
SUBJECT: Recommendation Report, Site Plan Control Application by 10057428 Canada Corp. (IRISTEL), to construct a five (5) storey office building at 220 Cachet Woods Court, File No. SPC 20 112635 (Ward 2)

PREPARED BY: Rick Cefaratti, M.C.I.P., R.P.P.
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REVIEWED BY: Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager, West District, (Ext. 2531)

RECOMMENDATION:

1. That the Report dated November 23, 2020 entitled, “Recommendation Report, Site Plan Control Application by 10057428 Canada Corp. (IRISTEL), to construct a five (5) storey office building at 220 Cachet Woods Court, File No. SPC 20 112635 (Ward 2)” be received;
2. That the Site Plan application by 10057428 Canada Corp., be endorsed in principle subject to the conditions set out in Appendix ‘A’ to this report, and that Site Plan approval be delegated to the Director of Planning and Urban Design or his designate;
3. That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement, in the event that the site plan agreement is not executed within that period;
4. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends that Development Services Committee endorse in principle the site plan application for a proposed five (5) storey office building at 220 Cachet Woods Court. .

BACKGROUND:**Site and Area Context**

The 1.24 hectares (3.06 acres) subject property is located on the west side of Cachet Woods Court, north of 16th Avenue (See Figures 1, 2 and 3 – Location Map, Area Context/Zoning and Air Photo). The subject property abuts the Highway 404 right-of-way, which is located to the west. The property is currently undeveloped. Located to the north is a woodlot. A portion of this woodlot will be removed to facilitate a planned mid-block flyover of Highway 404 which will cross Cachet Woods Court from Markland Street in the City of Markham to Leslie Street in the City of Richmond Hill. It will require a re-alignment of Cachet Woods Court and will result in a 0.06 hectares (0.16 acres) reduction to the land area of the subject property. Located to the south is a recently constructed three (3) storey

office building (Howland Green Business Centre). To the east, across Cachet Woods Court is vacant employment land and further to the east are valleylands.

Process to date:

The Site Plan Control application was submitted on April 20, 2020. The zoning provisions for the subject property, including the permitted uses and development standards, were established in 1980. The minimum lot frontage and area requirements were amended in 1993.

Next Steps:

If the Site Plan application is endorsed in principle by Development Services Committee then, once all technical matters are addressed, staff will issue site plan endorsement. Once the plans are endorsed by staff the applicant will be in a position to apply for a Building Permit and, a conditional Building Permit can be issued at the discretion of the Director of Building Standards. The owner will be required to enter into a site plan agreement with the City and Site Plan approval will follow.

Proposal:

The applicant is proposing a five (5) storey office building which will be used as the headquarters of a telecommunications provider (IRISTEL). The proposed development includes a combination of surface parking, one level of underground parking, as well as an ancillary retail component to be accessed from inside the building (see Figures 4 and 5 – Site Plan and Exterior Renderings). The proposed development has the following attributes:

- Total Gross Floor Area (GFA) of 16,092 m² (173,213 ft²);
- Proposed GFA for office uses: 11,038.67 m² (118, 812 ft²);
- Proposed GFA for ancillary retail uses: 278 m² (2,992 ft²) or 1.7% of the total GFA of the office building;
- Floor Area Ratio (FAR) of 137%;
- Total proposed number of Parking Spaces: 344;
- Proposed Building Height: 22.6 m (72.18 ft.) or five (5) storeys;

Official Plan and Zoning**2014 Official Plan**

The subject property is designated “Business Park Employment” in the 2014 Official Plan (as partially approved on November 24, 2017 and updated by the LPAT on April 9, 2018). Business Park Employment lands are planned to be developed for prestige industrial and office development with good visibility and access to adjoining 400 series highways (404). Uses provided for within this designation include manufacturing, processing, warehousing, and office uses. This designation also provides for ancillary uses including retail, service and restaurants provided that the combined gross floor area devoted to such ancillary uses are limited to a maximum of 15 % of the total gross floor area of the building, and access to these premises is integrated within the building. The applicant’s proposal conforms to the 2014 Official Plan.

Zoning By-law

The subject property is zoned “M.C. 70% - SELECT INDUSTRIAL AND LIMITED COMMERCIAL” under By-law 165-80, as amended by By-law 48-93. Permitted uses under this zone category include professional and business offices, warehousing of goods and materials, assembly, manufacturing, repair and servicing and, financial institutions. The Zoning By-law also permits retail stores and personal service shops to serve the occupants of an office building as accessory uses, subject to access being provided only from the interior lobby of a building, no outdoor signs to advertise the accessory use, and the floor area devoted to such uses not exceeding the lesser of either 5 % of the gross floor area or 100 m². However, the proposal does not comply with a number of zoning provisions, as noted below:

1. the proposed floor area ratio of the office building is 137 percent of the lot area, whereas the By-law permits of 70 percent of the lot area;
2. a gross floor area of 278 m² (2,992 ft²) is proposed for an accessory retail store to serve the occupants of the office building, whereas the By-law permits a maximum gross floor area for a retail store of 100 m² (1,076 ft²); and,
3. 344 parking spaces are proposed, whereas a minimum of 427 spaces are required.

The owner submitted a minor variance application (File No. A/048/20) on March 18, 2020 to address all of the zoning deficiencies. Staff are generally supportive of the required variances and a separate future report with staff’s opinion, related to the minor variance application, will be provided to the Committee of Adjustment. A Committee of Adjustment Hearing date has been tentatively scheduled for December 2, 2020.

OPTIONS/ DISCUSSION:

Sustainable measures for site proposed

Based on information provided by the applicant, the proposed five (5) storey office building will incorporate numerous sustainable design features including the following:

- Bird friendly and dark sky compliance (an exposed timber and metal trellis will also serve to mitigate potential bird collisions);
- The installation of green roof top areas to reduce the heat island effect, and a living wall consisting of a metal lattice screen plated with climbing vines on the front wall of the building to contribute towards building energy efficiency;
- Water efficient landscaping through the planting of native and drought tolerant vegetation; and,
- Bike storage racks will be provided to support active transportation.

These matters will be secured in the site plan agreement.

Proposed Built Form and Massing Acceptable

Based on the plans submitted by the applicant, staff are of the opinion that the proposed built form will feature high quality building design and construction. The proposed office building layout is designed to encourage pedestrian and active transportation uses along Cachet Woods Court. The proposed orientation of the building and its main entrance will create a street edge along Cachet Woods Court that will provide direct connections for

pedestrians to the central lobby area. The office building will be finished with a combination of, wood, concrete and steel. In addition, a prefinished aluminum skin will be included to break up and offer a contrast from other materials.

Proposal Complies with Buttonville Airport Height Regulations

The proposed office development is subject to the Buttonville Airport Regulations. It is located within the area between the take-off approach surface and the transitional surface of the airport. The applicant has demonstrated that the proposed height of the office building will comply with the Buttonville Airport's transitional height restriction.

Road Widening Required

York Region is conducting an Environmental Assessment for a proposed mid-block crossing north of 16th Avenue. The mid-block crossing will require a westerly realignment of Cachet Woods Court and the conveyance of a road widening, in favour of the City of Markham, along the site frontage adjacent to Cachet Woods Court. The details of this conveyance will be finalized and secured through the site plan agreement.

Increased Floor Area Ratio (FAR) and additional floor area for ancillary uses

Staff are of the opinion that given the context and surrounding area where the proposed office building will be located, the variance for increased FAR from 70% to 137% can be supported. Staff note that the shapes and sizes of office buildings and lots within employment areas have historically varied to meet the diverse needs of employers.

In addition, staff are of the opinion that the proposed variance to allow a GFA of 278 m² (2992 ft²) for ancillary retail is reasonable as it only represents 1.7% of the overall GFA of the building, whereas the 2014 Official Plan provides for ancillary uses to occupy up to 15% of an office building and will provide amenity for the employees working in the building and nearby employment uses.

Staff Support Parking Reduction

Transportation Planning Staff has indicated that the requested parking reduction can be supported. Consequently, Staff has no objections to the above noted parking reduction, subject to the implementation of Transportation Demand Management (TDM) measures to reduce auto dependence and encourage mode share options such as transit and cycling by providing bicycle racks, and repair stations, carpool parking and signage as well as Smart Commute Membership and Implementation. The TDM requirements will be secured in the associated site plan agreement through a TDM-Letter of Credit (LC) amount.

CONCLUSION:

Staff are satisfied with the proposed development and recommend endorsement, in principle, and recommend that final Site Plan approval be delegated to the Director of Planning and Urban Design or his designate. Staff will continue working with the proponent, to address all outstanding City and public agency requirements', including any comments made by Development Services Committee. Any outstanding matters will need to be resolved, prior to staff endorsement.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed development is being reviewed in the context of a safe, sustainable and complete community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies, including York Region, for review and comment. All comments/requirements of these departments and agencies are or will be reflected in the final project plans or will be secured in the site plan agreement.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

APPENDICES:

Appendix 'A' – Recommended Conditions of Site Plan Approval

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Site Plan

Figure 5: Exterior Renderings

AGENT CONTACT INFORMATION:

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