

SUBJECT: **PRELIMINARY REPORT**
Application by Tinglai Huang for Zoning By-law Amendment to facilitate severance of 15 Oakcrest Avenue to create one additional building lot
File No: ZA 16 168731

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 June 20, 2016 titled "PRELIMINARY REPORT, application by Tinglai Huang for Zoning By-law Amendment to facilitate severance of 15 Oakcrest Avenue to create one additional building lot (File No. ZA 16 168731)", be received; and,
- 2) THAT a Public Meeting be held to consider the application; and further,
- 3) THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application to facilitate a severance of 15 Oakcrest Avenue to create one additional building lot. The report also seeks authorization for a statutory Public Meeting to consider this application. This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The Zoning By-law Amendment application was received on February 1, 2016 and deemed complete on February 22, 2016. Subsequent to deeming the application complete staff have been working with the applicant to address design and zoning issues.

BACKGROUND:

Subject property and area context

15 Oakcrest Avenue (the "subject property") is located on the east side of Oakcrest Avenue, south of Highway 7 East (see Figure 1 – Location Map). The subject property has an area of approximately 0.5 acres (0.2 hectares) and a frontage of approximately 127 feet (38.6 metres).

The subject property contains a one-storey single detached dwelling with an attached garage constructed circa 1950, which is not of heritage value. An asphalt driveway provides direct access to the integrated garage from Oakcrest Avenue along the northern portion of the subject property. Mature vegetation exists in close proximity to the property lines (see Figure 2 – Aerial Photo).

The subject property is located within the Oakcrest/Sabiston community which is undergoing a transition. The subject property is surrounded by single family residential dwellings. The abutting property to the east (28 and 30 Sabiston Drive) went through the re-zoning and severance process circa 2000. To date 13 site-specific by-law amendments have been passed in the surrounding Oakcrest/Sabiston community.

Current Official Plan

The subject property is designated “Residential” in the in-force Official Plan (1987 Revised), as amended, which provides for single detached dwellings.

2014 Official Plan

The subject property is designated “Residential Low Rise” in the 2014 Official Plan (as partially approved on October 30, 2015), which provides for single detached dwellings.

The Official Plan 2014 (as partially approved on October 30, 2015), 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, building 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.

Zoning

The subject property is zoned “Single Family Rural Residential (RRH)” under By-law 122-72, as amended, which permits single-family detached dwellings on lots with a minimum lot frontage of 30.48 metres (100 feet) and a minimum lot area of 0.20 hectare (0.50 acres) (see Figure 3 – Area Context/Zoning). In-fill By-law 16-93 is also applicable.

PROPOSAL:

The applicant has applied to re-zone the subject property from “Single Family Rural Residential (RRH)” 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 0.25 acres (0.10 hectares) and 63'- 6" (19.3 m), 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, 5 and 6 - Site Plan, Elevations and Streetscape Rendering).

The proposed dwellings comply with the following requirements of the “Single Family Residential (R3)” zone under By-law 122-72, as amended: minimum lot frontage, minimum lot area, minimum setbacks, maximum floor area ratio, maximum lot coverage, and maximum number of storeys. Site specific development standards are being sought for both dwellings with respect to the maximum building depth and maximum dwelling height. The proposed maximum building height is 10.2 m (33'- 5") for Building 1 and 10.7 m (35'- 1") for Building 2, whereas the by-law permits a maximum building height of 9.8 m (32'- 1"). The proposed maximum building depth for Buildings 1 and 2 is 20.3 m (66'- 7"), whereas the by-law permits a maximum building depth of 16.8 m (55'- 1").

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 (not yet in force).

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.

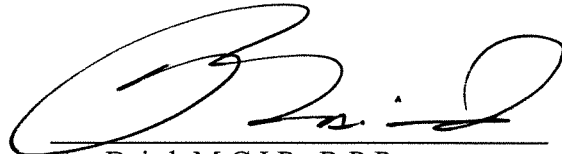
BUSINESS UNITS CONSULTED AND AFFECTED:

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

Figure 5: Streetscape Rendering

APPLICANT/AGENT:

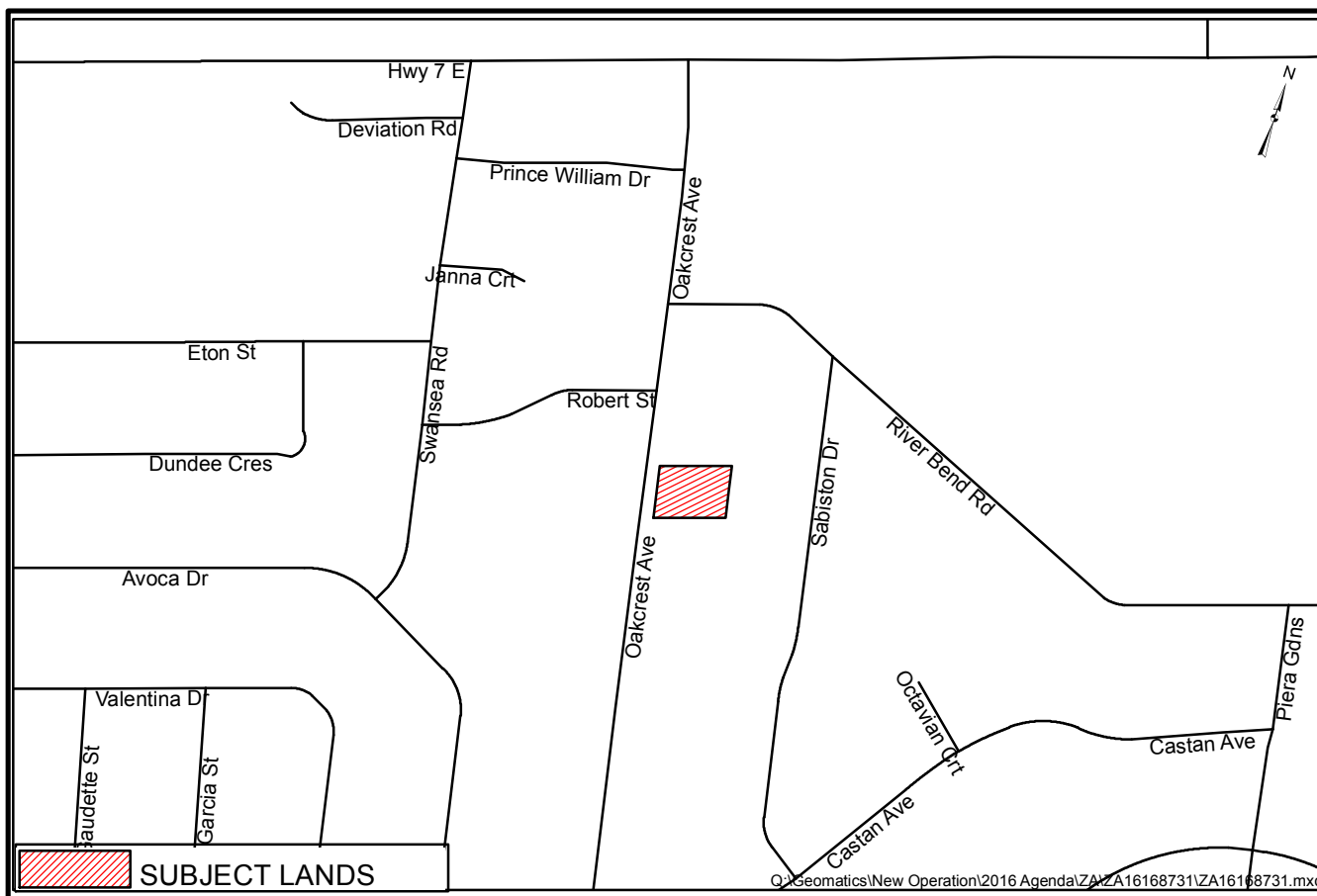
XL Design and 3D Studio Inc.

Xiaohui (Paul) Xiao

5926 Bell Harbour Drive

Mississauga, ON L5M 5K7

Tel: (416) 825-3297





AERIAL PHOTO

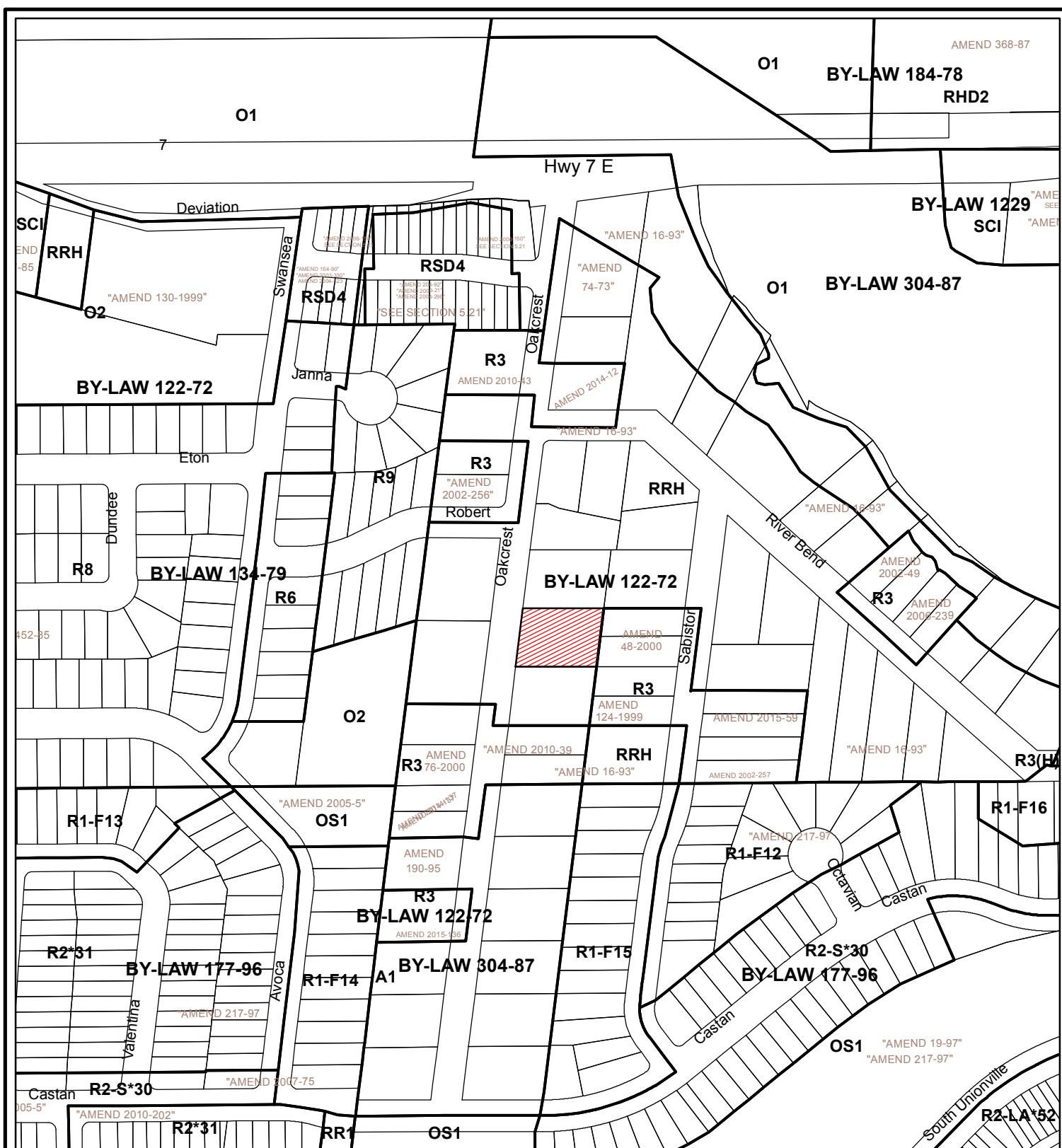
APPLICANT: TINGLAI HUANG
15 Oakcrest Avenue

FILE No. ZA 16168731 (DB)

 SUBJECT LANDS

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DATE: 05/04/2016



AREA CONTEXT / ZONING

APPLICANT: TINGLAI HUANG
 15 Oakcrest Avenue

FILE No. ZA 16168731 (DB)

 SUBJECT LANDS

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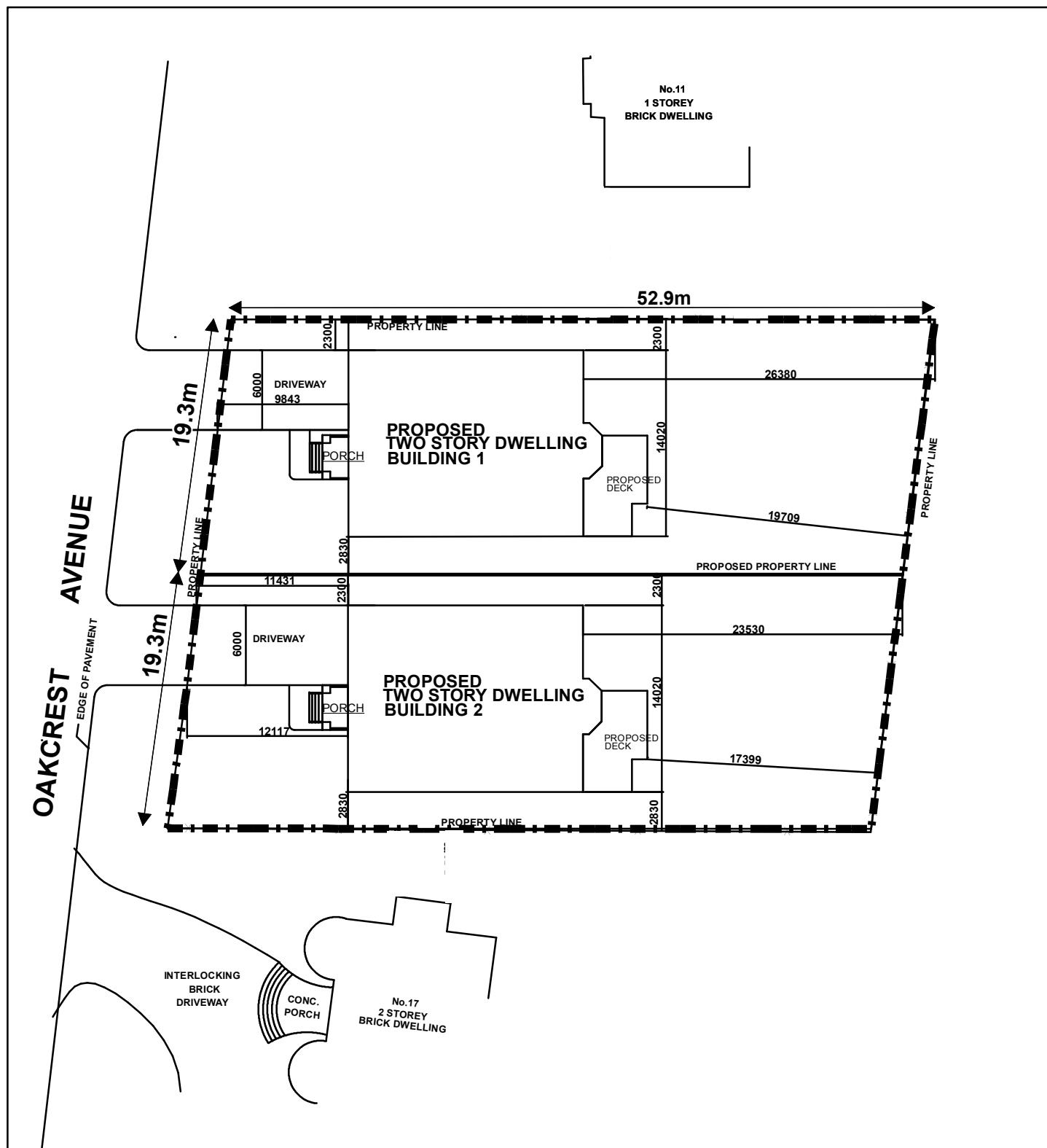


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FIGURE No. 3



SITE PLAN

APPLICANT: TINGLAI HUANG
15 Oakcrest Avenue

FILE No. ZA 16168731 (DB)

--- SUBJECT LANDS

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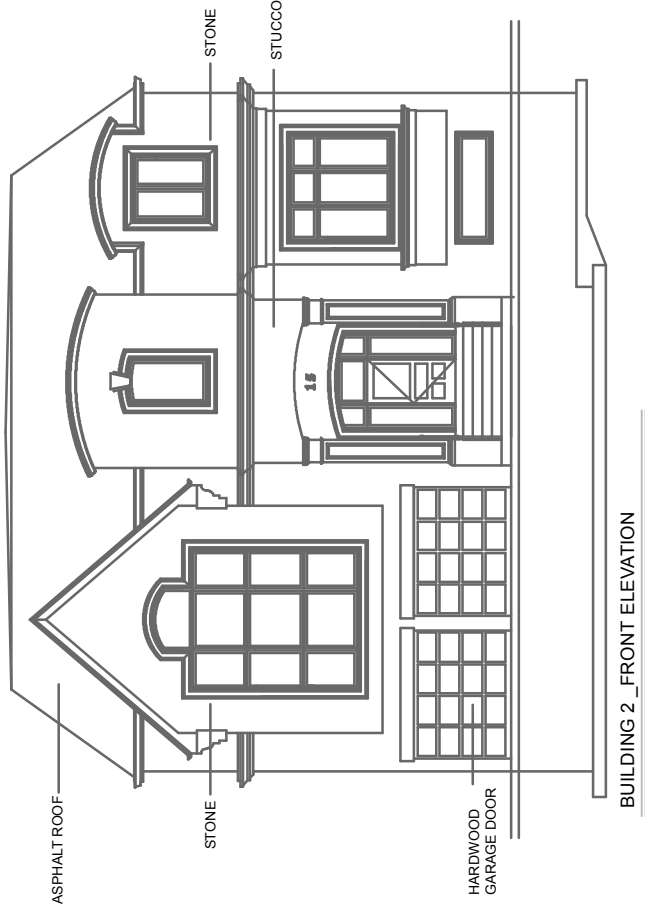
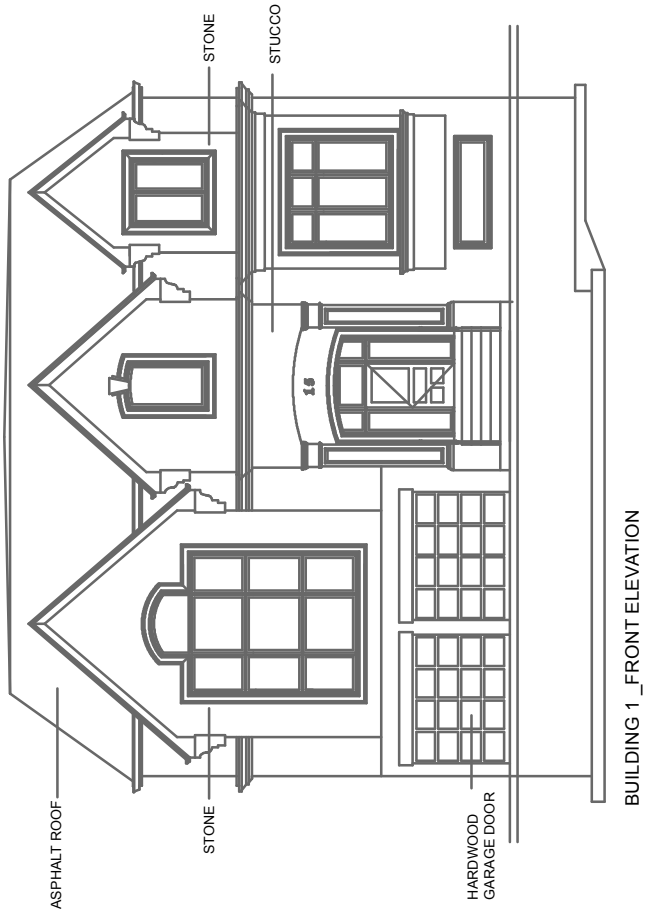


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FIGURE No. 4



ELEVATIONS

APPLICANT: TINGLAI HUANG
15 Oakcrest Avenue

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FIGURE No. 5



13 Oakcrest Ave.



15 Oakcrest Ave.



17 Oakcrest Ave.



19 Oakcrest Ave. 19A Oakcrest Ave.



EAST STREETSCAPE @ OAKCREST AVE.

14 Oakcrest Ave.



12 Oakcrest Ave.



10 Oakcrest Ave.



WEST STREETSCAPE @ OAKCREST AVE.

STREETSCAPE RENDERING

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15 Oakcrest Avenue

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