



Statutory Public Meeting

MINOR ZONING BY-LAW AMENDMENT

30 Heritage Holdings LTD.

30 Heritage Road (Ward 4)

File PLAN 24 182359

September 24, 2024



Area Context

Strategic Plan – 2020 to 2026

Building Markham's Future Together

- 0.72 ha (1.78 ac)
- Existing vacant industrial Building
- Surrounding Uses Include:
 - Commercial
 - Industrial

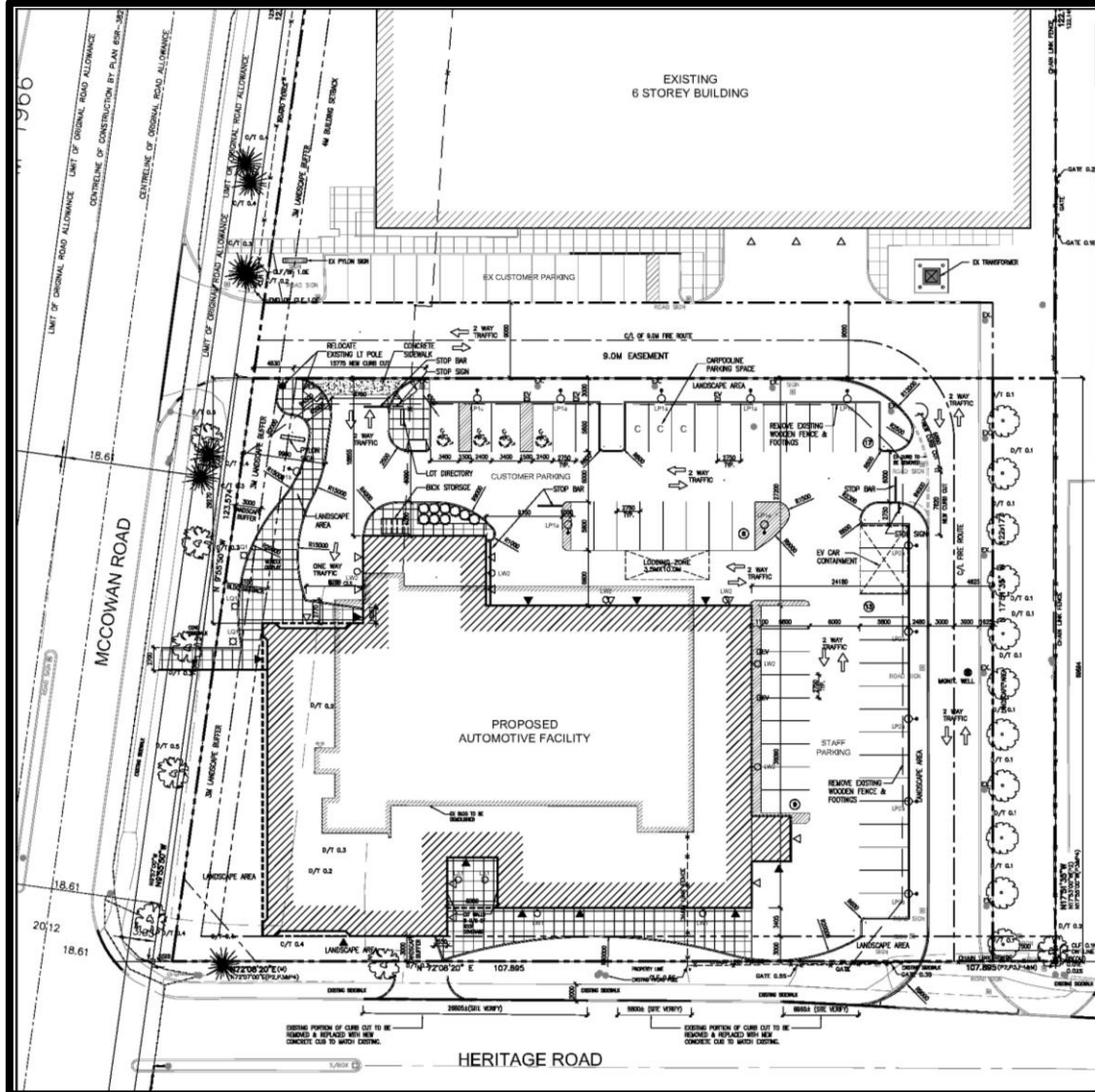




The Proposal

Strategic Plan – 2020 to 2026

Building Markham's Future Together



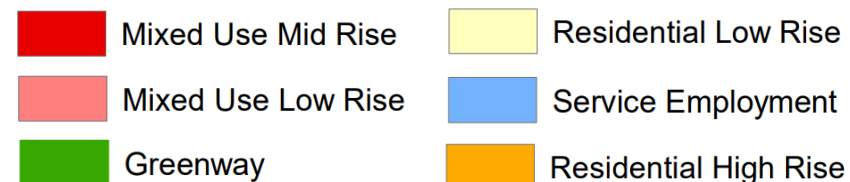
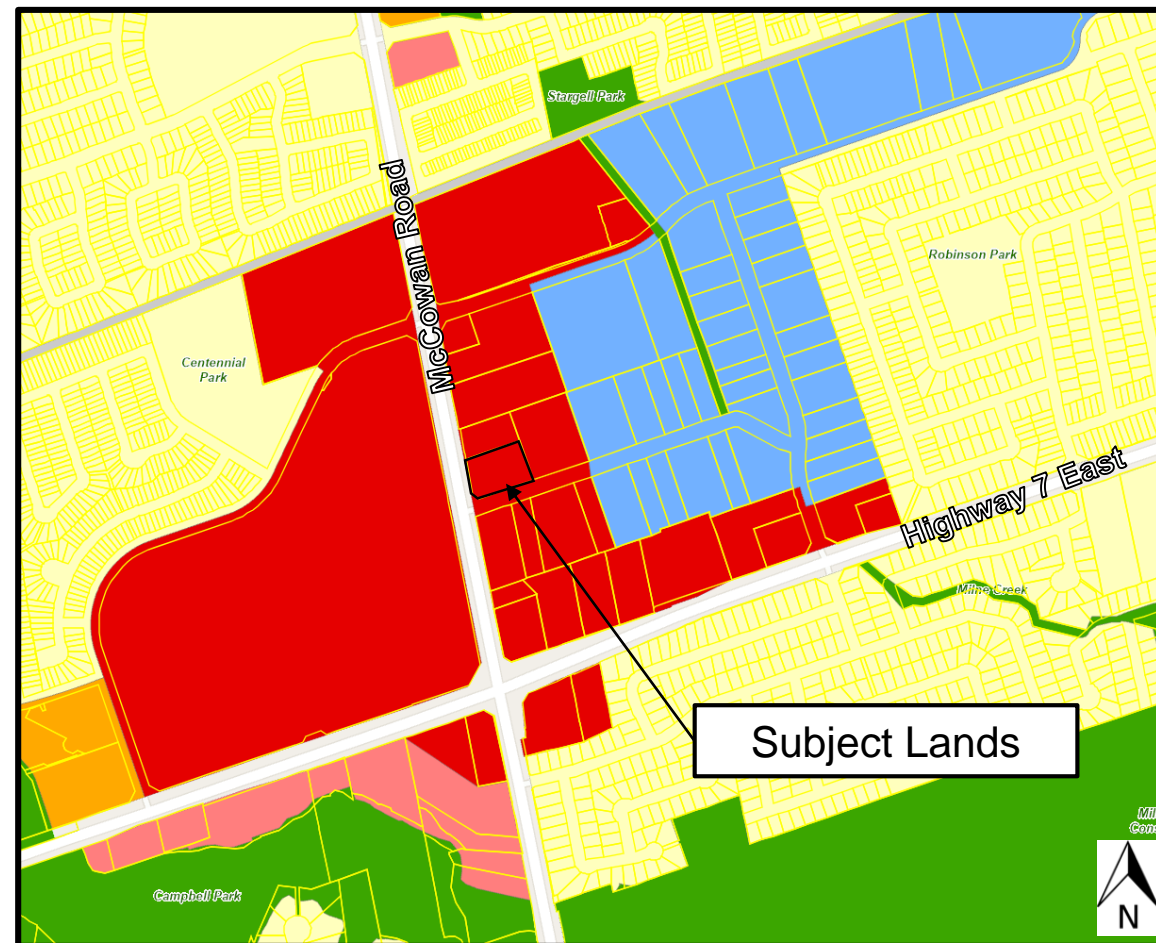
- New Commercial Building
 - 3 Storeys
 - 7,207 m² (77,584.44 ft²) GFA
- 128 Parking Spaces
- Direct Heritage Road access
- Access to McCowan Road through the Property to the North





Mixed Use Mid Rise

- Motor Vehicle Sales Facility Wholly Contained within a Building
- Motor Vehicle Service Station
- The 2014 Official Plan permits the proposed motor vehicle sales and service establishment
- The subject property is located within the on-going Markville Secondary Plan area
- The 1987 Official Plan, applies until a new secondary plan (the Markville Secondary Plan) is approved





1987 Official Plan

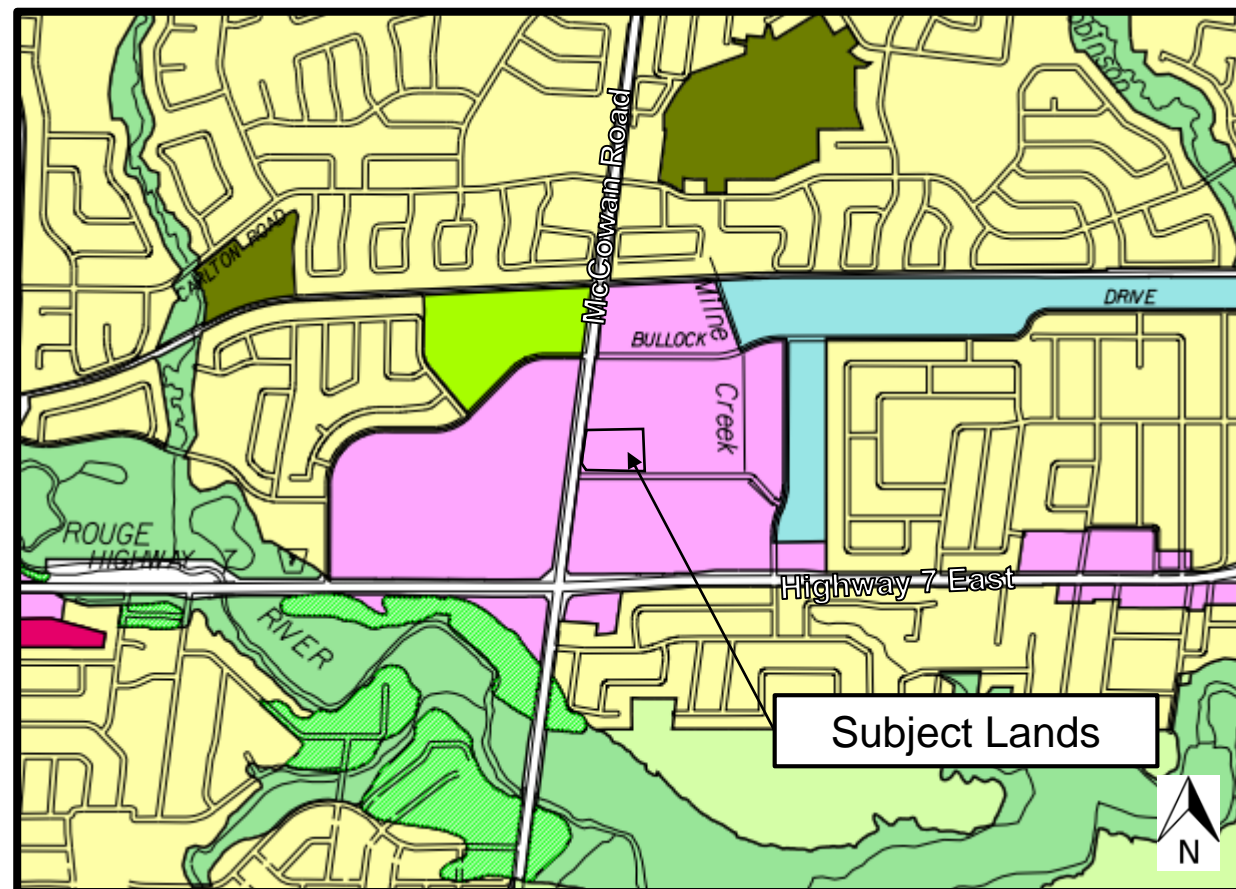
Strategic Plan – 2020 to 2026

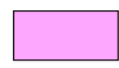
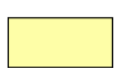
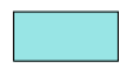



Building Markham's Future Together

Major Commercial

Additional Permitted Uses, Subject to Review of a Specific Development Proposal:

- Automobile Service Stations
- Retail uses involving accessory outdoor storage and/or display of merchandise
- Car washes
- The 1987 Official Plan permits the proposed motor vehicle sales and service establishment use, subject to a Zoning By-law amendment.



	COMMERCIAL		URBAN RESIDENTIAL
	INDUSTRIAL		Special Policy Area
	INSTITUTIONAL		ENVIRONMENTAL PROTECTION AREA



Required Zoning Amendment

Strategic Plan – 2020 to 2026

Building Markham's Future Together

Current Zone: Industrial (M)

- Within a wholly enclosed building:
 - Manufacturing or industrial uses
 - Warehouse uses for the storage of goods and materials
- The Subject Lands are excluded from the Comprehensive Zoning By-law 2024-19

A zoning by-law amendment is required to permit the proposal with site specific provisions:

- The proposed motor vehicle sales and service establishment (car dealership)
- Site-specific development standards.



 Subject Lands



Next Steps

1. Staff find that the proposed development is appropriate.
2. The proposed development conforms to the Official Plan and will have no impact on the surrounding area.
3. The technical studies including traffic, parking and servicing have been reviewed and there have been no concerns identified through the technical studies.
4. Matters such as building design, landscaping, and site layout will be further refined as part of a future site plan application.
5. Staff are drafting the amending site-specific by-law.
6. Staff therefore have no objection to the Zoning By-Law Application and recommend that the Zoning By-law application be referred directly to a future Council meeting upon finalization of the site-specific by-law.



Thank you