



Electronic Development Services Public Meeting

Agenda

Meeting No. 7
November 3, 2020, 7:00 PM
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 Public meetings are video and audio streamed on the City's website at:

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



Electronic Development Services Public Meeting Agenda

Meeting Number 7

November 3, 2020, 7:00 PM - 9:00 PM

Live streamed

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice Chair: Keith Irish

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

Alternate formats for this document are available upon request.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
 - 4.1. 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) 3

S. Corr, ext. 2624
 - 4.2. 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) (10.3, 10.5) 12

S. Corr, ext. 2624
 - 4.3. PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A COMMERCIAL SELF-STORAGE FACILITY 22

AT 30 HERITAGE ROAD (WARD 4). FILE NO. PLAN 20 106216 (10.5)

A. Malik, ext. 2230

- 4.4. 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)**

33

R. Cefaratti, ext. 3675

5. ADJOURNMENT



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

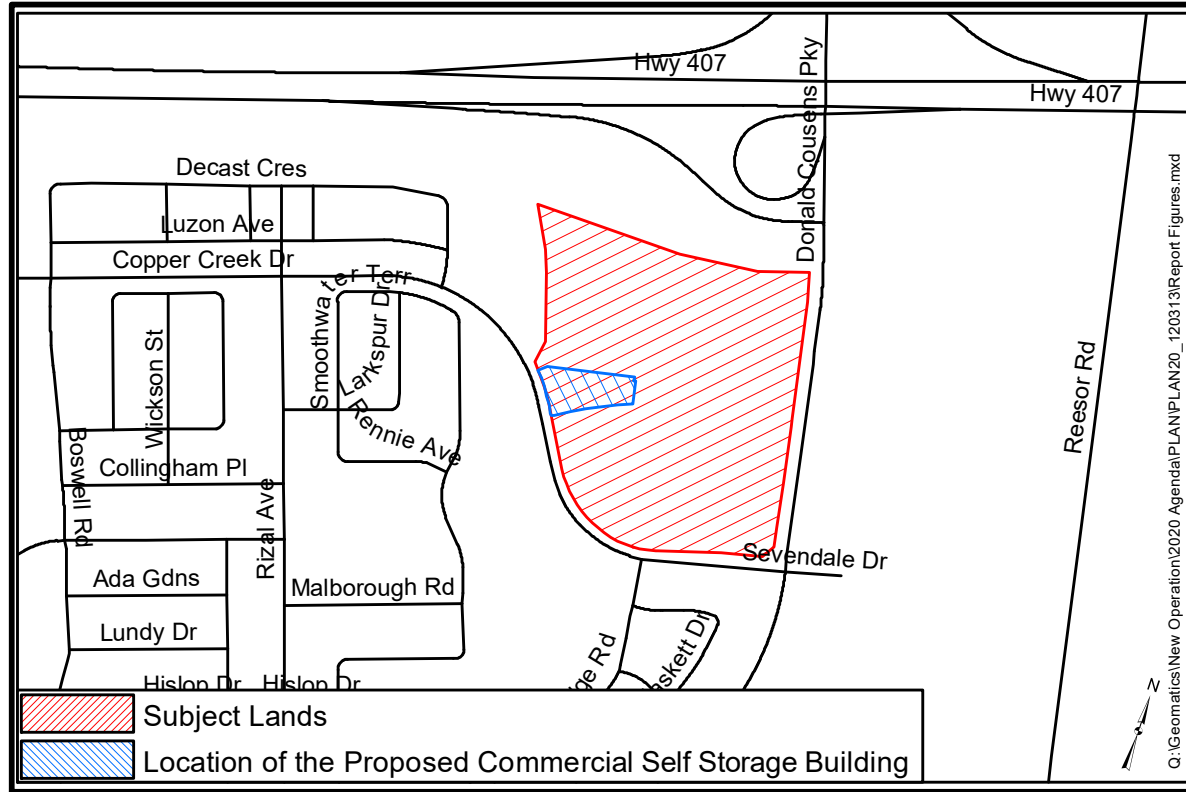
Arvin Prasad R.P.P, M.C.I.P
Commissioner of Development Services

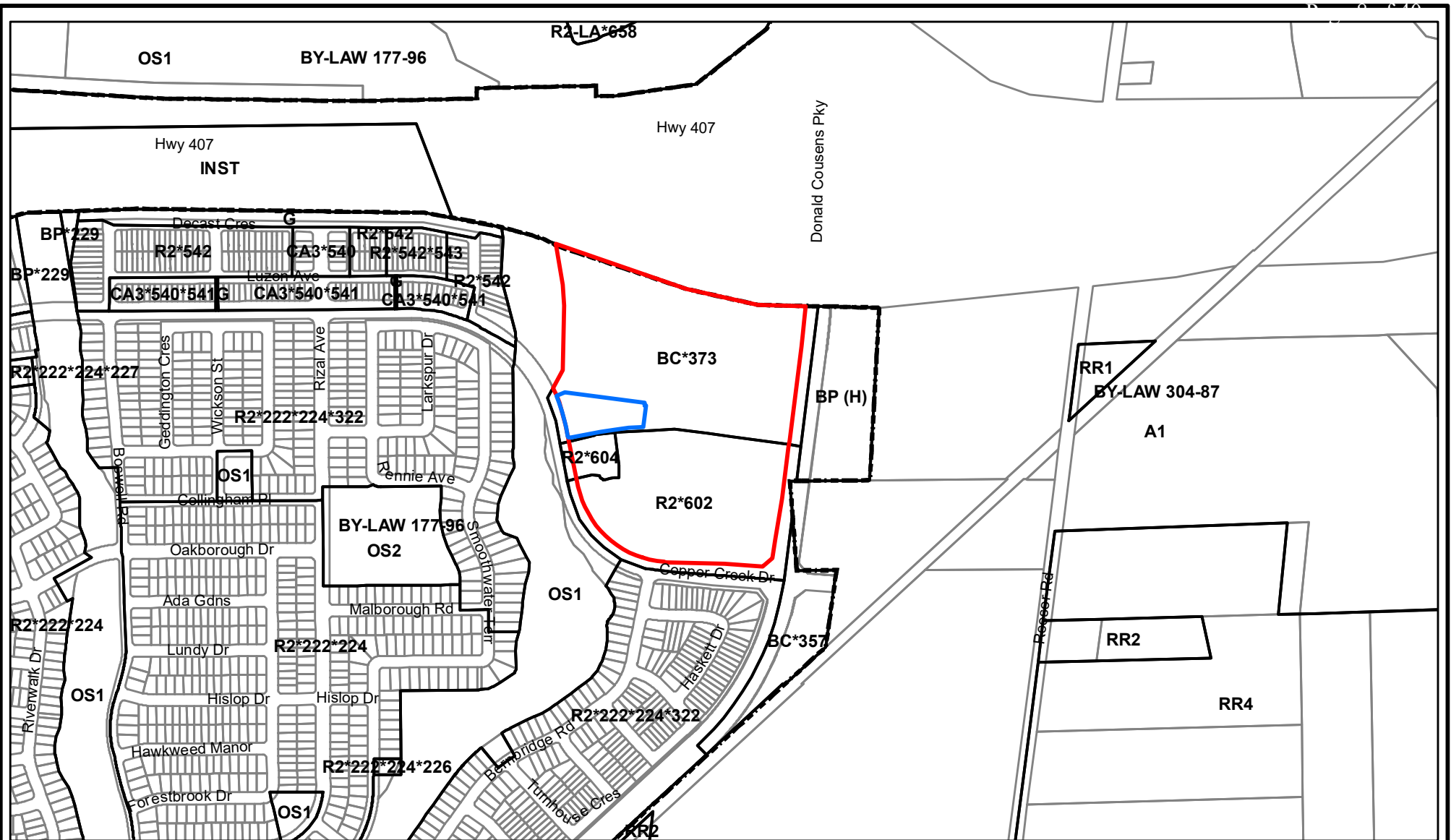
ATTACHMENTS:

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

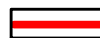




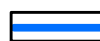
AREA CONTEXT / ZONING

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

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DEVELOPMENT SERVICES COMMISSION

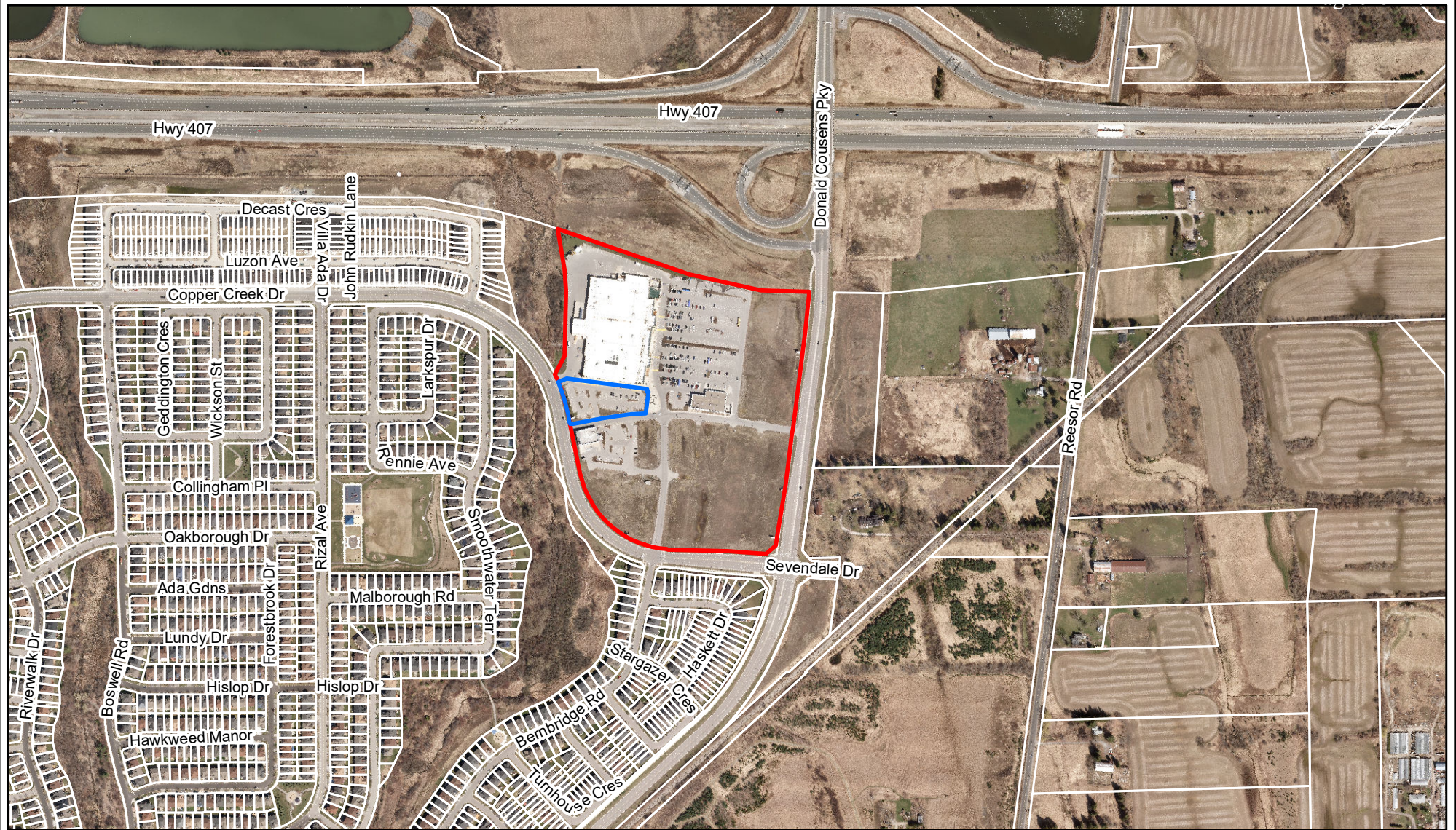
Drawn By: RT

Checked By: SC

DATE: 18/09/2020

FIGURE No. 2

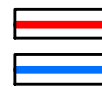




AERIAL PHOTO (2019)

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

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Drawn By: RT

Checked By: SC

DATE: 18/09/2020

FIGURE No. 3



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

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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

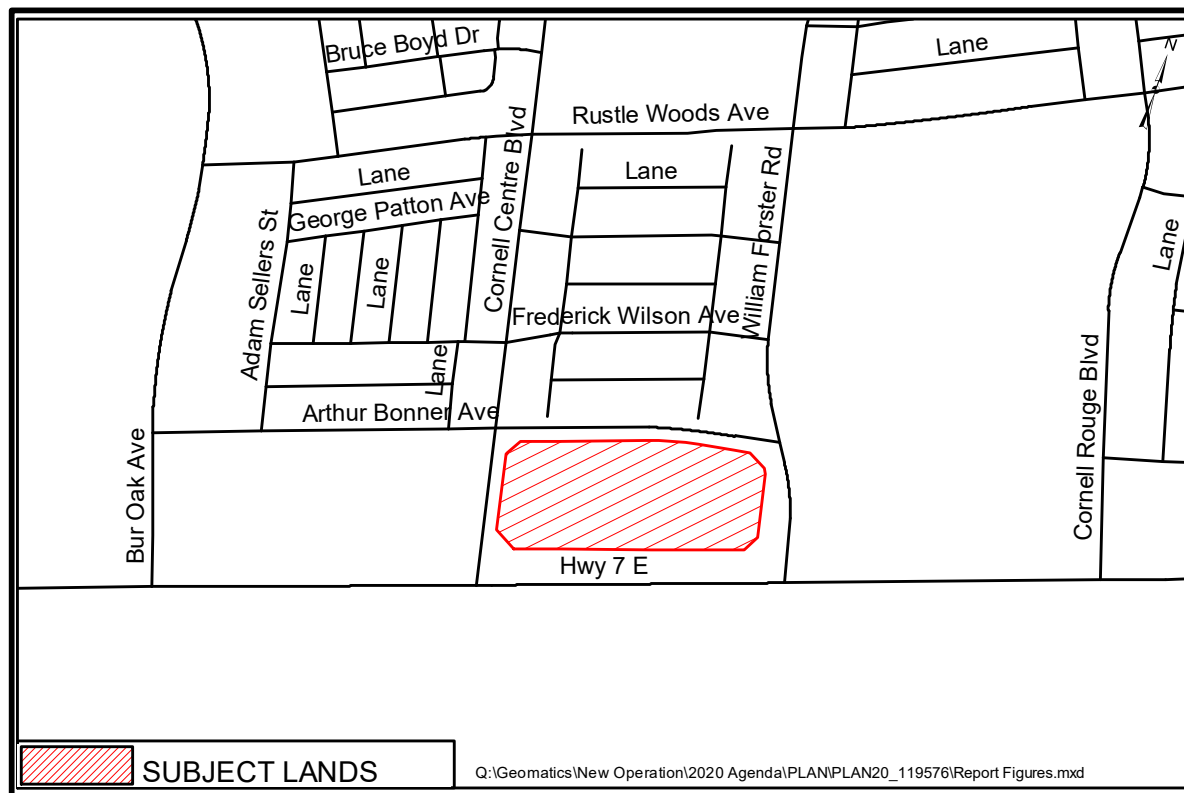
Figure 3: Aerial Photo

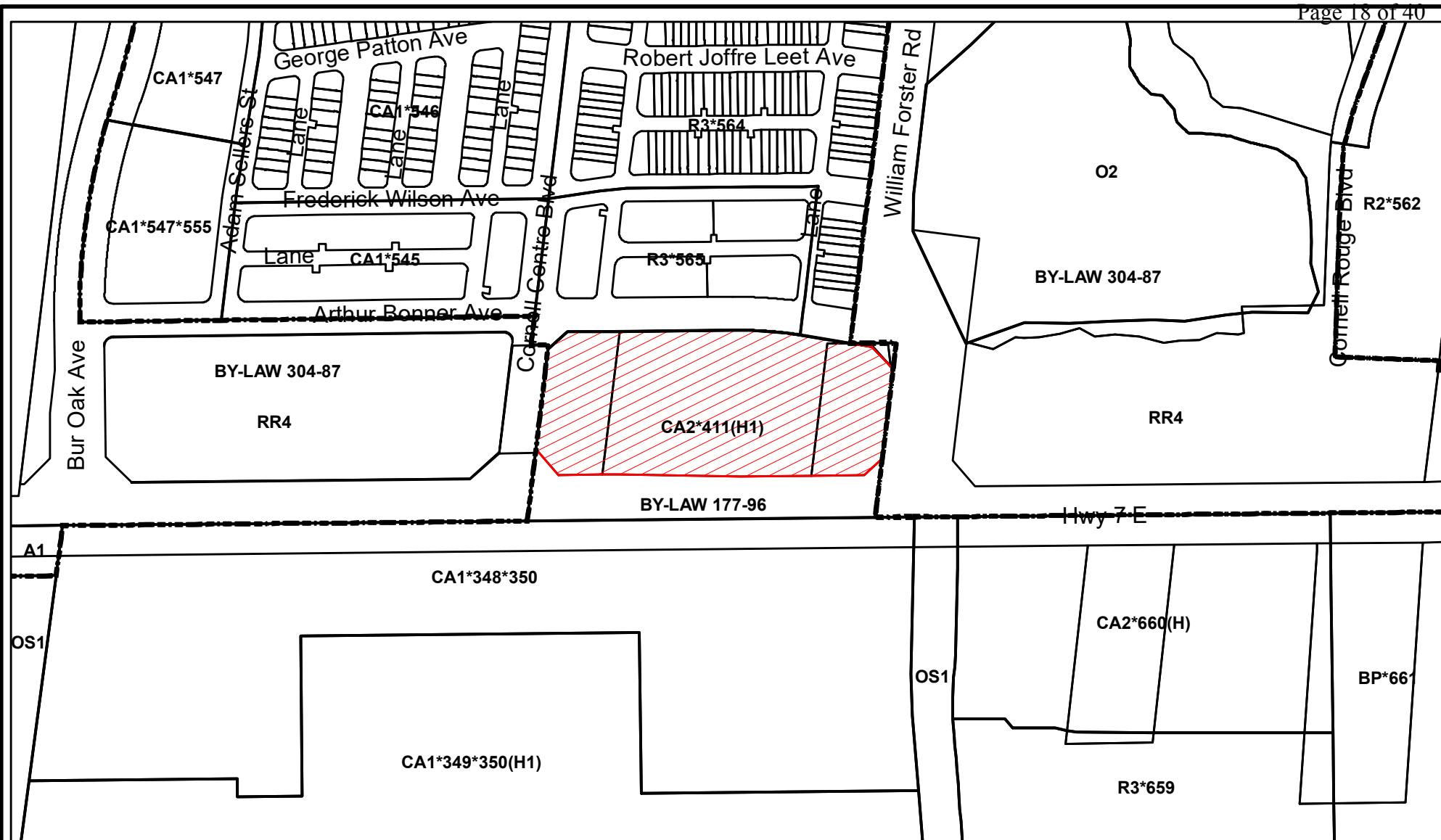
Figure 4: Site Plan

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

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SC

DATE: 10/08/2020

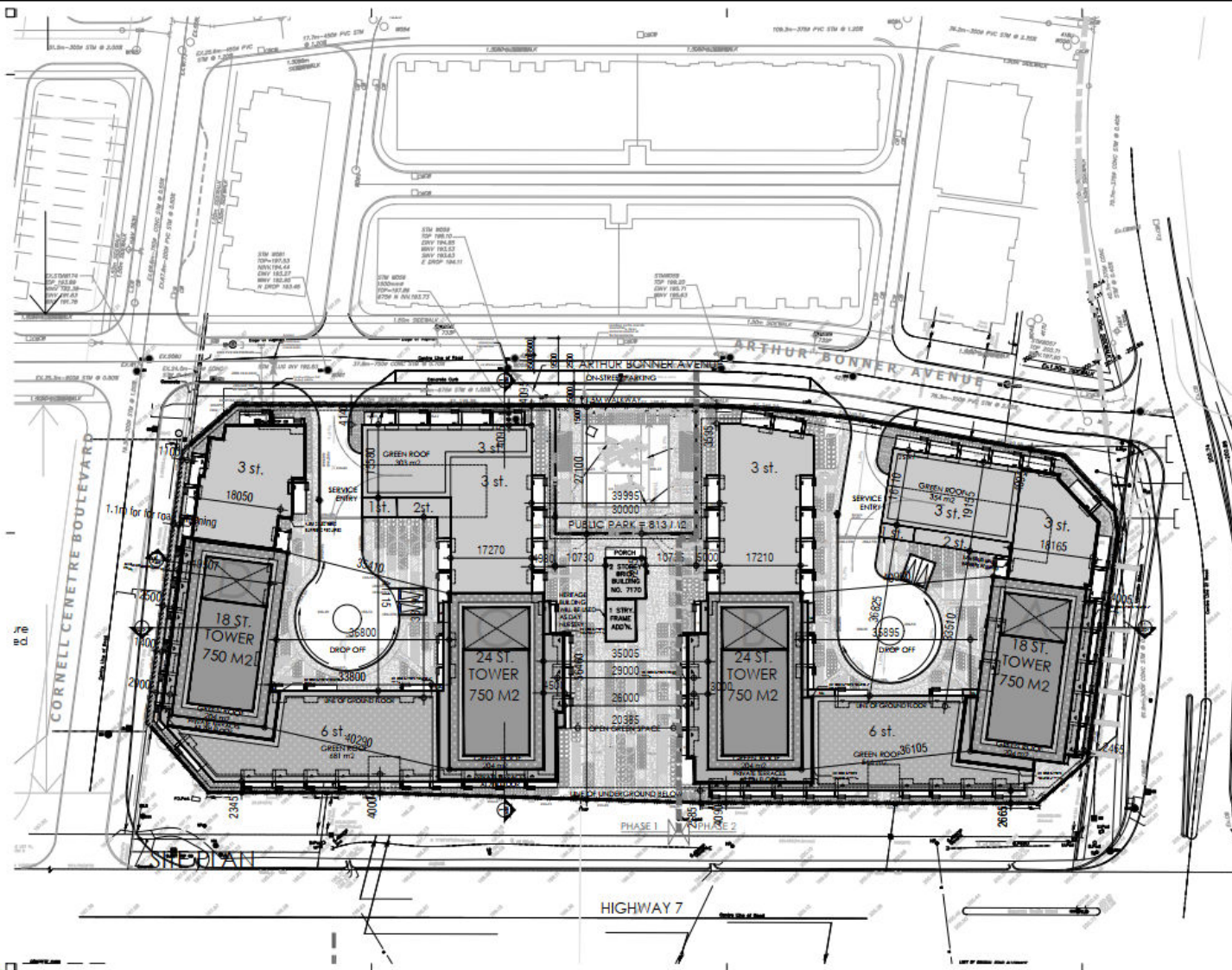
FIGURE No. 2

 SUBJECT LANDS

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

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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

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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:

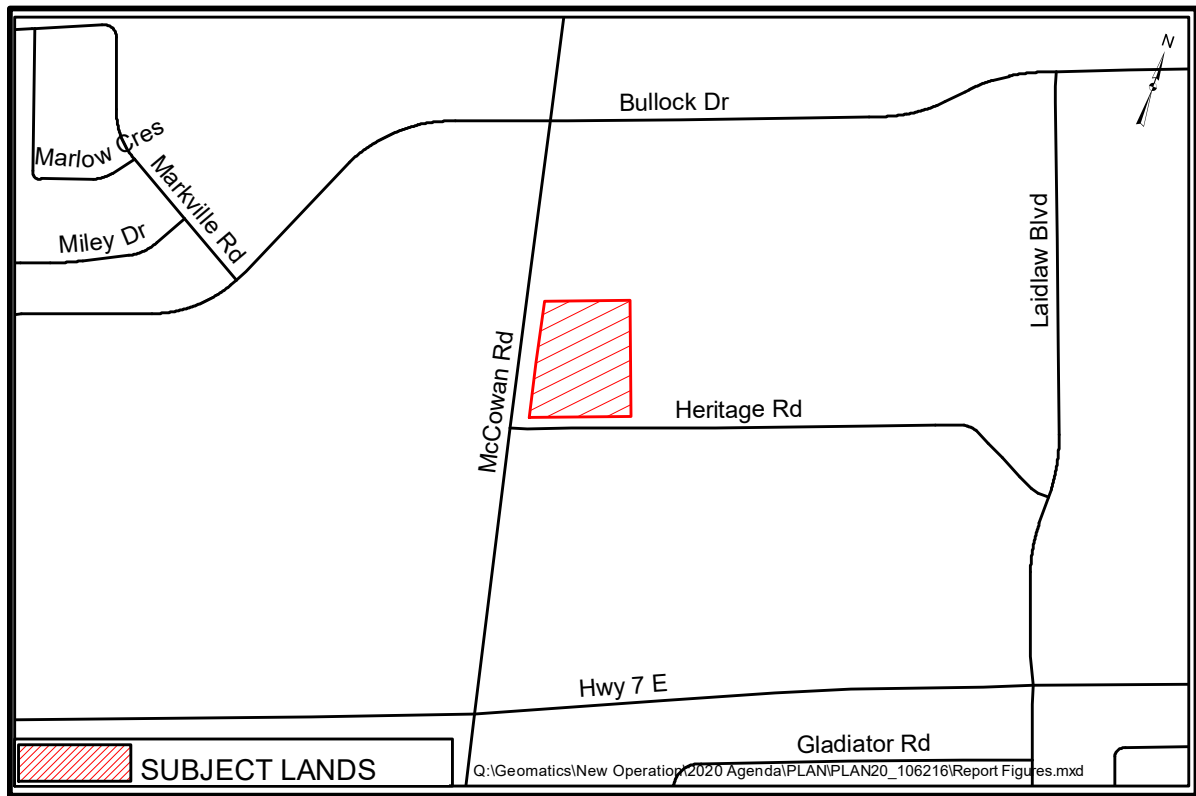
Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

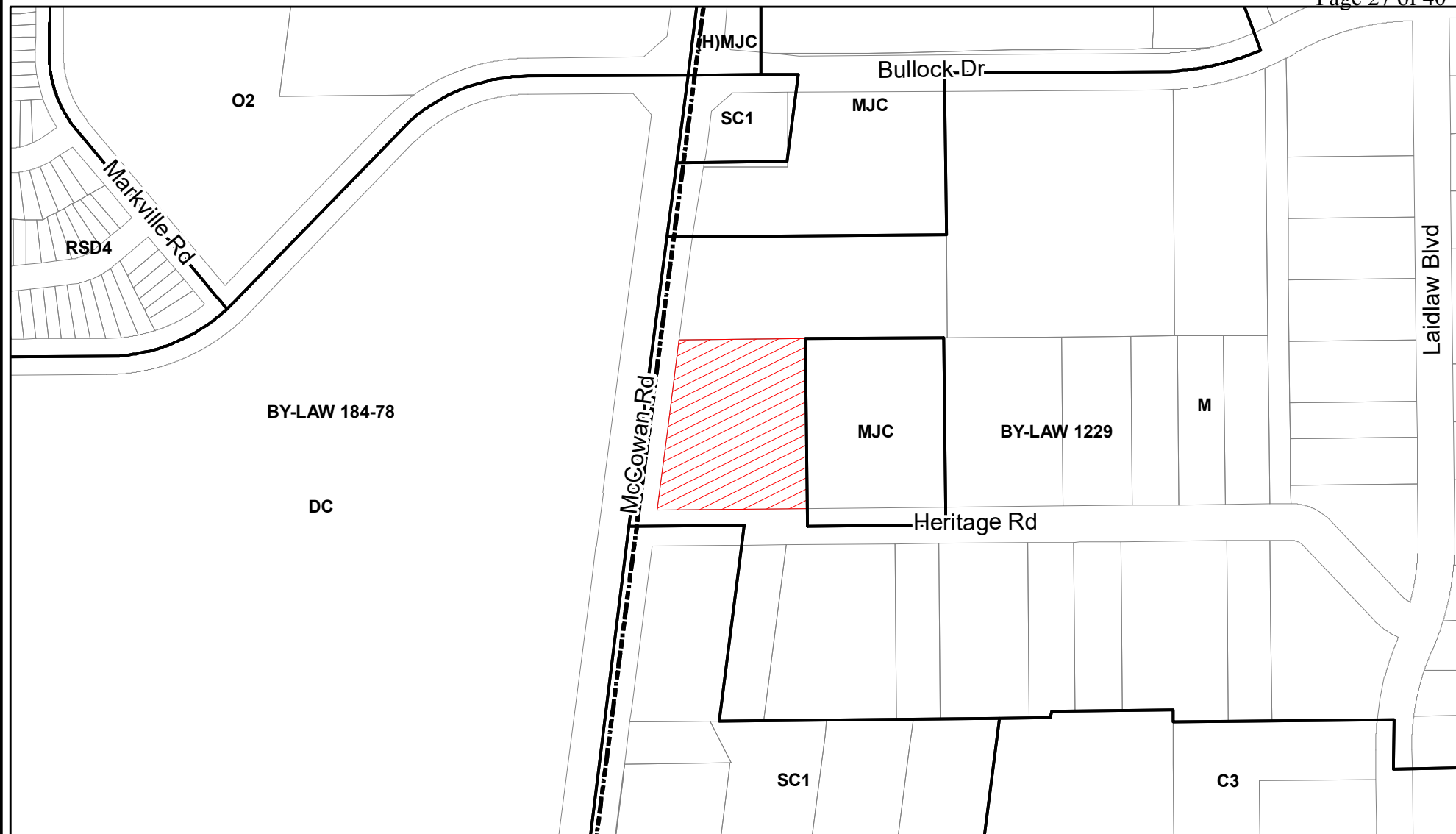
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Planning

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

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 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

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

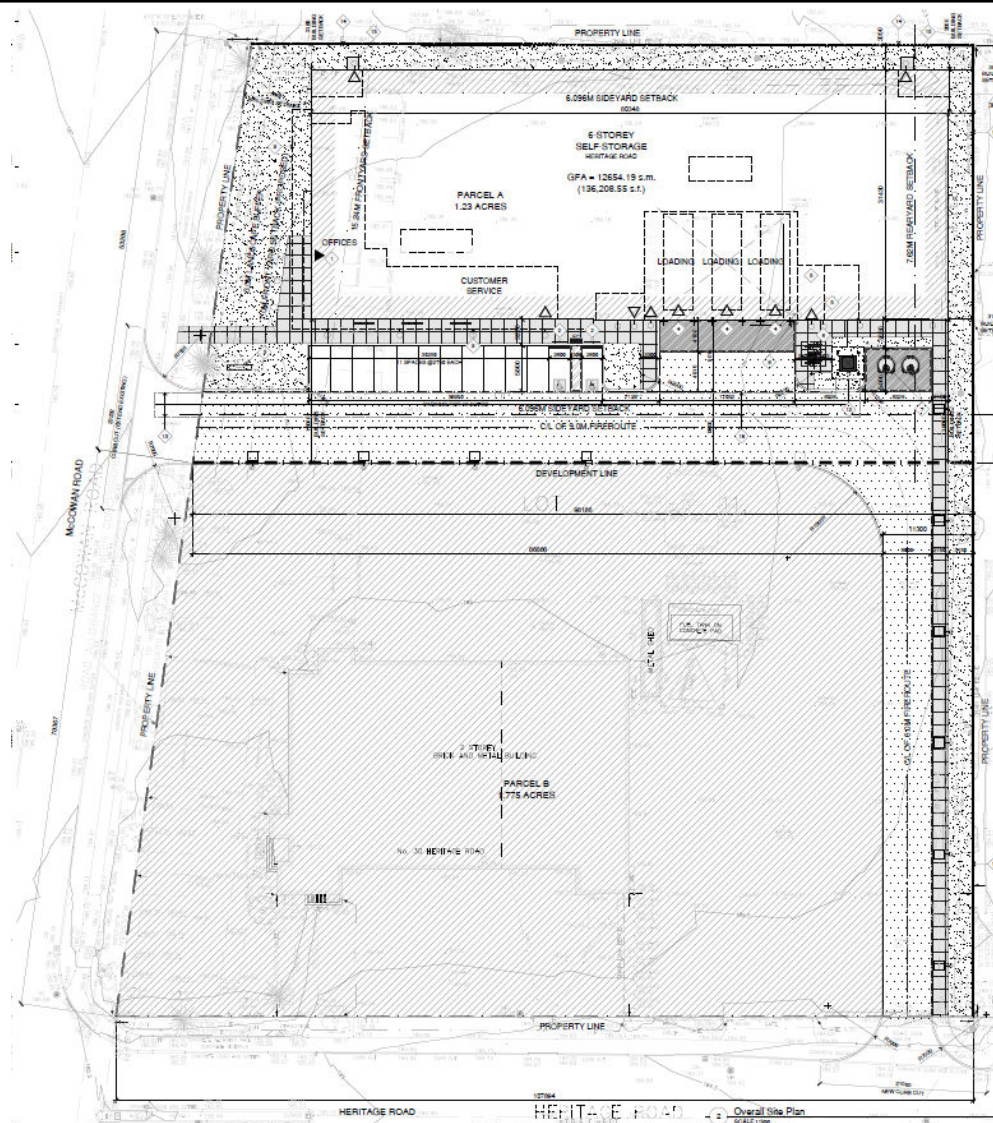
Checked By: AM

DATE: 10/07/2020

FIGURE No. 2

 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

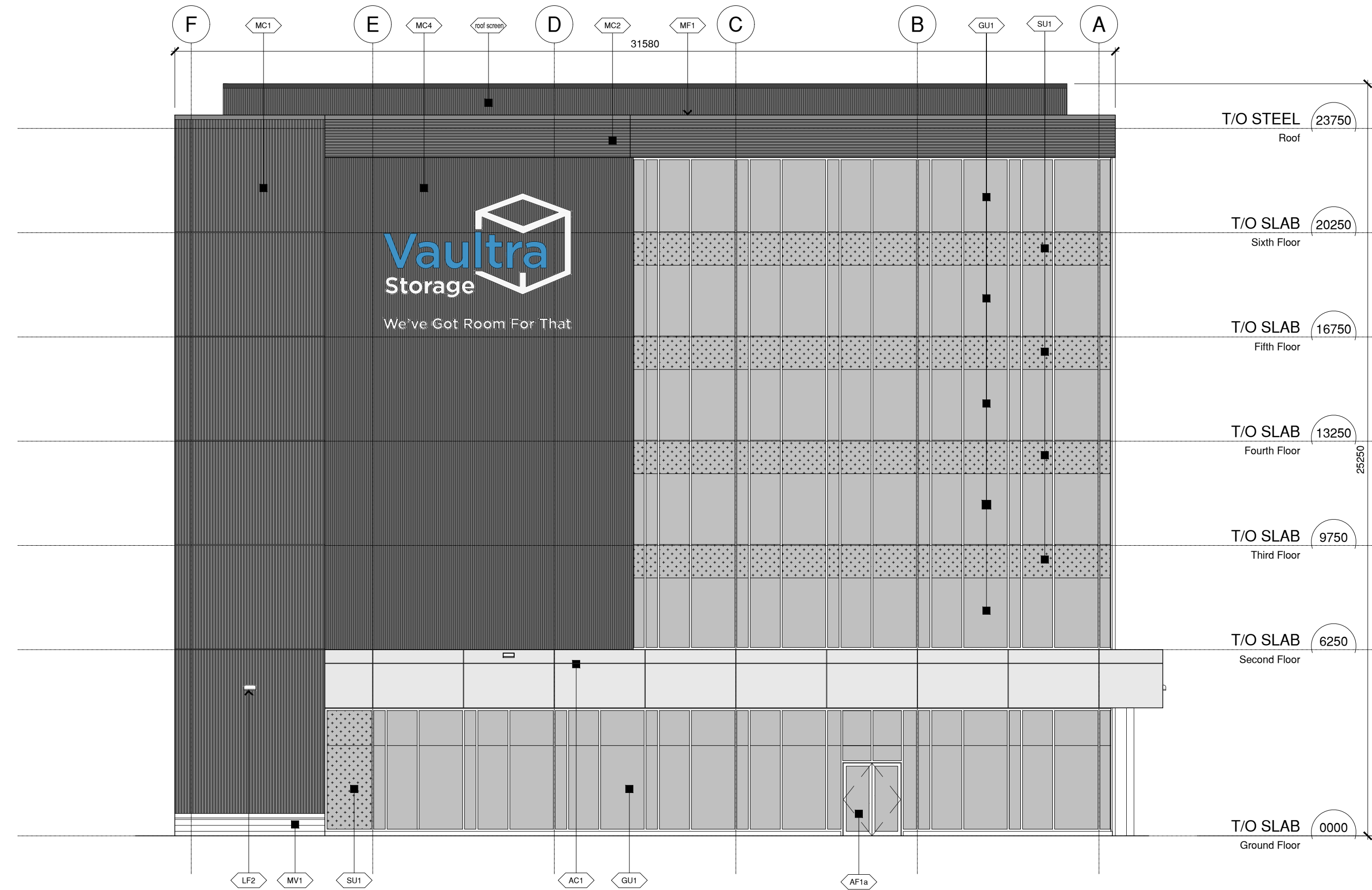
DATE: 10/07/2020

FIGURE No. 4

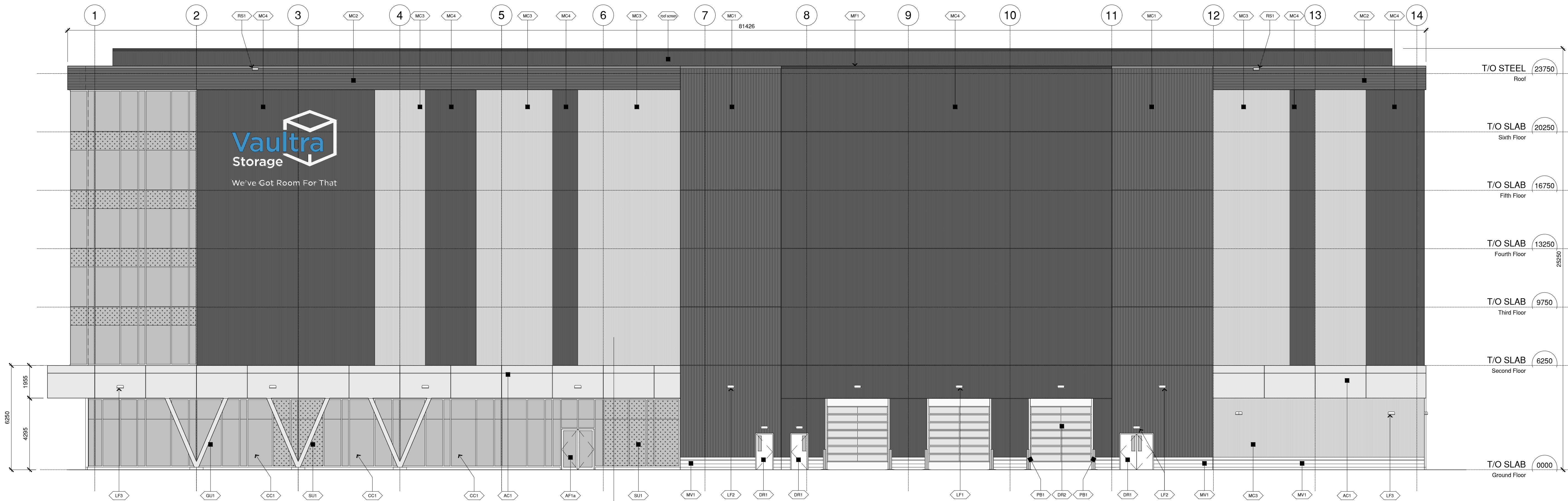
COLOUR AND FINISH SAMPLES FOR ALL EXTERIOR COMPONENTS TO BE PROVIDED FOR REVIEW AND APPROVAL BY ARCHITECT.

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



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

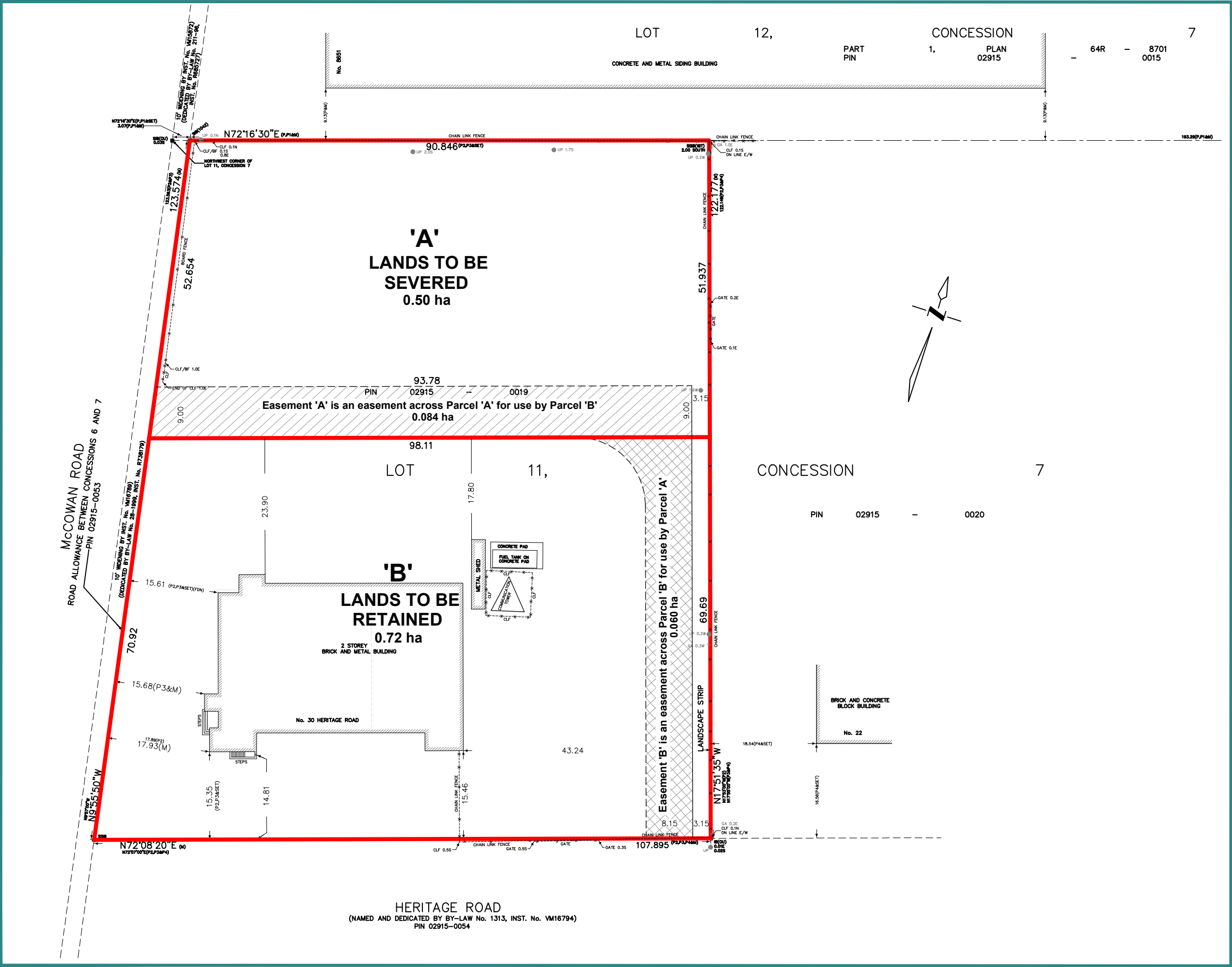
Heritage Self-Storage
New Self-Storage Facility
30 Heritage Road
Markham | Ontario
City of Markham File No: XXXXXX

**South + West
Elevations**

Project Number:
19058

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

A3.0



**PRELIMINARY
SEVERANCE PLAN**

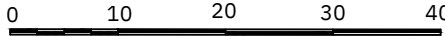
PART OF LOT 11
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

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:

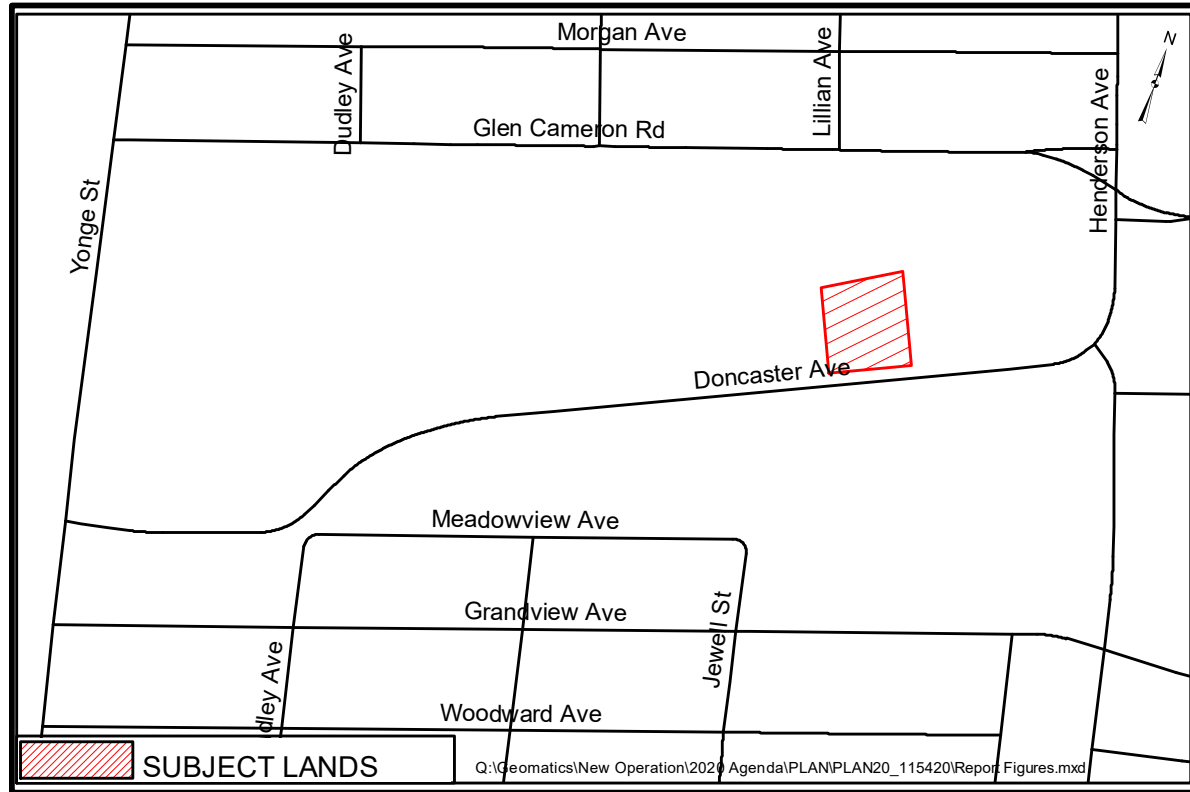
2546432 Ontario Inc.
(Brian Hoecht)
7200 Yonge Street
Thornhill, ON
Phone: (905) 881-5002
Email: bhoecht@northyorkchrysler.com

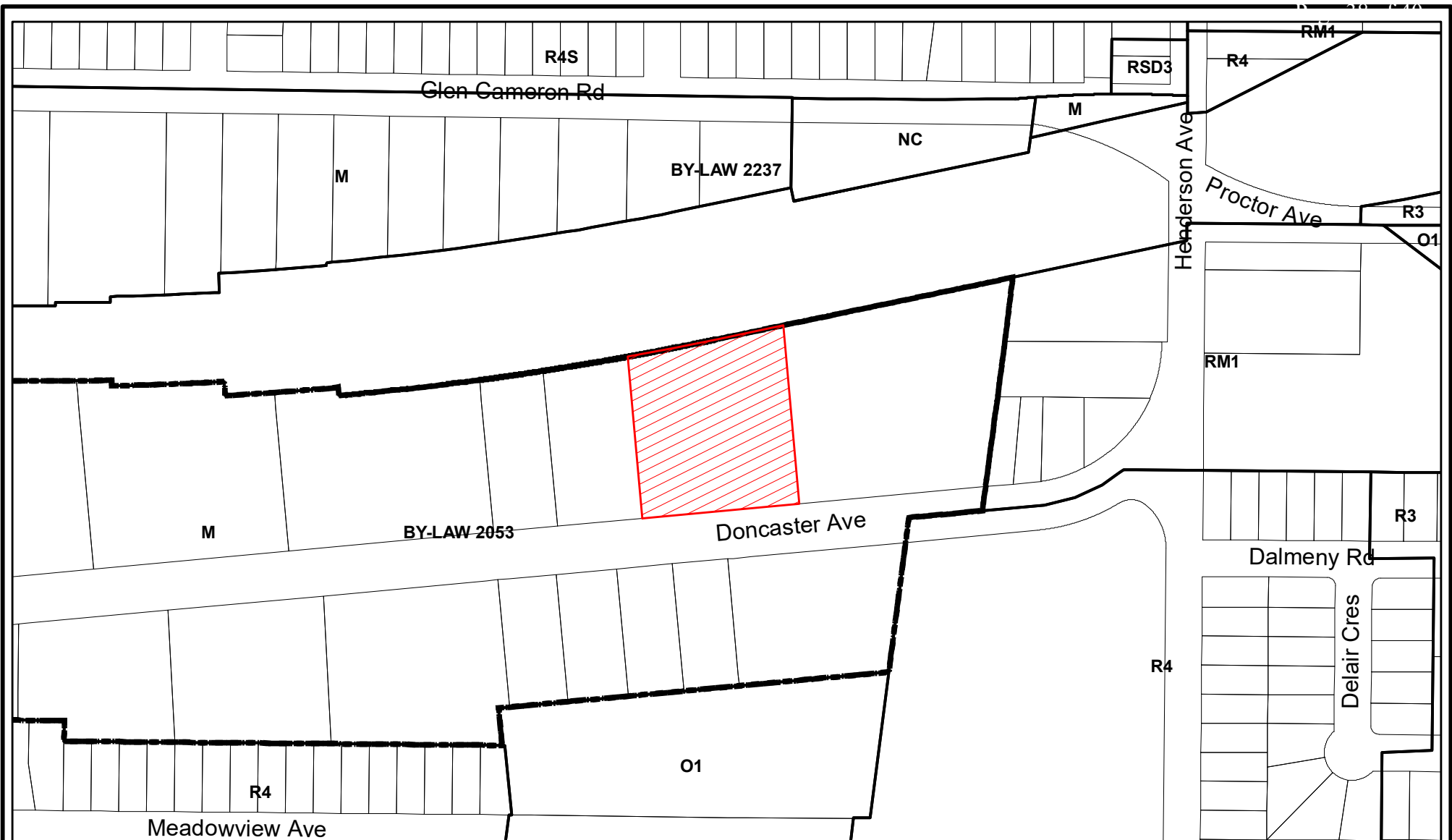
APPLICANT/AGENT:

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

Phone (905) 513-0170 Ext. 146

Email: jrsovic@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

 SUBJECT LANDS



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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

DATE: 16/09/2020

FIGURE No. 2



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

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

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

DATE: 16/09/2020

FIGURE No. 3



