

DEVELOPMENT SERVICES COMMITTEE – MARCH 5, 2024

**APPLICATION to AMEND
CITY of MARKHAM ZONING BY-LAW 165-80**

HNT INC.

**8310 WOODBINE AVENUE
(SOUTHWEST CORNER of WOODBINE AVENUE
and LANARK ROAD), WARD 8**

CITY FILE: PLAN 22 258667



Gagnon Walker Domes Ltd.

7685 Hurontario Street, Suite 501
Brampton, Ontario
L6W 0B4
P (905) 796-5790

www.gwdplanners.com



SUBJECT SITE and CONTEXT



Site Area

0.38 hectares (0.95 acres).

Location

South-west corner of Woodbine Avenue and Lanark Road.

Frontage

51 metres (165 feet) – Woodbine Ave.
65 metres (210 feet) – Lanark Road

Existing Use

Currently vacant, a driveway along the western property limits provides access to the neighbouring property to the south, 8300 Woodbine Avenue.

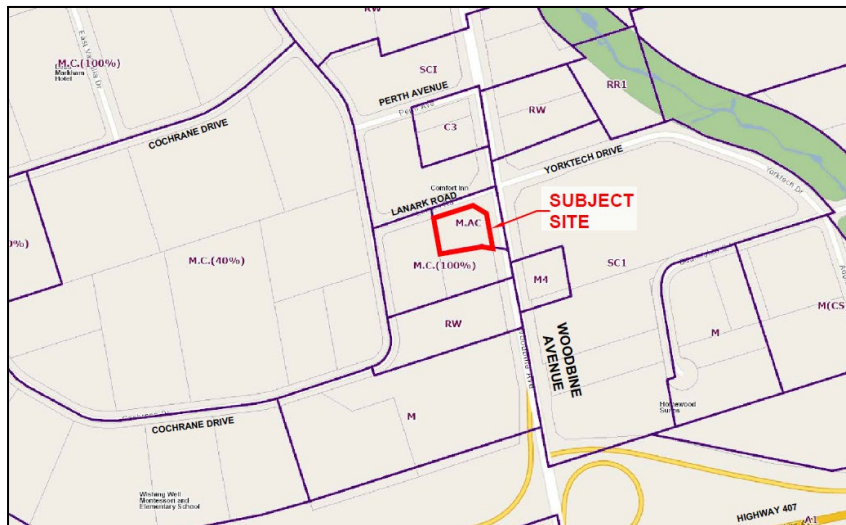
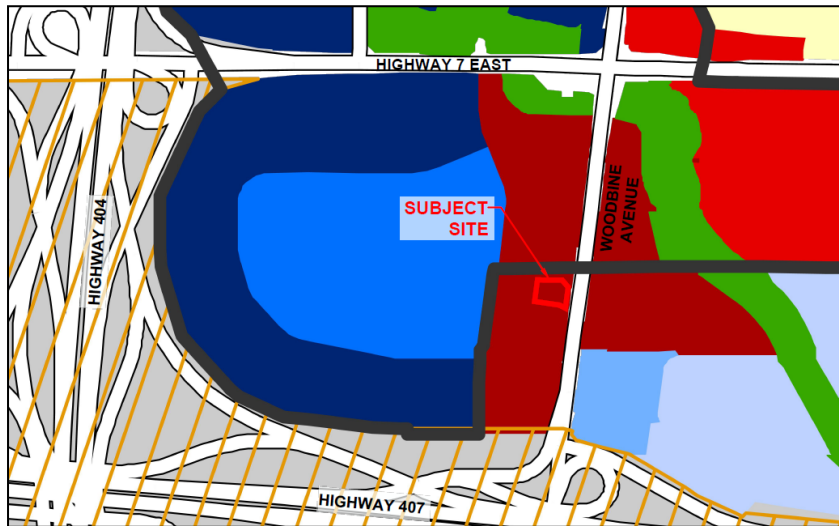
Surrounding Land Uses

Commercial retail and office, industrial.





PLANNING POLICY and ZONING OVERVIEW



2014 City Official Plan
Designated: *'Commercial'*.

An Amendment is not required.

By-law 165-80
Zoning: *'Select Industrial and Automotive Commercial (M.AC)'*.

Zoning does not permit retail commercial and restaurants uses.

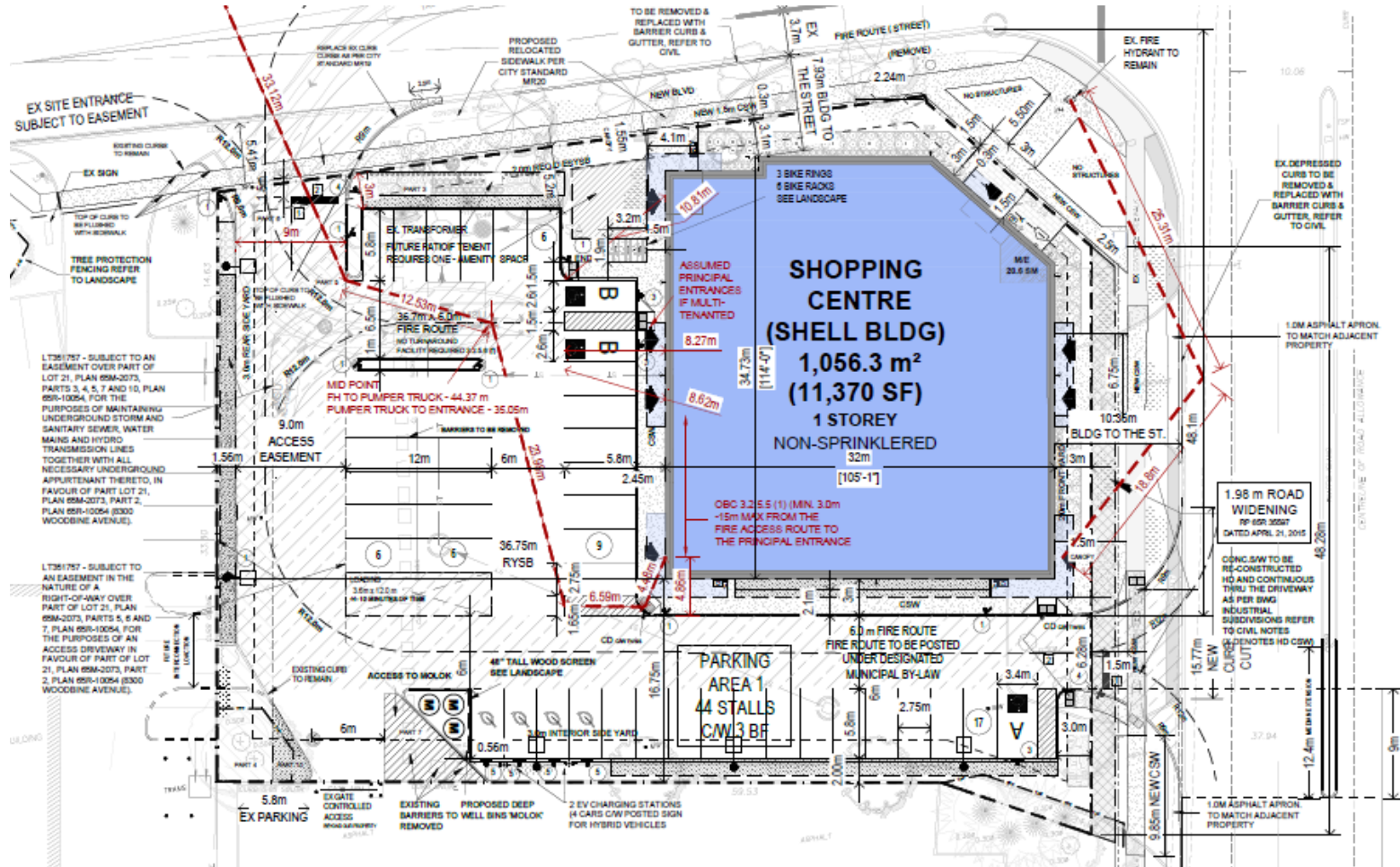
An amendment is required to rezone site *'Business Corridor (BC)'* pursuant to Zoning By-law 177-96.

*Site is excluded from New Comprehensive Zoning By-law 2024-19.



PROPOSED SITE PLAN

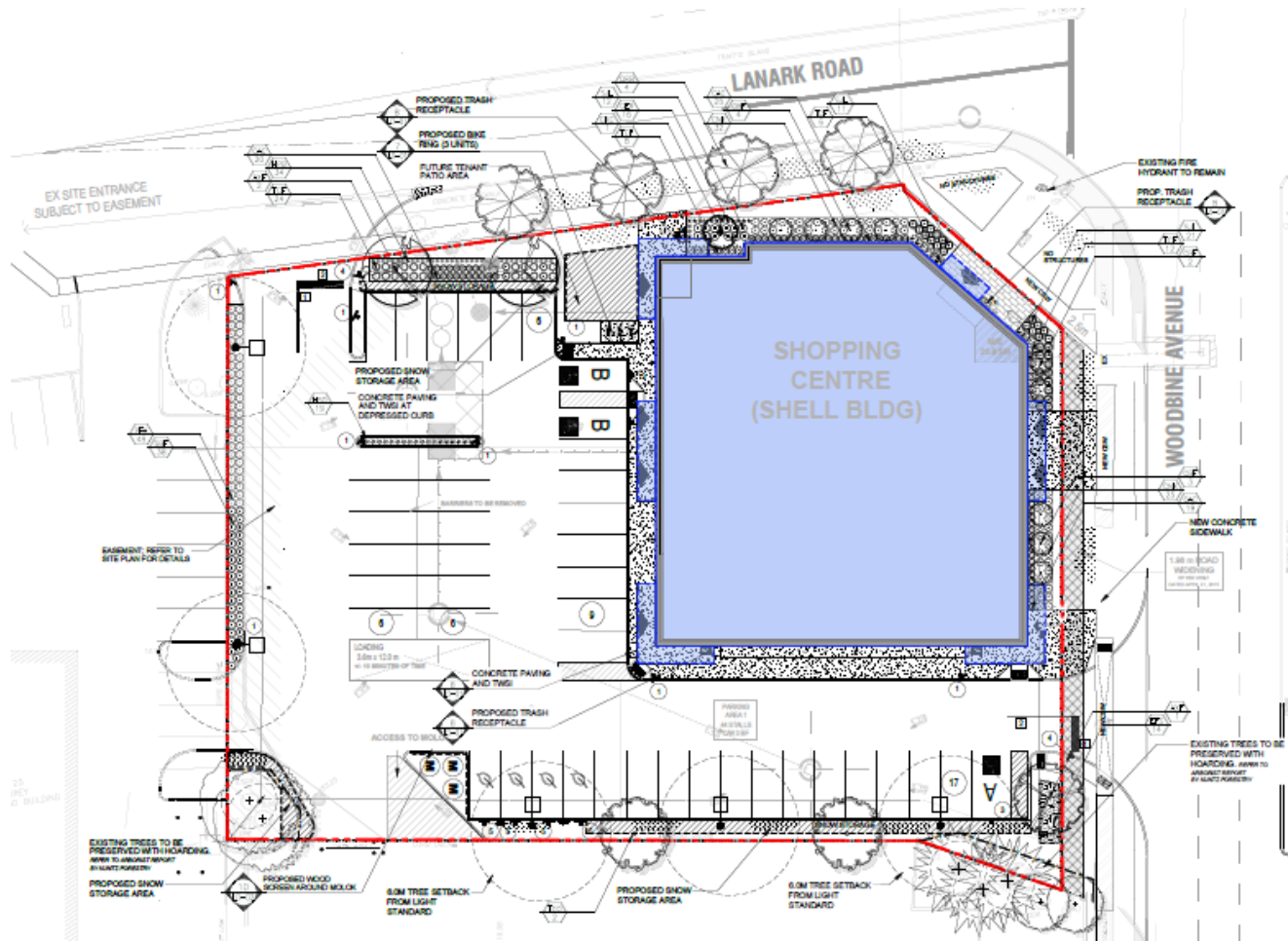
Zoning amendment will facilitate the development of a 1-storey multi-unit commercial building. GFA: 1,056m² (11,370ft²), Parking: 44 Spaces.





PROPOSED LANDSCAPE PLAN

Drive-through lane has been removed, the building sited adjacent to the street. Perimeter landscaping is comprised of native trees and plants.





ARTISTIC RENDERING FACING INTERSECTION





ARTISTIC RENDERING INTERNAL TO SITE





MILESTONES & PLANNING APPROVALS PROCESS

October 24, 2022	Filing of Amendment Application
November 7, 2022	Amendment Application deemed 'Complete'
February 6, 2023	DSC Statutory Public Meeting
August 22, 2023	Resubmission #1, Response to Comments
December 5, 2023	Resubmission #2, Response to Comments
March 5, 2024	DSC Recommendation Report
April 2024	Filing of Site Plan Approval Application

***Construction tentatively scheduled to commence Q3-2024.**



STAFF REPORT RECOMMENDATIONS

The proposal represents a desirable development and is represents 'good planning'.

The application is supported by technical reports, plans, and studies.

Staff Report recommendations are acceptable.

Project Team looks forward to advancing the related Site Plan Approval Application.