



Report to: Development Services Committee

Report Date: May 23, 2017

---

**SUBJECT:** Preliminary Report  
Application for Zoning By-law Amendment by the Rice Group to permit a 1,115m<sup>2</sup> (12,000ft<sup>2</sup>) two storey office building at 11258 Woodbine Avenue  
File No.'s: ZA 16 106902 (Ward 2)

**PREPARED BY:** Geoff Day MCIP, RPP, Ext. 3071  
Senior Planner, West District

**REVIEWED BY:** David Miller, MCIP, RPP, Ext. 4960  
Manager, West District

---

**RECOMMENDATION:**

1. That the Staff report titled "Preliminary Report Application for Zoning By-law Amendment by the Rice Group to permit a 1,115m<sup>2</sup> (12,000ft<sup>2</sup>) two storey office building at 11258 Woodbine Avenue File No.'s: ZA 16 106902 (Ward 2)", be received;

**PURPOSE:**

This report provides preliminary information on the Zoning By-law Amendment application and contains general information in regards to applicable Official Plan and other policies as well as other matters. This report should not be taken as Staff's opinion or recommendation on the applications.

**Process to date**

- The Zoning By-law Amendment application deemed complete on January 27, 2017
- The application has been circulated to internal departments and external agencies for comments and is presently under review
- Preliminary Report considered by Development Services Committee on May 23, 2017

**Next steps**

- Statutory Public Meeting targeted for June 6, 2017
- If approval is granted, enactment of Zoning By-law Amendment by Council
- Site Plan Approval (delegated to Staff)

**BACKGROUND:**

**Property and Area Context**

The 1.65 ha (4 acre) property is located between Honda Boulevard and Woodbine Avenue, north of the Woodbine By-Pass (Figure 1). The lot is approximately 30 metres wide along the Woodbine frontage and flares out to 162 metres along the Honda Boulevard frontage. Presently, the lands are undeveloped. To the north are agricultural lands that are being farmed. To the east across Woodbine Avenue are agricultural lands that are located within the City's Future Urban Area. The lands to the south are lands zoned Rural Residential. To the west of Honda Boulevard is the existing Honda Canada head office (Figures 2 & 3).

**Proposal**

The “subject lands” is the westerly 0.42 ha (1.04 acre) portion of the property. The owner has applied to re-zone the “subject lands” to permit a 1,115m<sup>2</sup> (12,000ft<sup>2</sup>) two storey office building with thirty-five (35) vehicular parking spaces. A site plan application has also been submitted concurrently with the rezoning application (SC 16 106902).

**Official Plans**

Both the Official Plan (Revised 1987), as amended, and the Highway 404 North Planning District PD 42-1 (OPA 149), designates the westerly half of the subject lands Business Park and the easterly half, Transportation and Utilities and Business Corridor (Figure 4).

The Business Park designation provides for, amongst other uses, office and light industrial uses that exhibit high quality building design in a business park setting. The Transportation and Utilities designation identifies the existing Hydro One transmission corridor. The Business Corridor designation also provides for office and light industrial uses that shall contain a high level of urban design.

In the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, and March 10, 2017 (2014 Official Plan)), the westerly half of the subject lands is designated General Employment and the easterly half, Transportation and Utilities and Service Employment (Figure 5). The 2014 Official Plan (Section 9.10.4), states that until a revised secondary plan is approved for the Highway 404 North lands, the provisions of the Official Plan (Revised 1987), as amended and Secondary Plan PD 42-1, as amended, shall apply.

**Zoning**

The property is comprised of three zones. A portion of the Honda Boulevard frontage is zoned Business Park exception \*343. The remaining westerly half of the subject lands is zoned Business Park exception \*343\*345 and the easterly half, Business Corridor exception \*343\*345, by By-law 177-96, as amended (Figure 2). The zone boundary between the Business Park and the Business Corridor zones is approximately 200 metres (656 feet) from the centreline of Woodbine Avenue.

As exception \*345 only permits driveways and landscaping on the subject lands, a zoning by-law amendment is required to permit the proposed office building.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of matters raised to date. Other matters may be identified through the detailed review of the proposal.

1. The applicant has indicated that they intend to submit a consent application to sever the “subject lands” from the balance of the property. Therefore, at this time, they are only proposing to rezone the 0.42 ha (1.04 acre) portion of the property required for the proposed 1,115m<sup>2</sup> (12,000ft<sup>2</sup>) two storey office building (Figures 6 & 7). The remaining 1.23 ha (3.04 acres) will continue to be zoned BP and BC. The evaluations of any future rezoning applications, for the balance of the site, will in part be informed by discussions with the owners about how this portion of the site can be developed comprehensively with adjoining properties to the north and south.

The preliminary review of the proposal for the "subject lands" indicates that a reduction to the minimum required lot area from 0.8 ha (1.98 acres) to 0.42 ha (1.04 acre), is required (Appendix 'A').

2. The applications have been circulated to internal departments and external agencies for comments and are presently under review.
3. If approved, the proposed development shall be required to incorporate appropriate sustainable development features including but not limited to, (green initiatives, bird and dark sky friendly). Further discussions with the applicant are needed regarding these matters. These requirements will be implemented through the site plan process.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The applications are being evaluated to determine conformity with the City's strategic priorities including growth management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies for their review and comment.

**RECOMMENDED BY:**

  
\_\_\_\_\_  
Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager

  
\_\_\_\_\_  
for Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**APPLICANT CONTACT INFORMATION:**

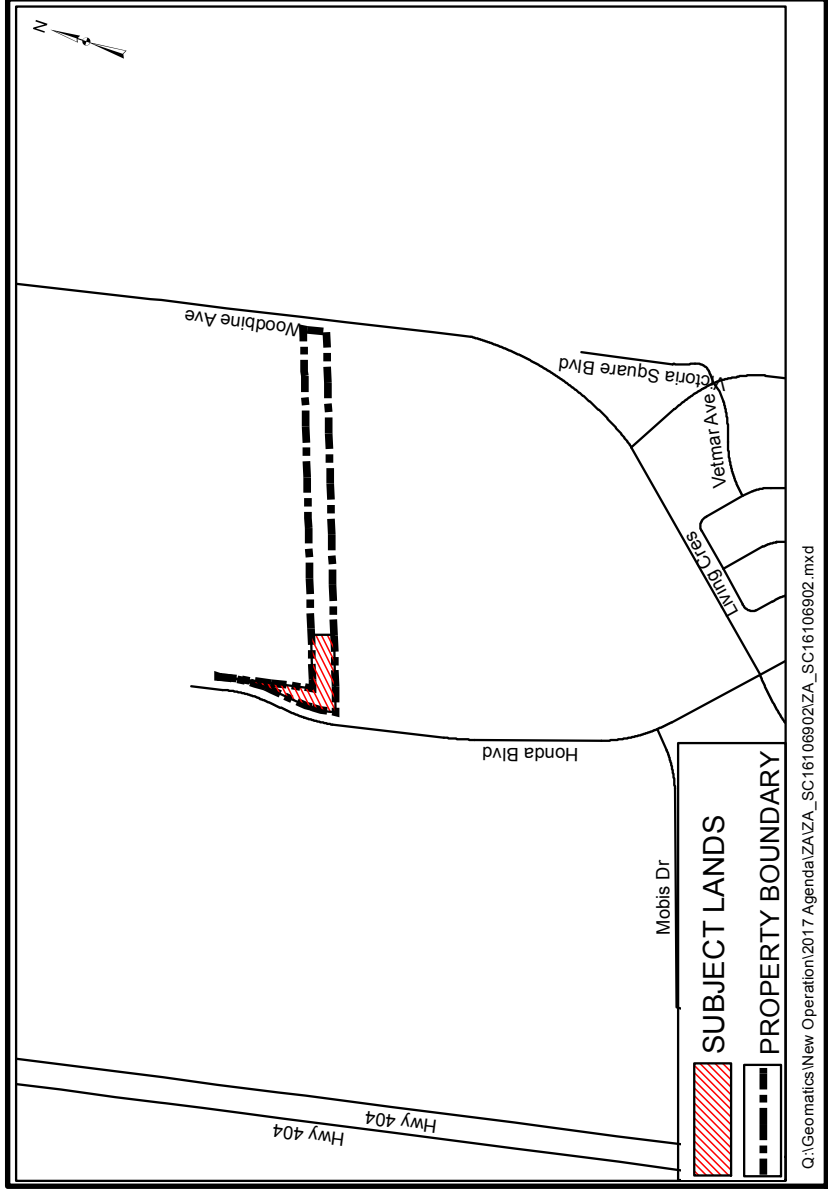
Michael Mendes  
Senior Manager, Development  
Rice Group  
905 888 1277 x 227  
416 899 5877  
[michael.mendes@ricegroup.ca](mailto:michael.mendes@ricegroup.ca)

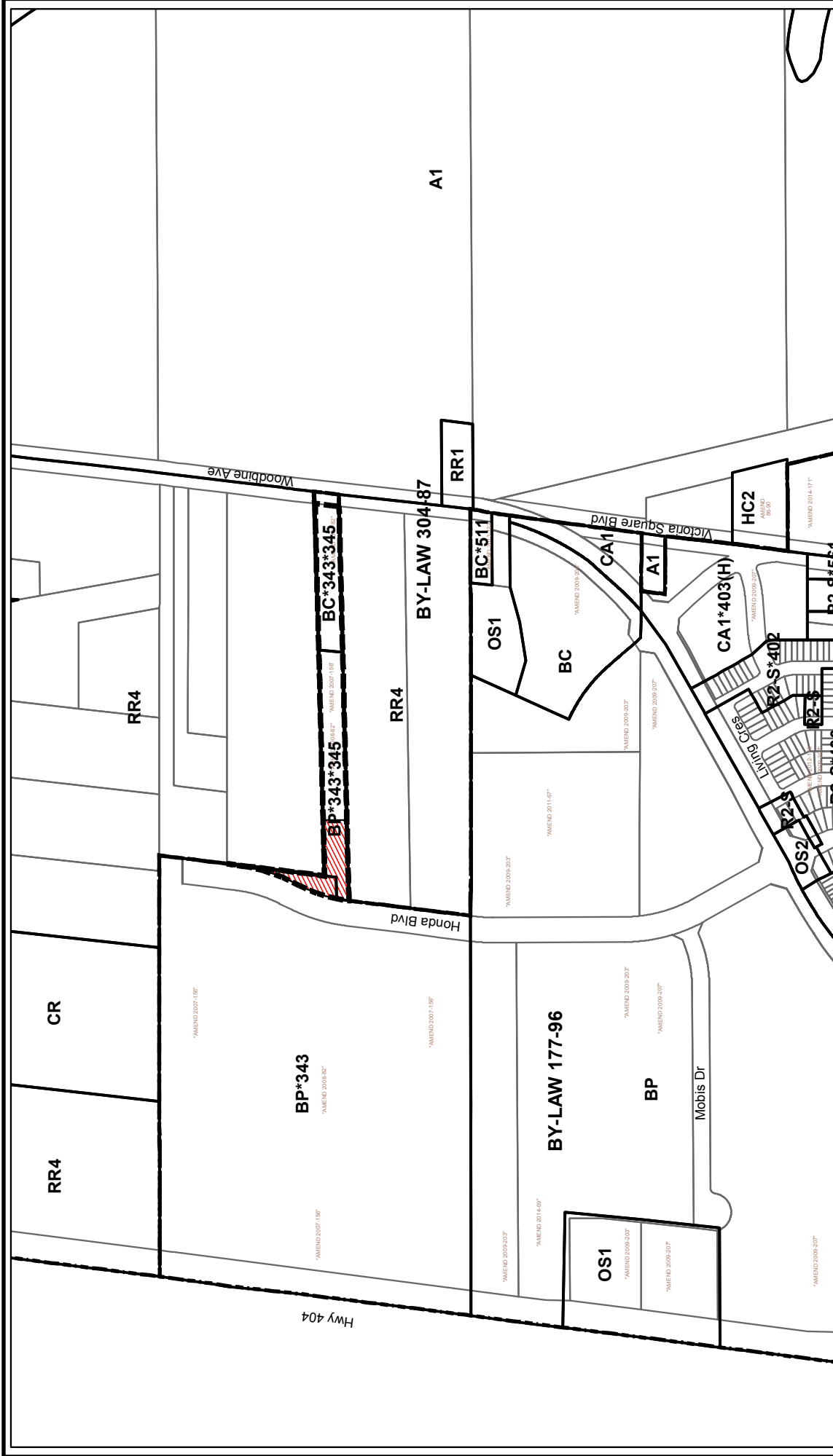
**ATTACHMENTS:**

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: 1987 Official Plan
- Figure 5: 2014 Official Plan
- Figure 6: Proposed Site Plan
- Figure 7: Proposed Elevations

**Appendix 'A': Draft Zoning By-law**

*File path: Amanda\File 16 106902\Documents\Preliminary Report*





# AREA CONTEXT / ZONING

APPLICANT: RICE GROUP  
11258 WOODBINE AVE.

FILE No. ZA\_SC. 16106902 (GD)

Q:\Geomatics\New Operation\2017 Agenda\ZA\_ZA\_SC\16106902\ZA\_SC16106902.mxd

 SUBJECT LANDS  
 PROPERTY BOUNDARY





# AERIAL PHOTO (2016)

APPLICANT: RICE GROUP  
11258 WOODBINE AVE.

FILE No. ZA\_SC. 16106902 (GD)

Q:\Geomatics\New Operation\2017 Agenda\ZA\ZA\_SC\16106902\ZA\_SC16106902.mxd

 SUBJECT LANDS  
 PROPERTY BOUNDARY



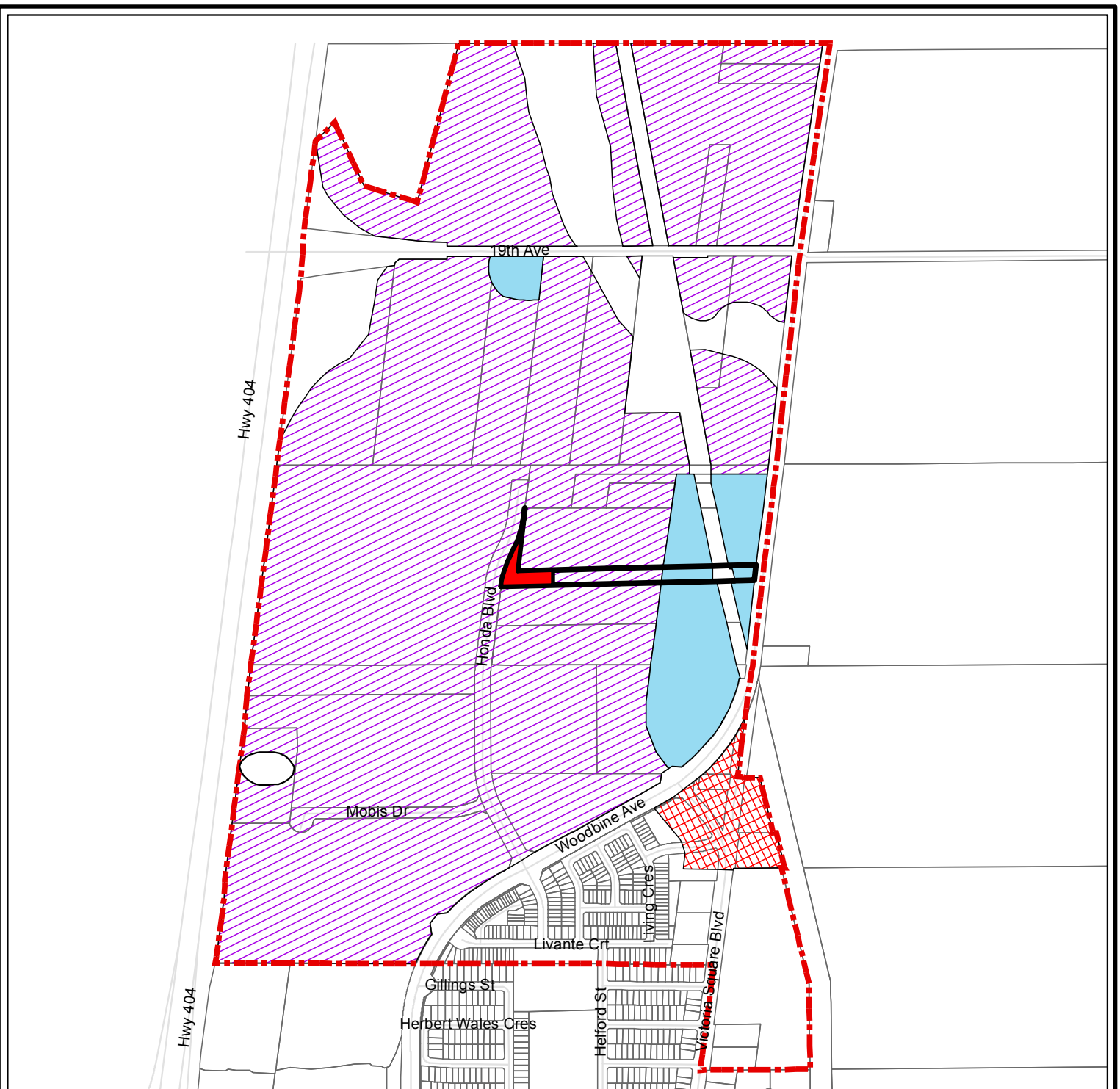
DATE: 10/04/2017

FIGURE No.3

Drawn By: CPW

Checked By: GD

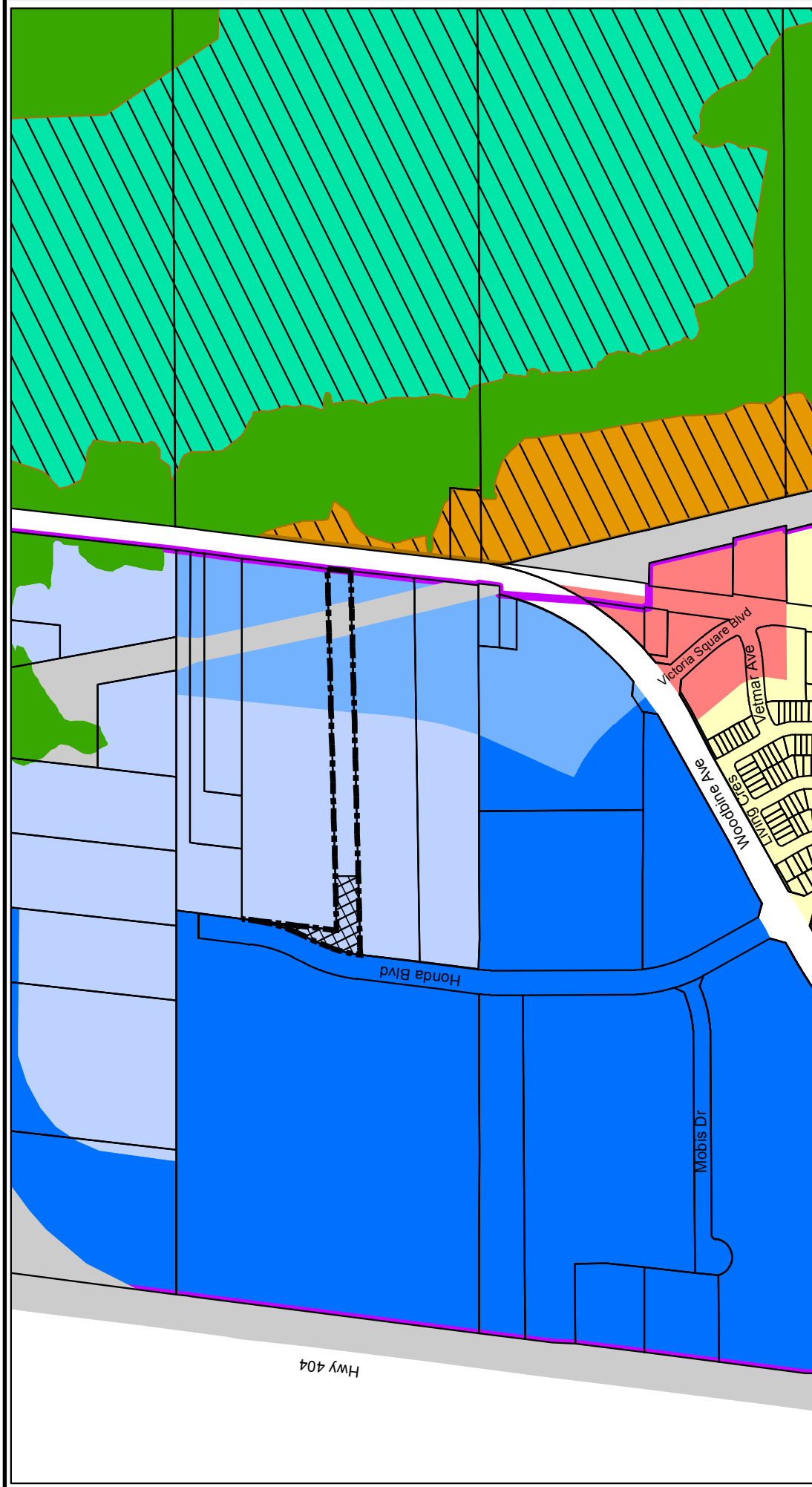




# EXTRACT FROM OFFICIAL PLAN AMENDMENT No.149 SCHEDULE H - COMMERCIAL / INDUSTRIAL CATEGORIES HIGHWAY 404 NORTH PLANNING DISTRICT

- SUBJECT LANDS COVERED BY THIS AMENDMENT
- PROPERTY BOUNDARY
- BUSINESS PARKWAY AREA
- BUSINESS PARKWAY CORRIDOR AREA
- COMMUNITY AMENITY AREA





# EXTRACT FROM MAP 3 - LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



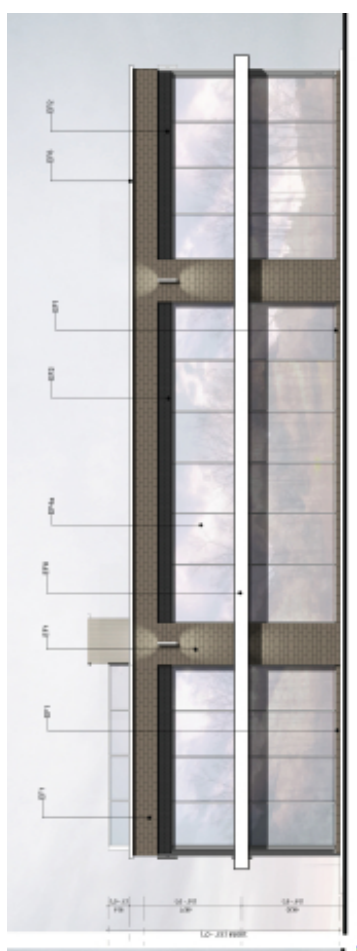
- |  |   |  |                        |
|--|---|--|------------------------|
|  | SUBJECT LANDS COVERED BY THIS AMENDMENT |  | PROPERTY BOUNDARY      |
|  | Business Park Employment                |  | Greenway               |
|  | Residential High Rise                   |  | Mixed Use Low Rise     |
|  | Residential Low Rise                    |  | Trans Utility          |
|  | Service Employment                      |  | General Employment     |
|  | Future Employment Area                  |  | Future Employment Area |
|  | Future Neighbourhood Area               |  | Future Urban Area      |
|  | Secondary Plan Area Specific Policy     |  |                        |

Q:\Geomatics\New Operation\2017 Agenda\ZA\ZA\_SC16106902\Amendments\OP\_Sche\OP\_sche.mxd





NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

# ELEVATIONS

APPLICANT: RICE GROUP  
11258 WOODBINE AVE.

FILE No. ZA\_SC. 16106902 (GD)

Q:\Geomatics\New Operation\2017 Agenda\ZA\ZA\_SC\16106902\ZA\_SC.16106902.mxd



# BY-LAW 2017-\_\_\_\_\_

## A By-law to amend By-law 177-96, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 177-96, as amended, is hereby further amended as it applies to the lands outlined on Schedule ‘A’ as follows:

- 1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto as follows:

from:

**Business Park (BP\*343) Zone and Business Park (BP\*343\*345) Zone**

to:

**Business Park (BP\*577) Zone**

- 1.2 By adding the following subsection to Section 7- EXCEPTIONS

Exception 7.577	1696913 Ontario Inc. South of Elgin Mills Road and west of Woodbine Avenue	Parent Zone BP
File ZA 16 106902		Amending By-law 2017-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *577 on the schedule to this By-law.		
<b>7.577.1 Special Zone Standards</b>		
The following special zone standards shall apply:		
a)	Minimum <i>Lot Area</i> – 0.42 ha	
b)	The provisions of Section 6.9 shall not apply.	

Read and first, second and third time and passed on \_\_\_\_\_,  
2017.

\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



## **EXPLANATORY NOTE**

**BY-LAW 2017-\_\_\_\_\_**

**A By-law to amend By-law 177-96, as amended**

Rice Group  
11258 Woodbine Avenue  
ES Honda Boulevard  
ZA 16 106902

### **Lands Affected**

The proposed by-law amendment applies to approximately 0.42 hectares (1.04 acres) of land known municipally as 11258 Woodbine Avenue, and located on the east side of Honda Boulevard. The lands are located on the east side of Honda Boulevard within the Highway 404 North community.

### **Existing Zoning**

The subject lands are zoned Business Park (BP\*343) Zone and Business Park (BP\*343\*345) Zone by By-law 177-96, as amended.

### **Purpose and Effect**

The purpose and effect of this by-law amendment is to rezone the subject lands into the following zone category:

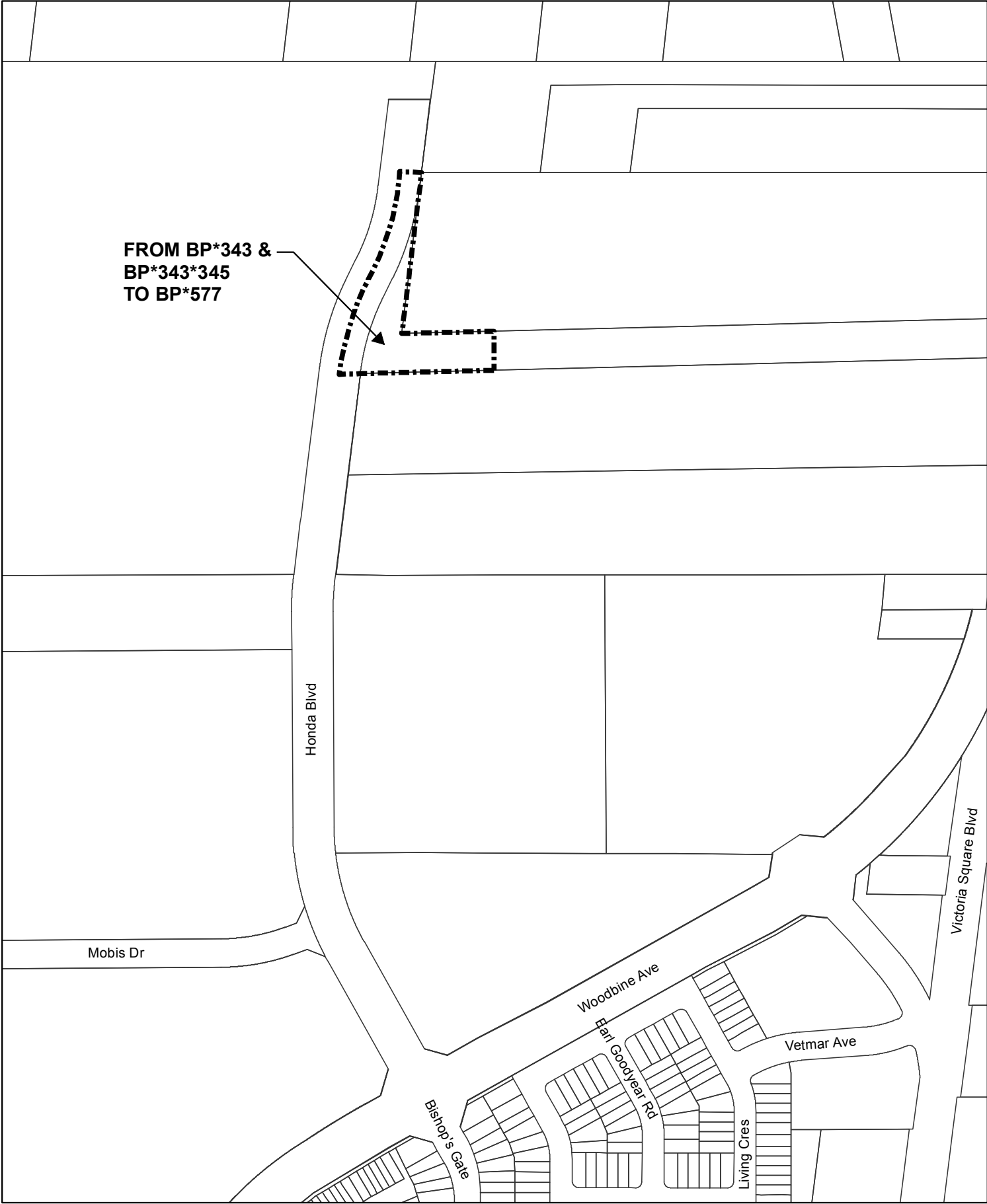
#### **Business Park (BP\*577) Zone**

in order to facilitate the development of a 1,115m<sup>2</sup> (12,000ft<sup>2</sup>) two storey office building.

### **Note Regarding Further Planning Applications on this Property**



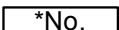
The owner shall be permitted to apply to the Committee of Adjustment for a variance from the provisions of this zoning by-law before the second anniversary of the day on which the by-law was approved by Council.





# SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 177-96 DATED



-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BUSINESS PARK
-  EXCEPTION SECTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

Q:\Geomatics\New Operation\By-Laws\ZA\ZA16106902\ZA16106902.mxd

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office