

SUBJECT: RECOMMENDATION REPORT
3500 Steeles Avenue East LP (Canderel)
Site Plan Control application to permit an 844 stall (21,606 m²), four-storey parking structure on the existing surface parking lot located at 3500 Steeles Avenue East, on the north side of Steeles Avenue, east of Victoria Park Avenue (Ward 8)

File No.: SPC 20 120899

PREPARED BY: Luis Juarez, M.C.I.P., R.P.P., extension 2910
Planner II, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
Manager, Development, Central District

RECOMMENDATIONS:

1. That the report dated November 23, 2020, titled "RECOMMENDATION REPORT, 3500 Steeles Avenue East LP (Canderel), Site Plan Control application to permit an 844 stall (21,606 m²), four-storey parking structure on the existing surface parking lot located at 3500 Steeles Avenue East, on the north side of Steeles Avenue, east of Victoria Park Avenue (Ward 8)", be received;
2. That the application for Site Plan Control approval (SPC 20 120899) be endorsed, in principle, subject to the conditions attached as Appendix 'A';
3. That Site Plan Control approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a Site Plan Agreement. Site Plan Control approval is only issued when the Director or his designate has signed the plans;
4. That endorsement shall lapse after a period of three years from the date of endorsement in the event that a Site Plan Agreement is not executed within that period;
5. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to discuss and recommend endorsement, in principle, of a Site Plan Control application (the "Application") submitted by 3500 Steeles Avenue East LP (Canderel) (the "Owner") for an 844 stall (21,606 m²), four-storey parking structure on a portion of the existing Canderel office complex surface parking lot.

BACKGROUND:

The subject application was submitted on July 20, 2020.

The subject lands are located on the north side of Steeles Avenue, east of Victoria Park Avenue and west of Esna Park Boulevard and municipally known as 3500 Steeles Avenue East (the “Subject Lands”), as shown in Figures 1 and 2. The Subject Lands are occupied by the Canderel office complex, which is approximately 16.56 ha in size, and anchored by TD Canada Trust. The Subject Lands also contain a 2,035 space surface parking lot, an accessory generator building, and extensive landscaping around the property’s perimeter. Figure 3 shows the surrounding land uses, which include the following:

- To the north are industrial uses;
- To the east is the IBM Canada Headquarters;
- To the south is the BMO IFL Corporate Campus, located in the City of Toronto;
- To the west is an automotive dealership and the proposed parking garage and corporate offices for Weins Canada, approved in 2019.

Next Steps

- Endorsement of the Application by the Development Services Committee (“DSC”) by way of this Recommendation Report;
- Issuance of Site Plan Endorsement by Staff;
- Execution of Site Plan Agreement by the Owner;
- Issuance of Site Plan Control approval by Staff.

Official Plan and Zoning

The 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) designates the Subject Lands “Business Park Office Priority Employment”. This designation permits major office development in highly visible locations with access to Regional Rapid Transit Corridors and accessory and ancillary uses that directly support the primary uses of the designation. The proposed parking structure directly supports the primary office use on the Subject Lands, and conforms to the Business Park Employment criteria in the City of Markham’s 2014 Official Plan.

Zoning By-law 108-81, as amended, zones the Subject Lands “Industrial Limited Commercial 80% (M.C. 80%)”, which permits banks and financial institutions and professional and business offices. The By-law further permits accessory uses to the primary uses, including parking structures. The proposed parking structure complies with the Zoning By-law.

The Owner proposes a four-storey, 21,606 m² parking structure consisting of 844 parking spaces

The Owner proposes to construct a parking structure at the northwest portion of the existing surface parking lot of the Subject Lands (see Figure 3). The proposed parking structure will alleviate a parking shortage experienced by the current tenants of the office complex, which is serviced by approximately 2,035 existing surface parking spaces. The proposed parking structure would increase the overall parking supply to 2,668 spaces, with a net increase of 633 spaces. The Owner has indicated that the structure will

eliminate the need for the current valet service that shuttles employees who park off site, and will allow for flexibility if re-developing the lands in the future. The Owner does not propose alterations to the primary office building nor any new buildings, other than the proposed parking structure, on the Subject Lands at this time.

OPTIONS/ DISCUSSION:**Staff support the proposed parking structure elevations and landscape works**

The proposed parking structure consists of a galvanized steel frame and would be constructed using precast walls and roof, a glazing system for stair towers, mesh guards, and an aluminum louvre design feature at the top of the stair towers (see Figure 5). The Owner proposes to locate the parking structure on a portion of the existing surface parking lot to allow for existing trees and landscaping to be preserved.

Urban Design and Transportation Planning Staff requests that the Owner provide pedestrian walkways and crossings connecting the two proposed stair towers to the existing office complex walkway. The Owner must submit a revised site plan demonstrating the enhanced pedestrian connections, to the satisfaction of the Director of Planning and Urban Design or his designate, prior to the issuance of Staff's Site Plan Endorsement.

The Owner proposes bird-friendly measures for incorporation into the proposed parking structure

The Owner proposes bird-friendly treatments, as required by the City's Bird-Friendly Guidelines (2014), given the expansive use of glass on the stair towers that would include a dotted pattern on all exterior glass as indicated in the elevations (see Figure 5).

Transportation Planning Staff has requested a Traffic Operations Assessment, a Signage and Pavement Marking Plan, and Transportation Demand Management ("TDM") measures

Transportation Planning Staff requests that the Owner submit a Traffic Operations Assessment to analyze the traffic impacts of the proposed parking structure on the two existing signalized site accesses. Staff also requests a Signage and Pavement Marking Plan to demonstrate the guidance and warnings provided to drivers and pedestrians on the Subject Lands.

Further, Transportation Planning Staff requests a number of TDM measures to encourage alternative modes of transportation for both staff and visitors/customers to the site. These include, but are not limited to, the following:

- Pedestrian connection between the proposed parking structure and the existing office complex;
- Long-term and short-term bicycle parking facilities;
- One bicycle repair station;
- Five carpool parking spaces;
- Enrollment in the Smart commute membership program.

The Owner must submit the aforementioned Traffic Operations Assessment, Signage and Pavement Marking Plan, and a complete list of TDM measures to be implemented, to the

satisfaction of the Director of Engineering or his designate, prior to the issuance of Staff's Site Plan Endorsement.

York Region and City of Toronto

York Region reviewed the Application and indicated no objections to its approval. The City of Toronto reviewed the Application given its proximity to Steeles Avenue and indicated no objections, but requested to review the Traffic Operations Assessment and TDM measures required by the City's Transportation Planning Staff.

CONCLUSION

Staff is of the opinion that the proposed parking structure is appropriate and recommends endorsement, in principle, subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal has been reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

This application has been circulated to all City Departments and external agencies and all comments received have been addressed and incorporated into the project plans, or identified as a condition of Site Plan Approval.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Proposed Site Plan

Figure 5: Proposed Building Elevations

Appendix 'A': Conditions of Site Plan Approval

AGENT:

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APPENDIX A
City of Markham
Conditions of Site Plan Approval
3500 Steeles Avenue East LP, 3500 Steeles Avenue East
SPC 20 120899

That prior to site plan endorsement:

1. The Owner satisfies the technical requirements of all City departments and external agencies, including but not limited to the submission of a Traffic Operations Assessment, Signage and Pavement Marking Plan, and a complete list of TDM measures to be implemented for the proposed development to the satisfaction of the Director of Engineering or his designate.
2. The Owner address all City comments, including but not limited to enhanced pedestrian connections, and make any necessary revisions respecting the site plan and elevation drawings to the satisfaction of the Director of Planning and Urban Design.

That the Owner enter into a Site Plan Agreement with the City, containing all standard and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provision for the payment by the Owner of all applicable fees, recoveries, development charges, provision for any applicable parkland dedication (including cash-in-lieu of parkland), and any other financial obligations and securities.
2. Provision to ensure all requirements of the City of Toronto are satisfied.
3. That the Owner agrees to implement Bird Friendly Measures to the satisfaction of the Director of Planning and Urban Design.
4. That the Owner agrees to implement the Transportation Demand Management (TDM) Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering.

That prior to the execution of the Site Plan Agreement:

1. The Owner submit final site plans (including, but not limited to, the provision for pedestrian connectivity), building elevations, engineering drawings, lighting plans, landscape plans and tree preservation plans, along with any other drawings, plans, studies, and reports which are required to comply with the requirements of the City and external agencies to the satisfaction of the Director of Planning and Urban Design.