

MEMORANDUM

DATE: January 30, 2019
TO: Chairman and Members, Committee of Adjustment
FILE: A/183/18
ADDRESS: 85 Steelcase Rd E, Markham
HEARING DATE: Wednesday February 06, 2019

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

The applicant is requesting relief from the following requirements of By-law 108-81, M.C. (40%), as amended:

a) Parking By-law 28-97, Table B:


a minimum of 56 parking spaces, whereas the By-law requires a minimum of 73 parking spaces;

as it relates to an existing industrial plaza.

Comments

The Applicant is proposing a minimum of 56 parking spaces (Appendix B), whereas the By-law requires a minimum of 73 parking restaurant. This represents a difference of 17 parking spaces or, approximately 30 percent. To understand the magnitude and review the appropriateness of the variance staff have requested that the Applicant provide a Parking Study and, are unable to provide a comment without the required study. As such staff request that the minor variance application is deferred sine die to allow the Applicant time to submit a Parking Study and, to allow Staff adequate time to ensure proper review of the application and completion of an accurate report.

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

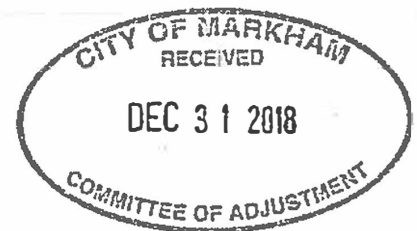
REVIEWED BY:


Richard Kendall, Development Manager, Central District
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Tenant Inventory 85~95 Steelcase Road East					
Unit	Use	Name	*Sq. Ft	Mezz.	M2
85	Industrial		6133.6	1480	707.30
87	Industrial	" "			
89	Industrial		3273		304.06
91	Industrial	Wholesale (air conditioning)	7413		688.67
93	Industrial	" "			
95	Industrial		13600		1263.44

*Sq. Ft provided by Applicant via Site Plan

Zoning Statistics	
Total	2963.47
Total Industrial up to 1,200 m2	2900.03
Total Industrial b/w 1,200 m2 - 6,000 m2	63.44
Total Health Centre	0.00
Total Private Club	0.00
Total N/A	0.00



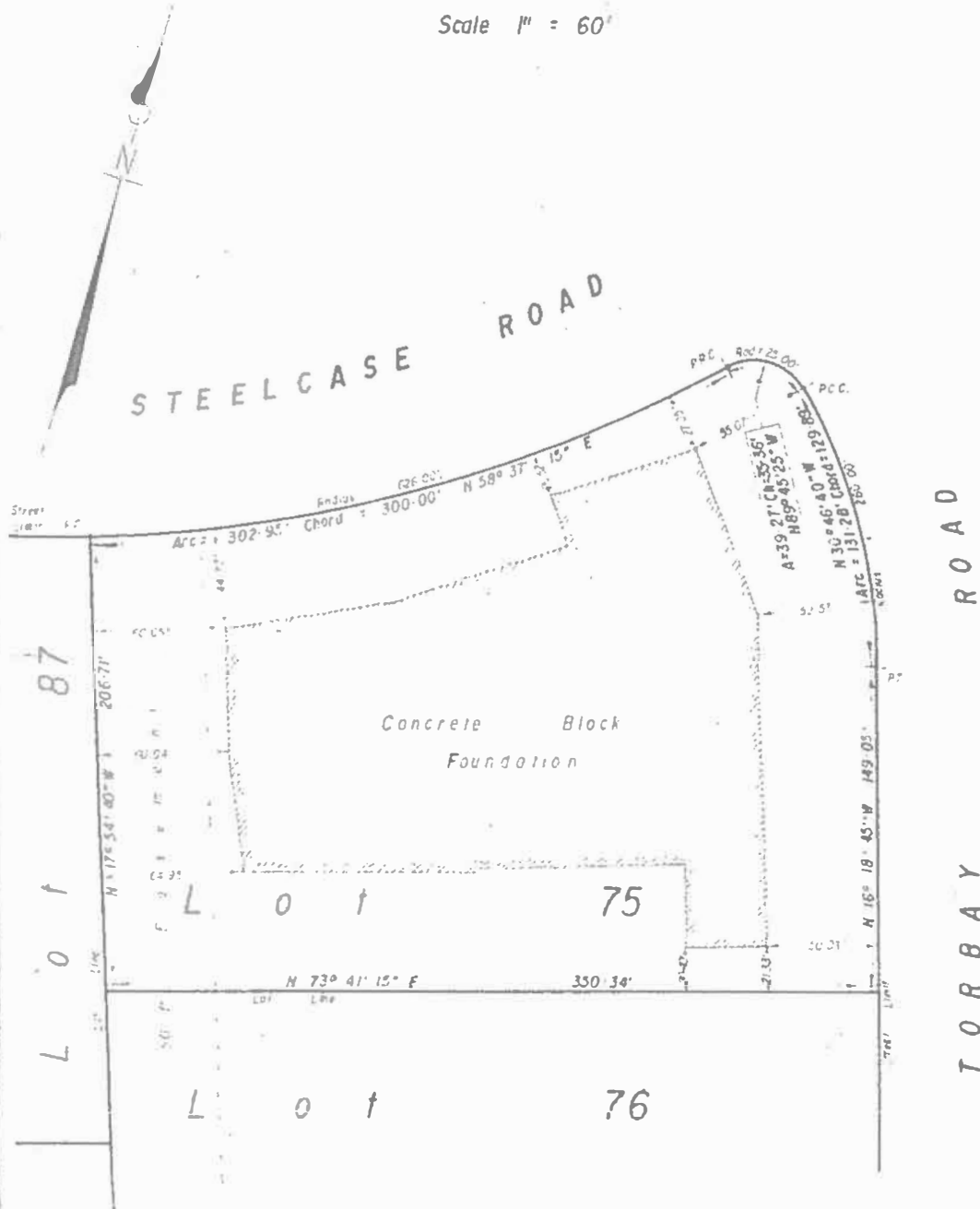
Parking Calculation...	
Industrial uses @ 1 / 40 m2 NFA	72.50
Industrial uses @ 1 / 100 m2 NFA	0.63
Industrial uses @ 1 / 200 m2 NFA	0.00
Health Centres @ 1 / 30 m2 NFA	0.00
Private Clubs @ 1 / 30 m2 NFA	0.00
Required Parking	73.14
Provided Parking	50
Difference	23.14

Last Updated	#18-231432	07-Aug-18
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Plan showing
LOT 75
Registered Plan 9001

Town of Markham in the Regional Municipality of York

Scale 1" = 60'



PAUL JAYSON COMPANY LIMITED

Ontario Land Surveyors
 5740 Yonge Street, Willowdale, Ontario
 225 - 6464

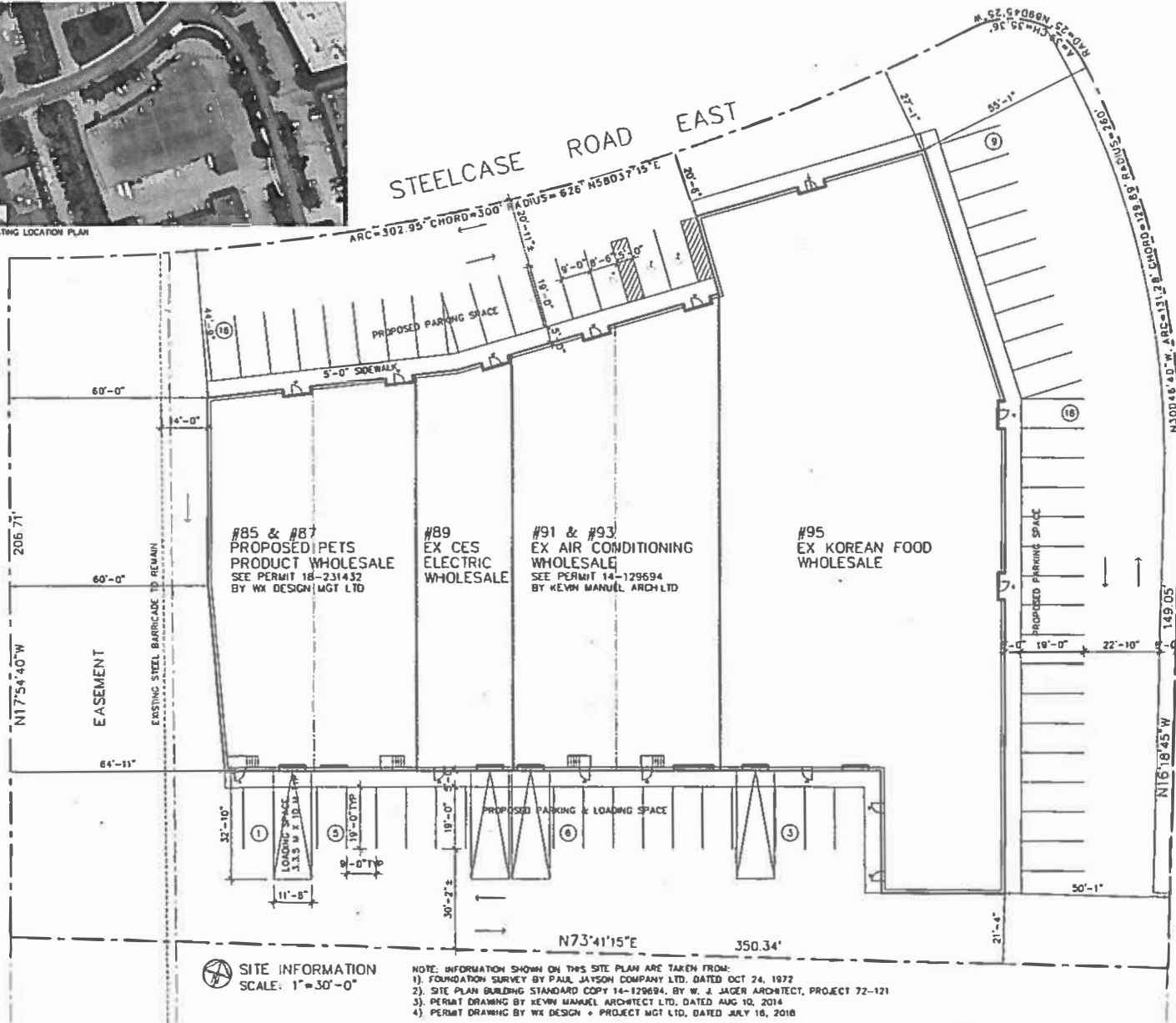
October 24 1972

Paul Jayson

Paul Jayson, Ontario Land Surveyor



EXISTING LOCATION PLAN



EXISTING FRONT (NORTH) ELEVATION



EXISTING SOUTHEAST ELEVATION

SITE INFORMATION
 EXISTING LOT AREA: 84173 SF/7819.67 SM
 EXISTING BUILDING COVERAGE: 35694± SF/3315.97± SM (44.4%)

UNIT NO	EXISTING OF A/NFA	NEW ADDITION OF A/NFA	TENANT OPERATION
#85 & #87	2236 SF / 813± SF	1510 SF / 1380 SM	PETS PRODUCT WHOLESALE
#89	3850 SF / 3272 SF		ELECTRIC WHOLESALE
#91 & #93	8722 SF / 7413 SF		AIR CONDITIONING WHOLESALE
#95	16000 SF / 13800 SF		KOREAN FOOD WHOLESALE
TOTAL	37318 SF / 31780 SF (INCL. NEW ADDITION)		

PARKING CALCULATION:

INDUSTRIAL PARKING STANDARD:

NFA < 1200 SM, 1 CAR/40 SM

1200 SM < NFA < 6000 SM, 1 CAR/100 SM

PARKING REQUIRED:

#85 & #87: (NFA = 6134 + 1360 = 7494 SOF)

7494 SOF / 431 SOF = 17.4 CARS

#89: 3272 SOF / 431 SOF = 7.6 CARS

#91 & #93: 7413 SOF / 431 SOF = 17.2 CARS

#95: 13600 SOF / 1076 SOF = 12.6 CARS

TOTAL PARKING REQUIRED: 55 CARS

(73 CARS, SEE PLAN EXAMINER'S CALCULATION)

ACCESSIBLE PARKING SPACE: 55 X 5% = 3 CARS

LOADING REQUIRED: 1 BAY PER TENANT SPACE = 4 BAYS

PARKING PROVIDED:

PROPOSED PARKING PROVIDED: 53 CARS

STANDARD PARKING SPACE: 3 CARS

ACCESSIBLE PARKING SPACE: 3 CARS

TOTAL: 56 CARS

PROPOSED LOADING SPACE PROVIDED: 4 BAYS

STANDARD PARKING SPACE SIZE: 2.75 M X 5.8 M

ACCESSIBLE PARKING SPACE SIZE: 2.65 M X 5.8 M W/ 1.5 M ACCESS AISLE

LOADING SPACE SIZE: 3.5 M X 10 M

2-WAY DRIVE AISLE: 6M

		HENRY W CHIU ARCHITECT 2341 KENNEDY ROAD MARKHAM, ONTARIO M3J 1K5 TEL: 905-946-1883
PROJECT TITLE LEGALIZE EXISTING BLDG & PARKING 85 ~ 89 STEELCASE ROAD EAST MARKHAM, ONTARIO		
DATE: 08-24-2016 SCALE: 1"=30'-0" DRAWN BY: AT		
NO / ISSUE FOR / REVISION	DATE / BY / PROJ. NO.	DATE / BY / CHK. NO.



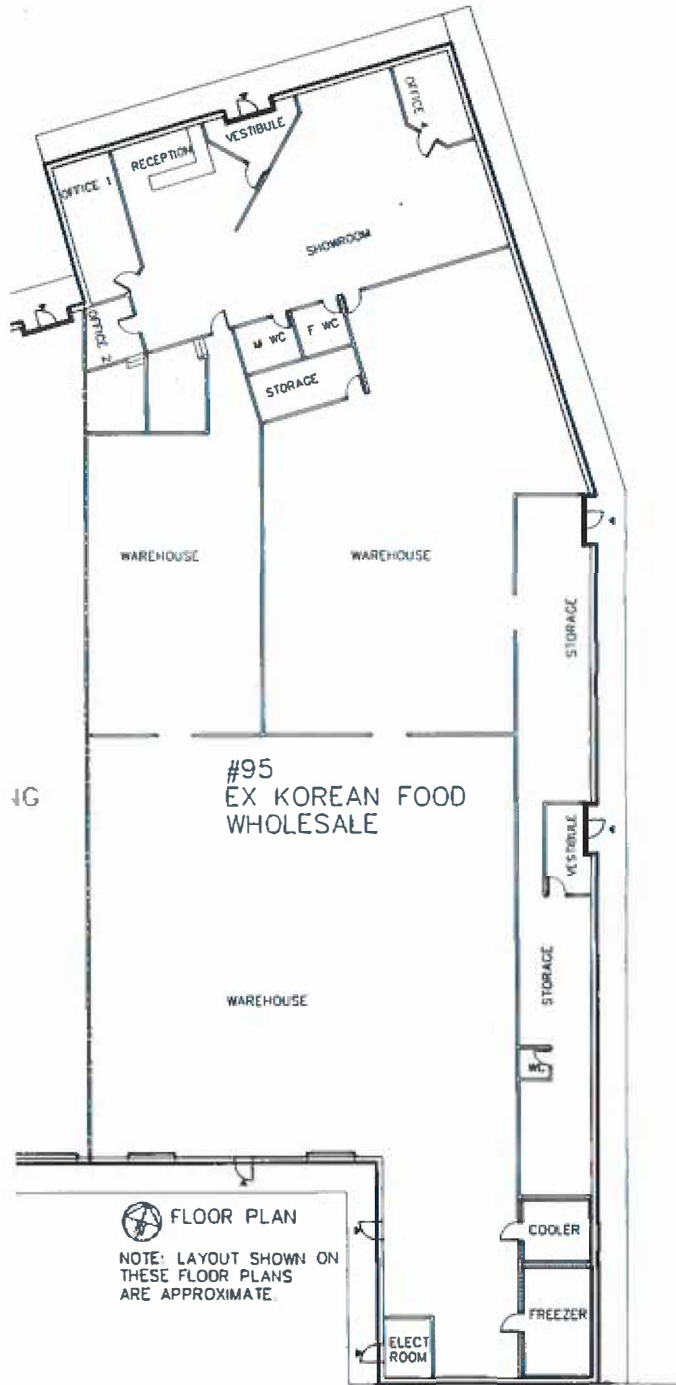
EXISTING CES WAREHOUSE



EXISTING KOREAN FOOD SHOWROOM



EXISTING KOREAN FOOD WAREHOUSE



DATE	BY	PROJECT RITE
NO REVISION	DATE	LEGALIZE EXISTING BLDG & PARKING
		85 - 95 STEELCASE ROAD EAST
		MARYHURST, ONTARIO
		TITLE: #89 & #95 FLOOR PLANS
		SCALE: 1/8"=1'-0"
		DATE: MAR 24 2018
		DRAWN BY: JC
		ISSUED:
		PROJ. NO. 1808
		DATE: DEC 31, 18
		BY:



MENRY W. CHIU
ARCHITECT

2347 KENNEDY ROAD
SUITE 107, SCARBOROUGH
ONTARIO M1T 3T8
TEL: 616-290-0285

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LEGALIZE EXISTING BLDG & PARKING
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