



191 MACNABB STREET
MARKHAM, ON



Statutory Public Meeting
June 20, 2023

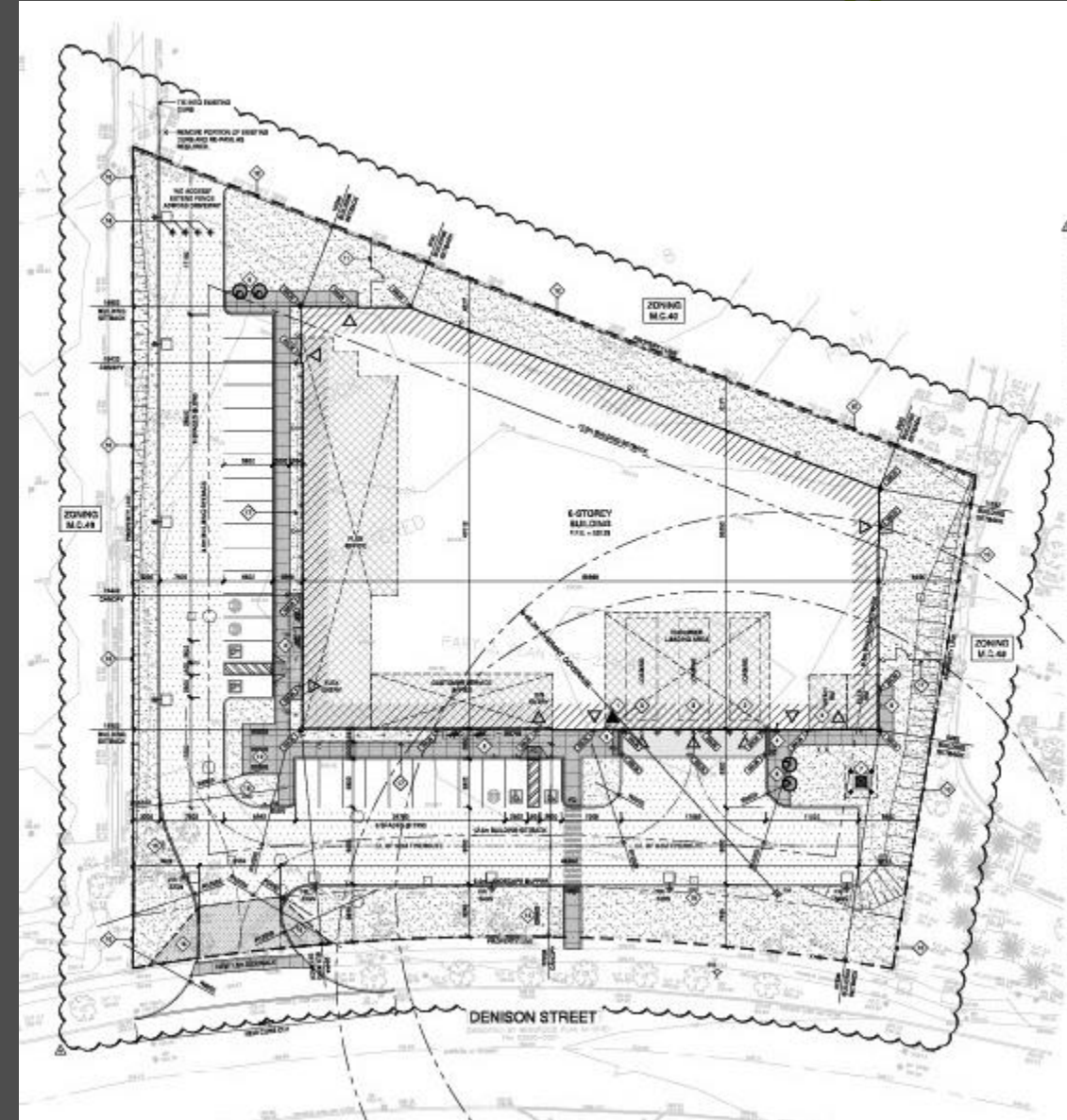
Site – 191 McNabb Street

- Comprised of 191 McNabb Street, currently occupied by industrial uses, warehouse and vacant land.
- 4.92 hectares (12.16 acres, the entire property **Red Line**)
- 0.72 hectares (1.78 acres, the development site **Yellow Line**)
- Designated 'Business Park Employment'.
- Zoned 'Selected Industrial and Limited Commercial Zone – M.C.(40%)'
- Currently surrounded by employment and commercial uses.



Proposed Development –Site Plan

- Six-storey self-storage facility that includes:
 - 440.3 square meters of Flex Office space
 - 16,328.9 square metres of Self Storage Space
- 27 parking spaces that include:
 - 4 barrier-free parking
 - 3 carpooling parking spaces
- 3 loading spaces
- One access on Denison Street and a reserved future access to McNabb Street.



191 McNabb Street – Proposed Development



Proposed Development of 191 McNabb Street, Markham

Vaultra Premium Self-Storage Facility



Vaultra Asset Management is an experienced Canadian-owned developer and operator of premium self-storage facilities.

Self-storage facilities provide an important service to:

- **Households:** short-term storage of seasonal or personal items (including students) and longer-term storage of collections or belongings.
- **Businesses and Institutions:** short and longer-term storage of goods, merchandise, business records, tools, equipment, furniture and fixtures, seasonal inventory, etc.
 - Supports the growing work from home sector; and
 - Supports continued growth of e-commerce businesses requiring storage, as a result of COVID-19 and other industry trends.

While few people may be employed on-site, self-storage facilities make significant contributions to local economies through taxes and facilitating indirect job creation and growth.



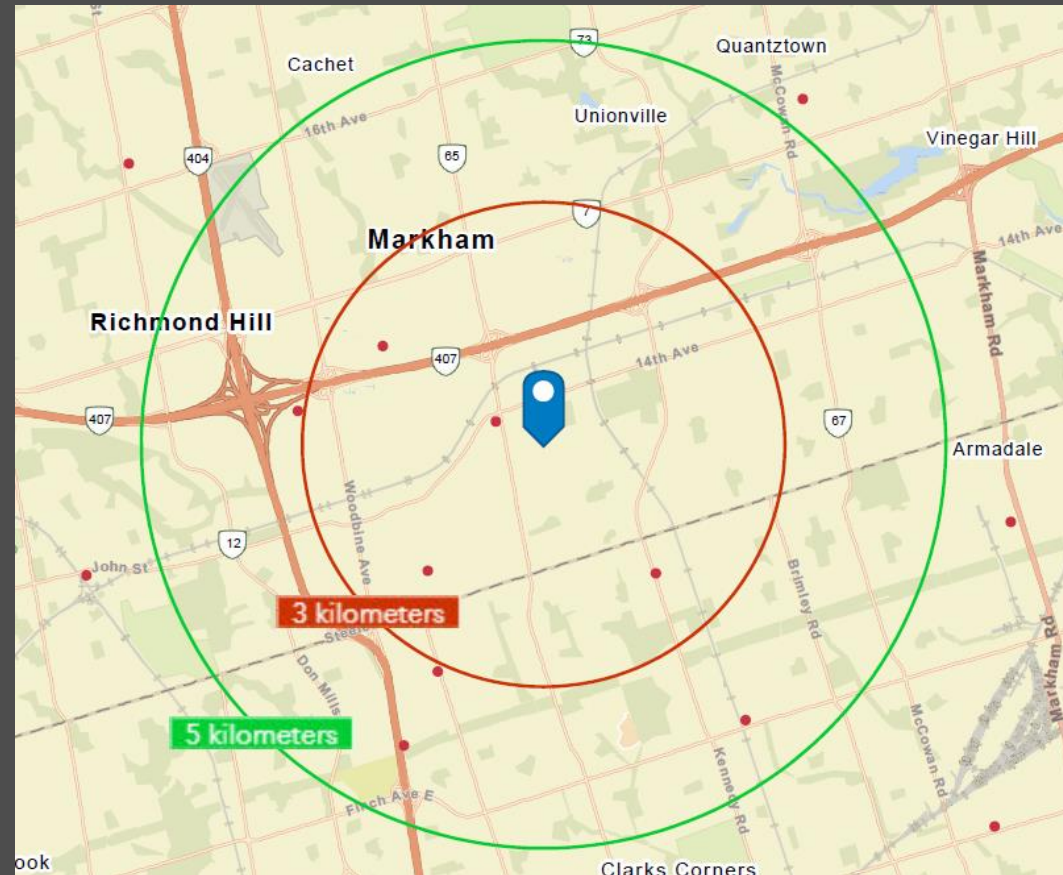
Proposed Development of 191 McNabb Street, Markham

Vaultra Premium Self-Storage Facility



While traditional self-storage facilities are often found in older industrial areas, the new multi-storey premium model of self-storage is ideally located within prestige business parks (including PSEZs) or mixed-use areas in close proximity to main users:

- Commercial businesses and local industries;
- Institutions (e.g. Seneca College and future York University); and
- Area residents – particularly high-density, smaller unit development.



Current Saturation:
2.77 (3km)
1.58 (5km)

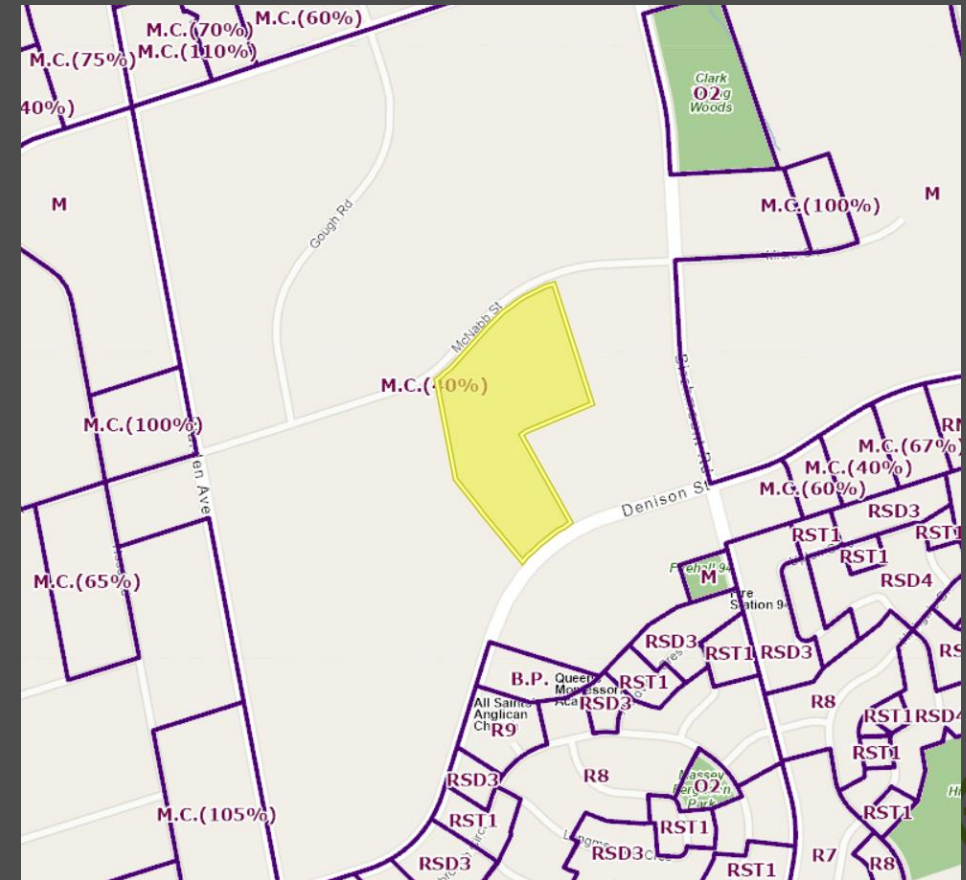
Future Saturation:
3.87 (3km)
1.88 (5km)

Proposed Amendments

- **Official Plan Amendment**
 - Permit a commercial storage facility to be in a mixed-use building with office use;
- **Zoning By-law Amendment**

To Permit:

 - commercial storage facility as a permitted use within a mixed-use building that includes an office use of no smaller than 400 square metres of GFA;
 - a maximum FSI of 235% (whereas currently is 40%);
 - a maximum building height of 26 metres (whereas currently is 14 metres);
 - a minimum rear yard setback of 5.6 metres (whereas currently a minimum of 12 metres is permitted); and
 - a minimum of 27 parking spaces (whereas currently 616 spaces are required) and a relief from the By-law 28-97 standards.



Conclusion

The proposed development:

- intensifies underutilized land with flex-office and self-storage uses that will support existing and future businesses and residents in the surrounding area;
- adds services to allow a more attractive and improved business environment for this business park area, which could attract new businesses to settle in the area;
- contemplates modern design languages that resemble an office building, which will provide a highly improved image of the employment area;
- is consistent with the intent of the Provincial policies;
- is consistent with the intent of the City's Official Plan and Zoning By-law;
- represents good planning.



Questions?

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Thank you!