

Date:	Monday, June 5, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Joseph Pavia, Neamsby Investments Inc. (the "Owner")		
Agent:	Qianqiao Zhu, IBI Group		
Proposal:	Applications to amend the Official Plan and Zoning By-law to permit a six-storey commercial self-storage facility with at-grade flex office space on the Subject Lands (the “Proposed Development”).		
Location:	191 McNabb Street (the “Subject Lands”)		
File Number:	(PLAN 22 120692)	Ward:	8
Prepared By:	Brashanthe Manoharan, ext. 2190 Planner II, East Planning District		
Reviewed By:	Stacia Muradali, MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications 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(s) complete on August 9, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on December 7, 2022.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for June 20, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”).
- In the event of an approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment, and endorsement of concurrent Site Plan Application.
- Submission of a future Consent application to sever the Subject Lands.

BACKGROUND

Subject Lands and Area Context

The 0.72 ha (1.78 ac) Subject Lands are currently developed with an industrial building (Toshiba and Lean Supply Solution) to the north fronting onto McNabb Street with a vacant portion of land to the south of the property fronting onto Denison Street. The development proposal is located on this vacant portion of the subject lands to the south that is 0.72 Hectares (1.783 Acres) in size, and just west of Birchmount Road, as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Proposed Development would facilitate the development of a six-storey commercial self-storage facility with at-grade flex office space on the vacant portion of land to the south of the property fronting onto Denison Street with the following, as shown in Figure 4.

Table 1: the Proposed Development	
Gross Floor Area:	16,769.20 m ² (ft ²)
Office Use:	440.3 m ² (ft ²) of at-grade flex office space
Maximum Building Height:	Six (6) storeys
Parking Spaces:	27 spaces
Access:	One full movement access provided on Denison Street

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

Table 2: Official Plan Amendment Information	
Current Designation:	“Business Park Employment”
Permitted uses:	The “Business Park Employment” designation provides for the following uses: office, manufacturing, processing, and warehousing use with no accessory storage, hotel that does not include dwelling units, trade and convention centre, commercial parking garage, retail and/or service use that is accessory to the primary manufacturing, processing or warehousing use, and located in the same premise as the primary use, provided the area devoted to the accessory use does not exceed 500 m ² of GFA, or a max. of 15% of the GFA devoted to the primary use, whichever is less.

Table 2: Official Plan Amendment Information

Proposal:	Amend the Official Plan to add “Commercial Self-Storage Facility” as an additional permitted use on the Subject Lands.
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A Zoning By-law Amendment application is required to permit the Proposed Development

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 Limited Commercial - M.C. (40%)”
Permissions:	Warehousing of goods and materials, assembly of manufactured goods, repair and servicing of goods, data processing centres or computer related functions, research laboratories, printing establishments, other industrial uses similar to the aforementioned uses,
Proposal:	Rezone Subject Lands from "Select Industrial and Limited Commercial - M.C. (40%)” to "Select Industrial and Limited Commercial - M.C. (235%)” to permit the proposed development with appropriate development standards, commercial banks, professional and business offices, commercial schools, hotels and motels.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application(s), 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) The appropriateness of the proposed Official Plan amendment to allow the proposed commercial self-storage facility use on the subject lands and its compatibility with adjacent land uses.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Parkland Dedication**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

c) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

d) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of if the proposed development is compatible with existing and planned development within the surrounding area.
- iii) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and office uses.
- iv) Review of the concurrent Site Plan Application will examine appropriate landscaping, site layout, snow storage areas, building elevations and amenity areas.

e) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

f) External Agency Review

- i) York Region has exempted the Official Plan Amendment Application from Regional approval and has delegated approval authority to the City. The Applications must also be reviewed by any applicable external agencies, and their requirements must be incorporated into the Proposed Development.

g) Required Future Applications

- i) The Owner must submit an Application for Consent should the Applications be approved, to permit the Proposed Development and facilitate the creation of a new lot fronting onto Denison Street. The concurrent Site Plan Application will only be issued once the Application for Consent has been approved.

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

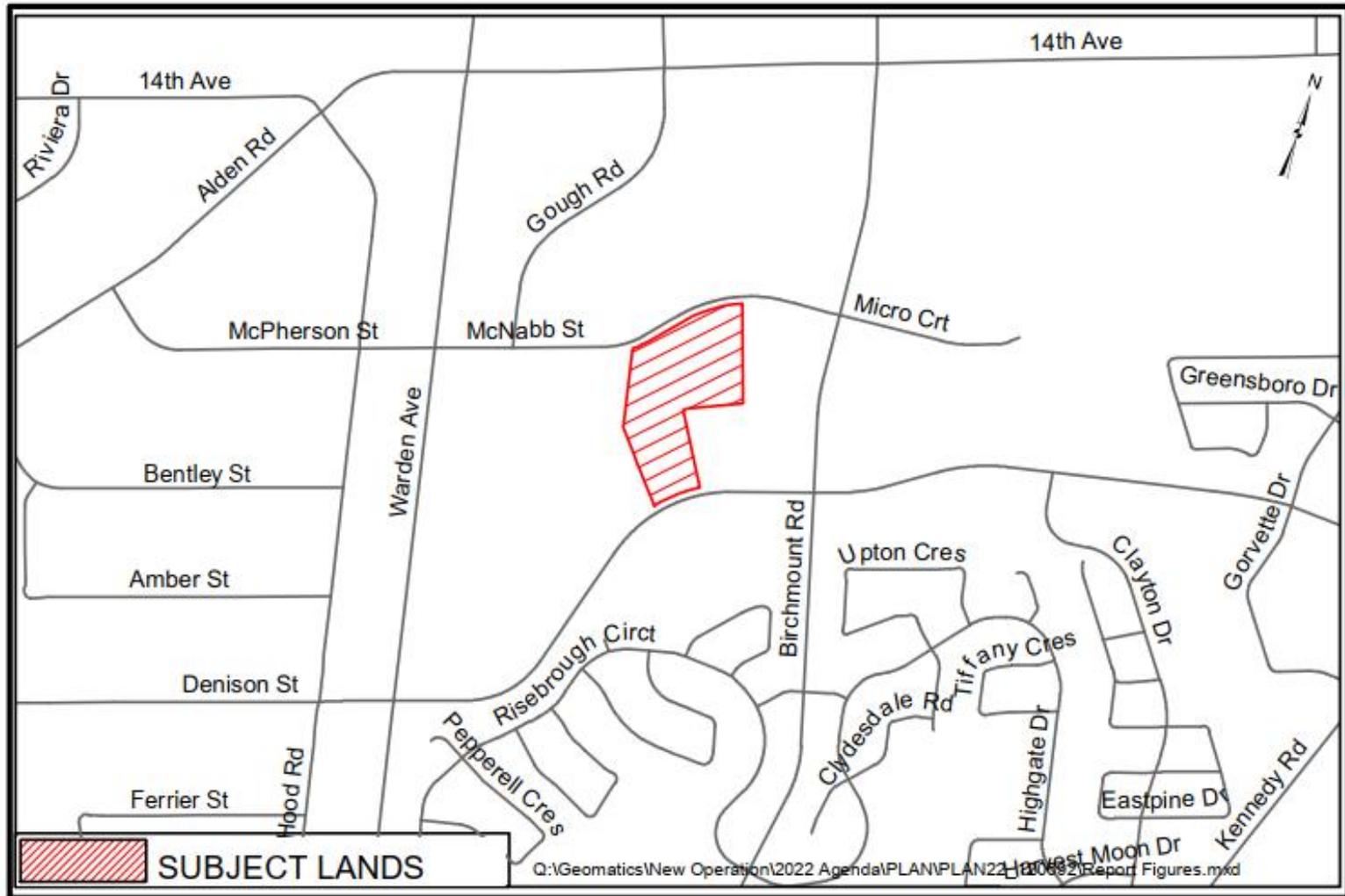


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

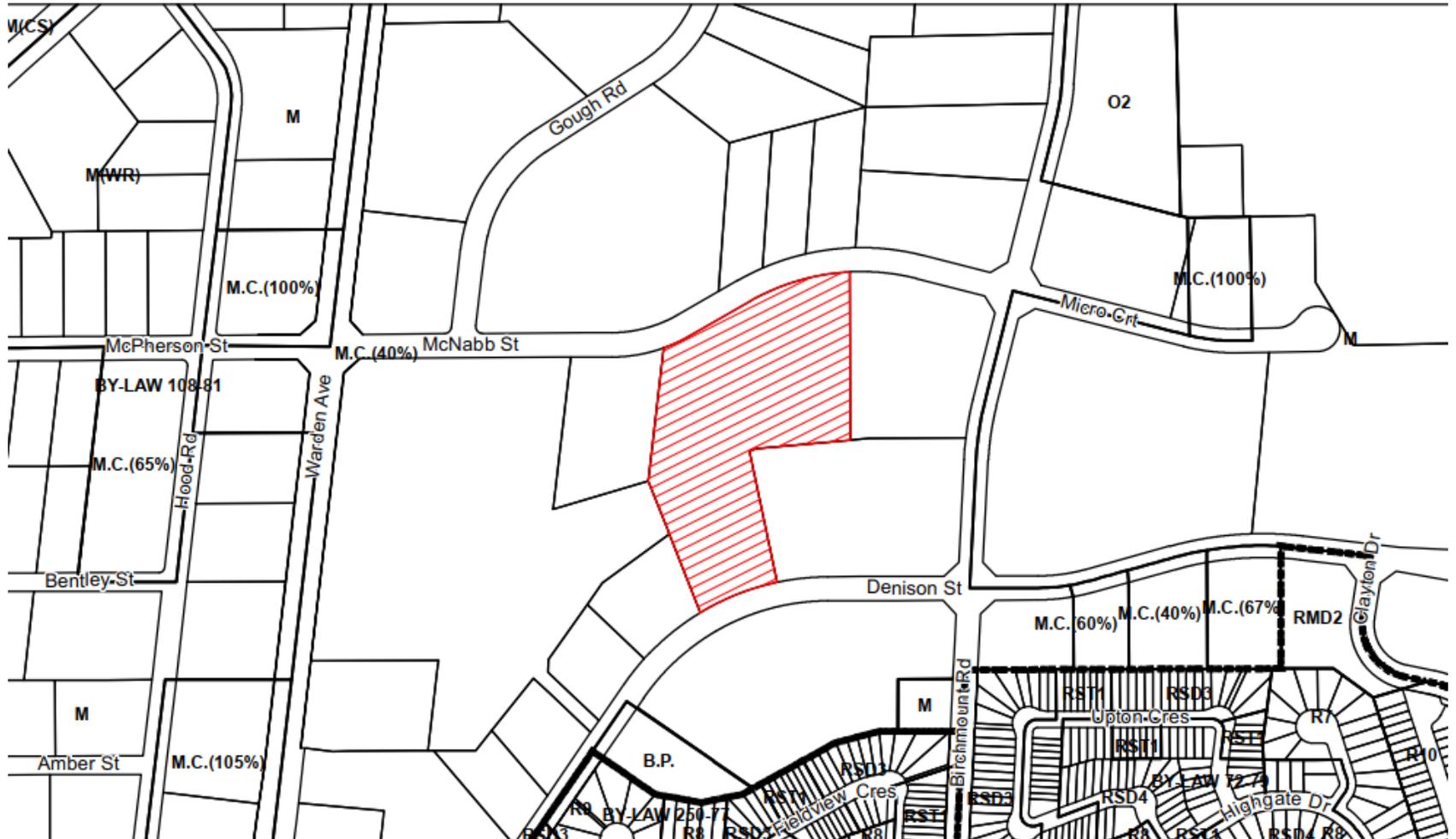
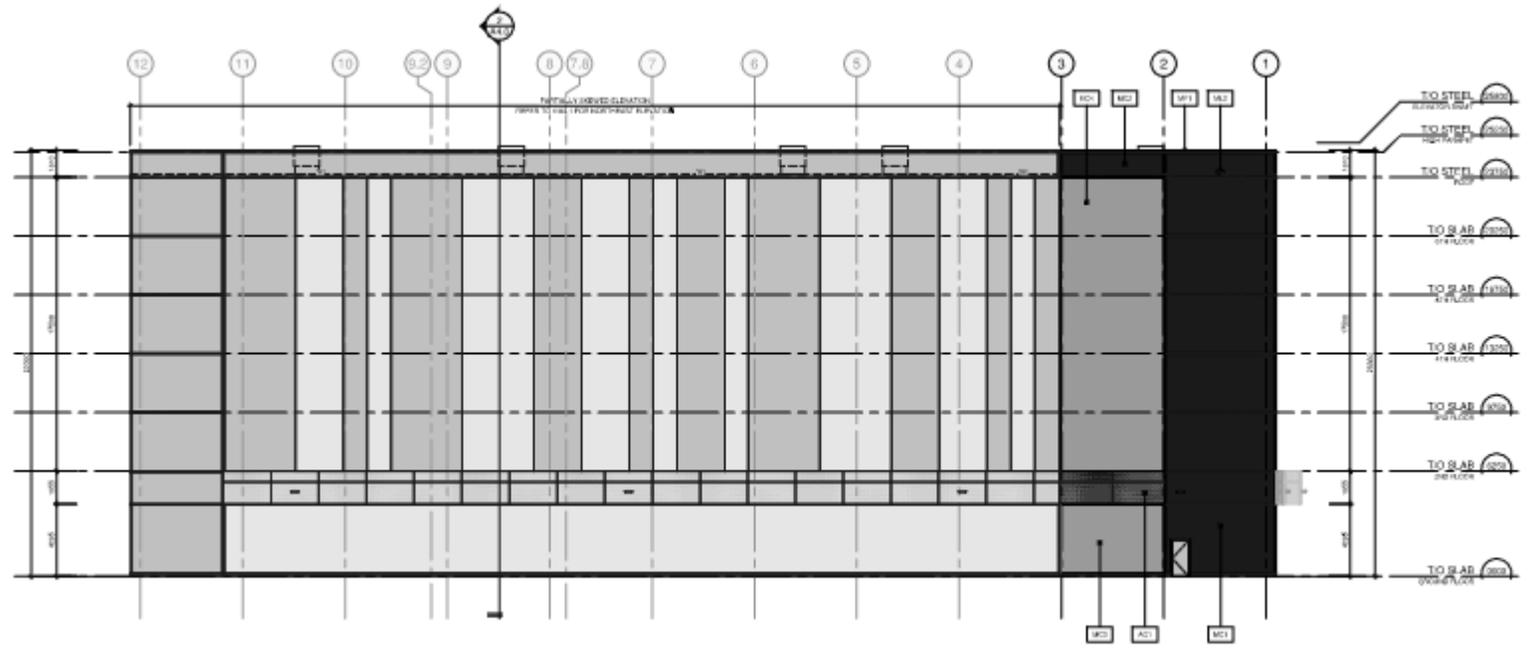
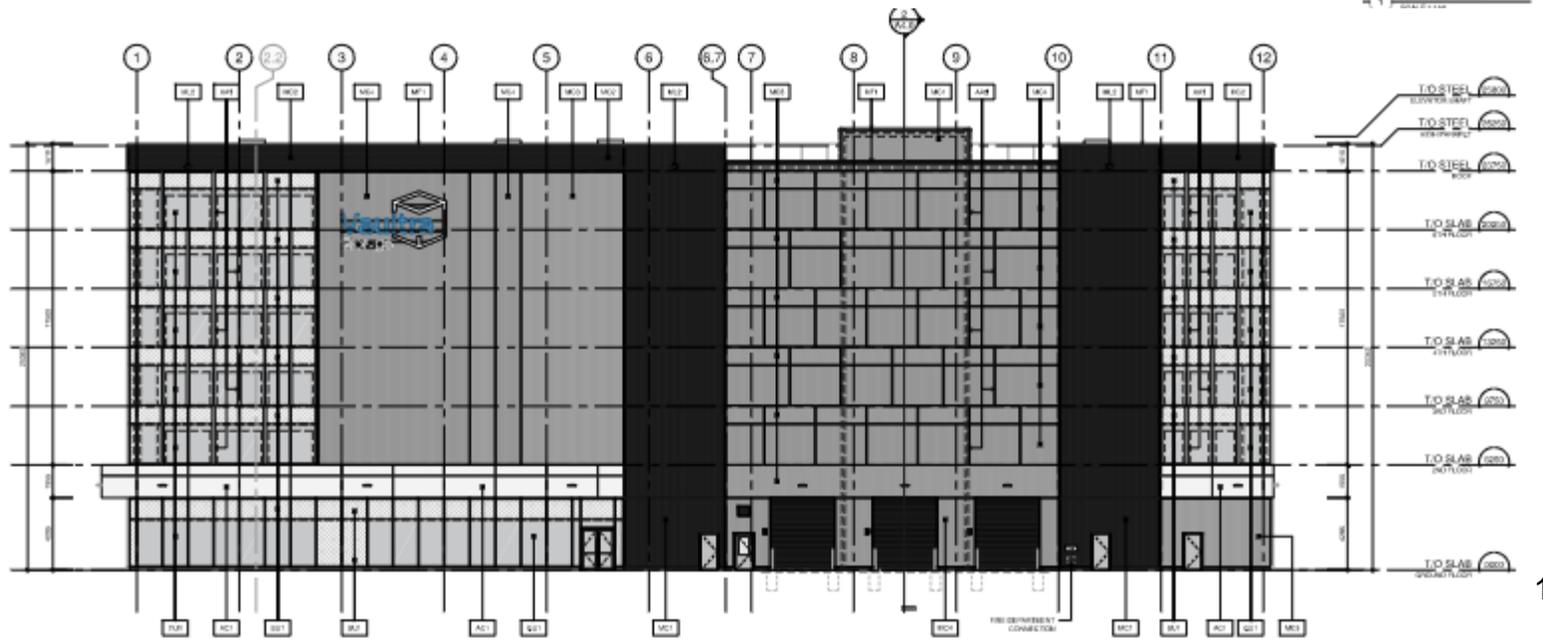


Figure 5

Conceptual Building Elevations



1 North Elevation



2 South Elevation

Figure 6

Conceptual Renderings

