



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

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