



Report to: Development Services Committee

Report Date: April 10, 2017

SUBJECT:

PRELIMINARY REPORT

Application by Tung Van Lam for a Zoning By-law
Amendment to facilitate the severance of 26 Oakcrest Avenue
to create one additional building lot
File No.: ZA 16 134042

PREPARED BY:

Daniel Brutto, Planner I, Central District

REVIEWED BY:

Richard Kendall, M.C.I.P., R.P.P., Manager, Central District

RECOMMENDATION:

- 1) THAT the report dated April 10, 2017 titled "PRELIMINARY REPORT, Application by Tung Van Lam for a Zoning By-law Amendment to facilitate the severance of 26 Oakcrest Avenue to create one additional building lot (File No. ZA 16 134042)", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information, in advance of a Public Meeting to be scheduled, on a zoning by-law amendment application to facilitate the severance of 26 Oakcrest Avenue to create one additional building lot. The report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The application was received on December 21, 2016 and deemed complete on January 11, 2017.

PROPOSAL:

The applicant has applied to re-zone the subject property from "Agricultural One (A1)" under By-law 304-87, as amended to "Single Family Residential (R3)" under By-law 122-72, as amended with site-specific development standards.

The purpose of the re-zoning is to facilitate a severance of the subject property to create one additional building lot. The proposed lot area and frontage for each lot is approximately 0.20 acres (0.08 hectares) and 57 feet (17.4 metres), or one half of the lot on record. The applicant proposes to demolish the existing one-storey dwelling and construct a two-storey dwelling on each of the lots, resulting in two, new two-storey dwellings (see Figures 4 and 5 - Site Plan and Elevations).

With the exception of the lot frontage and area, the proposed dwellings appear to comply with the zone requirements of the proposed R3 zone under By-law 122-72, as amended.

BACKGROUND:**Subject property and area context**

The subject property is located on the west side of Oakcrest Avenue, south of Highway 7 East (see Figure 1 – Location Map). The subject property has an area of approximately 0.41 acres (0.16 hectares) and a frontage of approximately 114 feet (34.75 metres).

The subject property contains a one-storey single detached dwelling with an attached two car garage constructed circa 1960, which is not of heritage value. A circular asphalt driveway provides direct access to the integrated garage. Mature vegetation exists along the south lot line and in the rear yard.

The subject property is located within the Oakcrest/Sabiston residential community which is undergoing transition and is surrounded on all sides by single detached residential dwellings.

Existing Zoning

The subject property is zoned “Agriculture One (A1)” under By-law 304-87, as amended (see Figure 3 – Area Context/Zoning). It is noted that the applicant is seeking a re-zoning to “Single Family Residential (R3)” under By-law 122-72, as amended and the proposal appears to comply with the zone requirements with the exception of lot frontage and area as discussed above.

2014 Official Plan as partially approved on October 30, 2015 and May 26, 2016 (2014 Official Plan)

The subject property is designated “Residential Low Rise” in the 2014 Official Plan, which provides for single detached dwellings. Section 8.2.3.5 in the 2014 Official Plan contains infill development criteria, with the intent being that infill development respects and reflects the existing pattern and character of adjacent development.

The 2014 Official Plan, as amended, includes an area-specific policy for portions of Oakcrest Avenue, Sabiston Drive and River Bend Road, as follows:

“9.19.2 Infill Development

For the “Residential Low Rise” lands shown on Figure 9.19.2, 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 lots from the original plans of subdivision for the lands. Where such consents (severances) are permitted, the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be deemed consistent with the emerging lot sizes on the street where the property is located.

The intent of this Official Plan is to support infill development within this area, but ensure the massing of new dwellings or additions to existing dwellings respects and reflects the pattern and character of adjacent development, where appropriate. Site specific development standards established through individual zoning by-law amendments may address lot coverage, building depth, floor area ratios, height, number of storeys, garage projections and garage widths.”

This policy came out of a land use study undertaken by the City for this community in 2010/11 in response to a number of development applications to create new lots.

Severance and site plan applications required

The applicant will be required to submit a severance application to the Committee of Adjustment to create the proposed lot. To date, no severance application has been filed.

All new dwellings and major additions to dwellings in the Oakcrest/Sabiston community are subject to site plan approval. During the site plan process staff will examine in more detail the siting of the dwellings, the relationship with the other dwellings on Oakcrest Avenue and tree preservation. To date, no site plan control application has been filed.

OPTIONS/ DISCUSSION:

The proposal is generally consistent with the emerging lot fabric in the Oakcrest/Sabiston community, the recommendations of the 2010/11 land use study and with the area specific policies in the 2014 Official Plan.

Matters identified at the Public Meeting and through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

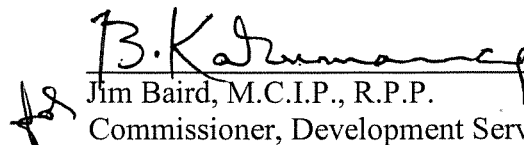
The proposed applications will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have 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.
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

Figure 5: Elevations

APPLICANT/AGENT:

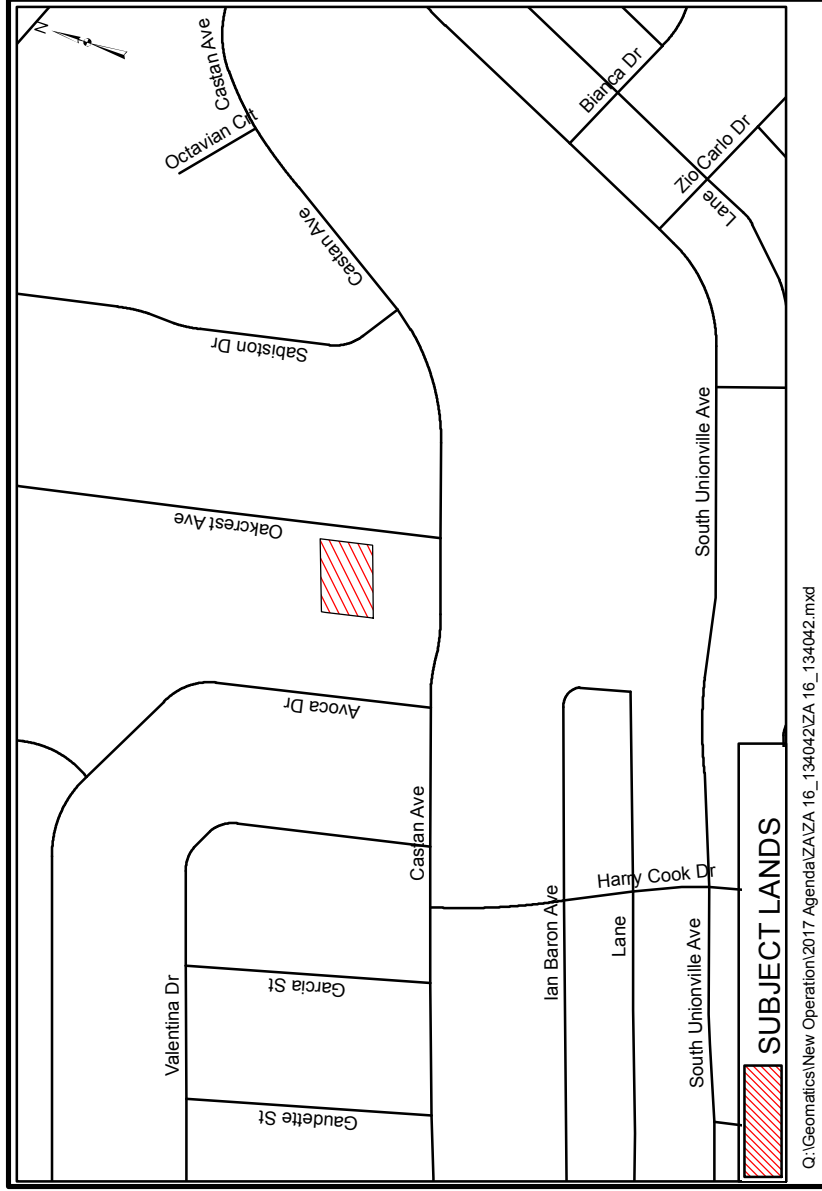
Russ Gregory

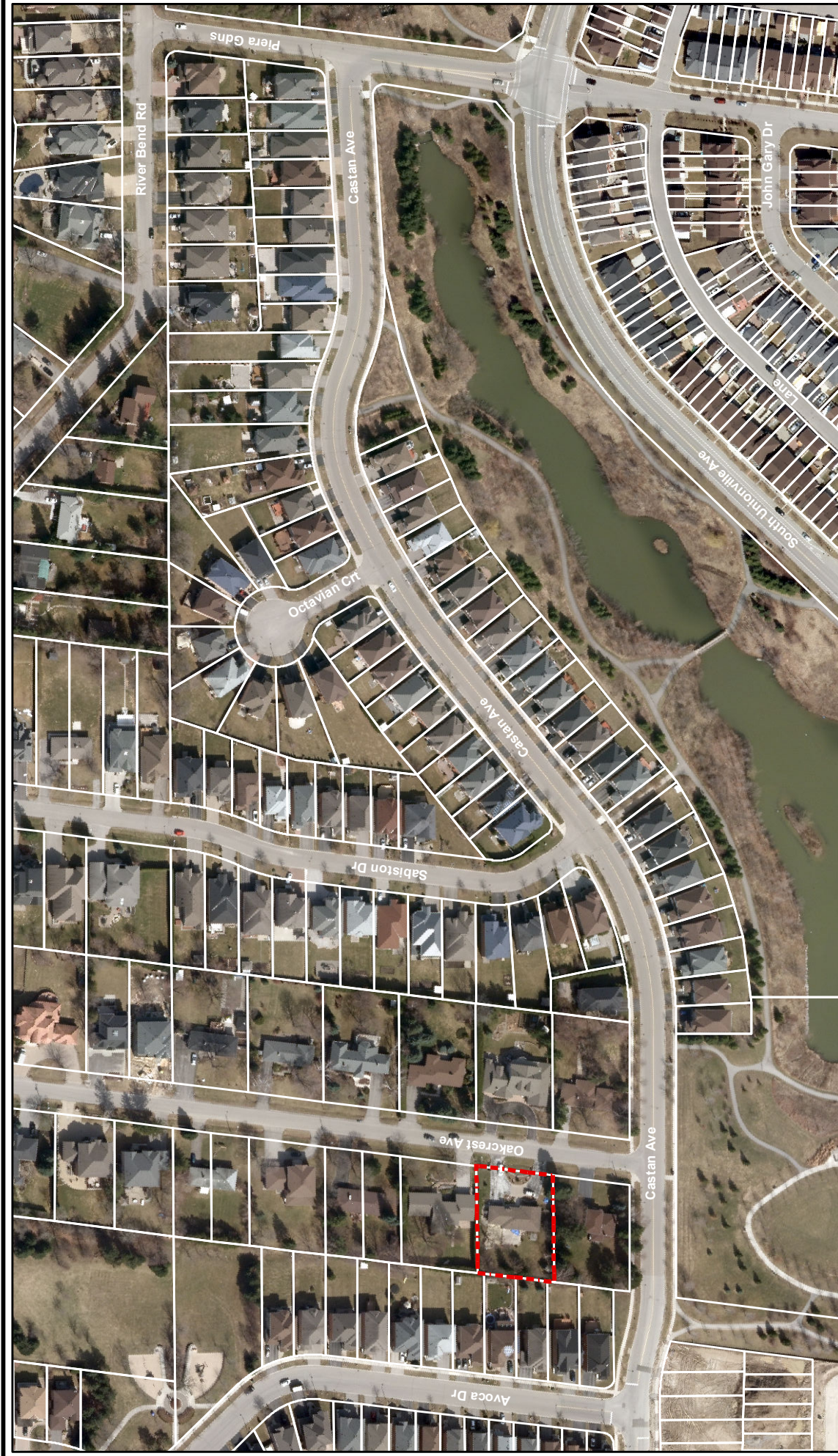
Gregory Design Group

50 McIntosh Drive, Unit 140

Markham, Ontario L3R 9T3

Tel: (416) 720-4667





AIR PHOTO

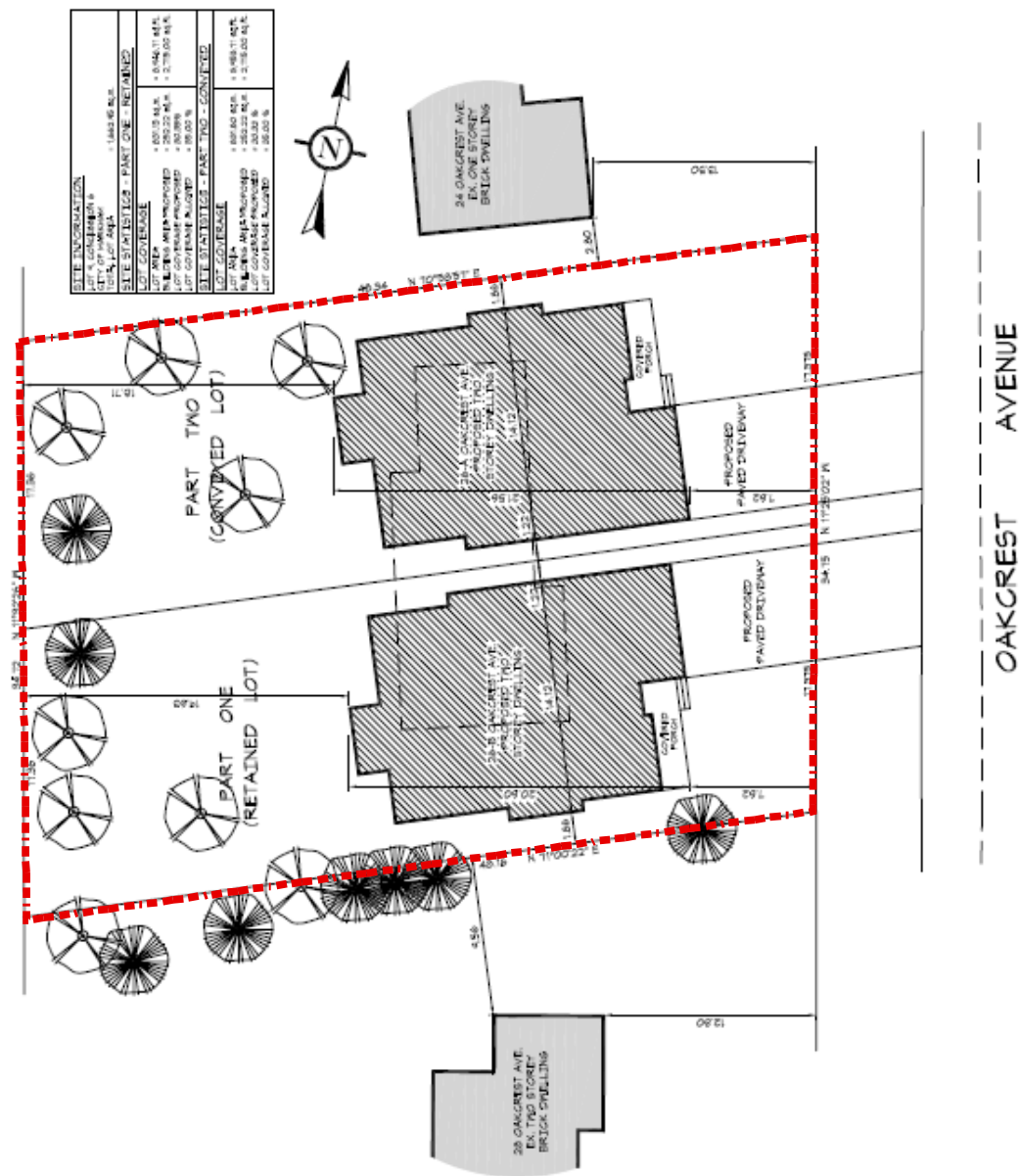
APPLICANT: TUNG VAN LAM

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 SUBJECT LANDS



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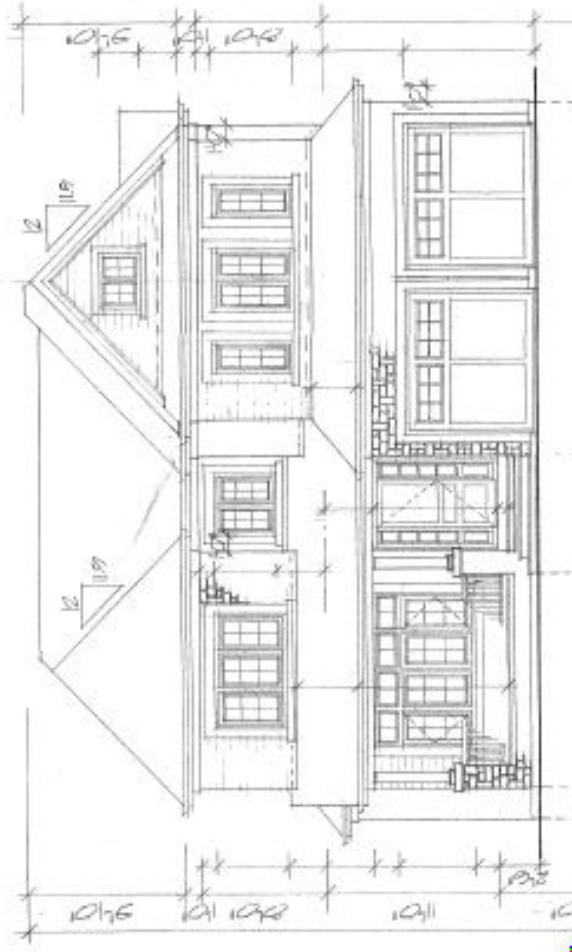
SITE PLAN

APPLICANT: TUNG VAN LAM

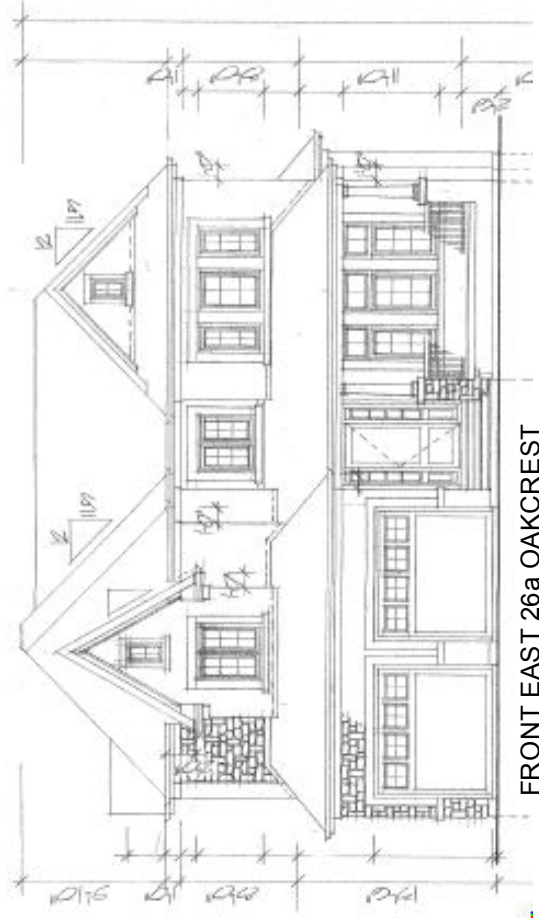
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SUBJECT LANDS

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FRONT EAST 26b OAKCREST



FRONT EAST 26a OAKCREST

ELEVATIONS

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