

**160 Nashdene Rd - Rezoning Application - Preliminary Report**

|                          |                                                    |
|--------------------------|----------------------------------------------------|
| <b>Date:</b>             | January 23, 2008                                   |
| <b>To:</b>               | Scarborough Community Council                      |
| <b>From:</b>             | Director, Community Planning, Scarborough District |
| <b>Wards:</b>            | Ward 41 – Scarborough-Rouge River                  |
| <b>Reference Number:</b> | 07 289034 ESC 41 OZ                                |

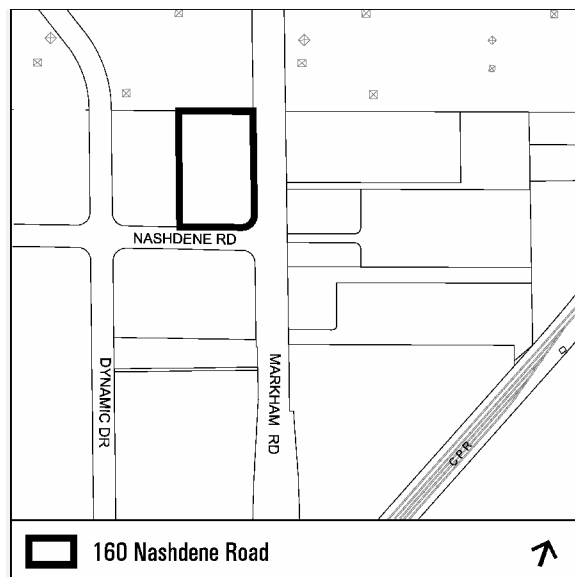
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to amend the zoning by-law to permit a new car dealership operation at the northwest corner of Markham Road and Nashdene Road.

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 application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the summer of 2008 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.



## **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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

A proposal was submitted in October 2005, to amend the Scarborough Official Plan and the zoning by-law to permit a restaurant on the subject lands. A concurrent site plan application (05 192771 ESC 41 SA) was also filed to address site plan issues related to the restaurant and the second building proposed at the north end of the site. City Council approved the zoning by-law amendment to accommodate the proposal. The in effect new Toronto Official Plan made an official plan amendment unnecessary. The site plan was never finalized.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to erect two new buildings on site which together will comprise the new Hyundai car dealership. The existing 2,071 m<sup>2</sup> (22,293 ft<sup>2</sup>) industrial building on site will be retained. The new facility will be comprised of car display, car maintenance and office areas. The proposed Building 'B' is a one-storey, 320 m<sup>2</sup> (3,446 ft<sup>2</sup>) structure oriented towards the intersection of Markham Road and Nashdene Road while proposed Building 'A' is a 2,316.8 m<sup>2</sup> (24,939 ft<sup>2</sup>) structure located towards the north end of the site and oriented towards Markham Road. It includes a partial second storey. The application proposes 128 parking spaces which include 6 barrier free spaces. The site has an existing access on Nashdene Road and the proposal contemplates adding an additional two-way access to the site on Nashdene Road and another on Markham Road.

### **Site and Surrounding Area**

The site is located at the north-west corner of Markham Road and Nashdene Road and is approximately 1.20 hectares (2.96 acres) in size. The site is currently occupied by a one-storey industrial building of approximately 2,071 m<sup>2</sup> (22,293 ft<sup>2</sup>). The existing building on site will remain.

Surrounding uses include the following:

North: The Ontario Hydro corridor and industrial operations north of the corridor

South: Employment uses south of Nashdene Road

East: East of Markham Road are vacant lands, the Ontario Hydro corridor and employment uses

West: Employment uses along Nashdene Road

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The subject lands are in an “Employment Areas” land use designation as denoted on Map 22 of the official plan. This designation allows for uses such as office, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, and 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 within an “Employment District” on Map 2 “Urban Structure”. Policy 1 of the Employment District identifies the need to protect and promote these areas for economic activity in order to attract new and expand existing employment clusters that are key to Toronto’s competitive advantage; develop quality Employment Districts that are globally competitive locations and offer a wide choice of sites for new business; nurture Toronto’s diverse economic base; and provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile.

Built Form (Section 3.1.2) policies of the plan are also applicable to the site. This development will need to respect and improve the character of the surrounding area. For

corner sites, the building will need to be located along both adjacent street frontages and give prominence to the corner. Main building entrances will also be located so that they are clearly visible and directly accessible from the public sidewalk. The development will need to locate and organize vehicular parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of Markham Road and Nashdene Road.

Staff will review the proposed development for conformity with the official plan designation and consistency with applicable official plan policies.

## **Zoning**

The property is within an Industrial Zone (M) designation in the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District). This zoning permits uses such as industrial, day nurseries, educational and training facilities, offices (excluding medical and dental offices), places of worship and recreational uses and restaurants to a maximum of 345 m<sup>2</sup> (3,713 ft<sup>2</sup>). Industrial uses are defined as uses including the assembling, manufacturing, processing (including computer and data processing), warehousing, recycling, research and development uses and associated ancillary uses.

A site specific zoning by-law amendment would be necessary to permit the proposed new car dealership.

## **Site Plan Control**

A site plan control application has been filed and relevant agencies and divisions have been circulated. The site plan application will be reviewed concurrently with the rezoning application by City staff and external agencies.

## **Tree Preservation**

An Arborist's report has been filed with the application. The report indicates that 36 trees exist on site. The report also indicates that 8 trees will need to be removed to accommodate the proposed buildings and parking areas and that none of the 8 trees will require permit for their removal. The application has been circulated to Urban Forestry staff for comment on the proposal.

## **Reasons for the Application**

The subject lands are located within an Industrial Zone (M) within the Tapscott Employment Districts Zoning By-law No. 24982. The zoning permission allows for; Day Nurseries, Educational Facilities and Training Facility Uses, Industrial Uses, Offices, excluding Medical and Dental Offices, Places of Worship, Recreational Uses and restaurants up to a maximum of 345 m<sup>2</sup> (3,713 ft<sup>2</sup>). An amendment to the zoning by-law is required to accommodate the vehicle sales and service operation and to permit outdoor storage of vehicles on the subject site.

## **COMMENTS**

## **Issues to be Resolved**

### **Servicing and Stormwater Management**

The applicant has submitted a stormwater management report prepared by Bronte Engineering dated December 19, 2007. The report and site servicing and grading plans have been circulated to the Technical Services Division for comment. Staff will work with the applicant to ensure all technical aspects of the proposal are appropriately addressed.

### **Urban Design/Landscaping**

The application will be reviewed to ensure an appropriate built form and that the design objectives of the Official Plan have been addressed. Along with addressing other issues, Planning staff will need to consider appropriate measures such as, but not limited to, landscaping and building placement/massing to ensure that vehicles are not displayed in landscaped boulevard areas.

### **Traffic and Parking**

The applicants have submitted a traffic impact study prepared by B/A Group Transportation Consultants dated November 2007 in support of their application. The study concludes that the proposed development plans are appropriate and can be supported by the area road network without any undue impacts. The traffic study and appropriate plans have been circulated to Transportation Planning staff and the Technical Services Division for comment.

### **Heritage Preservation**

As a part of the rezoning application (05 192763 ESC 41 OZ) which was approved by City Council on February 6, 2007, a Stage 1 and Stage 2 archaeological assessment was completed. Heritage and Preservation Services staff indicated that they were satisfied that the site was free of archaeological interest. Staff has not requested that the applicant provide an archaeological assessment in light of the recent approvals.

### **Green Development Standard**

The applicant has reviewed and submitted a completed 'Toronto Green Development Standard Checklist'. Staff will review the checklist and work with the applicant to ensure that the proposal incorporates sustainable development opportunities.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

**CONTACT**

Jeffery Sinclair, Planner  
Tel. No. 416-396-7685  
Fax No. 416-396-4285  
E-mail: jsincla@toronto.ca

**SIGNATURE**

---

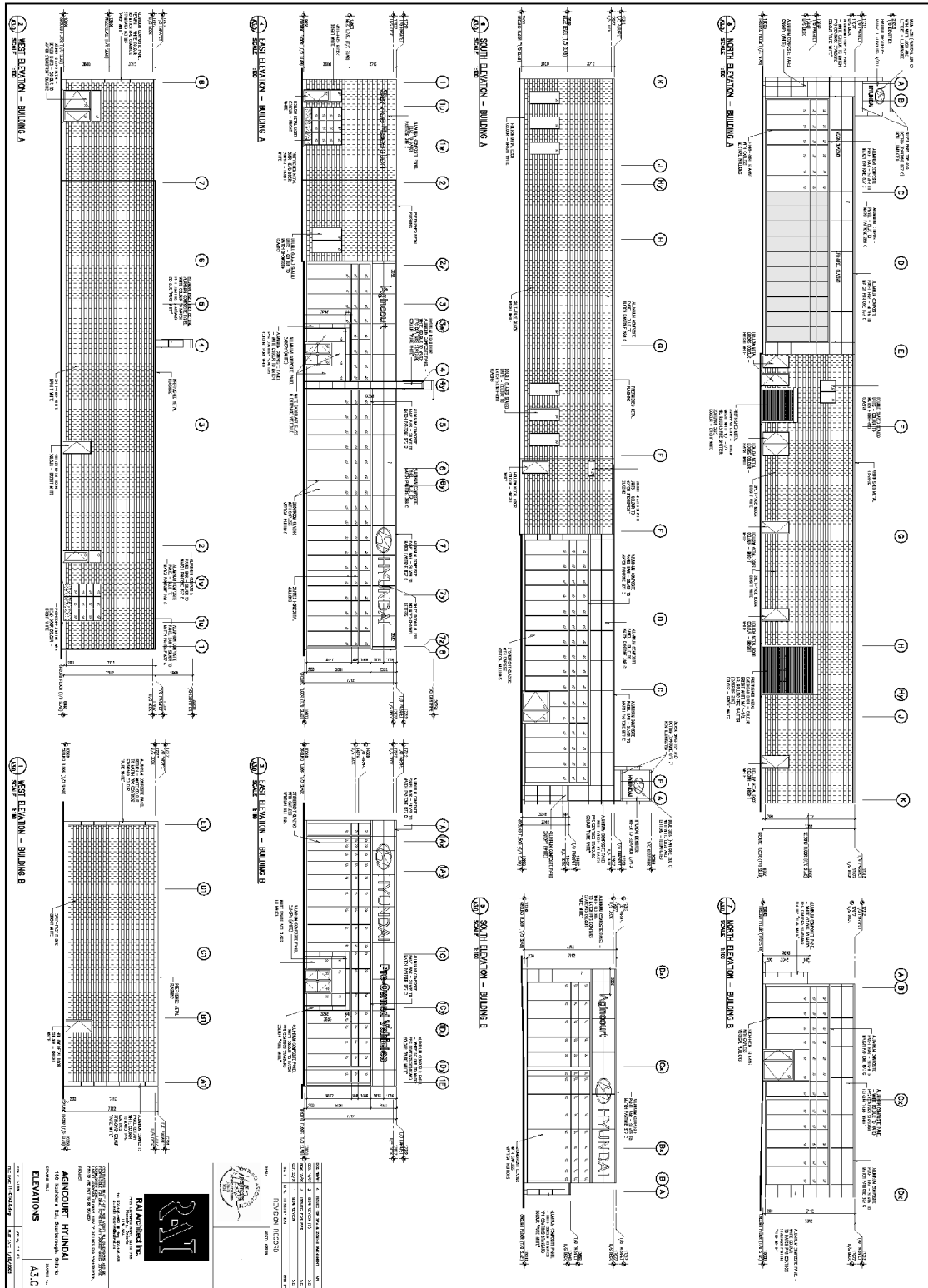
Allen Appleby, Director  
Community Planning, Scarborough District

**ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

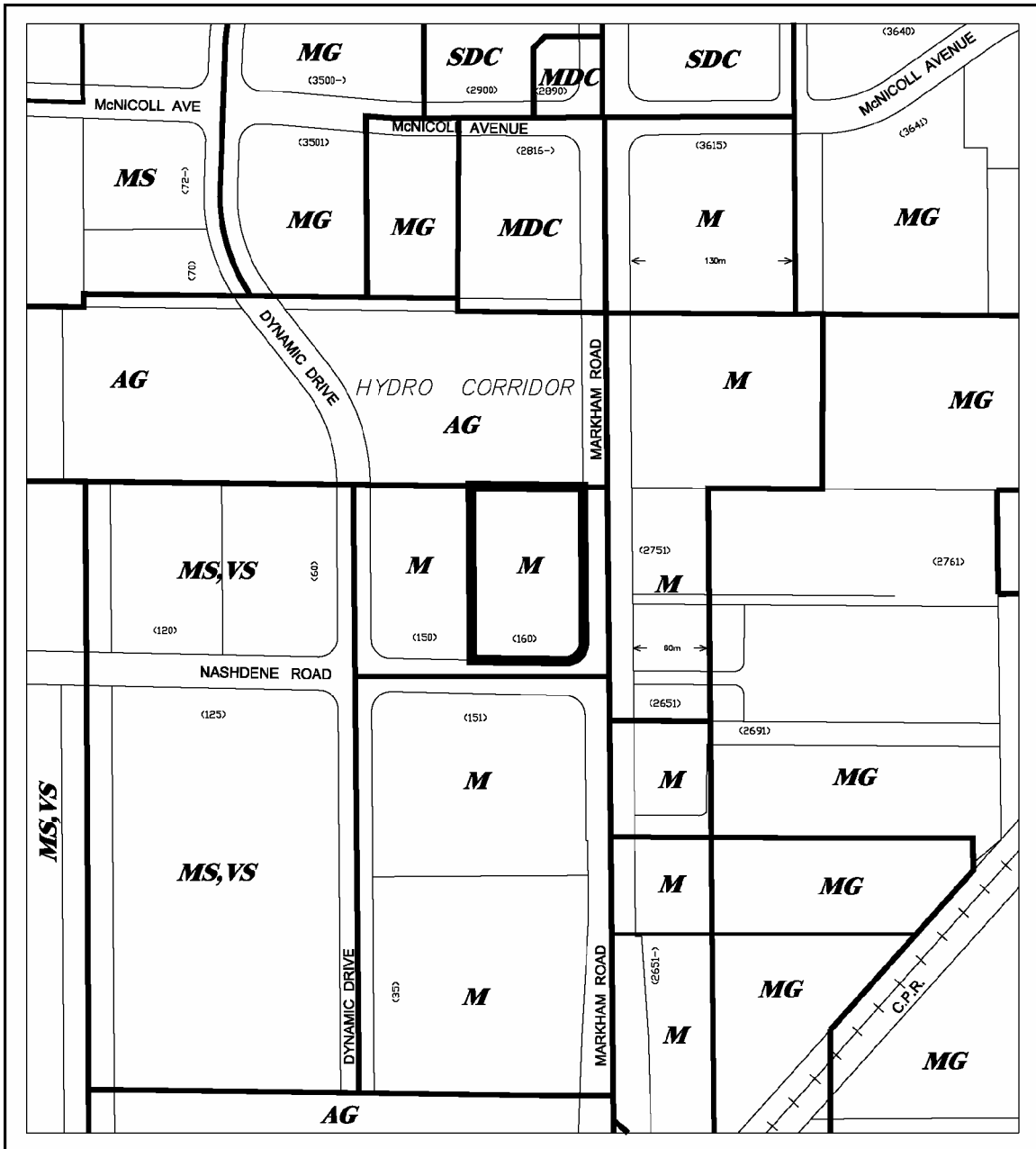


# Attachment 2: Elevations





### Attachment 3: Zoning



**TORONTO** City Planning  
Division  
**Zoning**

160 Nashdene Road  
File # 07-289034 0Z

**M** Industrial Zone  
**MG** General Industrial Zone  
**MS** Special Industrial Zone  
**MDC** Industrial District Commercial Zone

**SDC** Special District Commercial Zone  
**VS** Vehicle Service Zone  
**AG** Agricultural Zone

Tapscott Employment District By-law  
Not to Scale  
1/21/08



## Attachment 4: Application Data Sheet

|                  |                    |                     |                     |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning           | Application Number: | 07 289034 ESC 41 OZ |
| Details          | Rezoning, Standard | Application Date:   | December 21, 2007   |

Municipal Address: 160 NASHDENE RD  
 Location Description: PL M1981 LT3 NOW RP 66R16181 PT 1,2 \*\*GRID E4104  
 Project Description: The applicant proposes to amend the zoning by-law to permit an auto sales and service facility on site. The facility will include primarily car display, car maintenance and office areas. The proposal intends to retain the existing industrial building on site and to erect two new buildings.

|                   |               |                   |                        |
|-------------------|---------------|-------------------|------------------------|
| <b>Applicant:</b> | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>          |
| ROBERT MILLWARD   |               |                   | 960859 ONTARIO LIMITED |

### PLANNING CONTROLS

|                            |                  |                           |
|----------------------------|------------------|---------------------------|
| Official Plan Designation: | Employment Areas | Site Specific Provision:  |
| Zoning:                    | M-Industrial     | Historical Status:        |
| Height Limit (m):          |                  | Site Plan Control Area: Y |

### PROJECT INFORMATION

|                                    |        |         |                 |              |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 11951  | Height: | Storeys:        | 2            |
| Frontage (m):                      | 88.31  |         | Metres:         | 7.31         |
| Depth (m):                         | 136.53 |         |                 |              |
| Total Ground Floor Area (sq. m):   | 3988.3 |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 0      |         | Parking Spaces: | 128          |
| Total Non-Residential GFA (sq. m): | 4707.9 |         | Loading Docks   | 0            |
| Total GFA (sq. m):                 | 4707.9 |         |                 |              |
| Lot Coverage Ratio (%):            | 33.37  |         |                 |              |
| Floor Space Index:                 | 0.39   |         |                 |              |

### 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):              | 0           |
| 1 Bedroom:   | 0 | Office GFA (sq. m):              | 0           |
| 2 Bedroom:   | 0 | Industrial GFA (sq. m):          | 4707.9      |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0           |
| Total Units: | 0 |                                  |             |

|                 |                      |                                  |
|-----------------|----------------------|----------------------------------|
| <b>CONTACT:</b> | <b>PLANNER NAME:</b> | <b>Jeffery Sinclair, Planner</b> |
|                 | <b>TELEPHONE:</b>    | <b>416-396-7685</b>              |