



Report to: Development Services Committee

Report Date: June 10, 2014

SUBJECT: INFORMATION REPORT
Application for Site Plan Approval by North Markham 404 Group Ltd., to permit a 51,000 m² warehouse and office development on the west side of Honda Boulevard, north of the Woodbine By-pass, south of the existing Honda Canada Plant, within the Highway 404 North Planning District

FROM: Jim Baird MCIP, RPP - Commissioner of Development Services

PREPARED BY: Geoff Day MCIP, RPP - Senior Planner – West Development District ext. 3071

REVIEWED BY: Ron Blake, MCIP, RPP - Manager – West Development District, ext. 2600

FILE #: PRE 14 119 122

RECOMMENDATION

1. That the report titled "INFORMATION REPORT: Application for Site Plan Approval by North Markham 404 Group Ltd., to permit a 51,000 m² warehouse and office development on the west side of Honda Boulevard, north of the Woodbine By-pass, south of the existing Honda Canada Plant, within the Highway 404 North Planning District;" be received;
2. And That the Mayor and Clerk be authorized to enter into a Road Construction and Conveyance Agreement, registered on title against the lands at the Owner's expense securing the timing and construction of the roads, including the provision of financial securities to guarantee construction of the roads to the satisfaction of the Director of Engineering and City Solicitor;
3. And further that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide a preliminary overview of the proposed development and to seek authorization from Council to allow the Mayor and Clerk to enter into a Road Construction and Conveyance Agreement, with Vetmar Limited or the current owner of the subject lands, to secure the timing and construction of a new public road as described in this report, including the provision of financial securities to guarantee construction of said road to the satisfaction of the Director of Engineering and the City Solicitor. As an industrial building, this is a Staff delegated site plan approval. The proposal will also be subject to applications to the Committee of Adjustment for

consent (land severance) and minor variance. Authorization is being sought for the Road Construction and Conveyance Agreement at this time, to assist in expediting timelines.

BACKGROUND

Location

The vacant subject lands are bounded on the north by Honda Canada located at 180 Honda Boulevard; on the east by Honda Boulevard and the Enbridge Gas Head Office; to the southeast and south, by additional vacant lands owned by Vetmar Ltd.,; and on the west by a stormwater management pond and Highway 404. The northerly portion of the area of development is owned by North Markham 404 Group Ltd. The southerly portion of the development is owned by Vetmar Ltd. Both owners received draft plan of subdivision approval in December of 2009. However, neither owner registered their respective plans and therefore as per City policy, draft approval lapsed three years later (December of 2012);

Pre-consultation request submitted

North Markham 404 Group Ltd., submitted a pre-consultation request on May 29, 2014. The development concept proposes:

- A 49,000m² warehouse building;
- 1900m² of accessory office space;
- 150 parking spaces;
- 8 loading spaces;
- 40 shipping bays; and,
- The creation of a proposed new public road to access the site.

A formal pre-consultation meeting was held on June 2, 2014. It is anticipated that the required studies, reports and drawings will be submitted concurrent with an application for Site Plan Approval.

Official Plan and Zoning

The subject lands are designated Business Park in the Official Plan (Revised 1987).

The subject lands are also designated Business Park in the Highway 404 North Planning District (Planning District 42). This designation provides for a range of high performance industrial and office employment activities.

In the 2013 City of Markham Official Plan (Part I), the lands are designated Business Park Employment. The uses proposed are provided for in all policy documents.

The lands are currently zoned Business Park by By-law 177-96, as amended, which permits the proposed development. A preliminary review of the concept plan indicates that a minor variance would be required to permit the reduced amount of parking proposed for the site. Other zoning conformity matters will be reviewed once a site plan application is submitted.

Severance of a portion of the Vetmar lands required

As the proposed parking area and public road would be located on what is now a separate lot of record owned by Vetmar, who are not proposing to develop the site, a consent to sever the affected Vetmar lands and merge them with the North Markham 404 Group Ltd., holdings is required. Although an application to sever has not been filed to date, Staff will require, among other things, that the applicant enter into an agreement to construct the proposed road, as a condition of severance.

Council authorization for the Mayor and Clerk to enter into said agreement is also required.

Section 2(a)(iv) of the Site Plan Delegation By-law 2002-202, as amended, delegates the authority to approve plans and drawings for all new industrial development to the Director of Planning and Urban Design. However, due to the magnitude of the proposed development, Staff have requested the applicant make a presentation to the June 10, 2014 Part A session of the Development Services Committee for information purposes.

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 - Aerial Photo

Figure 3 - Proposed Site Plan

Figure 4 - Proposed Elevations

Figure 1

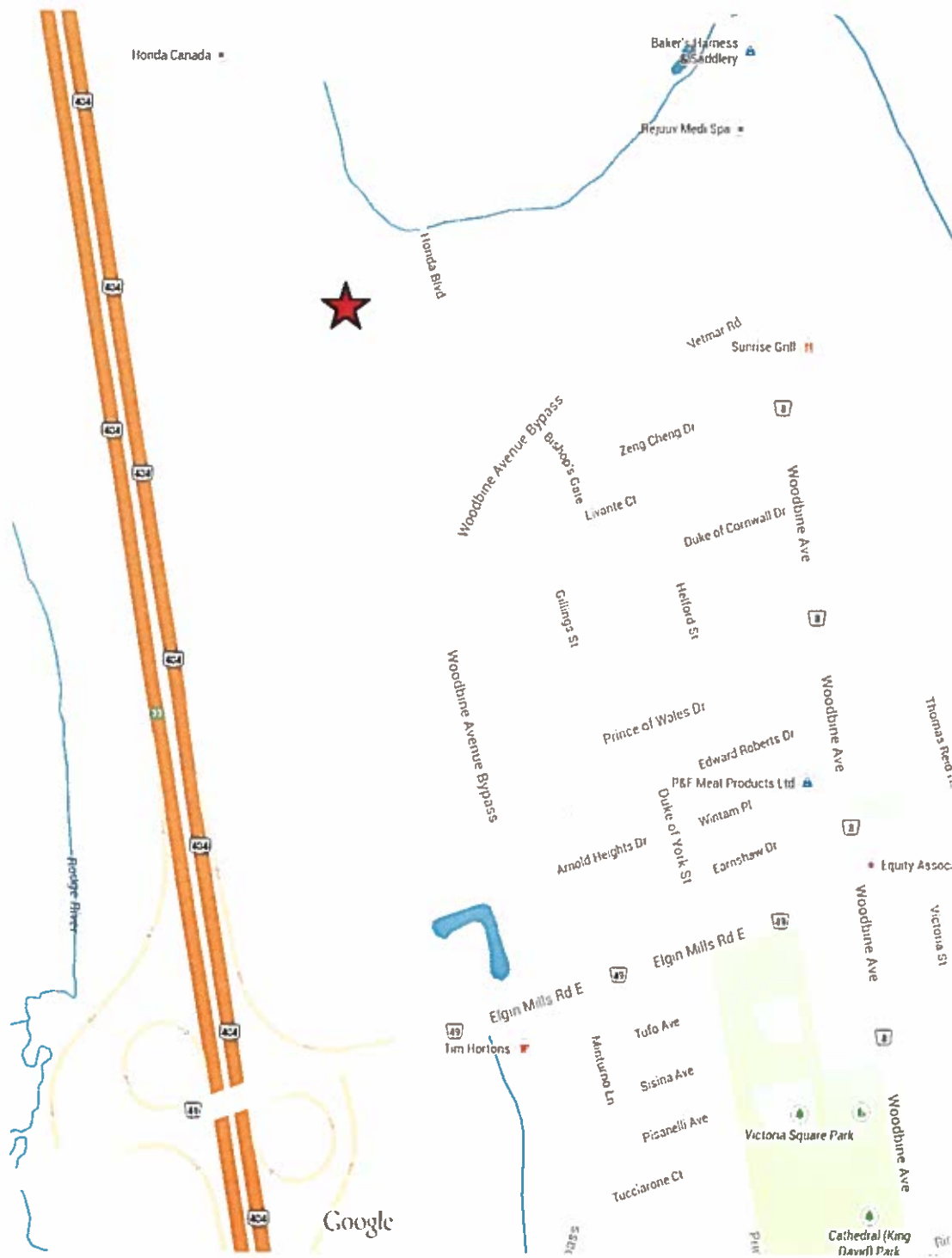


Figure 2

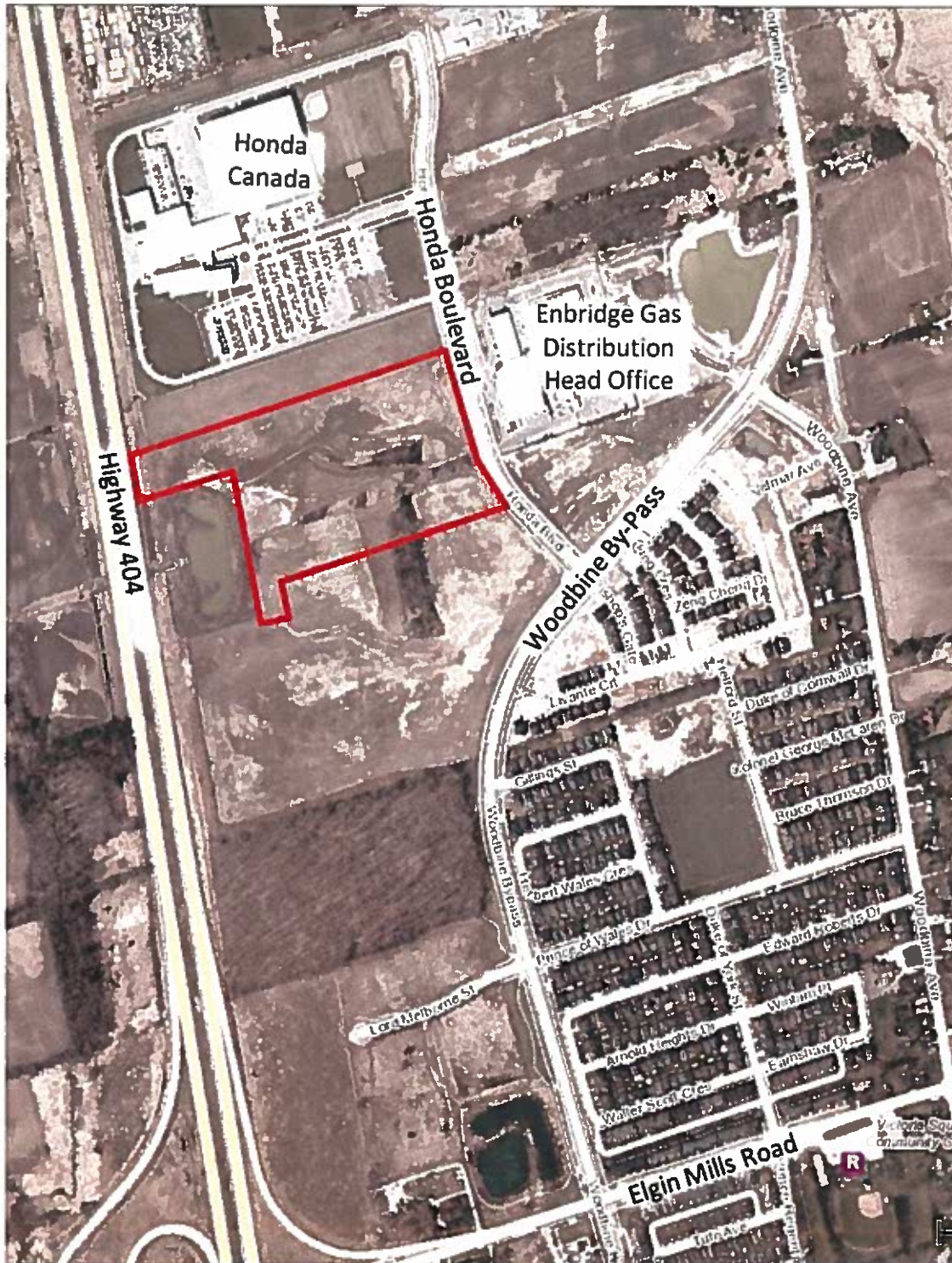


Figure 3

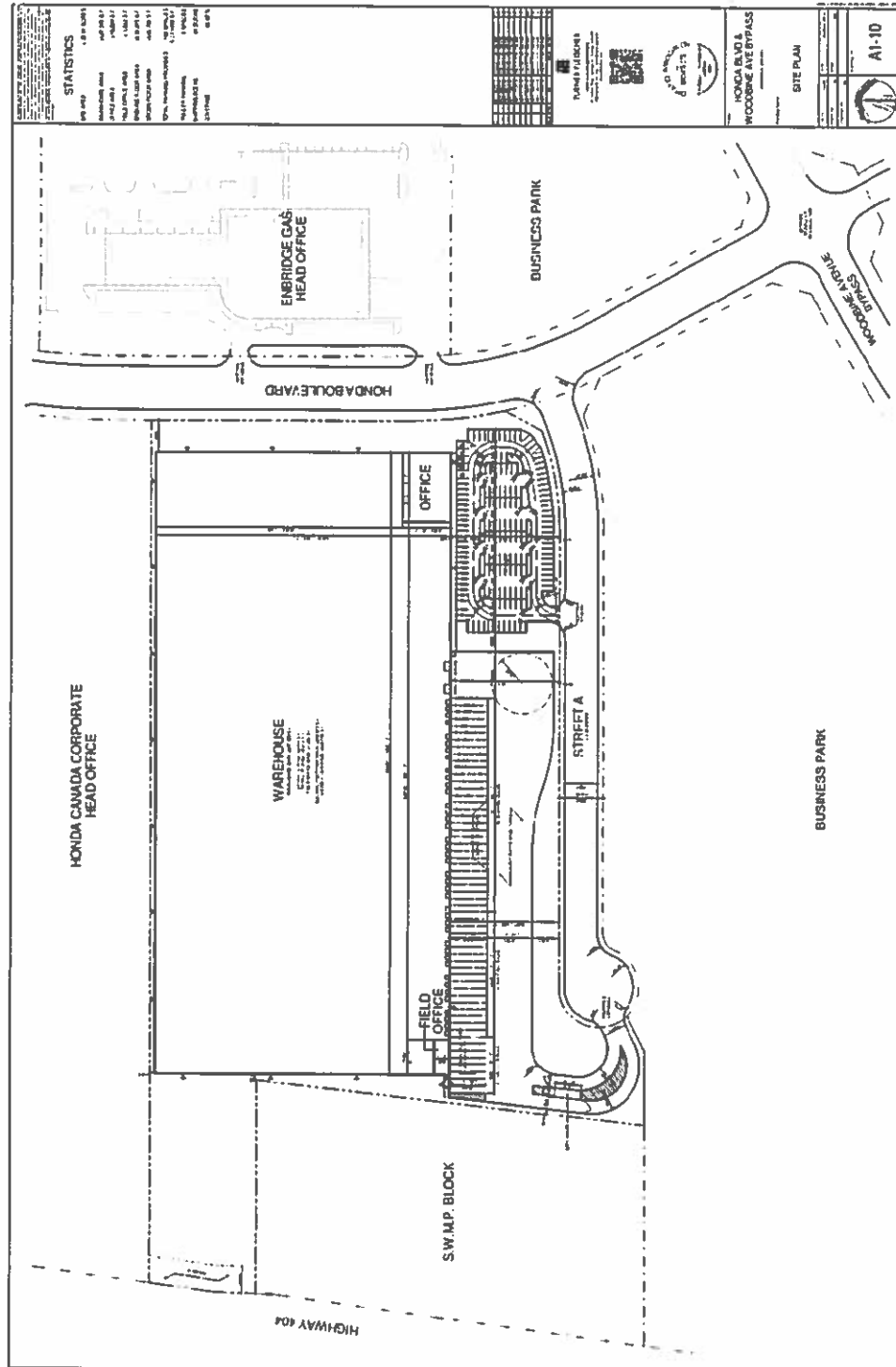


Figure 4

