



Electronic Development Services Committee Meeting

Agenda

Meeting No. 16
October 13, 2020, 2020, 9:30 AM
Live streamed

Note: Members of Development Services Committee will be participating in the meeting remotely.

Due to COVID-19, our facilities are closed to the public.
Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make virtual deputations must register by completing an online [***Request to Speak Form***](#) or e-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-479-7760 on the day of the meeting.

Development Services Committee meetings are video and audio streamed on the City's website at:

<https://pub-markham.escribemeetings.com/>



Electronic Development Services Committee Meeting

Agenda

Meeting Number 16
October 13, 2020, 9:30 AM - 1:00 PM
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on October 27, 2020.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 29, 2020 (10.0)

6

1. That the minutes of the Development Services Committee meeting held September 29, 2020, be confirmed.

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Kathy Butler, Senior Accounts Payable Clerk, Financial Services, 30 years
Daryn Ackers, Firefighter, Fire & Emergency Services, 10 years
Daniel Allen, Firefighter, Fire & Emergency Services, 10 years
Luke Andrews, Firefighter, Fire & Emergency Services, 10 years
John Barber, Firefighter, Fire & Emergency Services, 10 years
Matthew Batten, Firefighter, Fire & Emergency Services, 10 years
Talia Biro, Firefighter, Fire & Emergency Services, 10 years
John Blackburn, Firefighter, Fire & Emergency Services, 10 years
Michel Brouillard, Firefighter, Fire & Emergency Services, 10 years
Markian Chorostil, Firefighter, Fire & Emergency Services, 10 years
Giovanni Ciufo, Firefighter, Fire & Emergency Services, 10 years
Ryan Cousins, Firefighter, Fire & Emergency Services, 10 years
Heather Elchuk, Firefighter, Fire & Emergency Services, 10 years
Aidan Loughran, Firefighter, Fire & Emergency Services, 10 years

Bradley McDonald, Firefighter, Fire & Emergency Services, 10 years
 Shea McGuire, Firefighter, Fire & Emergency Services, 10 years
 Todd McKenzie, Firefighter, Fire & Emergency Services, 10 years
 Neil Reid, Firefighter, Fire & Emergency Services, 10 years
 Sureshkumar Subramaniam, Firefighter, Fire & Emergency Services, 10 years
 Carlo Troccoli, Firefighter, Fire & Emergency Services, 10 years
 Adrian Tsui, Firefighter, Fire & Emergency Services, 10 years
 Lukasz Wybraniec, Firefighter, Fire & Emergency Services, 10 years
 Mark Sfetkopoulos, Provincial Offences Officer II, Legislative Services & Communications, 10 years
 Jennifer Evans, Community Program Supervisor, Recreation Services, 10 years
 Victor Goncalves, Building Inspector II, Building Standards, 5 years
 Henry Sung, Mgr Contract Admin & Quality Control, Engineering, 5 years
 Michael Gouveia, Waterworks Operator II, Environmental Services, 5 years
 Daniel Baboulas, Provincial Offences Officer I, Legislative Services & Communications, 5 years
 Jason Vooy, Supervisor, Community Program, Recreation Services, 5 years

5. DEPUTATIONS

6. COMMUNICATIONS

7. PETITIONS

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 STEELES AVENUE EAST WIDENING UPDATE – MARKHAM ROAD TO NINTH LINE (WARD 7) (5.10)

16

L. Cheah, 4838

1. That the memorandum titled “Steeles Avenue East Widening Update – Markham Road to Ninth Line (Ward 7)” be received; and,
2. That the City of Toronto be requested to complete the widening of Steeles Avenue East between Tapscott Road and Ninth Line Road by 2024; and
3. That The Regional Municipality of York be requested to provide Markham Council with an update on the Steeles Avenue jurisdictional issue; and
4. That this Council resolution be forwarded to the City of Toronto and The Regional Municipality of York; and further,
5. That Staff be directed to do all things necessary to give effect to this resolution.

8.2 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW

25

AMENDMENT APPLICATIONS SUBMITTED BY SPRINGHILL HOMES INC. TO PERMIT TWO HIGH RISE APARTMENT BUILDINGS AT 7128, 7170 AND 7186 HIGHWAY 7 EAST (WARD 5) (FILE PLN 20 119576) (10.3, 10.5)

S. Corr, ext. 2624

1. That the report titled “PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Springhill Homes Inc. to permit two high rise apartment buildings at 7128, 7170 and 7186 Highway 7 East (Ward 5) (File PLN 20 119576)”, be received.

8.3 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY BOXGROVE COMMERCIAL EAST INC. TO PERMIT A COMMERCIAL SELF-STORAGE WAREHOUSE FACILITY AT 500 COPPER CREEK DRIVE (WARD 7) (10.3, 10.5)

35

S. Corr, ext. 2624

1. That the report titled “PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Boxgrove Commercial East Inc. c/o SmartCentres REIT to permit a commercial self storage warehouse facility at 500 Copper Creek Drive (Ward 7)”, be received.

8.4 CITY INITIATED TECHNICAL ZONING BY-LAW AMENDMENT TO CLARIFY THAT FRONT PORCHES ARE PERMITTED BEYOND THE MAXIMUM PERMITTED BUILDING DEPTH, CITY PARK (TOWN CRIER) HOMES INC. (WARD 4) (10.0)

44

S. Corr, ext. 2624

1. That the Information Memorandum, entitled “City Initiated Technical Zoning By-law Amendment to clarify that front porches are permitted beyond the maximum permitted Building Depth, City Park (Town Crier) Homes Inc. (Ward 4)”, be received; and,
2. That the technical zoning by-law amendment, to amend Zoning By-law 1229, as amended by By-law 2017-112, be approved and that the draft by-law attached as Appendix ‘A’ be finalized and enacted; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.5 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A COMMERCIAL SELF-STORAGE FACILITY AT 30 HERITAGE ROAD (WARD 4). FILE NO. PLAN 20 106216 (10.5)

50

A. Malik, ext. 2230

1. That the report titled “PRELIMINARY REPORT Application for Zoning By-Law Amendment to permit a commercial self-storage facility at 30 Heritage Road (Ward 4). File No. PLAN 20 106216” be received.

8.6 PRELIMINARY REPORT, 254632 ONTARIO INC., APPLICATION FOR A ZONING BY-LAW AMENDMENT, TO PERMIT MOTOR VEHICLE AND AUTO PARTS SALES AS WELL AS OUTDOOR STORAGE OF VEHICLES AT 120 DONCASTER AVENUE (WARD 1) FILE NO. PLAN 20 115420 (10.5)

61

R. Cefaratti, ext. 3675

1. That the report dated October 13, 2020 entitled "PRELIMINARY REPORT Malone Given Parsons Ltd., on behalf of 254632 Ontario Inc., Zoning By-law Amendment application to add motor vehicle sales and repair as well as the outdoor storage and display of motor vehicles as permitted uses at 120 Doncaster Avenue, File No. PLAN 20 115420 (Ward 1)", be received.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

12. ANNOUNCEMENTS

13. CONFIDENTIAL ITEMS

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

14. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after
two hours have passed since the last break.**



Electronic Development Services Committee Meeting

Minutes

Meeting Number 15

September 29, 2020, 9:30 AM - 1:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p> <p>Brian Lee, Director, Engineering</p> <p>Bryan Frois, Chief of Staff</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p>	<p>Loy Cheah, Senior Manager, Transportation</p> <p>Marg Wouters, Senior Manager, Policy & Research</p> <p>David Porretta, Manager, Traffic Engineering</p> <p>Aqsa Malik, Planner I</p> <p>Scott Chapman, Corporate Privacy & Records Coordinator</p> <p>Laura Gold, Council/Committee Coordinator</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee meeting convened at the hour of 9:33 AM with Regional Councillor Jim Jones presiding as Chair. Councillor Keith Irish assumed the role of Chair at 1:51 PM.

Development Services Committee recessed at 11:12 AM and reconvened at 11:25 PM.
Development Services Committee recessed at 1:23 PM and reconvened at 1:51 PM.

Councillor Amanda Collucci arrived at 9:39 AM.

Regional Councillor, Jim Jones left the meeting at 2:15 PM and returned at 3:00 PM.

Councillor Karen Rea left the meeting at 2:55 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 14, 2020 (10.0)

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Committee meeting held September 14, 2020, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made for the following items:

7.1 - Preliminary Report Enterprise Boulevard Inc.

8.1 - Buttonville Airport Lands Update

10.1 - Road Safety Update - Traffic Safety Audit Results (City-Wide)

10.2 - Cycling and Pedestrian Advisory Committee (CPAC) Minutes - February 20, 2020, July 16, 2020 and August 6, 2020

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

Communications were submitted for the following items:

8.1 - Buttonville Airport Land Update

10.1 - Road Safety Update - Traffic Safety Audit Results

10.2 - Cycling and Pedestrian Advisory Committee (CPAC) Minutes - February 20, 2020, July 16, 2020 and August 6, 2020

6. PETITIONS

A Petition was submitted for the following item:

10.2 - Cycling and Pedestrian Advisory Committee (CPAC) Minutes - February 20, 2020, July 16, 2020 and August 6, 2020.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 PRELIMINARY REPORT ENTERPRISE BOULEVARD INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A HIGH DENSITY DEVELOPMENT

**WITH A MAXIMUM 1,400 APARTMENT UNITS ON THE NORTH SIDE
OF ENTERPRISE BOULEVARD, IMMEDIATELY EAST OF THE
METROLINX-GO STOUFFVILLE RAIL CORRIDOR (WARD 3) FILE
NO. PLAN 20 113948 (10.3, 10.5)**

Maria Gatzios, consultant for the applicant, addressed the Committee and requested that the statutory public meeting for the applications be scheduled without delay. Ms. Gatzios delivered a presentation on the revised proposal for the subject property and provided additional background on the applications.

Arvin Prasad, Commissioner, Development Services provided clarification on the projected timetable of the Markham Centre Secondary Plan Update study.

The Committee discussed the following relative to the preliminary report:

- Comparing the number of units, unit sizes, and height of the revised proposal relative to the previous approval;
- Considering opportunities to introduce complementary non-residential uses;
- Providing for additional on-site parks and open space ;
- Connecting existing and future roads within the subject area, and the potential relationship between the future area road network and VIVA Bus Rapid Transit;

- Feasibility of additional levels of underground parking in place of the five proposed above ground parking levels; and
- Providing for appropriate pedestrian connectivity with the surrounding area, including the potential for a pedestrian overpass across Enterprise Boulevard connecting this site with the future mobility hub.

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Enterprise Boulevard Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a high density development with a maximum of 1,400 apartment units on the north side of Enterprise Boulevard, immediately east of the Metrolinx-GO Stouffville rail corridor (Ward 3), PLAN 20 113948”, be received; **and further**
2. **That the deputation of Maria Gatzios, consultant for the applicant, be received.**

Carried

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 BUTTONVILLE AIRPORT LANDS UPDATE (10.0)

Marg Wouters, Senior Manager, Policy & Research delivered a presentation on the Buttonville Airport Lands and provided an update on the draft employment area mapping proposed as part of the current York Region municipal comprehensive review.

Peter Nikolakakos, representative from Cadillac Fairview, addressed the Committee and expressed support for continuing to work with the City of Markham and the Region of York to maintain the existing site-specific Regional Official Plan policy and protect for a mix of uses for the subject lands.

Arvin Prasad, Commissioner, Development Services provided clarification on the Regional Official Plan approval process regarding pending employment land conversion requests within the City of Markham. Mr. Prasad advised the Committee that staff continue to meet with the landowners and Regional staff to discuss potential solutions to maintain the intent of the existing site-specific policy for the Buttonville Airport Lands.

Ron Blake, Senior Development Manager, Planning & Urban Design provided an overview of the status of the draft secondary plan developed for the Buttonville Municipal Airport Lands.

The Committee discussed the importance of protecting the potential for a mix of uses for the subject lands.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the presentation entitled “Buttonville Airport Lands Update” dated September 29, 2020” be received; and
2. **That the deputation of Peter Nikolakakos, representative from Cadillac Fairview, be received.**

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT EVANS PLANNING INC. PROPOSED ZONING BY-LAW AMENDMENT APPLICATION FOR TWO SEMI-DETACHED LOTS

AND ONE RESIDUAL LOT AT 12 AND 16 DEER PARK LANE (NORTH OF DEER PARK LANE, WEST OF ELIZABETH STREET). WARD 4 (10.5)

Ron Blake, Senior Development Manager, Planning & Urban Design introduced and provided members of the Committee with an overview of the staff report.

There was discussion regarding potential parking issues for construction vehicles to be addressed as part of conditions of severance.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the report dated September 29, 2020 titled “RECOMMENDATION REPORT Evans Planning Inc. Proposed Zoning By-law Amendment application for two semi-detached lots and one residual lot at 12 and 16 Deer Park Lane (north of Deer Park Lane, west of Elizabeth Street). Ward 4”, be received; and,

2. That the record of the Public Meeting held on November 19, 2019 regarding the Zoning By-Law Amendment application submitted by Gil & Marina Scholyar c/o Evans Planning be received; and,
3. That the Zoning By-law Amendment application submitted by Gil & Marina Scholyar c/o Evans Planning to amend By-law 1229, as amended, be approved, and that the Zoning By-law Amendment attached as Appendix 'A' be finalized and enacted without further notice; and,
4. That Council assign servicing allocation for up to 5 residential units for the proposed development; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 ROAD SAFETY UPDATE -TRAFFIC SAFETY AUDIT RESULTS (CITY-WIDE) (5.10)

Loy Cheah, Senior Manager, Transportation introduced and provided members of Committee with an overview of the Road Safety Update – Traffic Safety Audit Results.

Ali Hadayeghi of CIMA+, consultant to the City of Markham, delivered a presentation on the City-wide Traffic Safety Audit Results, including an overview of Collision Data, Network Screening, Systemic Safety Review and next steps in the development of a Road Safety Strategic Plan within the City of Markham.

Peter Miasek, representative of the Cycling and Pedestrian Advisory Committee (CPAC), addressed the Committee and expressed CPAC's support for the development of a City-wide Road Safety Plan, and public education. Mr. Miasek requested that the Plan include an analysis on the advantages and disadvantages of the Vision Zero brand. Mr. Miasek also identified CPAC's recommendation that the City consider the implementation of low cost traffic calming measures as referenced in the staff report and CPAC meeting minutes.

Elisabeth Tan, resident, addressed the Committee and suggested the Committee's continued consideration in adopting the Vision Zero brand as part of a City-wide Road Safety Plan.

The Committee discussed the following relative to the Traffic Safety Audit Results:

- Effects of lowering speed limits on streets within the City of Markham; and
- Reviewing high traffic congested areas and reviewing potential traffic alternatives.
- Enhancing the safety and security of cycling and pedestrian infrastructure and routes;
- Strategies for addressing speeding and aggressive motorist behavior;
- Continued collaboration with regional partners; and,
- Developing a short- and long-term public education program and communications campaign on road safety.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the report entitled "Road Safety Update - Traffic Safety Audit Results (City-wide)" and presentation entitled "Traffic Safety Audit Results", be received; and
2. **That the deputation of Peter Miasek on behalf of the Cycling and Pedestrian Advisory Committee (CPAC) be received; and,**
3. **That the deputation of Elisabeth Tan, resident, be received; and,**
4. **That the communications submitted by Cosimo Crupi on behalf of the Unionville Cycling Club be received; and,**
5. That staff be directed to proceed with the development of a City-wide Road Safety Plan with priority initiatives to be directed towards the Denison Street and Main Street Markham corridors; and,
6. That staff be directed to explore new traffic calming measures to address vehicle speed and traffic infiltration on City streets, and to report back prior to conducting pilot projects; and
7. **That staff be directed to evaluate and, where feasible, incorporate the principles of Vision Zero into the Road Safety Plan; and,**

8. **That staff be directed to investigate and develop appropriate branding and communications for the Road Safety Plan; and,**
9. **That staff be directed to develop a short-term and long-term comprehensive public education program that aligns with the principles of the Road Safety Plan; and,**
10. That the City Clerk send a copy of this report and Council resolution to York Region; and further
11. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**10.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC)
MINUTES – FEBRUARY 20, 2020, JULY 16, 2020 AND AUGUST 6, 2020
(16.34)**

Cathy Cowan, representative from the Berkeley/Stanford Neighbourhood Watch Committee addressed the Committee and expressed concerns with traffic conditions impacting road safety on Carlton Road in the Unionville community. . Ms. Cowan provided the Committee with a petition signed by 559 area residents and visitors in support of the recommendation of the Cycling and Pedestrian Advisory Committee (CPAC) for the immediate implementation of low-cost traffic initiatives from existing budgets, with the section of Carlton Road between Kennedy Avenue and Main Street Unionville to be identified as a top priority area.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Reid McAlpine

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held February 20, 2020, July 16, 2020 and August 6, 2020, be received for information purposes; and,
2. **That the deputation of Cathy Cowan on behalf of the Berkeley/Stanford Neighbourhood Watch Committee be received; and**

3. **That the petition submitted by the Berkeley/Stanford Neighbourhood Watch Committee entitled “Make Carlton Road Safer for Pedestrians and Cyclists” be received; and further,**
4. **That a copy of the Development Services Committee resolution from Item #10.1 (“Road Safety Update -Traffic Safety Audit Results (City-Wide)”) be forwarded to members of the Cycling and Pedestrian Advisory Committee (CPAC).**

Carried

10.3 METROLINX TRANSIT PROJECT ASSESSMENT PROCESS FOR TRAIN STORAGE FACILITY IN MARKHAM CENTRE (WARD 3) (5.0)

Brian Lee, Director, Engineering introduced and provided members of Committee with an overview of the Metrolinx transit project assessment process for a train storage facility in Markham Centre.

It was requested that staff continue to work with Metrolinx to identify an alternate and more appropriate location for the train storage facility within the City of Markham.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. That the staff memo entitled “Metrolinx Transit Project Assessment Process for Train Storage Facility in Markham Centre, Ward 3” be received; and
2. That Metrolinx and York Region be informed that Markham Council does not support a train storage facility in the proposed location; and
3. **That staff be directed to continue to work with Metrolinx to identify an alternate and more appropriate location for the train storage facility; and further,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

There was no new/other business.

14. ANNOUNCEMENTS

There were no announcements.

15. ADJOURNMENT

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 3:36 PM.

Carried



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner, Development Services

Prepared by: Loy Cheah, Senior Manager, Transportation, Ext. 4838

Date: October 13, 2020

Re: Steeles Avenue East Widening Update – Markham Road to Ninth Line (Ward 7)

RECOMMENDATIONS:

1. That the memorandum titled “Steeles Avenue East Widening Update – Markham Road to Ninth Line (Ward 7)” be received; and,
2. That the City of Toronto be requested to complete the widening of Steeles Avenue East between Tapscott Road and Ninth Line Road by 2024; and
3. That The Regional Municipality of York be requested to provide Markham Council with an update on the Steeles Avenue jurisdictional issue; and
4. That this Council resolution be forwarded to the City of Toronto and The Regional Municipality of York; and further,
5. That Staff be directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Steeles Avenue is under the jurisdiction of the City of Toronto. This memorandum provides an update on the status of the Steeles Avenue - east of Markham Road to Ninth Line widening project. The last update to Council was provided on February 25, 2019.

The widening of Steeles Avenue East from east of Markham Road to Ninth Line was planned as part of the Donald Cousens Parkway to Morningside Avenue Link Environmental Assessment (EA), connecting Highway 48 north of Major Mackenzie Drive to the 407ETR and to an extension of Morningside Avenue in the City of Toronto. As part of that individual environmental assessment approval from the Province, York Region and the City of Toronto are required to resolve the current jurisdictional issues for Steeles Avenue and to agree on roles and responsibilities in implementing this project. Principles for an agreement between York Region and the City of Toronto were endorsed in 2014 by both Councils, and a

draft agreement setting out the roles and responsibilities for each municipality for capital and operating parameters was developed in 2017.

In addition to the section of Steeles Avenue East widening, the EA also includes a widening of Ninth Line/Donald Cousens Parkway from Steeles Avenue to Box Grove Bypass and an extension of Morningside Avenue to Steeles Avenue from its current terminus at McNicoll Avenue. See Attachment 'A'.

The City of Toronto has been conducting the detailed design of the Steeles Avenue East widening since 2018 with an original construction start date of 2021.

DISCUSSION:

Steeles Avenue East Widening Project is Delayed

With regard to the Steeles Avenue East widening project, additional requirements related to stormwater management and watercourse crossings have been encountered by Toronto in the detailed design assignment. These additions have budget, schedule and City of Toronto Council approval implications. The amount of delay to the project caused by these additions are unknown at this time but is expected to be more than one year.

For the other major components of the Donald Cousens Parkway Extension project:

1. York Region is conducting the detailed design of the widening of Ninth Line/Donald Cousens Parkway from Steeles Avenue to Box Grove Bypass. The construction of this widening is programmed in York Region's 10-Year Roads and Transit Capital Construction Plan to start in 2022. This construction timing is planned to coincide with the original timing of the Steeles Avenue East widening.
2. The City of Toronto had previously indicated that the extension of Morningside Avenue will be implemented through their development approval process. Development is now occurring on the land parcel at the southeast corner of Steeles Avenue and Tapscott Road. The section of Morningside Avenue extension from Steeles Avenue to Passmore Avenue is being constructed with that development and is anticipated to be completed in 2021. The remaining section of Morningside Avenue extension from Passmore Avenue to McNicoll Avenue will then remain to be constructed by future land development on the adjacent lands.

Shared Responsibility of Steeles Avenue Still Pending Negotiations between York Region and City of Toronto

As noted above, the widening of Steeles Avenue East is subject to an agreement between York Region and the City of Toronto that will specify the roles and responsibilities of each municipality in terms of capital and operating parameters. This condition of approval for the EA included a five-year deadline, starting from the January 2013 approval of the EA, for the two municipalities to arrive at an agreement.

Principles for an agreement were set out and agreed to in 2014 by both parties, and a detailed agreement was developed in 2017 but not executed. See Attachment 'B'.

As an agreement has not been achieved, York Region has been obtaining one-year extensions from the Ministry of the Environment, Conservation and Parks to the above deadline since 2018.

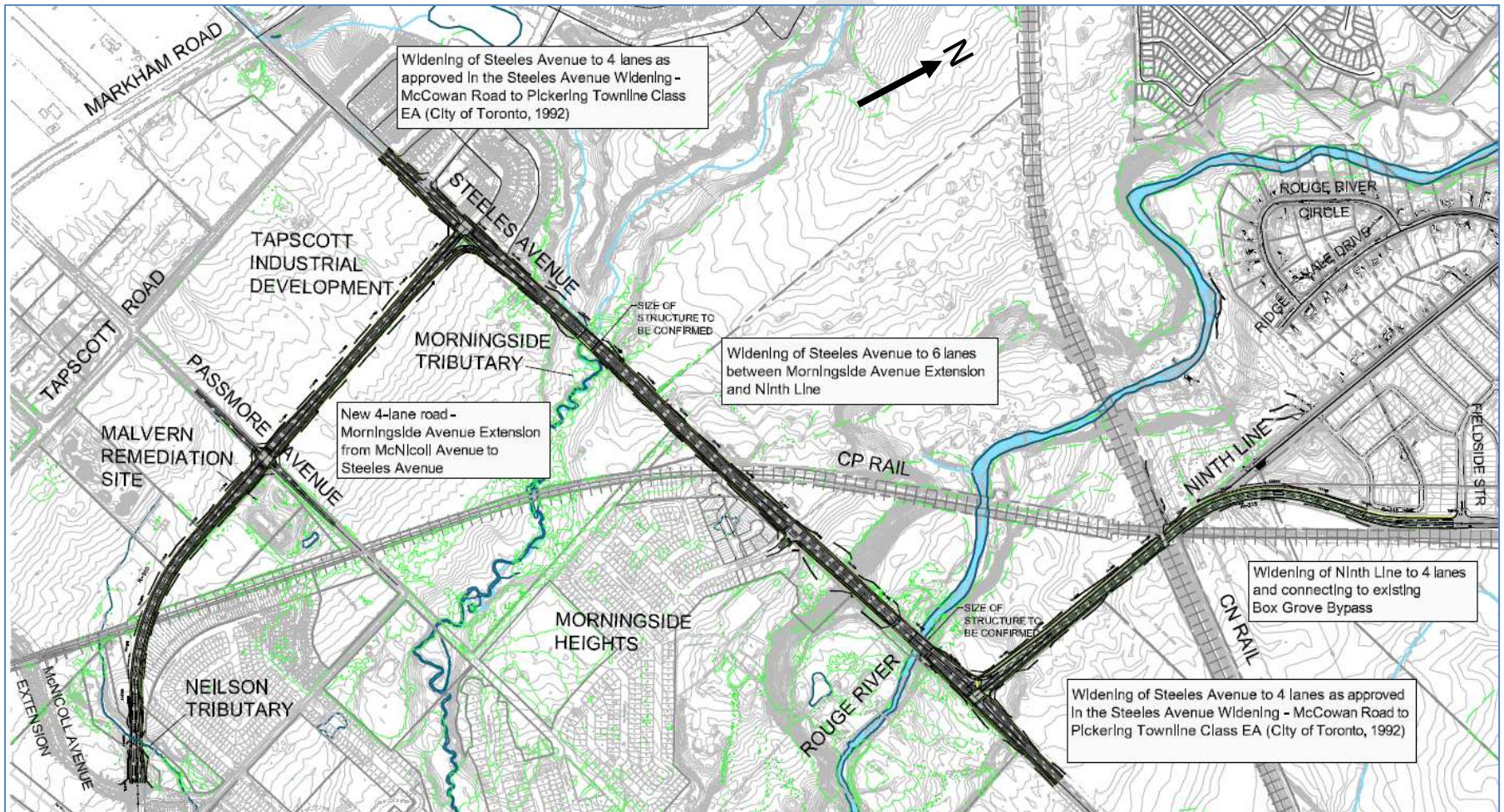
As there has not been any further updates from York Region on this issue since 2018, staff recommends that York Region be requested to provide an update on the status of discussions with the City of Toronto on the shared responsibility of Steeles Avenue so that Council may have a more complete understanding of the status of the Steeles Avenue east widening project.

ATTACHMENTS:

- A. Remaining unconstructed components of the Donald Cousens Parkway to Morningside Avenue Link
- B. 2018 York Region Update on the Toronto/York Steeles Avenue Agreement

Attachment 'A'

Remaining unconstructed components of the Donald Cousens Parkway to Morningside Avenue Link





Office of the Commissioner
Transportation Services

Memorandum

To: Committee of the Whole

From: Paul Jankowski, Commissioner of Transportation Services

Date: June 7, 2018

Re: **Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line**

This memorandum provides an update on the Toronto/York Steeles Avenue Agreement. In December 2017, after many years of discussions, Toronto City Council endorsed the principles of a proposed agreement to implement long-awaited capital improvements to Steeles Avenue that will benefit both York Region and City of Toronto travellers.

Council directed staff to work with Toronto to develop an agreement for Steeles Avenue from Markham Road to Ninth Line

Road improvements to Steeles Avenue, from east of Markham Road to Ninth Line, were identified in the Individual Environmental Assessment study completed by York Region for the Donald Cousens Parkway to Morningside Avenue Link. In addition to widening Steeles Avenue to six lanes from east of Tapscott Road to Ninth Line, the study also recommends widening Ninth Line to four lanes from Steeles Avenue to Box Grove, and the extension of Morningside Avenue from Steeles Avenue south to the existing terminus at McNicoll Avenue, as a new four-lane road. The study was approved by the Ministry of the Environment and Climate Change on January 23, 2013.

In giving approval to proceed with the undertaking, the Minister of the Environment and Climate Change imposed a number of conditions, one of which requires the development of a cost-sharing and implementation agreement with the City of Toronto.

In [June 2014](#), Council endorsed a set of principles to guide the development of a Steeles Avenue Agreement from east of Markham Road to Ninth Line.

City of Toronto staff coordinated a similar report to Toronto City Council in [July 2014](#) and received endorsement of the same principles.

June 7, 2018

Toronto/York Steeles Avenue Agreement Update Kennedy Road to Ninth Line

The original agreement limits were later extended west to Kennedy Road

In [September 2015](#), Council agreed to a York Region, Toronto and Metrolinx partnership to cost-share in a Class Environmental Assessment study for improvements to Steeles Avenue from Kennedy Road to Midland Avenue, including widening of Steeles Avenue to six lanes, and a grade separation at the Stouffville GO Rail corridor.

At that time, Council endorsed extending the limits of the Steeles Avenue Agreement to include the entire section from Kennedy Road to Ninth Line. This represents a seven kilometre section of the overall 40 kilometre Steeles Avenue boundary between the City of Toronto and York Region (see Attachment 1).

In [December 2017](#), Toronto Council endorsed the extended Kennedy Road to Ninth Line limits for the Agreement, matching the limits agreed to by Regional Council.

The following is an overview of the Toronto/York Steeles Avenue Agreement:

- The proposed agreement is for a term of ten years, from January 1, 2019 to December 31, 2028
- Toronto will maintain jurisdictional ownership over Steeles Avenue
- Toronto will operate and maintain Steeles Avenue on behalf of both parties, including traffic systems, guided by mutually-agreed standards and protocols
- A joint, ten-year capital plan will be created for consideration by both Councils; capital works will need to be approved by both Councils
- All municipal maintenance, operations and capital costs will be split equally
- Toronto will be responsible for planning, design and construction of all capital works and the Region will be a co-proponent
- City of Toronto will acquire any lands necessary for capital works

Local residents and businesses will benefit from improvements to Steeles Avenue

City of Markham residents and businesses will benefit from the Steeles Avenue road widening and grade separation projects that have already been advanced with Regional cost-sharing. These projects will also include improvements to sidewalks, bike lanes, streetscape and transit facilities.

June 7, 2018

Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line

In addition, a new municipal road intersection is currently proposed for the Forest Bay Homes subdivision on the north side of Steeles Avenue between the Morningside tributary and the Parkview Golf Course. This proposed intersection is being included in the ongoing design assignment for Steeles Avenue, from east of Markham Road to Ninth Line, and is expected to be constructed concurrently with the Steeles Avenue widening.

Staff have been working with City of Toronto to advance two Steeles Avenue capital projects

In approving the Agreement principles in June 2014, Council authorized staff to work with the City of Toronto to advance the detailed design for widening Steeles Avenue, from east of Markham Road to Ninth Line, on a 50/50 cost-sharing basis. The ongoing design assignment is being led by the City of Toronto and is scheduled to be completed in 2019.

York Region was also a partner in the Class Environmental Assessment for improvements to Steeles Avenue from Kennedy Road to Midland Avenue. Council agreed to cost-sharing the study equally between York Region, City of Toronto and Metrolinx. The study was led by the City of Toronto and was completed in March 2017.

The follow-on design and construction of the Steeles Avenue grade separation at the Stouffville GO line is being led by Metrolinx

The follow-on detailed design and construction of the undertaking, including widening of Steeles Avenue to six lanes and a grade separation at the Stouffville GO line, has been incorporated by Metrolinx in the Regional Express Rail program. A Metrolinx design/build contract is underway and, in addition to the Steeles Avenue works, the contract also includes construction of double tracks and a number of station upgrades on the Stouffville GO line.

The Region's share for Steeles Avenue costs will be considered as part of the 2019 multi-year budget submission to Council

The Region's current financial commitment to Steeles Avenue is limited to the ongoing detailed design from east of Markham Road to Ninth Line, and the already-completed Class Environmental Assessment for improvements from Kennedy Road to Midland Avenue.

The Region's future financial commitments related to the Steeles Avenue Agreement will now need to be considered as part of the prioritization process used in developing the draft 2019 multi-year budget submission to Council. Operating costs such as those for winter and summer maintenance, operation of traffic signals and illumination, as well as the Region's share of capital costs for various Steeles Avenue improvements, will

June 7, 2018

Toronto/York Steeles Avenue Agreement Update
Kennedy Road to Ninth Line

have to be addressed. These capital improvements will include widening and grade separation from Kennedy Road to Midland Avenue, and widening from Tapscott Road to Ninth Line as part of the Donald Cousens Parkway to Morningside Avenue Link. Construction of the Stouffville GO grade separation by Metrolinx is scheduled to begin in 2019. Construction of the Steeles Avenue widening between Tapscott Road and Ninth Line is anticipated to commence in 2021.

With Toronto Council's approval of the principles and limits previously endorsed by Regional Council, the Steeles Avenue Agreement is being finalized

With Toronto Council's approval of the principles in December 2017, the details of the agreement are now being finalized with City of Toronto staff. The agreement is expected to be in force in 2019 or early 2020.

The Steeles Avenue Agreement supports much-needed transportation infrastructure in the Markham/Toronto boundary area. The agreement will represent a significant achievement in building a partnership with the City of Toronto and will set the stage for an agreement for the remainder of Steeles Avenue and other joint priorities with the City.

For more information, please contact Brian Titherington, Director of Transportation and Infrastructure Planning at 1-877-464-9675 ext. 75901.

Paul Jankowski
Commissioner of Transportation Services

SM/sm

Attachment (1)

8248244



York/Toronto Steeles Avenue Agreement Update, Kennedy Road to Ninth Line

June 14, 2018



Produced by: Infrastructure Management and PMO, Transportation Services
 © Copyright, The Regional Municipality of York, July 2015
 © Copyright, First Base Solutions Inc. 2013 Orthophotography
 * Includes © Queen's Printer for Ontario 2003-2014

Legend

- Steeles Agreement Limits
- Project Areas
- ① Environmental Assessment, Steeles Ave. from Kennedy Rd. to Midland Ave.
- ② Detailed Design, Steeles Ave. from east of Markham Rd. to Ninth Line

0 0.75 1.5 Km



Report to: Development Services Committee

Meeting Date: October 13, 2020

SUBJECT:**PRELIMINARY REPORT**

Official Plan and Zoning By-law Amendment Applications submitted by Springhill Homes Inc. to permit two high rise apartment buildings at 7128, 7170 and 7186 Highway 7 East (Ward 5)

File PLAN 20 119576

PREPARED BY:

Stephen Corr MCIP, RPP, ext 2624
Senior Planner, East District

REVIEWED BY:

Stacia Muradli, MCIP, RPP, ext 2008
Acting Manager, East District

RECOMMENDATION:

- That the report titled “PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Springhill Homes Inc. to permit two high rise apartment buildings at 7128, 7170 and 7186 Highway 7 East (Ward 5) (File PLN 20 119576)”, be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law amendment applications submitted by Spring Hill Homes Inc. to permit high density development at 7128, 7170 and 7186 Highway 7. This report contains general information in regards to the proposal, applicable official plan or other policies as well as other issues. The report should not be taken as staff's opinion or recommendation on the applications

BACKGROUND**Subject Land and Area Context**

The 1.6 ha (3.96 ac) “subject property” is located on the north side of Highway 7, south side of Arthur Bonner Avenue, east side of Cornell Centre Boulevard and west side of William Forster Road (Figures 1 to 3). The subject lands contain three existing single detached dwellings, one of which, the Francis Pike House circa 1875, is designated under Part IV of the Ontario Heritage Act.

Surrounding land uses include townhouses and stacked townhouses to the north and northwest and a woodlot to the northeast. Vacant lands located to the east and west are anticipated for future high rise development in accordance with the Cornell Secondary Plan. Vacant lands to the south, across Highway 7, are proposed to be developed as a commercial shopping centre as per an active site plan application under review with the City. Development Services Committee has endorsed this shopping centre in principle, but final approval is incumbent on the property owner making further submissions to finalize the technical review prior to site plan approval. A future high rise residential building (up to 12 storeys) is intended to be located to the southeast, on the south side of Highway 7, on lands which recently received draft plan of subdivision and zoning by-law amendment approval in July 2020.

The applications have been deemed complete:

The applications were deemed complete on August 11, 2020.

Next Steps:

- The Statutory Public Meeting is tentatively scheduled for November 3, 2020.
- A future recommendation report respecting the Official Plan and Zoning By-law amendment applications will be brought forward to DSC;

Proposal

Spring Hill Homes Inc. is proposing Official Plan and Zoning By-law amendments to permit development of the subject site with two residential apartment buildings, comprising four high rise towers linked by two 'U' shaped podiums (2 towers per building). The proposed apartment buildings are entirely residential and will contain a total of 977 apartment units. The conceptual plan is shown in Figure 4, and conceptual elevations are shown in Figure 5.

The concept plan proposes a transition with the low rise residential to the north by limiting building heights to three-storey podiums along the Arthur Bonner Avenue frontage. The height of the podiums increase to six storeys, towards the Highway 7 frontage, with the four 18 to 24 storey towers (two towers per building), situated above and also oriented towards Highway 7. The proposed development includes three levels of underground parking, a centrally located 813 sq m terra firma public park fronting on Arthur Bonner Avenue, and preservation of the Francis Pike House. The concept plan indicates the Francis Pike House is to be used as a day care. Access to the site and underground parking garages is at two locations, both from Arthur Bonner Avenue.

Other Applications Required to Facilitate this Proposal

A site plan control application is required to initiate the detailed technical review prior to any development on the subject lands. The applicant has not indicated when the site plan application will be submitted. Staff are therefore evaluating the Official Plan and Zoning By-law amendment applications in the context of the conceptual plans submitted.

Additionally, the subject lands were part of a draft approved plan of subdivision in 2010 to create this development block under City File SU 04-028274. Spring Hill Homes Inc. has made an application to the Legal Services Department to prepare a subdivision agreement for these lands, and will need to clear the 2010 draft plan of subdivision conditions to register this block on a plan of subdivision.

Conformity with Provincial Policy and Region of York Official Plan

The proposed development conforms to the applicable provincial policy framework as well as the land use designation and policies of the Regional Official Plan.

The Region of York is the approval authority for the Official Plan Amendment, however City staff are consulting with the Region as to whether the approval authority will be delegated to the City. This will be confirmed at the Statutory Public Meeting.

Official Plan and Zoning**2014 Official Plan**

The subject lands are designated 'Mixed Use Mid Rise' in the 2014 Official Plan as partially approved on November 24, 2017 and further updated on April 9, 2018. This designation contemplates apartment buildings, multi-storey mixed use or non-residential buildings, stacked townhouses and townhouses. The Official Plan provides for minimum building heights of 3-storeys, maximum building heights of 8 storeys and a maximum Floor Space Index (FSI of 2.0) in this designation.

Notwithstanding the above designation, the 2014 Official Plan also indicates that the subject lands are located within a Key Development Area (KDA) for Cornell Centre, which requires a new Secondary Plan. The policies of the 1987 Markham Official Plan and 2008 Cornell Secondary Plan remain applicable until this new secondary plan is approved for Cornell Centre.

2015 Cornell Centre Draft Secondary Plan Update

In accordance with the KDA policies noted above, DSC received draft land use concepts for the Cornell Centre Secondary Plan update on February 17, 2015 and later on September 22, 2015. Additionally, DSC received a draft secondary plan amendment for Cornell Centre at the Statutory Public Meeting on October 20, 2015 that provided proposed land use designations for the Cornell Centre, inclusive of the subject lands. The draft secondary plan proposes to designate the subject lands 'Residential High Rise'. This designation contemplates stacked townhouses (except on the Highway 7 frontage), apartment buildings and buildings associated with day cares or public schools. This designation permits commercial retail and personal service uses on the ground floor of a building, but does not specifically require it. The contemplated built form requires a minimum FSI of 2.5, with heights ranging between 8 to 12 storeys for buildings not in a podium and tower format and 4 to 18 storeys for buildings having a podium and tower format.

1987 Official Plan and 2008 Cornell Secondary Plan (OPA 168)

As noted, the 1987 Markham Official Plan and 2008 Cornell Secondary Plan remain the applicable policy framework until a secondary plan update is approved for Cornell Centre. These documents designate the subject lands 'Urban Residential' and 'Avenue 7 Corridor – Mixed Residential', which contemplates apartment buildings, and multiple unit buildings (stacked townhouses). Apartment buildings are required to be mixed use, in which residential uses on the ground floor cannot exceed 45% of the total gross ground floor area. The contemplated built form is minimum building heights of 4 storeys to 8 storeys, maximum building heights of 12 storeys and a minimum FSI of 2.5.

The proposed Official Plan amendment requests increased building heights up to 24 storeys, and permission to have an entirely residential building without requiring any ground floor commercial uses.

Zoning

The subject lands are zoned 'Community Amenity Two Exception 411 (Holding) (CA2*411(H))' under By-law 177-96, as amended. This permits apartment dwellings and a number of non-residential uses within the first and second floors of a multi-storey

building. The current zoning reflects a former site-specific development proposal for the subject lands and provides development standards to implement the built form contemplated by the Cornell Secondary Plan described above. The current zoning permits buildings with a height range of eight to twelve storeys, a minimum FSI of 2.5, as well as site specific building setbacks and parking standards.

The proposed zoning by-law amendment requests permission for increased building heights up to 24 storeys, site specific reduced parking standards and building setbacks, and to not require non-residential uses on the ground level of an apartment building.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns, issues raised to date and matters for consideration. These matters, and others identified through the circulation, public consultation and detailed review of the proposal, will be addressed in a final staff report:

- Appropriateness of the proposed development, including but not limited to, the compatibility of built form, building heights and setbacks, landscape buffer requirements, reduced parking, scale and massing particularly in relation to the stacked townhouse and townhouse developments north of the subject lands;
- Assessing the appropriateness of the proposed official plan amendment requesting not to require non-residential uses on the ground floor of the building;
- Assessing the proposed official plan and zoning by-law amendments to permit increased building heights up to 24 storeys, compared to the maximum 12 storeys permitted in the current and applicable Cornell Secondary Plan and maximum of 18 storeys contemplated in the 2015 Draft Cornell Centre Secondary Plan Update;
- Assessing the appropriateness of size, configuration and location of the public terra firma park proposed to be conveyed to the City;
- Assessing any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, tree preservation plan, grading and drainage plans;
- Confirmation of 37 community benefit and public art contributions for the increased height and density proposed through the zoning by-law amendment, to the satisfaction of the City of Markham;
- The applicant is advised that ideally a site plan control application is submitted in conjunction with the Official Plan and Zoning By-law Amendments. This will initiate the technical review and therefore identify any potential constraints to development while evaluating the proposed architectural elevation elements, bird friendly compliance, achieving LEED Silver (as a minimum), location and provision of landscaped areas, etc. It will also confirm any other financial obligations including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation, to the satisfaction of the City of Markham and Region of York, or any other agencies, as necessary

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of approval.

RECOMMENDED BY:

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

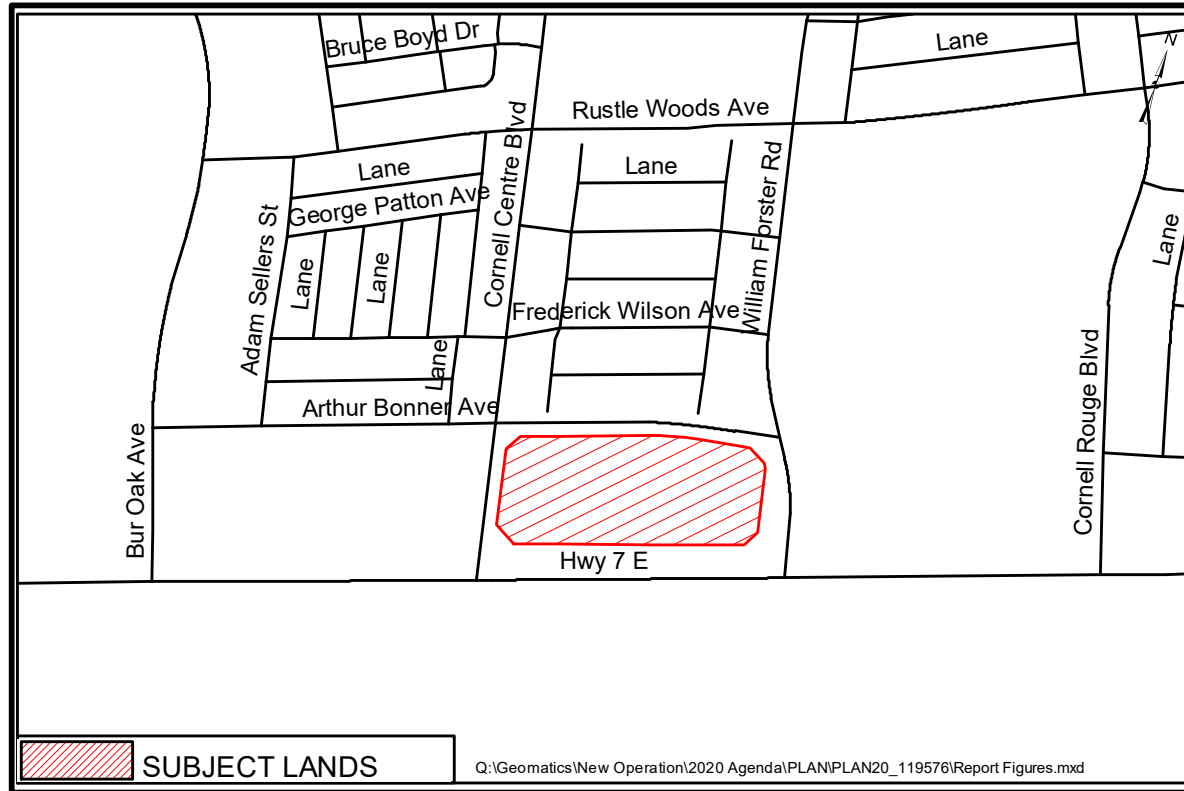
Arvin Prasad R.P.P, M.C.I.P
Commissioner of Development Services

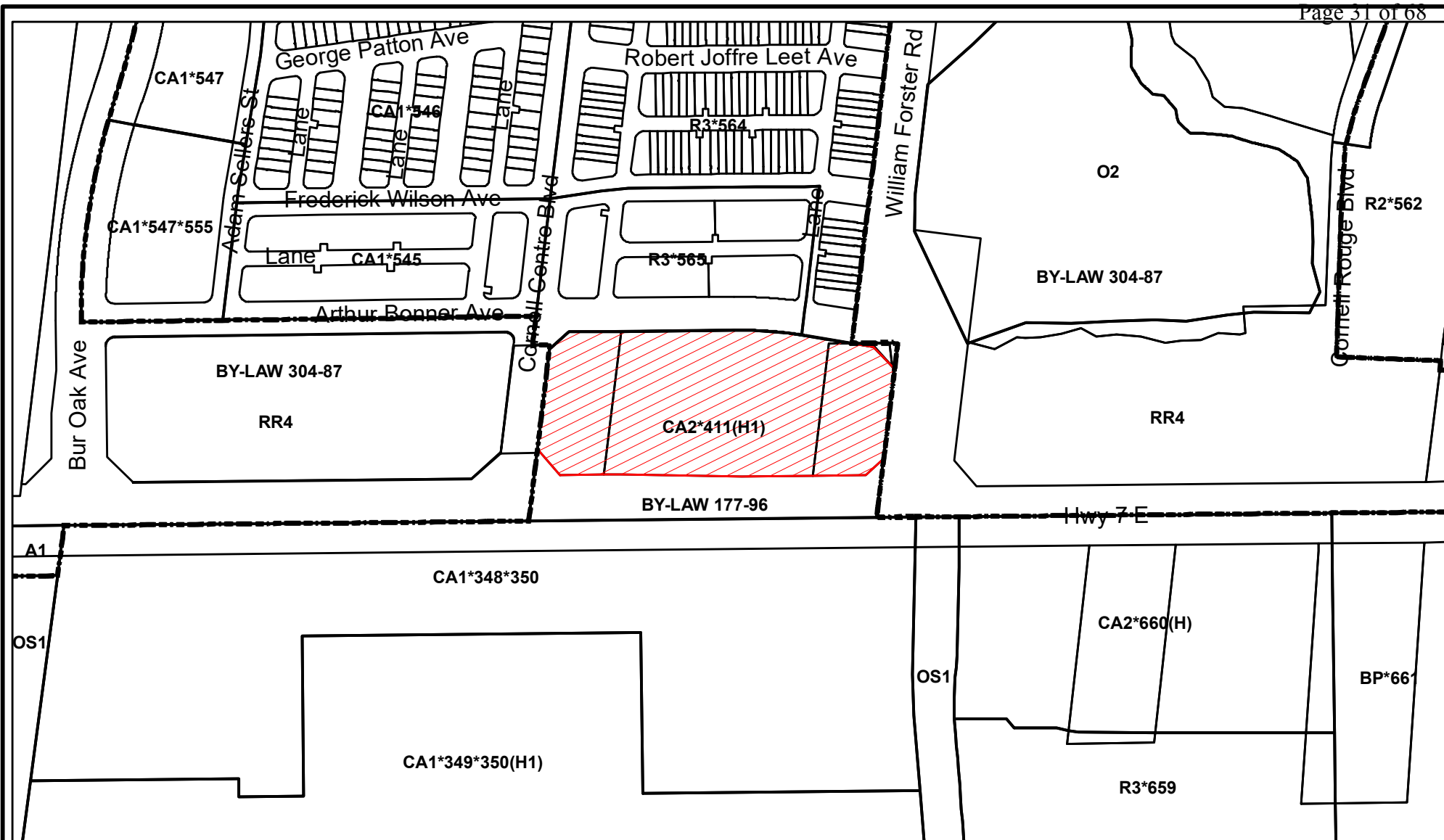
ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo
Figure 4: Site Plan
Figure 5: Elevations

Agent:

Shannon Sigouin MCIP, RPP
Senior Associate, Urban Design
Walker Nott Dragicevic Associates Limited
90 Eglinton Avenue East, Suite 970
Toronto, ON M4P 2Y3





AREA CONTEXT / ZONING

APPLICANT: Springhill Homes Inc. (Ignazio Giardina) c/o Walker, Nott,
 Dragicevic Associates Limited (Shannon Siguoin)
 7128 Highway 7 East

FILE No. PLAN 20 119576

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_119576\Report Figures.mxd

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

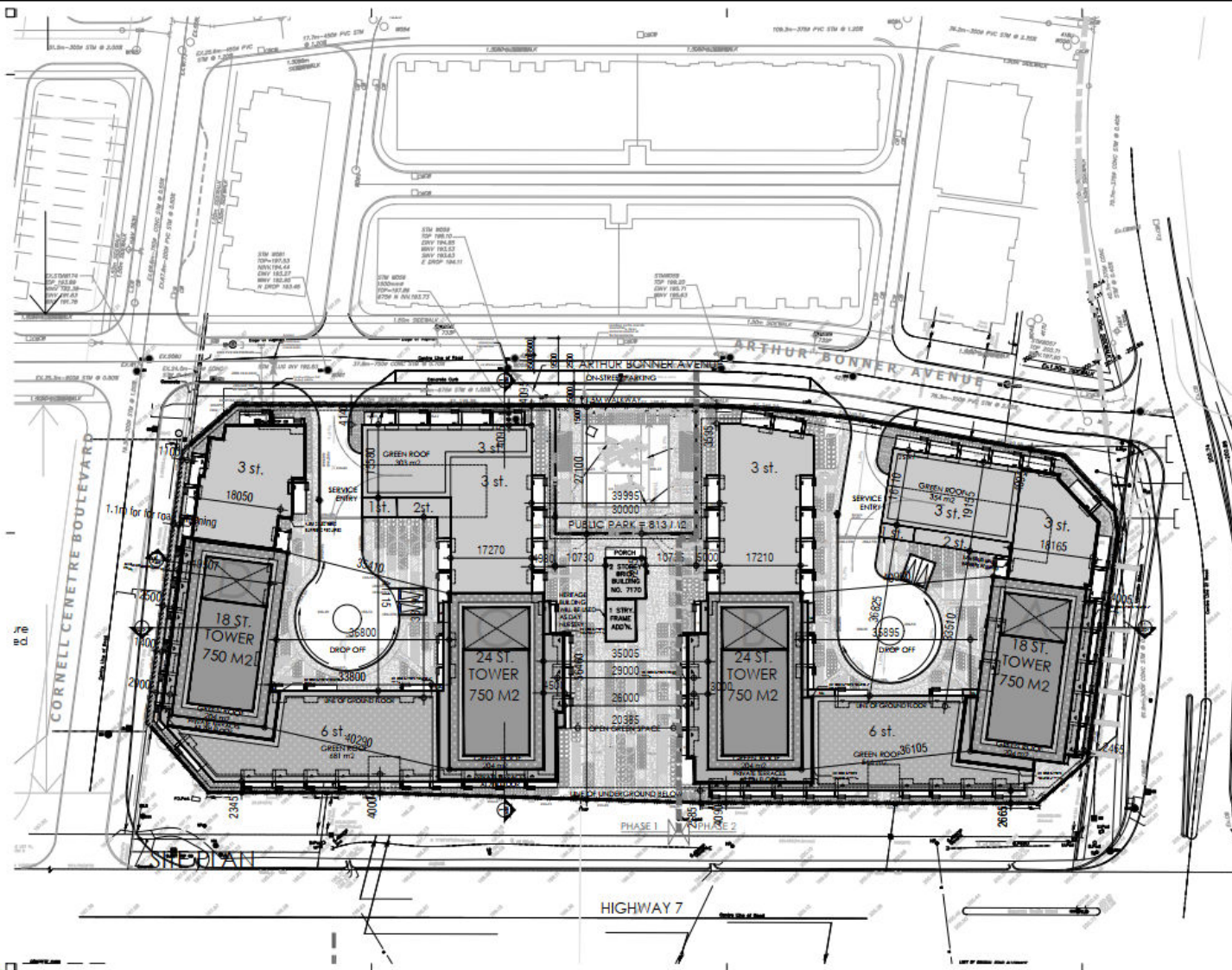
Checked By: SC

DATE: 10/08/2020

FIGURE No. 2

FIGURE No. 3

 SUBJECT LANDS



CONCEPTUAL SITE PLAN

APPLICANT: Springhill Homes Inc. (Ignazio Giardina) c/o Walker, Nott,
Dragicevic Associates Limited (Shannon Siguoin)
7128 Highway 7 East

FILE No. PLAN 20 119576

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_119576\Report Figures.mxd



VIEW LOOKING NORTH EAST TOWARDS PHASE 1 AND 2

CONCEPTUAL ELEVATION

APPLICANT: Springhill Homes Inc. (Ignazio Giardina) c/o Walker, Nott,
Dragicevic Associates Limited (Shannon Siguoin)
7128 Highway 7 East

FILE No. PLAN 20 119576

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_119576\Report Figures.mxd





Report to: Development Services Committee

Meeting Date: October 13, 2020

SUBJECT:**PRELIMINARY REPORT**

Official Plan and Zoning By-law Amendment Applications submitted by Boxgrove Commercial East Inc. to permit a commercial self-storage warehouse facility at 500 Copper Creek Drive (Ward 7)

File PLAN 20 120313

PREPARED BY:

Stephen Corr MCIP, RPP, ext 2624
Senior Planner, East District

REVIEWED BY:

Stacia Muradali, MCIP, RPP, ext 2008
Acting Manager, East District

RECOMMENDATION:

- That the report titled “PRELIMINARY REPORT, Official Plan and Zoning By-law Amendment Applications submitted by Boxgrove Commercial East Inc. to permit a commercial self-storage warehouse facility at 500 Copper Creek Drive (Ward 7)”, be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law amendment applications submitted by Boxgrove Commercial East Inc. to permit a commercial self-storage facility at 500 Copper Creek Drive. This report contains general information in regards to the proposal, applicable official plan or other policies as well as other issues. The report should not be taken as staff’s opinion or recommendation on the applications.

BACKGROUND**Subject Land and Area Context**

The 13.0 ha (32.13 ac) site is located on the north side of Copper Creek Drive, west side of Donald Cousens Parkway and south side of Highway 407, as shown in Figures 1 to 3. The north portion of the site is developed with a large format retail store (Wal-Mart) and a multi-unit commercial building, with paved surface parking to accommodate these commercial uses. A financial institution (CIBC) is located on the site, south of the proposed commercial self-storage facility, and a townhouse development comprised of 199 townhouses has also been approved for the southerly portion of the subject land.

The applications have been deemed complete:

The applications were deemed complete on August 18, 2020.

Next Steps:

- A Community Information Meeting is scheduled for October 7, 2020 prior to the statutory Public Meeting.
- The Statutory Public Meeting is tentatively scheduled for November 3, 2020.

- A future recommendation report respecting the Official Plan and Zoning By-law amendment applications will be brought forward to DSC.

Proposal

Boxgrove Commercial East Inc. is proposing Official Plan and Zoning By-law amendments to permit a commercial self storage warehouse facility as an additional use on the subject property. The self-storage facility is proposed to be four storeys with a height of 18.6 m (61.1 feet), with a total gross floor area of 12,388 sq m (133,343 sq ft). It is proposed to be located at the south side of the Wal-Mart retail store, on a portion of the site with an area of 0.59 ha (1.46 ac), fronting Copper Creek Drive. This area of the site is currently paved surface parking. The proposed site plan and elevations are shown in Figures 4 and 5, respectively. A total of 17 surface parking spaces are proposed to be provided for the self storage facility, and the site plan shows three points of access to the building, one from Copper Creek Drive and two from an internal driveway on the subject lands.

Other Applications Required to Facilitate this Proposal

A site plan control application is required to initiate the detailed technical review prior to any development on the subject lands. The applicant has advised the site plan application may be submitted following the Statutory Public Meeting. If submitted, a consolidated recommendation report regarding the Official Plan and Zoning By-law amendment and site plan applications may be provided to DSC. If a site plan application is not submitted, staff will evaluate the Official Plan and Zoning By-law amendment applications in the context of the conceptual plans submitted.

Additionally, the applicant intends to sever the portion of the subject lands on which the proposed self-storage warehouse is to be developed from the remainder of the property. This will require approval of a consent (severance) application through the Committee of Adjustment. Staff will review the Official Plan and Zoning By-law amendment applications in the context of this proposed development being situated on an independent lot, with respect to building setbacks, preliminary servicing and site access.

Conformity with Provincial Policy and Region of York Official Plan

The proposed development conforms to the applicable provincial policy framework

as well as the land use designation and policies of the Regional Official Plan. The Region of York is the approval authority for the Official Plan Amendment, however City staff are consulting with the Region as to whether the approval authority will be delegated to the City. This will be confirmed at the Statutory Public Meeting.

Official Plan and Zoning

2014 Official Plan

The subject lands are designated 'Commercial' in the 2014 Official [as partially approved on November 24, 2017 and further updated on April 9, 2018 (the "2014 Official Plan")]. This designation recognizes existing large format retail development, and contemplates a range of commercial service uses including, retail, restaurants, service uses, offices, banquet halls, trade and conventional halls, fitness and sports recreation, financial

institutions, motor vehicle sales and service, entertainment uses, private clubs, trade schools and commercial schools. This designation does not provide for commercial self-storage warehouse facilities, and the applicant has submitted an Official Plan amendment to allow for this use on the subject lands.

Zoning

The subject lands are zoned Business Corridor Exception 373 (BC*373) under By-law 177-96, as amended, which permits a range of commercial uses reflective of the official plan policies described above. Commercial self-storage warehouse facilities are not listed as a permitted use in this zone, and the applicant is proposing a Zoning By-law amendment to permit this use, and to permit site specific development standards, including building setbacks, building height, landscaping, and reduced onsite parking.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns, issues raised to date and matters for consideration. These matters, and others identified through the circulation, public consultation and detailed review of the proposal, will be addressed in a final staff report:

- Evaluation of the proposed official plan and zoning by-law amendments to permit a commercial self storage warehouse facility at this location
- Appropriateness of the proposed with respect to matters such as built form, building height and setbacks, landscape buffers, reduced parking, height, scale and massing;
- compatibility with surrounding existing commercial uses and existing and future residential development.
- Determination as to whether the proposed commercial self-storage warehouse facility should incorporate additional commercial uses to animate the Copper Creek street frontage;
- Assessing any issues resulting from the review of technical studies including, but not limited to, preliminary stormwater management and servicing reports, grading and drainage plans;
- Confirmation from the Toronto Region Conservation Authority that the proposed development is outside the flood plain of the adjacent tributary to the west, and will not negatively impact the tributary.
- The applicant is advised that ideally a site plan control application is submitted in conjunction with the Official Plan and Zoning By-law Amendments applications. This will initiate the technical review and therefore identify any potential constraints to development while evaluating the proposed architectural elevation elements, bird friendly compliance, sustainability measures, location and provision of landscaped areas, etc. It will also confirm of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation, to the satisfaction of the City of Markham and Region of York, as necessary

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of approval.

RECOMMENDED BY:

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

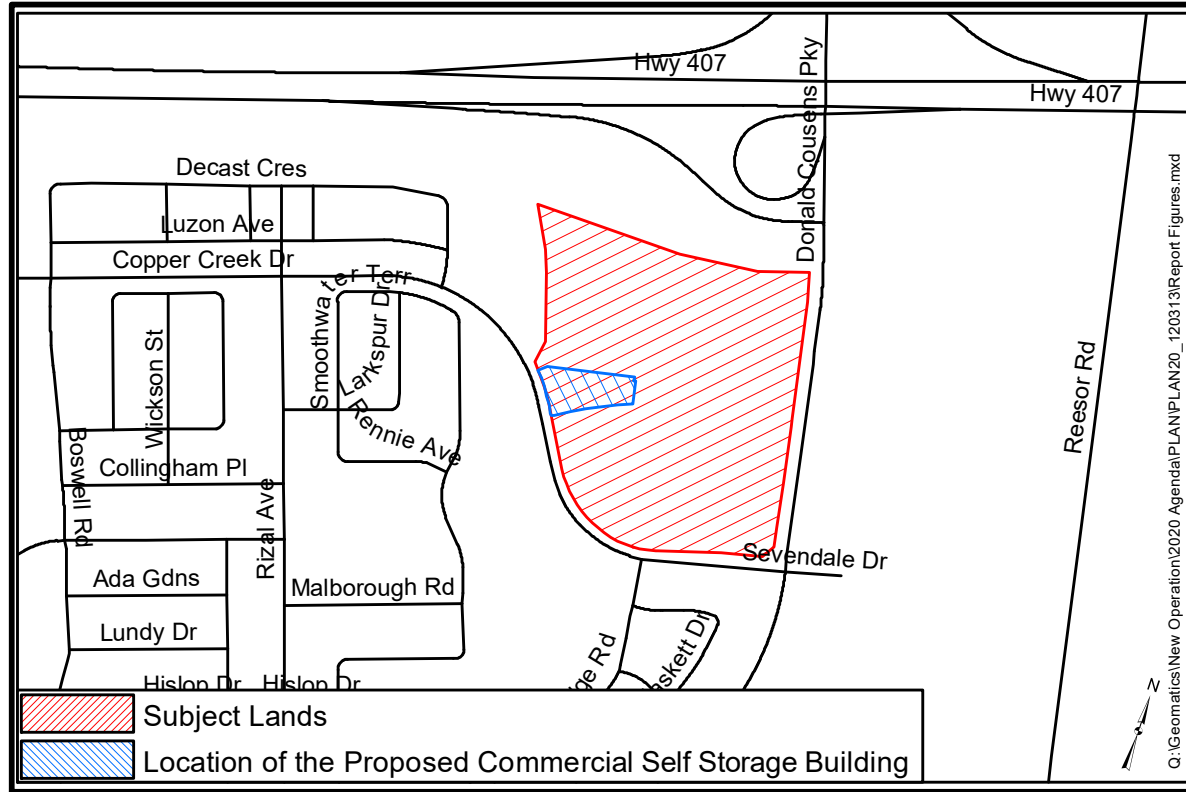
Arvin Prasad R.P.P, M.C.I.P
Commissioner of Development Services

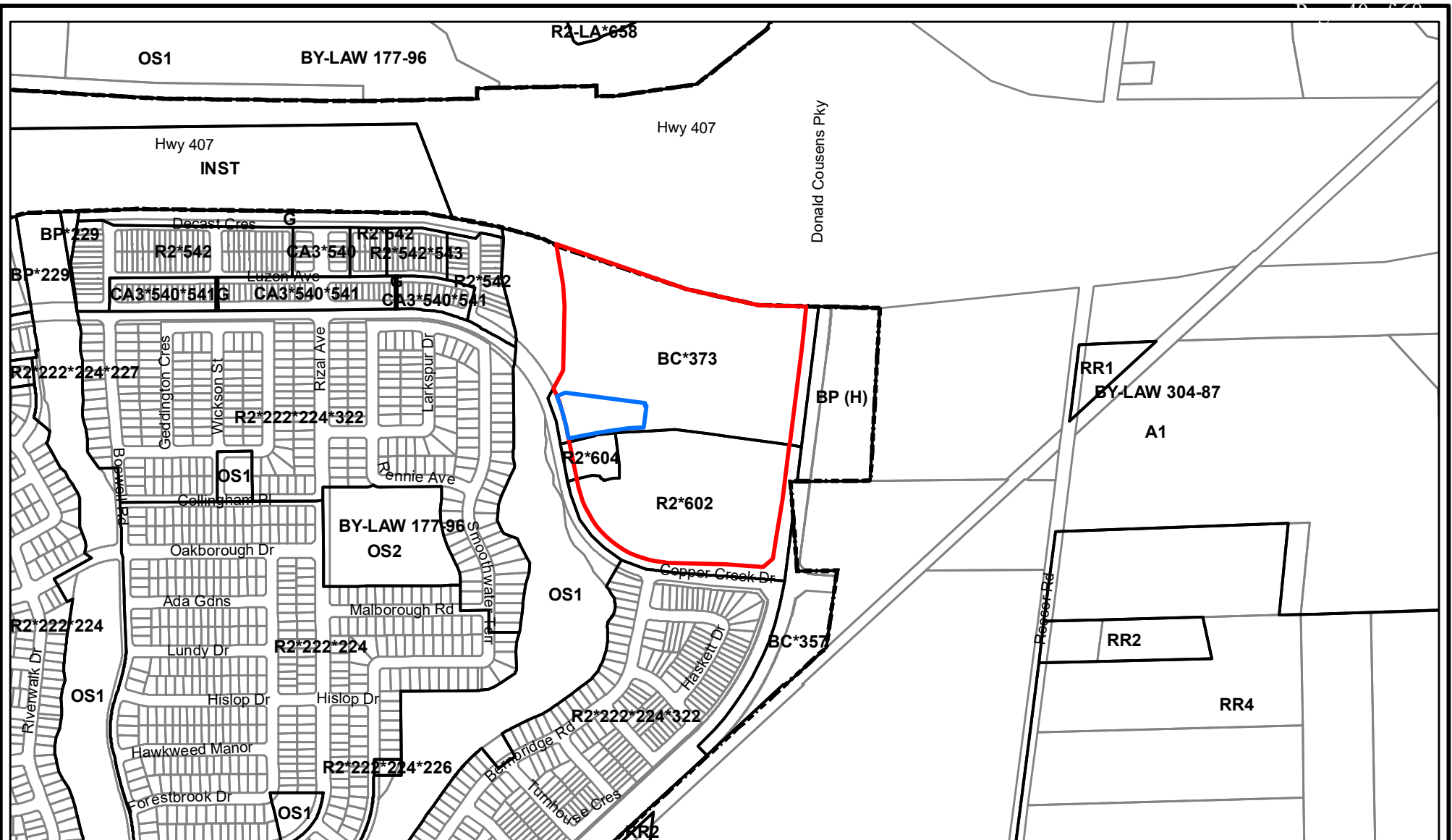
ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo
Figure 4: Site Plan
Figure 5: Elevations

Agent:

Nikolas Papapetrou
Senior Development Manager
Smart Centres REIT
3200 Highway 7
Vaughan, ON L4K 5Z5





AREA CONTEXT / ZONING

APPLICANT: Boxgrove Commercial East Inc.(Rudy Gobin) c/o Smart Centres REIT (Matthew Howard)
500 Copper Creek Drive

FILE No. PLAN 20 120313

- Subject Lands
- Location of the Proposed Commercial Self Storage Building

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_120313\Report Figures.mxd



AERIAL PHOTO (2019)

APPLICANT: Boxgrove Commercial East Inc.(Rudy Gobin) c/o Smart Centres REIT (Matthew Howard)
500 Copper Creek Drive

FILE No. PLAN 20 120313

- Subject Lands
- Location of the Proposed Commercial Self Storage Building

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_120313\Report Figures.mxd



VIEW FROM SOUTH WEST



VIEW FROM SOUTH EAST



VIEW FROM NORTH WEST

CONCEPTUAL ELEVATIONS

APPLICANT: Boxgrove Commercial East Inc.(Rudy Gobin) c/o Smart Centres REIT (Matthew Howard)
500 Copper Creek Drive

FILE No. PLAN 20 120313

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_120313\Report Figures.mxd





MEMORANDUM

To: Mayor and Members of Development Services Committee

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Stephen Corr, Senior Planner, East District

Date: October 13, 2020]

**Re: Information Memorandum
City Initiated Technical Zoning By-law Amendment to clarify that front
porches are permitted beyond the maximum permitted Building Depth
City Pa**

RECOMMENDATION:

- 1) That the Information Memorandum, entitled “City Initiated Technical Zoning By-law Amendment to clarify that front porches are permitted beyond the maximum permitted Building Depth, City Park (Town Crier) Homes Inc. (Ward 4)”, be received;
- 2) That the technical zoning by-law amendment, to amend Zoning By-law 1229, as amended by By-law 2017-112, be approved and that the draft by-law attached as Appendix ‘A’ be finalized and enacted; and
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose:

This memorandum provides information on a City initiated technical zoning by-law amendment to clarify that front porches are permitted up to 2 metres beyond the maximum permitted building depth for 11 single detached dwellings proposed by City Park (Town Crier) Homes Inc.

Background

The 1.27 ha (3.13 ac) subject lands are located on the south side of Parkway Avenue, east of Main Street Markham North (See Figure 1) and are within the Markham Village Heritage Conservation District. Surrounding land uses are predominantly residential, comprised of existing single detached dwellings to the north, east and south. Grace Anglican Church and Morgan Park are located west of the subject lands, and Franklin Public Elementary School is located to the southwest.

On December 12, 2017, City of Markham Council resolved to approve Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law amendment applications to permit the development of 11 single detached dwellings fronting onto a private street on the subject lands. The

development will be a common element condominium. Site Plan Control and Draft Plan of Condominium applications for this development are currently under review. The approved zoning by-law amendment (Amending By-law 2017-112) permitted a number of site specific development standards to implement the proposed built form of the dwellings, including:

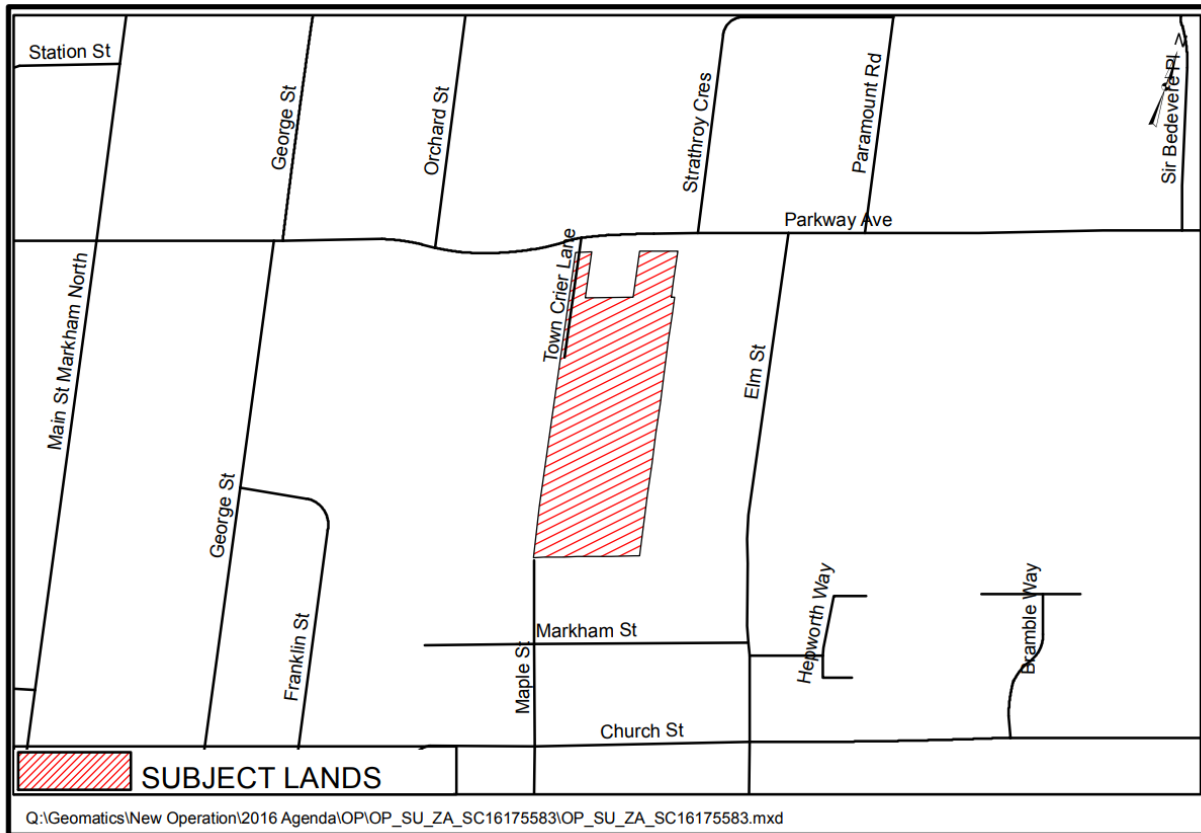
- A maximum permitted building depth of 24 metres (m); and
- Permission for unenclosed porches and stairs to encroach a maximum of 2.0 m into a required front yard.

The permitted 24.0 m depth reflects the total length of dwellings, and the 2.0 m porch encroachment in the front yard reflects the configuration of porches, both shown on conceptual site and elevation plans submitted in support of the various development applications.

Notwithstanding the above, the depth indicated on the conceptual plans showed the incorrect total building depth, as it is calculated in Zoning By-law 1229, as amended. The City interprets 'Depth' to include all covered components of a dwelling, including covered porches.

While the conceptual plans did not show the correct building "Depth", the conceptual plans showed the porches extending into the front yard, and those plans formed the basis of the City's evaluation of the applications. The existing zoning permits encroachments into the front yard to facilitate these porches; however, an amendment to the calculation of "Depth" was inadvertently omitted. This revision to Amending By-law 2017-112, is attached as Appendix 'A'. Staff support the technical amendment as it clarifies that the porches are permitted to extend beyond the maximum building Depth permitted for the lots in accordance with the City's definition.

Figure 1 – Site Location



By-law 2017-112

A By-law to amend By-law 1229, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 1229, as amended, is hereby further amended as it applies to the lands outlined on Schedule 'A' as follows:

- 1.1 By rezoning Part 1 as shown on Schedule "A" attached hereto

from:

Institutional (I) Zone

to:

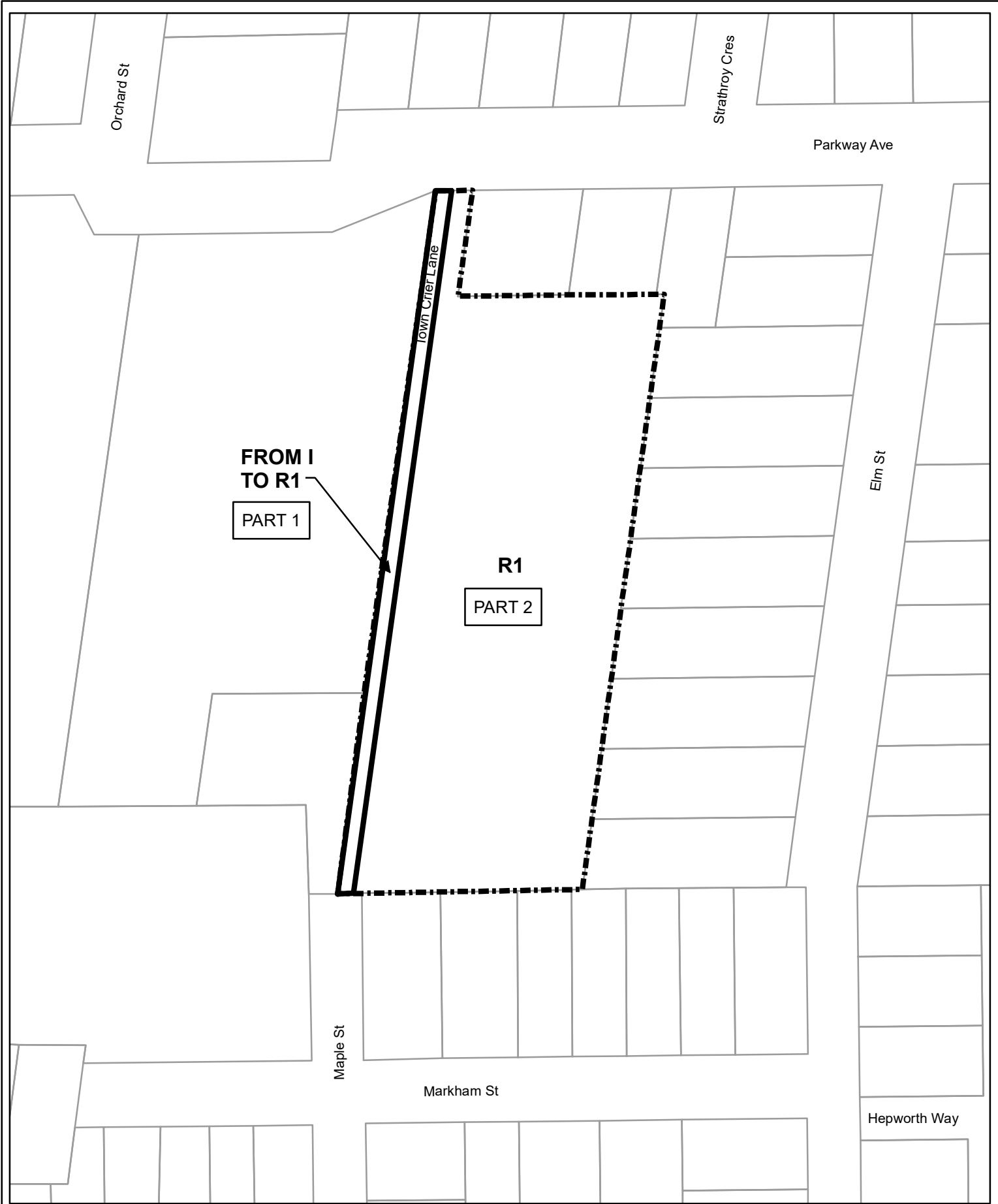
Residential One (R1) Zone

- 1.2 By adding the following subsection to Section 12- EXCEPTIONS, which shall apply to Parts 1 and 2 as shown on Schedule "A" attached hereto:

Exception 12.42	City Park (Town Crier) Homes Inc. 7 Town Crier Lane	Parent Zone R1
File ZA 16 175583		Amending By-law 2017-112
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land shown on Schedule "A" attached to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
12.42 Special Zone Standards		
The following special Zone Standards shall apply:		
a)	Town Crier Lane is deemed to be a <i>Public Street</i> for the purpose of determining zone standards;	
b)	The <i>Lot Line</i> abutting Town Crier Lane shall be deemed the <i>Front Lot Line</i> for the purpose of determining zone standards;	
c)	Minimum <i>Lot Frontage</i> – 15 metres;	
d)	Minimum <i>Front Yard</i> – 4.5 metres, except that the minimum <i>Front Yard</i> to an attached <i>Private Garage</i> is 5.8 metres	
e)	Minimum <i>Side Yard</i> – 1.5 metres	
f)	Maximum <i>Building Height</i> – 11.2 metres	
g)	Maximum <i>Building Height</i> where a lot abuts the north or south lot line of the lands shown as Parts 1 & 2 on Schedule "A" to this By-law – 10.5 metres	
h)	Maximum <i>Building Depth</i> – 24.0 metres	
i)	Maximum <i>Gross Floor Area</i> including a <i>Private Garage</i> - 465 m ²	
j)	Maximum <i>Net Floor Area Ratio</i> – not applicable	
k)	Maximum <i>Lot Coverage</i> – 43%	
l)	Unenclosed porches and stairs may encroach into a required <i>Front Yard</i> , and may project beyond the maximum building depth, a maximum of 2.0 metres	

2. A contribution by the Owner to the City for the purposes of public art, in the amount of \$1500.00 per unit in 2017 dollars, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.



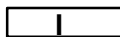

Read a first, second and third time and passed on December 12, 2017.



SCHEDULE "A" TO BY-LAW

AMENDING BY-LAW 1229 DATED



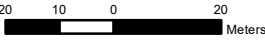
-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATION(S)
- SUBJECT TO SECTION 12.42 OF BY-LAW 1229
-  INSTITUTIONAL
-  RESIDENTIAL ONE

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

Q:\Geomatics\New Operation\By-Laws\OPI\OP_SU_ZA_SC 16175583\OP_SU_ZA_SC 16175583.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: LW Checked By:SC

Date: 29/08/2017

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



Report to: Development Service Committee

Meeting Date: October 13th, 2020

SUBJECT:

PRELIMINARY REPORT

Application for Zoning By-Law Amendment to permit a commercial self-storage facility at 30 Heritage Road (Ward 4).

File No. PLAN 20 106216

PREPARED BY:

Aqsa Malik, Planner I, East District, Ext. 2230

REVIEWED BY:

Stacia Muradali, MCIP, RPP, Acting Manager, East District, Ext. 2008

RECOMMENDATION:

- That the report titled “PRELIMINARY REPORT Application for Zoning By-Law Amendment to permit a commercial self-storage facility at 30 Heritage Road (Ward 4). File No. PLAN 20 106216” be received.

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application submitted by 30 Heritage Development Limited Partnership Inc to permit a commercial self-storage facility at 30 Heritage Road. This report contains general information in regards to applicable Official Plan or other policies as well as other issues identified by Staff to date. The report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND:

The 1.22 ha (3.01 ac) subject property municipally known as 30 Heritage Road is located at the northeast corner of Heritage Road and McCowan Road (Figures 1, 2 and 3). The site is currently developed with a two storey industrial building occupied by *First Student Canada*, which is a contractor of school bus transportation services. The majority of the site is predominantly asphalt paved parking to accommodate the storage of school buses, with a landscaped strip of land along the McCowan Road and Heritage Road frontages. Vehicular access is provided via a driveway onto Heritage Road. Access to McCowan Road is limited to right-in and right-out movements.

The surrounding area includes the following:

- Markville Mall is located west of the subject site (across McCowan Road);
- Commercial uses are located north of the subject site;
- Markham Centennial Community Centre, Markham Centennial Bocce Club and Centennial GO Station are located northwest of the subject site at McCowan Road and Bullock Drive;
- Wesley Christian Academy abuts the subject property to the east, with industrial and automotive service facilities located further east along Heritage Road; and
- A one-storey commercial plaza is located south of the subject site (across Heritage Road).

Application deemed complete

The Zoning By-law Amendment application was deemed complete on July 13th, 2020.

Next Steps

- Statutory Public Meeting tentatively scheduled for November 3rd, 2020;
- Future Recommendation Report respecting the Zoning By-law Amendment and concurrent Site Plan application;
- Approval and enactment of the Zoning By-law (subject to Council decision);
- Site plan endorsement (if Zoning By-law amendment is approved); and
- Consent application to sever the land.

Proposed Self-Storage Facility

The applicant has submitted a Zoning By-Law Amendment (ZBA) application to permit a commercial self-storage facility as an additional use on the subject property. The proposed by-law amendment includes site-specific development standards related to building setbacks, lot coverage, landscape requirement and parking. The commercial self-storage facility is proposed to be located on the north portion of the subject property, which is undeveloped. The existing industrial building is proposed to be maintained. The proposed self-storage facility will have Gross Floor Area (GFA) of approximately 12,654.19 m² (136,208.55 ft²) and will be six stories tall with a height of approximately 25.25 m (82.84 ft) (Figure 4 and 5). The proposal also includes reductions in setbacks including a front yard setback of 7.0 m (23 ft), a side yard setback (north) of 3.0 m (9.84 ft) and (south) of 6.1 m (20.01 ft) and a rear yard setback of 3.0 m (9.84 ft). The proposal includes a 3.0 m (9.84 ft) landscape strips width adjoining McCowan road and adjoining the north and east property lines and the commercial self-storage facility will provide three internal loading docks and 13 surface parking spaces.

The applicant has also submitted a site plan application which is currently under review. A consent application has also been submitted to sever the north portion of the subject property to accommodate the proposal and to establish required easements. The consent application however, will not advance until Development Services Committee has made a decision on this Zoning By-law Amendment application.

Conformity with Provincial Policy and Region of York Official Plan

The proposed development conforms to the applicable provincial policy framework as well as the land use designation and policies of the Regional of York Official Plan.

Official Plan and ZoningOfficial Plan

The subject lands are designated “Mixed Use Mid Rise” in the 2014 Official Plan [as partially approved on November 24, 2017 and further updated on April 9, 2018 (the “2014 Official Plan”)]. This designation provides for mid-rise intensification opportunities adjacent to transit routes along arterial and major collector roads to address the needs of Markham residents. New buildings in this designation incorporate a range development typology including multi-storey to mid-rise buildings, which may include a mix of retail, office, and residential buildings. The designation provides for a minimum building height of three storeys and a maximum building height of eight storeys. In addition to the above noted designation, the site is also within the Markville Key

Development Area (Section 9.14.4 of the 2014 Official Plan), which provides for office, retail, service, entertainment and recreational uses, and a variety of higher density housing types. A commercial self-storage facility is not provided for under these designations. Until an updated secondary plan is approved for Markville, the provisions of the Official Plan (Revised 1987), as amended will continue to apply to the subject land-

The subject lands are designated “Major Commercial Area” in the City’s In-Force Official Plan. This designation provides for a large-scale multi-use, multi-purpose centre or area offering a diverse range of retail, service, and community, institutional and recreational uses. Lands in this designation may be zoned to permit “commercial self-storage warehouses” subject to the provisions of the 1987 Official Plan.

Zoning

The subject lands are zoned “Industrial (M)” under By-law 1229, as amended (Figure 2). The Zoning By-law permits industrial uses such as manufacturing and warehousing. It also permits commercial uses, including banks, offices, car washing establishments and health clubs. A site specific zoning amendment is required to permit a commercial self-storage warehouse on the site and to implement site specific development standards such as reduced building setbacks, and reduced parking for the proposed development.

OPTIONS/ DISCUSSION:

Matters identified through the detailed review of this application will be discussed in a future staff recommendation report. The following is a preliminary list of matters raised for consideration to date:

- Assessment of the appropriateness of the proposed commercial self-storage facility use on the site and compatibility with adjacent land uses;
- to assess the appropriateness of the proposed development standards, including reduced setbacks along the north and east property lines, and resultant built form, with respect to building setbacks, and height;
- assess the appropriateness of the proposed parking reduction from 462 parking spaces to 13 parking spaces and resolution of any issues resulting from the review of the parking justification submitted by the applicant;
- Resolution of any issues resulting from the review of technical studies including, but not limited to, storm water management and servicing reports, tree preservation plan;
- The concurrent site plan application review will examine the building siting, elevations, landscaping, sustainable measures, circulation of traffic, and location of bike stands.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review. If the application is approved, any requirements where appropriate will be incorporated into the proposed amendment.

RECOMMENDED BY:

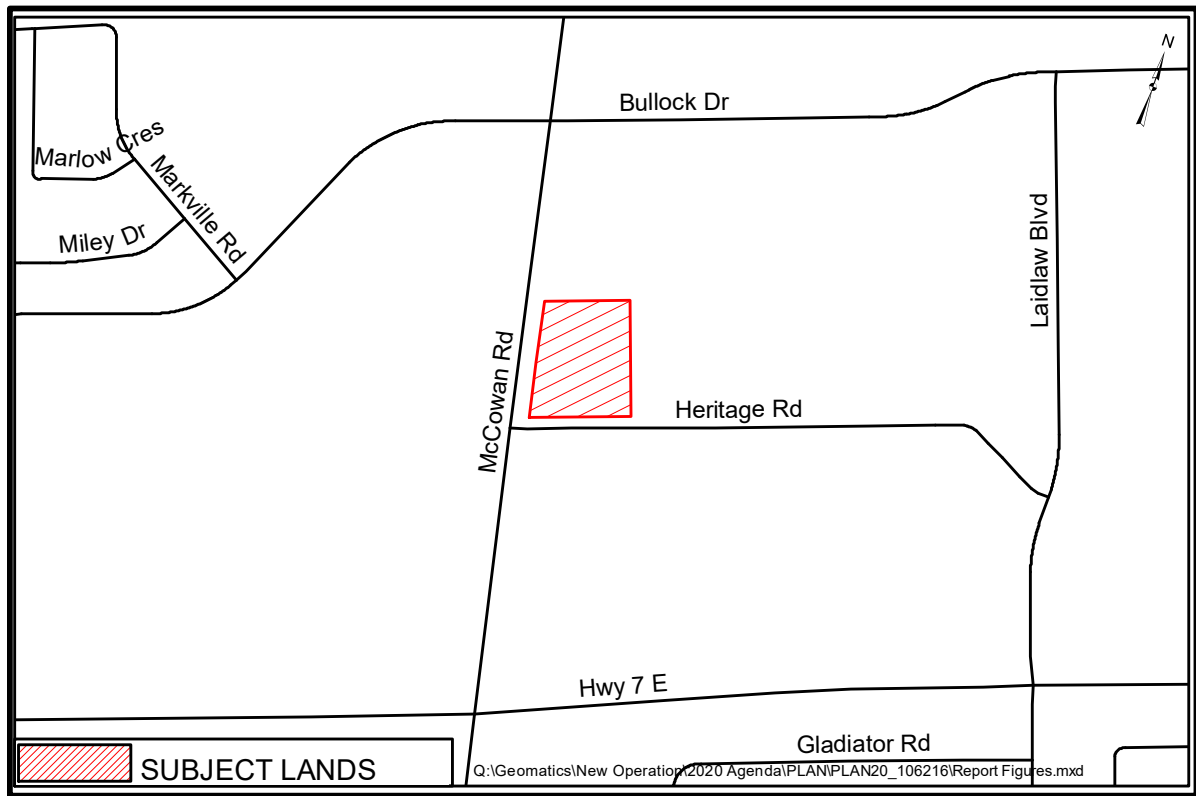
Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

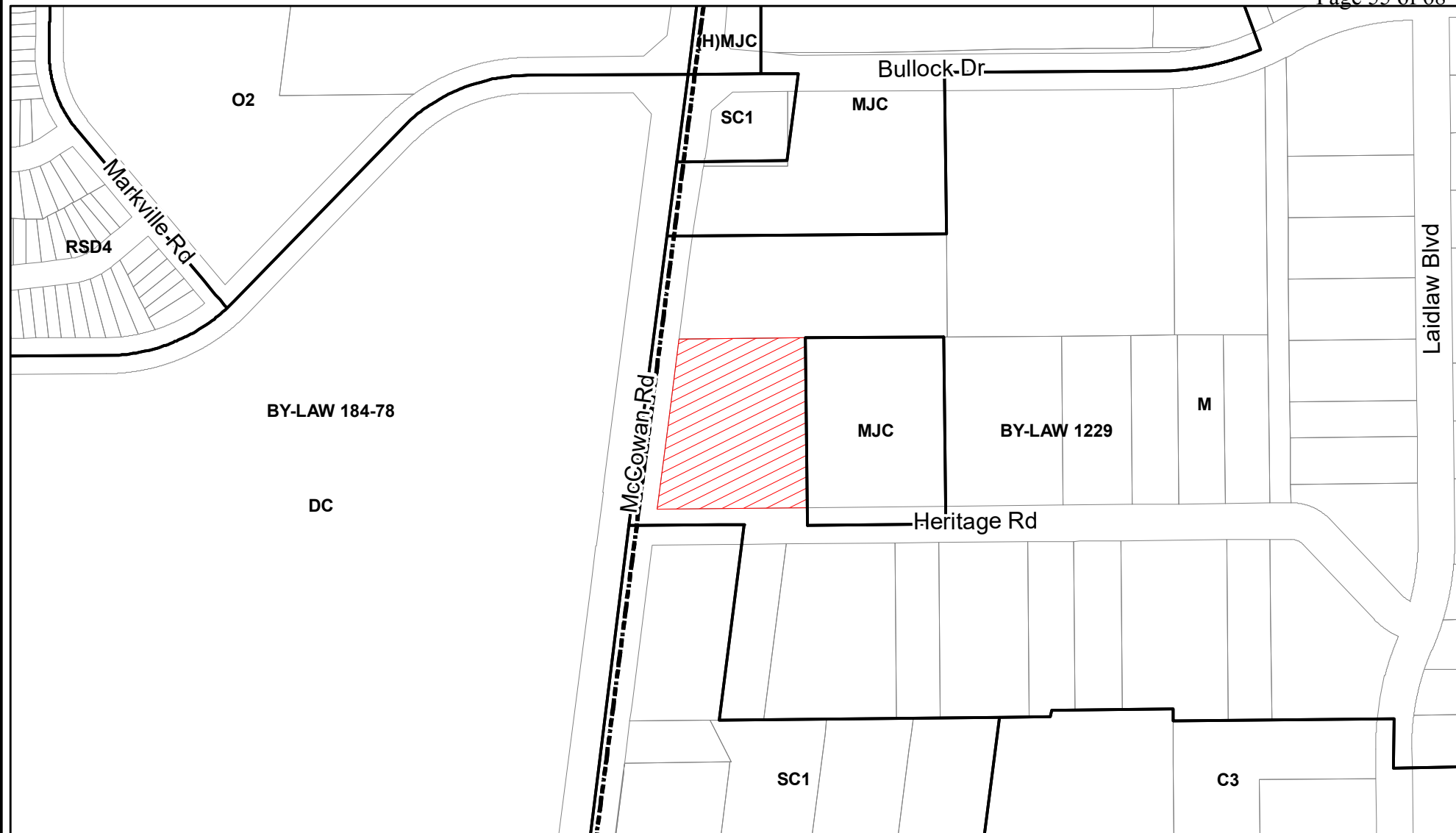
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Planning

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photo
Figure 4 – Site Plan
Figure 5 – Building Elevations
Figure 6 – Proposed Severance Plan

Matthew Cory
Malone Given Parsons
140 Renfrew Drive,
Markham, Ontario L3R 6B3
Tel: (905) 513-0170 ex. 135
Email: jle@mgp.ca





AREA CONTEXT/ZONING

APPLICANT: 30 Heritage Developments Ltd.
30 Heritage Road

FILE No. PLAN20106216

 SUBJECT LANDS



Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_106216\Report Figures.mxd

 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AM

DATE: 10/07/2020

FIGURE No. 3



AERIAL PHOTO 2019

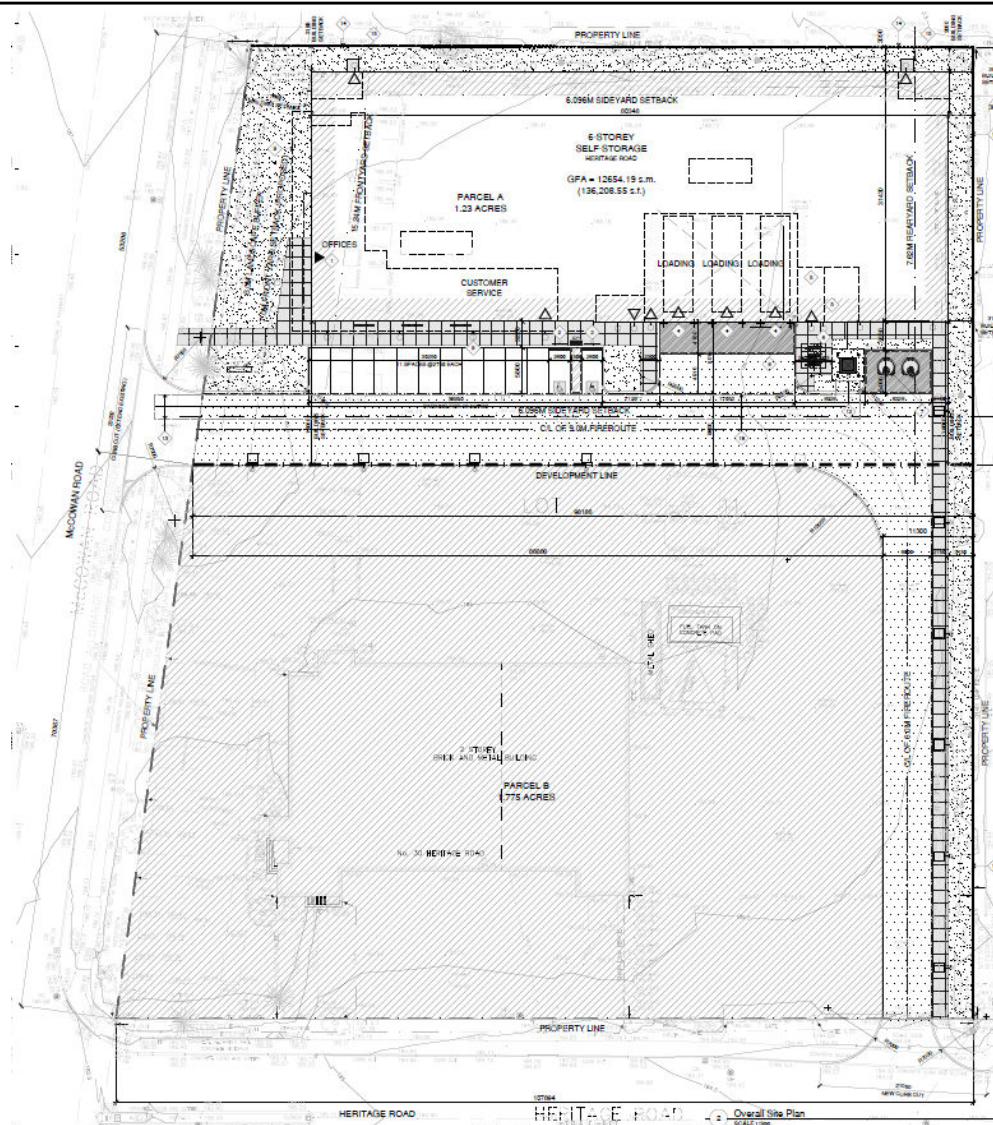
APPLICANT: 30 Heritage Developments Ltd.
30 Heritage Road

FILE No. PLAN20106216

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_106216\Report Figures.mxd

 SUBJECT LANDS





SITE PLAN

APPLICANT: 30 Heritage Developments Ltd.
30 Heritage Road

FILE No. PLAN20106216

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_106216\Report Figures.mxd

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AM

DATE: 10/07/2020

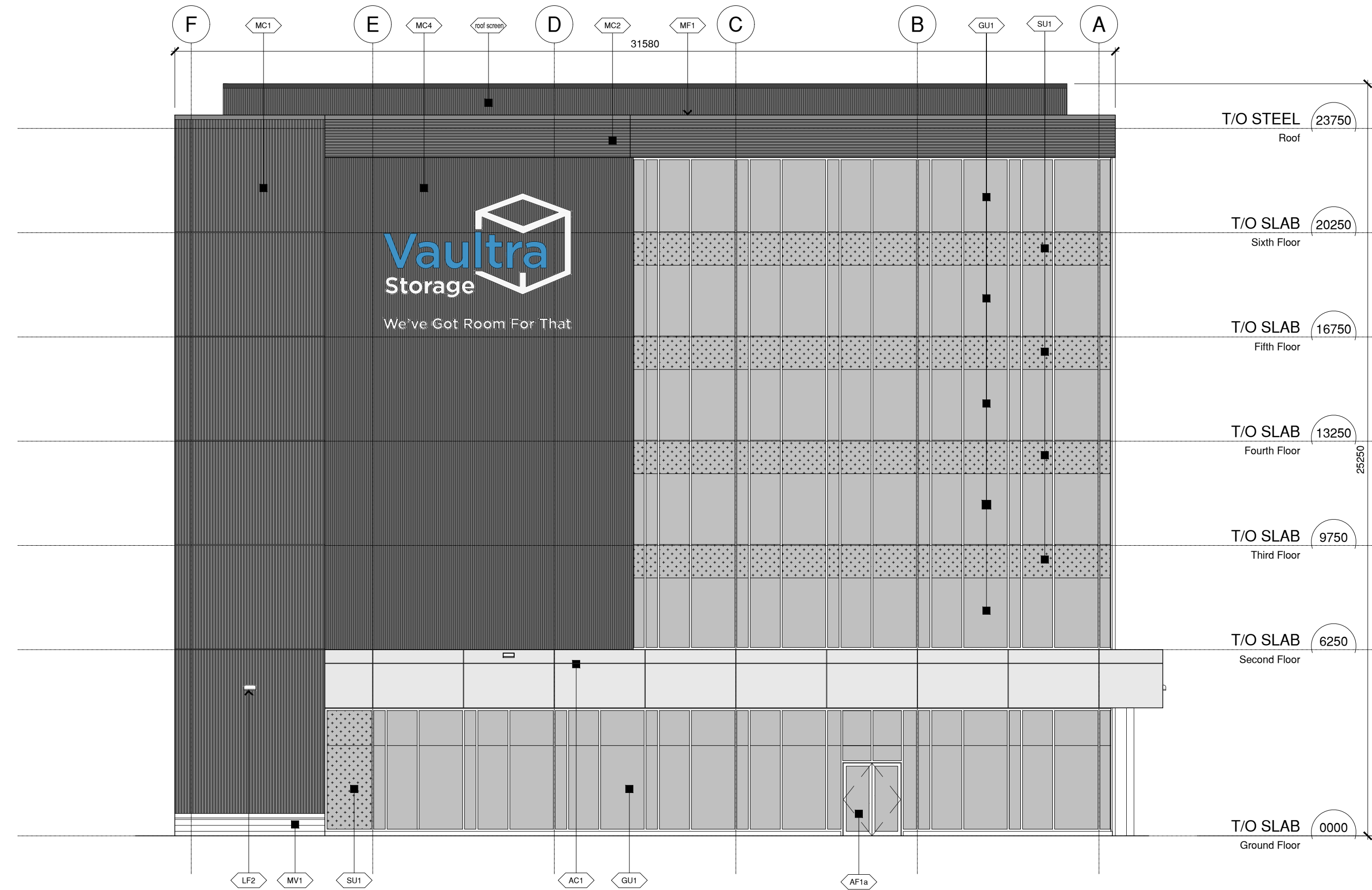
FIGURE No. 4



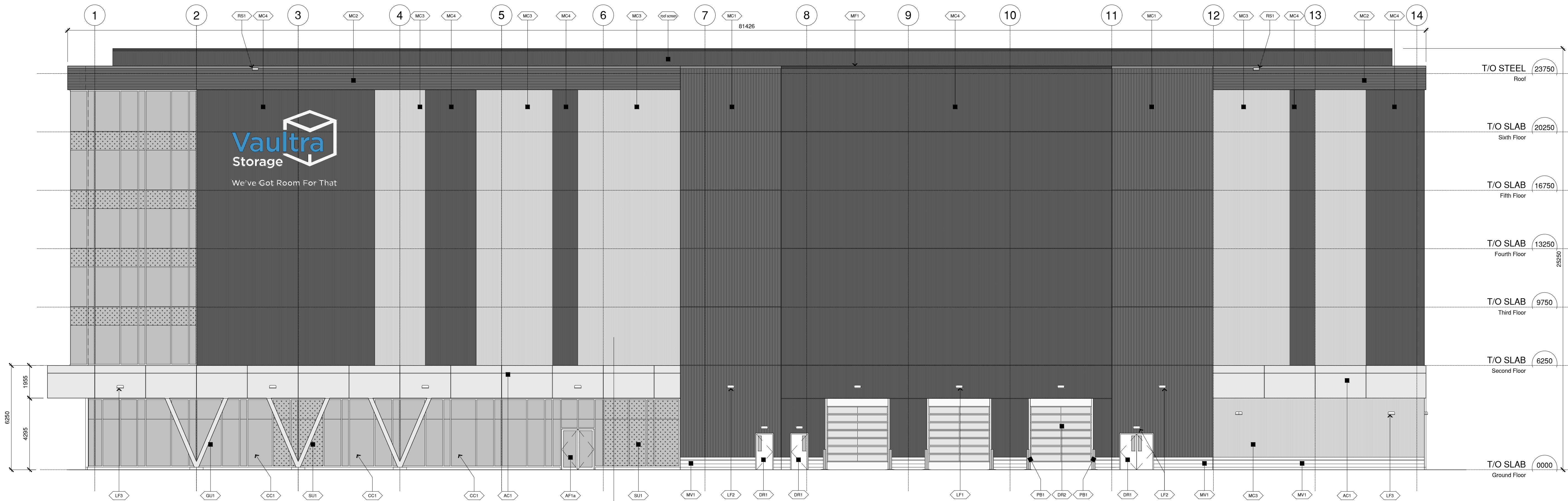
COLOUR AND FINISH SAMPLES FOR ALL EXTERIOR COMPONENTS TO BE PROVIDED FOR REVIEW AND APPROVAL BY ARCHITECT.

DRAWING NOTES

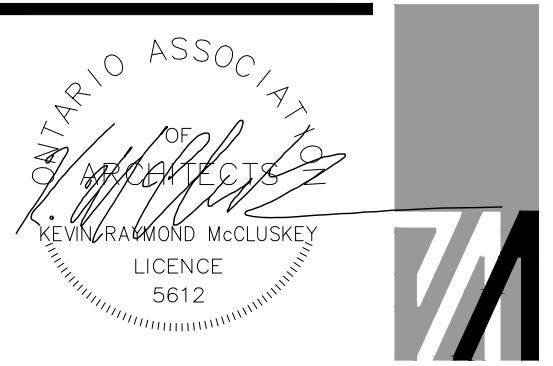
1. RESERVED.
2. REFER TO SHEET A0.1 FOR MATERIAL AND ASSEMBLY TYPES SCHEDULE FOR EXTERIOR CLADDING INFORMATION.
3. REFER TO SHEETS A2.0 - A2.6 FOR LAYOUT AND CONFIGURATION OF ALL EXTERIOR CLADDING COMPONENTS.
4. COLOUR OF METAL CLOSURES, TRIMS AND FLASHINGS SHALL MATCH THAT OF ADJACENT MATERIAL UNLESS NOTED OTHERWISE.
5. COLOUR OF LOUVERS, GRILLES AND VENTS SHALL MATCH THAT OF ADJACENT MATERIAL UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR EXTERIOR WALL MOUNTED LIGHTING FIXTURES.
7. REFER TO MECHANICAL FOR ROOF TOP MOUNTED EQUIPMENT.



2 West Elevation
SCALE 1:125



1 South Elevation
SCALE 1:125



Pearce McCluskey Architects
2203 Dunwin Drive • Mississauga, Ontario • L5L 1X2
www.pmachitects.ca 1.905.607.2444

This drawing is not to be used for construction unless signed by partner in charge.
Contractors must verify all dimensions and be responsible for same. report any discrepancies to the architect before commencing the work.
Prints are not to be scaled.
All drawings and related documents are the sole copyright property of the architects and must be returned upon request. any reproduction of drawings and related documents in part or in whole is forbidden without the architects written permission.

ISSUED for SITE PLAN CONTROL 05JUN2020
City of Markham Development Services

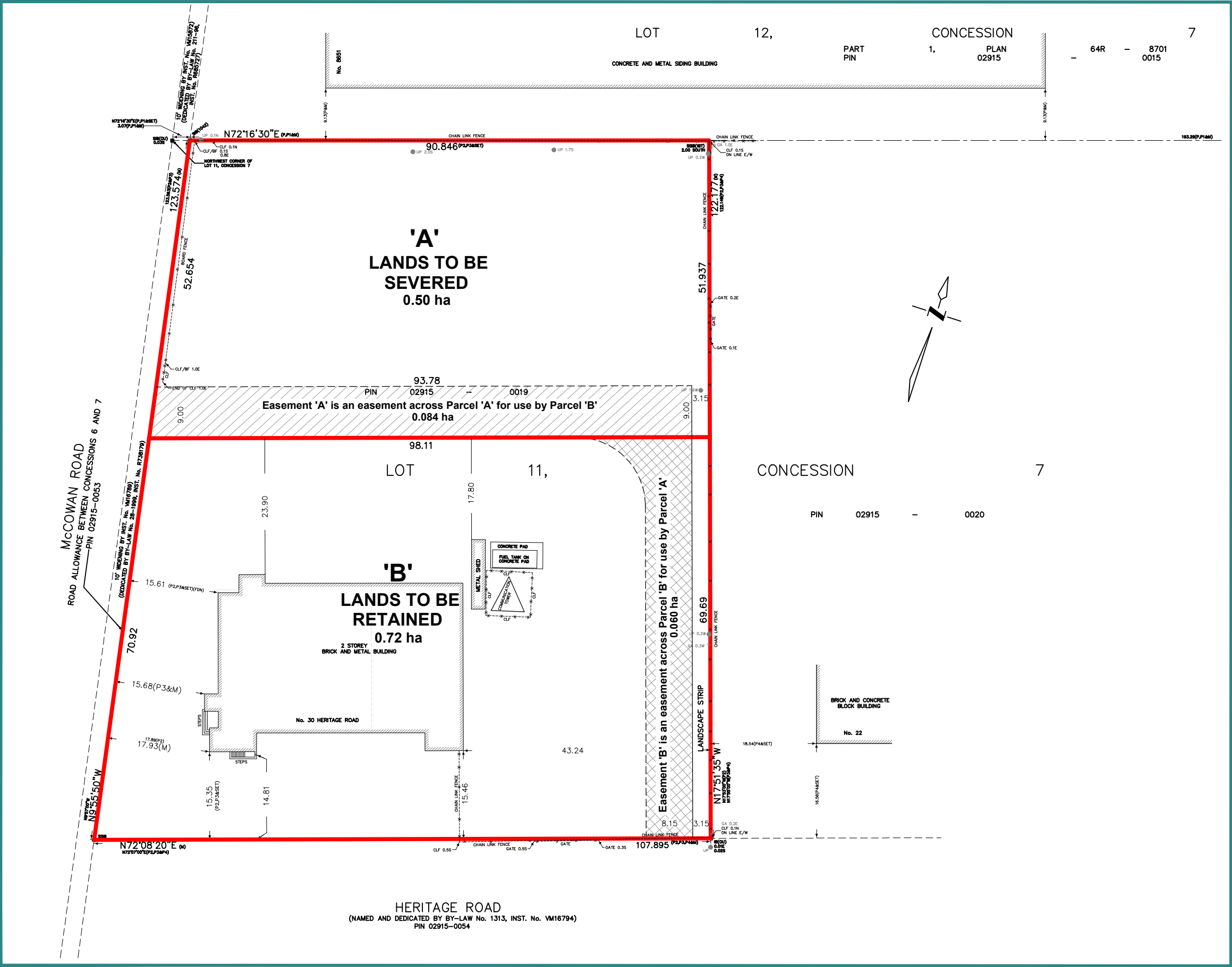
Heritage Self-Storage
New Self-Storage Facility
30 Heritage Road
Markham | Ontario
City of Markham File No: XXXXXX

South + West
Elevations

Project Number:
19058

Drawn By: KRM
Checked By: -
Date: Apr 2020
Scale: 1:125
Sheet Number:

A3.0



PRELIMINARY SEVERANCE PLAN

PART OF LOT 11
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

Subject Lands - 1.22 ha

DRAFT
FOR DISCUSSION PURPOSES ONLY



SCALE(m):

Prepared For:
30 Heritage Developments
Limited Partnership Inc.

Date: August 25, 2020
MGP File: 19-2833





Report to: Development Services Committee

Meeting Date: October 13, 2020

SUBJECT: PRELIMINARY REPORT, 254632 Ontario Inc., Application for a Zoning By-law Amendment to permit motor vehicle and auto parts sales as well as outdoor storage of vehicles at 120 Doncaster Avenue (Ward 1) File No. PLAN 20 115420

PREPARED BY: Rick Cefaratti, MCIP, RPP
Senior Planner, West District, (Ext. 3675)

REVIEWED BY: Ron Blake, MCIP, RPP
Senior Development Manager (Ext. 2600)

RECOMMENDATION:

THAT the report dated October 13, 2020 titled “PRELIMINARY REPORT, 254632 Ontario Inc., Application for a Zoning By-law Amendment, to permit motor vehicle and auto parts sales as well as outdoor storage of vehicles at 120 Doncaster Avenue (Ward 1) File No. PLAN 20 115420”, be received.

PURPOSE:

This report provides preliminary information on an application for a Zoning By-law Amendment, to permit motor vehicle and auto parts sales, as well as outdoor storage of vehicles at 120 Doncaster Avenue (the subject property). This report contains general information in regards to the applicable Official Plan and other policies including relevant issues, but it should not be taken as Staff’s opinion on the application.

BACKGROUND:Subject Land and Area Context

The 0.8 ha. (1.97 ac.) subject property municipally known as 120 Doncaster Avenue is located on the north side of Doncaster Avenue, west of Henderson Avenue and east of Yonge Street (see Figures 1, 2 and 3). To the north of the subject property is the CN Rail Corridor with low density a residential neighbourhood further north across the rail tracks. The lands located to the south across Doncaster Avenue include Grandview Park, a mix of limited commercial and industrial uses contained within existing industrial buildings, and Henderson Avenue Public School. The surrounding properties to the east and west of the subject property also contain industrial buildings with a mix of limited commercial and industrial uses. There is an existing 1,349 m² (14,520.51 ft²) industrial building on the property.

Application status

The application to amend the Zoning By-law was deemed complete on June 26, 2020.

Next Steps

1. A Statutory Public Meeting is tentatively scheduled for November 3, 2020;
2. Recommendation Report on the Zoning By-law amendment at a future date;
3. If the Zoning By-law Amendment application is approved, an application for Site Plan approval will be required for the proposed development;

PROPOSAL:

The applicant is proposing a motor vehicle sales and repair facility with accessory auto parts sales. The proposal includes indoor and outdoor storage, display and a sales area for motor vehicles (see Figure 4).

The applicant is proposing an amendment to the Zoning By-law to add motor vehicle sales, motor vehicle part sales and outdoor storage of vehicles, as permitted uses on the subject property.

CONFORMITY WITH PROVINCIAL POLICY AND YORK REGION OFFICIAL PLAN

The proposed development conforms to the applicable provincial policy framework as well as the land use designation and policies of the Regional of York Official Plan.

OFFICIAL PLAN AND ZONINGMarkham Official Plan

The 2014 Official Plan (partially approved on November 24, 2017, and further updated on April 9, 2018) designates the subject property as Service Employment, which provides for a range of service and retail uses together with light industrial, warehousing and office uses. The Service Employment land use policies specifically provide for motor vehicle sales and repair, retail sales of automotive parts and limited outdoor storage or display of motor vehicles as discretionary uses accessory to a permitted use, subject to a site specific development application for zoning approval.

Zoning By-law

The subject property is zoned Industrial (M) under By-law 2053, as amended by By-law 280-81, which permits industrial uses including motor vehicle repair, motor vehicle body shops, warehousing, manufacturing, assembly and storage of goods within enclosed buildings. Retail sales accessory to a permitted industrial use on the same lot are also permitted. A motor vehicle sales establishment is not a permitted use. Outdoor storage yards for vehicles are a prohibited use. Consequently, a Zoning By-law amendment is required to add the above noted uses on the 'subject property'.

OPTIONS/ DISCUSSION:

The following is a summary of comments raised to date. Other matters that are identified through the detailed review of this application and public meeting (s) will be discussed in a future recommendation report if required.

Encroachment of Right-of-Way

The existing paved parking area at the front of the 'subject property' encroaches into the right-of-way for Doncaster Avenue (see Figure 3). In the event that the existing parking area within the encroachment area is removed, the Site Plan illustrates that 61 parking spaces can still be provided on site, which would comply with the minimum parking required for the proposal under Parking Standards By-law 28-97. The restoration of the boulevard will be addressed through the site plan approval process.

Internal Department Comments

The Development Engineering, Transportation Planning, Operations, Fire and Waste Management departments have indicated that they have no objections to the proposed rezoning.

The Waterworks Department has commented that while they have no objections to the Zoning By-law amendment application, they are requesting the submission of a CCTV (Closed Circuit Television) Report and video for the existing sanitary service line to the City prior to any approvals being granted on this proposal.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priority of growth management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and no concerns or objections have been raised to date.

RECOMMENDED BY:

Biju Karumanchery
Director of Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Air Photo
Figure 3 – Area Context/Zoning
Figure 4 – Site Plan

OWNER:

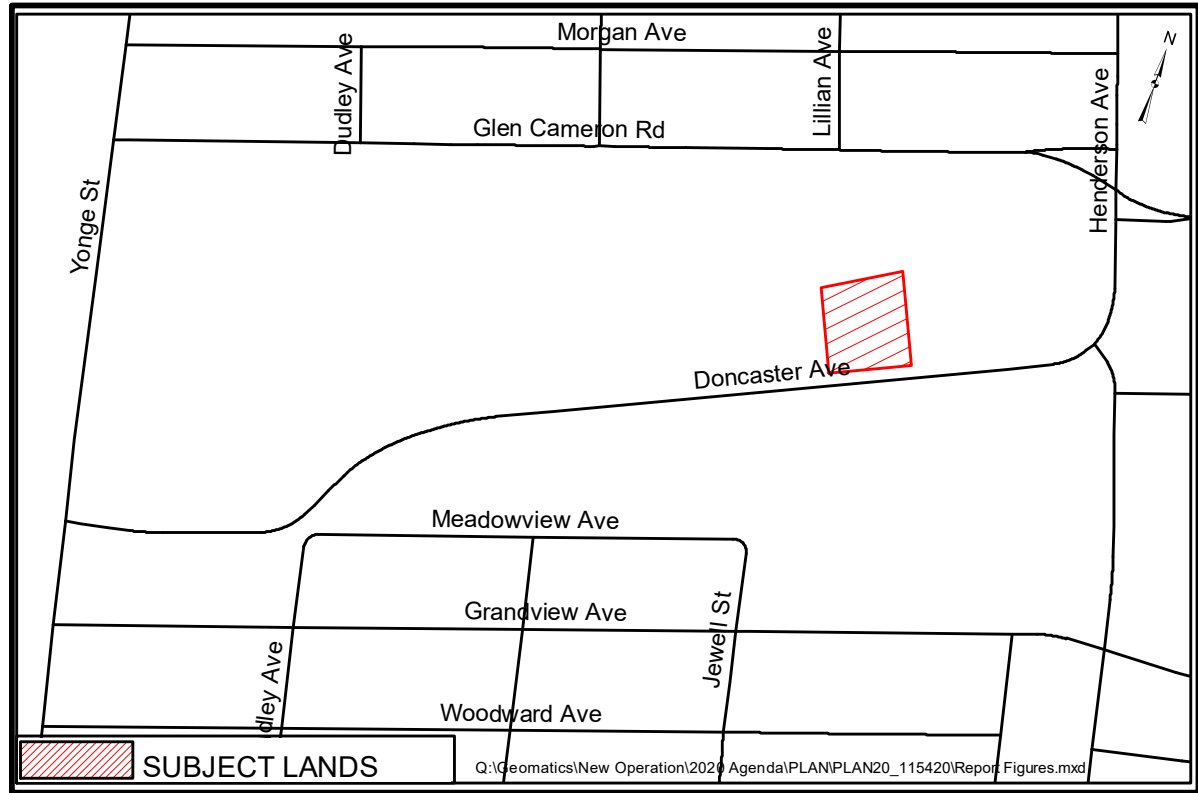
2546432 Ontario Inc.
(Brian Hoecht)
7200 Yonge Street
Thornhill, ON
Phone: (905) 881-5002
Email: bhoecht@northyorkchrysler.com

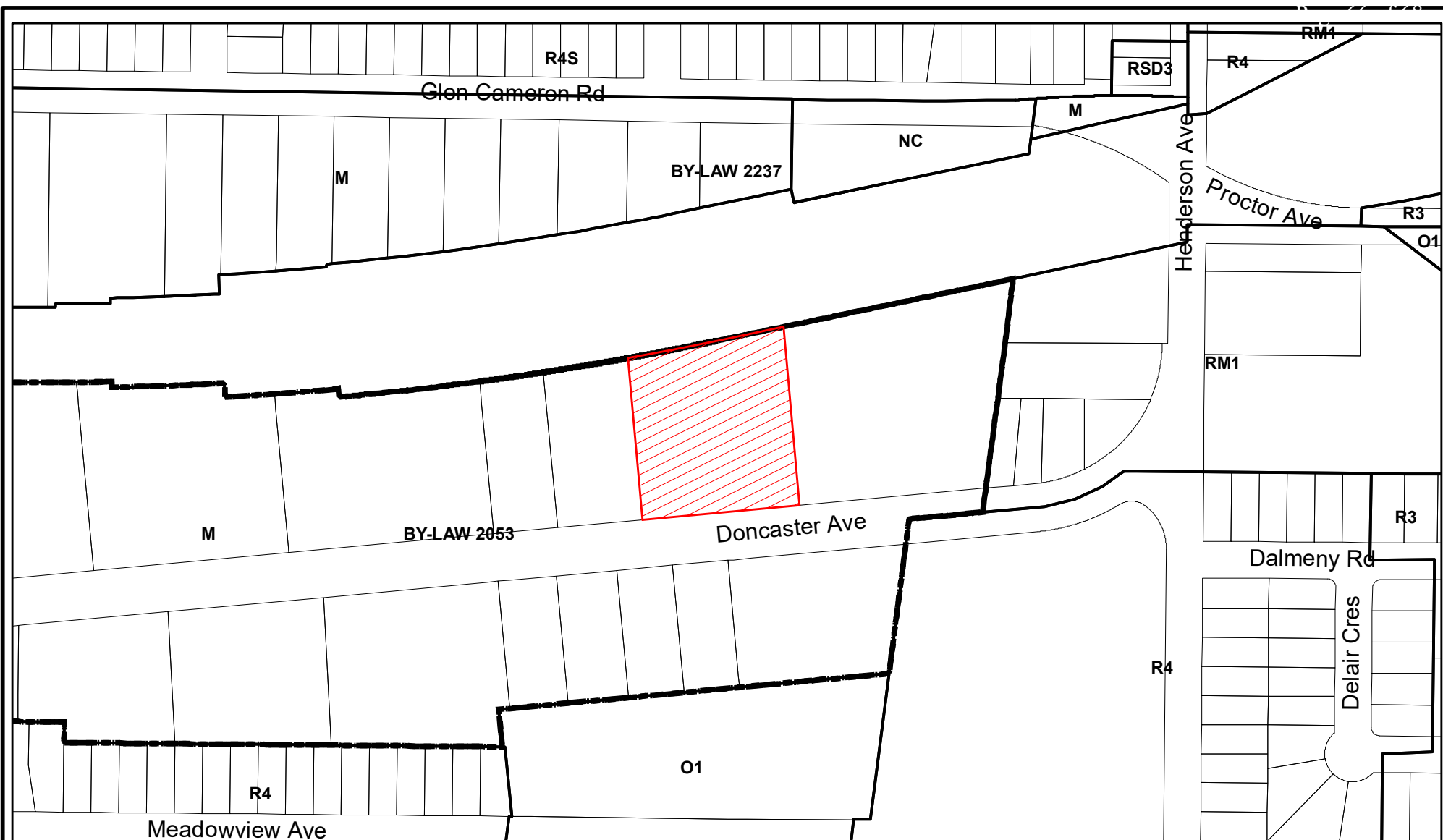
APPLICANT/AGENT:

Malone Given Parsons Ltd.
(Rohan Sovig)
140 Renfrew Drive Suite 201
Markham, Ontario L3R 6B3

Phone (905) 513-0170 Ext. 146

Email: jrsovig@mgp.ca





AREA CONTEXT / ZONING

APPLICANT: 254632 Ontario Inc. (Brian Hoecht) c/o Malone Given Parsons Ltd.
(Rohan Sovig)
120 Doncaster Avenue

FILE No. PLAN 20 115420

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_115420\Report Figures.mxd

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

DATE: 16/09/2020

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2019)

APPLICANT: 254632 Ontario Inc. (Brian Hoecht) c/o Malone Given Parsons Ltd.
(Rohan Sovig)
120 Doncaster Avenue

FILE No. PLAN 20 115420

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_115420\Report Figures.mxd

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

DATE: 16/09/2020

FIGURE No. 3

-  SUBJECT LANDS
-  Existing pavement encroachment into Doncaster Avenue right-of-way



