TORONTO

STAFF REPORT
ACTION REQUIRED

1 Steelcase Road West, City of Markham – Official Plan and Zoning By-law Amendment
Further Report

Date:	May 6, 2013
To:	City Council
From:	General Manager, Transportation Services
Wards:	**n/a**
Reference Number:	

SUMMARY

At its meeting on April 9, 2013, North York Community Council recommended that City Council direct that the City of Markham be advised that the lifting of the Hold on Phase 1 be subject to City of Toronto acceptance of the Traffic Impact Study and the draft Official Plan Amendment and Zoning By-law should be revised to require that the conditions for removing the Hold on Phase 2 be subject to the applicant submitting an updated transportation impact study to the satisfaction of the City of Toronto.

The City of Markham has adopted Official Plan Amendment No. 207 and Zoning By-law No. 2013-45 for the lands at 1 Steelcase Road West. The Official Plan Amendment and Zoning By-law include Holding provisions on Phase 1A, 1B & 2 of the development of which, the approval of the Traffic Impact Study shall be to the satisfaction of the Director of Engineering (City of Markham) in consultation with the Region of York and the City of Toronto.

RECOMMENDATIONS

Transportation Services recommends that:

1. This report be received for information.

2. The report be forwarded to the City of Markham Development Services Commission.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on October 2, 2012, City Council received the report (August 20, 2012) from the Director, Community Planning, North York District, on the Official Plan and Zoning By-law Amendment Application for a proposed 125,660 m^2 commercial development in the City of Markham (NY18.27), for information.

At its meeting on April 9, 2013, North York Community Council adopted the Further Report – Official Plan and Zoning By-law Amendment Application from the Acting Director, Transportation Services, North York District for 1 Steelcase Road West, City of Markham (NY23.21), with amendments.

North York Community Council recommended that City Council direct that the City of Markham be advised that the lifting of the Hold on Phase 1 be subject to City of Toronto acceptance of the Traffic Impact Study, and the draft Official Plan Amendment and Zoning By-law should be revised to require that the conditions for removing the Hold on Phase 2 be subject to the applicant submitting an updated transportation impact study to the satisfaction of the City of Toronto.

North York Community Council requested City staff to report to City Council for its meeting on May 7, 2013, on the City of Markham agreement to the North York Community Council Recommendations.

ISSUE BACKGROUND

The proposed development is for a multi-phased commercial development with a total gross floor area of 125,660 m^2. Phase 1 will include 22, 497 m^2 of office use and 60,816 m^2 of retail use. Phase 2 will include additional office, hotel and restaurant uses. The current application only pertains to Phase 1 of the development and a Holding (H) provision is proposed as part of the Zoning By-law which will require additional servicing and traffic studies after the Phase 1 development.

COMMENTS

The City of Markham has adopted Official Plan Amendment No. 207 and Zoning By-law No. 2013-45 for the lands at 1 Steelcase Road West. The Official Plan Amendment and Zoning By-law include Holding provisions on Phase 1A, 1B & 2 of the development of which, the approval of the Traffic Impact Study shall be to the satisfaction of the Director of Engineering (City of Markham) in consultation with the Region of York and the City of Toronto.

CONTACT

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SIGNATURE

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