



Report to: Development Services Committee

Report Date: May 5, 2015

SUBJECT: PRELIMINARY REPORT
Calloway Reit (Woodside) Inc.
3155 Highway 7
(Woodside Square Shopping Centre)
Application for zoning by-law amendment to permit a larger
format supermarket/food store
File No. ZA 15 148938

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., Senior Project Coordinator,
Central District, ext. 3140

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., Manager,
Central District, ext. 6588

RECOMMENDATION:

1. That the staff report dated May 5, 2015 titled "PRELIMINARY REPORT, Calloway Reit (Woodside) Inc., 3155 Highway 7, (Woodbine Square Shopping Centre), Application for zoning by-law amendment to permit a larger format supermarket/food store, File No. ZA 15 148938" be received.
2. That a public meeting be held to consider the application.
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This application applies to the Woodbine Square Shopping Centre on the south side of Highway 7, east of Woodbine Avenue.

The purpose of this report is to provide preliminary information regarding an application for zoning by-law amendment to permit the vacant unit immediately east of the Home Depot, previously occupied by a Pet Smart store, to be leased to a supermarket/food store, and to seek authorization to hold a statutory Public Meeting to consider the application.

This report contains general information regarding applicable Official Plan and other policies as well as any issues/concerns identified during staff's preliminary review of the application, and should not be taken as staff's opinion or recommendation on the application.

BACKGROUND:**Subject Lands (Figures 2 and 3)**

The subject property comprises the Woodside Square Shopping Centre, located at the south-west corner of Highway 7 and Fairburn Drive. It has an area of 8.6 ha (21 acres) and is occupied by commercial development anchored by a Home Depot. Other tenants of the development include Chapters, Staples, Roots, Moores, Michaels and Winners.

To the west is a commercial development occupied by a Longos Supermarket and other commercial uses. To the north across Highway 7 are commercial and residential uses. To the east across Fairburn Drive is the First Markham Place Shopping Centre. To the south are valleyland, Yorktech Drive and industrial uses.

Official Plan (Revised 1987)

The subject property is designated “Commercial – Retail Warehouse Area” in the “in force” City of Markham Official (Revised 1987). Lands in this designation are intended to be developed with medium to large format retail stores, often referred to as “retail warehouses” and large scale “themed” retail developments. The proposed supermarket is a retail store. Retail stores “with individual premises generally not less than 300 square metres gross floor area” are a permitted use in the “Retail Warehouse Area” designation.

The proposed 2087 m² supermarket/food store conforms with the policies of the City of Markham Official Plan (Revised 1987).

2014 Official Plan

The property is designated “Mixed Use Mid Rise” in the 2014 City of Markham Official Plan (not yet in force). The 2014 Official Plan describes lands in this designation as follows:

“Lands designated “Mixed Use Mid Rise” are located primarily along arterial and major collector roads, some of which are intensification areas. For the most part, they are characterized by mid to large scale retail development and other facilities providing services such as supermarkets, specialty grocery, (underline added) hardware, clothing and electronics stores for residents, workers and businesses over larger areas than are generally served by ‘Mixed Use Low Rise’ areas. These lands serve an important function for nearby residents by providing access to needed goods and services. Over time, the intent is to encourage intensification that supports existing and planned transit services adjacent to these lands and transform these lands to mixed-use neighbourhoods.”

Retail stores, including supermarkets and specialty grocery stores are permitted uses in this designation, and as such the proposed supermarket conforms with the policies of the 2014 City of Markham Official Plan.

Neither Official Plan differentiates between retail stores based on the goods sold in the store.

Zoning By-law

The subject property is zoned “Retail Warehouse” (RW) by By-law 165-80, as amended by By-law 164-97.

By-law 164-97, which was approved by Markham Council in June of 1997 rezoned the property from “Special Commercial 1 and (Holding) Primary Office Space” [SC1/(H)O] to “Retail Warehouse.” This by-law permits the full range of uses normally permitted in the “Retail Warehouse” zone, including the sale of food stuffs, with one exception, as follows:

“b) Notwithstanding the provisions of Section 6.12.1 of By-law 165-80, as amended the following uses shall be prohibited:

- (i) Supermarkets or food stores with a GROSS FLOOR AREA of 696 m² or greater.”

Proposal (Figures 4 and 5)

The applicant is proposing to lease the vacant 2087 m² (22,464 ft²) unit immediately east of the Home Depot, previously occupied by a Pet Smart store (see Figure 4), to a supermarket/food store.

The applicant has worked with staff and is proposing to upgrade the front façade of the proposed food store as shown on Figure 5, attached, and have applied for site plan approval for these works.

OPTIONS/ DISCUSSION:**The applicant previously applied for a minor variance to permit the proposed use**

In January, 2015, the applicant applied to the Committee of Adjustment for a minor variance to permit the proposed supermarket/food store. The Committee of Adjustment felt that the requested use permission would be better dealt with through a zoning by-law amendment and denied the minor variance application.

The proposed use is supported by both Official Plans

The planned function of the “Retail Warehouse” designation in the Official Plan (Revised 1987) is to accommodate larger format retail stores such as the proposed supermarket/food store.

The mixed-use mid rise designation in the 2014 Official Plan specifically anticipates supermarkets at locations such as this.

Adequacy of parking has been confirmed

Notwithstanding that the subject development, including the requested larger supermarket/food store, complies with the City’s parking standards, the applicant submitted a parking study in support of the above noted minor variance application. The conclusions of the study are as follows:

*"The results of the parking analysis and surveys show that during both weekday and Saturday afternoon peak periods, the **current parking utilization is only 33% (surplus of 481 spaces) and 51% (surplus of 355 spaces)** respectively. The proposed supermarket use is expected to require at most 105 spaces based on City of Markham parking by-law requirements or 89 spaces based on parking demand rates published in the ITE Parking Generation manual. Therefore the existing 727-space parking area will have sufficient capacity to accommodate the proposed conversion."*

The Transportation Engineering Section of the City's Engineering Department reviewed the parking study and agree with the findings.

CONCLUSION:

The requested use is consistent with the City's Official Plan policies. There are no traffic or servicing issues. Design matters will be addressed through the site plan process. Staff recommend that a statutory public meeting be scheduled to consider this application and obtain public input.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

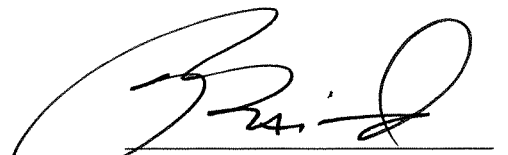
The proposal will be evaluated in the context of the City's Strategic Priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal has been circulated to internal City departments and external agencies for review and comment. Their requirements will be secured in the site plan agreement.

RECOMMENDED BY:


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


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

ATTACHMENTS:

Figure 1 - Location Map
Figure 2 - Area Context/Zoning

Figure 3 - Air Photo

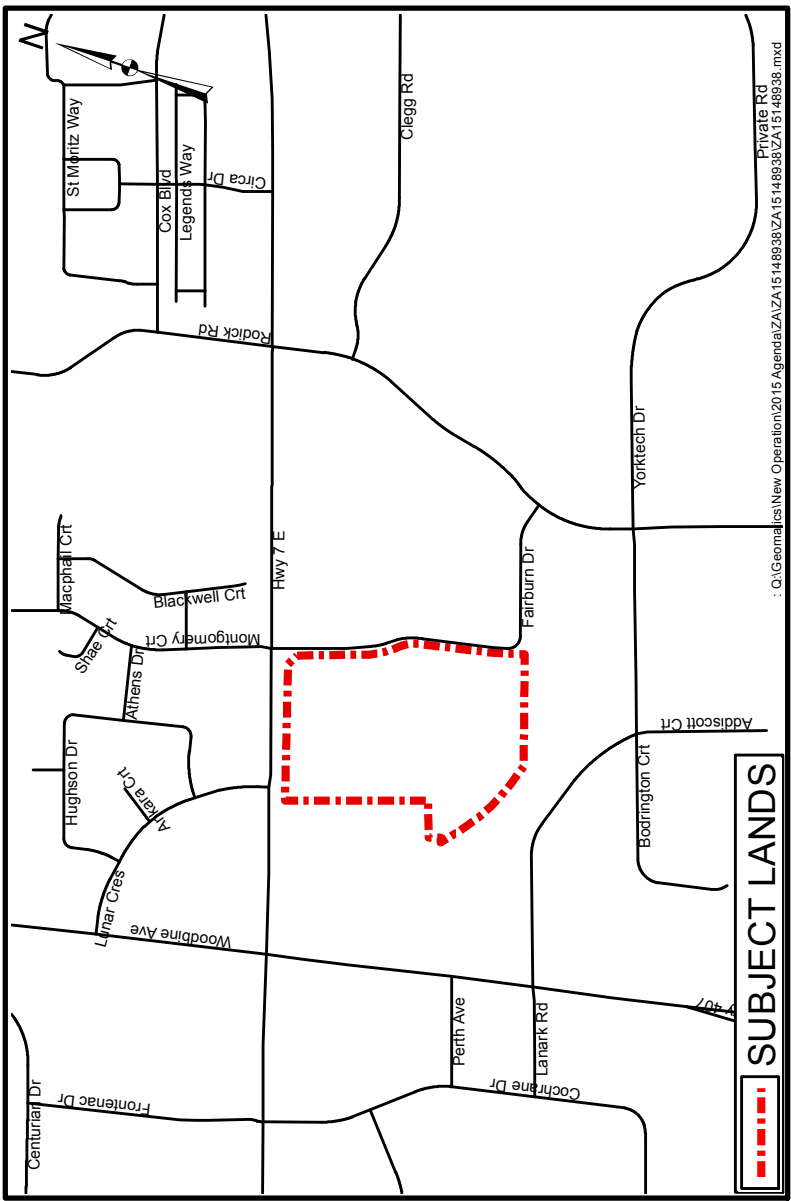
Figure 4 - Site Plan

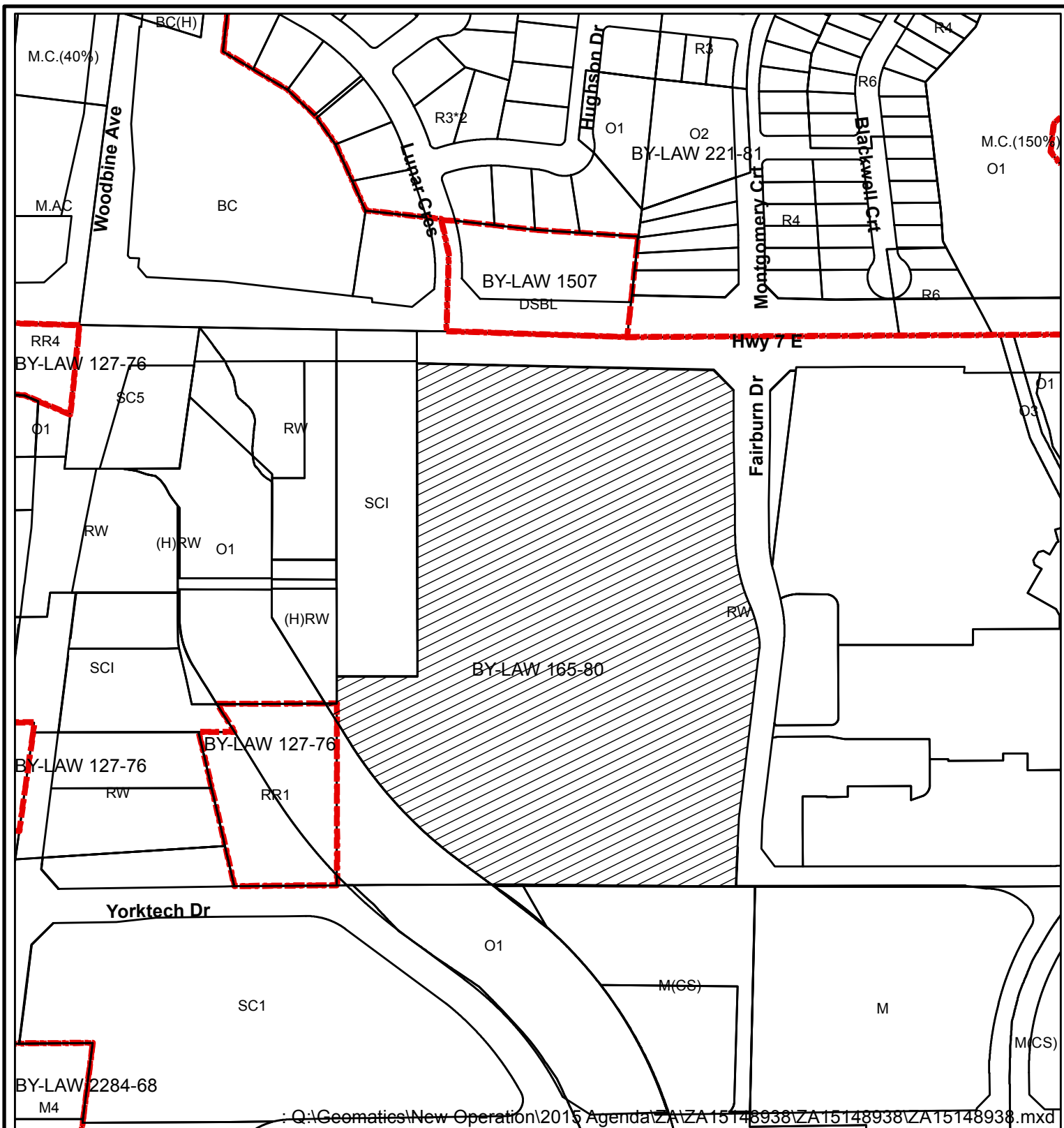
Figure 5 - Elevations

APPLICANT/AGENT:

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File path: Amanda\File 15 148938\Documents\Recommendation Report





AREA CONTEXT/ZONING

APPLICANT: CALLOWAY REIT (WOODSIDE) INC.
3155 HIGHWAY 7

FILE No: ZA15148938(SH)

 SUBJECT LANDS

DATE: 04/13/15



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AIR PHOTO 2014

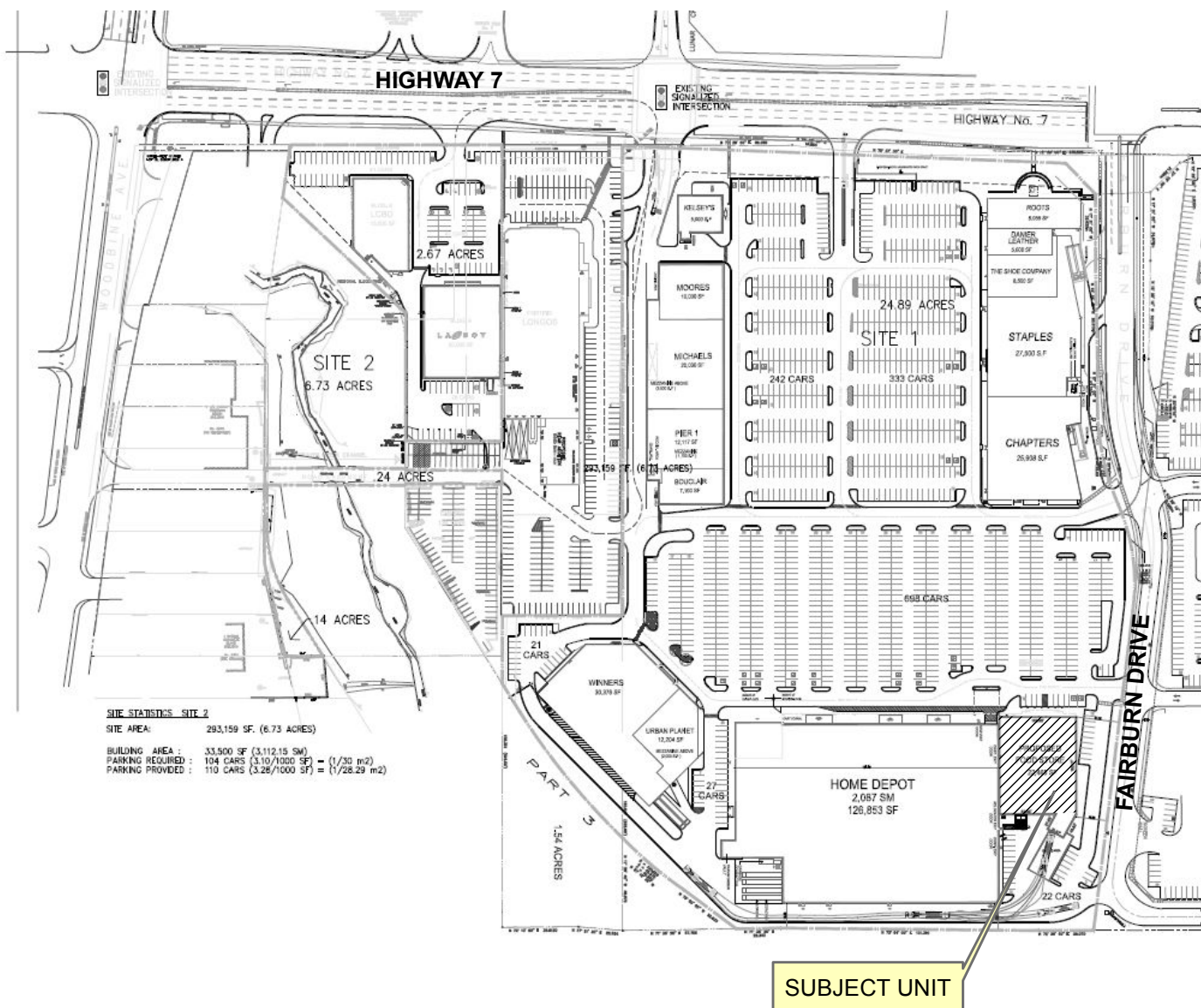
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SITE PLAN

APPLICANT: CALLOWAY REIT (WOODSIDE) INC.
3155 HIGHWAY 7

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FIGURE No. 4



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ELEVATION

APPLICANT: CALLOWAY REIT (WOODSIDE) INC.
3155 HIGHWAY 7

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FIGURE No. 5