



Report to: Development Services Committee

Report Date: October 23, 2012

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**SUBJECT:** PRELIMINARY REPORT  
Krashnik Investments Ltd.  
9833 and 9855 Highway 48  
Rezoning and site plan applications to permit commercial and retail uses and to add a new building.

File Nos: ZA 06 128721 & SC 12 122162

**PREPARED BY:** Stacia Muradali, Ext. 2008  
Senior Planner, East District Team

**REVIEWED BY:** Dave Miller, Ext. 4960  
Manager, East District Team

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, Krashnik Investments Ltd., 9833 and 9855 Highway 48, Rezoning and site plan applications to permit commercial and retail uses and to add a new building, File Nos: ZA 06 128721 & SC 12 122162", be received;
- 2) And that a Public Meeting be held to consider the rezoning applications (ZA 06 128721) submitted by Krashnik Investments Ltd.;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the rezoning and site plan applications submitted by Krashnik Investments Ltd., and to seek authorization to hold a statutory Public Meeting. 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.

**BACKGROUND:**

**Subject Land and Area Context**

9833 and 9855 Highway 48 (the "subject land") are located on the east side of Highway 48, between Castlemore Avenue and Major Mackenzie Drive, and extend east to the GO Rail Line (Figure 1). The land is approximately 5.58 hectares (13.78 acres) and contains one multi-tenant industrial building fronting onto Highway 48, and another building adjacent to the GO Rail line, which is used for motor vehicle repair. The Mount Joy

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Creek is piped underneath the subject property. The Brick, and GE Buildings are located to the south. The GO Rail Line separates the subject land from residential development to the east. To the west, across Highway 48, is a commercial and retail development. To the north is a small commercial development and the former Emerson Electric industrial site which is the subject of rezoning and draft plan of subdivision applications to permit commercial, retail and residential development.

**Previous approvals to add uses to the subject lands**

In 2005, Council approved a zoning by-law amendment to permit one (1) retail store (Long and McQuade) at the subject property. In August of this year, the Committee of Adjustment approved retail uses on the subject land for a period of three (3) years. The Committee of Adjustment also allowed a temporary place of worship to operate within the existing building for a period of three (3) years.

**Proposal to rezone the subject lands to permit commercial and retail uses and add a second building**

The current application (ZA 06 128721) is to rezone the subject land from “Select Industrial and Warehousing (M.I.)” to “Major Commercial” to permit a wide range of commercial uses including business and medical offices, financial institutions, day nurseries, personal service shops, restaurants, retail stores, commercial and private schools and supermarkets.

The owner is also proposing to add a second one-storey commercial building on the site with a gross floor area of approximately 3300 square metres (35,520 square feet). The new building will be located just to the north of the existing building, and oriented east/west, with frontage on Highway 48 (Figure 4). The existing one-storey building has a gross floor area of approximately 5,500 square metres (59,200 square feet). The Owner submitted a site plan application in June of this year with respect to the new building, and is now in a position to proceed with both the rezoning and site plan applications. City staff will be working with the owner to improve the façade and functionality of the existing industrial building and site layout, while also ensuring that both the existing and proposed buildings are in keeping with the character and quality of development emerging along the corridor. There are currently 115 parking spaces to serve the existing building. 283 new parking spaces will be added, for a total of 398 parking spaces to serve the proposed development.

**Official Plan and Zoning**

The subject land is designated “Major Commercial Area” in the Official Plan. The portion of the subject land containing the Mount Joy Creek is designated “Hazard Lands”. The planned function of the “Major Commercial Area” designation is to provide for a large scale multi-purpose centre or area offering a diverse range of retail, service, community, institutional and recreational uses. “Major Commercial Areas” are intended to serve as an identifiable destination for major shopping needs, recreation, entertainment and hospitality uses. “Hazard Lands” are intended primarily for preservation and conservation in their natural state. The subject land is zoned “Select Industrial and Warehousing (M.I.)” which permits primarily industrial uses.

**Highway 48 Urban Design Study**

In October 2005, Council endorsed the Highway 48 Urban Design Study to be used as a guideline when evaluating development applications within the Highway 48 Corridor between 16<sup>th</sup> Avenue and Major Mackenzie Drive. The subject land falls within a Commercial and Industrial district which is occupied primarily by low-rise light industrial buildings and is envisioned to be eventually converted and redeveloped with a mix of retail, residential and office uses.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of concerns/issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Committee at a later date, if one is required.

1. Staff are evaluating the conformity of the proposed uses and development with the planned function and development requirements of the Official Plan, and the Highway 48 Urban Design Study.
2. Staff are determining how to treat the existing industrial uses if the site is rezoned from industrial to a commercial zone.
3. The application has been circulated to the Toronto and Region Conservation Authority (TRCA) given the location of the Mount Joy Creek (piped) on the subject land. The TRCA will provide comments which the Owner is required to resolve.
4. Technical studies including a traffic impact study are under review.
5. Staff are working with the applicant to improve the façade of the existing building as well as the building elevations for the proposed building to ensure that they are both in keeping with the character and quality of development emerging along the Highway 48 Corridor.
6. Staff are evaluating the site layout, parking, landscaping, pedestrian connections and siting amongst other things as part of the review of these applications.
7. Anderson Avenue is anticipated to extend north from Castlemore Avenue to Major Mackenzie Drive. A portion of the future Anderson Avenue extension will be located on the subject site. Staff are working with the applicant on securing their portion of Anderson Avenue.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

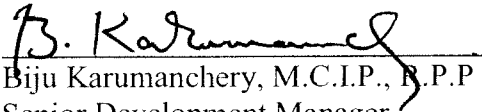
The applications are being evaluated against the City's strategic priorities, in particular growth management and the environment.

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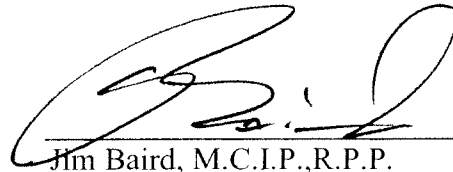
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies including the Toronto and Region Conservation Authority, and are currently under review. Requirements of the City and external agencies will be reflected in the final report, if one is required.

**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.

Senior Development Manager,  
Planning and Urban Design

  
Jim Baird, M.C.I.P., R.P.P.

Commissioner of Development Services

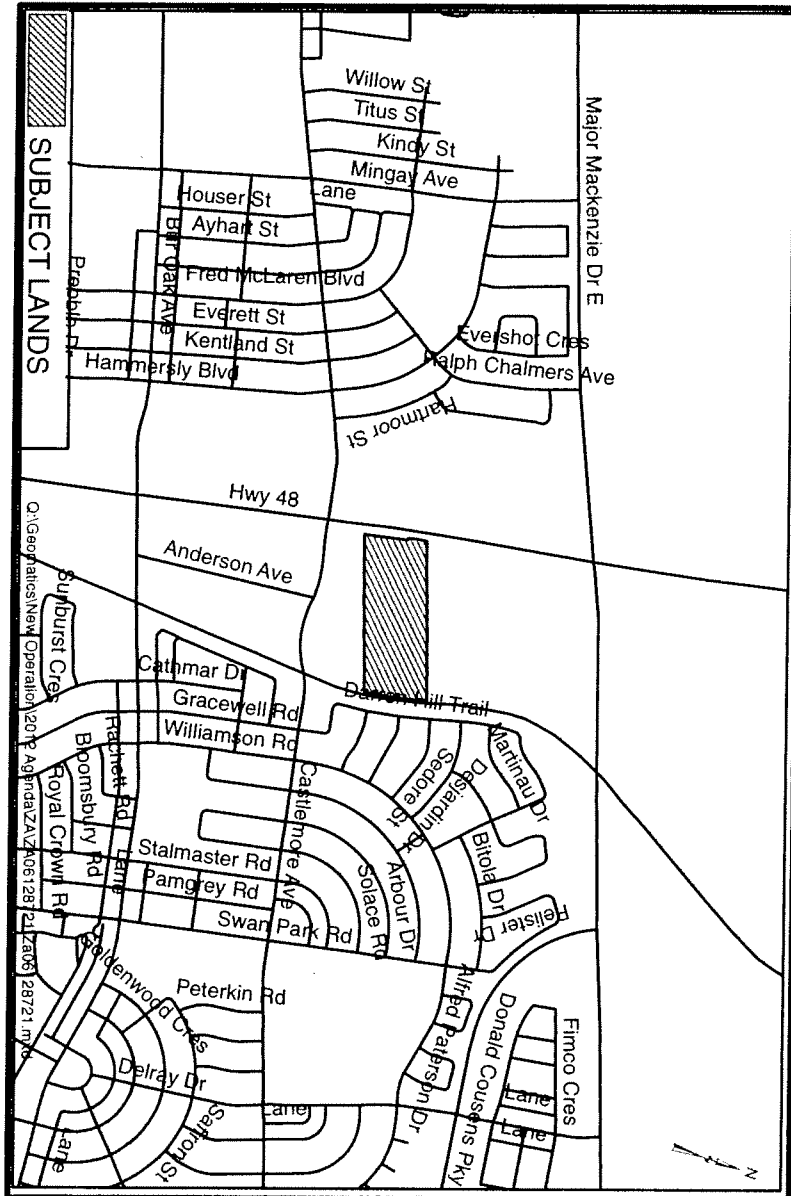
**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Anderson Avenue Extension (Conceptual)

**CONTACT INFORMATION:**

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File path: Amanda\File 06 128721\Documents\Recommendation Report





# AREA CONTEXT / ZONING

APPLICANT: KRASHNIK INVESTMENTS  
9833 HIGHWAY 48

FILE No. ZA.06128721 & SC.12122162 (SM)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

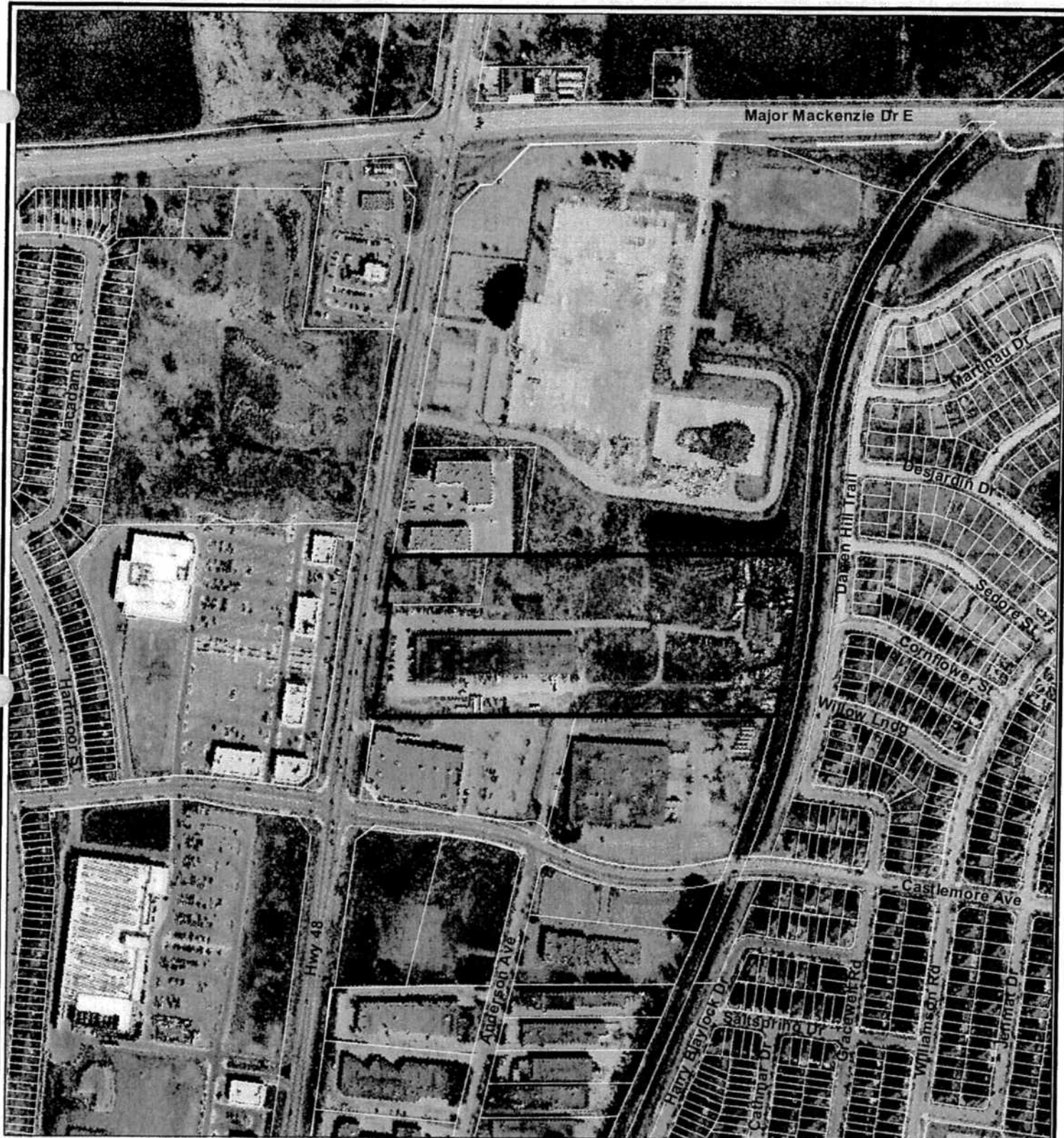
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 SUBJECT LANDS

DATE: 09/12/2012

FIGURE No. 2





# AIR PHOTO

APPLICANT: KRASHNIK INVESTMENTS  
9833 HIGHWAY 48

FILE No. ZA.06128721 & SC.12122162 (SM)

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 SUBJECT LANDS

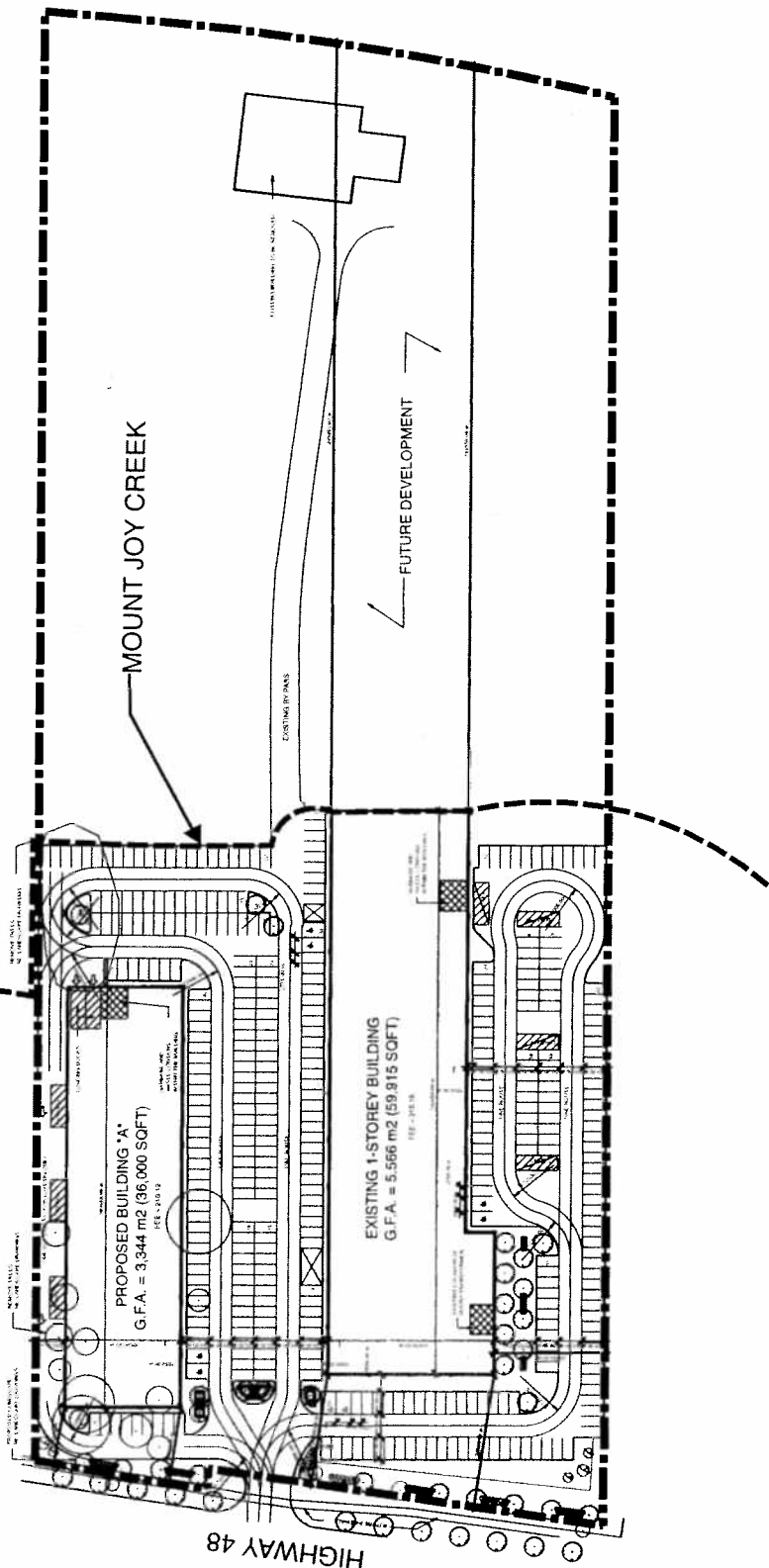
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FIGURE No. 3



# SITE PLAN

APPLICANT: KRASHNIK INVESTMENTS  
9833 HIGHWAY 48

FILE No. ZA.06128721 & SC.12122162 (SM)

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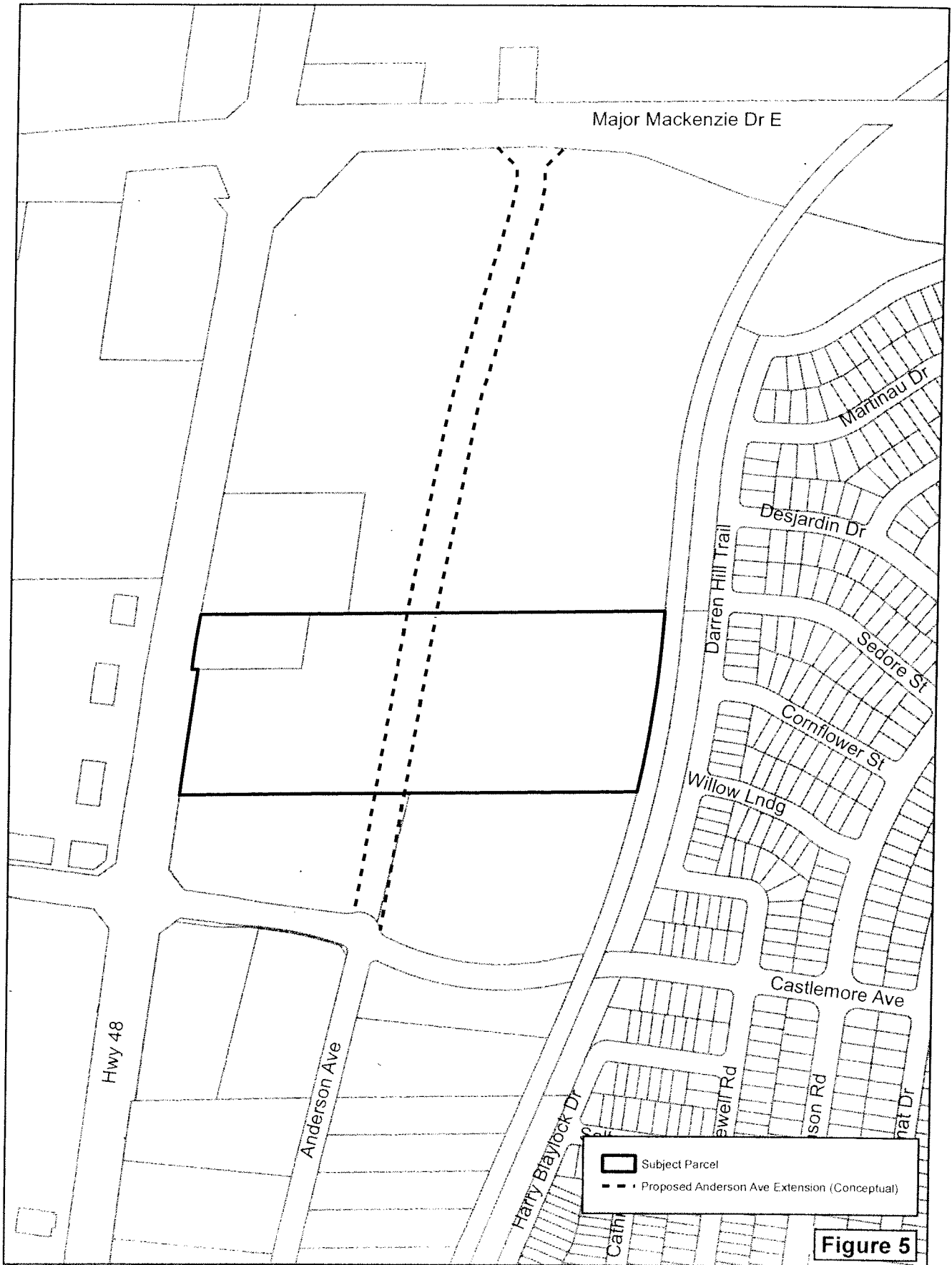


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FIGURE No. 4



**Figure 5**