



WAB
8/2/16

TO: Andy Taylor, Chief Administrative Officer
FROM:  Ron Blake, Acting Senior Development Manager
PREPARED BY: Regan Hutcheson, Manager, Heritage Planning – Heritage Districts
DATE: July 27, 2016
RE: Delegation of Authority to CAO to call a Statutory Public Meeting
Main and Markham Investments Ltd.
c/o David Johnston, Architect Ltd.
Zoning By-law Amendment Application to permit an additional use
8 Main Street North, Markham Village

File No. ZA 16 120186

RECOMMENDATION:

That the CAO authorize staff to schedule a Statutory Public Meeting to consider the proposed Zoning By-law Amendment application (ZA 16 120186) submitted by Main and Markham Investments Ltd, c/o David Johnston Architect Ltd for 8 Main Street North, Markham.

PURPOSE:

This memorandum provides information on a zoning by-law amendment application, and seeks authorization to hold a statutory Public Meeting regarding the proposal. This memorandum contains general information in regards to applicable Official Plan or other policies as well as other issues and the memorandum should not be taken as Staff's opinion or recommendation on the application. In addition, a Preliminary Report will be brought forward to Development Services Committee prior to the Public Meeting.

BACKGROUND:

The 0.439 ha. site is located on the west side of Main Street Markham, one property north of the Main Street and Highway 7 intersection within the Markham Village Heritage Conservation District (see Figures 1 and 2). A heritage building, 1 ½ storeys in height and built in 1888 is located on the property and is further protected through a Heritage Easement Agreement secured in 2011. To the north and south are heritage buildings in commercial use; to the west is a small commercial plaza recently re-developed; and to the east are commercial properties including a gas station.

PROPOSED DEVELOPMENT:

The applicant is proposing to amend the current zoning classification to permit two additional uses: a cigar store and a barber shop. One of the desired uses is already permitted in the zoning by-law.

OFFICIAL PLAN AND ZONING

Markham Official Plan

The site is designated Commercial - Heritage Main Street Area under the in force Markham Official Plan (revised 1987). This designation permits a variety of commercial uses including

retail, service, office, banks, and restaurants. The planned function of the area is to provide a traditional shopping experience in the form of an historic commercial area where the at-grade uses are predominantly pedestrian-oriented retail. The property is also subject to the policies of the Main Street Markham Area Secondary Plan (where not in conflict with the Official Plan commercial policies). The Secondary Plan identifies specialty retail stores and personal service shops as permitted uses, and notes the value of the small, independent commercial establishments to the overall amenity and vitality of the area.

The City's new Official Plan 2014 (partially in force) designates the property as Mixed Use Heritage Main Street. This designation permits a variety of commercial uses including retail. The Area and Site Specific policies in Chapter 9 of the new Official Plan for the "Heritage Centre- Markham Village Heritage Conservation District" area encourage the continued viability of the area by protecting the traditional shopping experience, encouraging small, independent commercial establishment to remain or locate in the area, and providing for predominantly retail uses at grade to maintain animation and pedestrian activity and interest at street level. The policies also indicate that in considering an application for "development approval", Council shall ensure that the impact of any development is minimized by addressing the compatibility of the proposed use; the capacity of the site for additional uses, parking and supporting infrastructure; and access.

Zoning

The subject property is zoned Service Commercial (C3) under By-law 1229, as amended. This zone category permits:

- Personal Service Shops (specifically defined in the by-law as meaning a barber shop, beauty parlour, shoe repair shop or depot for collecting dry cleaning and laundry);
- Animal hospitals, banks, business and professional offices, commercial storage, motels, newspaper offices and printing establishments, restaurants, retail lumber and building supply, shops for the repair of small goods;
- Automobile service stations, public parking lots, motor vehicle sales establishments
- Outside storage and display of goods and materials provided that such outside storage and display is in conjunction with a similar use carried on in an enclosed building on the same lot.

A zoning amendment is required to permit the addition of one of the desired new uses (cigar store) whereas the proposed barber shop use is already permitted (personal service shop).

Previous Development Approvals

This property was included as part of a recent re-development of the commercial plaza at 5954-5956 Highway 7 which involved the construction of a new commercial building and parking lot as well as incorporating the existing buildings addressed as: 4 Main Street N (Pizza Pizza), 8 Main Street N (subject property), and 16 Main Street N. The parking provided for this new shopping centre took into account the floor space associated with all the above buildings on the development property.

COMMENTS:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed through a staff recommendation report to Committee, if required:

1. impact of proposed new use on existing parking;

At this time, no other issues have been raised.

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

OWNER / APPLICANT CONTACT INFORMATION:

Owner

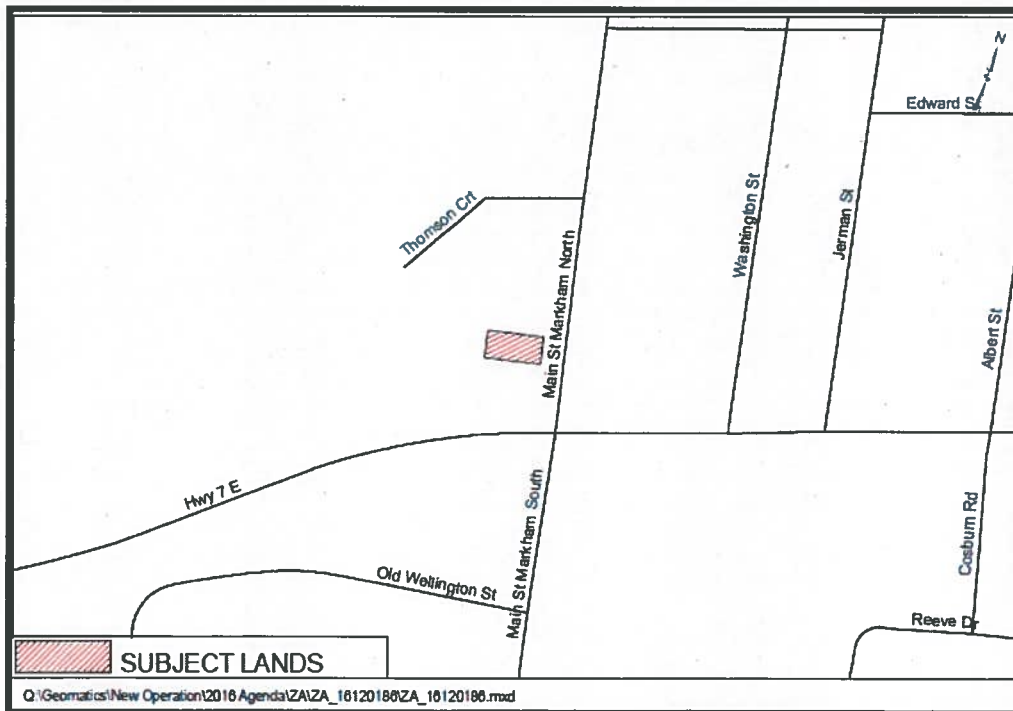
Main and Markham Investments Ltd
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Applicant/Agent

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David Johnston
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Email: d.johnston@davidjohnston.ca

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Location Map



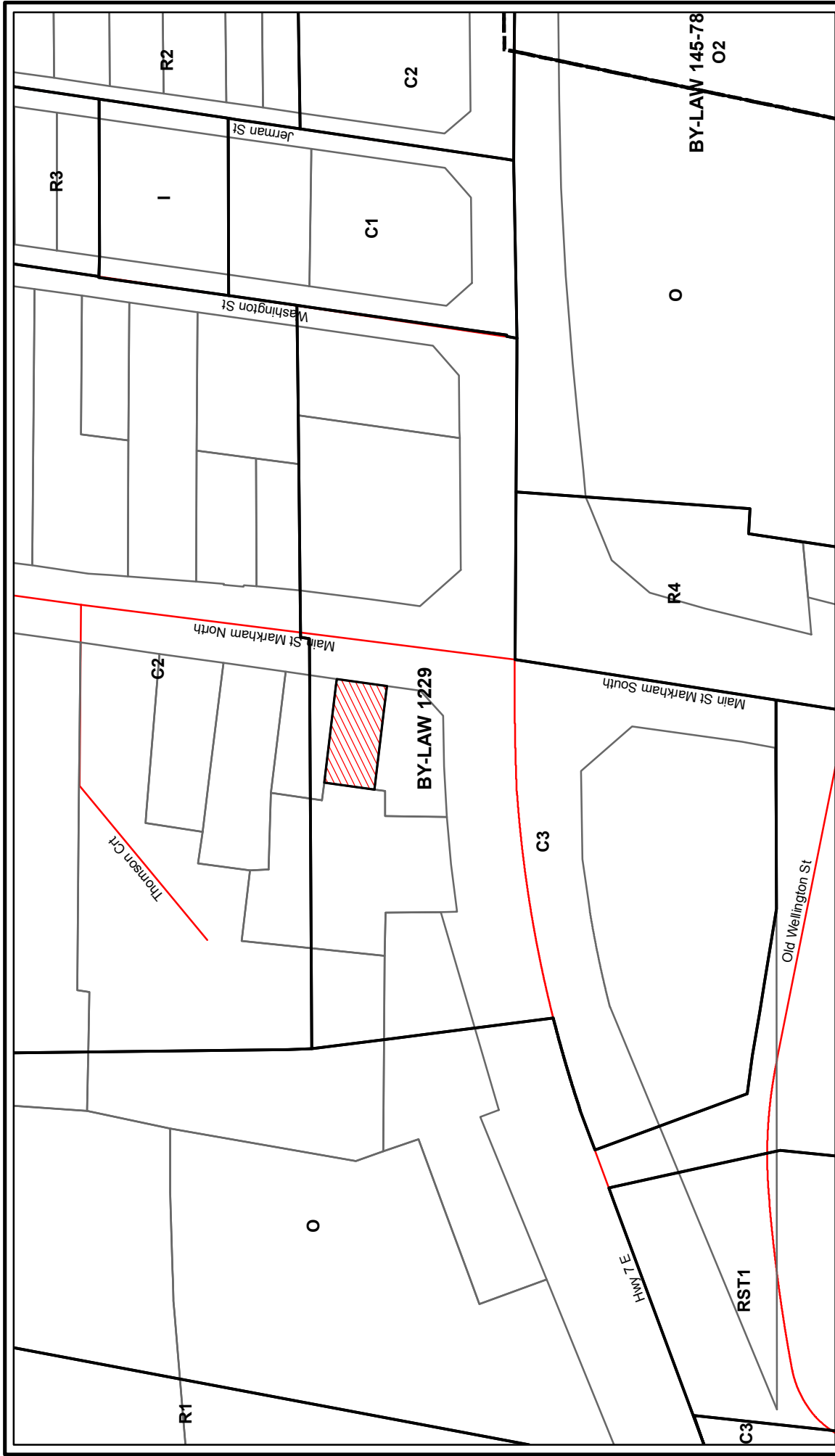
Authorization by CAO



Andy Taylor, CAO



Date



AREA CONTEXT / ZONING


APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.

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MARKHAM DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS



DATE: 29/07/2016

Checked By: RH

Drawn By: LW

FIGURE No. 2



AIR PHOTO

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.

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