

SUBJECT: **PRELIMINARY REPORT**
Application by 2444664 Ontario Inc. for Zoning By-law Amendment to facilitate severance of 22 Oakcrest Avenue to create one additional building lot

File No: ZA 15 146854

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 16, 2015 titled “PRELIMINARY REPORT, Application by 2444664 Ontario Inc. for Zoning By-law Amendment to facilitate severance of 22 Oakcrest Avenue to create one additional building lot (File No. ZA 15 146854)”, be received;
- 2) AND THAT a Public Meeting be held to consider the application;
- 3) AND FURTHER 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 severance of 22 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 deemed complete on April 14, 2015.

BACKGROUND:

Subject property and area context

The subject property is located on the west side of Oakcrest Avenue, west of McCowan Road, south of Highway 7 East (see Figure 1 – Location Map). The subject property has

an area of approximately 0.16 hectares (0.4 acres) and a frontage of approximately 34.5 metres (113 feet).

The subject property contains a one-storey single detached dwelling with an attached garage constructed circa 1960, 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 is scattered throughout the perimeter subject property (see Figure 2 – Aerial Photo).

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

Official Plans and Zoning

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

The subject property is designated “Residential Low Rise” in the 2014 Official Plan (not yet in force), which provides for single detached dwellings subject to an area-specific policy 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 ensuring the massing of new dwellings or additions to existing dwellings 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 storey’s, 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.

The subject property is zoned “Agricultural One (A1)” under By-law 304-87, as amended (see Figure 3 – Area Context/Zoning).

Proposal to facilitate severance into two lots

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 to facilitate a severance of 22 Oakcrest Avenue to create one additional building lot. The intent of the proposal is to demolish the existing dwelling and construct a two-storey dwelling on each lot.

The site plan and elevations submitted display building footprints with integrated garages which appear to comply with the development standards of the Single Family Residential Zone (R3), with the exception of lot frontage (see Figure 4 - Site Plan and Figure 5 – Front Elevation). The proposed minimum lot frontage for the retained and new lot is approximately 56'6", whereas the by-law requires a minimum lot frontage of 60 feet.

Site plan and severance applications required

All new dwellings and major additions to dwellings in the Oakcrest/Sabiston community are subject to site plan approval under the Site Plan Control By-law 262-94, as amended. During the site plan approval process staff will examine in more detail the siting of the dwellings, the relationship with the other dwellings on Oakcrest Avenue, and tree preservation. City staff will also ensure conformity with the "Site Development Guidelines for the Sabiston/Oakcrest Community" which provides guidelines for built form and building siting and, preservation of the natural heritage. To date, no site plan control application has been filed.

The applicant will also be required to submit a severance application to the Committee of Adjustment to create the proposed lot, should Council support this application. To date, no severance 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). Staff will assess the proposed building siting, relationship with adjacent homes and the existing vegetation on the subject property as part of a future site plan application.

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

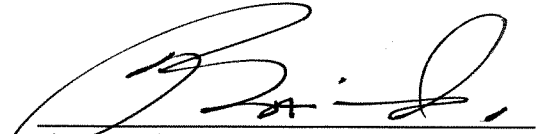
BUSINESS UNITS CONSULTED AND AFFECTED:

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.
Acting Senior Development Manager



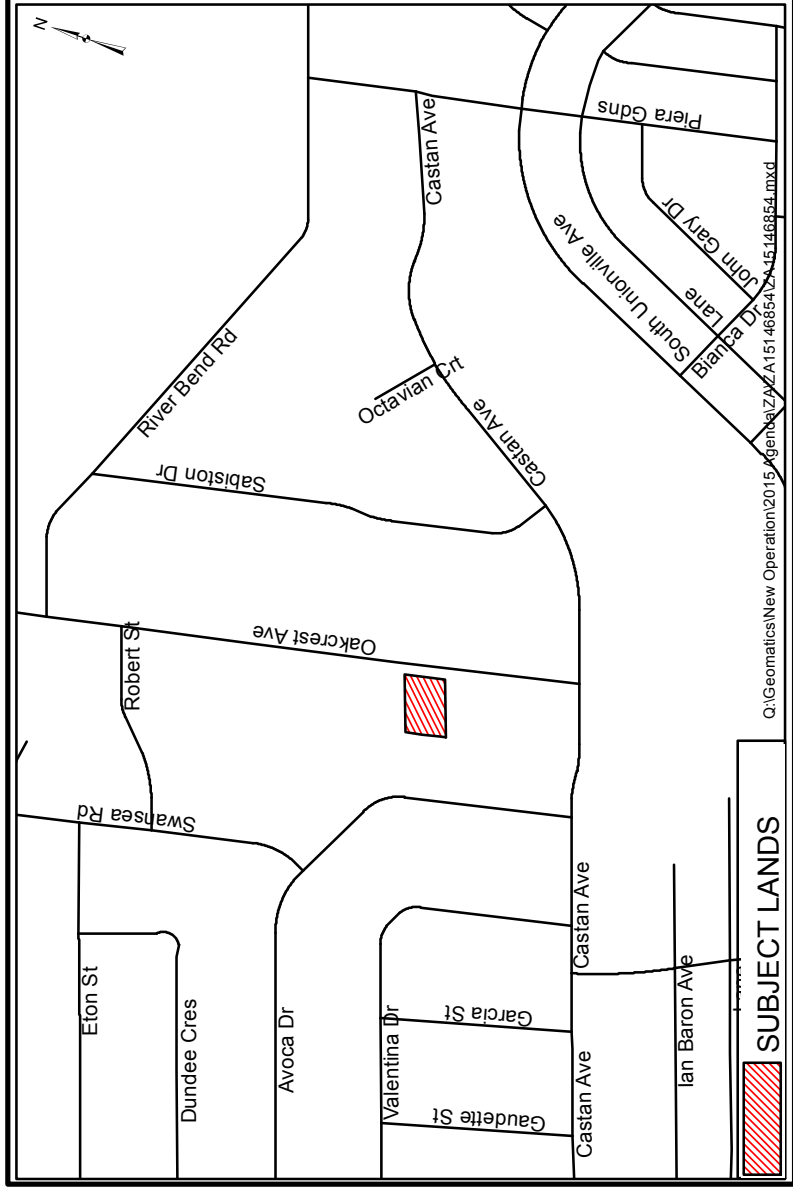
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

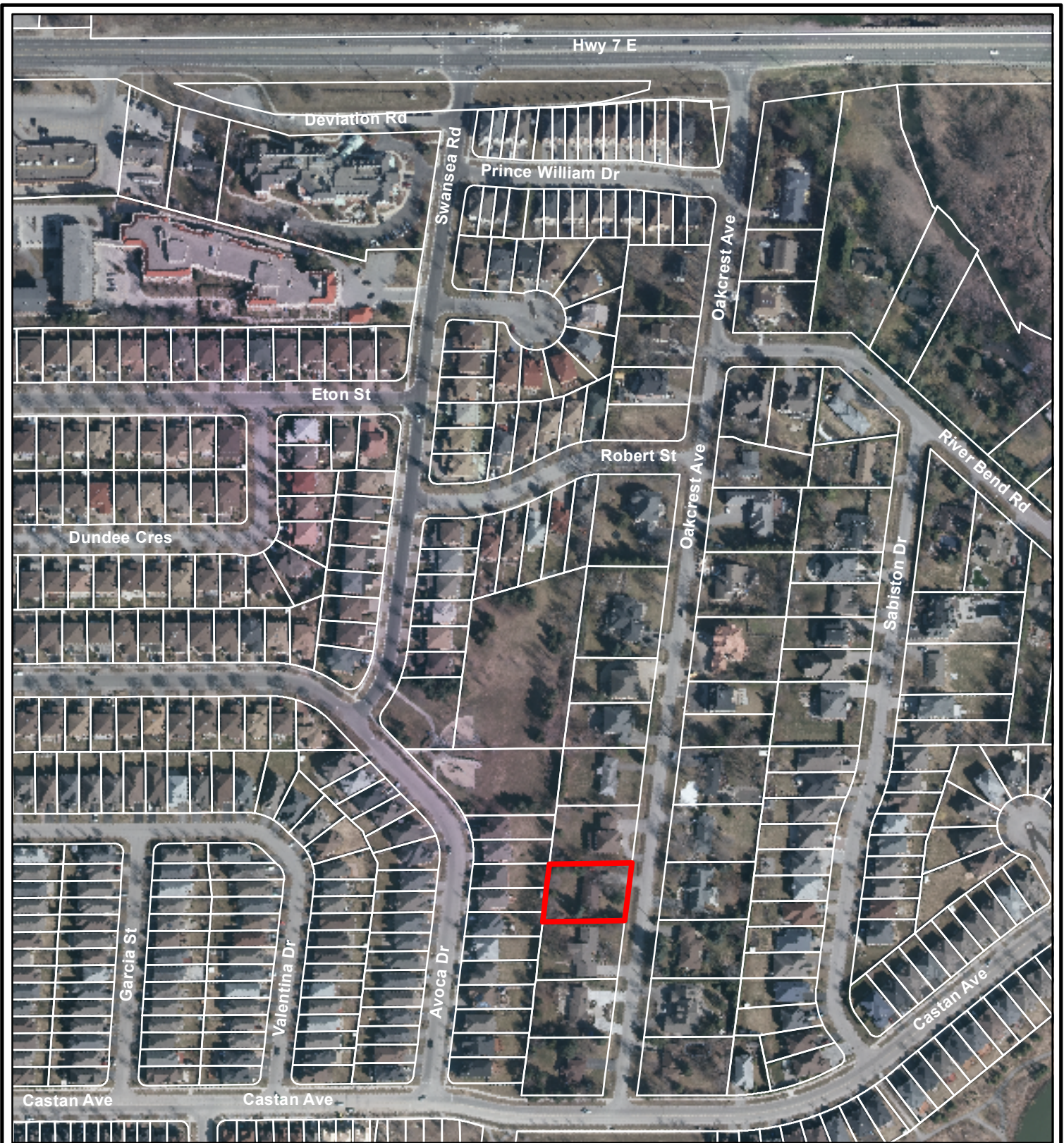
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context/Zoning
- Figure 4: Site Plan
- Figure 5: Front Elevation

APPLICANT/AGENT:

Russ Gregory
Gregory Design Group
50 McIntosh Drive, Unit 140
Markham, Ontario L3R 9T3
Tel: (416) 720-4667





AIR PHOTO

APPLICANT: 2444664 ONTARIO INC.
22 OAKCREST AVENUE

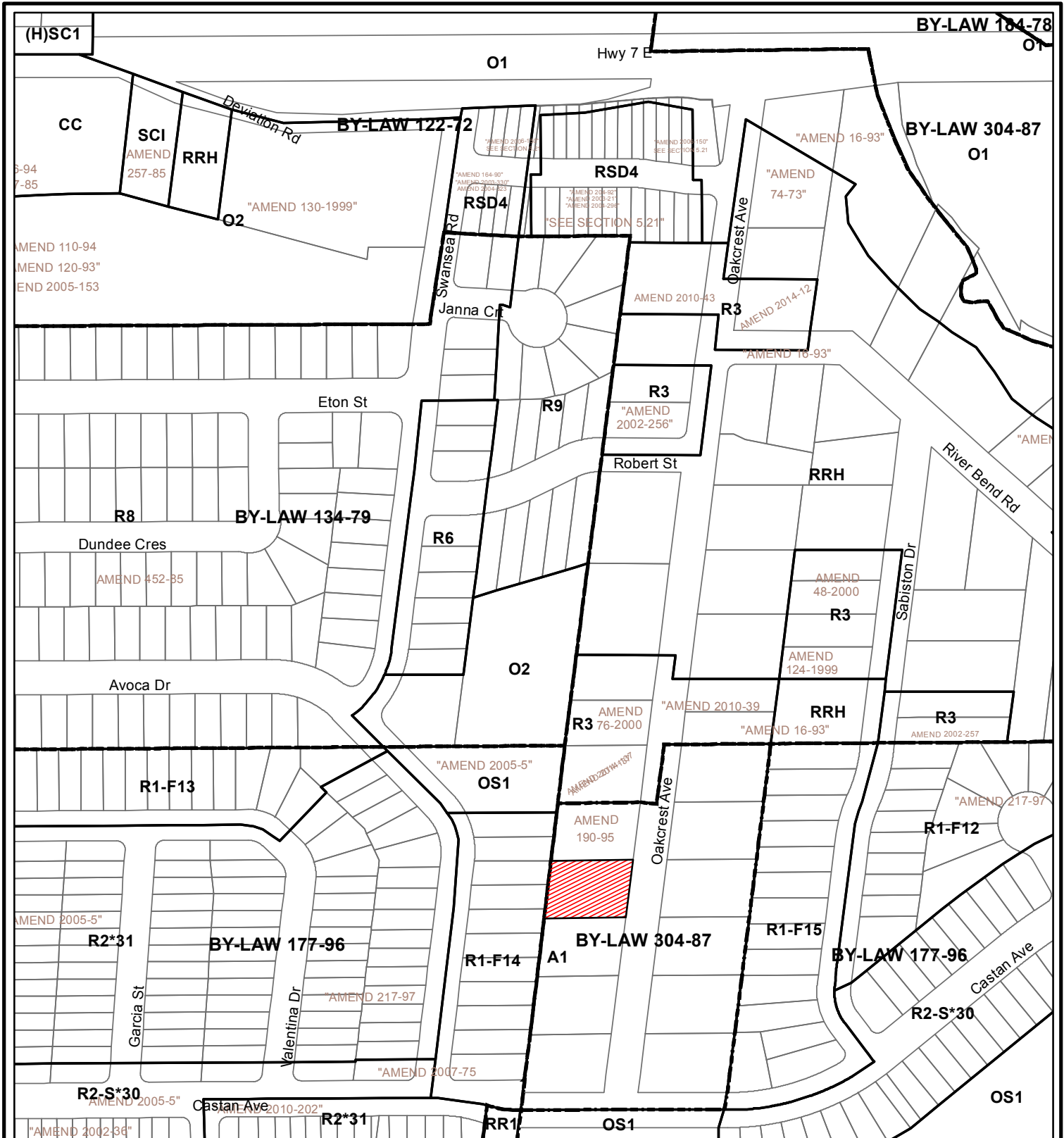


FILE No. ZA. 15146854 (DB)

 SUBJECT LANDS

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AREA CONTEXT / ZONING

APPLICANT: 2444664 ONTARIO INC.
22 OAKCREST AVENUE

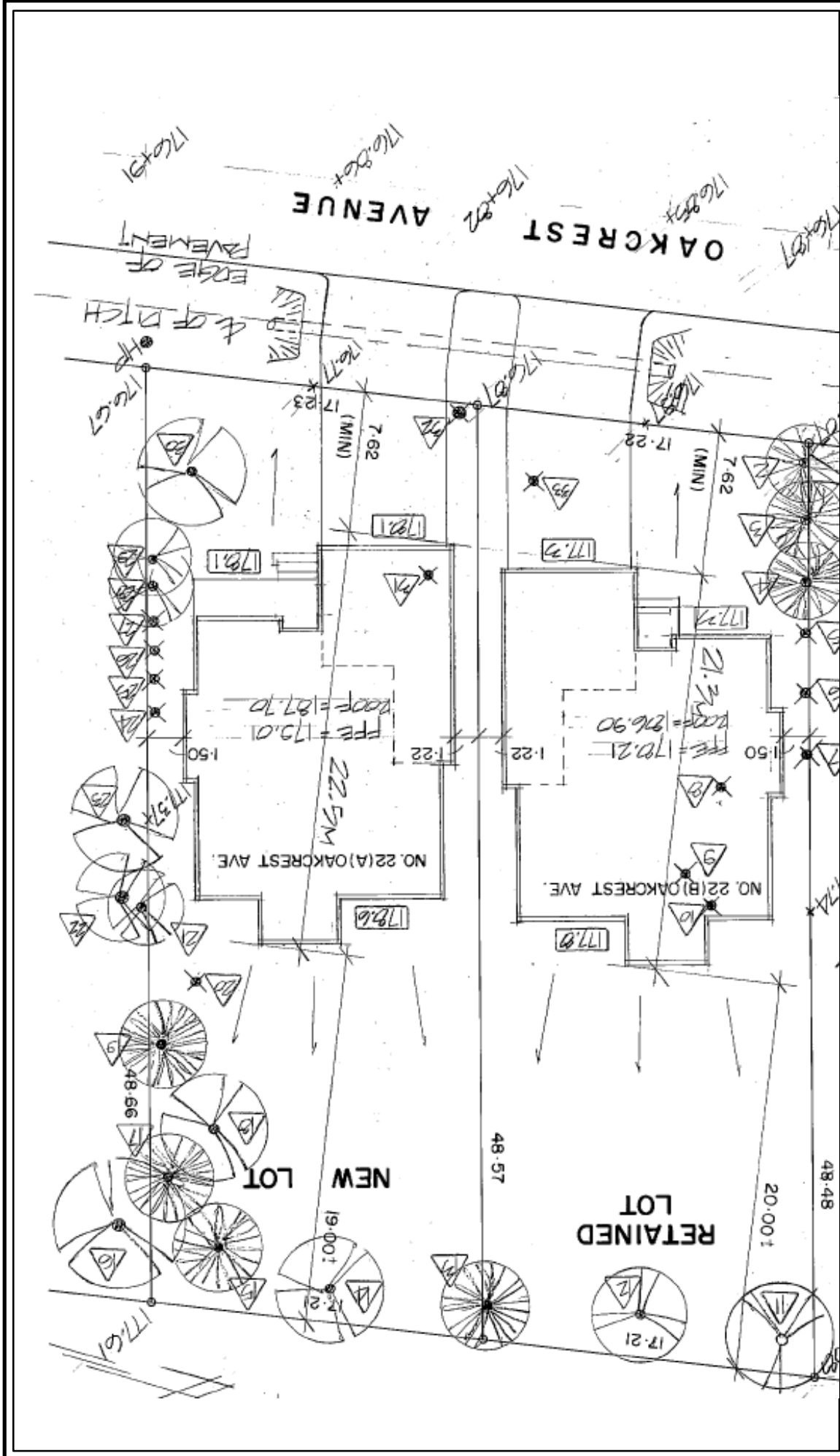


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SITE PLAN

APPLICANT: 2444664 ONTARIO INC.
 22 OAKCREST AVENUE

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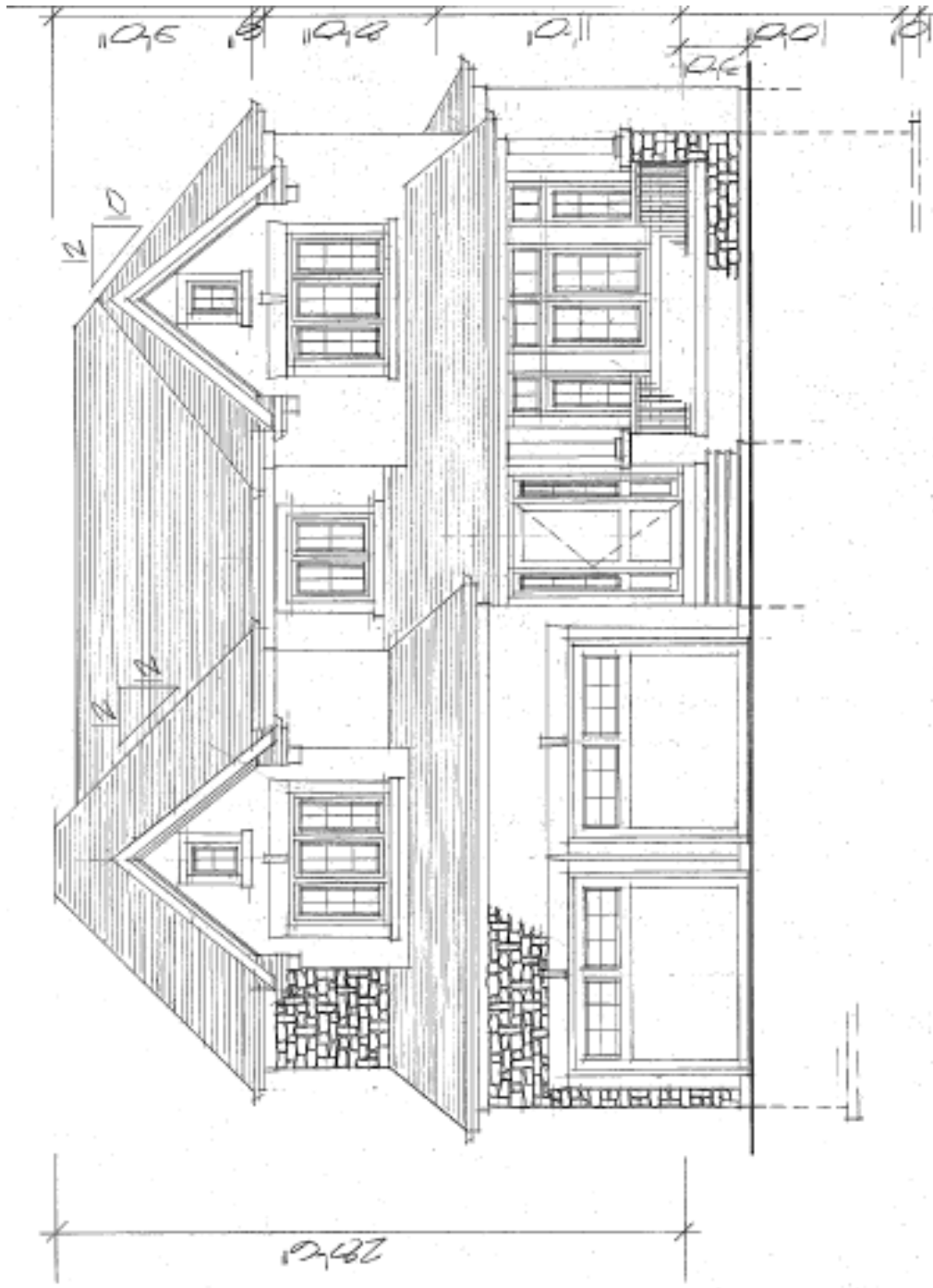
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FIGURE No. 4



FRONT ELEVATION (22A OAKCREST AVE.)

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FIGURE No. 5