

Date:	Monday, January 23, 2023		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	David Banyasz c/o HNT INC (the "Owner")		
Agent:	Marc De Nardis c/o Gagnon Walker Domes Ltd.		
Proposal:	The Owner proposes to permit a one-storey multi-unit commercial building with a drive-through restaurant (the "Proposed Development")		
Location:	8310 Woodbine Avenue, southwest corner of Woodbine Avenue and Lanark Road (the "Subject Lands")		
File Number:	PLAN 22 258667	Ward:	8
Prepared By:	Hailey Miller, Planner II, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	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 deemed the Application complete on November 8, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on February 6, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for February 6, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan Control application

BACKGROUND

Subject Lands and Area Context

The 0.38 ha (0.95 ac) Subject Lands are currently vacant (see Figure 2). Figure 2 shows the surrounding land uses.

The Proposed Development includes a one-storey multi-unit commercial plaza, including a drive-through restaurant with the following, as shown in Figure 4

Table 1: the Proposed Development	
Gross Floor Area:	767 m ²
Building Height:	7.62 m
Number of Units:	6 commercial units
Parking Spaces:	35

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	“Commercial”
Permitted uses:	Permits commercial, service, retail, office, and restaurant uses.

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

The Proposed Development is subject to Zoning By-law 165-80, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Select Industrial and Automotive Commercial (M.AC)”
Permissions:	This zone permits industrial warehousing, manufacturing, data centres, automotive service centres, automobile service stations, and other similar uses. Through previous Zoning By-law Amendment 2013-129, medical offices and business offices were added as permitted uses on the Subject Lands.
Proposal:	The Owner proposes to amend Zoning By-law 165-80, as amended, to permit the following additional uses: <ul style="list-style-type: none"> • banks and financial institutions • business offices • retail commercial • commercial schools • health centres • medical offices

Table 3: Zoning By-law Amendment Information

- recreational and entertainment facilities
- restaurants
- drive-through restaurants
- take-out restaurants

The Owner also proposes site-specific development standards related to minimum landscaped open space and minimum required parking spaces.

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, York Region, and City Official Plan**
 - i) The appropriateness of the proposed Zoning By-law Amendment.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Parkland Dedication**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) 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 uses.
 - iii) Evaluation of the proposed drive-through restaurant and how it meets the Drive-Through Service Facility policies of the City's Official Plan.
- d) External Agency Review**
 - i) The Application must be reviewed by York Region and Buttonville Airport and any applicable requirements must be incorporated into the Proposed Development.
- e) Required Future Applications**
 - i) The Owner must submit an application for Site Plan should the Application be approved, to permit the Proposed Development. As part of this application, Staff will examine matters, such as appropriate landscaping, layout, and snow storage areas.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations

Figure 6: Conceptual Renderings

Figure 1

Location Map

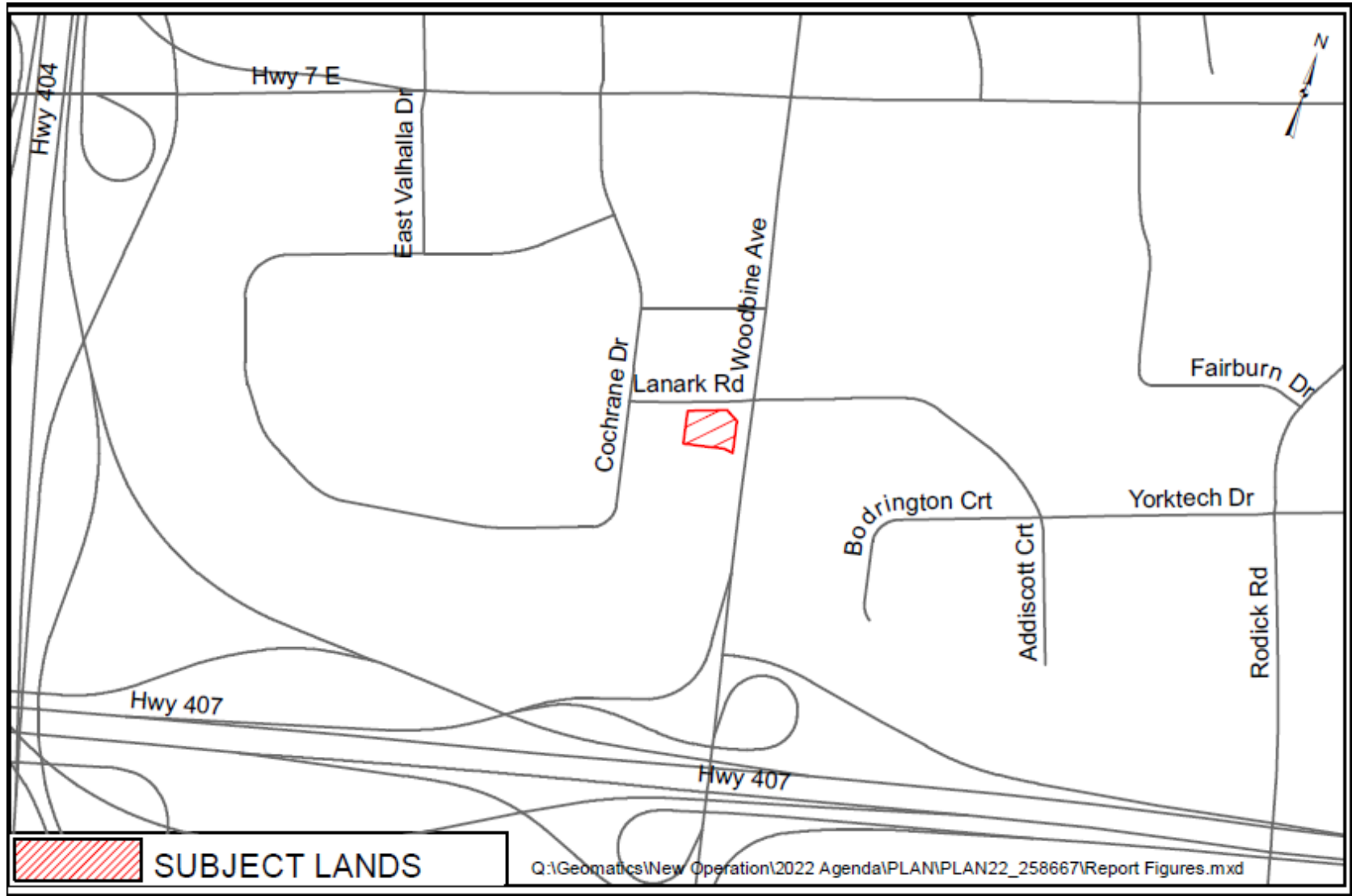


Figure 2

Aerial Photo

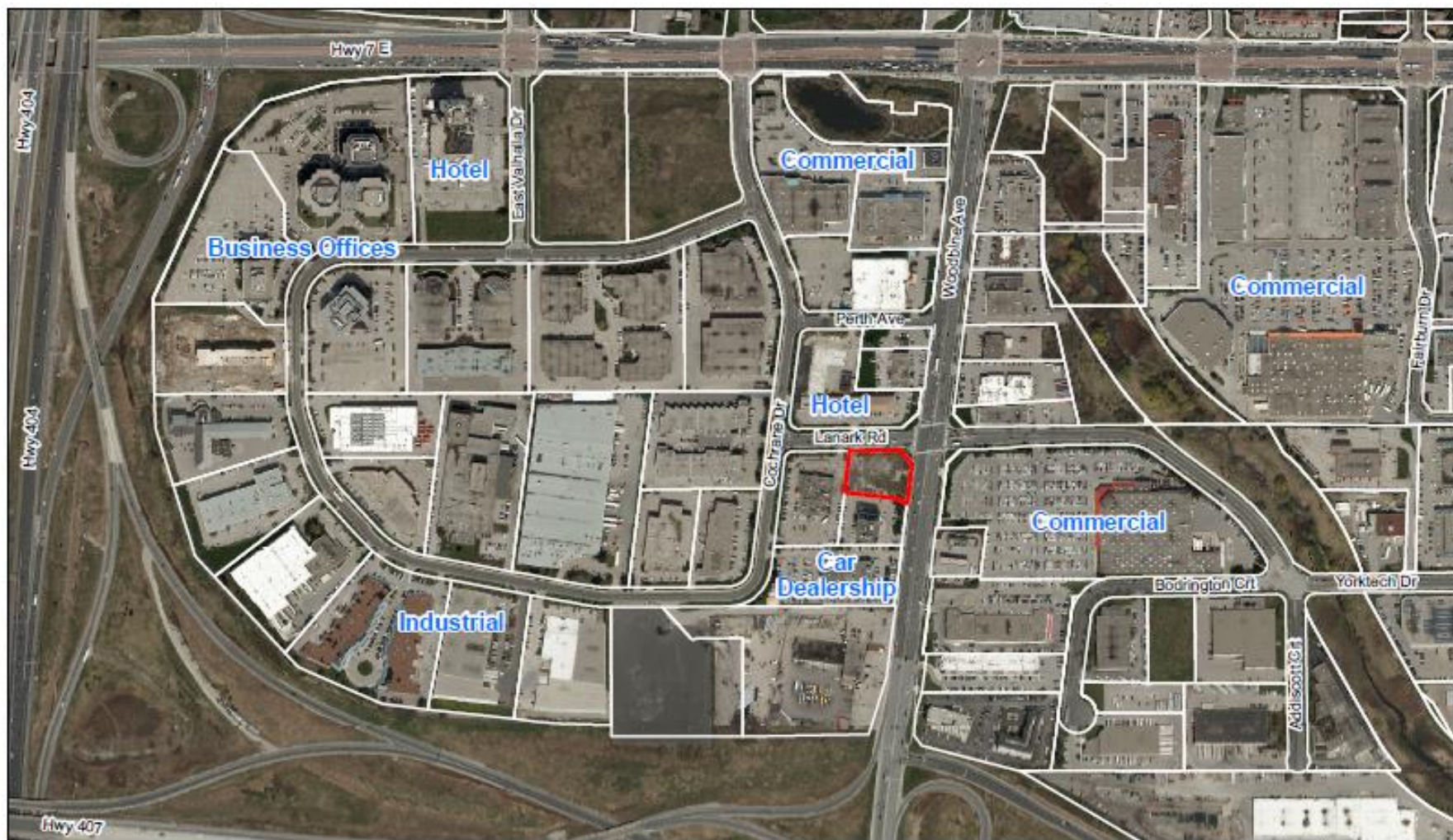


Figure 4

Conceptual Site Plan

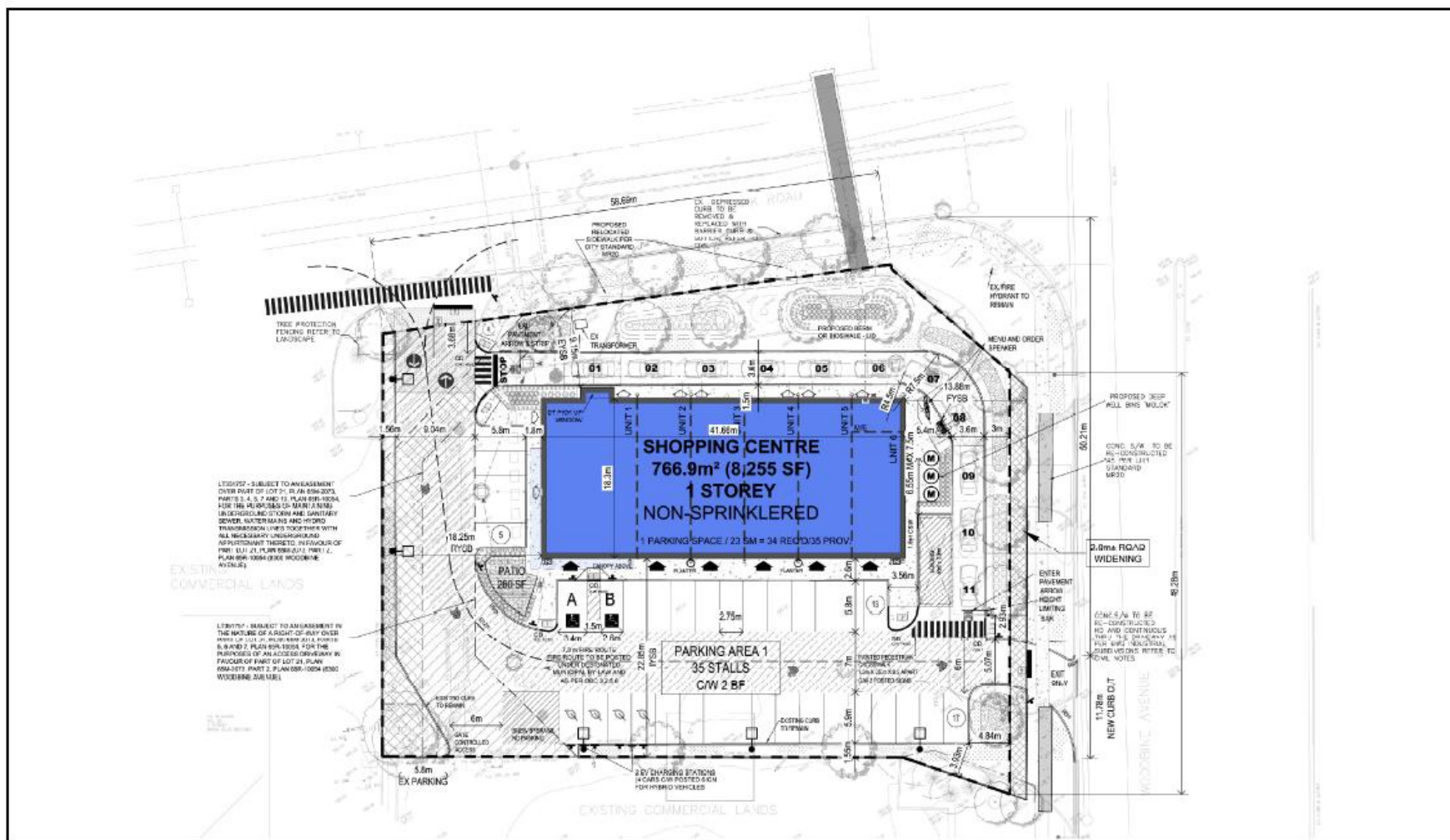


Figure 5

Conceptual Building Elevations



Figure 6

**Conceptual
Renderings**

