



Report to: Development Services Committee

Report Date: October 25, 2011

SUBJECT: PRELIMINARY REPORT
Application by Valentina Management Corporation for a Zoning
By-law Amendment to permit additional uses at 9255 Woodbine
Avenue
ZA 11-114801

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

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

RECOMMENDATION:

That the report dated October 25, 2011, entitled “PRELIMINARY REPORT Application by Valentina Management Corporation for a Zoning By-law Amendment to permit additional uses at 9255 Woodbine Avenue, ZA 11-114801” be received;

And that a Public Meeting be held to consider the application submitted by Valentina Management Corporation for a Zoning By-law Amendment to permit additional uses at 9255 Woodbine Avenue;

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 a Zoning By-law Amendment. The proposal is to add the following uses to those presently permitted by by-law 119-79, as amended:

- Community Centres;
- Commercial Schools;
- Commercial Fitness Centres; and
- Veterinary Clinics

It is recommended that a statutory Public Meeting be held to consider these applications.

This report contains general information in regard to applicable Official Plan and 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 has an area of approximately 5.67 hectares and is located at the north-east corner of Woodbine Avenue and 16th Avenue. The subject property is fully developed as a commercial/retail plaza containing four one storey buildings with a total

combined floor area of 14,188 m² (152,723.35 ft²). A total of 767 parking spaces are provided throughout the site.

On January 25, 2011, Site Plan Approval was granted for the erection of a 1,584 m²; (17,044 ft²) stand-alone retail building along the Woodbine Avenue frontage of the site. The building required an additional 86 parking spaces which were provided on the site.

Official Plan and Zoning

The subject lands are designated Community Amenity Area in the Town's Official Plan, Revised 1987. The additional uses sought through this application are provided for in this designation.

The subject lands are zoned Community Commercial (CC) by By-law 119-79, as amended. The proposed uses are not permitted by the By-law.

Proposal

The Owner has submitted an application for a Zoning Amendment to permit additional uses on the subject lands within the confines of the existing plaza. No additions to the plaza are contemplated through this application. The additional uses requested by the Owner are as follows:

- Community Centres;
- Commercial Schools;
- Commercial Fitness Centres; and
- Veterinary Clinics

OPTIONS/ DISCUSSION:

A preliminary zoning review has been undertaken. The additional uses requested would not require additional parking as these uses would fall under the "Shopping Centre" rate of 1 space per 18.5m² of net floor area.

POTENTIAL BENEFITS OF THE PROPOSAL:

Adding additional uses that are presently provided for in the Official Plan would allow for greater flexibility and commercial opportunities for both the Owner of the plaza and local area residents.

CONCERNS AND MATTERS TO BE RESOLVED:

No concerns or outstanding matters have been raised to date.

FINANCIAL CONSIDERATIONS AND TEMPLATE

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

ALIGNMENT WITH STRATEGIC PRIORITIES

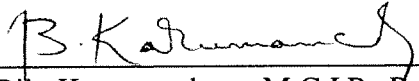
Growth Management and Municipal Services

The proposal is consistent with policies supporting the efficient use of land and infrastructure through the reuse and redevelopment of sites within the urban boundary

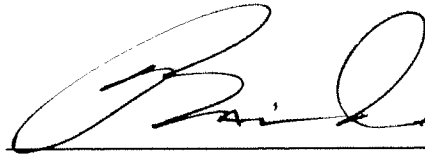
BUSINESS UNITS CONSULTED AND AFFECTED

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

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

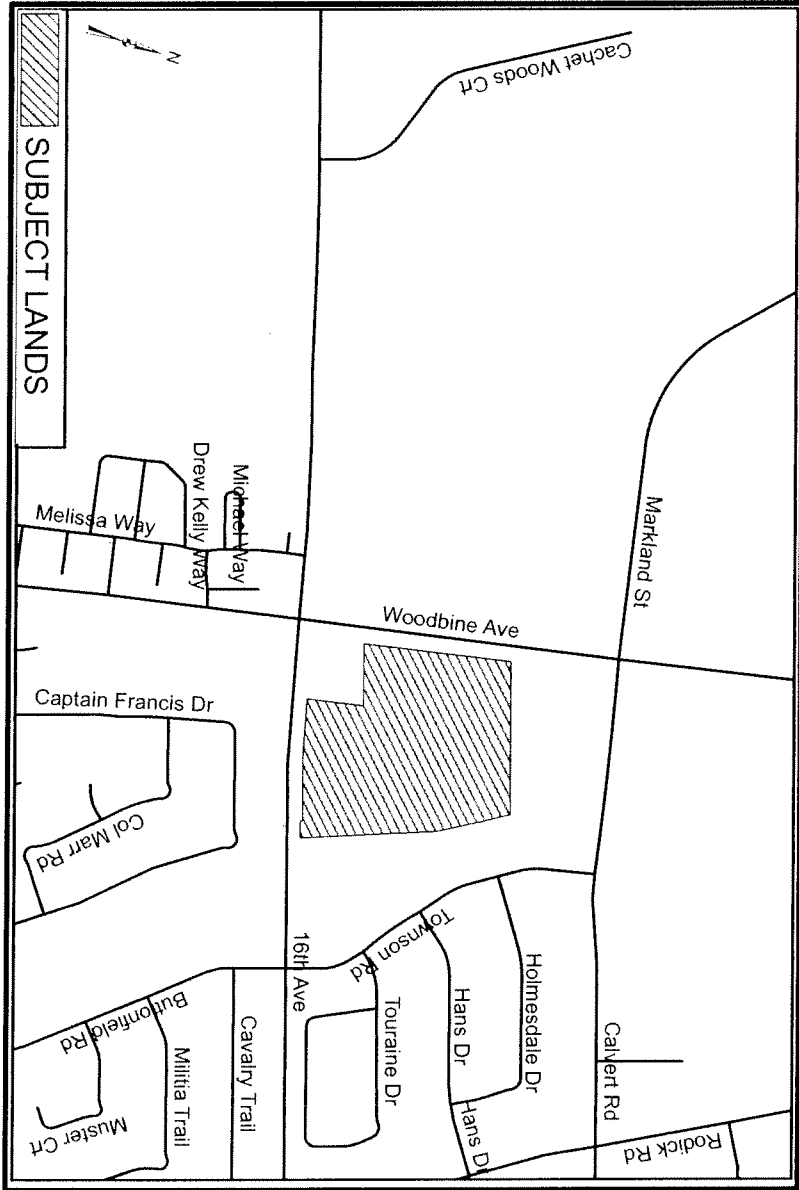
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context and Zoning By-law
- Figure 3: Air Photo
- Figure 4: Site Plan

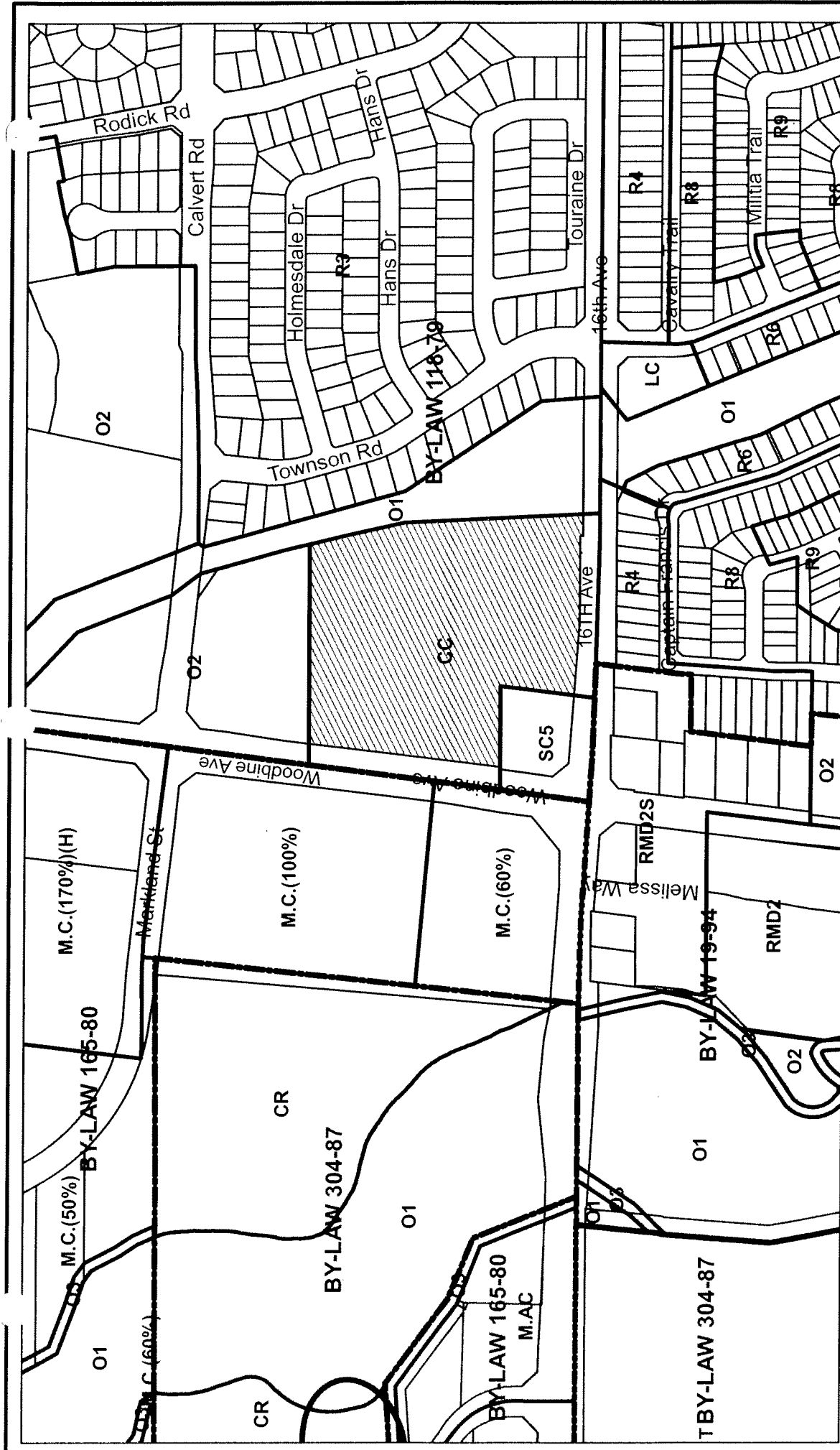
APPLICANT / AGENT:

Joanna Fast
Associate Planner
Evans Planning
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7
Ph:(905) 669-6992 x 102
Fx:(905) 669-8992

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AREA CONTEXT / ZONING

APPLICANT: VALENTINA MANAGEMENT
9255 WOODBINE AVENUE

FILE No. ZA. 114801 (GD)

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AIR PHOTO (2009)

APPLICANT: VALENTINA MANAGEMENT
9255 WOODBINE AVENUE

FILE No. ZA. 114801 (GD)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

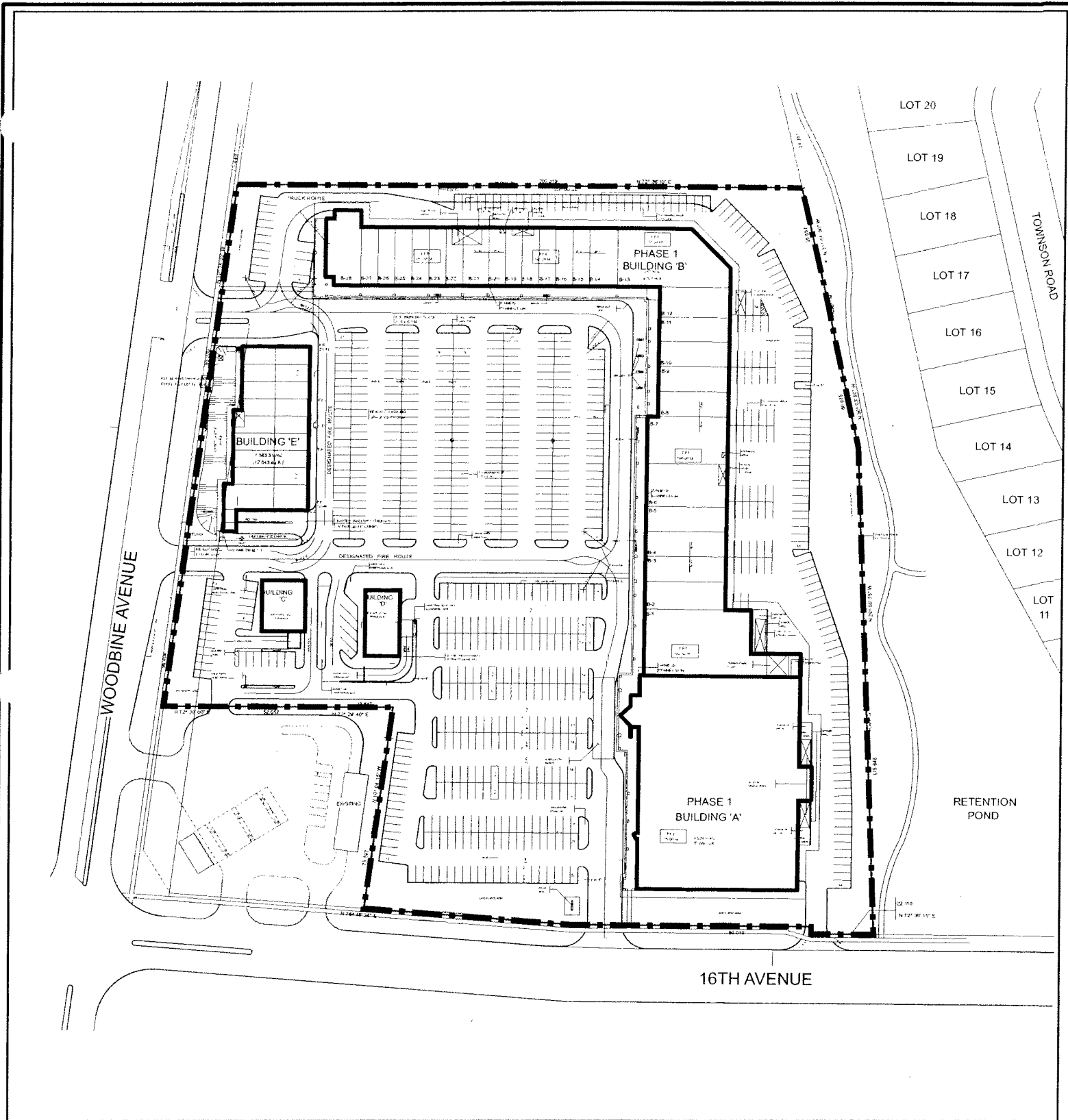
 SUBJECT LANDS

DATE: 21/09/2011

Checked By: GD

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FIGURE No. 3



SITE PLAN

APPLICANT: VALENTINA MANAGEMENT
9255 WOODBINE AVENUE

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DEVELOPMENT SERVICES COMMISSION

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DATE: 30/08/2011

FIGURE No. 4

