



INCORPORATED 1855

TOWN OF WHITBY REPORT

RECOMMENDATION REPORT

REPORT TO: Planning and Development Committee	REPORT NO: PL 86-08
DATE OF MEETING: June 9, 2008	FILE NO(S): Z-13-08
PREPARED BY: Planning Department	LOCATION: 53 Ian Fleming Crescent
REPORT TITLE/SUBJECT:	Zoning Application Marilyn Taylor

1.0 **RECOMMENDATION:**

1. That Planning Report Item No. PL 86-08 be received as information; and,
2. That the Planning Department report back to the Planning and Development Committee at such time as the public input and agency comments have been received and assessed.

2.0 **EXECUTIVE SUMMARY:**

NA

3.0 **ORIGIN:**

The Planning Department is in receipt of a Zoning By-law Amendment Application for the above captioned property.

4.0 **BACKGROUND:**

A Zoning By-law Amendment Application was submitted by Marilyn Taylor to amend the Town of Whitby Zoning By-law No. 1784, as amended, to legalize an existing 161 square metre (1,733 square foot) one bedroom basement apartment in a single detached dwelling (see Attachment #2).

The subject property is within the urban development boundary and is designated "Residential" within the Town of Whitby Official Plan. There is a separate access to the apartment on the east side of the house. In addition, a total of four parking spaces can be accommodated on site, two in the garage and two on the driveway.

According to Section 4.2.3.15 'Apartments in Houses' in the Whitby Official Plan:

4.2.3.15 *Apartments in Houses*

Apartments in houses shall be permitted in a single detached and other attached ground related dwellings, in urban residential areas throughout the Municipality subject to the following criteria:

- a) *one apartment unit per dwelling;*
- b) *one parking space per apartment*
- c) *capacity of municipal sanitary sewer and water supply;*
- d) *structural suitability of the building to accommodate alterations for an additional dwelling unit; and,*
- e) *compliance with the provisions of the Ontario Building code, Fire Code, and all other relevant municipal and provincial standards.*

5.0 **DISCUSSION/OPTIONS:**

Site Location	:	Part of Lot 18, Concession 3, municipally known as 53 Ian Fleming Crescent (see Attachment #1)
Present Use	:	Single dwelling plus second unit
Proposed Use	:	Legalize the second unit
Official Plan	:	Region – Living Area Town – Residential
Present Zone Category	:	'R2B*' – Residential Zone, By-law # 1784, as amended
Proposed Zone Category	:	'R2B*' – Residential Zone, with the exception to permit a second dwelling unit within the existing structure.
Surrounding Land Uses	:	Single detached dwellings

6.0 COMMUNICATION ISSUES/PLAN:

Notice of this meeting was mailed to all property owners within 120 metres (400 feet) of the subject property at least fourteen days prior to the meeting. In addition, a public notice sign has been erected on the site in accordance with the sign notification procedures prior to the public meeting date.

7.0 CONSIDERATIONS:

A. PUBLIC

NA

B. FINANCIAL

NA

C. IMPACT ON & INPUT FROM OTHER DEPARTMENTS/SOURCES

NA

D. CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES

NA

8.0 SUMMARY AND CONCLUSION

That Planning Report Item No. PL 86-08 be received as information and that the Planning Department report back to the Planning and Development Committee at such time as the public input and agency comments have been received and assessed.

9.0 ATTACHMENTS

Attachment #1: Location Sketch

Attachment #2: Site Plan / Floor Plan

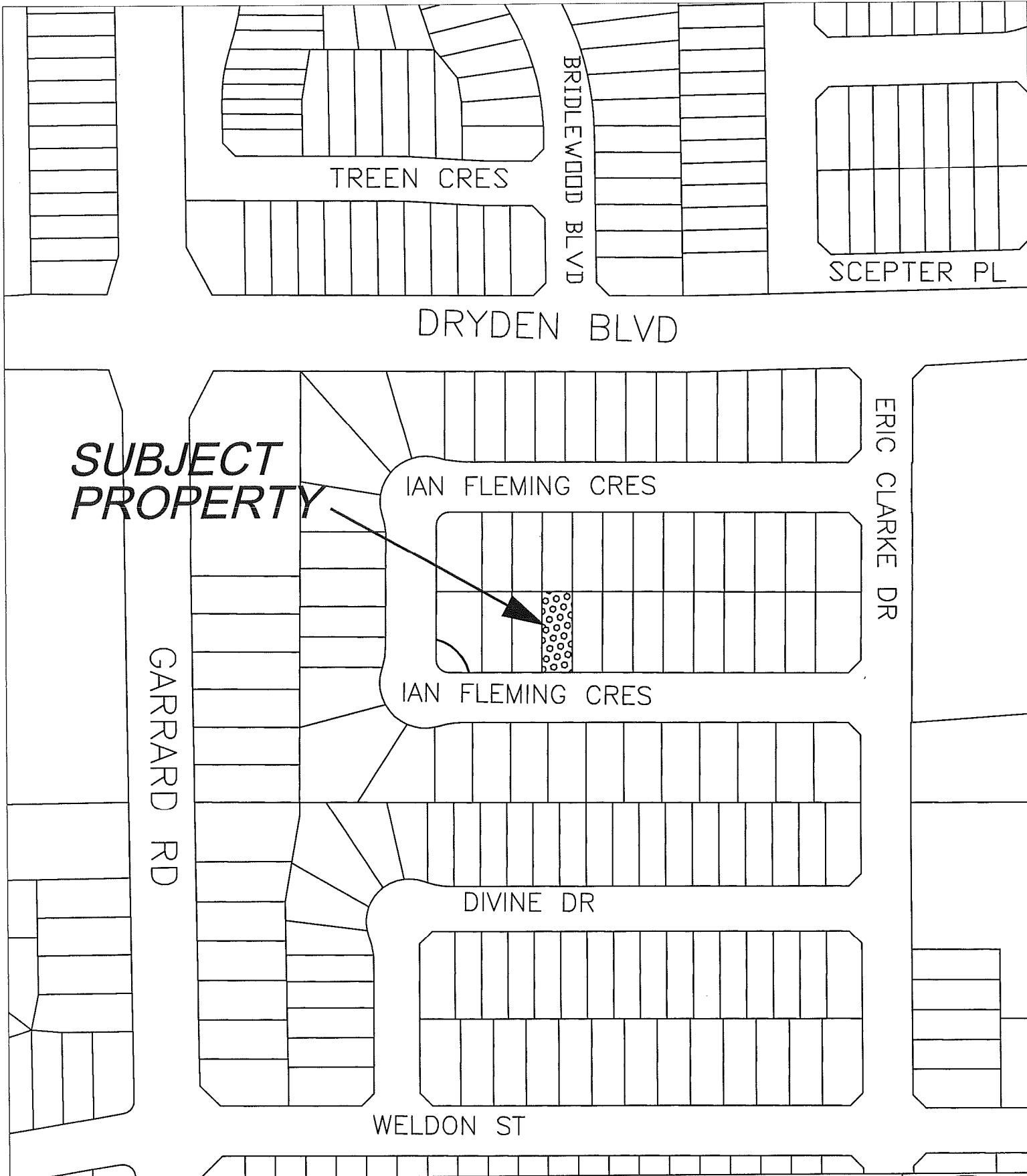
Attachment #3: Public Correspondence

Prepared by Alex Teixeira

For further information contact:
Graig Uens, Planner, Ext. 2355

Robert B. Short, Director of Planning, Ext. 4309

Robert Petrie, Chief Administrative Officer, Ext. 2211



**SUBJECT
PROPERTY**

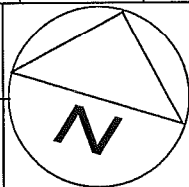
Town of Whitby Planning Department

APPLICANT
MARILYN TAYLOR

FILE NO.
Z-13-08

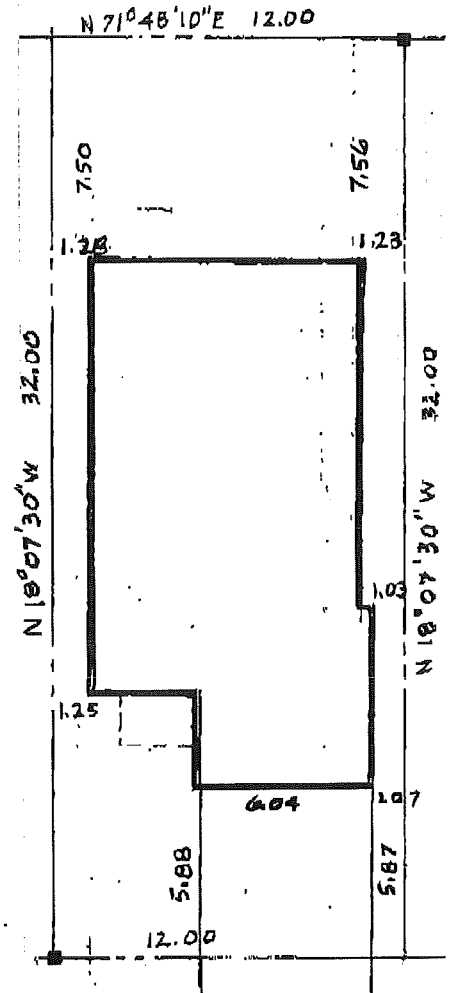
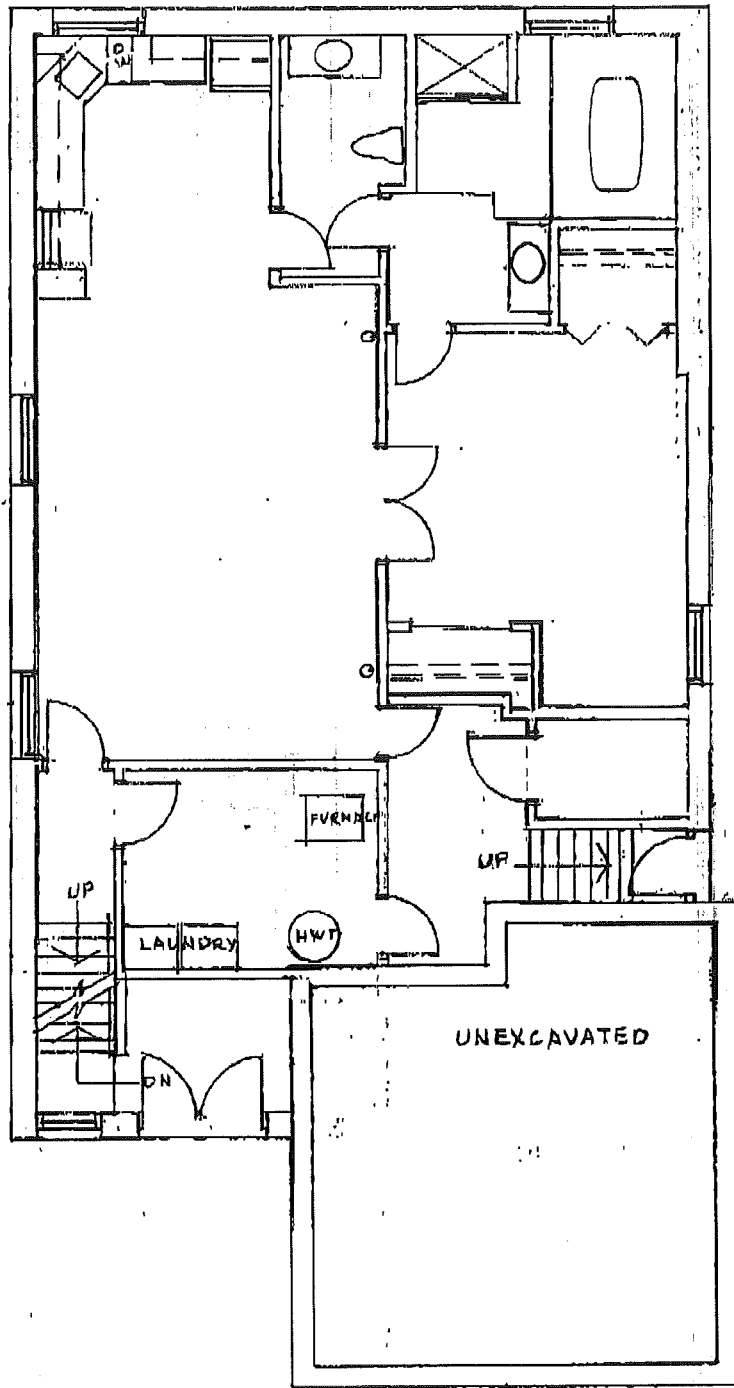
DATE
APRIL 2008

SCALE
N.T.S.



ATTACHMENT #2

PL 86-08



1/8" = 1'-0"



Oshawa, Ontario 576-6869



Project
**ONE BEDROOM
 BASEMENT APARTMENT**
**53 IAN FLEMING CRES
 WHITBY, ONTARIO**

Date
APR 30/08

Scale
AS NOTED

Job No.
0809

Sheet No.
A-1

MAY 29 2008

DEPARTMENT

52 Ian Fleming Crescent
Whitby, Ontario
L1R 2E3
May 28,2008

Planning Department
Town of Whitby
575 Rossland Road East
Whitby, Ontario
REFERENCE File Z - 13 -08

Mr. John Austin

We reject the amendment to bylaw 1784 applied for by 53 Ian Fleming Crescent. The reason we purposely bought in this area was, it was single dwellings . Apartments would increase the density and decrease the value of our home. Changing the bylaw would allow anyone to add an apartment,we already have high density accommodations at the end of the street.

We will be out of town and unable to attend the meeting, therefore, we would like our opinion considered when you make your decision.

Thank you

Isobel Liness *Isobel Liness*

Edward Liness *Edward Liness*