



STATUTORY PUBLIC MEETING

Zoning By-law Application

TRIMON MANAGEMENT INC.

7528, 7530, and 7550 Woodbine Avenue (Ward 2)

File PLAN 23 117840

October 10, 2023



Aerial Context



- 1.75 ha
- North: CN Rail corridor
- South: Commercial plaza
- East: Auto Dealership and Restaurant
- West: Place of Worship



Proposed Development



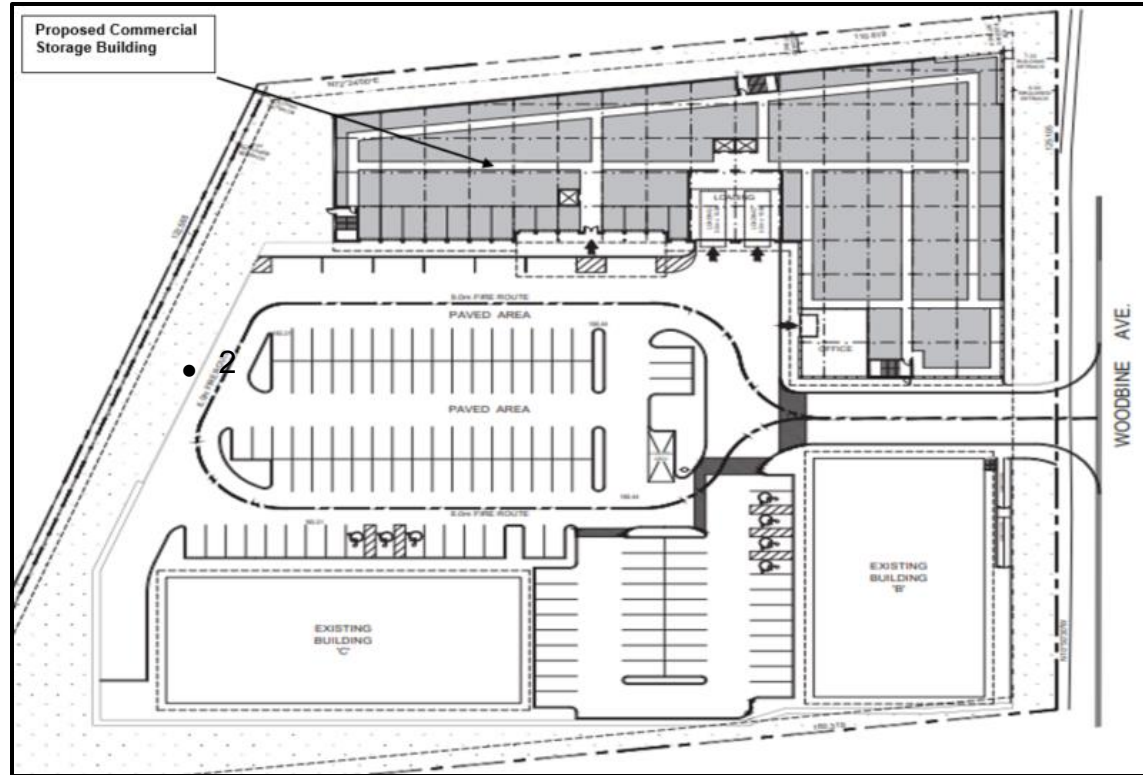
- Commercial self-storage
- Four-storey
- 16,560 m²

Self-Storage Parking Rate:

- 1 space/30 m² (< 1,200m²)
- 1 space/100 m² (1,200 m² to 6,000 m²)

Office Parking Rate:

- 1 space/30 m²

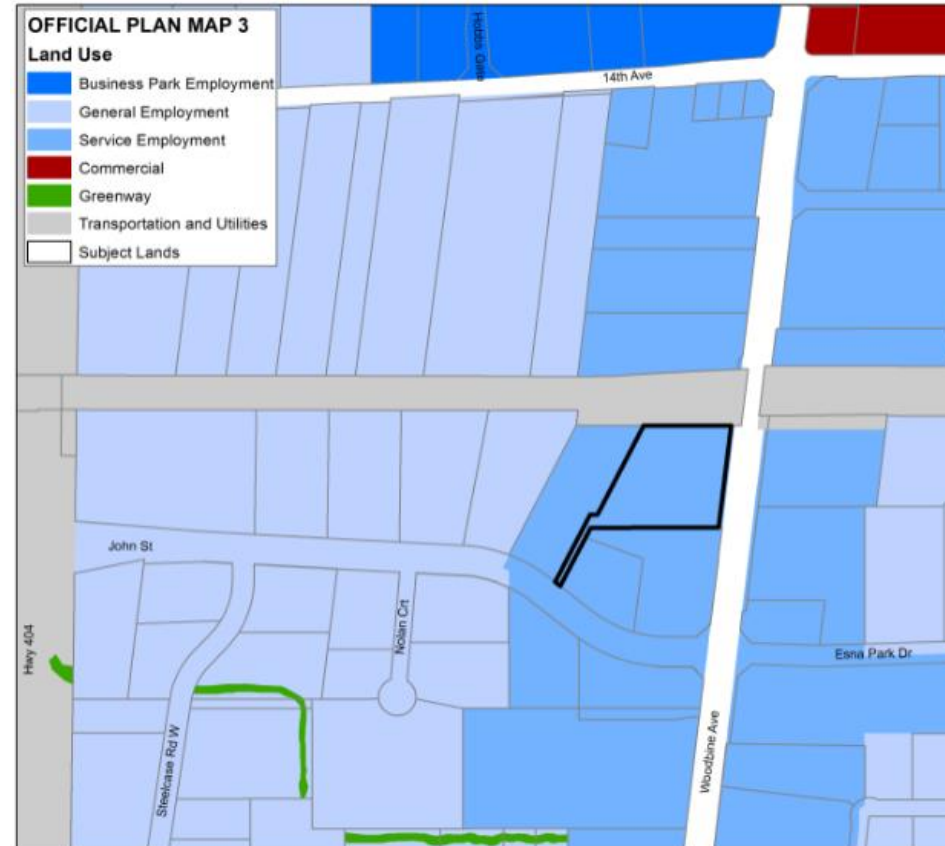




“Service Employment”

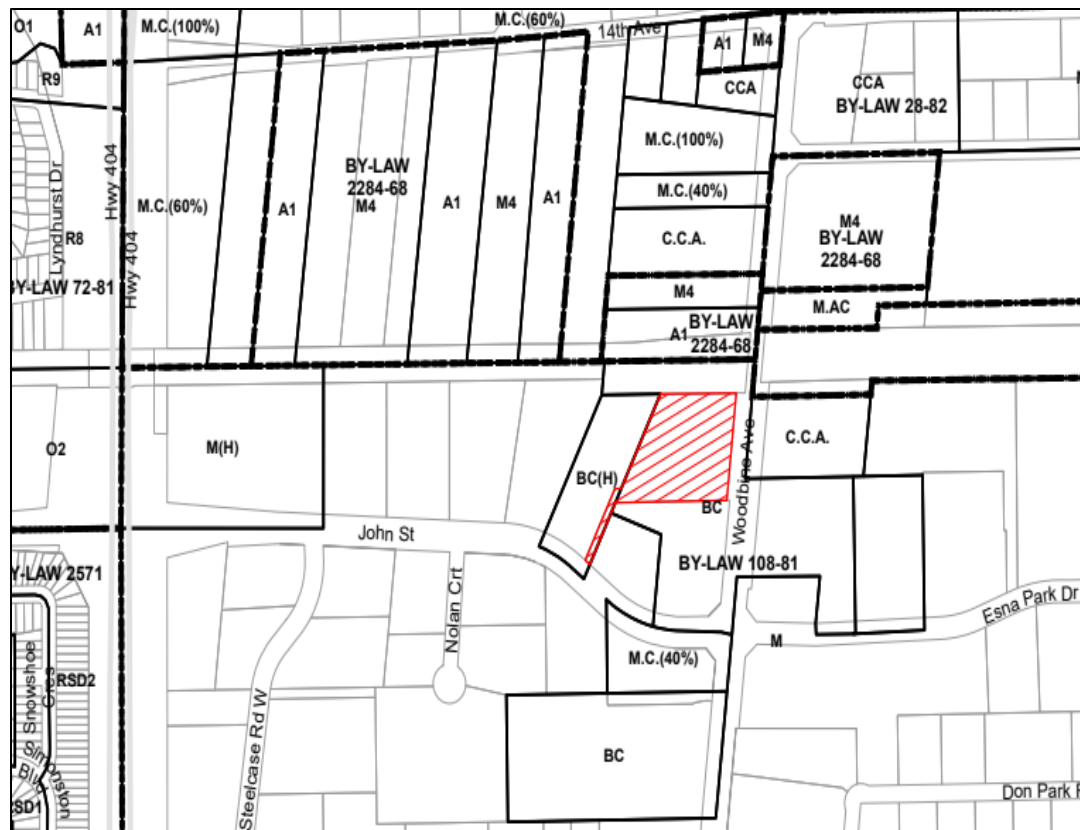
- Permits commercial developments comprised of office, retail and service uses
- Permits a commercial self-storage facility

An Official Plan amendment is not required





Current and Proposed Zoning



 Subject Lands

“BC – Business Corridor

- Permits banks, a day nursery and day care centre, dry cleaning establishments, personal service shops, restaurants, retail stores and commercial schools

A Zoning By-law amendment is required to permit:

- A Commercial Self-Storage facility on the Subject Lands
- Reduced parking rates



Outstanding Items and Next Steps



A. Staff will continue to review the Proposed Development with regard for:

- Appropriateness of built form, and location of the proposed building
- Compatibility with existing development in the surrounding area
- Traffic impacts (proposed layout and adequate parking supply)
- External agency review (York Region and CN)

B. Committee may refer the Applications back to Staff

- Staff to prepare a Recommendation Report for a future DSC, if appropriate

C. Owner will provide a detailed presentation on the Proposed Development



Thank You