

SUBJECT: RECOMMENDATION REPORT
8081 Woodbine Investments Ltd. (Beaver Valley Stone)
South side of Highway 407 between Woodbine Avenue and
Rodick Road
Application for site plan approval for landscape supply
business
File No. SC 14 136584

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

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

RECOMMENDATION:

1. That the staff report dated March 24, 2015 titled "RECOMMENDATION REPORT, 8081 Woodbine Investments Ltd. (Beaver Valley Stone), South side of Highway 407 between Woodbine Avenue and Rodick Road, Application for site plan approval for a landscaping supply business, File No. SC 14 136584, be received.
2. That the application be endorsed, in principle.
3. That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A' to the March 24, 2015 staff report.
4. That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law.
5. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period.
6. 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 recommend endorsement, in principle, of an application for site plan approval of a proposed landscape supply business on the south side of Highway 407 between Woodbine Avenue and Rodick Road.

BACKGROUND:**Subject Property and Area Context (Figures 2 and 3)**

The subject property has an area of 7.27 hectares (18 acres) and is located between Woodbine Avenue and Rodick Road, immediately south of Highway 407.

The property has been cleared and prepared (filled, pre-graded and graveled) for the proposed use.

To the south is a Hydro One transmission corridor and Miller Avenue. The plans for the future 407 Transitway show it passing through the hydro corridor, immediately south of the subject property, with a station immediately east of Woodbine Avenue. A portion of the corridor immediately south of the subject lands is being leased to Miller Paving for a temporary aggregate recycling facility (not yet constructed), truck storage and employee parking. A City of Markham off-leash dog park occupies the east portion of the corridor adjacent to Rodick Road. Further south across Miller Avenue is the Miller Paving asphalt plant and yard, which has been approved for redevelopment for industrial and commercial uses, and the City of Markham Miller Avenue Works Yard. To the east across Rodick Road is vacant land and the hydro corridor. To the west is a Highway 407 on-ramp. Further west across Woodbine are additional ramps and an industrial building (YRT/VIVA yard). To the north across Highway 407 are the Powerstream Building and other industrial uses.

Provincial Parkway Belt West Plan and Zoning Order

The subject property is within the Provincial Parkway Belt West Plan.

In January 2014, in response to an application by Beaver Valley Stone, the Ministry of Municipal Affairs and Housing approved the following:

1. An amendment to the Parkway Belt West Plan to extend the “General Complementary Use Area” designation over the entire property. (The east portion was previously designated “Road” which would not permit the Beaver Valley Stone operation.)
2. An amendment to the Provincial Minister’s Zoning Order (which implements the Parkway Belt West Plan) to permit “the temporary outside storage of goods or materials intended for use in the (a) dry industry,” subject to the following requirements:
 - Minimum distance from the south, east and west lot lines – 12 metres
 - Minimum setback from the north lot line (adjoining Highway 407) – 14 metres

- Use of setback area between the north lot line and storage area – Area within minimum 14 metre setback shall be used exclusively for landscaping.
- Visibility of storage area – The goods and materials shall be located so that they are not visible from a street along any line that is perpendicular to such street.
- Maximum lot area exclusive of parking spaces – 54% (this is the maximum size of the storage area, expressed as a percentage of the area of the property)
- Maximum height – Maximum height (of goods and materials in the storage area) shall not exceed the height of the lowest building.

City of Markham Official Plan and Zoning (Figure 4)

The subject property is designated “Industrial” on Schedule “A - Land Use” and “Lands under Minister’s Order (Parkway Belt)” on Schedule B – Planning Districts in the in-force (Revised 1987) Official Plan. The Official Plan provides that lands within the Parkway Belt West Planning District are governed by the provisions of the Parkway Belt West Plan and the City’s Official Plan, and that in the event of a discrepancy the provisions of the Parkway Belt West Plan shall prevail.

The property is designated “Business Park” with a “Parkway Belt West” overlay in the recently adopted Markham Official Plan 2014 (not yet in force). A small area, previously occupied by trees which were cleared for the remediation of the contaminated soils from the previous use as outlined below, is designated “Greenway,” also with a “Parkway Belt West” overlay. Lands in the “Business Park” designation are intended to be developed for prestige industrial and office uses in the event they are removed from the Parkway Belt West Plan.

The property is zoned A1 – Agricultural by Zoning By-law 2284-68. However, the Minister’s Zoning Order supersedes the City’s zoning and, as such, the proposed landscape supply business is a permitted use.

Proposed Development (Figures 4 and 5)

The applicant currently operates a landscaping supply business (Beaver Valley Stone) at 25 Langstaff Road East in Thornhill. That property is within the Langstaff Gateway Secondary Plan Area, which is planned for high-density, transit-supportive, mixed-use development in accordance with the Langstaff Secondary Plan (OPA 183).

The applicant is proposing to relocate the landscaping supply business to the subject property, facilitating the redevelopment of the Langstaff property in accordance with OPA #183.

The proposed development (Figures 4 and 5) comprises:

- A 1-storey (with partial mezzanine) 1200 square metre (13,000 square foot) prefabricated metal building accommodating warehouse, retail, office, maintenance and showroom uses. The applicant is proposing to enhance the front facade of the building with brick and a canopy feature.
- A surface parking lot accommodating 38 parking spaces.

- An outdoor storage area for landscape materials and natural stone and concrete products.

Vehicular access is proposed over a driveway onto Miller Avenue, just east of Woodbine Avenue, utilizing an existing access easement across the provincially-owned hydro corridor.

The landscaped buffer along the Highway 407 and Woodbine ramps frontages of the property is proposed to be planted with a mix of deciduous and coniferous plantings, including some fast growing species (poplars, etc.) to provide quick cover during the period before the slower growing species mature.

Two sedimentation ponds and a drainage swale are proposed along the south boundary of the property. The ponds and swale and a two metre wide buffer strip will be fenced off from the remainder of the site to prevent encroachments, and will be planted with native plant materials.

OPTIONS/ DISCUSSION:

Proposed development is an appropriate interim use of the subject property

Given the planned 407 transitway station in the immediate vicinity of the subject property, there is potential in the long term for higher order transit supportive uses at this location. However, in the near term the subject property is isolated and adjacent to existing and proposed unattractive open storage industrial uses. As such, it is an appropriate interim location for the proposed landscaping supply business, which represents a relatively modest investment in the property, allowing it to be redeveloped for higher order uses in the future.

The detailed design and colour scheme of the proposed building will be finalized in consultation with the City Architect.

Applicant has undertaken site cleanup

The subject property was previously occupied by an auto wrecking and scrap yard (Acreman Auto Wreckers). The Applicant has undertaken the environmental study which indicates the majority of contaminants associated with auto wrecking operation are on the east half of the site.

The applicant has submitted a "Site Remediation" prepared by Terrapex Environmental Limited, which provided environmental consulting services during remediation of the subject property. This report concludes as follows:

"Based on the testing completed during the investigation and remedial programs conducted at the site, as documented in this report, Terrapex concludes that the impacted area of the site has been fully remediated and that soil and groundwater conditions in this area meet the current O.Reg

153/04 Table 3 SCS and that the site is suitable for the intended commercial/light industrial use."

The applicant will be required to submit a "Clearance and Reliance Letter" from Terrapex Environmental Limited confirming that the City can rely on the information and opinions provided in the "Site Remediation" report for the purpose of approving the development of the subject property.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS


Not applicable.

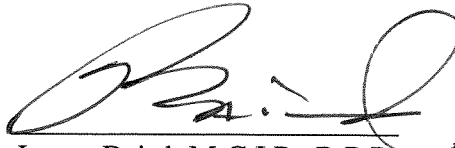
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development will support a number of the City's "Building Markham's Future Together" initiatives (Transit, Growth Management) by facilitating development in the Langstaff Gateway Secondary Plan Area, which is planned for high-density, transit-supportive, mixed-use development.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development was circulated to public agencies and City departments for review and comment.


Biju Karumanchery M.C.I.P., R.P.P.
Acting Director of Planning and Urban Design


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

Appendix 'A' - Conditions of Site Plan Approval

File path: Amanda\File 14 136584\Documents\Recommendation Report

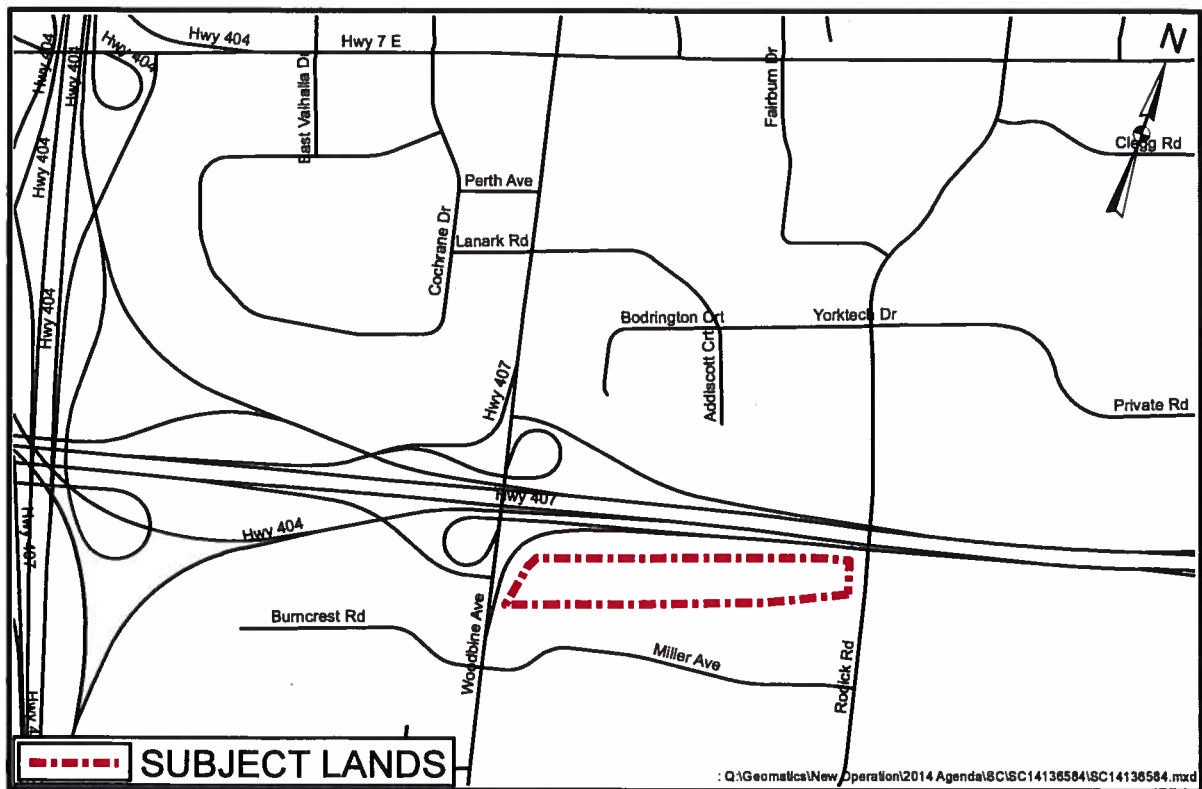
APPENDIX 'A'

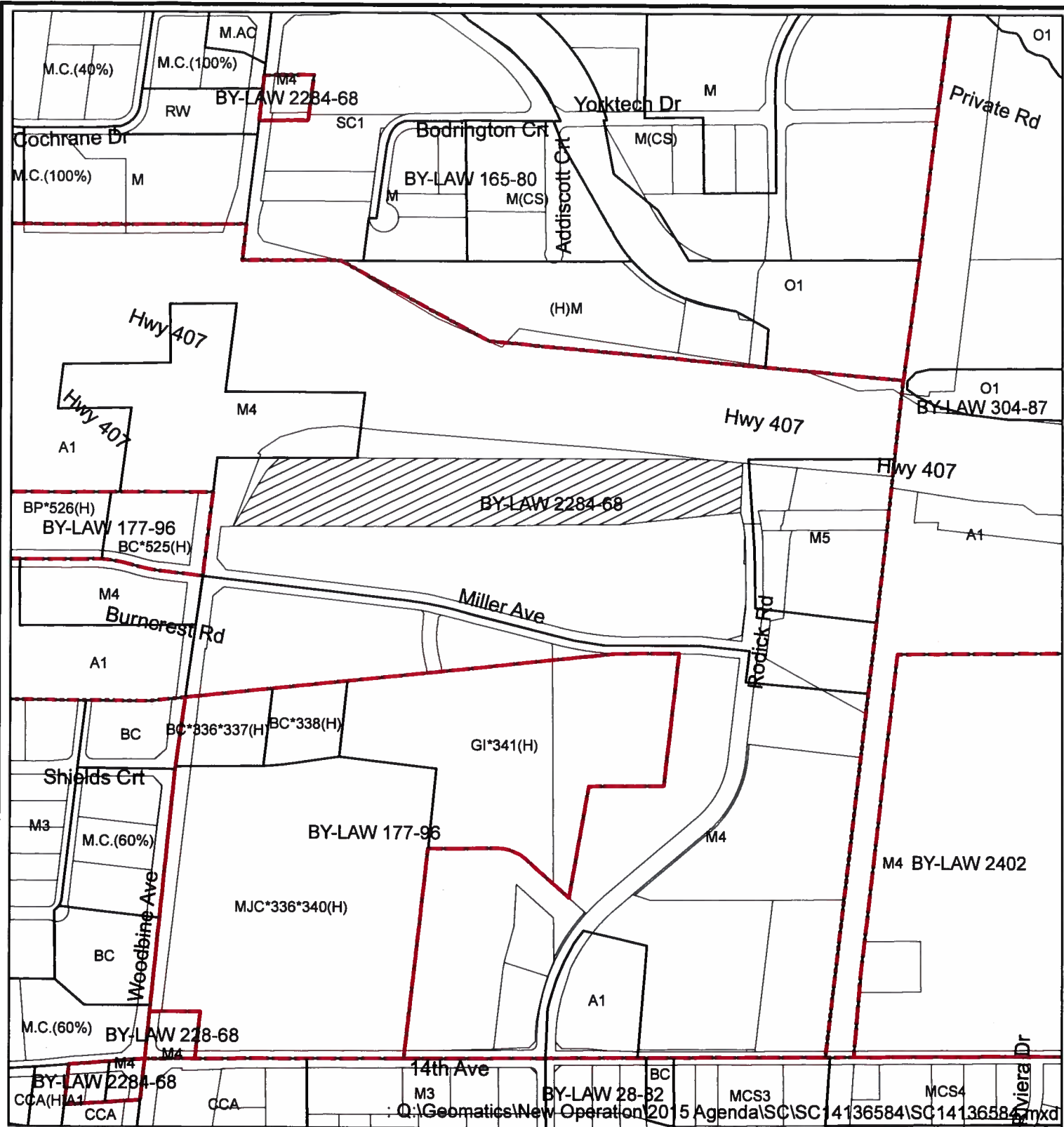
**Conditions of Site Plan Approval
8081 Woodbine Investments Ltd. (Beaver Valley Stone)
South side of Highway 407 between Woodbine Avenue and Rodick Road
File No. SC 14 136584**

1. Prior to the execution of the site plan agreement, the Owner shall submit:
 - a. Site plans and elevation drawings (including building materials, colours and details), that comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure more bird-friendly buildings.
 - b. Landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
 - c. A "Clearance and Reliance Letter" from Terrapex Environmental Limited confirming that the City can rely on the information and opinions provided in the "Site Remediation" report prepared by Terrapex Environmental Limited, dated March 19, 2013, for the purpose of approving the development of the subject property. The format and content of this letter shall be to the satisfaction of the Director of Engineering and the City Solicitor.
 - d. A stormwater management report, grading/servicing/site alteration/excavation plans and construction management plan, to the satisfaction of the Director of Engineering.
 - d. A lighting plan to ensure that all lighting is directional in nature to reduce any potential negative effects that illumination of the site may cause.

for endorsement or approval by the City.
2. The Owner shall enter into a Site Plan Agreement with the City containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:
 - a. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges and parkland dedication (including cash-in-lieu).
 - b. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.

- c. Provisions to ensure implementation of the recommendations of the approved reports.
- d. Provisions for satisfying all requirements of City departments and public agencies, including York Region, the Provincial Ministry of Transportation, Hydro One and Infrastructure Ontario.
- e. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services.





AREA CONTEXT/ZONING

APPLICANT: BEAVER VALLEY STONE
8081 WOODBINE AVENUE

FILE No: SC14136584(SH)

 SUBJECT LANDS

DATE: 12/05/14



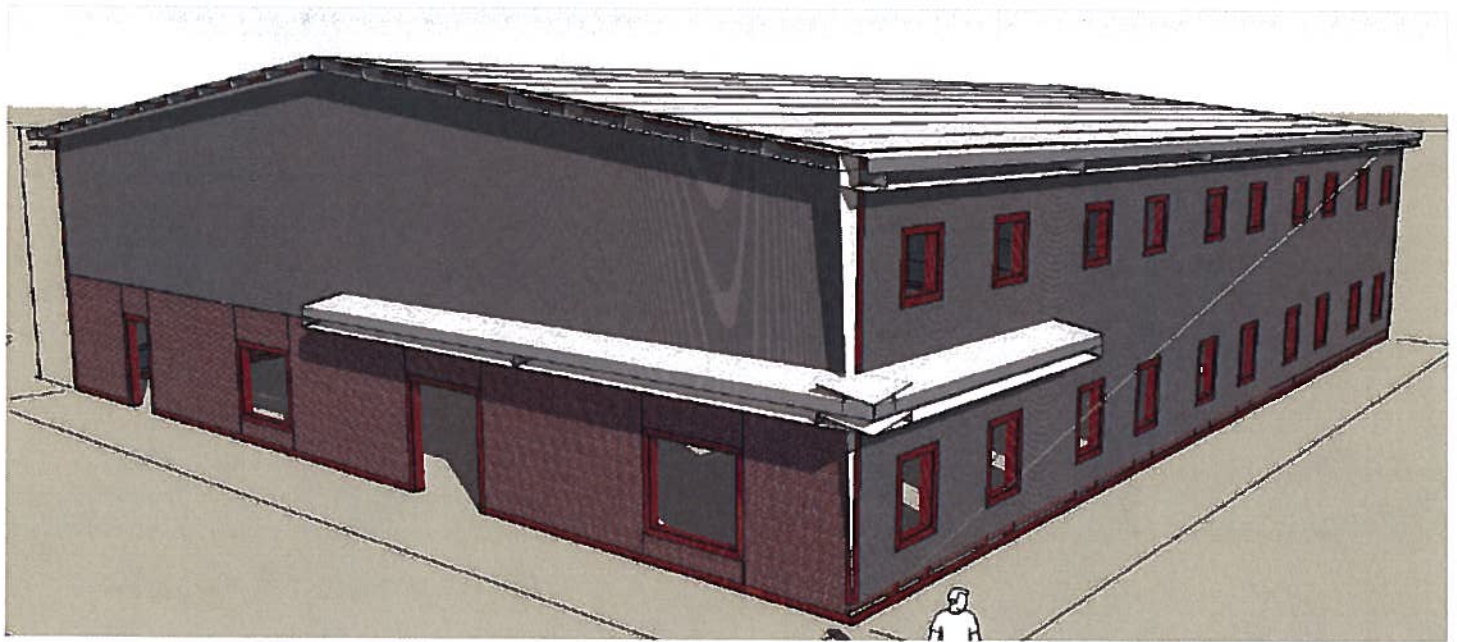
AIR PHOTO 2013

APPLICANT: BEAVER VALLEY STONE
8081 WOODBINE AVENUE

FILE No: SC14136584(SH)

■■■■ SUBJECT LANDS

DATE: 12/05/14



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ELEVATION VIEW FROM SOUTH-WEST

APPLICANT: BEAVER VALLEY STONE
8081 WOODBINE AVENUE

FILE No: SC14136584(SH)

DATE: 12/05/14