

**601-605 Oakwood Ave – Rezoning Application -  
Preliminary Report**

<b>Date:</b>	November 8, 2007
<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>	07 266058 NNY 15 OZ

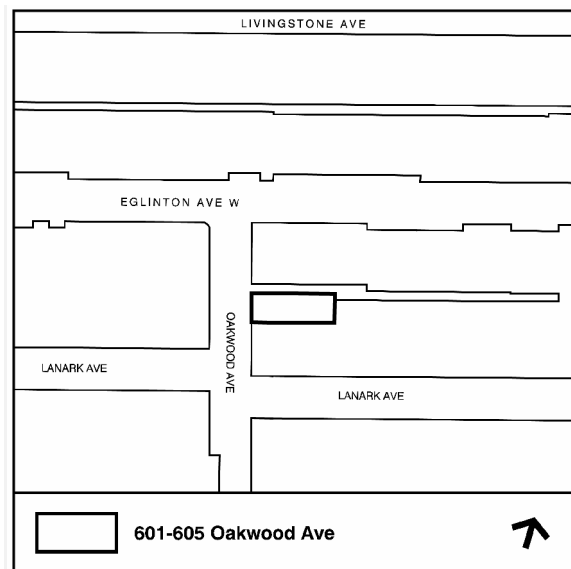
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the former City of York Zoning By-law to permit commercial, office and service uses at grade and six residential units above in the existing two-storey building at 601-605 Oakwood Ave.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by 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 2008, provided that any required information is submitted in a timely manner.



## RECOMMENDATIONS

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### 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

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

### Proposal

This application proposes to amend the former City of York Zoning By-law to permit commercial, office and service uses at grade and six rental residential units above in the existing two-storey building at 601-605 Oakwood Ave. Commercial uses at grade and rental residential units on the second floor have occupied the building since the 1950s. The existing building has a floor space index of 1.2 and a lot coverage of 65.3%. The site has four parking spaces accessed via the public lane to the north of the site.

### Site and Surrounding Area

The site is located on the east side of Oakwood Avenue, immediately south of Eglinton Avenue West. The site has an overall area of 555 square meters. The site currently contains a two storey mixed-use building with commercial uses at grade and six rental residential units above. These uses have occupied the building since the 1950s. The existing building will be maintained. Parking is accessed via the public lane to the north of the site.

Development in the vicinity of the site is as follows:

North: mixed-use buildings fronting Eglinton Avenue West and a public lane;

South: low-density residential;

East: low-density residential; and

West: commercial uses.

### Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS.

The PPS sets the policy foundation for regulating the development and use of land. The key objectives include:

- building strong communities;
- wise use and management of resources; and
- protecting public health and safety.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth including:

- directions for where and how to grow;
- the provision of infrastructure to support growth; and
- protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan designates the subject site *Neighbourhoods*. *Neighbourhoods* are 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.

Small-scale retail, service and office uses located on a major street that are incidental to and support the area can be considered within *Neighbourhoods* if the use is compatible with the area and if the use will not adversely impact adjacent residential uses. Oakwood Avenue is a major street. The Official Plan also identifies development criteria for new small-scale retail, service and offices uses within *Neighbourhoods*.

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**

An application for site plan control approval is not required at this time since the applicant is not proposing any alterations or improvements to the existing building.

## **Reasons for the Application**

Although this building has been located on this site since the 1950s and the ground floor is presently being used for commercial purposes and there are six rental residential units on the second floor, the current zoning does not permit two-storey mixed-use buildings in the R2 Zone.

## **COMMENTS**

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified:

- Appropriateness of the proposed uses for the site;
- Determining if there is sufficient on-site parking or in the area to accommodate the range of uses requested; and
- Appropriateness of the vehicular access to the parking area.

Additional issues may be identified through the review of the application, receipt of agency comments and feedback received through the community consultation process.

## **CONTACT**

Cassidy Ritz, Planner  
Tel. No. (416) 395-7053  
Fax No. (416) 395-7155  
E-mail: critz@toronto.ca

## **SIGNATURE**

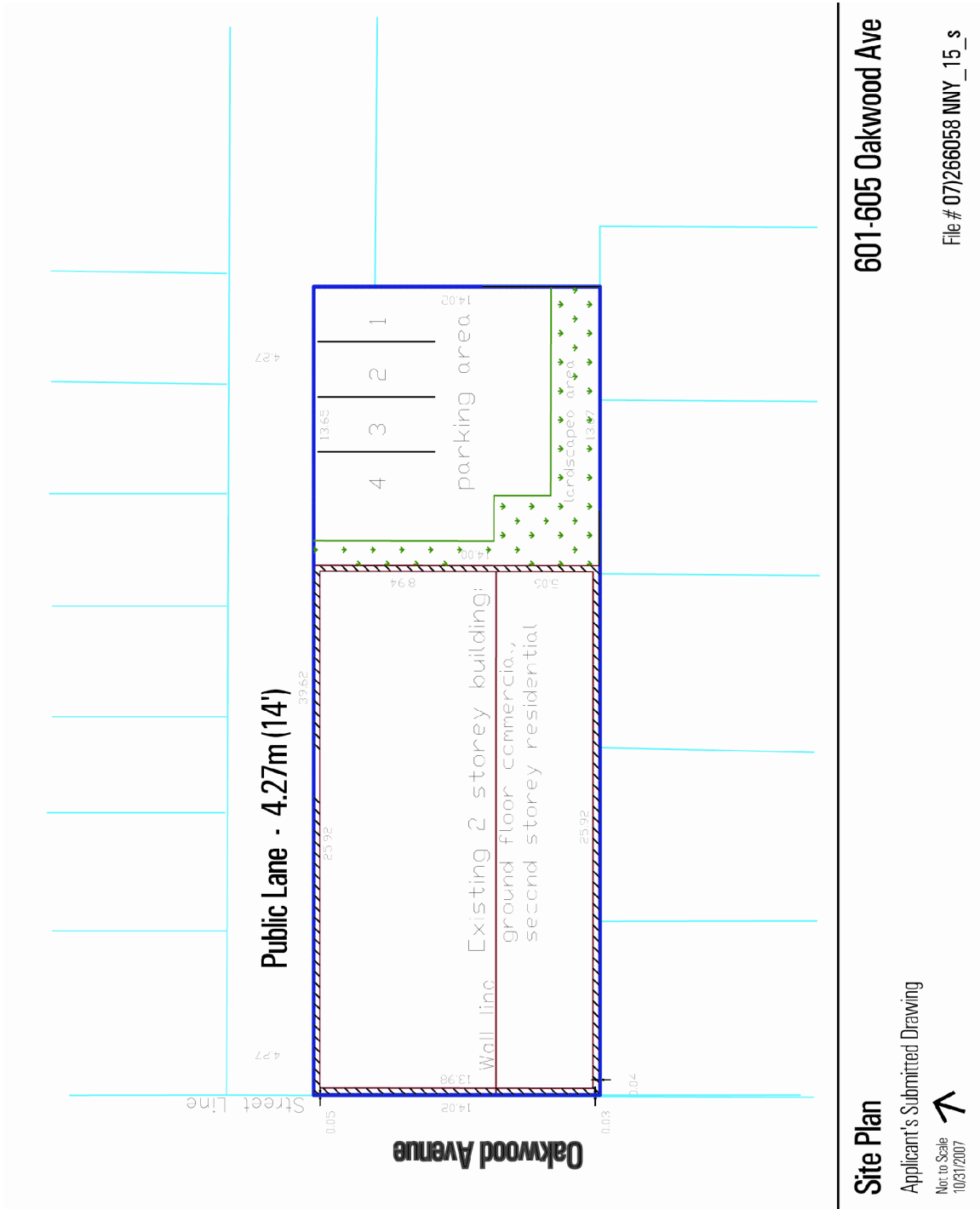
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Thomas C. Keefe, Director  
Community Planning, North York District

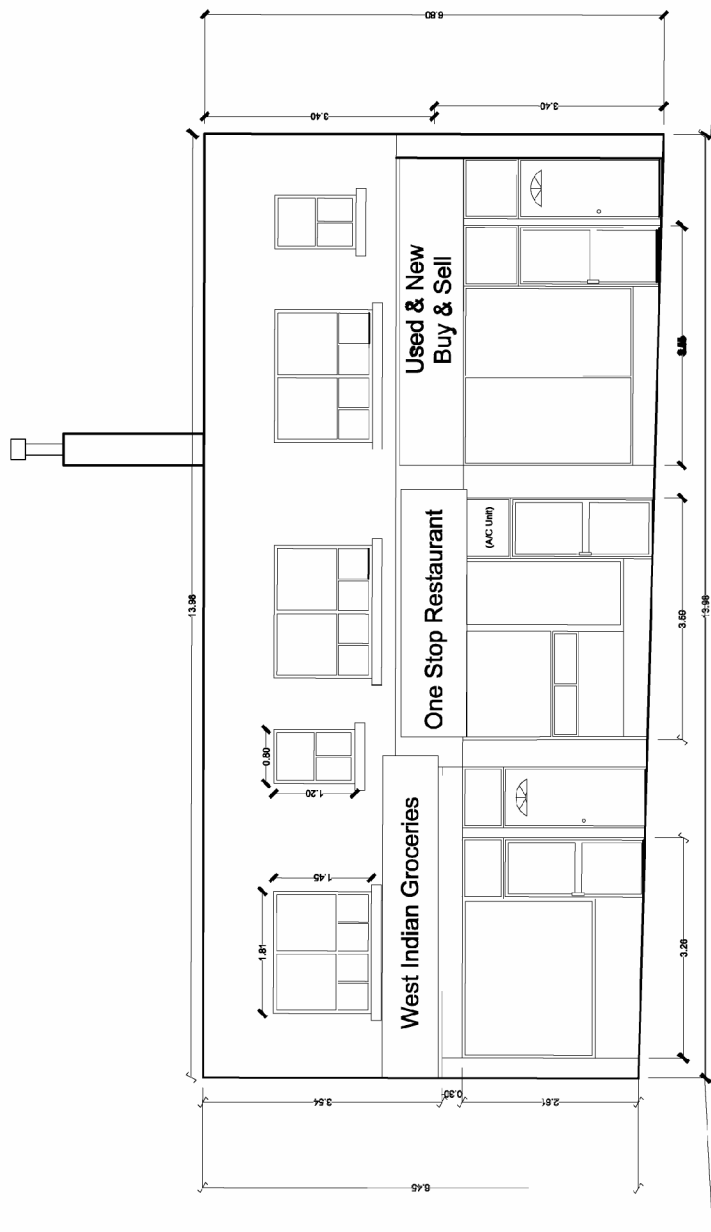
## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

**Attachment 1: Site Plan**



## Attachment 2: Elevations



Existing West Elevation

### Elevations

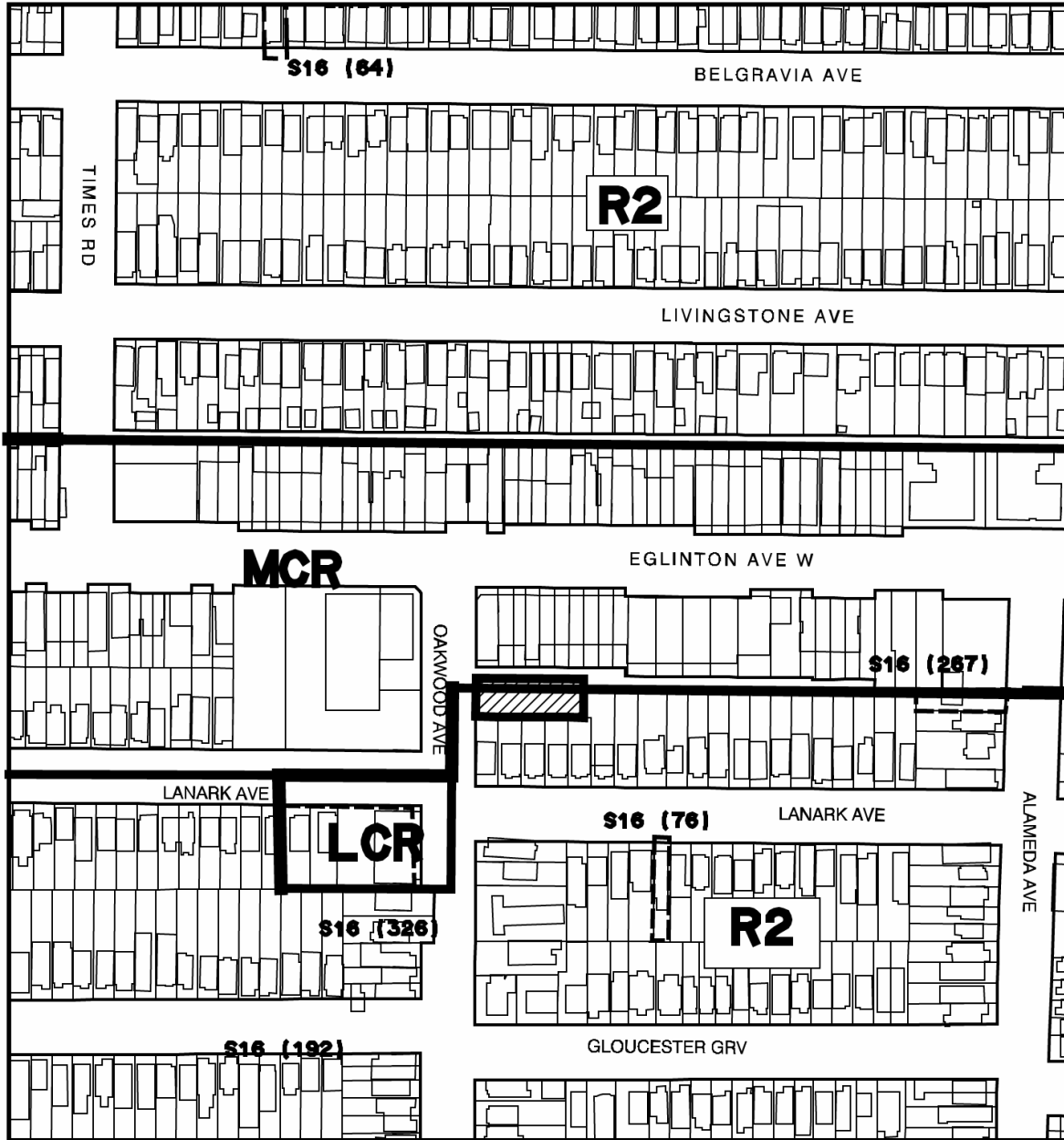
Applicant's Submitted Drawing

Not to Scale  
10/31/2007

601-605 Oakwood Ave

File # 07/266058 NNY\_150E

### Attachment 3: Zoning



**Toronto** City Planning  
Zoning

601-605 Oakwood Ave  
File # 07\_266058\_NNY\_150Z

- West District Zone
- R2 Residential Zone
- LCR Local Commercial Residential
- MCR Mixed Commercial Residential



Not to Scale  
Former York Zoning By-law 1-83  
Extracted 10/31/2007

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 266058 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	September 28, 2007

Municipal Address: 601-605 OAKWOOD AVE  
 Location Description: PL 1687 BLK D \*\*GRID N1507  
 Project Description: To diversify the ground floor uses to retail and maintain the second floor residential uses.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
THE BIGLIERI GROUP LTD			POTENZA INVESTMENTS LTD

#### PLANNING CONTROLS

Official Plan Designation:	NEIGH	Site Specific Provision:	
Zoning:	R2	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	555.3	Height:	Storeys:	2	
Frontage (m):	14.02		Metres:	6.6	
Depth (m):	39.62				
Total Ground Floor Area (sq. m):	362.6				<b>Total</b>
Total Residential GFA (sq. m):	362.6		Parking Spaces:	4	
Total Non-Residential GFA (sq. m):	315.34		Loading Docks	0	
Total GFA (sq. m):	677.94				
Lot Coverage Ratio (%):	65.3				
Floor Space Index:	1.2				

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	362.6	0
Bachelor:	0	Retail GFA (sq. m):	315.34	0
1 Bedroom:	4	Office GFA (sq. m):	0	0
2 Bedroom:	2	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Cassidy Ritz, Planner</b>
	<b>TELEPHONE:</b>	<b>(416)395-7053</b>