

**SUBJECT:** PRELIMINARY REPORT  
Forest Bay Homes Ltd.  
Applications for rezoning and draft plan of subdivision to permit 37 single family homes at 359 Elson Street.

File Nos: SU/ZA 14 133398

**PREPARED BY:** Stacia Muradali, Ext. 2008  
Senior Planner, East District Team

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**RECOMMENDATION:**

- 1) That the report dated June 17<sup>th</sup>, 201, titled, "Preliminary Report, Forest Bay Homes Ltd., Applications for rezoning and draft plan of subdivision to permit 37 single family homes at 359 Elson Street, Files Nos: SU/ZA 14 133398", be received, as background to the statutory Public Meeting scheduled for the evening of June 17<sup>th</sup>, 2014; and
- 2) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report provides preliminary information on the rezoning and draft plan of subdivision applications submitted by Forest Bay Homes Ltd. to permit 37 single family homes at 359 Elson Street. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

**BACKGROUND:**

**Site location and area context**

359 Elson Street (the "subject property") is located at the south-east corner of Elson Street and Eastvale Drive, which is north of Steeles Avenue and east of Markham Road (Figure 1). The subject property is 2.03 hectares (5 acres) and is currently vacant. Surrounding land uses include single detached dwellings to the north and west (across Elson Street and Eastvale Drive), a wood lot to the south, and Eastvale Park and cricket pitch to the east (Figure 3).

**Proposal for single family homes**

Forest Bay Homes is proposing to develop 37 single detached dwellings on the subject property. The proposed homes will be developed along the Elson Street frontage and along a new public road which will terminate in a cul-de-sac (Figure 4). The majority of

lots will have frontages of 12 metres (39.3 feet) and lot depths ranging from approximately 35 to 42 metres (114.8 to 137.8 feet).

**Official Plan and Zoning**

The subject property is designated "Urban Residential" in the City's Official Plan (Revised 1987) and "Urban Residential – Low Density" and elementary school site in the Armadale Secondary Plan. The subject property is designated "Residential Low Rise" in the City's new Official Plan which was adopted by Markham Council in December 2013 and which is awaiting approval from the Region of York. The site is zoned "Institutional and Open Space (OS2)" in Zoning By-law 90-81, as amended. The Official Plan provides for the proposed development, however, the zoning by-law requires an amendment to permit the proposed residential development.

**OPTIONS/ DISCUSSION:****The subject property is not required as a school site**

The subject property was designated as a school block for the York Catholic District School Board (YCDSB), when plan of subdivision 65M-3616 was registered in 2002. In 2013, the YCDSB advised the City that the site was not required and that they would not be purchasing it from the landowner. The subdivision agreement which was registered on title, gives the City the first right of refusal to acquire all or part of the subject property.

**A portion of the property is required for parking to serve the adjacent community park**

The subject property is located immediately to the west of an existing community park, which comprises play areas and passive recreation areas, as well as a regionally significant cricket pitch and associated facilities. The cricket facility is one of only a handful in the GTA and is heavily used, attracting visiting teams from a larger area. As a result, the City's Park Department Group together with Parks Operations and Roads have identified a need to expand the park facility to accommodate parking to serve the community park.

As part of the review of the draft plan application, staff have identified an opportunity to work with the applicant to achieve a parking lot, which could potentially occupy a number of proposed lots currently shown on the draft plan (Figure 4) with vehicular access onto Elson Street. The area of land required to achieve the parking lot would be around 0.25 hectares (0.6 acres). Staff are assessing whether the land required for the parking lot would be required to be provided the developer as parkland dedication generated by the proposed development based on the requirements of the Villages of Fairtree Community Design Plan of 1.02 hectares (4 acres) per 1,000 population. In the event that the required parkland is not enough to achieve the area of land required as a parking lot, then the City may consider negotiating the acquisition of additional lands for this purpose.

Staff are working on a concept plan to demonstrate how the parking lot could be laid out so as to allow the applicant to achieve the desired cul-de-sac layout while ensuring that the parking lot is sufficiently screened from dwellings in the vicinity.

The applicant has been agreeable to working with staff on making modifications to the draft plan which will assist with their parkland dedication. A revised draft plan will be included as part of a future recommendation report from staff. The appropriateness of the revised draft plan, proposed lotting pattern, road block, and other draft plan and zoning matters will be discussed in a future staff recommendation report.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

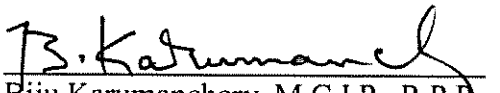
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

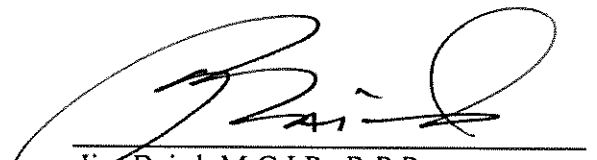
The proposed development will be reviewed in the context of the City's strategic priorities of Growth Management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the proposed zoning by-law amendment and draft plan.

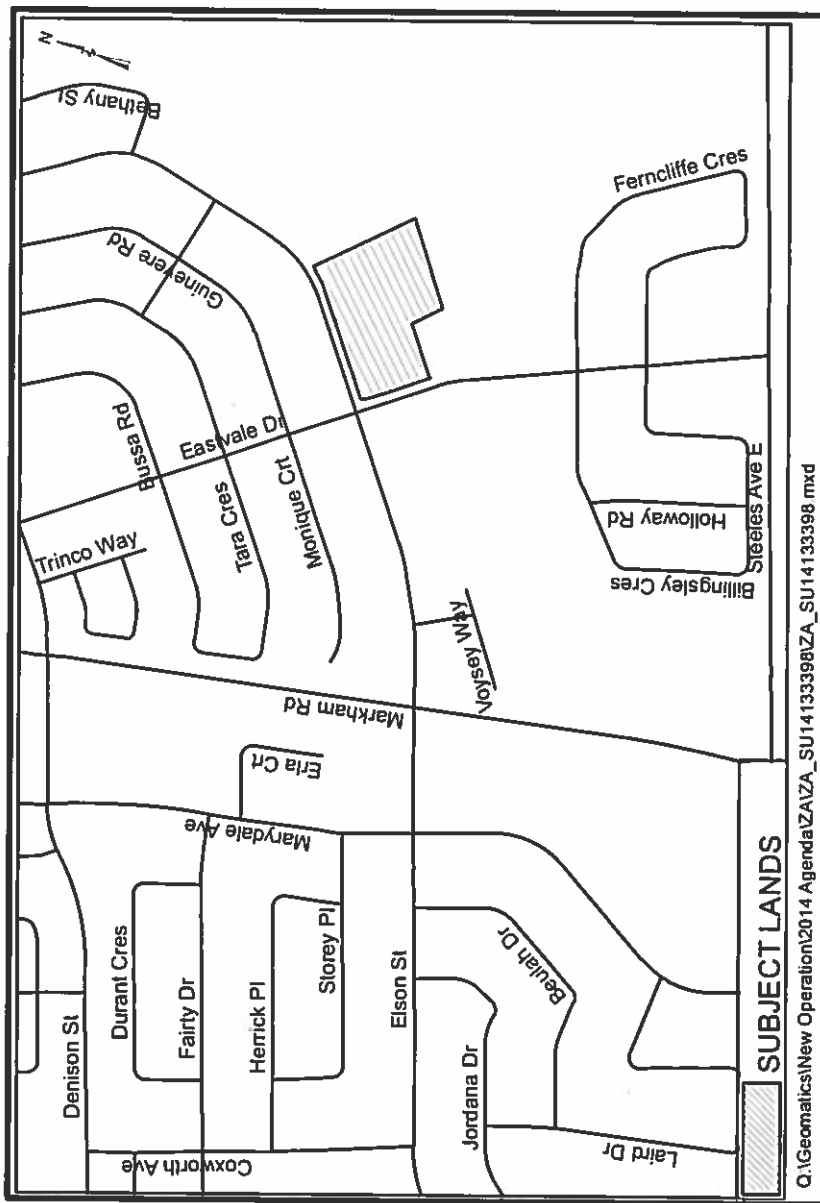
**RECOMMENDED BY:**

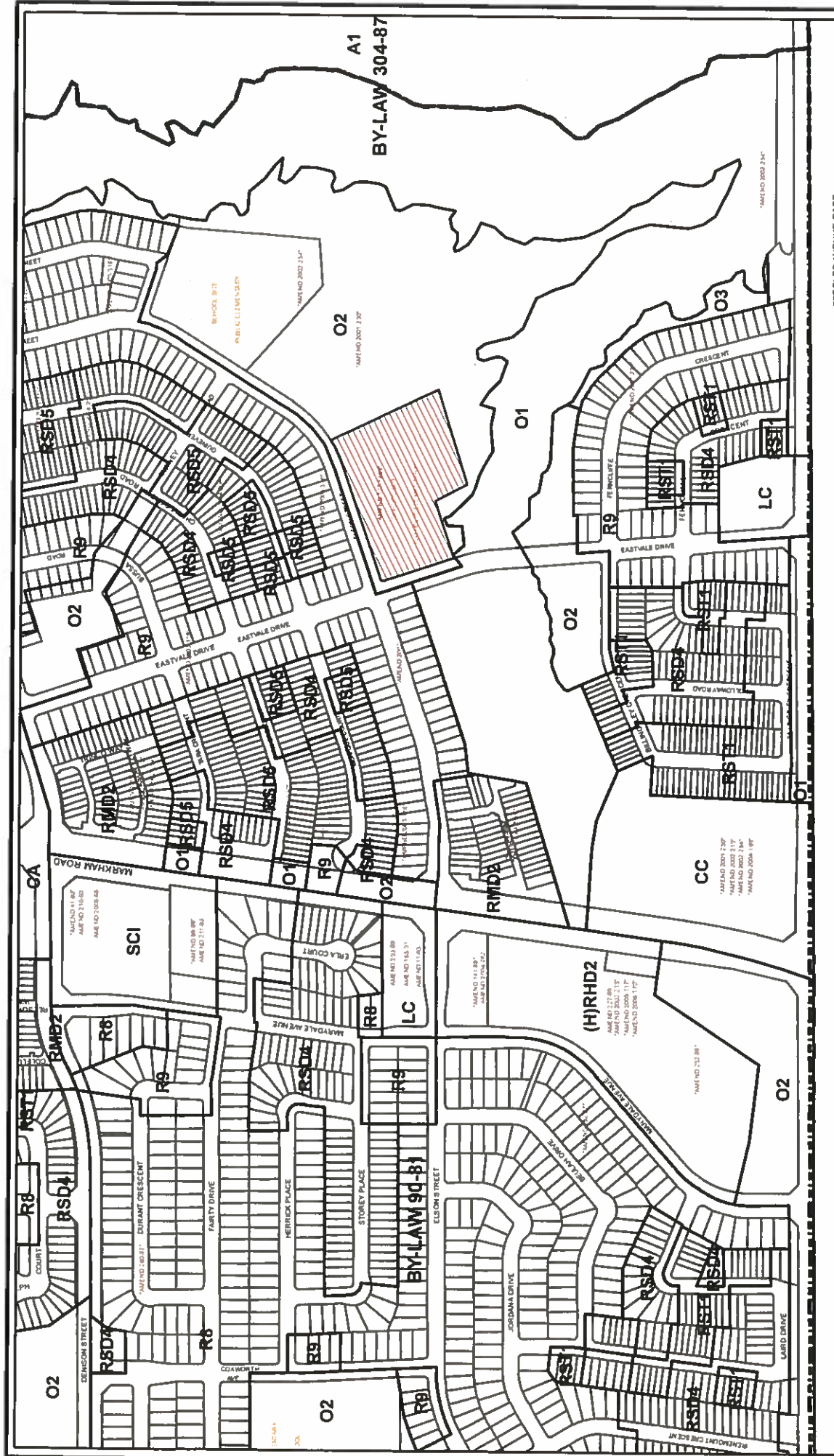
  
Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Draft Plan of Subdivision





# AREA CONTEXT / ZONING

APPLICANT: FOREST BAY HOMES  
359 ELSON STREET

FILE No. ZA, SU 14133398 (SM)

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FIGURE No. 2





# AIR PHOTO

APPLICANT: FOREST BAY HOMES  
359 ELSON STREET

FILE No. ZA,SU 14133398 (SM)

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# DRAFT PLAN OF SUBDIVISION

APPLICANT: FOREST BAY HOMES  
359 ELSON STREET

FILE No. ZA,SU 14133398 (SM)

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FIG. No. 4