

Memorandum to the City of Markham Committee of Adjustment

January 17, 2019

File: A/172/18
Address: 8570, 8600, 8610, 8630 Woodbine Avenue, Markham
Applicant: Q-West Centre Inc.
Agent: KLM Planning Partners Inc.
Hearing Date: Wednesday January 23, 2019

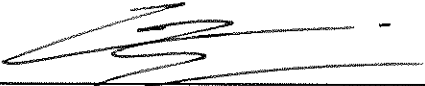
The following comments are provided on behalf of the West Team. The applicant is requesting relief from By-law 165-80 M.C. (40%), as amended, to permit the following:

- a) **Amending By-law 2015-122, Section 7.115.3 m) 2) i):**
restaurants within shopping centres including associated food courts or eating areas to have a parking rate of 1 parking space per 25 square metres of leasable floor area for that portion which occupies 32 percent or less of the total leasable floor area of the shopping centre, whereas the By-law requires 1 parking space per 25 square metres of leasable floor area for that portion which occupies 20 percent or less of the total leasable floor area of the shopping centre;
- b) **Amending By-law 2015-122, Section 7.115.3 m) 2) ii):**
restaurants within shopping centres including associated food courts or eating areas to have a parking rate of 1 parking space per 9 metres of leasable floor area for that portion which occupies more than 32 percent of the total leasable floor area of the shopping centre, whereas the By-law requires 1 parking space per 9 metres of leasable floor area for that portion which occupies more than 20 percent of the total leasable floor area of the shopping centre;
- c) **Amending By-law 2015-122, Section 7.115.3 k):**
a maximum combined gross floor area of 2,620 sq. m for all buildings on a lot, whereas the By-law permits a maximum combined gross floor area of 2,560 sq. m for all buildings on a lot;
as they relate to a commercial development.

Staff note that the applicant's parking calculation did not account for approximately 189.67 m² (2,041.59 ft²) of non-restaurant spaces on the site. If these spaces are included, there would still be a deficiency of 7 parking spaces even if the parking ratio is changed to 32%.

Staff recommend the application be deferred to allow the applicant to confirm the correct parking ratio prior to a decision being made on this application. Given the parking reduction is expected to increase, notices should be made to the public again in accordance with Planning Act requirement.

PREPARED BY:


Carlson Tsang, Planner II, West District