

SUBJECT: **PRELIMINARY REPORT**
World Tech Construction Inc.
Application for zoning by-law amendment to facilitate a
severance to create one additional single detached residential
lot
221 Helen Avenue (Ward 3)
File No. ZA 17 140058

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., Senior Project Coordinator
Central District

RECOMMENDATION:

- 1) That the report dated September 11, 2017 titled "PRELIMINARY REPORT, World Tech Construction Inc., Application for zoning by-law amendment to facilitate a severance to create one additional single detached residential lot, 221 Helen Avenue (Ward 3), File No. ZA 17 140058," 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 regarding applicable Official Plan and other policies and any issues identified by staff from a preliminary review of the application and should not be taken as Staff's opinion or recommendation on the application.

Proposal

The applicant has applied to rezone the subject property from "Rural Residential One" (RR1) under By-law 304-87 to "Residential Two" (R2*31) under By-law 177-96.

The purpose of the requested re-zoning is to facilitate the severance of the subject property to create one additional building lot. The proposed lots (see Figure 4) have frontages of 10 metres (32.8 feet) and 11.22 metres (36.8 feet).

The applicant is proposing to demolish the existing dwelling and construct a new single detached dwelling on each of the proposed lots.

Application has been deemed complete

The subject application was submitted on April 24, 2017 and deemed complete on May 29.

Public Meeting has been scheduled

The statutory public meeting to consider the subject application has been scheduled for Tuesday September 19.

BACKGROUND:

Subject property and area context

The subject property is located at the south-east corner of Helen Avenue and Romer Gate, three blocks east of Kennedy Road, in the South Unionville Community. The property has a frontage of approximately 23 metres (75 feet) on Helen Avenue and a depth of approximately 34 metres (112 feet). It is occupied by a two storey brick dwelling, constructed in 1985, which is currently being used as an office for Best Homes. There are a number of existing trees on the property, including several mature norway spruce trees along the west boundary.

Official Plan and Zoning (Figure 3)

The subject property is designated “Residential Low Rise” in the 2014 Official Plan, as partially approved on October 30, 2015, May 26, 2016 and March 10, 2017. The proposed development conforms with the policies of the Residential Low Rise designation, which has come into full force and effect.

The subject property is currently zoned “Rural Residential One” (RR1) under By-law 304-87 (the City’s Rural Area Zoning By-law). This zoning permits one single detached dwelling on a lot having a minimum area of 1 acre.

OPTIONS/ DISCUSSION:

The proposed lots are consistent with the lotting pattern along this section of Helen Avenue. The proposed lots comply with the lot frontage, depth and area requirements of the requested R3*31 zoning, which also applies to the other lands in the vicinity. The applicant is not requesting any revisions to the development standards of the R2*31 zone.

The applicant will be required to submit a severance application to the Committee of Adjustment to create the additional lot. Staff will work with the applicant to explore opportunities for tree preservation. The owner will be required to pay financial compensation for any trees required to be removed.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being reviewed in the context of the city’s strategic priorities of Growth Management and Municipal Services.

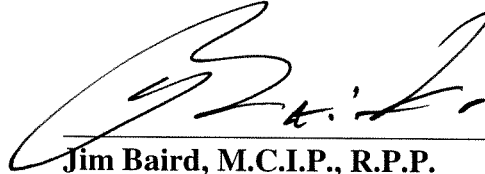
BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

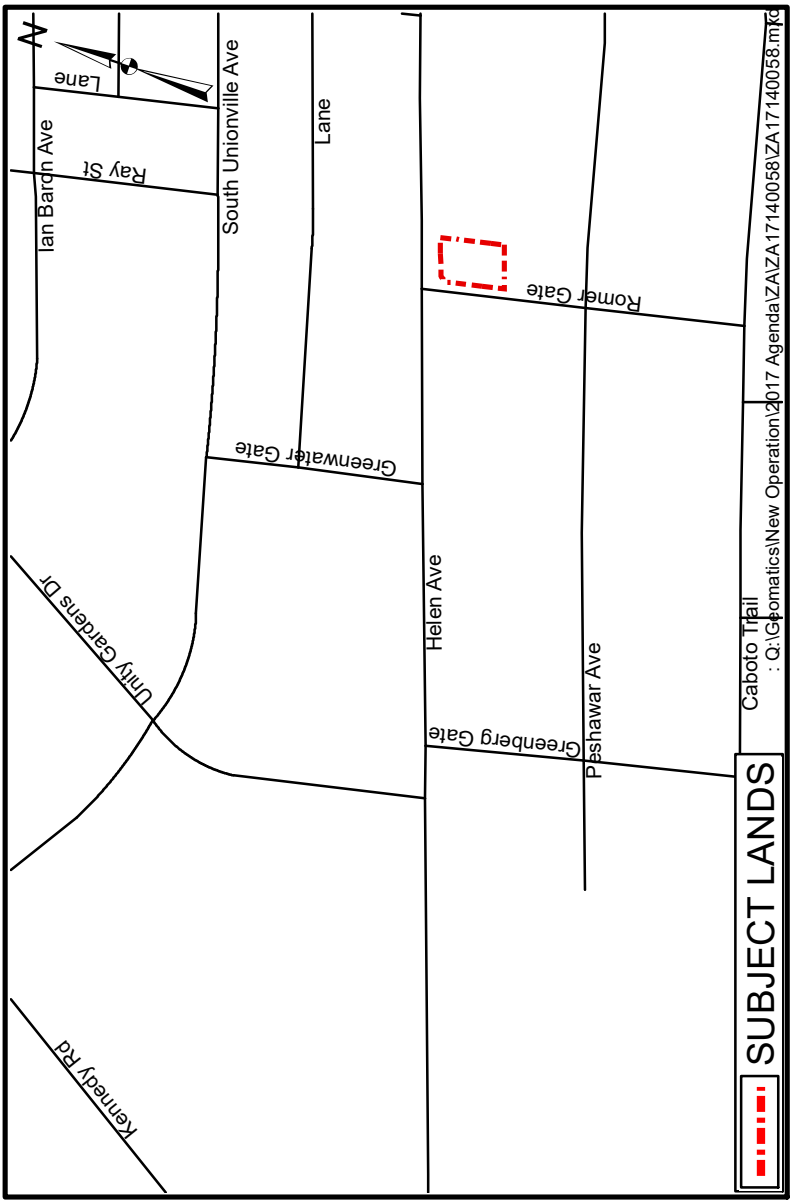
Figure 1: location Map

Figure 2: Aerial Photo

Figure 3: Area context/Zoning

Figure 4: Site plan

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AIR PHOTO

APPLICANT: WORLD TECH CONSTRUCTION INC
221 HELEN AVENUE

FILE No. ZA 17 140058

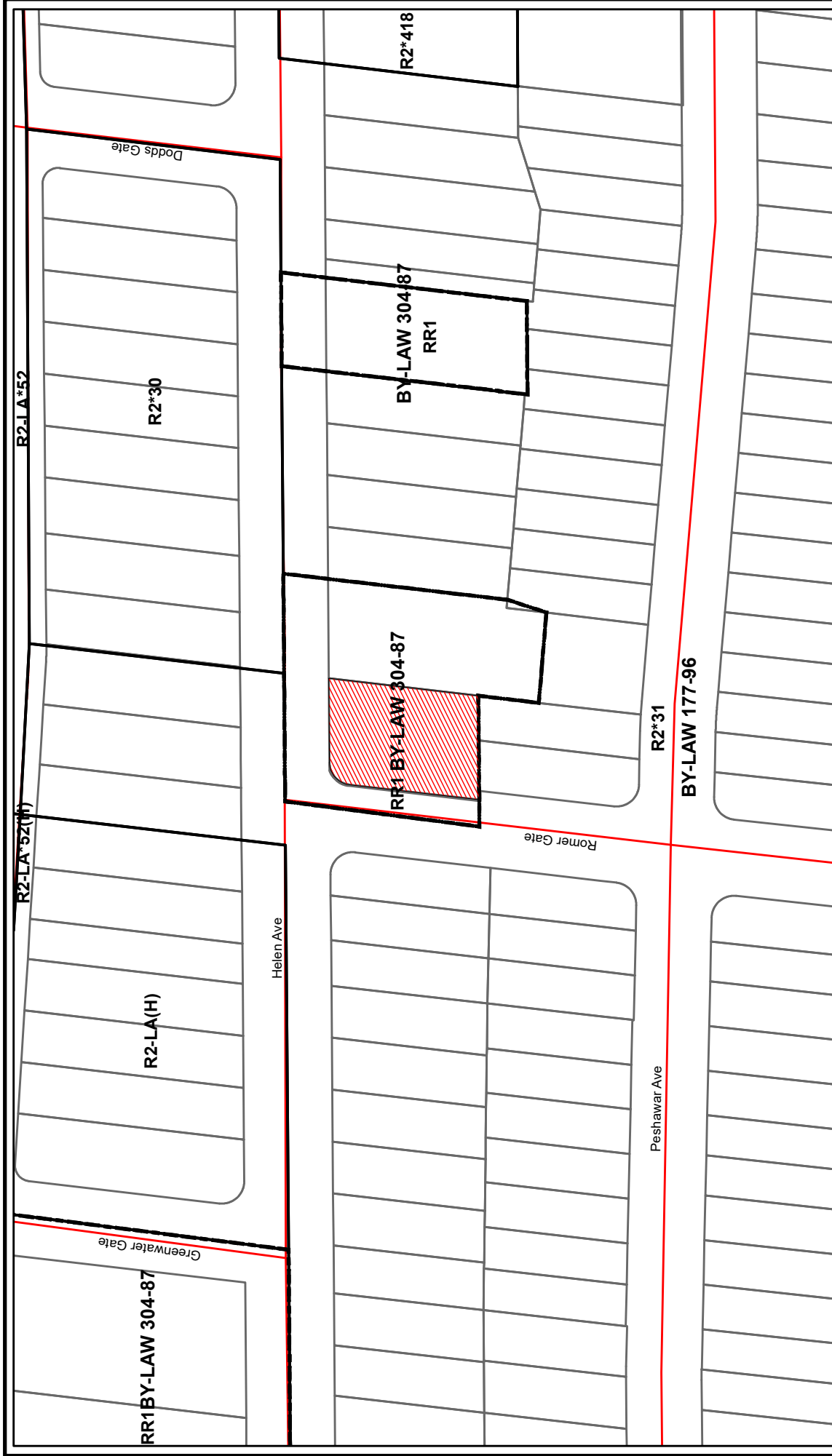
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 SUBJECT LANDS



Date: 31/07/2017

Drawn By: LW
Checked By: SH




AREA CONTEXT / ZONING

APPLICANT: WORLD TECH CONSTRUCTION INC
221 HELEN AVENUE

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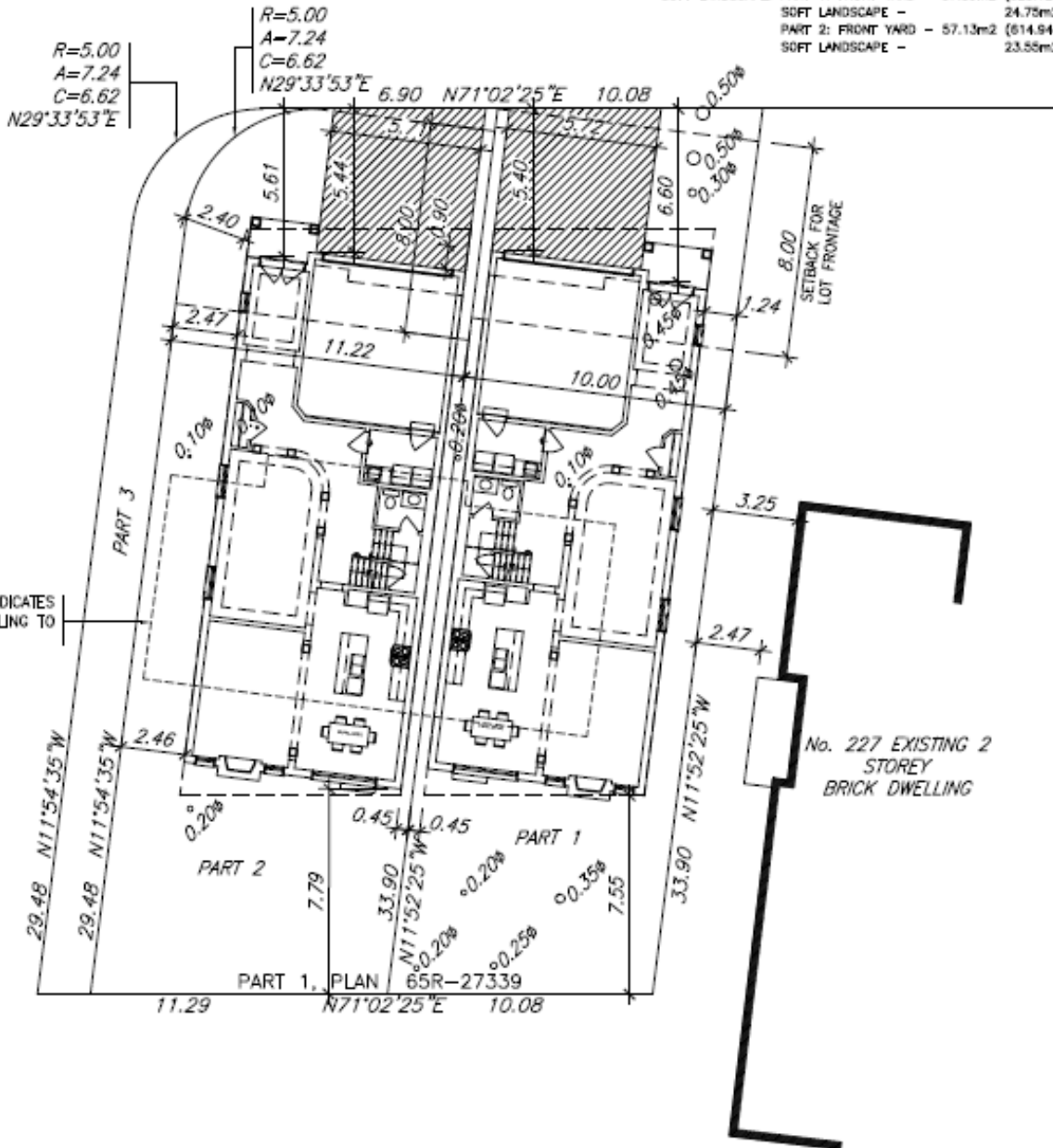
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 SUBJECT LANDS

HELEN AVE.

EXTERIOR SIDE YARD (WEST): MIN. 2.40m (7'-10 1/2")
PART 2: 2.40m (7'-10 1/2")

SOFT LANDSCAPE: PART 1: FRONT YARD - 57.89m² (623.12 S.F.)
SOFT LANDSCAPE - 24.75m² (266.41 S.F.) 42.75%
PART 2: FRONT YARD - 57.13m² (614.94 S.F.)
SOFT LANDSCAPE - 23.55m² (253.49 S.F.) 41.22%



SITE PLAN

APPLICANT: WORLD TECH CONSTRUCTION INC.
221 HELEN AVENUE

FILE No. ZA 17140058 (SH)

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DATE: 10/08/2017