



Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT:	PRELIMINARY REPORT 2697416 Ontario Inc. Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14 th Avenue (Ward 4). File No. PLAN 2020 116893 001/ SPC 2020 116893
PREPARED BY:	Aqsa Malik, Planner I, East District, Ext. 2230
REVIEWED BY:	Stacia Muradali, MCIP, RPP, Manager, East District, Ext. 2008

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, 2697416 Ontario Inc., Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14th Avenue (Ward 4). File No. PLAN 2020 116893 001/SPC 2020 116893” be received

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application submitted by 2697416 Ontario Inc. to rezone the subject lands to permit a multi-unit, 2-storey industrial building at 5560 14th Avenue. This report contains general information in regards to applicable Official Plan and 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:

Subject property and area context

The 0.95 ha (2.35 ac) subject property municipally known as 5560 14th Avenue is located on the north side of 14th Avenue and east of McCowan Road (Figure 1). The subject property contains a heritage dwelling known as the McCauley-Cooperthwaite House, circa 1870, which is listed on the City of Markham’s “Register of Property of Cultural Heritage Value or Interest” and which is intended for designation. The property also contains accessory buildings including a stone shed and garage in the rear areas of the subject property as well as mature vegetation throughout the site. Vehicular access is provided via an existing driveway onto 14th Avenue. Vacant lands designated for industrial/employment use surround the subject property immediately to the west, north and east. The surrounding area includes the following uses:

- Further north of the subject lands are Highway 407 and the Canadian National Railway (CNR);
- A single detached dwelling and Father Michael McGivney Catholic Academy are to the west (along 14th Avenue);
- A low rise residential subdivision is located south of the subject property (across 14th Avenue); and
- Markham Fire Station 96, Aaniin Community Centre, Netherlands Reformed Congregation Markham and industrial and warehouse developments to the east (along 14th Avenue).

Process to date

The Zoning By-law Amendment application was deemed complete on November 16, 2020.

Next Steps

- Statutory Public Meeting will be scheduled for the spring 2021;
- Future Heritage designation of the McCauley Cooperthwaite House;
- Future Recommendation Report respecting the Zoning By-law Amendment and concurrent Site Plan application;
- Site plan endorsement and approval (if Zoning By-law amendment is approved); and
- Conveyance and creation of the proposed minor collector road through appropriate means including a future draft plan of subdivision.

Proposed Zoning By-law amendment to permit industrial development

The applicant has submitted a Zoning By-Law Amendment application to rezone the subject lands from “Residential Development” (RD) in By-Law 90-81, as amended, to “Business Corridor” (BC) in by-law 177-96, to permit a multi-unit industrial building on the subject property. The proposed development will consist of a 6,540 m² (70,396 ft²) two storey warehouse building with approximately 23 units. The individual units will range from approximately 105 m² (1,130.21 ft²) to 691 m² (7,437.9 ft²). The proposed warehouse will have a height of approximately 10.06 m (33 ft). The proposal includes 73 surface parking spaces and 22 loading docks internal to the site. Access to the site is from an existing driveway on 14th Avenue. A minor collector road with a right-of-way width of approximately 20 m (65 ft) located along the east portion of the subject property to align with Featherstone Avenue is required to be conveyed to the City as discussed later in the report. There is an existing heritage dwelling on the site, which is intended to be retained and incorporated into the proposed warehouse.

Conformity with Provincial Policy and Region of York Official Plan

Conformity of the proposed development to the applicable provincial policy framework as well as the land use designation and policies of the Regional of York Official Plan remains to be determined.

Official Plan and Zoning***Official Plan***

Most of the subject property (approximately 75%) is designated “Service Employment” in the 2014 Official Plan [as partially approved on November 24, 2017 and further updated on April 9, 2018 (the “2014 Official Plan”)]. The north portion of the subject property (approximately 25%) is designated “General Employment”. Both designations provide for a range of employment uses including office, industrial and warehousing uses, as well as permission for ancillary retail subject to size and location criteria. The subject property is also located in the “Armada West Employment Area” in the 2014 Official Plan (Section 9.2.6) which permits manufacturing, office and retail uses similar to the Service and General Employment Designations. Section 9.2.6.1 f) also permits a number of commercial uses within the existing heritage dwelling. The “Service Employment” designation, “General Employment” designation and “Armada West Employment Area” all provide for the proposed warehouse use and therefore the proposed development is in conformity with the Official Plan.

Zoning

The subject property is zoned “Residential Development (RD)” in By-law 90-81, as amended (Figure 2). The “Residential Development (RD)” zone permits one single-family detached dwelling on a lot existing on the date of passing of the amending by-law. A site-specific zoning amendment is required to rezone the subject lands to permit the proposed multi-unit industrial warehouse and to implement any necessary site-specific development standards.

OPTIONS/ DISCUSSION:

Matters identified through the detailed review of this application will be addressed 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 rezoning including the proposed use and site-specific development standards;
- Examination of the appropriateness of the proposed parking, and resolution of any issues resulting from the review of the parking justification and other transportation report and studies submitted by the applicant;
- Resolution of any issues resulting from the review of technical studies including, but not limited to, Traffic Impact Study, Functional Service Report, Storm Water Management and servicing reports, and Tree Preservation Plan;
- Review of the concurrent site plan application including review of the building siting, elevations, landscaping, sustainable measures, circulation of traffic, location and functionality of loading docks, proposed repurposing of the existing heritage dwelling and its incorporation into the proposed development; and
- Review of the conveyance and construction of the proposed minor collector road which is shown in the City’s 2014 Official Plan through a future draft plan of subdivision.

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

Bob Shanbhag
Construction Point
178 Main Street Road, Unit 304
Markham, Ontario L3R 2G9
Tel: (905) 513-0170 ex. 135
Email: sales@modernbuilders.ca