

SUBJECT:**PRELIMINARY REPORT**

Agarwal Industrial Holdings Inc. on behalf of Amazing Grace Bilingual Montessori Inc., Application for a Minor Zoning By-law Amendment to add 'Child Care Centre' as a Permitted Use to 114 Anderson Avenue, east of Markham Road, north of 16th Avenue (Ward 5).

File No. ZA 17 155051

PREPARED BY:

Sean Lapenna, B.U.R.Pl extension 2230
Planner II, East District

REVIEWED BY:

Sally Campbell, M.C.I.P., R.P.P., M.R.T.P.I extension 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Agarwal Industrial Holdings Inc. on behalf of Amazing Grace Bilingual Montessori Inc., Application for a Minor Zoning By-law Amendment to add 'Child Care Centre' as a Permitted Use to 114 Anderson Avenue, east of Markham Road, north of 16th Avenue (Ward 5)" be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the application submitted by Agarwal Industrial Holdings Inc., prior to the statutory Public Meeting being held. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The proposed Zoning By-law Amendment application was deemed complete by staff on October 11, 2017.

BACKGROUND

The subject property is located on the east side of Markham Road and north of Bur Oak Avenue at 114 Anderson Avenue (Figure 1).

The subject property is approximately 8,803 m² (0.8803 ha) in area and comprises an existing multi-unit commercial building built in the late 1980's and containing seven units. The proposed child care centre would be within the existing multi-unit building. Existing uses on the site include a light manufacturing business with office space (Medionics International Inc.), Markham Taekwondo, a chiropractic office with fitness centre, an indoor children's playground (Busy Bodies) as well as an accounting and tax service. No changes to the exterior of the building have been proposed.

Surrounding uses are as follows:

- Commercial, retail and light industrial uses to the immediate north and south, as well as to the east, across Anderson Avenue;
- Mount Joy GO Station further south, across Bur Oak Avenue;
- The existing low rise residential neighbourhood of Greensborough across the Metrolinx Stouffville Line to the east;
- Commercial retail uses to the west, across Markham Road.

Proposal

The application is to add 'Child Care Centre' to the list of permitted uses for the subject property. The child care centre use is proposed to be accommodated within units 4 & 5 (highlighted in black on Figure 3). The proposed child care centre would replace the existing indoor children's playground (Busy Bodies).

According to the application submitted, units 4 & 5 have a combined Gross Floor Area of 659 m² (7094 ft²) with an attached outdoor playground space of 64 m² (693 ft²) which is directly accessible from units 4 & 5.

The proposed child care centre would accommodate 38 children between the ages of 24 months and 5 years old and 27 children between the ages of 44 months and 7 years old for a total of 65 children on a rotating schedule throughout the week.

The proposed development is serviced by an existing driveway from Anderson Avenue to the east. Although the minimum parking requirement for the proposed child care centre use has not been confirmed at this time, the submitted site plan demonstrates that 102 parking stalls currently exist for all uses on site.

Official Plan and Zoning

Official Plan

The subject property is designated 'Mixed Use High Rise' in the 2014 City of Markham Official Plan (partially approved as of October 29, 2015, May 26, 2016, March 10, 2017 & April 21, 2017 (the "2014 OP")) which provides for Day Care Centres (Child Care Centres).

Markham Road Corridor – Mount Joy Secondary Plan

The subject property is located within the Markham Road – Mount Joy Corridor identified in the 2014 OP as requiring a new secondary plan for the area, which comprises lands along Markham Road between 16th Avenue and Major Mackenzie Drive East. The land use objective for the Markham Road – Mount Joy Corridor is to provide for a mixed-use local corridor that functions as a main street integrating a range of housing, shopping and recreation opportunities, at transit-supportive densities adjacent to Mount Joy GO station.

Existing Zoning

The subject property is zoned MIC – Select Industrial with limited commercial under By-law 88-76, as amended. This zone category permits a wide range of uses such as warehousing, manufacturing, banks, business offices as well as private clubs and health centres. The zoning does not provide for child care centres as a permitted use.

OPTIONS/ DISCUSSION:

The following is a brief summary of matters raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to Council:

- Confirmation that minimum parking requirements will be met for all uses on site;
- Proposed drop-off and pick-up areas as well as traffic circulation;
- Suitability of outdoor play space;
- Confirmation from the applicant regarding proposed storage and disposal of waste and recyclable materials. Waste Management staff will require additional information regarding proposed storage locations for waste and recyclable materials.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.


BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and is currently under review.

RECOMMENDED BY:



Ron Blake, MCIP., RPP.
Senior Development Manager



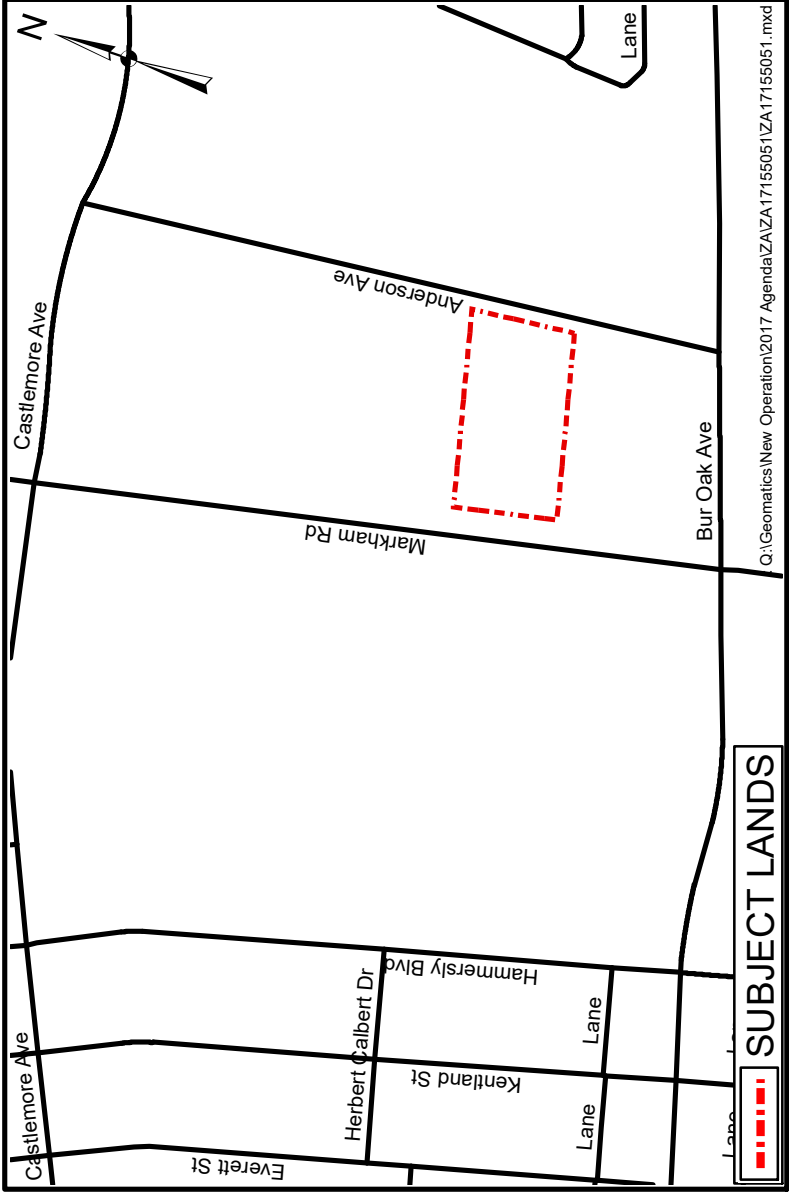
Brian Lee, P.Eng.
Acting Commissioner of Development
Services

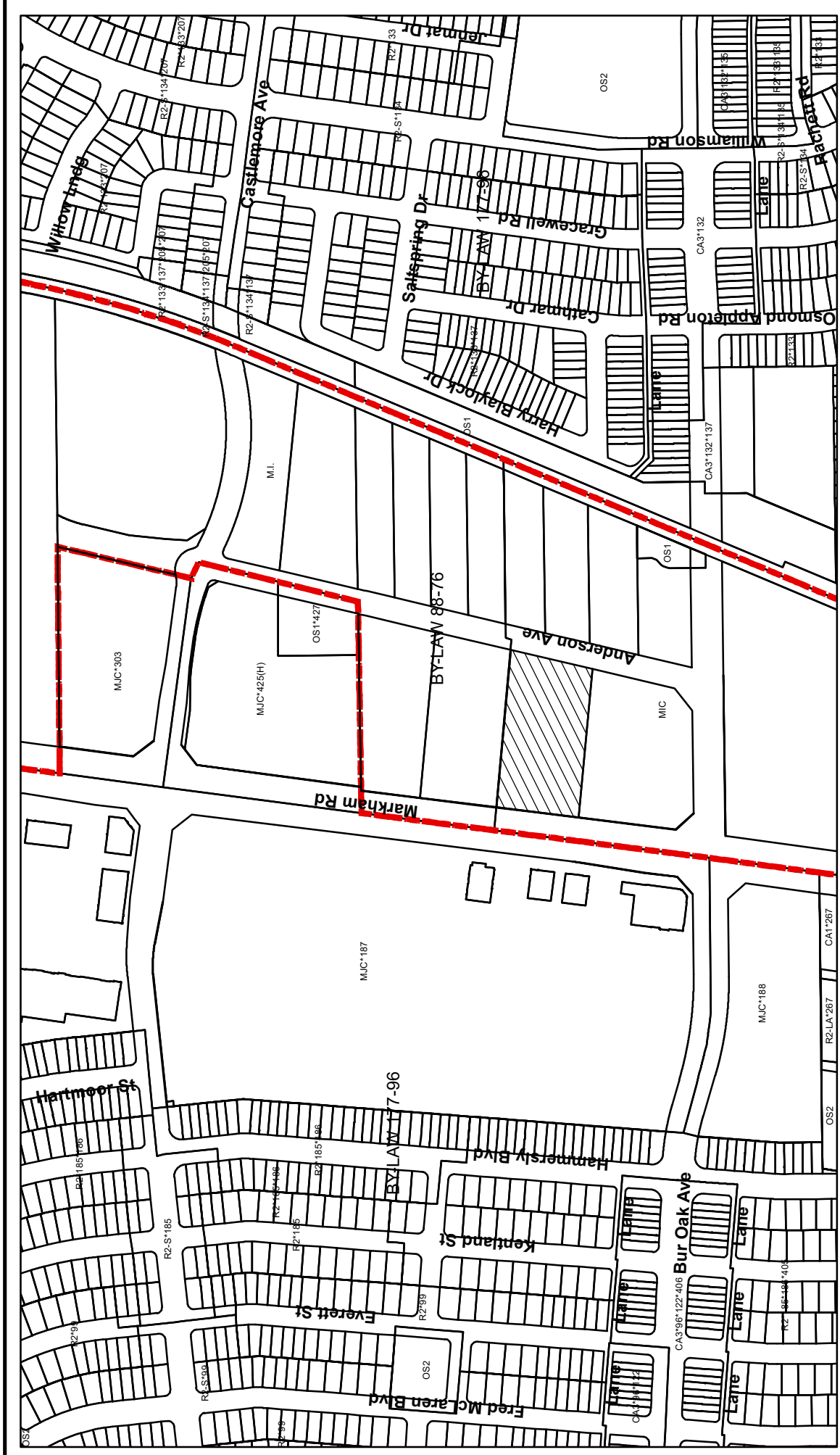
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Site Plan
- Figure 4: Aerial Photo

AGENT:

Vivien Kwong (applicant)
Amazing Grace Bilingual Montessori Inc.
52 Stalmaster Road
Markham, ON L6E 0B3





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AREA CONTEXT/ZONING

APPLICANT: VIVIEN KWONG
 114 ANDERSON AVENUE

 SUBJECT LANDS

FILE No: ZQ17155051(SL)

DATE:11/9/17

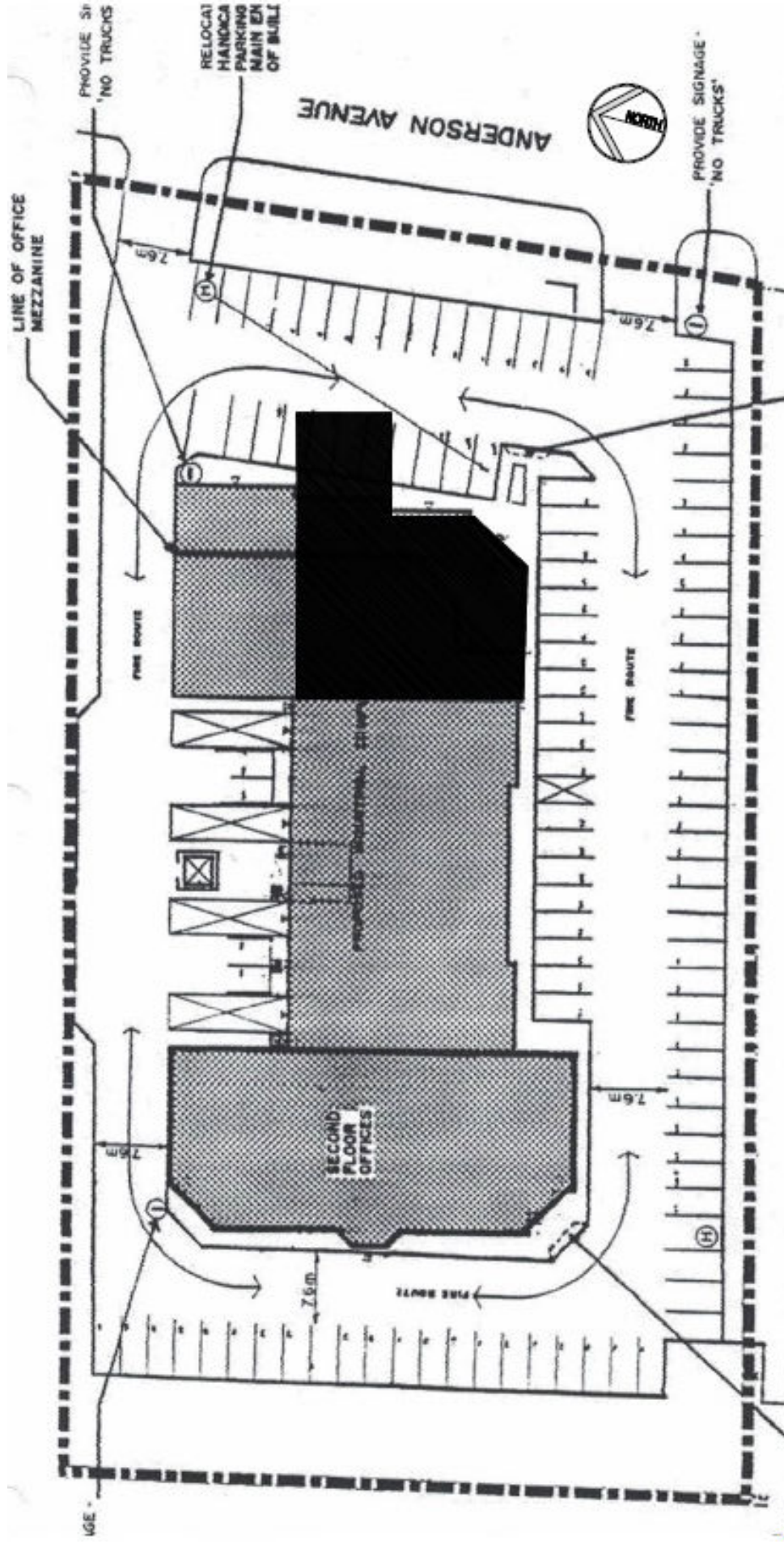


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FIGURE No. 2



SITE PLAN

APPLICANT: VIVIEN KWONG
114 ANDERSON AVENUE

FILE No: ZQ17155051(SL)



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FIGURE No. 3

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FIGURE No. 4