
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