

SUBJECT:**PRELIMINARY REPORT**

Application for a Zoning By-law Amendment by Poothappillai Jeyanathan and Jeyanathan Sumithra to consolidate the zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots

File No.: ZA 15 176434

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 March 7, 2016 titled "PRELIMINARY REPORT, Application for a Zoning By-law Amendment by Poothappillai Jeyanathan and Jeyanathan Sumithra to consolidate the zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots", be received;
- 2) AND THAT a Public Meeting be held to consider the application.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on a zoning by-law amendment application to consolidate the zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots. 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 deemed complete on January 22, 2016.

BACKGROUND:**Subject lands and area context**

9000 McCowan Road, 75 (Blk 27 Plan 65M-2892) and 77 (Blk 26 Plan 65M-2892) Havagal Crescent (the "subject lands") are located south of 16th Avenue, on the west side of McCowan Road (see Figure 1 – Location Map). The subject lands have a combined area of 0.23 hectares (0.58 acres). 9000 McCowan Road has a frontage of approximately 30.5 metres (100 feet) along McCowan Road. 75 and 77 Havagal Crescent represent two residual blocks dating back to when the surrounding subdivision was developed.

The subject lands are undeveloped, although 77 Havagal Crescent contains an accessory shed located at the rear of the property. Mature vegetation is located on the subject lands in close proximity to the north property line. Within the Havagal Crescent boulevard, two mature trees exist, in close proximity to the subject lands (see Figure 2 – Aerial Photo).

The subject lands are located within an established low-rise residential community constructed circa 1990. Abutting the subject lands to the north is a one-storey local commercial plaza fronting Manhattan Drive and to the west and south are two-storey single detached dwellings. Across from the subject lands, on the east side of McCowan Road, are two-storey semi-detached dwellings (see Figure 3 – Area Context).

Proposal to facilitate the creation of two single detached building lots

The purpose and effect of the proposed zoning by-law amendment is to consolidate the zoning of the subject lands to facilitate the merger of the three parcels and future severance of the subject lands to create two single detached residential lots. The concept plans submitted display two-storey single detached buildings which appear to comply with the development standards of the proposed R8 zone under By-law 122-72. The proposed lots would have lot frontages of approximately 15.26 and 14.89 metres and lot areas of approximately 579 and 1,781 square metres (see Figures 4, 5 and 6 - Site Plan and Elevations).

Official Plan

The subject lands are designated “Urban Residential” in the in-force Official Plan (1987 Revised), as amended which provides for single detached dwellings. The lands are also designated “Residential Low Rise” in the 2014 OP (as partially approved on October 30, 2015) which provides for single detached dwellings.

Zoning

The portion of the subject lands municipally known as 75 and 77 Havagal Crescent are zoned “Eighth Density - Single Family Residential (R8)” under By-law 134-79, as amended which permits single detached dwellings with a minimum lot frontage of 13.5 metres and a minimum lot area of 460 square metres.

The portion of the subject lands municipally known as 9000 McCowan Road is zoned “Residential Development Zone (RD)” under By-law 134-79, as amended. The RD zone only permits one single family detached dwelling on the lot which existed when site specific By-law 115-87 (the “site specific by-law”) was passed (March 24, 1987). In addition, the minimum lot frontage and lot area shall be those which existed on the date the site specific by-law was passed. Consequently, given the applicant’s intent to consolidate and sever the subject lands, a zoning by-law amendment is required to permit a single family detached dwelling on each of the proposed lots, consistent with the development standards of the proposed R8 zone.

Consent to sever application required

In order to create the proposed lots, a consent to sever application through the Committee of Adjustment is required, in addition to Council approval of the proposed zoning by-law amendment application. The City has received the consent to sever application.

MATTERS TO BE RESOLVED:

The following is a brief summary of issues raised to date. These matters, and others 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:

1. Staff continue to assess the proposed siting of the dwellings, their relationship with the abutting dwellings and the impacts on the existing vegetation on the subject property (i.e. review of the tree inventory and preservation plan submitted); and,
2. McCowan Road is a Region of York arterial road. As part of the consent to sever application, the Region of York has identified a land conveyance for road widening purposes.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

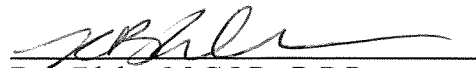
ALIGNMENT WITH STRATEGIC PRIORITIES:

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

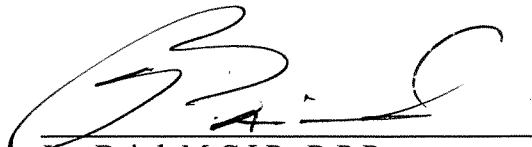
BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:



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



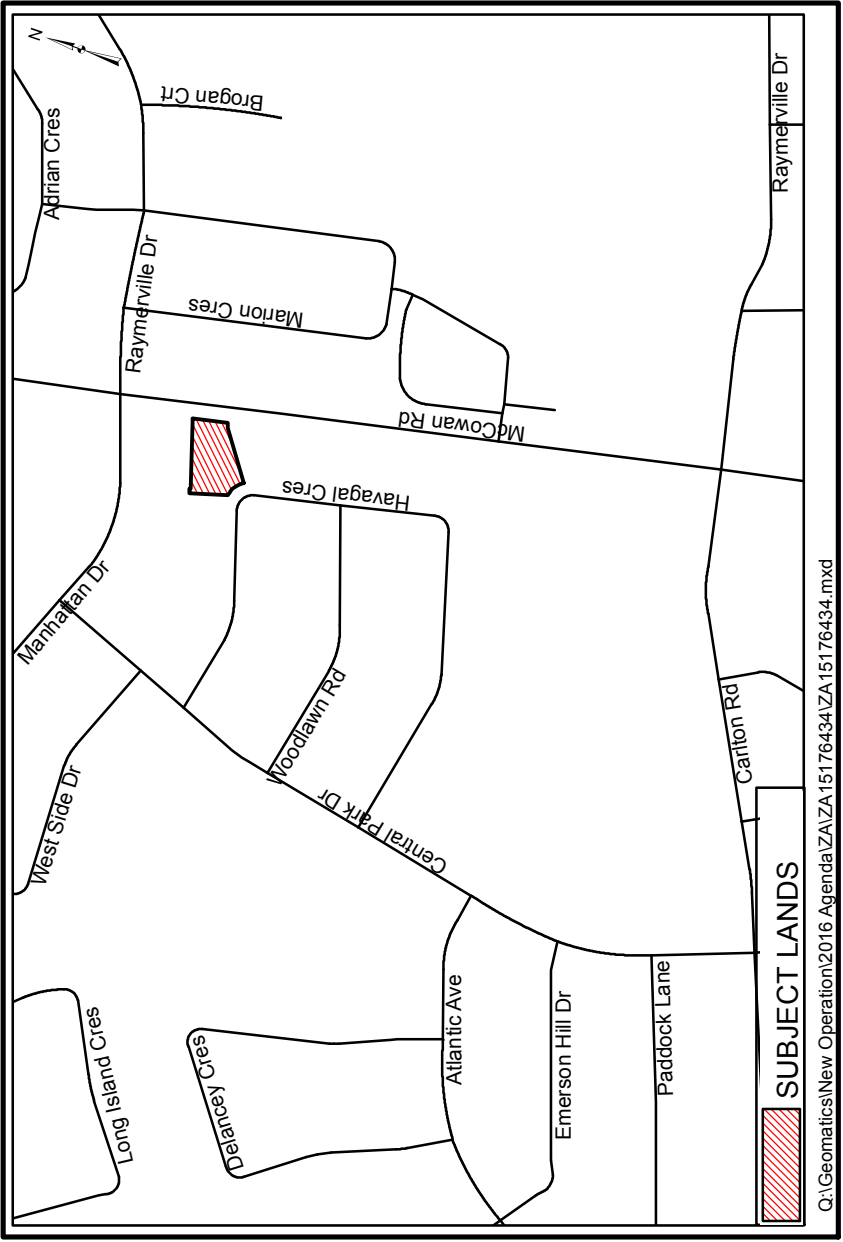
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context/Zoning
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Residence 1 Elevations
- Figure 6: Proposed Residence 2 Elevations

APPLICANT/AGENT:

Selvaratnam Kandasamy
1560 Brimley Road
Scarborough, Ontario M1P 584
Tel: (416) 877-1374





AERIAL PHOTO

APPLICANT: POOTHAPPILLAI JEYANANTHAN & JEYANANTHAN SUMITHRA
9000 McCOWAN ROAD, 75 & 77 HAVAGAL CRESCENT

FILE No. ZA15176434 (DB)

 SUBJECT LANDS

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DATE: 27/01/2016

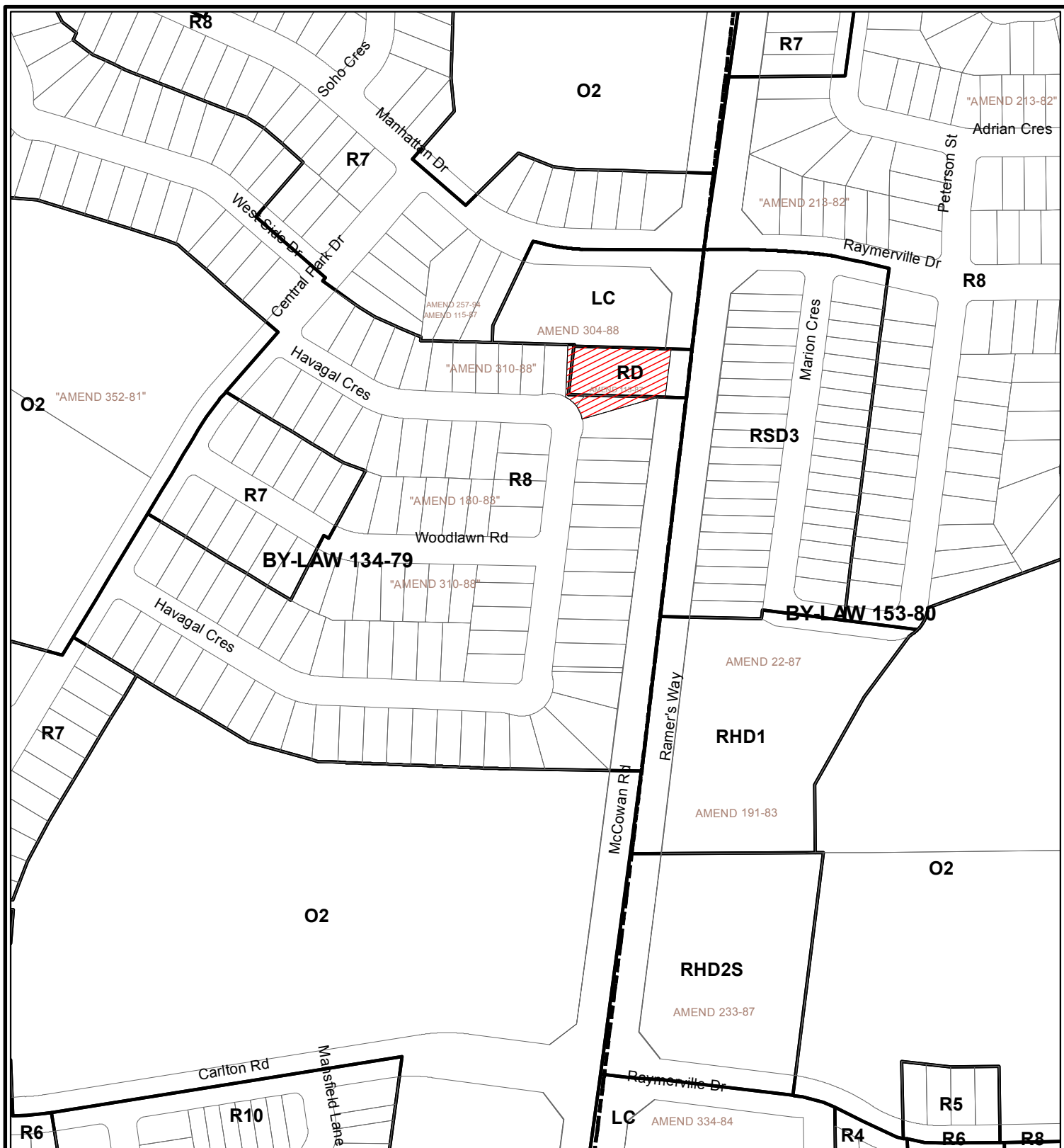


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FIGURE No. 2



AREA CONTEXT / ZONING

APPLICANT: POOTHAPPILLAI JEYANANTHAN & JEYANANTHAN SUMITHRA
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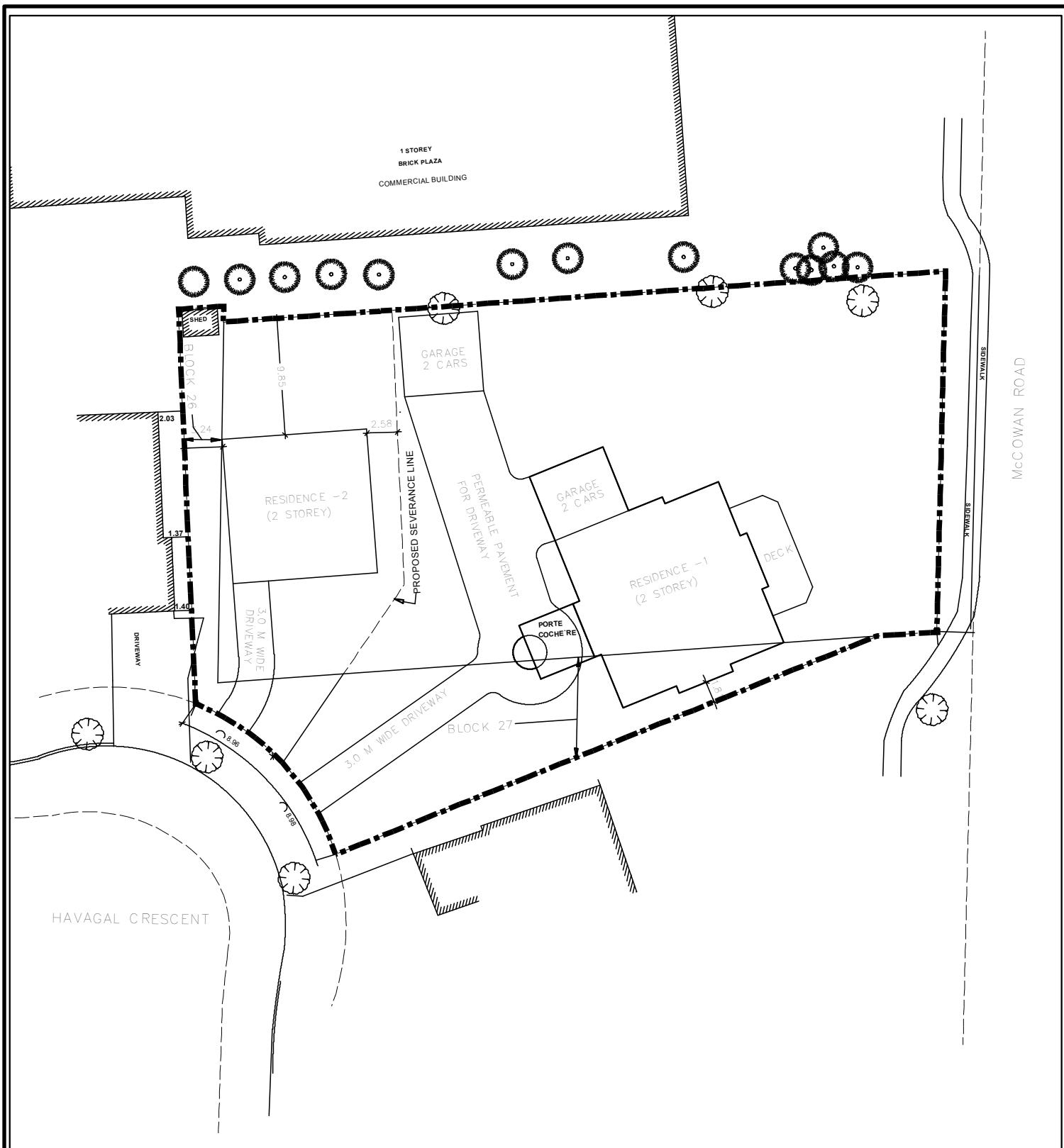


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FIGURE No. 3



PROPOSED SITE PLAN

APPLICANT: POOTHAPPILLAI JEYANANTHAN & JEYANANTHAN SUMITHRA
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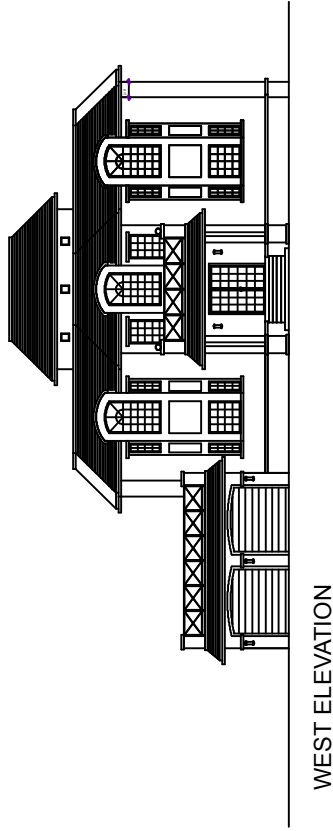


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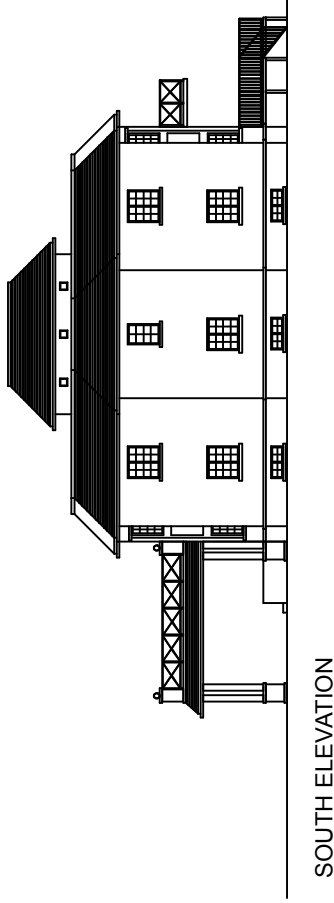
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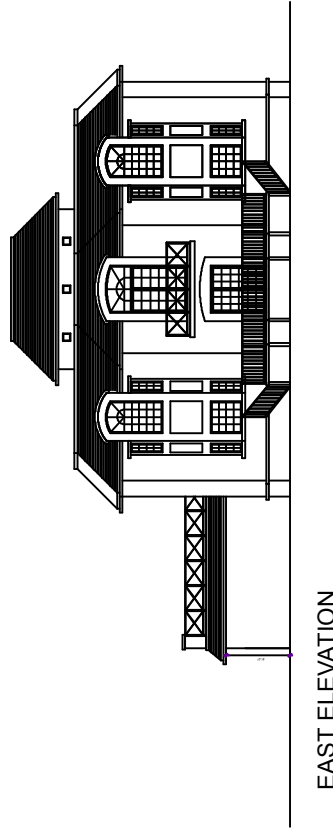
FIGURE No. 4



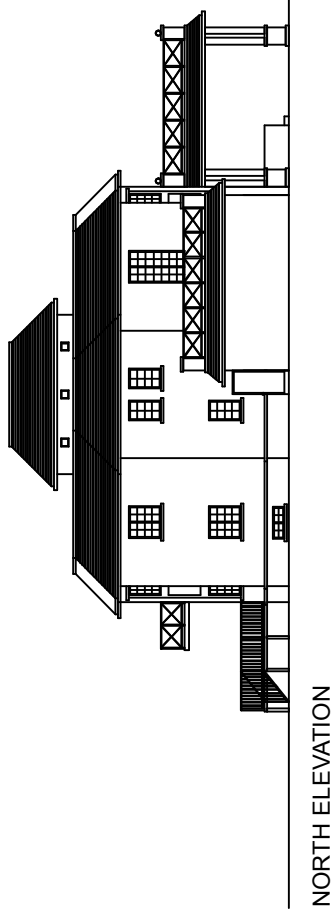
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

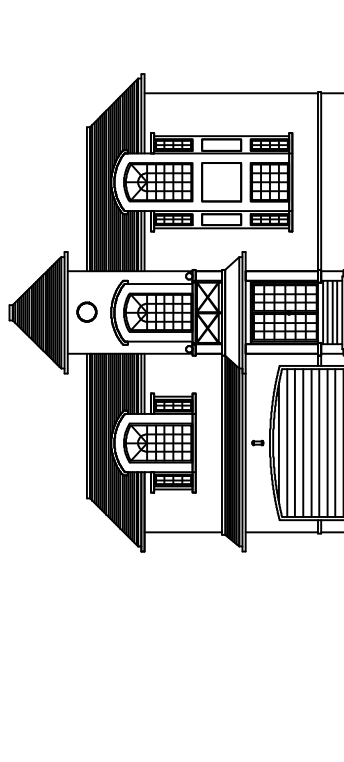
PROPOSED RESIDENCE 1 ELEVATIONS

APPLICANT: POOTHAPPILLAI JEYANANTHAN & JEYANANTHAN SUMITHRA
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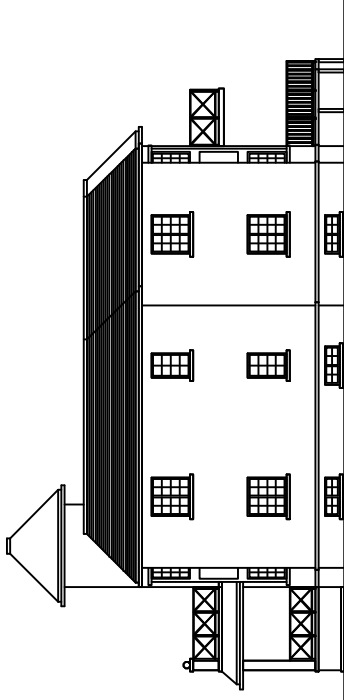
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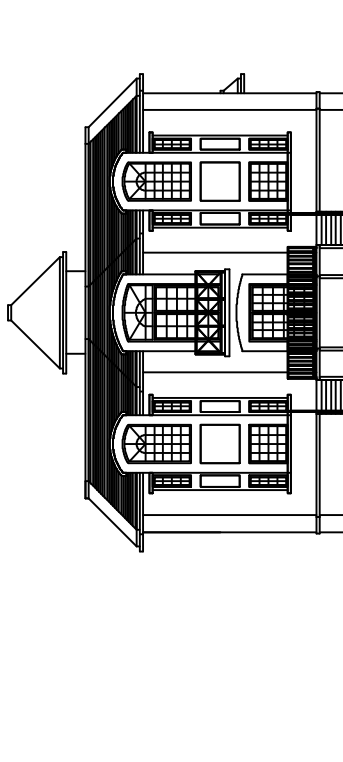




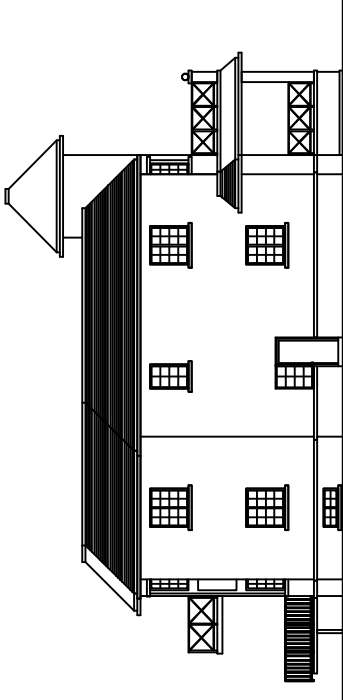
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PROPOSED RESIDENCE 2 ELEVATIONS

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9000 McCOWAN ROAD, 75 & 77 HAVAGAL CRESCENT

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