

**1 Steelcase Road West, City of Markham –
Site Plan Control Application**

Date:	March 16, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	N/A
Reference Number:	File No. 16 124410 NPS 00 TM (City of Markham File No. SC 15 165979)

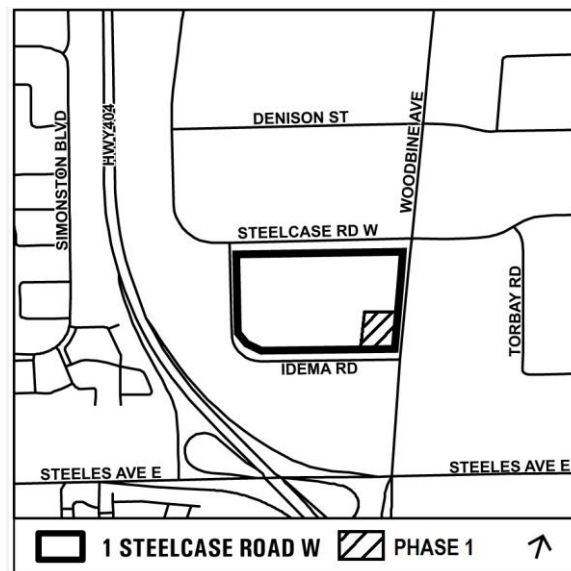
SUMMARY

This report provides information and recommendations regarding an application for Site Plan Control that has been received by the City of Markham to allow for the development of Phase 1A of a commercial development comprised of office buildings, a retail shopping centre, restaurants and a hotel, at the southwest corner of Woodbine Avenue and Steelcase Road West. Phase 1A proposes the construction of an 11-storey office building, with ground floor retail uses, having a gross floor area of 18,753 square metres. The subject site is approximately 300 metres north of Steeles Avenue East, which is the boundary between the City of Toronto and the City of Markham. The City of Toronto and Neighbouring Municipalities Protocol for the Review of Neighbours' Planning Applications and Studies requires that staff report through North York Community Council on this application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. This report be received for information;
2. The report be forwarded to the City of Markham Planning and Development Services;



3. A revised Transportation Considerations Report, which shows a protected phase southbound left turn movement at Woodbine Avenue and Steeles Avenue East, be provided to the City of Toronto for review by Transportation Services.
4. All field surveys and Synchro files that support the Transportation Considerations Report, be provided to the City of Toronto for review by Transportation Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto and Neighbouring Municipalities Protocol for the Review of Neighbours' Planning Applications and Studies provides that Official Plan and Zoning By-law Amendment applications for sites located within one kilometre of the municipal boundary be circulated for comment. Development applications which will add more than 10,000 square metres of gross floor area or 100 dwelling units are to be reported to North York Community Council. In 2012, such an application was circulated to the City of Toronto for a development at 1 Steelcase Road West. The Official Plan Amendment and Zoning By-law Amendment proposed the development of 12 hectares of land at the southwest corner of Woodbine Avenue and Steelcase Road West with a multi-phased commercial development having a gross floor area of 125,660 square metres and density of 1.5 times the area of the lot.

City Planning staff reviewed the application, and did not have concerns with the proposal. Likewise, Development Engineering had no concerns, as the water and sanitary sewage services to the site are provided by the City of Markham. Transportation Services staff required that revisions be made, and clarifications be provided regarding the Traffic Impact Study. These comments were reported to North York Community Council at its meeting of September 11, 2012. At its meeting of October 4, 2012, City Council adopted the following:

1. City Council receive the report (August 20, 2012) from the Director, Community Planning, North York District, for information.
2. City Council direct that the report (August 20, 2012) from the Director, Community Planning, North York District, be forwarded to the City of Markham Development Services Commission.
3. City Council request that, in addition to the comments provided by the City of Toronto, the applicant be required to increase the west limit of the study area to the intersection of Leslie Street and Steeles Avenue East and to include all intersections in the traffic impact analysis review.
4. City Council request that a revised traffic impact study be submitted to the City of Toronto Transportation Services Division and that Transportation staff submit a supplementary report to the January 2013 meeting of North York Community Council.

The City of Markham provided Transportation Services staff with the requested revised Traffic Impact Study, which included the increased study area. Transportation Services review the materials, and reported to North York Community Council at its meeting of April 9, 2013. At its meeting of May 10, 2013, City Council adopted the following:

1. City Council direct that the report (March 19, 2013) from the Acting Director, Transportation Services, North York District, be forwarded to the City of Markham Development Services Commission.
2. City Council direct that the City of Markham be advised that:
 - a. the lifting of the Hold on Phase 1 be subject to City of Toronto acceptance of the Traffic Impact Study; and
 - b. 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.

At its meeting of March 19, 2013, the City of Markham Development Services Committee approved the proposed Zoning By-law Amendment, and adopted the proposed Official Plan Amendment, forwarding it to the Regional Municipality of York for final approval. At its meeting of October 17, 2013, the Council of the Regional Municipality of York adopted the proposed Official Plan Amendment. The Zoning By-law Amendment was appealed to the Ontario Municipal Board. In an Order dated September 4, 2014, the Ontario Municipal Board issued a settlement decision, approving the development. The final Official Plan and Zoning By-law Amendments include holding provisions which require acceptance of Traffic Impact Studies and Transportation Demand Management Plans by the City of Markham, the Region of York, and the City of Toronto, at each of the three phases of development.

On December 11, 2015, City Planning received a request for comments from the City of Markham regarding the application for Site Plan Control for Phase 1A of this development.

PROPOSAL

This application proposes the development of an 11-storey building at the northwest corner of Woodbine Avenue and Idema Road, having a gross floor area of 18,753 square metres. The first floor would consist of retail uses, the second through tenth floors would consist of office uses, and the eleventh floor would house mechanical equipment. A total of 626 parking spaces are proposed, of which 208 would be provided in an underground parking garage. Access to this portion of the site would be provided from Idema Road and Woodbine Avenue.

The site specific zoning includes three holding provisions, which apply to the entire site. The Hold One (H1) Provision is related to Phase 1A. The conditions for removing the H1 Provision (Phase 1A) are:

1. Preparation of a Transportation Demand Management Plan by the developer, to the satisfaction of the City of Markham, Region of York, and City of Toronto, within their jurisdiction;
2. Preparation of a Water Analysis by the developer, to the satisfaction of the City of Markham;
3. Provision of documentation by the developer, that sanitary flows generated from the Phase 1A development do not exceed the pre-development flow rates, to the satisfaction of the City of Markham;
4. Approval of the Traffic Impact Study, to the satisfaction of the Director of Engineering, Region of York and City of Toronto, within their jurisdiction;
5. Site Plan Approval, including a comprehensive block plan; and
6. Execution of a Site Plan Agreement between the City of Markham and the developer requiring, among other things, the following:
 - a. Provision of a minimum of 7,500m² of gross floor area for business offices and/or medical offices in Phase 1A, with such Site Plan Agreement requiring the issuance of a building permit for a minimum of 7,500m² of gross floor area for business offices and/or medical offices prior to, or concurrent with, the issuance of any building permit or other suitable evidence of occupancy, for retail gross floor area in Phase 1A.

Upon lifting of the Hold One (H1) Provision: a maximum of 20,000 m² of gross floor area devoted to all permitted uses, excluding offices, shall be permitted, and a minimum of 7,500m² of gross floor area devoted to office uses shall be required.

City of Toronto staff have been advised by City of Markham staff that an application to remove the Hold One (H1) Provision has not yet been received, however the applicant is aware that such an application must be submitted. The City of Markham expects this submission to occur in the near future, at which time, it will be circulated to the City of Toronto for review.

COMMENTS

City Planning staff have reviewed this application for Site Plan Control, and have not identified any concerns. Transportation Services staff have also reviewed the application, including the Transportation Considerations Report, which includes Transportation Demand Management Plan elements, and traffic impact analysis. Transportation Services staff have concerns with the proposed modification of the southbound left turn

movement at Woodbine Avenue and Steeles Avenue East from a protected phase to a permitted and protected phase due to the fact that this southbound left turn movement is controlled by a left-turn signal. Staff request that the southbound left turn movement at Woodbine Avenue and Steeles Avenue East be revised back to a protected phase. Staff request that any traffic analysis modification related to this revision be provided to the City of Toronto Transportation Services for review.

Transportation Services have noted that various Lane Utilization Factors, Left Turn Factors, and Saturation Flow Rates have been modified since the Traffic Impact Study reviewed by City of Toronto staff through the Official Plan and Zoning By-law Amendment application of 2012. In order to determine whether or not these modifications can be supported, staff request that the applicant submit all field surveys for review. Additionally, staff request that the digital Synchro files be submitted for review.

CONTACT

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SIGNATURE

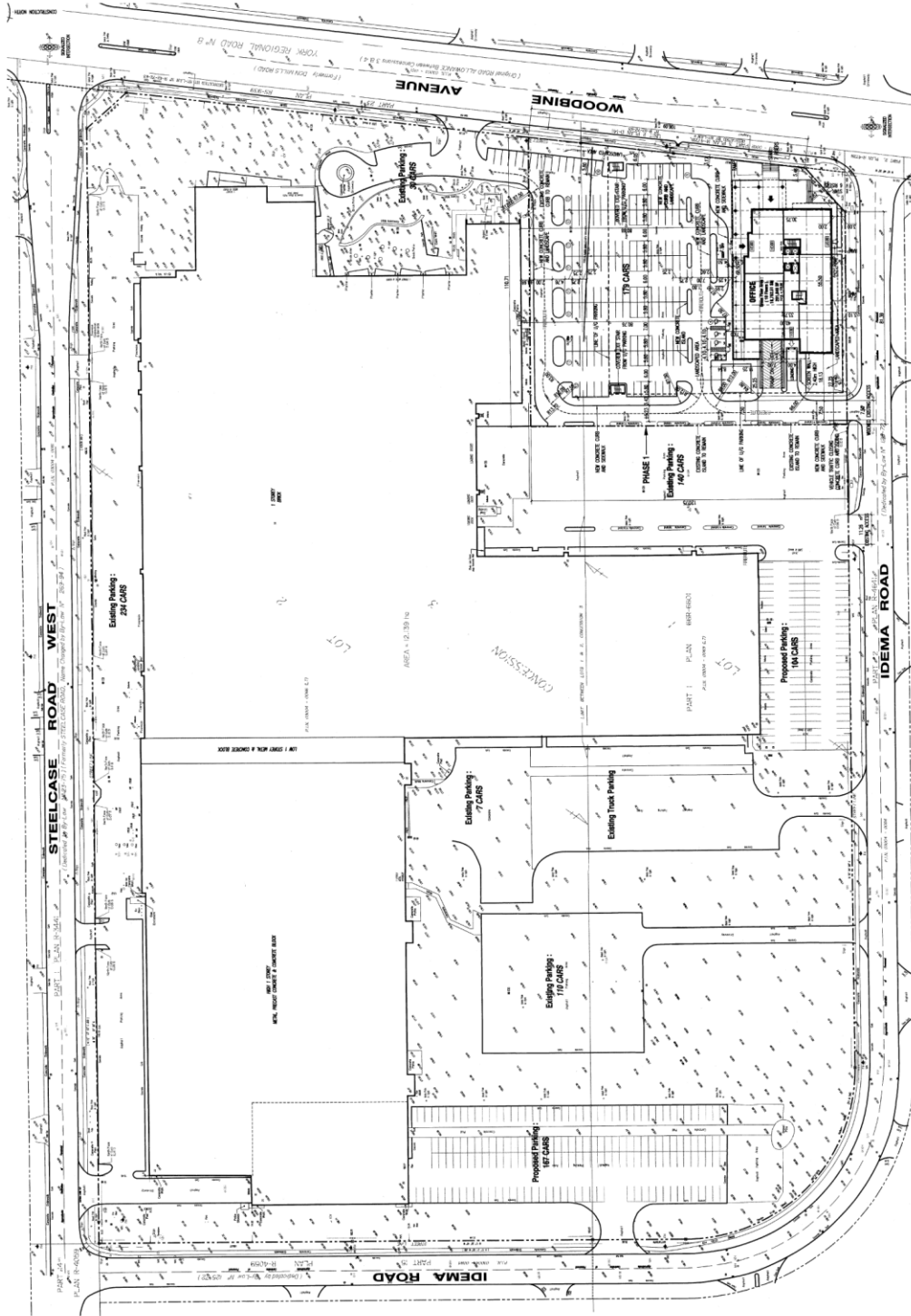
Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Overall Site Plan

Attachment 2: Phase 1A Site Plan

Attachment 1: Overall Site Plan



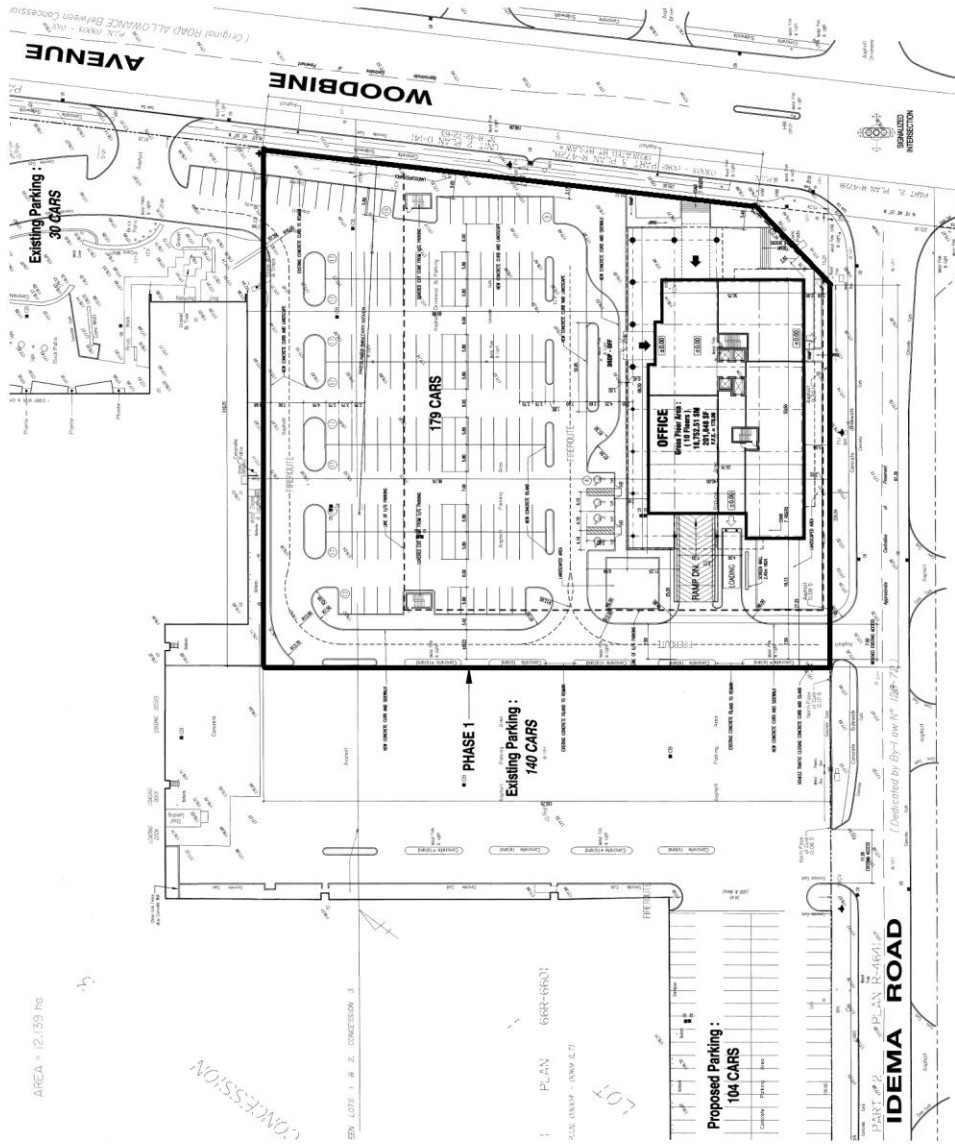
Overall Site Plan

Applicant's Submitted Drawing

Not to Scale
4/7/2016

File # 16 124410 NPS.00 TM

Attachment 2: Phase 1A Site Plan



1 Steelcase Road (Markham, Ontario)

Phase 1 Site Plan

Applicant's Submitted Drawing

Not to Scale
4/7/2016

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