

**Preliminary Report-Rezoning Application  
458 Oakwood Avenue**

<b>Date:</b>	December 21, 2006
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 - Eglinton-Lawrence
<b>Reference Number:</b>	Rezoning Application 06 182208 NNY 15 OZ

**SUMMARY**

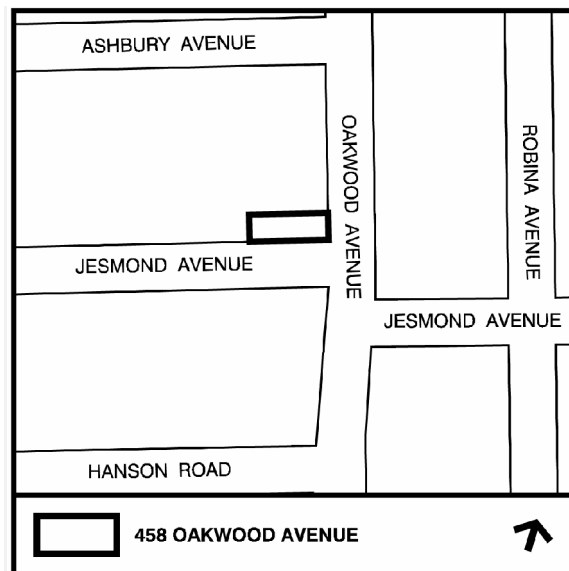
The applicant has applied for an amendment to the former City of York Zoning By-law to permit a two-storey double duplex dwelling with 4 units. This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for summer 2007, provided that any required information is submitted in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.



## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

## **ISSUE BACKGROUND**

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### **Proposal**

The applicant has applied for an amendment to the former City of York Zoning By-law to permit a two-storey double duplex dwelling with 4 units.

### **Site and Surrounding Area**

The site is located on the northwest corner of Oakwood Avenue and Jesmond Avenue. The site has an overall area of 388.25 square meters. The site currently contains a two-storey single-detached dwelling that is to be demolished.

Development in the vicinity of the site can be described as follows:

North: mix of low-density residential uses;

South: mix of commercial and residential uses ranging in height from one to three storeys;

East: single detached dwellings; and

West: single detached dwellings.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Issued under Section 3 of the *Planning Act*, the PPS establishes the policy foundation for regulating the development and use of land. Municipal planning decisions are required to be “consistent with” the PPS.

The PPS includes policies which promote intensification, redevelopment and compact urban form, as well as encourages transit and pedestrian supportive land uses. It also requires that an appropriate range of housing types and densities is provided to meet projected requirements. The new Toronto Official Plan compliments the policies of the PPS and the two documents are mutually supportive.

### **Toronto Official Plan**

The Official Plan designates the subject site *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartment buildings of a maximum of four storeys. Policy 4.1.5 states that development in the *Neighbourhoods* designation will respect and reinforce the physical patterns and character of established neighbourhoods with particular regard to a number of matters including: size and configuration of lots, heights, massing, scale and type of dwelling unit, prevailing building types and setbacks.

## **Zoning**

The site is currently zoned R2 Residential by the former City of York Zoning By-law. The R2 Zone permits single detached dwellings, semi-detached dwellings and duplex houses. Frontage, height, setbacks and density requirements vary depending on the type of dwelling.

## **Site Plan Control Approval**

The development is subject to Site Plan Control Approval. An application in this regard has not been received to date.

## **Tree Preservation**

There are no trees on or abutting the subject site that qualify for protection.

## **Reasons for the Application**

An amendment to the former City of York Zoning By-law is required because double duplex dwellings are not a permitted use in the R2 Zone.

## **COMMENTS**

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application:

1. Compatibility of the proposal with the adjacent neighbourhood and land uses;
2. Appropriate siting and massing of the building;
3. Appropriate setbacks for the proposed building; and
4. Proposed number and location of parking spaces, in particular the proposed tandem arrangement for two of the parking spaces.

## **CONTACT**

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## **SIGNATURE**

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Thomas C. Keefe  
Director, Community Planning, North York District

## **ATTACHMENTS**

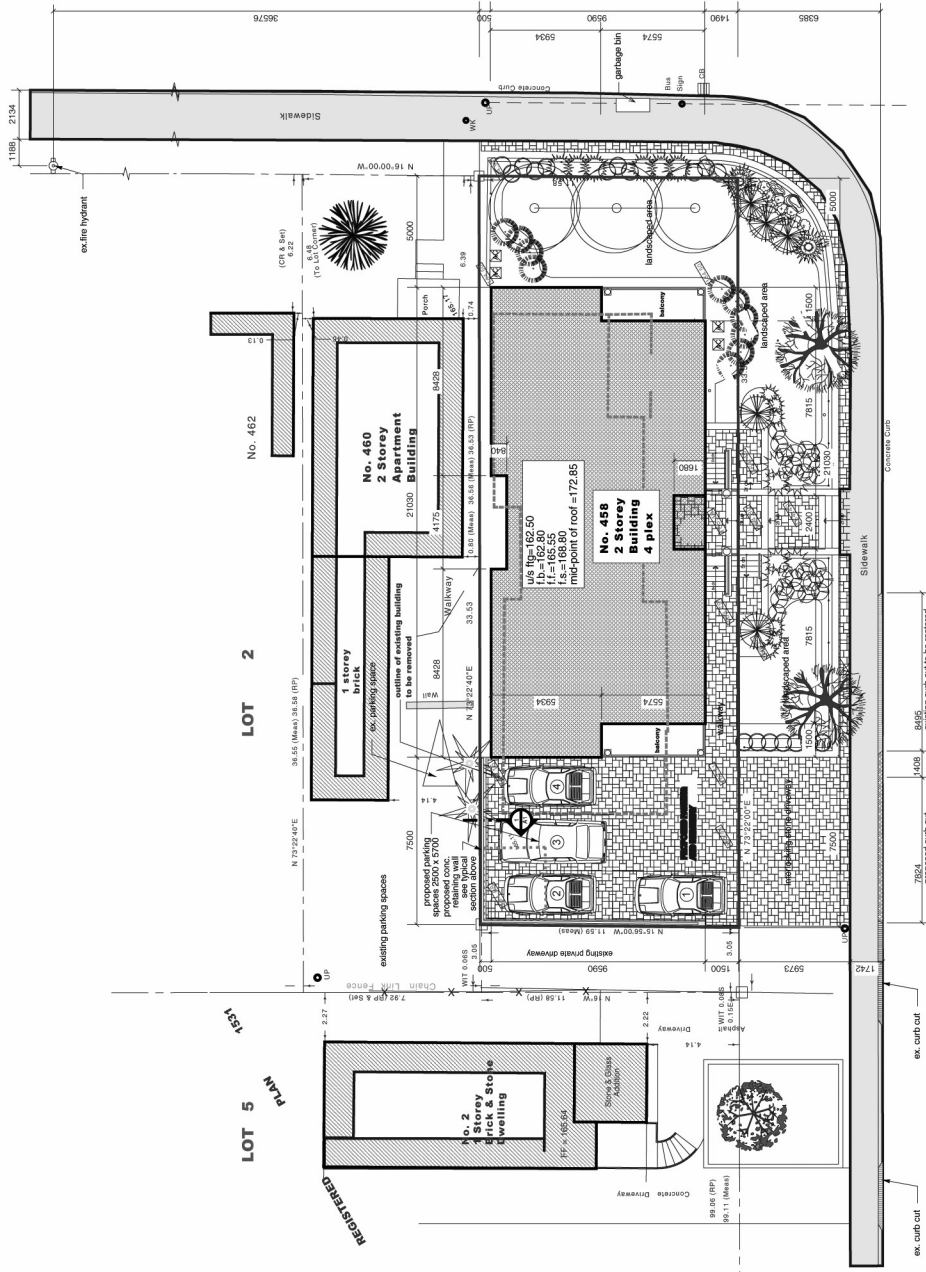
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



OAKWOOD AVENUE

458 Oakwood Avenue

JESMOND AVENUE

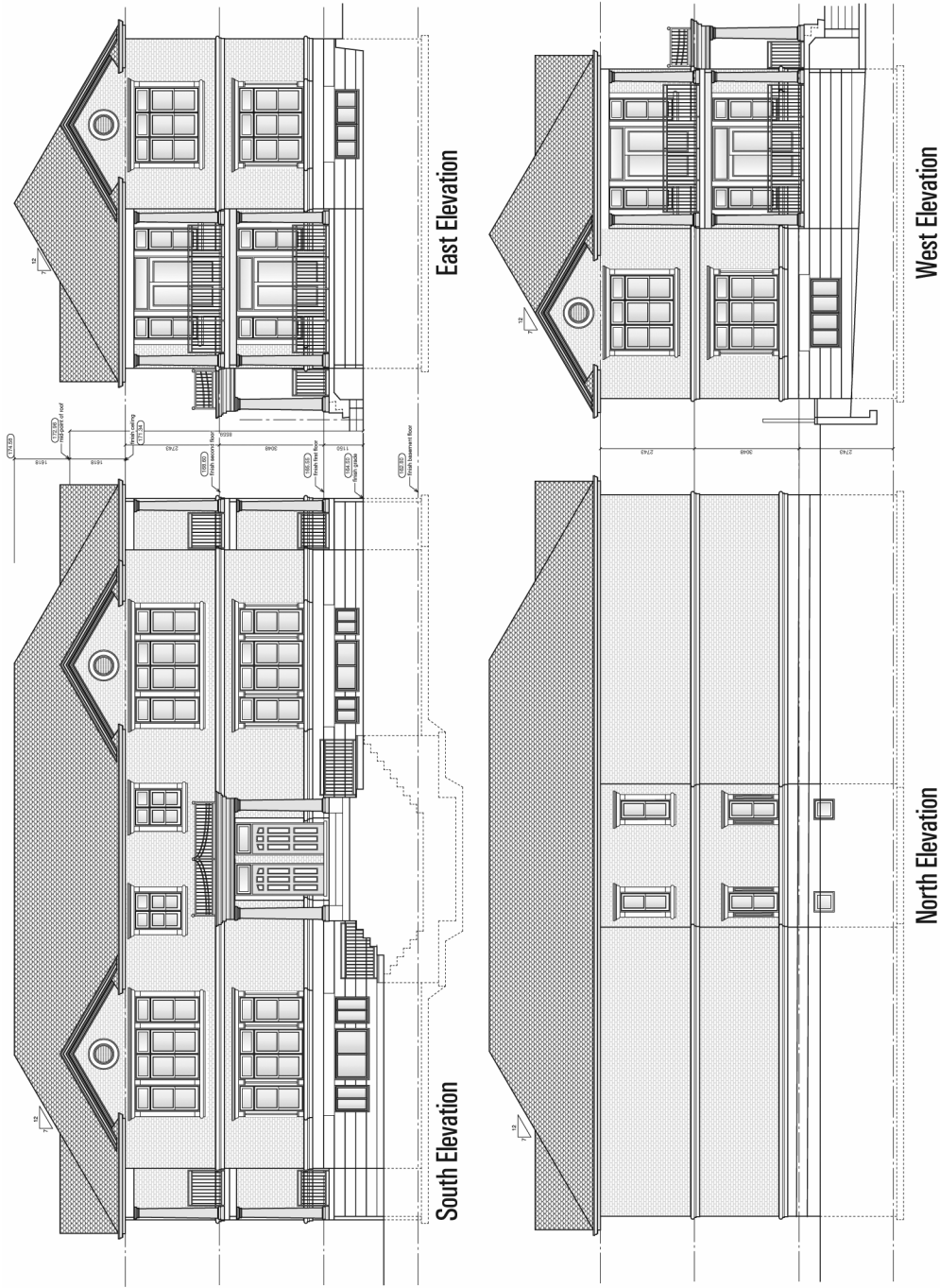
Site Plan

Applicant's Submitted Drawing

Not to Scale  
11/29/06

File # 06\_182208

Attachment 2: Elevations

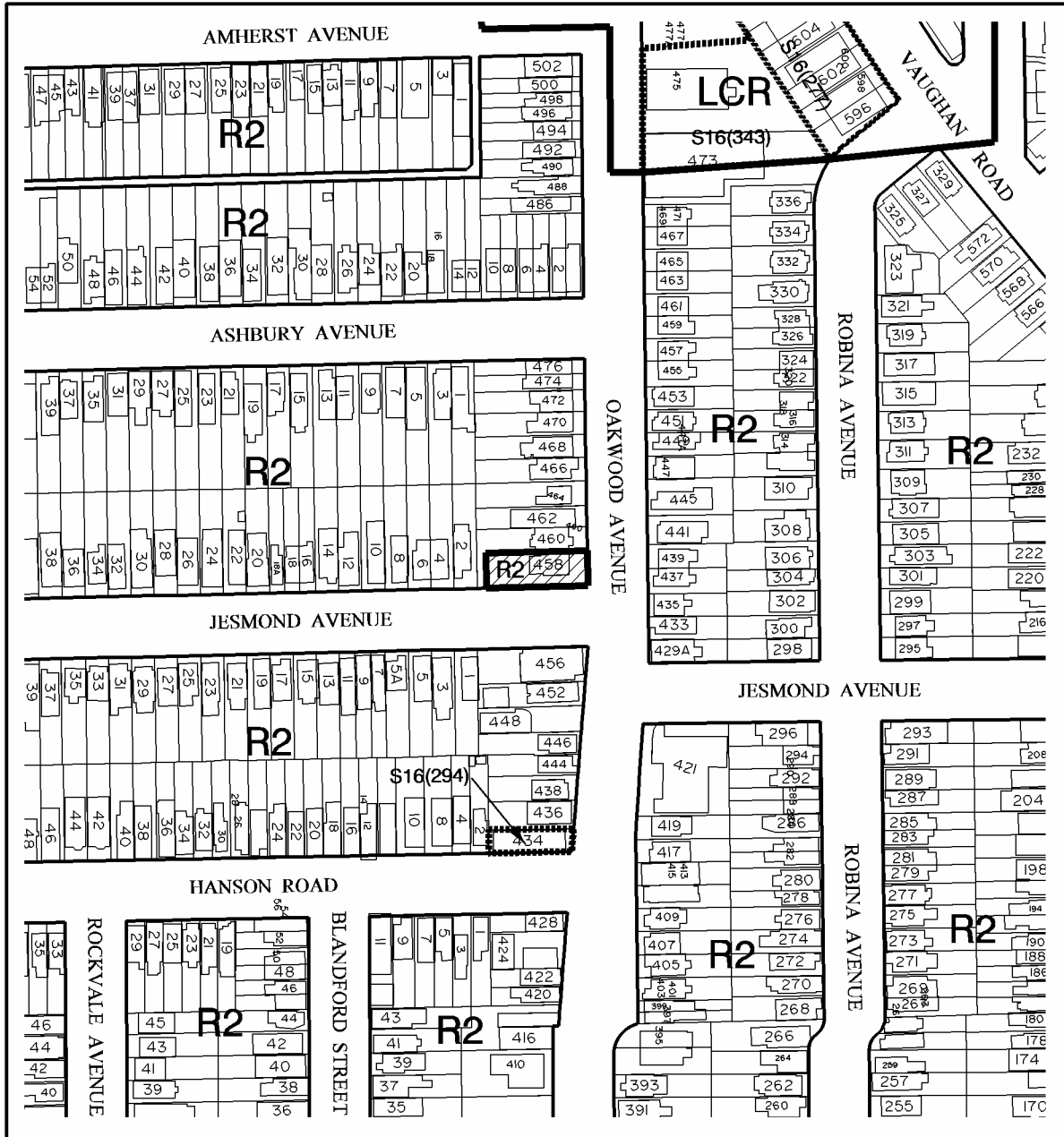


**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/29/06

**458 Oakwood Avenue**

File # 06\_182208

### Attachment 3: Zoning



**TORONTO** City Planning Division  
**Zoning**

**458 Oakwood Avenue**

File # 06\_182208

R2 Residential Zone  
 LCR Local Commercial Residential



Not to Scale  
 York Zoning By - Law 1-83 as amended  
 Extracted 11/29/06

