



For Sale: 1.687 acres, Mixed Use Mid-Rise

8625-8629

Woodbine Avenue, Markham

**Lennard:**

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Stephen Connell\*  
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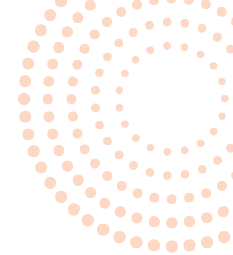
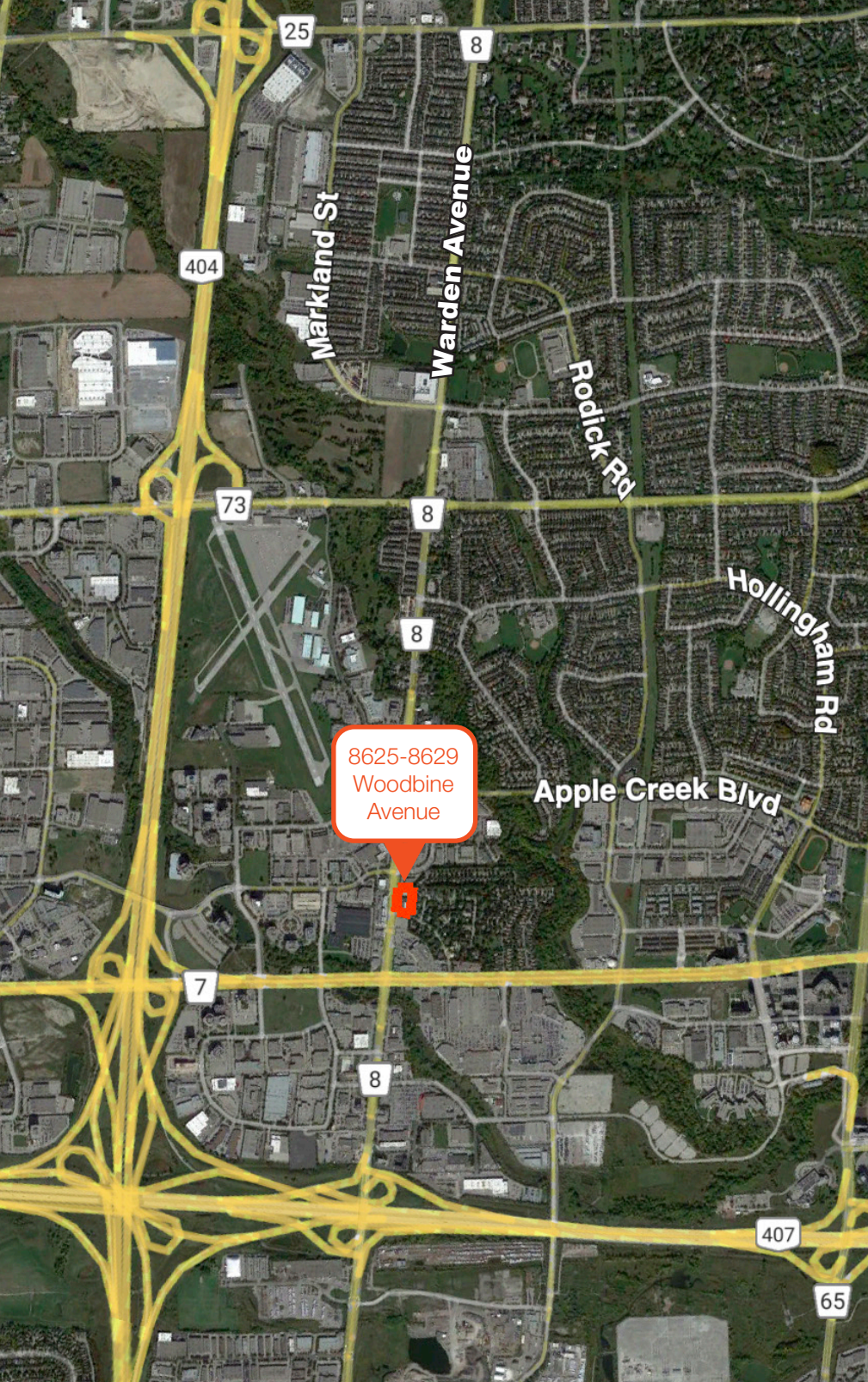
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\*Sales Representative \*\*Broker | Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.





# Executive Summary

Lennard Commercial Realty (“the Advisors”) has been exclusively retained by the Vendor to coordinate the sale of 1.687 acres of land located north of Highway 7, on the east side of Woodbine in Markham, municipally known as 8625-8629 Woodbine Avenue with PIN #030450005 (“the Property”).

## Land Use Context

The City of Markham Official Plan land use map shows this property squarely within an intensification area, with a Mixed Use Mid-Rise OP Designation. Currently home to Central Outboard Marine (servicing, maintaining, and repairing boats), a purchaser could make use of the current infrastructure on the property with industrial storage while submitting an application for development.

## Opportunity

Future development land (residential / commercial / retail) with 315 feet of frontage on Woodbine Avenue. The Advisors, on behalf of the Vendor, are soliciting an owner-occupier, or a developer to submit Agreements of Purchase and Sale. The Property is being sold on an “as is, where is” basis.

**Please submit offers to:**

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# 8625-8629 Woodbine Avenue



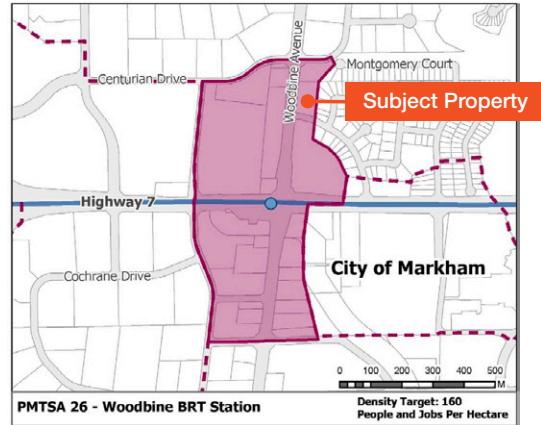
Total Lot Size  
**±1.687 acres**



Frontage on Woodbine  
**±314 FT**



PIN  
**030450005**



## High Visibility and Accessibility

Located within York Region Major Transit Station Area PMTSA 26 (Woodbine BRT Station), this area has a minimum density target of 160 people and jobs per hectare.

## Functional Land in a Desirable Location

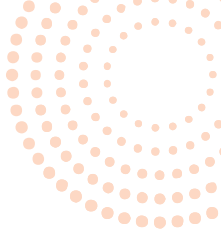
With flat topography and close proximity to Highway 404, this property is strategically located.

## Favourable Land Use Designation in an Intensification Area

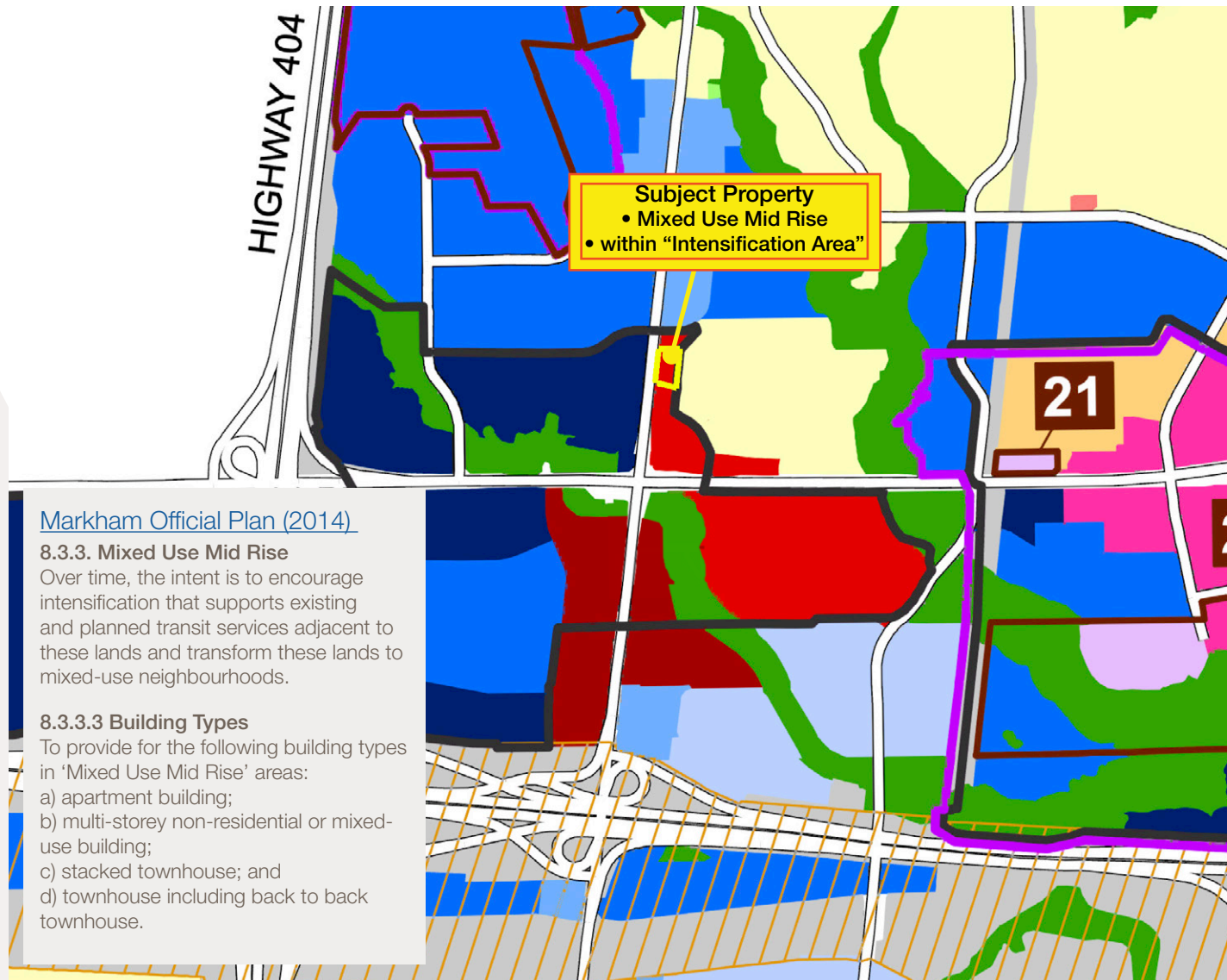
The City of Markham Official Plan land use map shows this property squarely within an intensification area, with a Mixed Use Mid-Rise OP Designation.



# Official Plan Designation

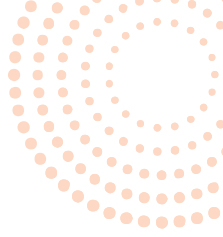


## Markham Land Use Map (2014)





# Zoning



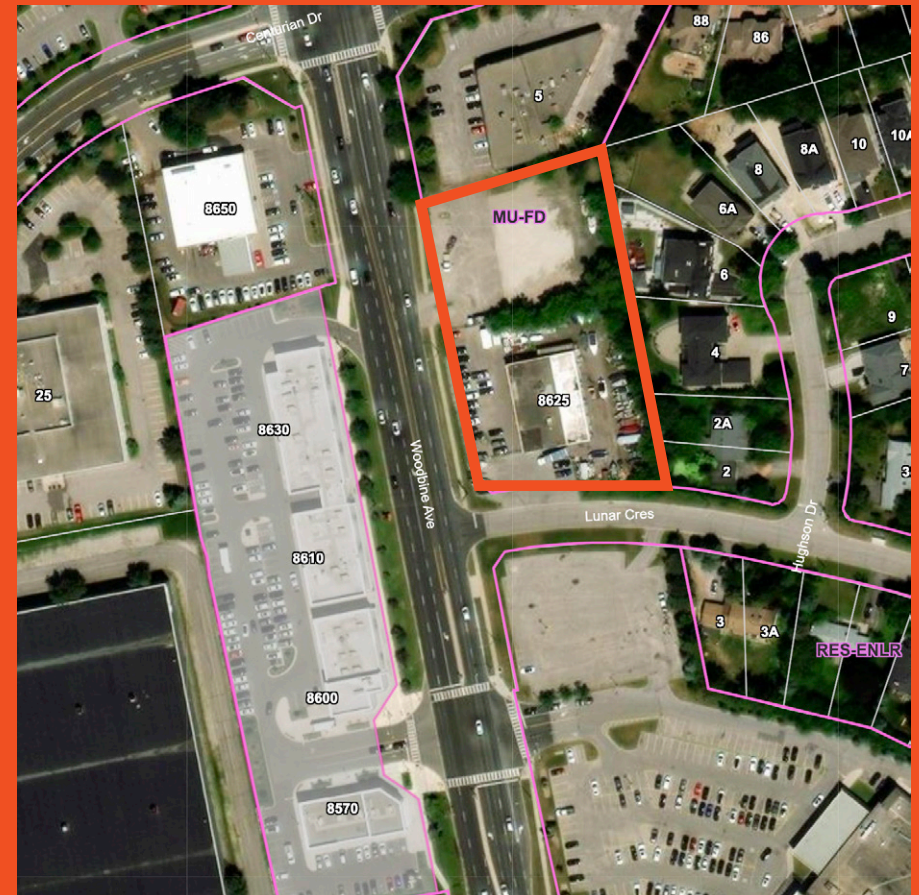
## Zoning By-law 165-80 as amended: BC(H) - Business Corridor

(Permitted uses and development standards per By-law)



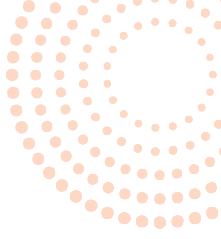
## Comprehensive Zoning By-law 2024-19: MU-FD (Mixed Use Future Development)

(Under appeal and not in force and effect)





# Amenity Map





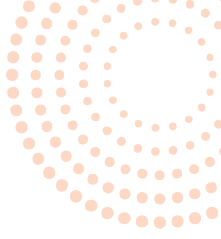
# Concept

Illustration below: 8 stories and townhouses, approximately 250,000 sf with FSI between 3.3 – 3.7.  
Applying the angular plane of 45 degrees to accommodate the single family residential behind the property.  
Note: sample concept for illustration purposes only. Concept does not have status.





# Concept







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