

Date:	Tuesday, June 20, 2023		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Applicant:	Lorin Komers c/o Eastside Chevrolet GMC Buick Ltd (the “Applicant”)		
Agent:	Michael Testaguzza c/o The Biglieri Group		
Proposal:	Applications to permit a 35-storey mixed use development consisting of 618 residential units and 2,820 m ² (30,354 ft ²) of motor vehicle sales, retail and office uses. (the “Proposed Development”)		
Location:	8435 Woodbine Ave and shown on Figures 1 and 2 (the “Subject Lands”)		
File Number:	PLAN 23 114260	Ward:	8
Prepared By:	Deanna Schlosser, MCIP, RPP, ext. 2157 Senior Planner, Central Planning District		
Reviewed By:	Melissa Leung, MCIP RPP Senior Planner, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Applicant 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 Applications complete on March 30, 2023. The 120-day period set out in the *Planning Act* before the Applicant can appeal the Official Plan Amendment and Zoning By-law Amendment applications to the Ontario Land Tribunal (“OLT”) for a non-decision ends on July 28, 2023.

NEXT STEPS

- The Statutory Public Meeting is tentatively scheduled for June 20, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment, and enactment of the site-specific Zoning By-law Amendment
- Submission of a future Draft Plan of Subdivision and Site Plan Control applications

BACKGROUND

Area Context and Land Ownership

The 1.05 ha (2.60 ac) Subject Lands are located on the east side of Woodbine Avenue, south of Hwy 7 East, with an approximately 95 m (311 ft) frontage along Woodbine Avenue (see Figures 1 and 2). The Subject Lands consist of five contiguous properties, bisected by Beaver Creek, and currently contain a one-storey car dealership (“West Parcel”), natural heritage features (“City Parcel”), two surface parking lots (“East Parcel 1” and “East Parcel 2”), and natural heritage features with a private bridge and private lane (“Bridge-Lane Parcel”), as shown on Figure 1.

The Applicant proposes to connect the West Parcel, East Parcel 1, and East Parcel 2, collectively known as 8435 Woodbine Avenue, with the Bridge-Lane Parcel. The Applicant currently does not own the Bridge-Lane Parcel or the City Parcel. Additionally, the Bridge-Lane Parcel and the southern portion of the West Parcel (driveway area) are subject to an easement for vehicle and pedestrian ingress and egress.

The Applications seek to permit a mixed-use high rise development, detailed in Table 1, scoped on the West Parcel, with ancillary surface parking on the East Parcel 1, the East Parcel 2, and Bridge-Lane Parcel, on which the Applicant does not propose development.

Table 1: The Proposed Development (see Figures 5 and 6)	
Total Gross Floor Area:	55,126 m ² (593,371 ft ²)
Residential Gross Floor Area:	53,946 m ² (580, 670 ft ²)
Residential Units:	618
Non-Residential Gross Floor Area:	2,820 m ² (30,354 ft ²)
Building Height:	two 35-storeys buildings connected by a six-storey podium
Amenity Space:	3,013 m ²
Parking Spaces:	591 (454 residential, 85 non-residential, 62 visitor)

The Applicant proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development.

The 2014 Official Plan designates the Subject Lands “Commercial”, “Greenway”, and “Mixed Use”, as detailed in Table 2. The City Parcel, Bridge-Lane Parcel, East Parcel 1, and East Parcel 2 were added to the expanded boundary of the emerging Markham Centre Secondary Plan (“MCSP”)

Update, while the West Parcel where the Proposed Development is situated remains outside of the expanded MCSP boundary.

Table 2: Official Plan Amendment Information (see Figure 3)					
	West Parcel^{Note1}	East Parcel 1	East Parcel 2	Bridge-Lane Parcel	City Parcel
2014 Official Plan Designation	“Commercial” “Greenway”	“Greenway” “Mixed Use Mid Rise”	“Greenway” “Mixed Use Mid Rise”	“Greenway” “Commercial”	“Greenway”
Permitted Uses	<u>“Commercial”</u> <ul style="list-style-type: none"> • a wide range of non-residential • Residential prohibited <u>“Greenway”</u> <ul style="list-style-type: none"> • elements of the Natural Heritage Network (“NHN”) 	<u>“Greenway”</u> <ul style="list-style-type: none"> • elements of the Natural Heritage Network (“NHN”) <u>“Mixed Use Mid Rise”</u> <ul style="list-style-type: none"> • 3 to 8 storeys • maximum 2 FSI density 	<u>“Greenway”</u> <ul style="list-style-type: none"> • elements of the Natural Heritage Network (“NHN”) <u>“Mixed Use Mid Rise”</u> <ul style="list-style-type: none"> • 3 to 8 storeys • maximum 2 FSI density 	<u>“Greenway”</u> <ul style="list-style-type: none"> • elements of the Natural Heritage Network (“NHN”) <u>“Commercial”</u> <ul style="list-style-type: none"> • a wide range of non-residential • Residential prohibited 	<u>“Greenway”</u> <ul style="list-style-type: none"> • elements of the Natural Heritage Network (“NHN”)
2014 Official Plan Structure	Within an Intensification Area and identified as Employment Area (including Commercial Lands) and Greenway System	Within an Intensification Area and identified as Mixed Use Neighbourhood Area and Greenway System	Within an Intensification Area and identified as Greenway System	Within an Intensification Area and identified as Mixed Use Neighbourhood Area and Greenway System	Within an Intensification Area and identified as Greenway System

Table 2: Official Plan Amendment Information (see Figure 3)					
	West Parcel ^{Note1}	East Parcel 1	East Parcel 2	Bridge-Lane Parcel	City Parcel
MCSP Development Concept (July 5, 2022)	n/a	“Greenway” “Mixed Use Mid Rise” (overlay of Parks/Open Space)	“Greenway” “Mixed Use Mid Rise” (overlay of Parks/Open Space)	“Greenway” “Mixed Use Mid Rise” (overlay of Parks/Open Space)	“Greenway”
Applicant’s Proposal	<ul style="list-style-type: none"> Modify the 2014 Official Plan Structure (Map 1) and Centers and Corridors and Transit Network (Map 2) to be “Mixed Use Neighbourhood” Proposes to redesignate the Subject Lands “Mixed Use High Rise”, and provide for a maximum building height of 35-storeys, with a maximum density of 5.5 FSI as an Area and Site Specific Policy 				

Note 1: Proposed building development is only on West Parcel, with the exception of surface parking which is also located on East Parcel 1, the East Parcel 2, and Bridge-Lane Parcel.

A Zoning By-law Amendment application is required to permit the Proposed Development, which is subject to Zoning By-law 165-80, as amended, (the “Zoning By-law”)

Table 3: Zoning By-Law Amendment Information (see Figures 1 and 4)					
	West Parcel ^{Note1}	East Parcel 1	East Parcel 2	Bridge-Lane Parcel	City Parcel
Current Zoning	“Retail Warehouse” (RW) and “Holding - Retail Warehouse” [(H)RW]	“Holding - Retail Warehouse” [(H)RW]	“Holding - Retail Warehouse” [(H)RW]	“Open Space” (O1) and “Holding - Retail Warehouse” [(H)RW]	“Open Space” (O1)
Permissions:	Site Specific by-law 171-96	<ul style="list-style-type: none"> wide range of retail warehouse use, 	<ul style="list-style-type: none"> wide range of retail warehouse use, 	<u>O1 Zone</u> <ul style="list-style-type: none"> open space including 	<u>O1 Zone</u> <ul style="list-style-type: none"> open space including

Table 3: Zoning By-Law Amendment Information (see Figures 1 and 4)

	West Parcel^{Note1}	East Parcel 1	East Parcel 2	Bridge-Lane Parcel	City Parcel
	<ul style="list-style-type: none"> an automobile dealership and associated auto body paint and repair wide range of permitted retail and warehouse uses 	subject to Holding Provisions	subject to Holding Provisions	public conservation projects and parks <u>(H)RW Zone</u> <ul style="list-style-type: none"> retail warehouse use, subject to Holding Provisions 	public conservation projects and parks
Applicant's ZBA Proposal	<p>Proposes to delete the entirety of the Subject Lands from the Zoning By-law and incorporate it into Zoning By-law 177-96, as amended, Holding - Community Amenity Two ((H)CA2*XX) Zone with site-specific development standards including, but not limited to, the following:</p> <ul style="list-style-type: none"> <u>Community Amenity Two zone</u>: to permit the residential uses and a range of non-residential uses <u>Additional permitted uses</u>: Motor Vehicle Sales Establishment, and Business Offices and Retail Stores on floors one and two <u>Maximum Height</u>: 35-storeys or 110 m <u>Maximum Density</u>: 5.5 FSI <u>Minimum Building separation distance</u>: 25 m <u>Minimum Commercial Gross Floor Area</u>: 2,800 m² <u>Residential Parking Rate</u>: 0.65 spaces per unit <u>Residential Visitor Parking Rate</u>: 0.1 spaces per unit <u>Loading space</u>: 1 (6 m by 3.5 m, with 3 m vertical clearance) <u>Additional Holding Provision</u>: associated with the Toronto/Buttonville Airport Zoning Regulations 				

Note 1: Proposed building development is only on West Parcel, with the exception of surface parking which is also located on the other three parcels.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, 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.
 - ii) The appropriateness of the proposed Official Plan amendment to allow for the Proposed Development.
 - iii) Review of the Proposed Development in the context of the emerging MCSP Update.
- b) Parkland Dedication**
 - i) The Applications 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) Affordable Housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family-friendly units.
- d) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Provision, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.
- e) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Review of the submitted Planning Rationale, Draft Official Plan Amendment and Draft Zoning By-law Amendment.
 - ii) Examination of whether the height, density, built form, and land uses proposed are appropriate in the context of the MCSP Update.
 - iii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iv) Amenity, open space areas, and community facilities.
 - v) Traffic impacts, road network, access arrangements, parking and transportation demand management and pedestrian connections.
 - vi) Review of all technical studies submitted in support of the Proposed Development.

f) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contribution will be identified as part of any future amending Zoning By-law.

g) External Agency Review

- i) The Applications must be reviewed by external agencies including, but not limited to York Region, the Toronto and Region Conservation Authority, Buttonville Airport, and any applicable requirements must be incorporated into the Proposed Development.

Accompanying Figures:

Figure 1: Location Map and Parcel Identifier

Figure 2: Aerial Photo and Context

Figure 3: Excerpt from City 2014 Official Plan – Map 3 Land Use

Figure 4: Area Zoning

Figure 5: Proposed Conceptual Site Plan

Figure 6: Proposed Conceptual Building Elevations

Figure 1

Location Map and Parcel Identifier

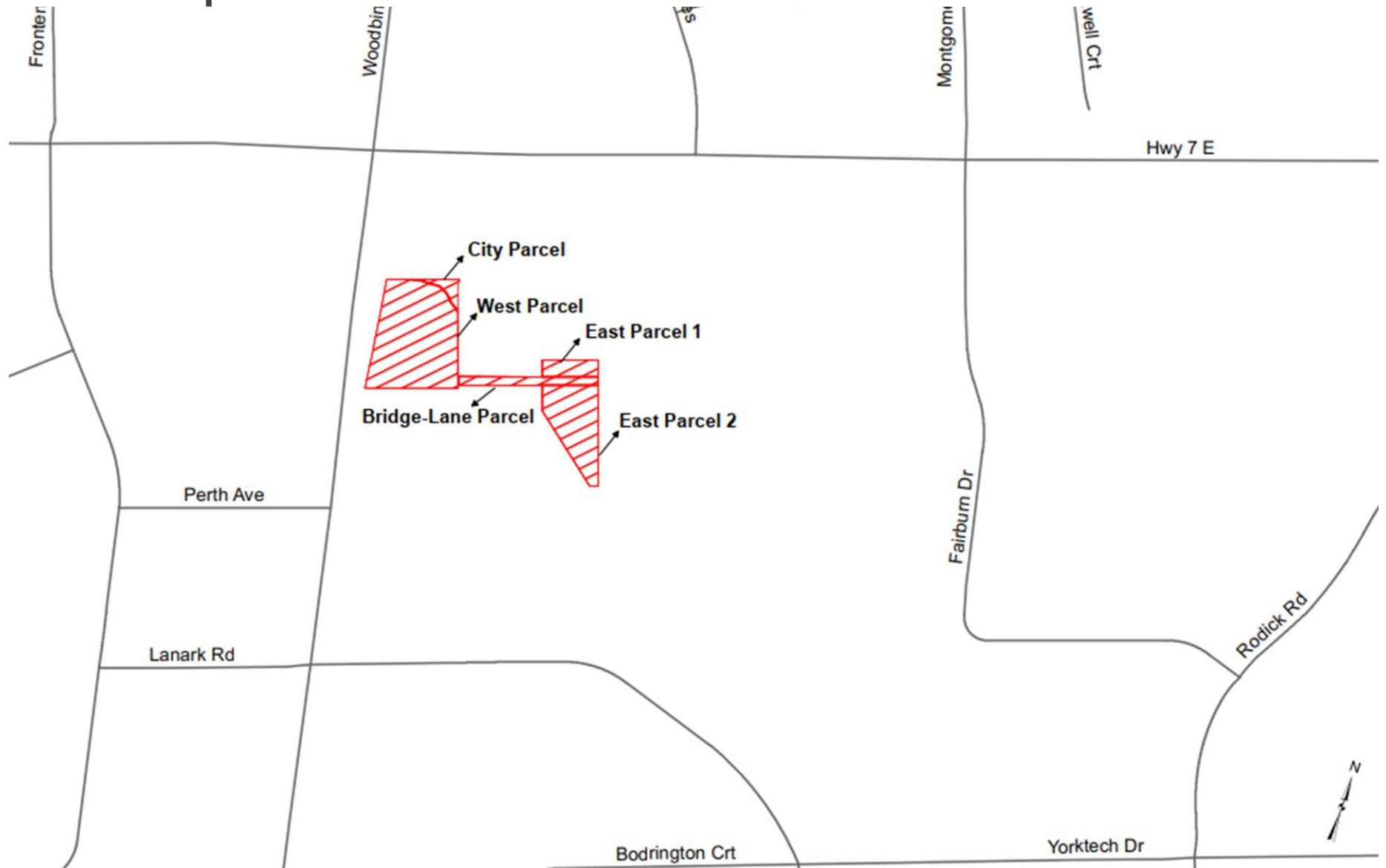


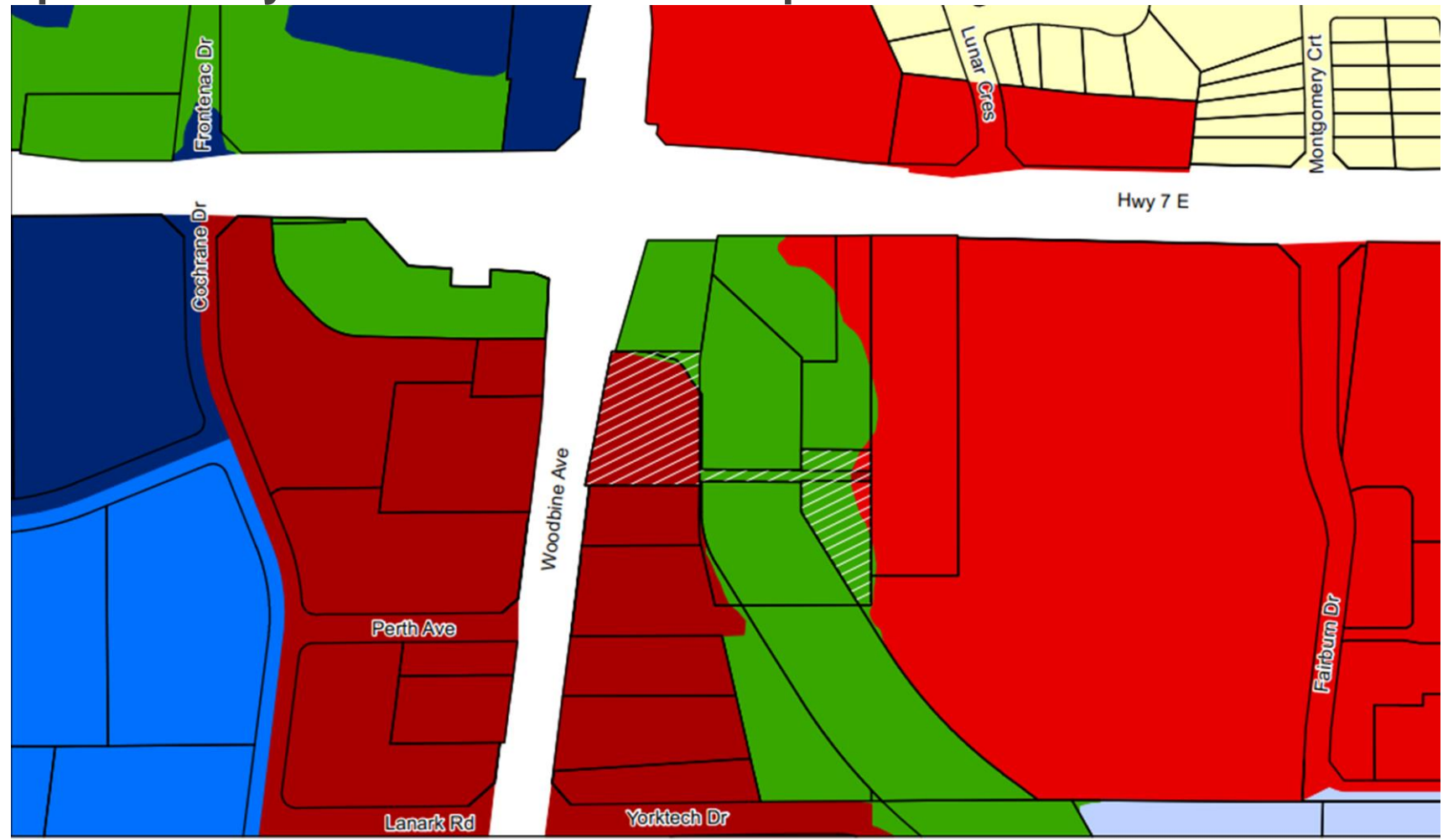
Figure 2

Aerial Photo and Context



Figure 3

Excerpt from City 2014 Official Plan – Map 3 Land Use



2014 OFFICIAL PLAN MAP 3
LAND USE

APPLICANT: Eastside Chevrolet GMC Buick Ltd.
FILE No. PLAN 23 114260



Figure 4

Area Zoning

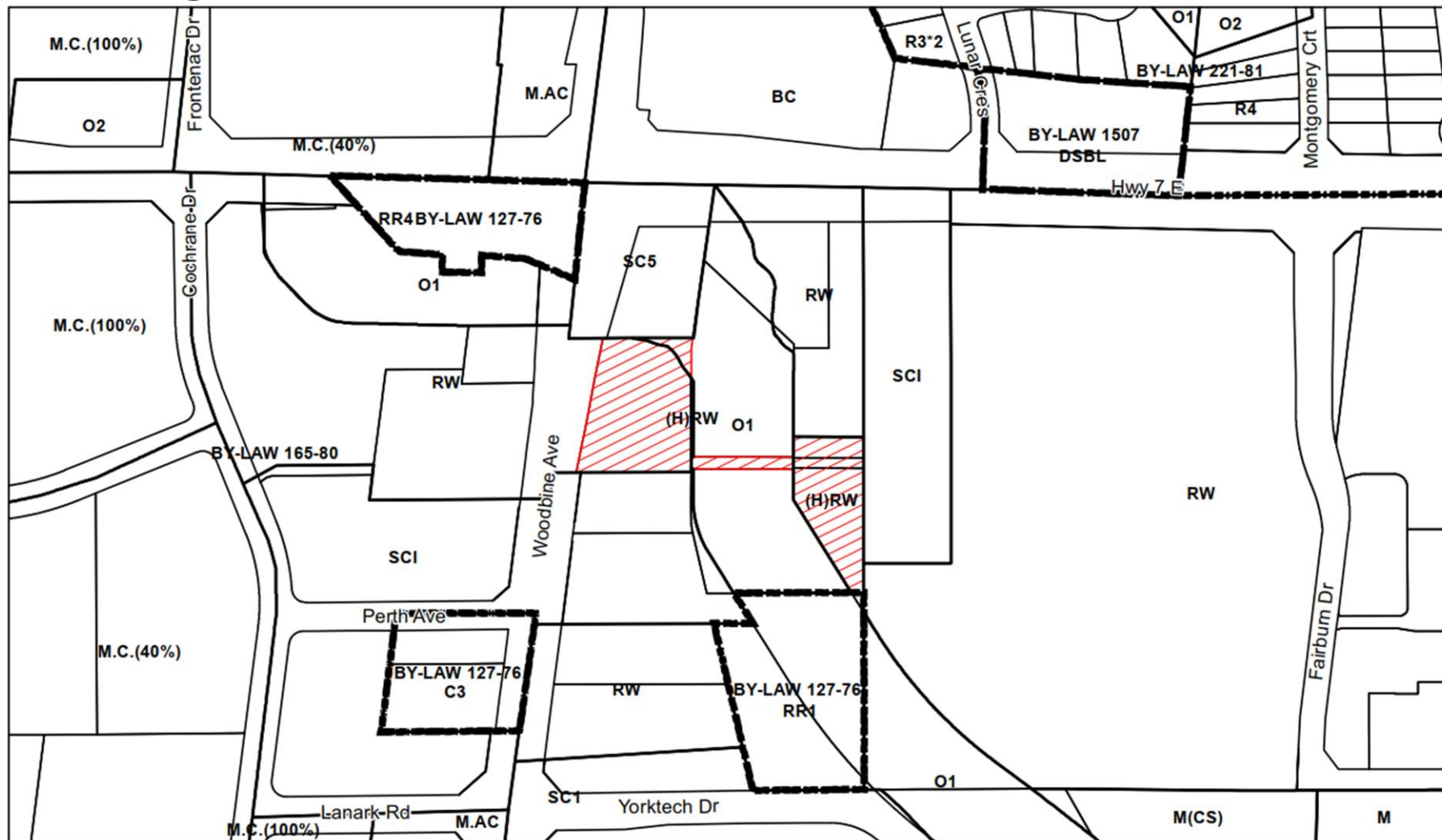


Figure 5

Proposed Conceptual Site Plan

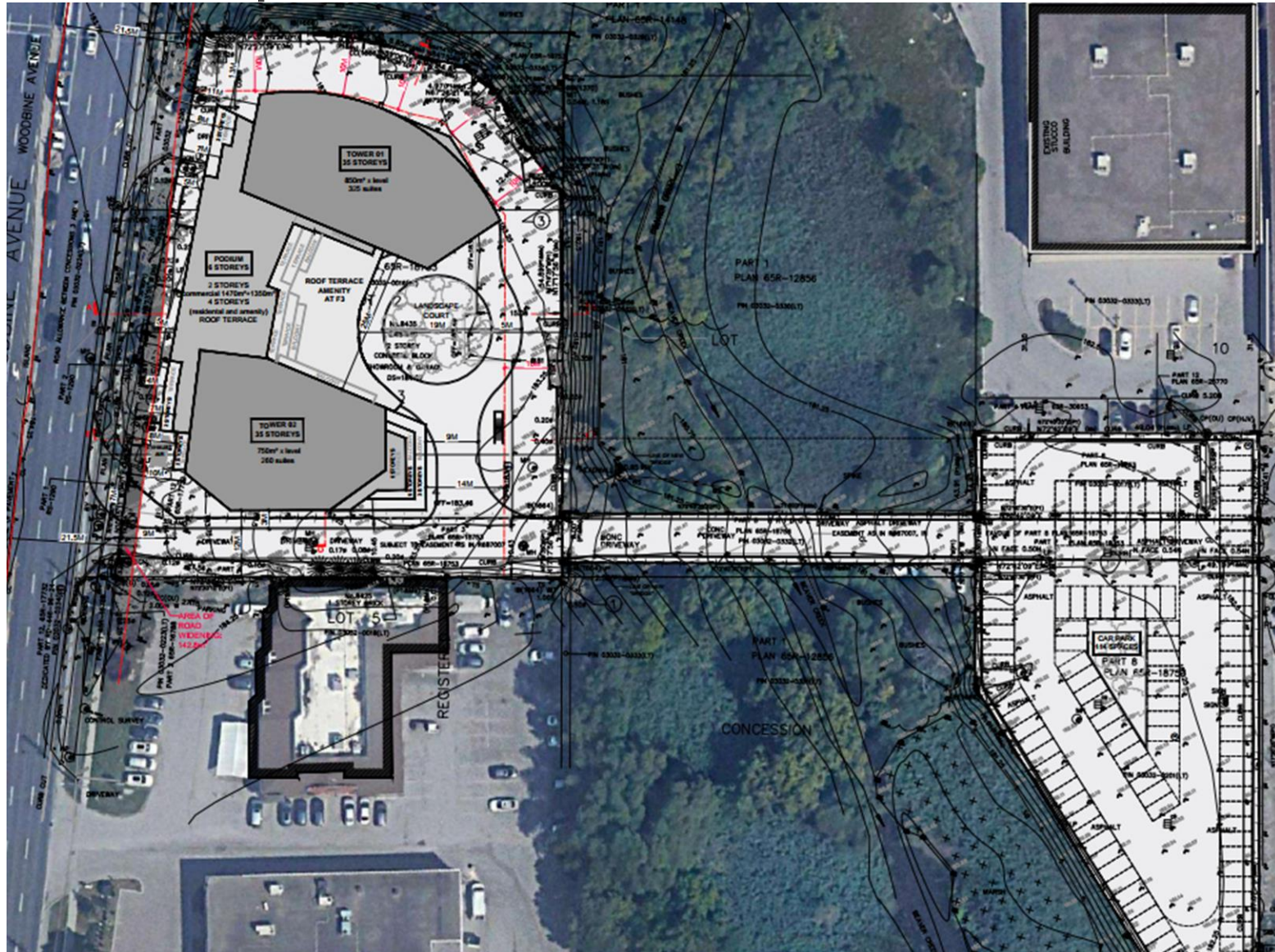
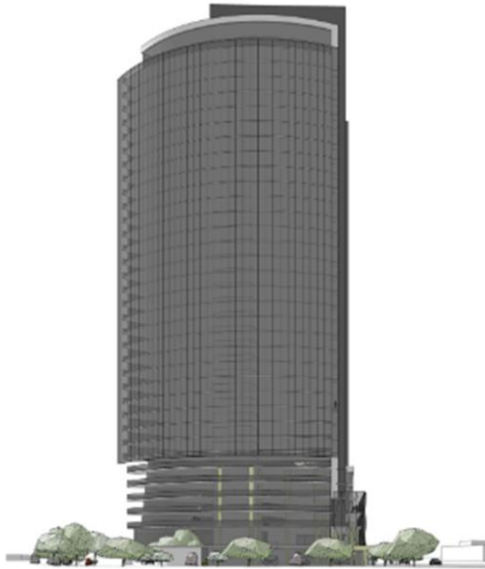
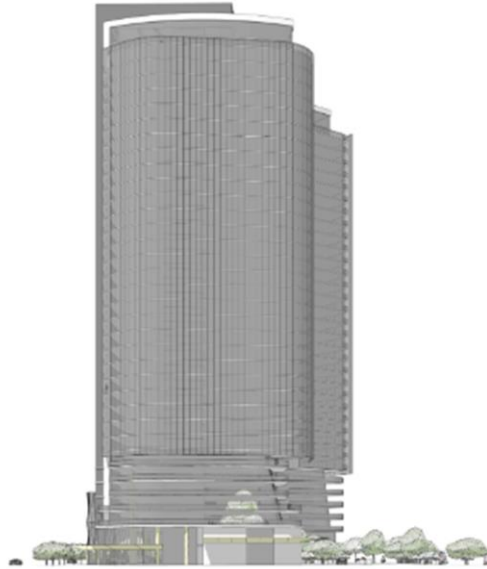


Figure 6

Proposed Building Elevations



2 NORTH ELEVATION
DATE: 11-18-2018



1 SOUTH ELEVATION
DATE: 11-18-2018



2 EAST ELEVATION
DATE: 11-18-2018



1 WEST ELEVATION
DATE: 11-18-2018