5 Abbotsfield Gate – Zoning Amendment Application – Preliminary Report

<table>
<thead>
<tr>
<th>Date:</th>
<th>February 28, 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>Scarborough Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Community Planning, Scarborough District</td>
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<tr>
<td>Wards:</td>
<td>Ward 40 – Scarborough-Agincourt</td>
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<tr>
<td>Reference Number:</td>
<td>11 329151 ESC 40 OZ</td>
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**SUMMARY**

This application proposes to permit the existing single-detached residential dwelling located at 5 Abbotsfield Gate for office purposes for a midwifery practice. Four on-site parking spaces are proposed.

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 application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report and public meeting are targeted for Fall 2012 provided all the required information is provided by the applicant in a timely manner and issues raised during the review are satisfactorily addressed.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 5 Abbotsfield Gate 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

In 2005, Council refused an application to permit a flower and gift shop to operate from a 50 square metre garage of an existing single family house located at 2973 Sheppard Avenue East. An appeal by the applicant was dismissed by the Ontario Municipal Board (OMB) (PL051142) in 2006 on the basis that the property was not suited for commercial use.

The Ontario Municipal Board (OMB), in 2009, approved the permanent use of a former residential dwelling located at 3717 Sheppard Avenue East for a dental office. The dental office was first established in 2001 as a temporary use. Council approved two subsequent rezoning applications to extend the temporary use permission for two additional three-year periods. The last extension, however, was appealed to the OMB by an adjacent owner. At the hearing, the owner requested to have the site rezoned on a permanent basis. The Board dismissed the appeal and approved the dental office use on a permanent basis, in large part given the use had operated from the site for 8 years and the City had already approved three successive three-year terms.

The property at 2969 Sheppard Avenue East was rezoned in 2006 to permit the then existing single family dwelling to be used for office purposes for a temporary three-year period. That by-law expired in 2009 and Council subsequently approved the office use on a permanent basis in 2010. The related staff report can be found at http://www.toronto.ca/legdocs/2005/agendas/committees/sc/sc050705/it012.pdf.

A similar rezoning application was approved by Council in 2011 to permit a physiotherapy clinic to operate from the single-detached residential dwelling located at 2967 Sheppard Avenue East for a temporary period of three years. The rezoning application was to legalize the clinic use which existed prior to the application.
submission. The related staff report can be found at

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant on July 20, 2011 to
discuss complete application submission requirements. Staff identified the issues related
to "Neighbourhoods" policies in the official plan and parking shortfall. The submitted
application is the same as what was presented at the meeting.

ISSUE BACKGROUND

Proposal
The purpose of the application is to rezone the lands to permit the sole operation of a
midwifery practice office within the existing residential house. The dwelling is currently
being rented for residential use. Four on-site parking spaces are proposed as shown on
Attachment 1: Site Plan. No physical alterations are proposed to the exterior of the
building. The existing driveway off Abbotsfield Gate Lane will be widened to provide
four parking spaces including one handicap space.

The proposed facility would contain six examination rooms, two of which would be
located within converted space within the existing attached garage, a waiting area, a
reception area and an administration office. There would be a total of eight practitioners
at the facility however only four would be onsite during office hours while the remaining
four visit clients off site. There are no planned deliveries onsite.

Site and Surrounding Area
The property is a corner lot and has an area of approximately 585.6 square metres (0.15
acres) and a frontage of 17 metres on Sheppard Avenue East and 35.97 metres on
Abbotsfield Gate. Vehicular access for the property is off a public lane known as
Abbotsfield Gate Lane. A one-and-a-half storey single-detached residential dwelling is
located on the property. There are a total of six lots to the east of the subject property.
All six lots are addressed on Sheppard Avenue East and have vehicular access off the rear
lane (Abbotsfield Gate). There is a 0.3 metre (1 foot) reserve south of the lane preventing
access to the lots to the south which have frontage and vehicular access on High Hill
Drive.

Abutting uses are as follows:

North: Single-detached residential dwellings on the north side of Sheppard
Avenue East.
South: Single-detached residential dwellings on High Hill Drive.
East: Single-detached residential dwellings on the south side of Sheppard
Avenue East.
West: Single detached residential dwellings on the south side of Sheppard
Avenue East and a place of worship further west.
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 lands are designated “Neighbourhoods” on the Land Use Plan with an “Avenues” overlay on the Sheppard Avenue properties as shown on the Urban Structure Map (Map 2) in the Toronto Official Plan.

“Avenues”, generally, are areas where new, incremental growth can occur along major streets where there are major reurbanization opportunities supported by public transit.

Sheppard Avenue is identified as Higher Order Transit Corridor on Map 4 and as Surface Transit Priority Segment on Map 5 of the official plan. It is an intensification corridor as per the Regional Transportation Plan.

“Neighbourhoods” are considered physically stable areas made up of residential uses in lower-scale buildings such as detached houses and townhouses. 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”.

Zoning

The property is zoned Single Family Residential (S) in the Sullivan Community By-law No. 10717, as amended. Permitted uses include single family dwellings, correctional group homes, group homes, domestic or household arts and private home daycare.

Site Plan Control

The lands are not subject to site plan control. Should the application proceed to be approved, the lands will need to be placed into a site plan control area and the applicant will be required to submit a site plan control application.
Tree Preservation
The submitted tree inventory report indicates four mature trees are located on the property. All four trees will be preserved.

Reasons for the Application
The existing Single Family Residential (S) zoning does not permit office uses.

COMMENTS

Application Submission
The following reports/studies were submitted with the application: servicing report, tree inventory, Toronto Green Standard Checklist and planning rationale.

A Notification of Incomplete Application was issued on January 19, 2012 which identified the outstanding material required for a complete application submission as follows: traffic operation assessment, parking study and full-scale concept/landscape plan.

Issues to be Resolved

Land Use
The appropriateness of the proposed office use and the long term impact it may have on the subject land and the adjacent land uses will be assessed. Staff will determine whether the conversion from residential use to office use will negatively impact the residential neighbourhood to the south. Additionally, the application will be reviewed to ensure that the proposal meets the intent of Neighbourhood policies in the official plan.

Parking, Vehicular Access and Site Circulation
The existing driveway which can accommodate two parking spaces is proposed to be widened to accommodate a total of 4 parking spaces and the existing garage is proposed to be converted into office space. Based on the proposed gross floor area of 199 square metres (2142 square feet), a total of 6 parking spaces are required in the Sullivan Community By-law. The same amount of parking spaces would be required in the repealed City of Toronto By-law 1156-2010 for the proposed gross floor area.

Staff will review this parking shortfall to determine whether the proposed parking spaces will be sufficient to accommodate the demand generated by the facility. In addition, the functionality and location of the proposed parking spaces will need to be assessed. A traffic operation assessment and a parking study have been requested to aid in this assessment.

Toronto Green Standard
The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the official plan. Several of the natural environment policies of the official plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved
stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT
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Fax No. (416) 396-4265
E-mail: mmestyan@toronto.ca

SIGNATURE

________________________________________
Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations as provided by applicant
Attachment 3: Elevations as provided by applicant
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 1: Site Plan
Attachment 2: Elevations

Elevations
Applicant's Submitted Drawing
Not to Scale
02/08/2011

File # 11329151 OZ

5 Abbotsfield Gate
Attachment 3: Elevations

Elevations
5 Abbotsfield Gate

Applicant’s Submitted Drawing
Not to Scale
02/09/2011

File #: 11 329151 OZ
### Attachment 5: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Rezoning</th>
<th>Application Number: 11 329151 ESC 40 OZ</th>
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<tbody>
<tr>
<td>Details</td>
<td>Rezoning, Standard</td>
<td>Application Date: December 21, 2011</td>
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Municipal Address: 5 ABBOTSFIELD GT  
Location Description: PLAN 5163 LOT 5 **GRID E4003  
Project Description: The applicant is proposing to convert the use of the existing dwelling from residential to a medical office use for a midwifery practice.

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>PMG PLANNING CONSULTANTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agent:</td>
<td>2214527 ONTARIO INC.</td>
</tr>
<tr>
<td>Architect:</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
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**PLANNING CONTROLS**

- **Official Plan Designation:** Neighbourhoods  
- **Zoning:** S  
- **Height Limit (m):** Site Plan Control Area:

**PROJECT INFORMATION**

- **Site Area (sq. m):** 585.6  
- **Frontage (m):** 17  
- **Depth (m):** 35.6  
- **Total Ground Floor Area (sq. m):** 79.1  
- **Total Residential GFA (sq. m):** 0  
- **Total Non-Residential GFA (sq. m):** 199.9  
- **Total GFA (sq. m):** 199.9  
- **Lot Coverage Ratio (%):** 13.5  
- **Floor Space Index:** 0.34

**DWELLING UNITS**

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

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

<table>
<thead>
<tr>
<th>Tenure Type</th>
<th>Residential GFA (sq. m):</th>
<th>Retail GFA (sq. m):</th>
<th>Office GFA (sq. m):</th>
<th>Industrial GFA (sq. m):</th>
<th>Institutional/Other GFA (sq. m):</th>
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<tbody>
<tr>
<td>Above Grade</td>
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<td>0</td>
<td>199.9</td>
<td>0</td>
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<tr>
<td>Below Grade</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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**CONTACT:**  
**PLANNER NAME:** Cynthia Owusu-Gyimah, Planner  
**TELEPHONE:** (416) 396-7034