



Report to: Development Services Committee

Report Date: January 17, 2012

SUBJECT: PRELIMINARY REPORT
Forest Bay Homes
Applications to amend the Secondary Plan and Zoning By-law and for Site Plan Approval to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue.

File Nos: OP, ZA & SC 11 115740

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

REVIEWED BY: David Miller, Ext. 4960
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Forest Bay Homes, Applications to amend the Secondary Plan and Zoning By-law and for Site Plan Approval to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue, File Nos: OP, ZA & SC 11 115740," dated January 17, 2012 be received;
- 2) That a Public Meeting be held to consider the applications submitted by Forest Bay Homes to amend the Secondary Plan and Zoning By-law to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue;
- 3) 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 provide preliminary information on the Secondary Plan and Zoning By-law amendment and site plan applications submitted by Forest Bay Homes and to seek authorization to hold a statutory Public Meeting. 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.

The applications have been deemed complete

The Secondary Plan and Zoning By-law amendment applications submitted by Forest bay Homes were deemed complete on November 7, 2011.

BACKGROUND:**Subject property and area context**

The subject property is located at the north-west corner of Markham Road and Golden Avenue, north of Denison Street (Figure 1). The site is approximately 0.79 hectares (1.95 acres). There is a residential neighbourhood to the west and a 4-storey residential building to the north. There are commercial and retail uses on the east side of Markham Road. There is a construction/ contracting business on the south side of Golden Avenue (Figure 3).

Proposed 5-storey residential condominium building

Forest Bay Homes is proposing a 5-storey residential condominium building which will be oriented along the Markham Road and Golden Avenue frontages (Figure 4). Parking spaces for 27 visitors and 34 residents will be provided above grade on the west side of the proposed building, with 109 residents parking spaces provided in an underground parking garage. The vehicular entrance to the development will be from Golden Avenue. A 4 metre (13 feet) landscape strip will be provided along the street frontages. A landscape strip ranging from 4.2 metres (13.8 feet) to 12.2 metres (40 feet) will be provided along the west property line. 106 residential units are proposed.

Official Plan and Zoning

The subject property is designated "Urban Residential" in the Town's Official Plan and "Neighbourhood Commercial Centre" in the Armadale East Secondary Plan (OPA 125). This designation provides locations for convenience commercial uses that primarily serve the surrounding residential area. Residential uses, subject to a location above the ground floor can be considered subject to a specific development proposal and rezoning. An amendment to the Armadale East Secondary Plan is required as the applicant is proposing residential uses on the ground floor of the development, as well as above the ground floor.

The subject property is zoned "Local Commercial" in zoning by-law 90-81, as amended. An amendment to the zoning by-law is required to permit the proposed development.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters, and any other matters identified through the circulation and detailed review of the proposal, will be addressed if necessary, in a final staff report to Committee:

1. The appropriateness of the proposed amendments to allow for a residential condominium development will be examined, including evaluation of the

- potential impacts of the proposed amendments on the existing and anticipated neighbourhood commercial uses in the area.
2. The south-east corner of the subject property is located within the Toronto and Region Conservation Authority screening zone and will be subject to any of their requirements and comments.
 3. The Region of York has jurisdiction over this portion of Markham Road and their requirements will be addressed within the proposed development.
 4. Confirmation of available servicing allocation.
 5. Site plan matters including built form, massing, building elevations, height, building setbacks, interface with the adjoining residential neighbourhood, landscape buffers, parking and other site plan related issues are being evaluated.
 6. Any issues resulting from the review of technical studies including but not limited to, stormwater management and servicing reports, grading and drainage plans, tree inventory and preservation plans, landscape plans, and transportation study.
 7. Sustainability measures and the Town's requirements for a minimum LEED silver or equivalent for the proposed high density development.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development will achieve infill development on an underutilized parcel of land along a street which is serviced by public transit, and aligns with the Town's strategic priority of growth management.

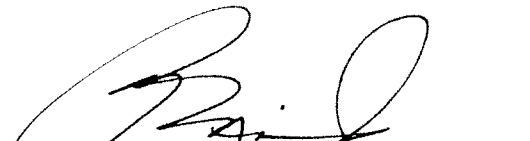
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various Town departments and external agencies and their requirements and comments will be incorporated into the proposed development.

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

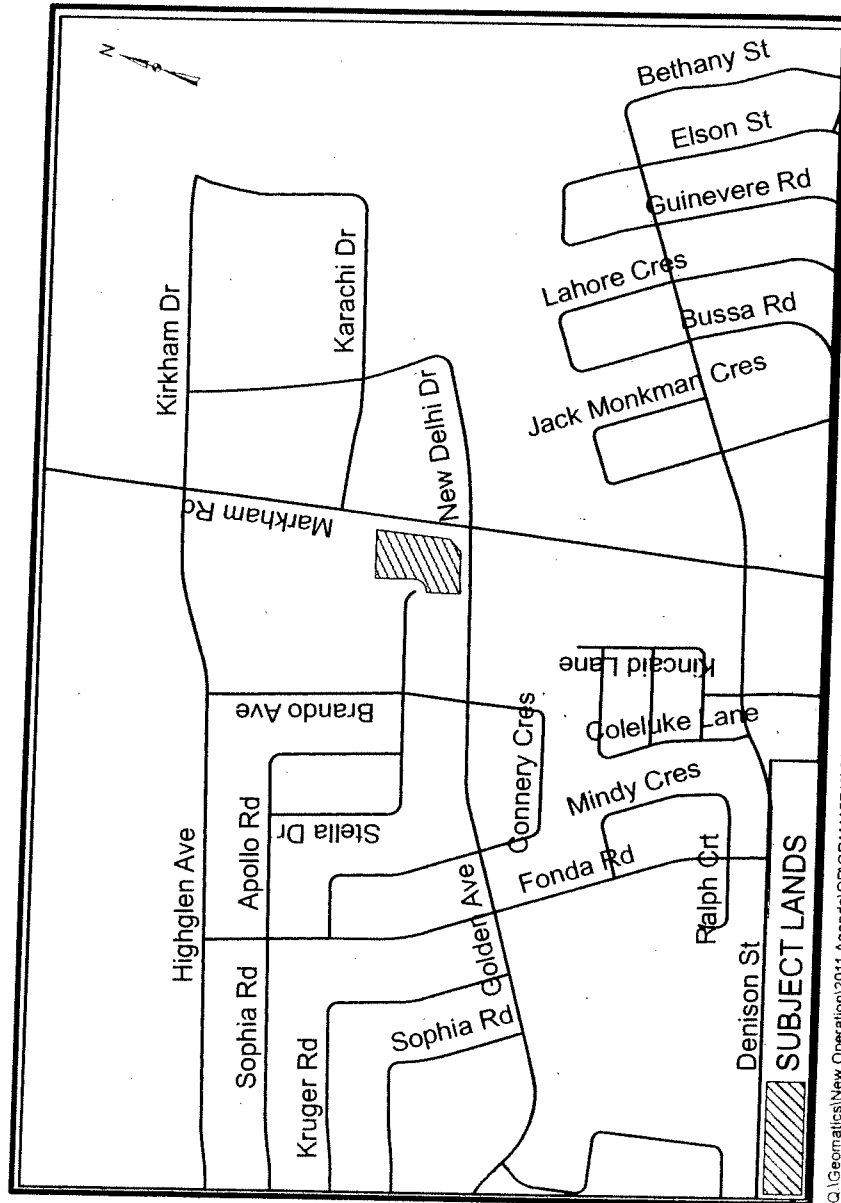
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Building Elevations

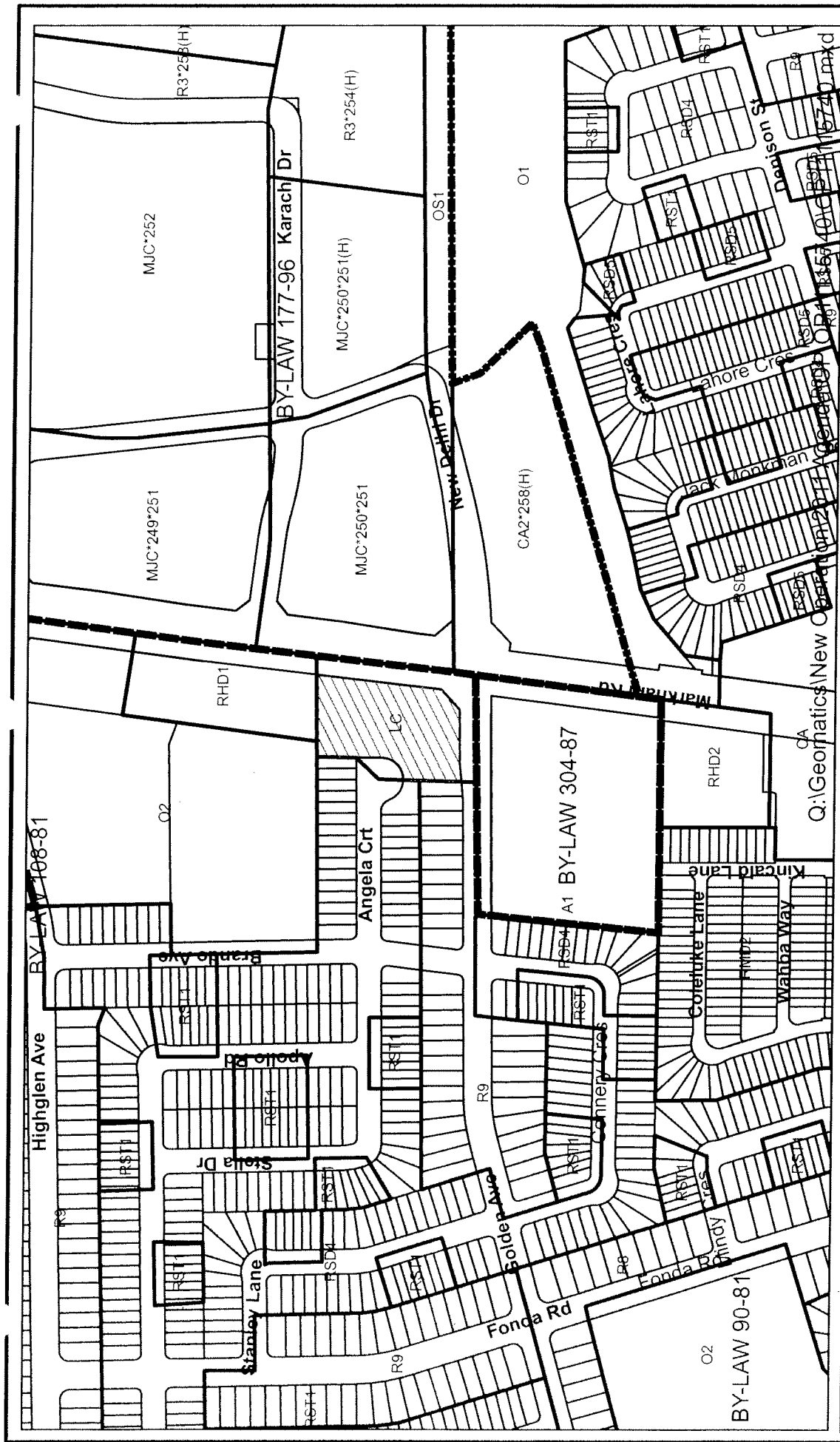
AGENT/CONTACT INFORMATION:

Julius De Ruyter
PMG Planning
227 Bridgeland Avenue
Toronto, ON, M6A 1Y7
(Tel) 416-787-4935 ext. 42
(Email) pmg@pmgplanning.ca

File path: Amanda\File 11 115740\Documents\Recommendation Report




Q:\Geomatics\New Operation\2011 Agenda\OP\OP11115740\OP11115740.mxd



AREA CONTEXT/ZONING

APPLICANT: FOREST BAY HOMES
 N/W CORNER OF MARKHAM RD. & GOLDEN AVE.
 FILE No. OP. 11115740 (SM)

 SUBJECT LANDS




AIR PHOTO (2009)

APPLICANT: FOREST BAY HOMES

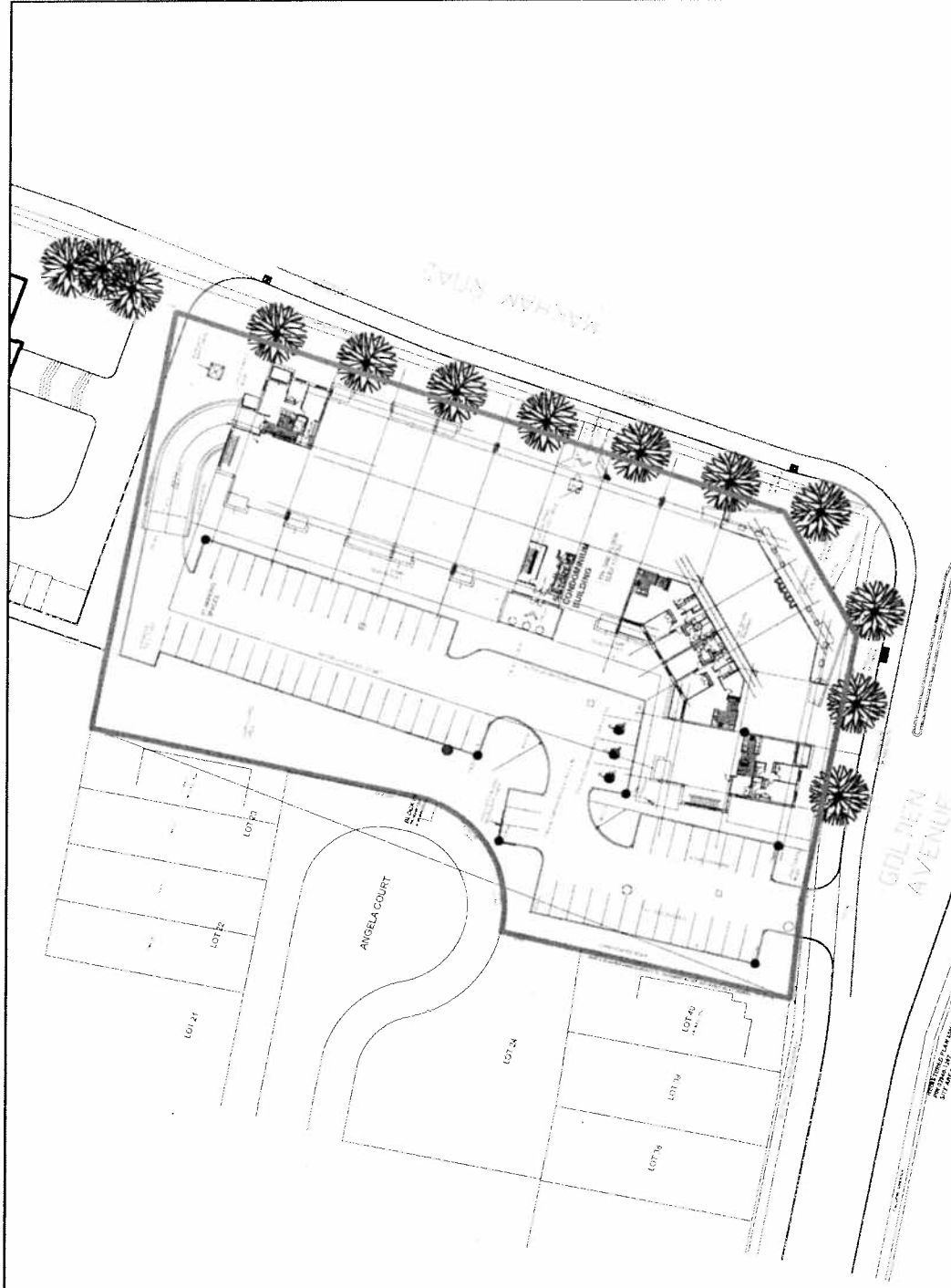
NW CORNER OF MARKHAM RD. & GOLDEN AVE.

FILE No. OP. 11115740 (SM)

 SUBJECT LANDS

DATE: 11/23/11


FIGURE No. 3



Q:\Geomatics\New Operation\2011 Agenda\OP\OP1115740\OP1115740.mxd

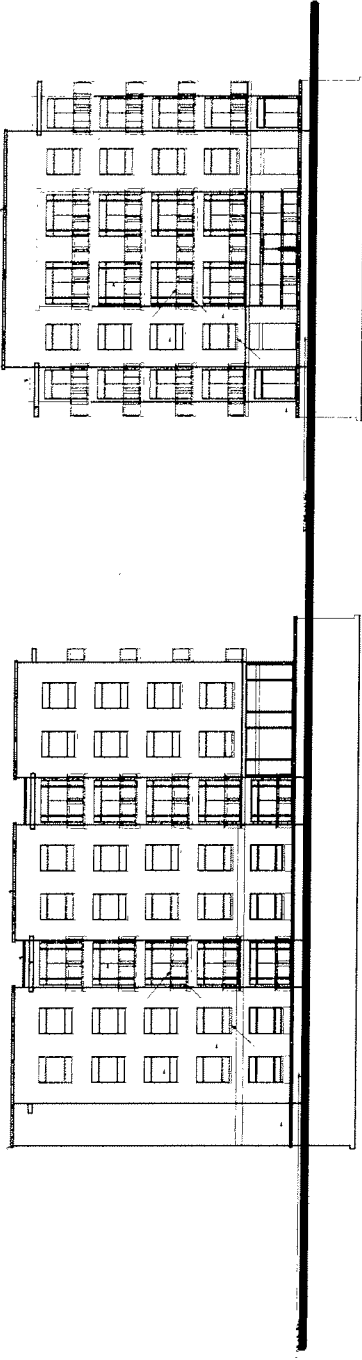
SITE PLAN

APPLICANT: FOREST BAY HOMES
 N/W CORNER OF MARKHAM RD. & GOLDEN AVE.
 FILE No. OP. 11115740 (SM)

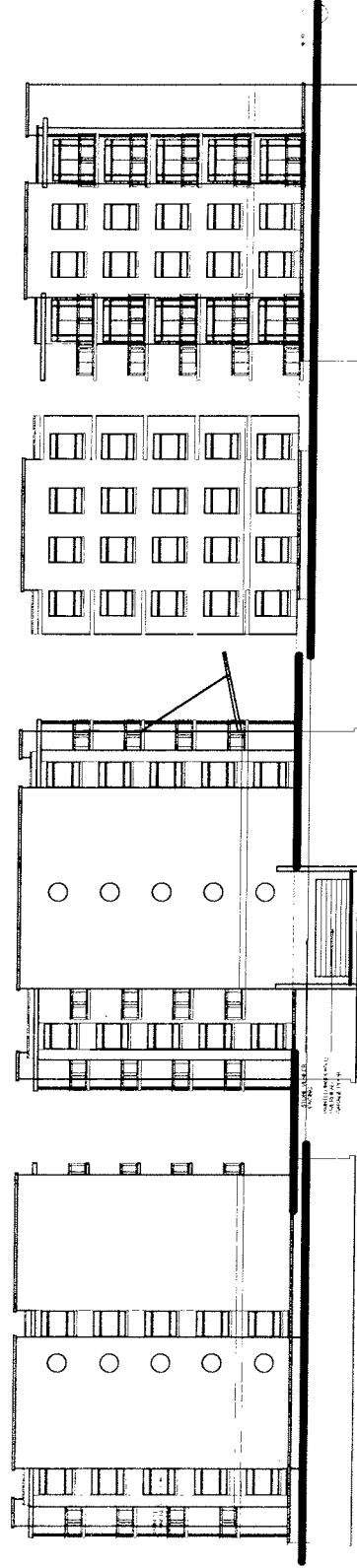
 SUBJECT LANDS



DATE: 11/23/11



SOUTH ELEVATION



NORTH ELEVATION

PART WEST ELEVATION

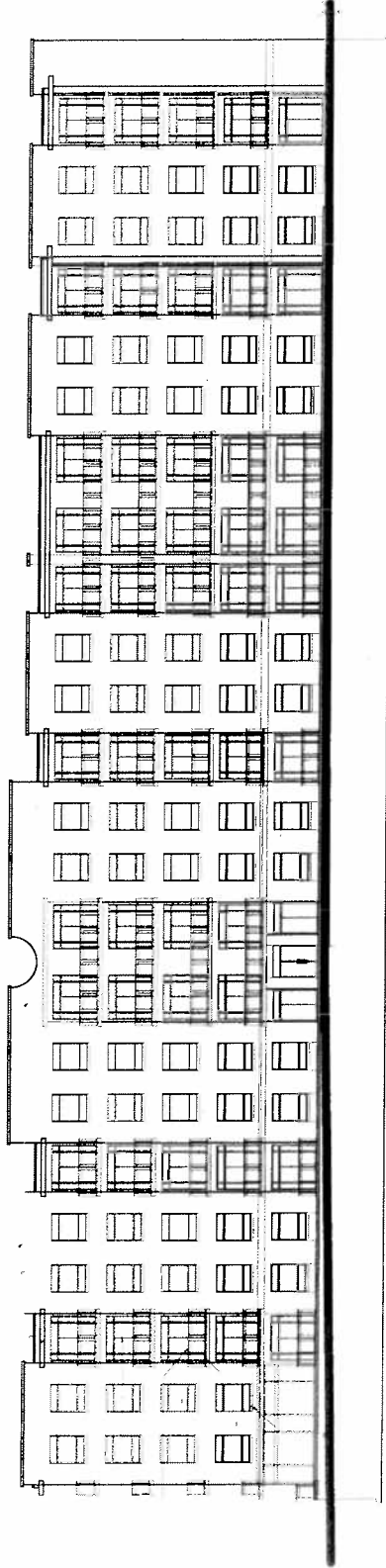
Q:\Geomatics\New Operation\2011 Agenda\OP\OP11115740\OP11115740.mxd

ELEVATIONS

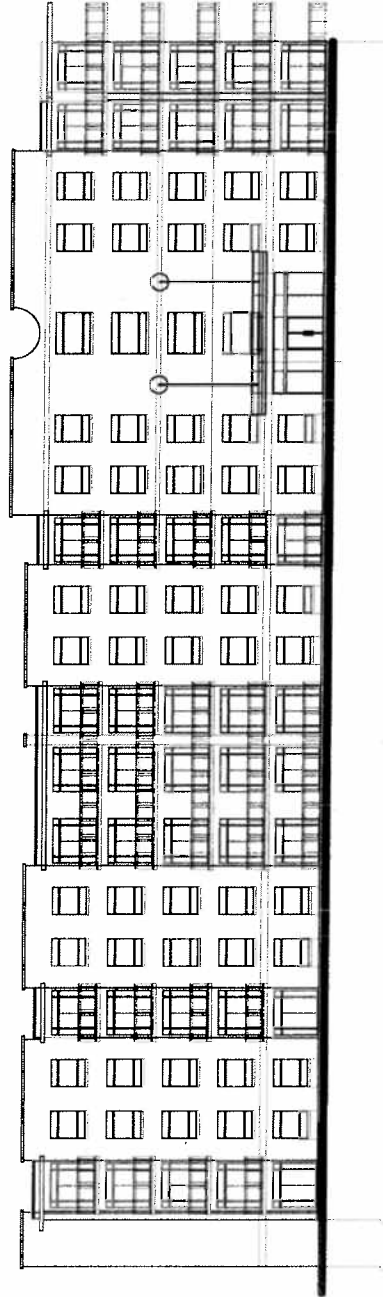
APPLICANT: FOREST BAY HOMES

N/W CORNER OF MARKHAM RD. & GOLDEN AVE.

FILE No. OP. 11115740 (SM)



EAST ELEVATION



PART WEST ELEVATION

Q:\Geomatics\New Operation\2011 Agenda\OP\OP11115740\OP11115740.mxd

ELEVATIONS

APPLICANT: FOREST BAY HOMES
N/W CORNER OF MARKHAM RD. & GOLDEN AVE.
FILE No. OP. 11115740 (SM)