



SUBJECT: PRELIMINARY REPORT
8 Steelcase Holding Corporation
Official Plan Amendment & Zoning Amendment to permit a
real estate office use at 8 Steelcase Road West
File Nos. OP 13 130659 & ZA 13 130659

PREPARED BY: Rick Cefaratti, ext. 3675, Planner II, West District

REVIEWED BY: Ron Blake, ext. 2600, Manager, West District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, 8 Steelcase Holding Corporation, Official Plan Amendment & Zoning Amendment to permit a real estate office use at 8 Steelcase Road West, File Nos. OP 13 130659 & ZA 13 130659", dated April 9, 2013, be received,
- 2) That a Public Meeting be held to consider the Official Plan Amendment & Zoning Amendment applications submitted by Gatzios Planning & Development Consultants Inc., on behalf of 8 Steelcase Holding Corporation, to permit a real estate office use on the subject lands; 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 applications and to seek authorization to hold a statutory Public Meeting. 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.

The applications have been deemed complete

The Official Plan Amendment & Zoning Amendment applications submitted by Gatzios Planning & Development Consultants Inc., on behalf of 8 Steelcase Holding Corporation, to permit a real estate office on the subject lands, were deemed complete on February 11, 2013.

BACKGROUND:

The 1.02 ha. (2.52 ac.) site is located on the north side of Steelcase Road West, approximately 100 m (328 ft) west of Woodbine Avenue (see Figure 1- Location Map). The site contains a vacant one-storey industrial building with a Gross Floor Area of 1,755 m² (18,891 sq. ft.). The site is surrounded by established, non-residential uses to the north south and west, as well as to the east across Woodbine Avenue. These non-residential uses include servicing, warehousing, office and restaurant uses (see Figure 3 – Air Photo).

Official Plan and Zoning

The Region of York Official Plan designates the subject lands as Urban Area which permits a broad range of urban land uses to be governed in greater detail through the City of Markham Official Plan.

The property is designated General Industrial Area in the Markham Official Plan which permits industrial uses relating to manufacturing, processing, repair and servicing, warehousing and similar uses. This designation also permits office uses ancillary to permitted primary uses. Stand alone office uses are not permitted under this designation.

The property is zoned Select Industrial (M) by By-law 108-81, as amended (see Figure 2 – Area Context/Zoning). Permitted uses under this zone category include data processing, warehousing, assembly, repair, manufacturing and servicing of goods. Office uses are permitted provided they are ancillary to a permitted use operating on the property.

Consequently, Staff has determined that the exclusive use of the existing building for a real estate office requires an Official Plan Amendment and Zoning By-law Amendment.

Proposal

The applicant proposes site specific Official Plan and Zoning By-law Amendments to add a real estate office as a permitted use on the property. The applicant is proposing to maintain the existing use permissions under Official Plan and Zoning By-law. The existing industrial building will be renovated and a revised parking layout is proposed in order to comply with the City's office use parking rate (1 space per 30 m² of net floor area). The existing vehicular access locations on to Steelcase Road West are proposed to be maintained (see Figure 4 – Site Plan).

OPTIONS/ DISCUSSION:**POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

Potential benefits of the proposal include the following:

- adaptive reuse of an existing vacant building
- existing front elevation provides adequate entry and fenestration for office space conversion, and is oriented to face Steelcase Road West
- site proximity to Woodbine Avenue, and existing sidewalk on Steelcase Road West allows site to be adequately served by public transit route

ISSUES TO BE RESOLVED:

The following is a brief summary of issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, can be addressed in a final staff report to be presented to Committee at a later date:

- Transportation network impacts – staff is currently evaluating a Traffic Review Brief in relation to the proposed real estate office use
- Servicing capacity constraints – staff is currently evaluating a Functional Servicing Brief to determine whether there are any servicing constraints

associated with the proposed real estate office on municipal water service, sanitary sewer capacity and storm water management

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

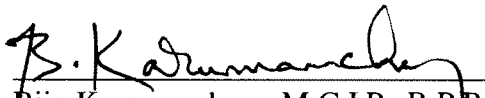
ALIGNMENT WITH STRATEGIC PRIORITIES:

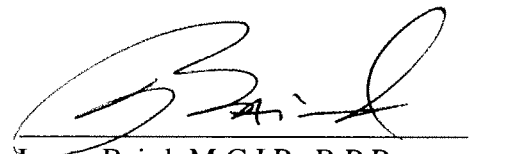
Growth Management: reuse of an existing building, existing infrastructure and services

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager


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

ATTACHMENTS:

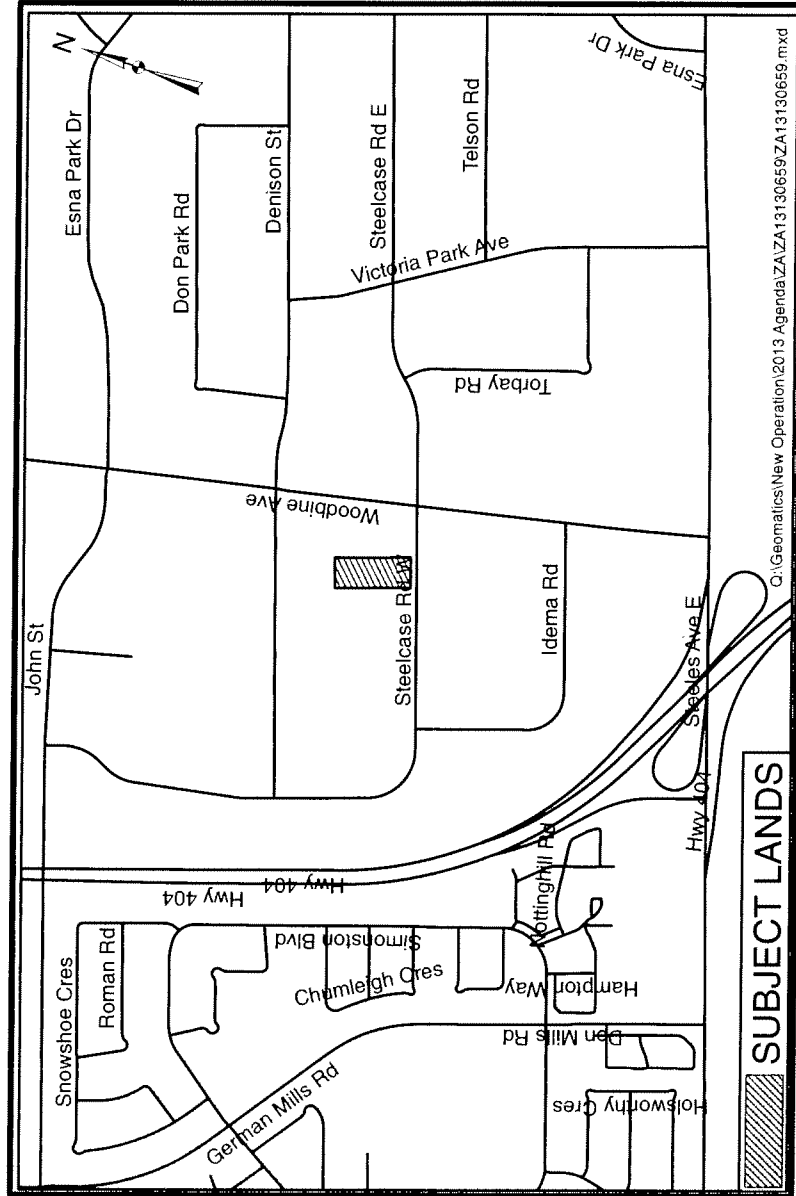
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Site Plan

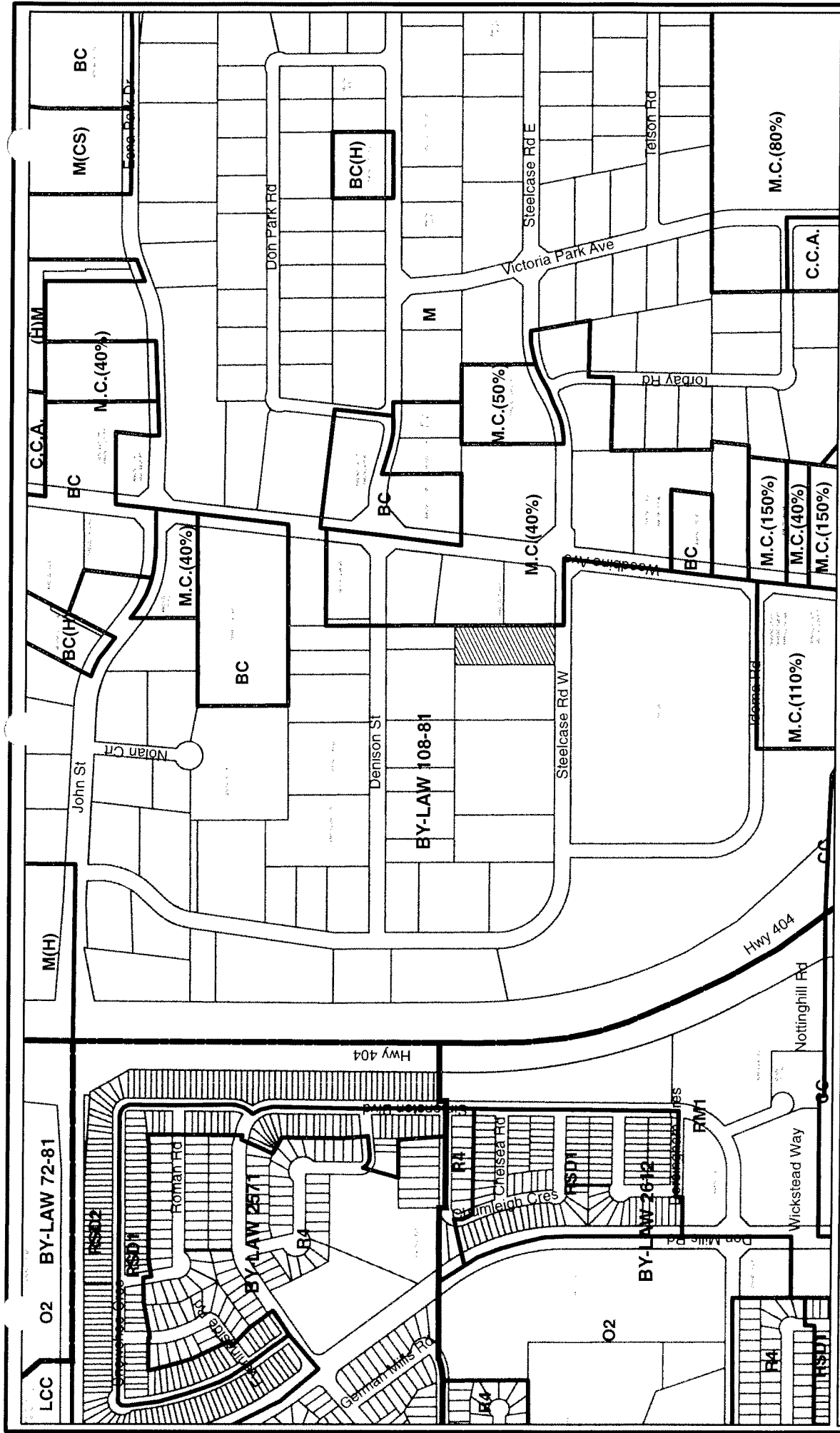
APPLICANT / AGENT:

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Gatzios Planning & Development Consultants Inc
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File path: Amanda\File 13 130659\Documents\Recommendation Report






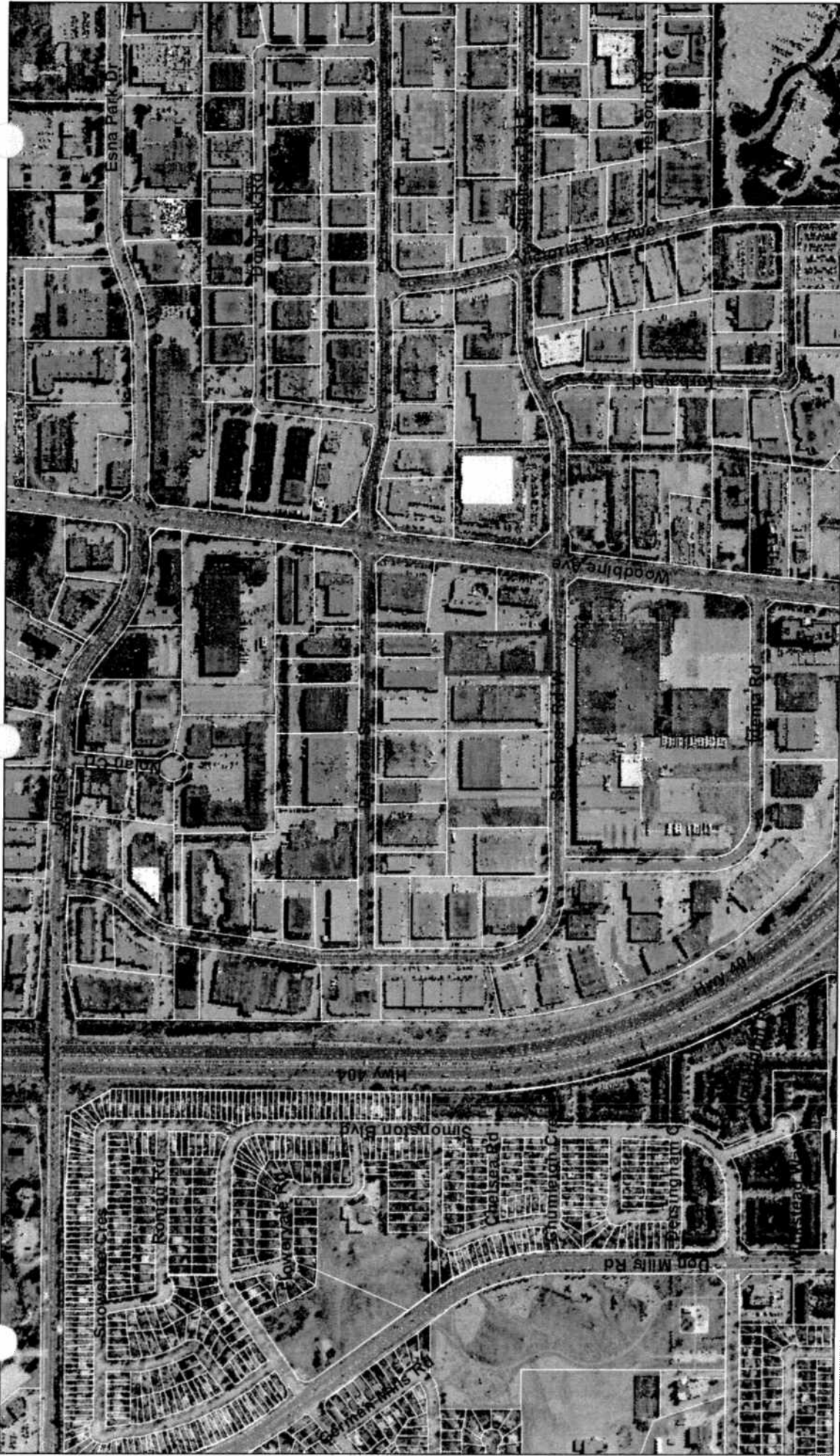
AREA CONTEXT / ZONING

APPLICANT: 8 STEEPCASE HOLDING CORPORATION
 8 STEEPCASE ROAD WEST

FILE No. ZA. 13130659 & OP. 13130659 (RC)

 SUBJECT LANDS


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AIR PHOTO

APPLICANT: 8 STEELECASE HOLDING CORPORATION
8 STEELEASE ROAD WEST

FILE No. ZA. 13130659 & OP. 13130659 (RC)

 SUBJECT LANDS

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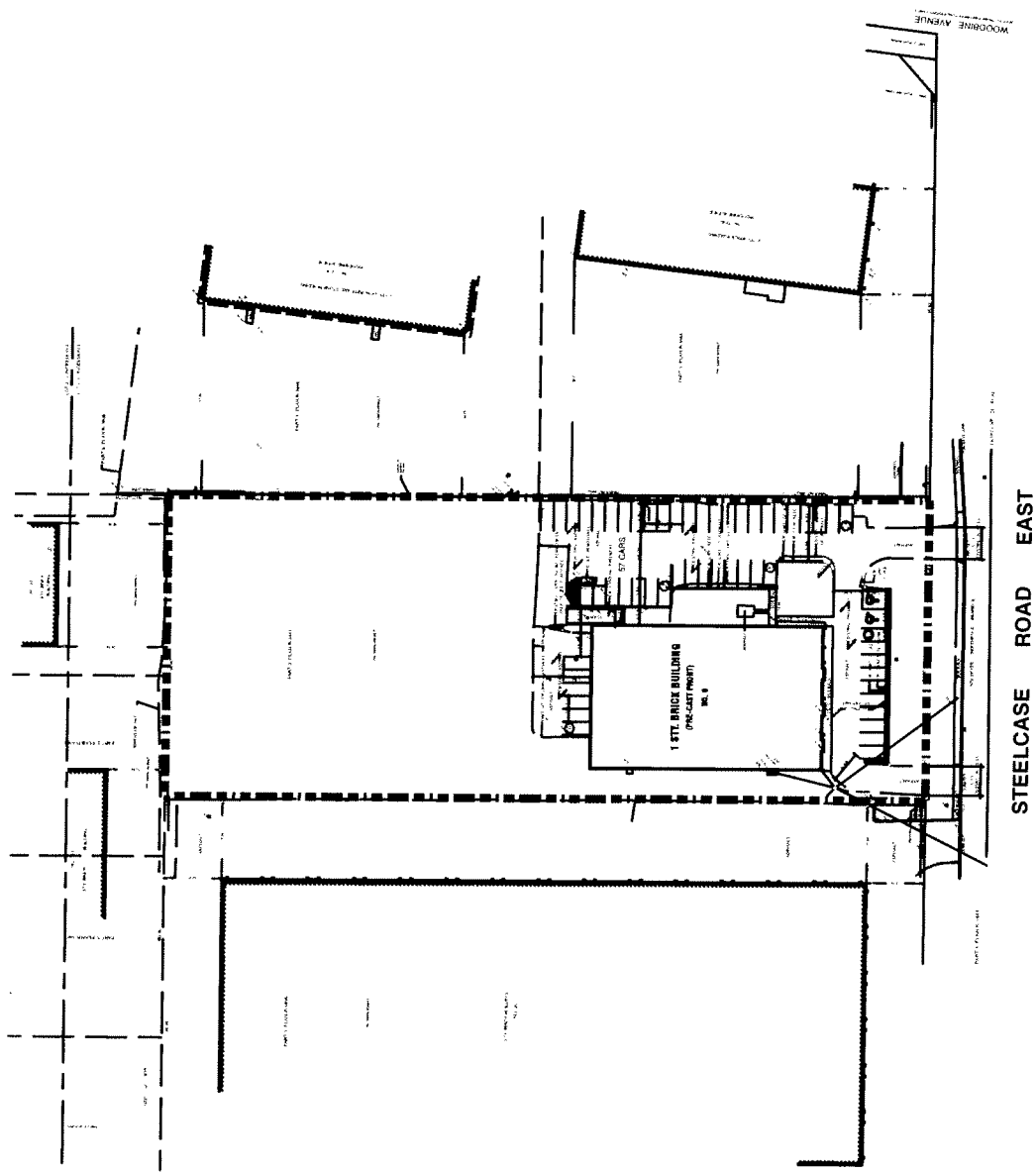
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FIGURE No. 3



SITE PLAN

APPLICANT: 8 STEELCASE HOLDING CORPORATION
8 STEELCASE ROAD WEST

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FIGURE No. 4