

Memorandum to the City of Markham Committee of Adjustment

June 26, 2020

File: B/004/20
Address: Mobis Drive (11050 Woodbine Avenue) Markham
Applicant: Gagnon Walker Domes Ltd. (Marc De Nardis)
Hearing Date: Tuesday June 30, 2020

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

The applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with approximate lot frontage of 280.37 m and approximate lot area of 11.18 ha;
- b) retain a parcel of land with approximate lot frontage of 117.28 m and approximate lot area of 2.55 ha;
- c) establish easements for reciprocal access, passage and servicing.

The purpose of this application is to separate the leasehold and condominium components of a proposed development of four industrial buildings.

BACKGROUND

Property Description

The 13.75 ha (33.97 ac) subject property is located on the west side of Woodbine Avenue, south of Mobis Drive and west of Honda Boulevard. The property is currently vacant with a City owned woodlot to the south, Highway 404 to the west, existing industrial to the north, and existing residential to the east.

To the northwest of the property there are future plans for a mid-block flyover of Highway 404 into Richmond Hill that will require the realignment of Mobis Drive and the reconstruction of the Mobis Drive and Honda Boulevard intersection by the Region of York. A Class Environmental Assessment Study was completed in September of 2015 which delineates the mid-block flyover road alignment.

A City owned woodlot is located directly south of the property and a vegetation protection zone is required to be conveyed into public ownership for long term protection. The size of the vegetation protection zone will be confirmed through the associated Site Plan Control application. In addition, the vegetation protection zone will be conveyed as part of Site Plan Approval.

Other Applications

A Site Plan Control application (SPC 20 110953) was circulated in April, 2020 and is currently under review by the City. Related Minor Variance applications A/023/20 and A/024/20, submitted February, 2020 have been deferred to allow Staff the opportunity to appropriately review and comment on the Site Plan Control application.

COMMENTS

Staff recommend that the application is deferred *sine die*. This will provide proponent and City Staff the opportunity to continue working with the Region of York to address issues with the proposal, including the timing and method of conveying required land for the future mid-block

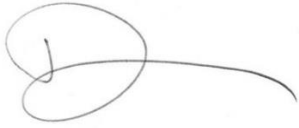
flyover. Once these matters have been addressed to the satisfaction of both City Staff and the Region, Staff will be in a position to provide comments to the Committee of Adjustment.

PREPARED BY:



Hailey Miller, Planner, Zoning and Special Projects

REVIEWED BY:



David Miller, Development Manager, West District

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