

**SUBJECT:** PRELIMINARY REPORT  
189 Bullock Limited Partnership  
Zoning Amendment to permit restaurants and a commercial self storage warehouse facility at 189 Bullock Drive

File ZA 14-135226

**PREPARED BY:** Stephen Corr, ext 2624  
Planner II, East District

**REVIEWED BY:** Sally Campbell, MCIP, RPP, ext 2645  
Acting Manager, East District

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, 189 Bullock Limited Partnership, Zoning Amendment to permit restaurants and a commercial self storage warehouse facility at 189 Bullock Drive, File ZA 14-135226; dated February 17, 2015, be received;
- 2) That staff be authorized to hold a Public Meeting to consider the proposed Zoning By-law amendment application; and
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution

**EXECUTIVE SUMMARY:**

Not Applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the Zoning By-law Amendment application and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan (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.

**The Rezoning application has been deemed complete**

The rezoning application submitted by 189 Bullock Limited Partnership, to permit restaurants and a commercial self storage warehouse facility on the subject property and was deemed complete on November 18, 2014.

**BACKGROUND:**

The 2.91 ha (7.19 ac) subject property is located on the south side of Bullock Drive, east of McCowan Road and north of Highway 7 East (See Figures 1, 2 and 3). Surrounding land uses include industrial and commercial/retail businesses to the north, south, east and west.

The site is developed with a 14,102 m<sup>2</sup> (151,792 ft<sup>2</sup>) two-storey industrial building. The building is currently vacant, and was previously occupied by *Thomas Lighting Inc.* The remainder of the site is predominantly a paved parking and loading area, with 129 parking spaces. A landscaped strip of land is located along the front and side lot lines.

## **PROPOSAL**

The applicant has submitted a Zoning By-law Amendment application to permit restaurants and a commercial self storage warehouse facility on the subject property.

The applicant is also proposing internal and external renovations to the existing building, including a partial demolition and addition to the front of the building facing Bullock Drive. The renovations will result in a building with a total Gross Floor Area (GFA) of 13,641 m<sup>2</sup> (146,830 ft<sup>2</sup>). Façade improvements to the exterior of the entire building are also proposed. The applicant proposes to add 73 more surface parking spaces to the site to provide a total of 202 spaces, including six accessible spaces and seven loading spaces. Landscaping improvements are also proposed across the site, adjacent to the front, rear and side yard property lines.

The front portion of the building is proposed to comprise seventeen restaurant units with individual unit GFAs ranging from 112 m<sup>2</sup> (1,195 ft<sup>2</sup>) to 140 m<sup>2</sup> (1,507 ft<sup>2</sup>), totaling 2,396 m<sup>2</sup> (25,790 ft<sup>2</sup>). The remainder of the building is proposed to be used as a commercial self storage warehouse facility, with a total GFA of 11,245 m<sup>2</sup> (121,400 ft<sup>2</sup>). A site plan of the proposed development is shown on Figure 4 and the proposed building elevations are shown on Figure 5.

## **Site Plan Control**

Prior to commencing the proposed site alterations described above, the applicants must obtain Site Plan Approval. An application for site plan is currently being processed and reviewed by staff and external agencies under file SC 14-135226. The site plan control application approval authority is delegated to the Director, Planning & Urban Design, in accordance with the criteria established by Delegation By-law 2002-202.

## **OFFICIAL PLAN AND ZONING**

The subject lands are designated “Major Commercial Area” in the in-force Official Plan (1987 Revised), as amended. The subject lands are designated “Service Employment” in the 2014 Official Plan (not yet in force). Both designations allow for restaurants and commercial self storage warehouse uses.

The subject lands are zoned “Industrial (M)” under By-law 1229, as amended. The Zoning By-law permits industrial uses such as manufacturing and warehousing. It also permits commercial uses, including banks, offices, car washing establishments and health clubs. The Zoning By-law amendment, if approved, will allow restaurant uses and a commercial self storage warehouse on the site.

City of Markham Parking Standards By-law 28-97, as amended, regulates the minimum required number of parking spaces on a property, which is based on the use of a property

in relation to the size of an individual premise. Based on the combined leasable floor area proposed to be used as restaurants, 266 parking spaces are required to facilitate the proposed restaurant units. Additionally, the Commercial Self Storage Facility is an undefined use in Parking Standards By-law 28-97, as amended. Undefined uses are required to provide parking at a rate of 1 space per 25.0 sq m of leasable floor area. In this instance an additional 457 parking spaces would be required to facilitate the commercial self storage facility. As noted above, 129 parking spaces currently exist on the site, which is proposed to increase to 202 parking spaces. The Zoning By-law Amendment, if approved, would be required to implement site specific parking requirements to facilitate the proposed restaurants and commercial self storage facility on the subject site. Staff acknowledge that Commercial Self Storage facilities generate significantly less parking demand than the 457 spaces required as an 'undefined use' in Parking Standards By-law 28-97, as amended. A Transportation and Parking Justification Study has been submitted as part of the Zoning Amendment and Site Plan Control applications, which will have to be evaluated prior to staff making a recommendation on the appropriateness of the required parking reduction.

#### **COMMENTS**

City Staff have identified the following concerns/issues to date with the proposed zoning by-law amendment that will need to be addressed as part of the application review process and prior to approval:

- 1) Confirmation that the proposed amount of parking is sufficient to support the proposed lands uses;
- 2) Engineering staff have not yet completed their review of the associated Traffic and Parking Justification Study, prepared by Cole Engineering;
- 3) The Owner will be required to obtain a private storm sewer easement over the adjacent property to the south, and will be required to confirm there is sufficient capacity in the downstream sewer, down, to the Regional Trunk Sewer;
- 4) The merit of allowing additional uses is being reviewed as part of the Zoning By-law amendment application. Staff are also reviewing the design, visual appearance and functionality of the proposed building alterations under the Site Plan Control application;
- 5) As part of the review of the application, staff will work with the applicant to ensure that sustainable features are implemented into the site and building as part of the Site Plan Control Application; and
- 6) The Applicant will be required to implement bird friendly elements into the building as part the Site Plan Control Application.

#### **FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable

#### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable

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**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The application should be considered within the context of the City's growth management and strategic priorities

**BUSINESS UNITS CONSULTED AND AFFECTED:**

This application has been circulated to various departments within the City and applicable agencies for comment.

**RECOMMENDED BY:**



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

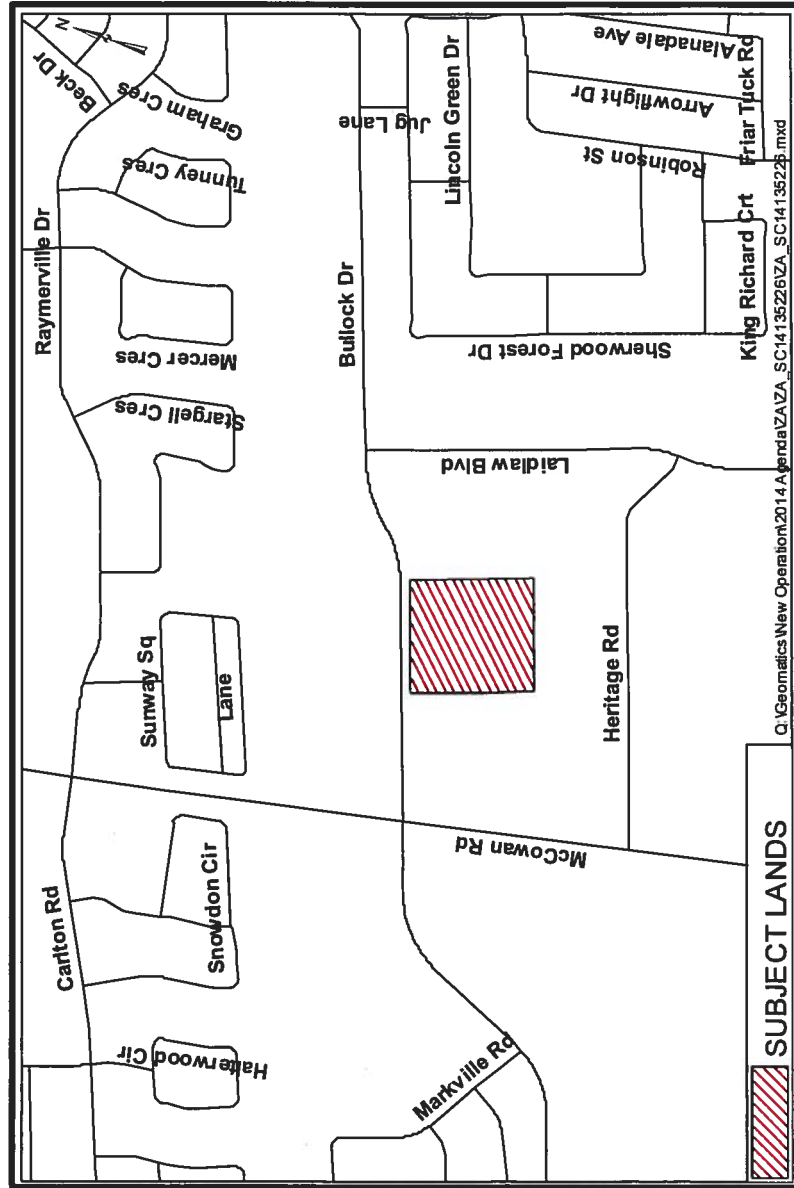


James Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

- Figure 1 – Site Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Aerial Photo, 2012
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Elevations

File path: Amanda\File 14 135226\Documents\Recommendation Report









# AIR PHOTO

APPLICANT: 189 BULLOCK LIMITED PARTNERSHIP  
189 BULLOCK DR.

FILE No. ZA\_SC14135226 (SC)

 SUBJECT LANDS

Q:\Geomatics\New Operation\2014 Agenda\ZA\ZA\_SC14135226\ZA\_SC14135226.mxd

DATE: 17/11/2014



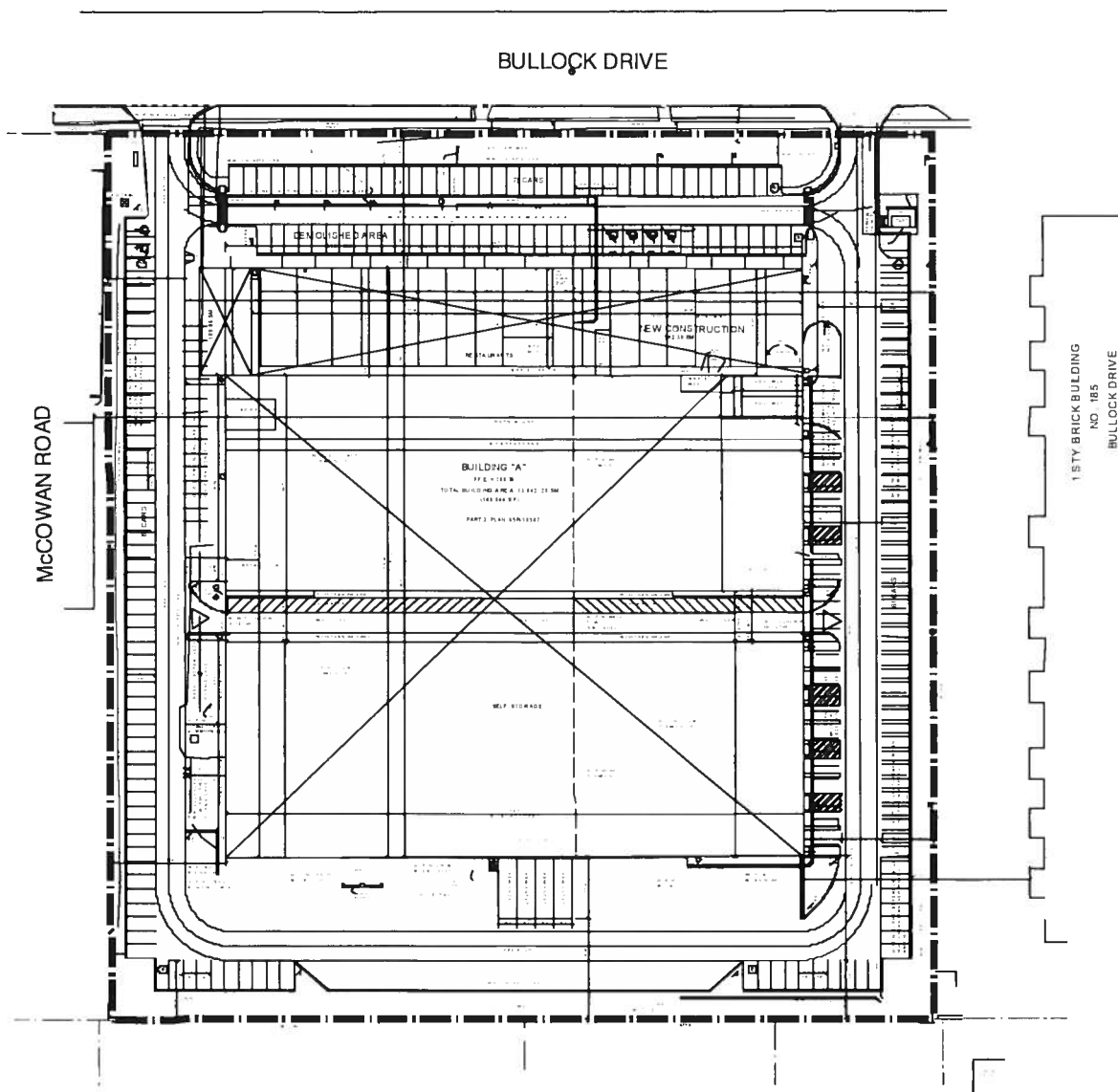
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FIGURE No. 3





# SITE PLAN

APPLICANT: 189 BULLOCK LIMITED PARTNERSHIP  
189 BULLOCK DR.

 SUBJECT LANDS

FILE No. ZA\_SC14135226 (SC)

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DATE: 04/02/2015



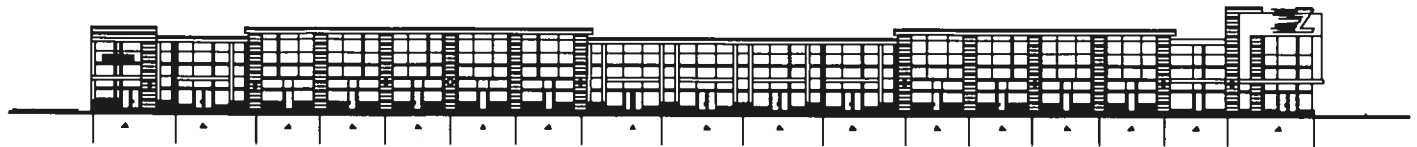
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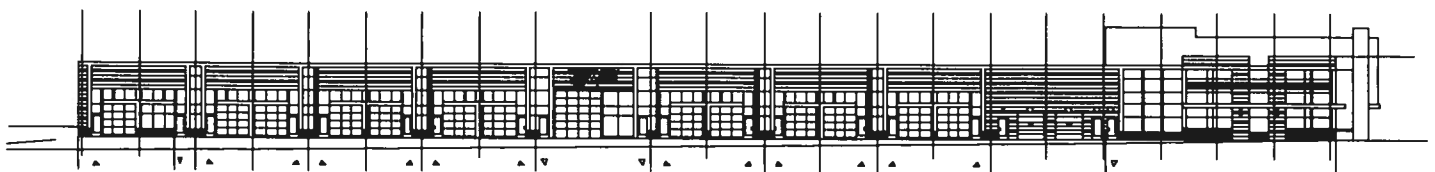
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FIGURE No. 4

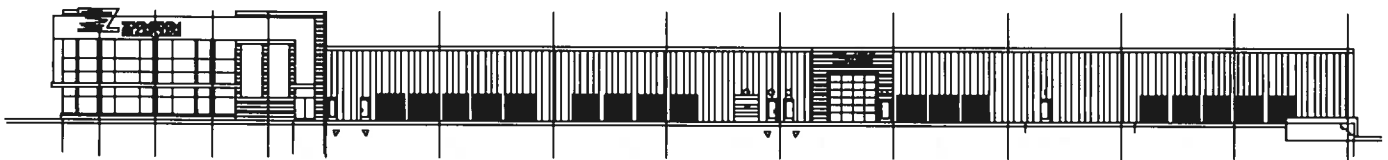




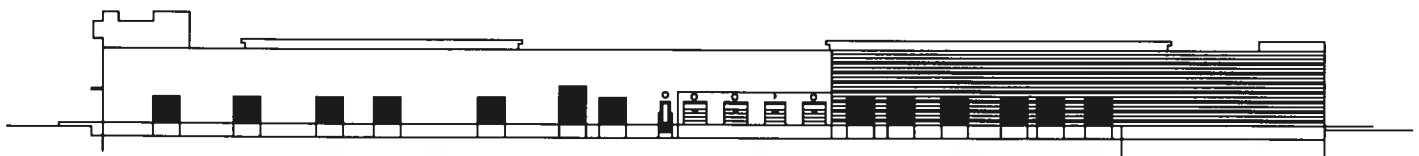
BUILDING 'A' - NORTH ELEVATION



BUILDING 'A' - EAST ELEVATION



BUILDING 'A' - WEST ELEVATION



BUILDING 'A' - SOUTH ELEVATION

# ELEVATIONS

APPLICANT: 189 BULLOCK LIMITED PARTNERSHIP  
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DATE: 04/02/2015



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FIGURE No. 5