



Development Services Commission PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, May 20, 2025		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	Jahangir Choudhry (the "Owner")		
Agent:	Mohammad Choudhry		
Proposal:	To facilitate a future severance for the creation of two new lots with site-specific provisions (the "Proposed Development")		
Location:	17 Oakcrest Avenue (the "Subject Lands")		
File Number:	PLAN 24 193958	Ward:	3
Prepared By:	Elizabeth Martelluzzi, Senior Planner, Central Planning District		
Reviewed By:	Barton Leung Acting Manager, Central District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application on March 4, 2025, and deemed the Application complete on March 24, 2025. The 90-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on June 22, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for May 20, 2025
- Recommendation Report for consideration by the Development Services Committee ("DSC"), if required
- In the event of approval, enactment of the site-specific Zoning By-law Amendment
- Submission of a future Consent to Sever application to the Committee of Adjustment

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the rectangular 0.20 ha (0.49 ac) Subject Lands located south of Highway 7, on the east side of Oakcrest Avenue and within the Oakcrest/Sabiston community, which is undergoing a transition with several properties having received rezoning approvals to facilitate severances. The Subject Lands have a frontage of 38.67 m (126.87 ft) on Oakcrest Avenue. Figure 2 shows a single detached dwelling occupying the Subject Lands. Figure 3 shows the surrounding land uses.

The Owner proposes to demolish the existing dwelling, obtain severance approval to create two lots, and construct a two-storey detached dwelling on each lot, as summarized in Table 1

Table 1: the Proposed Development (see Figures 4 and 5)		
	Part 1	Part 2
Lot Area	1,013.8 m ² (10,912.45 ft ²)	1,013.8 m ² (10,912.45 ft ²)
Lot Frontage	19.30 m (63.32 ft)	19.30 m (63.32 ft)
Proposed Dwelling Gross Floor Area	594.76 m ² (6,401.94 ft ²)	594.76 m ² (6,402 ft ²)

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	<p>“Residential Low Rise”</p> <p>Area and Site Specific Policy 9.19.2 applies to the Subject Lands, which states that Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of the lots from the original plans of subdivision.</p>
Permitted uses:	<p><u>“Residential Low Rise”</u>: detached dwellings, semi-detached dwellings, townhouses excluding back-to-back townhouses, small multiplex buildings containing 3 to 6 units, all with direct frontage on a public street.</p>

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2024-19, as amended, as shown in Figure 3.



Table 3: Zoning By-law Amendment Information

Current Zone:	"Residential Established Neighbourhood Low Rise (RES-ENLR)"
Permissions:	Detached dwelling, home childcare, home occupation, and shared housing – small scale.
Proposal:	<p>The Owner's draft Zoning By-law Amendment ("ZBLA") proposes to amend the Zoning By-law and incorporate site-specific zoning provisions, including but not limited to a reduction in the lot frontage, an increase in lot coverage, and reduction in side yard setbacks, to facilitate the severance of the existing lot into two new lots to permit the construction of two single-detached dwellings.</p> <p>A Holding Provision is also included in the draft ZBLA to secure the issuance by the Secretary Treasurer of a Consent to Sever under subsection 53(42) of the <u>Planning Act</u>.</p>

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development and the appropriateness in the context of Provincial policies and the existing policy framework, including but not limited to Bill 23, which seeks to create more "gentle density" housing by increasing the number of units in urban areas with minimal impact on existing neighbourhoods.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Review of the submitted Planning Justification Report and draft ZBLA, prepared by FSR Consultants (Wajeeha Shahrukh).
 - ii) Evaluation of the compatibility with existing lot pattern within the surrounding area.
 - iii) Appropriateness of the proposed buildings and site design including, but not limited to, built form, massing, and building location/orientation.
 - iv) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Stormwater Management Report and Arborist Report.
 - v) Traffic impacts, driveway access, and parking.
- d) Required Future Applications**

- i) The Owner must submit a Consent to Sever application, should the Application be approved, to permit the Proposed Development and facilitate the creation of two lots.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Front (West) Building Elevations – Parts 1 and 2

Figure 1

Location Map

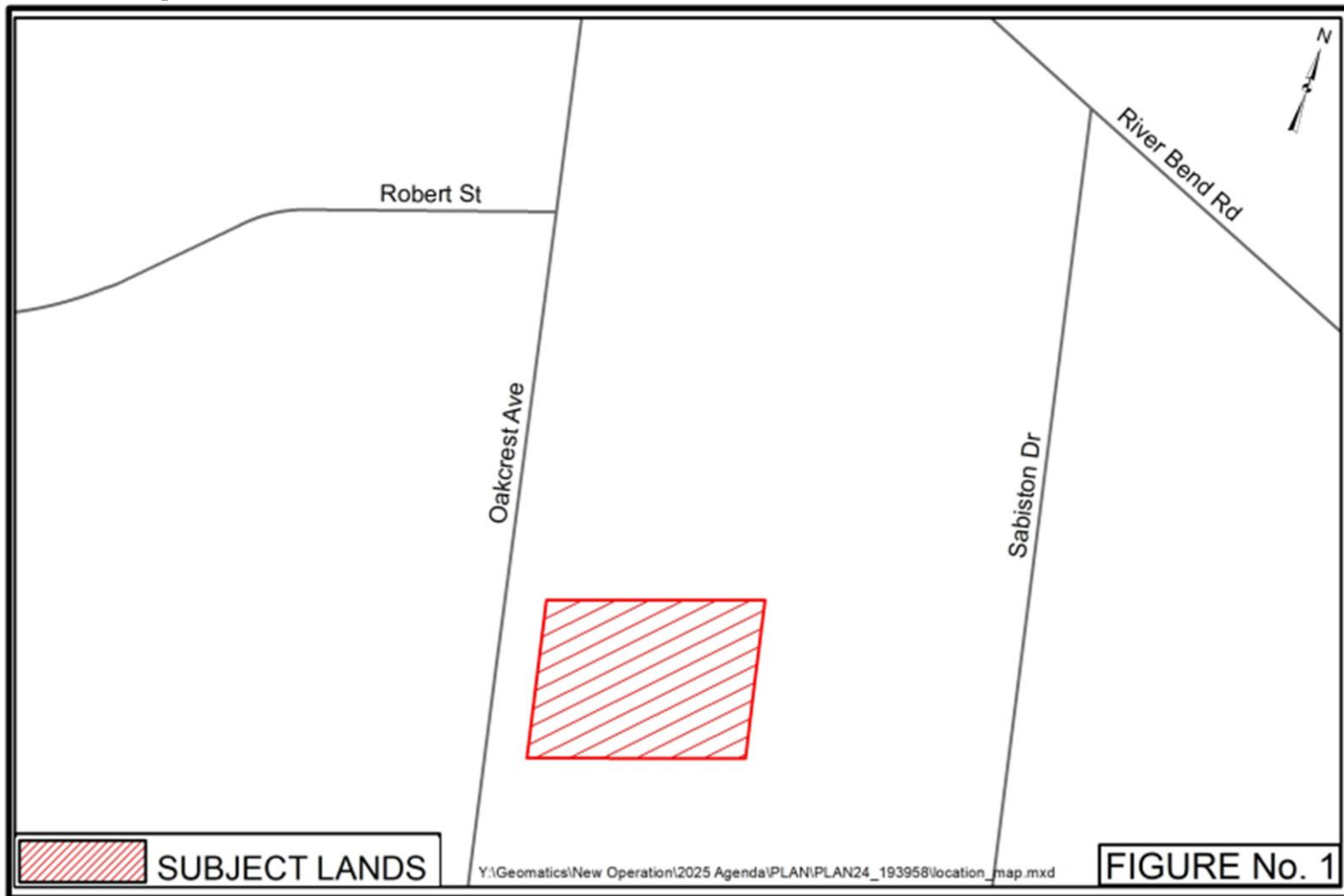


Figure 2

Aerial Photo

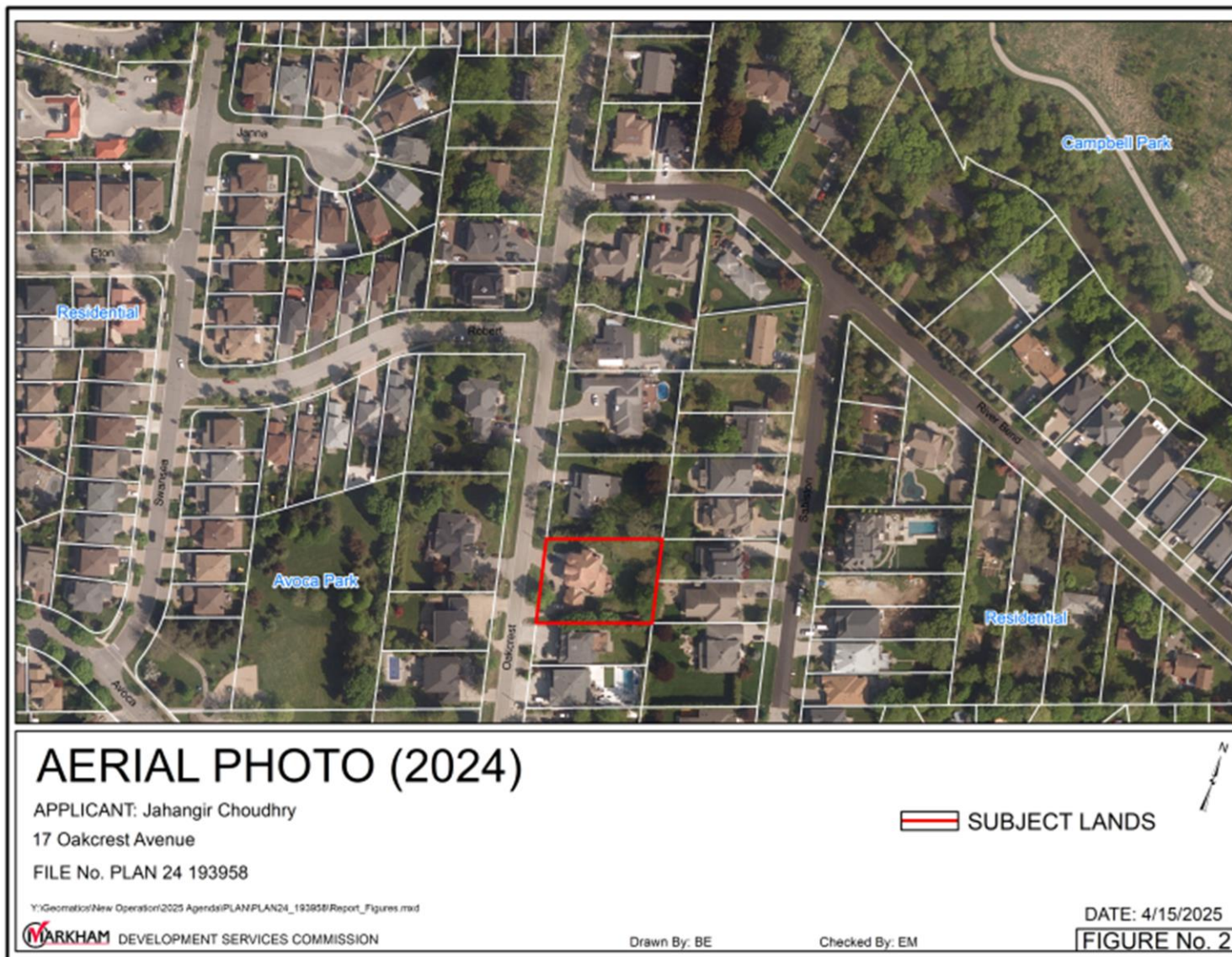


Figure 3

Area Context and Zoning

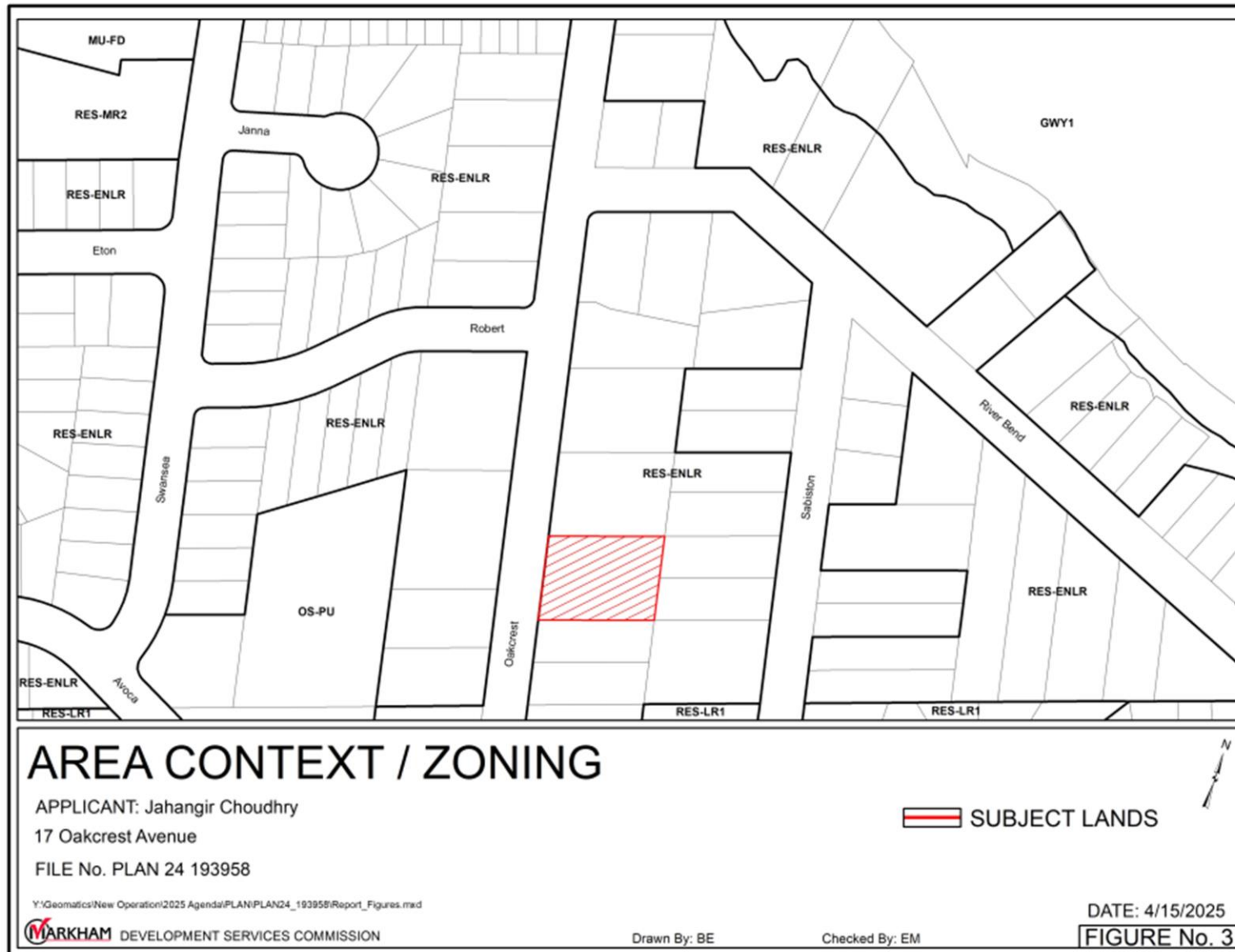


Figure 4

Conceptual Site Plan

