



Report to: Development Services Committee

Report Date: January 17, 2012

SUBJECT: PRELIMINARY REPORT
Forest Bay Homes
Zoning By-law amendment and Site Plan application to
facilitate residential development at the south-east corner of
Markham Road and Denison Street.

File Nos: ZA & SC 11 115754

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

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

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Forest Bay Homes, Zoning By-law amendment and Site Plan application to facilitate residential development at the south-east corner of Markham Road and Denison Street, File Nos: ZA & SC 11 115754," dated January 17, 2011 be received;
- 2) That a Public Meeting be held to consider the application submitted by Forest Bay Homes for a Zoning By-law amendment to facilitate residential development at the south-east corner of Markham Road and Denison Street;
- 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 Zoning By-law amendment and site plan applications submitted by Forest Bay Homes for the south-east corner of Markham Road and Denison Street, 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 application has been deemed complete

The Zoning By-law amendment application submitted by Forest Bay Homes was deemed complete on November 7, 2011.

BACKGROUND:**Subject property and area context**

The subject property is located at the south-east corner of Markham Road and Denison Street (Figure 1). The site is approximately 1.66 hectares (4.1 acres) and is surrounded by residential and commercial/retail uses (Figure 3).

Residential development proposed

Forest Bay Homes is proposing residential development comprised of 28 townhouse units and 30 semi-detached dwellings (Figure 4). 20 visitors 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 units will be located along the east and south property lines. Townhouses will be located internal to the site and along Denison Street with the rear yards oriented towards Denison Street. The proposed development will operate as a common-element condominium.

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.

The subject property is zoned “Second Density-Medium Density Residential (Hold) [RMD2(H)]” in Zoning By-law 90-81, as amended. A zoning by-law amendment is required to implement appropriate site- specific development standards 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. Staff will be reviewing the appropriateness of the proposed lotting and block pattern, site layout and configuration, operational safety and functionality (eg. garbage pick-up and fire department requirements), building elevations and design, building setbacks, required yards and amenity space, landscape buffers, streetscape along Markham Road and Denison Street and parking.
2. Review of technical studies such a functional servicing study, stormwater management report, transportation study and landscaping plans are currently being undertaken as part of this application process.
3. A small portion of this site is located within the Toronto and Region Conservation Authority screening zone and will be subject to any of their requirements and comments.
4. The Region of York has jurisdiction over this portion of Markham Road and their requirements will be incorporated within the proposed development.

5. Confirmation of available servicing allocation.
6. The Owner will be required to provide a list of sustainable initiatives which will be incorporated in the proposed development, to the satisfaction of the Town.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

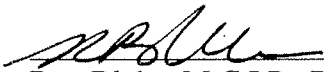
ALIGNMENT WITH STRATEGIC PRIORITIES:

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

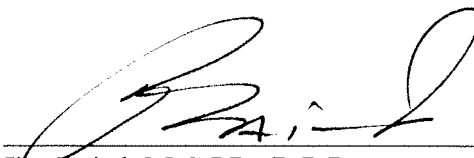
BUSINESS UNITS CONSULTED AND AFFECTED:

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:



Ron Blake, M.C.I.P., R.P.P.
Acting Senior Development Manager

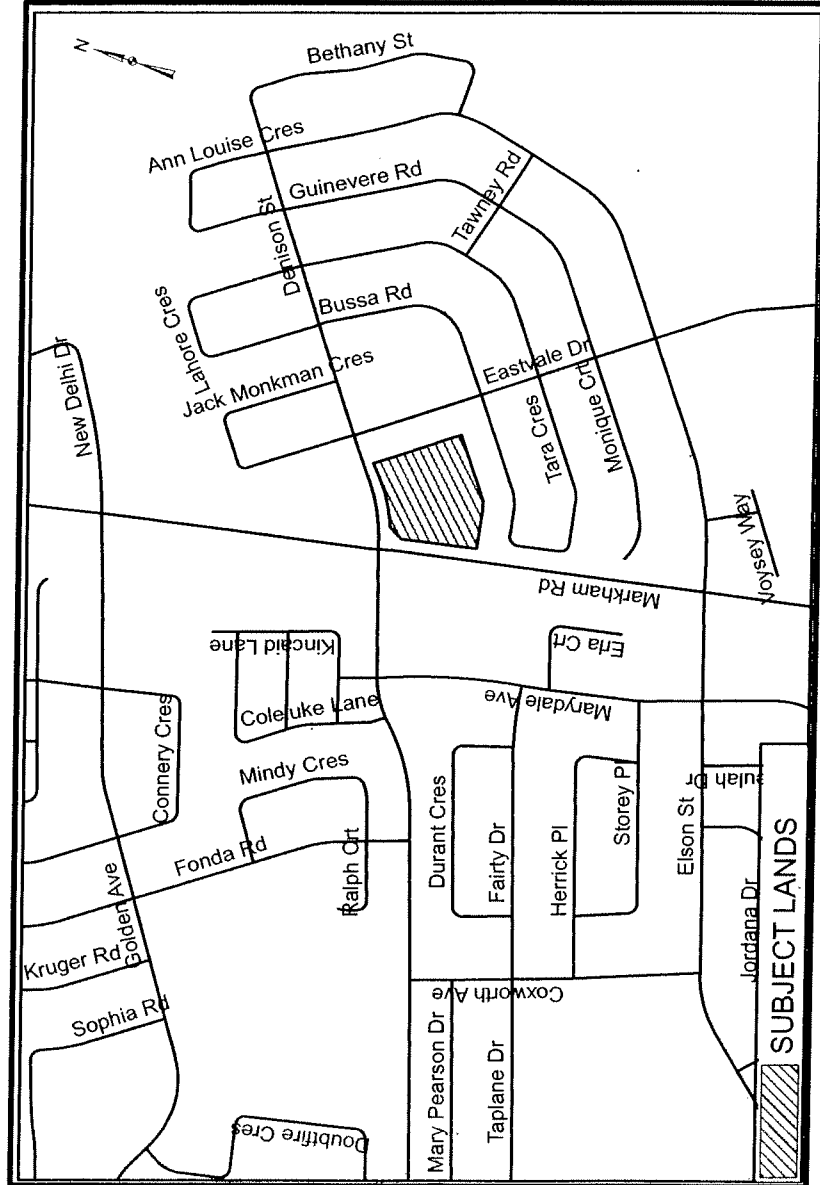


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

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

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AIR PHOTO (2011)

APPLICANT: FOREST BAY HOMES

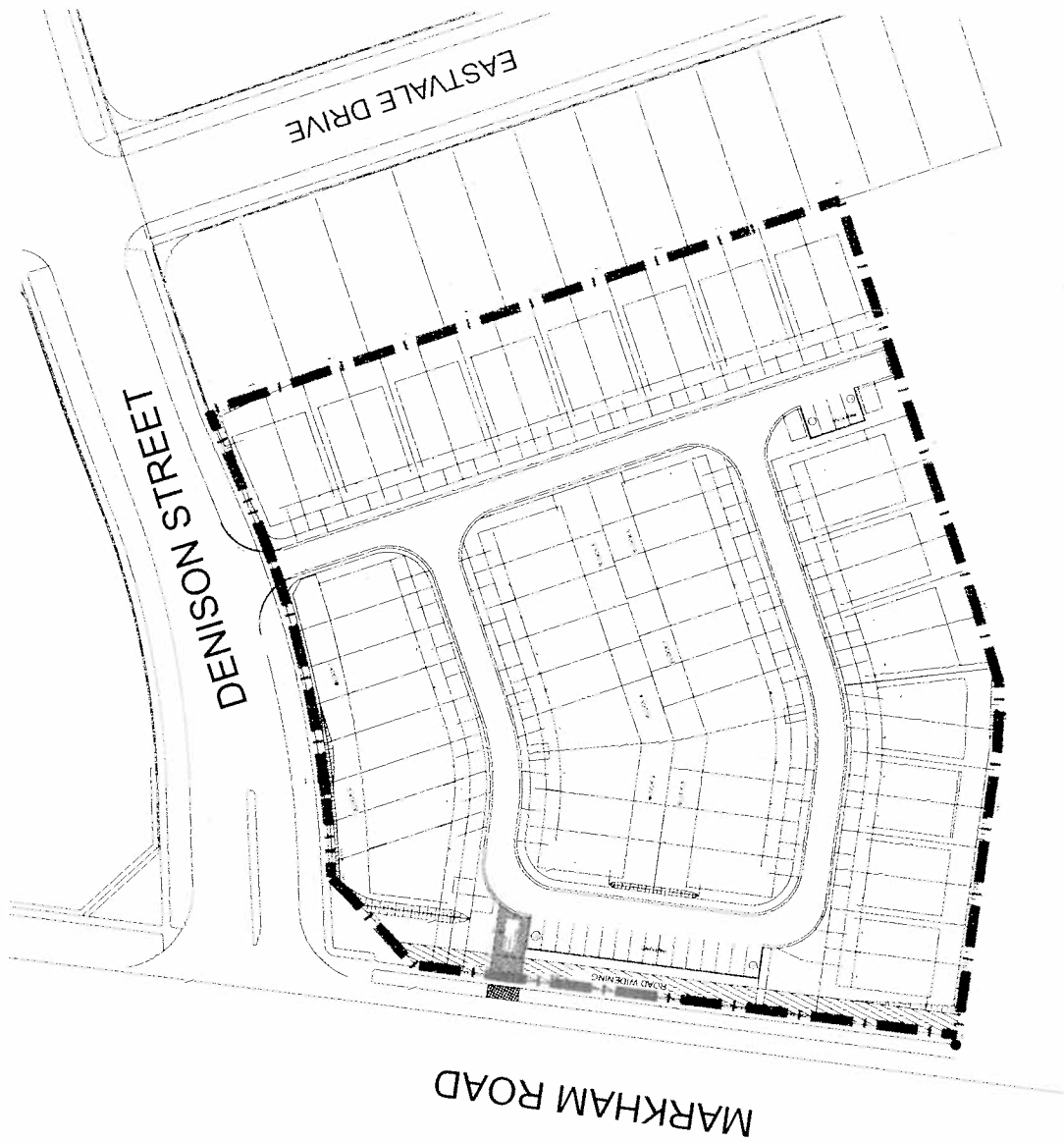
S/E CORNER MARKHAM RD & DENISON ST.

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 SUBJECT LANDS

DATE: 11/23/11


FIGURE No.3



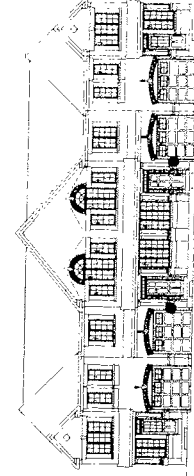
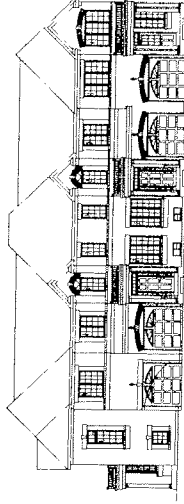
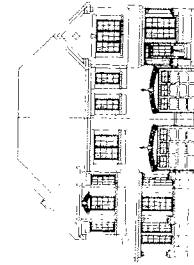
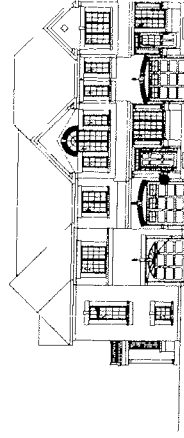
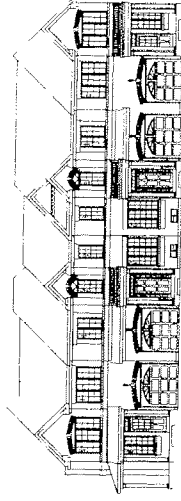
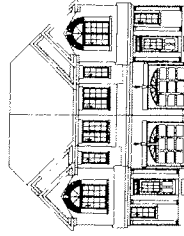
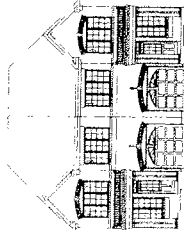
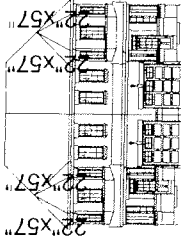
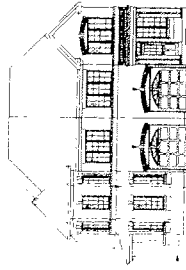
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SITE PLAN

APPLICANT: FOREST BAY HOMES
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SEMIS

TOWNS

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ELEVATIONS

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