

Date:	Tuesday, September 24, 2024		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	30 Heritage Holdings Ltd. (the "Owner")		
Agent:	The Planning Partnership (the “Agent”)		
Proposal:	Three storey commercial building for a Motor Vehicle Sales and Service establishment, with a total Gross Floor Area of 7,210 m ² (77,608 ft ²) (the “Proposed Development”).		
Location:	30 Heritage Road (the “Subject Lands”)		
File Number:	PLAN 24 182359	Ward:	4
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 August 13 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 November 11, 2024.

NEXT STEPS

- Statutory Public Meeting is scheduled for September 24, 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 complete Site Plan application

BACKGROUND

Subject Lands and Area Context

In 2020, the 1.18 ha (2.92 ac) lands municipally known as 30 Heritage Road was severed into two parcels, the current 0.72 ha (1.78 ac) parcel and a 0.48 ha (1.2 ac) parcel now municipally known as 8623 McCowan Road to the north. A commercial self-storage facility was subsequently proposed and constructed on the severed land to the north.

The retained lands, which are the subject of this application, are located at the north-east corner of McCowan Road and Heritage Road, north of Highway 7 East. An existing vacant industrial building is located on the subject lands. Figure 3 shows the surrounding land uses.

The subject lands are under the proposed Markville Secondary Plan Study Area (“the Secondary Plan Area”). Section 9.14.4.3 of the 2014 Official Plan states, until a new Secondary Plan is approved, the Official Plan (revised 1987), as amended, shall apply. Comprehensive Zoning By-Law 2014-19, as amended, does not apply to the subject lands.

Proposal

The Owner submitted a Minor By-Law Amendment application to facilitate the development of a new three storey commercial building for a Motor Vehicle Sales and Service establishment.

The Proposed Development consists of a three-storey Motor Vehicle Sales and Service Establishment (see Figure 4)

Table 1: The Proposed Development	
Storeys:	3
Gross Floor Area:	7,210 m ² (77,608 ft ²)
Parking Spaces:	128

The following table summarizes the 2014 Official Plan Information

Table 2: Markham 2014 Official Plan Information	
Current Designation:	Mixed Use Mid-Rise
Permissions:	<p>Community college or university, commercial parking garage, hotel, motor vehicle sales facility wholly contained within a building, motor vehicle service station, entertainment, shared housing</p> <ul style="list-style-type: none"> • The 2014 Official Plan permits motor vehicle sales facilities and motor vehicle service stations

The following table summarizes the 1987 Official Plan Information

Table 3: Markham 1987 Official Plan Information	
Current Designation:	Major Commercial
Permissions:	<p>Retail uses, Service uses, offices, banks and financial institutions, hotels and motels, sports, health and fitness recreational uses, entertainment uses, instructional uses, day care centers, private and commercial schools, restaurants, trade and convention centers.</p> <p>The following uses may also be permitted, subject to the review of a specific development proposal and rezoning:</p> <p>Automobile service stations, car washes, automobile repair uses (excluding autobody paint and repair), retail uses involving accessory outdoor storage and/or display of merchandise, commercial “self-storage” warehouse, funeral homes, night clubs, banquet halls, medium and high-density residential uses, place of worship</p> <ul style="list-style-type: none"> • The 1987 Official Plan permits automobile service stations and the retail uses involving accessory outdoor storage and/or display of merchandise, subject to the approval of a specific development application. • The proposed development conforms to the Official Plan.

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

Table 4: Zoning By-law Information	
Current Zone:	Industrial Zone ‘M’ – Bylaw 1229, as amended
Permissions:	The Industrial Zone ‘M’ designation permits the following uses within a wholly enclosed building: Manufacturing or industrial uses, warehouse uses for the storage of goods and materials, dry-cleaning, dyeing, and laundering business, dairies, bakeries and greenhouses
Proposal:	The Owner proposes to: a) Add Motor Vehicle Sales Establishments and Automotive Service Station as permitted uses; b) Implement site-specific development standards for the proposed development.

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 be limited to, the following:**
 - i) Evaluation of the compatibility with existing and planned development within the surrounding area including with the proposed Markville Secondary Plan which is still currently underway and has not been endorsed by Council;
 - ii) Traffic impact and ensuring the adequate supply of parking spaces for the Proposed Development
- c) External Agency Review**
 - i) The Application has been circulated to York Region because the proposed development will front onto McCowan Road which is a regional road, among other agencies and any applicable requirements must be incorporated into the Proposed Development.
- d) Required Future Applications**
 - i) The Owner must complete their existing 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

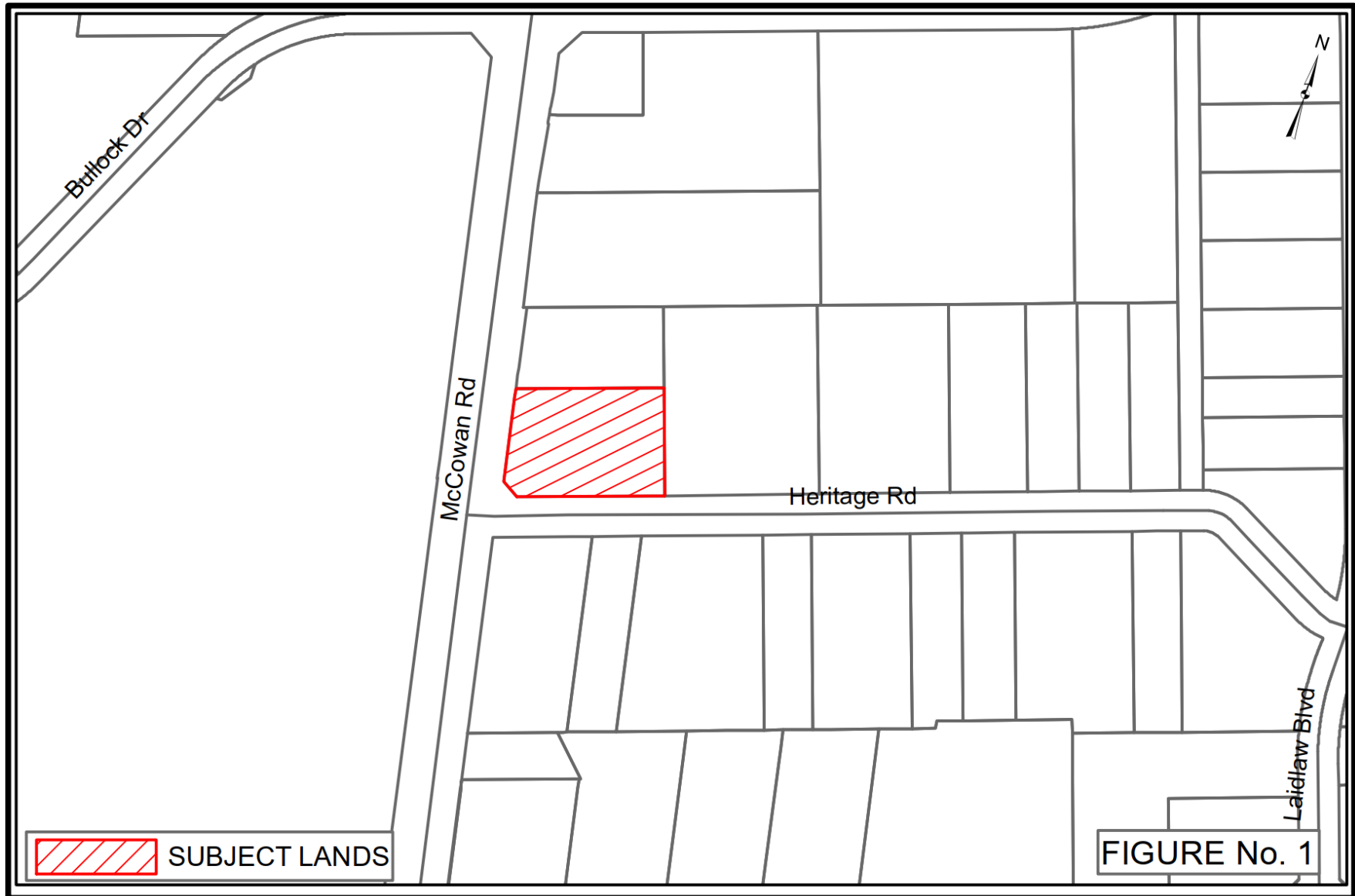
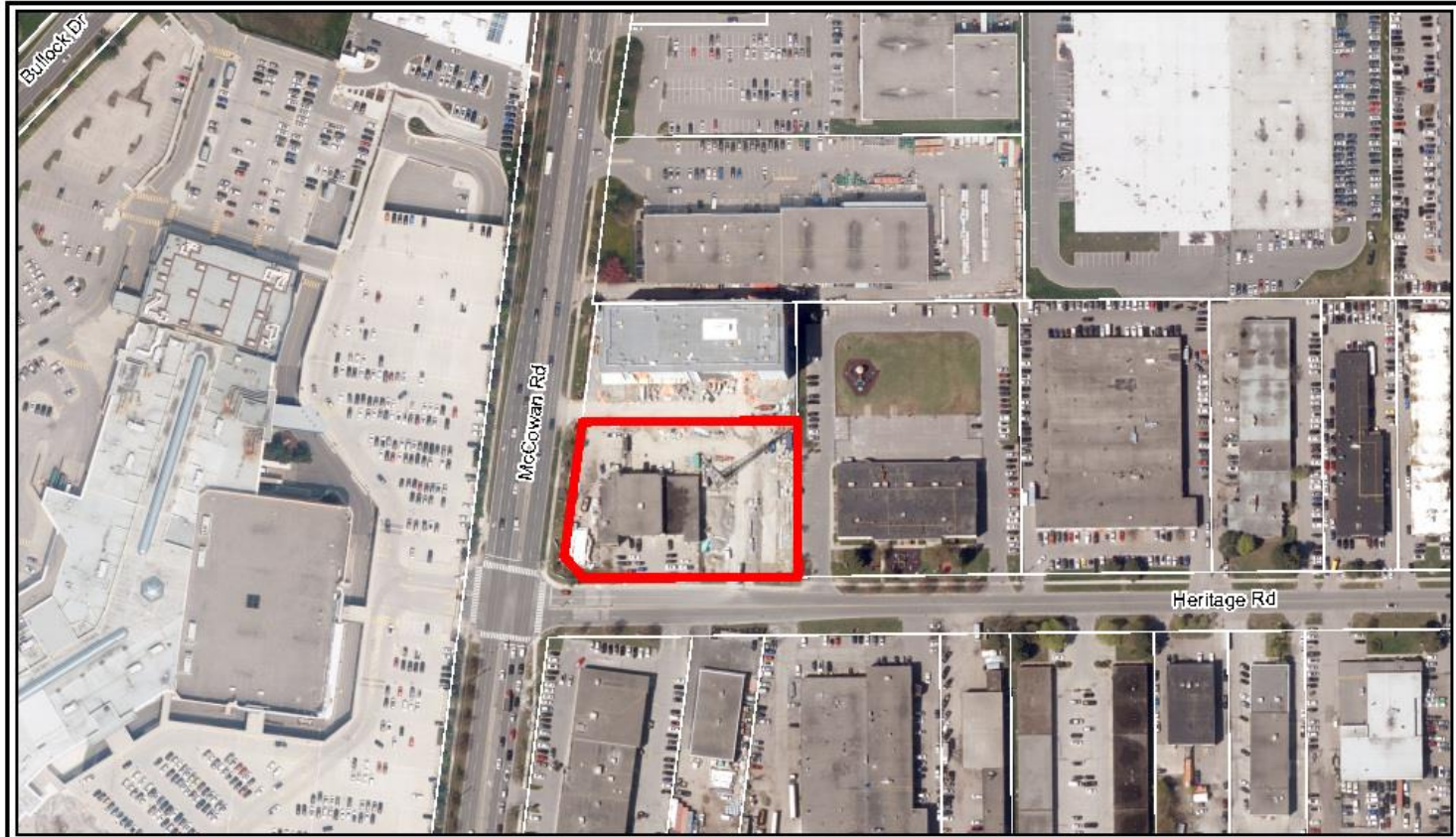


Figure 2

Aerial Photo



AERIAL PHOTO (2023)

APPLICANT: The Planning Partnership
FILE No. PLAN 24 182359
30 Heritage Road

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 Subject Lands



 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: SR

Checked By: AC

DATE: 21/08/2024

FIGURE No. 2

Figure 3

Area Context and Zoning

