

Memorandum to the City of Markham Committee of Adjustment

April 24, 2019

File: A/28/19
Address: 8330 Woodbine Ave Markham
Applicant: CHUCK LODHIA, HANISHA INCORATED & GOPAL INVESTMENTS LTD.
Agent: Cristy Wilson, API Development Consultants Inc.
Hearing Date: April 24, 2019

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

The applicant is requesting relief from the requirements of By-law 165-80, as amended to permit:

- a) **Section 5.3(g):**
a maximum height of 25.75 m (54.48 ft.) for the hotel and a maximum height of 17.01 m (55.80 ft.) for the office, whereas the By-law permits a maximum height of 14.0 m (45.93 ft.);
- b) **Section 5.3(d):**
a minimum front yard setback of 4.89 m (16.04 ft.), whereas the By-law requires a minimum front yard setback of 12.0 m (39.37 ft.);
- c) **Section 5.3(d):**
a minimum rear yard setback of 5.0 m (16.4 ft.), whereas the By-law requires a minimum rear yard setback of 12.0 m (39.37 ft.);
- d) **Section 5.3(d):**
a minimum flankage setback of 3.85 m (12.63 ft.), whereas the By-law requires a minimum setback of 6.0 m (19.68 ft.);
- e) **Section 5.3(f):**
a minimum Gross Ground Floor Area of 744.9 m² (8,018 ft²), whereas the By-law requires a minimum Gross Ground Floor Area of 1,400.0 m² (15,069.5 ft²);
- f) **Section 6.6.1:**
a restaurant, whereas the By-law does not permit a restaurant;
- g) **Parking By-law 28-97, Table B:**
a minimum of 236 parking spaces, whereas the By-law requires a minimum of 317 parking spaces;
- h) **Section 4.1.5:**
a minimum of 2 loading spaces, whereas the By-law requires a minimum of 4 loading spaces;
- i) **Section 4.6.2:**
a minimum Arterial Road Centreline setback of 28.23 m (92.62 ft.), whereas the By-law requires a minimum setback of 40.0 m (131.23 ft.);
- j) **Section 4.7.1:**
a minimum landscape strip (east) of 4.89 m (16.04 ft.), whereas the By-law requires a minimum landscape strip of 9.0 m (29.52 ft.);
- k) **Section 4.7.1:**
a minimum landscape strip (south) of 3.0 m (9.84 ft.), whereas the By-law requires a minimum landscape strip of 6.0 m (19.68 ft.);

l) Section 4.7.1:

a minimum landscape strip (west) of 1.15 m (3.77 ft.), whereas the By-law requires a minimum landscape strip of 6.0 m (19.68 ft.);

m) Section 4.7.1:

a minimum landscape strip (north) of 3.0 m (9.84 ft.), whereas the By-law requires a minimum landscape strip of 6.0 m (19.68 ft.);

The requested variances relate to a proposed seven-storey hotel and four-storey office with a restaurant at-grade.

BACKGROUND

Property Description

8330 Woodbine Avenue (subject lands) is located on the southwest corner of Woodbine Avenue and Lanark Road. A two (2) storey "Comfort Inn" exists on the subject lands. The subject lands has frontage on four streets – Cochrane Drive, Lanark Road, Perth Avenue, and Woodbine Avenue. To the north are retail and service uses, including restaurants, and further north, across Perth Avenue, is a furniture outlet store (The Furniture Mall). To the south across Lanark Road is an undeveloped parcel. To the east, across Woodbine Avenue, is a fishing and camping store (Solely Outdoors). To the west, across Cochrane Drive, are industrial buildings containing a variety of employment uses.

Proposal

The applicant is proposing to redevelop the subject lands with a seven (7) storey dual brand Hilton hotel ("Tru" and "Home 2") and a Four (4) storey office building, with a restaurant. The 216 unit, 11,826.8 m² (127,303 ft²) hotel (Building A) is proposed to be at the southeast corner of Perth Avenue and Cochrane Drive. The 2,971 m² (31,976 ft²) office, with restaurant (Building B), is proposed to be at the northwest corner of Woodbine Avenue and Lanark Road.

The development is proposed to be constructed in two (2) phases. The Hotel first, and the Office and Restaurant second. The existing Comfort Inn will be demolished, following the completion of the new hotel, to allow the construction of the office, with restaurant.

COMMENTS

The site plan application (File No. SPC 18 253507) for the proposed hotel, office and restaurant development is being reviewed by staff. At the April 15th Development Services Committee (DSC) meeting, the proponent sought DSC's endorsement in principle and delegation of site plan endorsement and final site plan approval to the Director of Planning and Urban Design, or designate. Staff provided a memo to DSC (copy attached) that, amongst other recommendations, recommended site plan endorsement and final approval be delegated to the Director of Planning and Urban Design, or designate. The applicant also appeared in support of this request. However, DSC members expressed some concern regarding the parking configuration and supply. Consequently, they requested that staff provide a rationale, for the proposed reduction to the parking, at the April 29th, 2019 DSC Meeting.

A memo, regarding the proposed parking reduction, is being prepared by Transportation staff for the April 29th, 2019 DSC meeting. Given the concerns raised by the members of DSC, staff recommends that the variance application (for all the variances requested) be deferred "sine die". This deferral will provide DSC with the opportunity to consider and

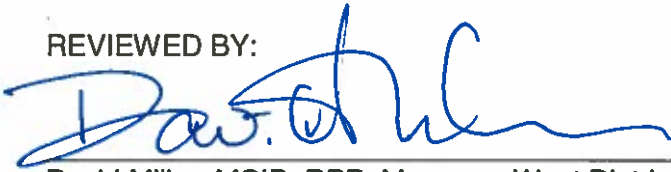
make recommendations about the project, including the request to reduce the parking, prior to the minor variance application being heard by the Committee of Adjustment.

PREPARED BY:



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

REVIEWED BY:



David Miller, MCIP, RPP, Manager, West District

File Path: Amanda\File\19 115410\Documents\District Team Comments Memo



Report to: Development Services Committee

Report Date: April 15, 2019

SUBJECT: APPLICANT PRESENTATION
JM Hospitality
Site Plan Control application for a proposed seven (7) storey hotel and four (4) storey office building at 8330 Woodbine Avenue, Ward 8

File No. SPC 18 253507

PREPARED BY: Rick Cefaratti, MCIP, RPP, ext. 3675
Planner II, West District

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960
Manager, West District

RECOMMENDATION:

1. That the staff report dated April 15, 2019 titled "APPLICANT PRESENTATION, JM Hospitality, Site Plan Control application for a proposed seven (7) storey hotel and a four (4) storey office building at 8330 Woodbine Avenue, Ward 8, File No. SPC 18 253507" be received;
2. That the presentation by representatives of JM Hospitality be received;
3. That Development Services Committee endorse the proposal in principle;
4. That site plan endorsement and final approval be delegated to the Director of Planning and Urban Design, or designate;
5. That site plan endorsement shall lapse, after a period of three (3) years from the date of endorsement, in the event that a site plan agreement is not executed within that period;
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The owner would like Development Services Committee's endorsement in principle of the proposal, and also delegation of site plan endorsement and final site plan approval to the Director of Planning and Urban Design, or designate. They have made this request to facilitate phased construction, of the project, to begin as soon as possible. The proposed phasing will allow a portion of the existing hotel to remain operational, until the new hotel is ready for occupancy.

This report recommends, that Development Services Committee endorse in principle, the proposed seven (7) storey hotel and four (4) storey office building development, and that

site plan endorsement and final approval be delegated to the Director of Planning and Urban Design, or designate.

BACKGROUND:

8330 Woodbine Avenue (subject lands) is located on the southwest corner of Woodbine Avenue and Lanark Road (Location Map - Figure 1). A two (2) storey "Comfort Inn" exists on the subject lands. The subject lands has frontage on four streets – Cochrane Drive, Lanark Road, Perth Avenue, and Woodbine Avenue. To the north are retail and service uses, including restaurants, and further north, across Perth Avenue, is a furniture outlet store (The Furniture Mall). To the south across Lanark Road is an undeveloped parcel. To the east, across Woodbine Avenue, is a fishing and camping store (Solely Outdoors). To the west, across Cochrane Drive, are industrial buildings containing a variety of employment uses.

PROPOSAL:

The applicant is proposing to redevelop the subject lands with a seven (7) storey dual brand Hilton hotel ("Tru" and "Home 2") and a Four (4) storey office building, with a restaurant. The 216 unit, 11,826.8 m² (127,303 ft²) hotel (Building A) is proposed to be at the southeast corner of Perth Avenue and Cochrane Drive. The 2,971 m² (31,976 ft²) office, with restaurant (Building B), is proposed to be at the northwest corner of Woodbine Avenue and Lanark Road. (See Figures 2, 3 and 4).

The development is proposed to be constructed in two (2) phases. The Hotel first, and the Office second. The existing Comfort Inn will also be demolished in two phases. The first phase of demolition to allow the construction of the new hotel, and the second phase demolition to allow the construction of the office, with restaurant.

Official Plan

The subject lands are designated 'Service Employment' in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). This designation provides for hotels, offices and restaurant uses.

Zoning

The subject lands are zoned Commercial (SC1) under Zoning By-law 165-80, as amended, which permits hotels and offices. However, the proposal does not comply with a number of zoning provisions, including:

1. the proposed hotel height of 26.95 m (88.42 ft.) and the proposed office height of 18.81 m (61.7 ft.), whereas the By-law permits a maximum height of 14 m (45.9 ft.);
2. a proposed restaurant, whereas restaurants are not permitted; and
3. 236 parking spaces proposed, whereas a minimum of 315 spaces are required.


The owner submitted a minor variance application (File No. A/28/19) on March 21, 2019 to address all of the zoning deficiencies. A separate future report with staff's opinion,

related to the minor variance application, will be provided to the Committee of Adjustment.

CONCLUSION:

Staff can support the applicant's request and will continue working with the proponent, to address all outstanding City and public agency requirements', including any comments made by Development Services Committee. Any outstanding matters will need to be resolved, prior to staff endorsement.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design

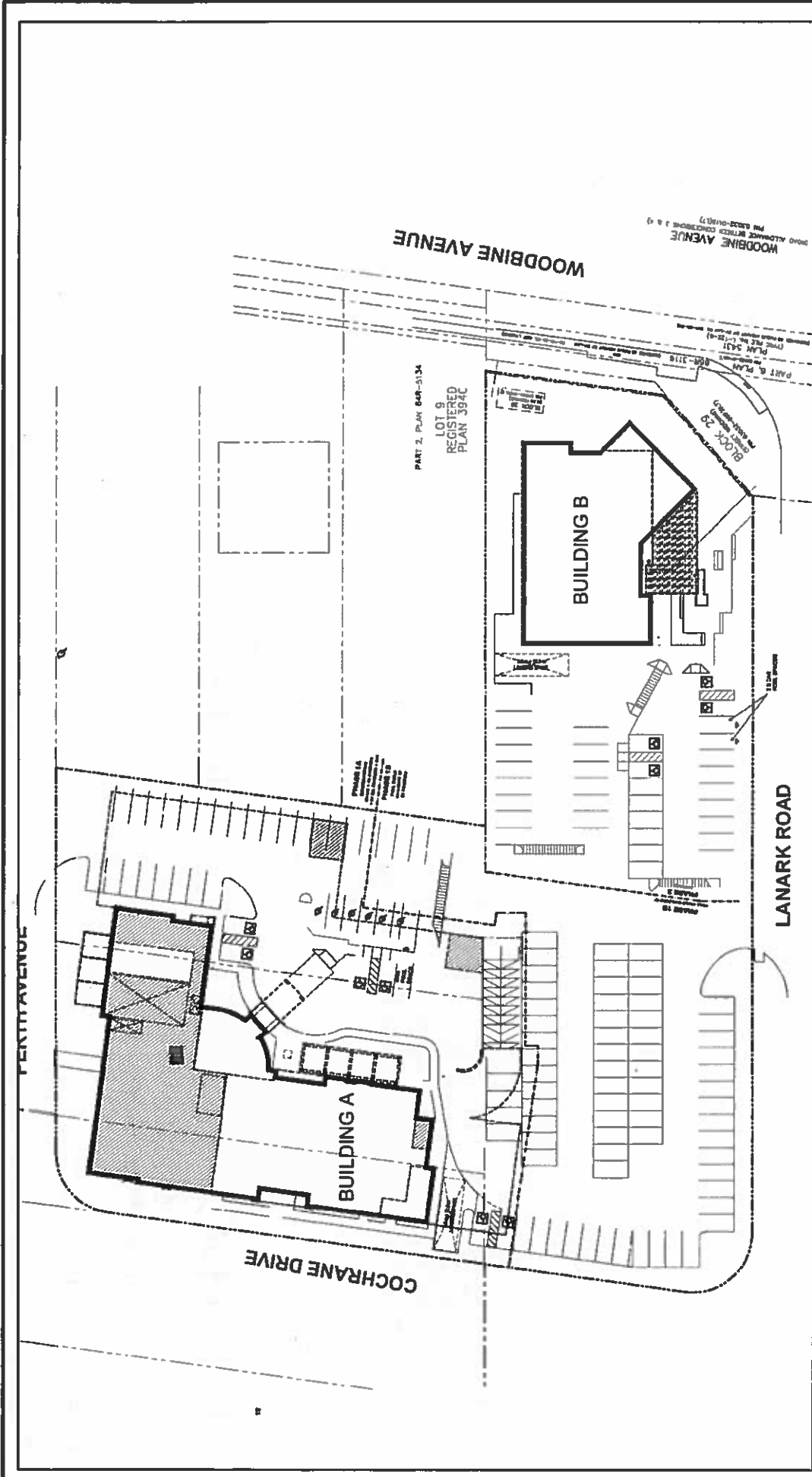

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location
- Figure 2: Site Plan
- Figure 3: Conceptual Elevations – Hotel
- Figure 4: Conceptual Elevations – Office Building

Agent: Bruce Hall
The Planning Partnership
1255 Bay Street, Unit 500
Toronto, Ontario
L3R 6B3
Tel: (416) 975-1556
Email: bhall@planpart.ca





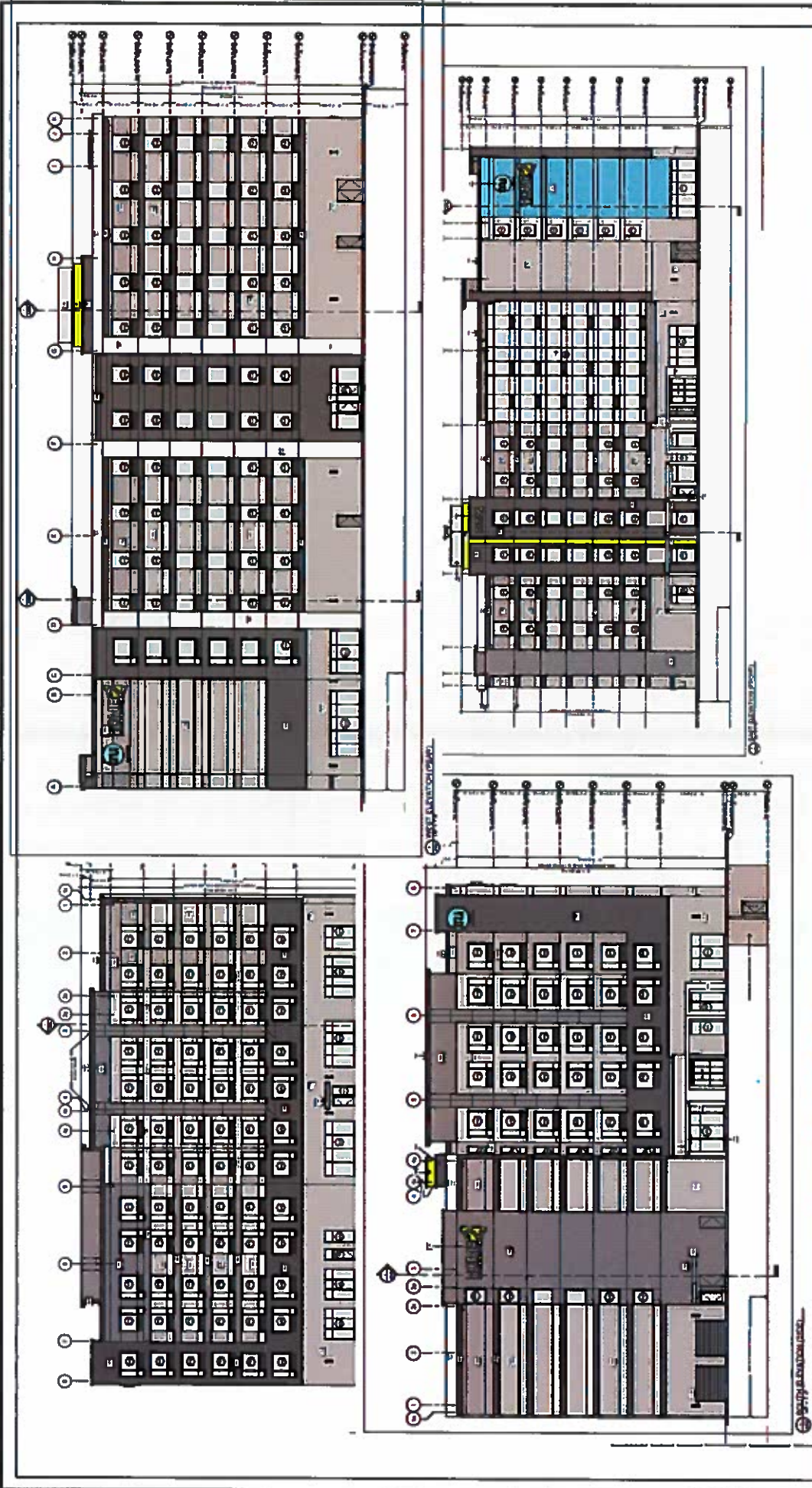
: Q:\Geomatics\New Operation\2019 Agenda\SPC\18253507\SPC18253507.mxd

SITE PLAN

APPLICANT: JM HOSPITALITY
8330 WOODBINE AVENUE

FILE No: SPC18253507(RC)

 SUBJECT LANDS



: Q:\Geomatics\New Operation\2019 Agenda\SPC\SPC18253507\SPC18253507.mxd

BUILDING "A" 7 STOREY HOTEL

APPLICANT: JM HOSPITALITY
 8330 WOODBINE AVENUE

FILE No:SPC18253507(RC)



MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RC

DATE:04/02/19

FIGURE No.3



VIEW FROM STREET CORNER



AERIAL VIEW FROM CORNER



VIEW FROM LANARK AVE

: Q:\Geomatics\New Operation\2019 Agenda\SPC\SPC18253507\SPC18253507.mxd

RENDERING BUILDING "B" 4 STOREY OFFICE & RESTAURANT

APPLICANT: JM HOSPITALITY
8330 WOODBINE AVENUE

FILE No:SPC18253507(RC)



Drawn By:DD

Checked By:RC

DATE:04/02/19

FIGURE No. 4