

Date:	Tuesday, October 10, 2023		
Application Type(s):	Zoning By-law Amendment (the "Application")		
Owner:	Mohsin Masood (the "Owner")		
Agent:	Jim Levac c/o Glenn Schnarr & Associates		
Proposal:	The Owner proposes a commercial self-storage facility on a property, adjacent to the CN Rail corridor.		
Location:	7528, 7530 and 7550 Woodbine Avenue (the "Subject Lands")		
File Number:	PLAN 23 117840 000	Ward:	8
Prepared By:	Rick Cefaratti, MCIP, RPP, Senior Planner II, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application (along with the required fees) on April, 24, 2023 and deemed the Application complete on May 24, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on July 23, 2023.

NEXT STEPS

- A Statutory Public Meeting is tentatively scheduled for October 10, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of a future application for Site Plan approval and an application for Consent to sever and convey an area of approximately 8,000 m² for the proposed development, and to establish easements for access and servicing

BACKGROUND

Subject Lands and Area Context

The currently undeveloped 1.75 ha (4.32 ac) Subject Lands are located on the west side of Woodbine Avenue and north of John Street, as shown on Figures 1 and 2. Figure 3 shows the surrounding land uses.

The Proposed Development includes the development of a stand-alone commercial self-storage building with the following, as shown in Figures 4 and 5:

Table 1: the Proposed Development	
Proposed Gross Floor Area:	16,358.8 m ² (176,084.5 ft ²)
Building Height:	26 m or 4 storeys
Parking Rates:	<ul style="list-style-type: none">• Self-Storage: 1 space per 30 m² (up to 1,200 m²) and 1 space per 100 m² (1,200 m² to 6,000 m²)• Office Component: 1 space per 30 m²

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	“Service Employment” under the 2014 Official Plan
Permitted Uses:	Commercial developments comprised of office, retail and service uses, and a commercial self-storage facility (subject to an application for zoning approval).

A Zoning By-law Amendment application is required to permit the Proposed Development

Table 3: Zoning By-law Amendment Information	
Current Zone:	“BC – Business Corridor”, under By-law 108-81, as amended
Permitted Uses:	Banks, a day nursery and day care centre, dry cleaning establishments, personal service shops, restaurants, retail stores and commercial schools.
Proposal:	A zoning by-law amendment to add <i>commercial self-storage</i> as a permitted use on the Subject Lands and permit a site-specific shared parking rate.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - ii) Traffic impact and ensuring the adequate supply of parking spaces for the commercial development.
 - iii) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations.
- c) Sustainable Development**
 - i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.
- d) External Agency Review**
 - i) The Application must be reviewed by the York Region and CN Rail, and any applicable requirements must be incorporated into the Proposed Development.
- e) Required Future Applications**
 - i) The Owner must submit applications for Site Plan Approval and Consent, should the Zoning By-law Amendment Application be approved.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations

Figure 1

Location Map

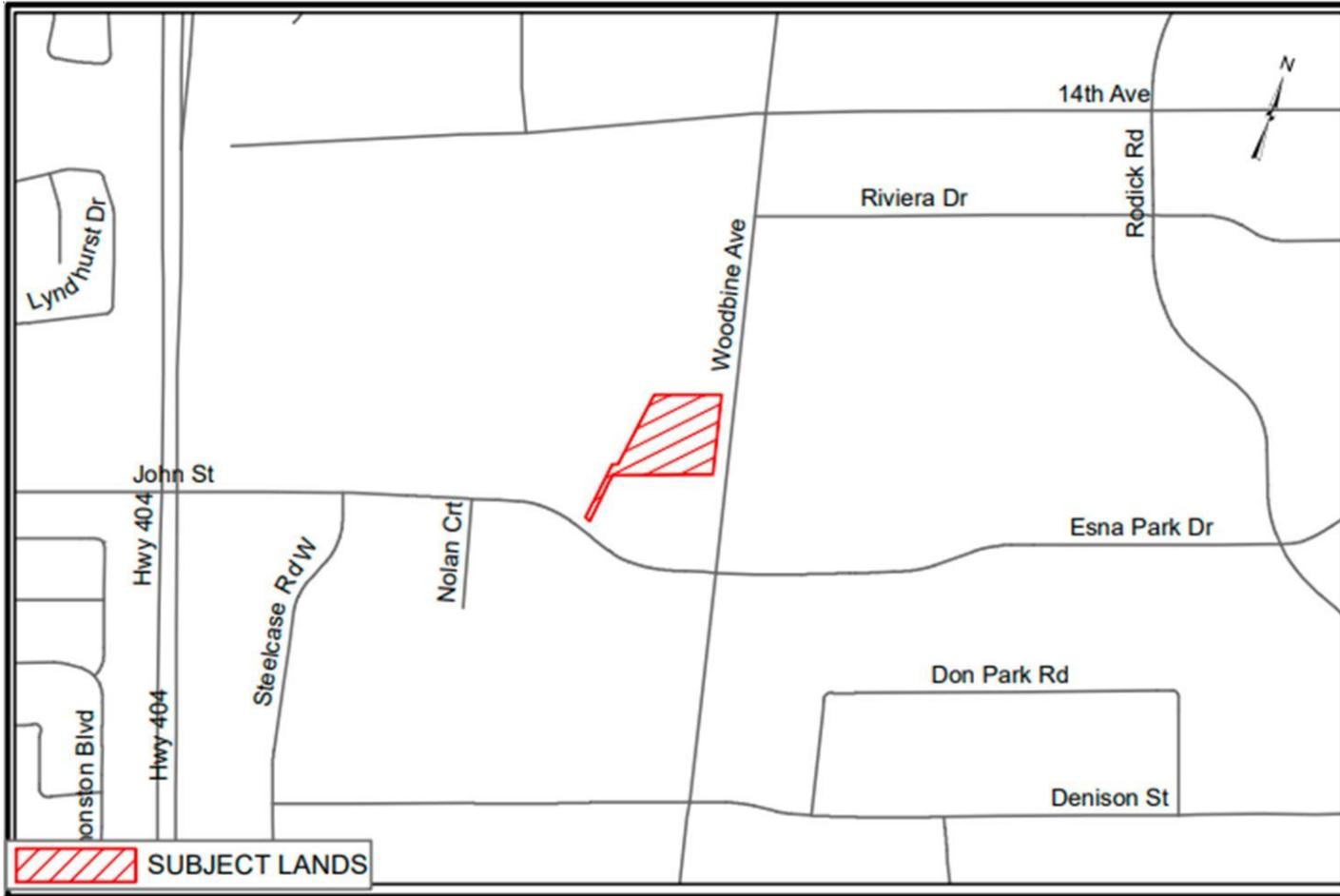


Figure 4

Conceptual Site Plan

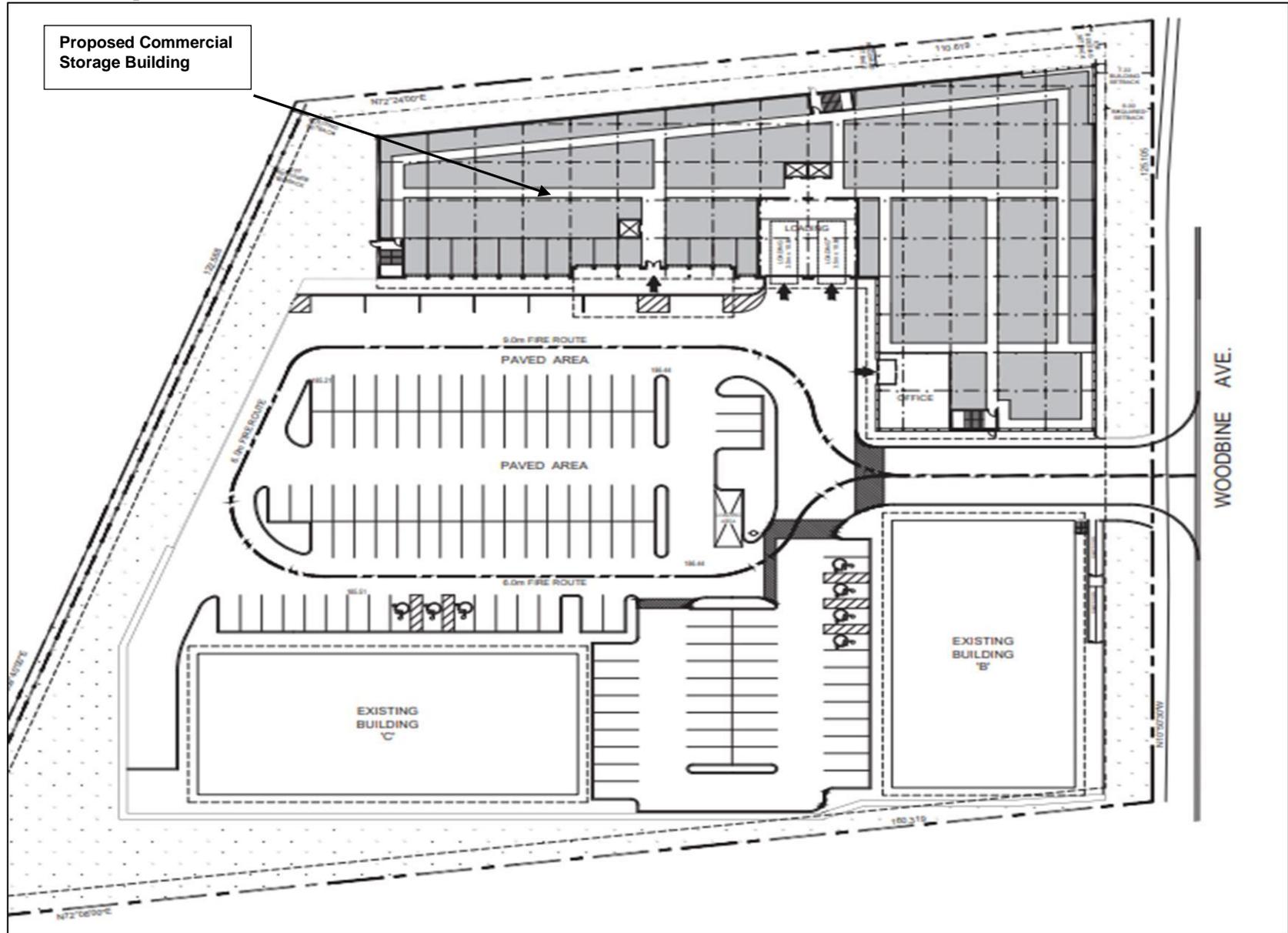
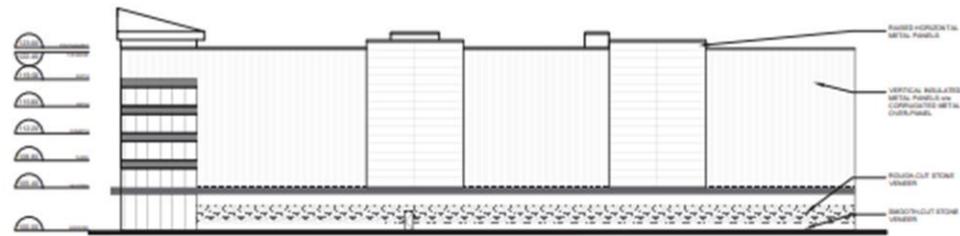
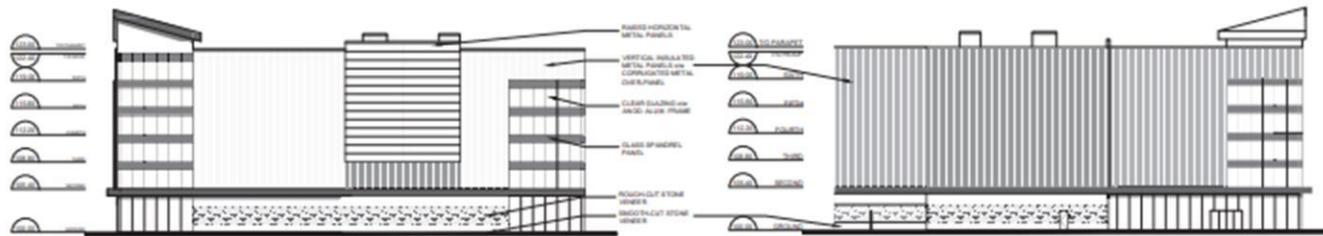


Figure 5

Conceptual Building Elevations



NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION