



Report to: Development Services Committee

Report Date: March 6, 2012

SUBJECT: PRELIMINARY REPORT
Genthorn Developments Inc.
Zoning By-law Amendment application to add restaurants,
commercial schools and private schools to the list of
permitted uses at 5 Hillcroft Drive

File No. ZA 11 131295

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., ext. 8230
Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., ext. 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT", Genthorn Developments Inc., Zoning By-law Amendment application to add restaurants, commercial schools and private schools to the list of permitted uses at 5 Hillcroft Drive, dated March 6, 2012, be received.
- 2) That a Public Meeting be held to consider the application submitted by Genthorn Developments Inc. to add restaurants, commercial schools and private schools to the list of permitted uses at 5 Hillcroft Drive.
- 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 a Zoning By-law Amendment application submitted by Genthorn Developments Inc. for 5 Hillcroft Drive (the "subject property"), and 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.

The application has been deemed complete

The Zoning By-law Amendment application submitted by Genthorn Developments Inc. was deemed complete on January 18, 2012.

BACKGROUND:**Subject property and area context**

The subject property is situated on the northeast corner of Steeles Avenue East and Hillcroft Drive (Figure 1). The property has an area of 0.61 ha (1.5 ac) and contains a one-storey, 1,100 m² (11,840 ft²) commercial plaza with surface parking (Figure 3). The site is surrounded by low density residential uses.

OPTIONS/ DISCUSSION:**Official Plan and Zoning**

The subject lands are designated “Urban Residential” in the Town’s Official Plan. The Armadale West Secondary Plan (PD 24-1) identifies a local commercial centre within the vicinity of the Hillcroft Drive and Steele Avenue East intersection. The Local Commercial Centre policies in the Secondary Plan indicate that these sites are intended to serve the convenience retail and personal service needs of the neighbourhood and refers to Section 3.4 of the Official Plan for further direction. Section 3.4.6.3 Neighbourhood Commercial Centre of the Town’s Official Plan allows for private and commercial schools and restaurants, subject to the review of a specific development proposal and rezoning.

The subject lands are zoned “Local Commercial” (LC) by By-law 90-81, as amended. The Local Commercial zone permits a range of commercial uses including: banks and financial institutions, personal service shops, business and professional offices, retail stores and taxi stands. Up until recently, a 57 m² (613 ft²) take-out restaurant was illegally operating out of Unit #1. The applicant is requesting that restaurants, commercial schools and private schools be added to the list of permitted uses.

Applicant is not proposing any additions and/or modifications to existing plaza

Recently, the applicant undertook a number of exterior site improvements including: a new concrete pad for the external garbage area, new curbs and grass throughout, a new walkway from the plaza to the intersection of Hillcroft Drive and Steeles Avenue East, the addition of railings at the rear walkway leading from the plaza to Woodhall Road, replacement of the existing retaining wall along the east property line, new parking lot paving, and improvements to the exterior of the plaza. The applicant is not proposing any additions and/or modifications to the existing commercial plaza on site, with the exception of a revised fire route and slightly modified parking layout within its vicinity to accommodate the same (Figure 4).

Parking Requirements

Parking for the site is calculated using the *shopping centre* rate in accordance with the Town’s Parking Standards By-law 28-97, as amended, which requires 1 parking space per 23 m² of leasable floor area. The shopping centre rate also specifies that parking for restaurants within such shopping centre shall be calculated at a rate of 1 per 23 m² for that portion which occupies 20% or less of the total leasable floor area of the shopping centre and 1 per 9 m² for that portion which occupies more than 20%. The commercial plaza has a leasable floor area of 1,080 m² (11,625 ft²); therefore, the total number of required parking spaces is 47. There are currently 64 parking spaces on site, resulting in

a surplus of 17 parking spaces. Although a surplus currently exists, in the event the application is approved, limitations will need to be placed on the maximum permitted leasable floor area dedicated to each of the proposed uses to ensure that adequate parking remains on site, specifically for restaurants and private schools.

Identified issues

The following is a brief summary of concerns/issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

- 1) The applicant will need to demonstrate, on the proposed site plan, where student pick-up and drop-off will occur and where the outdoor amenity space, if required, will be provided for the proposed "private school" use.
- 2) The applicant is proposing to retain an existing outdoor garbage area, which is partially screened, located at the northeast corner of the site. This outdoor garbage area is subject to review and comment by the Town's Waste Management Department.
- 3) The need for odour control and indoor garbage storage for restaurant uses remain to be determined.
- 4) The applicant has identified a revised fire route on the proposed site plan, which is also subject to review and approved by the Town's Fire Department.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

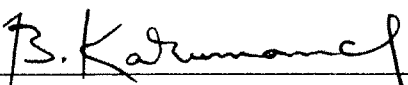
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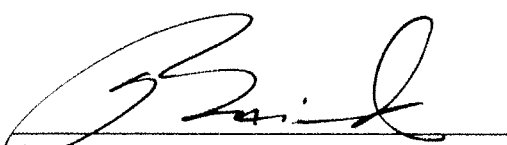
The application should be considered within the context of the Town's growth management and strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments within the Town and applicable agencies for review and comment.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager


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: Aerial Photo

Figure 4: Proposed Site Plan

AGENT:

Mrs. Tina Arruda

Genthorn Developments Inc.

8600 Dufferin St.

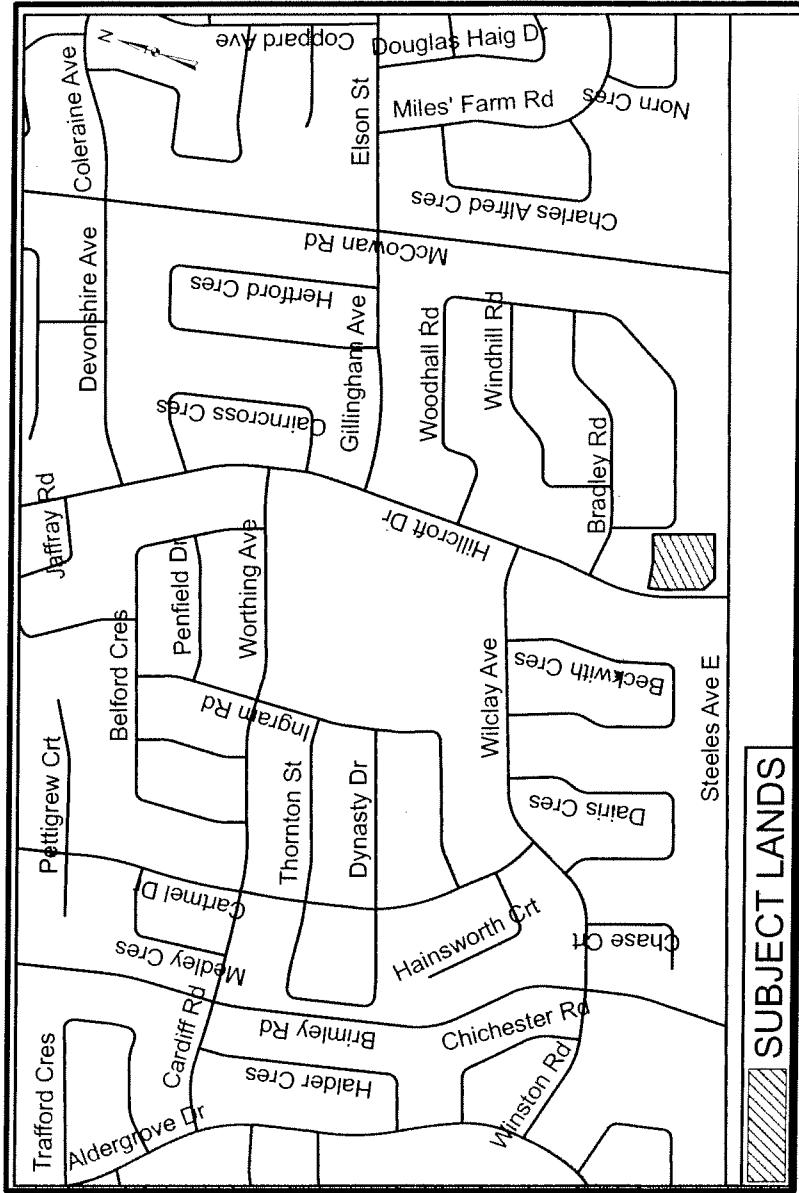
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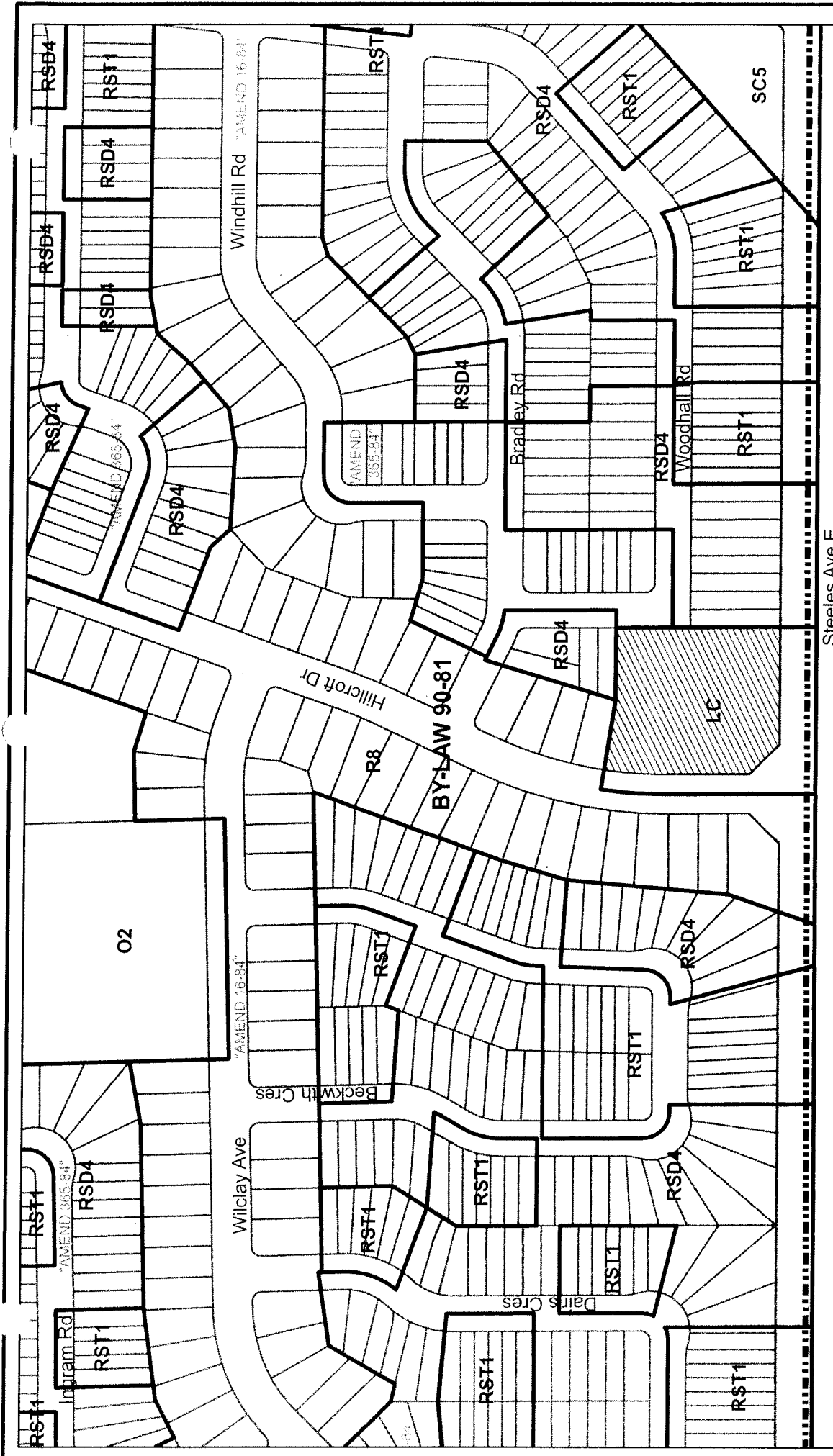
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
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File path: Amanda\File 11 131295\Documents\Preliminary Report





 SUBJECT LANDS

AREA CONTEXT / ZONING

APPLICANT: GENTHORN DEVELOPMENTS INC.

5 HILLCROFT DRIVE

FILE No. ZA. 11131295 (SB)

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AIR PHOTO

APPLICANT: GENTHORN DEVELOPMENTS INC.
5 HILLCROFT DRIVE

FILE No. ZA. 11131295 (SB)

▭ SUBJECT LANDS



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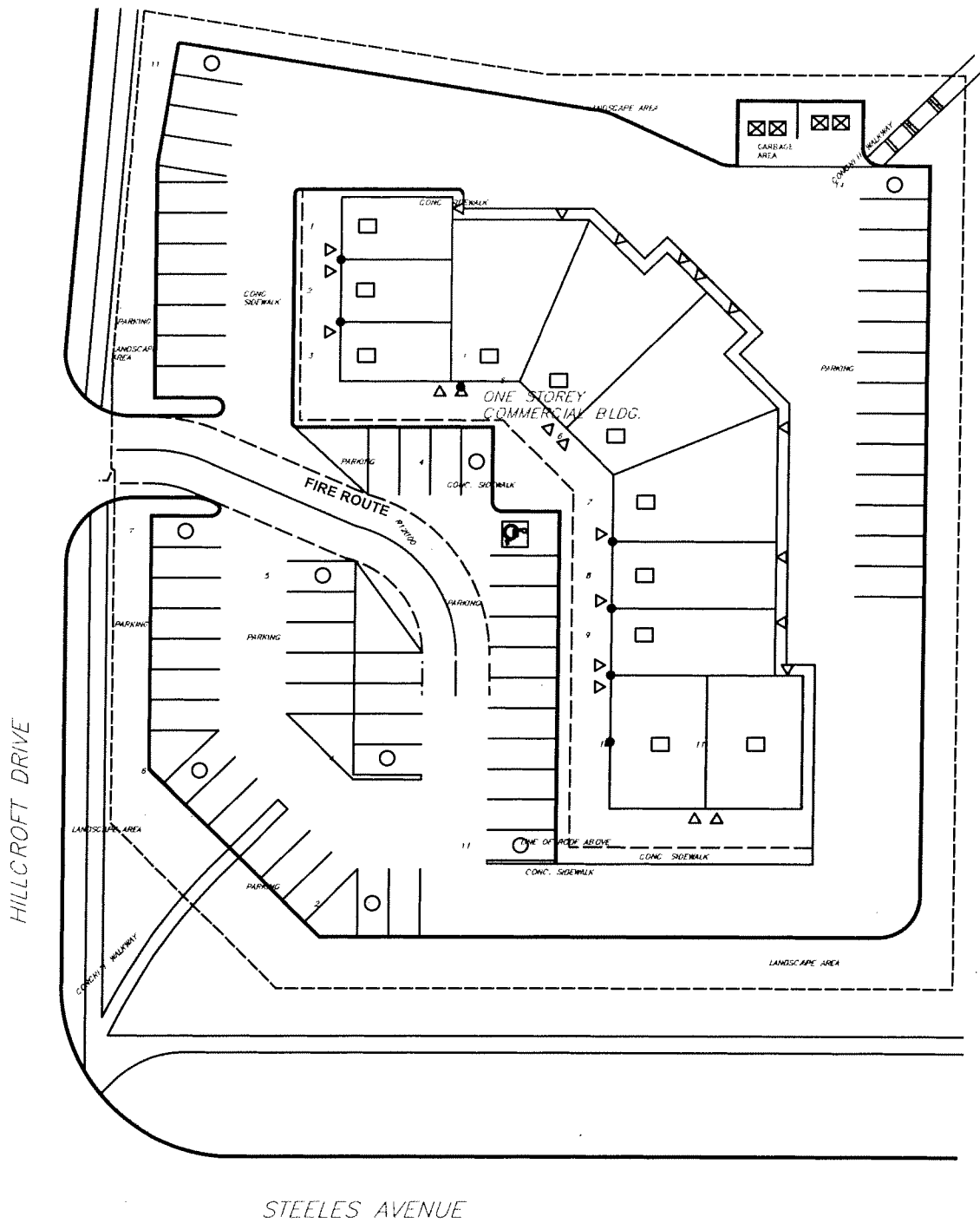
MARKHAM DEVELOPMENT SERVICES COMMISSION

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Checked By: SB

DATE: 01/26/2012

FIGURE No. 3



PROPOSED SITE PLAN

APPLICANT: GENTHORN DEVELOPMENT INC.
5 HILCROFT DRIVE

FILE No. ZA. 11131295 (SB)

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DATE: 01/27/2012



DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 4