



Report to: Development Services Committee

Report Date: February 12, 2018

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**SUBJECT:** PRELIMINARY REPORT  
Noble Homes Corporation  
Application for Zoning By-law Amendment to amend  
development standards to facilitate the severance and future  
construction of two new single-detached dwellings at 4671  
14<sup>th</sup> Avenue (Ward 8)

File No. ZA 17 167005

**PREPARED BY:** Sabrina Bordone, M.C.I.P., R.P.P., extension 8230  
Senior Planner, Central District

**REVIEWED BY:** Richard Kendall, M.C.I.P., R.P.P., extension 6588  
Manager, Central District

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**RECOMMENDATION:**

- 1) That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to amend development standards to facilitate the severance and future construction of two new single-detached dwellings at 4671 14<sup>th</sup> Avenue, File No. ZA 17 167005” be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the application. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the application.

**PROCESS TO DATE:**

- Application for Zoning By-law Amendment deemed complete by staff on November 29, 2017.

Next Steps:

- Community Information Meeting scheduled for Tuesday, February 12, 2018;
- Statutory Public Meeting;
- Enactment of Zoning By-law Amendment, if resolution at Public Meeting is to send By-law directly to Council; or,
- Recommendation Report for DSC’s consideration at a future date;
- Future severance application to the Committee of Adjustment.

**BACKGROUND:****Subject Property and Area Context**

The subject lands are located on the south side of 14<sup>th</sup> Avenue, east of Kennedy Road and are municipally known as 4671 14<sup>th</sup> Avenue (Figure 1). The subject lands are approximately 0.177 ha (0.437 ac) in area and have 31.4 m (103 ft) frontage along 14<sup>th</sup> Avenue. The subject lands contain a one-storey, single-detached, dwelling (construction in 1965) and mature vegetation (Figure 2). Low density residential development, comprised of single-detached dwellings, surround the subject lands.

**Official Plan and Zoning**

The subject lands are designated “Urban Residential” in the in-force Official Plan (1987 Revised) and “Residential Low Rise” in the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017). Both designations provide for a variety of grade related, low density housing types, including single-detached dwellings as proposed.

The subject lands are zoned “Suburban Residential Second Density” (SUR 2) by By-law 193-81, as amended. This zone category permits single family detached dwellings on lots with a minimum lot frontage of 30 m (98 ft) and a minimum lot area of 0.2 ha (0.5 ac).

**Proposal for residential development**

The Applicant has applied to amend the development standards in the “Suburban Residential Second Density” (SUR 2) by By-law 193-81, in order to facilitate the severance of the subject lands into two lots.

The chart below summarizes the amendments to development standards, identified to date, that are being sought through the proposed application:

<b>Development Standard</b>	<b>Required (SUR2 Zone)</b>	<b>Proposed</b>
Minimum lot area	0.2 ha (0.5 ac)	0.08 ha (0.2 ac)
Minimum lot frontage	30 m (98 ft)	15.59 m (51 ft)
Minimum side yard	3 m (9.8 ft)	1.9 m (6.2 ft) on one side and 1.25 m (4.1 ft) other side
Maximum lot coverage	25%	34.2%
Setback from Centreline from Arterial Road (14 <sup>th</sup> Avenue)	36 m	31 m

The Applicant proposes to demolish the existing one-storey, single-detached dwelling, and construct a two-storey dwellings, of approximately 5,400 ft<sup>2</sup> (502 m<sup>2</sup>), on each of the proposed lots (Figure 4). The proposed dwellings will share driveway access onto 14<sup>th</sup> Avenue. The proposed driveway design allows for a “hammerhead” configuration in each front yard in order that vehicles may drive in and out onto 14<sup>th</sup> Avenue, rather than

having to back out. The proposed driveway configuration is currently under review by the City's Transportation Planning staff and York Region staff.

It should be noted that the Applicant will be required to submit a severance application to the Committee of Adjustment, which will be filed at a later date.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Compatibility with existing lot fabric, proposed lotting pattern, frontages, development standards and density are currently under review by staff.
2. If approved, the proposed development, and corresponding reduction in lot size and lot frontage, could create interest in other property owners in the area to redevelop in a similar manner.
3. The Region of York has jurisdiction over 14<sup>th</sup> Avenue. The Owner is required to address the Region's requirements (i.e. road widening and shared driveway configuration).
4. Technical studies including Functional Servicing Report, Tree Inventory and Preservation Plan and Planning Justification Report are currently under review by staff.

**FINANCIAL CONSIDERATIONS AND TEMPLATE**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

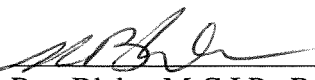
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

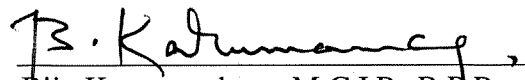
The proposed application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various City departments and external agencies and are currently under review.

**RECOMMENDED BY:**

  
\_\_\_\_\_  
Ron Blake, M.C.I.P., R.P.P.  
Director of Planning & Urban Design  
(Acting)

  
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Biju Karumanchery, M.C.I.P., R.P.P.  
Commissioner of Development Services  
(Acting)

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Proposed Site Plan

**AGENT:**

Ben Quan

QX4 Investments Limited

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Markham, ON

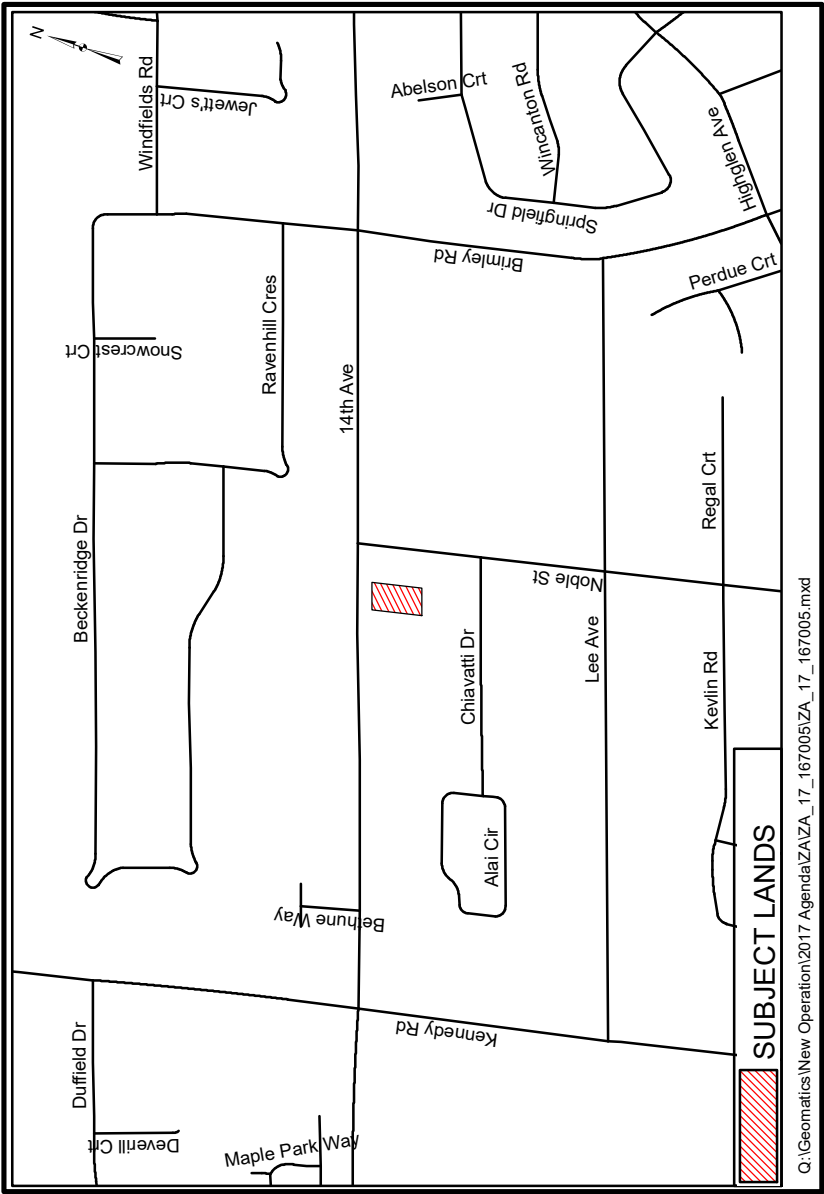
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File path: Amanda\File 17 167005\Documents\Preliminary Report





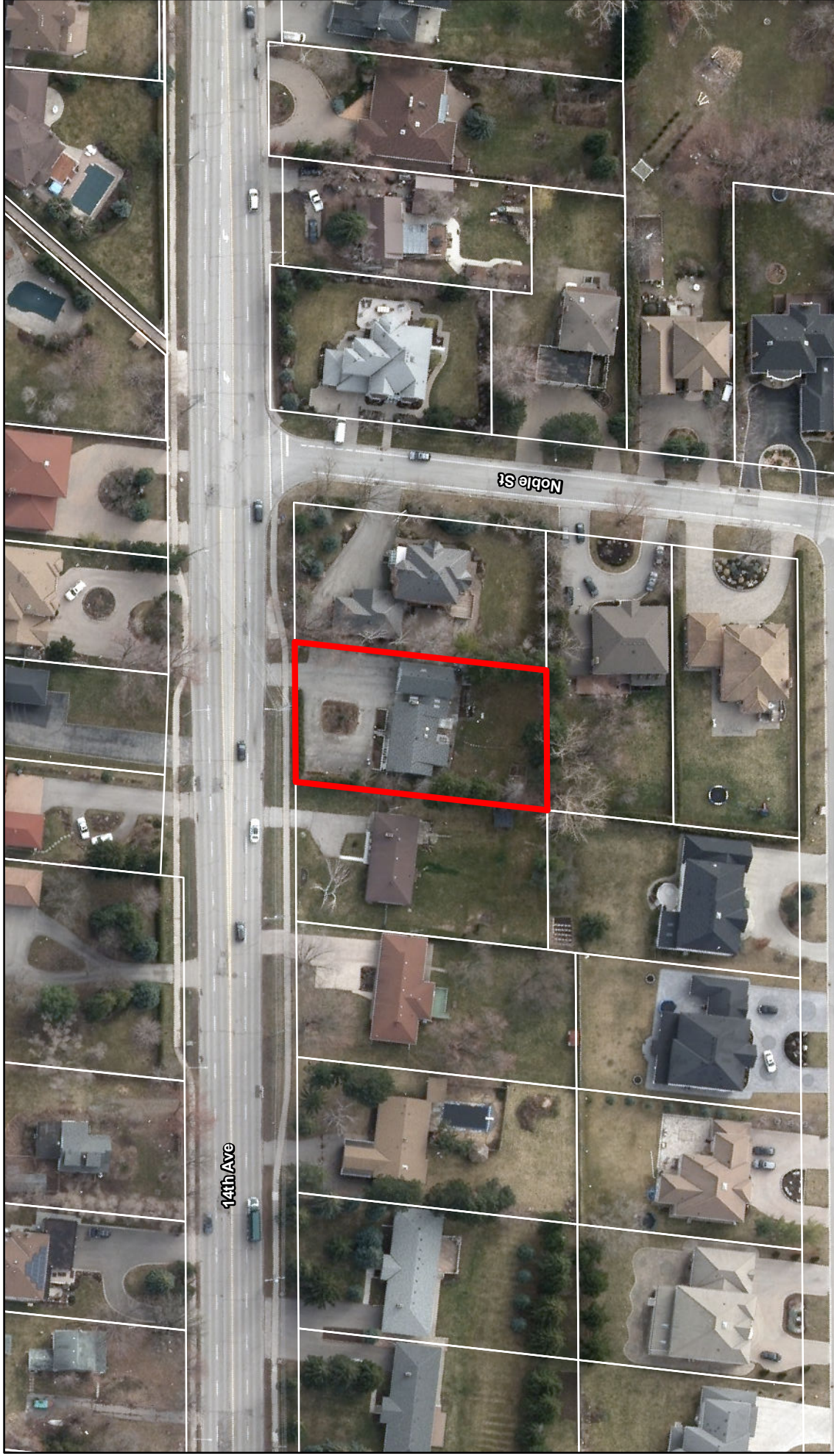
# AREA CONTEXT / ZONING

APPLICANT: NOBLEE HOMES CORPORATION

FILE No. ZA\_17 167005 (SB)

 SUBJECT LANDS






# AIR PHOTO

APPLICANT: NOBLEE HOMES CORPORATION

FILE No. ZA\_17 167005 (SB)

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 SUBJECT LANDS

Date: 19/12/2017

Drawn By: LW      Checked By: SB

