



For Sale: 1.687 acres, Mixed Use Mid-Rise

8625-8629

Woodbine Avenue, Markham

Lennard:

Tom Karrys**
416.574.8607
tkarrys@lennard.com

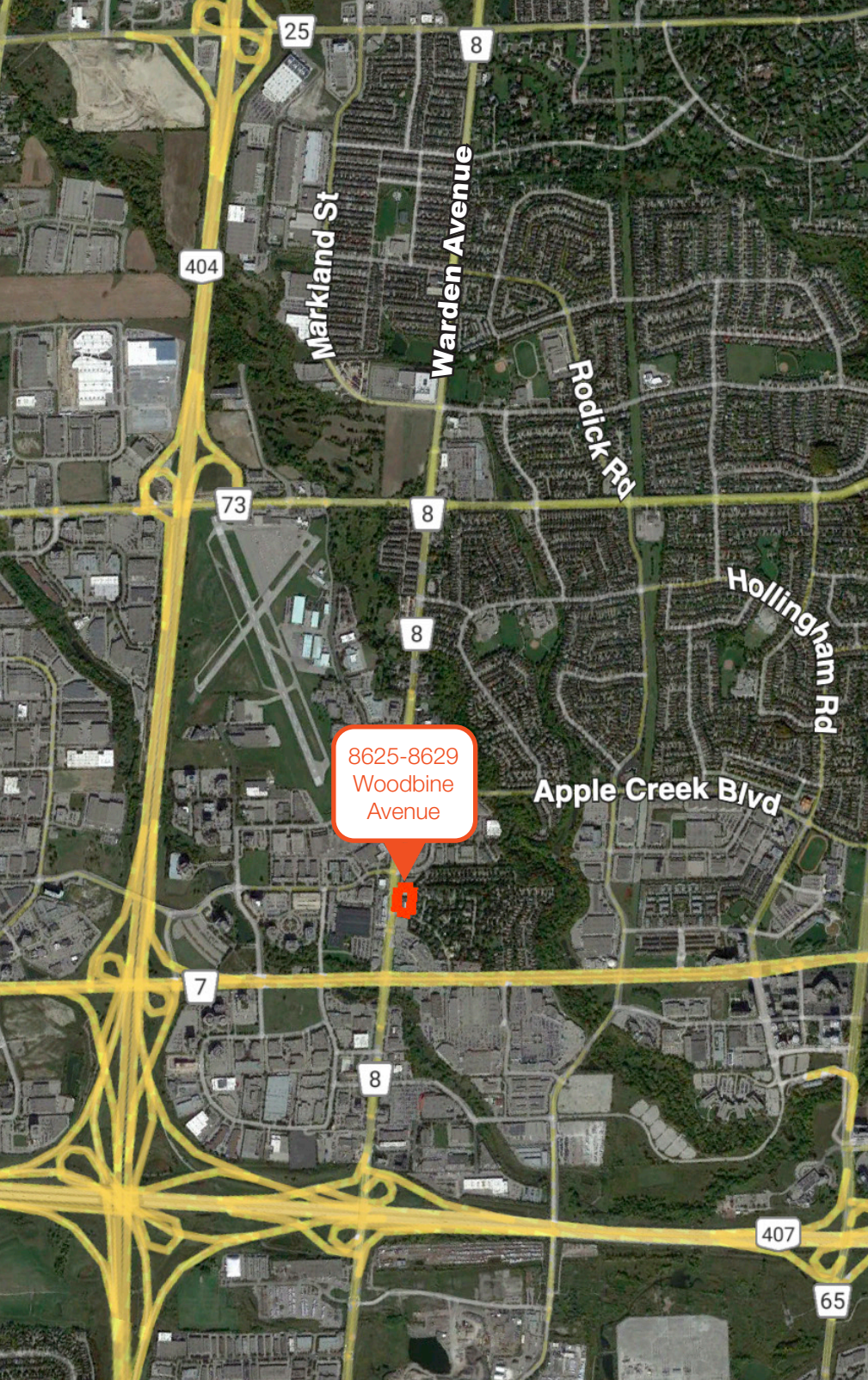
Stephen Connell*
416.721.1018
sconnell@lennard.com

Brad Warren**
416.435.0900
bwarren@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

lennard.com

*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 and the date after which offers will be considered is May 7, 2024.

Please submit offers to:

Tom Karrys**
416.574.8607
tkarrys@lennard.com

Stephen Connell*
416.721.1018
sconnell@lennard.com

Brad Warren**
416.435.0900
bwarren@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

**Broker *Sales Representative

lennard.com

8625-8629 Woodbine Avenue



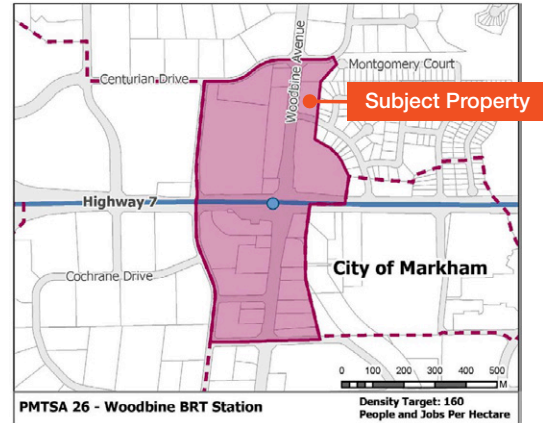
Total Lot Size
±1.687 acres



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.

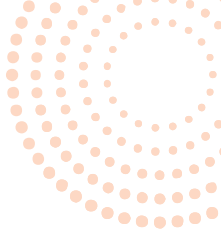
Functional Land in a Desirable Location

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

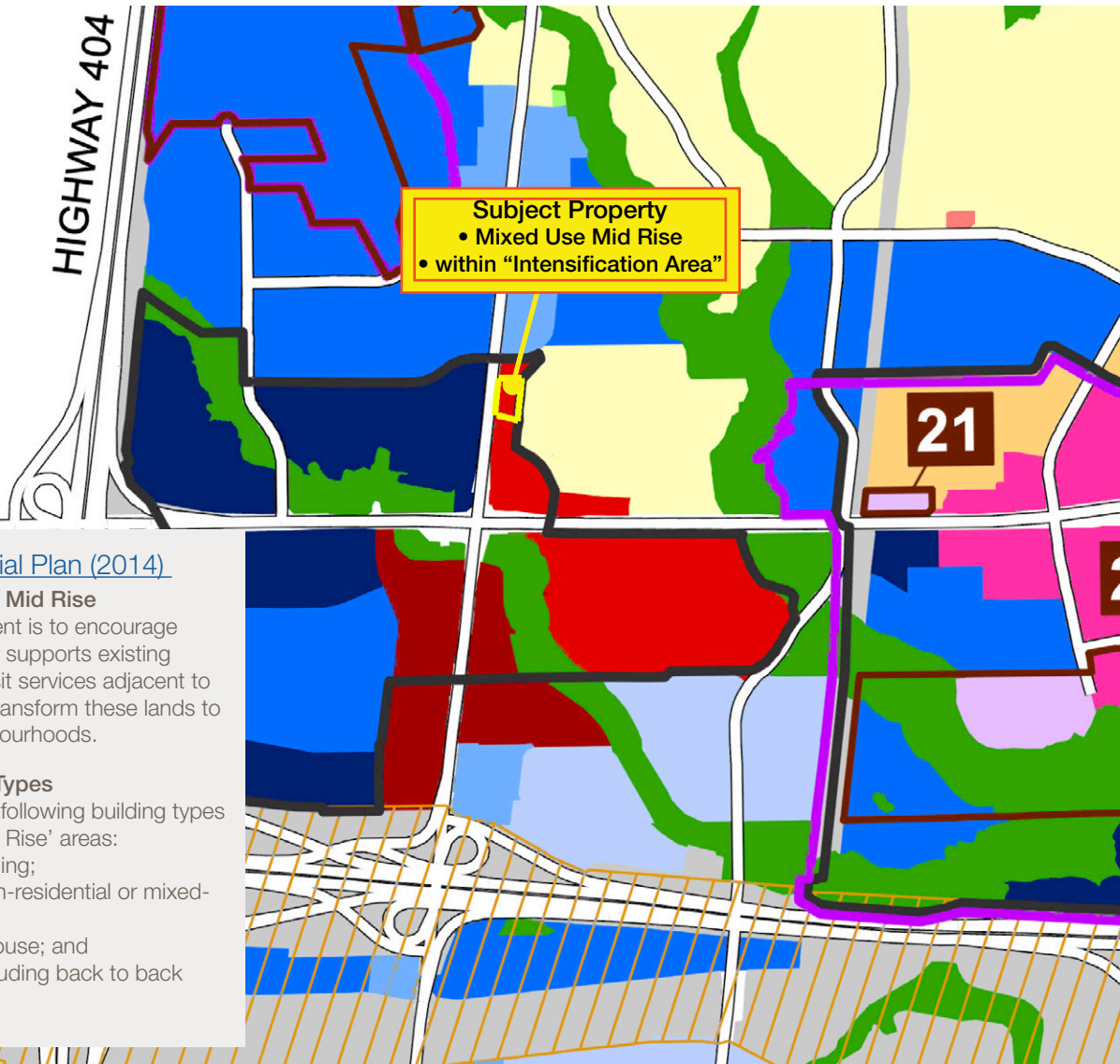
Favourable Land Use Designation in an Intensification Area

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)



[Markham Official Plan \(2014\)](#)

8.3.3. Mixed Use Mid Rise

Over time, the intent is to encourage intensification that supports existing and planned transit services adjacent to these lands and transform these lands to mixed-use neighbourhoods.

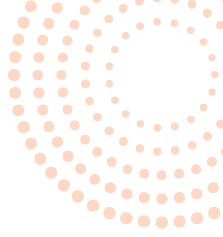
8.3.3.3 Building Types

To provide for the following building types in 'Mixed Use Mid Rise' areas:

- apartment building;
- multi-storey non-residential or mixed-use building;
- stacked townhouse; and
- townhouse including back to back townhouse.



Zoning



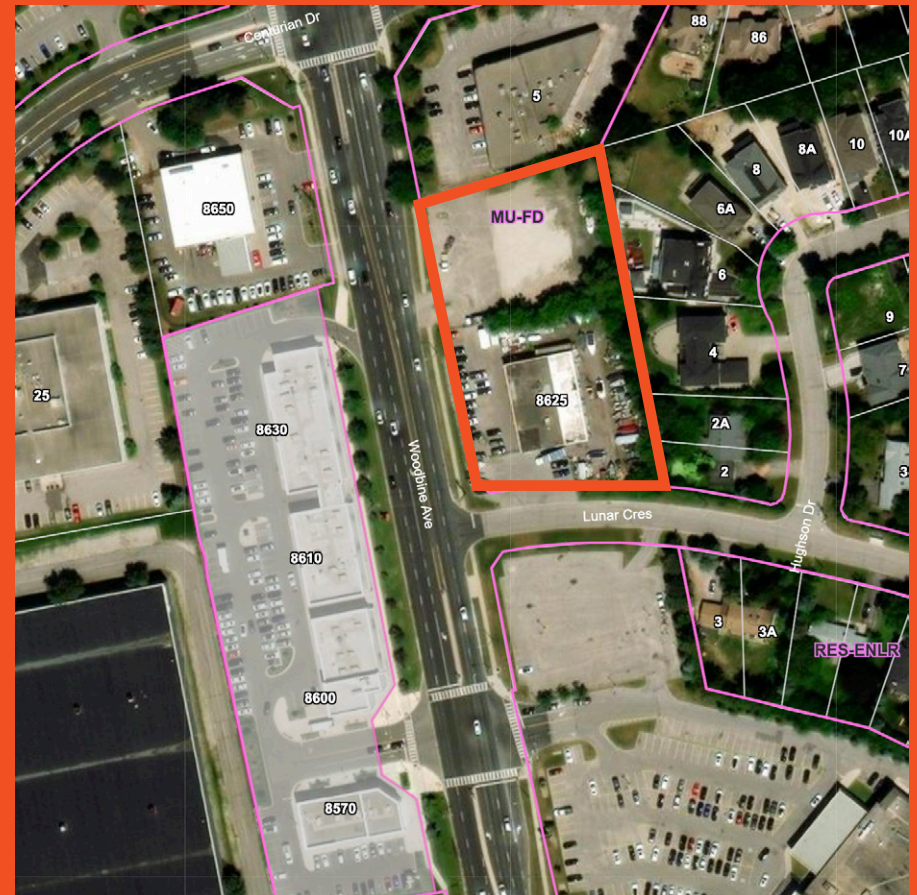
Zoning By-law 165-80 as amended: BC(H) - Business Corridor

(Permitted uses and development standards per By-law)

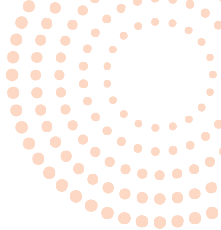


Comprehensive Zoning By-law 2024-19: MU-FD (Mixed Use Future Development)

(Under appeal and not in force and effect)



Amenity Map



Unionville

No Frills

Unionville High School

Markham Civic Centre

Whole Foods Market

8625-8629
Woodbine Avenue

Hilton Hotel

Downtown Markham

Cineplex Cinemas

404

Seneca Polytechnic

LA Fitness

Home Depot

First Markham Place
Shopping Mall

Highway 7

Longos

407

Delta Hotel

Costco Wholesale

404

407

Woodbine Avenue

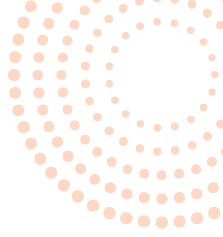
Warden Avenue

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





Lennard:

Tom Karrys**
416.574.8607
tkarrys@lennard.com

Stephen Connell*
416.721.1018
sconnell@lennard.com

Brad Warren**
416.435.0900
bwarren@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

Lennard Commercial Realty, Brokerage
201-60 Columbia Way, Markham, ON L3R 0C9

*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.

lennard.com