



STATUTORY PUBLIC MEETING

**Official Plan and Zoning By-law amendment Applications to
permit a 6-storey commercial self-storage facility**

IBI Group

191 McNabb Street (Ward 8)

File No: PLAN 22 120692

June 20th, 2023



Area Context



- Occupied by an industrial building
- Industrial and commercial uses surround the subject site
- Vacant portion to south will accommodate proposed development.

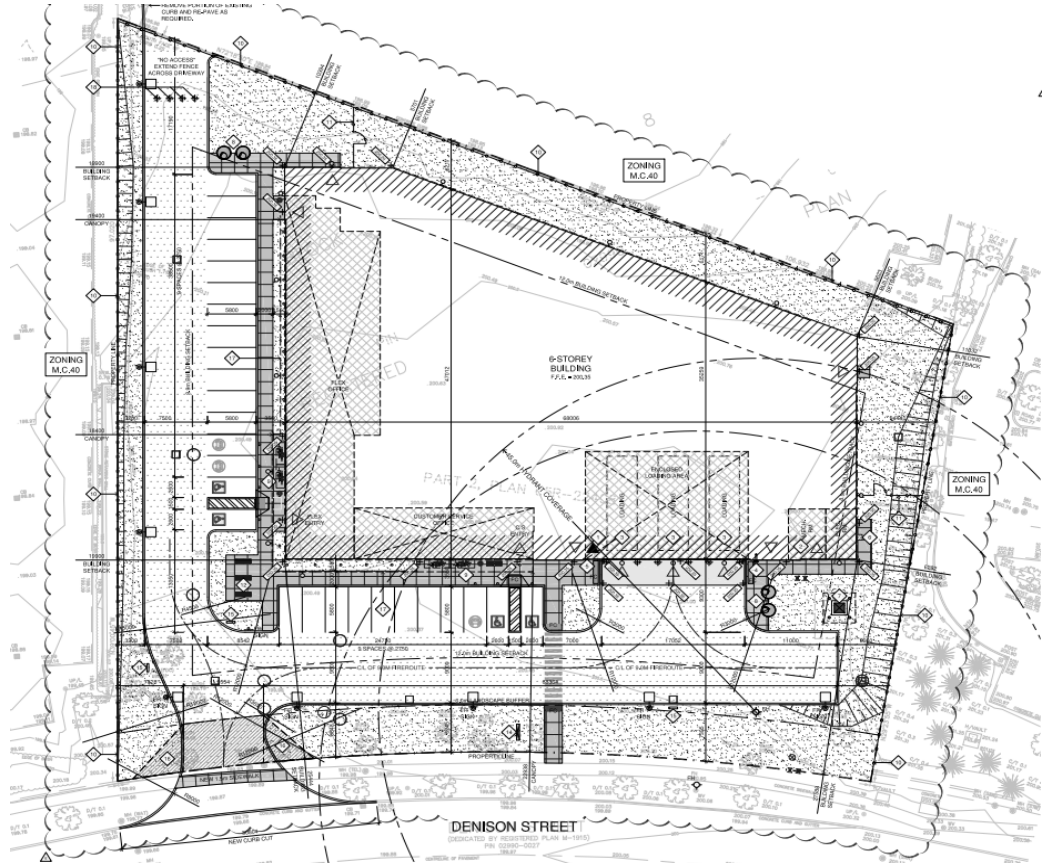




Proposed Development



- 6-storey commercial self-storage facility
- 440.3 m² (4,739.34 ft²) of at-grade flex office space
- 27 parking spaces
- Access provided from Denison Street
- Sever the vacant portion of land to accommodate the proposed development in the future

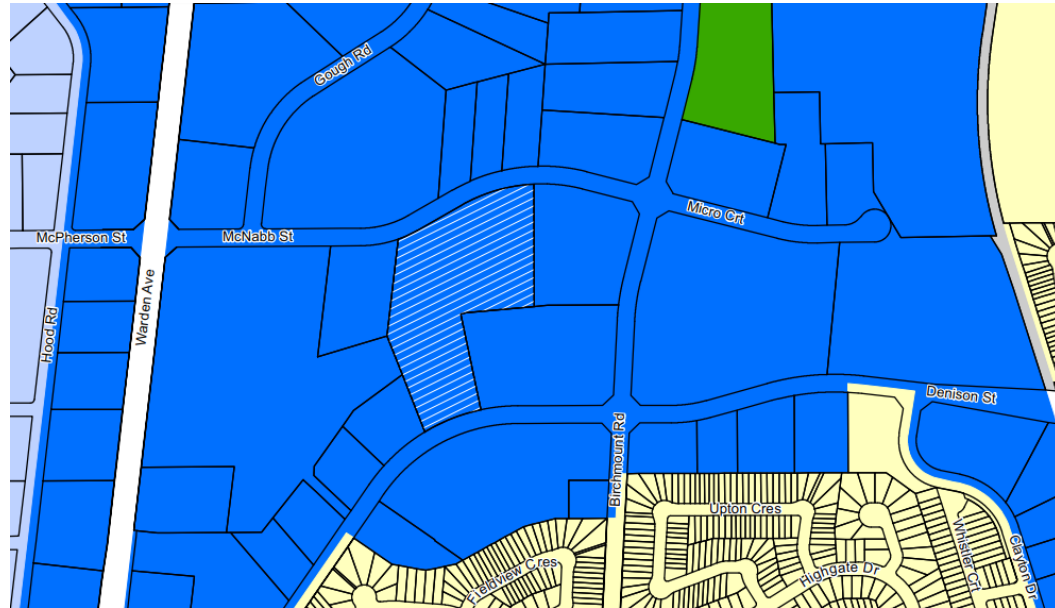




“Business Park Employment” and permits:

- Office
- Manufacturing, processing, and warehousing use
- Accessory retail and/or service use

The Proposed Development requires an Official Plan amendment to permit “Commercial Self-Storage Facility”



Subject Land



Business Park Employment



General Employment



Greenway



Residential Low Rise



Transportation and Utilities



Current and Proposed Zoning



Current Zone:

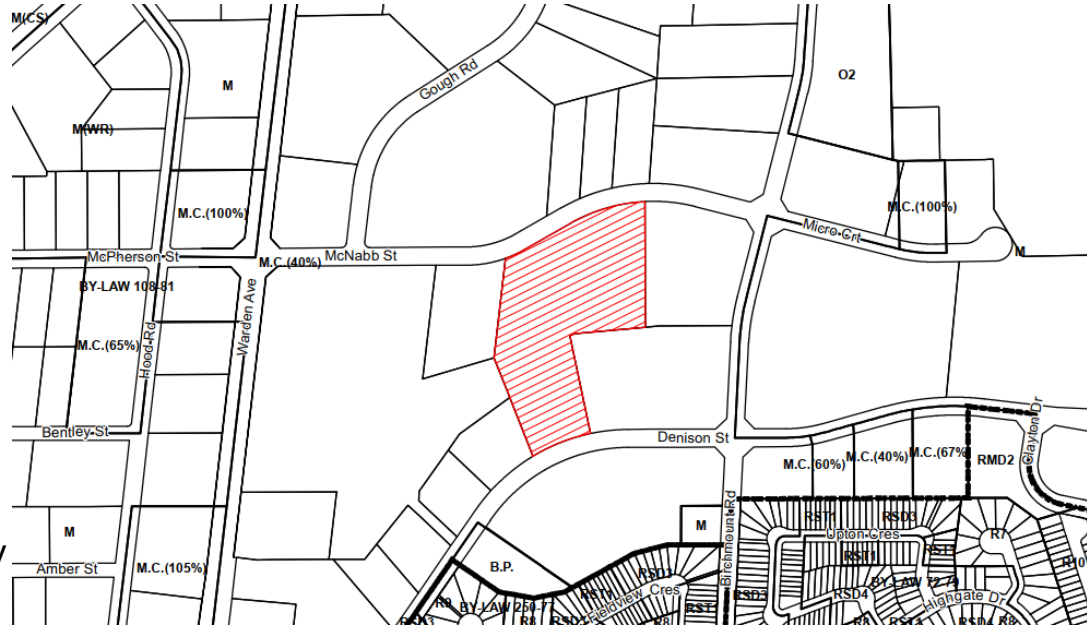
“Select Industrial with Limited Commercial – M.C. (40%)”

- Permits a range of commercial and industrial uses

Proposed Zone:

“Select Industrial with Limited Commercial – M.C. (235%)”

- To permit a “Commercial Self-Storage Facility”





Outstanding Items and Next Steps



A. Staff will continue to review the Proposed Development with regard for:

- Review the proposed development in the context of the appropriate policy framework, York Region, and City Official Plan
- Assessment of proposed development standards including proposed building height, setbacks, built form and parking?
- Other matters to be evaluated include: review of technical studies and drawings, parkland, servicing, and traffic
- Review of concurrent Site Plan to examine site layout, landscaping, snow storage, access, etc.
- Submission of Consent Application

B. Committee may refer the Application back to Staff

- Staff recommend that the Applications be referred back to staff to address comments and outstanding matters, including public input, and to provide a recommendation report at a future DSC meeting.



Thank You



Aerial Photo





Proposed Development Standards



Total Gross Floor Area ("GFA")	16,769.20 m ² (180,502.16 ft ²) <ul style="list-style-type: none">• 440.3 m² (4,739.34 ft²) of at-grade flex office space
Density	2.32 FSI (Floor Space Index)
Height	6 storeys (26 m)
Parking	27 spaces <ul style="list-style-type: none">• 4 barrier free spaces
Coverage	<ul style="list-style-type: none">• Building Area: 38.70%• Landscaped Area: 33.72%