



Report to: Development Services Committee

Report Date: December 3, 2013

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**SUBJECT:** RECOMMENDATION REPORT  
Philip K. H. Eng (Owner)  
5 Oakcrest Avenue  
Zoning by-law amendment to permit one new detached dwelling  
  
File No. ZA 13 131319

**PREPARED BY:** Michael Fry, Planner, ext. 2331  
**REVIEWED BY:** Richard Kendall, Central District Manager, ext. 6588

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**RECOMMENDATION:**

- 1) That the report dated December 3, 2013 titled “RECOMMENDATION REPORT, Philip K. H. Eng (Owner), 5 Oakcrest Avenue, Zoning by-law amendment to permit one new detached dwelling” be received;
- 2) That the zoning amendment application (ZA 13 131319) be approved and the draft zoning by-law amendment attached as Appendix ‘A’, which incorporates the modifications as discussed in this report, be finalized and enacted; and,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY**

The purpose of this report is to review and discuss an application to amend Zoning By-law No. 122-72 at 5 Oakcrest Avenue (Figure 1) from Single Family Rural Residential (RRH) to Single Family Residential (R3), to permit one new detached dwelling. In addition to the change of zone category, the Owner has requested relief from the R3 zone standards to allow for: i) increased floor area ratio from 47% to 55% for the west lot; ii) reduced rear lot line setback for the west lot from 7.6m (25 feet) to 4.8m (15.6 feet); and, iii) reduced minimum lot size for the east lot from 696.7m<sup>2</sup> (7,500 sq. ft.) to 577.8m<sup>2</sup> (6,220 sq. ft.).

The Official Plan designates these lands as Urban Residential. This designation recognizes detached dwellings as a permitted use. The Official Plan’s severance policies require that regard be had to the compatibility of the size, shape and proposed use of the lot to be created with the present and proposed uses in the adjacent areas.

The Development Services Committee held a public meeting on the subject application on June 11, 2013. Several residents spoke at the meeting in opposition to the application, citing concerns with respect to lot size, house size and neighbourhood character.

In response to comments raised at the public meeting, the Owner’s planning consultant prepared a summary of the 80 properties within the area identifying the potential for severance and redevelopment. The summary determined that there are 37 existing lots

that have the near term potential to be severed and redeveloped to create 78 potential lots, in general compliance with the R3 zone standards for lot size and lot frontage.

Council has previously indicated that it supports severances generally equal to half the original lot size, within the Oakcrest/Sabiston neighbourhood. The proposal is for a single lot severance as endorsed by Council for this area, albeit that the future lot division will not sever the property exactly in half, due to the location of the existing building. While the proposed east lot will be the smallest lot in the Oakcrest/Sabiston neighbourhood, the proposed lot frontages exceed the minimum R3 zone requirement and are consistent with recently created lots to the east on the north side of River Bend Road. Furthermore, the building height, massing and scale of the proposed dwelling are generally consistent with development on other recently created lots in the area and are consistent with the requested R3 zoning.

**PURPOSE:**

The purpose of this report is to review and discuss an application to amend Zoning By-law No. 122-72 at 5 Oakcrest Avenue (Figure 1) from Single Family Rural Residential (RRH) to Single Family Residential (R3), including performance standards, to permit one new detached dwelling.

**BACKGROUND:**

The property is located at the northeast corner of Oakcrest Avenue and River Bend Road, in the Oakcrest/Sabiston neighbourhood (Figures 1 and 5). The property has a width of 30.8m (101 feet), a depth of 45.7m (150 feet), and an area of 1394m<sup>2</sup> (15,007 sq. ft.).

This neighbourhood is characterized by detached dwellings on relatively large lots (Figure 3). The subject property is surrounded on all sides by one and two-storey detached dwellings. Lots in the immediate vicinity range in size from 930m<sup>2</sup> (0.23 acres) to over 4000m<sup>2</sup> (1 acre)(including valley lands), with street frontages ranging from 21.3m (70 feet) to 38.1m (125 feet).

In 2010, site plan approval was granted to allow for the construction of a 448.2m<sup>2</sup> (4,824 sq. ft.) detached dwelling on the westerly portion of the existing lot fronting onto Oakcrest Avenue. The approved plans included landscaping elements that were to be installed in the rear yard of the dwelling, the area which is now proposed to be the easterly lot (Figure 4).

**Proposal**

The owner proposes to rezone the subject lands to Single Family Residential (R3) in order to facilitate the creation of a new residential lot (the east lot) with a lot frontage of 18.9m (62.2 feet) on River Bend Road, and an area of 577.8m<sup>2</sup> (6,220 sq. ft.) to accommodate the construction of a new detached dwelling (Figure 4). The existing dwelling is proposed to remain on the retained lot (the west lot) with a lot frontage of 26.7m (87.8 feet) on River Bend Road, and an area of 816.4m<sup>2</sup> (8,788 sq. ft.).

In addition to the re-zoning, the owner has made an application for Site Plan Approval in support of the proposed detached dwelling on the east lot. A future consent application to the Committee of Adjustment will be required to create the severance in the event Council approves the zoning amendments.

**Official Plan**

The Official Plan designates these lands as Urban Residential. This designation recognizes a variety of residential uses, including detached dwellings. The Official Plan's severance policies require that regard be had to the compatibility of the size, shape and proposed use of the lot to be created with the present and proposed uses in the adjacent areas.

**Draft Official Plan (2013)**

The Draft Official Plan (2013) designates these lands as Residential Low Rise. Detached dwellings are a permitted use under this designation.

The policy regarding infill residential development (Section 8.2.3.5) says, among other things, that:

- a) the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be consistent with the sizes of the existing lots on both sides of the street on which the property is located;
- b) the proposed new building(s) shall have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties and properties on the same street; and
- c) front and rear yard setbacks for the new building(s) shall be consistent with the front and rear yards that exist on the same side of the street.

At the direction of Council, Staff have included an Area Specific Policy for the Oakcrest/Sabiston neighbourhood in the Draft Official Plan (2013), Section 9.19.2. As discussed below, the Area Specific Policy is intended to provide guidance to allow lot severances generally equal to half the original lot size, based on the direction of Development Services Committee and Council for this area in 2010.

**Zoning By-law**

The application seeks to amend Zoning By-law No. 122-72, as amended by the Infill By-law No. 16-93, as it applies to 5 Oakcrest Avenue from the current Single Family Rural Residential (RRH) zone to Single Family Residential (R3) (Figure 2). The RRH zone permits detached dwellings on lots with a minimum lot frontage of 30.5m (100 feet) and a minimum lot area of 2043.8m<sup>2</sup> (22,000 sq. ft.), whereas the R3 zone permits detached dwellings on lots with a minimum lot frontage of 18.3m (60 feet) and a minimum lot area of 696.7m<sup>2</sup> (7,500 sq. ft.). The R3 zone category has typically been employed on other similar applications to permit lot severance in this community. In addition to the change of zone category, the owner is requesting relief from the R3 provisions for both lots, as detailed later in this report.

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**OPTIONS/ DISCUSSION:****Oakcrest/Sabiston Area**

In 1999, Markham passed a Site Plan Control by-law for the Oakcrest/Sabiston neighbourhood. Site plan control was implemented to address redevelopment concerns related to this community, including natural heritage preservation, built form and building siting. Urban design guidelines for the area were also adopted at that time.

In 2010, Council received a land use planning report on the Oakcrest/Sabiston area from Meridian Planning Consultants, which was undertaken in response to a number of development applications to create new lots in the community (Figure 5). The Meridian report detailed the character of the neighbourhood by way of analysis of built form, lot size, lot frontage and zoning regulations. The report made a number of recommendations including introducing new infill zoning standards and Urban Design guidelines that would apply stricter controls on redevelopment and potentially restrict certain severances within the community. Staff supported the study's recommendations to provide a more definitive direction for future (re)development within the community.

Based on community input received following completion of the study, Development Services Committee suggested that allowing lot severance equal to half the original lot size would be a more reasonable approach than the recommendations outlined in the consultant's report. As a result, the recommendations of the study were not endorsed by Council. Council did, however, recommend that an Official Plan policy be implemented that would support severances generally equal to half the original lot size, as discussed later in this report. This direction is being reflected in the new Markham Official Plan through a special policy for this area. It is noted that between 1999 and 2012 Council approved eleven applications to rezone properties within the Oakcrest/Sabiston neighbourhood to R3 to allow for severance and redevelopment.

**Public Meeting**

The Development Services Committee held a public meeting on the subject application on June 11, 2013. Several residents spoke at the meeting in opposition to the application, generally concerned that the proposed lots would be too small, that the proposed new house would be too large and that the proposal represented overdevelopment. Residents also expressed concern for the preservation of the neighbourhood character and the natural environment, should this proposal move forward.

**Oakcrest/Sabiston Lot Study Submission by the Applicant**

In response to comments raised at the public meeting, Walker Nott Dragicevic Associates (the Owner's planning consultant) prepared a summary of the properties within the area with the highest potential for severance and redevelopment. This study submission, titled "Planning Justification Report and Oakcrest/Sabiston Neighbourhood Lot Study" (hereinafter referred to as the "Study"), is attached as Appendix "B".

The Study addresses the 80 existing lots within the Oakcrest/Sabiston neighbourhood. Of the 80 lots, 22 have been created through the re-zoning and severance and/or variance process, and one lot has been rezoned to allow for severance into two, although that

severance has yet to occur. In reviewing lots with the potential to be redeveloped, the Study submission indicates that there are 37 existing lots that have the near term potential to be severed and redeveloped to create 41 additional new lots for a total of 78 potential lots, in general compliance with the R3 zone standards for lot size and lot frontage.

Staff note that the applicant's Study submission is based on R3 standards, whereas the Markham Council position being reflected in the new Official Plan is based on a general rule of one new lot per existing property.

### **Zoning Relief Requested**

The Owner has requested relief from the R3 zone standards to allow for:

- i) increased floor area ratio from 47% to 55% for the west lot (which is to include the existing house);
- ii) reduced rear lot line setback for the west lot from 7.6m (25 feet) to 4.7m (15.6 feet); and,
- iii) reduced minimum lot size for the east lot from 696.7m<sup>2</sup> (7,500 sq. ft.) to 577.8m<sup>2</sup> (6,220 sq. ft.).

### **West Lot**

The Owner is proposing a lot frontage of 26.7m (87.8 feet) and an area of 816.4m<sup>2</sup> (8,788 sq. ft.) for the west lot, both of which would exceed the proposed R3 standards. The zoning relief requested for this lot would be to recognize the size and placement of the existing dwelling on the lot (floor space index and rear yard setback, following the proposed severance).

With respect to the floor space index, an increase from 47% to 53% is being sought. This represents approximately 65.3m<sup>2</sup> (703 sq. ft.) of gross floor area. It is noted that at 448.2m<sup>2</sup> (4,824 sq. ft.) the dwelling does not represent the largest home in the community. Further, the dwelling, as sited, meets or exceeds the other minimum setback requirements of the R3 zone and, the existing building coverage on the proposed new lot at approximately 31%, is below the maximum permitted 33⅓% lot coverage requirements of the By-law.

In terms of the rear yard setback condition, the proposed severance results in the orientation of the rear yard (per the bylaw definitions) now becoming the north lot line, rather than the east lot line. While the north wall of the garage is set back 4.7m (15.6 feet) from the lot line, the outdoor amenity space east of the garage, measured from the main wall of the dwelling and including the covered rear porch, has a depth of approximately 7.8m (25 feet) to the north lot line. This is slightly greater than the 7.6m (24.9 foot) minimum rear yard setback that is required by both the RRH and the R3 zone category (Figure 4). The northerly setback is an existing condition and should therefore have limited impact on the adjacent property to the north. As identified in the Planning Consultant's Study, the eastern portion of the dwelling contains a large deck and should therefore continue to maintain an adequate amount of amenity space to satisfy the needs of the dwelling residents.

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**East Lot**

The east lot is proposed to have frontage of 18.9m (62.2 feet) on River Bend Road, and an area of 577.8m<sup>2</sup> (6,220 sq. ft.), whereas the R3 zone requires a minimum frontage of 18.3m (60 feet) and a minimum lot size of 696.8m<sup>2</sup> (7,500 sq. ft.). As noted earlier, there have been a number of previous zoning amendments within this community associated with the creation of additional lots. Each of these applications was site specific in nature, with zoning standards tailored to reflect specific development proposals. As such, there are a variety of R3-zoned minimum lot sizes in the Oakcrest/Sabiston neighbourhood, ranging from 700m<sup>2</sup> (7,535 sq. ft.) to 1300m<sup>2</sup> (13,993 sq. ft.).

While at 577.8m<sup>2</sup> the east lot would be the smallest within the neighbourhood, the proposed lot and dwelling will exceed the R3 zone standards for lot frontage, and front, side and rear yard setbacks. The dwelling would have an approximate floor area of 271.4 square metres (2,921 square feet). The proposal would meet the R3 height requirements, and at 29% lot coverage, is under the 33⅓% lot coverage permissions in the by-law. The reduced lot size is expected to have minimal impact on the streetscape or on adjacent properties. The lot is of sufficient size to accommodate a dwelling unit that is similar and consistent in size and scale to those found in the neighbourhood.

Staff note that the previously approved landscape plan, submitted in support of the site plan application for the original dwelling, identified a 3.0m (9.8 foot) tree protection zone, measured from the east lot line. This zone was intended to provide for the protection of a row of trees located on the adjacent property to the east. In order to accommodate this tree protection zone, as well as to address some of the concerns raised at the public meeting, the Owner has increased the easterly side yard setback from 1.8m (5.9 feet) to 3.0m (9.8 feet). The increased side yard setback will be used to protect trees and provide an enhanced buffer to the properties to the east.

As part of the original zoning by-law amendment and site plan application, the Owner requested permission for a floor area ratio of 53% for the proposed new house. The Owner has since agreed to reduce the floor area ratio to 47% to be consistent with the By-law zone standards.

The Official Plan requires that land severances have regard to the compatibility of the size, shape and proposed use of the lot to be created with lots in the vicinity. While the proposed east lot would be the smallest lot in the Oakcrest/Sabiston neighbourhood, the lot frontage exceeds the minimum R3 standard and is consistent with lots created to the east on the north side of River Bend Road. Furthermore, with the changes discussed above, the proposed building height and front, rear and side yard setbacks, coverage and floor space index meet or exceed the standards of the requested R3 zone category. This application also speaks to the recent pattern of severance in this community and reflects the Council direction to support severances generally equal to half the original lot size.

**Area Specific Policy in the Draft Official Plan (2013)**

As discussed earlier, the Draft Official Plan (2013) includes an Area Specific Policy for the Oakcrest/Sabiston neighbourhood which is intended to provide guidance to allow lot severances generally equal to half the original lot size, while ensuring that the massing of new dwellings respects and reflects the pattern and character of adjacent development, where appropriate. The implementation of the proposed policy will need to be flexible to accommodate situations where resultant lots may have an area less than one-half the original lot size due to existing building siting, dedication of flood plain lands to the City or other complicating circumstances. With this policy, applications will continue to be evaluated on their individual merits.

Staff note that due to the location and size of the recently built existing dwelling, the severance of the subject lot into two equal halves is not possible.

**Previous site plan approval**

The previously approved site plan from 2010 (for the house built on the west portion of the property) included tree protection measures and landscaping elements which had not taken into account the potential development of an additional dwelling on the east side of the property (the east lot).

Several of the trees and landscape elements from the previously approved landscape plan will not be implemented with the proposed development. The Owner has filed a site plan application for the new dwelling and through the review of that application staff will be requesting a detailed landscape plan, which will address compensatory plantings and appropriate tree preservation measures.

**CONCLUSION**

Eleven properties within the Oakcrest Sabiston neighbourhood have been rezoned to R3 in order to permit severances and redevelopment between 1999 and 2012. The R3 zone has been established as the appropriate zone category for the emerging trend of residential redevelopment in this area.

Council has indicated that it supports severances generally equal to half the original lot size, within the Oakcrest/Sabiston neighbourhood. The proposed future lot division will not sever the property exactly in half, due to the location of the existing building, and while the proposed east lot will be the smallest lot in the Oakcrest/Sabiston neighbourhood, the proposal is generally consistent with the Council direction and is expected to have limited impact on the streetscape or on the adjacent properties. The front and rear yard setbacks of the existing and proposed houses are generally consistent with the R3 zone standards, and although the rear yard setback of the existing house on the proposed west lot is less than that permitted in the amending by-law, adequate outdoor amenity space is provided, as discussed in this report.

Planning staff recommend that the draft zoning by-law amendment attached as Appendix 'A', which incorporate the modifications as discussed in this report, be finalized and enacted.

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**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed applications will align with the City's strategic priorities of "Growth Management and Municipal Services".

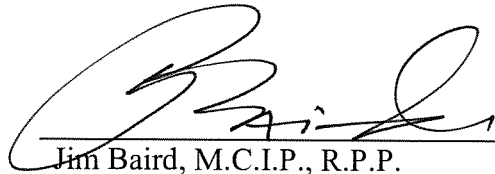
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The proposed draft Zoning By-law amendment was circulated for review and comment to the appropriate departments and agencies. Comments received have been reflected in this report and have assisted in the preparation of the proposed Zoning By-law amendment.

**RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.  
Director of Planning and Urban Design



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

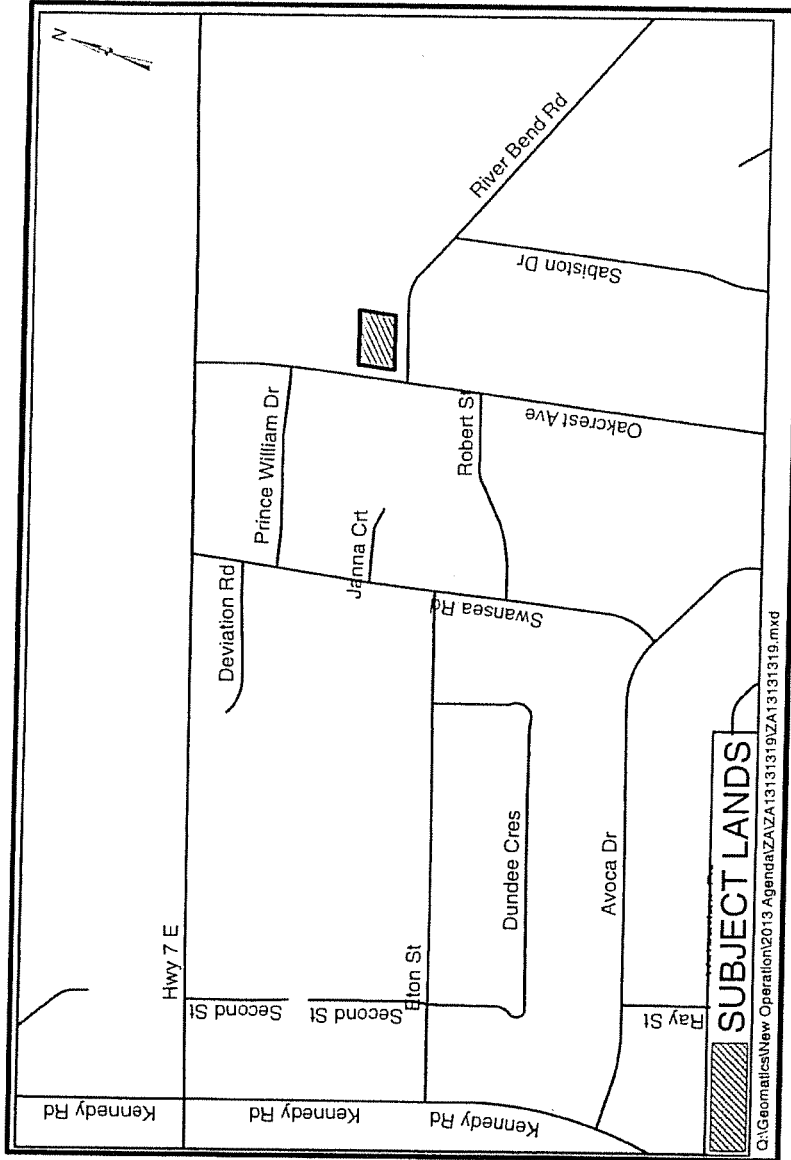
**ATTACHMENTS:**

- Figure 1 – Location Map
- Figure 2 – Area Context and Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Site Plan
- Figure 5 – Oakcrest/Sabiston Study Area (2010)

Appendix "A" – Draft Zoning By-law

Appendix "B" – Planning Justification Report and Oakcrest/Sabiston Neighbourhood Lot Study, prepared by Walker, Nott; Dragivic Associates Limited

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




# AREA CONTEXT / ZONING

APPLICANT: PHILIP K. H. ENG (OWNER)  
5 OAKCREST AVENUE

FILE No. ZA. 13131319 (MF)

 SUBJECT LANDS

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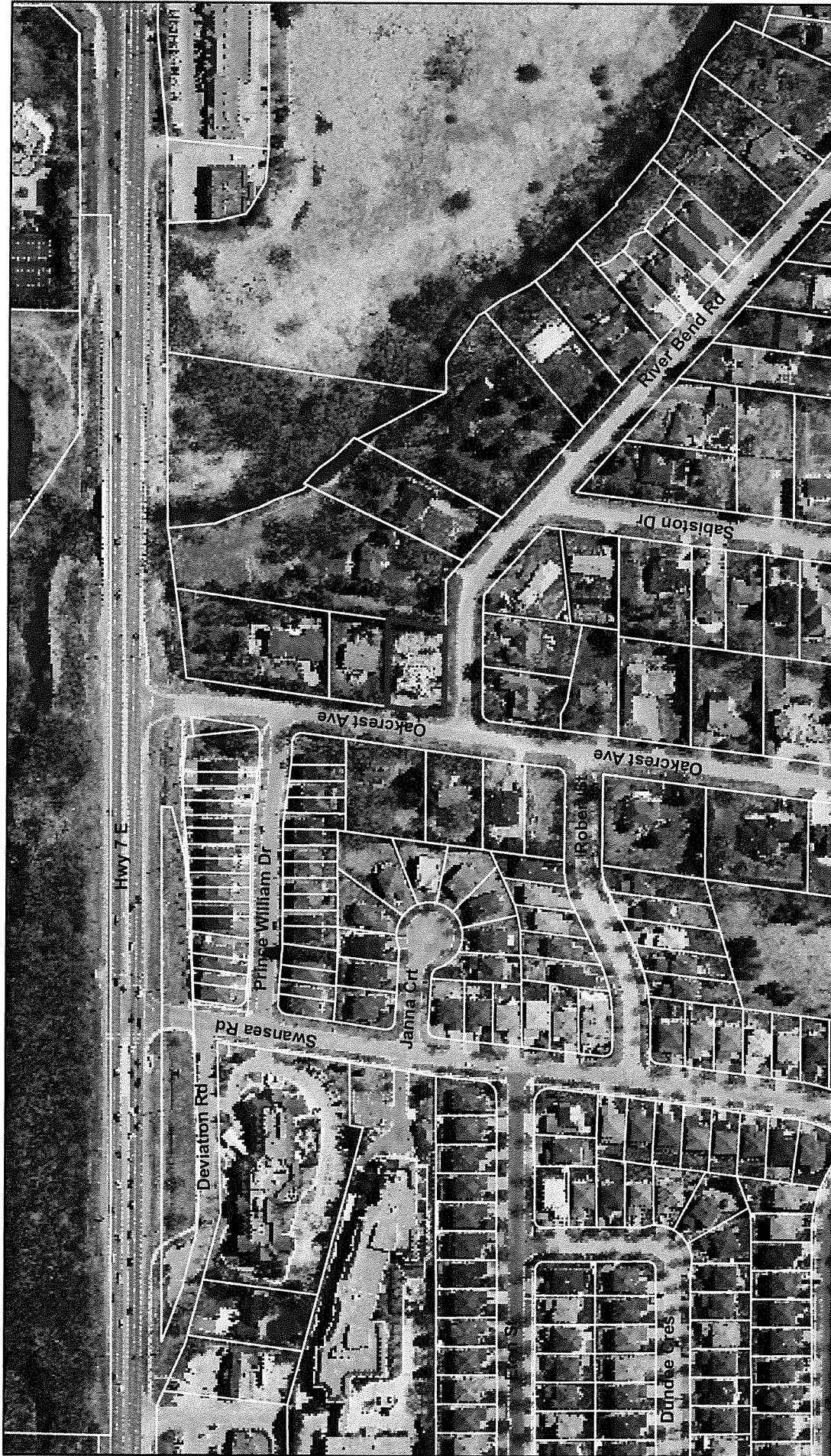
DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: MF

DATE: 04/03/2013

FIGURE No. 2



# AIR PHOTO

APPLICANT: PHILIP K. H. ENG (OWNER)  
5 OAKCREST AVENUE

FILE No. ZA. 13131319 (MF)

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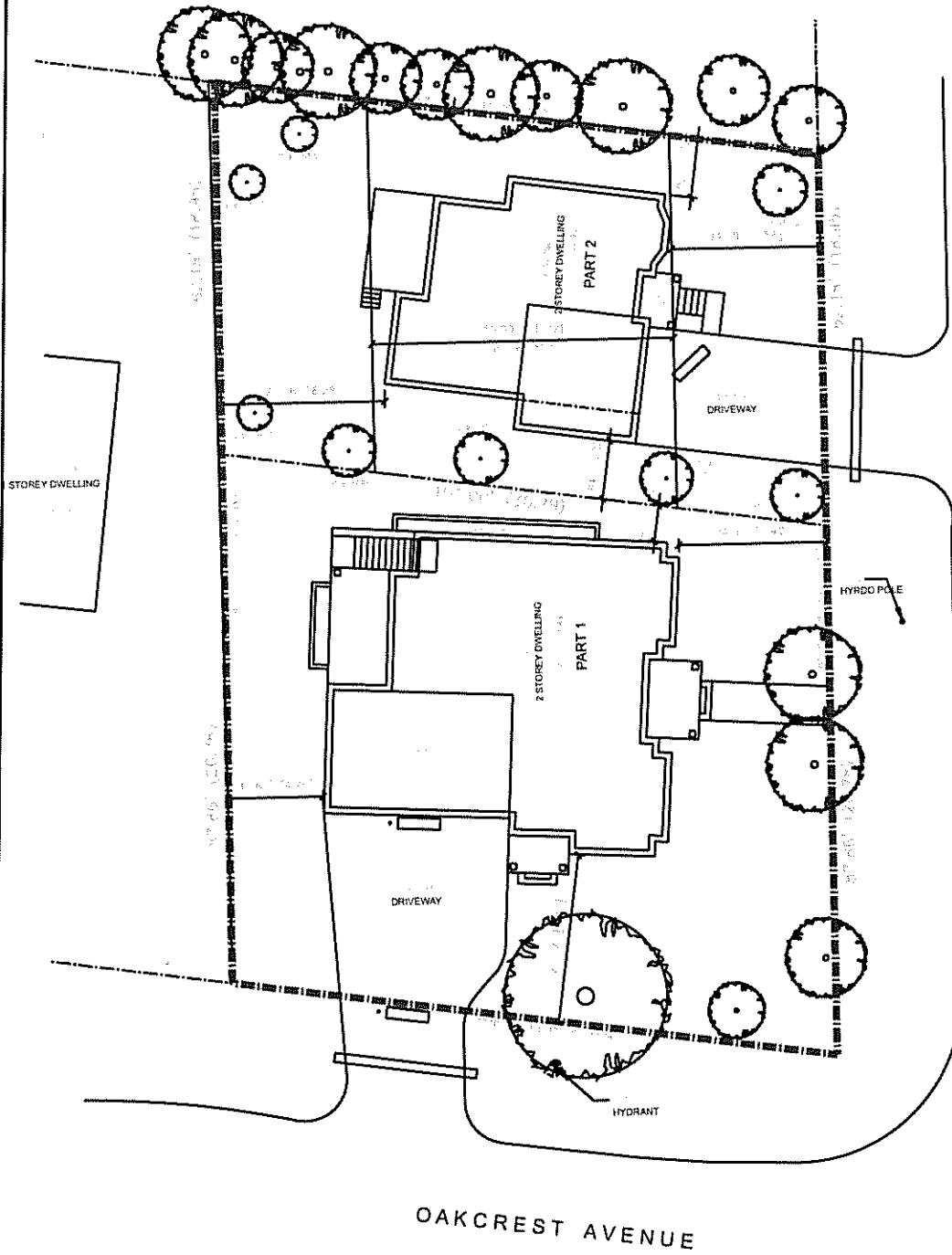
**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: MF

DATE: 04/03/2013

**FIGURE No. 3**

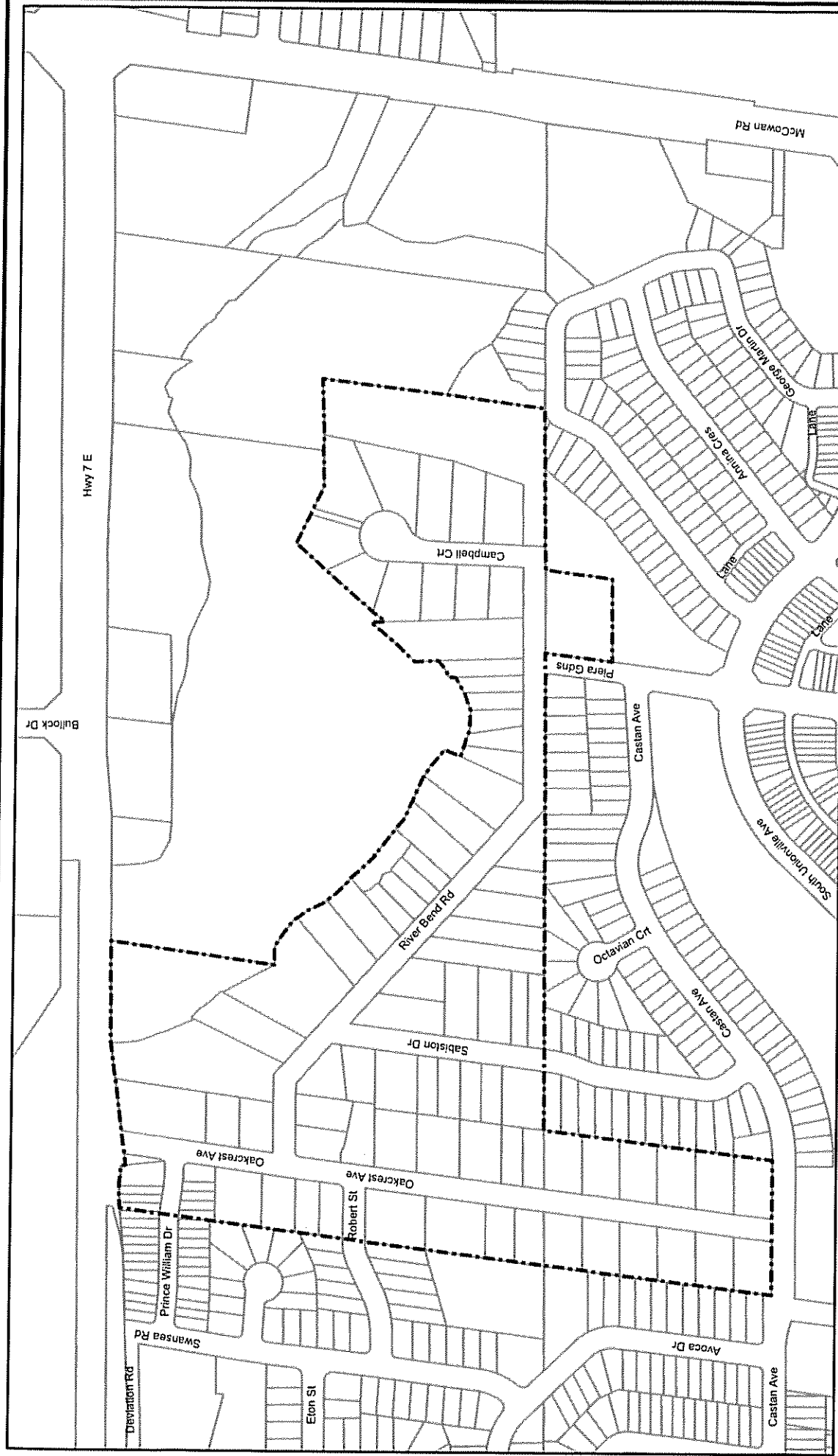


# SITE PLAN

APPLICANT: PHILIP K. H. ENG (OWNER)  
5 OAKCREST AVENUE

FILE No. ZA. 13131319 (MF)

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# OAKCREST SABISTON STUDY AREA (2010)

APPLICANT: PHILIP K. H. ENG (OWNER)  
5 OAKCREST AVENUE

FILE No. ZA. 13131319 (MF)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS

DATE: 11/27/13

**FIGURE No. 5**

Drawn By: DD

Checked By: MF



## BY-LAW 2013-\_\_\_\_

A By-law to amend By-law 122-72

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THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1.0 By-law 122-72, as amended, be and the same is hereby further amended as follows:

1.1 By rezoning the lands delineated as shown on Schedule "A" attached hereto from Single Family Rural Residential (RRH) Zone to Single Family Residential (R3) Zone.

1.2 By adding to Section 19 – EXCEPTIONS, the following subsection:

"19.22 The following provisions shall apply to the lands zoned Single Family Residential (R3) delineated on Schedule "A" attached hereto:

a) By-law 16-93 shall not apply to the lands delineated on Schedule "A".

b) Zone Requirements  
Notwithstanding the provisions of Sections 7.1, 7.6 and 11.2 of By-law 122-72, as amended, the following provisions shall apply to the lands zoned Single Family Residential (R3) on Schedule "A" attached hereto.

Maximum LOT COVERAGE	33⅓%
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PART 1

Minimum LOT FRONTAGE	26m
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Minimum LOT AREA	816m <sup>2</sup>
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Minimum FRONT YARD	7.4m
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(excluding a covered porch which may project up to 1.1m into the FRONT YARD setback)

Minimum FLANKAGE YARD	8.4m
(excluding a covered porch which may project up to 1.1m into the FLANKAGE YARD setback)	
Minimum east SIDE YARD	1.8m
Minimum REAR YARD	4.7m
Maximum Floor Area Ratio	55%

**PART 2**

Minimum LOT FRONTAGE	18.9m
Minimum LOT AREA	577m <sup>2</sup>
Minimum FRONT YARD	7.5m
(excluding a covered porch which may project up to 0.5m into the FRONT YARD setback)	
Minimum SIDE YARD	3.0m
Minimum REAR YARD	8.2m
Maximum Floor Area Ratio	47%

- 3.0 All other provisions of By-law 122-72, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
KIMBERLEY KITTINGHAM  
CITY CLERK

\_\_\_\_\_  
FRANK SCARPITTI  
MAYOR



## **EXPLANATORY NOTE**

**BY-LAW 2013-\_\_\_\_**

**A By-law to amend By-laws 122-72, as amended**

**Philip K. H. Eng  
5 Oakcrest Ave  
CON 6 PT LOT 10**

### **Lands Affected**

The proposed by-law amendment applies to lands municipally known as 5 Oakcrest Avenue.

### **Existing Zoning**

The existing Single Family Rural Residential (RRH) zoning provisions in the above noted By-law allow for a detached dwelling located on a lot with a minimum lot frontage of 3048m<sup>2</sup> (100 feet) and a minimum lot area of 2044m<sup>2</sup> (22,000 square feet).




### **Purpose and Effect**

The purpose of this By-law is to amend the above-noted Zoning By-law in order to rezone the lands from Single Family Rural Residential (RRH) to Single Family Residential (R3), including development standards.

The effect of the By-law is to rezone the property to facilitate the severance of the existing lot to create one new residential lot for the purpose of maintaining the existing detached dwelling and to build one new detached dwelling.



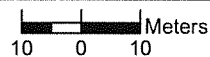
# BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 122-72

-  BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
-  RRH SINGLE FAMILY RURAL RESIDENTIAL
-  R3 SINGLE FAMILY RESIDENTIAL

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BY-LAW AMENDMENT No. ....PASSED .....

.....(MAYOR).....(CLERK)



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: MF

DATE: 10/10/2013

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office

# APPENDIX

## B .

**Walker, Nott, Dragicevic  
Associates Limited**  
Planning  
Urban Design

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**Planning Justification Report**

and

**Oakcrest/Sabiston  
Neighbourhood Lot Study**

**5 Oakcrest Avenue**

City of Markham

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Prepared for

Philip Eng

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August 7, 2013  
13.561

## **1.0 INTRODUCTION**

Walker, Nott, Dragicevic Associates Limited has been retained by the owner of 5 Oakcrest Avenue with respect to a proposal to rezone the subject site from Single Family Rural (RRH) to a site-specific Single Family Residential (R3) zone. The purpose of the rezoning is to facilitate the future severance of the eastern portion of the subject site for the construction of a new single detached dwelling, which is consistent with the approach the City of Markham has applied to eleven previous lot severance proposals in the Oakcrest/Sabiston neighbourhood over the past 15 years. An existing dwelling on the western portion of the subject site would be retained.

The purpose of this report is to review the proposed development with respect to its conformity/consistency with the in-force planning policy framework, including Places to Grow: Growth Plan for the Greater Golden Horseshoe; the Provincial Policy Statement 2005; the Region of York Official Plan; the Town of Markham Official Plan; and in the context of the Draft City of Markham Official Plan and Zoning By-law 122-72.

Additionally, Section 6 of this report includes a Lot Study which responds to Council's request from June 11, 2013, for an analysis of the potential for additional severances in the Oakcrest/Sabiston neighbourhood assuming the continued application of the approach represented by the proposed development, and those eleven rezoning approvals that preceded it.

## **2.0 SUBJECT SITE AND SURROUNDING CONTEXT**

### **2.1 General Context**

The subject site is located on the northeast corner of Oakcrest Avenue and River Bend Road in the Oakcrest/Sabiston neighbourhood of the City of Markham, which is generally located south of Highway 7, approximately 600 metres east of Kennedy Road (Figure 1).

The subject site is part of an original plan of subdivision, first approved in 1949, which included Oakcrest Ave, River Bend Road, Castan Court and the northern segment of Sabiston Drive. At the time, the surrounding lands were rural and undeveloped, and the subdivision was privately serviced with septic systems; as such, the need for large lots was a functional necessity at the time to allow for the septic leaching beds.

Near the end of the 1990's, as part of the urbanization of the surrounding area, services were installed providing the Oakcrest/Sabiston neighbourhood with full municipal services. The urbanization of the surrounding area resulted in a significant change to the physical setting within which the Oakcrest/Sabiston area existed. Oakcrest Avenue, Sabiston Drive and River Bend Road are now connected to new subdivisions to the south and west which contain significantly smaller lot sizes than the original lots in the Oakcrest/Sabiston area which, for the most part, retain a Single Family Rural (RRH) zoning that reflects a pre-urban context.

In response to these significant contextual changes, over the past 15 years the Oakcrest/Sabiston neighbourhood has begun to exhibit a more urban built form, which has been facilitated through the severance and redevelopment of the original lots. Specifically, since 1998, eleven site-specific rezoning applications have been approved within the Oakcrest/Sabiston community (to Single Family Residential (R3)), all but one of which followed with severance applications dividing the original lots into two or more lots. The proposed development represents a logical continuation of this established development pattern.

### **2.3 Subject Site**

The subject site is located at the northeast corner of Oakcrest Avenue and River Bend Road, approximately 150 metres south of Highway 7, and is municipally known as 5 Oakcrest Avenue (Figure 1).

The subject site has a frontage on Oakcrest Avenue of 30.78 metres (100.1 feet) and depth of 45.73 metres (150 feet), for a total lot area of approximately 1,394.23 square metres (15,007.37 square feet).

The eastern portion of the subject site is currently developed with a recently built detached dwelling with a gross floor area of 448.17 square metres (4,824.02 square feet), resulting in an existing floor-area ratio of 0.32 (32% of the existing lot). The existing coverage is 18% of the existing lot. The western portion of the subject site, which is intended to be severed, is vacant.

The subject site is flat, with very limited vegetation.

### **2.4 Surrounding Uses**

Land uses immediately surrounding the Subject Site include:

- North: Single detached residential along Oakcrest Avenue. Highway 7 is approximately 150 metres to the north;
- South: On the south side of River Bend Road, two single detached dwellings which were severed from an original lot (but not subject of a rezoning application);
- East: Single detached residential along River Bend Road, including ten previously rezoned/severed lots;
- West: On the west side of Oakcrest Avenue, single detached residential, including two original lots (4 and 8 Oakcrest Avenue) which were rezoned to R3, with 8 Oakcrest also being severed.

### **3.0 PROPOSED DEVELOPMENT**

The proposed development consists of the rezoning of the subject site from Rural Residential (RRH) to a site-specific Single Family Residential (R3) zone in order to facilitate the future severance of the vacant eastern portion of the subject site to create a new residential building lot ("the east lot") fronting onto River Bend Road.

The east lot would have a frontage of 18.95 metres (62.2 feet) on River Bend Road, and an area of 577.8 square metres. The west (retained) lot would have a frontage of 26.78 metres (87.86 feet) on River Bend Road. The existing detached dwelling would be retained on the west lot. The east lot would accommodate a new, 577.85 square metre (6,219.93 square foot) detached dwelling.

The site-specific by-law for the subject site would provide for site-specific standards, including:

1. reduced minimum lot size for the east lot, from 696 square metres to 577.8 square metres;
2. reduced rear lot line setback for the west lot, from 7.6 metres to 4.7 metres; and
3. increased floor area ratio from 47% to 55% for the west lot and to 53% for the east lot.

The rationale for these site-specific standards is discussed in further detail within the balance of this report.

### **4.0 PLANNING POLICY FRAMEWORK**

The site is subject to Provincial and Local municipal planning policies, regulations and guidelines contained in the following planning documents:

- Provincial Policy Statement (2005);
- Places to Grow – Growth Plan for the Greater Golden Horseshoe;
- Region of York Official Plan;
- Town of Markham Official Plan.

The relevant excerpts from these documents are described in the following sections of the report.

#### **4.1 Provincial Policy Statement**

The Provincial Policy Statement, 2005, ("PPS") came into effect March 1, 2005, and is meant to provide direction on matters of Provincial interest related to land use planning and development. The document, through the Planning Act, directs that decisions affecting planning matters "shall be consistent with" the policy statement.

The proposed rezoning is consistent with the policies of the PPS. The rezoning and future severance will optimize the use of this land to meet the full range of current and

future needs, promote strong, liveable and healthy communities, and enhance social well-being.

The proposed development represents a more efficient development and land use pattern than currently exists, which will sustain the financial well-being of the Province and municipality over the long term (Section 1.1.1.a).

The proposed development will contribute to an appropriate range and mix of housing types and densities to meet the requirements of current and future residents by introducing new construction within an older established neighbourhood that has more recently been provided with municipal services (Section 1.1.1.b).

The proposed development promotes the vitality and regeneration of settlement areas as the focus for growth (Section 1.1.3.1).

The proposed development will contribute to the minimization of the number and length of vehicle trips and support the development of public transit that already exists in the area and which is in the process of being upgraded by VIVA.

The proposed development is consistent with the PPS.

#### **4.2 Places to Grow – Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), established under the Places to Grow Act, 2005, prepared by the Ministry of Public Infrastructure Renewal took effect on June 16, 2006 with a recent amendment that took effect on January 19, 2012. The Growth Plan contains a set of policies to manage growth to the year 2031 and is to be read in conjunction with the Provincial Policy Statement (PPS) and other Provincial Directions. The Growth Plan prevails where there is a conflict with the PPS.

The proposed development supports the guiding principles of the Growth Plan found in Section 1.2.2. It will facilitate the modest intensification of an underutilized lot within the built up area and contribute to the creation of a compact, vibrant and complete community. It represents managed growth to support a strong and competitive economy. It conserves and wisely uses land and optimizes the use of existing and new infrastructure to support growth in a compact and efficient form.

Section 2.2.3 notes that by 2015, a minimum of 40% of all new development is to occur through general intensification within the urbanized area as it existed in 2006. The subject site is located within the urbanized area of Markham, thus the severance of the lot into two lots and the subsequent development of a new single detached dwelling would modestly assist the City of Markham and York Region to meet the Growth Plan's minimum intensification target.

The subject site is located approximately 400 metres west of the planned VIVA BRT station at the intersection of Highway 7 and Bullock Drive; accordingly, the subject site is located within a Major Transit Station Area. Section 2.2.5.1 notes that these areas will be planned to achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels. The proposed

development will provide for a modest form of intensification appropriate to this part of the Major Transit Station Area.

Schedule 2 identifies Markham Centre as an Urban Growth Centre. This Centre is being developed as Markham's Downtown, and a focal point for significant employment, institutional and transit investment including the GO Train and Viva BRT. The subject site is not within this Urban Growth Centre, but is located less than 2 kilometres east of it; this proximity provides additional rationale to consider modest intensification to both support and capitalize on the Urban Growth Centre's vitality.

The proposed development conforms to and implements the Growth Plan.

#### **4.3 York Region Official Plan**

The Region of York Official Plan was approved by the Minister of Municipal Affairs and Housing on September 7, 2010 and subsequently appealed to the Ontario Municipal Board (OMB). Since that time, the York Region Official Plan – 2010 has been partially approved by the OMB and specific policies of the York Region Official Plan – 1994 have been repealed through OMB Orders, effective on the following dates:

- July 11, 2012 (Dated August 23, 2012)
- September 21, 2012 (Dated December 17, 2012)
- November 19, 2012 (Dated December 19, 2012)
- January 14, 2013 (Dated January 17, 2013)

The following section reviews the current in-force Regional Official Plan designations and policies that apply to the subject site and proposed development. For ease of reference, the 2010 Official Plan is referred to herein as "the 2010 ROP".

The 2010 ROP identifies the subject site as being within the "Urban Area" on Map 1 – Regional Structure (see Figure 2 of this report). In addition, Highway 7, which is approximately 150 north of the subject site, is identified as a "Regional Corridor". Map 10 – Regional Cycling Network identifies Highway 7 as a proposed Regional cycling route, and Map 11 – Transit Network identifies it as a "Regional Rapid Transit Corridor".

Chapter 5 of the 2010 ROP provides policies with respect to the Region's urban structure. Section 5.3.1 notes that by 2015, a minimum of 40% of all residential development will occur within the built-up area. Section 5.3.3 identifies "Local Infill" as one form of intensification that is intended to help achieve the intensification target.

The proposed development conforms to the intensification policies of the York Region Official Plan by providing for "local infill" in a form that respects the well-established pattern of development within the community, and that will more efficiently use land, infrastructure, human services as well as transit services located along Highway 7.

Chapter 7 of the Official Plan speaks to the provision of services throughout the Region which are required to support the Region's residents and businesses in a sustainable manner, to 2031. Section 7.1 notes that "a more compact, mixed-use urban form is required to encourage alternative modes of transportation and to make people, rather than vehicles, the focus of street activity."

The proposed development represents a modestly more compact form of development which will allow more people to live closer to the existing and improving transit system within 150 metres of the subject site, along Highway 7, and a more people-oriented built fabric that will encourage walking for daily needs as opposed to driving.

Section 7.3.4 provides that “the provision of water and wastewater servicing within communities be coordinated with land use planning approvals to, [among other things], achieve complete communities and intensification targets, and capitalize on intensification and more compact development opportunities as they arise.”

The proposed development is located within an area of the City of Markham that was originally serviced by private systems and was provided with services in the late 1990's. Since that time, the neighbourhood has been evolving in a manner that appropriately responds to this significant public infrastructure investment. The proposed application represents the continuation of this gradual evolution toward a more efficient form of development which will help to achieve the Region's intensification targets, provide more housing within an established community, and make the neighbourhood more 'complete'.

In summary, the proposed development conforms to the 2010 ROP, as currently approved by the OMB. In particular the proposed development:

- Contributes to the Region's intensification strategy by providing for Local Infill in a manner that respects the established pattern of development in the Oakcrest/Sabiston community;
- Provides for more efficient use of the land;
- Minimizes the consumption of land and servicing costs by taking advantage of the existing servicing, road, community facility and transit infrastructure; and
- Provides for a form of development that reflects and responds to the evolving character of the neighbourhood.

#### **4.4 Town of Markham Official Plan**

The Town of Markham Official Plan was approved by the Minister of Municipal Affairs in 1993, and is the in-force official plan for the City of Markham.

##### Urban Residential Designation

The subject site is designated “Urban Residential” on Schedule ‘A’ (see Figure 3 of this report). Section 3.3.1 notes that the predominant use of lands designated “Urban Residential” shall be for housing purposes. Section 3.3.3h) notes that “a range of housing which is adequate and appropriate to the existing and anticipated housing needs in Markham shall be provided on lands designated Urban Residential”.

The proposed development of an additional single detached dwelling on the subject site would conform to the Urban Residential designation, and would contribute to the “range of housing” available within this mature neighbourhood.

### Housing

Section 2.13 contains the City's housing policies. Section 2.13a)iii) notes that planning practices are encouraged to be "responsive to the existing and anticipated housing needs in Markham". Section 2.13b)ii) provides that a sufficient supply of land designated for residential development be provided on an ongoing basis, as well as opportunities for redevelopment in existing serviced areas, to satisfy demands for a full range of housing". Section 2.13b)iii) encourages the location of new housing in existing serviced areas to diversify the housing stock and to maximize the use of existing community services and facilities, buildings and serviced sites.

The proposed development will provide for redevelopment within an area that is well served by municipal infrastructure and services, and will contribute to a broader range of housing.

### Residential Intensification

Section 2.13m) notes that "the Town supports the principle of residential intensification in developed areas within the Urban Service Area", including "iii) infill development and residential development of vacant land or under-utilized land in existing residential neighbourhoods."

Section 2.13n) notes that "Infill development and redevelopment of sites and buildings, will be considered based on the following criteria:

- i) the proposed development meets locational and other criteria of the Plan; and,
- ii) the type, size and scale of the proposed development is compatible with adjacent development; and,
- iii) the existing hard infrastructure, including sewer and water services, can support additional development; and,
- iv) the existing community and recreational facilities, such as schools and parks are adequate to meet the additional demand; and,
- v) the required parking can be accommodated; and,
- vi) the local road network can accommodate any additional traffic."

The proposed development conforms to the above noted policies for infill development.

With respect to (i) the subject site is located within an area where infill development, as facilitated through rezoning and severance, has been occurring for the past 15 years; moreover, in 2010, Council recognized and supported the potential for severances generally equal to half the original lot sizes.

With respect to (ii) the proposed single detached dwelling will be of a type, size and scale that is consistent with many other homes in the Oakcrest/Sabiston neighbourhood, including on Oakcrest Avenue and River Bend Road.

With respect to (iii) and (iv) the area is connected to sewer and water services and is well served by community facilities, such as the nearby Centennial Community Centre, which have arrived as the area has urbanized.

With respect to (v) all parking will be accommodated on site.

With respect to (vi) this modest form of intensification can be accommodated by the road network, which provides numerous options for motorists to connect to the broader Markham road network.

In summary, the proposed development which would be facilitated by the rezoning of the subject site (and subsequent severance application) conforms to the in-force Markham Official Plan.

#### **4.5 Draft City of Markham Official Plan**

The Draft City of Markham Official Plan ("Draft OP") is currently in the public consultation stage, and is intended to be brought forward for approval in September, 2013, after which time it will be sent to York Region for review and final approval. Until the Region approves the Draft OP, the current Town of Markham Official Plan will remain in force; however, the Draft OP provides a window into the City's future policy objectives and is therefore reviewed herein.

The Draft OP designates the subject site "Neighbourhood Area" on Map 1 – Markham Structure, and "Residential Low Rise" on Map 3 – Land Use (see Figure 4 of this report).

Section 2.2.2.1 notes it is a strategic objective of the City to "provide for an appropriate mix and density of land uses within walking distance of transit".

Section 2.2.2.3 notes it is a strategic objective of the City "to protect established neighbourhoods, heritage districts and employment areas by ensuring that new development is compatible and complementary in terms of use, built form and scale."

The preamble to Section 2.4 notes that Markham's intensification strategy is more aggressive than York Region's, and targets 60% or greater of all residential development and two-thirds of new jobs added in Markham before 2031 being located within the built-up area.

Section 2.4.3 notes that it is the policy of Council "to accommodate residential intensification within the built-up area without significantly impacting established residential neighbourhoods".

Section 2.4.9 notes that it is the policy of Council "to ensure that intensification is appropriate to the area context in which it occurs, through the preparation of area studies that will determine appropriate built form of development, height and density, the appropriate mix of uses, and the relationship to the surrounding community form and function."

The proposed development would conform to the Draft OP's intensification strategy. It will assist in achieving the City's more "aggressive" 60% intensification target in a sensitive manner that will not impact the existing residential neighbourhood, and which will be in keeping with the established pattern of development that has been occurring, especially in terms of use, built form, and scale.

Section 4.0 notes that as Markham's neighbourhoods mature and its population reflects changing demographic trends, its housing stock is diversifying to meet the needs of the changing population. Section 4.1.1.2 notes that it is a policy of Council "to diversify Markham's housing stock to provide for a broader variety of housing forms and sizes to respond to changes in household composition over time".

The proposed development will contribute to diversify the housing stock and will respond to the need and desire for more ground-related housing within the existing urban area.

Section 8.2 contains policies relative to the Residential Low Rise designation. Section 8.2.1.1 notes that new development within the Residential designation must be compatible with the character and pattern of adjacent and surrounding development, and improve access to transit services.

Section 8.2.3.5 provides policies for infill development, including in particular the following:

- a) the lot frontage(s) and lot area(s) of the proposed new lot(s) shall complement the size of existing lots on both sides of the street on which the property is located;
- b) the proposed new building(s) shall have height, massing and scale appropriate for the site and generally compatible with that permitted by the zoning for adjacent properties and properties on the same street;
- c) front and rear yard setbacks for the new building(s) shall be consistent with the front and rear yards that exist on the same side of the street;

The proposed development would conform to these criteria. The proposed new lot will maintain the minimum lot width requirement of the zoning by-law for the R3 zone, which is the most significant determinant of neighbourhood character, as viewed from the street. The proposed new dwelling will be designed consistent with the height, setback and general massing requirements of the R3 zone (which zone exists on both Oakcrest Avenue and on River Bend Road).

In summary, although it is not yet adopted by Council or the Region of York, the proposed development appropriately responds to the emerging intensification and built form policies of the Draft OP, which is highly oriented towards Markham achieving a more intensified and diversified built fabric.

## **5.0 ZONING**

The subject property is zoned Single Family Rural (RRH) within Zoning By-law 122-72, which permits detached dwellings on lots with a minimum lot frontage of 30.48 metres (100 feet) and a minimum lot area of 2,044 square metres (0.5 acres) (see Figure 5 of this report).

It is proposed that the zoning be changed to Single Family Residential (R3) in order to facilitate the proposed severance, which would be consistent with the way in which

proposals for the severance of original lots have proceeded historically in this neighbourhood.

The R3 zone permits single detached dwellings based on the following standards:

- Minimum lot frontage: 60 feet (18.3 metres);
- Minimum lot area: 7,500 square feet (696.75 square metres);
- Minimum yards:
  - Front: 25 feet (7.62 metres);
  - Side (two storey): 4 feet (1.22 metres);
  - Rear: 25 feet (7.62 metres);
  - Lot coverage: 33.3%
  - Floor Area ratio: 47%

The proposed development will comply with these R3 zone standards, with the exception of the following minor differences which are proposed to be incorporated into the implementing by-law:

#### East Lot

- minimum lot size of 6,212 square feet (577.1 square metres), instead of 7,500 square feet (696.75 square metres);
- floor area ratio of 53% instead of 47%.

#### West Lot (existing house)

- rear yard setback of 15.6 feet (4.75 metres) instead of 25 feet (7.62 metres);
- floor area ratio of 55% instead of 47%.

The proposed site-specific standards are appropriate for the subject site and will maintain the character of the neighbourhood, while facilitating the modest intensification of the lot.

More specifically, the size of the east lot will continue to provide adequate space to meet the required rear, front and side yard setback standards, and will exceed the minimum required R3 lot frontage which, as noted, is the main determinant of neighbourhood character as it relates to lot size.

The proposed floor area standards represent very modest increases above the standard which will continue to provide for a development of modest size for this neighbourhood.

The rear yard reduction for the west lot represents an existing condition and is measured at the narrowest point. The majority of the setback is greater, with the eastern portion of the dwelling containing a large deck incorporated into the first level. This site-specific standard will therefore continue to maintain an adequate amount of open space and setbacks on the subject site.

## 6.0 NEIGHBOURHOOD LOT STUDY

On June 11, 2013, in response to the subject application and Council's 2010 resolution recognizing the appropriateness of severances in the neighbourhood (as well as the eleven previous rezoning approvals granted in the neighbourhood) Council requested an analysis of the Oakcrest/Sabiston Neighbourhood in order to assess the potential for future lot severances on the remaining unsevered (original) lots. In response to Council's request, WNDAL has undertaken a detailed site-by-site study of the neighbourhood that provides an analysis of the possible near and longer-term development potential of the remaining original lots in the neighbourhood.

### Study Area

The study area encompasses the entirety of the original Oakcrest/Sabiston neighbourhood, which, as of the date of this study, contains a total of 80 existing lots located along Oakcrest Avenue, River Bend Road, Sabiston Drive, and Castan Court. The specific boundaries are indicated on Figure 6.

### Methodology

The study methodology included the following:

- A field study, conducted on July 23, 2013, in order to determine those lots that appear as a result of a variety of factors (such as lot size and shape, building siting and orientation, age, or condition) to be possible candidates for rezoning/severance in the near term (approximately the next 15 years<sup>1</sup>), and those that may have such potential in the longer term (over 15 years);
- Confirmation of past approvals for rezoning/severance granted in the study area;
- Lot-by-lot analysis of area mapping to identify those lots with sufficient frontage to accommodate a severance such that the resulting lots would be greater than or equal to other severed lot frontages in the study area;

### Findings

The study identified 80 existing lots in the study area (including the subject site). Of these, 22 (27.5%) are zoned R3, and have been created through the severance of original lots. Additionally, one of the lots was rezoned to R3, but has not yet been severed; once severed, it would bring the total number of lots zoned R3 to 24 (29% of the lots in the neighbourhood).

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<sup>1</sup> Note: near term assessment does not assume that all assessed lots will redevelop within 15 years. The rate of redevelopment in the study area since services were installed 15 years ago equates to approximately one rezoning/severance granted every 1.3 years)

Of the remaining 57 lots, the study identified:

- 37 lots (65%) with “near term” potential for rezoning/severance which, if rezoned and severed, could result in up to 41 additional lots<sup>2</sup> for a total of 78 total lots;
- 14 lots (24%) with “long term” potential for rezoning/severance which, if rezoned and severed, could result in up to 14 additional lots, for a total of 29 total lots;
- 6 lots (11%) where rezoning/severance is unlikely to occur due to the size of the lot frontage.

The “near term” build out scenario, based on the above analysis, would increase the total neighbourhood lot count from 80 lots to 121 lots (51% increase). However, if the past rate of redevelopment in the study area continues (approximately 1.3 per year on average, as observed over the past 15 years since the first rezoning/severance was approved), it would take over 48 years for all 37 “near term” lots to redevelop.

The “long term” build out scenario would result in a total neighbourhood lot count of 135 lots (69% increase). Again, if the past rate of redevelopment were to continue, it would take over 66 years to realize the full build out of the combined 37 “near term” and 14 “long term” lots.

#### Lot Study Conclusions

Given the foregoing assessment and methodology, there is a theoretical potential in the study area for the rezoning/severance of up to 51 of the remaining original lots, which could result in the creation of up to 55 new lots in the Oakcrest/Sabiston neighbourhood. This would represent a 69% increase in number of lots as compared to the number of lots in existence as of the date of this study; however, the following factors must be noted:

- over one third of these lots are already developed with newer or significantly renovated houses on original lots, which are unlikely to be redeveloped in the near term, and have thus been assumed to have long term severance potential (estimated at 15 years or greater, the lower end of which would likely be an aggressive assumption for the majority of these properties given evidence of substantial recent investments);
- The past rate of severance/redevelopment in the neighbourhood suggests that even on the 37 lots that appear to have near term redevelopment potential, such development will likely continue to be incremental, over a period of many decades.
- Some properties may face restrictions with respect to TRCA approval and required land dedications which would reduce the area for development, or impact on the feasibility of severances;

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<sup>2</sup> Note: three existing lots were identified as having the potential to accommodate more than one severance based on the R3 zone standards, given their large size and frontage;

Given the foregoing, the above noted theoretical potential should be considered to be the extreme upper end of the likely scenario for the development of the neighbourhood over the next several decades. A more conservative scenario should be anticipated given the limitations noted, and potential other factors that may present themselves over time.

## 7.0 CONCLUSIONS

In conclusion, the rezoning to facilitate the proposed development is appropriate for the subject site and surrounding area and represents good planning. Specifically, the proposal:

- Is consistent with the Provincial Policy Statement by providing for appropriate intensification and redevelopment within the City of Markham *Settlement Area*, efficiently using land, while minimizing land consumption and servicing costs;
- Conforms to, and implements, the policies of the Growth Plan for the Greater Golden Horseshoe by providing for *intensification* within the Built-up area of the City of Markham, and within a Major Transit Station Area;
- Conforms to the 2010 Region of York Official Plan, as currently approved by the OMB, by directing development to the *Urban Area*;
- Conforms to the in-force Town of Markham Official Plan;
- Has appropriate regard for the Draft City of Markham Official Plan;
- Will contribute to the ongoing gradual evolution of the Oakcrest/Sabiston neighbourhood in a manner that supports the existing and emerging character of the area while facilitating incremental redevelopment and modest intensification.

Having had regard to the many factors discussed in this report, the proposed development satisfies the intent of the planning policies of the Province, Region and the Town.

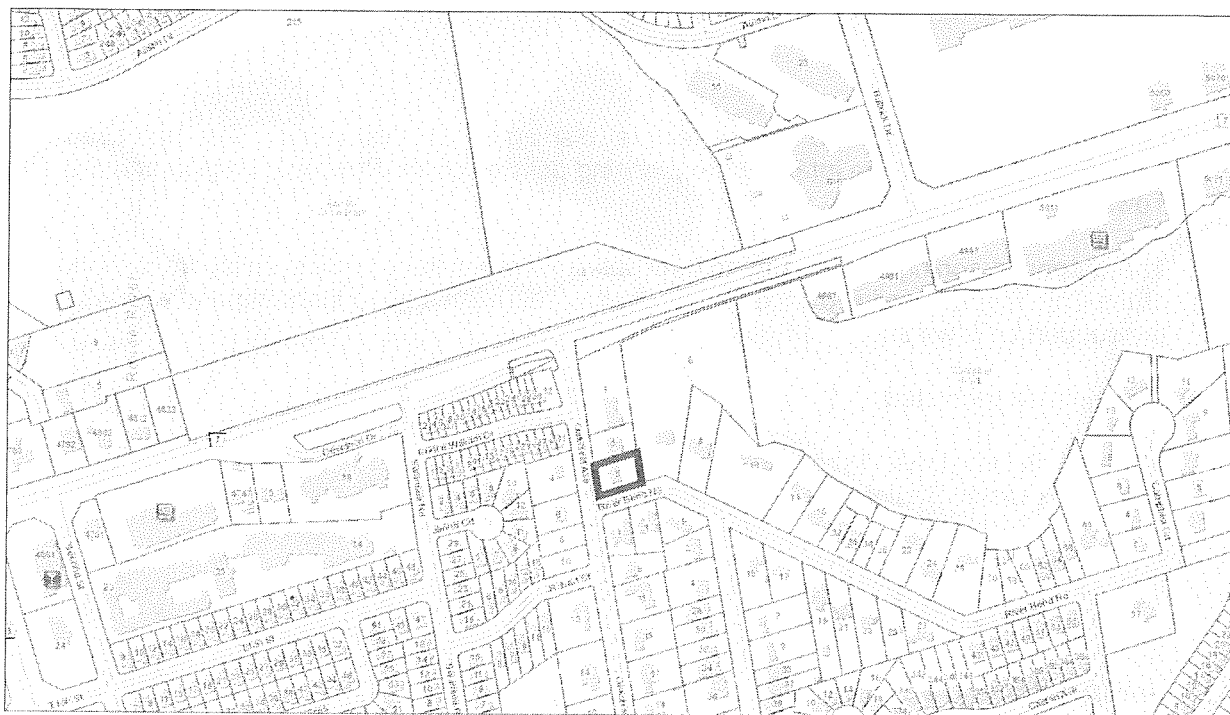
The proposed zoning by-law amendment will implement the planning policy framework of the City, Region, and Province, is reasonable, represents good planning and warrants the support of Town staff and Council.

Respectfully submitted,

Walker Nott Dragicevic Associates Limited  
Planning • Urban Design

A handwritten signature in black ink, appearing to read "A Ferancik". The signature is stylized with a large initial "A" and a long, sweeping underline.

Andrew Ferancik, MCIP, RPP  
Senior Associate



Context Map



Aerial Photography

## Context Map/Aerial Photography


 Subject Site

Figure 1

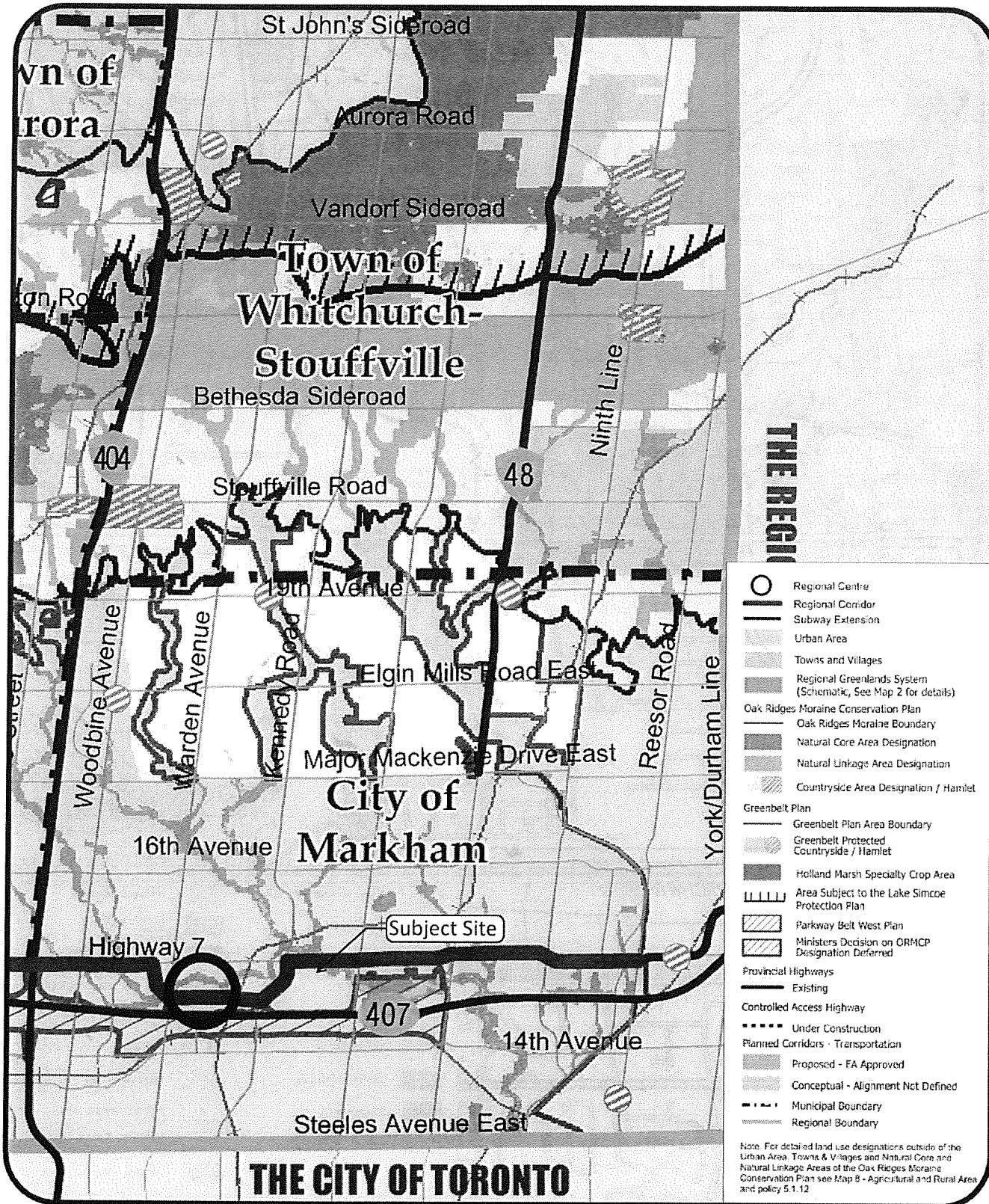
5 Oakcrest Avenue  
South Unionville - Town of Markham



Not to Scale  
August 2013  
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Walker, Nott, Dragicevic  
Associates Limited  
Planning  
Urban Design





## Region of York Official Plan

### Regional Structure (Map 1)

Figure 2

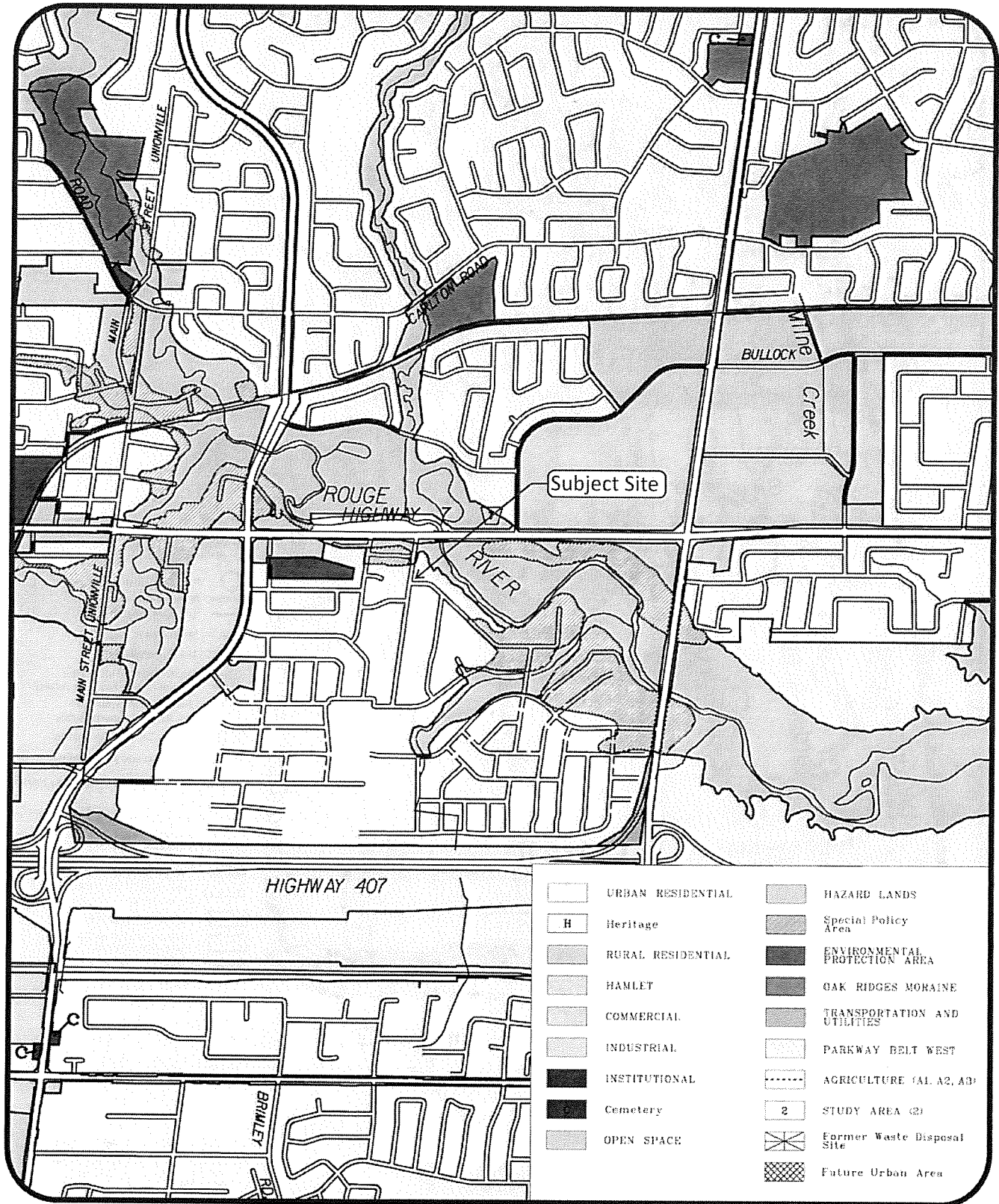
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South Unionville - Town of Markham



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## Town of Markham Official Plan (Office Consolidation July 2005)

### Land Use (Schedule A)

Figure 3

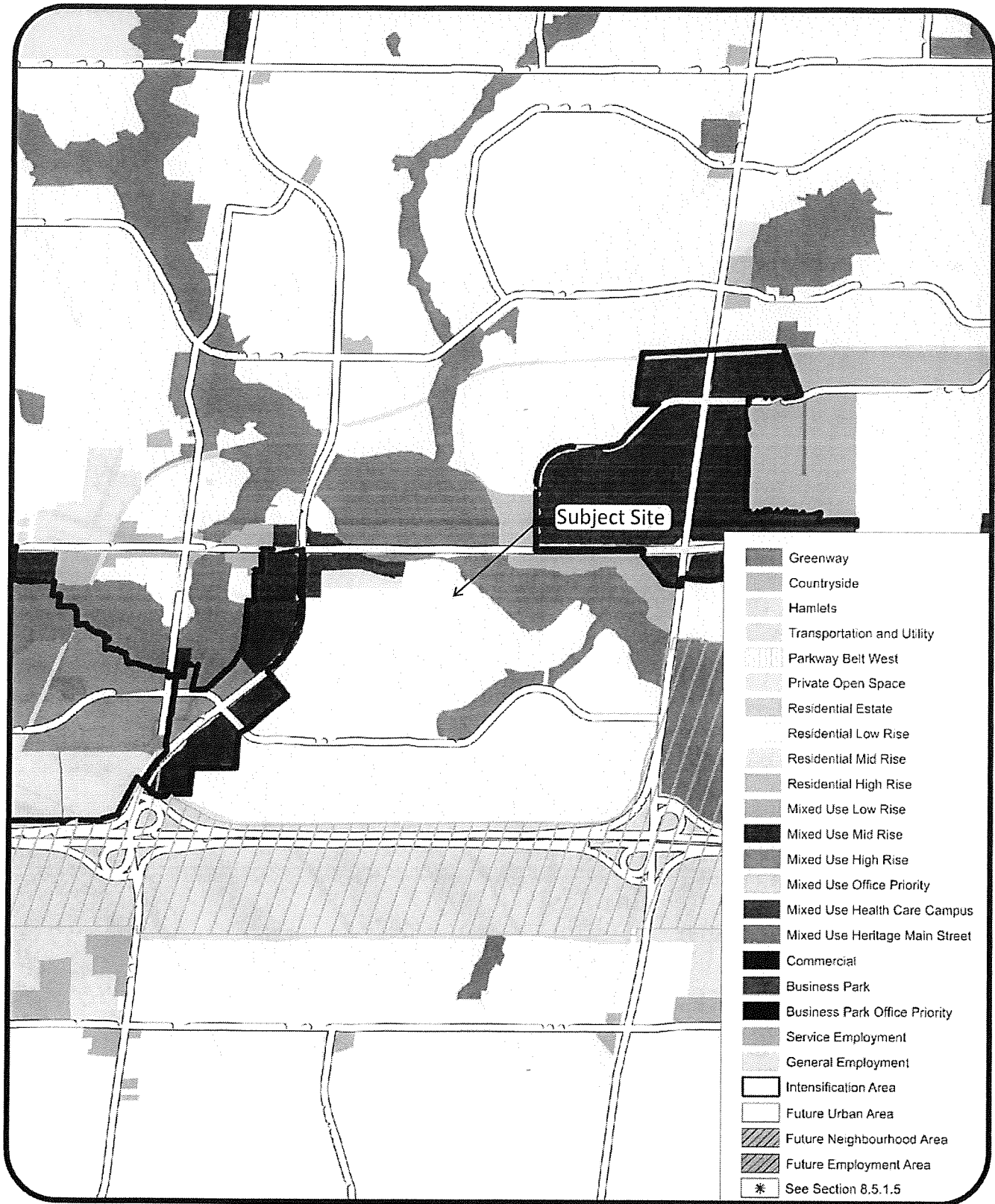
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South Unionville - Town of Markham



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## Town of Markham Draft Official Plan - Part 1

### Land Use (Map 3)

Figure 4

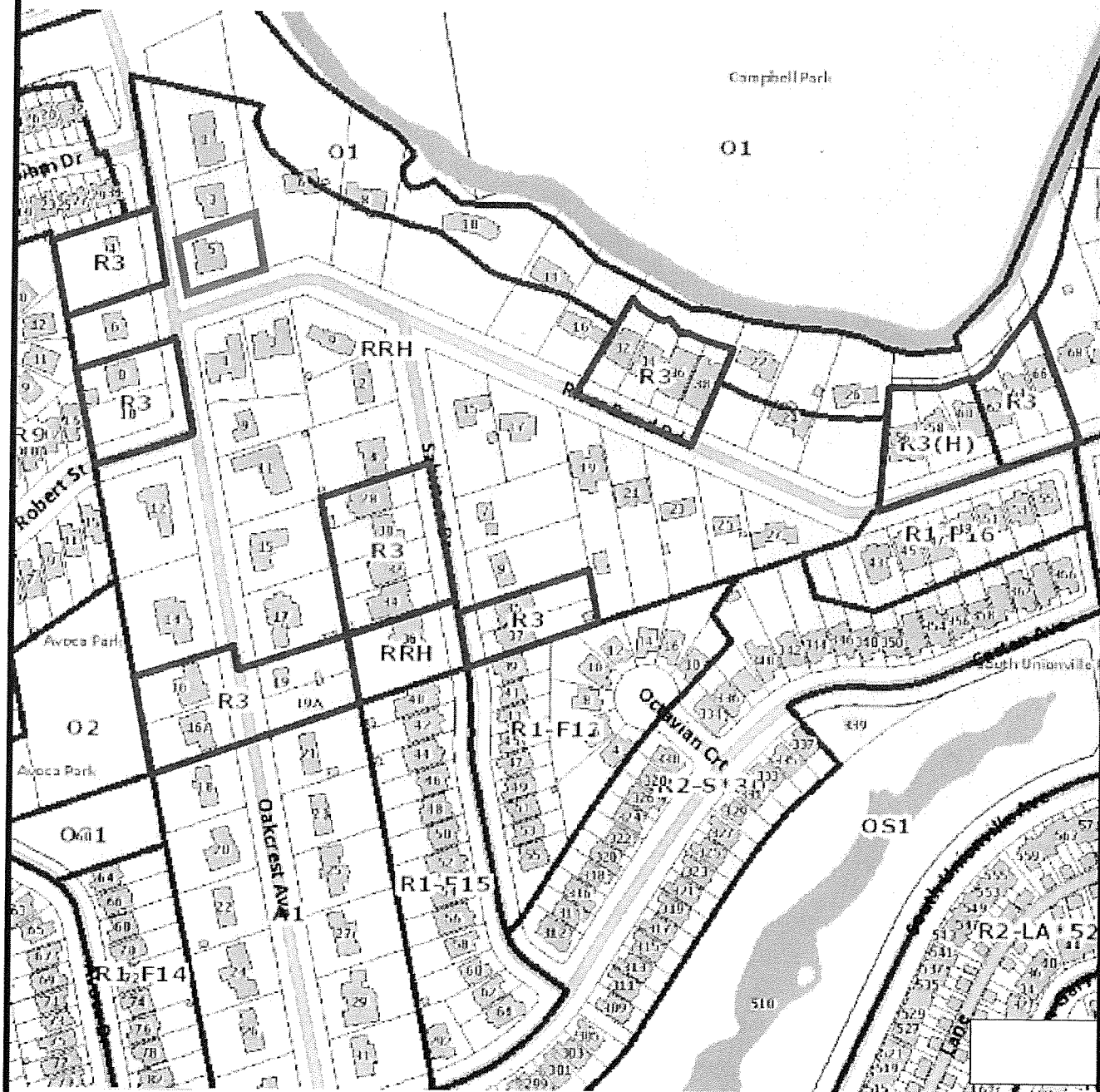
5 Oakcrest Avenue  
South Unionville - Town of Markham



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Associates Limited  
Planning  
Urban Design





## Town of Markham Zoning Bylaw No. 122-72


 Subject Site

Figure 5

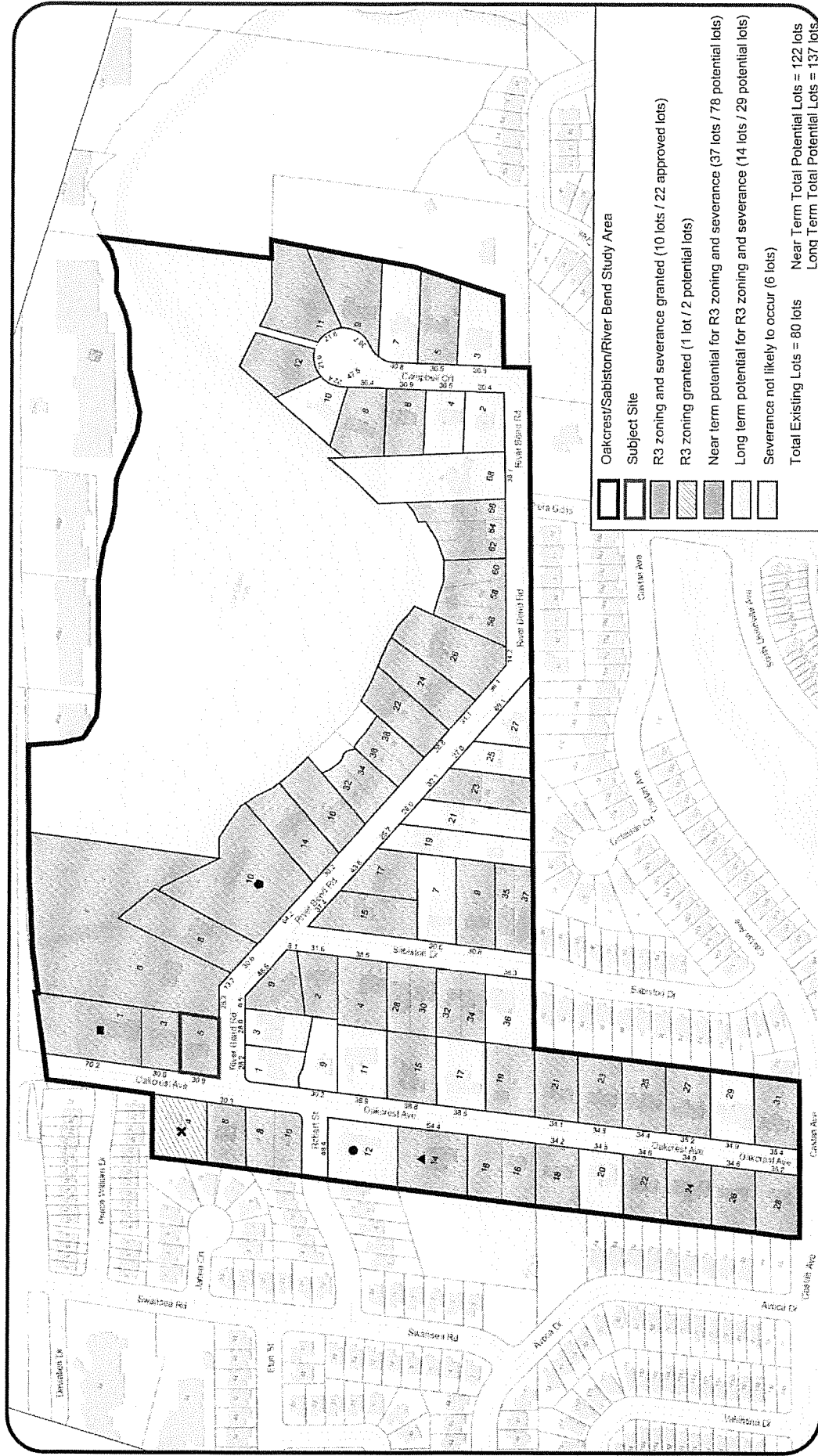
5 Oakcrest Avenue  
South Unionville - Town of Markham



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Associates Limited  
Planning  
Urban Design





**Potential Candidate Sites for Rezoning/Severance: Oakcrest/Sabiston Neighbourhood**

**Figure 6**

5 Oakcrest Avenue  
 South Unionville - Town of Markham

\*See accompanying report for more detail

Severance not yet approved

- 1 Oakcrest Avenue - Four (4) potential lots based on R3 Standards
- 14 Oakcrest Avenue - Three (3) potential lots based on R3 Standards
- 12 Oakcrest Avenue - Three (3) potential lots based on R3 Standards
- 10 River Bend Road - Three (3) potential lots based on R3 Standards

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 Associates Limited  
 Planning  
 Urban Design