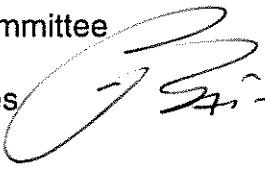




MEMORANDUM

To: Chair and Members of Development Services Committee

From: Jim Baird, Commissioner of Development Services 

Prepared by: Stephen Corr, Planner II, East District

Date: May 20, 2014

**RE: Forest Bay Homes Ltd.
Draft Plan of Subdivision and Zoning By-law Amendment
applications to permit 37 single detached dwellings at 359
Elson Street, Block 1 Plan 65M-3616
Files SU 14 133398 and ZA 14 133398**

RECOMMENDATION

- 1) That the Memorandum dated May 20, 2014 entitled "Forest Bay Homes Ltd., Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 37 single detached dwellings at 359 Elson Street, Block 1 Plan 65M-3616, Files SU 14 133398 and ZA 14 133398", be received;
- 2) That staff be authorized to schedule a Public Meeting for June 17, 2014 to consider the Draft Plan of Subdivision and Zoning By-law Amendment applications (SU 14 133398 and ZA 14 133398);
- 3) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE

This memorandum seeks authorization to hold a statutory Public Meeting to consider Draft Plan of Subdivision and Zoning by-law amendments to facilitate the development of 37 single detached dwellings at 359 Elson Street, within the Villages of Fairtree community

BACKGROUND

The Draft Plan of Subdivision and Zoning By-law Amendment applications apply to a 2.03 ha (5.01 ac) vacant site. This site is located at the southeast intersection of Elson Street and Eastvale Drive, which is west of Markham Road and north of Steeles Avenue

East, as shown in Figure 1. 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.

The subject site was designated as a school block for the York Catholic District School Board (YCDSB), when plan of subdivision 65M-3616 was registered in 2002. Accordingly, the site was Zoned Institutional and Open Space (OS2) under By-law 90-81, as amended, which permits schools on the property. In 2013, the YCDSB provided a letter to the City to advise this location was not required as a school site, and that they would not be purchasing it from the developer.

Consequently, Forest Bay Homes Ltd. submitted a Draft Plan of Subdivision application proposing 37 single detached dwellings on these lands. The draft plan (Figure 2), proposes fourteen (14) single detached lots fronting the south side of Elson Street, and twenty-three (23) single detached lots fronting a new public street. This new public street is a cul-de-sac, connecting to the east side of Eastvale Drive. A Zoning By-law amendment application has also been submitted to rezone the lands from OS2 into an appropriate Residential Zone in By-law 90-81, as amended.

City staff have identified the need for Forest Bay Homes Ltd. to convey a portion of the site to the City, for the provision of parkland and parking for the adjacent park to the east. This parcel will expand the adjacent community park and cricket pitch, and specifically be used to address the demand for parking. Although this will result in modifications to the draft plan, and a reduction in the total number of units being proposed, the proponent is agreeable to this request, as a matter of parkland dedication and community benefit. Modifications to the draft plan and layout of the parking lot are still being finalized. In agreeing to the City's request, the proponents have expressed an interest in having a Public Meeting on June 17th, 2014, prior to Development Services Committee's summer recess.

If Committee agrees then a statutory Public Meeting could be held on June 17th, 2014. A preliminary report with additional information about the proposed Draft Plan of Subdivision and Zoning By-law amendment will be provided to Development Services Committee on the day of the Public Meeting. This will include details regarding the modified draft plan and the layout of the proposed parking lot.

Figure 1 – Site Location Map



The map shows Block 1, Registered Plan 65M-3616, which is a concession of Lot 1, Concession 8. The block is divided into several phases and lots. Phase 1 (65M-3530) is located at the top left. Phase 2 (65M-3571) is located to the left of Phase 1. Phase 3 (65M-3616) is located at the bottom left. Phase 4 (65M-3669) is located at the top right. Phase 5 (65M-3740) is located to the right of Phase 4. The map also shows Block 99 Pond, Block 111, and Block 126. Streets include Eastvale Drive, Elson Street, and Street 'A'. A north arrow is located in the bottom right corner.