

Memorandum to the City of Markham Committee of Adjustment

September 16, 2025

File: A/111/25
Address: 8050 Woodbine Avenue
Agent: Macaulay Shiomi Howson Ltd. (Mr. Nick Pileggi)
Hearing Date: Wednesday, September 24, 2025

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

The applicant is requesting relief from the following requirements of By-law 177-96, as amended, to permit:

- a) **By-law 177-96, Section 6.21:**
mechanical units and platforms located approximately 3.0 metres from the Highway 407 streetline, whereas the by-law requires all buildings and structures to be located no closer than 14.0 metres from the Highway 407 streetline; and,
- b) **By-law 28-97, Section 3.0 Table B:**
a minimum of 252 parking spaces, whereas the by-law requires a minimum of 334 required parking spaces.

BACKGROUND

Property Description

8050 Woodbine Avenue (the "Subject Property") is approximately 3.2 hectares (8.02 acres) and is located on the west side of Woodbine Avenue, south of Highway 407 (Refer to Appendix A: Location Map). The Subject Property contains an industrial building constructed circa 1970 which was recently used by Miller Transit as a head office and shop (Refer to Appendix B: Aerial Photo). The Subject Property is located within an employment area. Surrounding land uses include:

To the South: Burncrest Road, a parking lot under the hydro corridor and industrial uses further south.

To the East: Woodbine Avenue and industrial uses further east.

To the North: Highway 407.

To the West: A self-storage facility and the Markham Golf Dome.

Proposal

The Owner has submitted a building permit to expand the office space internally (Refer to Appendix C: Site Plan). This follows approval of a minor variance in 2024 which will facilitate a renovation to the existing building to accommodate new tenants (Refer to Appendix D: A/141/24 Notice of Decision).

The proposed expansion of office space internally results in a new parking calculation, subsequent to the reduction approved by the above noted minor variance application in 2024 to permit 252 parking spaces (whereas the by-law required 283 parking space). Through the permit review process it was also identified that the proposed mechanical

units at the north-east corner of the Subject Lands are closer to the Highway 407 streetline than what's permitted.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Subject Property is split designated "Service Employment" and "Business Park Employment" in the 2014 Official Plan). Site Specific Policy 9.17.4 shows that within approximately 130.0 metres of Woodbine Avenue the "Service Employment" designation applies. The intent of this designation is to accommodate uses that serve and support other business uses and employees, including office uses. The intent of the "Business Park Employment" designation is to accommodate offices and a range of prestige industrial buildings.

Zoning By-law 177-96

The Subject Lands are split zoned "Business Corridor*526" and "Business Park*525" under By-law 177-96, as amended and are subject to a holding provision (Refer to Appendix F: Zoning By-law 177-96 Excerpt). Among other uses, these zone categories permit industrial and business offices uses. The "Business Corridor" Zone also permits a motor vehicle body shop and a motor vehicle repair garage.

Comprehensive Zoning By-law 2024-19

On January 31, 2024, Markham Council enacted By-law 2024-19 which was subsequently appealed, in part, to the Ontario Land Tribunal (OLT). The Subject Property was excluded from By-law 2024-19 and is therefore not subject to the requirements of this By-law.

Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the applicant has received comments from the building department through the building permit process to confirm the variances required for the proposed development.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Reduced Setbacks for mechanical units and platforms to Highway 407 Variance

MTO was circulated on this application and has no concerns. Staff echo this as the proposed location of the mechanical units and their platforms are isolated and they do not appear to negatively impact the neighbouring use, that being the Highway 407 eastbound off ramp. Staff opine that the requested variance is minor in nature.

Reduced Parking Variance

The expansion of office space internally will increase the parking requirement to 334 parking spaces. This will result in a deficiency of 82 parking spaces, which is a reduction of approximately 24 percent. Transportation Engineering staff has commented that the requested reduction in parking will unlikely result in any significant impact on the parking

supply of the property. They further note that if the Subject Property were included in Comprehensive Zoning By-law 2024-19 a significant oversupply of parking would be provided based on the new required minimum amount of parking for office uses. In view of the preceding, Staff opine that the requested variance is minor in nature.

PUBLIC INPUT SUMMARY

No written submissions were received as of September 12, 2025. 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.

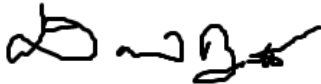
CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance requests meet the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "G" for conditions to be attached to any approval of this application.

PREPARED BY:



Daniel Brutto, MCIP, RPP, Senior Planner, Planning and Urban Design Department

REVIEWED BY:



Rick Cefaratti, MCIP, RPP, Acting Development Manager, West Markham District

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Site Plan

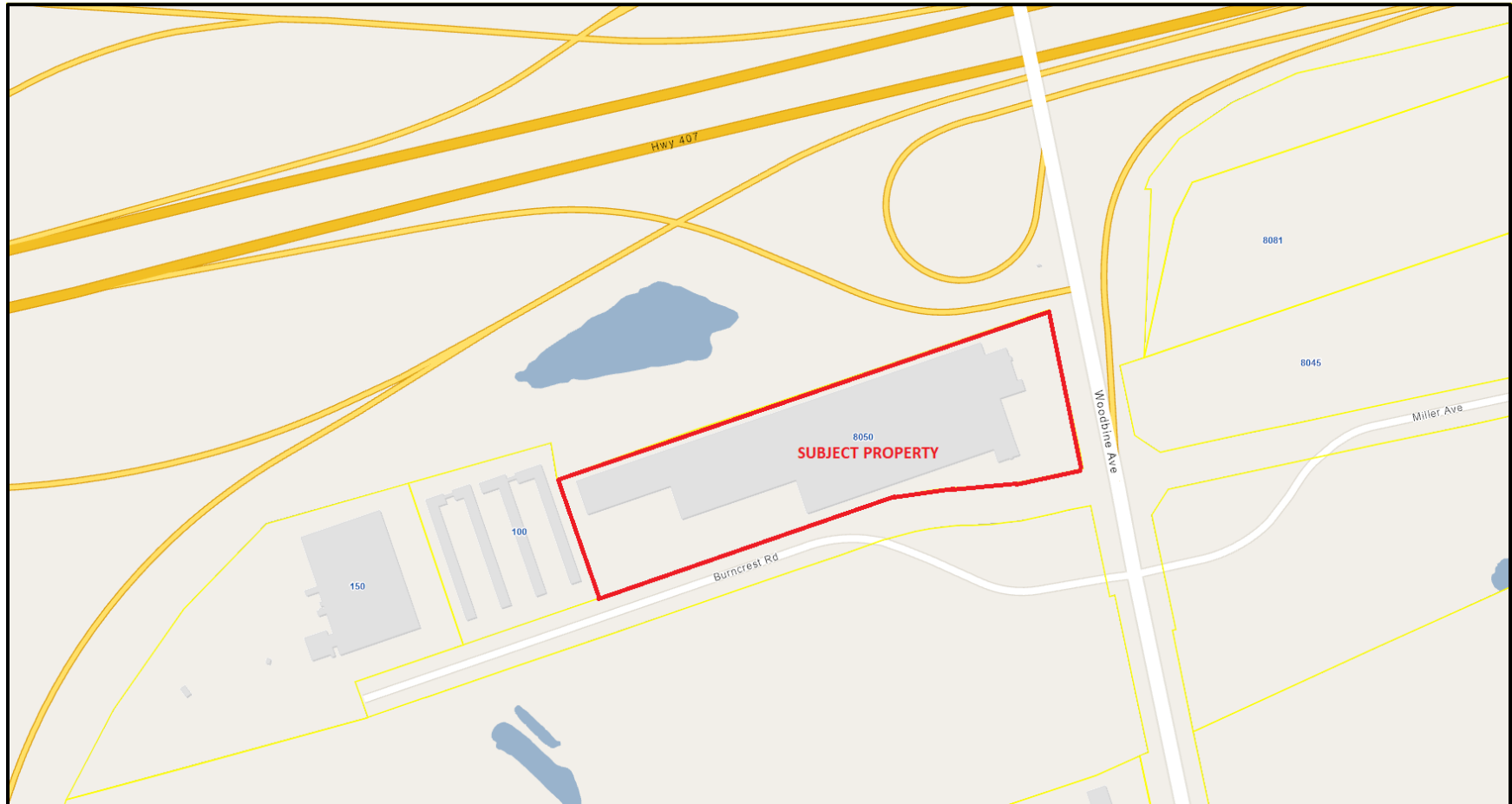
Appendix D: A/141/24 Notice of Decision

Appendix E: 2014 Official Plan Map 3 – Land Use Excerpt

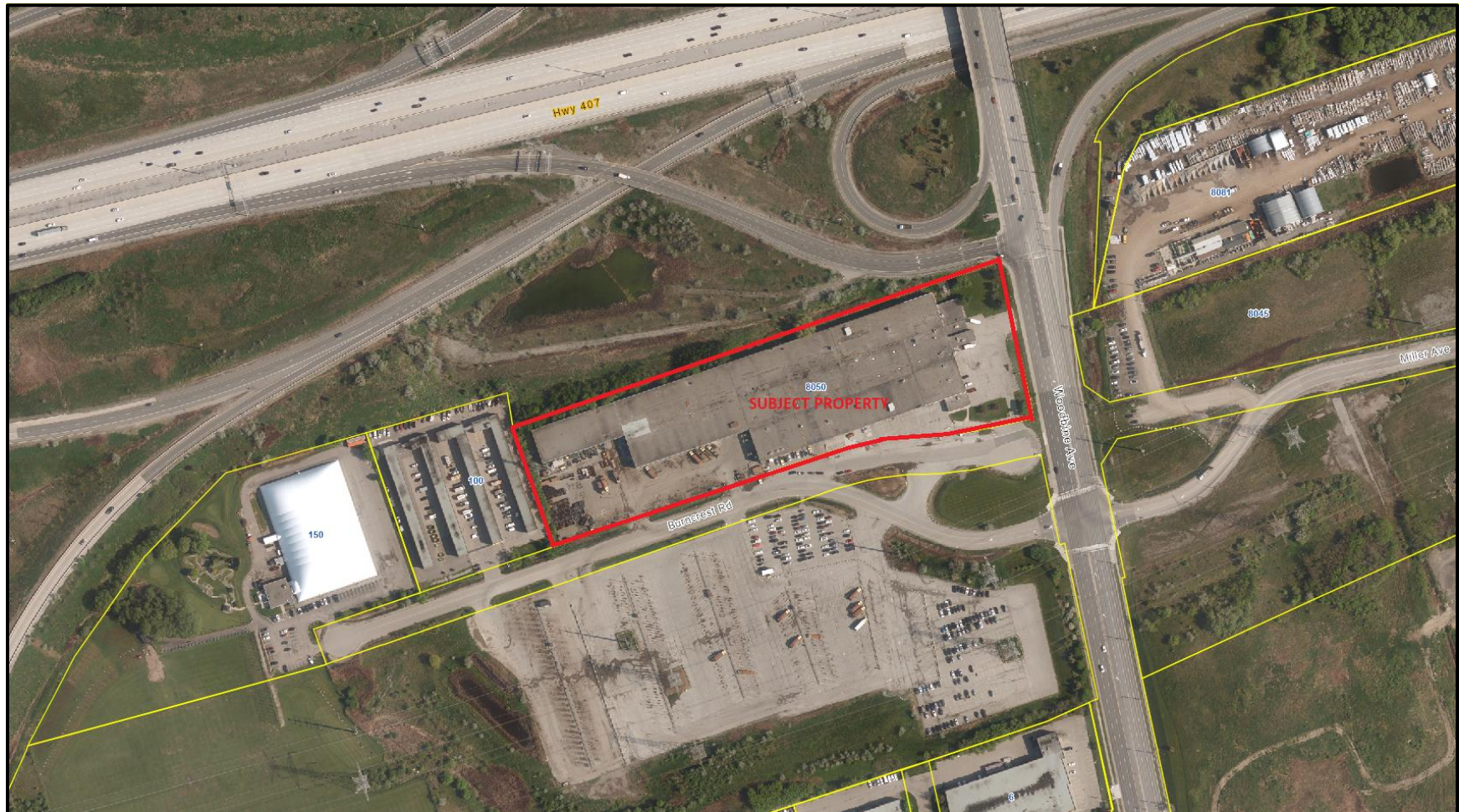
Appendix F: Zoning By-law 177-96 Excerpt

Appendix G: Conditions of Approval

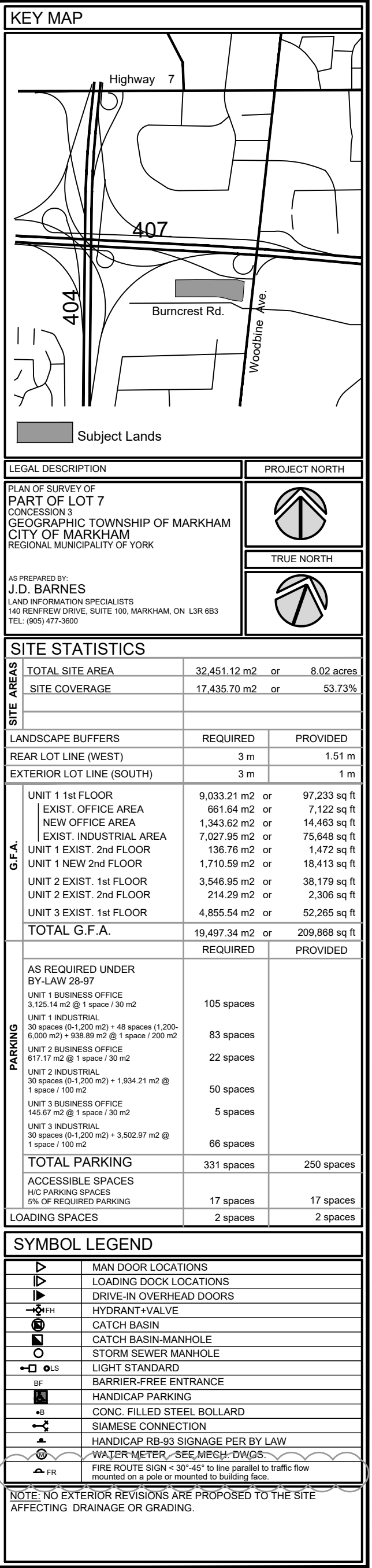
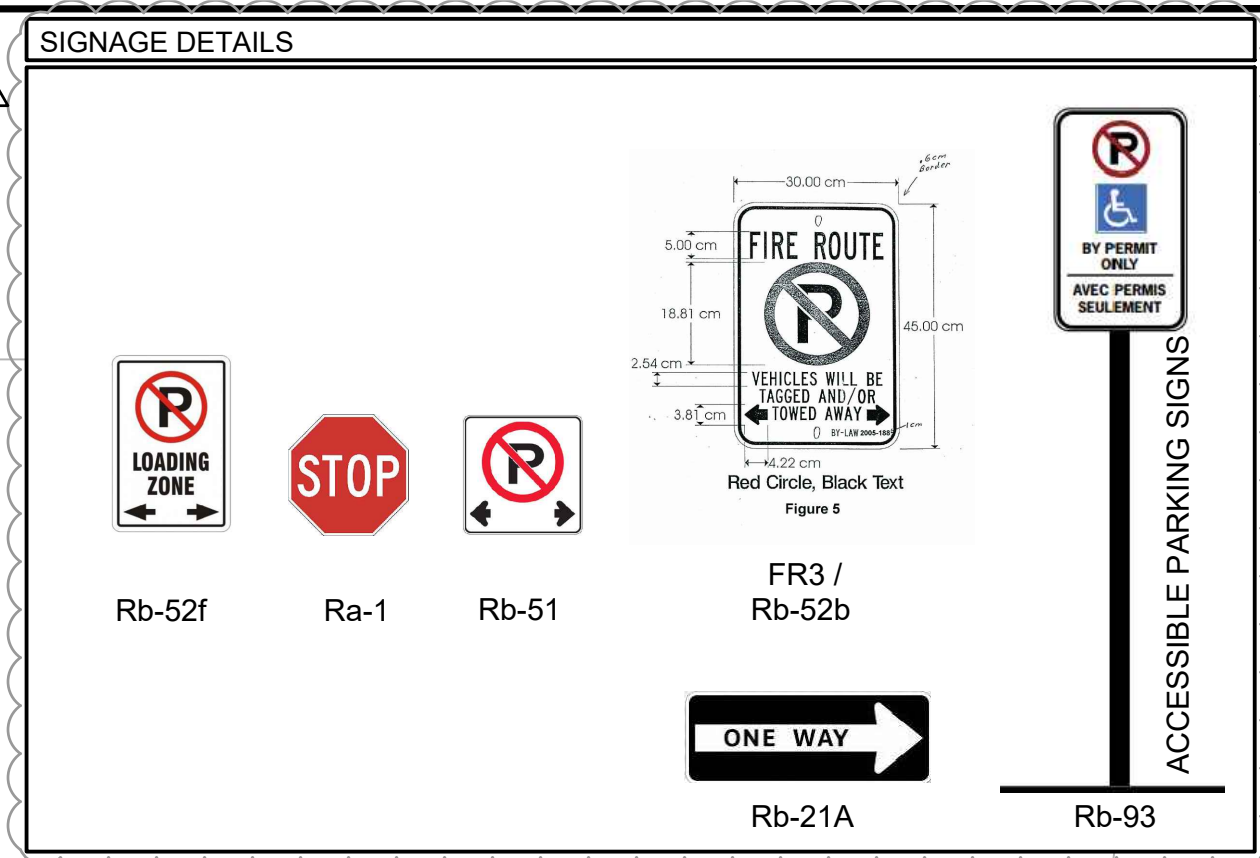
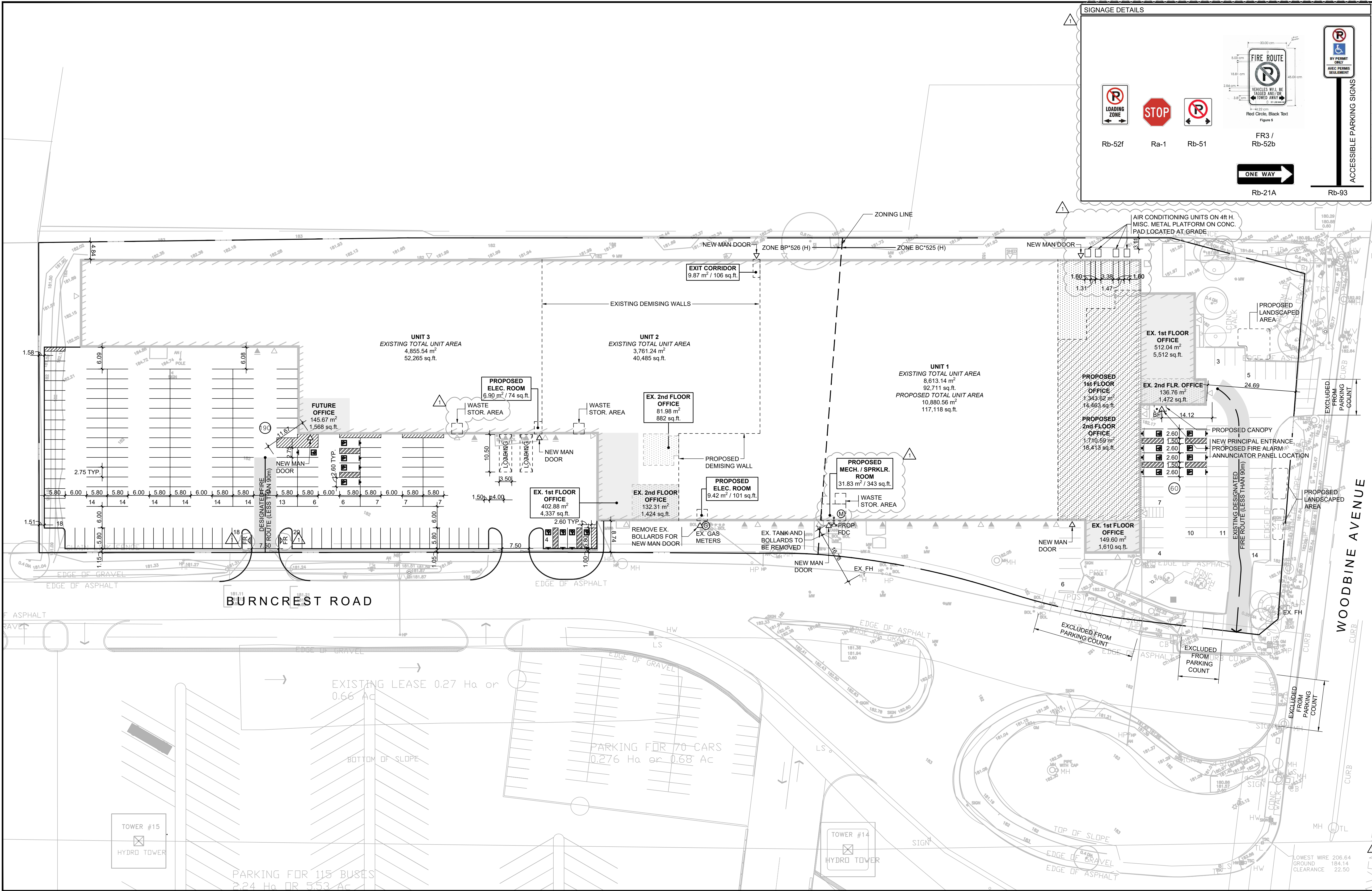
APPENDIX "A"
LOCATION MAP



APPENDIX "B"
AERIAL PHOTO (2024)



C:\2440_8050 Woodbine - 407 PH1 Unit 1\Drawings\01 Current Drawings\01 Space Plan 2025-04-17\2440-A-1.0.dwg, 26/08/2025 5:34:09 PM, JaneF, AutoCAD PDF (General Documentation).pc3



No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	JUNE 4, 2024
2	ISSUED FOR BUILDING PERMIT & MINOR VARIANCE APPLICATION	NOV. 19, 2024
3	RE-ISSUED FOR MINOR VARIANCE APPLICATION	NOV. 28, 2024
4	RE-ISSUED FOR MINOR VARIANCE APPLICATION	DEC. 12, 2024
5	RE-ISSUED FOR BUILDING PERMIT	MAR. 25, 2025

6	RE-ISSUED FOR BUILDING PERMIT	JUL. 10, 2025
7	ISSUED FOR TENDER	AUG. 14, 2025
8	RE-ISSUED FOR BUILDING PERMIT	AUG. 29, 2025

No.	REVISION	DATE
1	REVISED PER MUNICIPAL COMMENTS	AUG. 29, 2025

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



8050 Woodbine Ave.
Unit 1

8050 Woodbine Avenue
Markham, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
NOV. 2023	HP/LY		1:500
PROJECT No.	DRAWING No.		

24-40

A-1.0



Notice of Decision & Resolution

Minor Variance / Permission
(Section 45 of the *Planning Act*)

Committee of Adjustment Resolution

File Number: A/141/24
Agent: Macaulay Shiomi Howson (Nick Pileggi)
Property Address: 8050 Woodbine Avenue, Markham
Legal Description: R2841 PTS 2, 3 & 15
Zoning: By-law 177-96, as amended, BC*525(H) and BP*526(H)
Ward: 8

Last Date of Appeal: Tuesday, January 7, 2025

Moved by: Jeamie Reingold
Seconded by: Sally Yan

- ☒ Greg Knight
- ☒ Patrick Sampson
- ☒ Jeamie Reingold
- ☒ Sally Yan

THAT Application A/141/24, submitted by 8050 Woodbine Holdings Limited Partnership, owner of 8050 Woodbine Avenue, Markham, R2841 PTS 2, 3 & 15, requesting relief from the requirements of By-law 177-96, as amended, to permit the following:

- a) **By-law 177-96, Table B8(K):**
a landscape width abutting the exterior lot line of 1.0 metre, whereas the by-law requires a minimum landscape width of 3.0 metres abutting any lot line other than the front lot line;
- b) **By-law 177-96, Table B8(K):**
a landscape width abutting the rear lot line of 1.5 metres, whereas the by-law requires a minimum landscape width of 3.0 metres abutting any lot line other than the front lot line;
- c) **By-law 177-96, Table B8 (G):**
a 57.5 metre depth of the parking area in the exterior side yard, whereas the by-law permits a maximum 12 metre depth of parking area in the exterior side yard;



Notice of Decision & Resolution

Minor Variance / Permission
(Section 45 of the *Planning Act*)

- d) **By-law 177-96, Section 6.9.2:**
existing loading spaces to be located in the exterior side yard, whereas the by-law only permits loading spaces to be located in an interior side or rear yard;
- e) **By-law 177-96, Table B8 (G):**
an existing 37 metre depth of the parking area in the front yard, whereas, the by-law permits a maximum 12.0 metre depth of parking area in the front yard;
- f) **By-law 177-96, Table B8 D):**
an existing maximum front yard setback of approximately 46 metres, whereas the by-law permits a maximum front yard setback of 19.0 metres; and
- g) **By-law 28-97, Section 3.0 Table B:**
a minimum of 252 parking spaces, whereas, the by-law requires a minimum of 303 required parking spaces on the lot;

as it relates to the internal expansion of office space in an existing industrial building.

These variance requests be **approved** for the following reasons:

- (a) In the opinion of the Committee, the general intent and purpose of the By-law will be maintained;
- (b) In the opinion of the Committee, the general intent and purpose of the Official Plan will be maintained;
- (c) In the opinion of the Committee, the granting of the variance is desirable for the appropriate development of the lot;
- (d) In the opinion of the Committee, the requested variance is minor in nature.

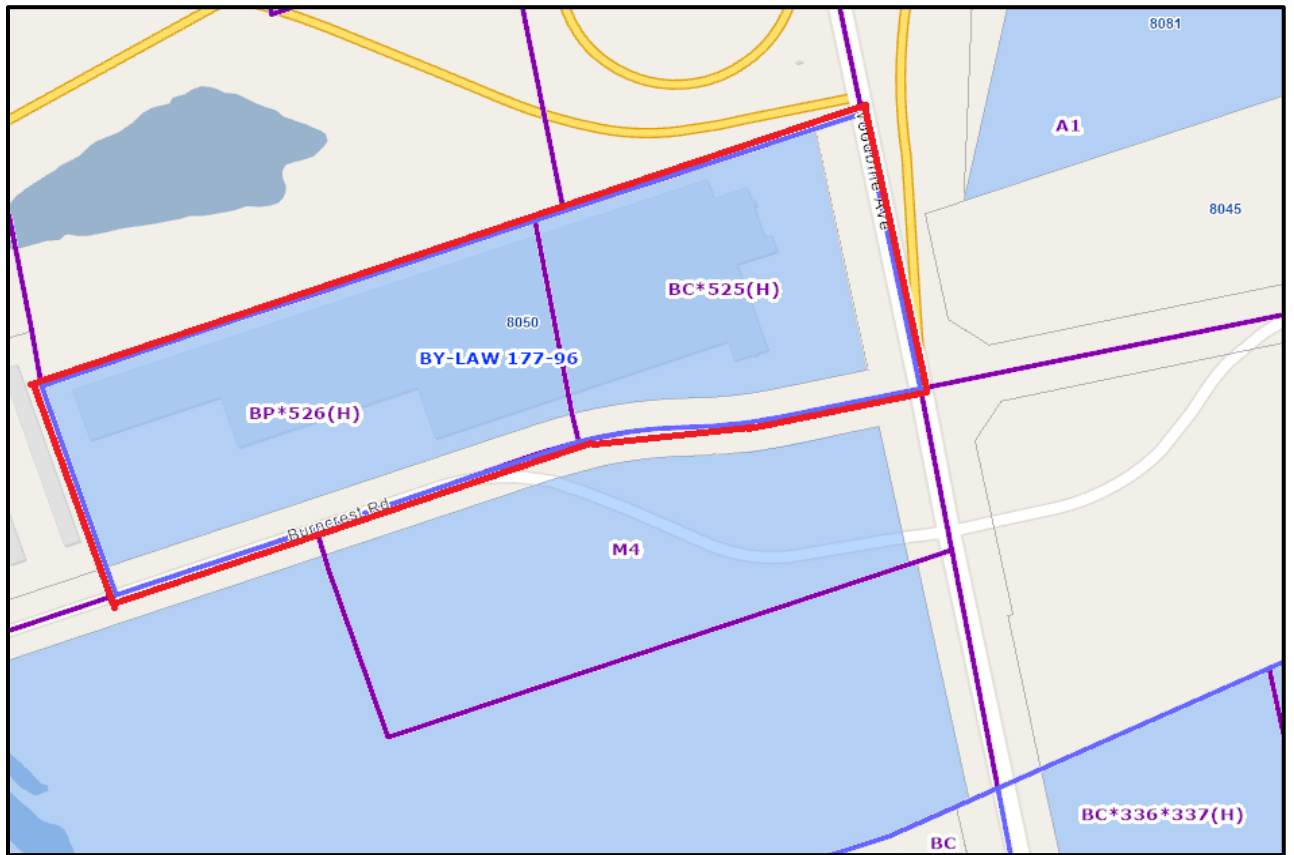
Subject to the following conditions:

1. The variances apply only to the proposal as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix C to this Staff Report and received by the City of Markham on November 29, 2024, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction

APPENDIX “E”
2014 OFFICIAL PLAN MAP 3 – LAND USE EXCERPT



APPENDIX “F”
ZONING BY-LAW 177-96 EXCERPT



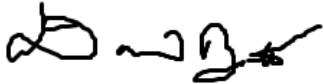
Note: Appendix “E” is only to be relied on as it relates to the Subject Property. The surrounding properties may be subject to Comprehensive Zoning By-law 2024-19.

APPENDIX "G"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/111/25

1. The variances apply only to the proposal as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix C to this Staff Report and received by the City of Markham on September 5, 2025, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction;
3. That the Owner agree to permit City staff or its designate to undertake a parking survey in the future for purpose of ongoing monitoring, parking study and review.

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read 'D. Brutto', with a horizontal line extending from the end of the signature.

Daniel Brutto, Senior Planner, Planning and Urban Design Department