

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:**

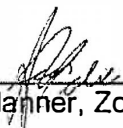
a minimum of 56 parking spaces, whereas the By-law requires a minimum of 73 parking spaces;

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:

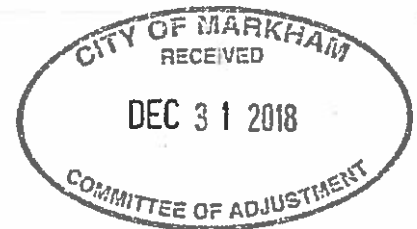

Richard Kendall, Development Manager, Central District

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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



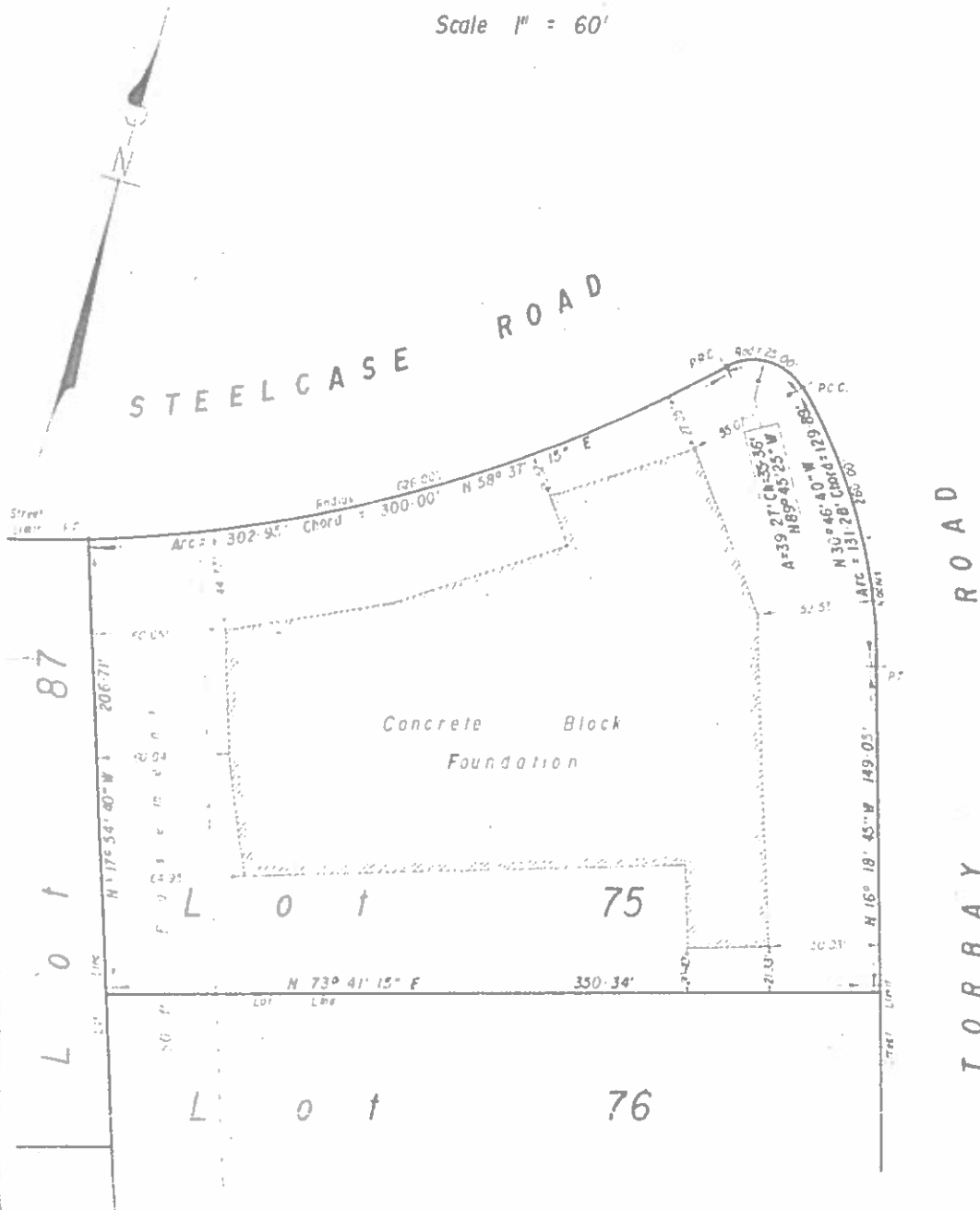
Parking Calculation...	
Industrial uses @ 1 / 40 m2 NFA	72.50
Industrial uses @ 1 / 100 m2 NFA	0.63
Industrial uses @ 1 / 200 m2 NFA	0.00
Health Centres @ 1 / 30 m2 NFA	0.00
Private Clubs @ 1 / 30 m2 NFA	0.00
Required Parking	73.14
Provided Parking	50
Difference	23.14

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 #/PT	EXISTING GFA/MFA	NEW ADDITION GFA/MFA	PERMIT OPERATION
#85 & #87	1728 SQ/2013 SQ	1310 SQ/1360 SQ	PETS PRODUCT WHOLESALE
#89	3650 SQ/2272 SQ		ELECTRIC WHOLESALE
#91 & #93	1728 SQ/2113 SQ		AIR CONDITIONING WHOLESALE
#95	1628 SQ/1789 SQ		KOREAN FOOD WHOLESALE
TOTAL	13710 SQ/13789 SQ (INC. NEW ADDITION)		

PARKING CALCULATION:
 INDUSTRIAL PARKING STANDARD:
 NFA < 1200 SM, 1 CAR/10 SM
 1200 SM < NFA < 6000 SM, 1 CAR/100 SM

PARKING REQUIRED:
 #85 & #87: (NFA: 6134 x 1360 = 7494 SQF) / 100 = 75 CARS
 #89: 3722 SQF / 431 SQF = 9 CARS
 #91 & #93: 7413 SQF / 431 SQF = 17 CARS
 #95: 15600 SQF / 1076 SQF = 12.6 CARS
TOTAL PARKING REQUIRED: 55 CARS
ACCESSIBLE PARKING SPACE: 53 x 58 = 3 CARS
LOADING REQUIRED: 1 BAY PER TENANT SPACE = 4 BAYS

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: 275 M X 5.8 M
ACCESSIBLE PARKING SPACE SIZE: 265 M X 5.5 M W/
LOADING SPACE SIZE: 1.5 M X 10M
2-WAY DRIVE ASIDE: 6M

NO	REVISION	DATE	BY	CHK	APP

ONTARIO ASSOCIATION OF ARCHITECTS

HENRY W. CHIU ARCHITECT
 84173 STEELCASE ROAD EAST
 TORBAY, ONTARIO
 TEL: 905-709-0055

SITE INFORMATION
 SCALE: 1" = 30'-0"

NOTE: INFORMATION SHOWN ON THIS SITE PLAN ARE TAKEN FROM:
 1) LOCATION SURVEY BY PAUL JATSON COMPANY LTD, DATED OCT 24, 1972
 2) SITE PLAN BY KEVIN MAREL ARCHITECT LTD, DATED JULY 16, 2018
 3) PERMIT DRAWING BY KEVIN MAREL ARCHITECT LTD, DATED JULY 16, 2018
 4) PERMIT DRAWING BY WK DESIGN + PROJECT MGT LTD, DATED JULY 16, 2018





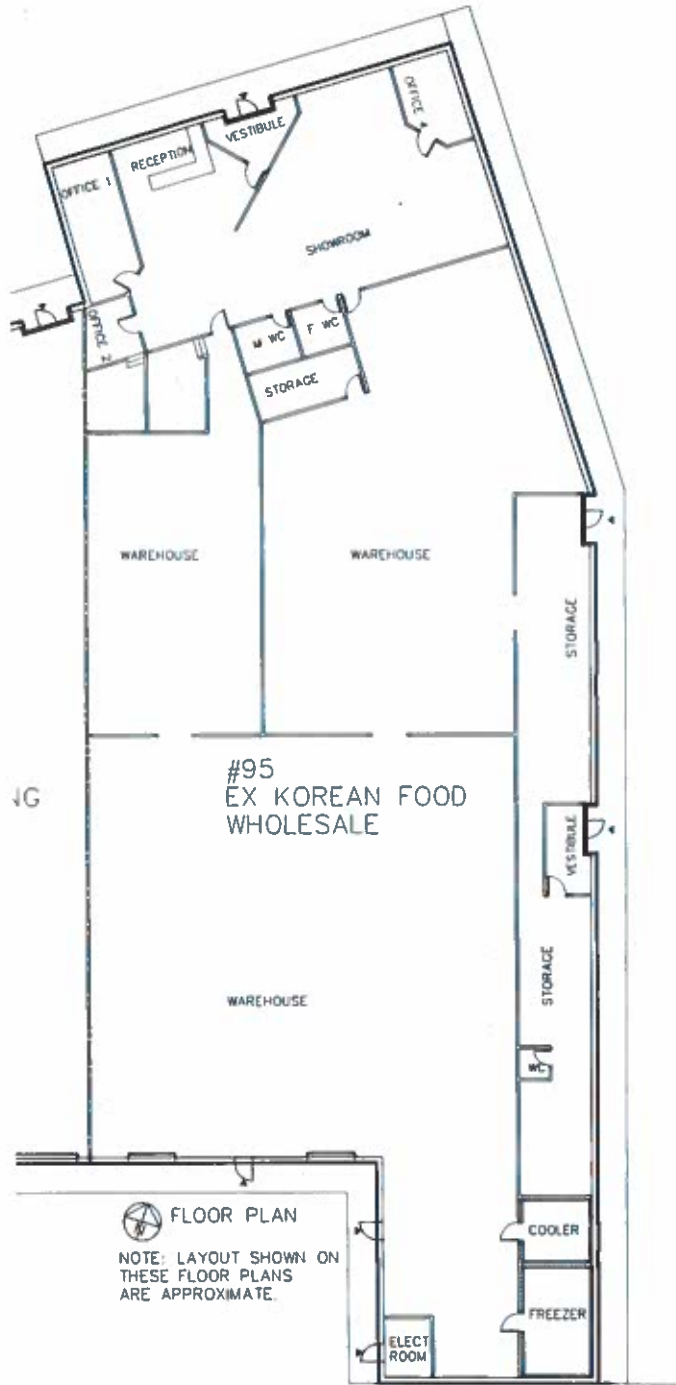
EXISTING CES WAREHOUSE



EXISTING KOREAN FOOD SHOWROOM



EXISTING KOREAN FOOD WAREHOUSE



ISSUED FOR SHOP VARIANCE	DEC 31, 18	BY			HENRY W CHIU ARCHITECT	PROJECT TITLE LEGALIZE EXISTING BLDG & PARKING 85 - 85 STEELCASE ROAD EAST MARKHAM, ONTARIO
NO REVISION	DATE	BY				