

**2890, 2900 Markham Road and 3850 McNicoll Avenue –  
Rezoning Application - Preliminary Report**

<b>Date:</b>	January 24, 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>	File No. 07 256519 ESC 41 OZ

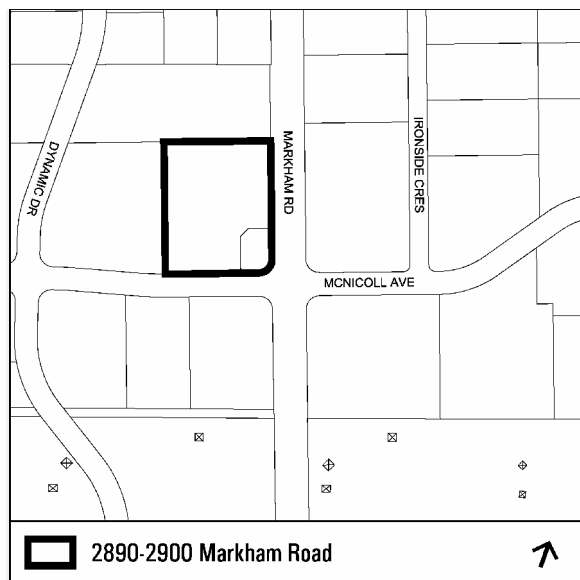
**SUMMARY**

This application was made 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 rezone the subject lands to permit additional employment uses and an associated floor area increase in order to construct a 3-storey mixed use building including a convention centre, offices, restaurant uses and retail units. Current zoning uses permitted on the site would be maintained. The existing 3 buildings on the subject lands will be demolished in order to accommodate the proposed 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 application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information provided.



## **RECOMMENDATIONS**

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### **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.

## **ISSUE BACKGROUND**

### **Proposal**

The current proposal contemplates developing the subject lands with additional employment uses and associated floor area in one, 3-storey, 23 372 square metre (251,586 square feet) mixed use building that will include a convention centre, office, restaurant uses and retail permissions. The applicant is proposing a density of approximately 1.3 times the area of the lot. A total of 1,195 parking spaces are proposed as follows: 108 at-grade; 551 below-grade; and, 536 on the proposed 5-storey parking deck.

Vehicular access is proposed from Markham Road and McNicoll Avenue while the main pedestrian entrance is proposed from McNicoll Avenue.

### **Site and Surrounding Area**

The site is approximately 1.8 hectares (4.4 acres) in area, having approximately 122 metres (400 feet) of frontage on McNicoll Avenue with an average depth of about 150 metres (492 feet). The site contains an existing service station at the north-west corner of Markham Road and McNicoll Avenue and two industrial buildings. The existing two industrial buildings as well as the service station will be demolished to accommodate the proposed development.

The site is generally flat and treeless, except for trees planted in the boulevard along Markham Road and McNicoll Avenue.

Surrounding land uses:

North: Industrial uses

South: Industrial uses with limited retail uses ( ie. coffee shop, restaurant, retail-convenience, service station)  
East: Vacant industrial lands, further east industrial uses  
West: Industrial uses

## **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 Toronto Official Plan designates the property as Employment Area on Map 22, Land Use Plan which provides for uses such as office, 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 identified as 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 global and nurture Toronto’s diverse economic base; provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile.

Employment Districts will be enhanced to ensure they are attractive and function well, through actions such as: permitting a broad array of economic activity and facilitates firms with functional linkages to locate in close proximity to one another; investing in key infrastructure or facility investment through special tools, programs or partnerships in order to promote the distinctive character or specialized function of a District to attract firms within a particular targeted cluster of economic activity.

The applicant proposes to retain the existing “as of right” uses and expand the range of uses and density on the subject lands in accordance with the Employment District and

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

Site Specific Policy #139 is applicable to the subject lands as well as the following arterial intersections: southwest, southeast, northeast and northwest corners of Markham Road and McNicoll Avenue; northeast and northwest corners of Markham Road and Finch Avenue; and, southeast corner of Steeles Avenue and Middlefield Road. Site Specific Policy #139 restricts new automobile service stations within 150 metres of these arterial intersections.

## **Zoning**

The subject lands have multiple zoning. The portion of the subject lands known as 2890 Markham Road and developed with a service station, is zoned Industrial District Commercial Zone (MDC) in the Tapscott Employment District West Zoning By-law. Generally, permitted uses include: restaurants, vehicle service / repair uses, offices, financial institutions and day nurseries. The gross floor area of all buildings is restricted to 0.4 times the area of the lot. However, Exception #99 restricts uses to the following: marketplace signs, places of worship and vehicle service stations. Exception #395 allows this portion of the subject lands to be used for mall food retail outlets as well.

The remainder of the subject lands (2900 Markham Road and 3850 McNicoll Avenue) is zoned Special District Commercial (SDC) in the Tapscott Employment District West Zoning By-law which allows for a wide range of uses including restaurants, retail stores, service shops, offices and financial institutions. The maximum gross floor area of all buildings is restricted to 0.65 times the area of the lot. The maximum gross floor area of all uses except recreational uses and places of entertainment is restricted to 0.4 times the area of the lot. Further, the gross floor area of all restaurants is restricted to 558 sq. m (6,000 sq. ft.). The applicant is proposing a density of 1.3 times the area of the lot.

Exception #202 prohibits non-accessory ground signs (excluding market place signs) and wall signs which are non-accessory. Exception #392 also allows this portion of the subject lands to be used for mall food court retail outlets.

## **Site Plan Control**

The subject lands are under site plan control. The applicant will be submitting a site plan control application.

## **Tree Preservation**

The site is subject to the City's Tree Preservation By-law. The applicant has submitted a tree inventory plan which will be reviewed by Forestry Staff.

## **Heritage Preservation**

As large parts of the subject lands are not developed with buildings, an archaeological study may be required. The applicant has been advised and if necessary, will be retaining

an archaeologist to carry out an assessment of the lands which will be circulated to the appropriate commenting agencies for their review.

### **Reasons for the Application**

The zoning on the lands municipally known as 2890 Markham Road would need to be rezoned in order to permit additional employment uses including financial institutions, office use and the convention centre.

The remainder of the subject lands (2900 Markham Road and 3850 McNicoll Avenue) will maintain the Special District Commercial zoning however, provisions are required to allow increases in density for employment uses as well as the provision of a convention centre.

A site plan control application will be required to address issues including access, traffic, building placement and built form as well as site circulation and storm water management issues.

### **COMMENTS**

#### **Issues to be Resolved**

The applicant is proposing an intense level of development on the site with a wide range of uses. While portions of the site currently permit densities ranging from .4 to .65 times the area of the lot, the applicant is proposing a density of 1.3 times the area of the lot for the entire project. This level of development is significantly higher than surrounding developments and issues including traffic, level of intensification, parking, built form, compatibility with the surrounding area, servicing and appropriateness will require examination by staff.

The proposed additional uses, including the convention centre, may have an impact on the operations of the surrounding businesses. During the review of this application, staff will examine whether or not any negative impacts will result from the introduction of these additional uses.

The development standards will be reviewed to ensure that the proposed development fits within the existing context of the industrial and special district commercial uses that surrounds the subject lands. Given the anticipated increase in traffic from the convention centre use, a traffic impact study has been submitted to determine appropriate traffic controls and vehicular access points. Staff will be reviewing the traffic study.

Built Form policies of the official plan should be addressed. This development will need to respect and improve upon the character of the surrounding area. Main building entrances will need to be located so that they are clearly visible and directly accessible from the public sidewalk on McNicoll Avenue. 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 both McNicoll Avenue and Markham Road.

Opportunities to provide community benefits either on-site or in close proximity to the site would be examined as part of this application for an increase in density. The Toronto Official Plan contains provisions pertaining to public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 of the Planning Act may be used to secure the community benefits, provided the proposal is recommended for approval, having first met the test of good planning.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Staff will be reviewing the range of uses proposed as well as the level of intensification for their conformity with the Official Plan policies.

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

## **CONTACT**

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## **SIGNATURE**

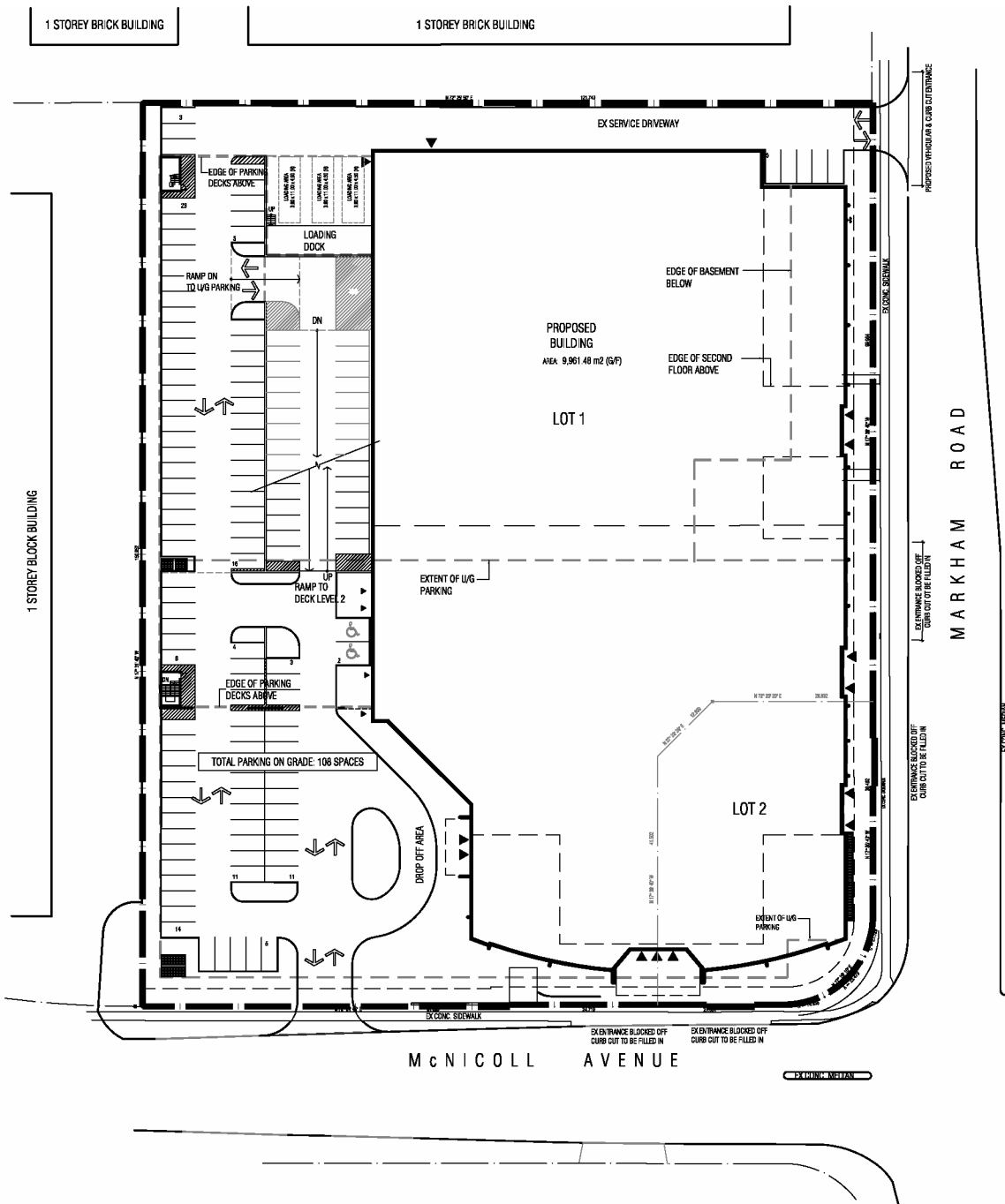
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Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations (as provided by applicant)  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



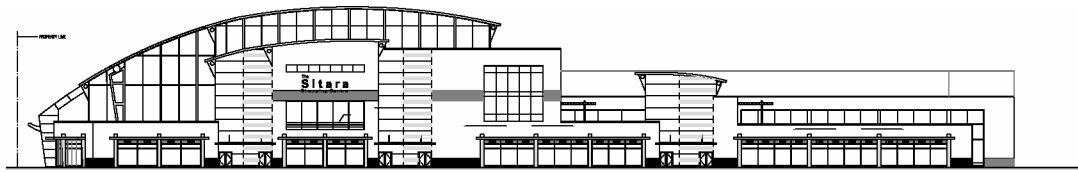
**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 1/23/08

**2890, 2900 Markham Road**  
**3850 McNicoll Avenue**

File # 07-256519 0Z

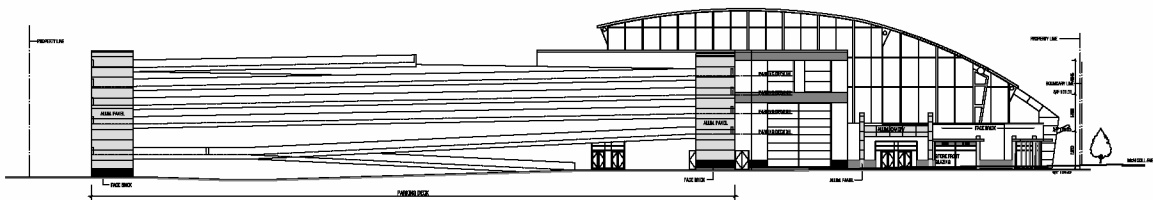
## Attachment 2: Elevations



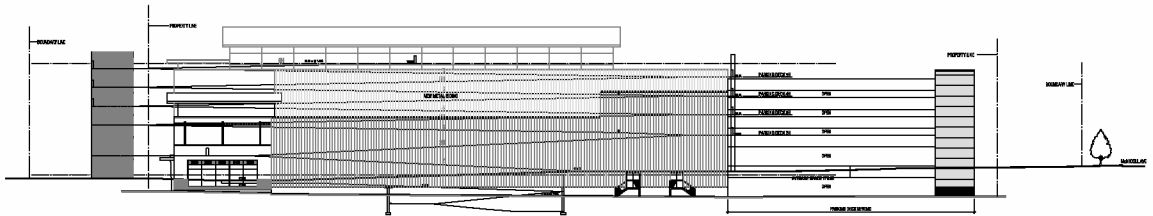
East



South



West



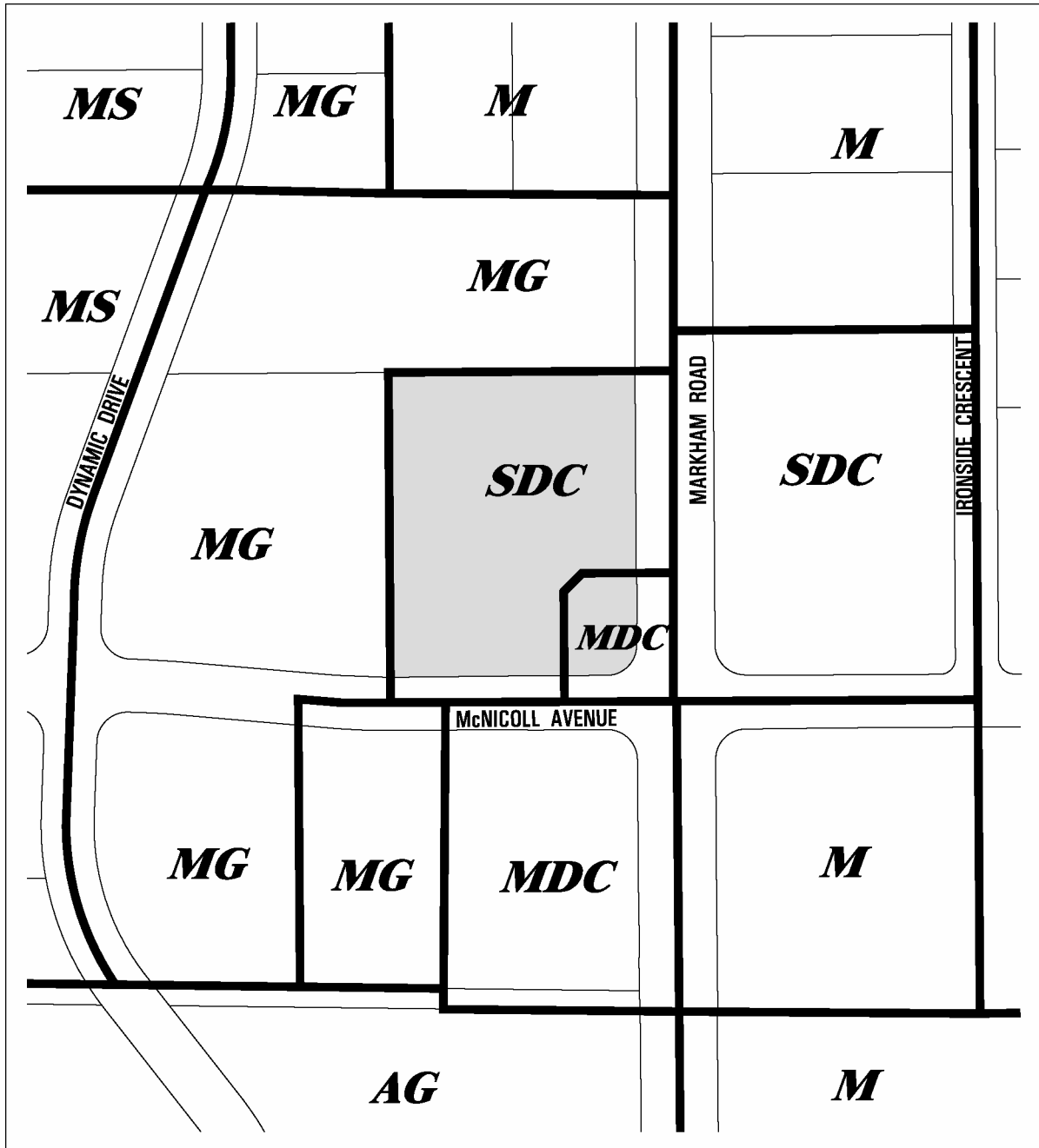
North

**Elevation Plans**  
Applicant's Submitted Drawing  
Not to Scale  
1/23/08

**2890, 2900 Markham Road**  
**3850 McNicoll Avenue**  
File # 07-256519 0Z



Attachment 3: Zoning



**TORONTO** City Planning Division  
Zoning

2890, 2900 Markham Road, 3850 McNicoll Avenue

File # 07-256519 OZ

**AG** Agricultural Zone  
**M** Industrial Zone  
**MDC** Industrial District Commercial zone

**MG** General Industrial Zone  
**MS** Special Industrial Zone  
**SDC** Special District Commercial Zone

Tapscott Employment District Bylaw

Not to Scale  
1/23/08

### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 256519 ESC 41 OZ
Details	Rezoning, Standard	Application Date:	August 27, 2007

Municipal Address: 2890 MARKHAM RD  
 Location Description: PL M1773 PT LT9 RP 66R13543 \*\*GRID E4104  
 Project Description: The applicant proposes to demolish the 3 existing buidings on the 2 properties and erect a 3-storey mixed use development consisting of convention center, retail, office, restaurant and food court facilities.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EVANS PLANNING			DAVID CHI-LEUNG LAM

**PLANNING CONTROLS**

Official Plan Designation:	Employment Area	Site Specific Provision:	#139
Zoning:	SDC, MDC Exception #99, #392, #395, #395	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	18331.36	Height:	Storeys:	3
Frontage (m):	86		Metres:	16
Depth (m):	150			
Total Ground Floor Area (sq. m):	13432.17			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	1,195
Total Non-Residential GFA (sq. m):	23372.36		Loading Docks	3
Total GFA (sq. m):	23372.36			
Lot Coverage Ratio (%):	73.27			
Floor Space Index:	1.27			

**DWELLING UNITS**

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

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

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	17957.03	17957.03	0
Office GFA (sq. m):	1527.56	1527.56	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	3887.77	3887.77	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Renrick Ashby, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7022</b>