



Report to: Development Services Committee

Report Date: March 26, 2024

SUBJECT: RECOMMENDATION REPORT

UltraStor Inc., Zoning By-law Amendment Application to permit the development of a commercial self-storage facility at the north end of 7528, 7530, and 7550 Woodbine Avenue (Ward 8)

File PLAN 23 117840

PREPARED BY: Rick Cefaratti, MCIP, RPP, Senior Planner, West District, Ext. 3675

REVIEWED BY: Stephen Lue, MCIP, RPP, Senior Development Manager, Ext. 2520

RECOMMENDATION:

1. THAT the report, dated March 26, 2024, titled “RECOMMENDATION REPORT, UltraStor Inc., Zoning By-law Amendment Application to permit the development of a commercial self-storage facility at the north end of 7528, 7530, and 7550 Woodbine Avenue (Ward 8). File PLAN 23 117840”, be received;
2. THAT the amendment to Zoning By-law 108-81, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘A’, be finalized and brought to a future Council meeting for enactment without further notice;
3. THAT the Owner shall continue to conduct the monitoring of site conditions including all of the City approved erosion and sediment control measures, on a weekly basis, to ensure are that adjacent properties are not adversely impacted by development activity on the Subject Lands;
4. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends approval of the Zoning By-law Amendment application (the “Application”) to permit a commercial self-storage facility use (the “Proposed Development”) at the north end of 7528, 7530, and 7550 Woodbine Avenue (the “Subject Lands”), adjacent to the CN Rail corridor.

BACKGROUND:

The 1.75 ha (4.32 ac) Subject Lands are located on the west side of Woodbine Avenue, north of John Street, within the South Don Mills Employment District. Three commercial buildings were approved through a separate Site Plan Application (File No. SC 13 135026) on the Subject Lands (see Figures 1 and 2). Figure 3 shows the surrounding land uses, including a place of worship (Yumkwang Korean Presbyterian Church) to the west.

Application Status

- Staff deemed the Application complete on May 24, 2023.

- The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on August 21, 2023
- The statutory Public Meeting was held on October 10, 2023
- The Owner is required to submit a Site Plan application to facilitate the development of the proposed commercial self-storage facility

Should the Development Services Committee support the Application, the planning process will include the following next steps

- The Zoning By-law Amendment (see Appendix ‘A’) will be enacted at a future Council meeting
- Review and approval of a future Site Plan application
- An application for Consent to the Committee of Adjustment to sever and convey the area of the commercial self-storage building from the current Owner to Argo Developments (UltraStor) and establish easements for access and servicing

The Proposed Development includes the development of a stand-alone commercial self-storage building with the following:

Table 1: the Proposed Development	
Proposed Gross Floor Area:	16,358.8 m ² (176,084.5 ft ²)
Building Height:	26 m or 4 storeys
Parking Requirement:	1 space per 531 m ² (self-storage use)

The Proposed Development is consistent with the Provincial Policy Statement, 2020 (the “2020 PPS”) and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan 2020”)

The 2020 PPS provides direction on matters of Provincial interest related to land use planning and development. These matters, in-part, include building strong healthy communities with an emphasis on efficient development and land use patterns, and wise use and management of resources. The Subject Lands are located in a settlement area where development is focused to meet the current and projected needs of the City and it is compatible with the existing uses and planned employment function of the surrounding area.

The Growth Plan provides, in-part, a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2051, with building compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth. The Application is located within a built-up area where there are existing municipal services.

The Proposed Development conforms to the 2022 York Region Official Plan (the “2022 ROP”)

The 2022 ROP designates the Subject Lands ‘Urban Area’, which permits a wide range of land uses including employment uses. Map 1A – Land Use Designations designates the Subject Lands ‘Community Area’, which are areas where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human-services needs would be located. The Application establishes a commercial self-storage facility as an additional use on the Subject Lands, which conforms to the provincial policies.

The Proposed Development conforms to the 2014 Markham Official Plan (the “2014 OP”)

The 2014 OP designates the Subject Lands “Service Employment”, which permits a range of service and retail uses together with light industrial, warehousing, office uses, including a commercial self-storage facility. The 2014 OP permits the Proposed Development, subject to a site-specific zoning application. Staff opine that the proposed commercial self-storage facility is compatible with the surrounding land uses.

The Zoning By-law Amendment adds a Commercial Self-Storage Facility Use and Site-Specific Development Standards

The Subject Lands are zoned BC1 – Business Corridor Zone under By-law 108-81, as amended, which permits banks, a day nursery and day care centre, dry cleaning establishments, personal service shops, restaurants, retail stores and commercial schools. The draft site-specific zoning by-law amendment as shown in Appendix ‘A’ proposes to add a commercial self-storage facility as a permitted use on the Subject Lands, as well as to permit site-specific parking rates for commercial storage facilities as noted in Table 1 above. All other uses will be subject to the minimum parking rates required under the City’s Parking Standards By-law (28-97).

OPTIONS/ DISCUSSION:

The following section identifies how the matters raised through the review of the Application, including those raised at the statutory Public Meeting, have been addressed:

Public Consultation at the October 10, 2023, Statutory Public Meeting

At the Public Meeting, concern was expressed from a representative of the adjacent place of worship (Yum Kwang Korean Presbyterian Church) regarding the damages caused to their parking lot due to the construction activity on the Subject Lands. It was noted that, due to the lack erosion and sediment control measures being installed, construction debris from the Subject Lands has been travelling down to their parking lot and covering the parking areas for the place of worship in mud.

These concerns have been addressed as follows:

- Following the Public Meeting, siltation sacks on 6 catch basins were installed on neighbouring properties, including the place of worship property
- The spillover silt and other debris was removed and all adjacent parking lots in the vicinity of the Subject Lands were cleaned
- Erosion and Sediment Control measures were installed on the Subject Lands
- Staff met on-site with representatives of the place of worship and Argo Developments on February 3, 2024 to discuss the progress of addressing the concerns raised at the Public Meeting
- Argo Developments has committed to ensuring that all of the erosion and sediment control measures on the Subject Lands will continue to be implemented throughout the construction period to mitigate any adverse impacts

Proposed Use Is Appropriate

Staff are of the opinion that the proposed commercial self-storage facility, can be supported on the Subject Lands. The proposed commercial self-storage facility will provide a low intensity land use on the Subject Lands, in accordance with the ‘Service Employment’ polices of the Official Plan, and will contribute to the existing mix and range of commercial and employment uses in the area.

There is an increasing demand for commercial self-storage facilities across the Greater Toronto Area (GTA), including in the City of Markham. This increased demand is due, in large part, to the market dynamics of the GTA where both older generations of residents are downsizing and younger family households are moving into smaller homes, requiring additional storage space than can be accommodated on their properties. The increased demand for these facilities is also derived from employment area customers that need additional storage space to grow their respective business operations.

Due to the Subject Land's proximity to employment and commercial areas and its access to a comprehensive transportation network (Woodbine Avenue, John Street, 14th Avenue, Steeles Avenue East, Highway 404), the proposed commercial self-storage facility will provide storage space opportunities for both local businesses within the employment and commercial areas, and for residential customers requiring self-storage who will access the site from Woodbine Avenue.

Site-Specific Parking Rate Appropriate

Transportation Engineering staff reviewed a Transportation Brief prepared by CGH Transportation, and accepted the findings that the proposed parking rate noted in Table 1 above are sufficient to accommodate the proposed commercial self-storage facility and associated office component.

The Transportation Brief stated that the Proposed Development would generate less traffic, resulting in fewer impacts to adjacent land uses, and that the proposed parking rate would satisfy the facility's needs. Planning Staff opine that the proposed parking rates as noted in Table 1 above are adequate for the proposed use. All other uses prescribed in the Zoning By-law will continue to be subject to the rates in the City's Parking Standards By-law 28-97, as amended.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, City's Official Plans, Zoning By-law, and City development standards and are satisfied that the Application is appropriate and represents good planning. The Proposed Development will utilize existing infrastructure, diversify the range of service employment uses, and promotes economic development. Staff recommend that the proposed Zoning By-law Amendment, subject to the recommendations of this report and reflected in Appendix 'A', be approved.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed application has been reviewed in the context of the City's Strategic Priorities of Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and their comments have been addressed.

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director, Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

This Applications were circulated to various departments and external agencies. City and external agencies requirements are reflected in the implementing ZBA (see Appendix 'A').

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context and Zoning
Figure 3: Aerial Photo
Figure 4: Site Plan
Figure 5: Building Elevations

APPENDICES:

Appendix 'A': Draft Zoning By-law Amendment

OWNER:

Digram Developments
C/O Mohsin Masood
327 Renfrew Drive
Markham, ON L3R 9S8
Phone: (905) 513-7999
Email: info@digram.ca

APPLICANT/AGENT:

Glenn Schnarr & Associates
C/O Jim Levac
700 - 10 Kingsbridge Garden Circle
Mississauga, Ontario L5R 3K6
Phone (905) 568-8888 ext. 233
Email: jim@gsai.ca