



Report to: Development Services Committee

Report Date: June 12, 2017

SUBJECT: PRELIMINARY REPORT
14th Avenue Investments Inc.
C/O Barron Planning Consulting
Zoning By-law Amendment to permit a 3 storey office building and a 1 storey industrial building at 2875 14th Avenue, south side of 14th Avenue between Woodbine Avenue and Highway 404 (Ward 8)
File No. ZA 17 149540

PREPARED BY: Rick Cefaratti M.C.I.P., R.P.P., ext. 3675
Planner II, West District

REVIEWED BY: Dave Miller M.C.I.P., R.P.P., ext. 4960
Manager, West District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, 14th Avenue Investments Inc., C/O Barron Planning Consulting, Zoning By-law Amendment to permit a 3 storey office building and a 1 storey industrial property at 2875 14th Avenue, south side of 14th Avenue between Woodbine Avenue and Highway 404 (Ward 8), File No. ZA 17 149540" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the application. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application. A Statutory Public Meeting has been scheduled for June 20, 2017.

BACKGROUND:

The 2.02 ha (5 ac.) property is located on the south side of 14th Avenue, approximately 200 m (656 ft.) west of Woodbine Avenue (see Figures 1 and 3 – Location Map and Air Photo). The lands are presently undeveloped. To the north across 14th Avenue is a mixed commercial and industrial building. To the south is the CN Rail line. To the east is a granite and marble supplier (Markham Granite and Marble). To the west is a trucking company (Transforce).

Proposal

The applicant is seeking a Zoning By-law Amendment to rezone the rear portion of the property (A1) to match the existing zoning on the front portion of the property (M.C. 60%). The proposed Zoning By-law Amendment will facilitate the development of a 3 storey office building with a Gross Floor Area of 3412 m² (36,726 ft²) at the front of the property, and a 1 storey industrial building for with a Gross Floor Area of 5040 m² (54,250 ft²) at the rear of the property. Automotive Repair and Service uses are proposed within the 1 storey industrial building (see Figures 4, 5 and 6 – Conceptual Site Plan and Building Elevations).

Official Plan**In-Force Official Plan**

The lands are designated Business Corridor (front portion) and General Industrial (rear portion) under the in-force Official Plan (Revised 1987). The Business Corridor designation permits office uses and the General Industrial designation permits automotive repair and service uses.

2014 Markham Official Plan

The lands are designated General Employment in the 2014 Official Plan (partially approved on October 30, 2015, May 26, 2016 and March 10, 2017). This designation permits automotive and repair uses.

Zoning

The lands are presently zoned Select Industrial with Limited Commercial (M.C.) 60% and Agricultural – A1 by By-law 165-80, as amended (see Figure 2 – Area Context/Zoning). The M.C.60% zoned portion of the property permits business and professional office uses on the property. The A1 zoned portion of the property does not permit industrial uses or automotive repair and service uses. A Zoning By-law Amendment is required to permit automotive repair and service uses within the rear portion of the subject property.

Process to date:

- Application for Zoning By-law Amendment deemed complete by staff on March 31, 2017.
- Preliminary Report considered by Development Services Committee (DSC) on June 12, 2017.
- The applicant has also submitted an application for Site Plan approval (SC 17 149540) which is currently under review by internal staff and external agencies.
- Site Plan approval authority is delegated to Staff in this instance.

Next Steps:

- Statutory Public Meeting.
- Enactment of the Zoning By-law Amendment, if resolution at Public Meeting is to send By-law directly to Council; or,
- Recommendation Report for DSC's consideration at a future date.

OPTIONS/ DISCUSSION:

The following is a brief summary of the concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, as necessary, in a final report to Committee:

1. Staff is reviewing the Planning Justification Report prepared by Barron Planning Consulting submitted with the application.
2. Site plan matters including but not limited to: access, parking, loading, landscape buffers to adjacent properties, bird friendly measures, exterior lighting and

sustainability measures are currently under review by staff and will be addressed through the Site Plan approval process.

3. Review of all technical studies including, a Stormwater Management Report, a Tree Inventory and Preservation Plan, Phase 1 and 2 Environmental Site Assessments, are currently under review.
4. The City has been working on addressing complaints by the owners and occupants of offices on the north side of 14th Avenue regarding dust and dirt on 14th Avenue, created by the industrial uses on the south side of 14th Avenue. The proposed establishment of an additional office building and other industrial uses may result in compatibility issues with existing industrial uses that generate heavy truck traffic.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental and strategic priorities of Council.

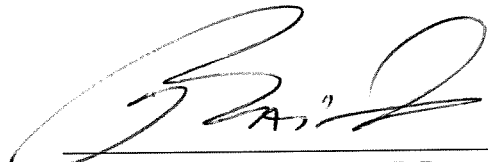
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



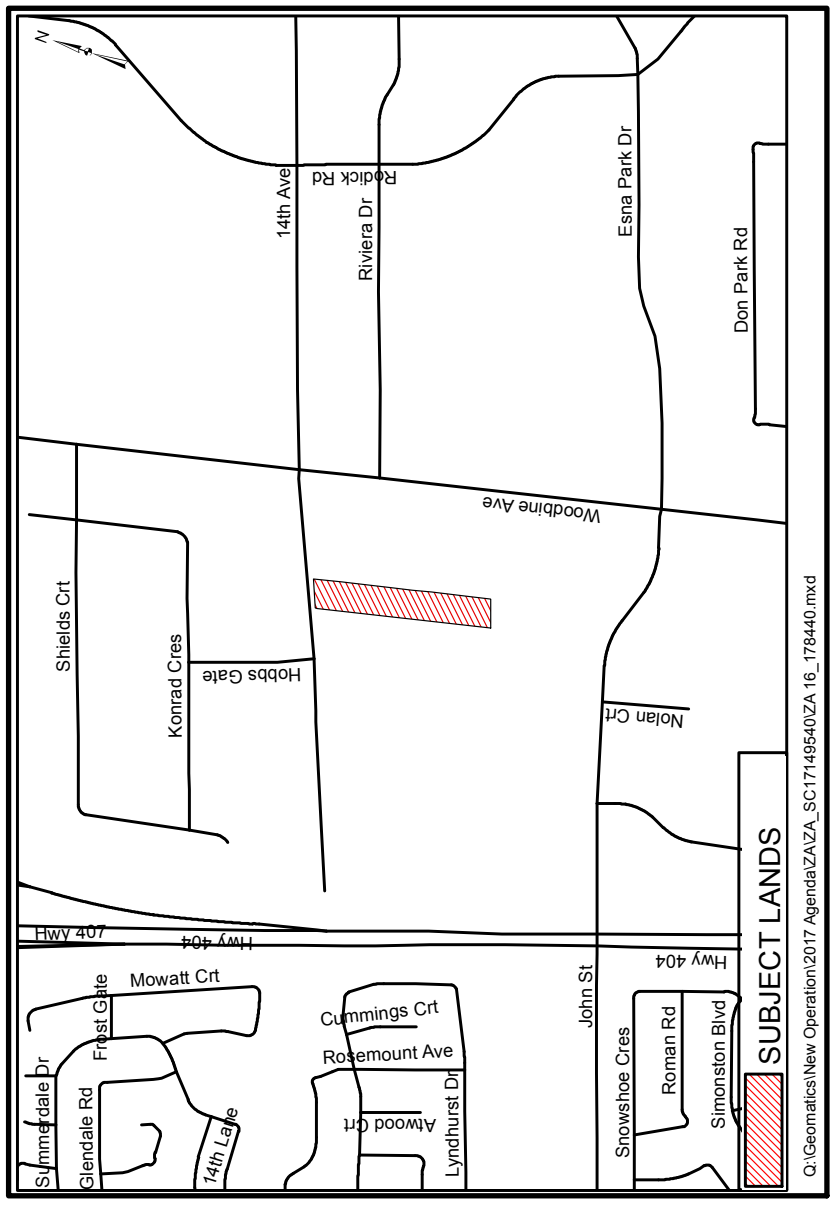
James Baird, M.C.I.P., R.P.P.
Commissioner of Development
Services

ATTACHMENTS:

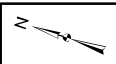
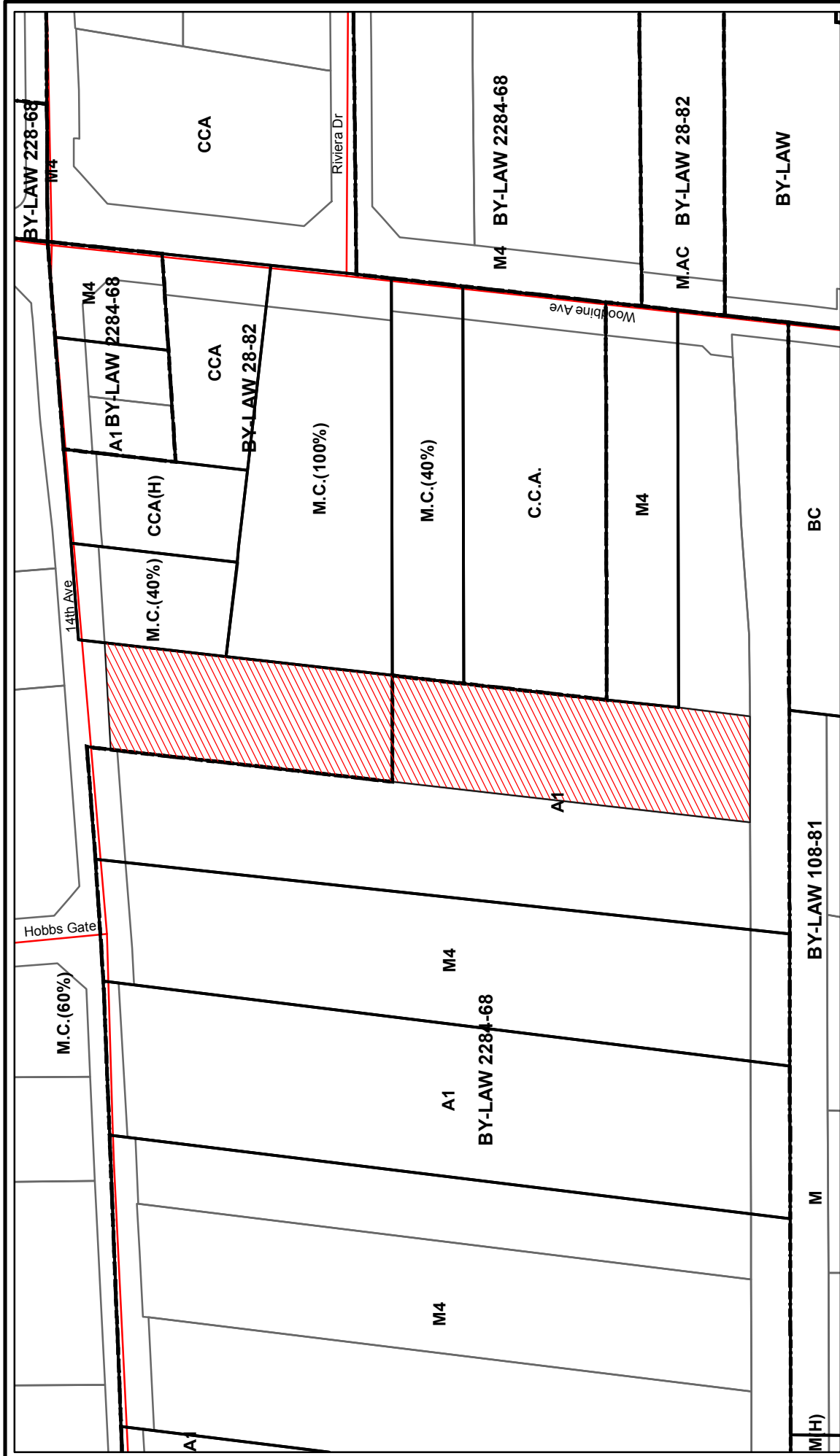
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Conceptual Site Plan
- Figure 5 – Building ‘A’ Elevations
- Figure 6 – Building ‘B’ Elevations

AGENT:

Paul Barron, M.C.I.P., R.P.P.
Barron Planning Consulting
628 Lakeview Drive
Woodstock, Ontario
N4T 0A5
Tel: (416) 557-5561
Email: pbarron@sympatico.ca




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AREA CONTEXT / ZONING

APPLICANT: 14th AVENUE INVESTMENTS
2875 14th Ave

FILE No. ZA/SC17149540

 SUBJECT LANDS

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FIGURE No. 2



AIR PHOTO

APPLICANT: 14th AVENUE INVESTMENTS
2875 14th Ave

FILE No. ZA/SC17149540


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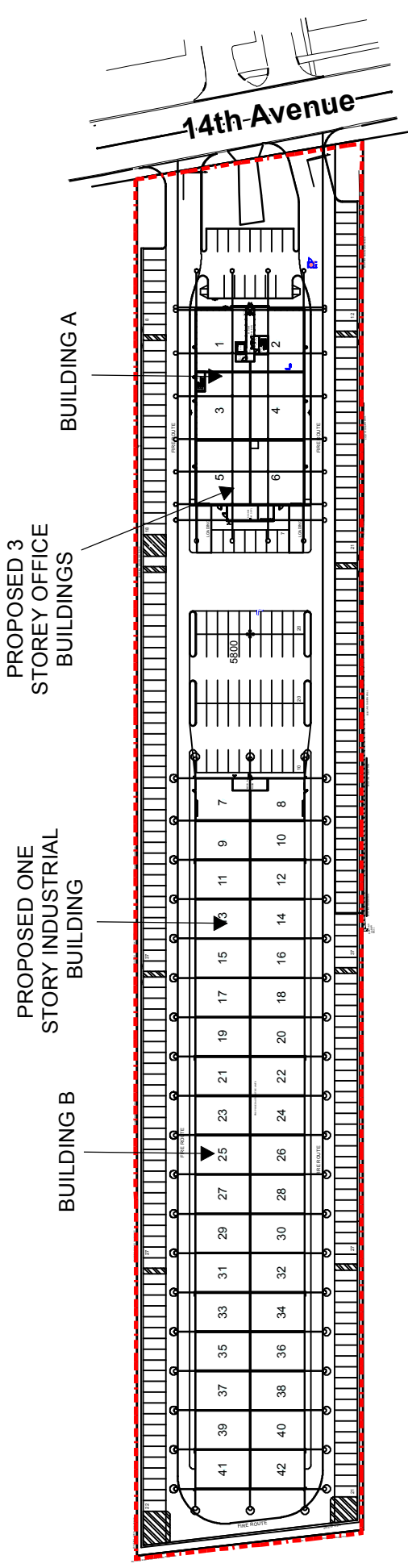


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FIGURE No. 3

 SUBJECT LANDS



CONCEPTUAL SITE PLAN

APPLICANT: 14th AVENUE INVESTMENTS
 2875 14th Ave

FILE No. ZA/SC 17 149540

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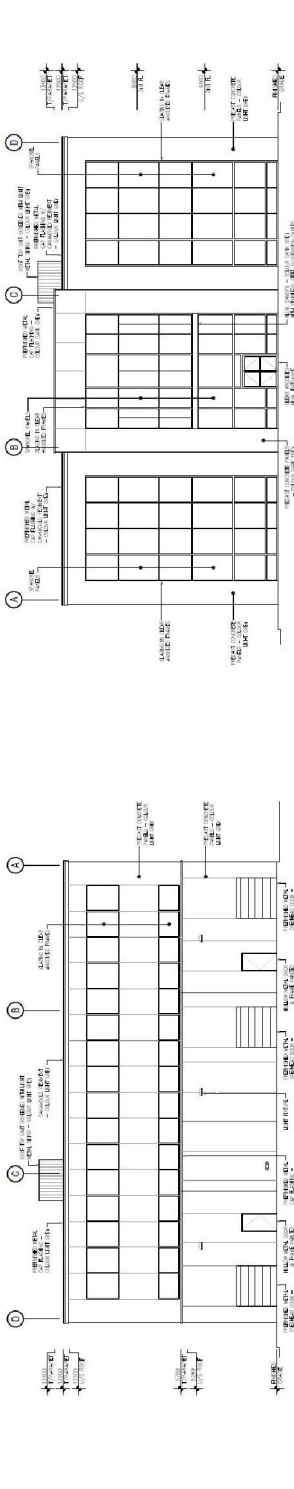


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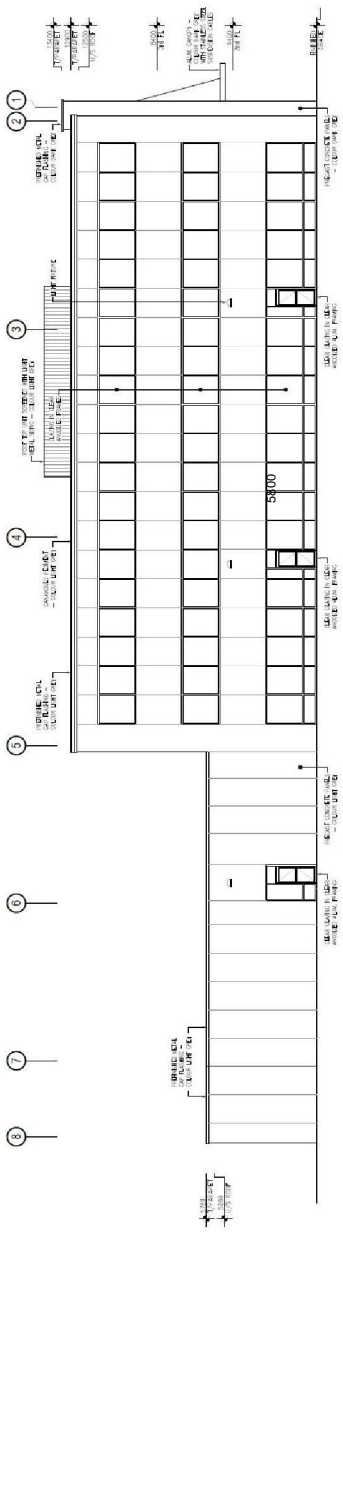
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FIGURE No. 4

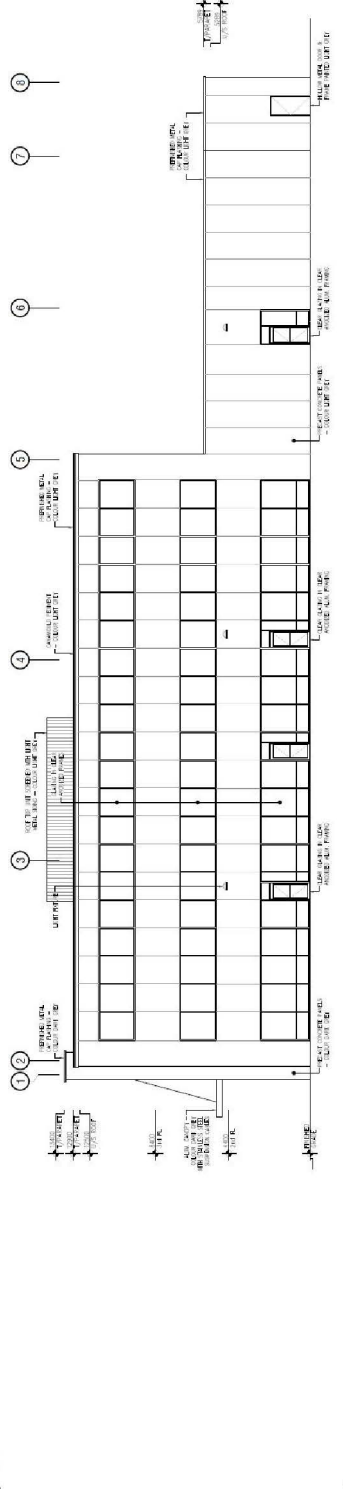
 SUBJECT LANDS



1 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

BUILDING 'A' ELEVATIONS

APPLICANT: 14th AVENUE INVESTMENTS
2875 14th Ave

FILE No. ZA/SC17149540

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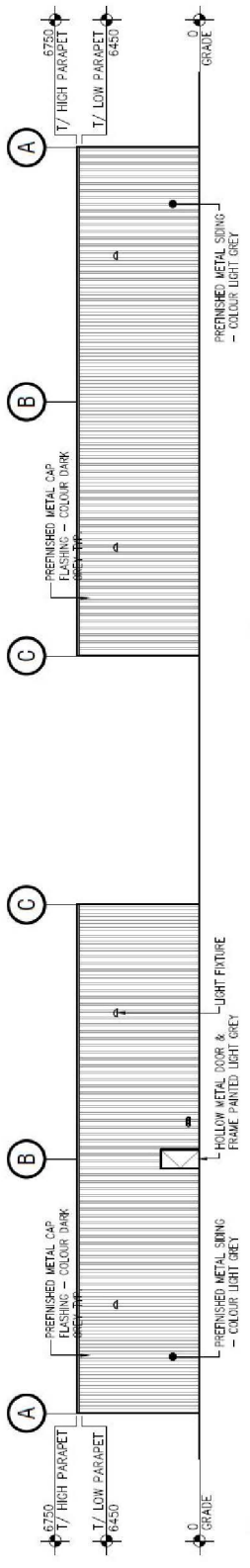
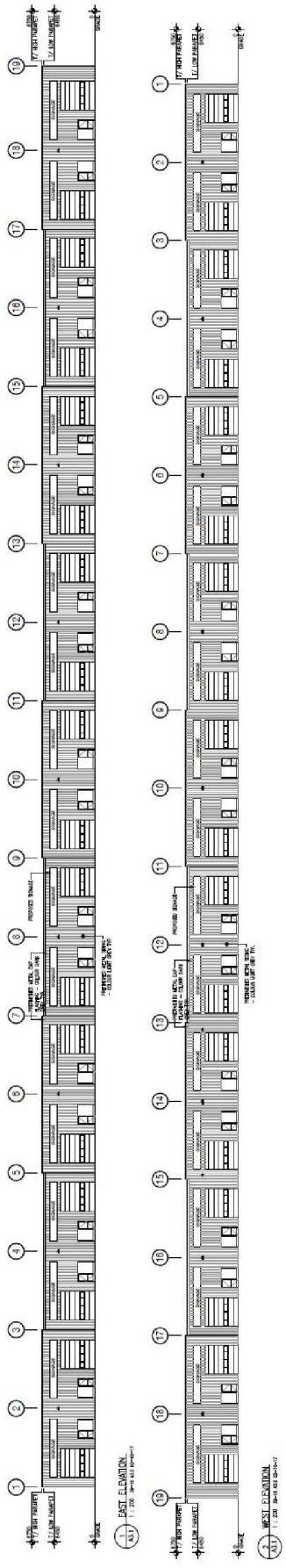
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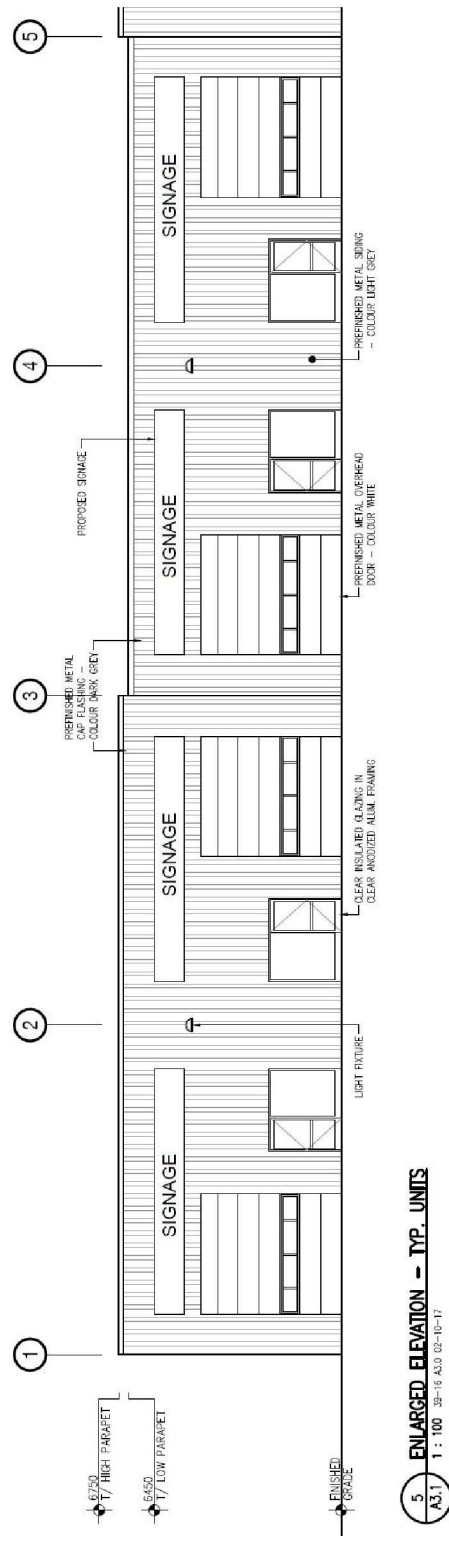
FIGURE No. 5





3 NORTH ELEVATION
 A3.1
 1 : 200 39-18 A3.0 02-10-17

4 SOUTH ELEVATION
 A3.1
 1 : 200 39-18 A3.0 02-10-17



5 ENLARGED ELEVATION - TYP. UNITS
 A3.1
 1 : 100 39-18 A3.0 02-10-17

BUILDING 'B' ELEVATIONS

APPLICANT: 14th AVENUE INVESTMENTS
 2875 14TH AVE

FILE No. ZA/SC17149540

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FIGURE No. 6

