

OPA & ZBLA Application for 8435 Woodbine Avenue

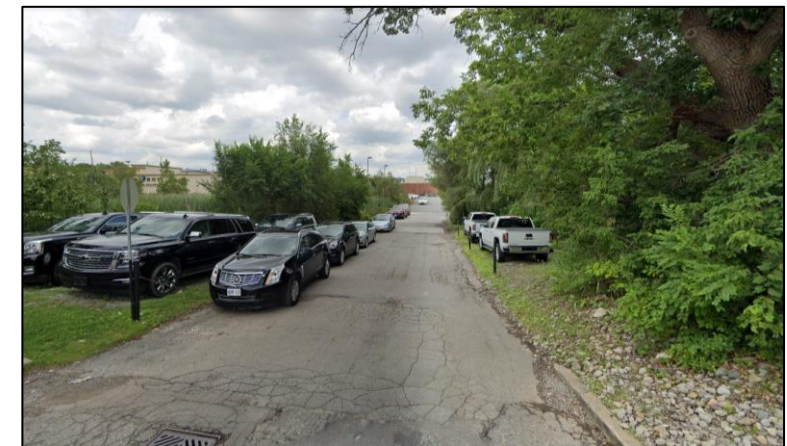
June 20, 2023



Source: Google Earth, 2023

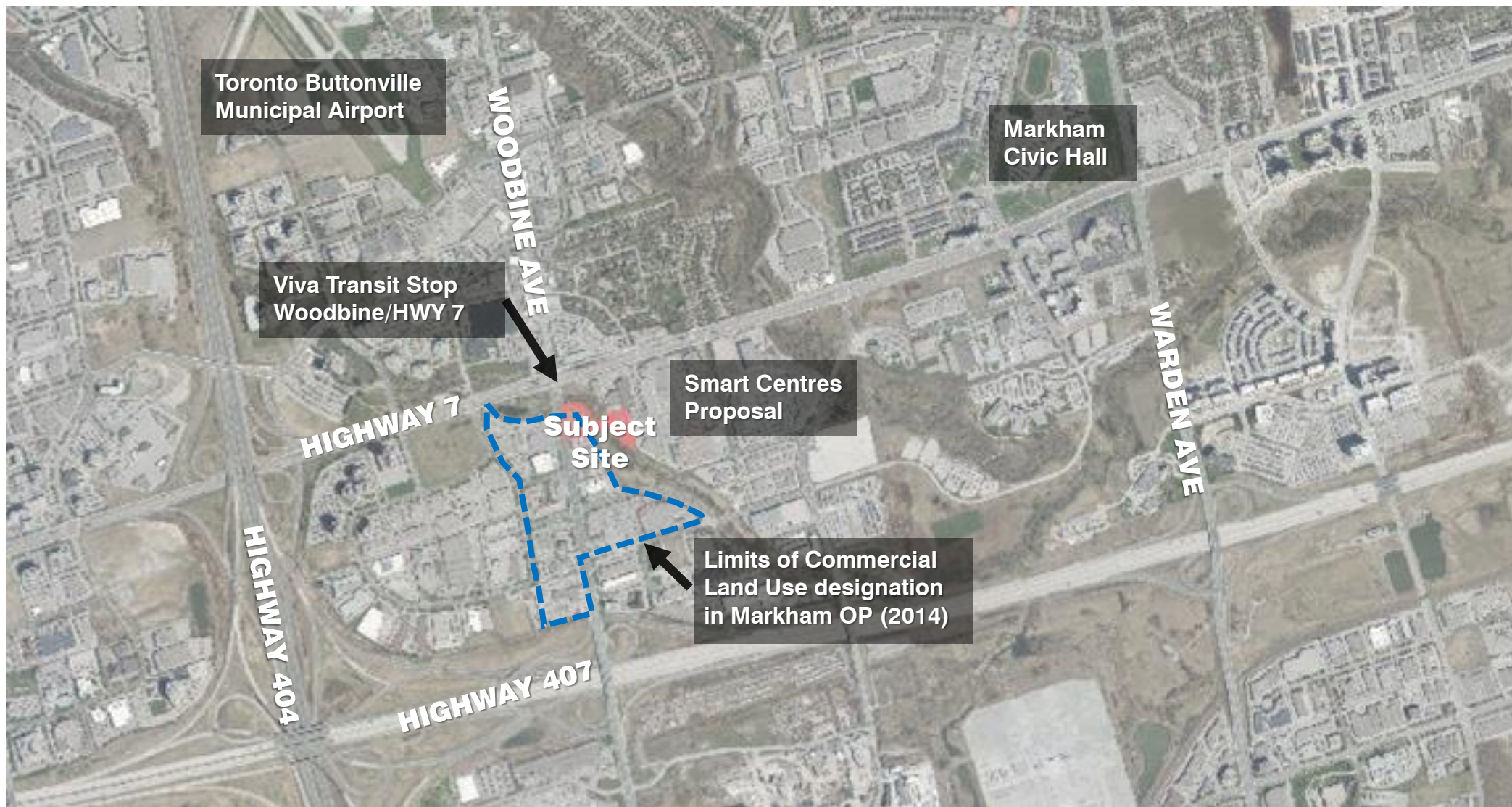
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SUBJECT SITE – 8435 Woodbine Avenue

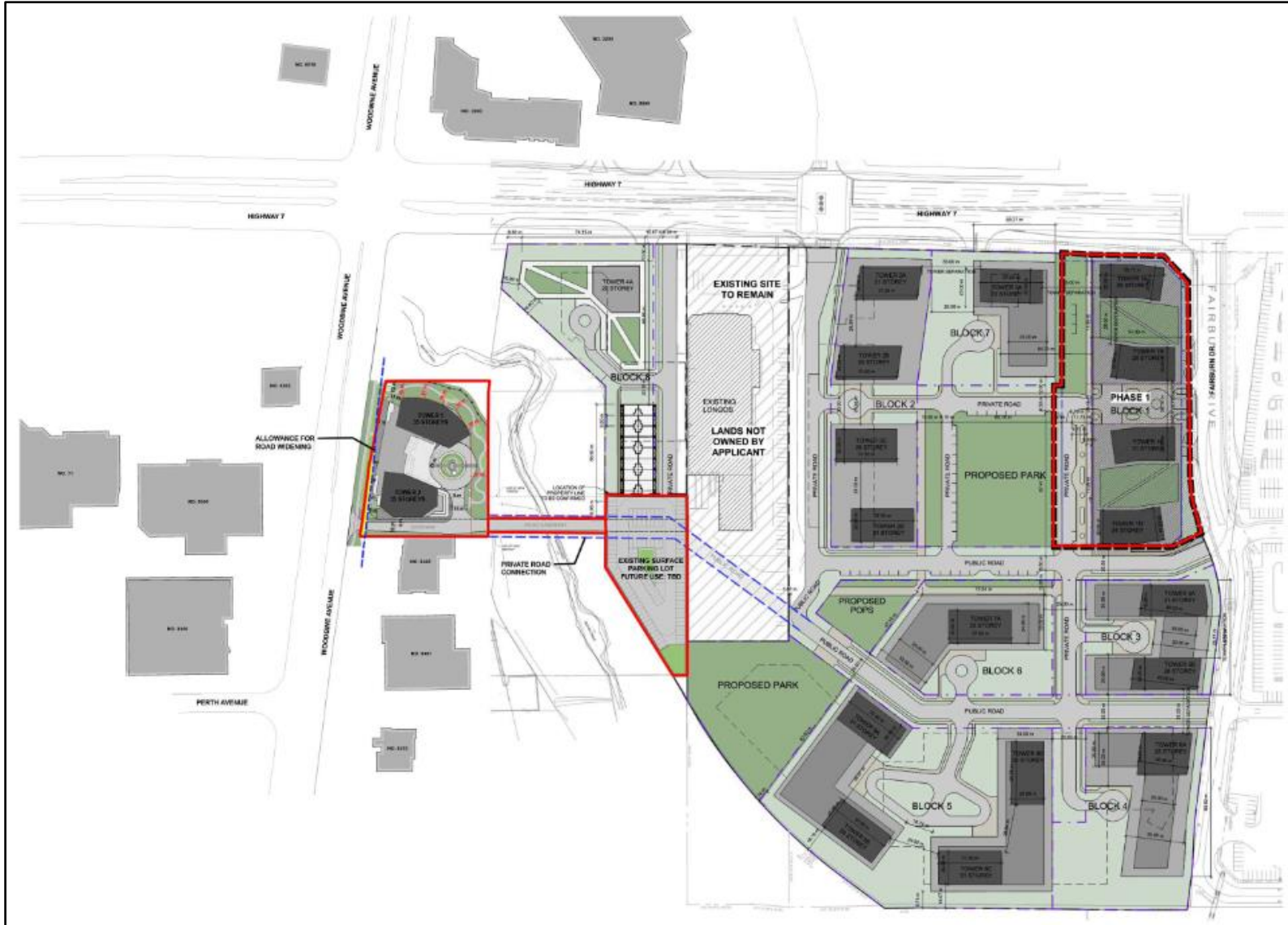


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SUBJECT SITE – CONTEXT



ADJACENT PROPOSAL - 3075 Highway 7



A-013 of Architectural
Package, Tregebov
Cogan Architecture,
February 2022



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CURRENT PLANNING CONTEXT - Regional

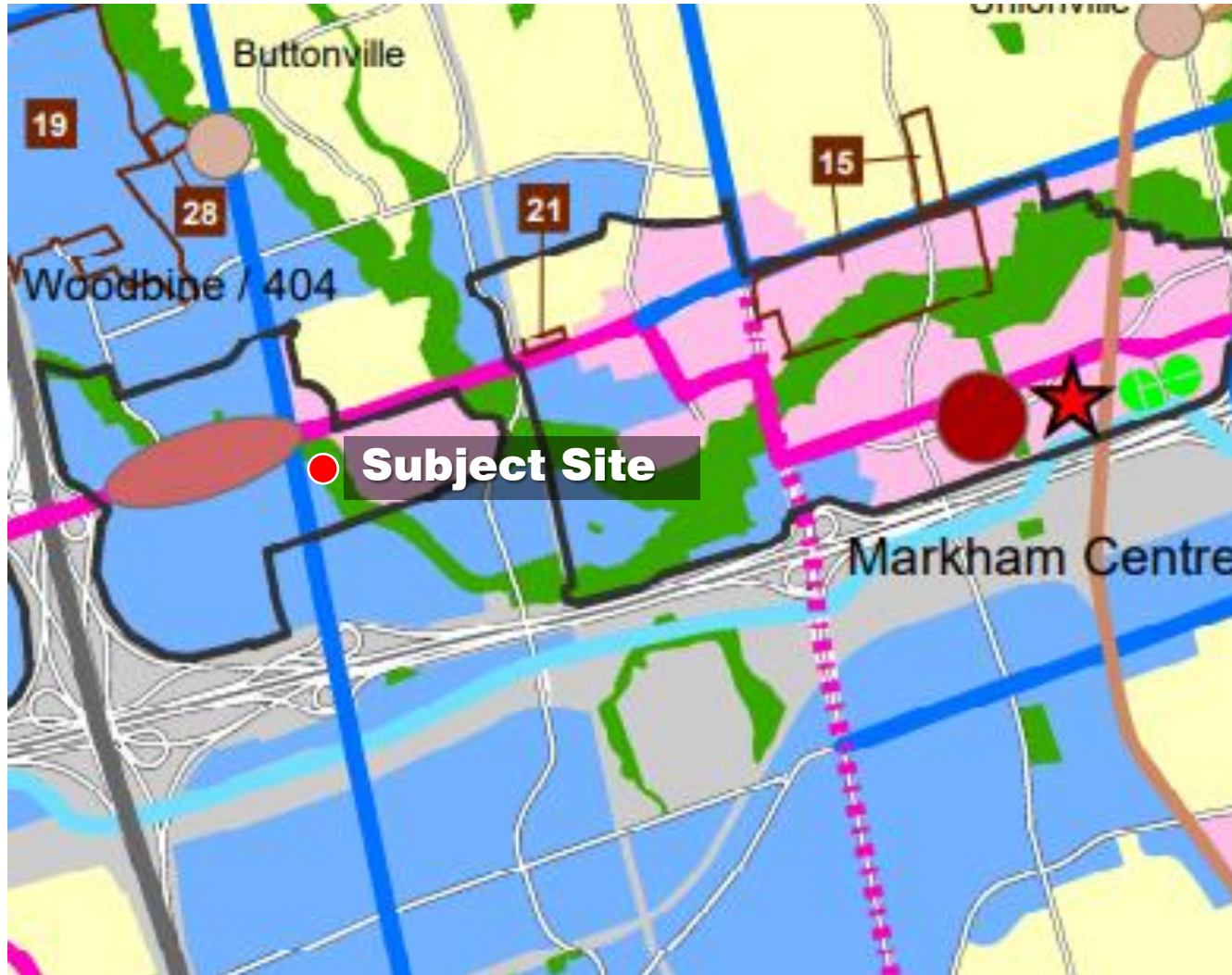


York Region
Official Plan
(2022):

- Urban Area
- Community Area

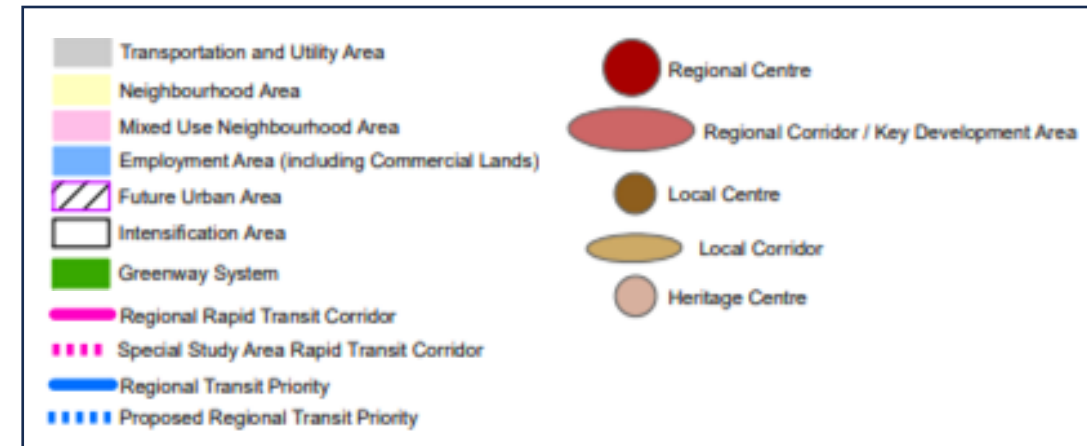
Urban System	
	Community Area
	Employment Area

CURRENT PLANNING CONTEXT - Markham



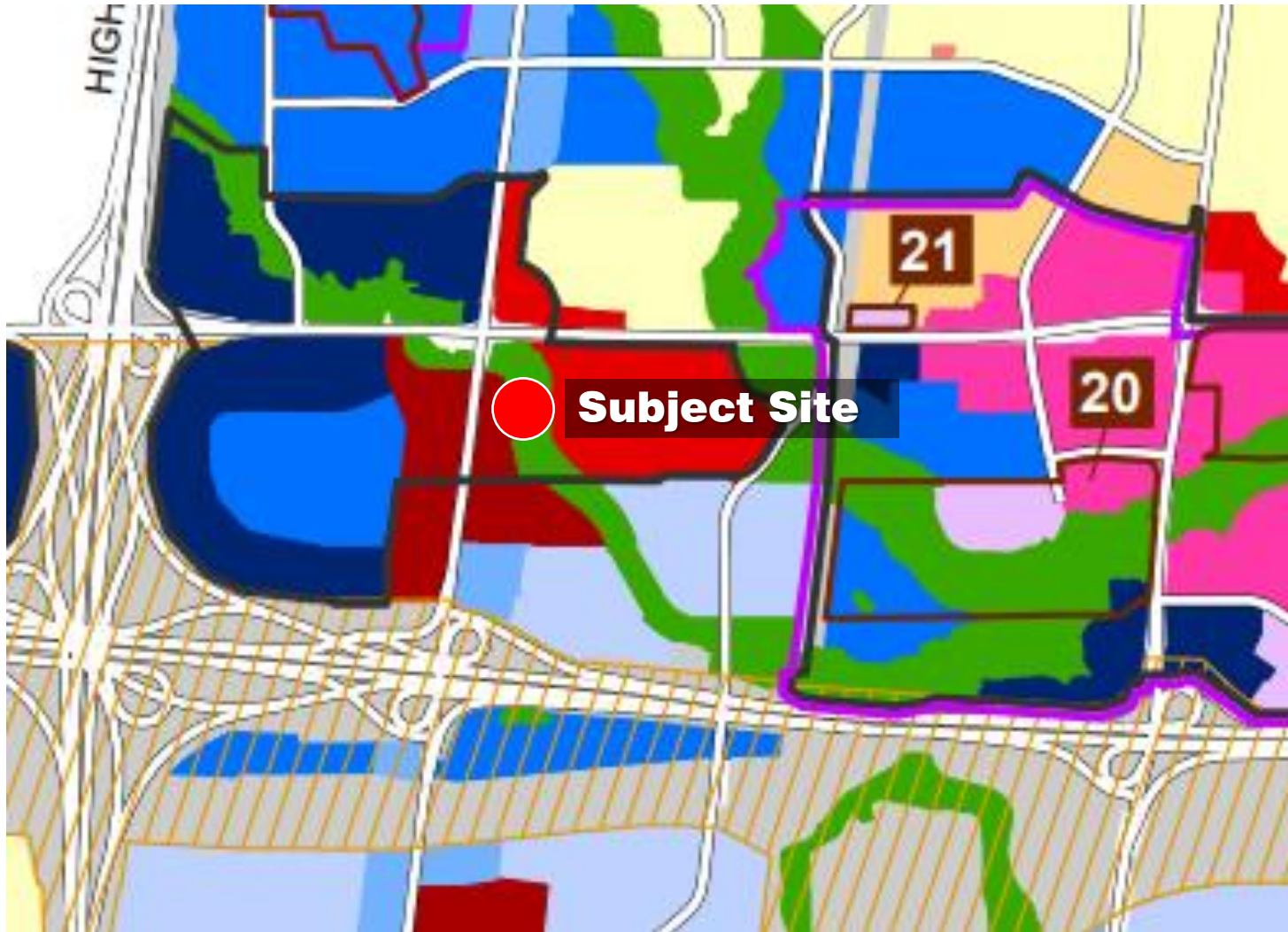
Markham Official Plan (2014):

- Intensification Area
- Employment Area (including Commercial Lands)
- Commercial (Map 3)



Source: Markham Official Plan (2014) – Map 1

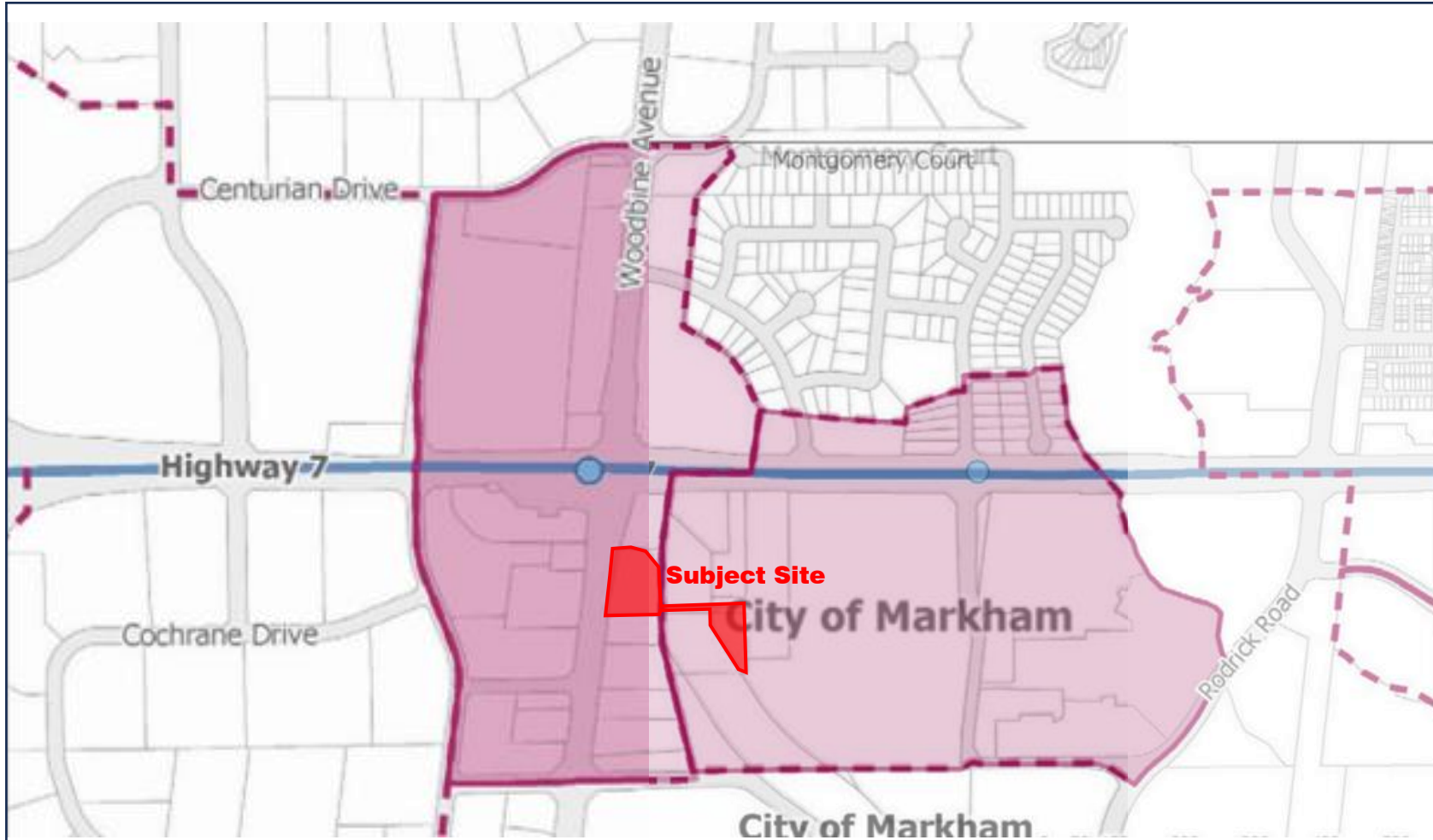
CURRENT DESIGNATION - Markham



Markham Official Plan (2014):

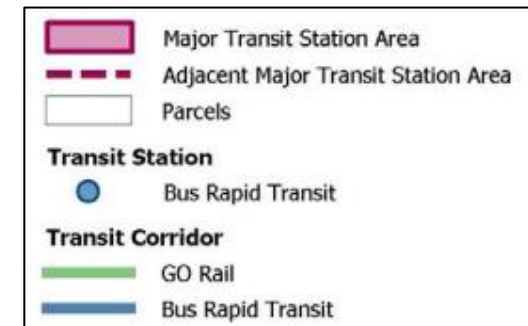
- West: Commercial
- East: Mixed Use Mid Rise

CURRENT PLANNING CONTEXT - MTSA_s



Major Transit Station Areas:

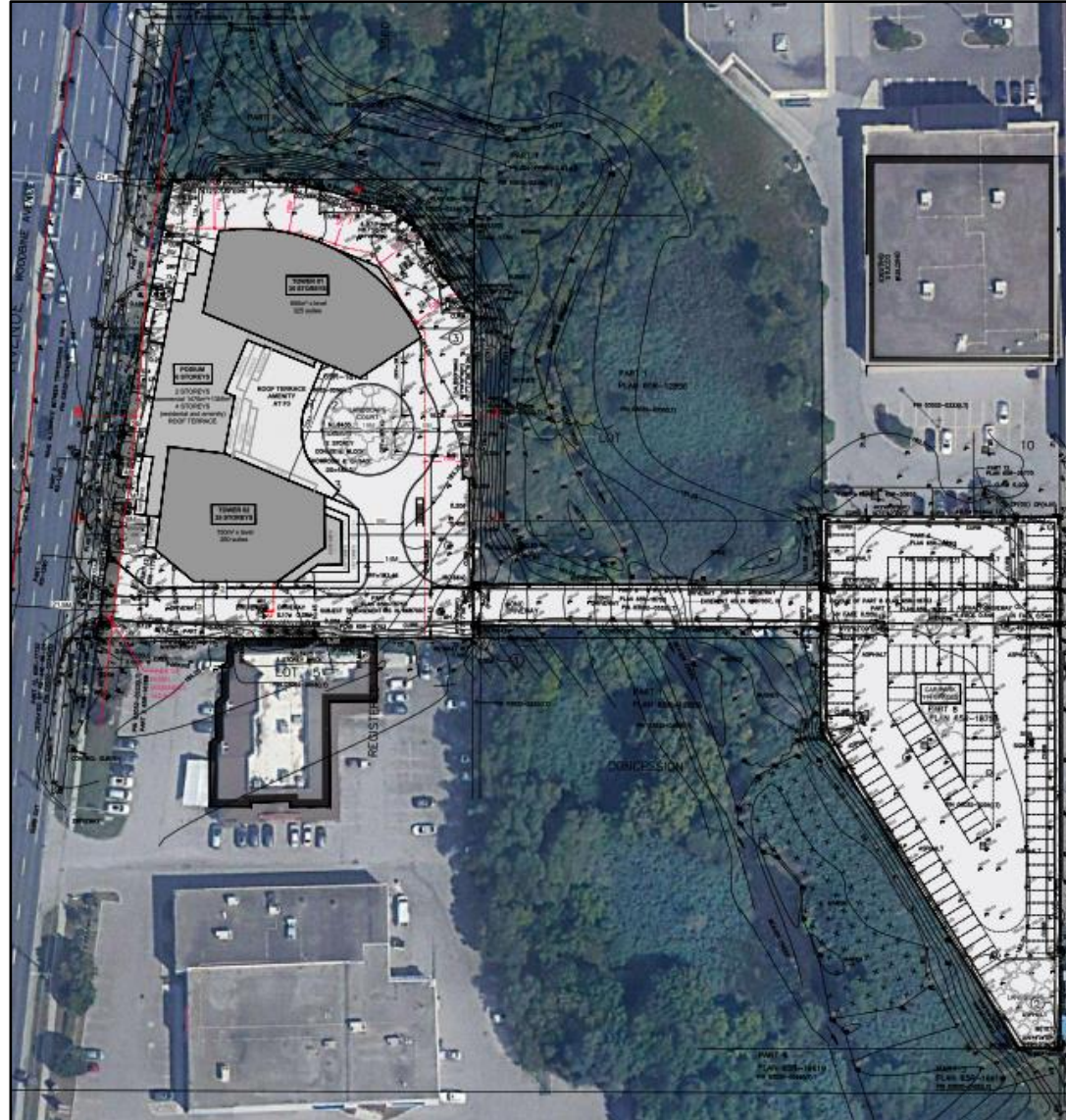
- PMTSA 17
- PMTSA 26



Source: York Region Official Plan (2022) - PMTSA 17 & 26 (Overlaid)

- West: Site Retail Warehouse (RW)
- Within Beaver Creek: Open Space (O1)
- East: Holding - Retail Warehouse ((H)RW)

PROPOSED DEVELOPMENT



- **West:** Mixed-use development
- **East:** Parking lot to remain

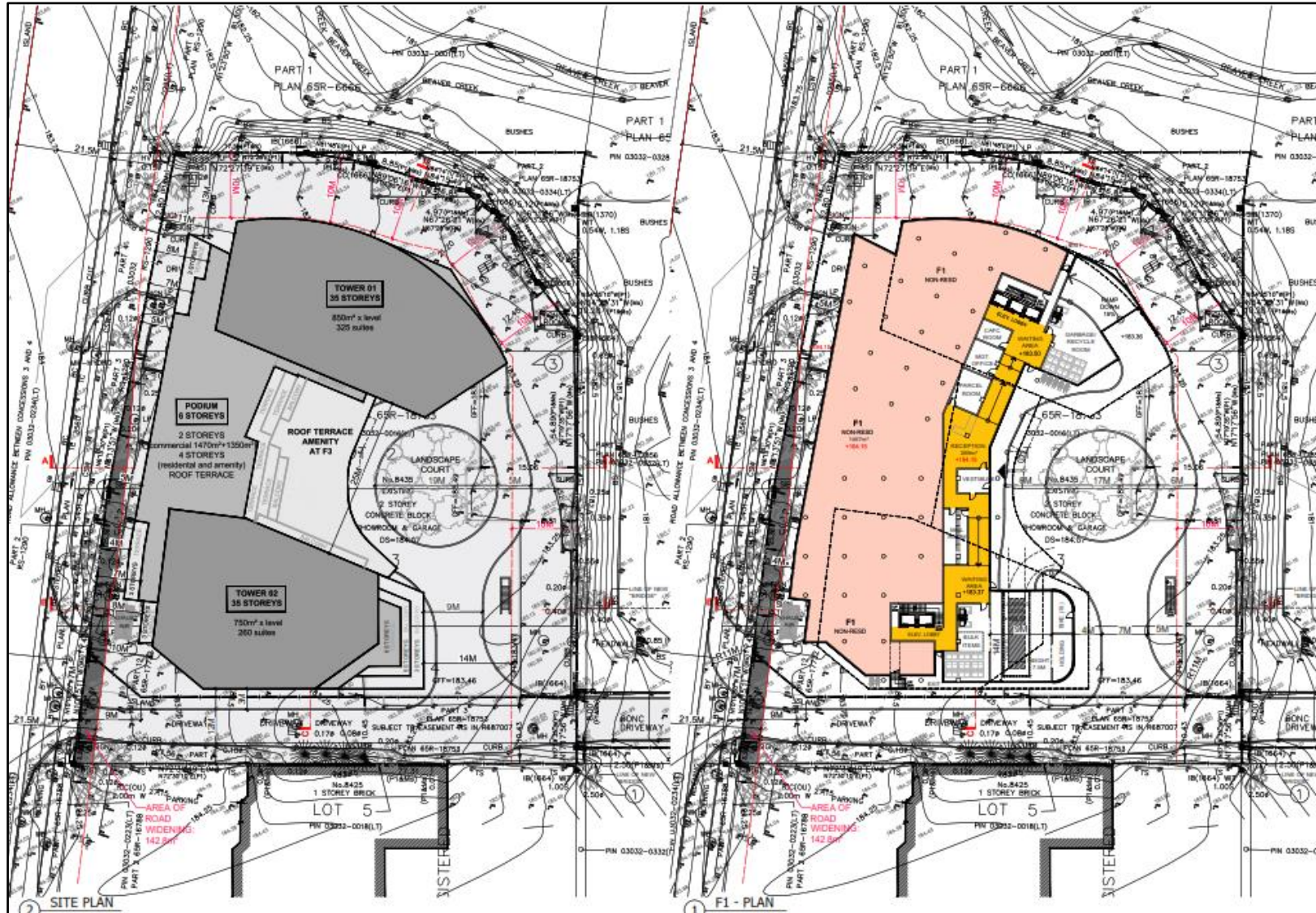
Location Plan

Tregebov Cogan
Architecture, February 2022

PROPOSED DEVELOPMENT

Site Plan and Floor 1 (West Part of Site)

Tregebov Cogan
Architecture, February
2022



PROPOSED DEVELOPMENT

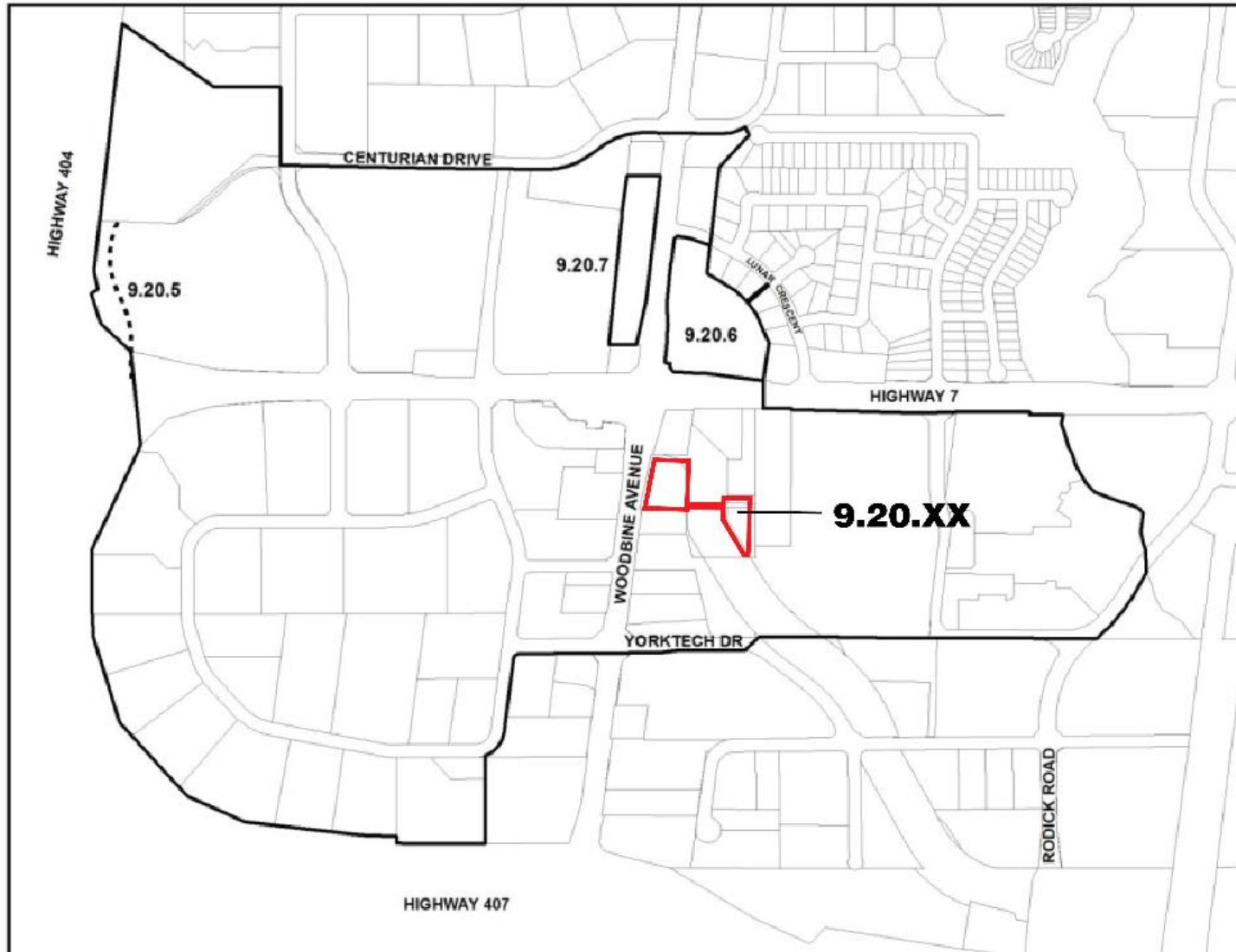
East and West Elevations

Tregebov Cogan
Architecture, February
2022



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PROPOSED OFFICIAL PLAN AMENDMENT



- Redesignate Subject Site from *Commercial and Mixed Use Mid Rise* to **Mixed Use High Rise**

Site-specific policy (to match final proposal):

- Increase max. height
- Increase max. FSI

Proposed Area
and Site Specific
Policy

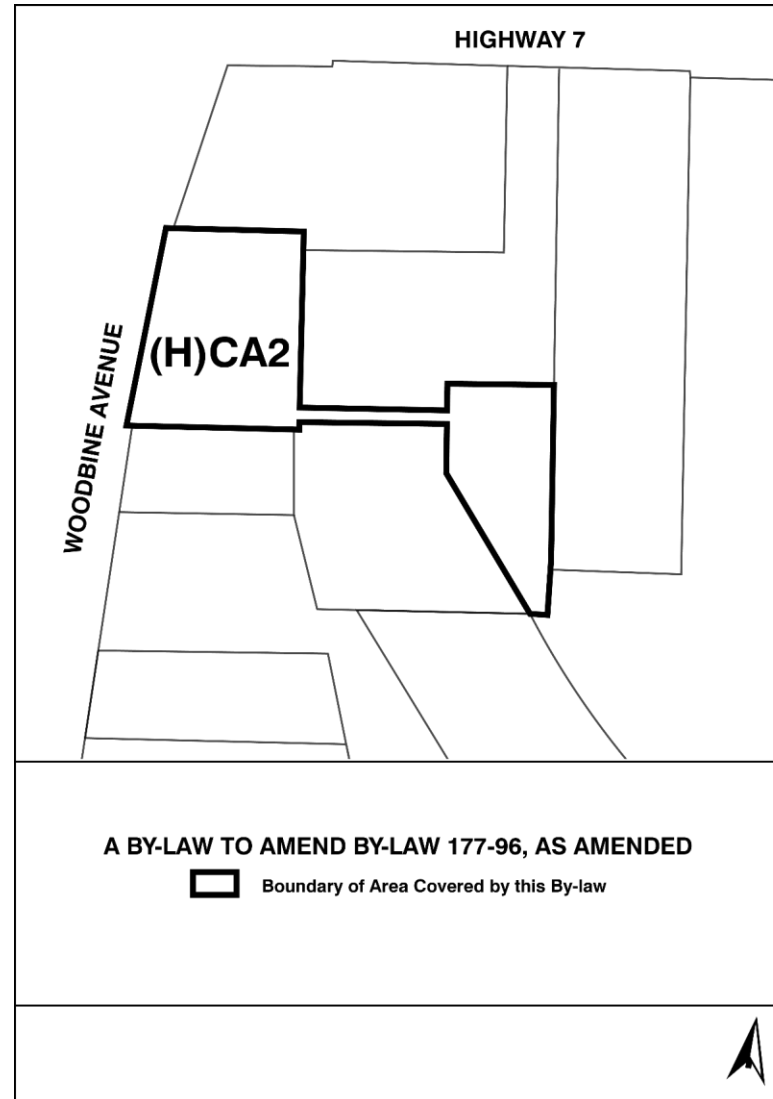
The Biglieri Group, Draft
Official Plan Amendment
(2023)

PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zoning:

Amend to appropriate **Mixed Use High-Rise** zone category with site-specific standards

Holding: until Toronto/Buttonville Airport Zoning Regulations SOR/88-148 permit the building height

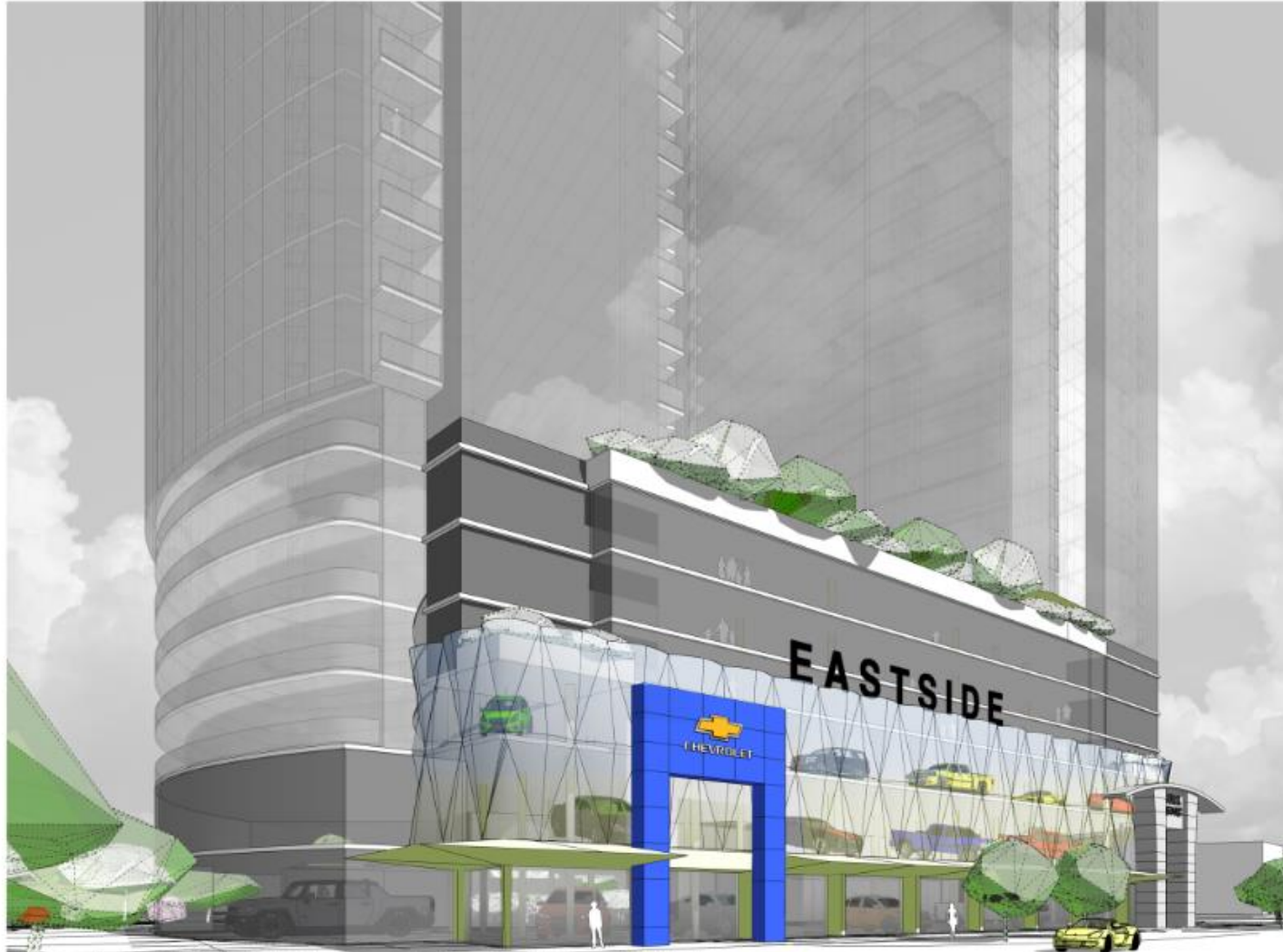


Proposed Zoning
By-Law
Amendment

The Biglieri Group, Draft Zoning
By-Law Amendment (2023)

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AUTOMOTIVE USES & EMPLOYMENT



EASTSIDE Chevrolet - Buick - GMC
TC ARCHITECTURE - Artist's Sketch

- Motor Vehicle Sales
Establishment to be retained
- Retaining and increasing
commercial floor area on Site
- Retain similar or greater
number of jobs on Site



Thank you

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GROUP.**

Source: Google Earth, 2023