

Woodbine International Hotel, Trade & Conference Centre 9390 Woodbine Avenue

**Applications for Official Plan & Zoning By-Law Amendments
DSC – Part A
March 25, 2008**

Area Context



- 4.46 ha (11.46 ac)
- Situated at northwest corner of Woodbine Ave. & Markland St.
- Proposed mixed-use development with a total gross floor area of 77,875 m² (838,267 ft²)
- 9-storey hotel building fronting Markland Street; 3-storey mixed-use facility along Woodbine Avenue; and a third component which includes a wintergarden and shopping centre

Official Plan

- Easterly portion of site designated *Industrial – Business Corridor Area*
- Westerly portion of site designated *Industrial – Business Park Area*
- OPA is required to redesignate the westerly portion to *Business Corridor Area* in order to permit proposed development
- Applicant also requesting increase in density from 1.0 FSI to 1.8 FSI

Zoning



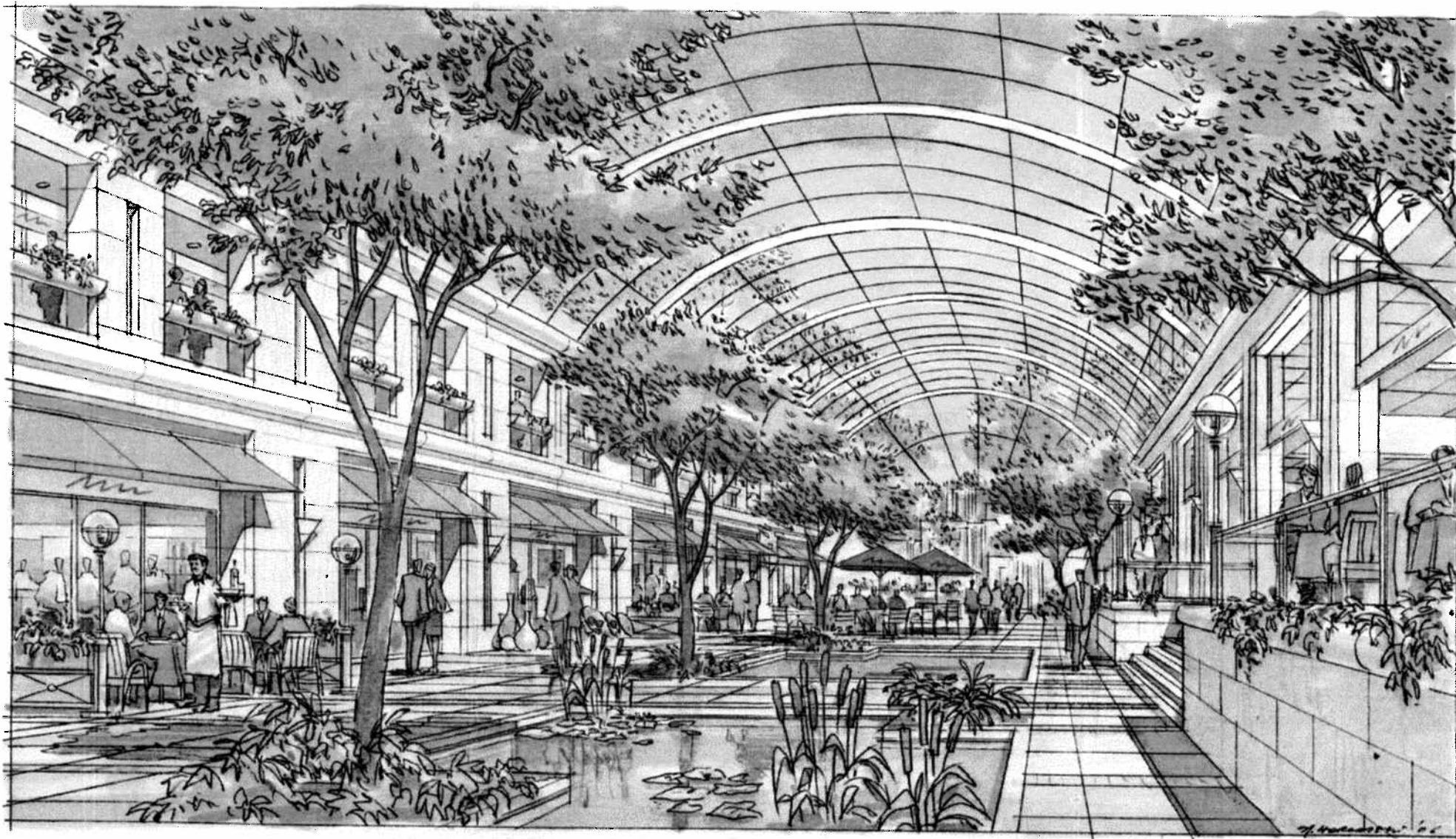
- Lands currently zoned *Select Industrial with Limited Commercial* [M.C.(107%)] for easterly portion and [M.C. (60%)] for westerly portion by By-law 165-80, as amended
- Applicant requesting that list of permitted uses be broadened across the entire site
- Applicant also requesting an amendment to permit increase in the maximum Floor Area Ratio to 180% across the entire site

Issues To be Addressed

- Area Compatibility/gradation of height and density
- Amount and type of retail proposed
- Mix of uses in relation to planned function of Business Corridor designation
- Long term stay hotel units may be permitted, but residential units would not be
- Lots to be consolidated to meet OBC requirements for servicing
- Technical studies required

Status/Next Steps

- Application received October 2, 2007
- Preliminary Report to DSC on February 19, 2008
- Statutory Public Meeting to be prior to summer recess
- Final Recommendation Report



WINTERGARDEN

WOODBINE INTERNATIONAL
HOTEL, TRADE & CONFERENCE CENTRE

Transportation Overview

- Transportation Demand Management
- Site Generated Traffic
- Traffic Conditions



Transportation Demand Management

- Provides good connectivity to York Region's Cycling and Pedestrian systems
- Provides secure and well-lit bicycle parking facilities
- Provides shower and changing facilities to encourage active modes of transportation
- Provides a lay-by area for bus pickup and drop-off to encourage transit use and carpooling
- Smart Commute 404-7 are available to provide assistance to develop Employer-Based TDM initiatives



Site Generated Traffic

- Applied Pass-by and Multi-Use trip reductions
- Overall trip reduction of 27% to 45%
- Adds only moderate peak hour trips during the weekday p.m. and Saturday Midday peak hours for a development of this size



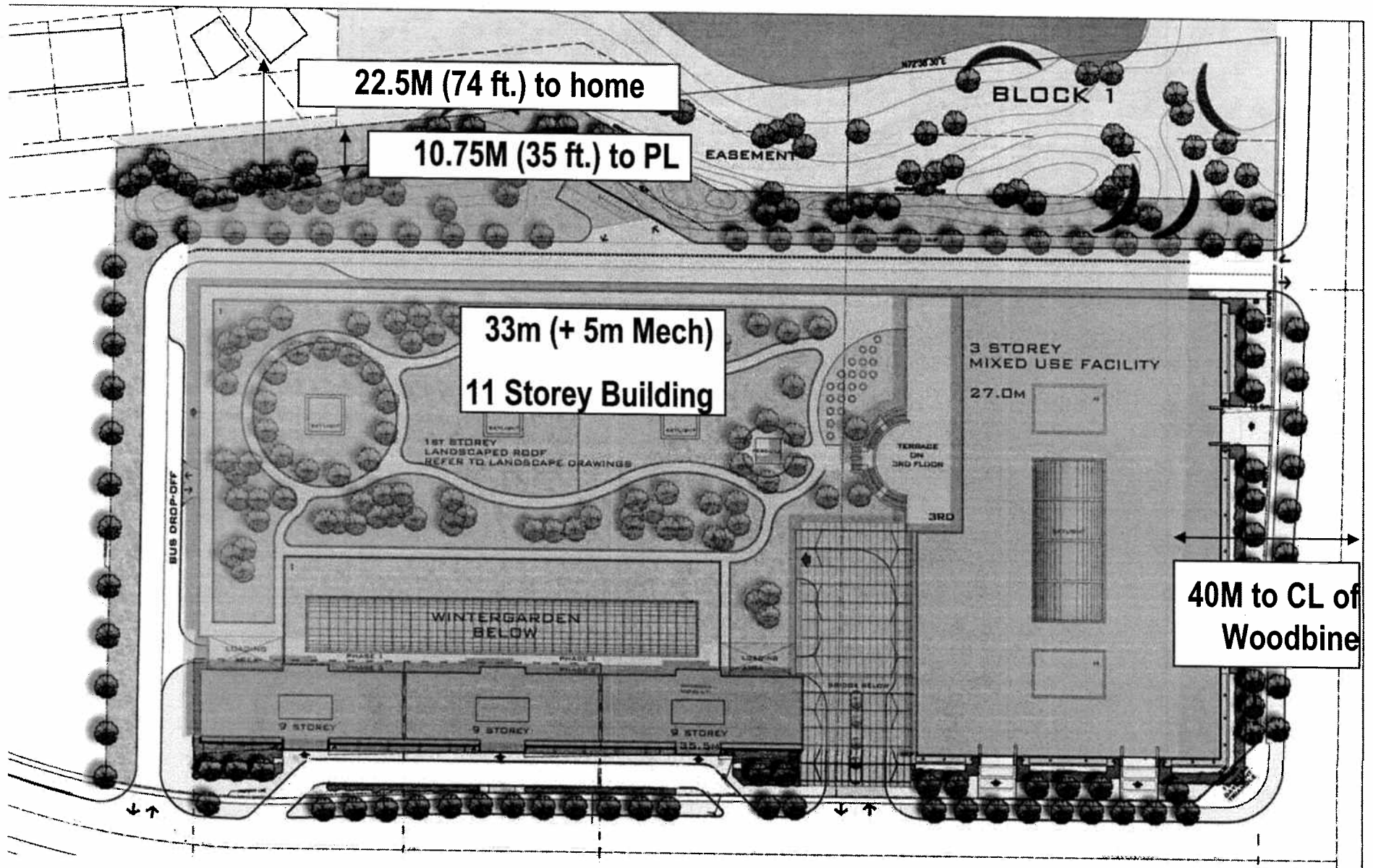
Traffic Conditions

- The 16th / Woodbine intersection currently experiences delays, with movements (especially the eastbound approach) that are approaching capacity during the weekday p.m. peak
- York Region plans to widen 16th Avenue from 4 to 6 lanes within the 2010 to 2013 timeline
- The 16th / Woodbine intersection is expected to operate more efficiently with this improvement under future background conditions
- The addition of site traffic will not significantly impact the 16th / Woodbine intersection

Traffic Conditions

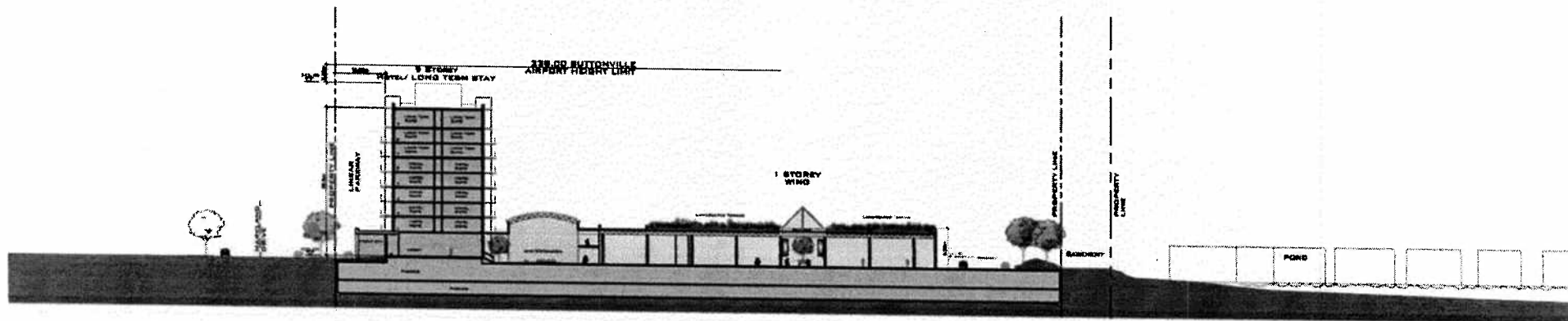
- Markland Street will be extended to connect to the Woodbine/Calvert intersection
- Site Accesses will not have capacity constraints
- All other major intersections within the study area will operate at acceptable levels of service under total future conditions with moderate adjustments to signal timings
- Overall, the site generated traffic from the Woodbine International Centre can be accommodated without significantly impacting traffic operations on the boundary road network





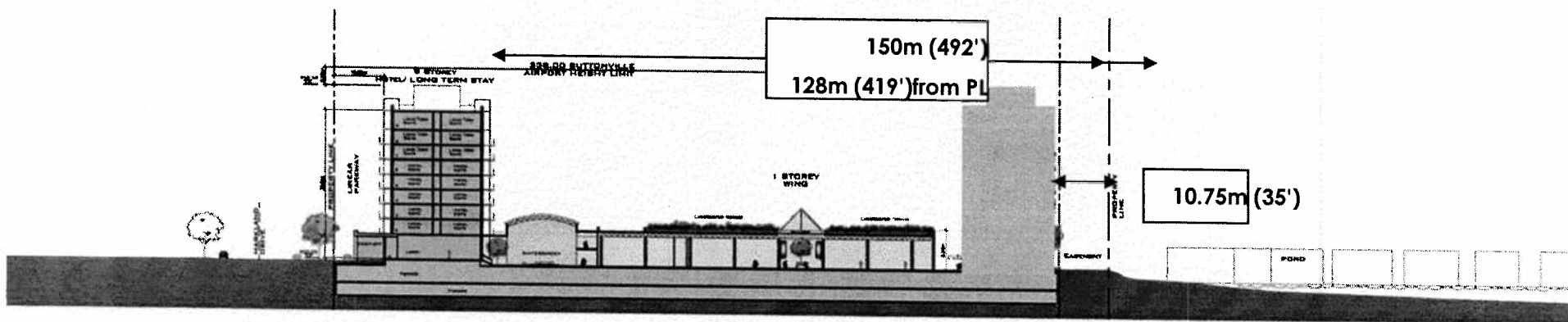
SITE PLAN -EXISTING ZONING

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NORTH/SOUTH SECTION

PROPOSED

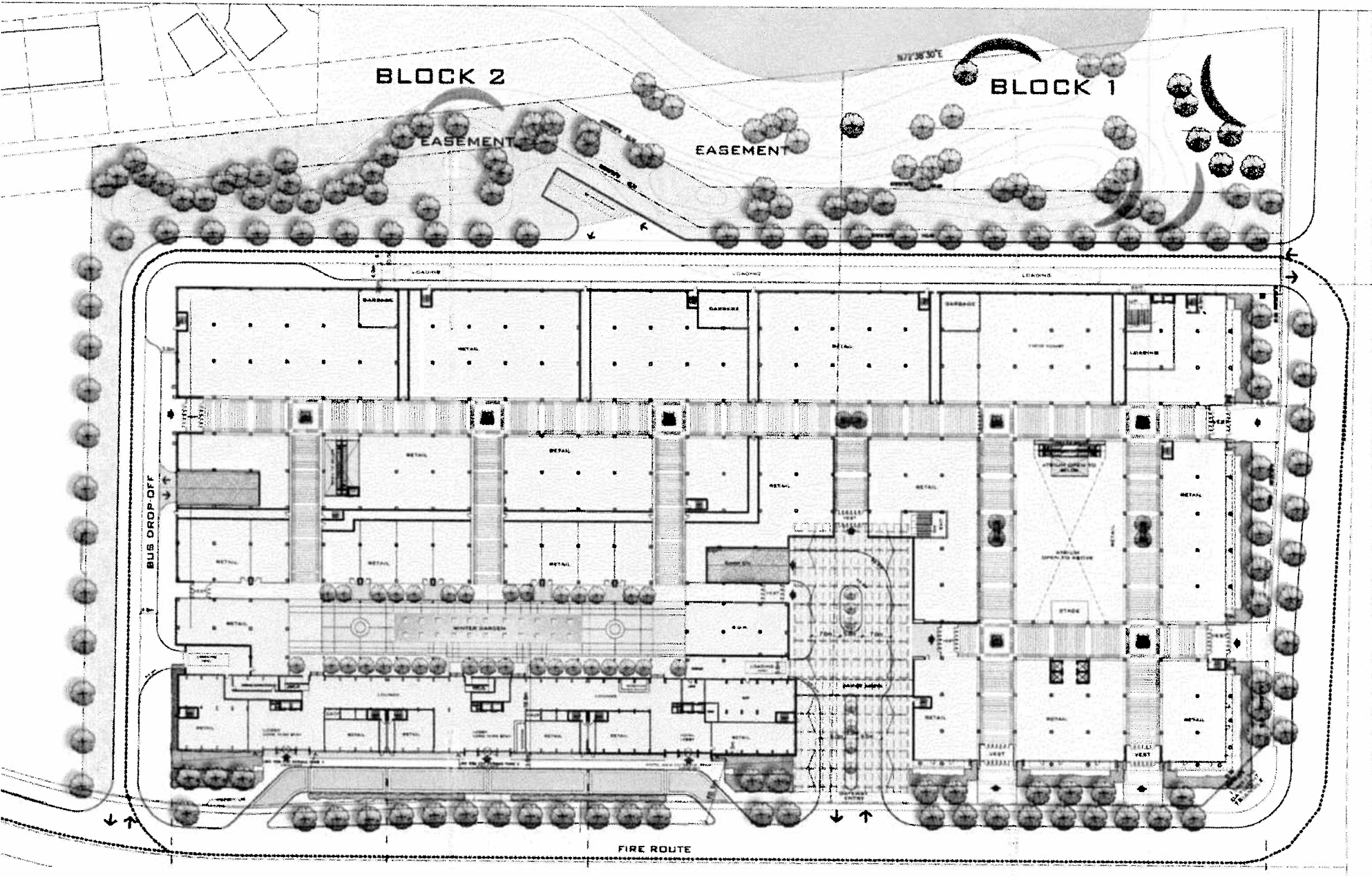


NORTH/SOUTH SECTION

AS-OF-RIGHT

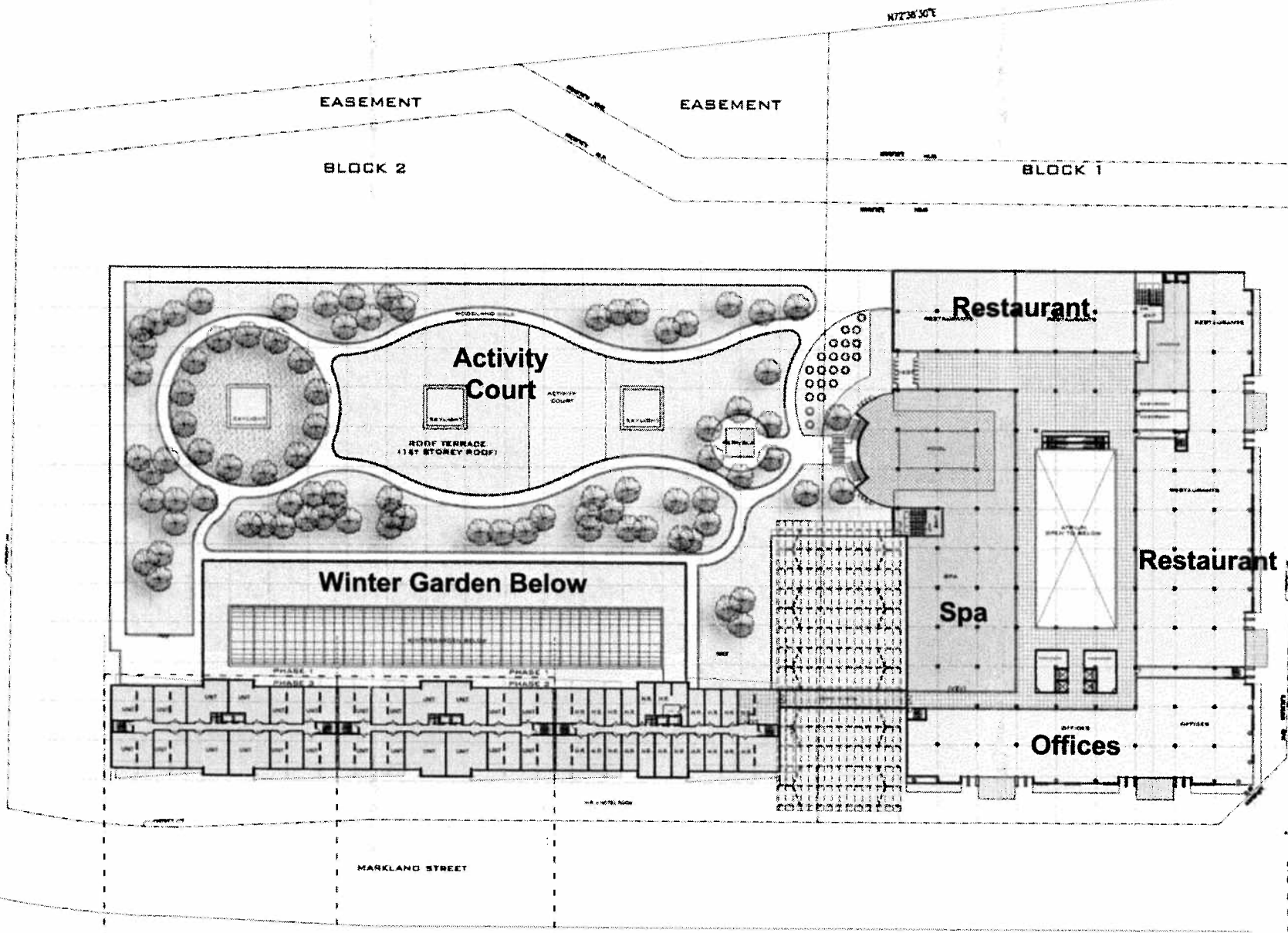
NORTH-SOUTH SECTION -EXISTING ZONING

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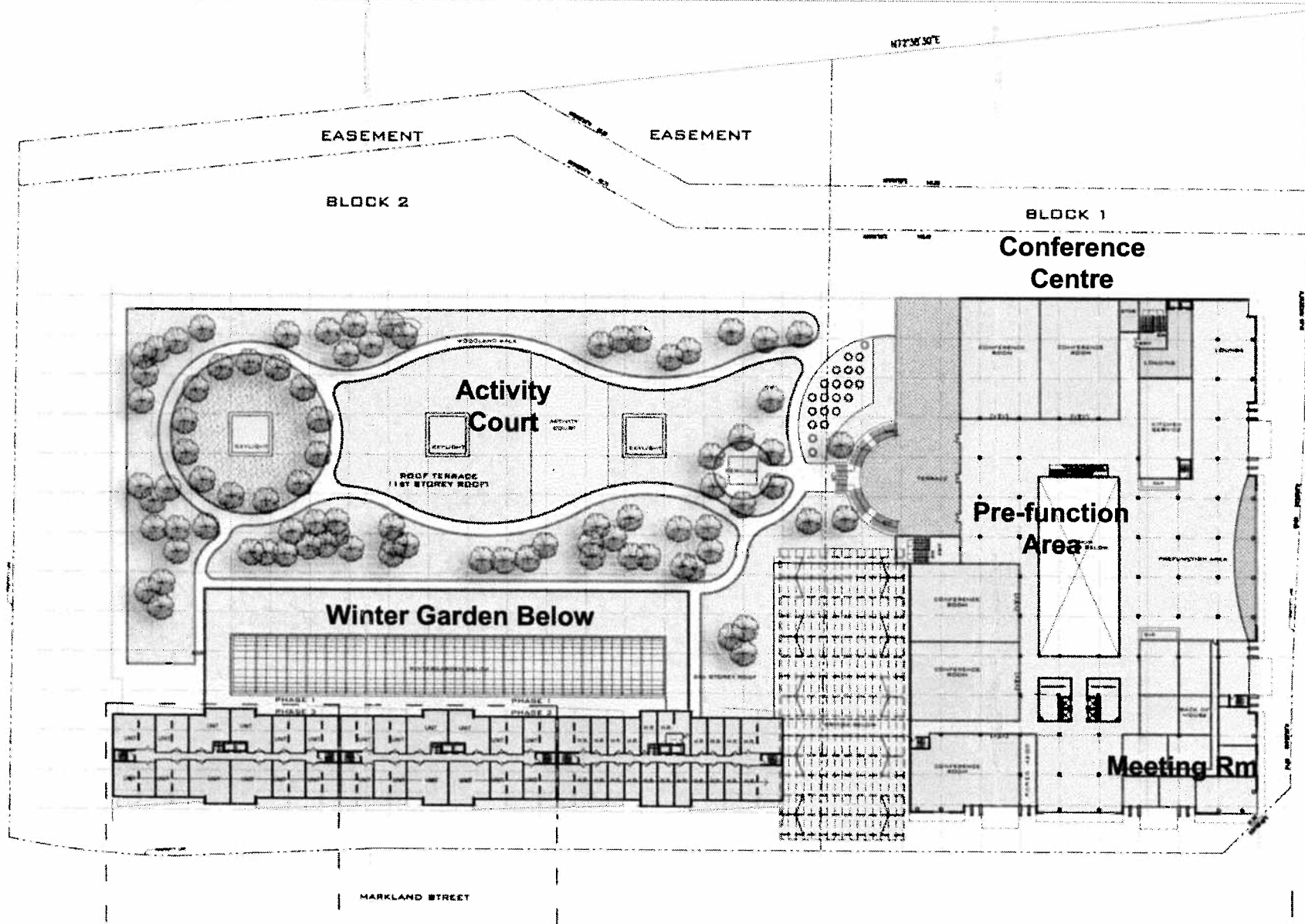
GROUND FLOOR

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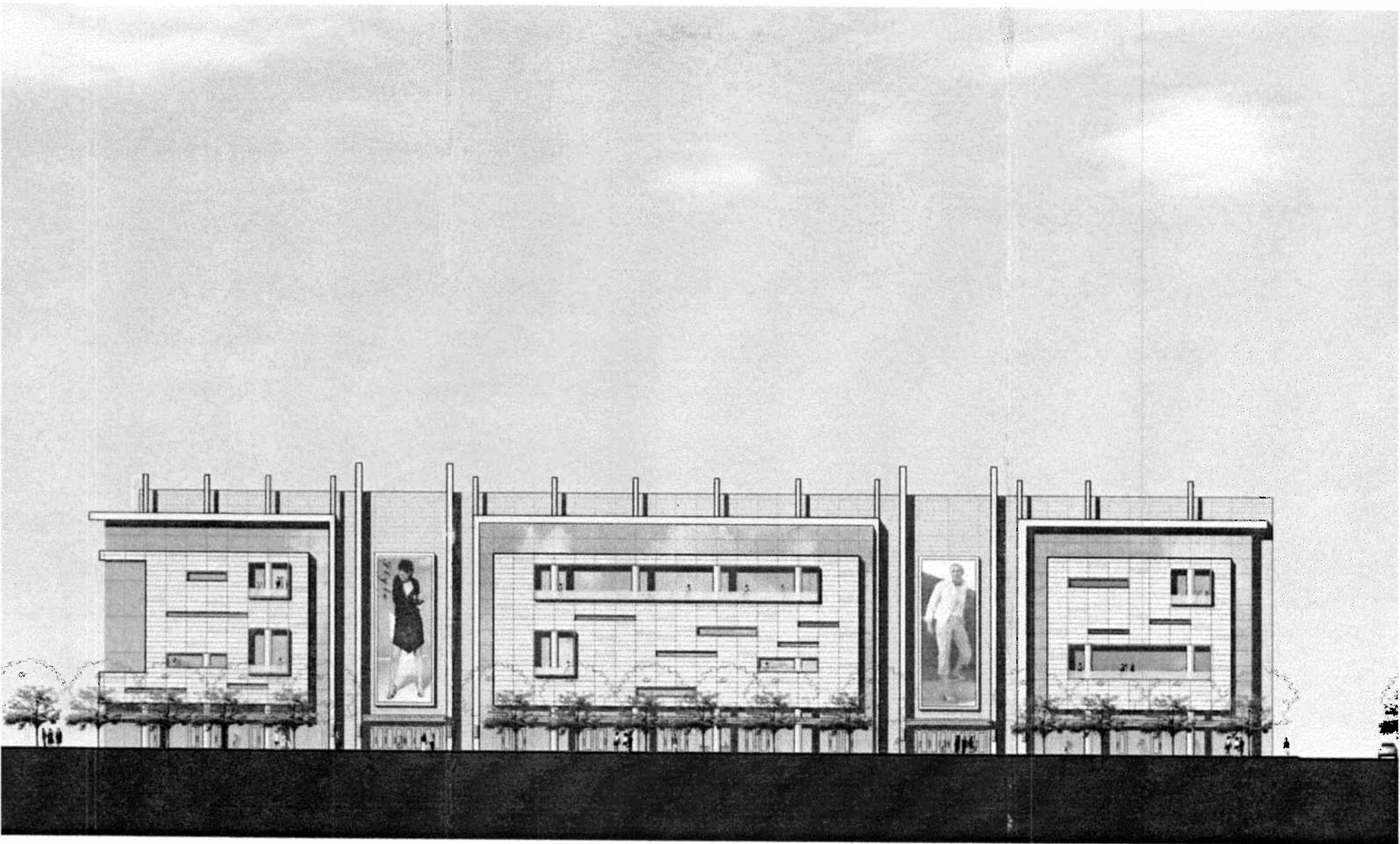
SECOND FLOOR

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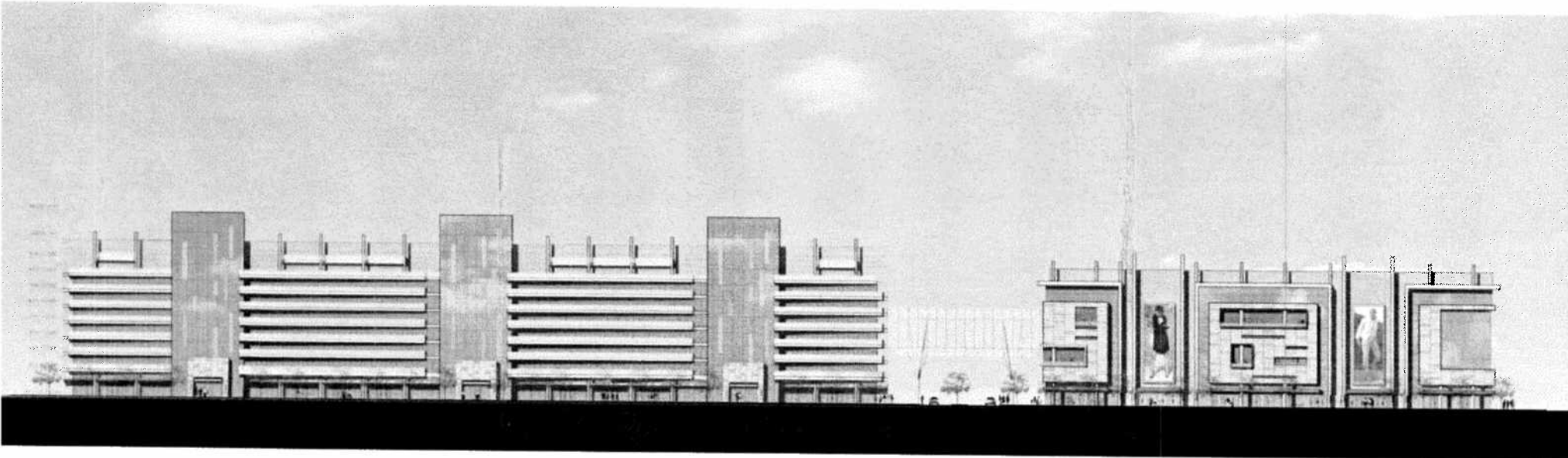
THIRD FLOOR

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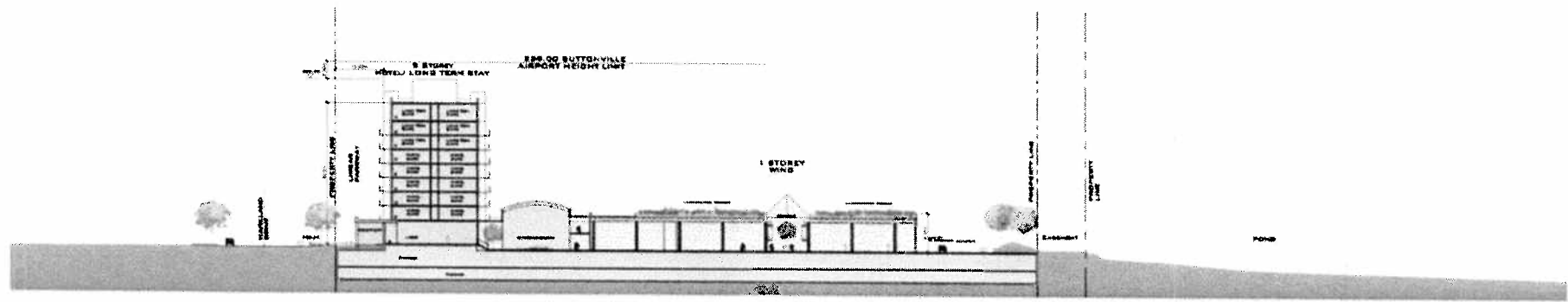
WOODBINE ELEVATION

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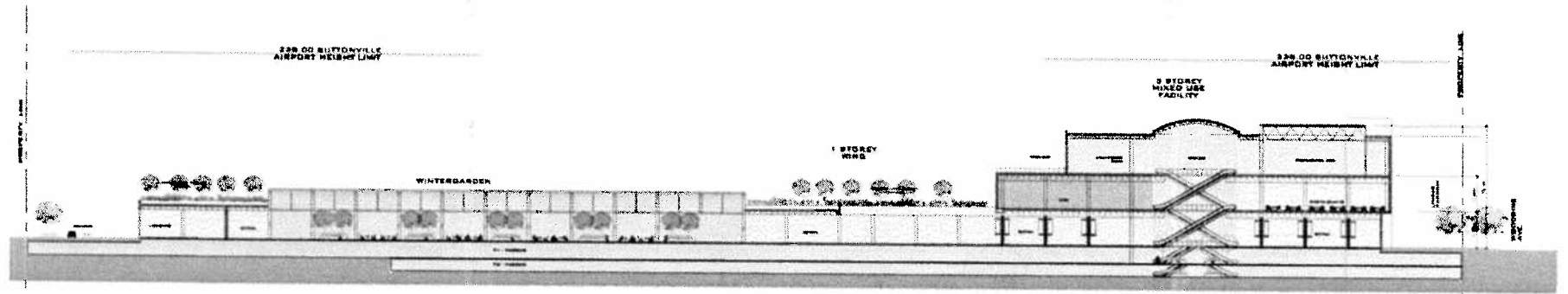


MARKLAND ELEVATION

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NORTH/SOUTH SECTION



EAST/WEST SECTION

SECTIONS

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