

7528, 7530 & 7550 Woodbine Avenue **PUBLIC MEETING**

APPLICATION TO AMEND
THE ZONING BY-LAW

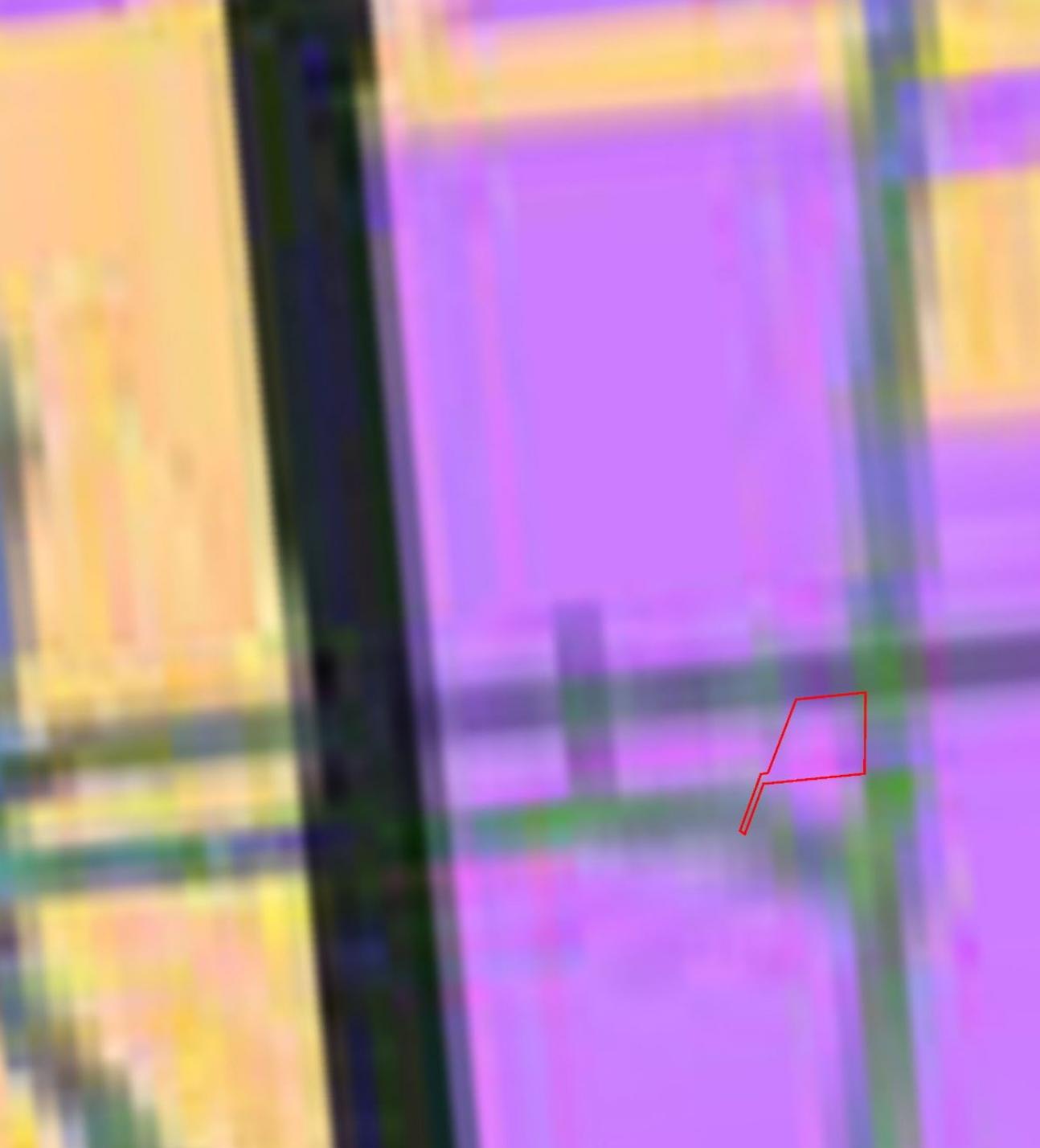
Trimon Management Inc.

- Zoning By-law Amendment
- City File No. PLAN 23 – 117840
- March 26, 2024



 SUBJECT LANDS

Aerial Context

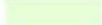


 SUBJECT LANDS

Urban System

-  Community Area
-  Employment Area

Agricultural System

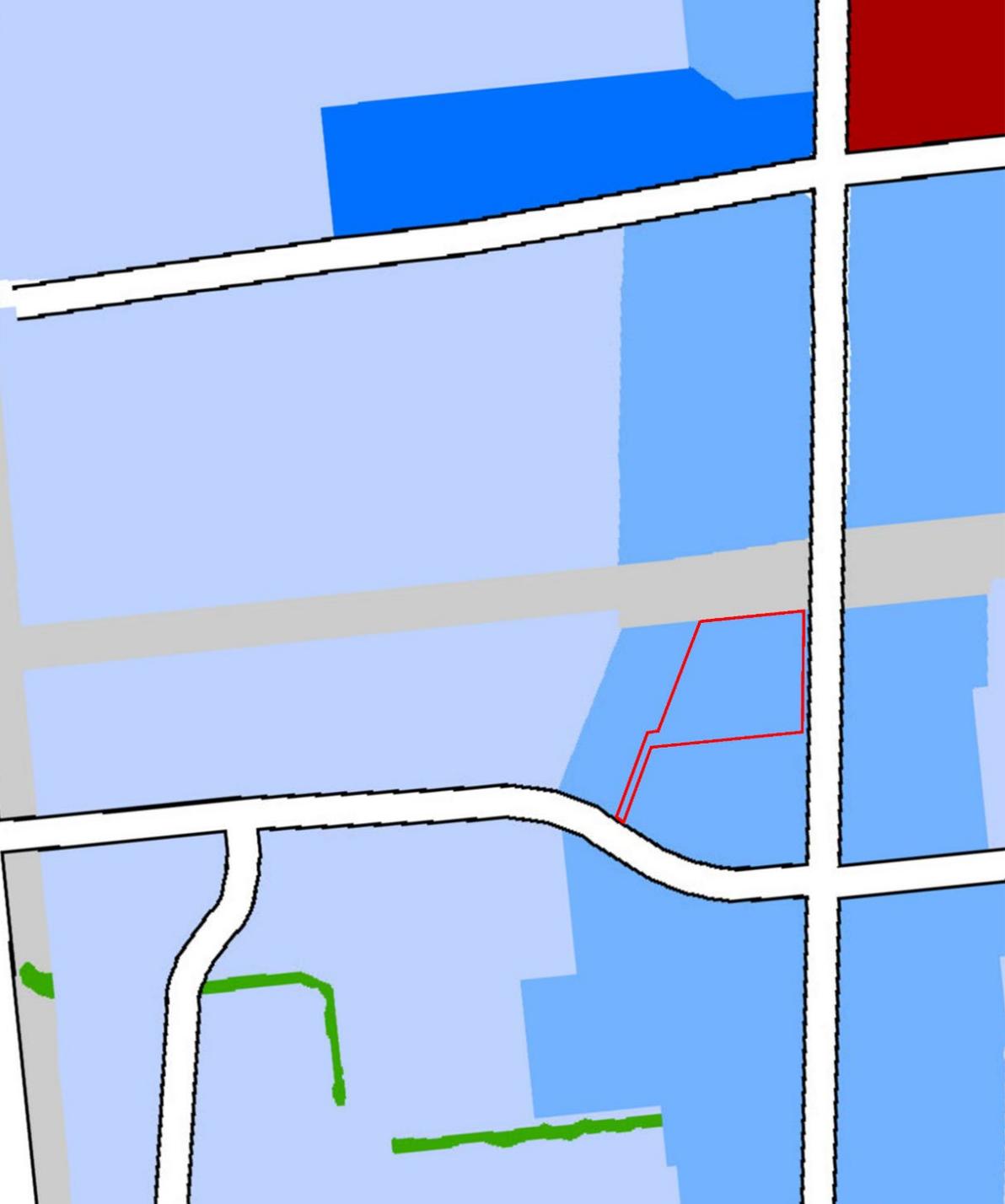
-  Holland Marsh Specialty Crop Area
-  Agricultural Area
-  Rural Area
-  Hamlet

Provincial Highways

-  Existing

Municipal Boundaries

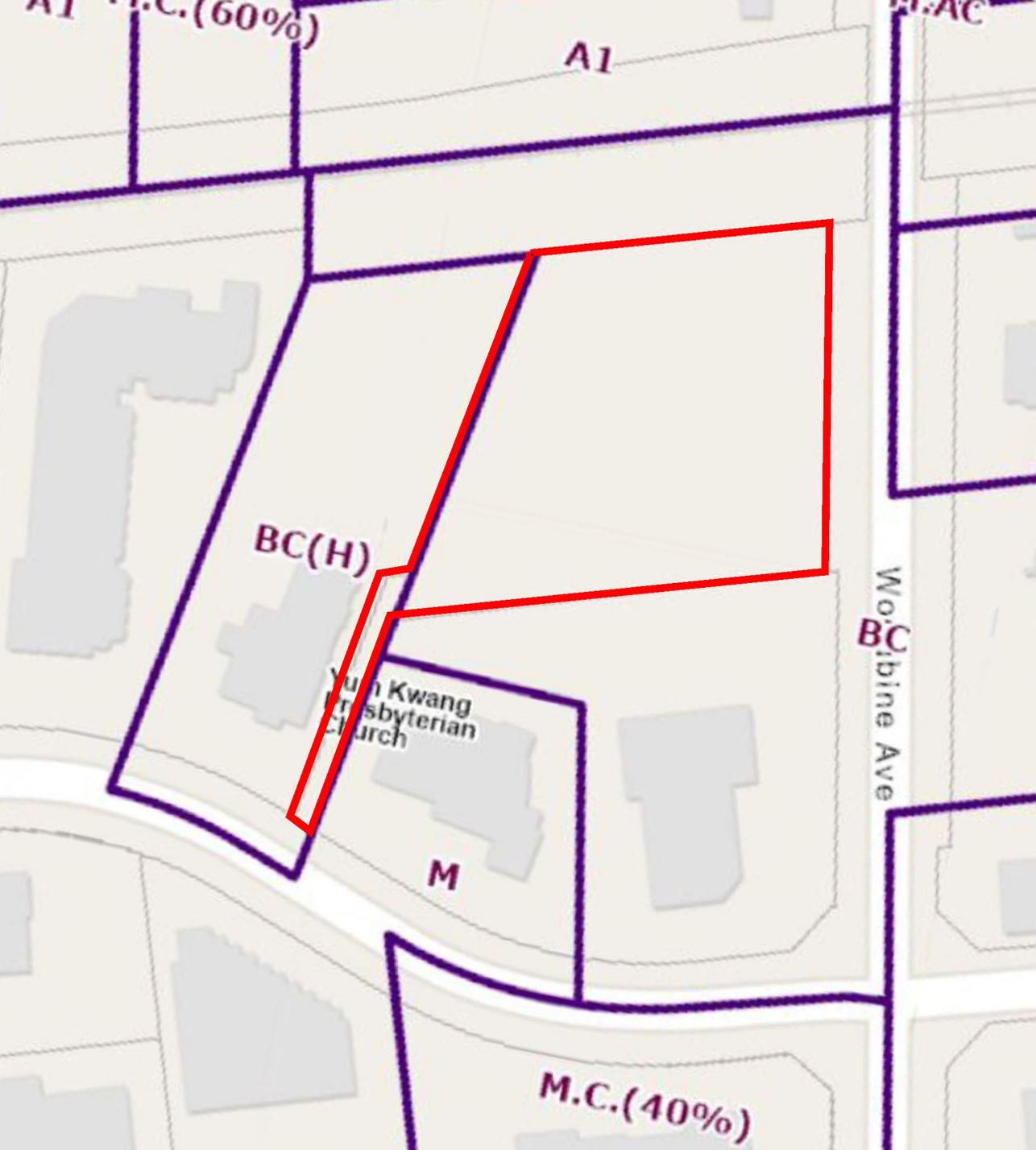
-  Regional Municipal Boundary
-  Local Municipal Boundary



 SUBJECT LANDS

-  Commercial
-  Business Park Employment
-  Business Park Office Priority Employment
-  Service Employment
-  General Employment
-  Intensification Area
-  Future Urban Area
-  Future Neighbourhood Area
-  Future Employment Area
-  Secondary Plan Area Specific Policy
-  Deferral Area

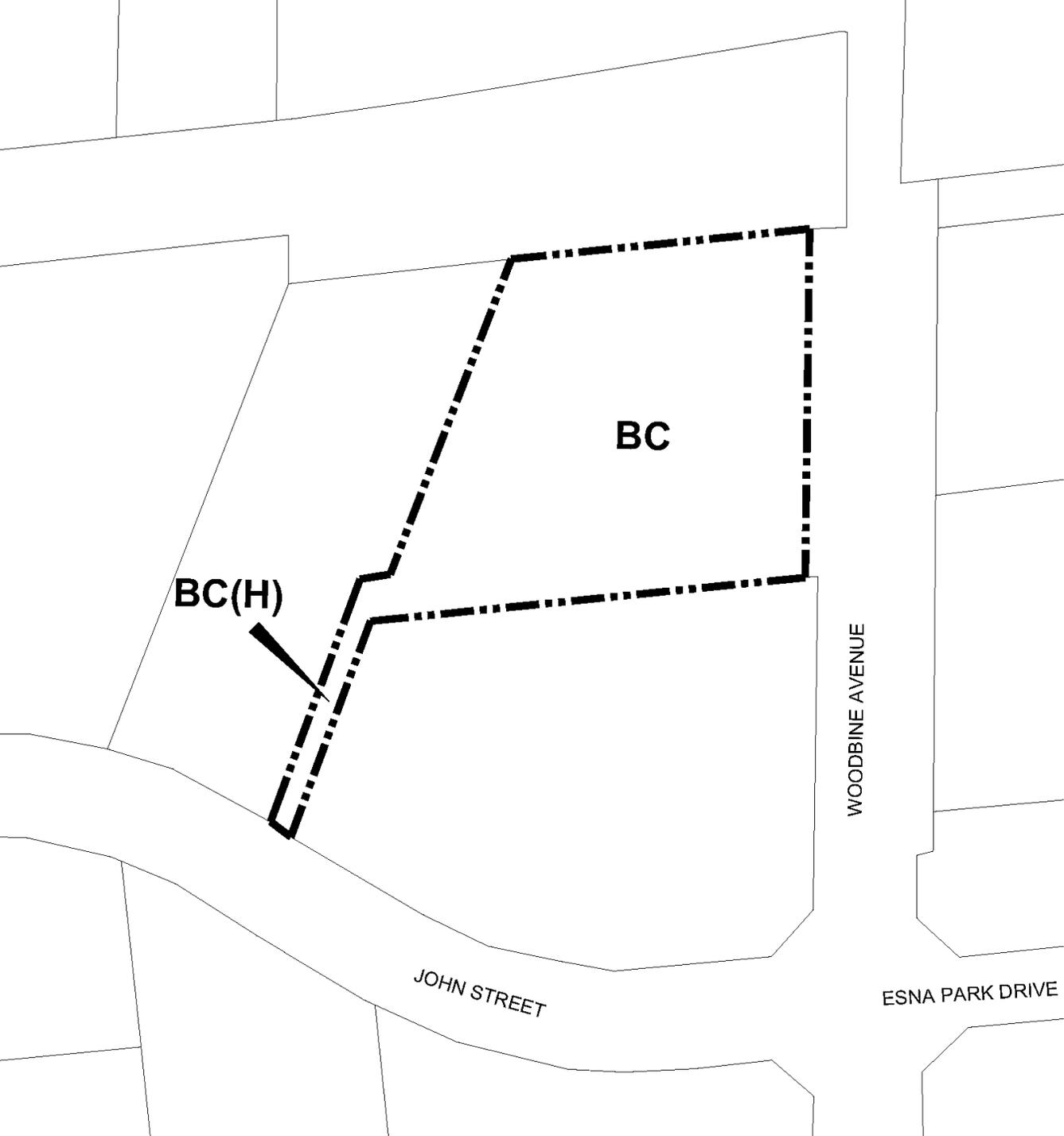
**2014 Markham Official Plan
Schedule A – Land Use Plan**



 SUBJECT LANDS

City of Markham
Zoning By-law 108-81



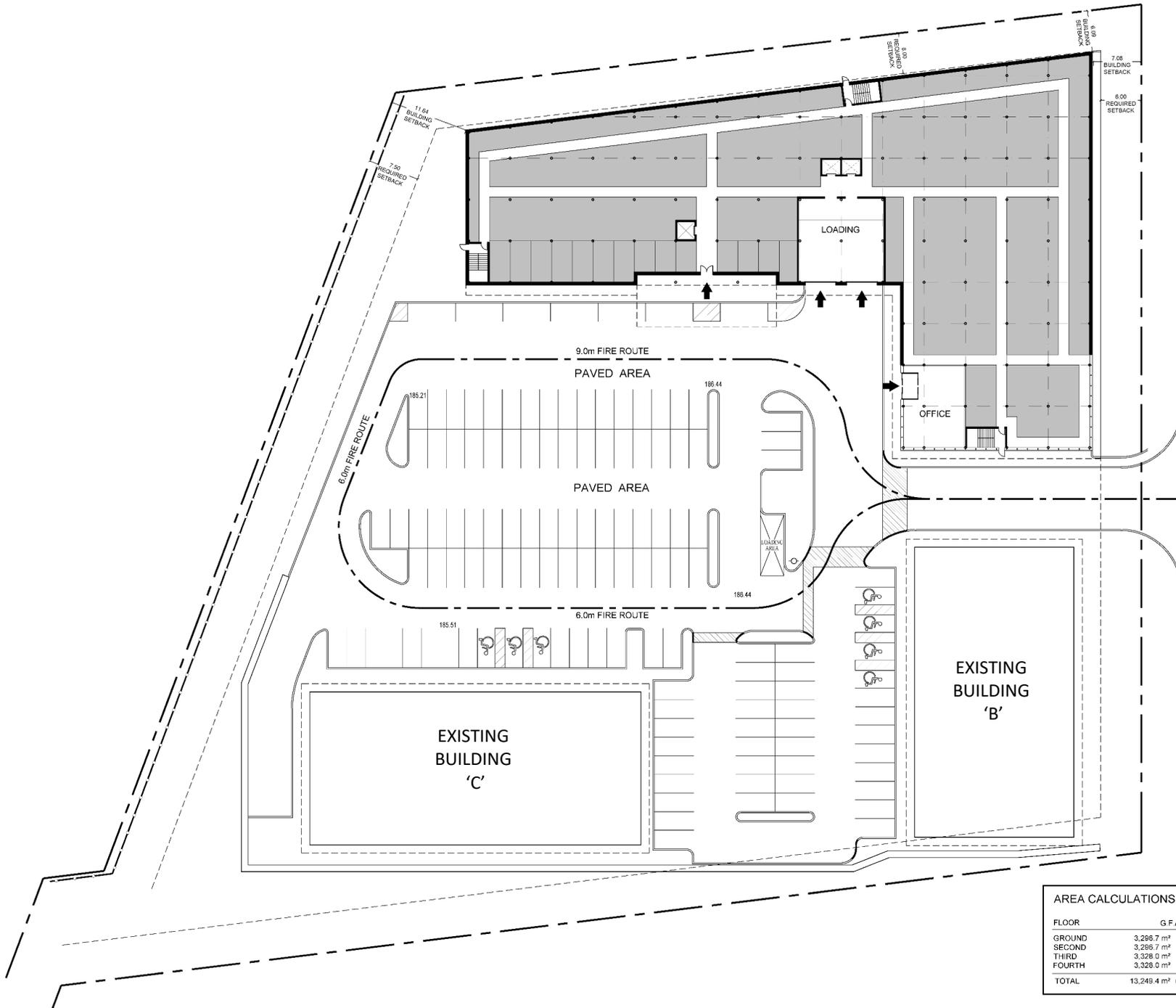


Exception 8.XXX	Diagram Developments Inc. 7528,7520 and 7550 Woodbine Avenue	Parent Zone BC
File PLAN 23 117840		Amending By-law 2024-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to land outlined on Schedule "A" to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
8.XXX.1 Additional Permitted Uses		
The following are the only permitted uses:		
a)	Commercial Self-Storage Facility	
8.XXX.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Parking standard for a commercial self-storage facility – 1 space per 531 square metres of <i>net floor area</i>	
b)	Notwithstanding any further division or partition of the land subject to this Section, the lands shown on Schedule "A" shall be deemed to be one lot for the purposes of this By-law.	

2. All other provisions of By-law 108-81, as amended, not consistent with the provisions of this by-law shall continue to apply.

**Proposed Zoning
By-law Amendment**





WOODBINE AVE.

Conceptual Site Plan

AREA CALCULATIONS				
FLOOR	G.F.A.		NET LOCKER AREA	
GROUND	3,296.7 m ²	(32,485 ft ²)	2,248.9 m ²	(24,207 ft ²)
SECOND	3,296.7 m ²	(32,485 ft ²)	2,400.9 m ²	(25,843 ft ²)
THIRD	3,328.0 m ²	(34,854 ft ²)	2,440.4 m ²	(26,268 ft ²)
FOURTH	3,328.0 m ²	(34,854 ft ²)	2,307.6 m ²	(24,839 ft ²)
TOTAL	13,249.4 m²	(142,614 ft²)	9,397.8 m²	(101,157 ft²)



Proposed Development





Proposed Development





Proposed Development





September 2023

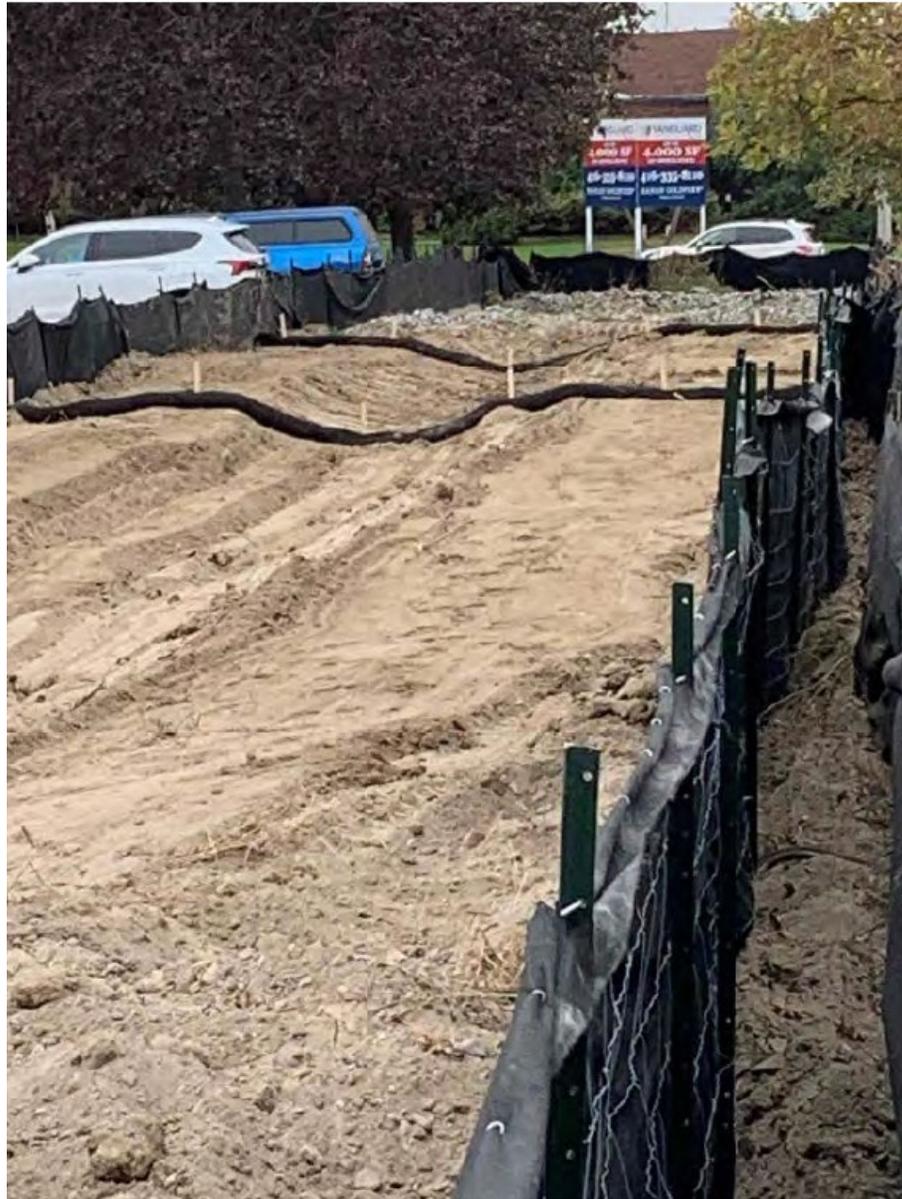


October 2023

Existing Conditions



September 2023



October 2023

Existing Conditions



**September
2023**



October 2023

Existing Conditions

THANK YOU