



MEMORANDUM

To: Andy Taylor, Chief Administrative Officer

From: Biju Karumanchery, Senior Development Manager

Prepared by: Stephen Corr, Planner II, East District

Date: August 14, 2014

RE: **1891421 Ontario Ltd. c/o Kylemore Communities**
Proposed Zoning By-law Amendment application to permit a
Retail Store within Units 4 and 5 of the existing multi-unit
building at 166 Bullock Drive
File ZA 14 108485

B.K.
W.A.S.
08/18/14

RECOMMENDATION

That staff be authorized to schedule a Public Meeting in September to consider the proposed Zoning By-law Amendment application (ZA 14 108405).

PURPOSE

This memorandum provides preliminary information about the application and seeks authorization to hold a statutory Public Meeting. This memorandum contains general information in regards to applicable Official Plan policies, as well as other issues. This memorandum should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND

The 1.17 ha (2.89 ac) subject property is located on the north side of Bullock Drive, which is east of McCowan Road and north of Highway 7 East (See Figure 1, 2 and 3). Surrounding land uses include industrial and commercial businesses to the east and west along Bullock Drive, and a low density residential subdivision to the southeast (across Bullock Drive). The Canadian National (CN) railway corridor abuts the property to the north. A low density residential subdivision is located north of the CN railway line.

The site is developed with a one-store, multi-unit industrial/commercial condominium building. There are 37 units in the building. Thirty industrial units are located along the east and west sides of the building. These industrial units are all used for automotive repair purposes. A total of 7 units are located at the front (south side) of the building, facing Bullock Drive. These units are occupied by a kitchen cabinet's warehouse and showroom, a bakery/caterer, an automotive parts distributor and a fitness facility. The

subject units (Units 4 and 5) are currently vacant. A ground floor plan is provided as Figure 4 which identifies the location of the subject units.

PROPOSAL

The applicants have submitted a Zoning By-law Amendment application to permit a retail store within Units 4 and 5 of the existing multi-unit building on the subject site. The retail store will have an approximate Gross Floor Area (GFA) of 250 m² (2690 ft²) and will be used as a men's clothing store. The Zoning By-law Amendment proposes to permit a retail store in the subject units only.

OFFICIAL PLAN AND ZONING

The subject lands are designated "Industrial – Business Corridor Area" in the City of Markham Official Plan (revised 1987). This designation allows retail uses, providing individual retail premises are 'generally not less than 300 m² and not more than 1,000 m² (10,764 ft²)'.

The subject lands are designated "Service Employment" in the City of Markham Official Plan that was adopted by Council and December of 2013 and approved by the Region in June of 2014 (currently under appeal). This designation also allows for retail uses, providing the retail use is not greater than 1,000 m² (10,764 ft²), and that the combined total of all retail uses in a multi-unit building does not exceed the lesser of 3000 m² or 50% of the total GFA of the building.

The subject lands are zoned Industrial under By-law 1229, as amended. The Zoning By-law permits industrial uses such as manufacturing and warehouses. It also permits commercial uses, including banks, offices, car washing establishments and health clubs. Retail sales are only permitted as an accessory component of an industrial use, providing the retail component does not exceed 10% of the GFA of a related industrial premise, and is physically separated from the industrial use.

Attachments:

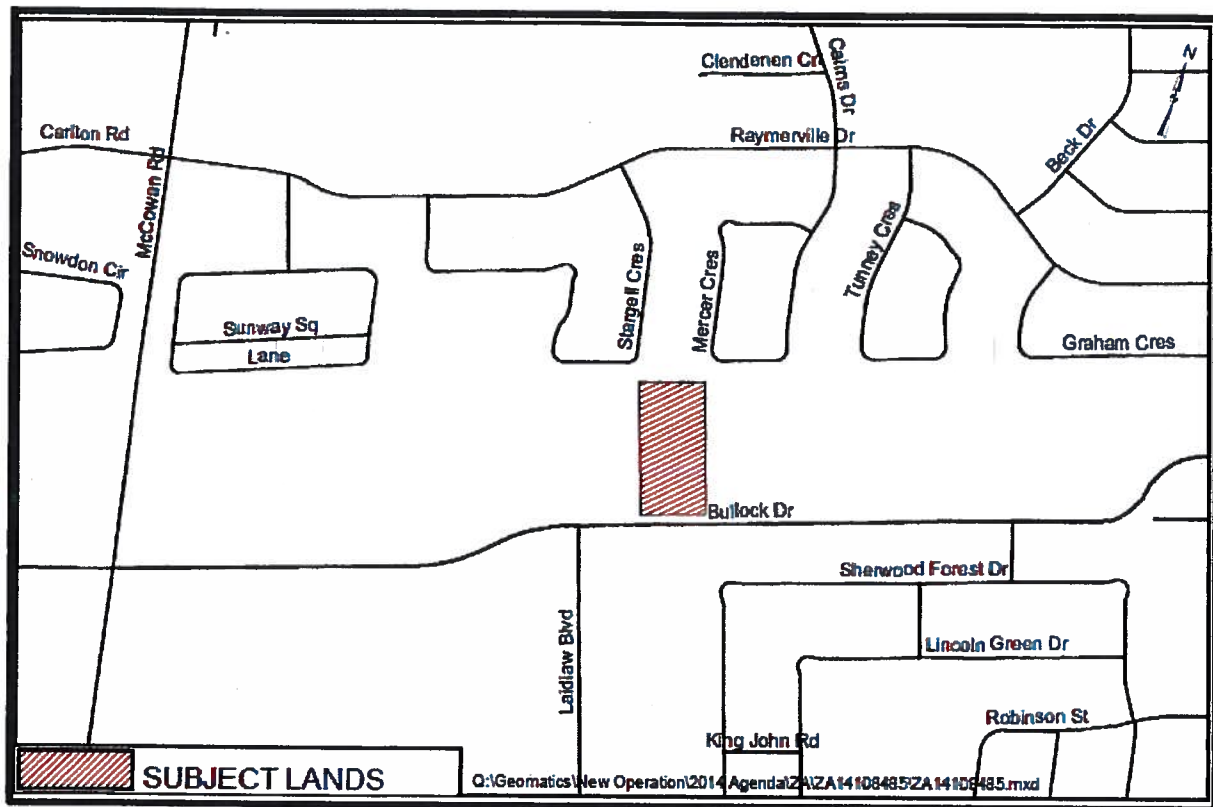
Figure 1 – Site Location

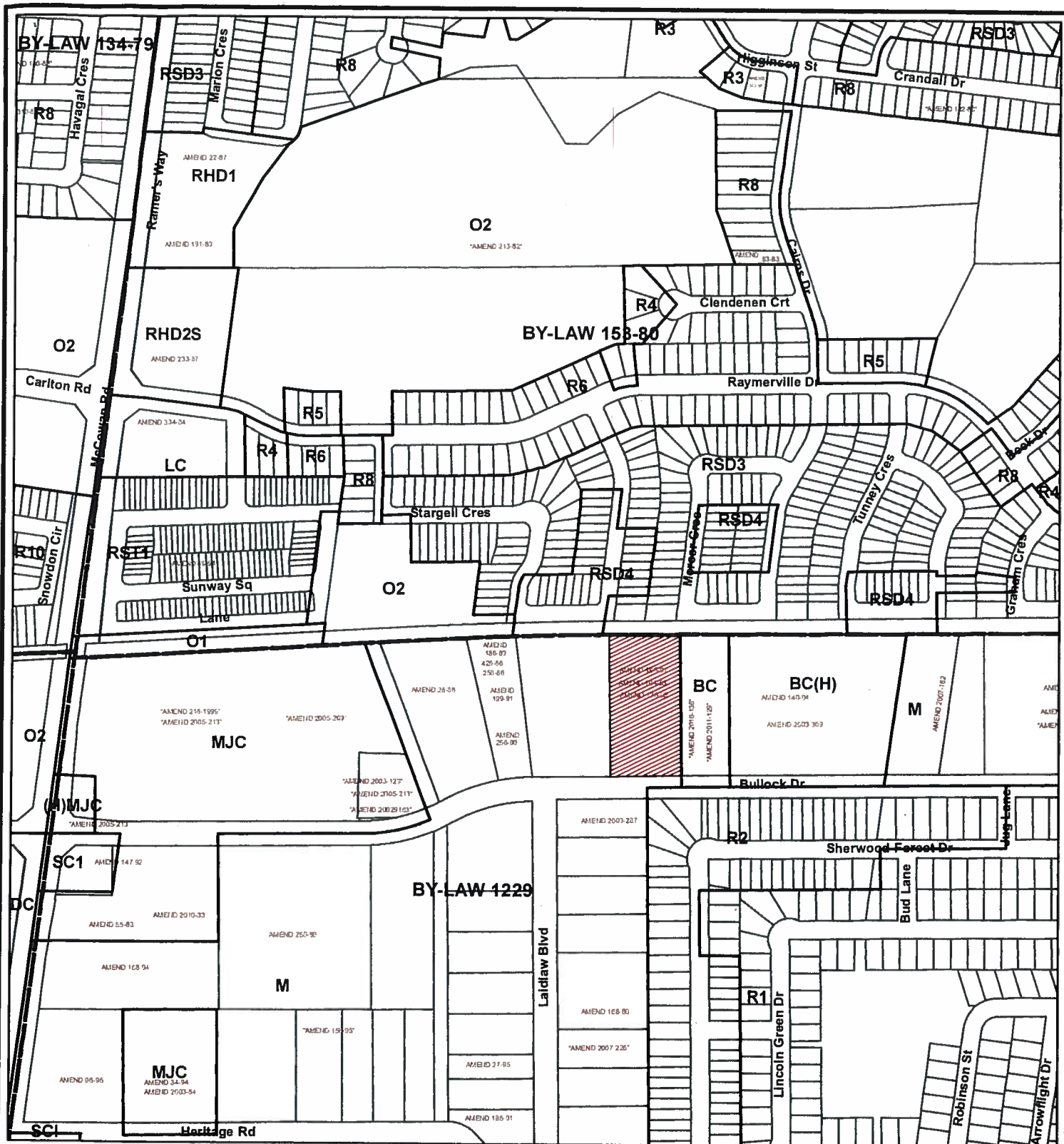
Figure 2 – Area and Zoning Context

Figure 3 – Aerial Photograph

Figure 4 – 166 Bullock Unit Layout

Figure 1 – Site Location





AREA CONTEXT / ZONING

APPLICANT: 1891421 ONTARIO LTD.
166 BULLOCK DR.

FILE No. ZA 14108485 (SC)

 SUBJECT LANDS

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DATE: 10/07/2014

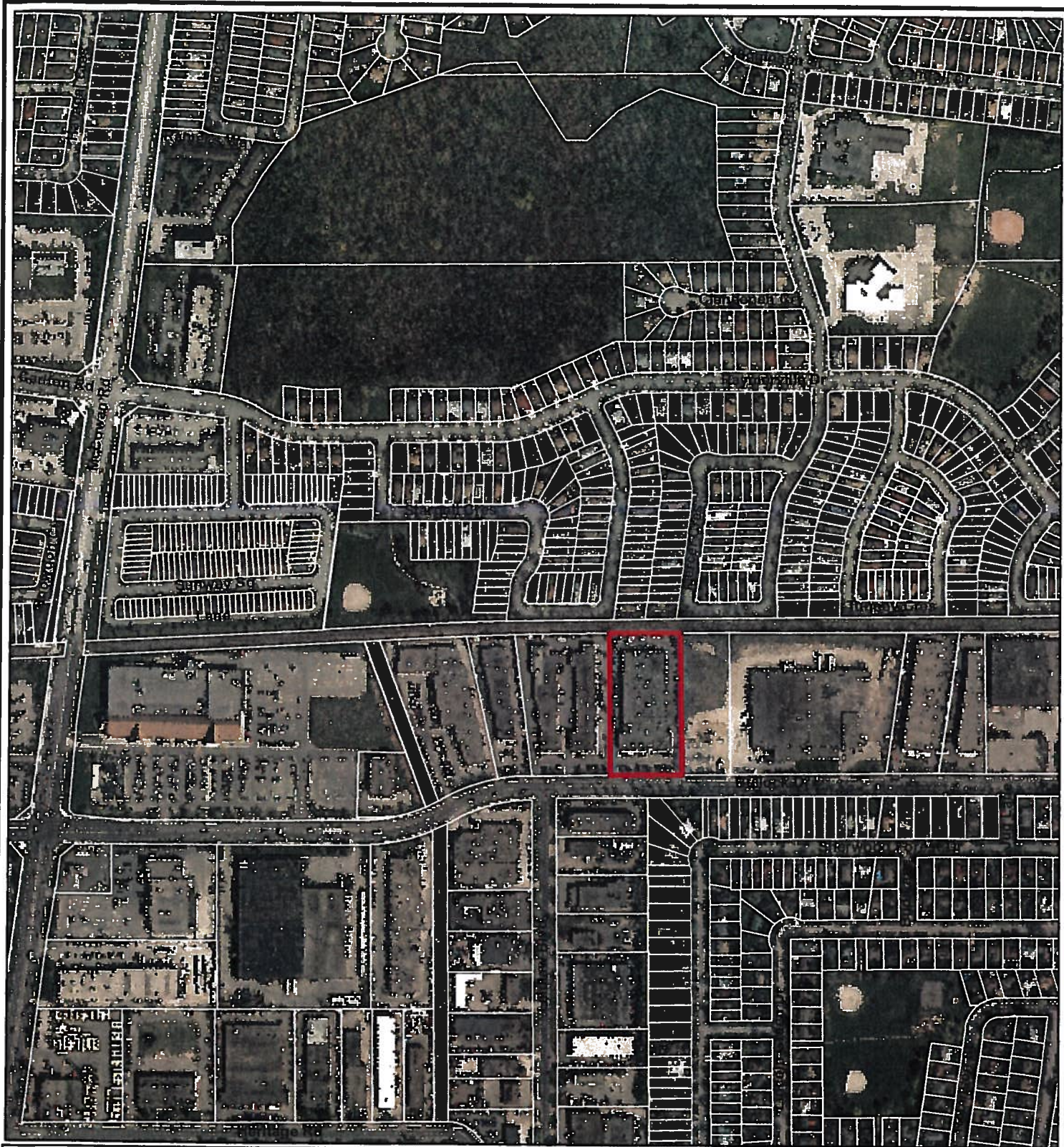


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FIGURE No.2



AIR PHOTO

APPLICANT: 1891421 ONTARIO LTD.
166 BULLOCK DR.

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 SUBJECT LANDS

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FIGURE No.3

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