

Memorandum to the City of Markham Committee of Adjustment

August 6, 2024

File: B/019/24
Address: 7550 Woodbine Avenue, Markham
Agent: Glen Schnarr & Associates Inc. (Stephanie Matveeva)
Hearing Date: Wednesday, August 14, 2024

The following comments are provided on behalf of the West Team:

The Owner is requesting provisional consent as follows:

- a) to sever and convey a parcel of land with an approximate lot frontage of 72.37 metres and an approximate lot area of 5,872 square metres (Parts 5, 6);
- b) to retain a parcel of land with an approximate lot frontage of 52.72 metres and an approximate lot area of 11,226 square metres (Parts 1,2,3,4);
- c) to establish an easement over Part 4 in favour of the Severed Lands (Parts 5,6) for the purpose of access; and,
- d) to establish an easement over Part 5 in favour of the Retained Lands (Parts 1,2,3,4) for the purpose of access.

BACKGROUND

Property Description

The 1.75 ha. (4.32 ac.) Subject Lands are located on the west side of Woodbine Avenue and north of John Street within the South Don Mills Employment district. The property is under development as a previous site plan application was approved to permit three commercial buildings on the Subject Lands.

Surrounding land uses include the CN Rail corridor to the north, a multi-unit commercial plaza to the south, an automotive dealership (Don Valley North Hyundai) to the east across Woodbine Avenue, and a place of worship (Yumkwang Korean Presbyterian Church) to the west of the subject property.

Other Applications

A Site Plan application was approved to permit the development of multi-unit commercial buildings on the retained parcel under file SC 13 135026.

A Zoning By-law Amendment was recently approved under file PLAN 23 117840 to add commercial self-storage as a permitted use on the Subject Lands together with a site-specific parking rate (By-law 2024-72).

Proposal

The purpose of this application is to sever the subject lands and create of one (1) new lot to facilitate the development of a commercial self-storage facility on the subject lands (refer to Appendix B – Draft Reference Plan).

COMMENTS

Official Plan: “Service Employment” under the 2014 Official Plan which provides for commercial developments comprised of office, retail and service uses, and a commercial self-storage facility.

Zoning: Parent By-law 108-81, as amended, permits banks, a day nursery and day care centre, dry cleaning establishments, personal service shops, restaurants, retail stores commercial schools, and a commercial self-storage facility.

Discussion:

Planning Staff opine that the proposed severance is appropriate and consistent with the surrounding area. In addition, Planning Staff have no objections to the request to establish easements as noted above. Planning staff further note that a revised application for Site Plan approval will be required to permit the development of the proposed commercial self-storage building on the severed parcel.

Engineering commented that they have no objection provided that a functional servicing plan and a Functional Servicing Report are submitted to demonstrate how individual municipal services will be provided for the severed lot and to ensure that the proposed development can be serviced for its intended use.

PUBLIC INPUT SUMMARY

No written submissions were received as of August 6, 2024. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51 (24) of the Planning Act.

Planning Staff have reviewed the consent application with regard for Section 53 of the *Planning Act* and recommend its approval.

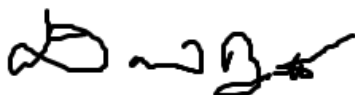
Please refer to Appendix “A” for conditions to be attached to any approval of this application.

PREPARED BY:



Rick Cefaratti, MCIP, RPP, Senior Planner, West District

REVIEWED BY:



Daniel Brutto, MCIP, RPP, Acting-Development Manager, West District

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/019/24

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under File B/019/24, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the Subject Land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of a lot per City of Markham Fee By-law 211-83, as amended.
5. The Owner shall confirm there are no existing easements registered on title that will be impacted by the proposed severance.
6. The Owner shall provide a functional servicing plan to clearly indicate how individual municipal services (water and sanitary and storm sewers) will be provided for the severed lot, the functional service plan shall also show the drainage collection system, to the satisfaction of the Director of Engineering or their designate.
7. The Owner shall provide a Functional Servicing and Stormwater Management Report, the report must ensure that the proposed development can be serviced for its intended use, to the satisfaction of the Director of Engineering or their designate.
8. The Owner shall provide a functional grading and drainage plan to clearly indicate the existing grading and drainage system will not impact the retained and/or severed lots negatively, and whether or not any improvement is required, to the satisfaction of the Director of Engineering or their designate.
9. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

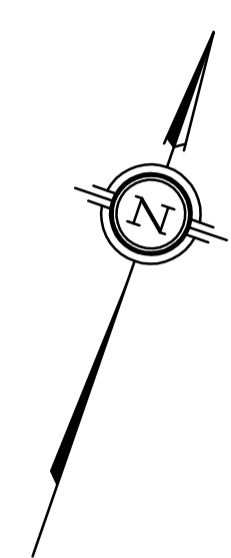
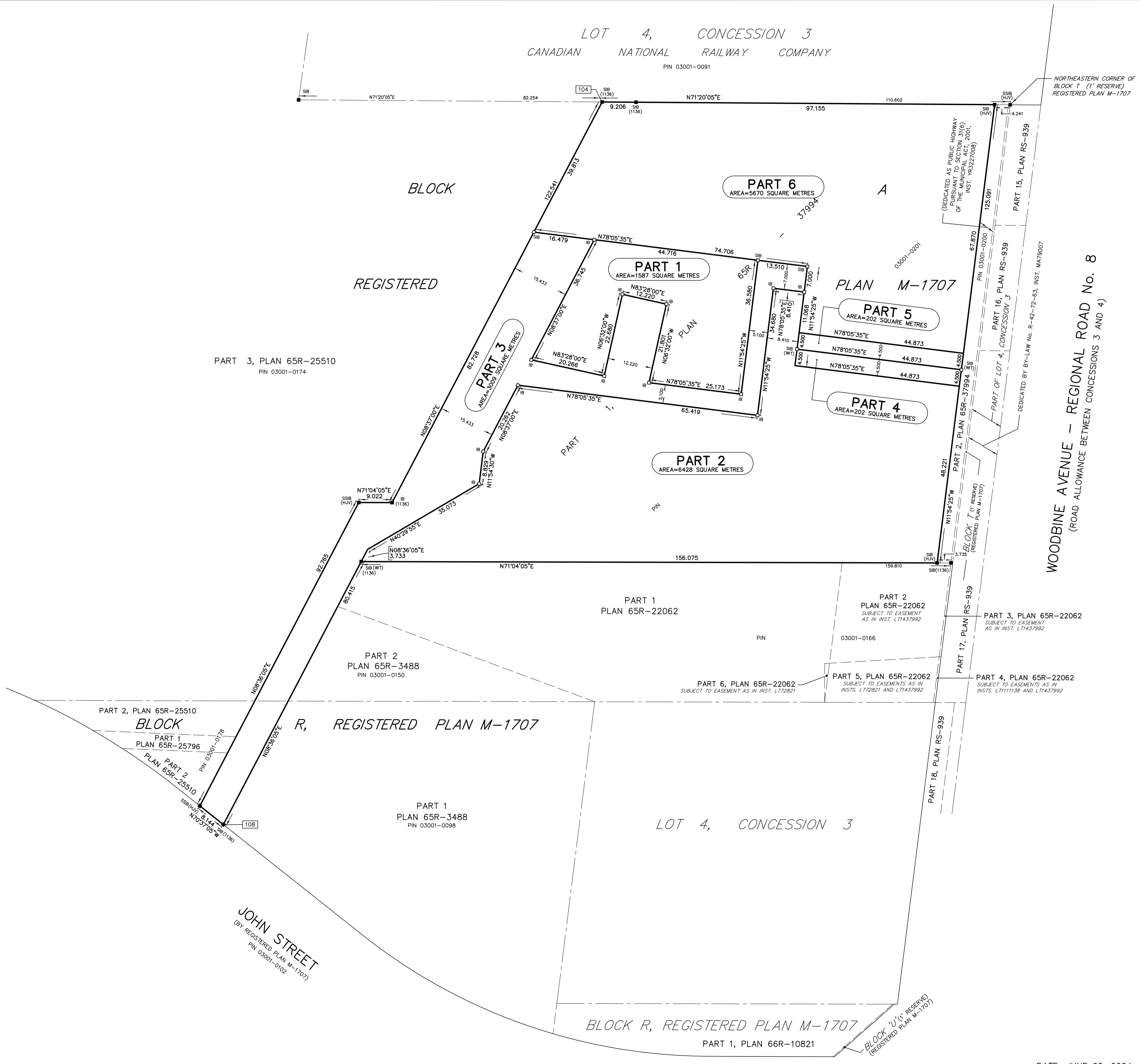
CONDITONS PREPARED BY:



Rick Cefaratti, MCIP, RPP, Senior Planner, West District

LOT 4, CONCESSION 3
CANADIAN NATIONAL RAILWAY COMPANY
PIN 03001-0091

SCHEDULE			
PART	PART OF	PLAN	AREA (m ²)
1	BLOCK A		1587
2	BLOCK A		6428
3	BLOCK A AND BLOCK R	M-1707	3009
4	BLOCK A		202
5	BLOCK A		202
6	BLOCK A		5670



PLAN OF SURVEY OF
PART OF BLOCKS A AND R
REGISTERED PLAN M-1707
CITY OF MARKHAM
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500
10 5 0 10 20 30 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 870 MM IN WIDTH BY 613 MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.
HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

- NOTES**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES IRON BAR SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - 1136 DENOTES I. M. PASTUSHAK LIMITED, O.L.S.
 - HJV DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
 - SCP DENOTES SPECIFIED CONTROL POINT

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 092003044 and No. 092901523 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL).

CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999786.

AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 092003044	632471.279	4854058.544
SCP 092901523	632437.513	4853749.792
104	632363.806	4854021.615
108	632330.729	4853803.152

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON

DATE _____ STEPHEN KOSMACHUK
ONTARIO LAND SURVEYOR

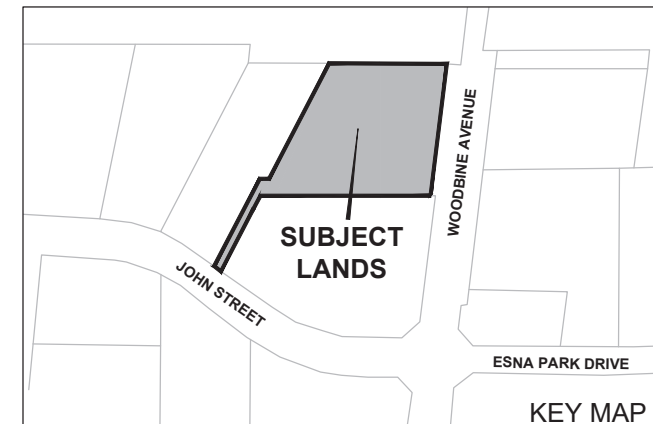
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-67763.

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, 416-445-3800 EMAIL: hjv@hvj-ols.co

SCALE: 1:500 DRAWN BY: B.U. CHKD. BY: S.K. JOB NO: 12-2181 REF2



DATE: JUNE 05, 2024.





**CONSENT SKETCH
TRIMON MANAGEMENT INC.**

7528-7550 WOODBINE ROAD
PART BLOCKS A, R & T PLAN M1707,
CITY OF MARKHAM,
REGIONAL MUNICIPALITY OF YORK

LEGEND

-  SUBJECT LANDS
-  PROPOSED ACCESS EASEMENT

CONSENT STATISTICS

-  LANDS TO BE RETAINED: 11,226m²(120,836ft²)
 -  LANDS TO BE SEVERED: 5,872m² (63,206ft²)
- TOTAL:** 17,098m² (184,041ft²)



SCALE 1:2,000
JULY 2, 2024

