

2201 Markham Road Zoning Amendment Application - Preliminary Report

Date:	October 28, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	13 225209 ESC 42 OZ

SUMMARY

This application proposes to rezone a 0.6 ha (1.5 acre) portion of the overall 4.1 hectare (10.1 acre) landholding to permit a Vehicle Dealership on site at 2201 Markham Rd.

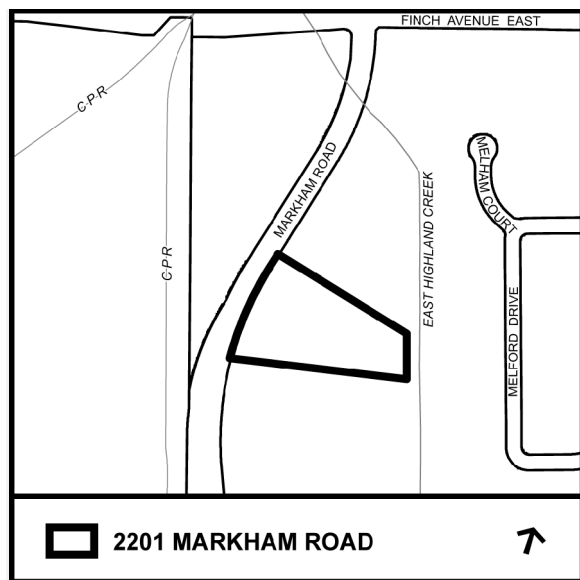
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A final report will be prepared and public meeting scheduled once all required information is provided by the applicant and issues raised during the review are addressed in a satisfactory manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2201 Markham Road



- 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject lands consist of 4.1 hectares (10.1 acres) of vacant land. An application to sever the northwest portion of the lands to create a 0.7 hectare (1.75 acre) parcel for the purpose of a Medical and Dental office, together with an easement to service the lands, was approved with conditions by the Committee of Adjustment in September, 2013 (File No. B033/13SC). (See Attachment 1 – Composite Site Plan). The remaining lands are the subject of this rezoning application.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to identify issues and to discuss complete application submission requirements. During pre-application discussions, issues discussed included the building location, nature, and location of roadway/laneway servicing the parcel to the rear, signalization of the intersection of the private laneway at Markham Road, location of vehicle display areas, loading requirements and Green Parking Lot Guidelines and Green Development Standards requirements.

ISSUE BACKGROUND

Proposal

The proposal is to rezone a 0.6 hectare (1.5 acre) portion of the subject lands to permit a 1,343 square metre (14,456 square foot) two-storey Vehicle Dealership, including sales showroom, offices and service bays. The subject lands consist of 4.1 hectares (10.1 acres) of vacant land. An application to sever the northwest portion of the lands to create a 0.7 hectare (1.75 acre) parcel for the purpose of a Medical and Dental office, together with a roadway to service the lands, was approved with conditions by the Committee of Adjustment in September 2013 (File No. B033/13SC). An application for Consent to sever the lands intended to contain the Vehicle Dealership from the remainder of the parcel will be submitted to the City. The resultant parcel would have an overall lot area of 0.6 hectares (1.5 acres). (See Attachment 1 – Composite Site Plan, Attachment 2 – Site Plan, and Attachment 3 - Elevations)

Site and Surrounding Area

The overall subject parcel is 4.1 hectares (10.1 acres) in area, and is located on the east side of Markham Road, south of Finch Avenue East. The overall parcel is irregular in shape, having a lot frontage of approximately 204 metres (668 feet) along Markham Road. The site is currently vacant and has very few trees, except for a row of trees along the Markham Road frontage. The portion of the overall property that is proposed to be rezoned has a frontage of 83 metres (273 feet) on Markham Road and an area of 0.6 hectares (1.5 acres).

Abutting uses include the following:

North: To the north of the subject lands is a large one storey industrial complex, occupied by Cinram.

South: To the south of the subject lands is a large one storey industrial building, occupied by Solo Cups.

East: At rear of the site is an existing channelized tributary of the East Highland Creek. On the other side of the feature are industrial users fronting onto Melford Drive.

West: On the west side of Markham Road is a one storey commercial plaza.

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 designated as Employment Areas within the Toronto Official 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, parks, hotels, 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.

Map 4 – Higher Order Transit Corridors – designates Markham Road as a Transit Corridor for potential expansion. Map 5 – Surface Transit Priority Network – identifies Markham Road to be a “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.

City Planning is currently undertaking a statutory Five-Year Review of the Official Plan. The evaluation of this proposal will take place in the context of ongoing and emerging policy directions in this respect.

Staff will be reviewing the proposal in the context of the relevant sections of the Official Plan.

Zoning

The subject lands are currently zoned Employment Industrial (E) under the new City-wide Zoning By-Law No. 569-2013. This zone generally permits manufacturing uses, warehousing, wholesaling, offices, industrial sales and services and associated ancillary uses associated with industrial processes. (See Attachment 4 – Zoning).

Site Plan Control

The proposal is subject to site plan control approval. An application has been submitted and is being circulated to relevant City divisions and agencies for comment.

Reasons for the Application

The purpose of this application is to rezone a portion of the overall landholding to permit a Vehicle Dealership. The Employment Industrial (E) Zone does not permit vehicle dealerships as a permitted use.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Green Standards Checklist
- Archaeological Assessment
- Traffic Impact Study
- Stormwater Management Report
- Servicing Report
- Arborist Report

A Notification of Complete Application was issued on September 23, 2013

Issues to be Resolved

Official Plan Review

City Planning is currently undertaking a statutory Five-Year Review of the Official Plan. The evaluation of this proposal will take place in the context of ongoing and emerging policy directions in this respect.

Urban Design

Urban Design considerations need to be addressed, including building location, orientation, and organization of the building and site including service and loading areas, building entrance and display uses.

Stormwater Management/Servicing

A stormwater management and servicing report has been submitted and is being reviewed by Technical Services.

Archaeological Assessment

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

Traffic

Markham Road is a six-lane divided arterial road at this location. A traffic impact study has been submitted, and has been circulated for comment and review. During preliminary meetings, the potential for a new traffic signal at the intersection of the newly proposed private driveway and Markham Road was discussed. The installation of the traffic control signals at this access is a condition of approval of Consent application No. B033/13SC. An assessment of the traffic impacts, and an evaluation of the proposed vehicular access points to the subject lands will be undertaken.

Natural Heritage

The rear portion of the site is adjacent to the City's Natural Heritage System. The applicant's proposal will be reviewed within the context of the City's objectives to protect and enhance these areas.

Tree Preservation

The applicant has submitted a statement from an arborist indicating the location and condition of a small number of trees on the development site. The report is being reviewed by Urban Forestry. Opportunities to preserve and replace trees will be pursued.

Toronto Green Standard

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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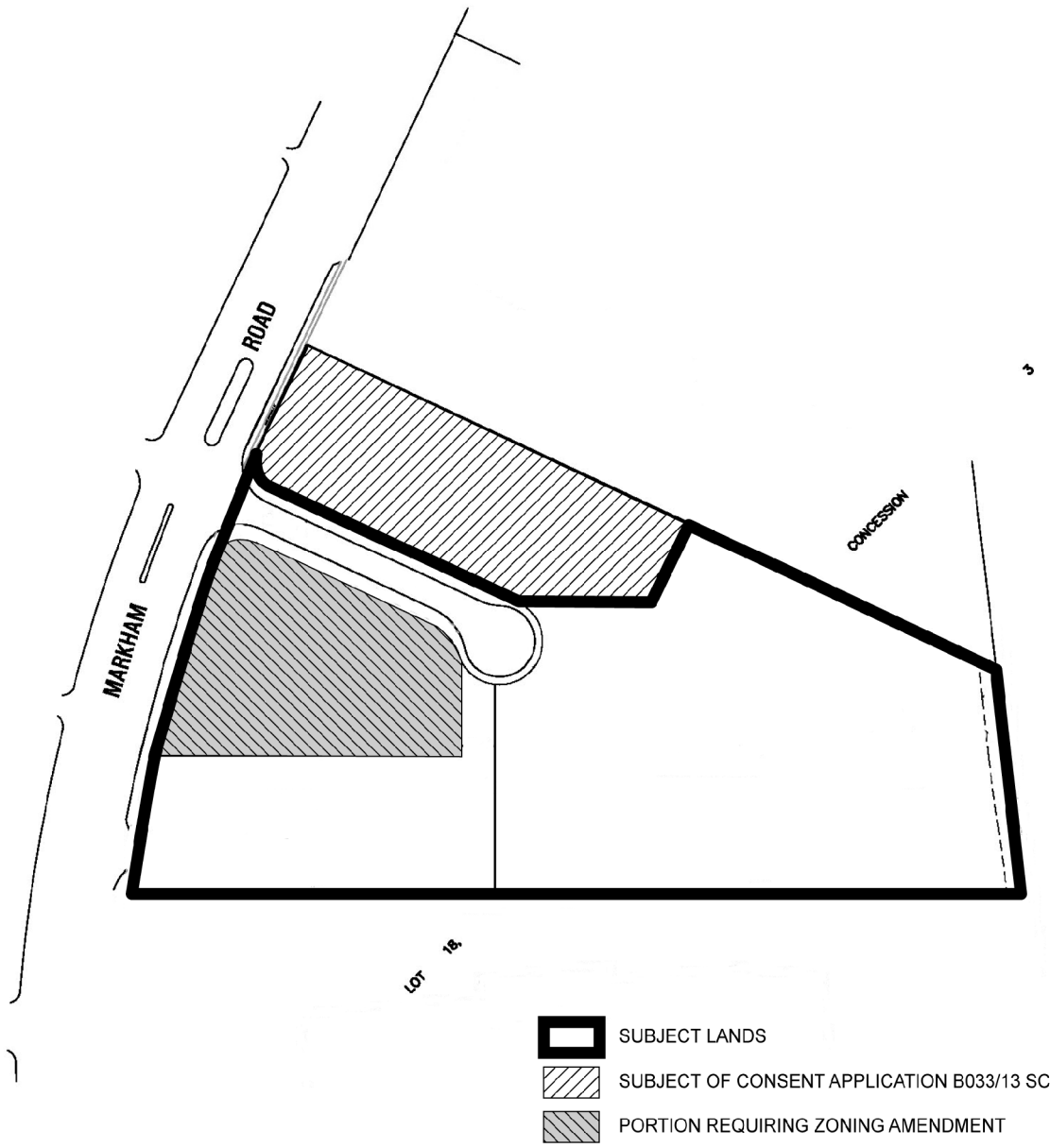
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Composite Site Plan
Attachment 2: Site Plan
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Composite Site Plan



Composite Site Plan

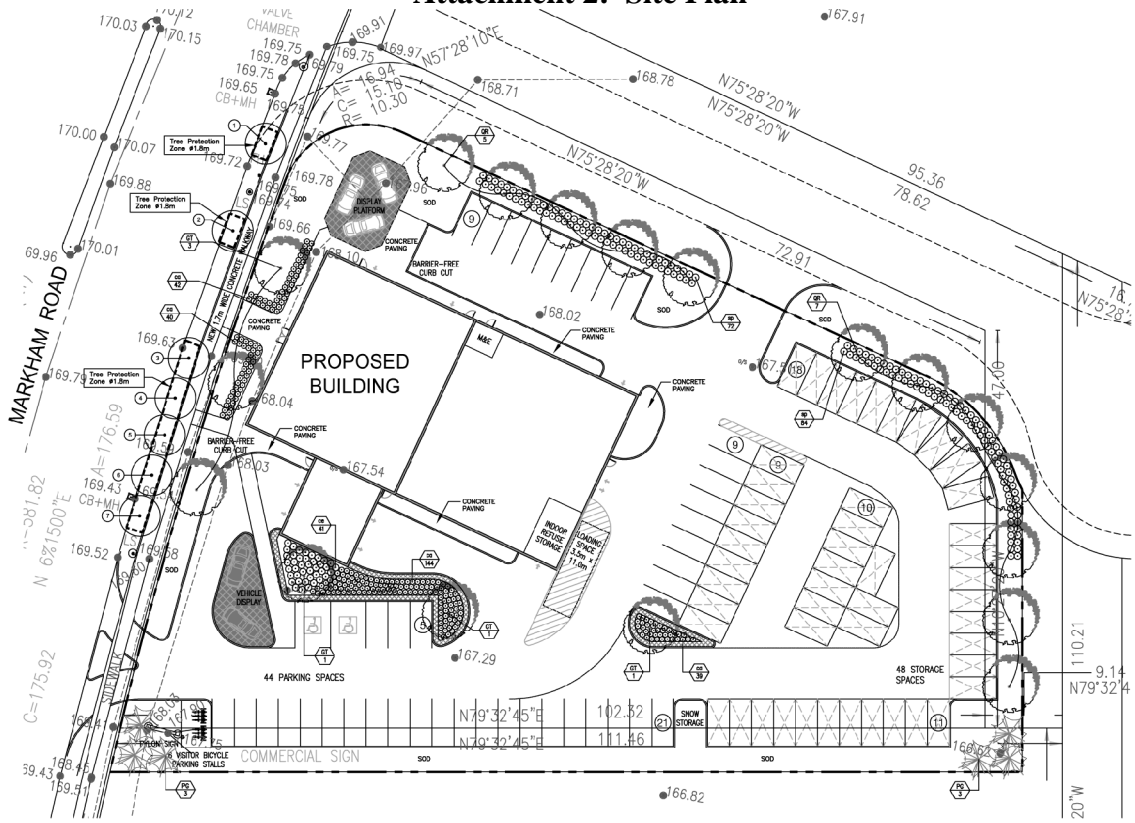
2201 Markham Road

Not to Scale
10/23/13



File # 13 225209 ESC 42 0Z

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

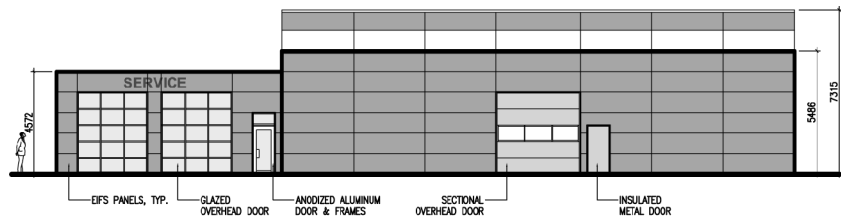
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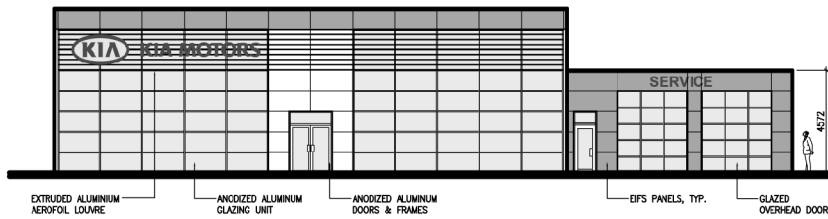
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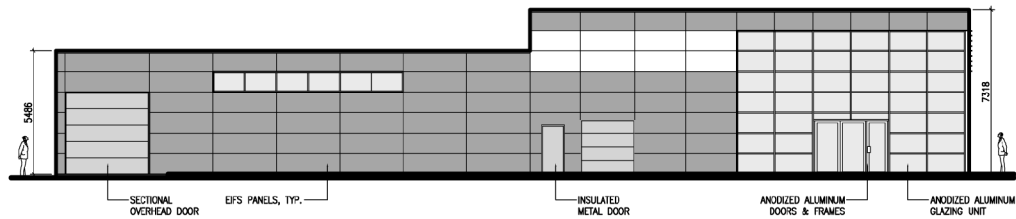
Attachment 3: Elevations



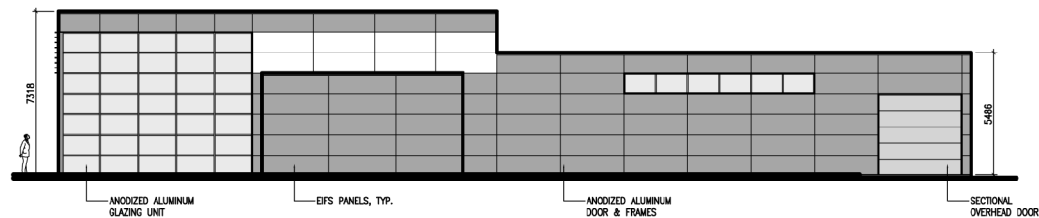
East Elevation



West Elevation
(Markham Road)



North Elevation



South Elevation

Elevations

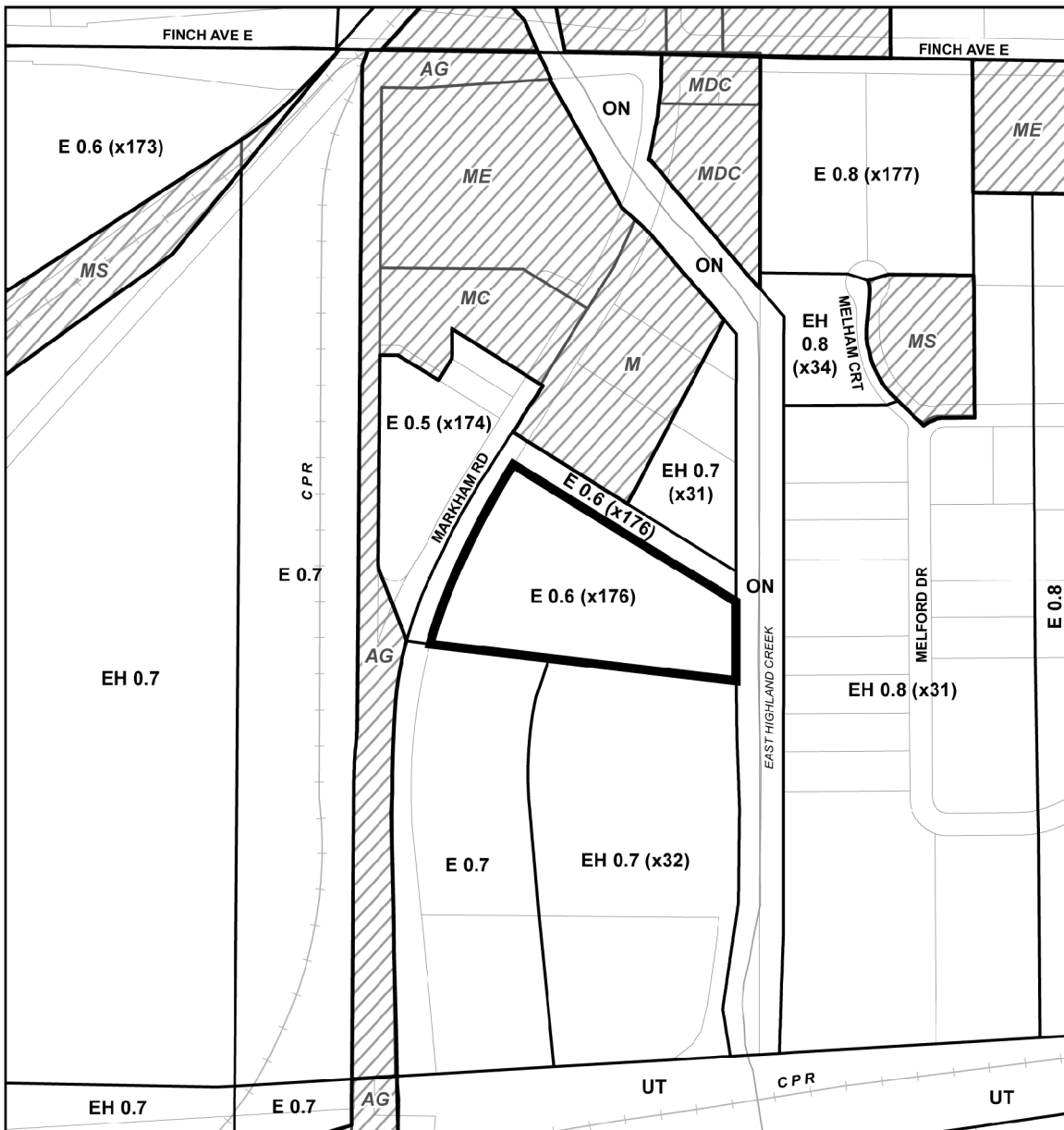
Applicant's Submitted Drawing

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10/04/13

2201 Markham Road

File # 13 225209 ESC 42 0Z

Attachment 4: Zoning



TORONTO City Planning
Zoning By-law 569-2013

2201 Markham Road
 File # 13 225209 ESC 42 0Z

- | | | |
|---|---|-----------------------------|
|  Location of Application |  See Former City of Scarborough Employment District Bylaw No. 24982 (Marshalling Yard) | |
| E Employment Industrial | M Industrial Zone | AG Agricultural Zone |
| EH Employment Heavy Industrial | MS Special Industrial Zone | |
| ON Open Space Natural | MC Industrial Commercial Zone | |
| UT Utility and Transportation | ME Mixed Employment Zone | |
| | MDC Industrial District Commercial Zone | |
- 
 Not to Scale
 Extracted 10/03/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 225209 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	August 23, 2013

Municipal Address: 2201 MARKHAM RD
 Location Description: SCARBOROUGH CON 3 PT LOT 18 RP 66R23795 PART 1 **GRID E4205
 Project Description: Proposed 1343 m2, 2-storey new vehicle sales operation (Kia) with show room, offices, and service bays. See concurrent Site Plan application 13 225207 ESC 42 SA.

Applicant:	Agent:	Architect:	Owner:
EVANS PLANNING			JESK ENTERPRISES LIMITED

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	6096.9	Height:	Storeys:	2	
Frontage (m):	83.2		Metres:	7.32	
Depth (m):	0				
Total Ground Floor Area (sq. m):	1021.02				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	93	
Total Non-Residential GFA (sq. m):	1343		Loading Docks	0	
Total GFA (sq. m):	1343				
Lot Coverage Ratio (%):	16.7				
Floor Space Index:	0.2				

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):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	1343	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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