



## **PUBLIC MEETING**

### **NOTICE OF MEETING**

You are invited to attend a Public Meeting to be held by the Development Services Committee of the Town of Markham to consider an application by 1191373 Ontario Inc. for a zoning by-law amendment.

**DATE:** Tuesday, March 7, 2006

**TIME:** 7:00 PM

**PLACE:** Council Chambers  
Anthony Roman Centre  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

### **BACKGROUND**

The subject property is located at the south west corner of Markham Road and Denison Street, municipally known as 7200 Markham Road and consists of an area of approximately 1.5 hectares (3.8 acres). The site currently supports a retail shopping plaza. The subject lands are zoned Special Commercial One (SC1) by by-law 90-81, as amended. The SC1 zone permits a range of commercial uses, however, a 'general merchandise department store' is not permitted. A zoning by-law amendment is required to permit the proposed Giant Tiger store.

### **PROPOSAL**

The applicant is requesting a zoning by-law amendment to permit a general merchandise department store (Giant Tiger) in the unit previously occupied by a No Frills Supermarket.

### **PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT**

The purpose and effect of the proposed zoning by-law amendment is to permit a general merchandise department store (Giant Tiger) in the unit previously occupied by a No Frills Supermarket.

### **NOTE REGARDING ZONING BY-LAW AMENDMENT**

If a person or public body that files an appeal of a decision of the Town of Markham in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting, or make written submissions to the Town of Markham, before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

If you wish to be notified of the decision of the Town of Markham in respect of this proposed zoning by-law amendment, you must make a written request to the Clerk of the Town of Markham at the address noted above.

### **ADDITIONAL INFORMATION**

Additional information is available from Nick Pileggi (extension 4480) of the Town's Planning Department, tel. (905) 477-7000, quoting file number ZA 05-027205.

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted above or by e-mail to [atari@markham.ca](mailto:atari@markham.ca) by not later than 4:30 p.m. on Thursday March 2, 2006.

Personal information collected in response to this planning notice will be used to assist Town staff and Council to process this application and will be made public.

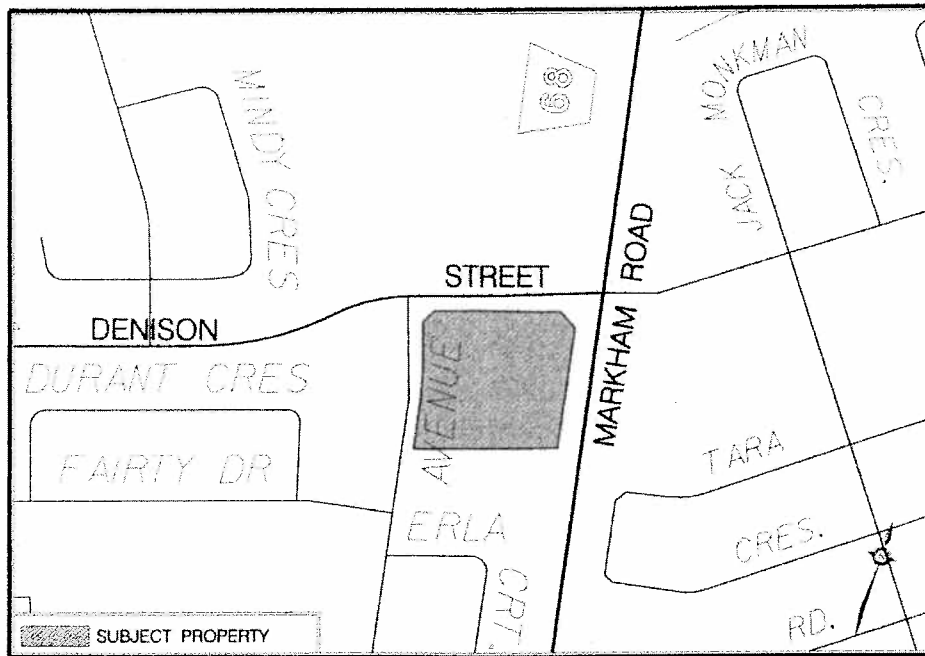


The land to which the proposed zoning by-law applies is also the subject of an application under the Planning Act (ZA 05-027205)

DATED: February 15, 2006.

Jim Baird, MCIP, RPP  
Commissioner of Development Services

George McKelvey  
Chair, Development Services  
Committee



Notice of the public meeting was sent to all assessed owners within 120 metres of the area covered by the proposed application.

Markham Road	Odd Side	7205 to 7325
	Even Side	7160 to 7200
Erla Crt	Odd Side	1 to 11
	Even Side	2 to 18
Marydale Ave	Even Side	94 to 120
Fairty Dr	Odd Side	45 to 55
	Even Side	42 to 54
Durant Cres	Odd Side	45
	Even Side	46 to 58
Mindy Cres	Odd Side	17 to 23
Tara Cres	Odd Side	99 to 117
	Even Side	72 to 108
Denison St	North Side at Markham Rd	

**Suggested Draft Resolution for Consideration  
of the Development Services Committee**

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**Resolution to send by-law directly to Council**

- A. THAT the Development Services Commission report dated February 7, 2006, entitled "PRELIMINARY REPORT 1191373 Ontario Inc., Application for Zoning By-law Amendment to permit a General Merchandise Department Store (Giant Tiger) within an existing building", be received; and
- B. THAT the Record of the Public Meeting held on March 7, 2006, with respect to the proposed Zoning By-law amendment, be received; and
- C. THAT the application by 1191373 Ontario Inc., for an amendment to Zoning By-law 90-81, as amended, be approved; and
- D. THAT the application by 1191373 Ontario Inc., for an amendment to Zoning By-law 90-81, as amended, be enacted without further notice.

**Resolution to refer application back to staff for a final report and recommendation**

- A. THAT the Development Services Commission report dated February 7, 2006, entitled "PRELIMINARY REPORT 1191373 Ontario Inc., Application for Zoning By-law Amendment to permit a General Merchandise Department Store (Giant Tiger) within an existing building", be received;
- B. AND THAT the Record of the Public Meeting held on March 7, 2006, with respect to the proposed Zoning By-law amendment, be received;
- C. AND FURTHER THAT the application by 1191373 Ontario Inc., for a Zoning By-law Amendment, be referred back to staff for a report and recommendation.

**DEVELOPMENT SERVICES COMMITTEE  
FEBRUARY 7, 2006  
EXTRACT**

To: Manager of Administration  
Planner (N. Pileggi)

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- 17. 1191373 ONTARIO INC., 7200 MARKHAM RD  
ZONING BY-LAW AMENDMENT TO PERMIT A  
GENERAL MERCHANDISE DEPARTMENT STORE (GIANT TIGER)  
WITHIN AN EXISTING BUILDING (ZA 05 027205) (10.5)**  
Report    1   2   3

Moved by: Regional Councillor J. Jones  
Seconded by: Councillor A. Chiu

That a Public Meeting be held to consider the application submitted by 1191373 Ontario Inc. to permit a General Merchandise Department Store (Giant Tiger) within an existing building at 7200 Markham Road.

CARRIED



**REPORT TO DEVELOPMENT SERVICES  
COMMITTEE**

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**TO:** Mayor and Members of Council

**FROM:** Jim Baird, Commissioner of Development Services  
Valerie Shuttleworth, Director of Planning & Urban Design

**PREPARED BY:** Nick Pileggi, ext. 4480  
Senior Planner, South District

**DATE OF MEETING:** February 7, 2006

**SUBJECT:** PRELIMINARY REPORT  
1191373 Ontario Inc.  
Application for Zoning By-law Amendment to permit a  
General Merchandise Department Store (Giant Tiger) within  
an existing building  
7200 Markham Rd, South-west corner of Markham Road and  
Denison Street  
ZA-05-027205

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**RECOMMENDATION:**

That a Public Meeting be held to consider the application submitted by 1191373 Ontario Inc. to permit a General Merchandise Department Store (Giant Tiger) within an existing building at 7200 Markham Road (Figure 1).

**PURPOSE:**

The purpose of this report is to provide preliminary information regarding a zoning by-law amendment application by 1191371 Ontario Inc. to permit a General Merchandise Department Store (Giant Tiger) within an existing building at 7200 Markham Road and to recommend that a Public Meeting be held to consider the application.

**BACKGROUND:**

The subject property is located at the south west corner of Markham Road and Denison Street and consists of an area of approximately 1.5 hectares (3.8 acres). The site currently supports a retail shopping plaza. The applicant is proposing to open a Giant Tiger Store in the unit previously occupied by a No Frills Supermarket.

Surrounding land uses include a medical office and residential uses to the south, residential uses to the west, a gas station, commercial uses and proposed residential uses to the north, along with existing and approved (Villages of Fairtree Phase 6) residential uses to the east, across Markham Road. (Figure 2 and 3)

The subject lands are designated Commercial – Community Amenity Area by the Official Plan (Revised 1987), as amended. The Community Amenity Area designation provides for a range of uses including retail uses. The proposal is in keeping with the purpose and intent of the Official Plan.

The subject lands are zoned Special Commercial One (SC1) by by-law 90-81, as amended. (Figure 2) The SC1 zone permits a range of commercial uses, however, a 'general merchandise department store' is not permitted. A zoning by-law amendment is required to permit the proposed Giant Tiger store.

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

The anticipated benefits include:

- Provision of additional general retail opportunities in the area.
- Enable the plaza to attract an anchor store.
- The opportunity to update and improve this older plaza.

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

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 raised at the Statutory Public Meeting or addressed in a final staff report to be presented to Committee.

##### **Modifications to external building design and/or site layout to be determined**

Due to the change in tenancy, it is possible that changes will be made to the external façade of the building and the layout of parking spaces. Changes to the approved site plans and agreement may be required.

##### **Water meter chamber and watermain pipe issues to be resolved**

The Engineering Department has noted that there are outstanding deficiencies which relate to a water meter chamber and watermain pipes on the site. These matters are considered minor and once the deficiencies have been repaired to their satisfaction, the Engineering Department would have no issue with the zoning amendment application.

#### **FINANCIAL CONSIDERATIONS:**

None at this time.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to relevant Town Departments and external agencies for comments.

**Public Meeting should be held to obtain public input**

It would be appropriate to hold a Public Meeting to obtain comments on the rezoning application.



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Valerie Shuttleworth, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



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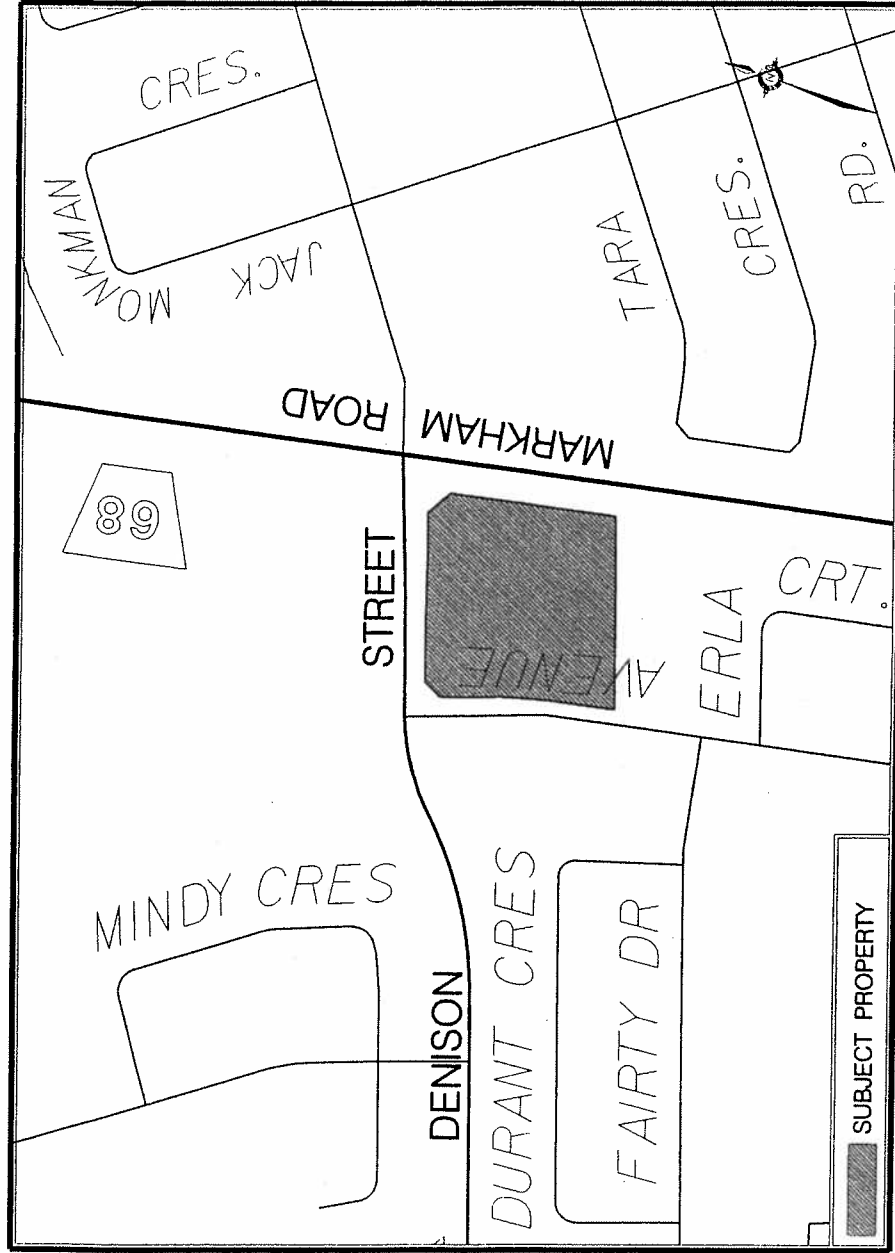
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

ATTACHMENTS:           Figure 1: Location Map  
                              Figure 2: Area Context/Zoning  
                              Figure 3: Air Photo

APPLICANT/AGENT:       Zelinka Priamo Ltd.  
                              Harry Froussios  
                              318 Wellington Rd.  
                              London, ON  
                              N6C 4P4  
                              Telephone number: 519-474-7137  
                              Facsimile Number: 519-474-2284

File Path: Amanda/ZA05027205/documentstab/dsc preliminary report

Attachment File Path: Q:\Geomatics\New Operation\2005 Agenda\ZA\ZA05027205



BY-LAW 90-81

CC

AMEND 118-94

"AMEND 33-94"

"AMEND 166-92"

"AMEND 167-96"

\* "AMEND 2002-215"

CA

"AMEND-2004-185"

CA

\* "AMEND 2002-215"

DENISON STREET

R8

"AMEND 41-89"

SC1

AMEND 210-93

"AMEND 89-89"  
AMEND 211-93

MARYDALE AVENUE

MARKHAM ROAD

(H)RMD2

\* "AMEND 2005-118"  
"AMEND 2002-254"

R9

O1

RSD5

RSD4

RSD5

R8

RSD4

## AREA CONTEXT /ZONING

APPLICANT: 1191373 ONTARIO LTD.  
7200 MARKHAM ROAD

FILE No: ZA. 05027205 (NP)

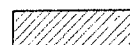


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: NP

SCALE 1:



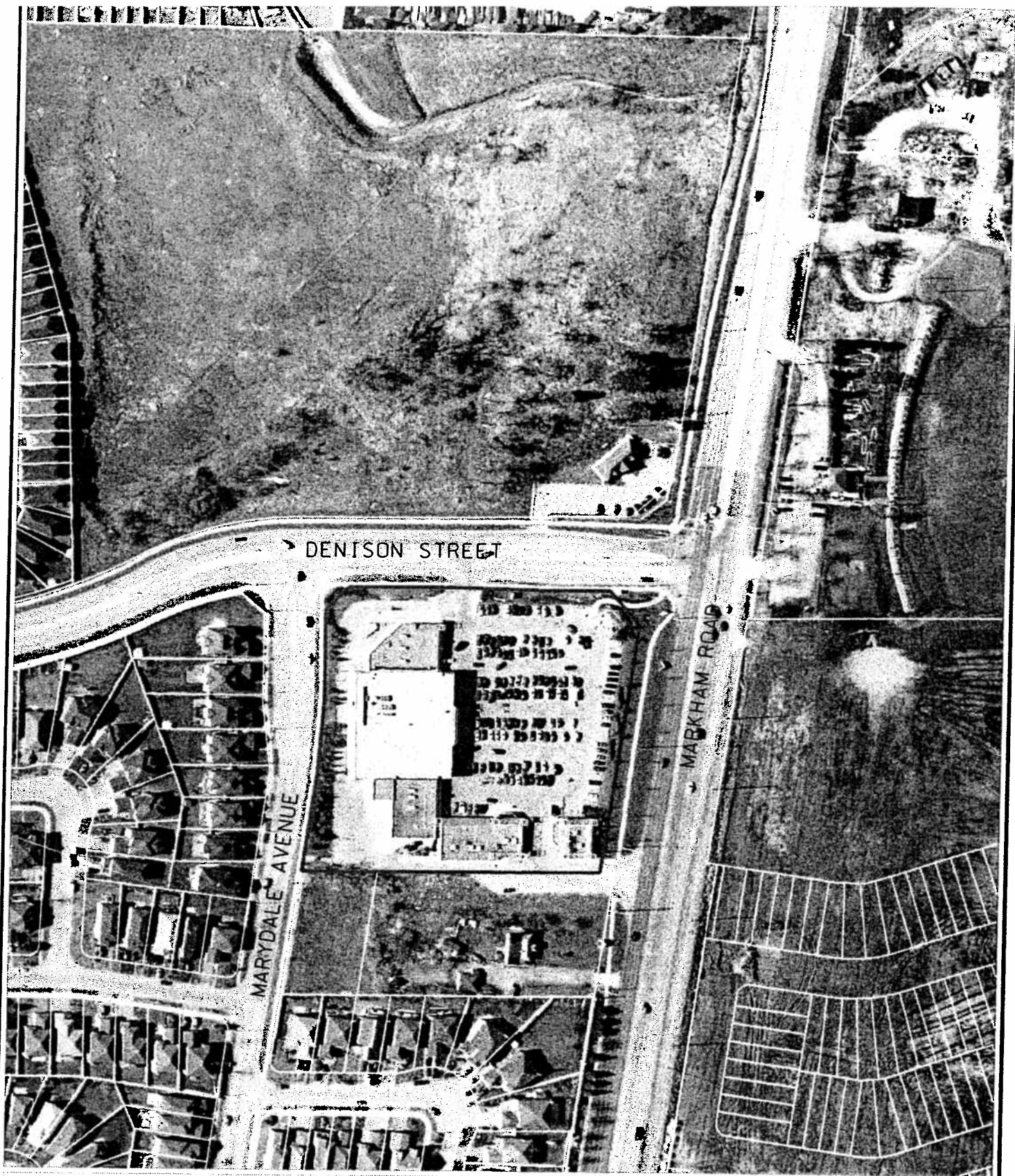
SUBJECT PROPERTY

DATE: 06/02/07

FIGURE No.2



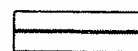
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## AIR PHOTO

APPLICANT: 1191373 ONTARIO LTD.  
7200 MARKHAM ROAD

FILE No: ZA. 05027205 (NP)



SUBJECT PROPERTY

DATE: 06/02/07



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: NP

SCALE 1:

FIGURE No.3

