

Memorandum to the City of Markham Committee of Adjustment

November 28, 2019

File: A/123/19
Address: 7850 Woodbine Avenue, Markham
Applicant: QX4 Investments Ltd. - Consulting Services (Ben Quan)
Hearing Date: Wednesday, December 11, 2019

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

The applicant is requesting relief from the following requirements of the Select Industrial and Limited Commercial M.C. (60%) zone in By-law 28-82, as amended:

a) Section 6.3.1(b):

to add the following to the list of permitted uses: Recreational Establishment, Banquet Hall, and Restaurant, to facilitate the re-leasing of floor space within the existing building;

b) Parking By-law 28-97, Section 2.0:

to exclude from the definition of FLOOR AREA, NET the following: any part of a building used exclusively by the building management for storage of items, supplies and machinery associated with the maintenance of the property; and non-leasable floor area including common corridors;

as it relates to an existing industrial/commercial building.

BACKGROUND

Property Description

The 8,329.7 m² (89,660.14 ft²) subject property is located on the west side of Woodbine Avenue, north of 14th Avenue. There is an existing three-storey, 4,602.82 m² (49,544.34 ft²) building located on the property, which according to assessment records was constructed in 1988.


COMMENTS

The applicant is requesting relief from By-law 28-82, as amended, to permit a recreational establishment, banquet hall, and restaurant in the existing building to facilitate the re-leasing of units in the building. There are no proposed external changes to the building. In addition to adding Recreational Establishment, Banquet Hall, and Restaurant to the list of permitted uses, the applicant is proposing to exclude from the definition of 'Floor Area, Net' the following: any part of a building used exclusively by the building management for storage of items, supplies and machinery associated with the maintenance of the property; and non-leasable floor area including common corridors.

To review the appropriateness of the proposed variances, and understand the magnitude of the change to the amount of parking required, Staff have requested, that the applicant provide additional measurements related to the proposed exclusions to the definition of 'Floor Area, Net.' This information will give Staff a better understanding of the current parking requirements on site compared to what the proposed requirement will be. Consequently, Staff request that the minor

variance application be deferred sine die to allow the applicant time to compile the information, and for Staff to review the additional materials.

PREPARED BY:


Hailey Miller, Planner, Zoning and Special Projects

REVIEWED BY:


David Miller, Development Manager, West District

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