



Report to: Development Services Committee

Report Date: May 7, 2013

SUBJECT: PRELIMINARY REPORT
8310 Woodbine Developments Inc.
8310 Woodbine Avenue
Southwest corner of Woodbine Avenue and Lanark Road
Applications for Zoning By-law Amendment and Site Plan
Approval to permit a one storey office building
File No.: ZA/SC 12 119142

PREPARED BY: Gary Sellars, M.C.I.P., R.P.P., ext. 2960
Senior Planner, West District

REVIEWED BY: Ron Blake, M.C.I.P., R.P.P., ext. 2600
Manager, West District

RECOMMENDATION:

- 1) That the report entitled "Preliminary Report, 8310 Woodbine Developments Inc., 8310 Woodbine Avenue, Southwest corner of Woodbine Avenue and Lanark Road, Applications for Zoning By-law Amendment and Site Plan Approval to permit a one storey office building, File No.: ZA/SC 12 119142", dated May 7, 2013, be received;
- 2) That a Public Meeting be held to consider the application submitted by 8310 Woodbine Developments Inc. for a Zoning By-law Amendment for lands municipally known as 8310 Woodbine Avenue;
- 3) And 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 the applications and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

Property and Area Context

The subject property consists of 0.38 hectares (0.95 acres) at the southwest corner of Woodbine Avenue and Lanark Road, municipally known as 8310 Woodbine Avenue (Figure 1). The property is currently vacant. A gas station was previously located on the property.

The surrounding context is as follows

- To the east, across Woodbine Avenue, is a Costco store
- To the west and south are office buildings
- To the north, across Lanark Road is a hotel

Official Plan and Zoning

The Official Plan designates the subject property Commercial (Retail Warehouse Area). This designation permits a wide range of uses, including offices. By-law 165-80, as amended, zones the property Select Industrial and Automotive Commercial (M.AC). Offices are not a permitted use in this zone.

Proposal

The applicant is proposing to construct a 1,582m² (17,033ft²) one storey office building with 44 at grade parking spaces (Figures 4 and 5). The proposed parking complies with the requirements of the City's Parking Standards By-law.

The applicant has applied for an amendment to Zoning By-law 165-80, as amended:

- to add offices as a permitted use on the property under the existing Select Industrial and Automotive Commercial (M.AC) zone, and
- establish development standards to permit the proposed office building.

DISCUSSION:

An Environmental Site Assessment (ESA) has been submitted by the applicant

An Environmental Site Assessment (ESA) for this former gas station site has been submitted and is currently being peer reviewed for the City.

A Traffic Impact Study has been submitted by the applicant

A Traffic Impact Study has been submitted and is currently under review by City of Markham and Region of York staff. A 1.88m road widening will be required by the Region of York along the Woodbine Avenue frontage of the property.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

The proposal will add floor space to the City's supply of office floor space.

ISSUES TO BE RESOLVED:

No issues have been raised to date. Any issues, identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Committee at a later date, if required.

ALIGNMENT WITH STRATEGIC PRIORITIES:

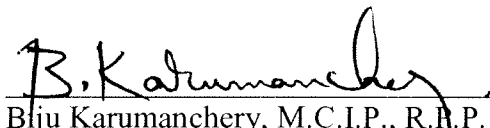
Managed Growth

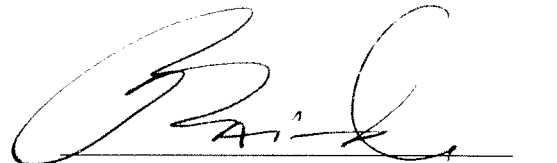
The proposal will intensify the use of the property and utilize existing infrastructure.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. If the applications are approved the requirements of the City and external agencies will be reflected in the Zoning By-law amendment and site plan approval conditions.

RECOMMENDED BY:


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

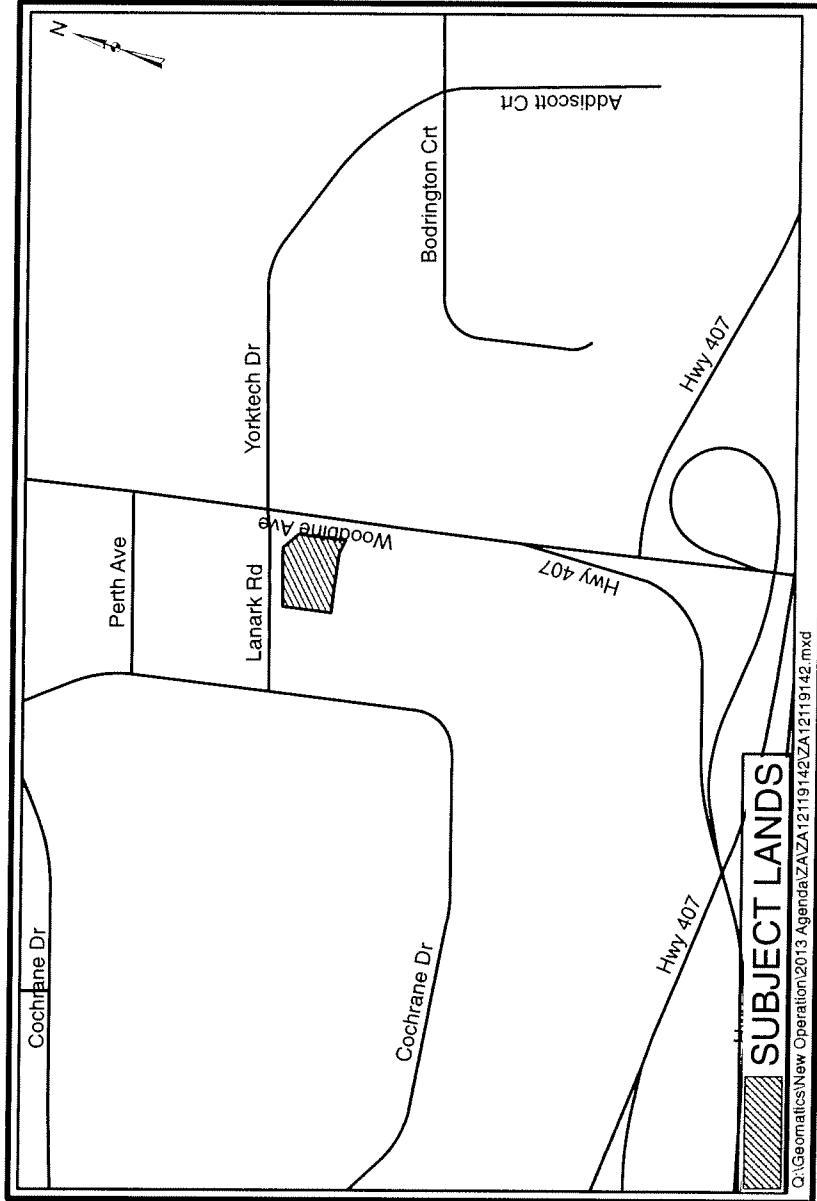

Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

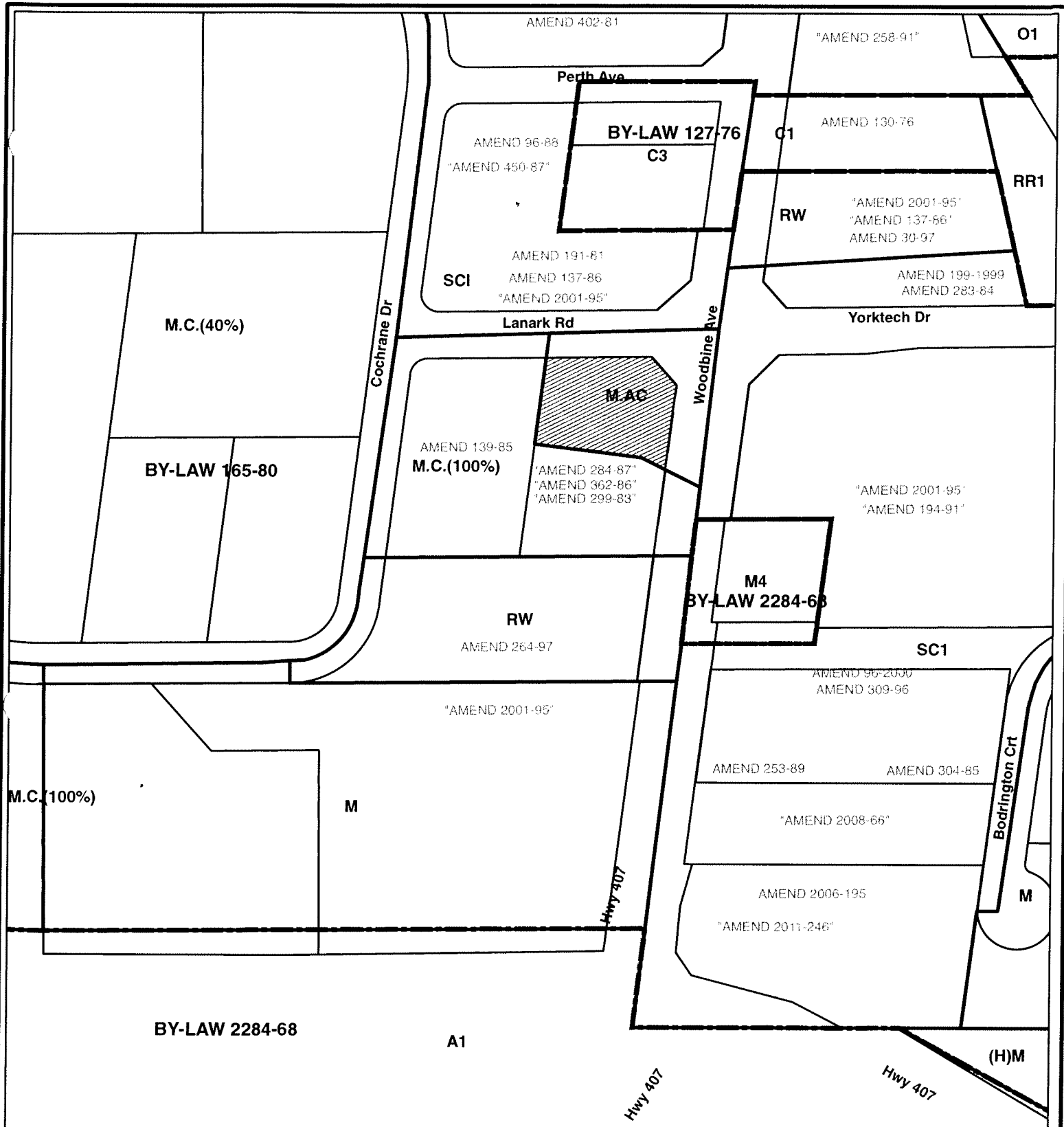
ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Building Elevations

APPLICANT / AGENT:

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Toronto, ON M4W 1Z4
416 304-0457
416 483-2995





AREA CONTEXT / ZONING

APPLICANT: 8310 WOODBINE DEVELOPMENTS INC.
8310 WOODBINE AVENUE

FILE No. ZA. 12119142 & SC. 12119142 (GS)

 SUBJECT LANDS

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FIGURE No. 2



AIR PHOTO

APPLICANT: 8310 WOODBINE DEVELOPMENTS INC.
8310 WOODBINE AVENUE

 SUBJECT LANDS

FILE No. ZA. 12119142 & SC. 12119142 (GS)

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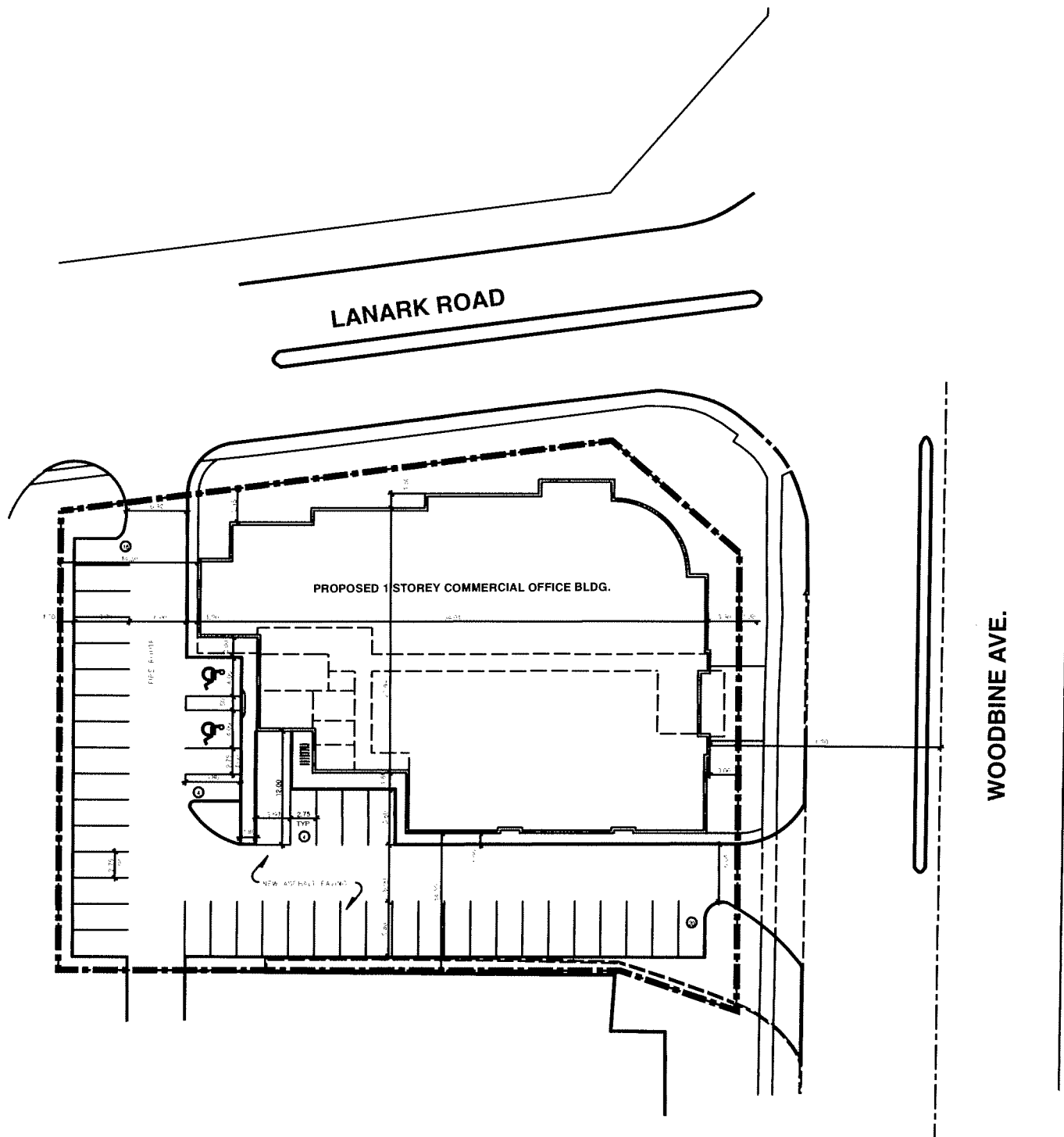
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FIGURE No. 3





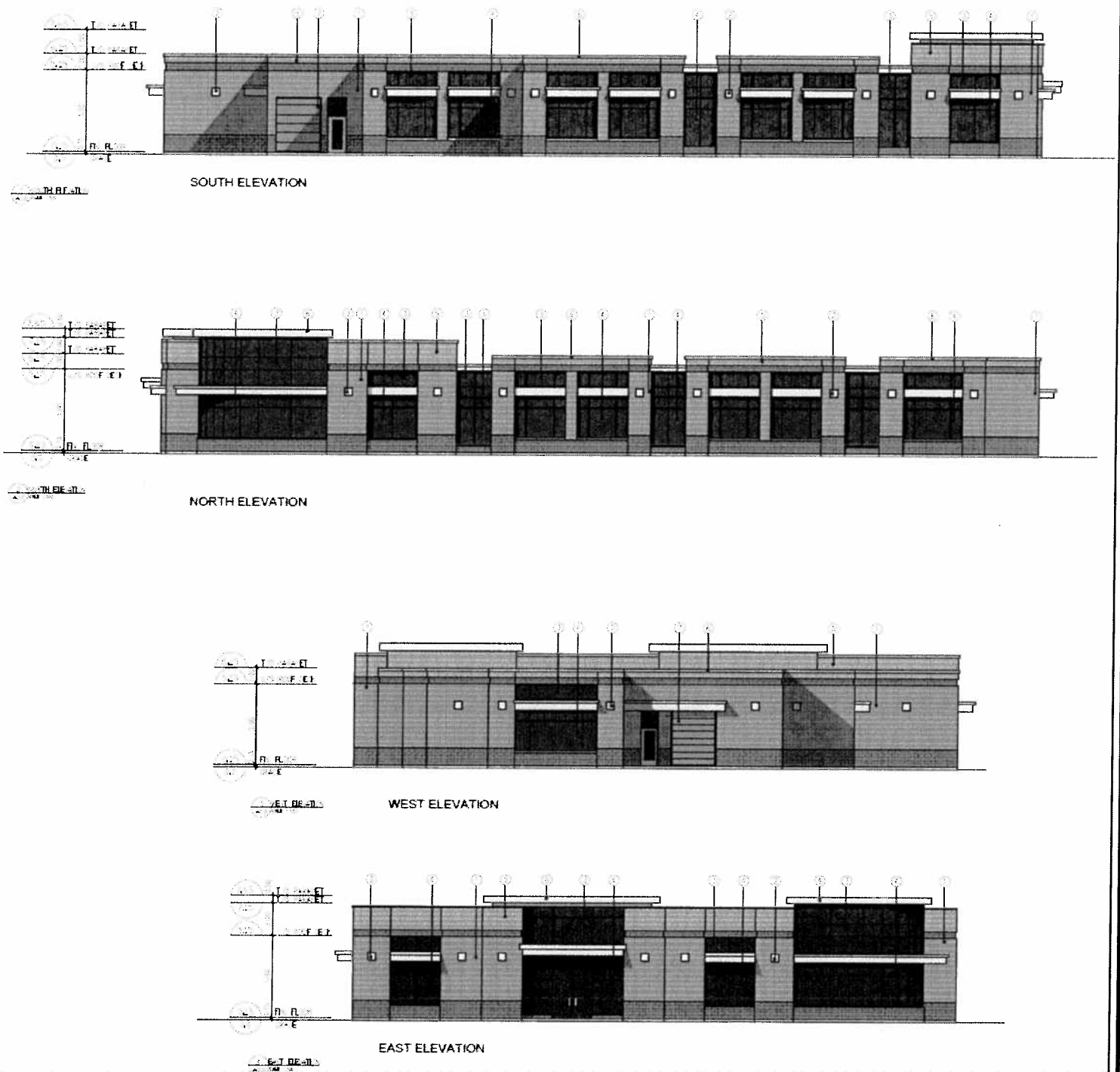
SITE PLAN

APPLICANT: 8310 WOODBINE DEVELOPMENTS INC.
8310 WOODBINE AVENUE

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ELEVATIONS

APPLICANT: 8310 WOODBINE DEVELOPMENTS INC.
8310 WOODBINE AVENUE

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FIGURE No. 5

