

<b>Date:</b>	Tuesday, October 24, 2023		
<b>Application Type:</b>	Zoning By-law Amendment (the “Application”)		
<b>Owner:</b>	404 Major Mac West Developments Limited, C/O Stephanie Volpentesta (the "Owner")		
<b>Agent:</b>	Nick Pileggi, Macaulay Shiomi Howson		
<b>Proposal:</b>	A commercial building for motor vehicle sales and repair establishment (the “Proposed Development”)		
<b>Location:</b>	710 Markland Street (the “Subject Lands”)		
<b>File Number:</b>	PLAN 23 116352	<b>Ward:</b>	2
<b>Prepared By:</b>	Rick Cefaratti, MCIP, RPP, Extension 3675 Senior Planner II, West Planning District		
<b>Reviewed By:</b>	Clement Messere, MCIP, RPP Manager, West 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 received the Application and all associated documents (along with the required fees) on June 7, 2023, and deemed the Application complete on July 7, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal (the “OLT”) for a non-decision ended on September 6, 2023.

## **NEXT STEPS**

- Statutory Public Meeting is tentatively scheduled for October 24, 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
- Submission of a future application for Site Plan approval
- Submission of a Consent application to establish reciprocal easements for access between 710 and 700 Markland Street

## BACKGROUND

### Subject Lands and Area Context

The currently undeveloped 5.93 ha (14.66 ac) Subject Lands have frontage on Markland Street and Major Mackenzie Drive East (see Figures 1 and 2). Figure 3 shows the surrounding land uses.

Lands north of the Subject Lands are vacant, undeveloped and designated for Employment uses. Located to the south, across Major Mackenzie Drive East, are improved with a large format industrial building. Located to the east include two free standing commercial buildings on a separate property on the northwest corner of Major Mackenzie Drive East and Markland Street (700 Markland Street). Located further east, across Markland Street is a multi-tenanted commercial plaza. Located to the west is the Highway 404.

***The Proposed Development includes four multi-unit and one free standing commercial buildings for motor vehicle sales service with the following information (see Figure 4)***

Table 1: the Proposed Development	
Gross Floor Areas:	Building A: 4,649.9 m <sup>2</sup> (50,051 ft <sup>2</sup> ) (proposed motor vehicle sales and service building) Building B1: 4104.5 m <sup>2</sup> (44,181 ft <sup>2</sup> ) Building B2: 1398.3 m <sup>2</sup> (15,051 ft <sup>2</sup> ) Building B3: 1427.8 m <sup>2</sup> (15,369 ft <sup>2</sup> ) Building B4: 594.4 m <sup>2</sup> (6,398 ft <sup>2</sup> )
Access:	Proposed private driveway access to Markland Street and to the future Highway 404 off-ramp extension
Parking Spaces:	786

***The following table summarizes the Official Plan Information***

Table 2: 2014 Markham Official Plan Information	
Current Designation:	"Commercial"
Permitted uses:	Retail, service, office, banks, motor vehicle sales , rental, motor vehicle service, restaurants, commercial school

***The Application is required to permit the Proposed Development (see Figure 2), which is subject to By-law 177-96, as amended***

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zones:	Major Commercial Zone (MJC*294), Business Corridor Zone (BC*293), and Open Space Zone (OS1*300)
Permissions:	<p><u>Major Commercial Zone MJC*294 Zone</u></p> <ul style="list-style-type: none"> <li>offices, financial institutions, gas bars, personal service and retail store uses</li> </ul> <p><u>Business Corridor Zone BC*293 Zone</u></p> <ul style="list-style-type: none"> <li>offices, limited industrial uses, personal service, limited retail, commercial schools, trade and convention centres, restaurant uses</li> </ul> <p><u>Open Space Zone OS1*300 Zone</u></p> <ul style="list-style-type: none"> <li>private or public parks</li> </ul>
Proposal:	<p>The Owner proposes the following amendments:</p> <ol style="list-style-type: none"> <li>Add “motor vehicle sales and service” as permitted uses under the Major Commercial Zone</li> <li>Rezone the Open Space Zone portion to the Major Commercial Zone to facilitate the development of a motor vehicle sales and service building as shown on Figure 4 (Building A)</li> <li>Permit a 0 m Landscape Strip adjacent to the future right-of-way for the Highway 404 off-ramp extension for grading purposes</li> </ol>

***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***

- Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - The appropriateness of the proposed Zoning By-law Amendment to allow the Proposed Development.
  - The appropriateness of the Proposed Development including, site layout, building height, and the related site-specific exceptions;
- Parkland Dedication and Other Financial Contributions**

- i) The Application 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) Review of the Proposed Development will include, but not limited to, the following:**
  - i) Traffic impact and ensuring the adequate supply of parking spaces for the commercial uses.
  - ii) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations.
- d) Transportation**
  - i) Staff note that the City is undertaking an addendum to the approved Environmental Assessment for the Major Mackenzie Hwy 404 off-ramp road extension. The conceptual site plan currently shows full-move driveways connecting to the future road extension. The Owner is advised that the feasibility and configurations of the driveways are subject to review and require approval of the Ministry of Transportation Ontario (the “MTO”) and the City.
  - ii) The Owner will be required to explore opportunities to create vehicular interconnections between the Subject Lands and the adjacent vacant property to the north.
- e) Natural Heritage**
  - i) A woodland feature currently exists in the centre of the Subject Lands adjacent to the north lot line and the portion of the woodland zoned Open Space was identified for protection through a previous Ontario Municipal Board (now OLT) decision. Natural Heritage staff recommended that all efforts be exhausted to try and protect this portion of the woodland. Consideration of full woodland removal to facilitate the development of the motor vehicle sales and service building need to clearly demonstrate how site constraints/future grading prevent the possibility of retaining the woodland.
- f) External Agency Review**
  - i) The Toronto and Region Conservation Authority (the “TRCA”) has reviewed the proposal and has provided preliminary comments on the Application, including the following:
    - A portion of the Subject Lands are located within the TRCA’s regulated area and a permit from TRCA under Ontario Regulation 166/06 will be required
    - A wetland feature has been identified and will require as comprehensive compensation strategy, to the satisfaction of the TRCA and the City of Markham.

- ii) York Region has advised that the Owner will be required to provide a minimum 45 m right-of-way for this section of Major Mackenzie Drive East and any additional lands required for turn lanes at intersections will be conveyed to York Region for public highway purposes.
- iii) The MTO advised that the Subject Lands are located within their permit control area. Therefore, MTO permits must be obtained, after the site/development design is approved by the MTO.

**g) Required Future Applications**

- i) The Owner must submit applications for Site Plan, Consent, should the Application be approved, to permit the Proposed Development.

**Accompanying Figures:**

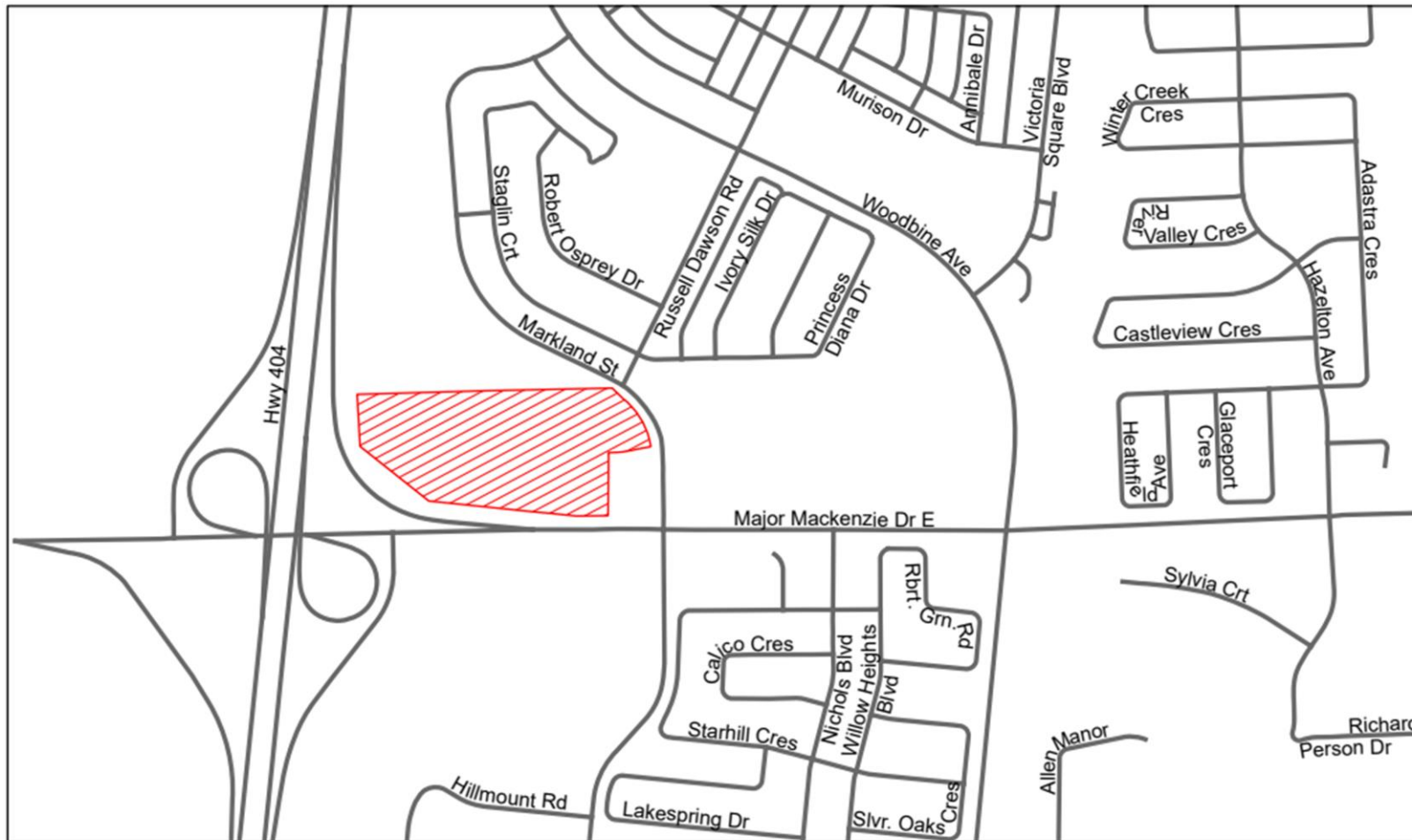
Figure 1: Location Map

Figure 2: Aerial Photo (2022)

Figure 3: Zoning and Area Context

Figure 4: Conceptual Site Plan

# Figure 1



## Location Map

APPLICANT: Macaulay Shiomi Howson Ltd.  
710 Markland Street, Markham  
FILE No. PLAN 23 116352

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Drawn By: AM Checked By: RC

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Metres 0 100 200 300 400

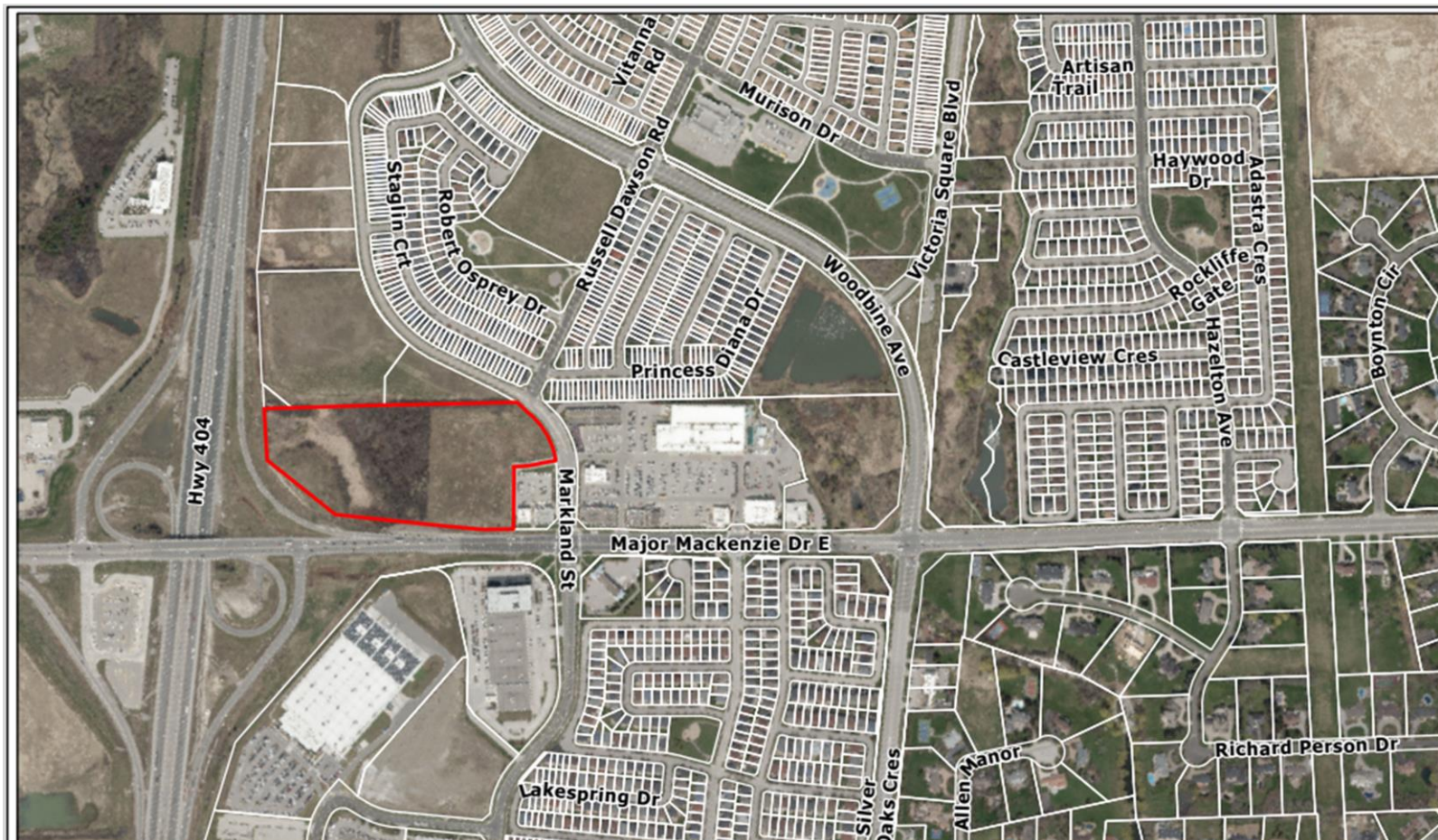
 Subject Lands

Date: 9/27/2023

FIGURE No. 1



# Figure 2



## Aerial Photo (2022)

APPLICANT: Macaulay Shiomi Howson Ltd.  
710 Markland Street, Markham  
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 Subject Lands

Date: 9/27/2023

FIGURE No. 2

Figure 3

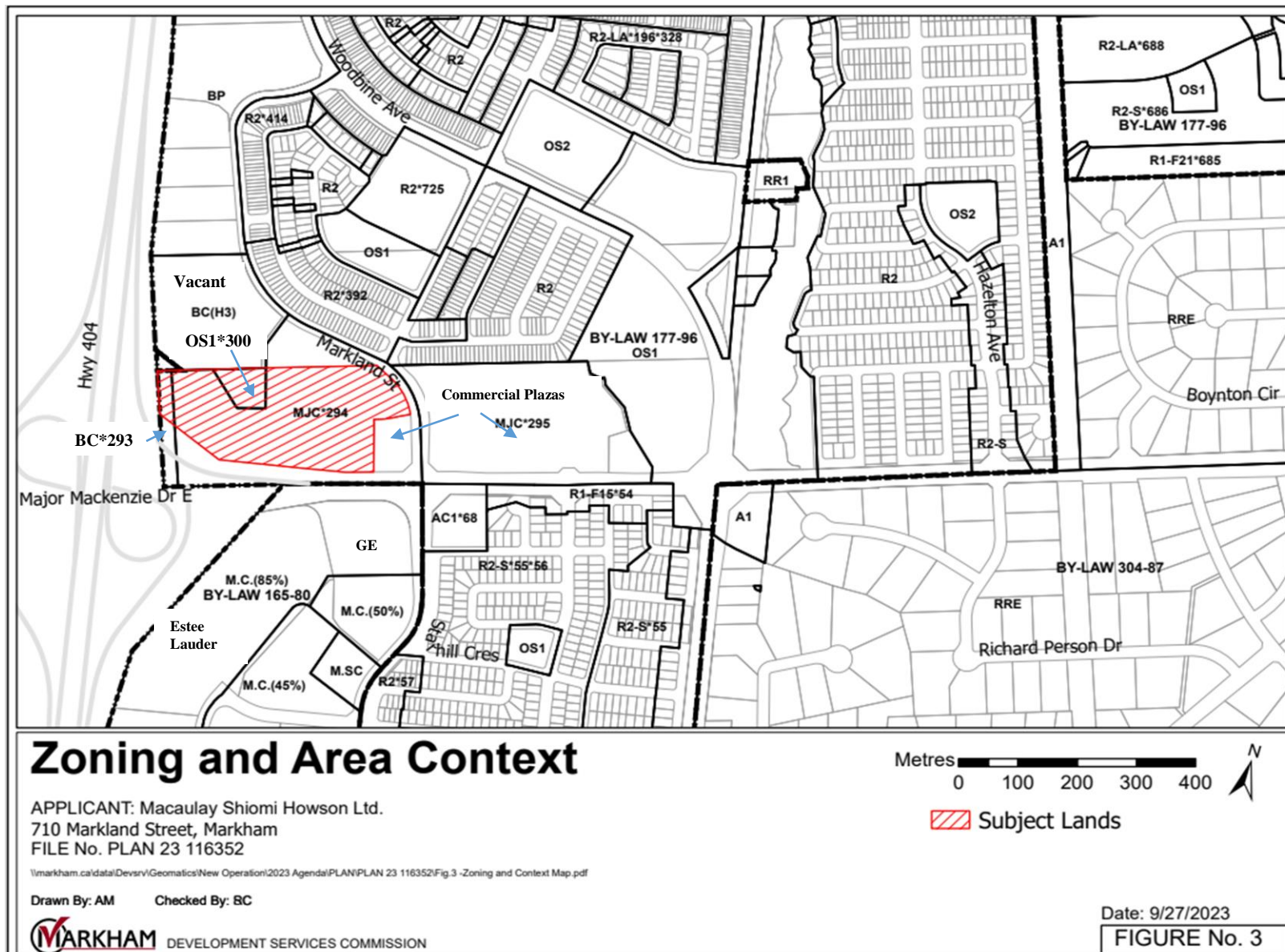
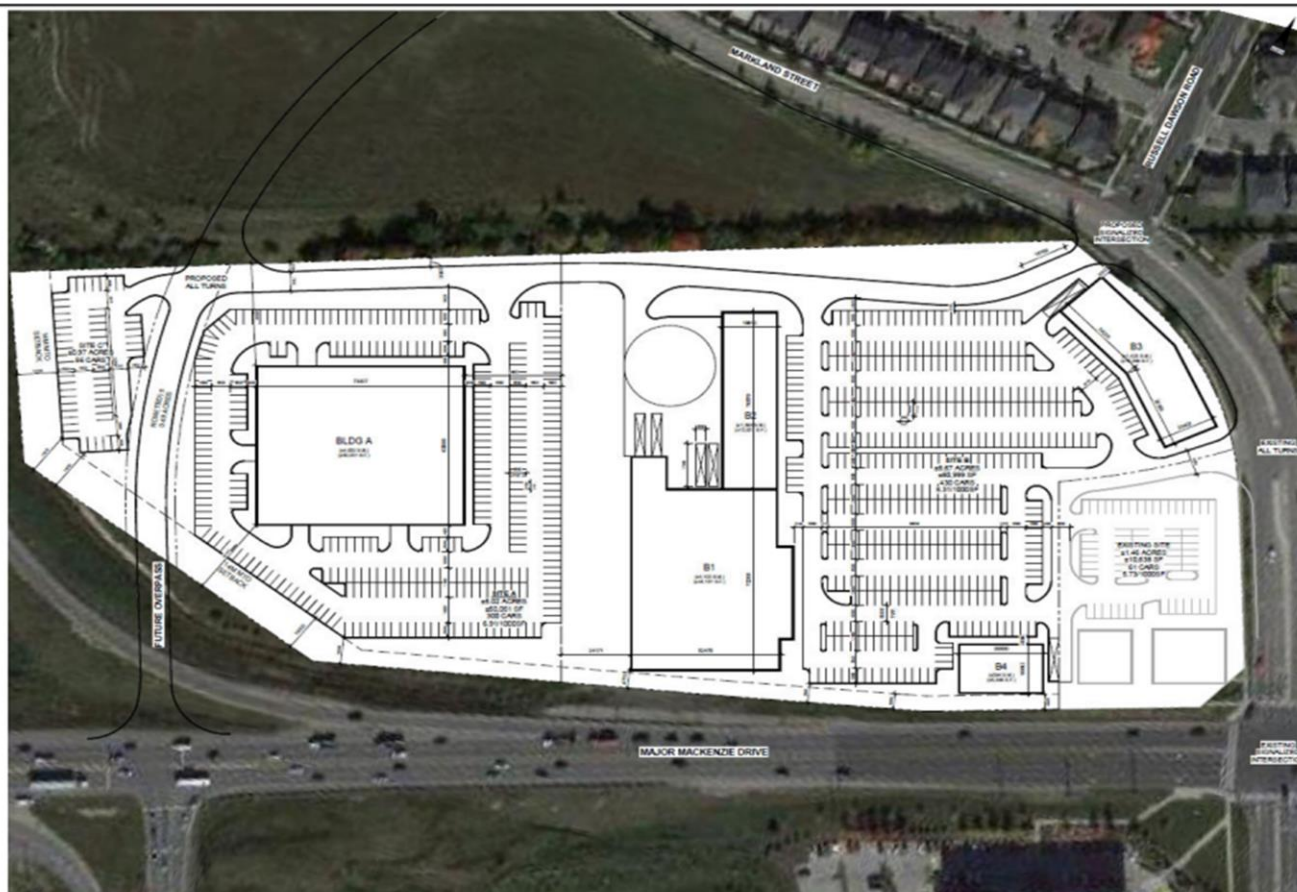




Figure 4



## CONCEPTUAL SITE PLAN

APPLICANT: Macaulay Shiomi Howson Ltd.  
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FIGURE No. 4