



Date:	Tuesday, March 4, 2025		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Rongfan He (the "Owner")		
Agent:	Jim Kotsopoulos, JKO Planning Services Inc.		
Proposal:	To facilitate a future severance for the creation of two new lots with site-specific provisions (the “Proposed Development”)		
Location:	26 River Bend Road (the “Subject Lands”)		
File Number:	PLAN 24 198332	Ward:	3
Prepared By:	Brendan Chiu, Planner I, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central	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 December 3, 2024, and deemed the Application complete on December 31, 2024. 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 April 2, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for March 4, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if required
- In the event of an 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 generally rectangular 0.32 ha (0.79 ac) Subject Lands are located south of Highway 7, east 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 47 m (154 ft) on River Bend Road. 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 to 6)		
	Part 1	Part 2
Lot Area	922.25 m ² (9,927.38 ft ²)	1035.05 m ² (11,141.63 ft ²)
Lot Frontage	23.25 m (76.28 ft)	23.81 m (78.12 ft)
Proposed Dwelling Gross Floor Area	550.67 m ² (5,927.41 ft ²)	563.40 m ² (6,064.41 ft ²)

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	<p>“Residential Low Rise” (southern portion) and “Greenway” (northern portion), 2014 Official Plan.</p> <p>Area and site-specific policy 9.19.2 apply 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> <p><u>Greenway</u>: intends to protect natural heritage and hydrologic features and certain protected agricultural lands while supporting agricultural activities, protection of wildlife habitat, passive recreation uses, natural heritage enhancement opportunities and nature appreciation.</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 2.

Table 3: Zoning By-law Amendment Information

Current Zone:	“Residential Established Neighbourhood Low Rise (RES-ELNR)” (southern portion) and “Greenway One (GWY1)” (northern portion)
Permissions:	<p><u>RES-ENLR</u>: detached dwelling, home childcare, home occupation, and shared housing – small scale.</p> <p><u>GWY1</u>: conservation use, detached dwelling that legally existed prior to enactment of Zoning By-law, home occupation, and golf course that legally existed prior to enactment of Zoning By-law.</p>
Proposal:	<p>The Owner’s draft Zoning By-law Amendment (“ZBLA”) proposes to amend the Zoning By-law, including refinement of the GWY1 zone limit, and incorporate site-specific zoning provisions to facilitate the severance of the existing lot into two new lots to permit the construction of two single-detached dwellings. The GWY1 portion of the Subject Lands will be conveyed into City ownership ensuring that environmental features are protected and enhanced.</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 <i>Planning Act</i>.</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, if required

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework.
- 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 JKO Planning Services.
 - 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 Scoped Environmental Impact Study, Functional Servicing and Stormwater Management Report, and Arborist Report.
 - v) Traffic impacts, driveway accesses, and parking.
- c) External Agency Review**
- i) The Application must be reviewed by the Toronto and Region Conservation Authority and any applicable requirements must be incorporated into the Proposed Development.
- 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 South Elevation – Part 1

Figure 6: Conceptual South Elevation – Part 2

Figure 1

Location Map

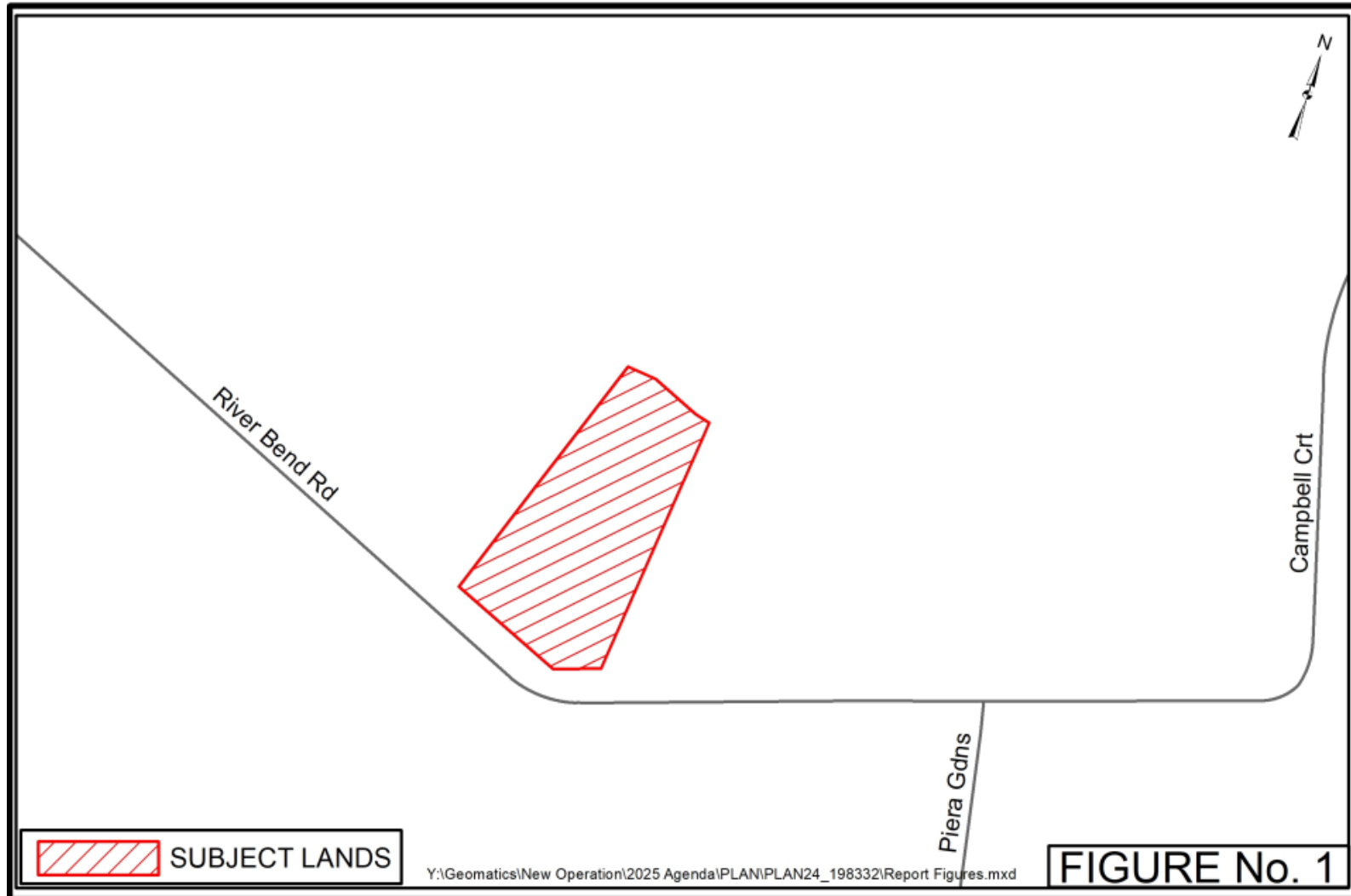
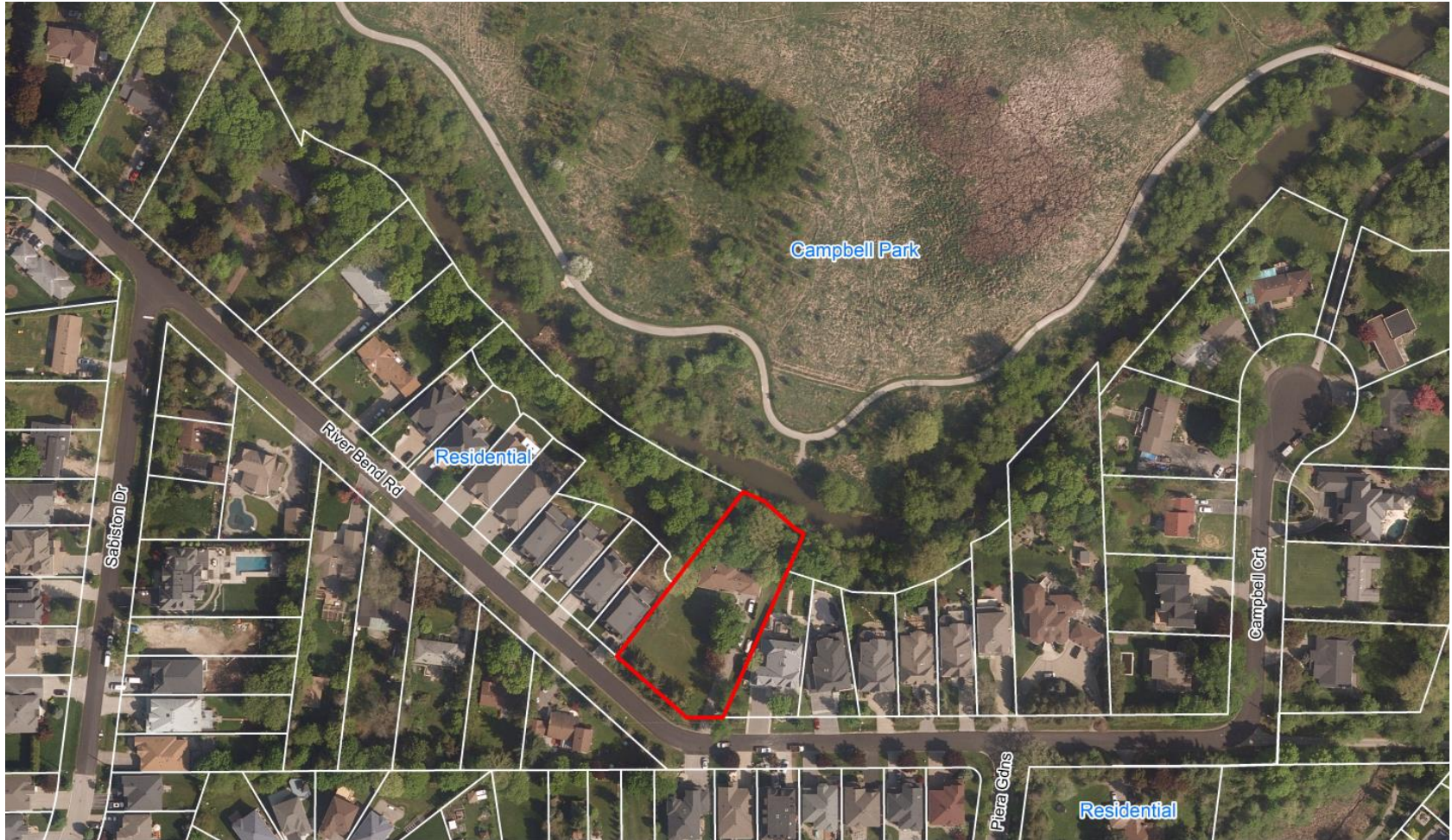


Figure 2

Aerial Photo




 SUBJECT LANDS

Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan

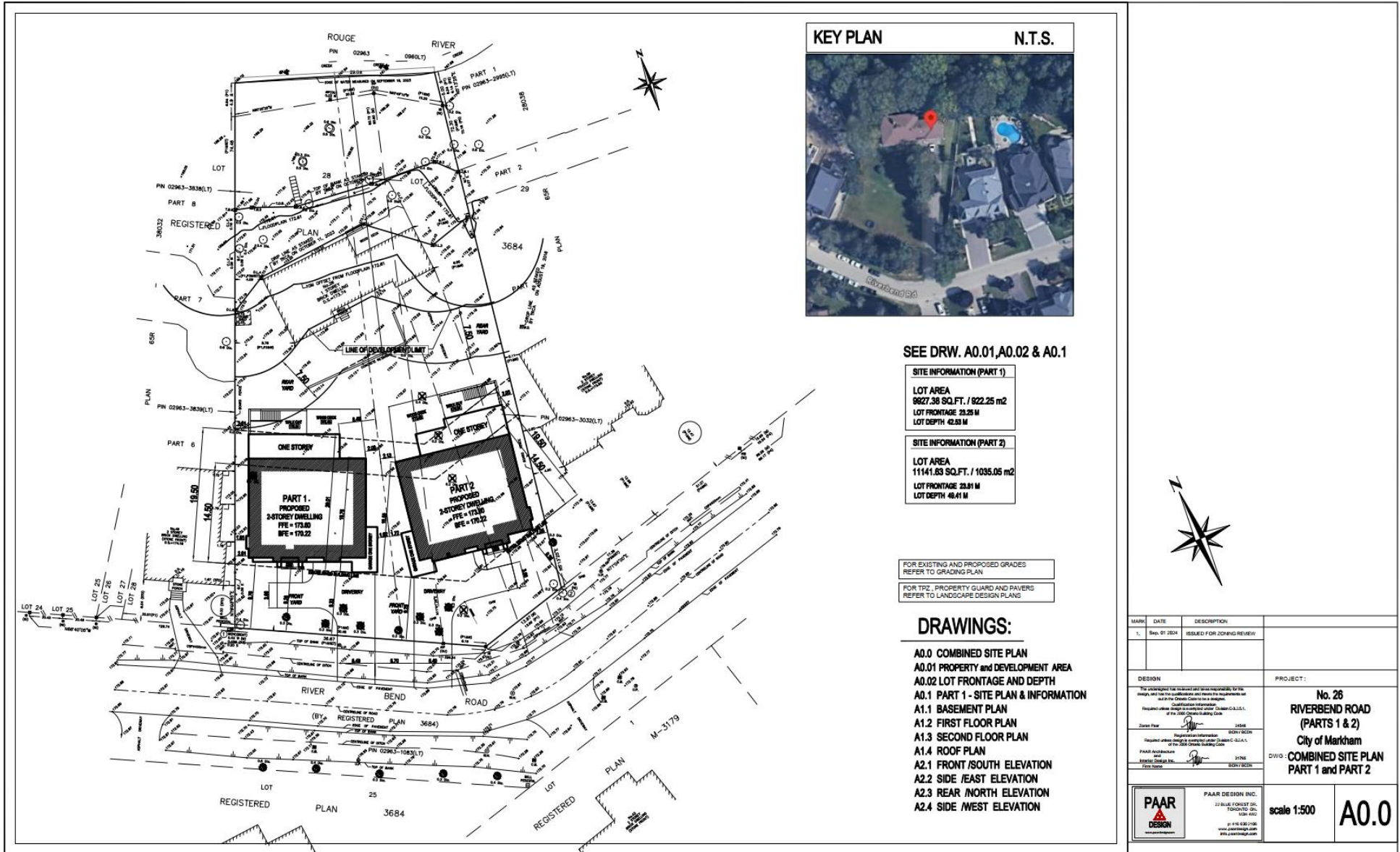


Figure 5

Conceptual South Elevation – Part 1

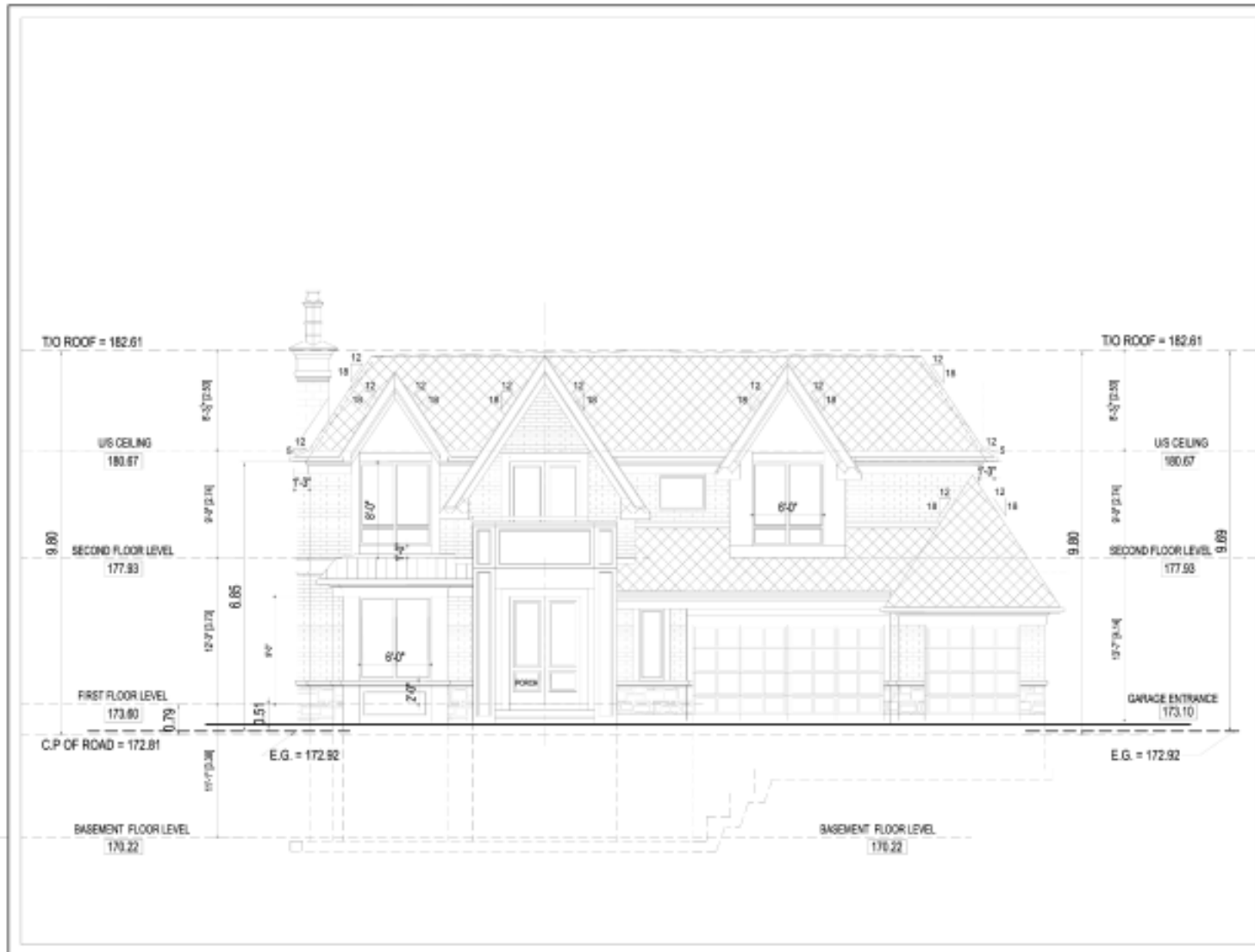


Figure 6

Conceptual South Elevation – Part 2

