

**Preliminary Report
Zoning Application
North-east corner of Markham Rd and Passmore Ave**

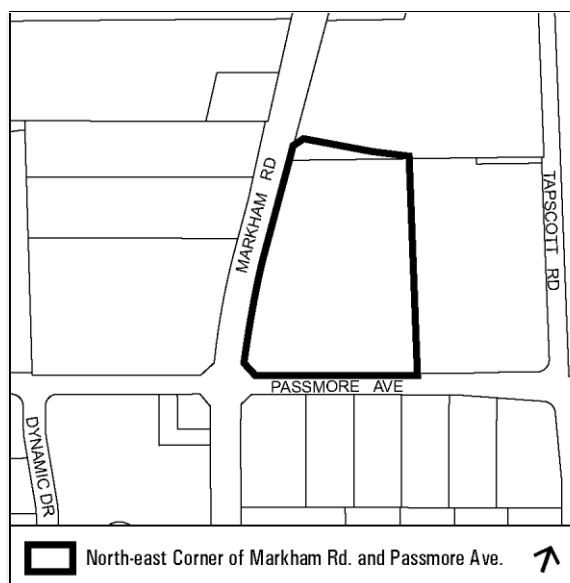
Date:	December 21, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 42 – Scarborough-Rouge River
Reference Number:	File No. 06 156009 ESC 42 OZ

SUMMARY

An application has been submitted to rezone the subject lands from Agricultural Zone to Industrial Zone to permit the use of the lands for industrial development.

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.

The proposed zoning is consistent with the City's Official Plan as well as the permitted uses and existing development on abutting sites. The site is centrally located within an employment area. It is recommended that a Community Consultation Meeting be held together with the Ward Councillor. Following the Community Consultation meeting, it is recommended that the application be brought forward for a Public Meeting at Community Council in accordance with the Planning Act. This



meeting is targeted for the third quarter of 2007. The target date assumes that the applicant will provide any 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.

DECISION HISTORY

The subject lands are located within the north central section of the Tapscott Employment District. This area of Tapscott has not developed because of the lack of core infrastructure. Services including roads, sanitary sewers and stormwater management infrastructure are currently being installed by the Tapscott Landowners Group. This was enabled through a Core Servicing Agreement between the City of Toronto and the group.

ISSUE BACKGROUND

Proposal

The proposal is to rezone the 4.97 ha (12.3 acre) vacant parcel from Agricultural Uses to Industrial Uses under the provisions of the Employment Districts Zoning By-law No. 24982 as amended. A total of 25,311 sq. m. (272,350 sq. ft.) of industrial floor area is proposed to be located in four free-standing buildings. Three of the buildings are proposed to be multi-tenant buildings, the fourth is proposed to be a single tenant building. Each building contains associated two-storey office space. A total of 396 parking spaces are proposed. Refer to the Application Data Sheet, Attachment 3.

Site and Surrounding Area

The subject parcel comprises 4.97 hectares, and is located at the north-east corner of Markham Road and Passmore Avenue. The proposed eastward extension of Select Avenue forms the boundary of the north side of the property. The parcel is rectangular in shape, having a lot frontage of approximately 273 metres (900 feet) along Markham Road. The site is currently vacant, and is flat in topography.

Abutting uses include the following:

North: vacant City-owned land, storm water management pond currently under construction on a portion of the lands

South: industrial building

East: industrial building

West: vacant land abutting one residential dwelling and ancillary greenhouse

Official Plan

The subject lands are designated as Employment Areas within the Toronto Official Plan on Map 22 – Land Use Plan. Employment Areas are places of business and economic activity. Uses that support this function consist of 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 lands are also located within an Employment District, as identified in Map 2 – Urban Structure. Policies relating to Employment Districts seek to protect and promote these areas exclusively for economic activity.

Zoning

The subject lands are currently zoned Agricultural Zone (AG) in the Employment Districts Zoning By-law No. 24982. This zone generally permits such uses as crops.

Site Plan Control

The subject lands are not currently subject to site plan control approval. As such, an application has not been filed. Staff will be recommending that the Site Plan Control By-law be amended to include these lands.

Tree Preservation

A tree preservation report has been submitted for this site. The report identifies that five trees are protected under the City's Tree Protection By-law.

Reasons for the Application

The purpose of this application is to rezone the lands from Agricultural, which does not permit industrial uses, to Industrial (M) Zone in accordance with the provisions of the Employment Districts Zoning By-law No. 24982.

COMMENTS

Issues to be Resolved

The following issues must be resolved with respect to this application:

Site Design

An analysis of the proposed site design is required. This review should take into consideration the proposed location of parking spaces between the buildings and

Markham Road as well as the overall number of parking spaces proposed on this site. Consideration should also be given to the potential to preserve existing trees on site.

The recently approved Official Plan Amendment and Zoning By-law Amendment applications for the lands north of the proposed extension of Select Avenue on the west side of Markham Road (Markham Steeles Realty Inc. and 2811 Development Corporation (The Landmark (Canada) Inc.)) have established a minimum standard for landscaping and parking setbacks along the major arterial roads in this area. These applications have also addressed the need for pedestrian connectivity and accessibility in this area. These issues must be considered and addressed through this application. Urban Design considerations related to the Markham Road side of the building face will also need to be addressed.

Archaeological

An archaeological assessment has been submitted by the proponent. A review of this study and clearance from both the City and the Ministry of Culture is required.

Servicing

The installation and availability of all sanitary and storm sewer facilities will be required prior to allowing any development on the property. Further, through the review of the application, a determination regarding the need for the construction of Select Avenue to support the function of this proposed development will be determined.

Other Issues

Other issues may be identified in the circulation of this application by staff in various City Divisions and technical agencies. Through this review the need for supporting studies and reports may be identified.

CONTACT

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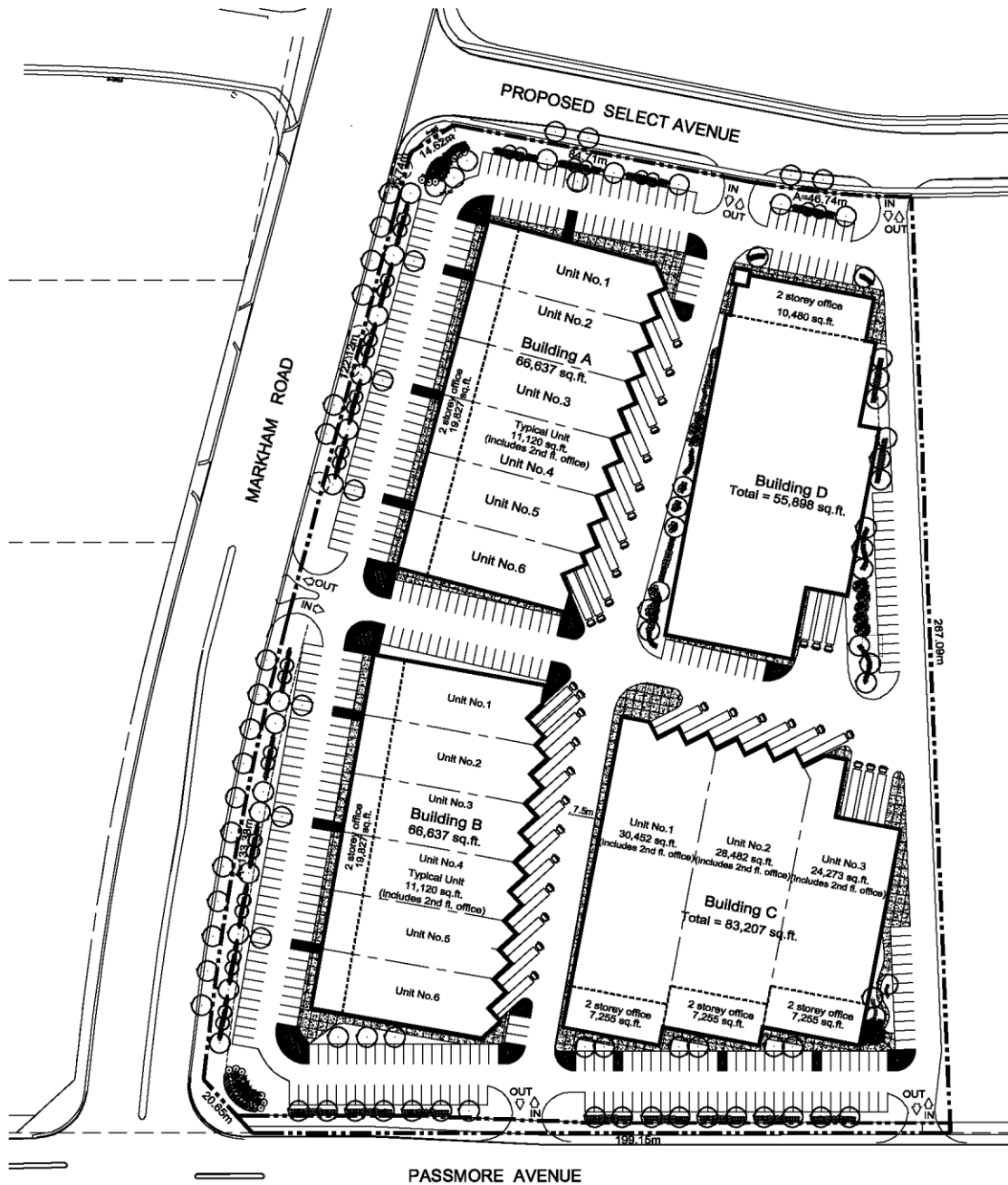
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

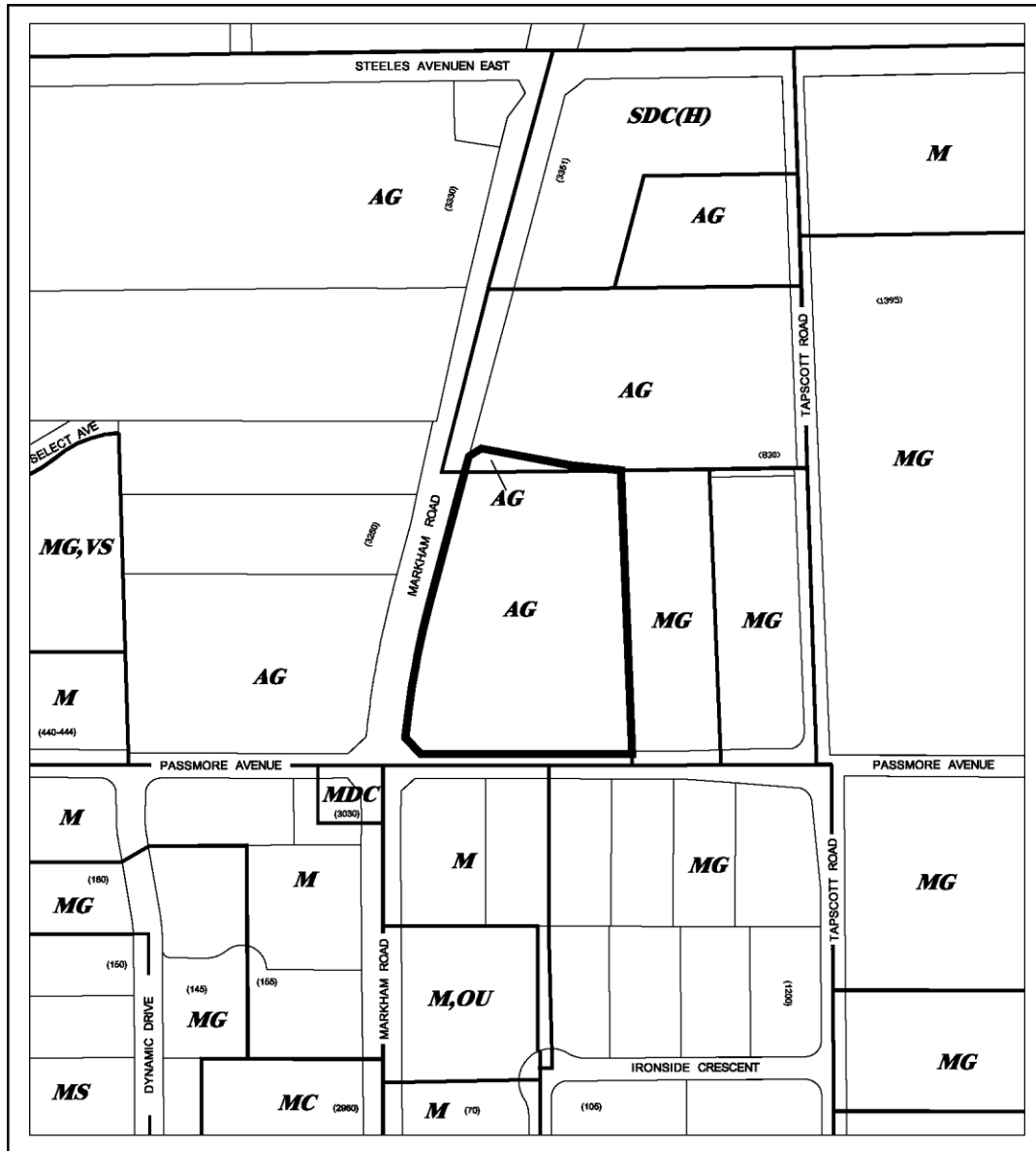
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12/6/06



North-east Corner of Markham Rd. and Passmore Ave.

File # 06-156009 0Z

Attachment 2: Zoning



Toronto City Planning
Division
Zoning

North-east Corner of Markham Rd. and Passmore Ave.

File # 06-156009 02

AG Agricultural Zone
M Industrial Zone
MC Industrial Commercial Zone
MG General Industrial Zone

MS Special Industrial Zone
OU Office Uses Zone
SDC Special District Commercial Zone
VS Vehicle Service Zone

(H) Holding Provision

Tapscott Employment District By-law

Not to Scale
12/8/06

Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	06 156009 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	July 13, 2006

Municipal Address: 0 MARKHAM RD E S, TORONTO ON

Location Description: CON 5 PT LT17 RP 64R9010 PT 1, 66R22264 PT 4

Project Description: Proposed rezoning of the 4.97 ha (12.3 acre) vacant parcel from Agricultural Uses to Industrial Uses under the provisions of the Employment Districts Zoning By-law No. 24982 as amended. A total of 25,311 sq. m. (272,350 sq. ft.) of industrial floor area is proposed to be located in four free-standing buildings. Three of the buildings are proposed to be multi-tenant buildings, the fourth is proposed to be a single tenant building. Each building contains associated two-storey office space. A total of 396 parking spaces are proposed.

Applicant:

LORNE ROSS PLANNING
SERVICES CARL
JANUSZCZAK

Agent:**Architect:****Owner:**

BRADGATE
INVESTMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	AG-Agricultural	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	49,760.16	Height:	Storeys:	2
Frontage (m):	273		Metres:	0
Depth (m):	183			
Total Ground Floor Area (sq. m):	25,311			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	396
Total Non-Residential GFA (sq. m):	25,311		Loading Docks	0
Total GFA (sq. m):	25,311			
Lot Coverage Ratio (%):	50.9			
Floor Space Index:	0.51			

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

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	25,311
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT: **PLANNER NAME:** Andrea Reaney, Planner
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