

**SUBJECT:** PRELIMINARY REPORT  
1406262 Ontario Inc.  
8375 Woodbine Avenue  
Zoning By-law amendment to permit additional commercial  
uses

**FILE NO.:** ZA 13 126813

**PREPARED BY:** Michael Fry, Planner, ext. 2331

**REVIEWED BY:** Scott Heaslip, Senior Project Coordinator, ext. 3140

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**RECOMMENDATION:**

- 1) That the report dated September 10, 2013 titled "PRELIMINARY REPORT, 1406262 Ontario Inc., 8375 Woodbine Avenue, Zoning By-law amendment to permit additional commercial uses, file No. ZA 13 126813" be received.
- 2) That a Public Meeting be held to consider the application.
- 3) 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 on an application to amend the City's zoning by-laws and to seek authorization to hold a statutory Public Meeting. This report contains general information regarding applicable Official Plan and other policies as well as any issues/concerns identified during staff's preliminary review of the application, and should not be taken as Staff's opinion or recommendation on the application.

**BACKGROUND:**

**Property and Area Context**

The subject property is located on the east side of Woodbine Avenue, approximately 300 metres south of Highway 7 (Figure 3). It has a frontage of 42.7 metres (140 feet), a depth of 114 metres (374 feet) and an area of 4870 square metres (1.2 acres).

The property contains a one-storey, 510 square metre (5,500 square foot), commercial building (Figure 4), currently occupied by High Life Heating and Air Conditioning. The property contains 59 surface parking spaces, located in front of and behind the building.

To the north and south and to the west across Woodbine Avenue are retail and service businesses, typically located within one-storey buildings. To the east is the Beaver Creek.

**Official Plan**

The subject property is designated "Commercial - Retail Warehouse Area" in the current (in force) Official Plan. The "Retail Warehouse Area" designation is intended to accommodate medium to large format retail stores as well as a range of other commercial uses.

The draft New Official Plan designates the properties fronting on this section of Woodbine Avenue "Commercial." The "Commercial" designation is intended to accommodate the existing retail uses and provide for the orderly development or redevelopment over time for more intensive building forms.

**Zoning**

The subject Property is zoned General Commercial (C1) under Zoning By-law 127-76 (Figure 2). A site specific zoning by-law dating from 1976 (By-law No. 130-76), limits the use of the property to "one restaurant only." No other uses are permitted.

Within the parent by-law the General Commercial (C1) zone allows the following uses:

- Animal hospitals or veterinary establishments
- Art or antique shops
- Bakeries but not including the manufacturing of baked goods or products
- Banks, financial institutions or money lending agencies
- Business and professional offices
- Commercial schools
- Clubs whether fraternal or operated for profit
- Dressmaking or tailoring
- Drug Stores
- Dry cleaning and laundry depot
- Medical clinics
- Photography studios
- Public and private parking areas
- Recreational establishments including premises for billiards, bowling, curling, dancing, roller and ice skating, theatre or cinema
- Restaurants, soda fountains, and lunch counters, but not including drive-in restaurants
- Retail stores, service shops, personal service and repair shops
- Upholstering and furniture repair establishments

**Proposal**

The applicant has applied to amend the City's zoning by-laws requesting the uses permitted by the C1 zone category of By-law 127-76. No changes are proposed to the building or site plan (Figure 4).

The subject application was deemed complete on June 14, 2013.

**COMMENT**

Over time, the properties to the north and south have been deleted from the designated area of By-law 127-76, incorporated into the designated area of By-law 165-80, and zoned to permit a broader range of commercial uses. Currently, only five properties remain regulated by By-law 127-76 as amended.

The subject property is currently restricted to the one permitted restaurant use by a site specific Zoning By-law Amendment dating from 1976. The appropriateness of permitting the proposed uses under the C1 zone category, having regard for the retail and other commercial uses provided for by "Commercial - Retail Warehouse Area" designation of the current Official Plan and the use permissions of the draft New Official Plan, remain to be determined.

Subject to any issues or concerns raised at the Public Meeting, it may be appropriate to consider rezoning the subject property to the "Retail Warehouse" Zone category under By-law 165-80 and provide the full range of retail and other commercial uses provided for by the "Commercial – Retail Warehouse Area" designation of the current Official Plan.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

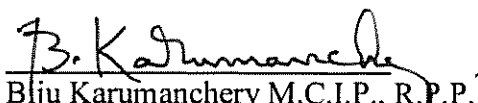
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

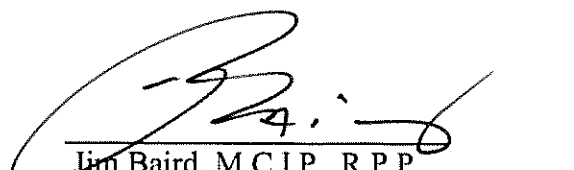
The proposal will be evaluated in the context of the City's strategic priorities, including Growth Management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various departments and external agencies and is currently under review.

**RECOMMENDED BY:**

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

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Service

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Existing Site Plan

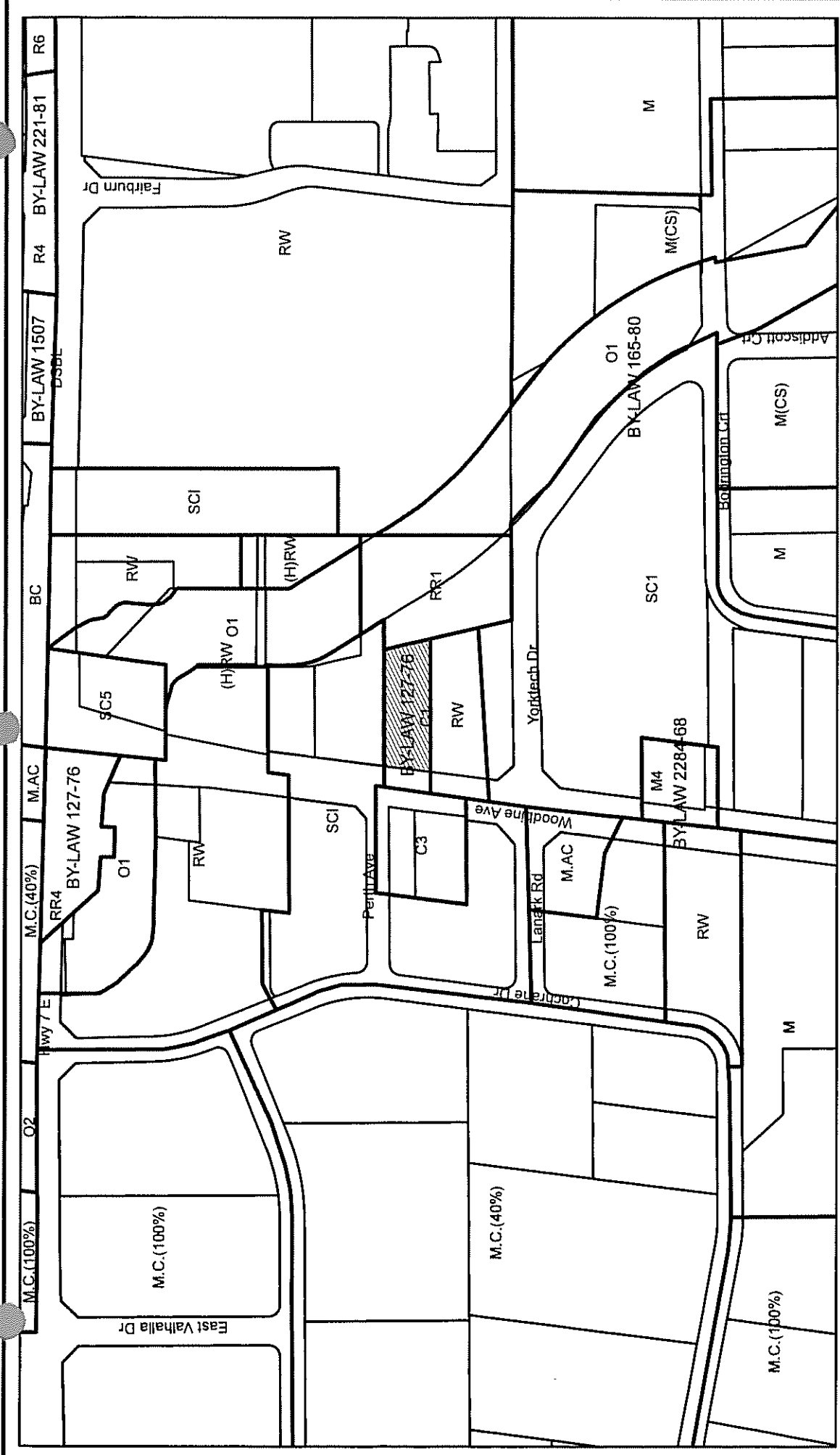
**APPLICANT:**

Daniel Yeung  
8375 Woodbine Avenue  
Markham Ontario L3R 2P4

**OWNER:**

1406262 Ontario Inc.  
c/o Stephen Yeung  
102 Passmore Avenue  
Toronto Ontario M1V 4S9


File path: Amanda\File 13 126813\Documents\Recommandation Report



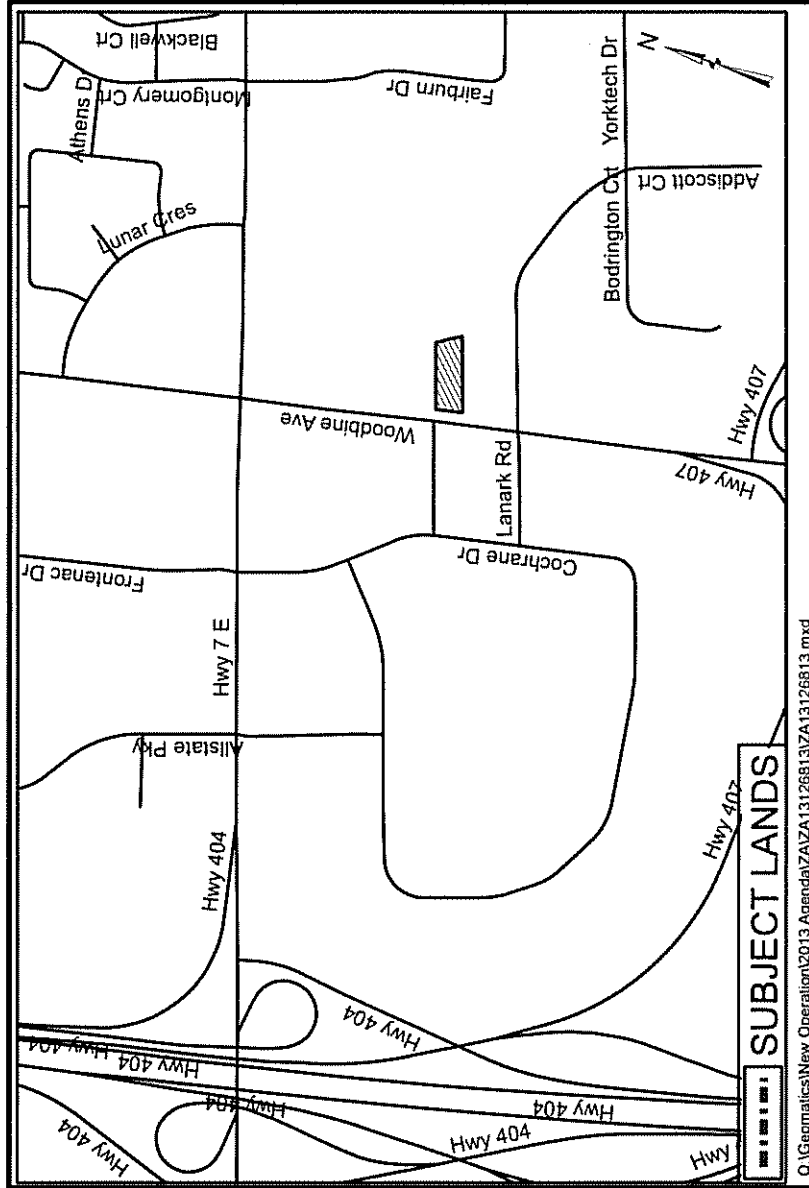
# AREA CONTEXT

APPLICANT: 1406262 ONTARIO INC.  
8375 WOODBINE AVE.

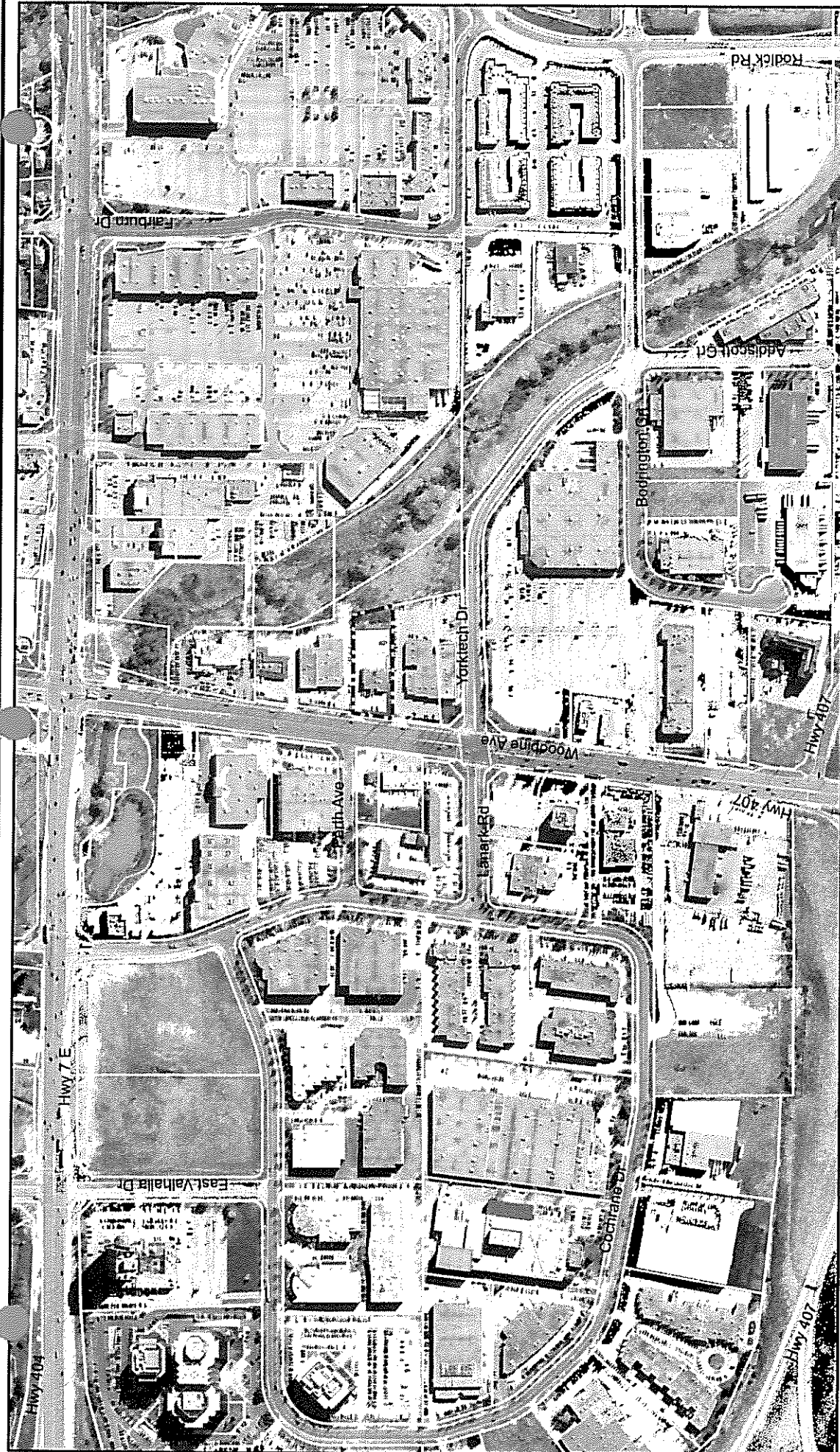
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 SUBJECT LANDS

DATE: 07/29/13




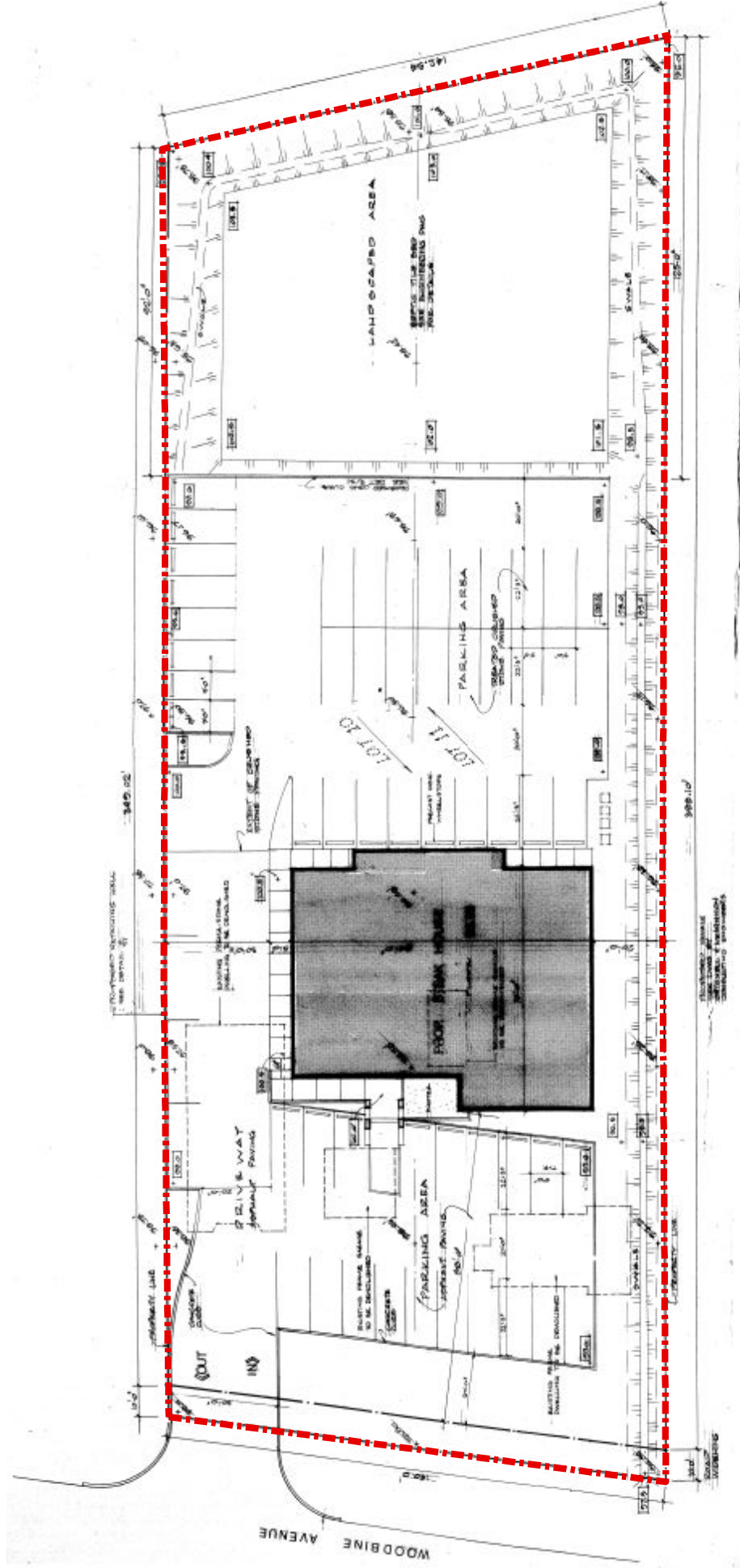
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**AIR PHOTO 2012**  
APPLICANT: 1406262 ONTARIO INC.  
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 SUBJECT LANDS



# SITE PLAN

APPLICANT: 1406262 ONTARIO INC.  
8375 WOODBINE AVE.

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FIGURE No. 4