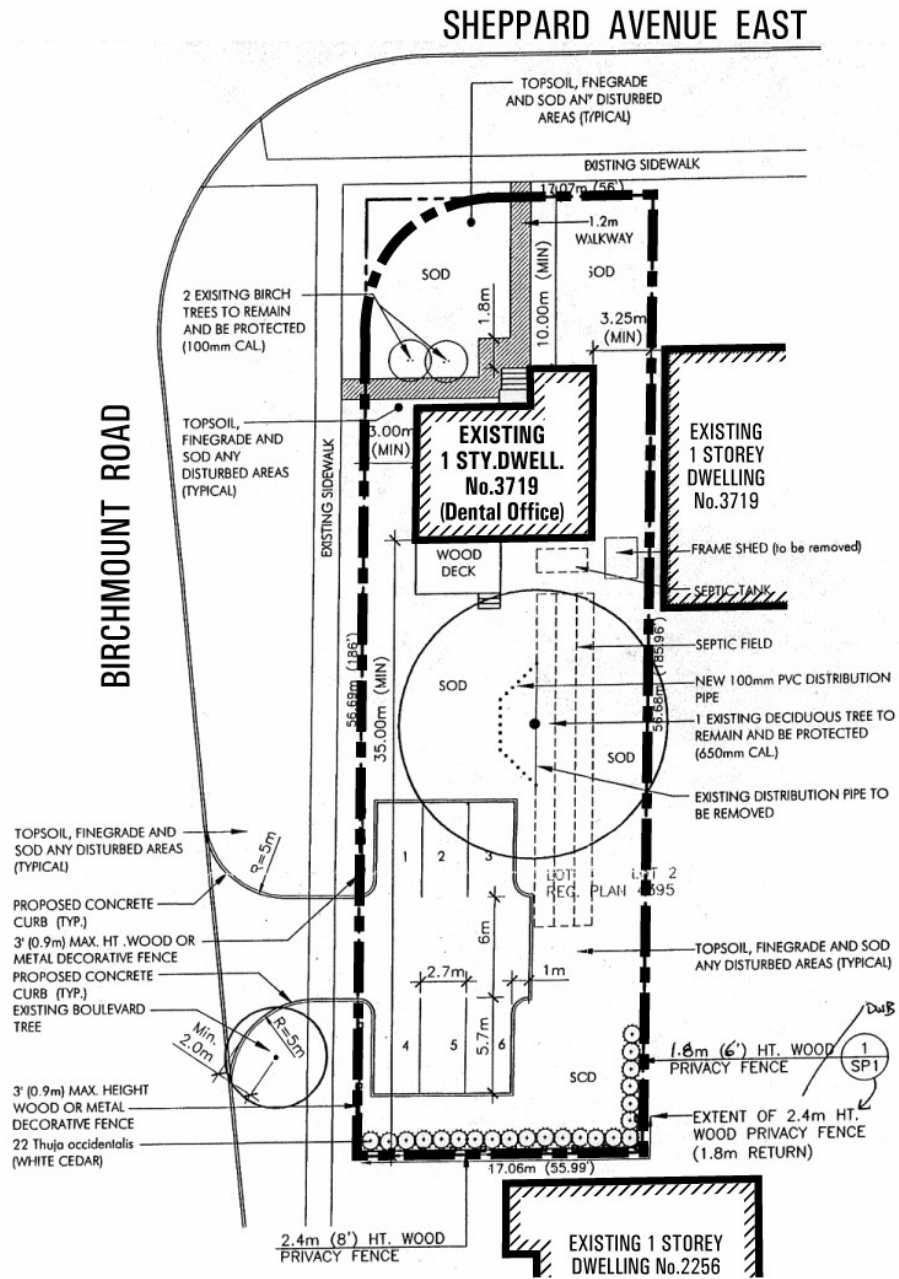
## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

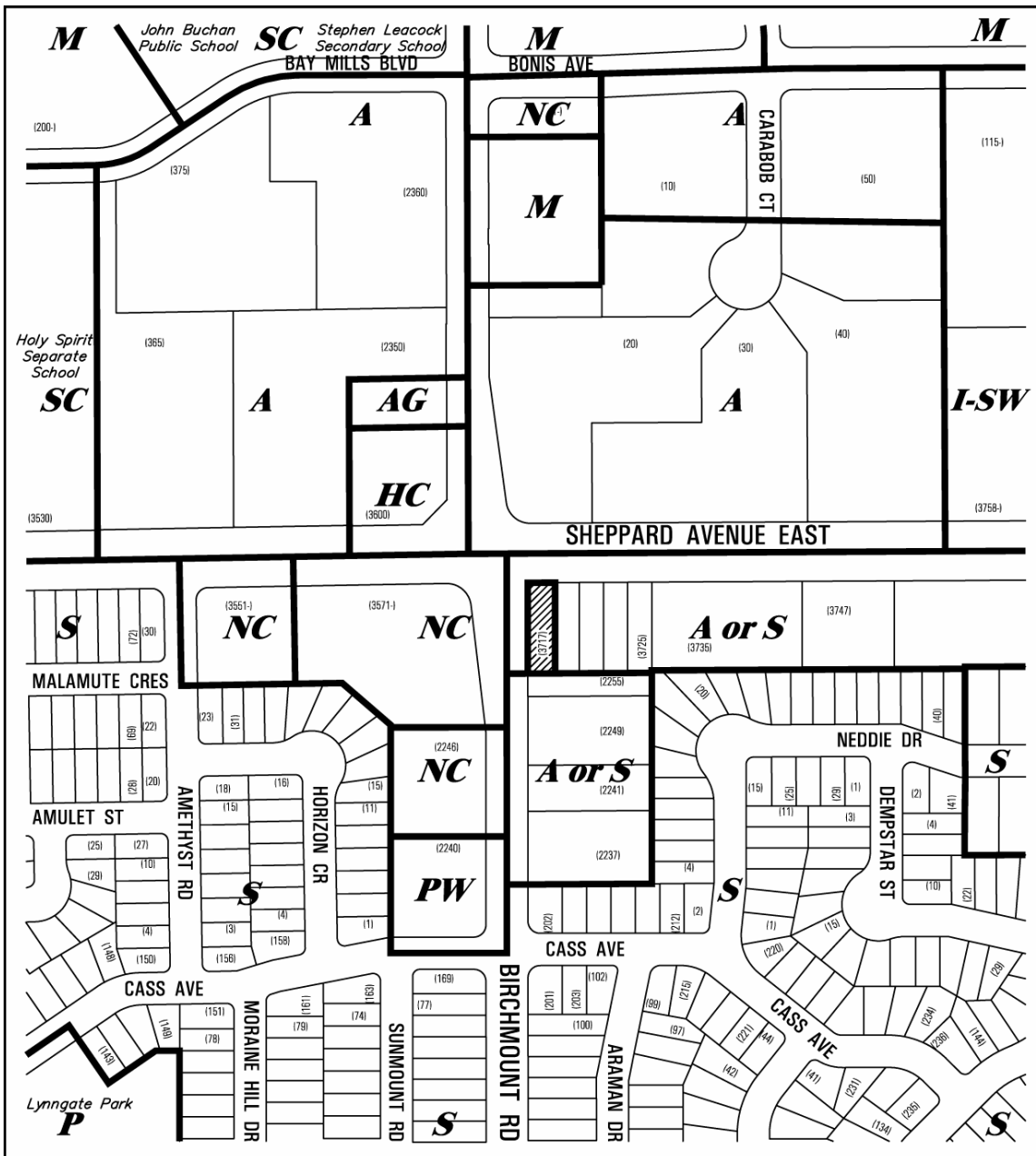
## 3717 Sheppard Avenue East

Applicant's Submitted Drawing

Not to Scale 

File # 07-274376 OZ

## Attachment 2: Zoning



**Toronto** Urban Development Services  
**Zoning**

**3717 Sheppard Avenue East**  
 File # 07-274376 OZ

- |   |  |   |
|---|--|---|
| <p><b>S</b> Single-Family Residential<br/> <b>M</b> Multiple-Family Residential<br/> <b>A</b> Apartment Residential</p> | <p><b>NC</b> Neighbourhood Commercial<br/> <b>HC</b> Highway Commercial<br/> <b>PW</b> Place(s) of Worship</p> | <p><b>I-SW</b> Institutional - Social Welfare<br/> <b>SC</b> School<br/> <b>P</b> Park<br/> <b>AG</b> Agricultural Uses</p> |
|---|--|---|
- Tam O'Shanter Community Bylaw  
 Not to Scale  
 11/28/07

### Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	07 274376 ESC 40 OZ
Details	Rezoning, Standard	Application Date:	October 30, 2007

Municipal Address: 3717 SHEPPARD AVE E  
 Location Description: PL 4396 LT1 \*\*GRID E4006  
 Project Description: Dentist's office in the existing house-form building - 3 year zoning

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
JARMILA FILIPKO			JARMILA FILIPKO

#### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	A & S (Apartment & Single Family)	Historical Status:	
Height Limit (m):	0	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	965.2	Height:	Storeys:	1	
Frontage (m):	17.07		Metres:	5	
Depth (m):	56.69				
Total Ground Floor Area (sq. m):	90.53				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	6	
Total Non-Residential GFA (sq. m):	90.53		Loading Docks	0	
Total GFA (sq. m):	90.53				
Lot Coverage Ratio (%):	9.38				
Floor Space Index:	0.094				

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	90.53	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>David Beasley, Principal Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7026</b>