

MEMORANDUM

DATE: September 20, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/135/18
ADDRESS: 7020 Warden Avenue, Markham
HEARING DATE: Wednesday September 26, 2018

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

The applicant is requesting relief from the following requirements of By-law 28-97 BC, as amended:

a) **Parking By-law 28-97, Section 3.0, Table B:**

a minimum of 587 parking spaces, whereas the By-law requires a minimum of 622 parking spaces; as it relates to a proposed 110.2 sq. m restaurant to replace a tutoring school within the existing shopping centre.

Comments

The Applicant is proposing a restaurant which increases the parking required on the site by 35 parking spaces or 5.6% from 587 to 622 parking spaces (See Appendix 'A'). Staff have determined that additional information is required to assess the impacts of the parking deficiency on the property. Staff request that the application be deferred sine die so that the Applicant can provide this information.

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Richard Kendall, Development Manager, Central District
File Path: Amanda\Files\ 18 248729 \Documents\District Team Comments Memo

PROJECT INFORMATION

Project Name: 7020 Warden Ave. Parcel A & B
 Client: Tender Holdings Ltd.
 Date: 11/10/2010
 Drawn: [Name]
 Checked: [Name]
 Scale: 1" = 100'

PARCEL A

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

PARCEL B

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

PARCEL C

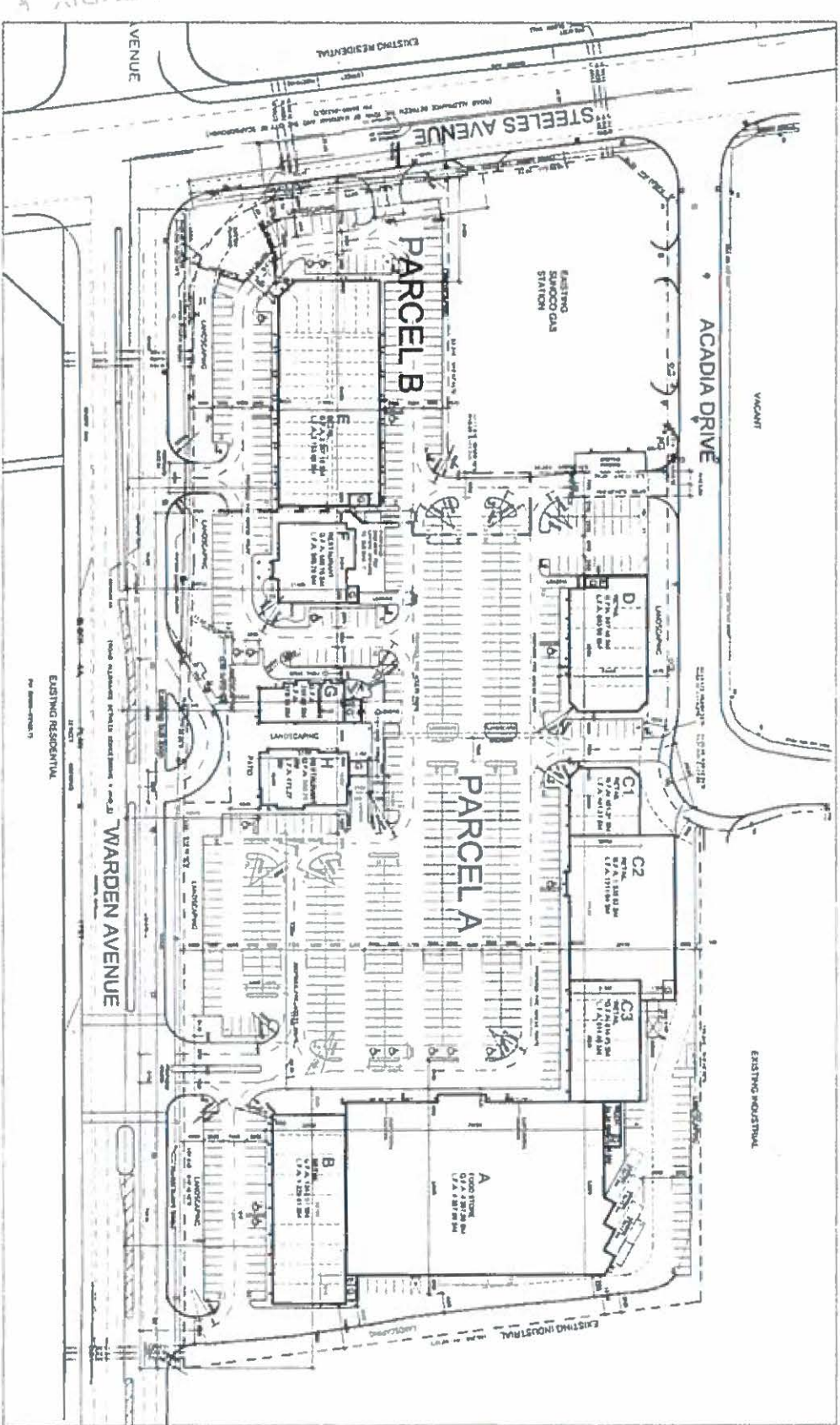
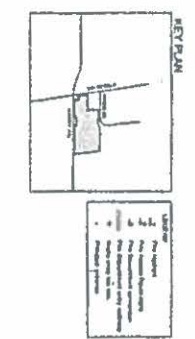
Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

PARCEL D

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

SURVEY INFORMATION

Survey Date: 11/10/2010
 Surveyor: [Name]
 Station: [Name]
 Elevation: [Name]
 Notes: [Name]



PROJECT:
7020 Warden Ave
Markham, ON

CLIENT:
TENDER HOLDINGS LTD.

DATE:
11/10/2010

SCALE:
1" = 100'

PROJECT NO:
2104

DATE:
MAY 7/10

DRAWN:
CCH

CHECKED:
SP

FILE NO:
SP-1

PARCEL A

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

PARCEL B

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

PARCEL C

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

PARCEL D

Item	Description	Quantity	Unit	Notes
1	Gravel	1000	cu yd	
2	Asphalt	1000	sq yd	
3	Concrete	1000	cu yd	
4	Rebar	1000	lb	
5	Formwork	1000	sq ft	
6	Landscaping	1000	sq ft	
7	Lighting	1000	sq ft	
8	Drainage	1000	sq ft	
9	Other	1000	sq ft	

APPENDIX A

7020 Warden Ave
Markham, ON

TENDER HOLDINGS LTD.

11/10/2010

1" = 100'

MAY 7/10

CCH

SP

SP-1

QX4 Investments Limited
Consulting Services

17 Bauer Crescent,
Markham, Ontario
L3R 4H3
Phone: 905-477-2005
Fax: 905-479-4517
Cell: 416-564-0351

August 30, 2018

Committee of Adjustment
City of Markham
101 Town Centre Boulevard
Markham, ON
L3R 9W3

Attention: Justin Leung, Secretary-Treasurer

Dear Mr. Leung,

Re: Application for a Minor Variance from Parking Standards By-law 28-97
7020 - 7080 Warden Ave.

Warden Development Corporation is the owner of a shopping centre in the northwest quadrant of Warden Ave. and Steeles Ave. East, denoted Parcel "A" on the attached approved site plan. This minor variance application is to facilitate the re-leasing of existing Unit B4a within Building "B" wherein 110.2 m² (1,186 sq. ft.) of leasable floor area would be converted from a tutoring school (Markham Scholars) to a restaurant.

With the conversion, the restaurant component of the shopping centre would be increased from 26.9% to 28.0% , thereby triggering a modest increase in parking requirement. Based on this revised tenant mix By-law 28-97 requires a minimum of 622 parking spaces, whereas the shopping centre has 587 parking spaces. The shortfall is 35 spaces, or a 5.6% deficiency.

It is, however, noted that the Committee approved a 30 space parking variance for this shopping centre in 2012. Accordingly, the net variance herein requested is 5 parking spaces (.08%). The following outlines the parking calculation.

Statistics (L. F. A.= leasable floor area)

Total L.F.A. of shopping centre	- 10,620.34 m ²	(114,320 sq. ft.)
Total L.F.A. of restaurant component	- Subway	1,247 sq. ft.
	- Starbuck's	1,501 sq. ft.
	- Keung's	3,429 sq. ft.
	- Legend Pot	6,937 sq. ft.
	- Yokohama	5,050 sq. ft.
	- Green Grotto	3,850 sq. ft.
	- Boston Pizza	5,600 sq. ft.
	- TNT Food Court	1,500 sq. ft.
	- Yunshang Rice Noodle	1,664 sq. ft.
	- "New restaurant"	1,186 sq. ft.
	Total	31,964 sq. ft. (2,969.5m ²)

L.F.A. of restaurant component @ 20%	- 2,124.07m ²
L.F.A. of restaurant component over 20%	- 845.4m ²

Calculation of Parking Requirement

<u>Floor space</u>		<u>required parking</u>
non-restaurant L.F.A.	: 7,650.8m ² @ 1/18.5 m ²	= 413.6 spaces
restaurant L.F.A. to 20%	: 2,124.07 m ² @ 1/18.5 m ²	= 114.8 spaces
<u>restaurant L.F.A. over 20%</u>	: <u>845.4m² @ 1/9 m²</u>	= <u>93.9 spaces</u>
Total L.F.A.	: 10,620.3 m ²	622.3 spaces

Calculation of Parking Deficiency

Parking required by By-law 28-97	622 spaces
Parking provided	587 spaces
Parking shortfall	35 spaces (5.6%)
Previously approved variance	30 spaces
Net parking shortfall	5 spaces (0.8.%)

On November 7, 2012 the Committee under file A/196/12 approved a 30 parking space variance for this shopping centre. Since that time, the shopping centre has continued to be a very successful and bustling facility serving the local neighbourhoods in Milliken and Scarborough. While at peak times the parking lot seems full, there inevitably are spaces available in less convenient areas such as at the rear of Buildings A, C3 and D. In addition, reciprocal shared parking arrangements with the adjacent shopping centre on Parcel B and the adjacent gas station help to even out the overall parking demand during busy times. It is also noted that available on-street parking on adjacent Acadia Drive is largely unused.

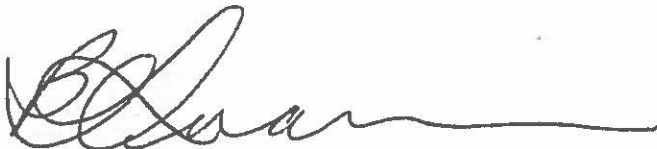
The net parking shortfall is 5 spaces when the previous variance approval is taken into account. These 5 spaces can physically be constructed within the north landscape strip without harming any existing trees. However, for the reasons noted above, it is our opinion that it is unnecessary to add additional parking to the site to accommodate the proposed change in tenancy.

In support of this application we submit herewith the following materials:

1. Original of the application form duly completed and signed;
2. Owner's authorization for QX4 Investments Limited - Consulting Services to act as agent in this matter;
3. The application fee in the amount of \$5,683.90 which includes the fee for 2 signs;
4. One 11" x 17" copy and one 8 1/2" x 11" copy of the approved site plan of the shopping centre;
5. A proof of ownership; and
6. USB with above information.

Should you have any questions, please call me. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ben Quan', with a long horizontal flourish extending to the right.

Ben Quan
QX4 Investments Limited - Consulting Services

Bqdq
encl.