

Date:	Tuesday, May 14, 2024		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	1000503212 Ontario Inc. (the "Owner")		
Agent:	Gagnon Walker Domes Ltd. (the "Agent")		
Proposal:	Five new mixed-use industrial buildings, with 14,200 m ² (152,850 ft ²) Gross Floor Area and the retention of the existing heritage dwelling to accommodate an appropriate future use (the "Proposed Development").		
Location:	7960 Reesor Road (the "Subject Lands")		
File Number:	PLAN 24 163734	Ward:	7
Prepared By:	Aaron Chau ext. 3279, Planner I, East Planning District		
Reviewed By:	Stacia Muradali, MCIP, RPP Development Manager, East 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 and deemed the Application complete on April 3 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on July 2 2024.

NEXT STEPS

- Statutory Public Meeting is scheduled for May 14, 2024
- Recommendation Report consideration by the Development Services Committee ("DSC"), if required
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of a Heritage Permit Application prior to the submission of a Site Plan Application
- Submission of a future Site Plan application

BACKGROUND

Subject Lands and Area Context

The 3.47 ha (8.59 ac) Subject Lands are located on the east side of Donald Cousens Parkway, west of Reesor Road, south of Highway 407, and abuts the Canadian Pacific Railway ("CPR") right-of-way. An existing single detached heritage dwelling is located on the westerly portion of the property. Open space/agricultural uses are located on the remainder of the Subject lands, as shown on Figures 1 and 2. Figure 3 shows the surrounding land uses.

Proposal

The Owner submitted the Application to facilitate the Proposed Development. The Owner proposes Buildings 1, 2, 3, and 5 as multi-unit, and Building 4 as a single industrial unit. The proposed Zoning By-law amendment would delete the Subject Lands from the designated area of By-Law 304-87, as amended, and incorporate them into By-Law 177-96, as amended, and zone them Business Park (BP) Zone and Greenway (G) Zone. The heritage dwelling (The Christopher Reesor House "Silver Spring Farm") is on the City's Register of Property of Cultural Heritage Value or Interest and will be retained and adapted for an appropriate future use.

The Proposed Development consists of five mixed-use industrial buildings (see Figure 6)

Table 1: the Proposed Development	
Industrial Units:	53
Gross Floor Area:	14,200 m ² (152,850 ft ²)
Parking Spaces:	247 (Including 11 barrier-free spaces and 26 Electric Vehicle spaces)

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	Business Park Employment and Greenway (2014 Official Plan)
Permissions:	<p><u>Business Park Employment:</u> Office, Manufacturing, processing and warehousing use with no accessory outdoor storage and other uses, such as, ancillary uses including retail, service, restaurant, sports and fitness recreation.</p> <p><u>Greenway:</u> Countryside uses, dwelling unit including home occupation, secondary suite, ecological restoration activity, and other related uses including, trails and nature-based public recreational activities</p> <ul style="list-style-type: none">• The 2014 Official Plan permits industrial uses.

A Zoning By-law Amendment is required to permit the Proposed Development (Figure 3)

Table 3: Zoning By-law Information	
Current Zone:	'Agricultural (A1) Zone', By-Law 304-87, as amended
Permissions:	One single family detached dwelling as an accessory use to a permitted Agricultural Use, Agricultural and related uses including storage of agricultural produce and private home day care
Proposal:	The Owner proposes to remove the Subject Lands from By-Law 304-87, as amended, and incorporate them into By-Law 177-96, as amended, to effectively rezone the Subject Lands as follows: a) 'Business Park (BP) Zone' to permit uses such as Service and Repair Establishments and Personal Service Establishments b) 'Greenway (G) Zone'

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.

- a) Conformity and Consistency with Provincial, York Region and the City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework,
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Evaluation of the compatibility with existing and planned development within the surrounding area
 - ii) Traffic impact and ensuring the adequate supply of parking spaces for the Proposed Development
 - iii) Having regard and ensuring adequate protection measures for the natural heritage features on the Subject Lands are reflected through the Zoning By-Law Amendment
 - iv) Ensuring appropriate setback from the CP Railway Corridor
 - v) Ensuring the Zoning Bylaw Amendment includes provisions that ensures appropriate uses for the existing Heritage Dwelling

c) External Agency Review

- i) The Application has been circulated to York Region, the Ministry of Transportation, CP Rail, TRCA, and Metrolinx, among other agencies and any applicable requirements must be incorporated into the Proposed Development.

d) Required Future Applications

- i) The Owner must submit a Heritage Permit application, should the Zoning By-law Amendment Application be approved, prior to the submission of a Site Plan Approval application.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 1

Location Map



Figure 2

Aerial Photo




AERIAL PHOTO (2023)

APPLICANT: Gagnon Walker Domes Ltd.
7960 Reesor Road
FILE No. PLAN 24 163734

 SUBJECT LANDS



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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: BE

Checked By: AC

DATE: 4/11/2024

FIGURE No. 2

Figure 3

Area Context and Zoning

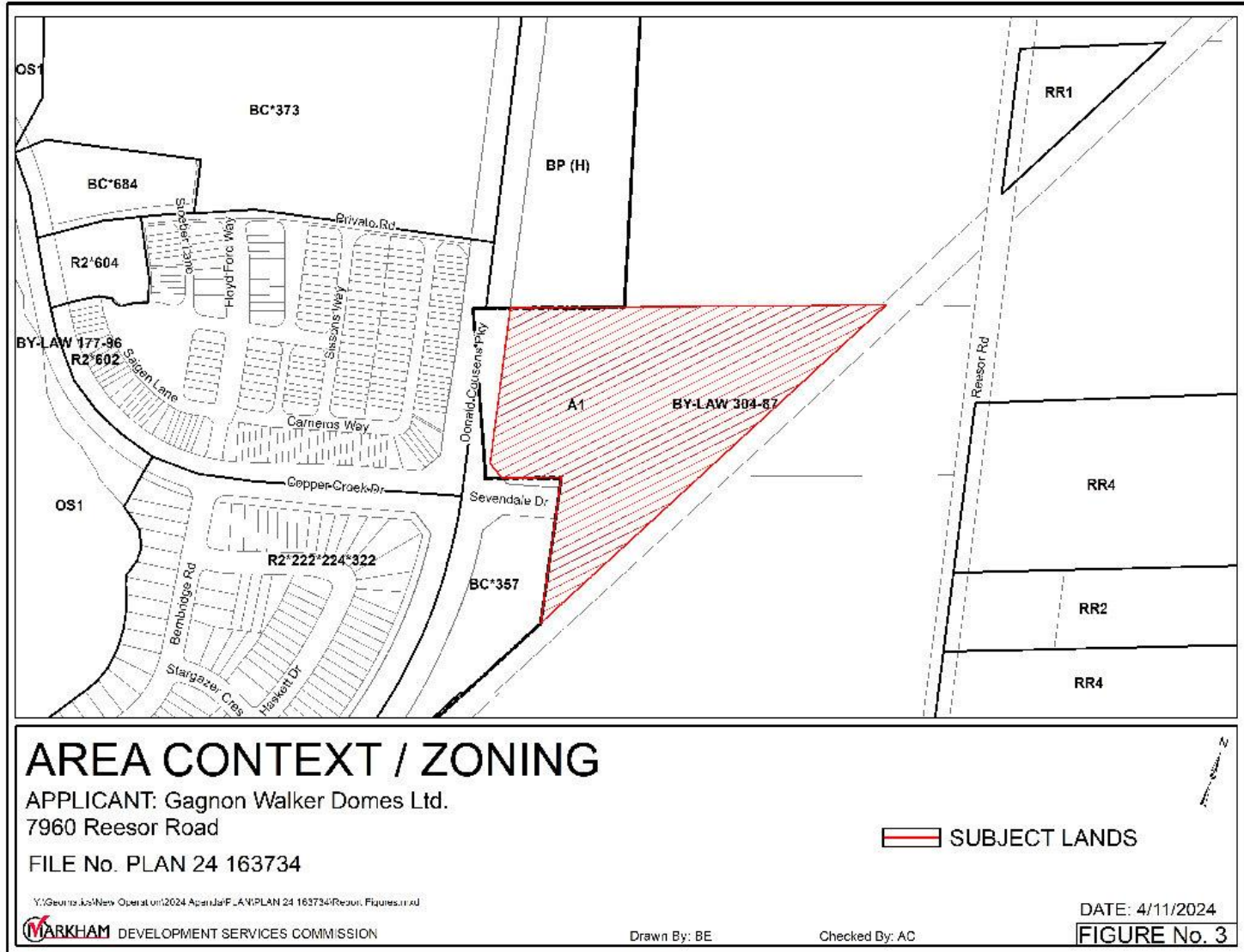


Figure 4

Conceptual Site Plan

