

257 Finch Avenue East – Rezoning and Site Plan Control Applications – Final Report

Date:	January 20, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	07 280115 NNY 23 OZ & 08 107299 NNY 23 SA

SUMMARY

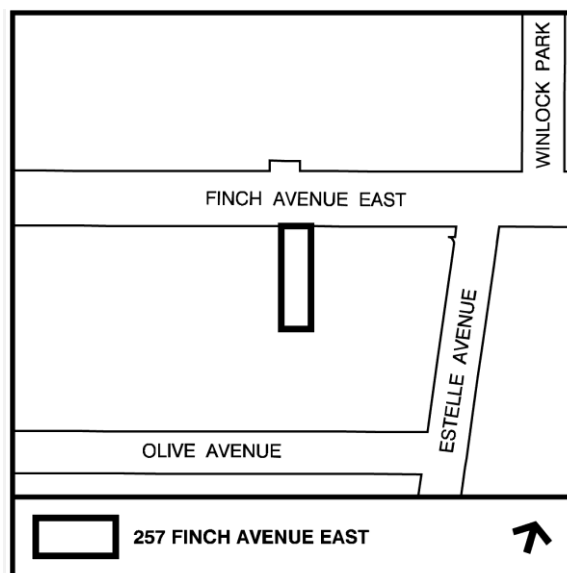
These applications were made on November 20, 2007 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applicant proposes to permit a home occupation (live/work) in an existing single family dwelling located at 257 Finch Avenue East. This report reviews and recommends approval of the application to amend the Zoning By-law and approve in principle the Site Plan Control application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;



3. City Council approve in principal the site plan as indicated on the drawing in Attachment No. 1; and
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - (i) Obtain site plan approval from the Director, Community Planning, North York District and enter into a Site Plan Agreement under section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act, 2006*.
 - (ii) Convey to the City, for a minimal sum and free and clear of all encumbrances, a road widening measuring approximately 4.89 metres along the Finch Avenue East frontage.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to convert the majority of the ground floor of the existing 2-storey dwelling, approximately 34.76 m² or 32% of the total gross floor area of the dwelling, to a home-occupation use as a travel agency. The remainder of the ground floor contains a kitchen area and access to the second floor of the dwelling which would continue to be used for residential purposes.

The application does not propose any new construction to the existing dwelling other than minor interior renovations. The applicant is proposing an additional parking space at the west side of the dwelling and which would be located on the driveway leading to an existing two car garage at the rear of the lands.

Site and Surrounding Area

The site is located on the south side of Finch Avenue East, immediately west of Estelle Avenue and has a frontage of 14 metres and a lot area of 683.8 m². A two storey single detached residential dwelling with a detached garage is located on the lands. Abutting uses are as follows:

North: across Finch Avenue are located single detached residential dwellings, as well as a home-occupation use located at 230 Finch Avenue East, approved by City Council in 2003;

South: single detached residential dwellings;

East: single detached residential dwellings; and

West: single detached residential dwellings, with a 28 unit residential townhouse development presently under construction at 225-239 Finch Avenue East (05 120022 NNY 23 OZ).

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 subject lands are designated *Neighbourhood "A"* in the Central Finch Area Secondary Plan. This designation provides for detached and multiple-unit residential uses, public parks and recreational facilities, and places of worship. The Secondary Plan also encourages redevelopment that helps contribute to a strong and attractive pedestrian oriented street edge with emphasis on good built form and an abundance of landscaping and tree features.

Zoning

The subject lands are zoned "One-Family Detached Dwelling Sixth Density Zone (R6)" in Zoning By-law 7625 for the former City of North York. A Home Occupation is a permitted use in an R6 zone provided that it is for private instruction in music and related music subjects or for the teaching of academic subjects, provided that the teacher is a resident of the dwelling, only one student is taught at a time, the teaching is not offensive in nature through the use of mechanical or manually operated equipment and that no goods or products connected with the teaching of the subjects are sold on the premises.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (08 107299 NNY 23 SA). The approval of this Site Plan Control application will be required prior to the issuance of building permits for this proposed development (Conditions of Site Plan Approval are attached as Attachment 8). The applicant will also be required to enter into a Site Plan Agreement which will also include a requirement to convey land for future road widening purposes.

Reasons for Application

An amendment to Zoning By-law 7625 for the former City of North York is required as the proposed home-occupation (travel agency), is not one of the Home Occupations permitted in the One-Family Detached Dwelling Sixth Density Zone (R6).

Community Consultation

A community consultation meeting was held on September 24, 2009. The meeting was attended by City Planning staff, the applicant and owner, and approximately five members of the public.

Issues raised during the discussion of the proposal, which have been considered in the review of the application, were related to the following matters:

- concerns that any future signage requested by the applicant would be unsightly and degrade the appearance of the neighbourhood; and
- that the owner maintain the property well and minimize negative impacts upon adjacent neighbours.

Agency Circulation

The applications were circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the proposal and to formulate appropriate By-law standards.

COMMENTS

Land Use, Density and Massing

The proposed home-occupation use located within an existing 2-storey building and having an FSI of 0.2 complies with the land use and density policies of the Central Finch Area Secondary Plan, *Neighbourhood "A"*.

The proposed home occupation use would offer electronic ticketing and personalized travel advisory services on an appointment only basis. The home occupation would also be limited in area and restricted to a portion of the main floor of the dwelling. As the proposal does not contemplate any additions or exterior modifications to the existing building, it will retain its original house-form style and remain compatible with the residential character of the surrounding area.

Road Widening

In the course of reviewing this proposal it has been determined that a 4.9 metre road widening dedication along the Finch Avenue frontage is required. This will be a condition of Site Plan approval and secured prior to enactment of the By-law Amendment to permit the proposed home occupation use.

Traffic Impact, Access, Parking

The applicant is proposing an additional parking space for commercial use which would be located on the driveway leading to an existing two-car garage located at the rear of the dwelling.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8-1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The application to convert a portion of the ground floor of the building for home occupation use does not propose any additional gross floor area. As such, Parks staff advise the proposal is not subject to the provisions of the Alternative Parkland Dedication By-law.

Streetscape

Forestry staff have indicated that there is suitable growing space for an additional tree within the City road allowance, and this has been included as a condition of Site Plan approval. As such the existing streetscape will be improved.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2005) (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be "consistent

with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS.

The proposal also conforms with and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Development Charges

Development charges are not required for the proposed conversion for home occupation use.

CONTACT

Ben DiRaimo, Planner
Tel. No. (416) 395-7119
Fax No. (416) 395-7155
E-mail: bdiraimo@toronto.ca

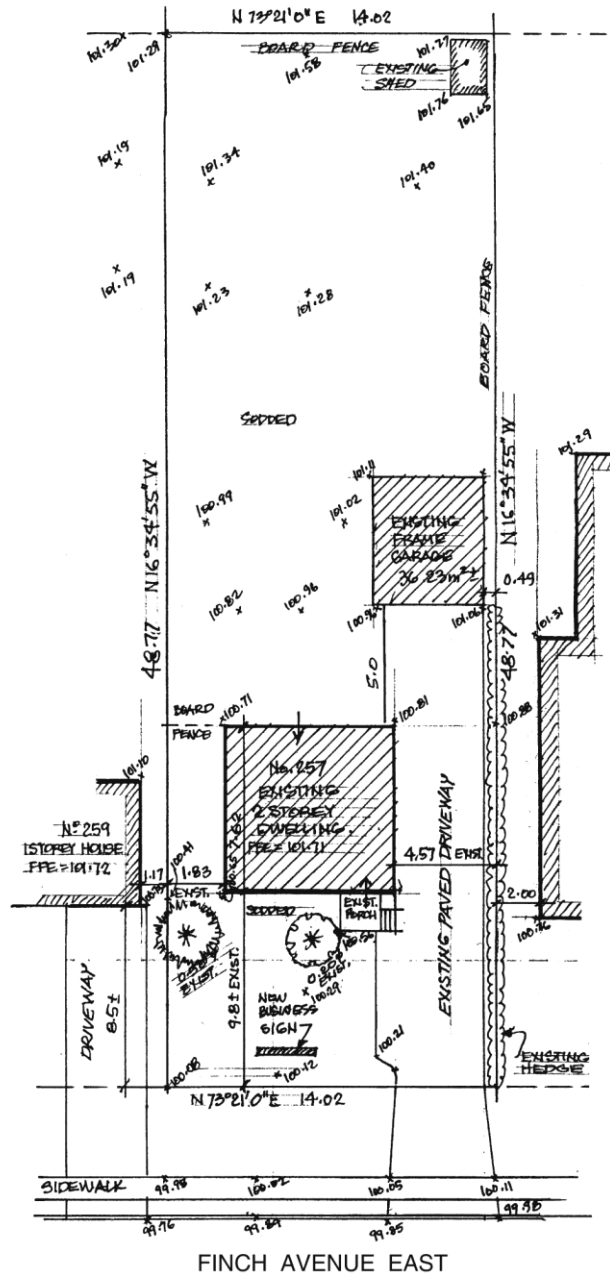
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Ground & Second Floor Plans
Attachment 3: North & West Elevations
Attachment 4: East & South Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Notice of Approval Conditions

Attachment 1: Site Plan



Site Plan

257 Finch Avenue East

Applicant's Submitted Drawing

Not to Scale
01/25/2008



File # 07_280115

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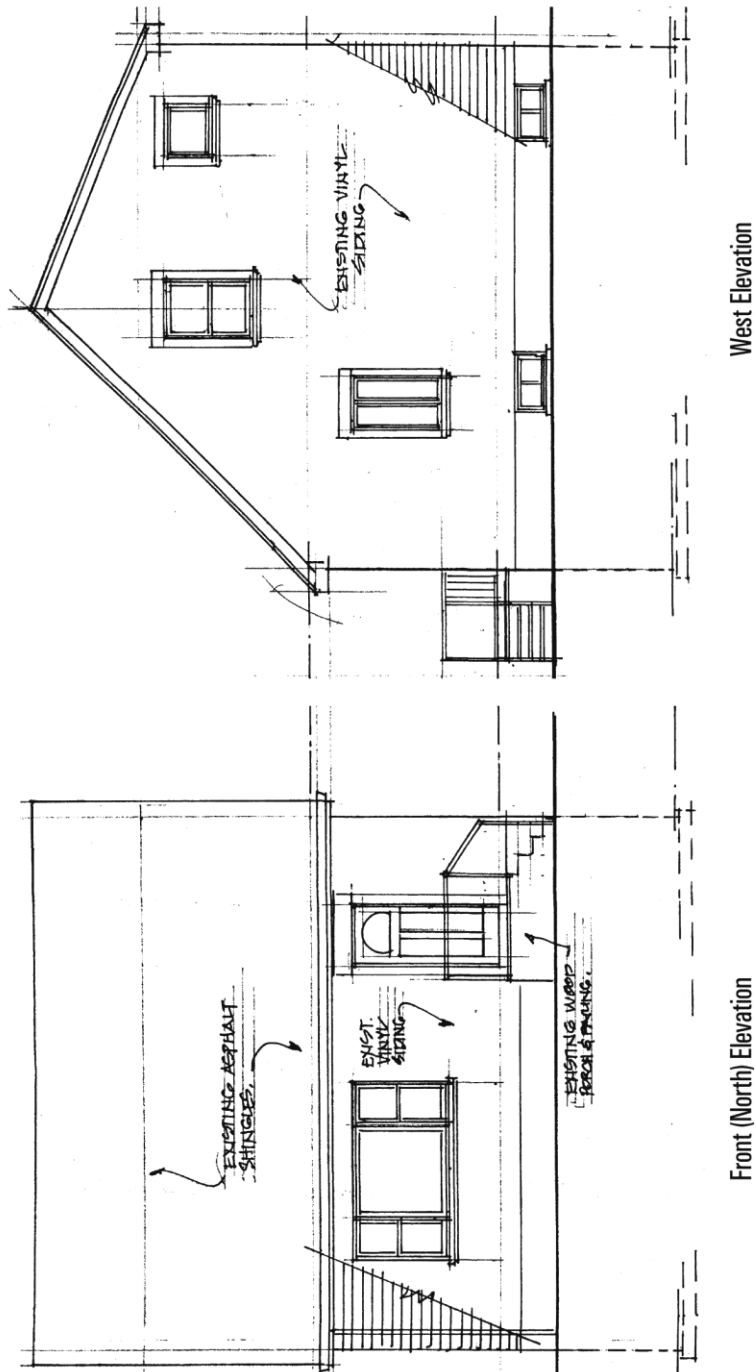
257 Finch Avenue East

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Attachment 3: North & West Elevations



257 Finch Avenue East

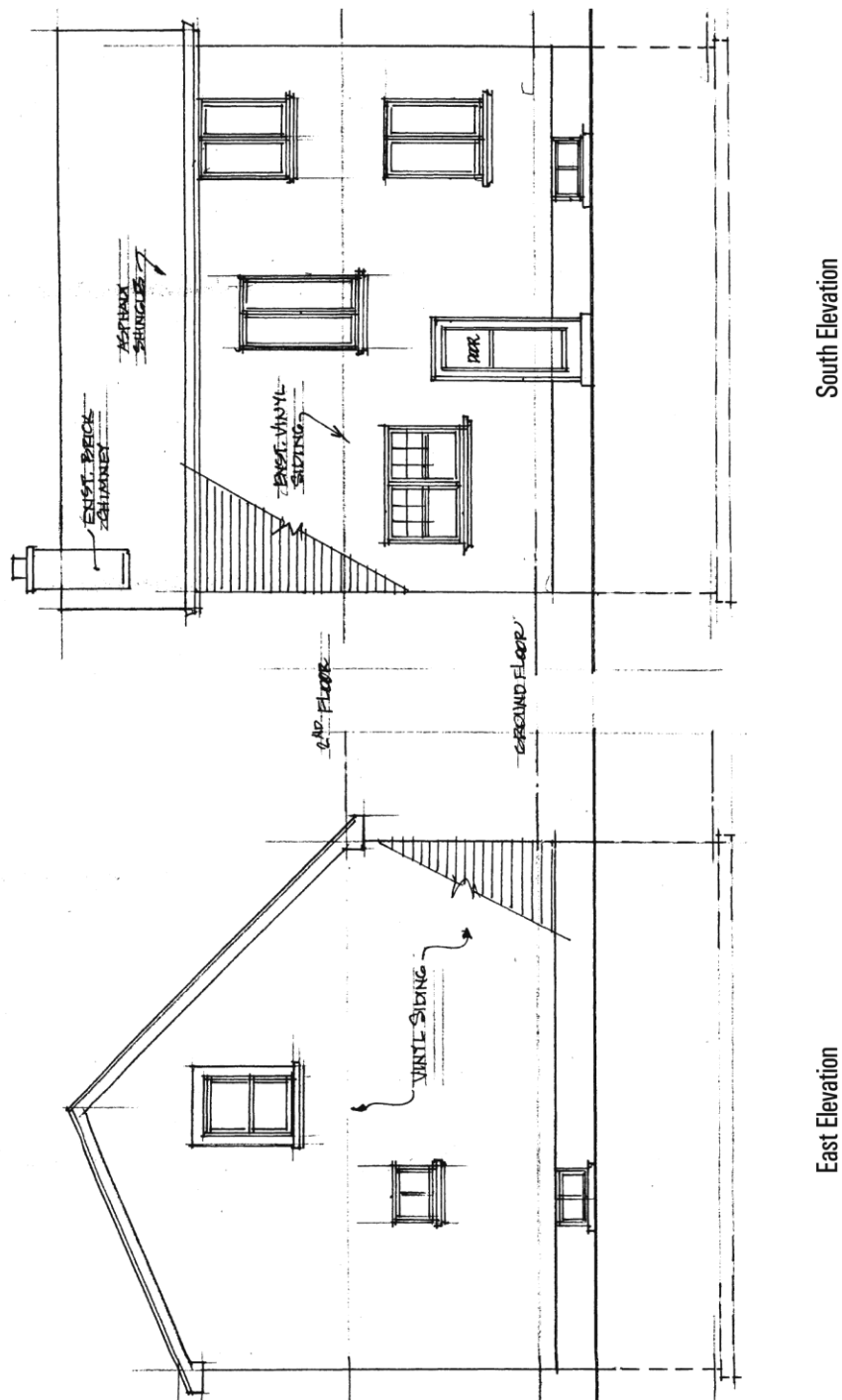
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Elevations

Applicant's Submitted Drawing

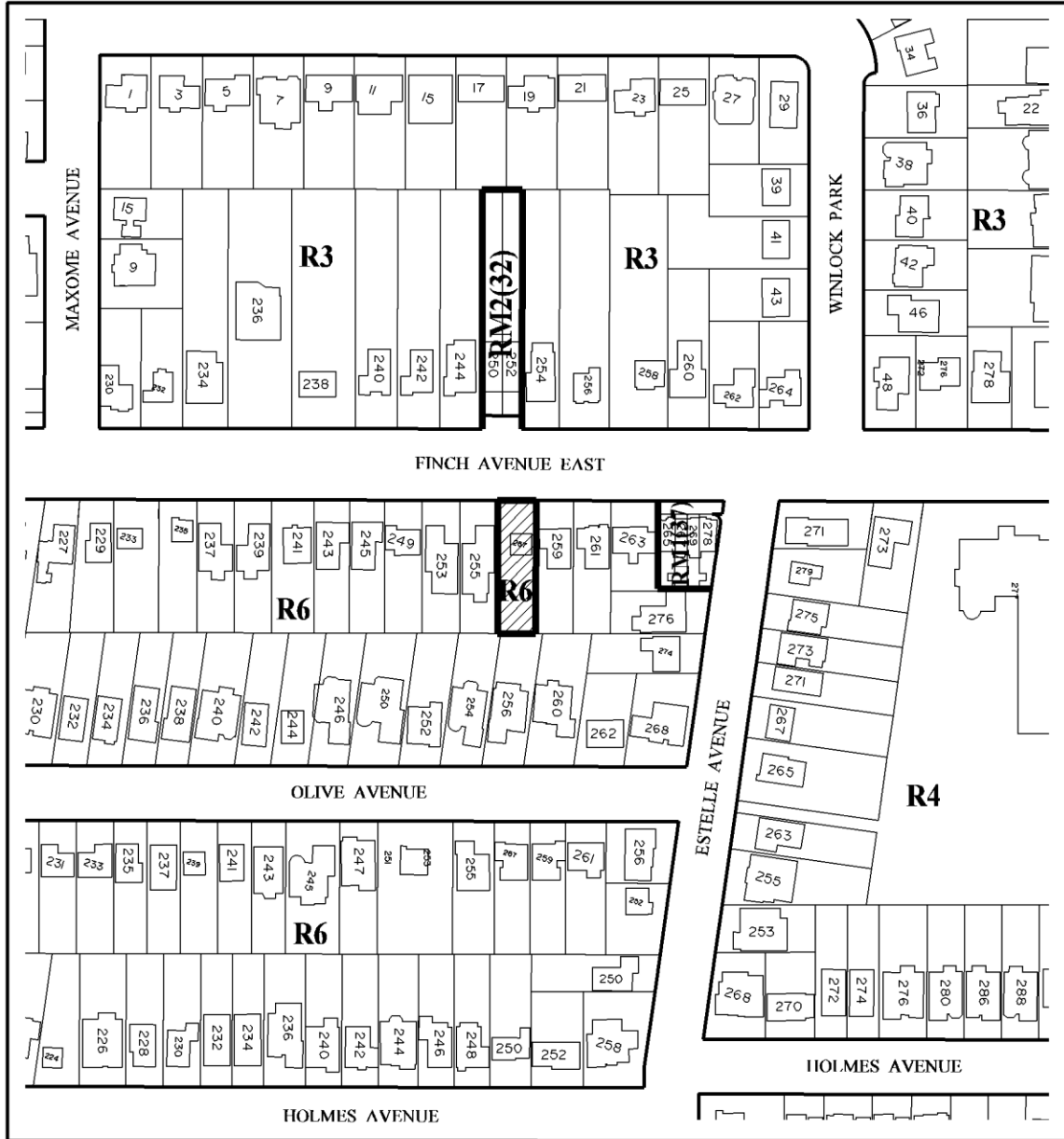
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Attachment 4: East & South Elevations



Elevations	257 Finch Avenue East
Applicant's Submitted Drawing	File # 07_280115
Not to Scale 01/25/2008	

Attachment 5: Zoning



Toronto City Planning
Zoning

257 Finch Avenue East

File # 07_280115

R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone

RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 11/28/2007

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 280115 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	November 20, 2007

Municipal Address:	257 FINCH AVE E
Location Description:	PLAN 3691 PT LOT 5 **GRID N2303
Project Description:	Proposed conversion of ground floor to allow home occupation -live/work- (travel agency) in existing single family dwelling.

Applicant:	Agent:	Architect:	Owner:
SAM BARSKETIS			MEHDI ZAFARI

PLANNING CONTROLS

Official Plan Designation:	NEIGH	Site Specific Provision:	
Zoning:	R6	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	683.75	Height:	Storeys:	2	
Frontage (m):	14.02		Metres:	8.8	
Depth (m):	48.77				
Total Ground Floor Area (sq. m):	95.45				Total
Total Residential GFA (sq. m):	71.84		Parking Spaces:	3	
Total Non-Residential GFA (sq. m):	34.76		Loading Docks	0	
Total GFA (sq. m):	106.6				
Lot Coverage Ratio (%):	13.9				
Floor Space Index:	0.15				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	71.84	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	34.76	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	1			

CONTACT:	PLANNER NAME:	Ben DiRaimo, Planner
	TELEPHONE:	(416) 395-7119

Attachment 7: Draft Zoning By-law Amendment

City of Toronto By-law No. xxx-20~

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~] as
adopted by City of Toronto Council on ~, 2010
Enacted by Council: ~, 2010

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2010

**To amend former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as
257 Finch Avenue East**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

- 1. Schedules “B” and “C” of By-law 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.**
- 2. Section 64.14-A of By-law 7625 is amended by adding the following subsection:**

“64.14-A (17) R6 (17)

PERMITTED USES

- (a) In addition to the uses permitted by the R6 zone, a home occupation use that includes a travel agency shall also be permitted within the building existing on or before the date of enactment of the exception.**

EXCEPTION REGULATIONS

- (b) The maximum gross floor area permitted for Home Occupation use shall be 36 m² or 33% of the gross floor area of the dwelling.**
- (c) The Home Occupation use may only be located on the main floor of the dwelling.**
- (d) The minimum number of parking spaces shall be three.**
- (e) The minimum yard setbacks shall be as shown on Schedule “R6 (17)”.**

- (f) **A minimum of a 1.5 metre wide landscape buffer comprised of at least lawn and hardy trees or ornamental shrubs and a 1.5 metre privacy fence shall be provided along the south property line.**
- 3. **Within the lands shown on Schedule "R6 (17)" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:**

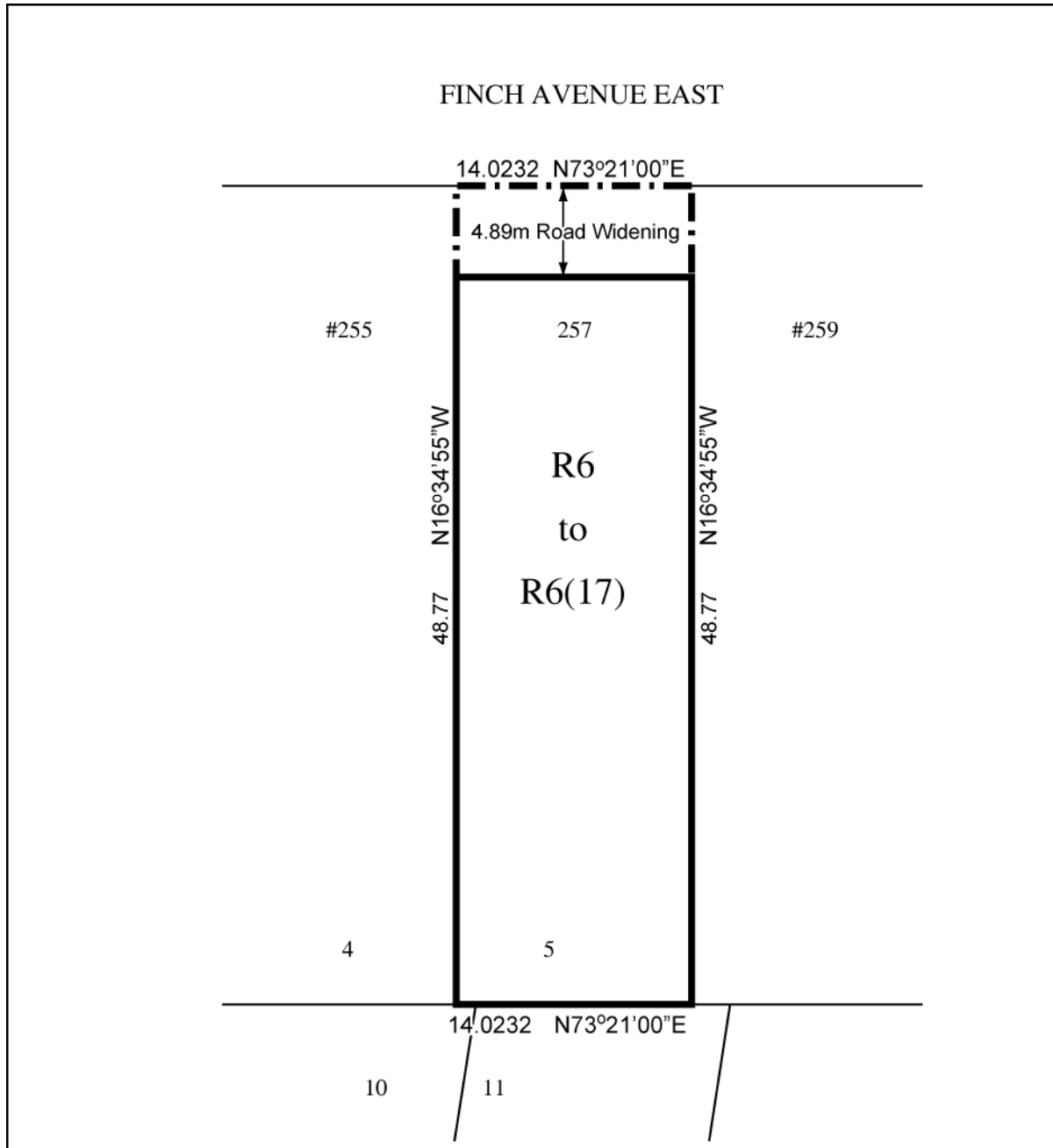
 - (a) **all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and**
 - (b) **all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational."**
- 4. **Section 64.14-A of By-law No. 7625 is amended by adding Schedule "R6 (17)" attached to this By-law.**

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

Park of Lot 5, Reg Plan 3691, Toronto (North York)
S.M. Yadollahi, OLS, 2007

Date: 01/31/2008
Approved by: B Di Raimo

File # 07_280115



Not to Scale

Attachment 8: Notice of Approval Conditions

Re: **Notice of Approval Conditions**
Site Plan Control Application No. 08 107299 NNY 23 SA
257 Finch Avenue East
PLAN 3691 PT LOT 5
Ward 23 - Willowdale

The City Planning Division North York District, has completed the review of your proposal to convert the ground floor of the existing dwelling for home occupation use as outlined in the following plans and drawings:

- 1) **Site Plan & Basement Floor Plan (A-1)**, dated Aug/07 and stamped received November 12, 2009 City of Toronto Planning, North York Civic Centre;
- 2) **Ground & 2nd Floor Plan (A-2)**, dated Aug/07 and stamped received November 12, 2009 City of Toronto Planning, North York Civic Centre;
- 3) **Front-Right Side Elevation (A-3)**, dated Aug/07 and stamped received November 12, 2009 City of Toronto Planning, North York Civic Centre; and
- 4) **Rear & Left Side Elevations (A-4)**, dated Aug/07 and stamped received November 12, 2009 City of Toronto Planning, North York Civic Centre.

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act*, once the Owner has satisfied all of the pre-approval conditions set out herein.

It is the Owner's responsibility to work with the respective City divisions to satisfy the pre-approval conditions set out below. Please note that if the pre-approval conditions are not fulfilled within two (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 Chief Planner or his designate.

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks, Phone # 416-397-5379

Enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the Owner's expense.

TECHNICAL SERVICES – Yelena Akselrod, Development Engineer, Phone #416-395-6282

1. Prepare all documents and convey to the City, at nominal cost, a 4.89m widening along the frontage of this property to satisfy the requirement of a 36m right-of-way for this section of Finch Avenue East, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director of Technical Services and the City Solicitor;
2. Submit a draft Reference Plan of Survey to the Executive Director of Technical Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - a) be in metric units and integrated with the Ontario Co-ordinate System (3° MTM, Zone 10, NAD 27, 1974 Adjustment);
 - b) delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - c) show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;

Pay all costs for registration and preparation of reference plan(s).

3. The owner shall deposit with the Technical Services Division prior to Site Plan Approval, certified cheques, for the following:
 - a) Relocation/Construction of a 1.7 metre wide sidewalk across the entire Finch Avenue East frontage of the site to the standard location of 1.0 metre from the widened property line. The cost of this work is estimated to be \$1,885.00.
 - b) \$94.25 representing the 5% Engineering review fee of the above construction works.

The above work shall be constructed by the City at the time of the road widening of Finch Avenue East once all the necessary land across Finch Avenue East frontages have been conveyed to the City.

URBAN FORESTRY – Bruce Gordon, Phone # 416-395-6686

City-owned Trees- Planting

The Site Plan A-1 shows suitable growing space for one (1) new tree fronting on Finch Avenue East. As a possible choice, Urban Forestry would like to suggest planting either Red Oak, Bur oak, Freeman Autumn Blaze Maple or Dynasty Elm tree.

1. Submission of a revised Site Plan & Basement Floor Plan A-1, showing the location and type of tree species for one (1) new tree for the City street allowance as mentioned above.
2. Submission of a tree planting security deposit of **\$583.00** for one (1) new tree. (Please note that Urban Forestry only accepts the noted fee, payment and deposit in separate amounts, in the form of an irrevocable Letter of Credit, certified cheque or money order, payable to the Treasurer, City of Toronto.

B. POST APPROVAL CONDITIONS

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the Owner following site plan approval and will be incorporated into a site plan agreement:

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

TECHNICAL SERVICES

The above site is subject to Zoning Amendment Application. The owner shall comply with all conditions of 07 280115 NNY 23 OZ.

1. Convey to the City, at nominal cost, the following:
 - a) A 4.89m widening along the frontage of this property to satisfy the requirement of a 36m right-of-way for this section of Finch Avenue East
Such lands to be free and clear of all physical and title encumbrances, subject to a right-of-way for access in favour of the Grantor until such times as said lands have been laid out and dedicated for public highway purposes.
2. Provide and maintain off street vehicle loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director or Technical Services.
3. The commercial office parking space located in the driveway must be a minimum of 5.6m long and 2.6m wide.
4. Provide and maintain a walkway on the private side from the principal entrance of the building to a sidewalk on the public street or to a driveway that provides access to a public street.

5. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.
6. The owner acknowledges that anything other than concrete sidewalks, trees and sod that they locate within the untravelled portion of the adjoining public highway(s) are encroachments that must be installed, planted and maintained at the owner's expense, specifically:
 - a) All landscape/streetscape features illustrated on the applicant's approved landscaping plan; and,
 - b) Plant irrigation systems.
7. These encroachments shall be permitted by the City of Toronto pursuant to the following terms:
 - a) The property owner accepts this boulevard area in its current condition as of the date of the agreement, and shall not call upon the City to do or pay for any work or supply any equipment to make the boulevard more suitable for the uses specified herein;
 - b) All encroachments within the boulevard areas of the adjoining public highways shall be constructed and maintained according to the approved site and landscaping/streetscaping plan(s) approved by this Division, and the Executive Directors of Technical Services and City Planning;
 - c) To provide unobstructed driver sight lines, the owner shall ensure that all vegetation, street furniture, retaining walls and fences located within 4.5 m of the travelled portion of the adjoining public highway do not exceed a maximum height of 0.85 m measured from the travelled surface of the adjoining highway. The owner shall maintain all trees located within 4.5 m of the travelled portion of the adjoining highway with a minimum clearance of 2.5 m measured between the bottom of the tree canopy and the travelled portion of the street;
 - d) The owner agrees that they will, at their expense, maintain the encroachments in a state of good repair, free of graffiti, posters, litter, snow and ice, and that vegetation will be maintained in a healthy and vigorous state of growth. The owner shall not make any additions or modifications to the encroachments beyond what is allowed pursuant to the terms of this site plan agreement. The owner further acknowledges that should they neglect to maintain the encroachment(s), then the City, after providing 24 hours notice, shall, at the owner's expense, perform the required maintenance and remove graffiti, posters, litter, snow and ice, and the City may recover its costs in a like manner as municipal taxes;
 - e) The owner agrees that if the City should at any time undertake any widening or other alteration to the adjoining public highway(s) necessitating the removal of any encroachment(s), the City shall not be liable to pay any compensation whatsoever for such removal, nor shall it restore any encroachment that it removes. The encroachments permitted by this agreement shall be removed by the owner, at their

expense, within 14 days of receiving written notice from the Executive Director of Technical Services or his/her designate. In default of the removal not occurring as requested, the City may carry out the removal, at the owner's expense, and may recover its costs in a like manner as municipal taxes;

f) The owners acknowledges that there may exist municipal and/or utility services within, upon or under the boulevard, and acknowledges that the City or the utility responsible for such service(s) may need to undertake repairs or carry out maintenance on such service(s) or to replace such service(s) or to install new service(s). The owner agrees that the City or utility shall have the right to remove the encroachments for the purpose of carrying out such installation, replacement, repair or maintenance. Prior to removing the encroachment, the City shall give 48 hours notice of its intention to remove the encroachment for maintenance purposes, except in the case of emergency, in which case no notice shall be required. On completing the installation, replacement, repairs or maintenance, the owner, at their sole expense, shall proceed immediately to restore the encroachments to the condition it was in prior to the commencement of such installation, replacement, repairs or maintenance. Under no circumstances, shall the City be required to so restore the lands, or to compensate the owner for the cost of doing so; and

g) The owner agrees to defend, save and keep harmless and fully indemnify the City, its officers, employees, agents and other representatives, from and against all actions, claims, suits or damages whatsoever that may be brought or made against the City as a result of the owner's use of the boulevard area of the adjoining public highways.

8. Any landscaping within the Finch Avenue East boulevard must be approved by the Transportation Services Division prior to site plan approval.
9. Collection of wastes from the commercial sector of this site will be in accordance with Chapter 841, Solid Waste, of the City of Toronto Municipal Code.
10. Existing drainage patterns on adjacent properties shall not be altered and stormwater runoff from the subject development shall not be directed to drain onto adjacent properties.

CITY PLANNING – Ben DiRaimo, Planner, Phone # 416-395-7119

Provide and maintain the landscaping for the lands in accordance with the approved site plan to the satisfaction of the Director of Community Planning.

SITE PLAN ADVISORY COMMENTS

The owner is advised that the following approvals and/or permits are required for this development:

1. Right-of-Way Permit

The owner will be required to obtain approval from the Transportation Services Division for any work within the public right-of-way. For further information, please contact the Right-of-Way Management Section, North York District at 416-395-6221.

2. Site Servicing Connections

The owner shall utilize existing sanitary and water site servicing connections.

3. Municipal Addresses

The owner will be required to make an application to Technical Services Division, Mapping and Survey Section for any requests for new or revised municipal addresses. For further information please contact Mapping and Survey, Technical Services, Mr. Bob Sevigny at 416-392-8451.

4. Encroachments

Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services. The applicant is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, North York District at (416) 395-7112.

5. The existing driveway access from Finch Avenue East is proposed to be retained and used.

6. Parking

According to Zoning By-law 7625, a single detached dwelling requires the provision of two (2) on-site parking spaces. The 34.76 m² of commercial office space requires 1 parking space per 48 m², or one (1) parking space.

The site plan drawing shows a parking space located in the driveway (5.5m long by 2.7m wide) for commercial office use. This parking should be 5.6m long. As this space is in the driveway there is plenty of space to accommodate 10 more centimetres and this is only a minor issue on paper. Two (2) parking spaces are intended for the dwelling unit and are located in the existing garage. As the garage is existing Technical Services does not object to existing dimensions on a site specific basis.