

# AREA CONTEXT/ZONING

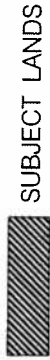
APPLICANT: OAKCREST DEVELOPMENTS INC.  
 4 OAKCREAST AVENUE

FILE No: ZA07125054(SM)



DEVELOPMENT SERVICES COMMISSION

ZA07125054.dgn 05/10/2007 10:12:45 AM



SUBJECT LANDS

DATE: 100407

DRAWN BY: DD CHECKED BY: SM SCALE 1:

FIGURE No.2

# SITE PLAN

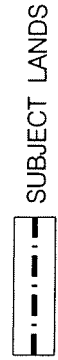
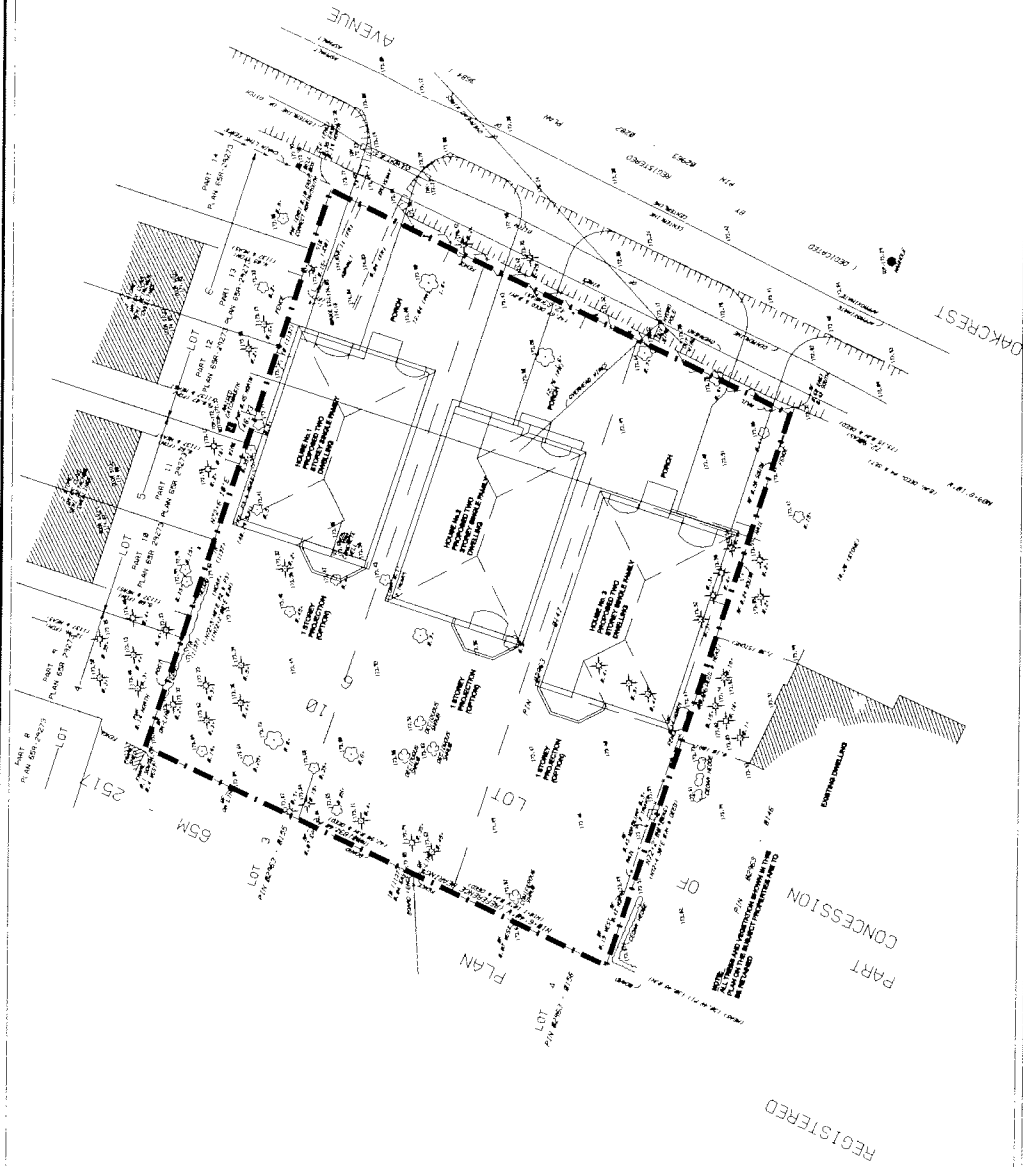
APPLICANT: OAKCREST DEVELOPMENTS INC.  
4 OAKCREAST AVENUE

FILE No: ZA07125054(SM)



DEVELOPMENT SERVICES COMMISSION

ZA07125054.dgn 05/10/2007 10:13:01 AM



SUBJECT LANDS

DATE: 100407

FIGURE No.3

DRAWN BY: DD CHECKED BY: SM SCALE 1:



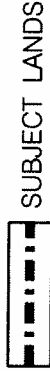
# AIR PHOTO 2005

APPLICANT: OAKCREST DEVELOPMENTS INC.  
4 OAKCREAST AVENUE

FILE No: ZA07125054(SM)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

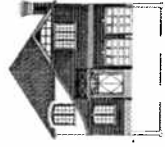
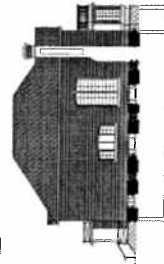
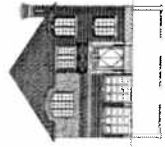
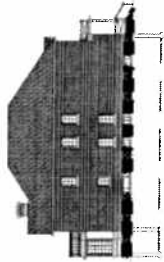
DATE: 100407

DRAWN BY: DD CHECKED BY: SM SCALE 1:

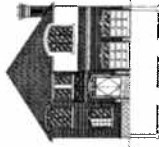
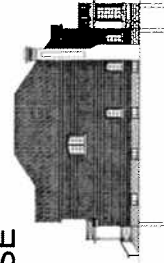
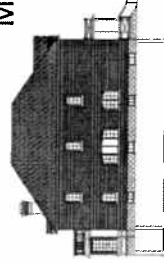
FIGURE No.4



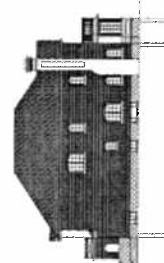
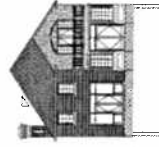
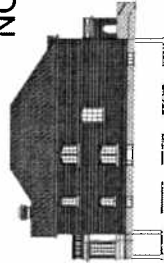
SOUTH HOUSE



MIDDLE HOUSE



NORTH HOUSE



# ELEVATIONS

APPLICANT: OAKCREST DEVELOPMENTS INC.  
4 OAKCREAST AVENUE

FILE No: ZA07125054(SM)



DEVELOPMENT SERVICES COMMISSION

DATE: 100407

DRAWN BY: DD CHECKED BY: SM SCALE 1:

FIGURE No.5

**TABLE 1**  
**EXISTING LOT AREAS AND LOT FRONTAGES ON OAKCREST AVENUE**

<b>ADDRESS</b>	<b>LOT AREA (square metres/hectares)</b>	<b>LOT FRONTAGE (metres)</b>
3 Oakcrest Avenue	1350 m2/ 0.135 ha	30
4 Oakcrest Avenue (Existing)	2023.5 m2/ 0.2 ha	42.7
<b><i>4 Oakcrest Avenue (Proposed)</i></b>	<b><i>688 m2/ 0.07 ha</i></b>	<b><i>14.2</i></b>
8 Oakcrest Avenue (Rezoning & Severance)	1104 m2/ 0.11 ha	23
10 Oakcrest Avenue (Rezoning & Severance)	1008 m2/ 0.1 ha	21
11 Oakcrest Avenue	2014 m2/ 0.2 ha	38
12 Oakcrest Avenue	2592 m2/ 0.3 ha	54
14 Oakcrest Avenue	2592 m2/ 0.3 ha	54
15 Oakcrest Avenue	2592 m2/ 0.3 ha	54
16 Oakcrest Avenue (Rezoning & Severance)	1346 m2/ 0.135 ha	26.75
16A Oakcrest Avenue (Rezoning & Severance)	1346 m2/ 0.135 ha	26.75
17 Oakcrest Avenue	2014 m2/ 0.2 ha	38
18 Oakcrest Avenue	1658 m2/ 0.165 ha	35
19 Oakcrest Avenue- Existing	1983 m2/ 0.2 ha	39
19 Oakcrest Avenue- Proposed Rezoning & Severance	991.5 m2/ 0.1 ha	19.5
20 Oakcrest Avenue	1632 m2/ 0.16 ha	34
21 Oakcrest Avenue	1632 m2/ 0.16 ha	34
22 Oakcrest Avenue	1632 m2/ 0.16 ha	34
23 Oakcrest Avenue	1768 m2/ 0.18 ha	34
24 Oakcrest Avenue	1632 m2/ 0.16 ha	34
25 Oakcrest Avenue	1768 m2/ 0.18 ha	34
26 Oakcrest Avenue	1632 m2/ 0.16 ha	34
27 Oakcrest Avenue	1768 m2/ 0.18 ha	34
28 Oakcrest Avenue	1632 m2/ 0.16 ha	34
29 Oakcrest Avenue	1768 m2/ 0.18 ha	34
31 Oakcrest Avenue	1632 m2/ 0.16 ha	34

Measurements have been rounded up and derived from the Town's Assessment Records and the Town's Information Technology Services.



## SITE DEVELOPMENT GUIDELINES FOR THE SABISTON/OAKCREST COMMUNITY

(Sabiston Drive, Oakcrest Avenue, Riverbend Road and Campbell Court)

JANUARY 1999

*The following objectives and guidelines outline the general principles which shall be considered by the Town in the context of all future development applications. These guidelines are nonstatutory and are intended to complement existing Town policy and regulations.*



## **PART 1 OBJECTIVES**

### **URBAN DEVELOPMENT OBJECTIVE**

To protect, to the extent possible, valued physical and visual characteristics which, collectively, define the distinctive community and landscape character of the area, and of individual streets in the area.

### **NATURAL HERITAGE PRESERVATION OBJECTIVE**

To preserve and protect, to the extent possible, mature and/or significant vegetation which contributes to the natural biological diversity and visual character of the area.

### **OPEN SPACES AND SCENIC VIEWS OBJECTIVE**

To preserve and protect, to the extent possible, significant open spaces and important public scenic views and vistas.

### **TRANSPORTATION AND SERVICING OBJECTIVE**

To ensure that infrastructure improvements are made in a manner consistent with the recommendations of the South Unionville Transportation Study, standard municipal practices, and Town policies.



## PART 2 GUIDELINES

### 1.0 NATURAL HERITAGE PRESERVATION GUIDELINES

- 1.1 Site survey, tree inventory and tree preservation plans shall be required prior to the review of any development applications.
- 1.2 Protection of mature and healthy trees, to the extent practical, shall be considered a priority in review of any development applications.
- 1.3 Where applicable, the Rouge River and its associated valleylands, including appropriate environmental buffers, shall be conveyed into public ownership.
- 1.4 An appropriate building setback from the Rouge River valley edge and corridor shall be achieved for all buildings and structures.

### 2.0 LOT FRONTAGE AND LOT AREA GUIDELINES

- 2.1 Lot frontage and lot area requirements shall be determined based on specific site and contextual conditions and shall include consideration of the following:
  - i. protection of significant, mature and healthy vegetation and natural features
  - ii. protection of the valued physical and visual characteristics of the area
  - iii. the existing and emerging lot size characteristics of the area and, in particular, of individual streets in the area, and the cumulative effect of proposed redevelopment
  - iv. compatibility with adjoining and near-by properties with respect to:
    - ⇒ existing and potential lot frontage
    - ⇒ overall lot size
    - ⇒ lot configuration
    - ⇒ opportunities for appropriate redevelopment through consolidation of adjacent properties or parts thereof
    - ⇒ building setbacks
- 2.2 Corner lots shall be redeveloped so that new lots are oriented in a manner consistent with the established pattern of development in the area

- 2.3 The Town shall encourage consolidated applications between adjacent property owners where existing properties lack sufficient lot area and/or frontage to support a compatible infill lot.

### **3.0 BUILT FORM AND BUILDING SITING GUIDELINES**

- 3.1 Applications for redevelopment shall indicate the proposed land severance, building envelope(s) including accessory structures and driveway locations on a surveyed lot plan. Applications shall also be accompanied by a tree inventory and preservation plan.
- 3.2 Built form (building massing and height), setback and coverage requirements as well as driveway locations shall be determined based on specific site and contextual conditions and shall include consideration of the following:
- i. protection of significant, mature and healthy vegetation and natural features
  - ii. protection of important scenic public views and significant open spaces
  - iii. protection of the open, larger lot character of the neighbourhood
  - iv. compatibility with adjoining and near-by properties with respect to:
    - ⇒ built form (building massing and height)
    - ⇒ setback (front, side and rear yards)
    - ⇒ coverage (ratio of ground floor area to lot size)
    - ⇒ floor area ratio (ratio of gross floor area to lot size)
- 3.3 Garages may be detached or attached. Whenever possible, garages (or other accessory building) shall not extend beyond the front face of the house.
- 3.4 Building heights and massing shall be consistent with current zoning and existing neighbourhood and street character.
- 3.5 Zoning by-law standards shall be reviewed in the context of proposed built form and building siting requirements, as well as existing standards on adjacent properties.
- 3.6 Site specific zoning by-law amendments may identify acceptable building envelopes in consideration of the protection of natural features.

## **PART 3 PLANNING APPROVAL PROCESS**

### **LAND SEVERANCE**

A land severance is the authorized separation of a piece of land to form two new adjoining properties. A land severance is also commonly referred to as a consent.

Applications for land severance are made to the Town of Markham Committee of Adjustment (Municipal Building). For information contact: Debbie Watson, Secretary-Treasurer, Committee of Adjustment at (905) 477-7000 extension 3110.

### **ZONING BY-LAW AMENDMENT**

In order to use or develop your property in a way that is not permitted by the zoning by-law, you may have to apply for a zoning change, also known as zoning by-law amendment or rezoning. Applications for a Zoning By-law Amendment are made to the Town of Markham Planning Department (Municipal Building). For general information contact: Customer Service at (905) 477-7000 extension 8100 or 4190. For information relative to a specific proposal contact: Lilli Duoba at (905) 477-7000 extension 7925.

In cases where only a minor variation to the Zoning By-law would be required to permit a proposed use or building, an applicant may apply for a Minor Variance. Applications for a Minor Variance are made to the Town of Markham, Committee of Adjustment (Municipal Building). For information contact: Debbie Watson, Secretary-Treasurer, Committee of Adjustment at (905) 477-7000 extension 3110.

### **SITE PLAN APPROVAL**

Site Plan Approval is the process of siting buildings on a property and review of building elevations. Applications for Site Plan Approval are made to the Town of Markham Planning Department (Municipal Building). Site Plan Approval must be obtained before applying for a Building Permit. For general information contact: Customer Service at (905) 477-7000 extension 8100 or 4190. For information relative to a specific proposal contact: Lilli Duoba at (905) 477-7000 extension 7925.