
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

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