



Report to: Development Services Committee

Report Date: September 13, 2011

SUBJECT: IBM Canada Limited
8200 Warden Avenue
Application to extend a temporary use by-law permitting a
temporary parking lot
File: ZA 11 116660

PREPARED BY: Scott Heaslip, Senior Project Coordinator, Central District

RECOMMENDATION:

- 1) That a Public Meeting be scheduled to consider the zoning application (ZA 11 116660) by IBM Canada Limited to extend the Temporary Use By-law permitting the temporary surface parking lot at 8200 Warden Avenue for an additional three years.
- 2) That the expanded notice procedures for applications in Markham Centre not be applied to this application.
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information regarding an application by IBM Canada Limited to extend the temporary use zoning by-law permitting the temporary surface parking lot serving the IBM Software Development Facility at 8200 Warden Avenue, and to recommend that a Public Meeting be scheduled to consider the requested extension.

BACKGROUND:

IBM Software Development Facility includes a temporary surface parking lot

The IBM Software Development Facility is situated on the north side of the Rouge River, west of Warden Avenue. A portion of the parking for the facility is provided in a temporary surface parking lot on the opposite side of the river. (see Figure 4) The long term plan is to construct the second phase of the software development facility on the

lands occupied by the temporary parking lot and replace the surface parking lot with a parking structure.

OPTIONS/ DISCUSSION:

IBM is requesting extension of temporary use by-law for a further 3 years

In July 2000, Council enacted a Temporary Use By-law permitting the temporary parking lot for 3 years. Council has renewed the temporary use twice, and it has now expired.

IBM is not proceeding at this time with the second phase of the software development facility and has submitted a zoning application to permit the continued use of the temporary parking lot for a further 3 years.

Public meeting required

The Planning Act requires the Town to hold a Public Meeting before extending a temporary use by-law.

In February 2003, Council directed staff to provide enhanced notice of statutory public meeting related to Markham Centre development application, including a newspaper notice, direct mailing to all advisory group members and direct mailing to all properties within 1 kilometre of the subject property. Such extensive notice is not felt to be warranted for the subject application, as it is temporary only and is to continue to permit an existing parking lot.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

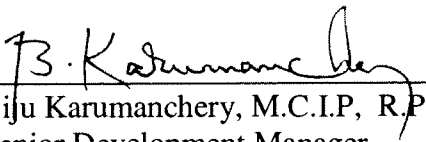
Not applicable.

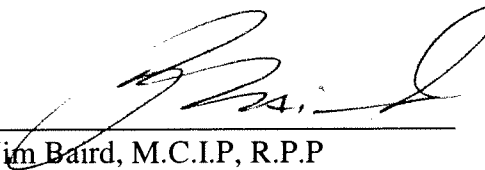
ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to applicable Town departments and public agencies.


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
Figure 3 - Air Photo
Figure 4- Site Plan

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