



Report to: Development Services Committee

Report Date: June 12, 2012

SUBJECT: RECOMMENDATION REPORT
Forest Bay Homes
Zoning By-law amendment and site plan applications to
facilitate residential development at the south-east corner of
Denison Street and Markham Road.
ZA & SC 11 115754

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

REVIEWED BY: Biju Karumanchery, Ext. 2970
Senior Development Manager

RECOMMENDATION:

- 1) That the report titled "RECOMMENDATION REPORT, Forest Bay Homes, Zoning By-law amendment and site plan applications to facilitate residential development at the south-east corner of Denison Street and Markham Road, File Nos: ZA & SC 11 115754," dated May 22, 2012 be received;
- 2) That the record of the Public Meeting held on February 21, 2012 regarding the application (ZA 11 115754) to amend Zoning By-law 90-81, as amended, be received;
- 3) That the application (ZA 11 115754) submitted by Forest Bay Homes to amend Zoning By-law 90-81, as amended, to facilitate residential development at the south-east corner of Denison Street and Markham Road, be approved, and the draft By-law be finalized and enacted without further notice;
- 4) That the site plan application (SC 11 115754) submitted by Forest Bay Homes to facilitate residential development at the south-east corner of Denison Street and Markham Road be endorsed in principle, subject to conditions attached as Appendix 'A' ;
- 5) That Site Plan Approval (SC 11 115754) be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director has signed the site plan;
- 6) That conditional 2011 servicing allocation for 28 townhouses and 30 semi-detached dwellings be assigned to the proposed development;
- 7) That the Town reserves the right to revoke or reallocate the servicing allocation should development not proceed in a timely manner;

- 8) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to discuss and recommend approval of the applications to amend Zoning By-law 90-81, as amended, and for site plan approval, submitted by Forest Bay Homes to allow residential development at the south-east corner of Denison Street and Markham Road.

BACKGROUND:**Subject property and area context**

The subject property is located at the south-east corner of Denison Street and Markham Road (Figure 1). The site is approximately 1.66 hectares (4.1 acres) and is surrounded by residential uses along with commercial uses on the west side of Markham Road (Figure 3) and a place of worship which is proposed at the north-east corner of Denison Street and Markham Road directly across from the subject property.

Residential development proposed

Forest Bay Homes is proposing residential development comprised of 28 townhouse units and 30 semi-detached dwellings (Figure 4). 20 visitor parking spaces are proposed with the majority located along the Markham Road frontage. The proposed residential development will be 2-storeys in height, with garages in the front of the dwelling units (Figure 5). The access to the development will be on Denison Street. The semi-detached dwellings will be located along the east and south areas of the site, and the townhouses will back onto Denison Street as well as being located internal to the development. The proposed development will operate as a common element condominium. The average size of the semi-detached dwellings will be approximately 156 square metres (1,680 square feet) and the average unit size of the townhouses will be approximately 153 square metres (1,650 square feet).

Official Plan and Zoning

The subject property is designated "Commercial – Community Amenity Area" in the Town's Official Plan and "Community Amenity Area" in the Armadale East Secondary Plan (OPA 125). The proposed development conforms to both the Official Plan and Secondary Plan which provide for medium and high density residential development.

The subject property is zoned "Second Density – Medium Density Residential (Hold) [RMD2(H)]" in Zoning By-law 90-81, as amended. Townhouses and semi-detached dwellings are permitted under the existing zoning. A zoning by-law amendment is required to implement site-specific development standards to accommodate the proposed development.

OPTIONS/ DISCUSSION:**The proposed zoning by-law amendment and removal of the Hold (H) provision are appropriate**

The existing zoning currently permits the proposed residential land use and building types. The proposed zoning amendment will implement site-specific development standards such as setbacks, landscaping, height and amenity space which provide adequate buffering and interface with existing residential properties in the vicinity as well as the public realm.

There is a Hold provision on the subject property which shall be removed upon confirmation of water and sanitary servicing allocation to the satisfaction of the Town. The amending by-law (see Appendix 'B') removes the Hold provision as unused water and sanitary servicing allocation previously assigned to another site owned by the applicant, is available to be transferred to the proposed development. Staff are requesting that Council assign conditional the said 2011 servicing allocation for 28 townhouses and 30 semi-detached dwellings to this development.

The proposed site plan and building elevations are acceptable

The proposed site plan has appropriate block patterns, as well as an appropriate interface with the adjacent residences. The rear yards of the proposed new houses will back onto the rear yards of the already existing homes to the south and to the east. The townhouse blocks contain three (3) to four (4) units each which results in a less monotonous and less imposing built form and massing to avoid long uninterrupted facades. Adequate on-site amenity space, landscaping, and setbacks have been incorporated throughout the site. The site layout and configuration is appropriate given the orientation and location of the development block with townhouses oriented along Denison Street and visible sight lines from Markham Road. 20 visitors parking spaces will be provided, which is more than the 0.25 visitors parking spaces which are more typically provided in comparable developments. A walkway from Markham Road into the subject site has also been provided.

There is a variety of building elevations which will provide a less monotonous façade. There will be well articulated corner and end units as well as enhanced elevations for the units backing onto Denison Street to address views from the street. Upgraded elevations and architectural features will be used for the units backing onto Denison Street, such as wall articulation, roof gables, roof dormers and window surround detailing to address views and reinforce the Denison Street frontage. Larger windows with a masonry soldier course are used to accentuate the sill and header of each window and the roof line is also well articulated and avoids using one uninterrupted ridge line over the entire block. Corner units immediately facing onto Markham Road will include a combination of articulated walls, bay window features, roof gables and dormers to address views from the street. The corner semi-detached unit flanking onto Denison Street will have a full porch or entry feature along this frontage.

Staff gave careful consideration to the local context and surrounding environment and are of the opinion that front yards, building frontages with porches and main entrances facing

onto Denison Street, in close proximity to the busy intersection at Denison Street and Markham Road, would probably not be successful in achieving the active frontage sought, as it is unlikely that homeowners would use front porches and entrances on such a busy street. Furthermore, it is considered that a better sense of community would be achieved by having these blocks face the internal private streets where they would be opposite the fronts of other homes, creating opportunities for neighbours to interact on the local street.

A landscape buffer has been provided in order that the visual impact of rear yard privacy fences along Denison Street can be softened and screened with planting. Staff will continue to work with the applicant to ensure that this landscape treatment and the fence treatment is of high quality and that an attractive feature is created at the intersection of Denison Street and Markham Road with good pedestrian connections from the development to the surrounding arterial roads and transit stops.

Technical reviews have been undertaken

Town staff have reviewed the technical studies submitted by the applicant including servicing, stormwater management, grading and landscaping. The applicant has also submitted an addendum to the Villages of Fairtree Community Design Plan which incorporates the proposed development. All of the aforementioned reports have been reviewed by staff and are acceptable subject to additional minor revisions (See Appendix 'A').

Sustainable initiatives

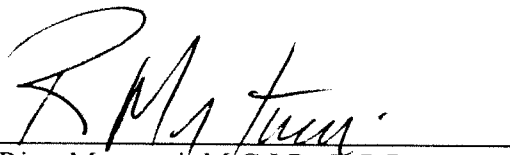
Forest Bay Homes will be incorporating the following sustainable initiatives into their development:

1. Low E Windows Throughout (including basement) with Energy Star Zone C Rating;
2. R-50 Recycled Cellulose Attic Insulation;
3. R-31 Foam Insulation for Exposed Floors and Critical Areas;
4. R-12 Near Full-Height Basement Insulation;
5. Air Tight Building Design;
6. Energy Star Rated Compact Fluorescent Bulbs (CFL) Throughout;
7. Air Filtration System;
8. Return Air Joints and Supply Ducting Sealed with Foil Tape;
9. Low Volatile Organic Compounds (VOC) Paint, Stains, and Primer;
10. Recycling centre;
11. Whole House Ventilation;
12. Energy Star Programmable Thermostat;
13. Roughed-in Piping for Gas Stove and Dryer;
14. Solar Ready;
15. Energy Star Appliances;
16. 4.8 Litre Per Flush High Efficiency Toilet;
17. Low-Flow Aerators for Kitchen and Bathrooms; and
18. Low Flow Shower Heads.

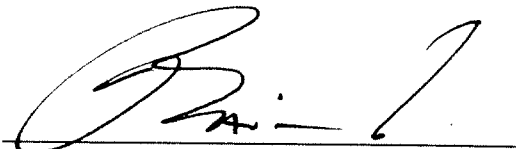
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various Town departments and external agencies and their requirements have been incorporated within the proposed development.

RECOMMENDED BY:



Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning and Urban Design



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 Site Plan
- Figure 5: Proposed Building Elevations

- Appendix A: Site Plan Conditions
- Appendix B: By-law amendment
- Appendix C: Coloured Renderings

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The applicant is also exploring the feasibility of providing a “garden ready plot” in the rear yard as well as a “whole house electricity monitor”. The garden ready plot is consistent with the Greenprint’s Objective to “significantly increase community food-producing opportunities”. Typically a home owner wishing to have a vegetable garden faces the difficult task of removing the sod and then amending the soils to support food growth. A garden ready plot would be an area roughly 1m (3ft) deep and about 3m to 4.5m (10ft to 15ft) wide or perhaps the width of the rear yard where the builder would provide a sod free area with about 0.2m to 0.3m (8 to 12 inches) of top soil for vegetable or other planting. If deemed to be feasible, the builder would provide this as a standard item with the purchase of a home but the home owner would be given the option of refusing the garden ready plot at the time of home purchase. The whole house electricity monitor is consistent with the Greenprint’s Objective to “plan, design and construct high performance new neighbourhoods”. It will inform residents, in real time, how much electricity their home is using dollars, cents and in kilowatts. This feedback helps homeowners become aware of their energy use and provides a signal to modify behavior to conserve electricity and save money.

Region of York

Markham Road is under the Region of York jurisdiction. Forest Bay Homes is required to satisfy all of the Region of York requirements prior to site plan approval (see Appendix ‘A’). Some of the requirements include conveyance of land along the Markham Road frontage to facilitate the Region’s 45 metre right-of-way. A daylight triangle will also be provided at the intersection of Denison Street and Markham Road.

CONCLUSION:

It is recommended that the zoning by-law amendment application submitted by Forest Bay Homes to permit the proposed residential development comprised of 28 townhouses and 30 semi-detached dwellings and to remove the Hold (H) provision be approved and the related site plan be endorsed in principle subject to conditions outlined in Appendix ‘A’.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

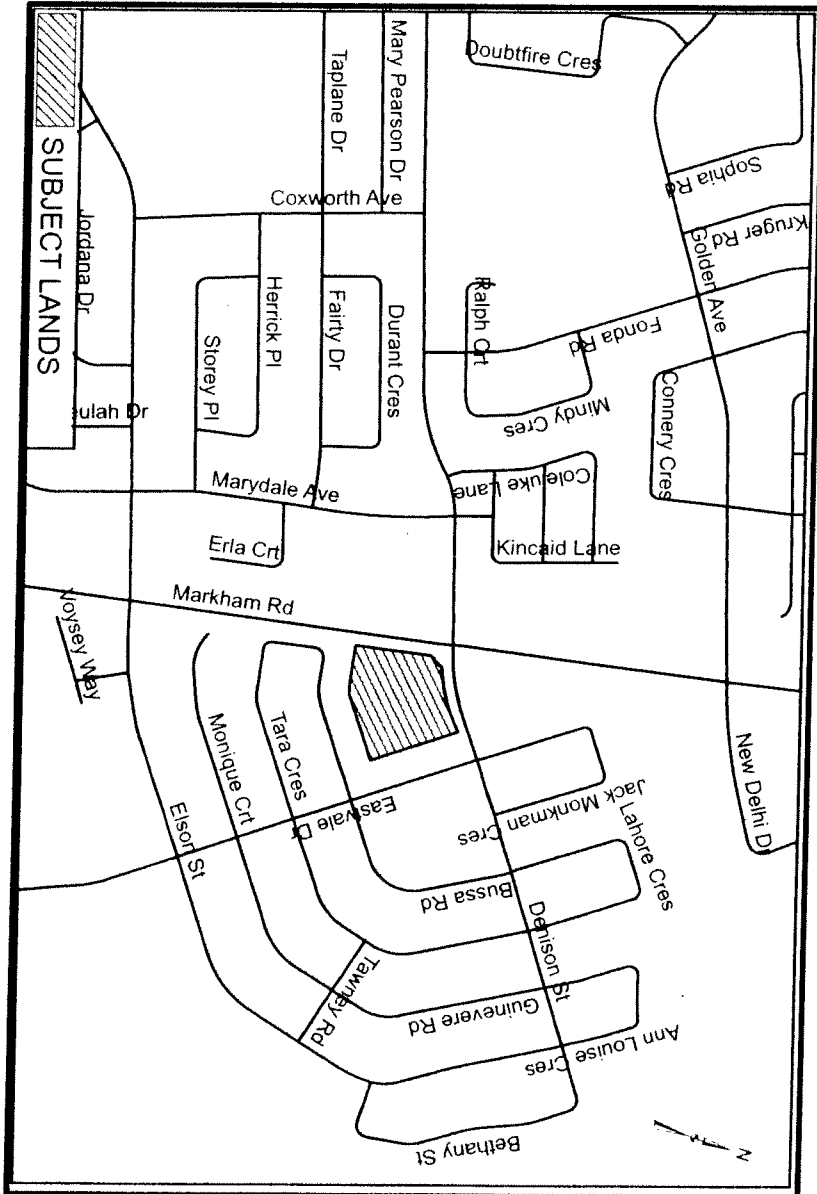
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development aligns with the strategic priority for managing growth in an efficient manner.

APPENDIX 'A'

SITE PLAN CONDITIONS

1. That prior to site plan endorsement :
 - a) The Owner satisfies the Region of York pre-endorsement conditions.
2. That the Owner enters into a site plan agreement with the Town of Markham, containing all standards and special provisions and requirements of the Town and other public agencies, including but not limited to:
 - a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges, securities and cash-in-lieu of parkland dedication;
 - b) Provisions for satisfying all Town departments and external agencies (Region of York) requirements;
 - c) Provision to ensure that the Owner implements the sustainable initiatives identified in this report, to the satisfaction of the Town.
3. That prior to execution of the site plan agreement:
 - a) The Owner submits technical studies and reports if necessary, and final drawings including but not limited to, engineering drawings, tree inventory and preservation plan, landscape plan, lighting plan, building elevations and site plan incorporating all of the Town department and external agencies revisions and requirements, to the satisfaction of the Town (Commissioner of Development Services);
4. That prior to site plan approval:
 - a) The Owner executes a site plan agreement with the Town and any other required agreements with the Town.






AREA CONTEXT / ZONING

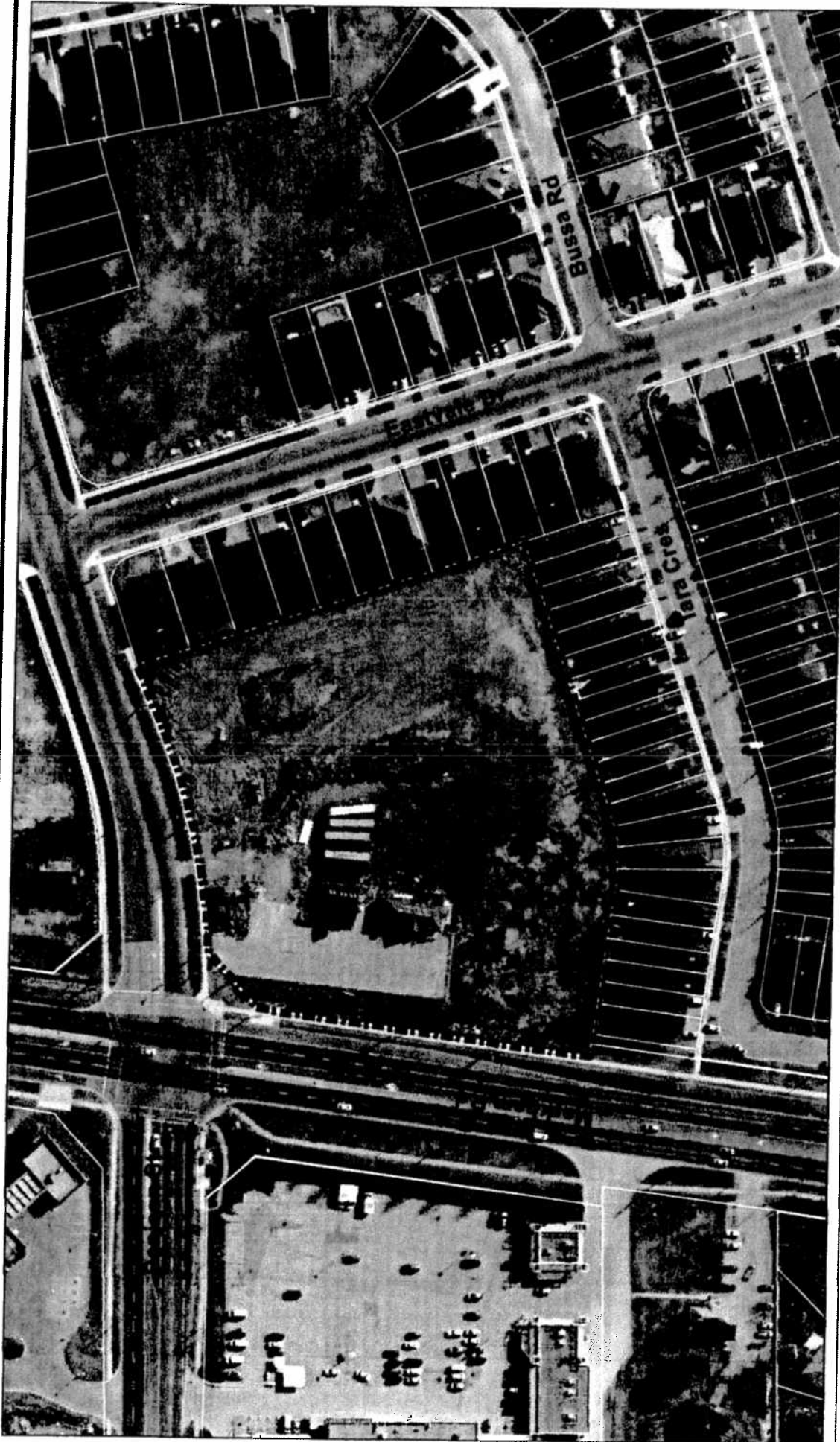
APPLICANT: FOREST BAY HOMES

S/E CORNER MARKHAM RD & DENISON ST.

FILE No. ZA & SC 11115754 (SM)

 SUBJECT LANDS

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AIR PHOTO (2011)


APPLICANT: FOREST BAY HOMES

S/E CORNER MARKHAM RD & DENISON ST.

FILE No. ZA & SC 11115754 (SM)

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

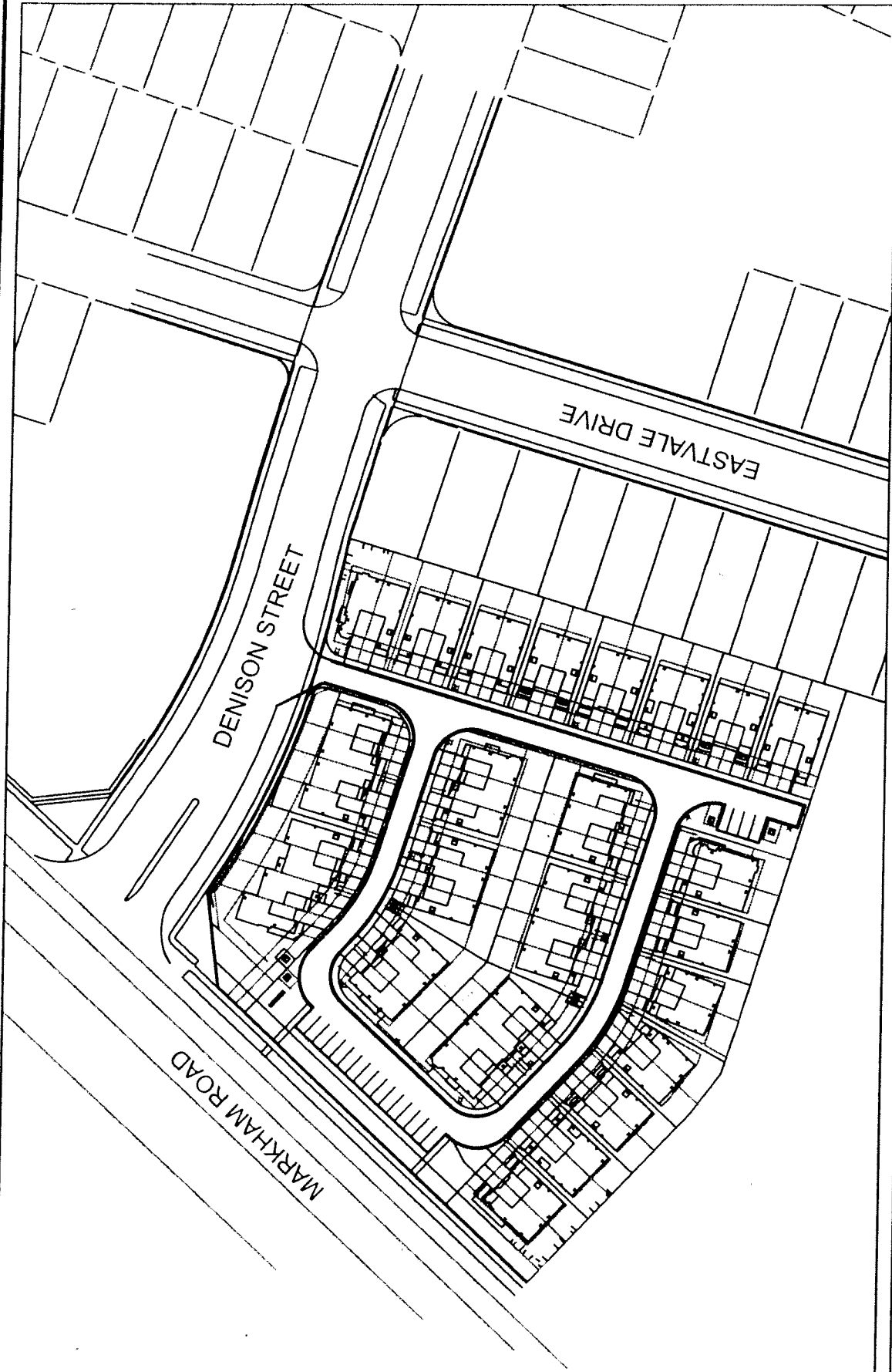
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FIGURE No. 3



SITE PLAN


APPLICANT: FOREST BAY HOMES

S/E CORNER MARKHAM RD & DENISON ST.

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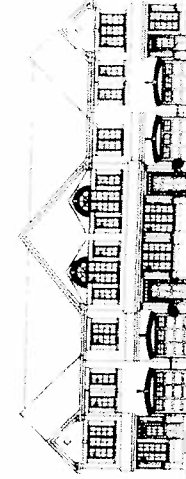
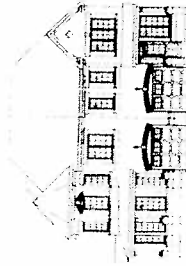
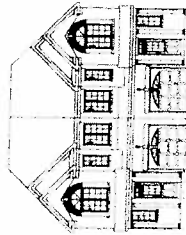
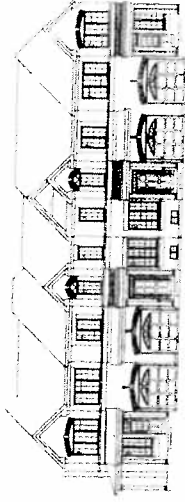
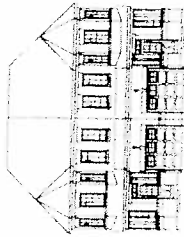
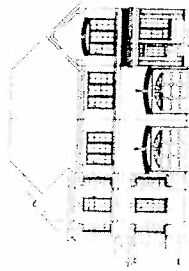
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FIGURE No. 4



SEMIS

TOWNS

ELEVATIONS

APPLICANT: FOREST BAY HOMES

S/E CORNER MARKHAM RD & DENISON ST.

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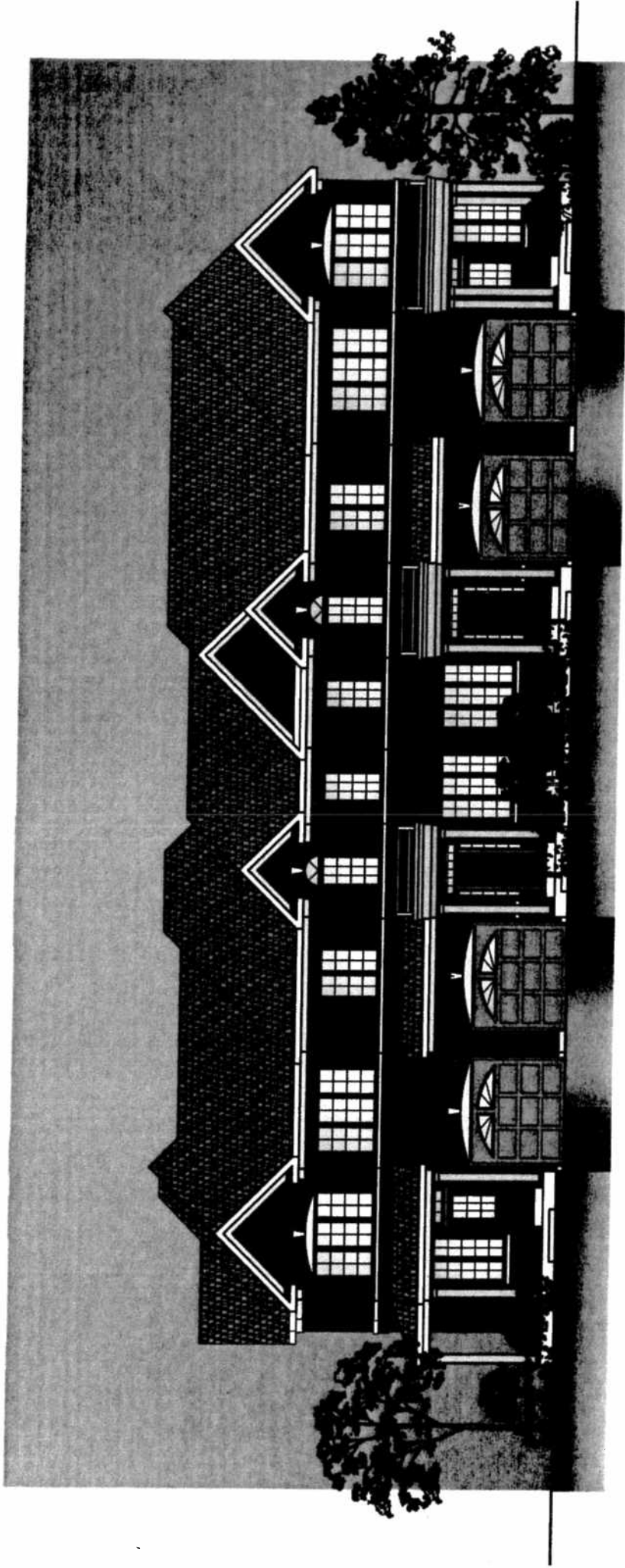
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FIGURE No. 5



⑧ TH-3C
ELEV. B

⑦ TH-5
ELEV. B (REV)

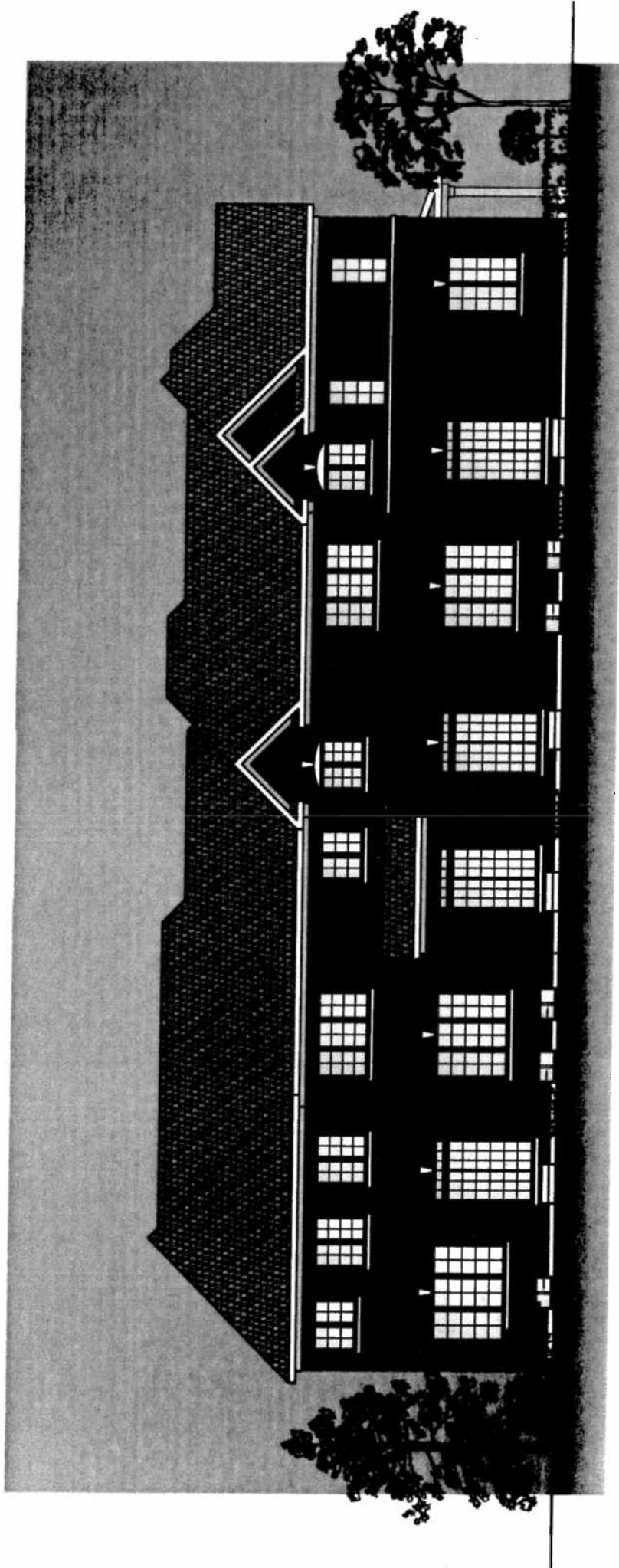
⑥ TH-5
ELEV. B

⑤ TH-3E
ELEV. B (REV)

FRONT ELEVATION BLOCK 2

ARTIST IMPRESSION

CONSTRUCTION OF HOME MAY BE REVISED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS MAY VARY AT ANY EXTERIOR ENTRANCE DUE TO CHANGING LANDSCAPE. ACTUAL COLOR SPACE MAY VARY FROM THE SHOWN COLOR. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURE, BEING SUBJECT TO MODIFICATION. CALL FOR DETAILS AND PRODUCE MAY VARY DUE TO SCALE.



⑤ TH-3B
ELEV. B (REV)

⑥ TH-5
ELEV. B

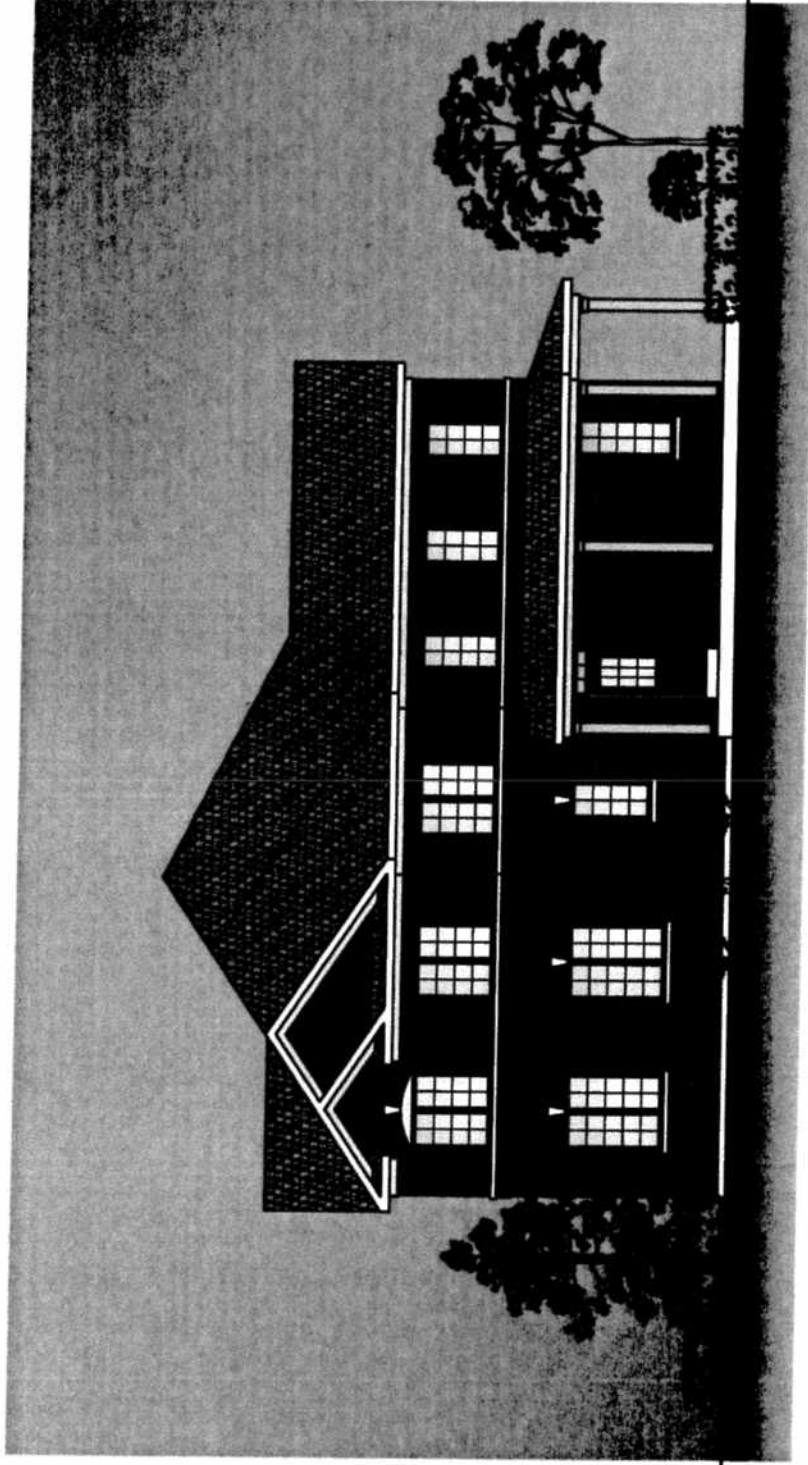
⑦ TH-5
ELEV. B (REV)

⑧ TH-3C
ELEV. B

REAR ELEVATION BLOCK 2

ARTIST IMPRESSION

CONSTRUCTION OF HOME MAY BE DELAYED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS MAY VARY AT ANY EXTERIOR ENTRANCE. THIS IS TO SHOWING VARIANCE ACTUAL FLOOR SPACE MAY VARY FROM THE SHOWN FLOOR AREA. ALL DIMENSIONS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO SEVERAL MODIFICATIONS. CALL.

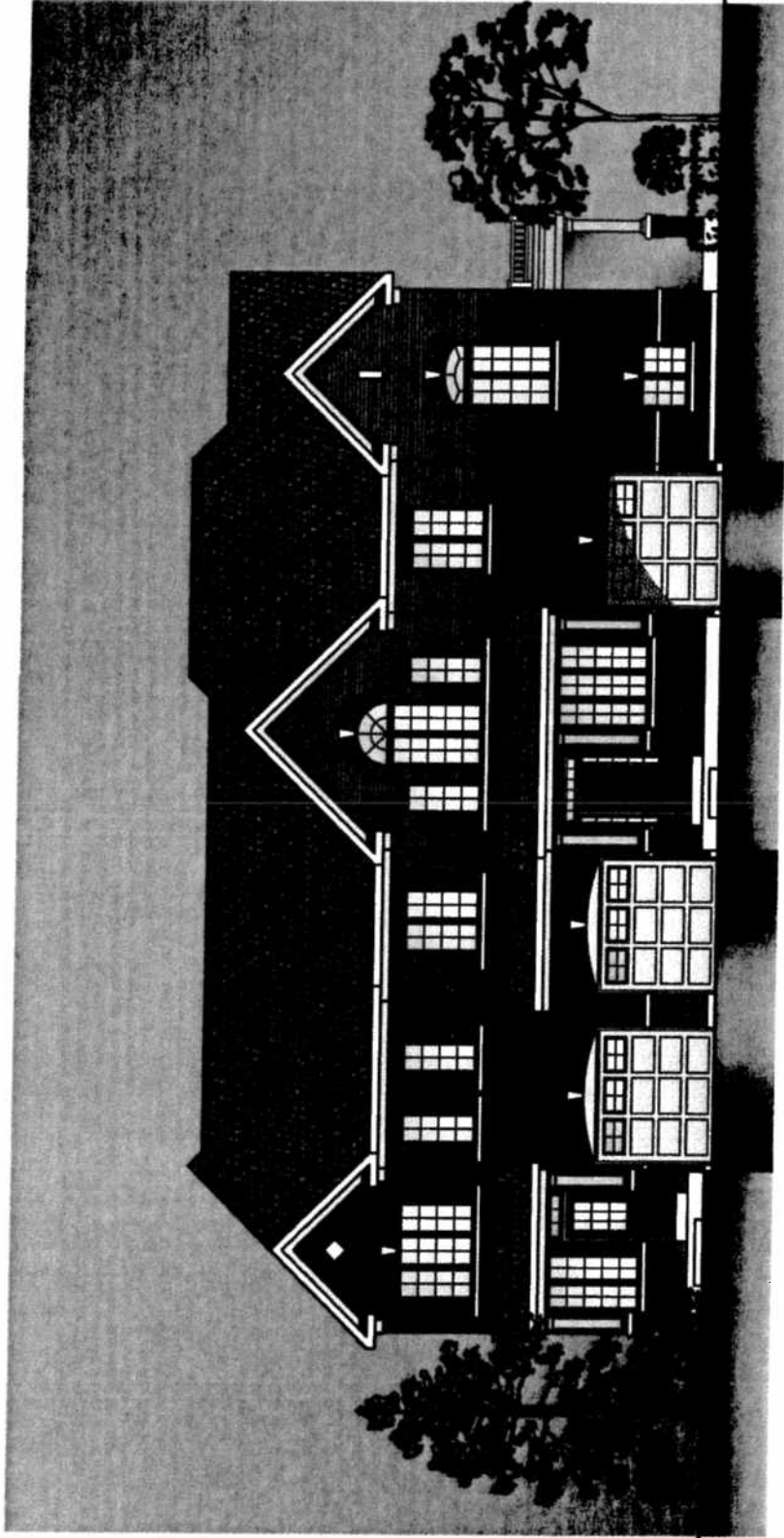


⑧ TH-8C
ELEV. B

FLANKAGE ELEVATION BLOCK 2

ARTIST IMPRESSION

CONSTRUCTION OF HOME MAY BE DIFFERENT AND PURCHASER AGREES TO ACCEPT THE SAME. STOPS MAY VARY AT ANY EXTERIOR ENTRANCE. THIS IS NOT TO BE CONSIDERED AN OFFICIAL FLOOR PLAN. SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL DIMENSIONS ARE APPROXIMATE. SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO CHANGE WITHOUT NOTICE. SCALE: 1/8" = 1'-0"



⑪ TH-3E
ELEV. A

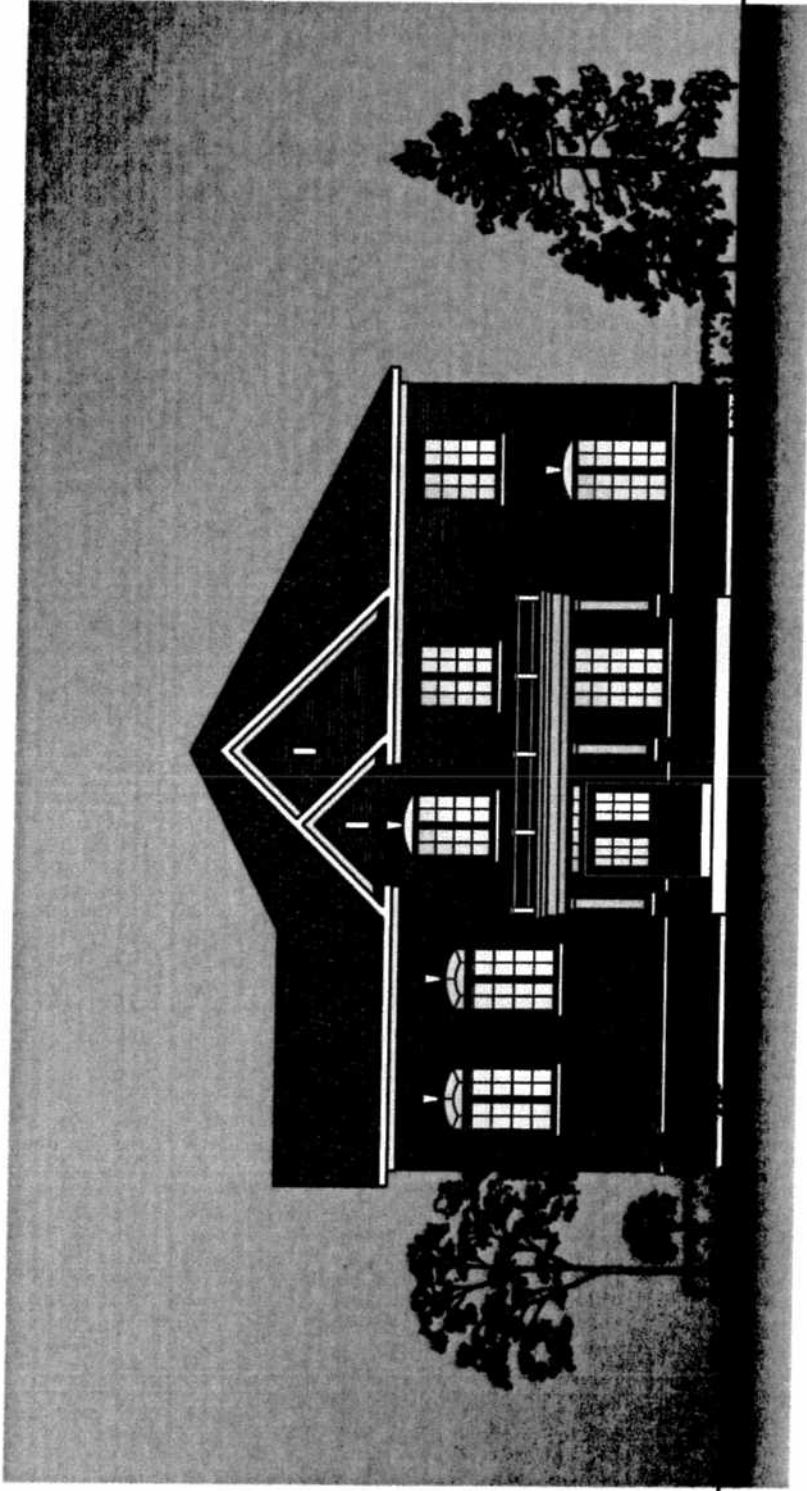
⑩ TH-5
ELEV. A (REV)

⑨ TH-6C
ELEV. A (REV)

FRONT ELEVATION BLOCK 3

ARTIST IMPRESSION

CONSTRUCTION OF HOME MAY BE DIFFERENT AND PURCHASER AGREES TO ACCEPT THE SAME. STOPS MAY VARY AT ANY EXTERIOR ENTRANCE. THIS SET IS CONSIDERED AN ARTIST'S IMPRESSION. ACTUAL FLOOR SPACE MAY VARY FROM THE SHOWN FLOOR AREA. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION. CALL FOR DETAILS AND MODIFICATIONS.

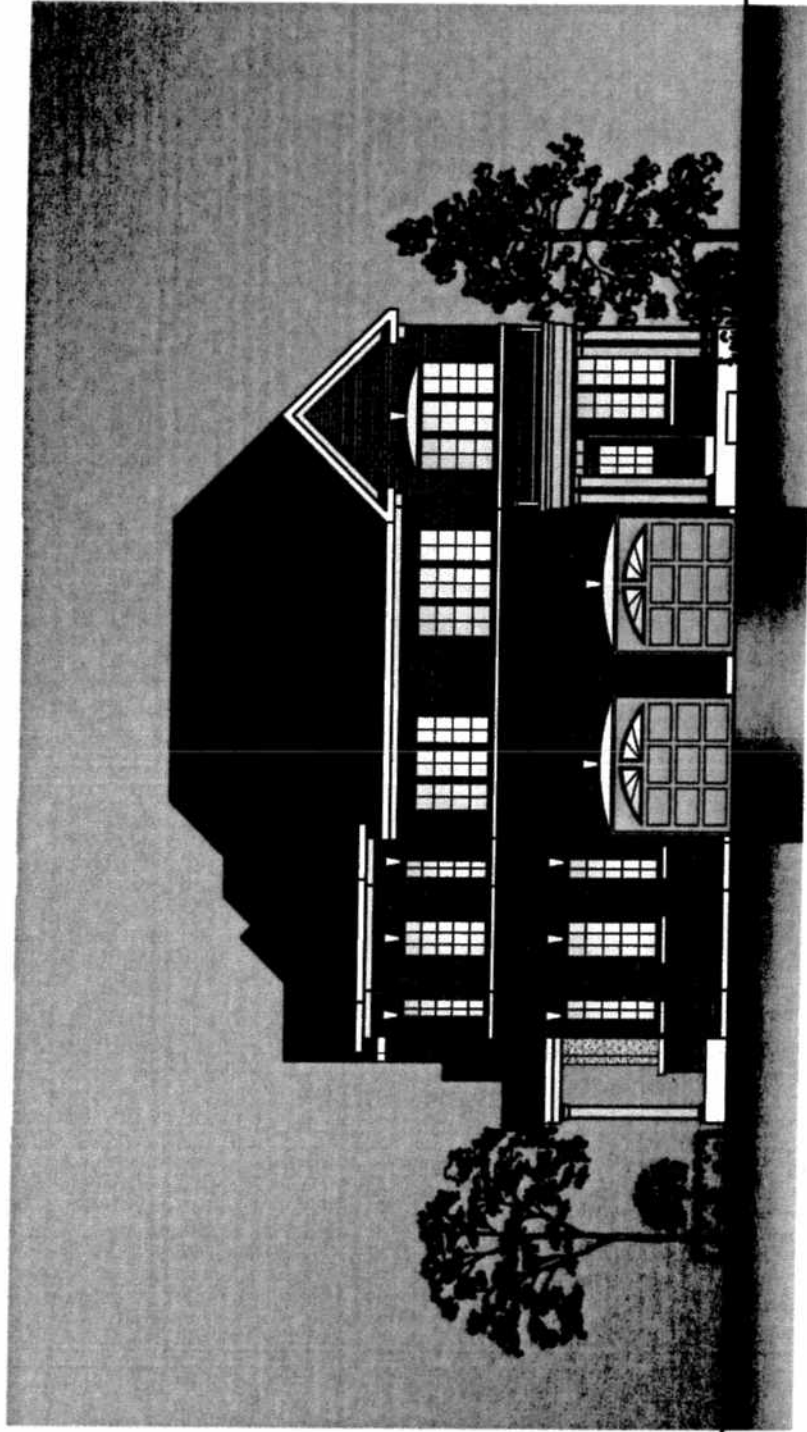


⑨ TH-6C
ELEV. A (REV)

FLANKAGE ELEVATION BLOCK 3

ARTIST IMPRESSION

ORIGINATOR OF HOME MAY BE REQUIRED AND PURCHASER AGREES TO ACCEPT THE SAME, STOPS MAY VARY AT ANY EXTERIOR ENTRANCE, DUE TO CHANGES IN FINANCE, ACTUAL FLOOR PLANS MAY VARY FROM THE STATED FLOOR AREA, ALL REMARKS ARE ARTIST'S CONCEPT, DIMENSIONS, SPECIFICATIONS AND ARCHITECTURE, REMAINS SUBJECT TO MODIFICATIONS, CALL FOR DETAILS AND MODIFICATIONS MAY VARY DUE TO SITE.



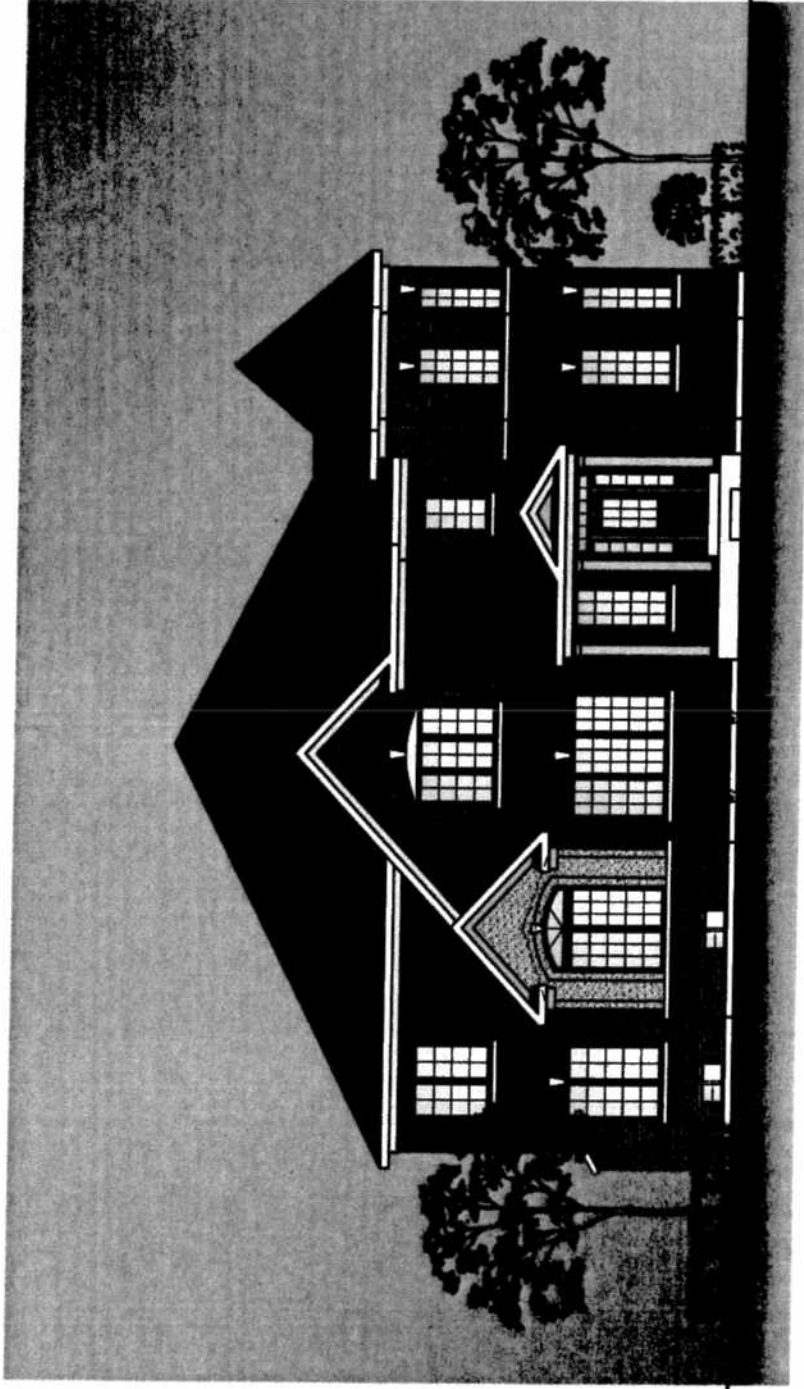
LOT #58 - FRONT ELEVATION
UNIT # SD-4C ELEV. 'B'

LOT #57 - FRONT ELEVATION
UNIT # SD-3 ELEV. 'B' (REV)

FRONT ELEVATION

ARTIST IMPRESSION

ORIENTATION OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS MAY VARY AT ANY EXTERIOR ENTRANCE DUE TO CONCRETE FINISHES. ACTUAL FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL RENDERINGS SUBJECT TO MODIFICATIONS. CALL FOR DETAILS AND APPROVE MAY VARY DUE TO SITE.

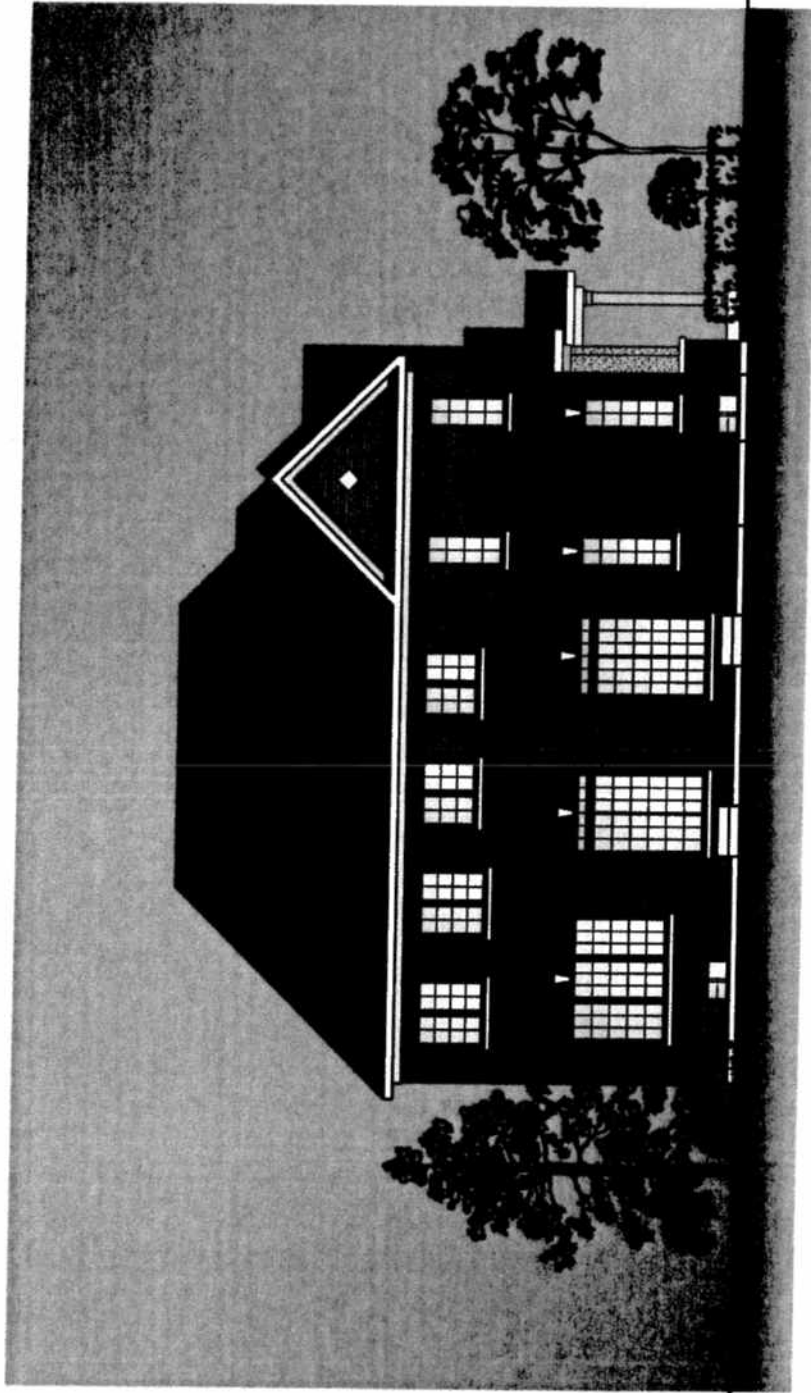


LOT #58 - FLANKAGE ELEVATION
UNIT # SD-4C ELEV. 'B'

FLANKAGE ELEVATION

ARTIST IMPRESSION

RENDERING OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STOPS MAY VARY AT ANY EXTERIOR ENTRANCES DUE TO CHANGING VIBRANCES. ACTUAL COLOR OF EXTERIOR FINISHES MAY VARY FROM RENDERING. ALL DIMENSIONS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO VARIOUS MODIFICATIONS. SCALE: 1/4" = 1'-0".



LOT #57 - REAR ELEVATION
UNIT # SD-3 ELEV. 'B' (REV)

LOT #58 - REAR ELEVATION
UNIT # SD-4C ELEV. 'B'

REAR ELEVATION

ARTIST IMPRESSION

CONTRACTOR IS NOT TO BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL COUNSEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER.