



Report to: Development Services Committee

Report Date: September 13, 2011

SUBJECT: **RECOMMENDATION REPORT**
Zoom Zoom Storage (Rodick) Inc.
800 Rodick Road
Applications for zoning by-law amendment and site plan
approval to permit a self-storage warehouse
Files: ZA: 08 126867 and SC 08 125722

PREPARED BY: Scott Heaslip, Senior Project Coordinator, Central District
REVIEWED BY: Richard Kendall, Manager, Central District

RECOMMENDATION:

1. That the staff report dated September 13, 2011 entitled "Recommendation Report, Zoom Zoom Storage (Rodick) Inc., Applications for zoning by-law amendment and site plan approval to permit a self-storage warehouse," be received.
2. That the zoning amendment application (ZA 08 126867) be approved and the draft implementing zoning by-law amendment attached as Appendix 'B' be finalized and enacted.
3. That the application for site plan approval be endorsed, in principle.
4. That site plan approval be delegated to the Director of Planning or designate, to be issued following execution of a site plan agreement (Site Plan Approval is issued only when the Director has signed the site plan "approved"), when the following condition has been met:
 - The Owner has entered into a site plan agreement with the Town containing all standard and special provisions and requirements of the Town and public agencies and the conditions outlined in Schedule 'A' to the September 13, 2011 staff report.
5. 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 approval of an application for zoning by-law amendment to permit a proposed self storage warehouse on the west side of Rodick Road, north of Highway 407, and endorsement of the corresponding site plan application, subject to the conditions outlined in this report.

BACKGROUND:

Subject Property and Area Context (Figures 1 and 3)

The vacant 1.5 hectare (3.7 acre) property is located on the west side of Rodick Road between Yorktech Drive and the Highway 407 overpass. To the north is a single tenant

industrial building (St. Regis Crystal) and a vacant industrial property. To the south and west is East Beaver Creek. To the east across Rodick Road is the Zoom Zoom truck storage facility.

Official Plan and Zoning

The property is designated “Industrial – General Industrial Area” in the Official Plan. “Commercial self-storage warehouses” are a permitted use under this designation.

The property is zoned “Select Industrial with Controlled Storage” [M(CS)] by By-law 165-80, as amended. (see Figure 2) Commercial self-storage warehouses are not included in the list of permitted uses, and therefore a zoning by-law amendment is required to permit the proposed development and associated development standards.

Applicant proposing a self-storage facility

The proposed development comprises four buildings as shown on Figure 4, attached. Two of the buildings (‘A’ and ‘B’) include a second floor and accommodate smaller storage units accessed through a common corridor. The other two buildings (‘C’ and ‘D’) are one-storey buildings accommodating standard self-storage units each independently accessed through overhead doors. The four buildings have a combined floor area of 10,295 m² (110,809 ft²). 44 parking spaces are proposed, which is consistent with the parking provided at Zoom Zoom’s existing facility on John Street in Thornhill.

The buildings are faced with earth-tone pre-finished metal panels, accented with red and white trim. (see Figures 5 and 6)

OPTIONS/ DISCUSSION:

Use conforms with Official Plan

The proposed commercial self storage warehouse use is consistent with the planned function of the “General Industrial” designation.

Subject lands are appropriate location for proposed development

The subject property, which is beside the embankment of the Rodick Road bridge over Highway 407, has limited visibility and restricted road access for other uses contemplated by the “General Industrial” designation, and is a good location for the proposed self-storage warehouse use.

Identified issues have been addressed

A public meeting was held on April 21, 2009 to consider the requested zoning by-law amendment. Members of Development Services Committee expressed concern regarding the following items:

- The proposed colour scheme of the buildings.
- The impact of on-site lighting on the adjoining valleylands
- Environmental sustainability

The applicant has addressed these concerns as follows:

- The colour scheme has been toned down by substituting earth tone grey for white on the majority of the building façades and on the overheads doors. (see figures 6 and 7)
- The applicant has committed to direct all exterior lighting toward the buildings and away from the adjacent valleyland.
- Permeable paving has been substituted for asphalt paving on the driveways and parking areas adjacent to the valleylands. (see Figure 4) Staff will also work with the applicant to incorporate additional sustainability features such as “white roofs” into the development, ensure that the landscape plan comprises predominantly native species which will enhance the adjoining valleyland, and to incorporate appropriate Fatal Light Awareness Program (FLAP) measures.

These commitments will be reflected in the final project plans and secured in the site plan agreement

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development supports the following strategic priority:

- Economic Development – the proposed facility occupies a vacant underutilized site with limited access and visibility and will serve the surrounding business community.

BUSINESS UNITS CONSULTED AND AFFECTED:

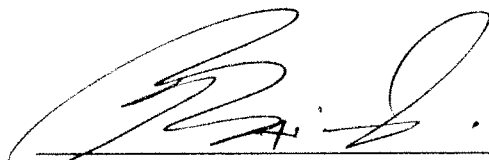
The project plans have been circulated to other Town departments and public agencies for review and comment. Their requirements will be reflected in the final project plans and secured in the site plan agreement.

RECOMMENDED BY:



Rino Mostacci, M.C.I.P., R.P.P.

Director of Planning and Urban Design



Jim 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 Current building elevations
- Figure 6 Current colour scheme
- Figure 7 Previous colour scheme

Appendix 'A' Conditions of Site Plan Approval

Appendix 'B' Draft Zoning by-law amendment

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File path: Amanda\File 08 126867\Documents\Recommendation Report

APPENDIX A
Conditions of Site Plan Approval
Zoom Zoom Storage (Rodick) Inc.
1050 Rodick Road

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings, grading, servicing and engineering drawings that comply with all requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services. The final plans shall incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure a more bird friendly building, to the satisfaction of the Town.
2. landscape Plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects.
3. a storm water management report and a functional servicing report.
4. an environmental site assessment report, phase 1/2.

for endorsement or approval by the Town.

The Owner shall enter into a Site Plan Agreement with the Town containing all standard and special provisions and requirements of the Town, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. 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 Town of Markham Waste Management Department.
3. That the site be designed to ensure that there is no permanent underground encroachment into any municipal road right-of-way.
4. Provisions to ensure implementation of the recommendations of the approved studies and reports.
5. Provisions to ensure implementation of the requirements of the TRCA as outlined in their June 10, 2011 letter.
6. Provisions for satisfying all requirements of Town departments and public agencies.

This endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on September 13, 2011, in the event that the site plan agreement is not executed within that period.