

SUBJECT: PRELIMINARY REPORT
Quadrom Properties Inc., Application for Zoning By-law
Amendment to permit additional commercial uses at 592
Country Glen Road, Cornell Community

File No. ZA 14 108766

PREPARED BY: Teema Kanji, MCIP, RPP
Senior Planner, East District, ext. 4480

REVIEWED BY: David Miller, MCIP, RPP,
Manager, East District, ext. 4960

RECOMMENDATION:

- 1) That the report dated May 20, 2014, entitled, "Preliminary Report, Quadrom Properties Inc., Application for Zoning By-law Amendment to permit additional commercial uses at 592 Country Glen Road, Cornell Community, File No. ZA 14 108766", be received.
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Zoning By-law Amendment.
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable.

PURPOSE:

This report provides preliminary information on the zoning by-law amendment application to permit additional commercial uses and seeks authorization to hold a statutory Public Meeting. This report contains general information regarding the applicable Official Plan or other policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The subject property is located at the south west corner of Country Glen Road and Bur Oak Avenue and is municipally known as 592 Country Glen Road (See Figure 1). The property has a frontage of approximately 11 m (36 ft) and a lot depth of 31 m (101 ft). There is an existing three storey mixed use detached building on the property. The building has a separate two car garage and one surface parking space at the rear, accessed by a laneway.

To the south and west of the site are single detached houses. To the north across Bur Oak Avenue is a stormwater management facility and to the east is a public elementary school and townhouses.

The building was constructed in 2007 as a mixed use building. There are two residential units on the second floor, each with their own separate entrance. A barrier free ramp is located at the rear of the building to access the main floor. The main floor contains approximately 113 m² (1,216 ft²) of net floor area and in the past has been leased to a convenience store and a pizza shop. Neither use has proven to be economically viable. The basement has an area of approximately 116 m² (1,252 ft²) of useable space that can be leased out to a commercial use. The total commercial floor area is approximately 217 m² (2,335 ft²).

Proposal

The applicant has submitted a zoning by-law amendment to permit additional commercial uses on the ground floor and basement including:

- Commercial School (e.g. art, music, Kumon/Sylvan tutorial school, etc.)
- Day Nursery
- Medical office (with dispensing pharmacy)
- Personal service
- Professional office

Official Plan and Zoning

The Official Plan designates the subject lands as Urban Residential. The Cornell Secondary Plan designates the lands as Neighbourhood Commercial Centre. This designation provides for a limited amount of convenience retail, personal service and business activity intended to serve local residents. The Secondary Plan specifies that the Neighbourhood Commercial Centre policies of the Official Plan also apply. The Council adopted Official Plan (December 2013) designates the lands Residential Low Rise which permits convenience retail, personal service and a day care centre.

The Secondary Plan allows for retail, personal service, office and daycare uses on the ground floor and the Official Plan policies do allow a commercial school to be considered as part of a rezoning application. The zoning by-law should establish where residential, office and commercial uses can be permitted within a mixed use building.

The property is currently zoned Residential Two*163*190*210 under By-law 177-96, as amended. The current zoning only permits retail stores and restaurants on the ground floor. The zoning requires that two parking spaces be provided for the residential uses and no parking is required for the permitted retail and restaurant uses.

OPTIONS/DISCUSSION

A Parking Review has been prepared for the property. It concludes that the proposed commercial uses would generate parking equal to or less than the current permitted restaurant use. There are a total of 76 on-street lay-by parking spaces within 200 metres of the property (Figure 4).

FINANCIAL CONSIDERATIONS:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

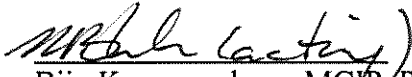
ALIGNMENT WITH STRATEGIC PRIORITIES:

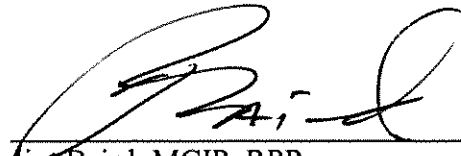
The proposed rezoning will be reviewed in the context of the City's strategic priority of Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal has been circulated to various City Departments and external agencies and is currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the zoning by-law amendment, should it be approved.

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Senior Development Manager


Jim Baird, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context
- Figure 3 – Air Photo
- Figure 4 – Parking Inventory Plan

File path: Amanda\File 14 108766\Documents\Recommendation Report

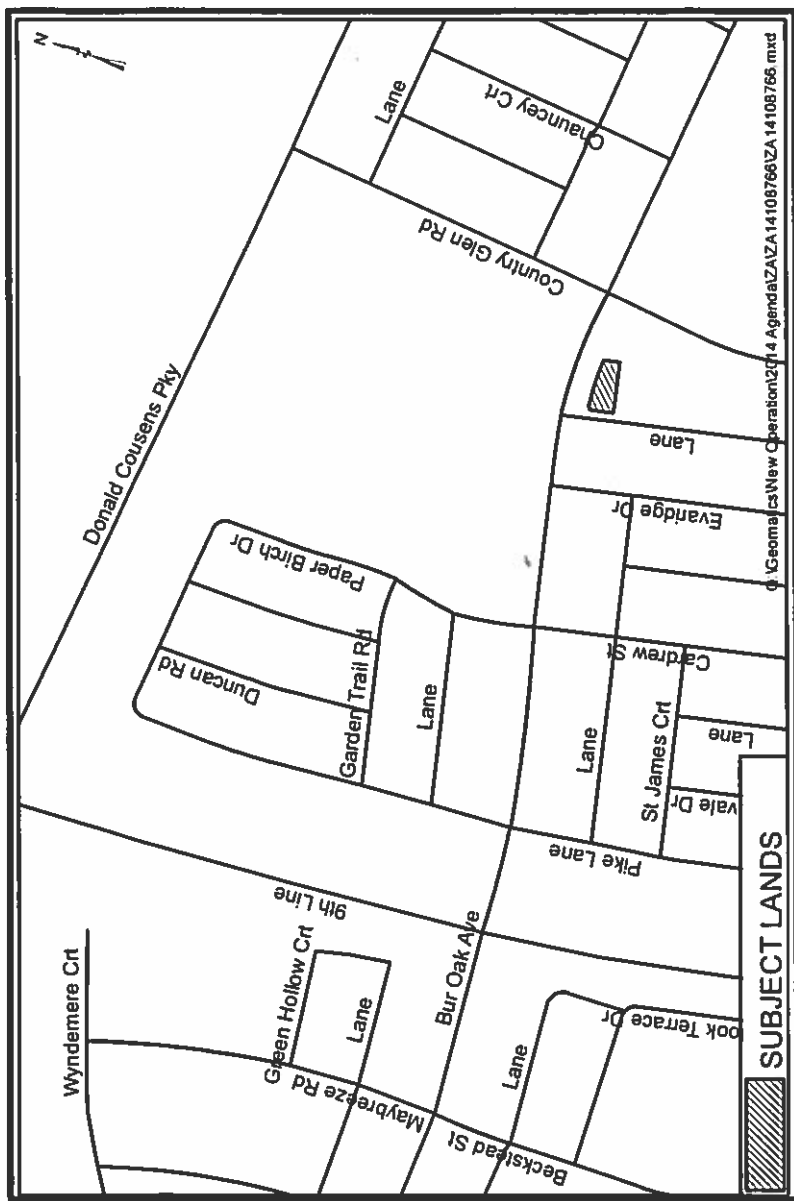
APPLICANT/AGENT:

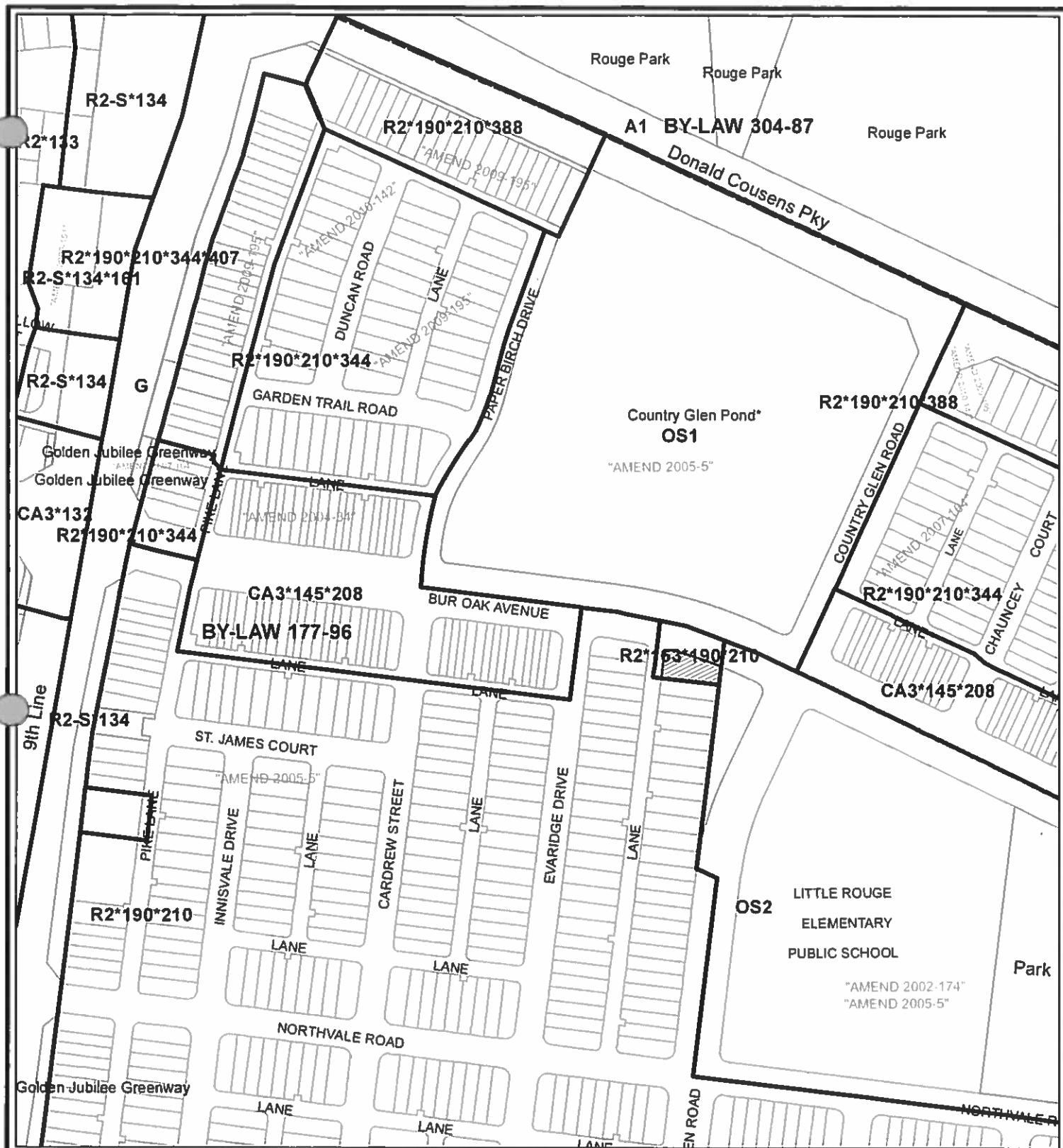
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AREA CONTEXT / ZONING

APPLICANT: QUADROM PROPERTIES INC.
592 COUNTRY GLEN ROAD

FILE No. ZA.14108766 (TK)

 SUBJECT LANDS

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DATE: 04/03/2014

 MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 2



AIR PHOTO

APPLICANT: QUADROM PROPERTIES INC.
592 COUNTRY GLEN ROAD

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PARKING INVENTORY PLAN

APPLICANT: QUADROM PROPERTIES INC.
 592 COUNTRY GLEN ROD

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Prepared by NexTrans Engineering (March 2014)

Drawn By: CPW

Checked By: TK

DATE: 04/03/2014

FIGURE No. 4