

**458 Oakwood Avenue - Zoning By-Law Amendment
Application - Preliminary Report**

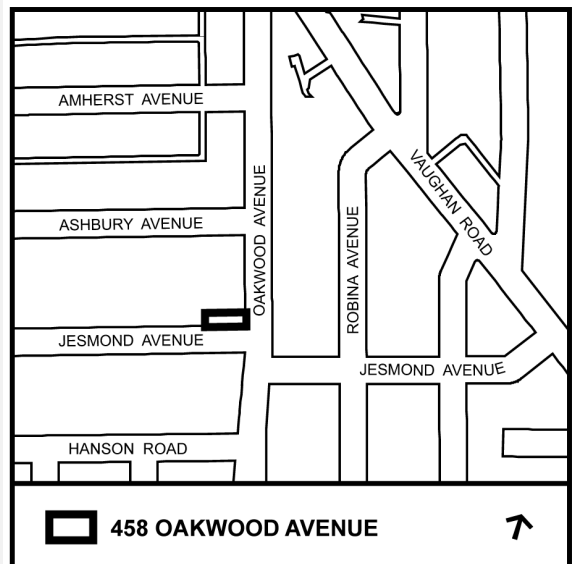
Date:	December 13, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	12 266906 NNY 15 OZ

SUMMARY

This application proposes to permit a four-storey building with eight residential or live/work units and four parking spaces that is currently under construction at 458 Oakwood Avenue. The Zoning By-Law currently permits a three-storey building having a maximum of six residential or live/work units.

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 intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor for early 2013. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for late 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 458 Oakwood Avenue 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.

DECISION HISTORY

At its meeting of October 29, 2008 City Council approved an application to permit a three-storey building with six residential or live/work units and four parking spaces at 458 Oakwood Avenue.

The Final Report is available at:

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15568.pdf>

Also at its meeting of October 29, 2008 City Council approved an Official Plan Amendment to add Site and Area Specific Policy No. 317 creating the Oakwood Avenue Arts District. The policy directs that lands fronting Oakwood Avenue between Rogers Road and Vaughn Road are designated as a *Neighbourhood* within which a clustering of uses relating to the production, display and sale of arts and crafts is permitted.

The Final Report is available at:

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15569.pdf>

Pre-Application Consultation

Pre-application communications with the applicant occurred in February, 2012. The applicant was advised on complete application submission requirements.

ISSUE BACKGROUND

Proposal

In February 2012, Building Division staff performed an inspection of 458 Oakwood Avenue and determined that construction was underway for the purpose of adding a fourth storey. This was not in accordance with permit drawings which reflected the approved three-storey building. An Order to Comply was issued requiring the owner to complete all construction in strict accordance with the permit

drawings or apply for revision. The owner of the property chose to apply for revision and submitted this Zoning By-Law Amendment application.

The application is therefore proposing to permit the four-storey residential building with eight residential or live/work units that is currently under construction. The height of the building would be 13.15 metres. A total gross floor area of 890 m² is proposed, which would result in a density of 2.35 times the area of the lot. Four parking spaces are proposed to the side of the building which would be accessed by a driveway off Jesmond Avenue.

The site statistics are presented on the Application Data Sheet (Attachment 4).

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 m² and currently contains a partially constructed four-storey building. The site previously contained a two-storey single-detached dwelling that was demolished.

Development in the vicinity of the site is 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 and Provincial Plans

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe 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. 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 *Neighbourhoods* will respect and reinforce the physical patterns and character of established neighbourhoods with particular regard to: size and configuration of lots; heights, massing, scale and type of dwelling units; prevailing building types; and setbacks.

Site Specific Policy 317 designates the subject site as within the *Oakwood Avenue Arts District*. The lands are designated as a *Neighbourhood*, within which a clustering of uses related to the production, display and sale of art and crafts is permitted such as art schools, art centres, art supply stores, commercial galleries, public art galleries, theatre performance venues, low-impact artist studios and artist live-work units. The lands are not intended as a retail commercial strip.

Zoning

The property at 458 Oakwood Avenue is subject to site-specific Zoning By-Law 401-2009. This zoning permits a residential building having a maximum of six dwelling units or artist live/work units and a minimum of four parking spaces. The maximum height of the building is three storeys or 13.15 metres, whichever is lower, and the maximum floor area is 1.7 times the lot area.

Site Plan Control

A Site Plan Agreement was registered on the property on May 8, 2011. This agreement provides for the development of a three-storey walk-up apartment building. Some of the plans and drawings registered on title have been revised by the applicant to reflect the current Zoning By-law Amendment application, however an application to formally revise the Site Plan Agreement has not yet been submitted.

Reasons for the Application

The applicant is seeking an amendment to the Zoning By-law to permit an additional storey and two additional dwelling units while maintaining the building envelope permitted under the existing zoning. The applicant has proposed a building containing four storeys within the approved height of 13.15 metres, with eight dwelling units or live/work units and an FSI of 2.35 times the lot area. The number of parking spaces would not increase.

Minor revisions are proposed to the building's exterior façade. However, the building's height in metres, setbacks, and landscape features comply with the current zoning.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report.
- Traffic Impact Study and Parking Study.
- Engineer's letter confirming the previously approved Functional Servicing and Stormwater Management Report is adequate to address the proposed Zoning By-law Amendment.

City staff are reviewing the application for completeness. The TGS Checklist has not been submitted and the applicant has been informed this TGS Checklist is required.

Issues to be Resolved

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

- The appropriateness of the proposed increase in number of storeys and units;
- The appropriateness of the proposed parking supply, vehicular access, servicing and loading area; and
- The quality and character of the building façades proposed in the revised drawings.

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

CONTACT

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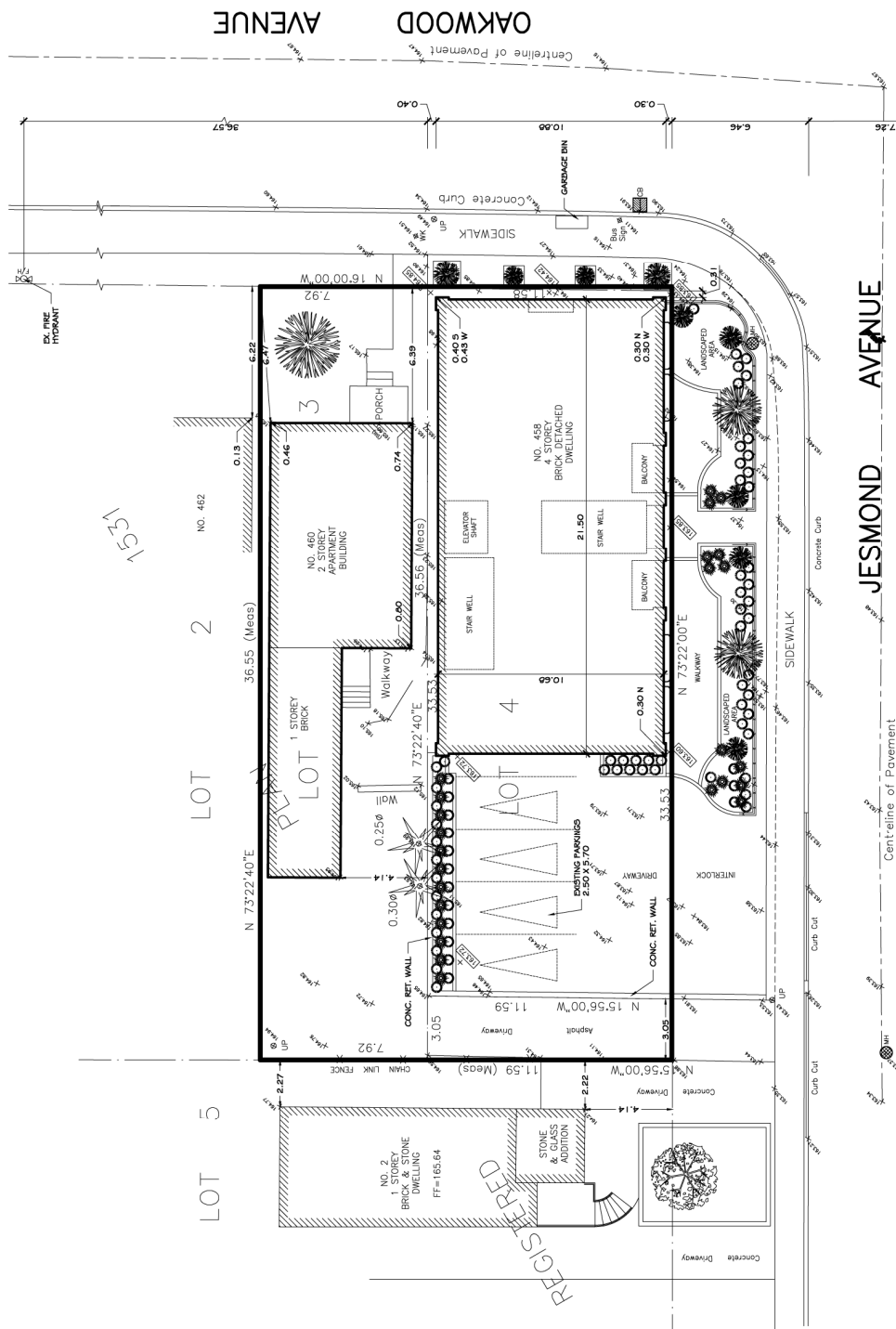
SIGNATURE

Allen Appleby, 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



458 Oakwood Ave

JESMOND AVENUE

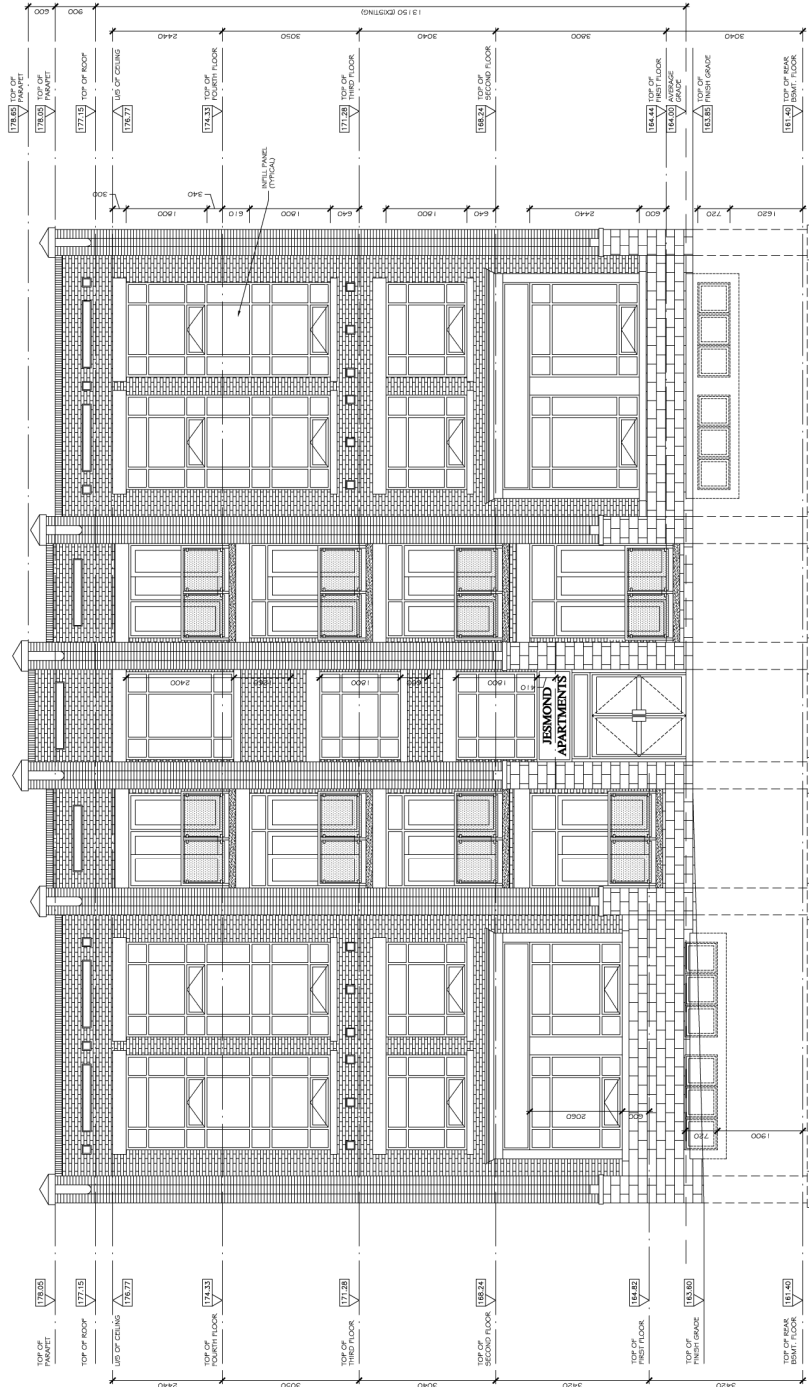
Site Plan

Applicant's Submitted Drawing

Not to Scale
12/06/2012

File # 12 266906 NMY 15 0Z

Attachment 2: Elevations



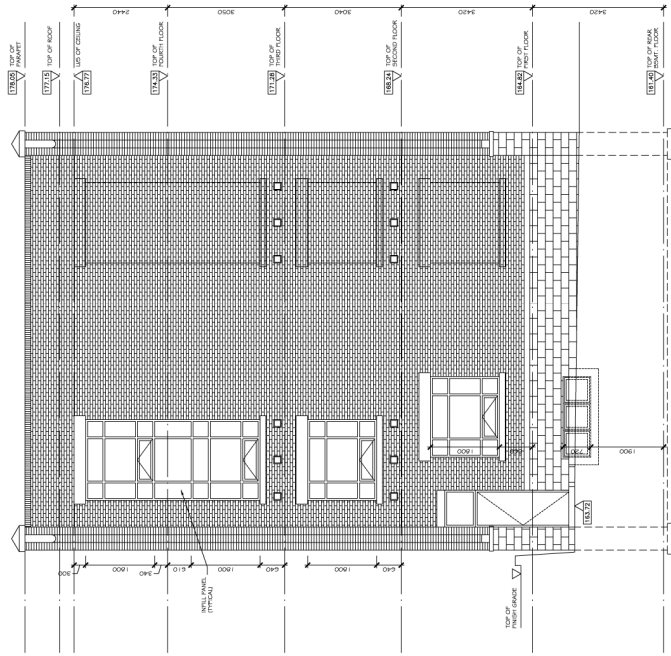
SOUTH ELEVATION

458 Oakwood Ave

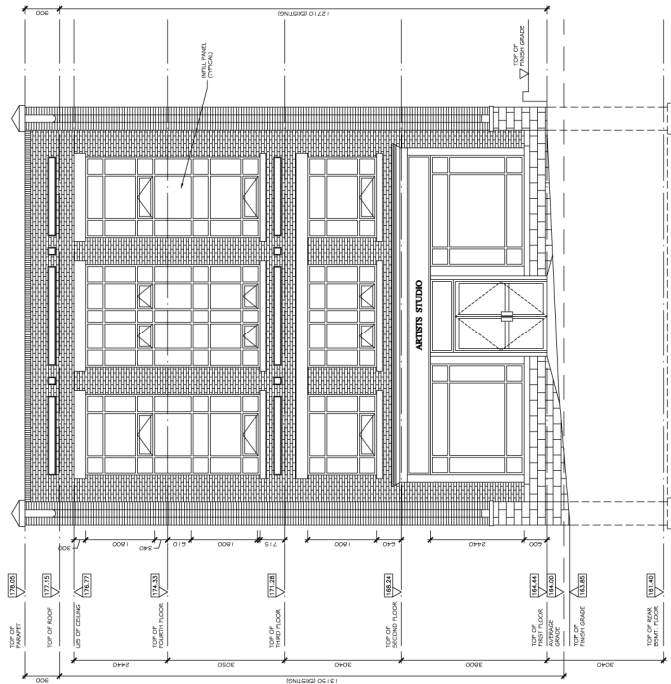
File # 12 266906 NNY 15 0Z

Elevations
 Applicant's Submitted Drawing

Not to Scale
 12/06/2012



WEST ELEVATION



EAST ELEVATION

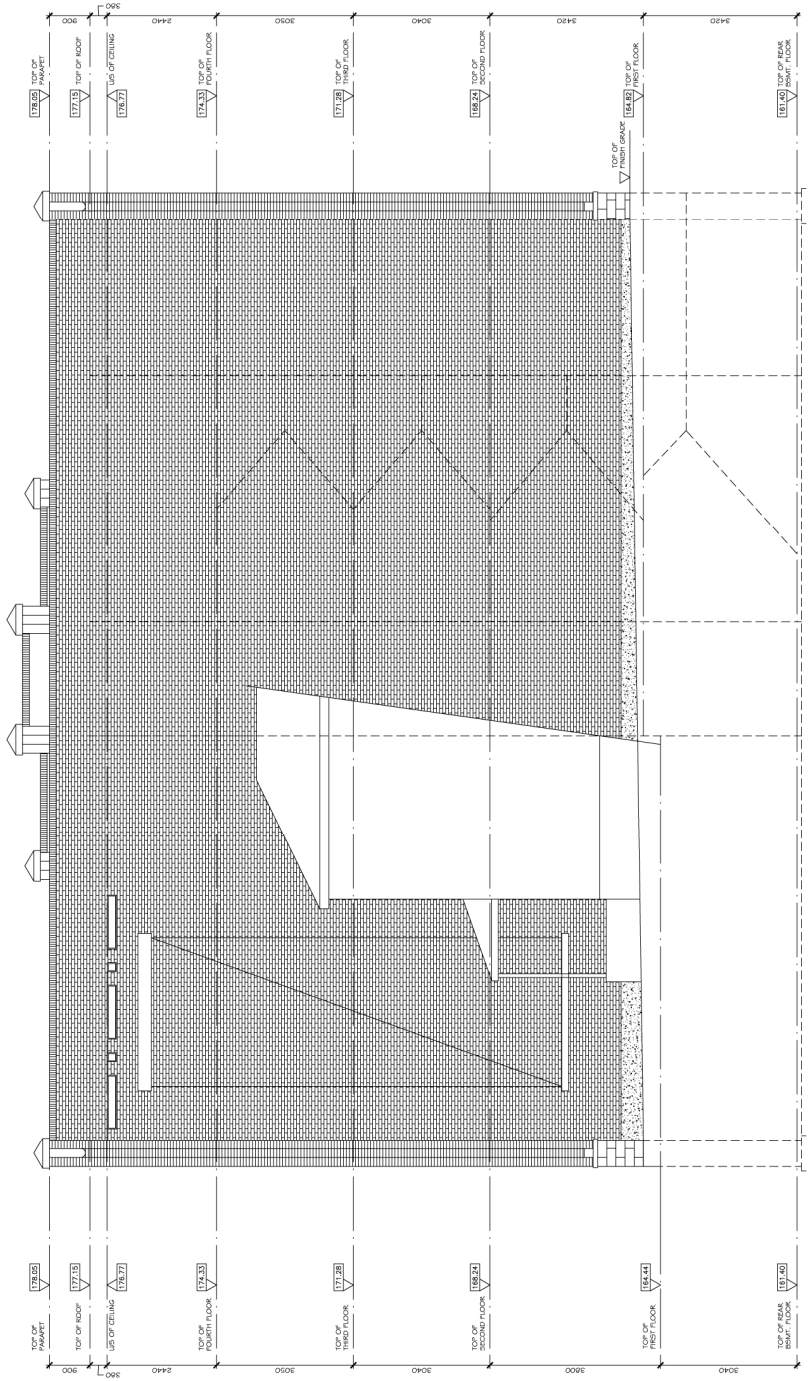
458 Oakwood Ave

File # 12 266906 NNY 15 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale
12/06/2012



NORTH ELEVATION

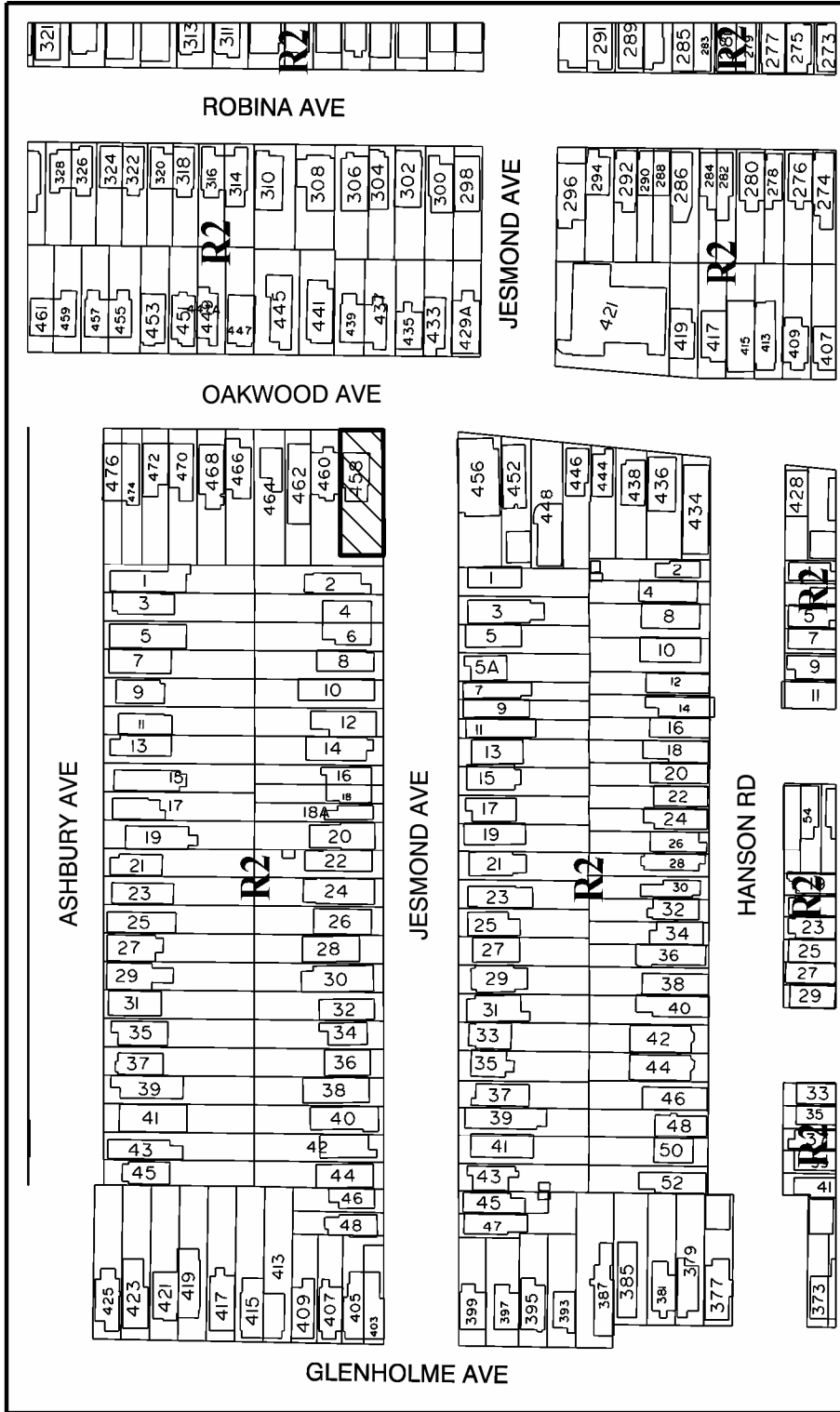
458 Oakwood Ave

Elevations
 Applicant's Submitted Drawing

File # 12 266906 NNY 15 0Z

Not to Scale
 12/06/2012

Attachment 3: Zoning



Toronto City Planning
Zoning
 458 Oakwood Ave
 File # 12 266906 NNY 15 0Z



Not to Scale
 York Zoning By-Law 1-83 as amended
 Extracted 12/06/2012

R2 One-Family Detached Dwelling Second Density Zone

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 266906 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	October 23, 2012

Municipal Address: 458 OAKWOOD AVE
 Location Description: PLAN 1531 E PT LOT 4 **GRID N1507
 Project Description: This application proposes to recognize a four-storey residential building with eight residential or live/work units and four parking spaces that is currently under construction at 458 Oakwood Avenue.

Applicant:	Agent:	Architect:	Owner:
PETER CHEE			MARIA VIDAL

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	317: Oakwood Avenue Arts District
Zoning:	R2 / 401-2009	Historical Status:	
Height Limit (m):	13.15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	388.25	Height:	Storeys:	4
Frontage (m):	11.58		Metres:	13.15
Depth (m):	33.53			
Total Ground Floor Area (sq. m):	220.49			Total
Total Residential GFA (sq. m):	889.61		Parking Spaces:	4
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	889.61			
Lot Coverage Ratio (%):	86.8			
Floor Space Index:	2.29			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	8
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	8

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	889.61	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Michael Noble, Planner
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