

Date:	Friday, May 20, 2022		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	The Regional Municipality of York (the "Owner")		
Agent:	Catriona Moggach, IBI Group		
Proposal:	Application to permit a temporary outdoor storage for new vehicles (the "Proposed Development")		
Location:	Northeast corner of Rodick Road and Yorktech Drive, municipally known as 350 Yorktech Drive (the "Subject Lands")		
File Number:	PLAN 21 147736	Ward:	8
Prepared By:	Melissa Leung, MCIP RPP, ext. 2392 Planner II, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application complete on March 25, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal (OLT) for a non-decision ends on June 23, 2022.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 6, 2022
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

The approximately 4.42 ha (10.92 ac) Subject Lands are currently vacant, as shown on Figures 1 to 3. Figure 3 shows the surrounding land uses.

The Proposed Development includes the following, as shown in Figure 4

Table 1: the Proposed Development	
Storage Space:	1,229 outdoor storage spaces for new vehicles
Length of Use:	Three years, with the option for extension subject to another Temporary Use By-law application.

The Proposed Development conforms to the Markham 2014 Official Plan (the “2014 Official Plan”) Policies

Table 2: Official Plan Information	
Current Designation:	“General Employment”
Permitted uses:	<p>A range of employment uses including manufacturing, processing and warehousing uses, along with retail service and office uses that are accessory to a manufacturing, processing and warehousing use.</p> <p>Notwithstanding the above noted permitted uses, Section 10.2.6 of the 2014 Official Plan permits temporary uses provided that the temporary use is compatible with adjacent land uses and does not jeopardize the long-term development intentions for the lands/area.</p>

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 165-80, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“M(CS) – Select Industrial with Controlled Storage”
Permissions:	Site-specific Zoning Amendment By-law 2002-268, which amended By-law 165-80, restricts the uses permitted on the Subject Lands to a parking lot.

Table 3: Zoning By-law Amendment Information	
Proposal:	The Owner is proposing to amend the Zoning By-law to permit temporary outdoor storage for new vehicles for a period of three years.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markham Centre Secondary Plan Update.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Review of the submitted Planning Rationale Brief and Draft Zoning By-law Amendment, prepared by IBI Group.
 - ii) Examination of whether the land uses proposed are appropriate.
 - iii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iv) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - Natural Heritage Review Report
 - Servicing and Stormwater Management Assessment
- c) External Agency Review**
 - i) The Application must be reviewed by York Region and the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Conceptual Site Plan

Figure 1

Location Map

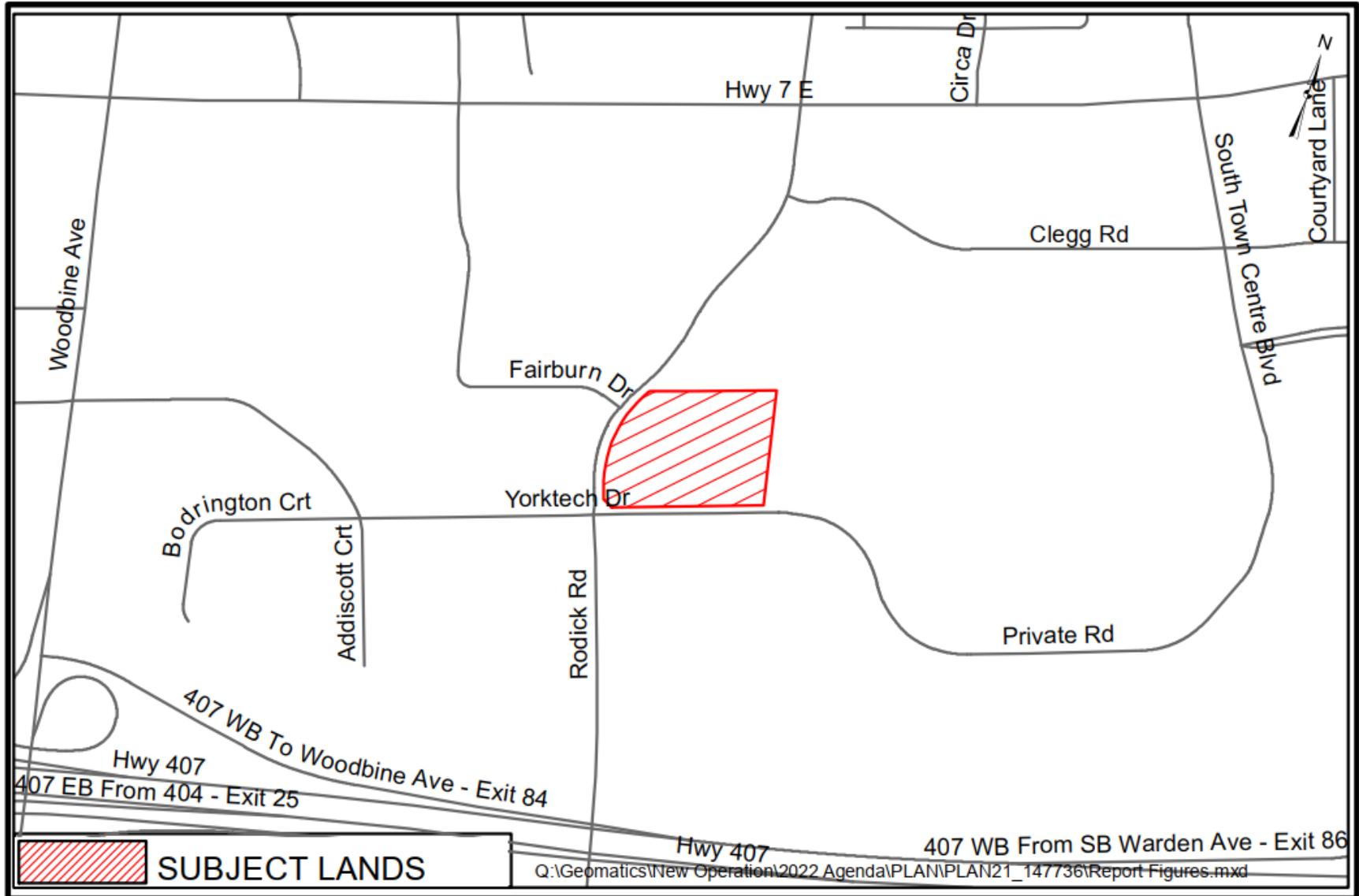


Figure 2

Area Context and Zoning

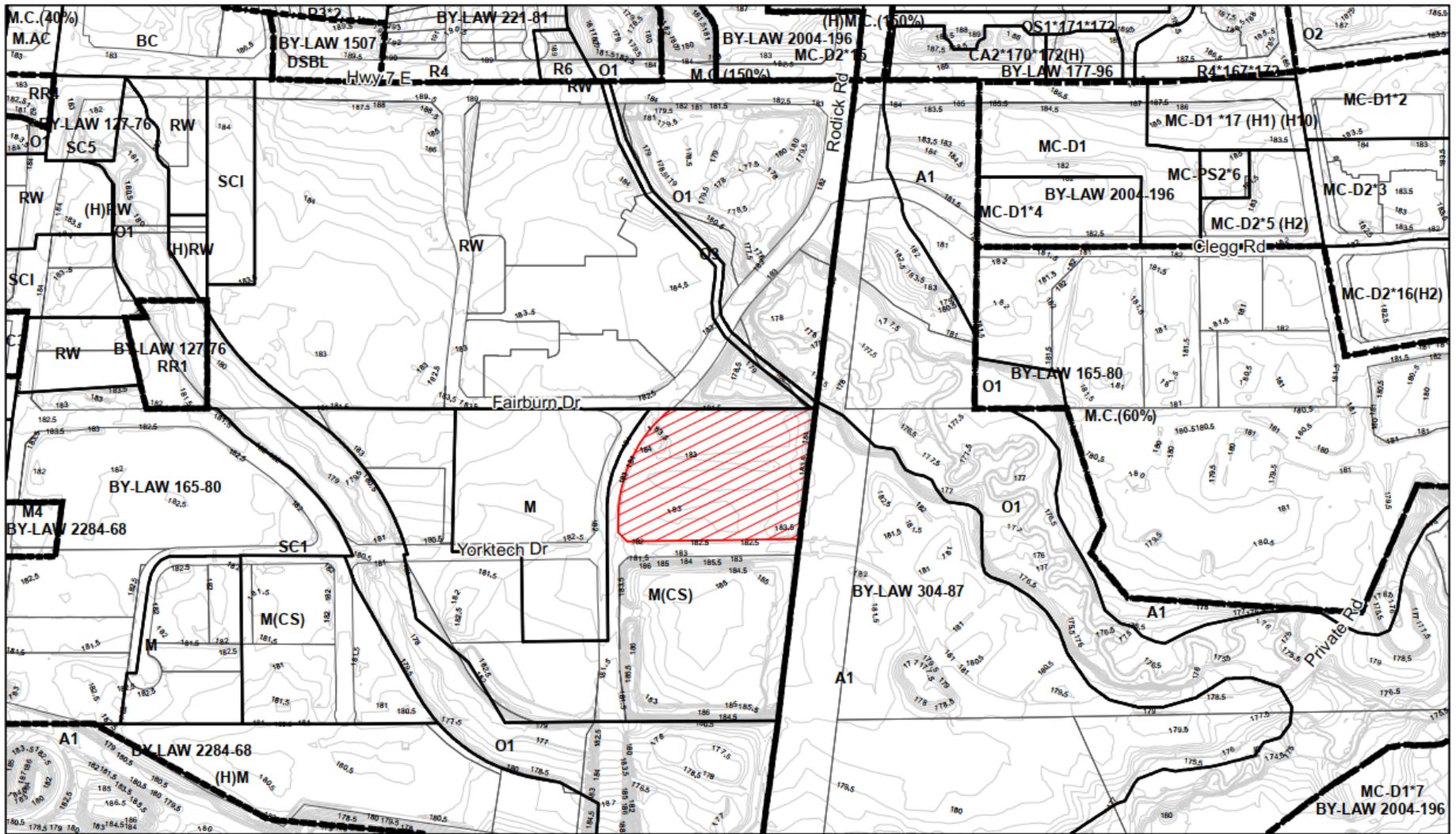


Figure 3

Aerial Photo



Figure 4

Conceptual Site Plan

