

Memorandum to the City of Markham Committee of Adjustment
June 12, 2024

File: A/042/24
Address: 1 Steelcase Rd West, Markham
Applicant: IBI Group (Catriona Moggach)
Hearing Date: Wednesday, June 19, 2024

The following comments are provided on behalf of the West Team:

The applicant is requesting relief from the following requirements of the Select Industrial (M) zone under By-law 108-81, as amended, to permit:

a) By-law 108-81, Section 4.3.8 and 7.1.1 (a):

retail sales accessory to a permitted industrial use; whereas, the By-law does not permit retail sales within an industrial building whether or not accessory or incidental to a permitted use;

b) By-law 108-81, Amending By-law 2022-112, Section 8.103.1 Parking Provision:

a parking rate of 2 parking spaces per premises, plus 1 parking space for every 200 m² of gross floor area; whereas, the By-law requires a parking rate of 1 parking space per 40 m² of net floor area of each premises up to 1,200 m², 1 parking space for each 100 m² of net floor area of each premises between 1,200 m² and 6,000 m², and 1 parking space for each 215 m² of net floor area of each premises in excess of 6,000 m²;

as it relates to a light manufacturing and warehouse building with industrial uses.

BACKGROUND

Property Description

The 12.1 ha (29.9 ac) subject lands are located at the southwest corner of Steelcase Road West and Woodbine Avenue with frontage to the south and west on Idema Road. A Site Plan Control application (File No. SPC 21 143512) was approved in 2024 to facilitate the development of three industrial warehouse buildings, which are currently under construction.

Proposal

The Owner is proposing accessory retail sales within the existing industrial buildings as well as a reduction to the parking required on-site. No changes are proposed to the exterior of the buildings or site.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The subject lands are designated 'Commercial' in the 2014 Markham Official Plan. This designation provides for a broad range of commercial uses including large format retail, complementary retail, service, and office uses, as well as restaurants, banquet halls, financial institutions, light manufacturing, processing and warehousing. Retail uses are provided for in the 'Commercial' designation.

Zoning By-Law 108-81

The subject property is zoned Select Industrial (M) under By-law 108-81, as amended, which permits industrial uses. The proposal does not comply with the By-law with respect to permission for accessory retail sales.

Parking Standards By-law 28-97

The proposal does comply with the in-force By-law with respect to the required number of parking spaces, however, the Owner is requesting a further reduction to allow greater flexibility on-site. Further details of the parking requirement are provided in the comment section below.

Zoning Preliminary Review (ZPR) Undertaken (if applicable)

The Owner has completed a Zoning Preliminary Review (ZPR) on May 30, 2024 to confirm the variances required for the proposed development.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Accessory Retail Within a Permitted Industrial Unit Variance

The Owner is proposing to allow retail sales accessory to the existing industrial use, whereas, the By-law does not permit retail sales within an industrial building whether or not accessory or incidental to a permitted use. Planning Staff have no concerns with the requested variance, subject to a condition limiting the size of the accessory retail to the lesser of 500 m² or a maximum of 15% of the gross floor area of the principal use. This condition is outlined in Appendix A.

Reduced Parking Spaces Variance

The Owner is proposing a parking rate of 2 parking spaces per premises, plus 1 parking space for every 200 m² of gross floor area, whereas, the By-law requires a parking rate of 1 parking space per 40 m² of net floor area of each premises up to 1,200 m², 1 parking space for each 100 m² of net floor area of each premises between 1,200 m² and 6,000 m², and 1 parking space for each 215 m² of net floor area of each premises in excess of 6,000 m².

Transportation Staff have reviewed the Parking Letter submitted in support of the proposal and have confirmed they have no concerns with the proposed parking reduction. The proposed parking rate is consistent with the City's Comprehensive Zoning By-law 2024-19. No changes to the number of parking spaces provided for on-site are proposed as part of this application. The site currently provides 583 surface parking spaces. Staff is of the opinion that the requested variance is minor in nature.

EXTERNAL AGENCIES

TRCA Comments

The subject property is located within Toronto Region and Conservation Authority (TRCA)'s Regulated Area. TRCA provided comments on May 29, 2024, indicating that they have no concerns with the proposed variance application subject to the conditions outlined in their letter (Appendix C).

PUBLIC INPUT SUMMARY

No written submissions were received as of June 12, 2024. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variances requested meet the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Hailey Miller, Senior Planner, West District

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Senior Planner, West District

File Path: Amanda\File\ 24 170521 \Documents\District Team Comments Memo

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/042/24

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;
3. Retail sales accessory to a permitted industrial use shall not exceed the lesser of 500 square metres of gross floor area or a maximum of 15% of the gross floor area of the principal use;
4. Where an existing occupied building is being subdivided into additional premises, the provision of additional parking spaces per premises is not required;
5. That the applicant satisfies the requirements of the *TRCA*, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix C to this Staff Report, to the satisfaction of the *TRCA*, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the *TRCA*.

CONDITIONS PREPARED BY:



Hailey Miller, Senior Planner, West District

SITE STATISTICS - LOT 1

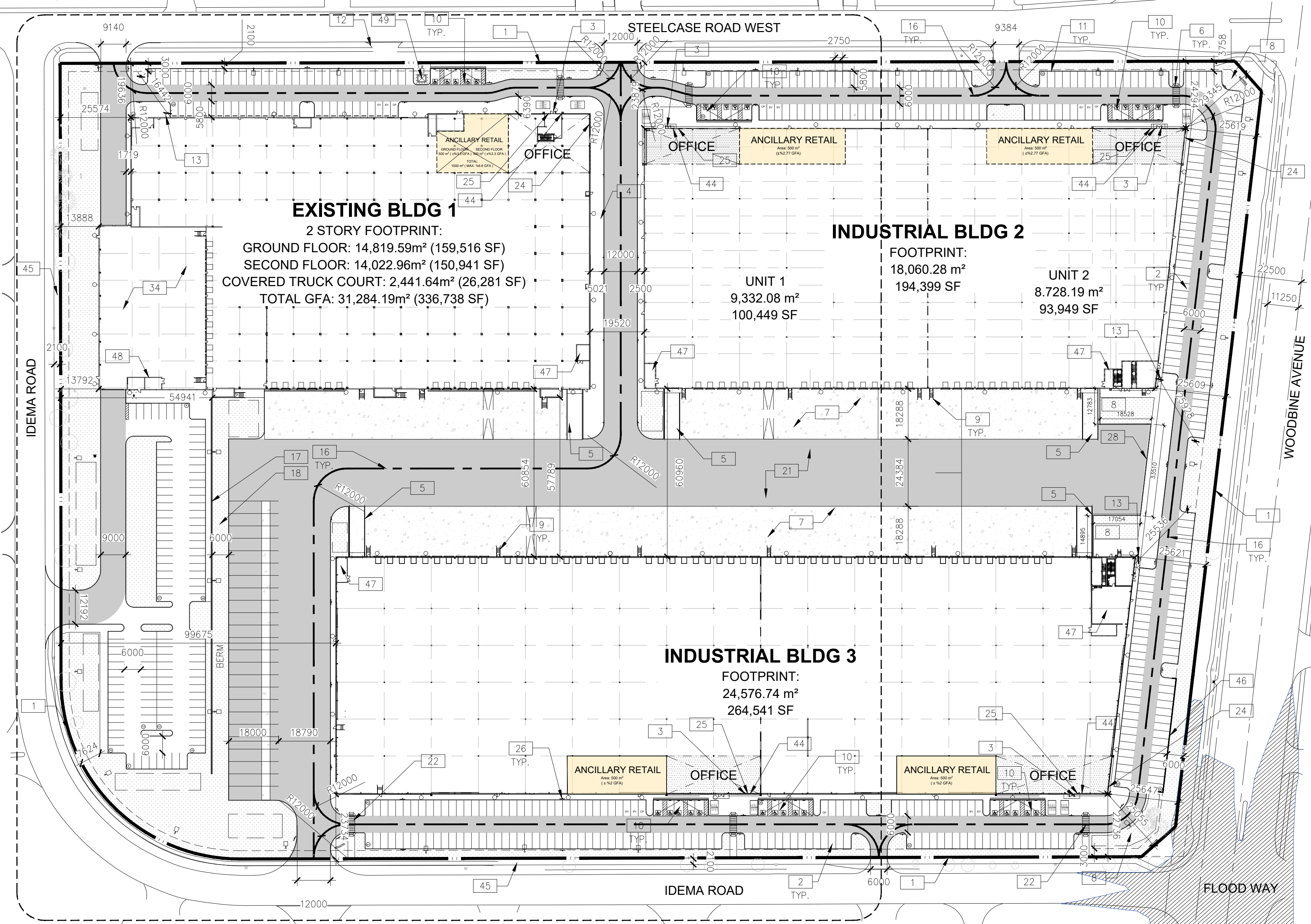
PROJECT LOCATION	1 STEELCASE STREET MARKHAM ON
ZONE (H1) (H2) (H3) Business Corridor ** subject to site specific exceptions	MARKHAM CITY OF MARKHAM ZONING BY-LAW 108-81 as AMENDED 2011 & 2014
PROPERTY USE	INDUSTRIAL (I) 1-STOREY INDUSTRIAL
TOTAL SITE AREA (m ²)	120,233
TOTAL GROUND FLOOR AREA (m ²)	57,481
LOT COVERAGE (%)	47.79%
TOTAL LANDSCAPE AREA (m ²)	18,769.12
LANDSCAPE %	15.61%
FBI:	Proposed 47.79% 105%

Appendix B

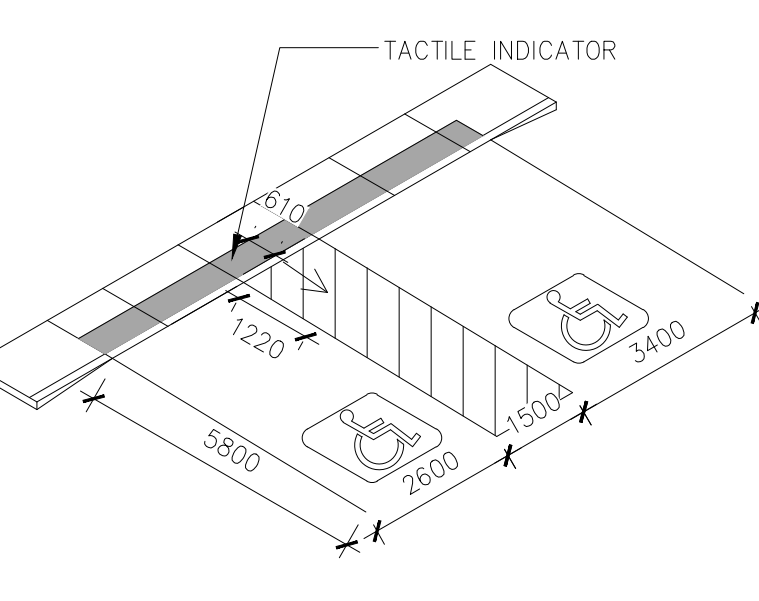
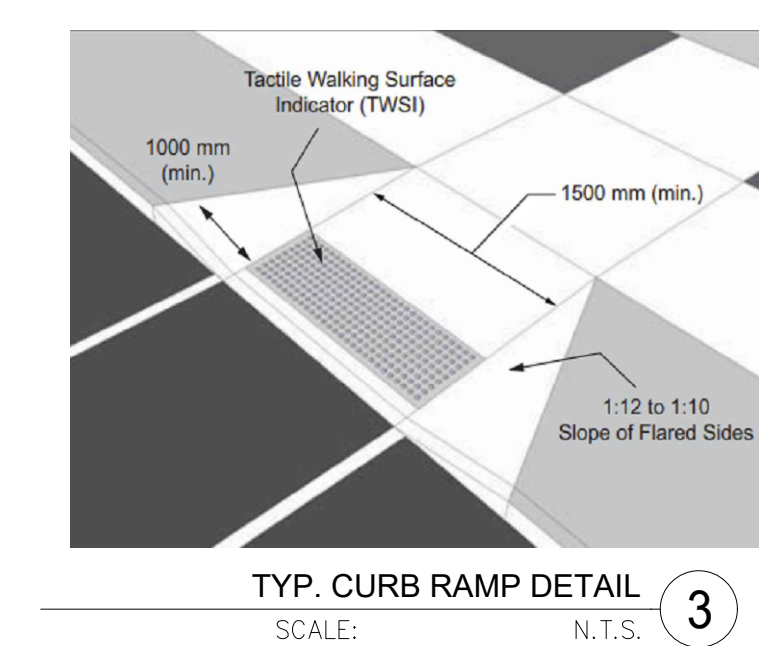
File: 24.170521.000.00.MNV

Date: 6/14/2024

MM/DD/YY



OVERALL SITE PLAN
SCALE: 1:1000



LANDSCAPE BUFFER	Proposed	Required (Min.)
EAST BUFFER (m)	6.00	6.00
WEST BUFFER (m)	7.40	3.00
SOUTH BUFFER (m)	3.00	3.00
NORTH BUFFER (m)	2.10	2.10

SETBACKS	Proposed	Required (Min.)
FRONT YARD SETBACK (m)	25.61	3.00
NORTH SIDE YARD SETBACK (m)	18.53	3.00
REAR YARD SETBACK (m)	25.57	3.00
SOUTH YARD SETBACK (m)	22.73	3.00

BUILDING INFORMATION (GFA)	Proposed	Permitted
INDUSTRIAL BUILDING 1 TOTAL (m ²)	28,838.88	-
WAREHOUSE (GROUND FLOOR) (m ²)	14,815.69	-
SECOND FLOOR (m ²)	14,023.39	-
INDUSTRIAL BUILDING 2 TOTAL (m ²)	18,064.81	-
UNIT 1	9,732.66	-
UNIT 2	8,332.15	-
INDUSTRIAL BUILDING 3 (m ²)	24,580.62	-
TOTAL GFA (BUILDINGS 1, 2 AND 3) (m ²)	71,484.41	N/A

BUILDING INFORMATION (NFA)	Proposed	Permitted
INDUSTRIAL BUILDING 1 TOTAL (m ²)	28,337.58	-
WAREHOUSE (GROUND FLOOR) (m ²)	14,534.17	-
SECOND FLOOR (m ²)	13,803.41	-
INDUSTRIAL BUILDING 2 TOTAL (m ²)	17,958.99	-
UNIT 1	9,732.66	-
UNIT 2	8,226.33	-
INDUSTRIAL BUILDING 3 (m ²)	24,491.82	-
TOTAL NFA (BUILDINGS 1, 2 AND 3) (m ²)	70,788.39	N/A

BUILDING HEIGHT (m)	Proposed	Permitted (Max.)
INDUSTRIAL BUILDING 1	15m	17m
INDUSTRIAL BUILDING 2 & 3	14.49m	17m

PARKING	Proposed	Required
INDUSTRIAL BUILDING 1		
UNIT 1		118
UNIT 2		115
TOTAL NO. OF PARKING SPACES (INCLUDING ACCESSIBLE SPACE)	187	232
INDUSTRIAL BUILDING 2		
UNIT 1		96
UNIT 2		89
TOTAL NO. OF PARKING SPACES (INCLUDING ACCESSIBLE SPACE)	182	184
INDUSTRIAL BUILDING 3		
TOTAL NO. OF PARKING SPACES (INCLUDING ACCESSIBLE SPACE)	299	164
TOTAL PARKING SPACE PROVIDED	668	580

ACCESSIBLE PARKING SPACES	Proposed	Required
CARPOOL SPACES	5	N/A
BICYCLE PARKING	72	N/A

DOCK DOORS	Proposed	Required
INDUSTRIAL BUILDING 1	14	
INDUSTRIAL BUILDING 2	30	
INDUSTRIAL BUILDING 3	57	

SITE PLAN NOTES

- 1 EXISTING PROPERTY LINE
- 2 2750x5800 PARKING STALL, PAINTED PARKING STRIPPING PER CITY MARKHAM MUNICIPAL STANDARDS.
- 3 PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 1800mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 5 DRIVE-IN RAMP, WITH GALVANIZED GUARDRAIL. SEE CIVIL DRAWING FOR SLOPE %
- 6 ACCESSIBLE EXTERIOR CONCRETE RAMP.
- 7 CONCRETE APRON
- 8 LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- 9 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 10 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPPING PER CITY OF MARKHAM MUNICIPAL STANDARDS. EACH PAIR OF SHARED STALL TO HAVE (2) 2600X5800 LONG WITH A 1500mm WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 11 150mm WIDE CURB TYPICAL
- 12 EXISTING CURB CUT TO BE REMOVED
- 13 FIRE DEPARTMENT CONNECTION/SIAMESE WITH RAISED CONCRETE CURB
- 14 TRUCK LOADING DOCK (TYPICAL)
- 15 CONCRETE SAFETY BOLLARD
- 16 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS () PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED BY CITY OF MARKHAM - SPACED 30m APART ON BOTH SIDES AND MAX. 15m FROM STREET CURB
- 17 RETAINING WALL WITH GUARDRAIL. SEE CIVIL DWG.
- 18 6m WIDE BERM
- 19 PROPOSED LOCATION OF MECHANICAL ROOM
- 20 PROPOSED LOCATION OF ELECTRICAL ROOM
- 21 HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS
- 22 PAINTED PEDESTRIAN PATH
- 23 PREFABRICATED SHELTER & DROP-OFF AREA. PROVIDE CONCRETE PAD BASE.
- 24 BUILDING ADDRESS SIGNAGE - REFER TO EXTERIOR ELEVATIONS
- 25 RAPID ENTRY KEY BOX
- 26 FIRE ACCESS ROUTE SIGN
- 27 BLACK VINYL CHAIN LINK FENCING (8' HIGH)
- 28 SCREEN WALL.
- 29 BIKE RACKS. SEE LANDSCAPE DWG.
- 30 LOADING SPACE TYPICAL - 3.6m X 18.28m
- 31 PROPOSED FIRE HYDRANT
- 32 EXISTING FIRE HYDRANT
- 33 PROPOSED PIV
- 34 UNEXCAVATED AT GROUND LEVEL. COVERED TRUCK COURT ON LEVEL 2 WITH ON-GRADE DRIVE-IN ACCESS.
- 35 EXISTING PIV
- 36 PROPOSED LIGHT POLE. - REFER TO ELECTRICAL DWGS.
- 37 PROPOSED WALL PACK - REFER TO ELECTRICAL DWGS.
- 38 MONUMENT SIGNAGE
- 39 EV CHARGING STATIONS
- 40 MANHOLE - REFER TO CIVIL DWGS.
- 41 SNOW STORAGE
- 42 TRENCH DRAIN
- 43 SIGHTLINE TRIANGLE
- 44 FIRE ALARM ANNUNCIATION PANEL
- 45 2100mm WIDE MUNICIPAL SIDEWALK OFFSET 300mm FROM PROPERTY LINE
- 46 TOE WALL. REFER TO CIVIL DWGS.
- 47 PROPOSED LOCATION OF WASTE ROOM
- 48 PROPOSED LOCATION OF WASTE ROOM IN TRUCK COURT ON LEVEL 2
- 49 PROPOSED LOCATION OF TRANSFORMER. REFER TO ELECTRICAL DRAWINGS. CONCERT PAD AND BOLLARD LOCATION TO BE CONFIRMED BY ELECTRICAL SUB-TRADE.

SITE LEGEND

- MTD SETBACK
- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- MAN DOOR
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED WALLPACK LIGHTING (VERIFY LOCATION WITH ELECTRICAL DRAWINGS)
- CURRENT LIGHTING POLE (VERIFY LOCATION WITH ELECTRICAL DRAWINGS)
- CURRENT PROPERTY LINE
- DRIVE-IN DOOR
- CB (REFER TO CIVIL DWG.)
- MH (REFER TO CIVIL DWG.)
- PROPOSED PIV (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING PIV (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED STOP SIGN

STEELCASE
MARKHAM BUILDING 1
1 STEELCASE RD W, BUILDING 1
MARKHAM, ONTARIO, CANADA

2024-05_06_ISSUED FOR COORDINATION ONLY

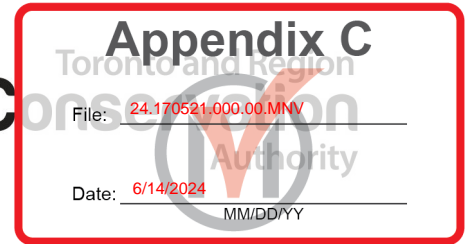
DATE	REMARKS
2023-01-12	ISSUED FOR PERMIT
2023-02-01	ISSUED FOR TENDER
2023-03-30	REISSUED FOR TENDER
2023-04-04	REISSUED FOR PERMIT AND TENDER
2024-03-13	ISSUED FOR CONSTRUCTION
2024-05-06	ISSUED FOR COORDINATION ONLY

PA/PM: A. SANABRIA
 DRAWN BY: H.B.
 JOB NO: TOR20-0101-00

SHEET

A1.0a

PERMIT #: 23.11421.000.00.NH



May 29, 2024

PAR-DPP-2024-00026
Ex Ref: CFN 64218.05, 68984

BY E- Plan

Hailey Miller, Planner II
Development Services, City of Markham
101 Town Centre Boulevard
Markham, ON, L3R 9W3

Dear Hailey Miller,

Re: Minor Variance Application – A/042/24
1 Steelcase Road West, Markham
Part Lot 1&2, Concession 3
Applicant: IBI Group (Catriona Moggach)
Owner: Steelcase Road Westing Holdings Inc c/o QR Steelcase LP (Daniel Moriarity)

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the referenced Committee of Adjustment application, received by TRCA on May 14, 2024. We provide the following in accordance with TRCA’s commenting role under the Planning Act and regulatory role under the Conservation Authorities Act (CA Act). For additional information, please see [TRCA Role in the Plan Input and Review Process](#).

Purpose of the Application

It is TRCA’s understanding that the purpose of the above noted application is to request relief from the requirements of:

- a) By-law 108-81, Section 7.1 a): a retail use where this use is only permitted accessory to an industrial use and located in the same premises as industrial use, where this use shall not exceed the lesser of 500 m2 of gross floor area (GFA) or a maximum of 15 percent of the GFA of the principal use, and shall be physically separated by a wall from the primary industrial use, whereas the by-law does not permit these specific uses; and
- b) By-law 108-81, Section 8.108.1: a parking requirement for industrial uses of two (2) parking spaces per premises, plus 1 parking space for every 200 square metres of gross floor area, where an existing occupied building is being subdivided into additional premises, the provision of additional parking spaces per premises is not required, and where an industrial use existed, any accessory business office space may be converted to a business office premises as a primary use, and no additional parking spaces would be required, whereas the bylaw permits a tiered parking approach.

The above noted variances are requested to facilitate the development of a light-manufacturing warehouse building and industrial uses.

Background

TRCA staff have been involved in reviewing the associated Zoning By-law Amendment (PLAN 21 143519) and Site Plan Application (SPC 21 143512), recommending approval on February 2, 2023, and issuing Permit # C-230433 on May 2, 2023. Upon reviewing the submitted materials for the current Minor Variance Application, it appears that the proposed development is consistent with what has been previously reviewed and approved. Therefore, TRCA has no comments or concerns regarding the approval of this application.

TRCA Plan Review Fee

By copy of this letter, the applicant is advised that TRCA have implemented a fee schedule for its planning application review services in accordance with applicable provincial regulations. This type of CoA application is subject to a fee of \$1,250 (Minor Variance Application, Industrial/Commercial – Minor). The applicant is responsible for fee payment within 60 days of the committee hearing date. Interest will be charged and accumulated beyond that time. Please contact the Planner noted below for an electronic invoice to facilitate payment.

Recommendations

Based on the comments provided, TRCA staff have **no objection** to the approval **Minor Variance Application A/042/24**.

Should you have any questions or comments, please contact the undersigned.

Regards,



Hamedeh Razavi, MURP RPP
Senior Planner,
Development Planning and Permits | Development and Engineering Services
437-880-1940
hamedeh.razavi@trca.ca