



Report to: Development Services Committee

Report Date: April 15, 2019

SUBJECT: APPLICANT PRESENTATION
JM Hospitality
Site Plan Control application for a proposed seven (7) storey hotel and four (4) storey office building at 8330 Woodbine Avenue, Ward 8

File No. SPC 18 253507

PREPARED BY: Rick Cefaratti, MCIP, RPP, ext. 3675
Planner II, West District

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960
Manager, West District

RECOMMENDATION:

1. That the staff report dated April 15, 2019 titled "APPLICANT PRESENTATION, JM Hospitality, Site Plan Control application for a proposed seven (7) storey hotel and a four (4) storey office building at 8330 Woodbine Avenue, Ward 8, File No. SPC 18 253507" be received;
2. That the presentation by representatives of JM Hospitality be received;
3. That Development Services Committee endorse the proposal in principle;
4. That site plan endorsement and final approval be delegated to the Director of Planning and Urban Design, or designate;
5. That site plan endorsement shall lapse, after a period of three (3) years from the date of endorsement, in the event that a site plan agreement is not executed within that period;
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The owner would like Development Services Committee's endorsement in principle of the proposal, and also delegation of site plan endorsement and final site plan approval to the Director of Planning and Urban Design, or designate. They have made this request to facilitate phased construction, of the project, to begin as soon as possible. The proposed phasing will allow a portion of the existing hotel to remain operational, until the new hotel is ready for occupancy.

This report recommends, that Development Services Committee endorse in principle, the proposed seven (7) storey hotel and four (4) storey office building development, and that

site plan endorsement and final approval be delegated to the Director of Planning and Urban Design, or designate.

BACKGROUND:

8330 Woodbine Avenue (subject lands) is located on the southwest corner of Woodbine Avenue and Lanark Road (Location Map - Figure 1). A two (2) storey "Comfort Inn" exists on the subject lands. The subject lands has frontage on four streets – Cochrane Drive, Lanark Road, Perth Avenue, and Woodbine Avenue. To the north are retail and service uses, including restaurants, and further north, across Perth Avenue, is a furniture outlet store (The Furniture Mall). To the south across Lanark Road is an undeveloped parcel. To the east, across Woodbine Avenue, is a fishing and camping store (Solely Outdoors). To the west, across Cochrane Drive, are industrial buildings containing a variety of employment uses.

PROPOSAL:

The applicant is proposing to redevelop the subject lands with a seven (7) storey dual brand Hilton hotel ("Tru" and "Home 2") and a Four (4) storey office building, with a restaurant. The 216 unit, 11,826.8 m² (127,303 ft²) hotel (Building A) is proposed to be at the southeast corner of Perth Avenue and Cochrane Drive. The 2,971 m² (31,976 ft²) office, with restaurant (Building B), is proposed to be at the northwest corner of Woodbine Avenue and Lanark Road. (See Figures 2, 3 and 4).

The development is proposed to be constructed in two (2) phases. The Hotel first, and the Office second. The existing Comfort Inn will also be demolished in two phases. The first phase of demolition to allow the construction of the new hotel, and the second phase demolition to allow the construction of the office, with restaurant.

Official Plan

The subject lands are designated 'Service Employment' in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). This designation provides for hotels, offices and restaurant uses.

Zoning

The subject lands are zoned Commercial (SC1) under Zoning By-law 165-80, as amended, which permits hotels and offices. However, the proposal does not comply with a number of zoning provisions, including:

1. the proposed hotel height of 26.95 m (88.42 ft.) and the proposed office height of 18.81 m (61.7 ft.), whereas the By-law permits a maximum height of 14 m (45.9 ft.);
2. a proposed restaurant, whereas restaurants are not permitted; and
3. 236 parking spaces proposed, whereas a minimum of 315 spaces are required.

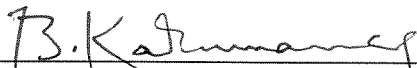
The owner submitted a minor variance application (File No. A/28/19) on March 21, 2019 to address all of the zoning deficiencies. A separate future report with staff's opinion,

related to the minor variance application, will be provided to the Committee of Adjustment.


CONCLUSION:

Staff can support the applicant's request and will continue working with the proponent, to address all outstanding City and public agency requirements', including any comments made by Development Services Committee. Any outstanding matters will need to be resolved, prior to staff endorsement.

RECOMMENDED BY:



Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design

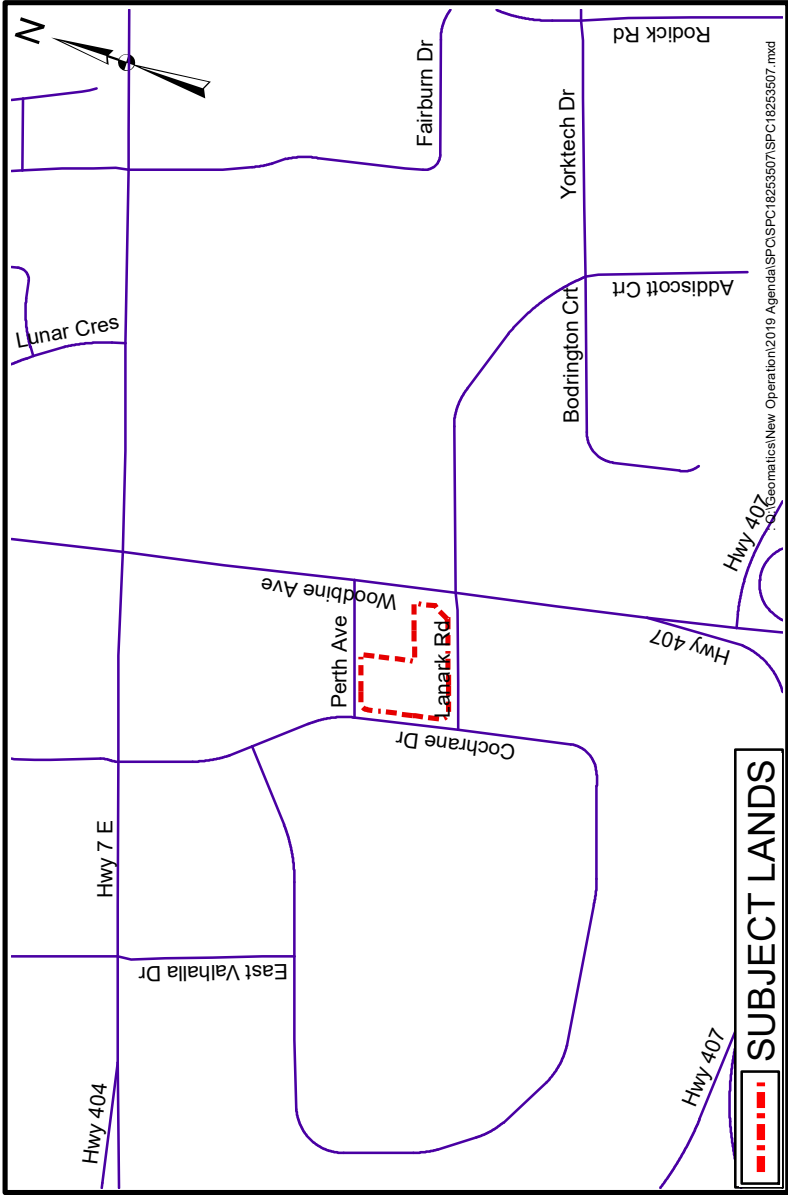


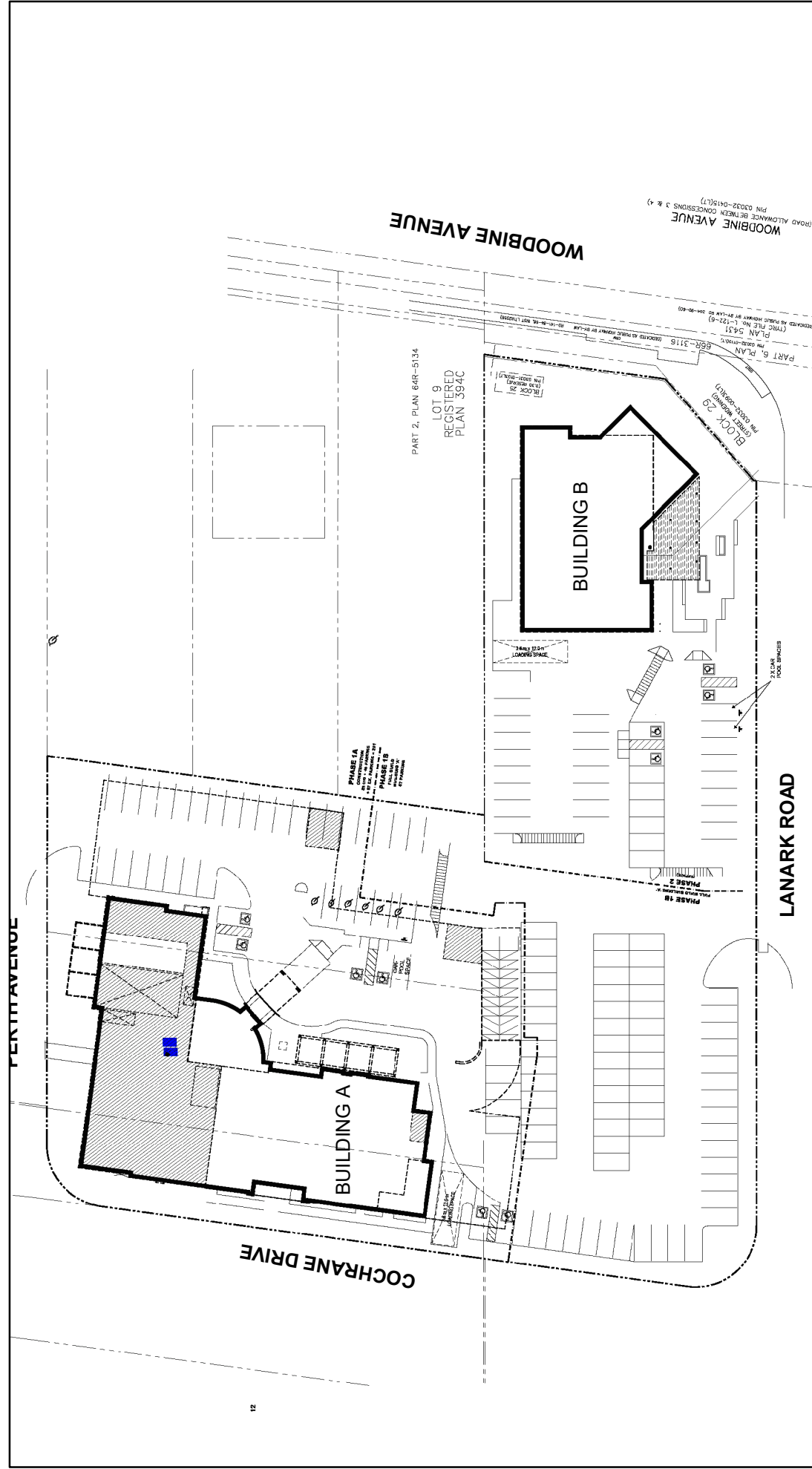
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location
- Figure 2: Site Plan
- Figure 3: Conceptual Elevations – Hotel
- Figure 4: Conceptual Elevations – Office Building

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SITE PLAN

APPLICANT: JM HOSPITALITY

8330 WOODBINE AVENUE

FILE No:SPC18253507(RC)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RC

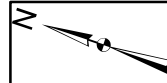
FIGURE No. 2

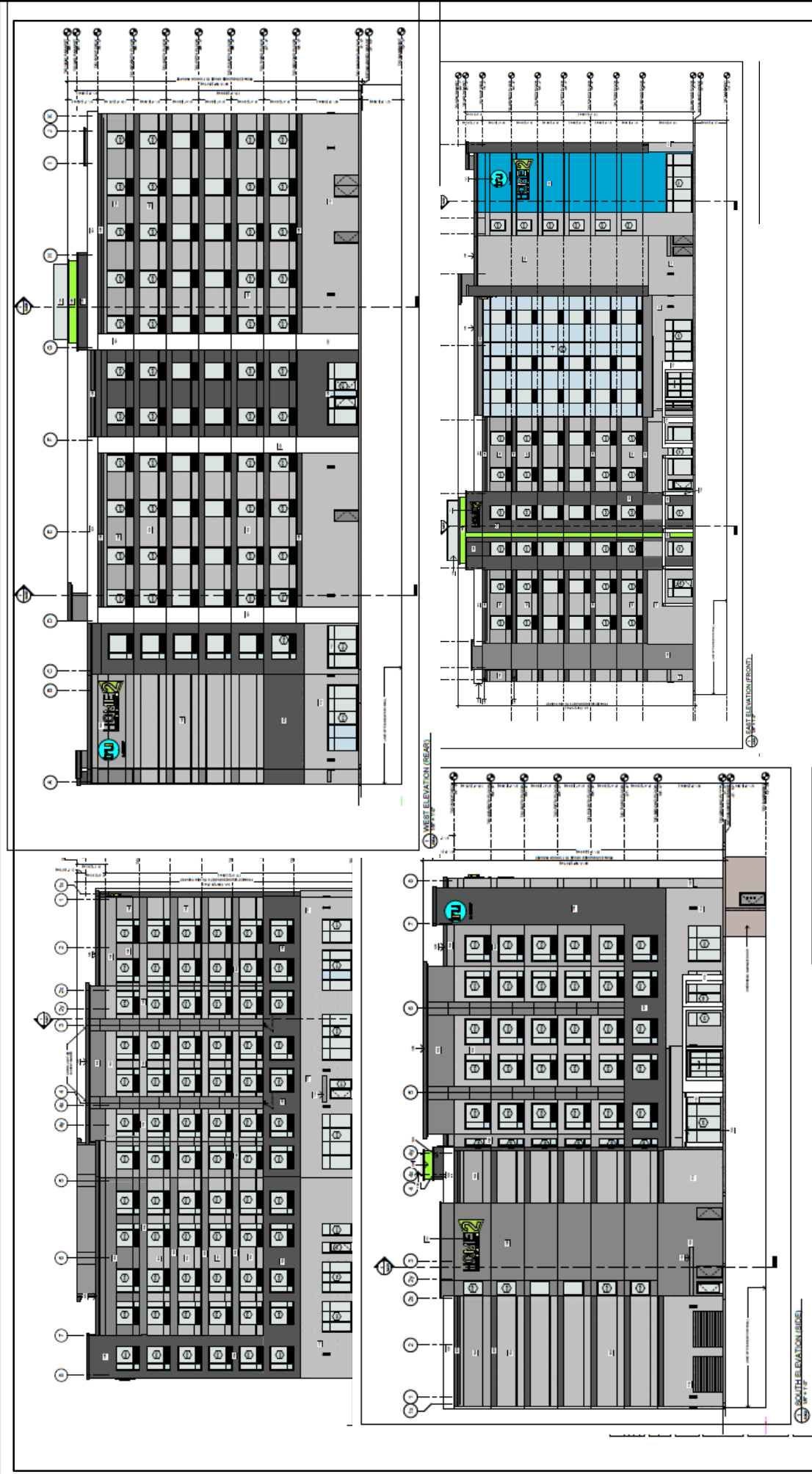
SUBJECT LANDS

DATE:04/02/19

FIGURE No. 2

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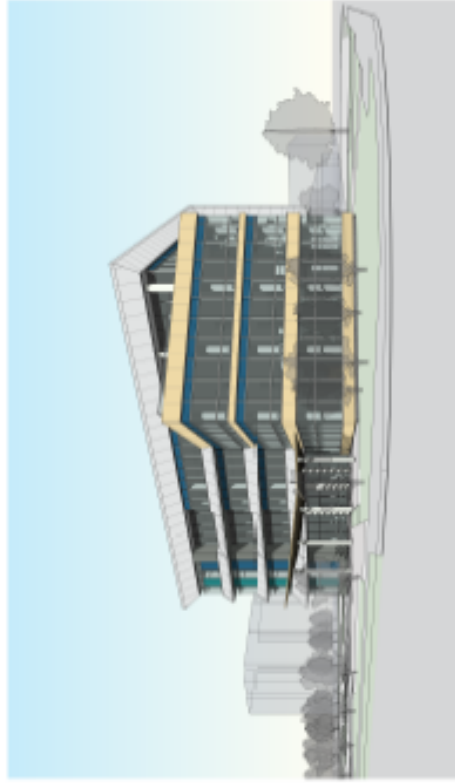


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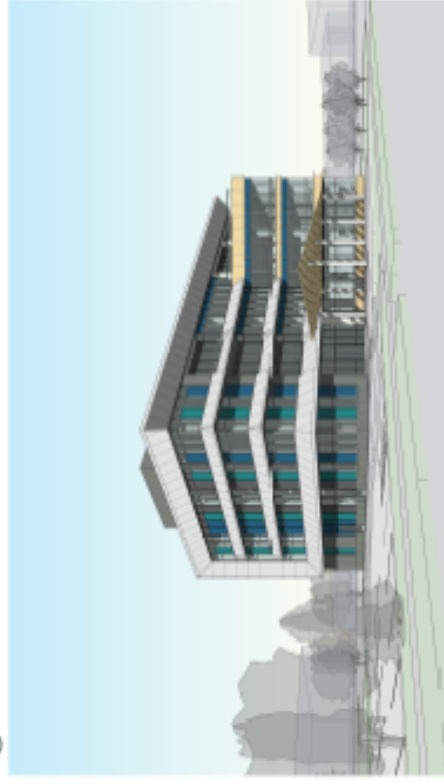
BUILDING "A" 7 STOREY HOTEL

APPLICANT: JM HOSPITALITY
 8330 WOODBINE AVENUE

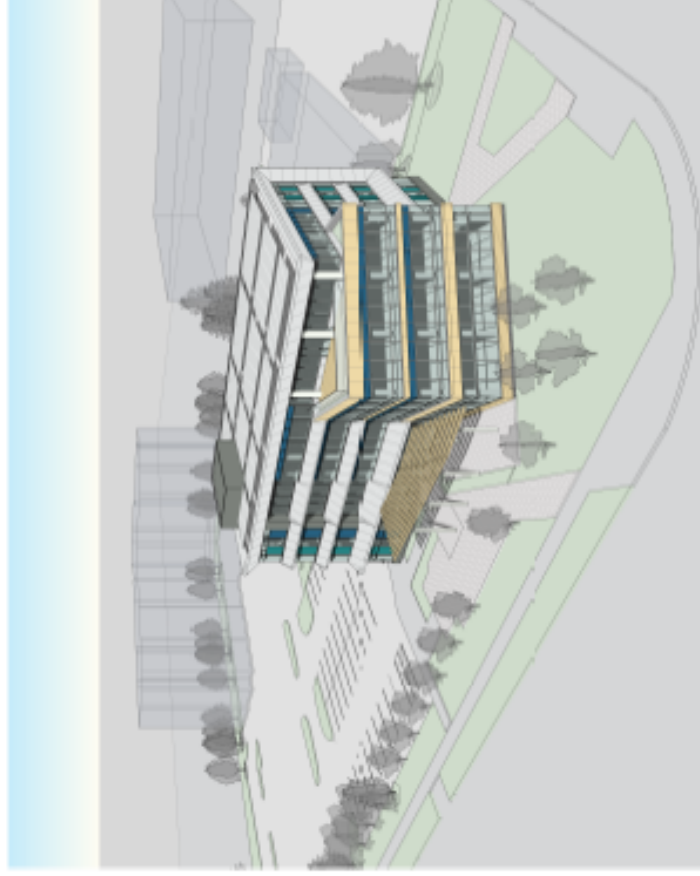
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VIEW FROM STREET CORNER



VIEW FROM LANARK AVE



3D VIEW - AERIAL FROM CORNER

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RENDERING BUILDING "B" 4 STOREY OFFICE & RESTAURANT

APPLICANT: JM HOSPITALITY
8330 WOODBINE AVENUE

FILE No:SPC18253507(RC)