

**Memorandum to the City of Markham Committee of Adjustment**  
January 24, 2022

**File:** B/026/21 and B/027/21  
**Address:** 51 and 53 Mobis Drive (B/026/21) and 10950 and 10952 Woodbine Avenue (B/027/21) Markham  
**Applicant:** Gagnon Walker Domes Ltd. (Marc De Nardis)  
**Hearing Date:** February 02, 2022

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

The applicant is requesting provisional consent to:

**51 and 53 Mobis Drive (B/026/21)**

- a) establish an access and passage easement with an approximate lot frontage of 6.45 metres (21.16 feet), a lot depth of 210.45 metres (690.45 feet), and an area of approximately 0.132 hectares (0.328 acres), in favor of the property municipally known as 10950 and 10952 Woodbine Avenue;
- b) establish a stormwater management easement with an approximate lot frontage of 34.06 metres (111.74 feet), a lot depth of 13.96 metres (45.80 feet), and an area of approximately 0.024 hectares (0.061 acres), in favor of property municipally known as 10950 and 10952 Woodbine Avenue;

as it relates to a proposed warehouse complex (related to consent application B.027.21).

**10950 and 10952 Woodbine Avenue (B/027/21)**

- a) establish an access and passage easement with an approximate lot frontage of 5.55 metres (18.20 feet), a lot depth of 210.45 metres (690.45 feet), and an area of approximately 0.118 hectares (0.293 acres), in favor of the property municipally known as 51 and 53 Mobis Drive;
- b) establish a sanitary sewer easement with an approximate lot frontage of 171.34 metres (562.14 feet), a lot depth of 5.0 m (16.40 feet), and an area of approximately 0.082 hectares (0.203 acres), in favor of the property municipally known as 51 and 53 Mobis Drive;

as it relates to a proposed warehouse complex (related to consent application B.026.21).

**BACKGROUND**

The subject properties, known municipally as 51 and 53 Mobis Drive (west lot) and 10950 and 10952 Woodbine Avenue (east lot), are approximately 11.18 ha (33.97 ac) and 5.96 ha (14.73 ac) in size, respectively. These properties are located on the west side of Woodbine Avenue, south of Mobis Drive and west of Honda Boulevard, in the Highway 404 North Secondary Plan Area. Both sites are currently under construction for industrial warehousing.

Surrounding uses include:

- Directly north of the subject properties is Mobis Drive and an existing industrial warehouse building;

- Immediately south of the west property is a City owned woodlot approximately 7 hectares (17.30 acres) in size. Woodbine Avenue is immediately south of the east property;
- To the west is Highway 404 and to the west of Highway 404, lands within the City of Richmond Hill;
- To the northeast is an undeveloped site within the Highway 404 North Secondary Plan area; and,
- To the east, Woodbine Avenue, and an existing low rise residential subdivision.

### **Other Applications**

- A Consent application (B/004/20) to subdivide the property and establish easements was approved on August 20, 2020.
- Minor Variance applications for 51 and 53 Mobis Drive (A/023/20) and 10950 and 10952 Woodbine Avenue (A/024/20) were approved on December 23, 2020.
- A Site Plan Control application for 51 and 53 Mobis Drive (SPC 20 110953) was approved on June 30, 2021.
- A Site Plan Control application for 10950 and 10952 Woodbine Avenue (SPC 20 119174) was approved on October 15, 2021.
- A Draft Plan of Condominium application for 10950 and 10952 Woodbine Avenue (CNDO 21 131119) is currently being reviewed by the City.

### **Proposal**

The Owner submitted a Consent to Sever application in 2020 to sever the subject lands into two lots, and to establish blanket easements for access, passage, and servicing. This Consent application was approved in August of 2020. The purpose of the current Consent applications is to specifically delineate the blanket easements that were approved in 2020 now that applicable Planning Approvals have been granted, and construction has begun.

### **Official Plan and Zoning**

#### Markham Official Plan 2014

The subject property is designated 'Business Park Employment' under the 2014 Official Plan. However, until such time as an updated Secondary Plan is approved, the policies of the 1987 Official Plan, including the Highway 404 North Secondary Plan, remains in force.

#### 1987 Official Plan and Highway 404 North Secondary Plan

The 1987 Official Plan designates the property Industrial – "Business Park Area". The vision/objective of the Highway 404 North planning district is to develop a significant employment area while accommodating minor extensions of the planned residential development area located in the southeastern portion of the Secondary Plan. The planned function of this designation is intended to support the development of office/industrial business parks characterized by high design standards including corporate head offices and research facilities. Lands with this designation permit uses such as office, light industrial, accessory retail uses, hotels, institution uses, banks, and trade and conventions centres. The visual attractiveness of any development under this designation is of prime importance to the City. Retail and service uses are strictly

controlled. Both lots conform to the requirements of the 1987 Official Plan and Highway 404 North Secondary Plan.

Zoning By-Law 177-96

The subject property is zoned Business Park (BP) under By-law 177-96, as amended, which permits industrial uses. Both lots comply with the requirements of Zoning By-law 177-96.

**COMMENTS**

The applicant is proposing to establish easements for access and passage, stormwater management, and servicing (see Consent Sketch West Lot and Consent Sketch East Lot, Appendix B). Given that blanket easements have already been granted for the subject properties, and that the purpose of the current applications is to further delineate the easements, Staff have no concerns.

**PUBLIC INPUT SUMMARY**

No written submissions were received as of January 24, 2022. 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 and recommend approval of the consent application subject to the conditions in Appendix 'A'.

Please see Appendix "A" for conditions to be attached to any approval of this application.

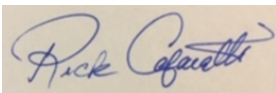
PREPARED BY:



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Hailey Miller, Planner I, West District

REVIEWED BY:



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

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/026/21 and B/027/21**

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 Files B/026/21 and B/027/21, 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 seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted;
4. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

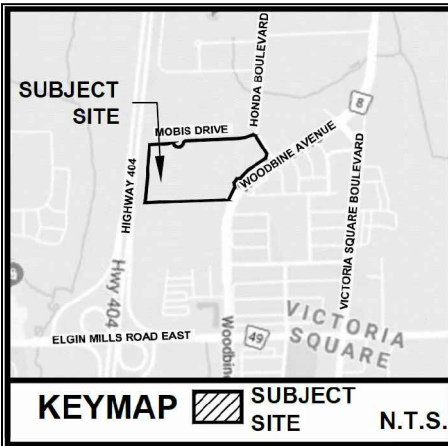
CONDITONS PREPARED BY:



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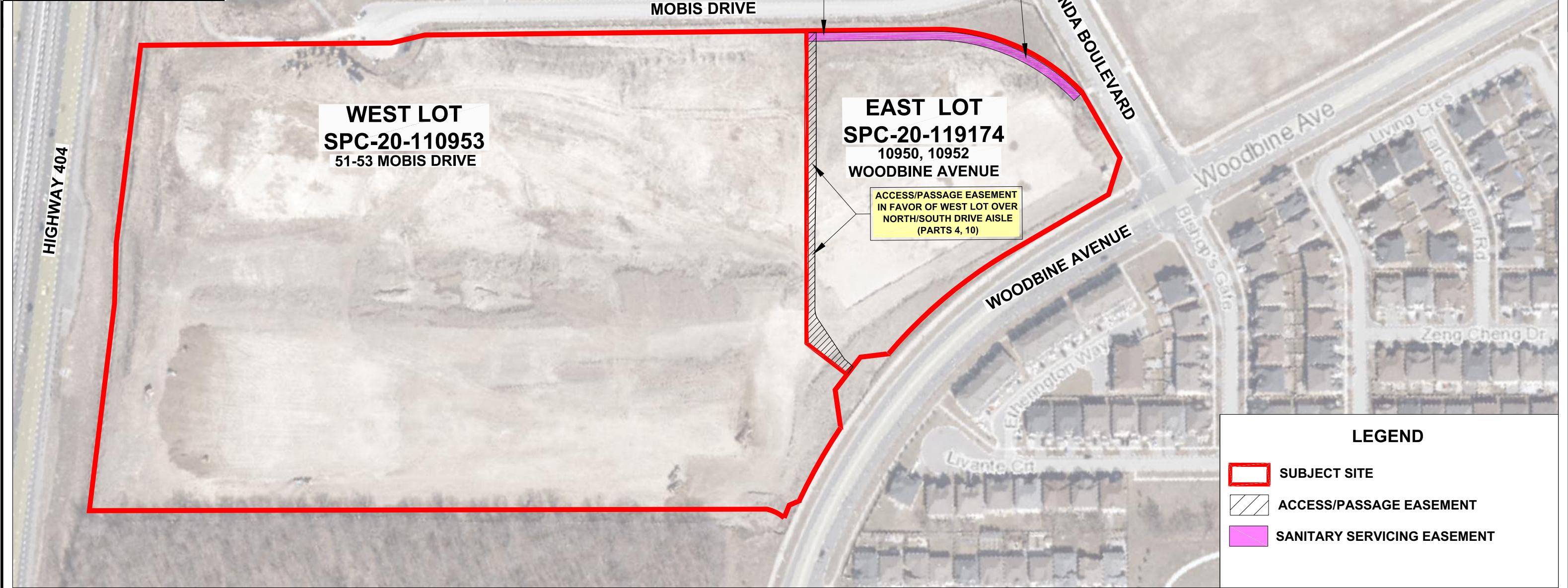




**Appendix B**

File: 21.144120.000.00.CSNT

Date: 01/28/22  
MM/DD/YY



**LEGEND**

SUBJECT SITE

ACCESS/PASSAGE EASEMENT

SANITARY SERVICING EASEMENT

**CONSENT SKETCH - PROPOSED EASEMENTS**  
**SITE PLAN APPLICATION: SPC-20-119174**  
**10950, 10952 WOODBINE AVENUE**  
**CITY of MARKHAM,**  
**REGION of YORK**

- PROPOSED EASEMENTS:**
- To grant an access and passage easement with an approximate lot frontage of 5.55 m (18.20 ft), a lot depth of 210.45 m (690.45 ft), and an area of approximately 0.118 ha (0.293 ac) in favor of the property municipally known as 51 and 53 Mobis Drive (Parts 4, 10).
  - To grant a sanitary sewer easement with an approximately lot frontage of 171.34 m (562.14 ft), a lot depth of 5.0 m (16.40 ft), and an area of approximately 0.082 ha (0.203 ac) in favor of property municipally known as 51 and 53 Mobis Drive (Parts 2, 3, 10).

P.N.: 19.2691.00	Date: November 12, 2021
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2691_Consent_Plan

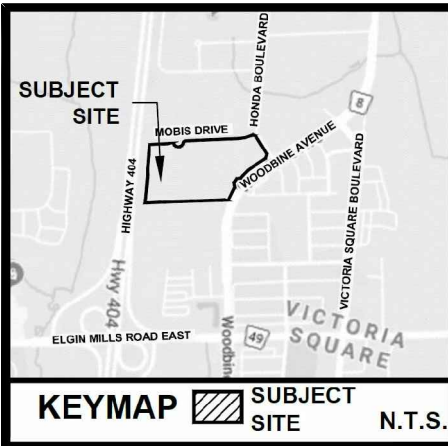
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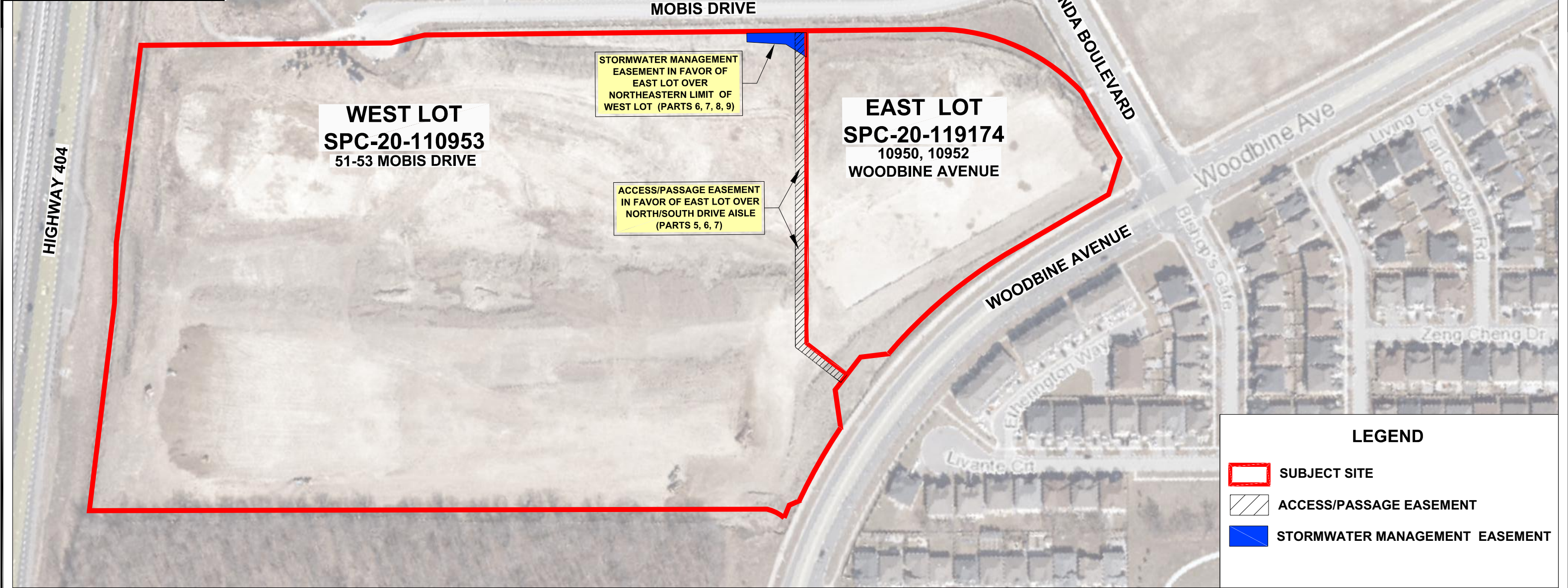




**Appendix B**

File: 21.144119.000.00.CSNT

Date: 01/28/22  
MM/DD/YY



**CONSENT SKETCH - PROPOSED EASEMENTS**

**SITE PLAN APPLICATION: - SPC-20-110953**

**51, 53 MOBIS DRIVE**

**CITY of MARKHAM**

**REGION of YORK**

**PROPOSED EASEMENTS:**

1. To grant an access and passage easement with an approximate lot frontage of 6.45 m (21.16 ft), a lot depth of 210.45 m (690.45 ft), and an area of approximately 0.132 ha (0.328 ac) in favor of the property municipally known as 10950 and 10952 Woodbine Avenue (Parts 5,6,7).
2. To grant a stormwater management easement with an approximate lot frontage of 34.06 m (111.74 ft), a lot depth of 13.96 m (45.80 ft), and an area of approximately 0.024 ha (0.061 ac) in favor of property municipally known as 10950 and 10952 Woodbine Avenue (Parts 6,7,8,9).

**LEGEND**

**SUBJECT SITE**

**ACCESS/PASSAGE EASEMENT**

**STORMWATER MANAGEMENT EASEMENT**

P.N.: 19.2691.00	Date: November 12, 2021
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Drawn By: D.S.	File No.: PN 2691_Consent_Plan

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