

Preliminary Report Rezoning Application 1780 Markham Road

Date:	December 21, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 41 – Scarborough Rouge River
Reference Number:	06 177164 ESC 41 OZ

SUMMARY

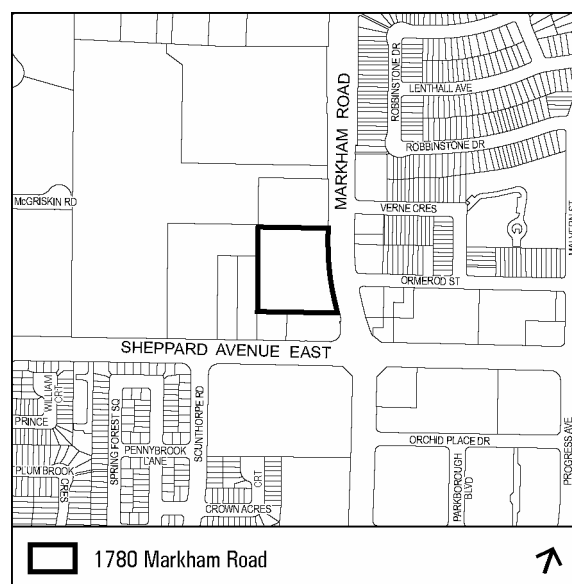
An application has been submitted for rezoning to provide for retail and other commercial uses on this site, formerly occupied by a Ford dealership, to permit a 3 660 square metre (39,400 square foot) shopping centre.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Information Meeting will be scheduled for the first quarter of 2007. All issues raised will be addressed prior to the scheduling of the statutory Public Meeting at Community Council, which is targeted for the second quarter of 2007. The target dates assume that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:



1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Proposal

A 3660 square metre (39,400 square foot) shopping centre is proposed on a 1.4 hectare (3.5 acre) site previously used for a Ford automobile dealership. Four buildings are proposed, ranging from 518 to 1587 square metres (5,580 to 17,080 square feet). The smallest building, with a drive-through, is intended for a bank, and the others are intended for retail and restaurant uses. One hundred and eighty surface parking spaces would be provided.

Site and Surrounding Area

The site is flat and fully paved. The only building is the vacant car dealership building. There is one tree, in poor condition.

A gas station and two bank buildings on Sheppard Avenue abut the site to the south. A trucking operation abuts to the north and a car dealership to the west. To the east across Markham Road is a site for which residential development has been applied for.

Official Plan

The subject site is designated as Employment Area, which provides for offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. The site is also on a perimeter arterial road of an Employment Area.

The proposed stores and restaurants are considered “small scale” for the purposes of the Toronto Plan and as such are provided for in Employment Areas. If they were larger, and were in a shopping centre big enough to comprise a “power centre”, then they would also be permitted in this location.

Zoning

The site is zoned Highway Commercial (HC), permitting only offices, financial institutions and vehicle service garages and stations. Retail uses are not permitted.

Site Plan Control

The property is subject to site plan control. A site plan control application has been filed.

Reasons for the Application

The retail and restaurant uses are not permitted by the zoning by-law.

COMMENTS

Issues to be Resolved

Parking should be provided at the usual rates for retail and restaurant uses, rather than at the rate specific to the former automotive dealership. The adequacy of the proposed parking will become evident as more information becomes available on the proposed tenants. The zoning should also have a specific requirement for bicycle parking.

The traffic study provided with the application acknowledges traffic congestion at the Sheppard/Markham intersection. It suggests signal phasing changes and an additional south-bound right turn lane. Further commentary on road infrastructure improvements will be provided by Transportation Services through the technical circulation. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

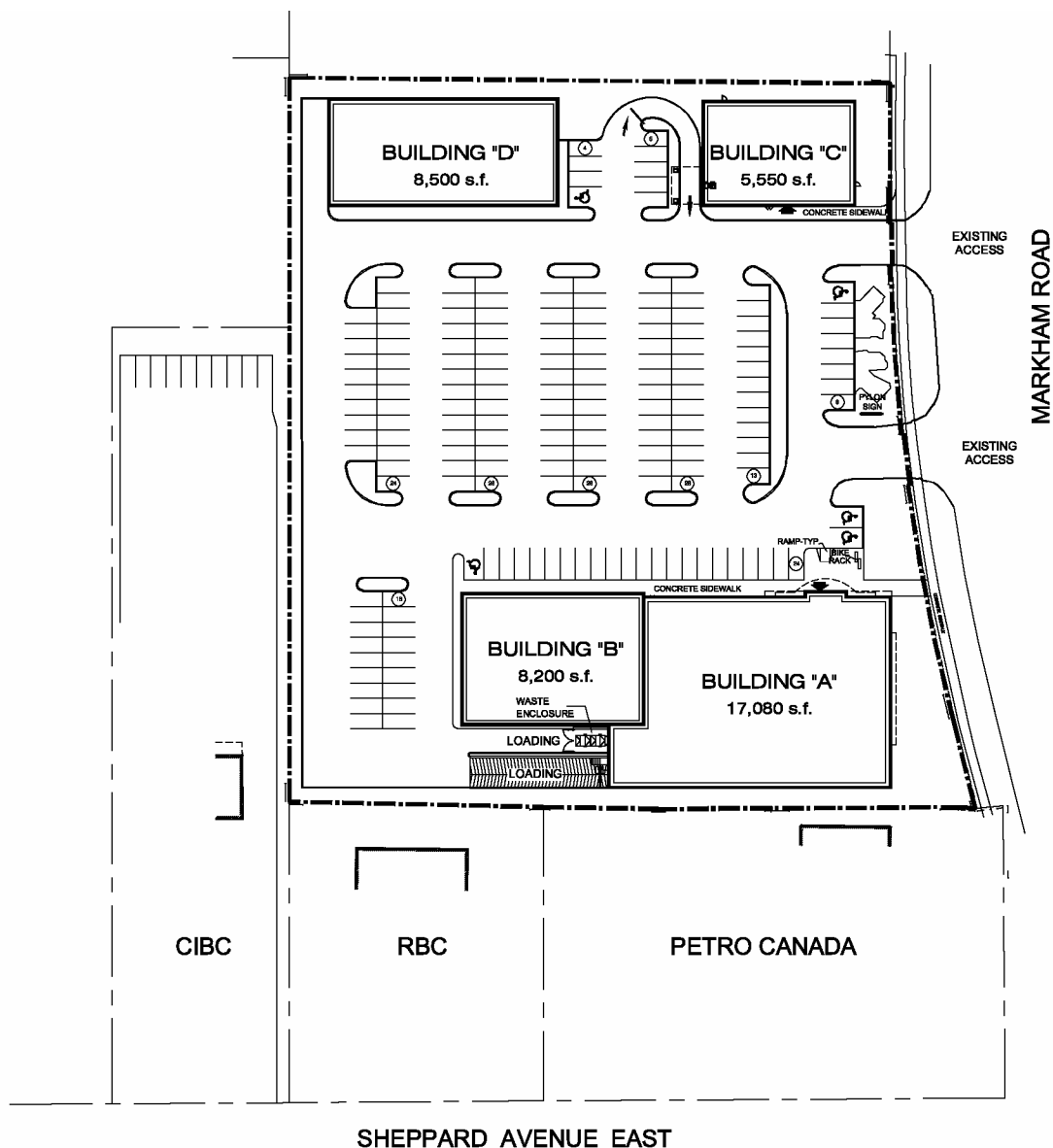
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

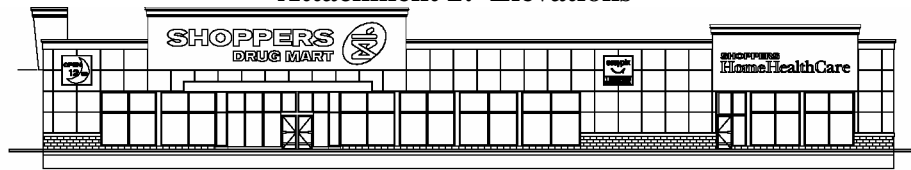
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12/8/06



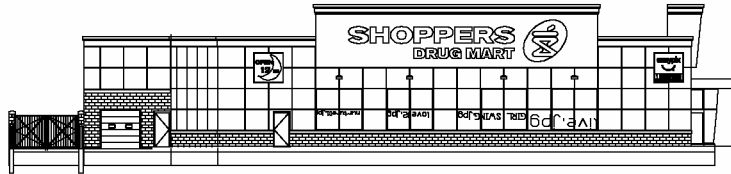
1780 Markham Road

File # 06-177164 0Z

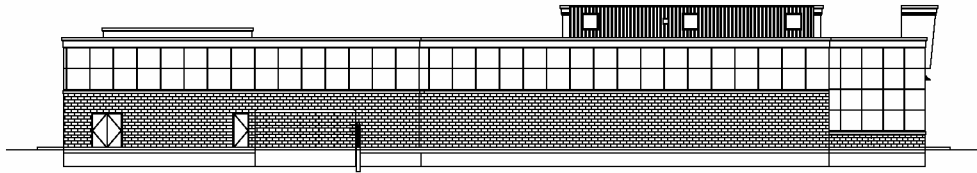
Attachment 2: Elevations



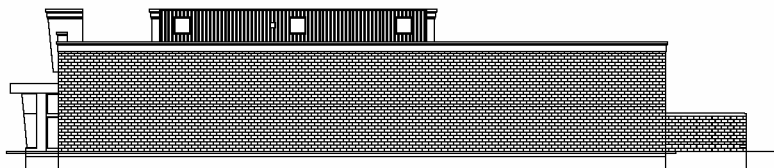
North Elevation



East Elevation
(Markham Road)



South Elevation



West Elevation

Elevation Plan - Buildings A and B

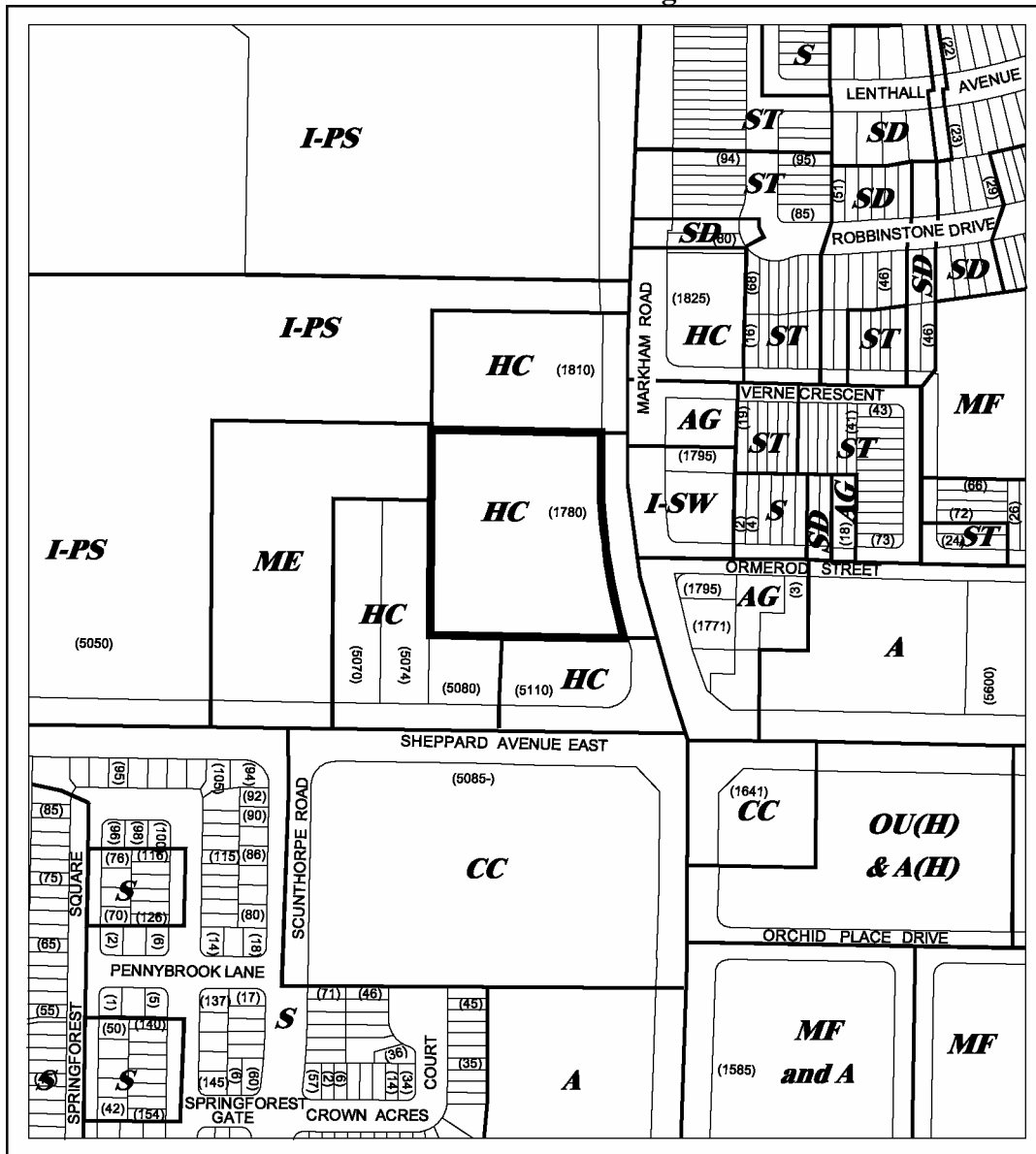
Applicant's Submitted Drawing

Not to Scale
12/6/06

1780 Markham Road

File # **06-177164 0Z**

Attachment 3: Zoning



Toronto City Planning Division
Zoning

1780 Markham Road

File # 06-177164 02

HC Highway Commercial Zone	SD Semi-Detached Residential	CC Community Commercial	Mar Marcelling Yard Employment District By-law
ME Mixed Employment Zone	ST Street Townhouse Residential	AG Agricultural Uses	(H) Holding Provision
I-PS Institutional - Public Services Zone	MF Multiple-Family Residential	I-SW Institutional - Social Welfare	Not to Scale
S Single-Family Residential	A Apartment Residential	OU Office Uses	12/5/06

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	06 177164 ESC 41 OZ
Details	Rezoning, Standard	Application Date:	September 20, 2006

Municipal Address: 1780 MARKHAM RD, TORONTO ON
 Location Description: CON 3 PT LT19 **GRID E4107
 Project Description: A 3700 sq m shopping centre on a 1.4 ha former Ford dealership.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.			FORD MOTOR CO OF CANADA LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	Highway Commercial	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	14240.19	Height:	Storeys:	1
Frontage (m):	122.24		Metres:	7
Depth (m):	109.12			
Total Ground Floor Area (sq. m):	3656.54			Total
Total Residential GFA (sq. m):	0	Parking Spaces:		180
Total Non-Residential GFA (sq. m):	3656.54	Loading Docks		0
Total GFA (sq. m):	3656.54			
Lot Coverage Ratio (%):	25.68			
Floor Space Index:	0.26			

DWELLING UNITS**FLOOR AREA BREAKDOWN** (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	3656.54
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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