



Report to: Development Services

Report Date: December 6, 2011

SUBJECT: PRELIMINARY REPORT
Forest Bay Homes Ltd.
Applications for Secondary Plan Amendment, Draft Plan of
Subdivision Approval and Zoning By-law Amendment
6350 Steeles Avenue East
File Nos: OP.98-224937, ZO.98-224946 and SU.98-224944

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated December 6, 2011, entitled "Preliminary Report, Forest Bay Homes Ltd., Applications for Secondary Plan Amendment, Draft Plan of Subdivision Approval and Zoning By-law Amendment, 6350 Steeles Avenue East, File Nos: OP.98-224937, ZO.98-224946 and SU.98-224944", be received.
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the proposed Secondary Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications.
- 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 applications 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 applications.

BACKGROUND:

Subject lands are located east of the Morningside Tributary, north of Steeles Avenue

The 32 hectare (79 acre) property is situated along the east side of the Morningside Tributary, stretching from Steeles Avenue up to the CNR York Subdivision line (see Figure 1). The lands appear to primarily consist of fallow fields and a hedgerow coinciding with a portion of the east property boundary. Surrounding land uses consist of

the Parkview Golf Course to the east, vacant fields in the City of Toronto to the south, across Steeles Avenue, the Morningside Tributary and existing residential to the west, and a Hydro corridor and the C.N. railway line to the north.

The West and South Villages of Fairtree is built out

The Villages of Fairtree community is one of the largest undeveloped residential areas remaining within the urban boundary of south Markham. The West and South Villages, totalling approximately 1,275 units, were draft approved in 1998 and are now built out.

The proposed plan constitutes the East Village, which consists of a total of 1010 residential units (42 singles, 194 semi-detached, three medium density blocks totalling 416 units and four high density blocks with 358 units). A 3.31 hectare (8.1 ac) park, which incorporates an existing woodlot to the west, is centrally located in the neighbourhood (see Figure 3). A Community Design Plan for the entire Villages of Fairtree community, (including the West Village, South Village and East Village), was endorsed by Council in 2000.

OPTIONS/DISCUSSION:**Official Plan and Zoning Designations**

The lands are designated as “Urban Residential” in the Official Plan and are identified as being within the Armadale Planning District. The applicant has applied for an Official Plan Amendment which will have the effect of including the lands within the Armadale East Secondary Plan (PD 24-2) adjacent to the west. The Official Plan Amendment proposes to extend the Low Density, Medium Density I, High Density and Neighbourhood Park designations to the subject lands.

The lands are zoned A1 - “Agricultural One Zone” by By-law 304-87, as amended. A by-law amendment is required to implement the proposed plan of subdivision.

Peter Milne House be designated under Part IV of the Ontario Heritage Act

The Heritage dwelling, the Peter Milne House, is presently located on the southern end of the property, adjacent to Steeles Avenue East and the Morningside Tributary. The draft plan has been forwarded to Heritage Markham and it is their recommendation that the dwelling be designated under Part IV of the Ontario Heritage Act and that it be restored and be subject to Site Plan Approval. The applicant has expressed an interest in moving the dwelling to another location within the draft plan. The applicant's proposal will be reviewed further with the Heritage Division and Heritage Markham.

Plan has undergone a variety of revisions since original submission

The applications for the proposed subdivision were originally submitted in 1998. The plan has gone through a number of revisions since the original iteration.

- The park has increased in size from 2.3 ha to 3.31 ha;

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- There are no longer any freehold lots that back onto the valley, although there are lots within the Medium Density condominium block that now back onto the valley;
 - Increase in units from 410 to 1,010 and the addition of 3 high density blocks;
 - A buffer block has been introduced adjacent to the east boundary of the plan adjacent to the golf course to preserve the hedgerow of trees;
 - The street pattern has also been revised;

Road connections have been provided for and include extensions of Denison Street and Kirkham Drive. The alignment of Denison Street and Kirkham Drive are subject to the approval of the Engineering Department.

The applicant is proposing a number of sustainable measures

The applicant is proposing/investigating a number of sustainable measures, including:

- Geothermal heating and cooling
- Erosion and sedimentation control measures
- Increased development density to maximize land use
- Water use reduction through the use of rain barrels and water efficient landscaping
- Tri-sorting waste management system for mid-rise and high rise condo developments
- Construction waste management
- Low emitting materials (paint and coatings)
- Solar ready homes
- Low flow shower heads
- Low flow aerators for kitchen and bathroom faucets
- Ultra low flow flush toilets
- Low E windows throughout
- Energy Star appliances
- Energy Star rated CFL bulbs and LED lighting
- Solar street lighting
- Faster growing street trees
- IFC construction of midrise and high rise condominiums
- Drain water heat recovery system
- Built in kitchen recycling
- Recycled aggregate to be used in road construction
- Energy data monitoring for 3 years
- No irrigation systems on any of the condominium projects
- Gray water systems for condominium projects
- Solar panel installation on the roofs of the condominium buildings.

Some of the above initiatives have been implemented elsewhere in the Town and are consistent with Building Code requirements. However, the applicant is also proposing a

number of additional innovative measures. Development Services and Sustainability Office staff will coordinate with the applicant in aligning with the Town's sustainability goals.

The applicant is participating in the Province's Showcasing Water Innovation program

The applicant was selected by the Region, in consultation with the applicant and the Town, to participate in the Province's Showcasing Water Innovation program. This is a Provincial program that looks to support leading edge, innovative and cost-effective solutions for managing drinking water, wastewater and stormwater systems in Ontario communities. This program involves projects that:

- Take an integrated and sustainable approach to solve water management challenges.
- Use new and innovative approaches and technologies.
- Produce results that can be used by other communities.
- Create partnerships that highlight the benefits of collaboration.

This program is still in the preliminary stages and the specific initiatives the applicant may undertake as part of this program remains to be determined.

Sustainable Home Incentive Program would be available to the developer

The Region of York has created a voluntary incentive program that recognizes the reduced servicing demands of homes with green building features. The Sustainable Home Incentive Program (SHIP) offers additional servicing allocation as an incentive to encourage more sustainable grade-related residential development. Should the developer participate in the program, he would be eligible to receive a servicing allocation credit of either 10% or 20% depending on the sustainable home performance measures incorporated into the development. The proposed development will have to achieve a higher level of building performance than typically achieved through the current requirements of the Ontario Building Code Act.

Servicing allocation

The Draft Plan of Subdivision does not currently have allocation, however, due to the sustainable measures proposed for the draft plan, the applicant is requesting servicing capacity. This will be reviewed by staff in consultation with the Region, prior to a recommendation.

Corridor for the Markham-Scarborough Transportation Link no longer required through the subject property

A potential corridor for the Markham-Scarborough Link was previously proposed through the subject lands, but is no longer required. The preferred location has been moved east and is no longer intended to be continuous south of Steeles Avenue.

Additional revisions made to accommodate environmental features

The valley associated with the Morningside Tributary was conveyed to the Town as per the conditions of draft plan approval for the West and South Villages. The Official Plan requires a minimum 10 metre environmental buffer between the valley's top-of-bank and development on the subject lands.

The TRCA has indicated that the valley lands were originally staked 11 years ago and the applicant needs to re-stake the valley corridor.

CONCERNS AND ISSUES TO BE RESOLVED

The following is a brief summary of issues raised to date for the draft plan of subdivision. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Development Services Committee at a later date:

1. Review of the proposed lotting and block pattern, park configuration, densities and mix of housing types.
2. Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, tree preservation plan, and environmental site assessment report.
3. Confirmation of available servicing allocation.
4. Any matters arising from the review the summary of sustainable initiatives.
5. Any matters arising from the review by the Heritage Division and Heritage Markham.
6. There are lands to the east of this plan with development potential that may need to be serviced and may require transportation and servicing connections through the subject property. The proponent will need to satisfy staff that future development on adjoining lands has been appropriately taken into consideration.
7. The extension of Denison Street and Kirkham Drive will provide connectivity from the West Village and the lands to the northwest. The applicant will be responsible for construction of these roads. In addition, the applicant will need to ensure that the extension of Denison Street satisfies the Municipal Class Environmental Assessment.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will align with the Town's strategic priorities of:

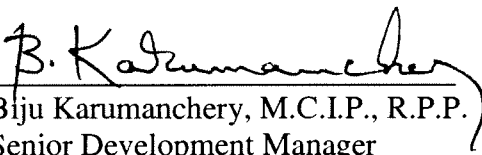
Growth Management and Municipal Services - by implementing the proposed development in phases in coordination with available servicing allocation.

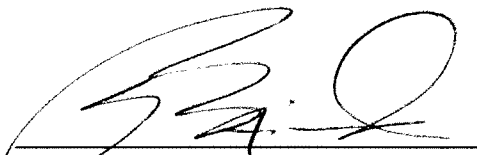
Environment - the proposal is consistent with policies incorporating a number of sustainable measures.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of external agencies will be reflected in a future recommendation report.

RECOMMENDED BY:


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


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

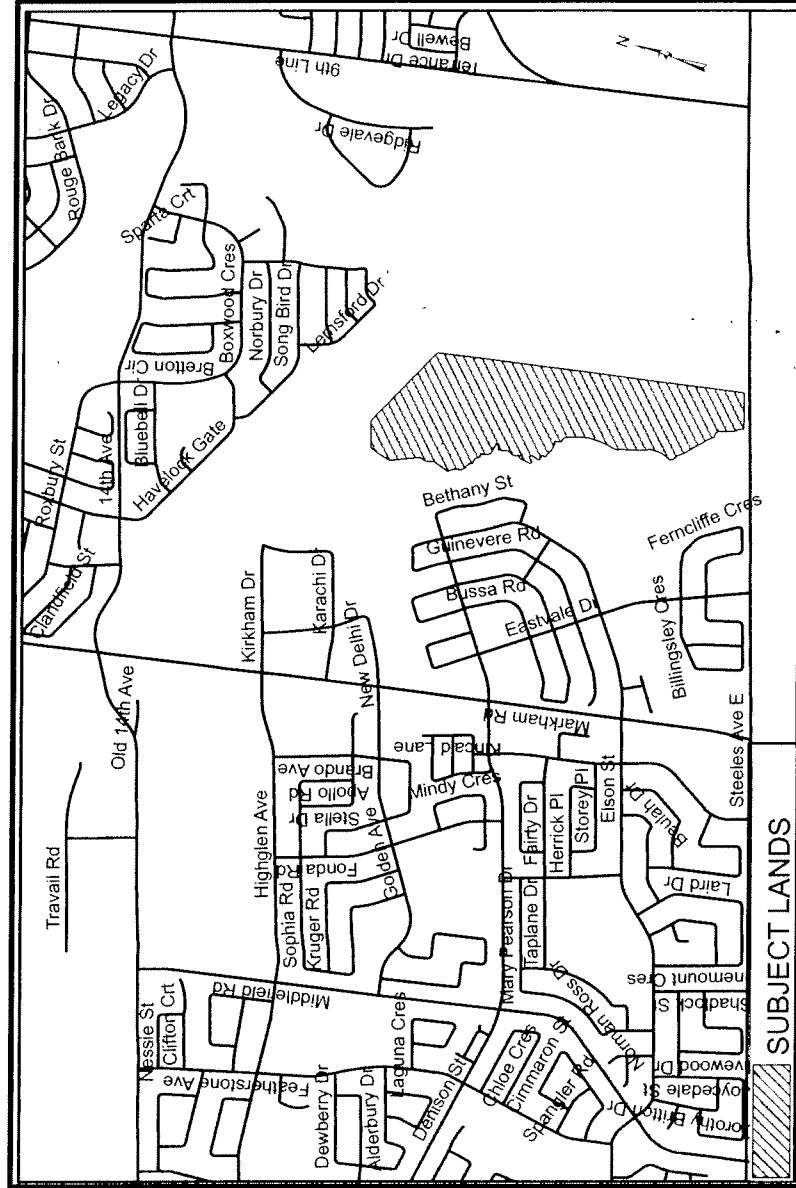
ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context and Zoning
Figure 3 – Air Photo 2007
Figure 4 – Draft Plan

AGENT: PMG Planning Consultants
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File path: Amanda\File 98 224944\Documents\Recommendation Report





AIR PHOTO (2009)

APPLICANT: FOREST BAY HOMES
6350 STEELES AVENUE EAST

FILE No. SU. 98224944 ; ZO. 98224946 & OP. 98224937 (SK)

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 SUBJECT LANDS

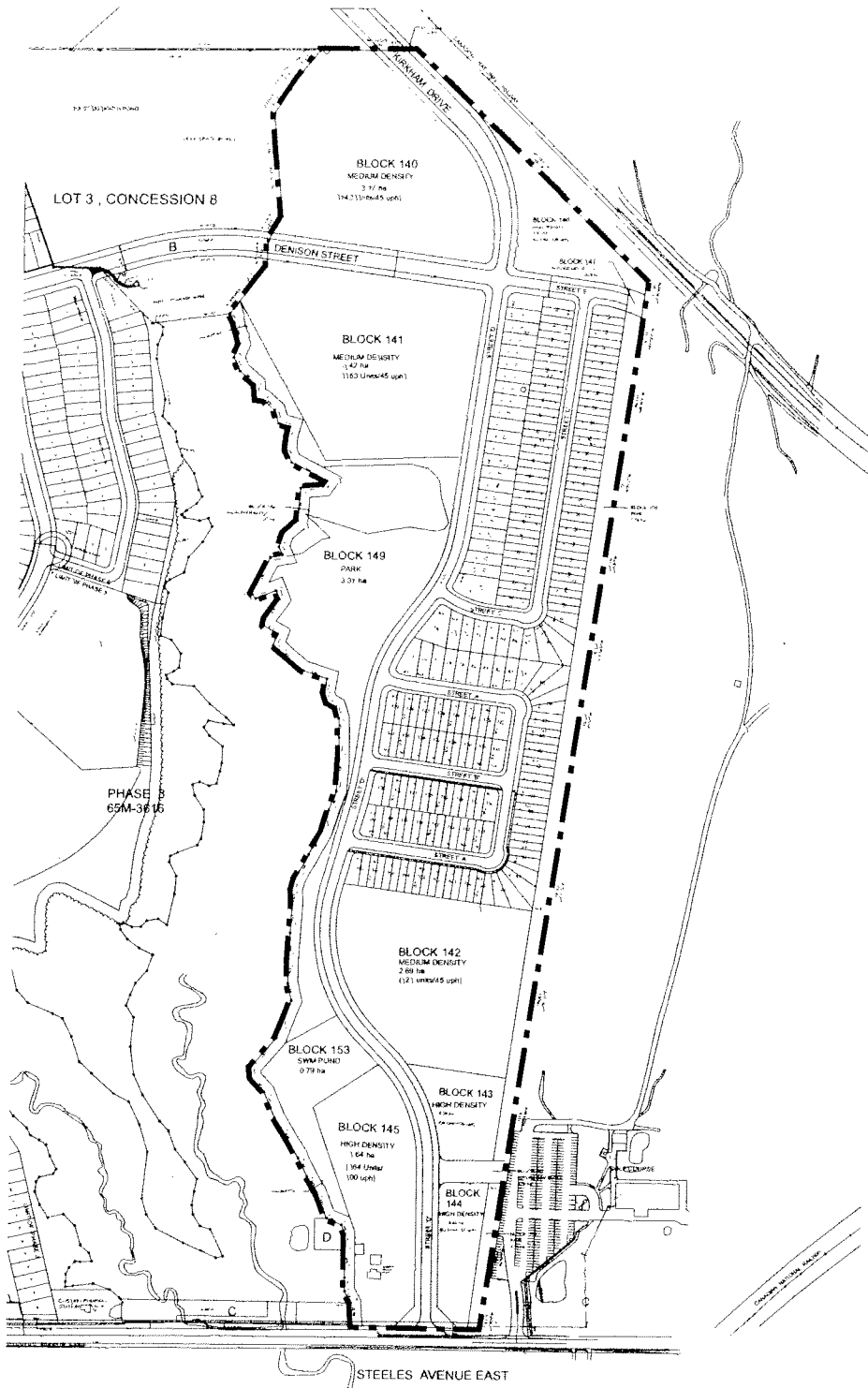
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FIGURE No. 3



DRAFT PLAN

APPLICANT: FOREST BAY HOMES
6350 STEELES AVENUE EAST

FILE No. SU. 98224944 ; ZO. 98224946 & OP. 98224937 (SK)

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 SUBJECT LANDS



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FIGURE No. 4