

SUBJECT: **PRELIMINARY REPORT**
Silvana Lazzarino
18 Oakcrest Avenue
Application for zoning by-law amendment to permit the
property to be severed into two lots.
File No. ZA 14 108753

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., ext. 3140
Senior Project Coordinator, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., ext. 6588
Manager, Central District

RECOMMENDATION

- 1) That the report titled "PRELIMINARY REPORT, Silvano Lazzarino, 18 Oakcrest Avenue, Application for zoning by-law amendment to permit the property to be severed into two lots", be received.
- 2) That a Public Meeting be scheduled to consider the application.
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on an application for zoning by-law amendment to permit 18 Oakcrest Avenue to be severed into two lots. This report contains general information regarding applicable Official Plan and other policies as well as any issues/concerns identified during staff's preliminary review of the applications, and should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND

Subject property and Area Context (Figures 2 and 3)

The subject property is located on the west side of Oakcrest Avenue between Castan Avenue and Robert Street. The property has a frontage of 34.5 metres (113 feet), a depth of approximately 49 metres (161 feet) and an area of 1668 square metres (17,954 square feet). The property is currently occupied by a one-storey dwelling which is not of

heritage value and is proposed to be demolished. There are several trees on the property, primarily located around the perimeter.

To the north and south are newer 2-storey single detached dwellings. To the east across Oakcrest Avenue are older 1-storey dwellings. The property backs onto a City park (Avoca Park).

Official Plan

The subject property is designated "Residential" in the 1987 Official Plan and "Residential Low Rise" in the new Council adopted Official Plan. Single detached dwellings are permitted by these designations.

The new Council adopted Official Plan includes a site-specific policy for portions of Oakcrest Avenue, Sabiston Drive and River Bend Road, as follows:

"9.19.2 Infill Development"

For the "Residential Low Rise" lands shown on Figure 9.19.2, Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of lots from the original plans of subdivision for the lands. Where such consents (severances) are permitted, the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be deemed consistent with the emerging lot sizes on the street where the property is located.

The intent of this Official Plan is to support infill development within this area, but 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 storeys, garage projections and garage widths."

This policy came out of a land use study undertaken by the City for this community in 2010/11 in response to a number of development applications to create new lots.

Zoning

The subject property is zoned "Agricultural" (A1) by By-law 304-87, as amended. This zoning permits one single detached dwelling on a lot existing on the date of passing of the by-law (September 1, 1987), subject to conformity with development standards of the Rural Residential One (RR1) zone.

Proposal (Figure 4)

The applicant has applied to rezone the subject property to Single Family Residential (R3) to permit the severance of the property into two lots, each having 17.22 metres (56.5 feet) of frontage and an area of approximately 834 square metres (8,980 square feet).

The concept plan submitted with the application appears to comply with the development standards of the R3 zone with the exception of frontage (18.3 metres required, 17.2 metres proposed) and side yard setback (1.8 metres required, 1.22-1.52 metres proposed).

OPTIONS/ DISCUSSION

The proposed lots are generally consistent with the lots that have been created to date through severances in the Oakcrest Sabiston neighbourhood. A total of twelve properties in this area have been rezoned, severed and redeveloped between 1999 and 2013.

The proposed lots would comply with the above noted site specific policy in the new Council adopted Official Plan. The conceptual site plan submitted by the applicant (Figure 4) shows 2-storey dwellings that would be consistent with the emerging character of the street and would be compatible with the neighbouring dwellings. The requested zoning by-law amendment would need to incorporate site specific development standards to ensure that the lot coverage, building depth, floor area ratio, height, number of storeys, setbacks, garage projections and garage widths of the proposed dwellings is compatible with the neighbouring homes.

All new dwellings and major additions to dwellings in the Oakcrest Sabiston neighbourhood are subject to site plan approval under the City's Site Plan Control By-law (By-law 262-94). The applicant has not yet applied for site plan approval for the dwellings to be constructed on the proposed lots. Tree preservation will be addressed though the site plan approval process.

Staff recommend that Development Services Committee authorize the scheduling of a Public Meeting to consider the requested rezoning.

The applicant has applied to the Committee of Adjustment to sever the property. They have also applied for a minor variance to permit a reduction in side yard setback to 1.22 metres to permit one of the two proposed dwellings to be constructed in advance of the approval of the requested zoning by-law amendment. The severance application is premature pending processing of the requested zoning by-law amendment.

FINANCIAL CONSIDERATIONS AND TEMPLATE

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal will be evaluated in the context of the City's Strategic Priorities, including Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED

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

RECOMMENDED BY:



Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager



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

ATTACHMENTS:

Figure 1 - Location Map

Figure 2 - Area Context/Zoning

Figure 3 - Air Photo

Figure 4 - Site Plan

Applicant/Agent:

Russ Gregory

Gregory Design Group

67 Summerfeldt Crescent

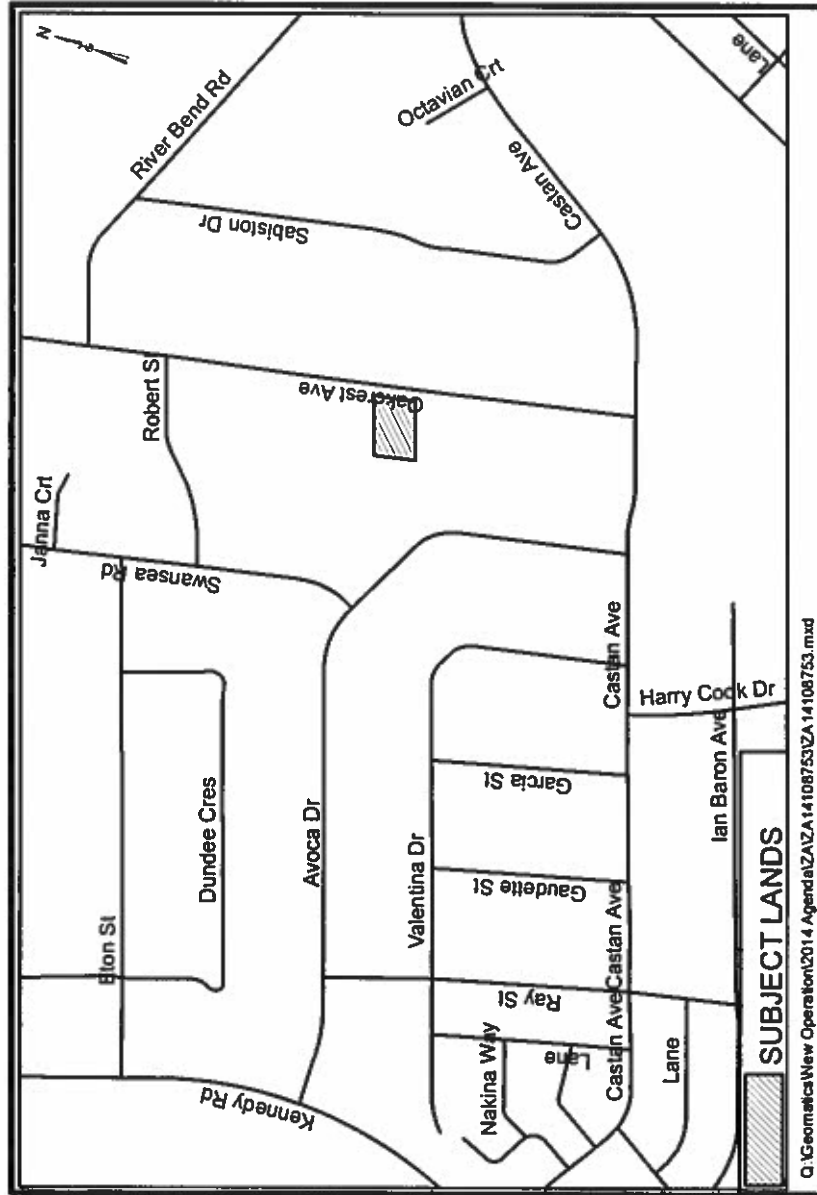
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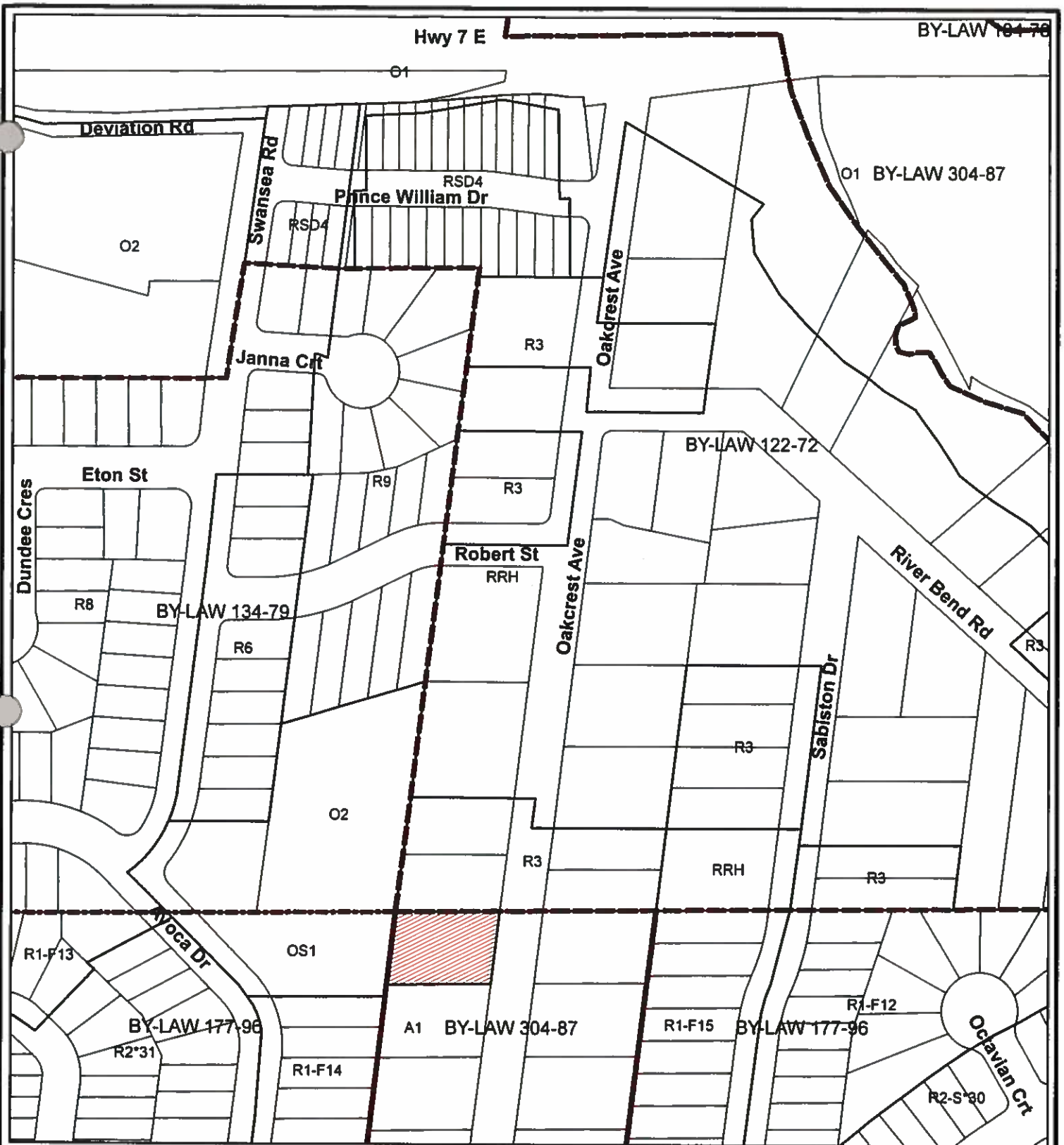
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File path: Amanda\File 14 108753\Documents\Recommendation Report



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AREA CONTEXT/ZONING

APPLICANT: SILVANA LAZZARINO
18 OAKCREST AVENUE

FILE No. ZA14108753(SH)

 SUBJECT LANDS

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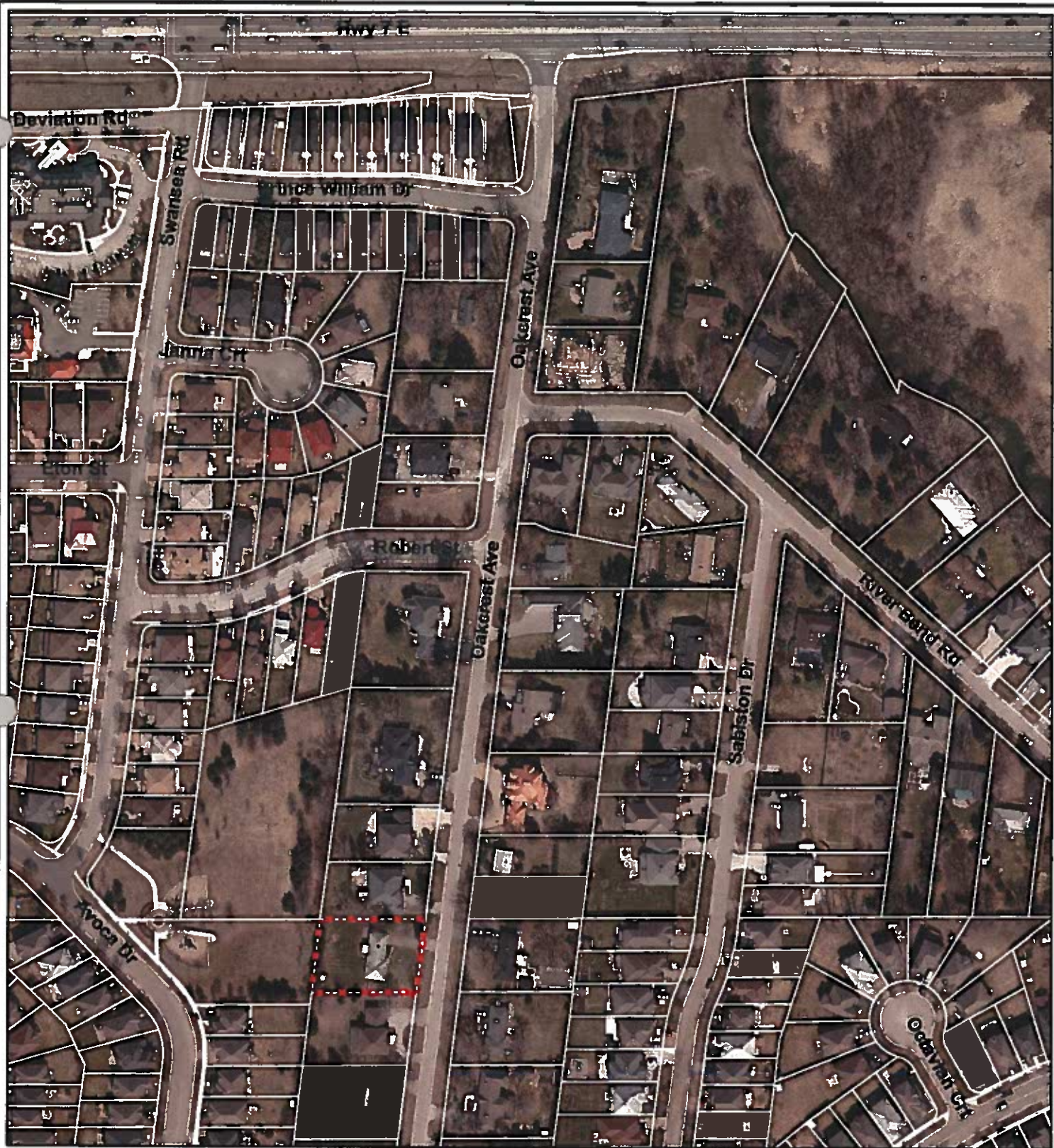
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 MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 2



AIR PHOTO 2012

APPLICANT: SILVANA LAZZARINO
18 OAKCREST AVENUE

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 SUBJECT LANDS

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FIGURE No. 3

