



Report to: Development Services Committee

Report Date: September 9, 2014

SUBJECT: Preliminary Report
Zoning By-law Amendment application by Shell Canada Limited c/o 2283288 Ontario Limited to add additional uses at 8510 Woodbine Avenue

FILE NO: ZA 14 114185

PREPARED BY: Geoff Day MCIP, RPP ext. 3071 – Senior Planner, West Development District

REVIEWED BY: Ron Blake MCIP, RPP ext. 2600 – Manager, West Development District

RECOMMENDATION

1. THAT the report dated September 9, 2014, entitled “Preliminary Report, Zoning By-law Amendment application by Shell Canada Limited c/o 2283288 Ontario Limited to add additional uses at 8510 Woodbine Avenue”, be received;
2. AND THAT a Public Meeting be held to consider the application for Zoning By-law Amendment to add additional uses at 8510 Woodbine Avenue;
3. AND FURTHER THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information regarding an application for Zoning By-law Amendment at 8510 Woodbine Avenue to add additional uses to the subject property and to seek authorization to hold a statutory Public Meeting to consider this application.

This report contains general information regarding applicable Official Plan and Zoning policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND

Subject property and area context

The subject property is located on the west side of Woodbine Avenue, north of Highway 7 and south of Centurian Drive (Figure 1).

The subject lands are a portion of a larger parcel owned by Shell Canada Limited to the south (Figure 2). Shell Canada Limited and 2283288 Ontario Limited have entered into an agreement of purchase and sale for the northern portion of the site which is intended to be severed to create a new developable lot. It is this northern portion of the property that is subject to this rezoning application.

Surrounding uses include (Figure 2):

- To the north, an existing auto repair/ gas station and Perkin’s Home Hardware store;

- To the immediate south, an existing automotive service station (Shell Canada) and south of the service station, Highway 7;
- To the east, Woodbine Avenue and to the east across Woodbine Avenue, existing retail/commercial developments containing Central Outboard Marine and Michael Angelo's Plaza; and,
- To the west, Hyundai Auto Canada warehouse and office.

Proposal

The Zoning By-law amendment application received on June 11, 2014 and deemed complete on June 26, 2014 in support of this proposal contemplates the following additional uses:

- Stand alone restaurants and/or restaurants located within a multi unit building with drive-thru capabilities;
- Retail stores;
- Personal service shops;
- Banks and financial institutions; and,
- A Day Nursery.

The conceptual site plan contemplates a total floor area of +/- 2,300m² (25,000ft²) containing 133 parking spaces with two access points from Woodbine Avenue (Figure 3). Although elevation drawings have not been submitted, Staff have been advised that the proposed height of the buildings will be 1 storey.

The proposed development would also be subject to Site Plan Approval although the owner has not filed a formal application at this time.

Official Plan and Zoning By-law

Under the in-force Official Plan (1987 Revised), as amended, the lands are designated INDUSTRIAL 'Business Corridor'. As the application was submitted prior to the recently approved Markham Official Plan 2014 (not yet in force), it is being reviewed primarily under the Official Plan (1987 Revised). Section 3.5.6.3c)i) and 3.5.6.3c)ii) of the Official Plan (1987 Revised), as amended, provides for the uses identified above, subject to conditions contained therein. There is no statutory Secondary Plan for this area of the City. In the recently approved Markham Official Plan 2014 (not yet in force), the lands are identified as being within the Woodbine/404 key development area, and are designated Business Park Office Priority, which does not provide for the proposed uses. The applicant has appealed the Official Plan 2014 in its entirety to maintain the current Official Plan (Revised 1987) Business Corridor Area permissions on the site.

The lands are presently zoned Select Industrial and Limited Commercial (M.C. 40%) by By-law 165-80, as amended (Figure 4). A Zoning-By-law Amendment is required to permit the proposed uses.

OPTIONS/ DISCUSSION:**Benefits of the proposed development**

The proposed development will implement the INDUSTRIAL 'Business Corridor' designation of the Official Plan (Revised 1987). The proposal, if approved will result in the development of a presently under-utilized parcel of land in a highly visible area of the City.

Matters to be resolved

The matters below and any others identified through the circulation and detailed review of the proposal will be addressed in more detail in a final staff report to be presented to Committee if necessary, at a later date:

- existing and new Official Plan policies to be considered;
- the availability of parking required to support the proposal remains to be confirmed;
- traffic impacts associated with the proposed development must be reviewed;
- the proposed access to Woodbine Avenue is subject to Region of York approval;
- appropriate setbacks, heights, landscaping etc. remains to be determined;
- (Figure 5) the TRCA has confirmed that the southern portion of the property within the TECA screening zone and therefore, is susceptible to flooding. The applicant must:
 - a) demonstrate that the property is not in the flood plain through a flood plain analysis, detailed review of existing topography etc.; or,
 - b) ensure no new development will be located within the flood plain plus a 10 metre buffer.
- appropriateness of the Day Nursery use at this location remains to be evaluated.

CONCLUSION:

Staff recommend that a statutory Public Meeting be held to consider this application and obtain public input.

FINANCIAL CONSIDERATIONS:

There are no financial matters to be considered in this report.

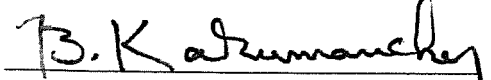
ALIGNMENT WITH STRATEGIC PRIORITIES:

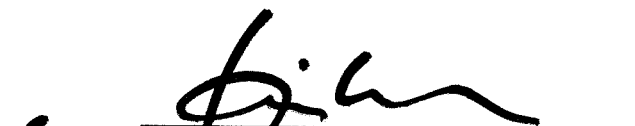
The proposal will be reviewed in the context of the City's strategic priority of Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Zoning By-law amendment and future Site Plan processes.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Air Photo

Figure 3: Conceptual Site Plan

Figure 4: Area Context and Zoning

Figure 5: TRCA Screening zone

Owner/Agent:

Mark Yarranton BES, MCIP, RPP

PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B

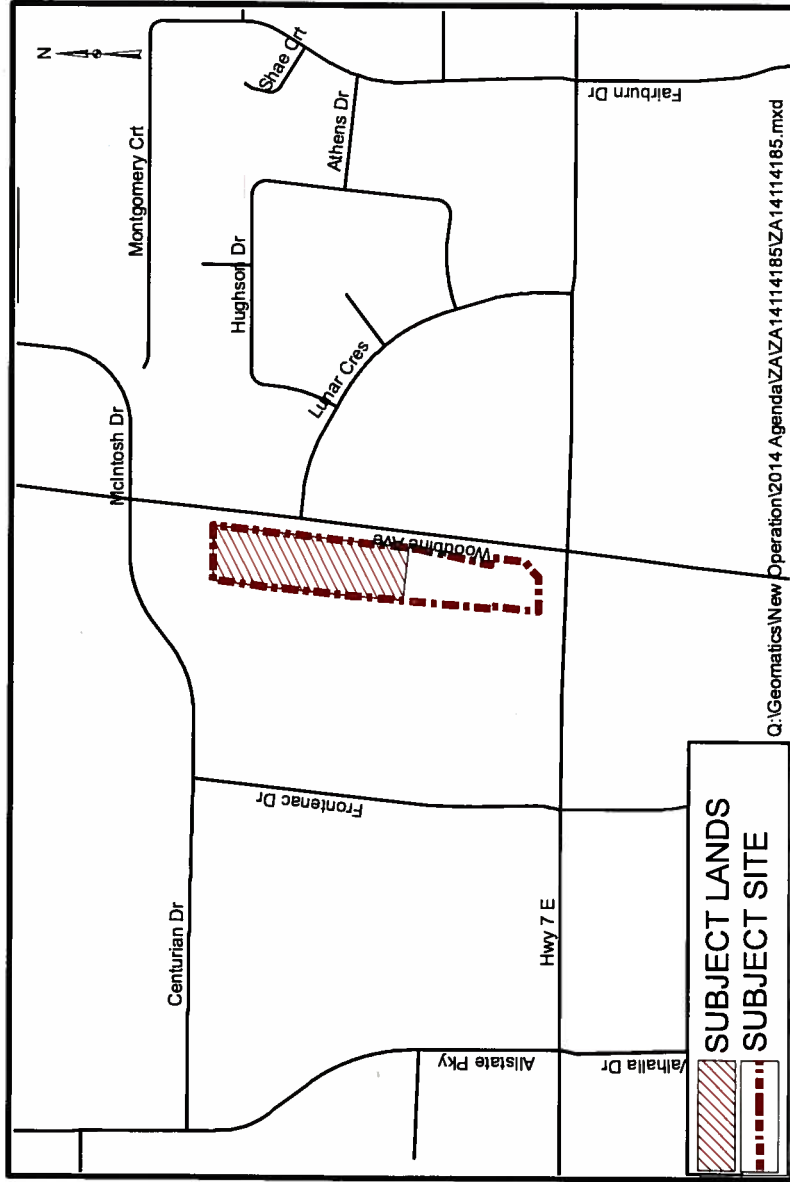
Concord, Ontario

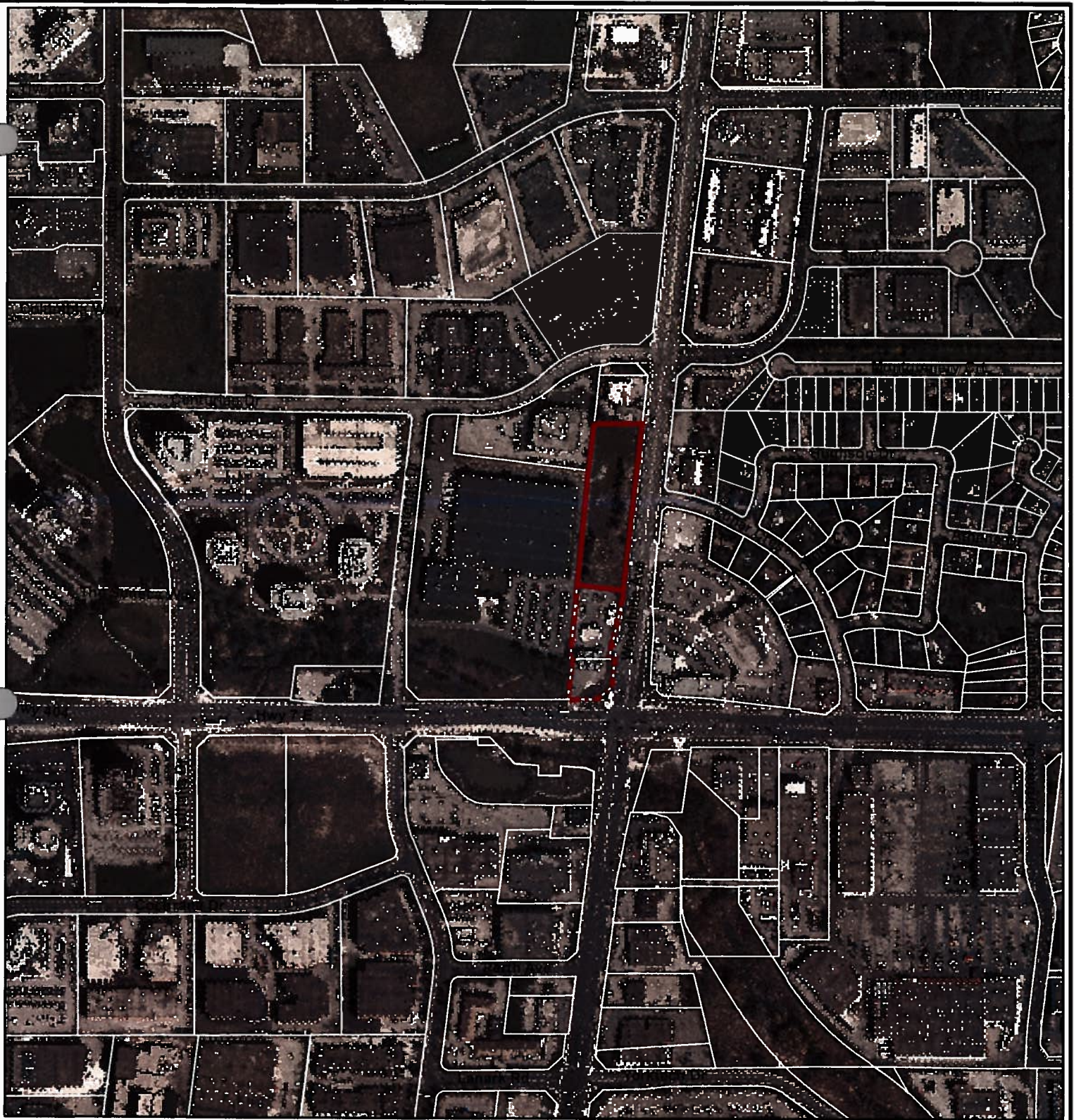
L4K 3P3

T 905.669.4055 (ext. 230)

F 905.669.0097

File path: Amanda\File 14 114185\Documents\Preliminary Report





AIR PHOTO

APPLICANT: SHELL CANADA c/o 2283288 ONT. LTD.
8510 WOODBINE AVENUE

FILE No: ZA. 14114185 (GD)

Q:\Geomatics\New Operation\2014 Agenda\ZA\ZA14114185\ZA14114185.mxd





DEVELOPMENT SERVICES COMMISSION

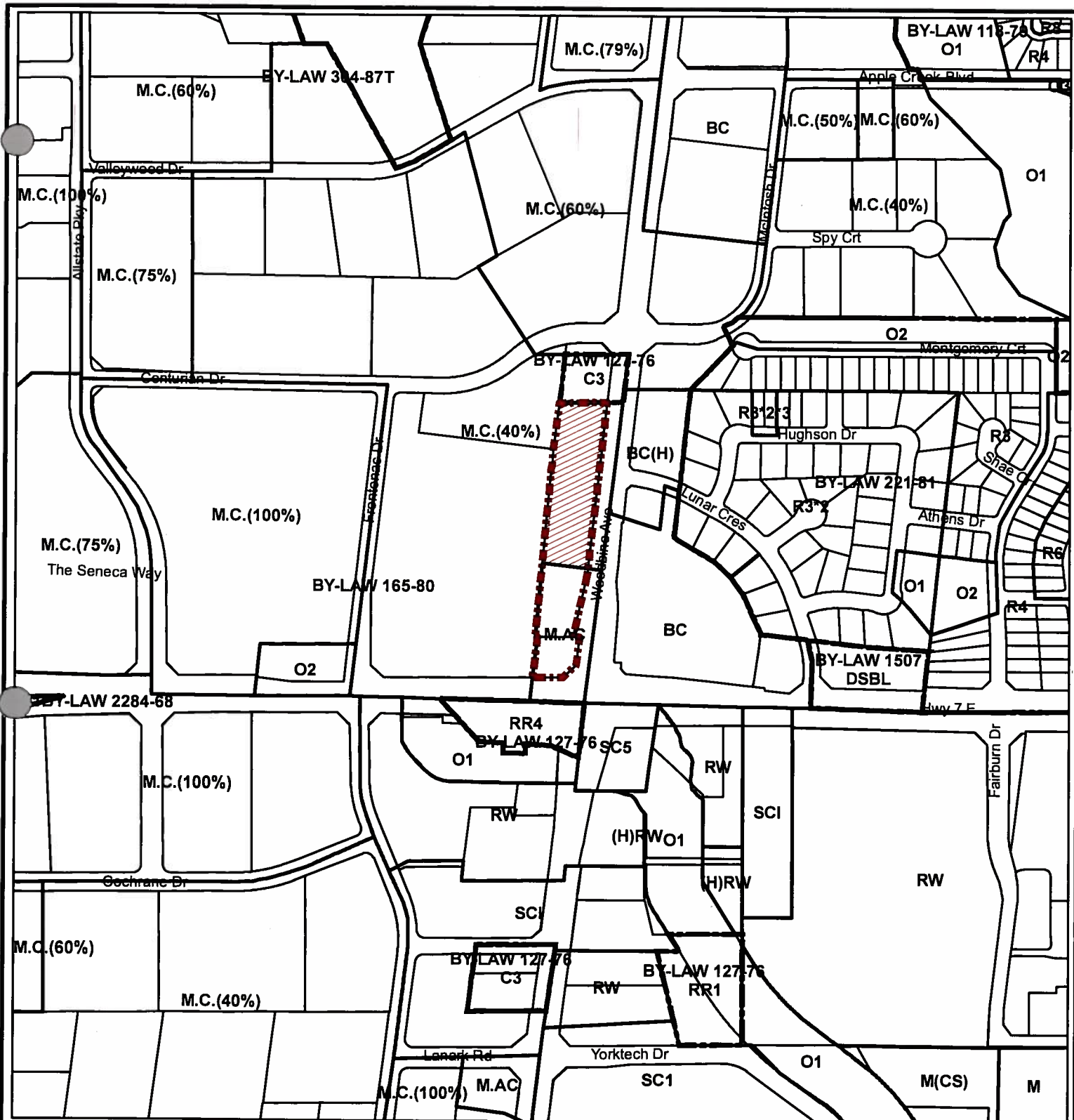
Drawn By: CPW Checked By: GD

DATE: 29/07/2014

FIGURE No.2



 SUBJECT LANDS
 SUBJECT SITE



AREA CONTEXT / ZONING

APPLICANT: SHELL CANADA c/o 2283288 ONT. LTD.
8510 WOODBINE AVENUE

FILE No: ZA. 14114185 (GD)

Q:\Geomatics\New Operation\2014 Agenda\ZA\ZA14114185\ZA14114185.mxd

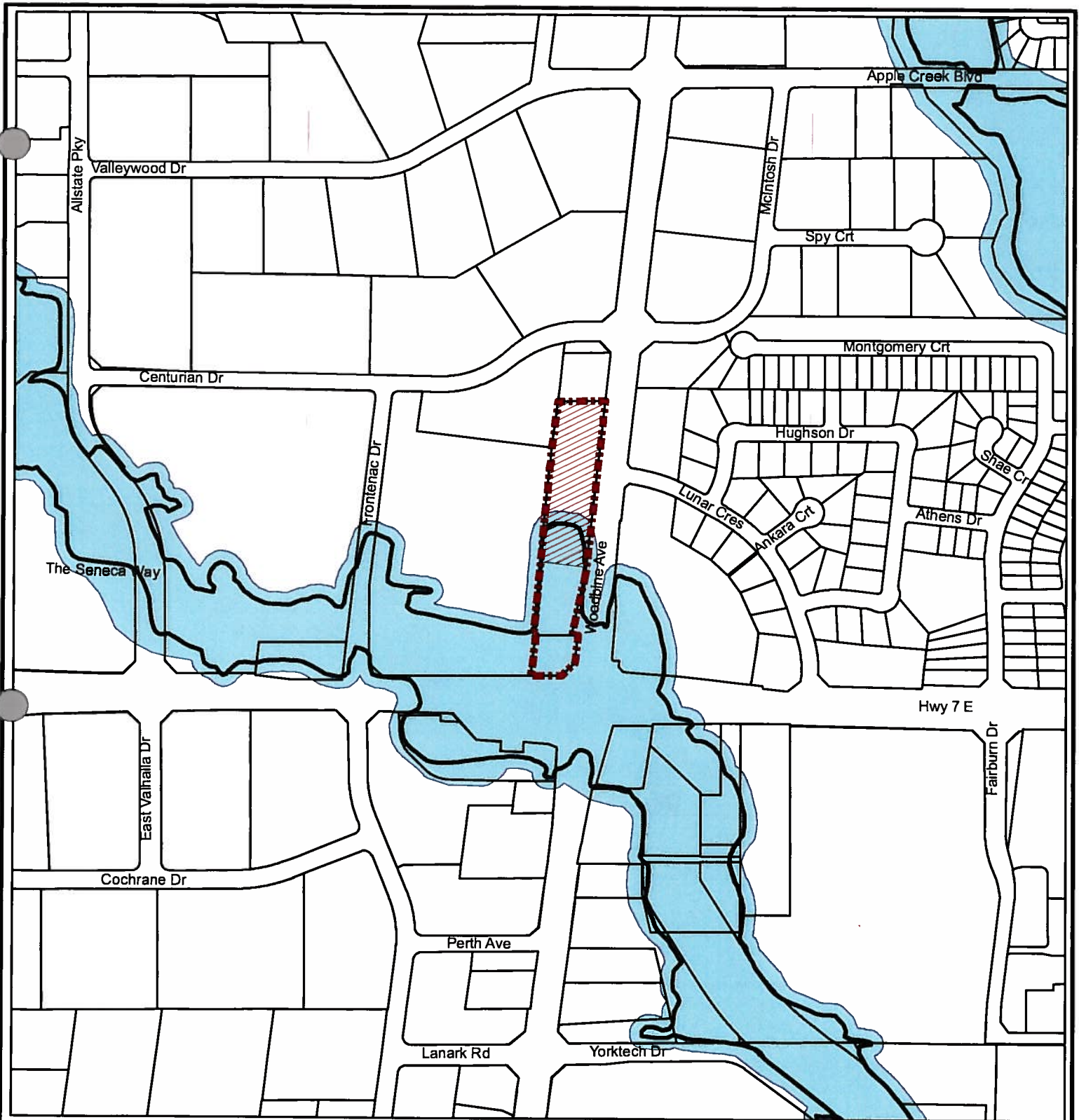
DATE: 29/07/2014

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: GD

FIGURE No.4

 SUBJECT LANDS
 SUBJECT SITE



TRCA SCREENING ZONE

APPLICANT: SHELL CANADA c/o 2283288 ONT. LTD.
8510 WOODBINE AVENUE

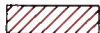



FILE No: ZA. 14114185 (GD)

Q:\Geomatics\New Operation\2014 Agenda\ZA\ZA14114185\ZA14114185.mxd



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: GD

-  SUBJECT LANDS
-  SUBJECT SITE
-  FLOOD LINE 166_06
-  FLOOD LINES



DATE: 29/07/2014

FIGURE No.5