



MEMORANDUM

TO: John Livey, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager

PREPARED BY: Marg Wouters, Manager of Development, East District

DATE: August 20, 2010

SUBJECT: Delegation of Authority to CAO to call a Public Meeting for a zoning amendment application to permit limited retail and service uses at 135 Anderson Avenue
H. Roy Gray Limited
File Number: ZA 10-122713

*Proceed
Marg Wouters*

RECOMMENDATION:

- 1) That the CAO authorize staff to schedule a statutory Public Meeting for H. Roy Gray Limited for a zoning amendment application to permit limited retail and service uses at 135 Anderson Avenue.
- 2) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide background information regarding an application for a zoning by-law amendment at 135 Anderson Avenue. This report contains general information in regards to applicable Official Plan and other policies, as well as other issues, and the report should not be taken as staff's opinion or recommendation on the application.

BACKGROUND:

Property and Area Context

The 0.42 ha (1.03 ac) subject lands are located on the east side of Anderson Avenue, north of Bur Oak Avenue. The lands are currently occupied by a 1,424 m² (15,327 sf) industrial building. To the north and south of the property are industrial buildings, and to the west across Anderson Avenue, are industrial/retail buildings fronting Markham Road (Hwy 48). To the east across the GO rail line is low density residential development within the Greensborough Community (Figures 1 to 3).

Proposal

The proposal is to permit limited retail and service uses in addition to the industrial uses already permitted on the property. The retail and service uses are related to a lawn and garden equipment business which intends to occupy the existing building on the property.

Official Plan and Zoning

The lands are designated Major Commercial Area in the Town's Official Plan, and zoned Select Industrial & Warehousing (M.I.) in By-law 88-76. The zoning permits manufacturing, assembly and warehousing of goods, but does not permit retail and service uses.

OPTIONS/DISCUSSION:

The requested permissions for limited retail uses and service uses are generally consistent with the Major Commercial Area designation of the Official Plan. No issues have been identified to date. Any issues identified will be addressed in the recommendation report, if required.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed application will align with Town's strategic priorities of Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal has been circulated to various Town departments and external agencies and is currently under review.

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context
Figure 3 – Air Photo

APPLICANT:

Anthony Gray, President
H. Roy Gray Limited
135 Anderson Avenue
Markham ON

Tel: 905-294-4833

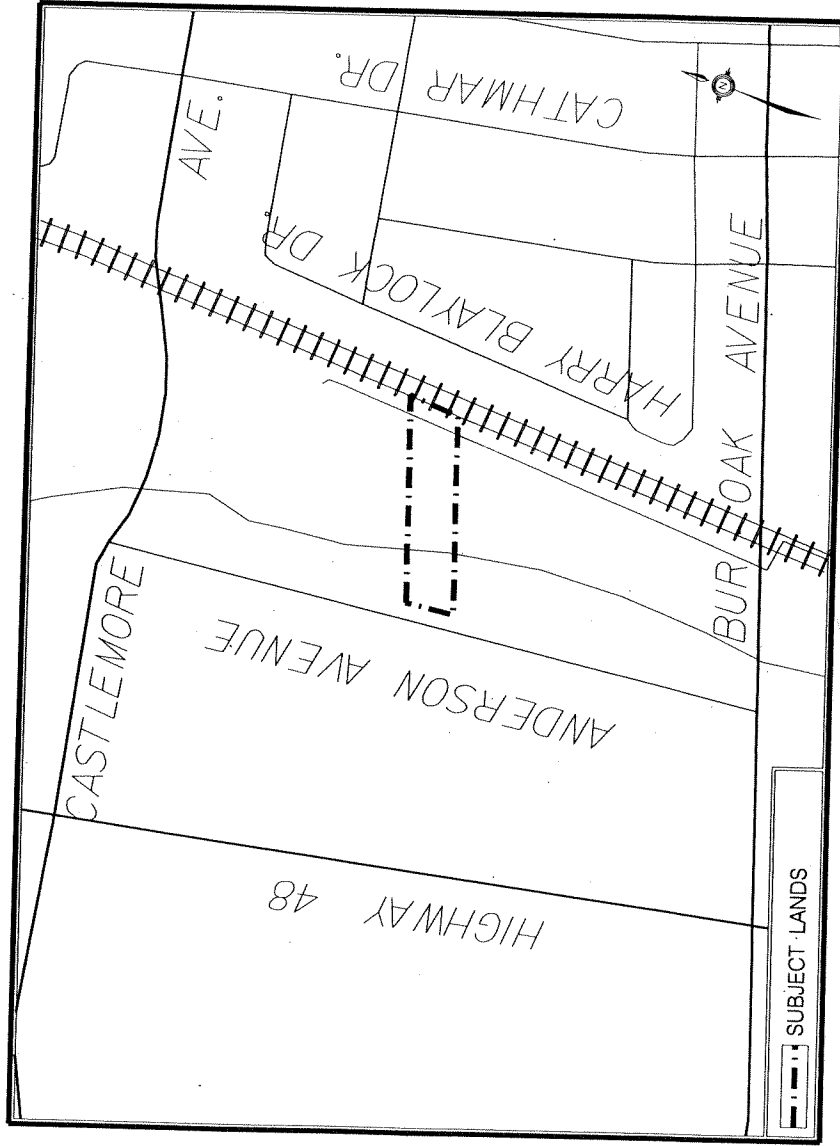
Email: tony@higher-fidelity.com

AGENT:

Andrew Paterson, President
Markham Mower
625 Cochrane Drive, Unit 200
Markham ON L3R 9R9

Tel: 905-470-5103
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Email: info@markhammower.com

Figure 1 – Location Map





AREA CONTEXT /ZONING

APPLICANT: H. ROY GRAY LTD.
135 ANDERSON AVENUE

FILE No: ZA10122713(MW)



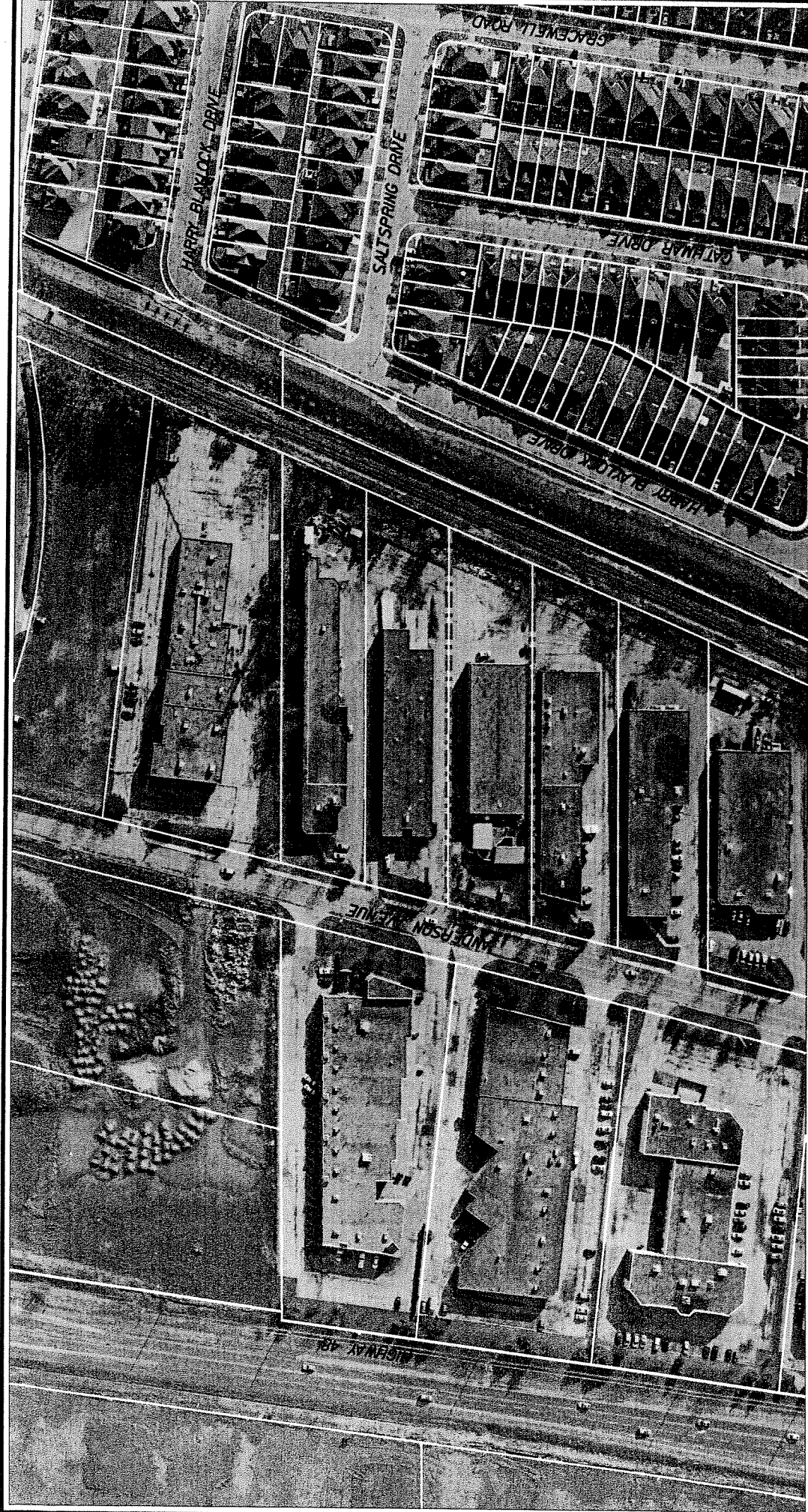
DEVELOPMENT SERVICES COMMISSION

DATE: 08/17/10

FIGURE No.2

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AIR PHOTO 2009

APPLICANT: H. ROY GRAY LTD.
135 ANDERSON AVENUE

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SCALE 1:

FIGURE No.3