

## 3270 Markham Road – Zoning Amendment Application – Final Report

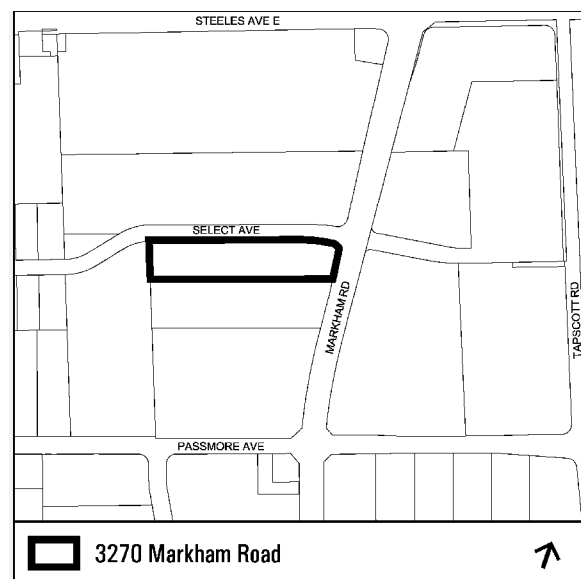
|                          |   |
|--------------------------|---|
| <b>Date:</b>             | April 27, 2012  |
| <b>To:</b>               | Scarborough Community Council                             |
| <b>From:</b>             | Acting Director, Community Planning, Scarborough District |
| <b>Wards:</b>            | Ward 41 – Scarborough-Rouge River                         |
| <b>Reference Number:</b> | 09 190533 ESC 41 OZ                                       |

### SUMMARY

This application proposes a place of worship with associated community facilities. The proposal contemplates the construction of two buildings on a 1.7 hectare (4.2 acre) site. The project consists of a 2-storey, 5,494 square metre (59,138 square foot) structure oriented towards the corner of Markham Road and Select Avenue and a small 1-storey, 174 square metre (1,873 square feet) structure at the southeast end of the main building. The main building consists primarily of space for religious activity, uses ancillary to this function and recreational spaces (pool, library, gymnasium, and general purpose indoor recreational space).

The 1-storey structure proposed is intended to contain a mortuary, kitchen, storage, garbage and electrical rooms. A landscaped play area is proposed at the west end of the site.

This report reviews and recommends approval of the application to amend the zoning by-law. The development consists of a place of worship and associated community facilities on a major arterial road within an area with sufficient infrastructure. The proposal achieves a number of city goals and objectives. Staff conclude that the proposal represents an appropriate balance between intensification



of a site and respect for the local context. Further, the development will add to the vitality of the Markham Road corridor, and provide a valuable community facility for the community.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law No. 25279 for the lands at 3270 Markham Road substantially in accordance with the draft zoning by-law attached as Attachment No. 7.
2. City Council amend the Scarborough Site Plan Control By-law No. 21319 substantially in accordance with the draft site plan control by-law attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment and draft site plan control by-law as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

Staff held pre-application consultation meetings with the applicant in November 2008, February 2009 and September 2009. In earlier proposals, the applicant proposed a private school and residence associated with the place of worship within the main building. Among other matters and concerns respecting the proposed land uses and compatibility with nearby uses, staff identified complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to erect a place of worship with associated community facilities. The proposal contemplates the construction of two buildings on a 1.7 hectare (4.2 acre) site. The project consists of a 2-storey, 5,494 square metre (59,138 square feet) structure oriented, for religious reasons, towards the corner of Markham Road and Select Avenue and a small 1-storey, 174 square metre (1,873 square feet) structure at the southeast end of the main building. The main building consists primarily of space for religious activity, uses ancillary to this function and recreational spaces (pool, library, gymnasium, billiards and table tennis areas). See Attachment 1: Site Plan, Attachment 2: Basement Floor Plan,

Attachment 3: Ground Floor Plan, Attachment 4: Second Floor Plan and Attachment 5: Elevations.

The 1-storey structure proposed is intended to contain a mortuary, kitchen, storage, garbage and electrical rooms. A minaret approximately 40 metres (131 feet) in height is proposed at the east end of the site. The proposal provides 188 parking spaces including 4 handicapped spaces. A landscaped play area is proposed at the west end of the site. Two vehicular accesses are proposed from Select Avenue for ingress and egress from the site. Pedestrian access is proposed off of Select Avenue and Markham Road. The applicant has indicated in submitted materials that there are tentative locations for solar panels on the roof and a portion of the total roof area is intended to be a green roof.

The original application showed a 681 square metre, 2-storey school component. The official plan does not contemplate schools in Employment Areas. The applicant was advised of this, and advised that City Planning would not support the application with the inclusion of a school on site, nor would it support an application to amend the official plan to provide for school uses on site. As a result, the applicant eliminated the school component from the plans.

### **Site and Surrounding Area**

The subject site is approximately 1.7 hectares (4.2 acres) in size, flat and generally rectangular in shape. The site is vacant and has little vegetation. The site is located at the southwest corner of Markham Road and Select Avenue, south of Steeles Avenue.

Surrounding land uses:

- North: Immediately north of the subject lands, north of Select Avenue, is a commercial development including two big box retailers (Walmart and Lowe's). The lands are zoned Special District Commercial (SDC) Zone.
- South: Immediately south of the subject lands is a landscape and garden supply centre, a greenhouse and golf driving range (the lands are zoned Agricultural (AG) Zone).
- West: To the west of the subject lands are existing industrial uses (the lands are zoned General Industrial (MG) Zone & Vehicle Service (VS) Zone).
- East: To the east of Markham Road is a new development currently under construction consisting primarily of industrial uses, with limited restaurant, small-scale retail and service uses on a portion of the site fronting on Markham Road and Select Avenue. The lands are zoned Industrial Zone (M).

### **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, protecting public health and safety and providing for an appropriate mix of employment uses including industrial, commercial and institutional uses.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject lands are located within an 'Employment Districts' land use designation as indicated on Map 2 'Urban Structure' in the Toronto Official Plan. The policies indicate that lands that fall within the 'Employment Districts' land use designation should be protected and promoted exclusively 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 for national and international business and offer a wide choice of sites for new business; nurture Toronto's economic base; create and sustain well paid stable, safe and fulfilling employment opportunities for all Torontonians.

The subject site is also located in an 'Employment Areas' designation as illustrated on Map 22 'Land Use Plan'. Policy 4.6.2 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. All existing places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities legally established before the approval date of the official plan within Employment Areas are permitted. Markham Road is identified as a major street on Map 3 in the official plan.

Map 4 – Higher Order Transit Corridors – designates Markham Road at this location as a corridor for potential expansion. Map 5 – Surface Transit Priority Network – identifies Markham Road at this location to be "Transit Priority Segments". The introductory text of Section 2.2 of the official plan stipulates that future growth within the City should be channelled towards areas which are well served by transit, the existing road network, and which have a number of properties with redevelopment potential.

Section 4.6.6. of the official plan provides direction with respect to development criteria in Employment Areas. Development should contribute to the creation of competitive, attractive, highly functional Employment Areas by having regard to key development criteria such as the avoidance of excessive vehicular traffic on the road systems,

providing adequate parking on site, ensuring outside storage is limited, mitigating the effects of noise, vibration, dust, and odours, and providing landscaping that creates an attractive streetscape and screening parking, loading and service areas.

## **Zoning**

The subject lands fall under the Employment Districts Zoning By-law No.24982 (Tapscott). The subject lands are zoned Agricultural (AG) Zone. This zoning category has applied to these lands since the mid 1960's.

## **Site Plan Control**

The proposed development is not currently within a site plan control area. However, in considering a zoning by-law amendment application for these lands staff are recommending that these lands be subject to site plan control. A site plan control application has been submitted and is currently being reviewed by staff.

## **Reasons for the Application**

The existing Agricultural (AG) zoning on the site permits Agricultural Uses. A site specific zoning by-law amendment is necessary to permit the uses proposed and to establish appropriate performance standards.

## **Community Consultation**

A community consultation meeting, as directed by Scarborough Community Council, was held on April 8, 2010. An expanded notice area was directed by Scarborough Community Council, and notice of the meeting was given to landowners and residents within 400 metres of the site. Approximately 59 residents from the surrounding area and members of the congregation were in attendance. Issues discussed at the community consultation included, but were not limited to, traffic, parking, access, and land use compatibility.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **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.

The Provincial Policy Statement focuses growth within Employment Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Employment Areas should provide for an appropriate mix and range of employment, including industrial, commercial and institutional uses, to meet long term needs.

The proposal represents appropriate intensification on an underutilized site, where services and road networks exist, and will provide an institutional service to the community.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The subject site is located on the west side of Markham Road, at the intersection of Select Avenue and Markham Road, south of Steeles Avenue East.

Markham Road at this location is designated as a Higher Order Transit Corridor on Map 4 of the official plan, as well as part of the Surface Transit Priority Network on Map 5 of the plan.

Markham Road is also designated as a Major Street on Map 3 of the official plan.

The official plan provides that places of worship and recreation and entertainment facilities may locate on major streets. Markham Road is a major street in the official plan and, therefore, a place of worship can be considered through a rezoning.

The proposal contains a mix of uses consisting primarily of a place of worship and recreational uses. The site is an appropriate location to provide for a place of worship with ancillary community uses given its proximity to the accessible road network, and to existing and planned public transit. The official plan designates the subject site Employment Areas which are primarily places of business and economic activity. However, given the proximity of the site to an accessible road network and existing and planned public transit, it is an appropriate location for this type of use.

However, as with any development proposal, an analysis of how well the proposal fits with the character and function of the surrounding area must also be carefully considered.

Upon careful review of the land use and urban design considerations, staff conclude that the applicant's revised proposal without the school facility on site, represents an

appropriate balance between intensification of a site and respect for the local context. The proposal represents intensification along a major street, and provides for a place of worship with ancillary recreation and community services by enhancing the area as an employment area by ensuring the efficient use of land, infrastructure and service facilities, including public transit. The proposal represents intensification along a major street where reurbanization can create recreational and community opportunities while improving the pedestrian environment, the look of the street, and cultural opportunities.

The attached bill (Attachment No. 7) recommends a change from the Agricultural (AG) zone to the Industrial zone (M), with an exception that restricts the uses on site to a place of worship with associated ancillary uses. Further, private schools and residences associated with the place of worship use will be prohibited on site as they are incompatible with the surrounding industrial land uses.

Staff note that the existing Ministry of Environment land use planning policy guidelines are to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial uses on one another. The Guideline D-1 (formerly policy 07-03) 'Land Use Compatibility Guidelines', Guideline D-6, and 'Noise Assessment Criteria in Land Use Planning Publication' LU-131 need to be considered in the review of the application. A place of worship is considered a 'sensitive land use' in the guidelines. Staff have had regard for the Ministry of Environment policies.

The applicant's planning consultant was requested to provide a substantial addendum to their original planning rationale report in order to more fully address the MOE's land use compatibility guidelines. The applicant undertook a survey of industrial users within close proximity to the proposed development as required under the guidelines.

The conclusion of the study was that, although there are a number of heavy industrial users in the vicinity of the proposal, the impacts upon the proposal would be minimal. Many of the heaviest industrial uses are between 500 metres to 1000 metres from the site, and few or no complaints had been received by the Ministry regarding these industrial users with respect to noise, odour or dust. City Planning concludes that the proposal is generally in accordance with the Ministry of the Environment's land use planning guidelines for sensitive uses.

### **Built Form Height and Massing**

The built form, height and massing of the proposed buildings have been developed with sensitivity to the surrounding area. The proposed built form will be somewhat more ornate and elaborate than many of the surrounding industrial and commercial structures but the height and massing are sensitive to the surrounding area, and are appropriate for the site. The structure is oriented towards the corner of Markham Road and Select Avenue, and will provide some architectural presence to the area.

## **Access**

The original site plan provided by the applicant provided for two one-way driveways onto Select Avenue. The westerly driveway was proposed to be a one-way entrance to the property and the easterly driveway was proposed to be a one-way exit from the property.

There are three driveways onto Select Avenue from the neighbouring commercial property to the north, which fall along the frontage of the subject property.

Neither of the two proposed access points from the subject lands originally lined up with the existing driveways from Select Avenue to the property to the north, providing for haphazard and potentially dangerous turning operations from the subject lands onto Select Avenue.

A revised proposal was submitted by the applicant that reflects the preference of Technical Services to have at least one of the driveways, in this case the easterly driveway, line up with a driveway on the north side of Select Avenue. It is not possible to have the westerly driveway line up with a driveway on the north side of Select, as a result of the location of the open space on site.

The two, two-way driveways proposed for the site on Select Avenue are adequate for traffic capacity requirements, will provide for appropriate traffic flow on site, and will provide a good level of service.

## **Parking**

The site plan provides 188 parking spaces in accordance with the by-law requirements, of which 4 are handicapped spaces (See Attachment No 1: Site Plan) .

The Scarborough Employment Districts By-law No. 24982 provides minimum rates of parking for various Employment related uses. The majority of the parking spaces are provided at the rate of 7.7 spaces per 100 square metres of gross floor area for the worship related gross floor area in the project. This meets the by-law requirement for Places of Worship.

Parking for the other uses within the proposal such as the gymnasium, library and pool facilities, are provided at rates in accordance with the zoning by-law, but at a lesser rate than the place of worship.

The anticipated maximum attendance on site is anticipated to occur on Friday afternoons for the main worship service between 1 and 2 pm. The highest traffic demand is anticipated to occur for thirty minutes after the service on Friday when vehicles are exiting the parking lot.

The anticipated maximum attendance at a Friday service will be approximately 250 persons. The parking lot capacity of 188 spaces will be adequate to accommodate the



anticipated peak parking demand. Four handicapped spaces and 12 bicycle parking stalls have been provided and are adequate for the proposal.

The other ancillary community related uses on site such as the swimming pool, gymnasium and playing field will generate peak usage during evening and weekend hours, and traffic generation and parking requirements during these times are expected to be much less than the Friday peak hour demand.

## **Traffic**

The applicant submitted a traffic impact study prepared by Read Voorhees & Associates Limited in support of the application. The report was circulated to Transportation Planning and Transportation Services for review and comment.

Markham Road is a major arterial road providing north-south service to Toronto and continuing north to Markham. There is an interchange with Highway 401 to the south and Highway 407 to the north. Markham Road is 6 lanes with supplementary turning lanes at major intersections.

Select Avenue is a minor east-west collector road that is being extended as development occurs to service the lands east and west of Markham Road. It has recently been extended from an existing easterly section over to Markham Road and to Tapscott Road. It is a two-lane road, but is marked out at Markham Road to operate with separate left, through and right lanes at the signalized intersection.

The site-generated volumes are quite minor at Markham Road and Select Avenue, and there will be no noticeable impact on the intersection at Markham Road and Select Avenue at any time throughout the day. There will be negligible traffic impact during normal morning or afternoon peak periods, and no roadway improvements or mitigation are required to accommodate the proposed development.

## **Trees**

An arborist report has been received and reviewed. Three trees currently on site qualify for protection under the private tree by-law, including a very significant 94 centimetre diameter Linden tree near the corner of Select Avenue and Markham Road. Tree protection measures proposed so far have not addressed all the concerns of Urban Forestry, yet they have no objection in principle to the rezoning based on the understanding that all outstanding tree protection issues will be adequately addressed at the site plan stage.

Street tree planting within the boulevards along both Markham Road and Select Avenue will be required as a condition of site plan approval. This will involve the provision of a number of varied, high-quality, large-growing shade trees. Once again, the number and variety of street trees proposed has been either insufficient or inconsistent, but Urban Forestry has no objection to the rezoning in principle based on the understanding that all outstanding tree planting issues are adequately addressed.

Prior to the approval of the site plan application, satisfactory planting plans, arborist report, tree preservation plan, tree planting security deposit plus an application to injure or destroy trees (if necessary) are required.

### **Stormwater Management and Site Servicing**

The applicant has submitted a stormwater management report and it has been found to be generally satisfactory. Minor revisions will be required at the site plan approval stage.

The functional servicing report submitted satisfactorily addresses the sanitary sewer capacity and water supply.

### **Open Space/Parkland**

The proposed development is non-residential and is not, therefore, subject to the Alternative Rate Parkland Dedication By-law No. 1420-2007, adopted by Council at its meeting of December 13, 2007.

The applicant is, however, proposing to provide a 0.4 hectare (0.9 acre) general open space on the western portion of the site. This space will generally be used for soccer, volleyball or cricket, or other active pursuits of the faith community. The area will also be used for community barbecues and other events.

### **Heritage**

A stage 1-2 archaeological assessment was provided by the applicant and circulated to Heritage Preservations Services. The report was reviewed by Heritage Preservation Services and found to be satisfactory.

### **Toronto Green Standard**

For applications received before January 31, 2010 the TGS is applied on a voluntary basis.

Some applicable Toronto Green Standard performance measures such as urban heat island reduction at grade, glass and other design features for migratory birds, and light pollution reduction will be pursued through the site plan approval process.

### **Development Charges**

The City of Toronto development charges by-law provides for a number of exemptions. Places of worship are currently exempt from development charges.

## **CONTACT**

John Lyon, Planner

Tel. No. (416) 396-7018

Fax No. (416) 396-4265

E-mail: jlyon@toronto.ca

## **SIGNATURE**

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Paul Zuliani, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Basement Floor Plan

Attachment 3: Ground Floor Plan

Attachment 4: Second Floor Plan

Attachment 5: Elevations

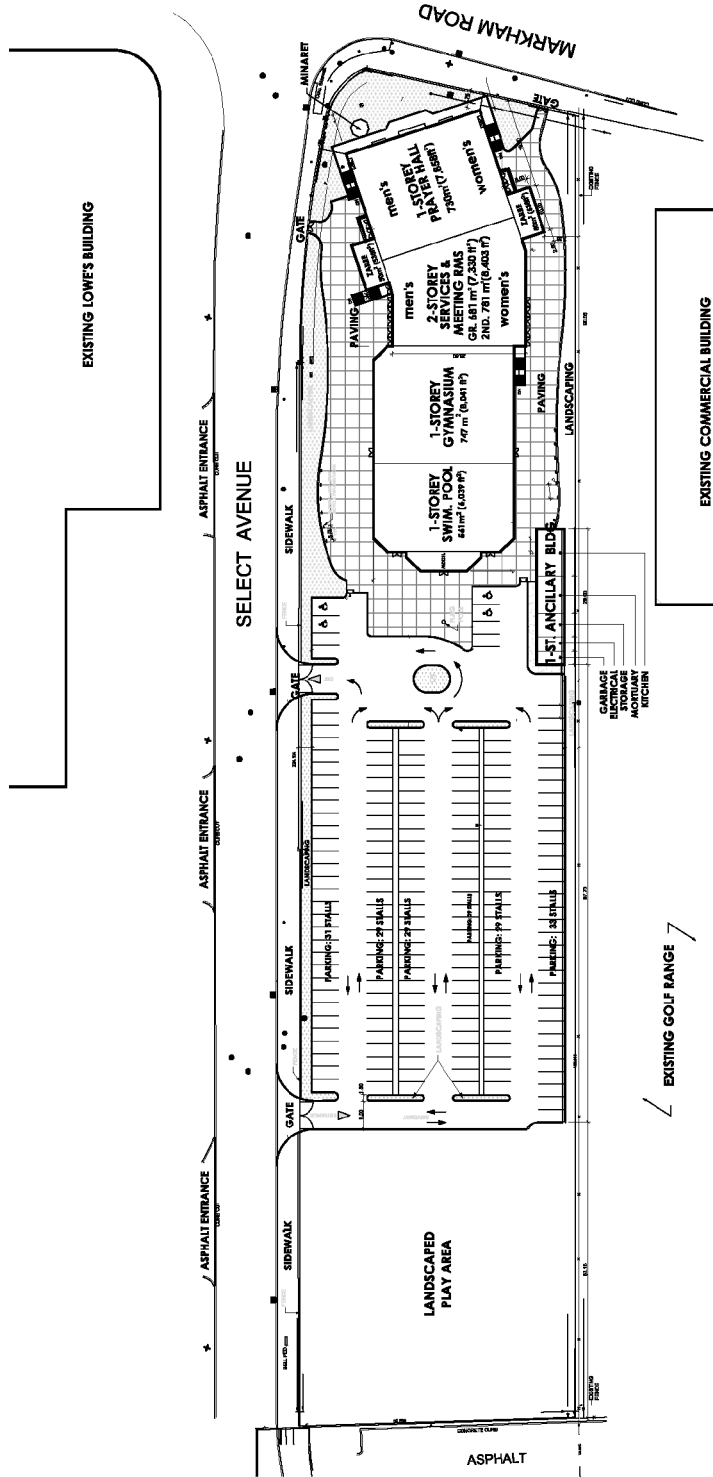
Attachment 6: Zoning

Attachment 7: Draft Zoning By-law

Attachment 8: Draft Site Plan Control By-law

Attachment 9: Application Data Sheet

# Attachment 1: Site Plan



3270 Markham Road

Site Plan  
Applicant's Submitted Drawing

File # 09-190533 0Z

Not to Scale  
1/07/10

Staff report for action – Final Report – 3270 Markham Road  
V.01/11



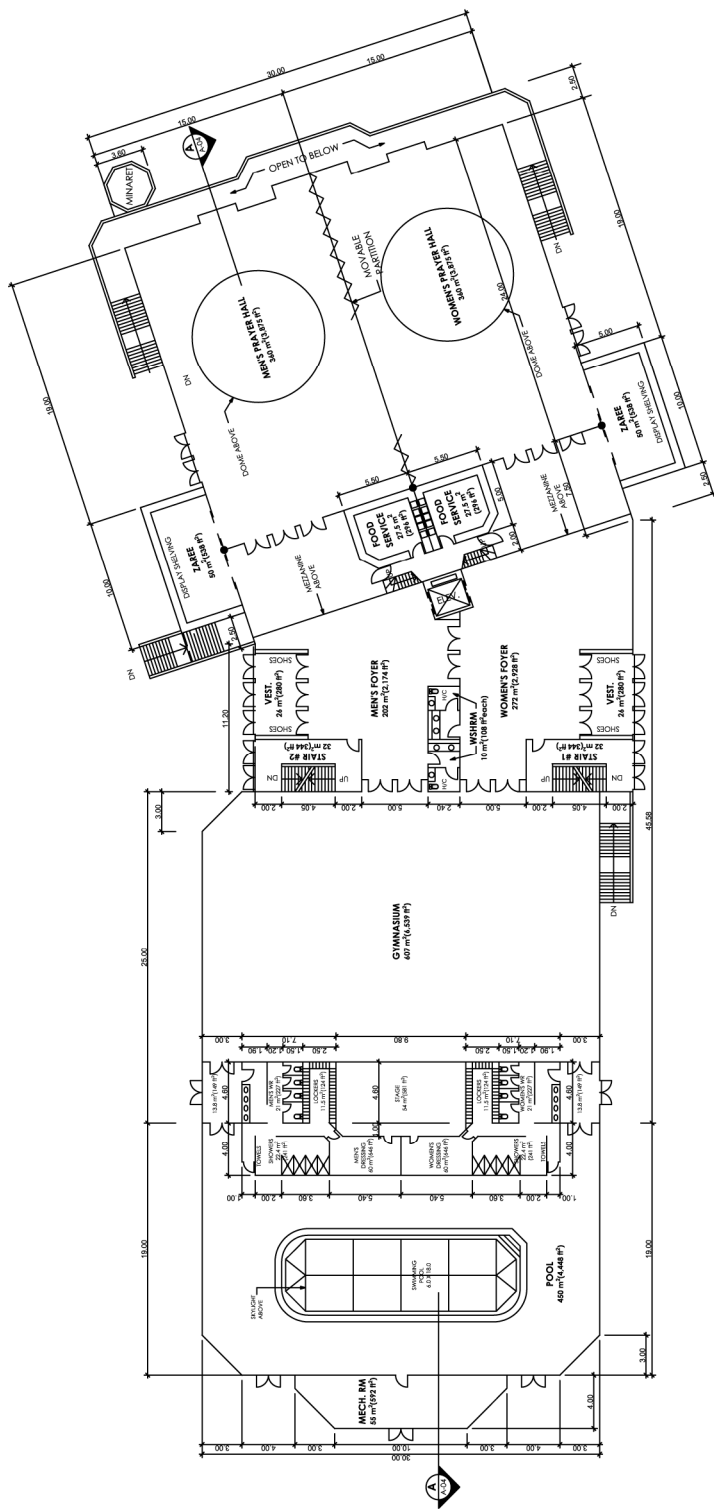
## 3270 Markham Road

Applicant's Submitted Drawing

Not to Scale  
2/28/12

File # 09 190533 ESC 41 0Z

Attachment 3: Ground Floor Plan



3270 Markham Road

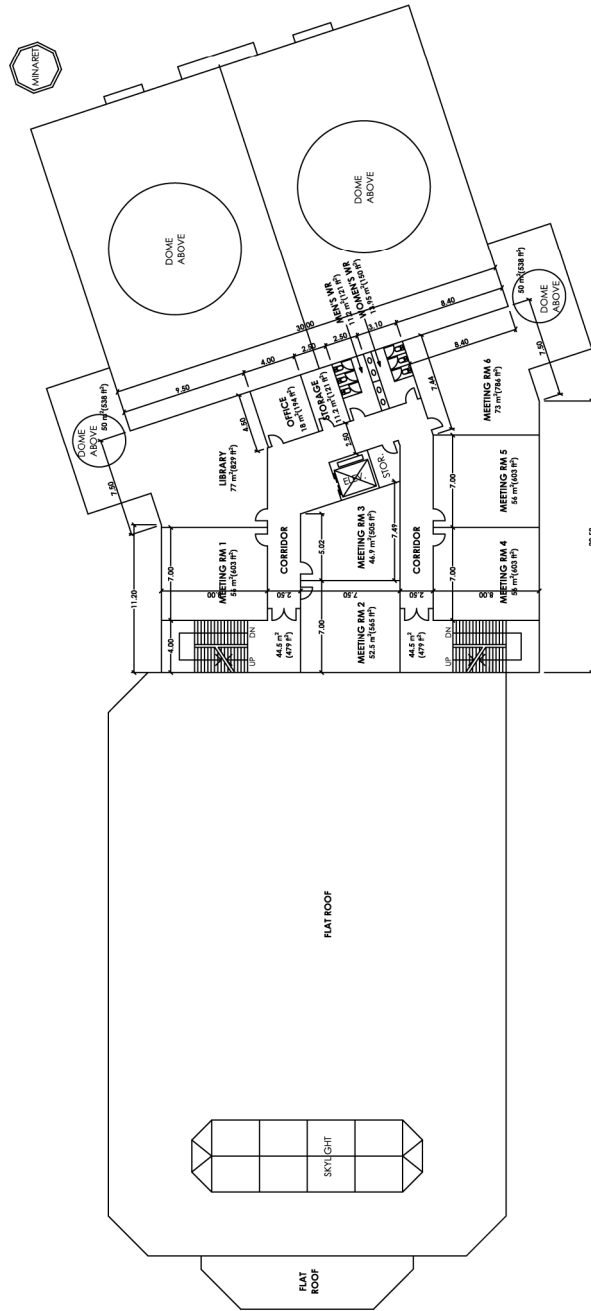
Ground Floor Plan

Applicant's Submitted Drawing

File # 09 190533 ESC 41 OZ

Not to Scale  
2/28/12

## Attachment 4: Second Floor Plan



3270 Markham Road

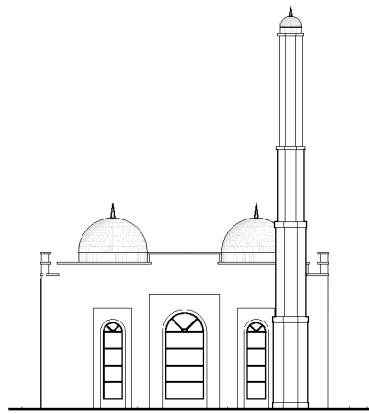
Second Floor Plan

Applicant's Submitted Drawing

Not to Scale  
2/28/12

File # 09 190533 ESC 41 02

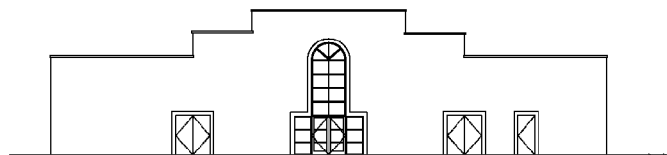
## Attachment 5: Elevations



**EAST**



**NORTH**



**NORTH  
ANCILLARY BUILDING**

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**Elevation Plan**  
**Applicant's Submitted Drawing**

Not to Scale  
1/07/10

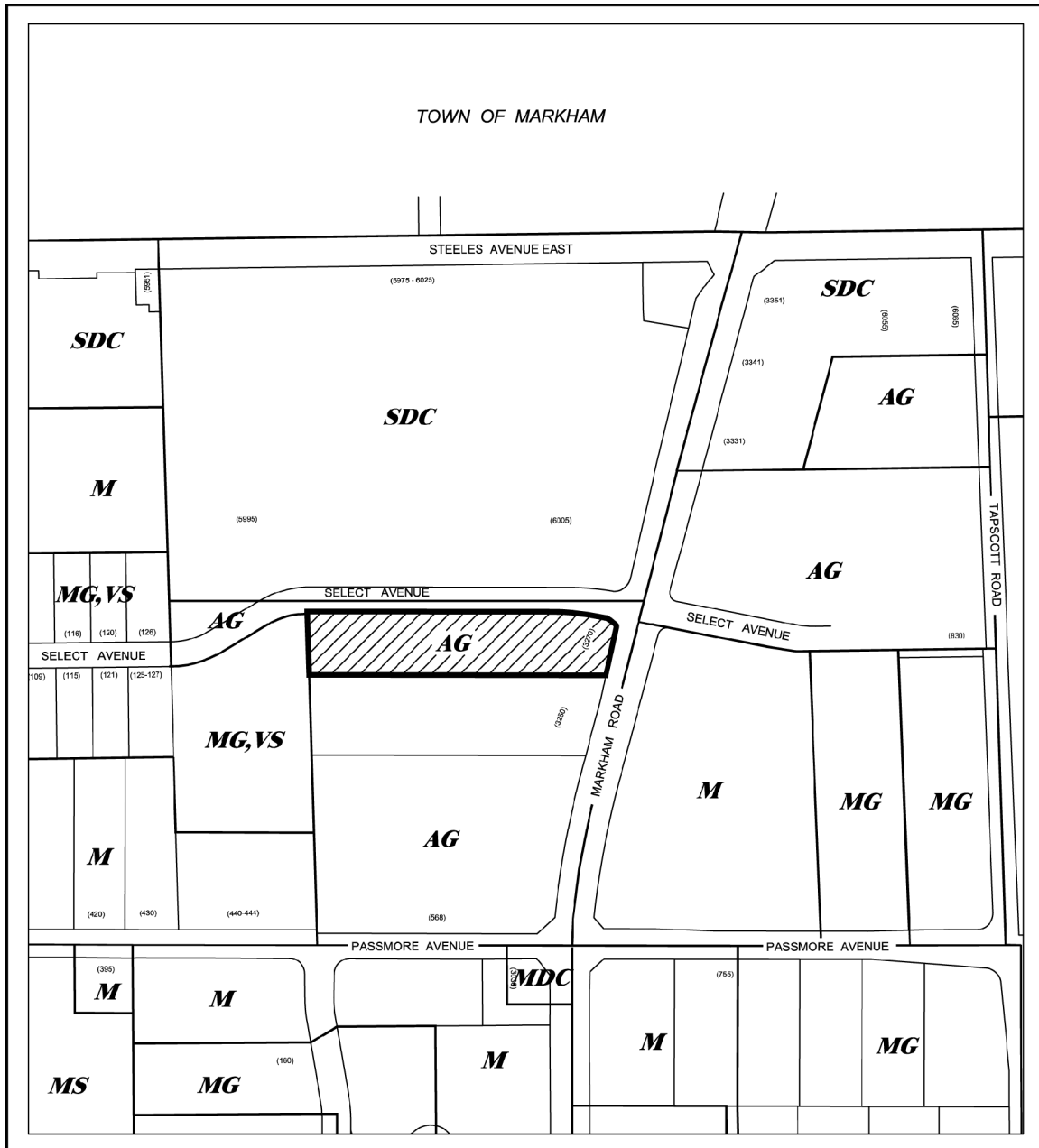
**3270 Markham Road**

**File # 09-190533 0Z**

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## Attachment 6: Zoning



**TORONTO** City Planning

**Zoning** Tapscott Employment District

3270 Markham Road  
File # 09 190533 ESC 41 0Z



Location of Application

**AG** Agricultural Zone  
**M** Industrial Zone  
**MDC** Industrial District Commercial Zone  
**MG** General Industrial Zone

**MS** Special Industrial Zone  
**SDC** Special District Commercial Zone  
**VS** Vehicle Service Zone



Not to Scale  
2/15/12

## **Attachment 7: Draft Zoning By-law**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto  
Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend Tapscott Employment District Zoning By-law No. 24982, as amended,  
With respect to the lands municipally known as  
3270 Markham Rd**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule "A" of the Tapscott Employment District Bylaw is amended for the lands outlined in the attached Schedule '1' by deleting the existing Agricultural (AG) Zone and Performance Standards and replacing it with Industrial (M) Zone and Performance Standards as shown on Schedule '1' so that the amended Zoning shall read as follows:

M – 718-913-991-1054-1640-1647-2012-2064-2707

2. Schedule "B" PERFORMANCE STANDARDS CHART is amended by adding the Performance Standards 718, 1647, 2064 and 2707 as follows:

#### **GROSS FLOOR AREA**

718. **Gross Floor Area** shall not exceed 5,668 square metres, and a minimum 12% of all **gross floor area** shall be used for worship purposes.

#### **REQUIRED PARKING**

1647. Minimum 189 parking spaces

## **MISCELLANEOUS**

2064. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS, Section 7.5 Parking Spaces in "M", "MG" and "MS" Zones**, 36 parking spaces shall be permitted in the **flankage yard**.

## **HEIGHT**

2707. Maximum **height** of 2 **storeys** and 25 metres, excluding a minaret which shall be permitted to a maximum **height** of 42 metres.

**3.** Schedule "C" Exceptions List of the Employment Districts Zoning By-law Number 24982 is hereby amended by adding Exception 148 as follows, on lands as shown in Schedule '1':

148. Only the following uses are permitted in the Industrial Zone (M)

### **Places of Worship**

Incidental Uses to include only:

Libraries

Gymnasiums

Pools

#### **Day Nurseries**

General Purpose Recreational Space to a maximum of 570 square metres

Mortuary uses to a maximum **gross floor area** of 48 square metres

Not withstanding the definition of **Place of Worship**, private schools and religious residences are not permitted.

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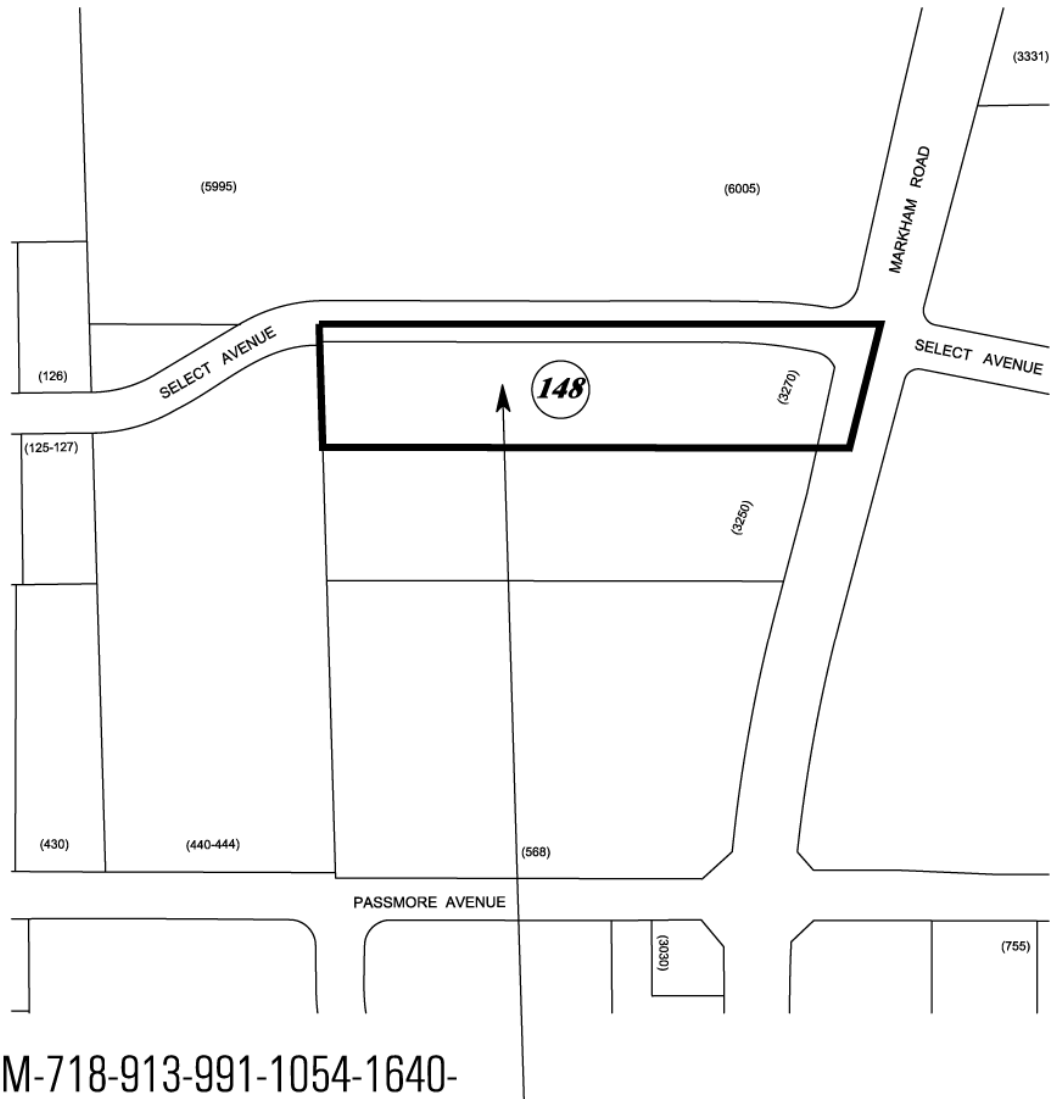
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## Schedule '1'



M-718-913-991-1054-1640-  
1647-2012-2064-2707

**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

**3270 Markham Road**  
File # 09 190533 ESC 40 OZ

 Area Affected By This By-Law

Tapscott Employment District Bylaw  
Not to Scale  
4/25/12  


## **Attachment 8: Draft Site Control By-law**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto  
Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

#### **To designate a Site Plan Control Area (Tapscott Employment District)**

WHEREAS authority is given to Council by Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, and Section 114 of the City of Toronto Act, 2006, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Areas;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 1319 is amended by designating the land shown outlined by a heavy black line on Schedule '1' of this By-law as a Site Plan Control Area.

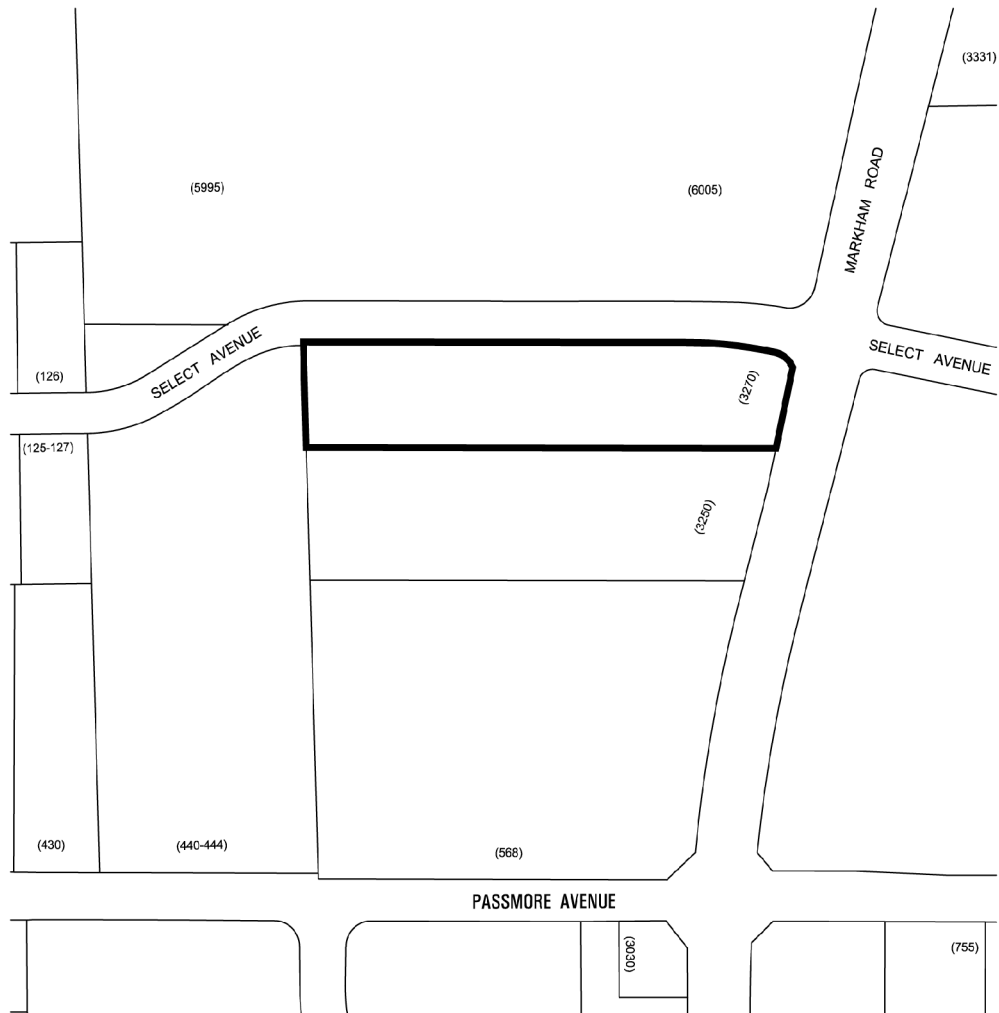
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## Schedule '1'



### Site Plan Control Amendment

3270 Markham Road

File # 09 190533 ESC 40 0Z



Area Affected By This By-Law

Tapscott Employment District Bylaw  
Not to Scale  
3/9/12



## Attachment 9: Application Data Sheet

|                  |                    |                     |                     |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning           | Application Number: | 09 190533 ESC 41 OZ |
| Details          | Rezoning, Standard | Application Date:   | November 23, 2009   |

Municipal Address: 3270 MARKHAM RD

Location Description: CON 5 PT LT17 PT LT18 \*\*GRID E4104

Project Description: The applicant proposes to construct a 5,668 m<sup>2</sup> ( 61,011 ft<sup>2</sup>) place of worship consisting of prayer hall, gymnasium, indoor swimming pool, service area and meeting rooms. Two small zareas (display areas) a mezzanine and ancillary service building are also proposed. The basement is intended to include office space for the religious organization, daycare, guest rooms and a recreational space.

|                   |               |                   |                                 |
|-------------------|---------------|-------------------|---------------------------------|
| <b>Applicant:</b> | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>                   |
| ZAHEER BEG        |               |                   | THE COUNCIL OF ISLAMIC GUIDANCE |

### PLANNING CONTROLS

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

### PROJECT INFORMATION

|                                    |         |                 |              |
|------------------------------------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 16847   | Height:         | Storeys: 2   |
| Frontage (m):                      | 46.607  |                 | Metres: 25   |
| Depth (m):                         | 278.685 |                 |              |
| Total Ground Floor Area (sq. m):   | 2874    |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 0       | Parking Spaces: | 189          |
| Total Non-Residential GFA (sq. m): | 5668    | Loading Docks   | 0            |
| Total GFA (sq. m):                 | 5668    |                 |              |
| Lot Coverage Ratio (%):            | 18      |                 |              |
| Floor Space Index:                 | 0.24    |                 |              |

### 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):          | 0           |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 4139        |
| Total Units: | 0 |                                  |             |

|                 |                      |                    |
|-----------------|----------------------|--------------------|
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