
SUBJECT: PRELIMINARY REPORT, Steelcase Road West Holdings Inc., Application for Zoning By-law Amendment to permit three industrial warehouse buildings at 1 Steelcase Road West, File No. PLAN 21 143519 (Ward 8)

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Senior Development Manager, (Ext. 2520)

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, Steelcase Road West Holdings Inc., Application for Zoning By-law Amendment to permit three industrial warehouse buildings at 1 Steelcase Road West, File No. PLAN 21 143519 (Ward 8)”, be received.

PURPOSE:

This report provides preliminary information on the Zoning By-law Amendment application (the “Application”) submitted by Steelcase Road West Holdings Inc. (the “Owner”) to facilitate the development of three industrial warehouse buildings. This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Application.

Process to date:

The Application was deemed complete by Staff on November 29, 2021. The *Planning Act* sets out the 90 day period after which an applicant can appeal a rezoning application to the Ontario Land Tribunal (the “OLT”) for a non-decision. This period ended on February 27, 2022, and the applicant is in a position to appeal the Application for a non-decision to the OLT.

Next Steps:

- a) A statutory Public Meeting, to be scheduled when appropriate;
- b) Consideration of a Recommendation Report by the Development Services Committee (“DSC”) at a future date;
- c) In the event of an approval, adoption and enactment of the Zoning By-law Amendment; and,
- d) A future application for Site Plan Control is required.

BACKGROUND:

Site and Area Context

The 12.1 ha (29.9 ac) subject lands are located at the southwest corner of Steelcase Road West and Woodbine Avenue with frontage to the south and west on Idema Road (the

“Subject Lands”), as shown on Figures 1, 2, 3 and 4. The Subject Lands have frontages of approximately 425 m on Steelcase Road West, 275 m on Woodbine Avenue, and 500 m on Idema Road. The Subject Lands are currently developed with a one-two storey 64,182 m² industrial building. Surrounding land uses include predominantly industrial, commercial, and office uses as shown on Figure 2.

In 2012, 2145312 Ontario Inc. (Liberty Development Corporation) submitted Official Plan and Zoning By-law Amendment Applications (File Numbers OP and ZA 12 115839) to permit a mixed-use commercial/office development. The development concept at that time contemplated a phased development including three (3) office buildings of 15, 16, and 17 storeys, a 17 storey hotel, a three level parking structure, a two-storey retail building, and two free standing restaurants. These applications were approved in 2013, but Liberty Development Corporation did not pursue the proposal.

Proposed Development

The Owner proposes to repeal site-specific Zoning By-law 2013-45, to revert the zoning of the Subject Lands to its previous “Select Industrial” (M) zone to facilitate the development of three industrial warehouse buildings consisting of a Gross Floor Area (“GFA”) of 70,727 m² (761,300 ft²). The Owner proposes to demolish approximately 35,340 m² (380,397 ft²) of the 64,182 m² (690,849 ft²) existing industrial building. The two storey portion of the existing building, located at the north-west of the site, will be retained and upgraded, with a total GFA of 31,284 m² (336,738 ft²) (Building 1).

Upgrades to Building 1 include predominantly façade changes and interior alterations. Two new buildings are proposed with GFAs of 18,259 m² (196,538 ft²) (Building 2), and 23,626 m² (254,308 ft²) (Building 3) (the “Proposed Development”). The Proposed Development includes 503 parking spaces and six vehicular accesses from Steelcase Road West and Idema Road. No access is currently being proposed off Woodbine Avenue.

Provincial and Regional Policy Framework

In considering the Application, Staff will assess consistency with the 2020 Provincial Policy Statement, conformity with the 2019 Growth Plan for the Greater Golden Horseshoe, and conformity with the York Region 2010 Official Plan.

Markham 2014 Official Plan (the “2014 Official Plan”)

The Subject Lands are designated “Commercial” under the 2014 Official Plan (as partially approved on November 24, 2017, and further updated on April 9, 2018), which permits a number of commercial, service, retail, and office uses as well as light manufacturing, processing, and warehousing uses.

Zoning

Site-specific Zoning By-law 2013-45 (“By-law 2013-45”) rezoned the Subject Lands from “Select Industrial” (M) to “Business Corridor” (B.C.)(H1)(H2)(H3). The Owner submitted the Application to repeal By-law 2013-45 and return the Subject Lands to the original “Select Industrial” (M) zone under Zoning By-law 108-81, as amended, with a site-specific development standard related to minimum interior side yard setback. The “Select Industrial” (M) zone permits uses including, but not limited to, warehousing,

manufacturing, data processing, research laboratories, printing establishments, and other industrial uses.

OPTIONS/ DISCUSSION:

Issues or concerns identified through the detailed review of the Application and statutory Public Meeting will be discussed in a future Recommendation Report to DSC if required. Some preliminary matters identified for consideration include, but are not limited to, the following:

- a) Review of the submitted Planning Justification Report and draft Zoning By-law Amendment, prepared by IBI Group. Staff will provide further comments on these documents, if required, in a future Recommendation Report;
- b) Assessment of the proposed industrial warehouse use on the site and its compatibility with adjacent land uses;
- c) Review of the application by external agencies, including York Region and MTO;
- d) The appropriateness of the proposed built form, parking supply, landscape buffers abutting Woodbine Avenue, Steelcase Road West and Idema Road, and development standards;
- e) The appropriateness of repealing existing site specific By-law 2013-45 which permitted a mixed-use commercial/office development;
- f) Any issues resulting from the review of technical studies including, but not limited to, stormwater management, servicing reports, access/egress, and grading and drainage plans; and,
- g) The review of the Transportation Impact Study, prepared by BA Group, by Transportation Planning Staff.

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 priorities, including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application has been circulated to various City departments and external agencies and are currently under review.

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 – Area Context/Zoning

Figure 3 – Aerial Photo (2020)

Figure 4 – Conceptual Site Plan

OWNER/APPLICANT:

Steelcase Road West Holdings Inc.

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