

Date:	Friday, February 3, 2023		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Don Valley North Lexus (Weins Canada Inc.) (the “Owner”)		
Agent:	Nick Pileggi c/o Macaulay Shiomi Howson Ltd. (the “Applicant”)		
Proposal:	The Owner proposes to demolish the existing car dealership and construct a new two-storey car dealership with an auto servicing drive-thru facility, an underground parking garage, and outdoor surface parking for the display and storage of vehicles (the “Proposed Development”).		
Location:	3120 Steeles Avenue East (the “Subject Lands”)		
File Number:	PLAN 22 262232	Ward:	8
Prepared By:	Elizabeth Martelluzzi, MCIP, RPP, ext. 2193 Senior Planner, 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 December 8, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on March 8, 2023.

The Applicant submitted a concurrent Site Plan Control (“SPC”) application (File SPC 22 262346).

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for February 27, 2023
- 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
- Continued review and processing of the associated SPC application

BACKGROUND

Subject Lands and Area Context

A two-storey car dealership (Don Valley North Lexus) with auto-servicing facilities, an underground parking garage and outdoor vehicle storage currently occupies the 1.48 ha (3.65 ac) Subject Lands, as shown on Figures 1 to 3. Figure 2 shows the surrounding land uses.

The Proposed Development includes demolition of the existing car dealership and construction of a new two-storey car dealership with an auto servicing drive-thru facility, underground parking garage, and an outdoor display and storage of vehicles

Table 1: The Proposed Development (refer to Figures 5 to 7)	
Gross Floor Area (“GFA”):	5,414 m ² (58,276 ft ²)
Number of Storeys:	2
Height:	10.48 m (34 ft)
Levels of Underground Parking:	1
Parking Spaces:	275 (196 surface and 79 underground)
Vehicular Access:	Two full access driveways on Steeles Avenue East

The Proposed Development conforms to the Markham 2014 Official Plan Policies

Table 2: Official Plan Information	
Current Designation:	“Service Employment”
Permitted uses:	A range of employment uses, including light industrial and warehousing, office, small-scale retail and service uses serving and supportive of other business uses and employees in Markham. Motor vehicle retail sales, with limited accessory outdoor storage or display of motor vehicles in accordance with Section 8.13.6, is provided for as a discretionary use subject to review of a site-specific development application for zoning approval.

A Zoning By-law Amendment application is required to permit the Proposed Development, as the existing car dealership is a legal non-conforming use

The Proposed Development is subject to By-law 108-81, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Select Industrial and Automotive Commercial (M.AC)”
Permitted Uses:	General industrial uses, automotive service centres and automotive service stations. Auto body repair or painting, retail sales of non-automotive related merchandise, and retail sales of new or used vehicles is prohibited.
Proposal:	The existing car dealership is a legal non-conforming use. Accordingly, the Owner’s draft Zoning By-law Amendment (“Draft ZBLA”) proposes the following additional site-specific uses to the current Zone: • Sales and servicing of motor vehicles and similar uses • Open storage of motor vehicles

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 Plans**
 - i) Review of the Proposed Development in the context of the existing policy framework.
- b) Review of the Proposed Development will include, but is not limited to, the following:**
 - i) Review of the submitted Planning Justification Report and Draft ZBLA, prepared by Macaulay Shiomi Howson Ltd.
 - ii) Examination of whether the proposed land uses are appropriate, including the discretionary use of outdoor storage of motor vehicles.
 - 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:
 - Flood Impact Assessment Report
 - Geotechnical Investigation and Assessment
 - Hydrogeological Report
 - Phase 1 and 2 Environmental Site Assessments
 - Functional Servicing and Stormwater Management Report

- Sourcewater Protection Study
 - Traffic Brief
 - Arborist Report
 - Tree Inventory and Preservation Plan
- v) The ongoing review of the SPC application will examine matters including, but not limited to, site layout, building elevations, bird-friendly guidelines, landscape, and snow storage areas.
- c) **External Agency Review**
- i) The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and the City of Toronto, and any applicable requirements must be incorporated into the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations

Figure 6: Conceptual Renderings

Figure 1

Location Map



Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

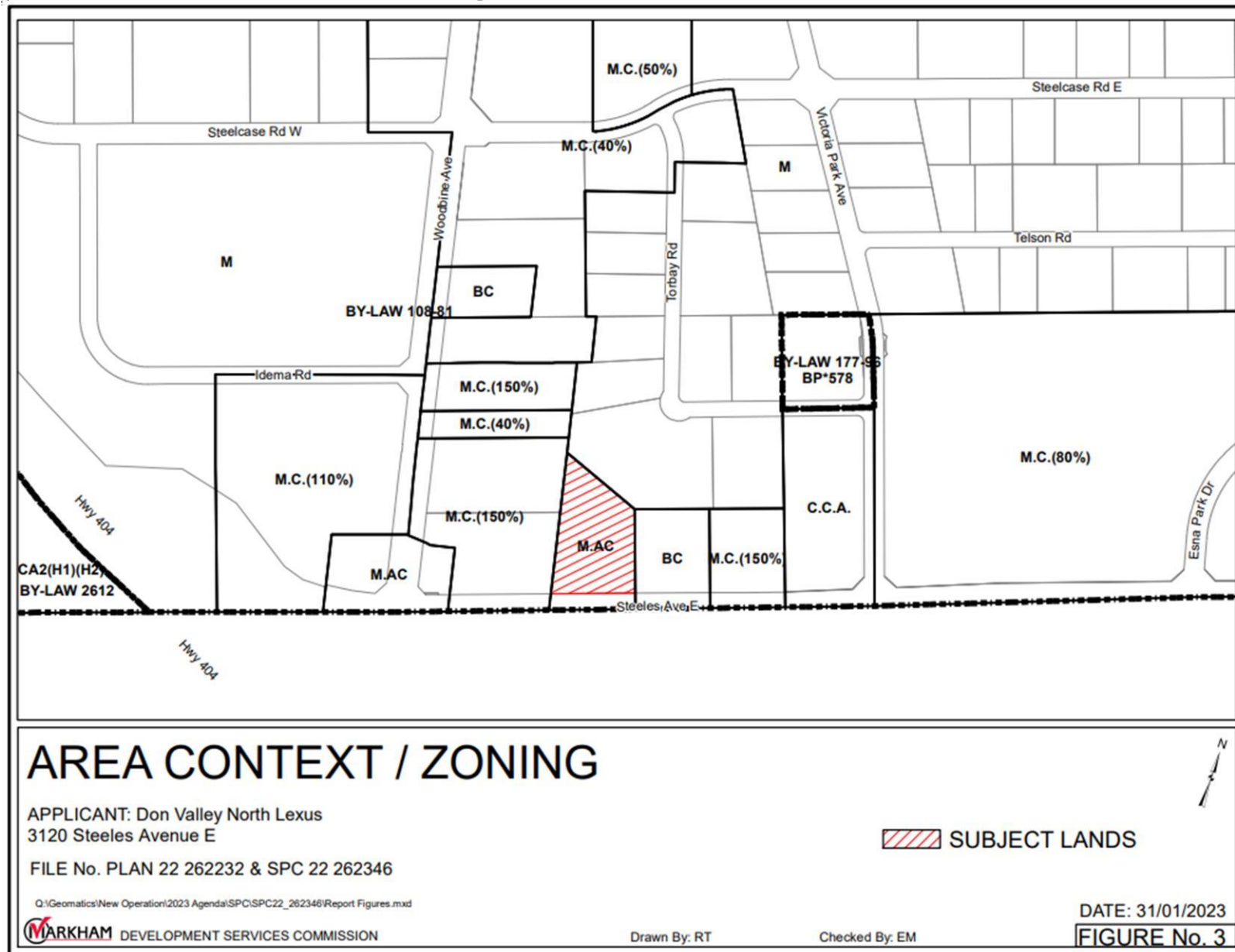


Figure 4

Conceptual Site Plan

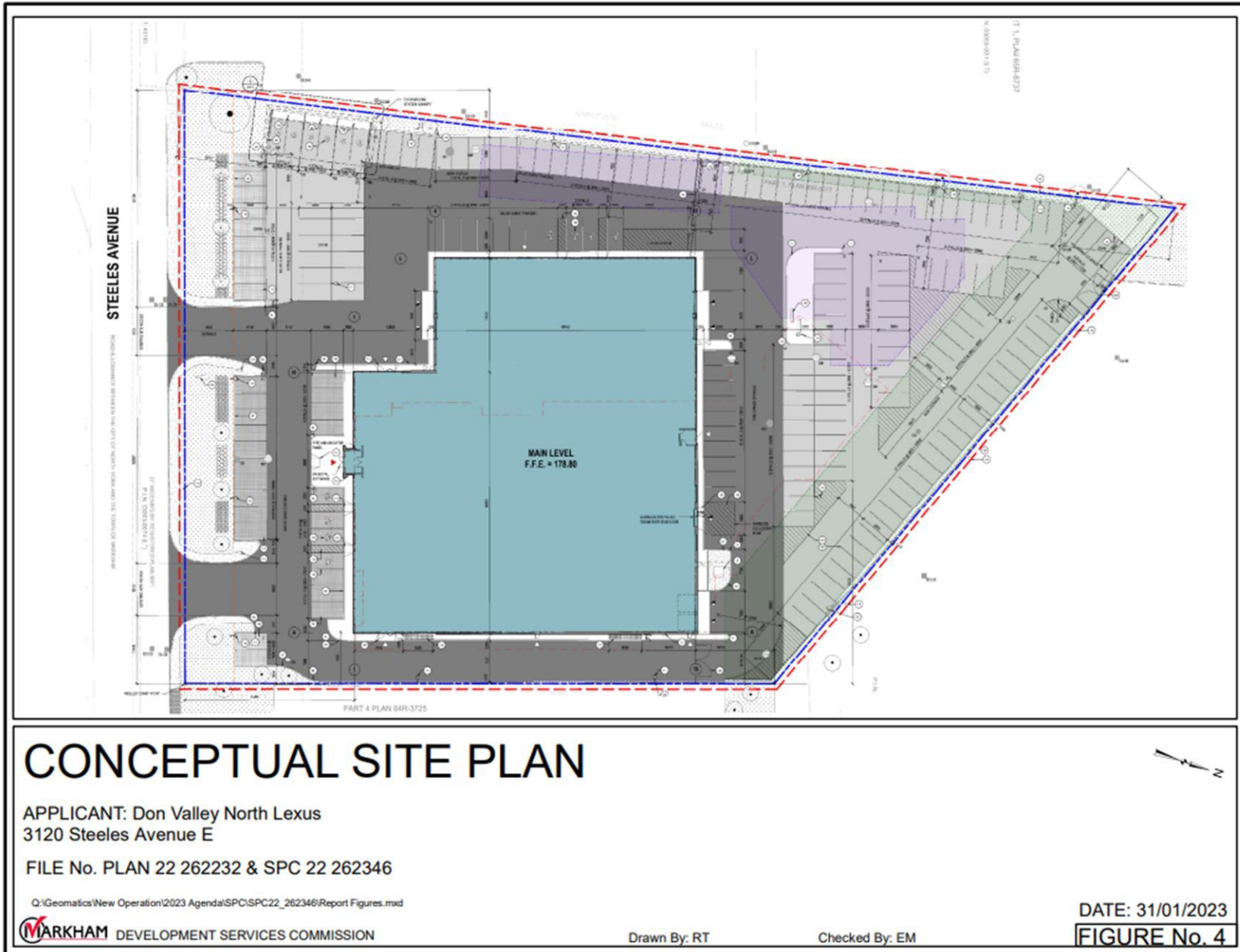


Figure 5

Conceptual Building Elevations



CONCEPTUAL BUILDING ELEVATIONS

APPLICANT: Don Valley North Lexus
3120 Steeles Avenue E

FILE No. PLAN 22 262232 & SPC 22 262346

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FIGURE No. 5

Figure 6

Conceptual Renderings

SOUTH



EAST



CONCEPTUAL RENDERINGS

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FIGURE No. 6