

2761 Markham Road – Zoning Application – Preliminary Report

Date:	April 27, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	09 109604 ESC 42 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.

This applicant proposes to expand the range of permitted uses within a proposed 4-storey commercial office building. Specifically, the applicant seeks to increase the range of employment uses and to add small scale stores and services on the first floor of the office building. Current zoning uses permitted on the site would be maintained.

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

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 site plan application was submitted on December 28, 2007, prior to the submission of this zoning application. The details of the built form were generally finalized in accordance with the existing by-law. The applicant is now seeking additional uses for the site.

The Committee of Adjustment has previously approved two minor variance applications on the subject lands.

Application A153/08SC was approved June 25, 2008 to permit a gross floor area of 0.76 times the area of the lot for all buildings, for a maximum gross floor area of 6 224 square metres (66,997 square feet), excluding the floor area of all basements. The variance also permitted a maximum building height of 19.9 metres (65.3 feet), including a mechanical penthouse.

Application A321/08SC was approved November 12, 2008 to increase the building height from 19.9 metres (65.3 ft) to 22.9 metres (75 ft), including a mechanical penthouse.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the Employment Areas policies of the Official Plan and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The zoning amendment application contemplates an expansion of the range of permitted uses within a 4-storey, 6 221 square metre (66,964 square feet) commercial office building. Small scale stores and services will be located at grade. The applicant has not indicated the specific businesses and where they will locate within the development.

A total of 238 parking spaces are proposed of which 161 will be at-grade and 77 will be below-grade.

The subject lands have vehicular access to Markham Road via rights-of-way over two driveways, immediately to the north and south of the site. These driveways also serve two other properties located immediately east of the subject lands. See Attachment 1: Site Plan.

Site and Surrounding Area

The site is approximately 0.82 hectares (2 acres) in area, having approximately 75 metres (246 feet) of frontage on Markham Road with an average depth of about 108 metres (354 feet). The site is vacant, generally flat and treeless.

Surrounding land uses:

North: Hydro Corridor

South: Industrial Uses

East: Industrial Uses

West: Industrial uses (including approval for car dealership)

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 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 that encourages existing businesses to branch out into new areas of 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 Toronto Official Plan designates the property as Employment Areas on Map 22, Land Use Plan. Policy 4.6.1 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.

Policy 4.6.2 of the Official Plan indicates that within Employment Areas, places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities may locate only on major streets as shown on Map 3. Markham Road is identified as a major street.

Zoning

The subject lands have dual zoning. The western 60 metres of the site is zoned Industrial (M) in the Tapscott Employment District West Zoning By-law. Generally, permitted uses include: day nurseries, educational and training facility uses, industrial uses, offices, excluding medical and dental offices, places of worship and recreational uses. The gross floor area of all buildings is restricted to 6 224 square metres (excluding the floor area of all basements) while the density is restricted to 0.76 times the area of the lot for all buildings as a result of Committee of Adjustment approvals.

The remainder of the subject land is zoned General Industrial Zone (MG) in the Tapscott Employment District West Zoning By-law which allows for open storage in addition to the Industrial Zone (M) uses.

Site Plan Control

The subject lands are under site plan control. The applicant had previously submitted a site plan control application which was being reviewed on the basis of the current zoning.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. A tree declaration has been submitted confirming that there are no trees on the property.

Heritage Preservation

Staff have completed the preliminary archaeological review of the subject lands and it has been determined that the property is in an area of archaeological potential and an archaeological assessment would be required by the applicant.

The applicant has been advised and will be retaining a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1- 2 archaeological assessment of the entire development property.

Reasons for the Application

The dual zoning on the lands would need to be amended in order to permit additional employment uses and the introduction of small scale stores and services that serve area business and workers. The zoning on the lands would be further amended to limit the size of any individual retail store and service.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rational Report, Traffic Impact Study and a Tree Declaration. The applicant has been advised that this submission is considered a complete application.

Issues to be Resolved

The applicant is proposing additional employment uses and limited small scale stores and services within a 4-storey office building. A total of 238 parking spaces are proposed of which 161 will be at-grade and 77 will be below-grade.

The applicant has been asked to indicate the extent and type of small scale stores and services. Once the applicant fully clarifies the list of proposed specific businesses, the individual unit sizes, where the uses will locate within the development and how much of the building floor area at grade will be devoted to these additional small scale stores and services, staff will review the proposal to ensure conformity to the Official Plan. During the review of this application, staff will also 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 general industrial uses that surrounds the subject lands. A traffic impact study has been submitted to determine appropriate traffic controls, vehicular access points and any transportation improvements. Staff will be reviewing the traffic impact 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 Markham Road. 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.

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

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

CONTACT

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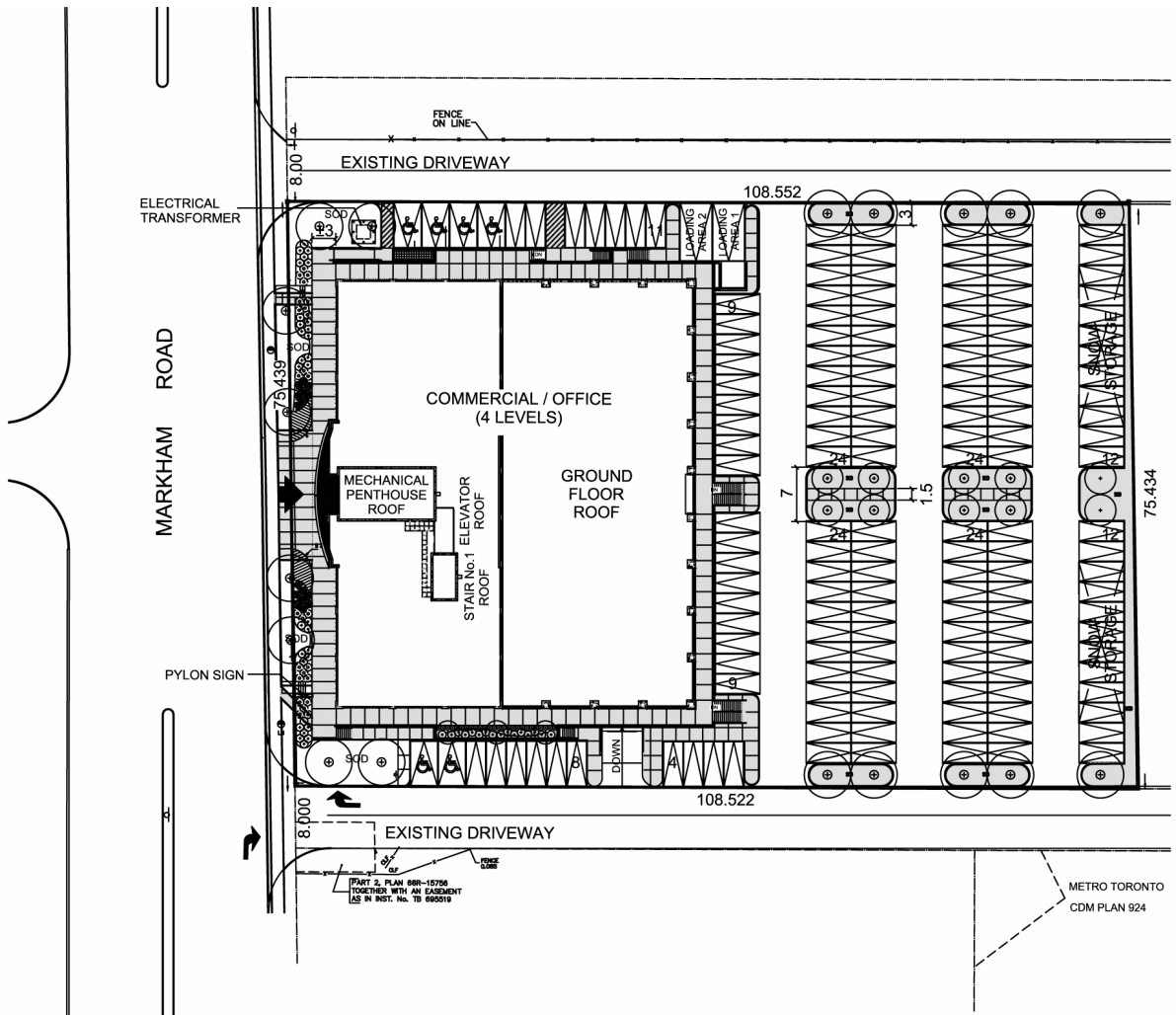
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations (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
2/20/09



2761 Markham Road

File # 09-109604 0Z

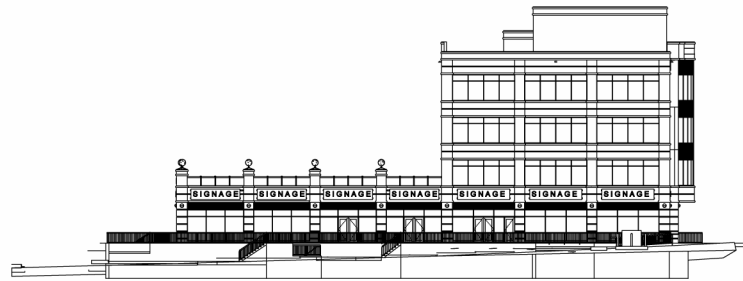
Attachment 2: Elevations



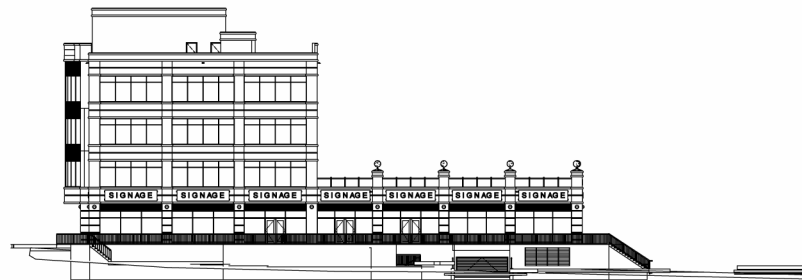
West Elevation (Markham Road)



East Elevation



North Elevation



South Elevation

Elevation Plan

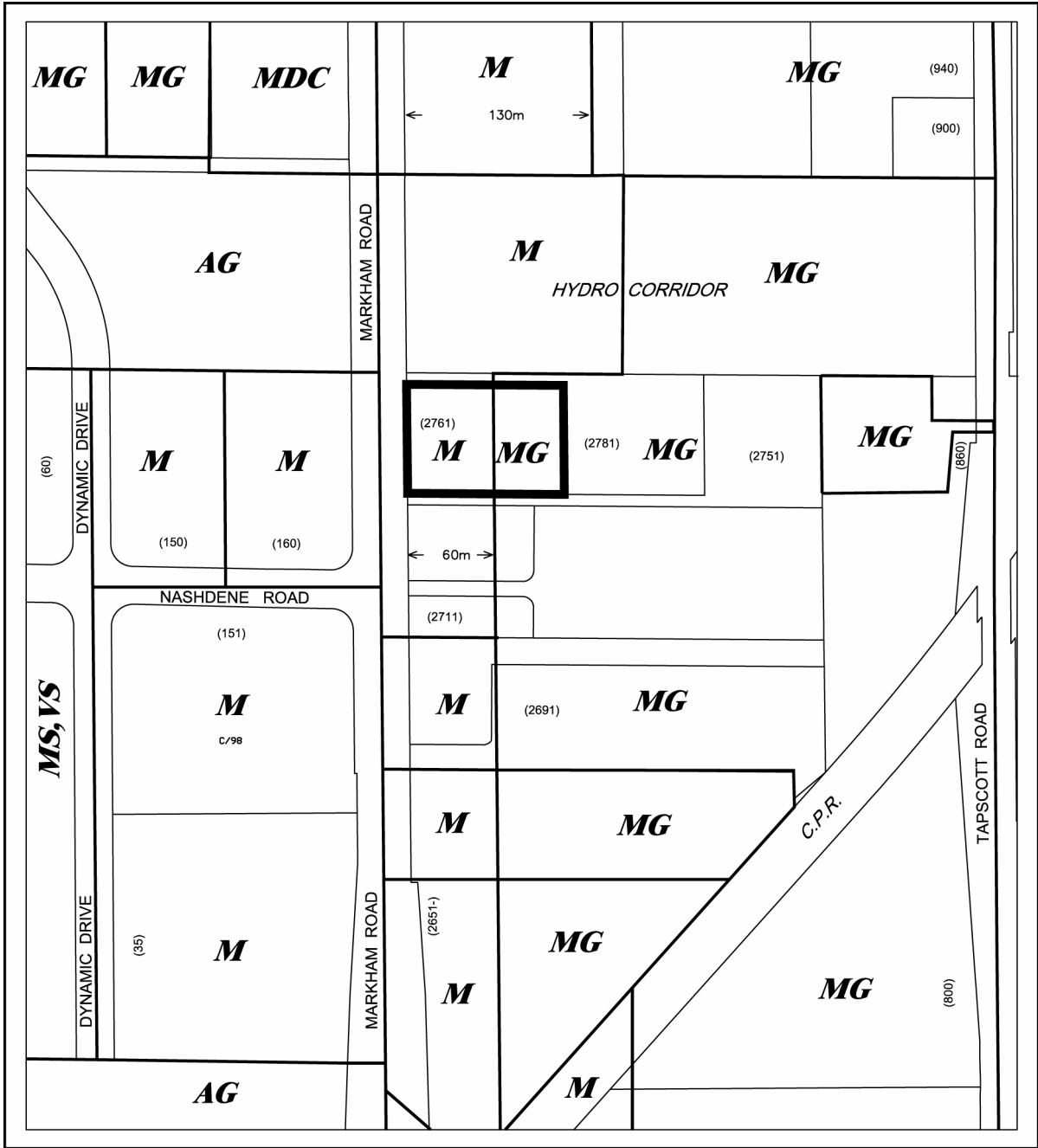
Applicant's Submitted Drawing

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2761 Markham Road

File # 09-109604 0Z

Attachment 3: Zoning



Toronto City Planning Division
Zoning

2761 Markham Road
 File # 09-109604 OZ

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

VS Vehicle Service Zone
AG Agricultural Zone

Tapscott Employment District By-law
 Not to Scale
 2/18/09



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 109604 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	February 13, 2009

Municipal Address: 2761 MARKHAM RD

Location Description: PLAN 5723 PT LOT 1 RP 66R23749 PART 2 **GRID E4201

Project Description: Application to amend the current zoning of the site to allow small scale stores and services at grade in a proposed 4-storey, 6 180 square metre commercial office building. Applicant proposes to restrict unit sizes for retail and service uses to 465 square metres and the overall retail GFA to 42% of the maximum permitted GFA.

Applicant:	Agent:	Architect:	Owner:
MARTIN RENDL			2133754 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	M-Industrial Zone MG – General Industrial Zone	Historical Status:	
Height Limit (m):	22.9	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	8188	Height:	Storeys:	4	
Frontage (m):	75		Metres:	22.9	
Depth (m):	108				
Total Ground Floor Area (sq. m):	2553.1				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	238	
Total Non-Residential GFA (sq. m):	6171.4		Loading Docks	0	
Total GFA (sq. m):	6171.4				
Lot Coverage Ratio (%):	31.2				
Floor Space Index:	0.73				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	2553.1	0
1 Bedroom:	0	Office GFA (sq. m):	3618.3	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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