


## MEMORANDUM

**TO:** John Livey, Chief Administrative Officer

**FROM:** Valerie Shuttleworth, Director of Planning & Urban Design 

**PREPARED BY:** Sabrina Bordone, Planner – East Development District (ext. 8230)

**DATE:** August 2, 2007

**SUBJECT:** Delegation of Authority to CAO to call a Public Meeting  
Zoning Amendment Application to permit retail sales in one unit  
within an industrial building at 17 Laidlaw Boulevard, Markham  
ZA 07 114387

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### RECOMMENDATION:

That a Public Meeting be held to consider the application submitted by 17 Laidlaw Group Ltd. to permit retail sales in one unit within an industrial building at 17 Laidlaw Boulevard, Markham.

And that Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

### PURPOSE:

The purpose of this memorandum is to provide preliminary information regarding an application submitted by 17 Laidlaw Group Ltd. for a Zoning By-law Amendment to permit retail sales in one unit within an industrial building and to recommend that a Public Meeting be held to consider the application.

### Property and Area Context

The 0.40 ha (0.98 ac) property is located on the east side of Laidlaw Boulevard, east of McCowan Road and south of Bullock Drive (see Figure 1). A one-storey multi-tenant industrial building, including a total of seven units, is intended to be constructed on the subject lands. The site plan application for the proposed industrial building was endorsed in principle on June 5, 2007. The construction of the industrial building is intended to commence in September 2007.

To the north of the subject lands is a one-storey multi-tenant industrial building. To the west (across Laidlaw Boulevard) is a one-storey auto repair shop. To the south is a one-storey car rental/coin car wash establishment. To the east are single-detached residential dwellings that front onto Sheerwood Forest Drive (see Figures 2 & 3).

## **BACKGROUND:**

### **Official Plan and Zoning**

The Official Plan (Revised 1987) designates the subject lands “Industrial – Business Corridor Area”. Lands designated “Industrial – Business Corridor Area” are predominantly used for industrial and office uses. Retail uses are permitted within this designation subject to the provisions of Section 3.5.6.3 c) iii) of the Official Plan. Section 3.5.6.3 c) iii) of the Official Plan states that retail uses shall be limited to individual premises having generally not less than 300 square metres of gross floor area and having not more than 1,000 square metres of gross floor area. The subject unit, which the applicant is proposing to use for retail sales, will be approximately 415 square metres in gross floor area and therefore would comply with the provisions of the Official Plan.

The subject lands are zoned Industrial (M). Retail sales accessory to the principal industrial use on the same lot are permitted in the Industrial zone category provided that the floor area devoted to retail sales does not exceed 10% of the total gross floor area of the premises. However, a site specific amendment (168-80) passed in 1980 removed this permission from the subject lands. Staff have yet to determine the reason for this amendment.

### **Proposal is to permit retail sales in one of the units situated in the industrial building**

The applicant is seeking permission to use one of the units (Unit 1) for retail sales (see Figure 4). The subject unit, which is the first unit fronting on Laidlaw Boulevard, will be used by Carquest Canada Limited for both the sale and storage of auto parts. The Town’s Zoning Section has determined that the auto parts stored within the subject unit is similar to storage within a typical retail store and therefore considers the entire unit to be retail space. The remaining units (Units 2-7) will be used for automotive body repair shops and related industrial uses, which are permitted by the Industrial zone category.

### **POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

The proposed amendment will implement the policies established in Section 3.5.6.3 c) iii) of the Official Plan, which deals with retail sales on lands designated “Industrial – Business Corridor Area”.

### **CONCERNS/ISSUES TO BE RESOLVED:**

No concerns/issues have been raised to date. Any concerns/issues identified through the circulation and detailed review of the proposal, will be addressed in the final report, if required.

### **FINANCIAL CONSIDERATIONS:**

No financial implications are to be considered in this report.

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

None

**ENGAGE 21<sup>ST</sup> CONSIDERATIONS:**

The proposed rezoning application aligns itself with the corporate goal of enhancing economic development by promoting retail activity along an established Business Corridor Area, which increases the range of uses and supports business activity in the vicinity.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The proposal is currently in circulation to other Town Departments and agencies. Their comments will be incorporated into the review process as required.

**DOCUMENT:**

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**ATTACHMENTS:**

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Site Plan

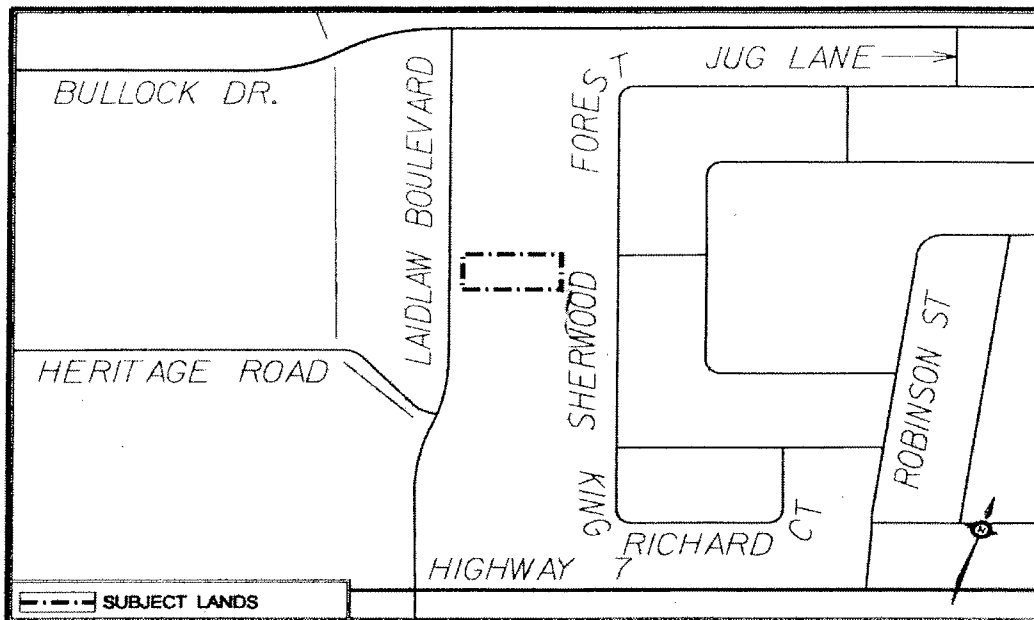
Figure 5 – Elevations

**APPLICANT/AGENT:**

Mr. Constantine Radeff  
Radeff Architect Inc.  
244 Glenforest Road  
Toronto, ON M4N 2A4

Tel: (416) 481-4087

Fax: (416) 481-6719

**FIGURE 1: LOCATION MAP**



# AREA CONTEXT/ZONING

APPLICANT: 17 LAIDLAW GROUP LTD.  
17 LAIDLAW BLVD.

FILE No: ZA07114387(SB)



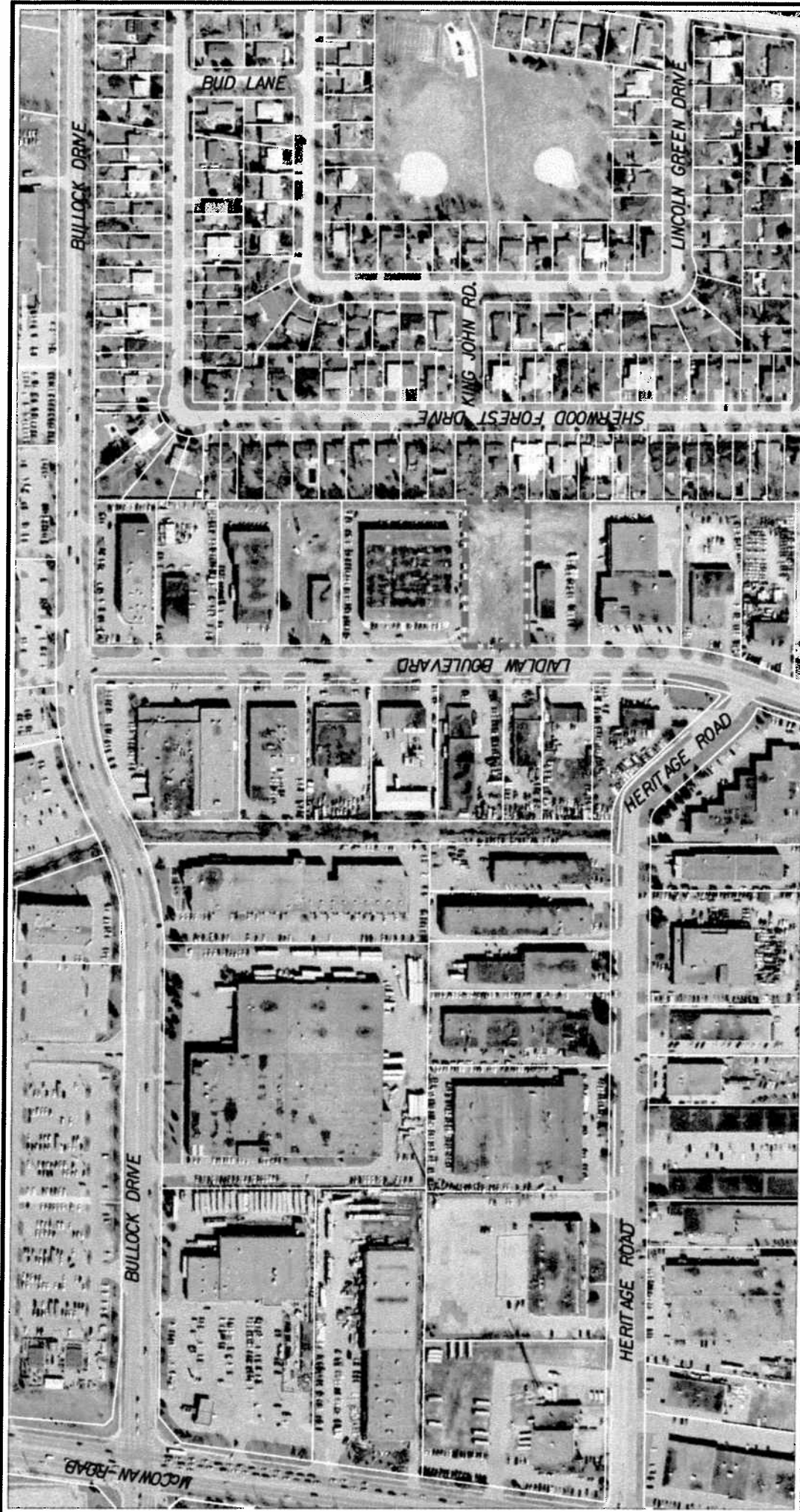
DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS

DATE: 05/17/07

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FIGURE No.2



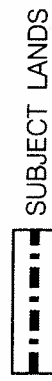
# AIR PHOTO 2005

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SUBJECT LANDS

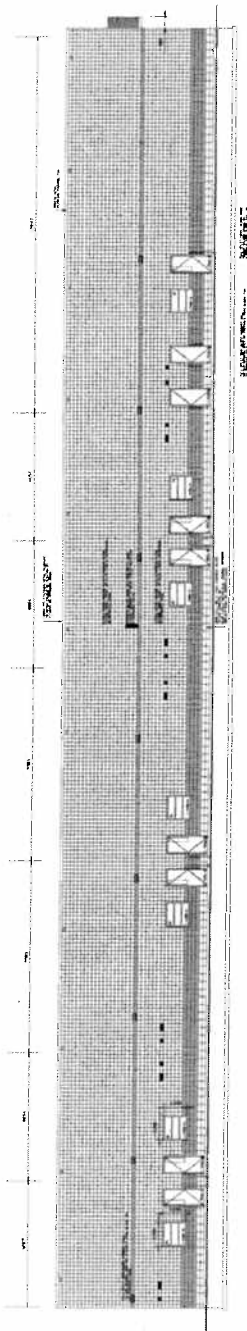


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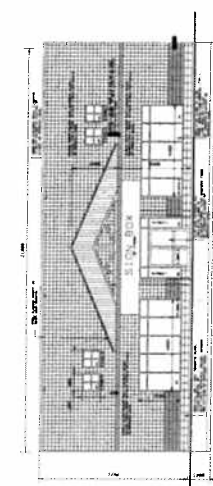
FIGURE No.3

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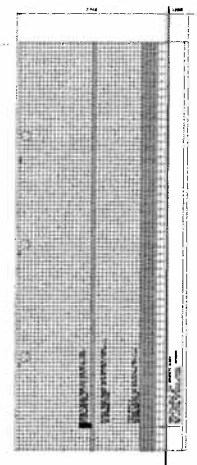




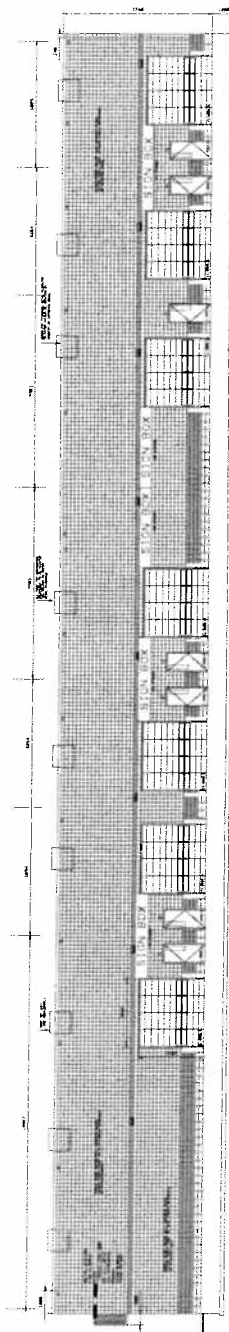
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

# ELEVATIONS

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FIGURE No.5

DRAWN BY: DD CHECKED BY: SB SCALE: 1"