



May 8, 2014

To: Chair and Members of Etobicoke York Community Council

c.c.: Rosemary MacKenzie – Committee Administrator

Re: Request for Planning staff to conduct a zoning review and community consultation in regard to the zoning of the properties known municipally as 2 to 8 Blue Spring Road.

Summary

The properties known municipally known as 2 to 8 Blue Springs Road (the subject properties) are each occupied with long standing semi detached dwelling houses. Blue Springs Road is a residential street in a residential area predominantly characterized by detached houses. The semi detached houses at 2 to 8 Blue Springs Road are the only semi detached houses in the immediate area. To the rear of the properties at 2 to 8 Blue Springs Road is a two storey mixed commercial and residential development fronting Rustic Road with a number of ground floor local retail shops and service uses and apartment units on the upper level.

The property known municipally as 2 Blue Springs Road at the corner of Rustic Road is currently the subject of a Committee of Adjustment application. The initial proposal to the Committee of Adjustment sought variances to permit a rear two storey addition to the existing semi detached house for a mixed commercial and residential use. The application was deferred for consultation with the Ward Councillor, Planning staff, Transportation Planning staff and concerned area residents. The current proposal eliminates the commercial use and proposes a two storey addition that is reduced in size and is proposed for residential purposes only.

The properties at 2 to 8 Blue Springs Road are designated *Neighbourhoods* in the Toronto Official Plan. The existing commercial development and the subject properties are zoned C1 General Commercial Zone by former City of North York Zoning By-law No. 7625.



The C1 zoning permits commercial uses. Semi detached dwelling houses are also permitted subject to the RM5 Multiple Family Fifth Density Zoning provisions in By-law No. 7625. The new harmonized City of Toronto Zoning By-law No 569-2013 does not apply to the lands because the C1 zoning of the subject lands was incongruous with the Official Plan *Neighbourhoods* designation.

The existing and planned context of the subject properties is for residential use pursuant to the Official Plan. Although the existing C1 zoning permits the semi detached houses, it also permits commercial uses which is inconsistent with the existing residential land use character of the street and surrounding area and which could result in commercial uses and their associated impacts extending onto the residential street. This represents a concern for local residents.

It is therefore requested that a zoning review be undertaken for the subject properties in the context of the surrounding residential area and the current Official Plan *Neighbourhoods* designation, a Community Consultation meeting be held with area residents and the outcome of the review and consultation be reported back to Community Council.

Recommendation

1. direct Staff to conduct a zoning review of the properties known municipally as 2 to 8 Blue Springs Road in the context of the surrounding residential area;
2. direct Staff to provide notice within 120m of the subject properties for a Community Consultation meeting to obtain community comments on any proposed zoning by-law amendment and to report back to Community Council; and,
3. should there be a Zoning By-law Amendment recommended through this review direct staff to issue Notice for a Public Meeting under the *Planning Act* according to the regulations under the *Planning Act* at the appropriate time.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Di Giorgio", written in a cursive style.

Councillor Frank Di Giorgio
York South – Weston, Ward #12