

SUBJECT: **Ruland Properties Inc. (The Remington Group)**
Application for Site Plan Control Approval,
Proposed Mixed-use Development – Gallery Square,
Phase 2 (HS2),
West side of Andre De Grasse Street, north of Enterprise
Blvd.
File No. SC 18 180694
Ward 3

PREPARED BY: Richard Kendall, M.C.I.P., R.P.P.,
Manager, Central District, Ext. 6588

RECOMMENDATION:

- 1) That the December 11, 2018 report titled Ruland Properties Inc. (The Remington Group), Application for Site Plan Control Approval, Proposed Mixed-use Development – Gallery Square, Phase 2 (HS2), West side of Andre De Grasse Street, north of Enterprise Blvd. File No. SC 18 180694 Ward 3 be received;
- 2) That the application by Ruland Properties Inc. (The Remington Group) for Site Plan Control Approval be endorsed in principle subject to the conditions attached as Appendix A;
- 3) That Site Plan Control Approval for a proposed mixed-use development Gallery Square, Phase 2 (HS2), be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a Site Plan Control Agreement. Site Plan Control Approval is issued when the Director has signed the site plan;
- 4) That 454 units of servicing allocation be assigned to this project, subject to receiving a letter from the Trustee for the Landowner's Group confirming the applicant is in good standing;
- 5) That the City reserves the right to revoke or reallocate servicing allocation should this development not proceed in a timely manner;
- 6) That Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period; and,
- 7) 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 provide information on the application and to recommend Site Plan Control endorsement in principle of the proposed mixed-use development.

BACKGROUND:

The subject, vacant site is located within the second phase of the Remington Group's Downtown Markham project, on the west side of Andre De Grasse Street, north of Enterprise Boulevard and south of the future extension of Post Road (formerly the Verdale Crossing extension) (Figures 1 and 3). The Phase 2 Subdivision Agreement, which includes the subject lands, is in the process of being registered.

Next Steps:

- Endorsement in principle of the site plan application by DSC by way of the subject report
- Issuance of site plan endorsement by staff
- Execution of a site plan agreement by owner
- Issuance of site plan approval by staff.

OPTIONS/ DISCUSSION:**Description**

The proposal (HS2) comprises the second phase and easterly (0.48 ha [1.19 acre]) portion of the larger 1.86 ha (4.6 acre) Gallery Square (HS1) block which received Development Services Committee endorsement in April, 2017 and which is located immediately north of the Marriott Hotel (Figures 2 and 3). HS1 consists of three buildings at 16, 16 and 8 storeys, with 603 units and 15,000 square metres of retail and restaurant uses (Figure 4). Construction of HS1 will commence shortly and includes the underground garage structure for the subject (HS2) development.

Two buildings were originally proposed within HS2 with heights of 24 and 38 storeys. The applicants received Council endorsement in June, 2018 for this height regime and the implementing By-law will be presented to Council on December 12, 2018. Subsequent to Council endorsement the applicants, in discussions with Nav Canada, Transport Canada and the Buttonville Airport operators related to the airport height regulations, have only been able to secure permission for building heights of 25 (Building D) and 27 (Building E) storeys as reflected in the attached drawings (Figures 4, 5, 6 and 7).

Up to 454 residential units are proposed within the two buildings, along with approximately 563 square metres of retail and restaurant uses. The applicants advise that approximately one third of the units would contain 2 and 3 bedrooms.

Retail uses are proposed at-grade along the Post Road frontage (formerly the Verdale Crossing extension) and along a portion of the southerly elevation facing Simcoe Promenade. Two storey townhome units will face Andre De Grasse Street. Lobbies to the two apartment buildings will be at-grade from Andre De Grasse Street and from Simcoe Promenade. (Figures 4, 5, 6 and 7)

Vehicular access will be from Post Road and will exit via the future Simcoe Promenade. (Figure 4). Parking is proposed within three levels below grade and above grade within the six storey podium structure framed by residential units, consistent with the standards of the implementing by-law. 491 bike parking spaces are proposed, including one per dwelling within a secure locker, with the short term bike parking located at-grade in highly visible locations, consistent with L.E.E.D. criteria.

Waste handling and loading will be located at-grade and accessed through the interior service corridor.

The site is within a plan of subdivision (phase 2) and as a result, the adjacent road network (Post Road, Simcoe Promenade and Andre De Grasse Street) supporting this project has been secured through the subdivision agreement and/or the site plan approvals for the Gallery Square (HS1) project.

Zoning

The site is zoned “Markham Centre Downtown Two – Hold (MC-D2 [H])” in the Markham Centre Zoning By-law (No. 2004-196). As noted, pending zoning amendments will implement site specific development standards related to height, parking and setbacks, consistent with the building programme and design discussed in this report and which were the subject of the Public Meeting in June, 2018.

Engineering Review

Engineering staff have confirmed the infrastructure required to service this project has been secured by way of the Phase 2 Subdivision Agreement or through approvals of HS1. They continue to review the detailed technical submission.

Building description and materials.

The building design elements are complimentary to the HS1 first phase and include a combination of precast panels, precast brick veneer and perforated metal panels. The six storey podium represents the unifying element of the project, linking the two towers and connecting with the HS1 project. The two tower elements are distinguished through colour palette and building articulation. (Figures 5, 6 and 7) Urban Design staff are generally supportive of the design, however they have requested additional information related to landscape details for the rooftop amenity spaces, streetscape elements and interface, building materials, lighting and sustainability measures.

Design Review Panel

The project was most recently presented to the Markham Design Review panel in January, 2018, at which time the panel commended the overall architectural expression and the uses and programming opportunities of the rooftop amenity spaces. Comments were provided relative to the retail presence and strengthening of the architectural expression at the intersection of Post Road and Andre De Grasse Street and segregating pedestrian and cycling movements in the boulevards.

Markham Centre Advisory

The HS2 project was before the Markham Centre Advisory at its April, 2018 meeting at which time the Advisory commented positively on the design.

Sustainability

Remington is targeting L.E.E.D. Silver, consistent with other projects within Downtown Markham, and intends on connecting to Markham District Energy. The new energy requirements in the Ontario Building Code would also apply to this project.

Public Art

City staff and Remington have been engaged in creating a comprehensive public art programme for Markham Centre and Downtown Markham, with the first public art element being developed for installation adjacent to Enterprise Boulevard, east of Warden Avenue. Through the review of this application staff will continue to explore potential public art opportunities.

Parkland Contribution

Parkland dedication for lands within the second phase subdivision was secured in the subdivision agreement. Any residual Cash-in-lieu of parkland contribution associated with this development will be reconciled in the site plan agreement.

FINANCIAL CONSIDERATIONS:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable


ALIGNMENT WITH STRATEGIC PRIORITIES:


The application aligns with the City's strategic priorities of Growth Management and Transportation/Transit. The applicant advises they will be seeking L.E.E.D. certification and will be connecting to Markham District Energy.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to applicable departments and agencies for comment, and their requirements have been addressed as conditions to Site Plan Control Approval or have previously been addressed through the Phase 2 Subdivision Agreement.

RECOMMENDED BY:


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


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

ATTACHMENTS:

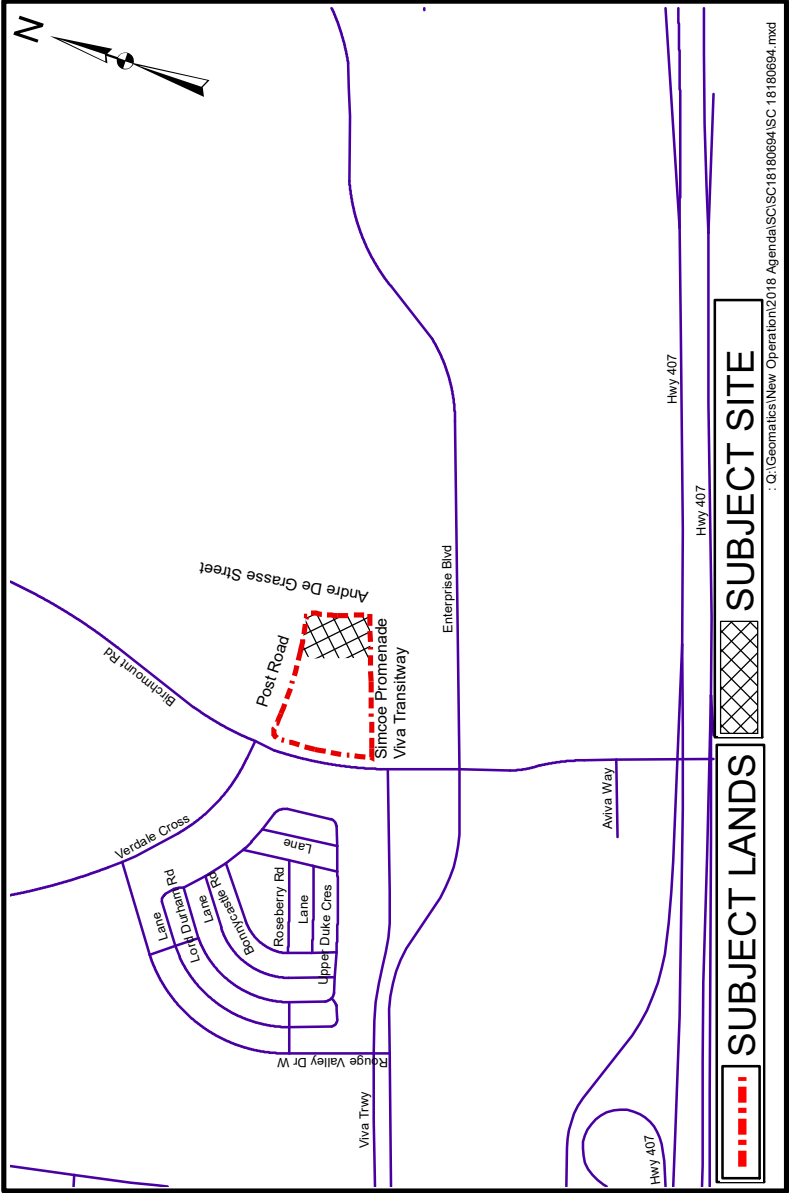
Appendix A – Conditions of Site Plan Control Approval

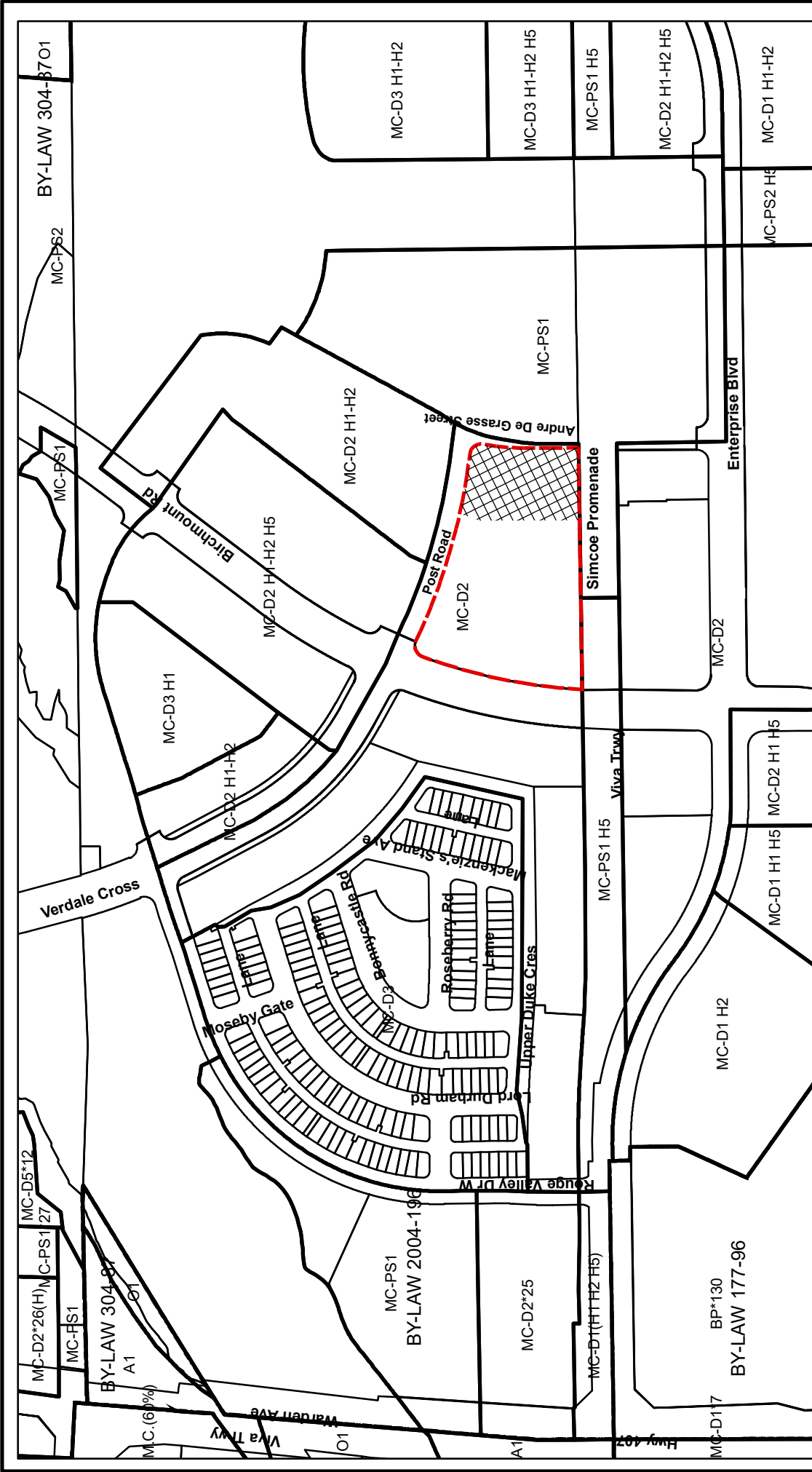
- Figure 1: Site Location
- Figure 2: Area Context / Zoning
- Figure 3: Air Photo
- Figure 4: Site Plan
- Figure 5: Elevations (Building D)
- Figure 6: Elevations (Building D)
- Figure 7: Elevations (Building E)
- Figure 8: Rendering (Looking southwest)

APPENDIX A – CONDITIONS OF SITE PLAN CONTROL APPROVAL

1. That prior to final Site Plan Control Approval, the Owner shall submit final drawings including, but not limited to, site plans (which include transformer locations, freestanding and building mounted service elements[including Siamese connections], and provide for bike parking) and elevation drawings, floor plans, shadow diagrams for adjacent public spaces, an underground parking layout plan, intersection and driveway design, grading, servicing and engineering drawings that comply with all requirements of the City and authorized public agencies, including VIVA, to the satisfaction of the Commissioner of Development Services. The final plans shall incorporate appropriate bird friendly and lighting components, to the satisfaction of the City;
2. That prior to Site Plan Control endorsement the Owner shall provide a Wind Analysis Study, including mitigation measures, as required, to the satisfaction of the Director of Planning and Urban Design;
3. That prior to Site Plan Control endorsement the Owner shall submit a Landscape Plan and Streetscape Plan, including a detailed lighting submission, prepared by a Landscape Architect, having O.A.L.A. membership for approval by the Director of Planning and Urban Design;
4. That the Owner enter into a Site Plan Agreement with the City, containing all standard and special provisions and requirements of the City and other public agencies, including applicable fees, and provisions to ensure that any restaurant use is equipped with odour control units, prior to final Site Plan Control Approval;
5. Payment of applicable cash-in-lieu of parkland obligations to the satisfaction of the Commissioner of Development Services.
6. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department;
7. That provisions for Fire Routes, yard hydrants, Siamese connections and other emergency access requirements be to the satisfaction of the Fire Department;
8. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the Director of Operations and Director of Engineering;
9. That the Owner provide and implement detailed Grading/Drainage, Servicing and Stormwater Management plans, to the satisfaction of the Director of Engineering;
10. That the Owner confirm that there are no shoring tie-backs into the City's right of way or alternatively enter into an appropriate encroachment agreement, and confirm the proposed property limits between private and public roads within the plan to the satisfaction of the Director of Engineering;

11. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
12. That the Owner provide confirmation that height and lighting of the buildings meets the requirements of Transport Canada, including any applicable warning clauses;
13. That the Owner provide and implement a TDM plan which clearly identifies measures to promote alternative modes to the single occupant vehicle;
14. That the Owner implement a comprehensive Green Infrastructure plan, including L.E.E.D., and connections to the District Energy network, to the satisfaction of the Commissioner of Development Services;
15. That the Owner continue to work with staff on an appropriate public art component for this project;
16. That this endorsement shall lapse and site plan approval will not be issued after a period of three years commencing December 11, 2018, in the event that the site plan agreement is not executed within that period.





: Q:\Geomatics\New Operation\2018 Agenda\SC\SC18180694\SC 18180694.mxd

AREA CONTEXT/ZONING

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

 SUBJECT SITE
 SUBJECT LANDS

FILE No:SC18180694(RK)

DATE:11/15/18



: Q:\Geomatics\New Operation\2018 Agenda\SC\SC18180694\SC 18180694.mxd

AIR PHOTO 2017

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

FILE No:SC18180694(RK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RK

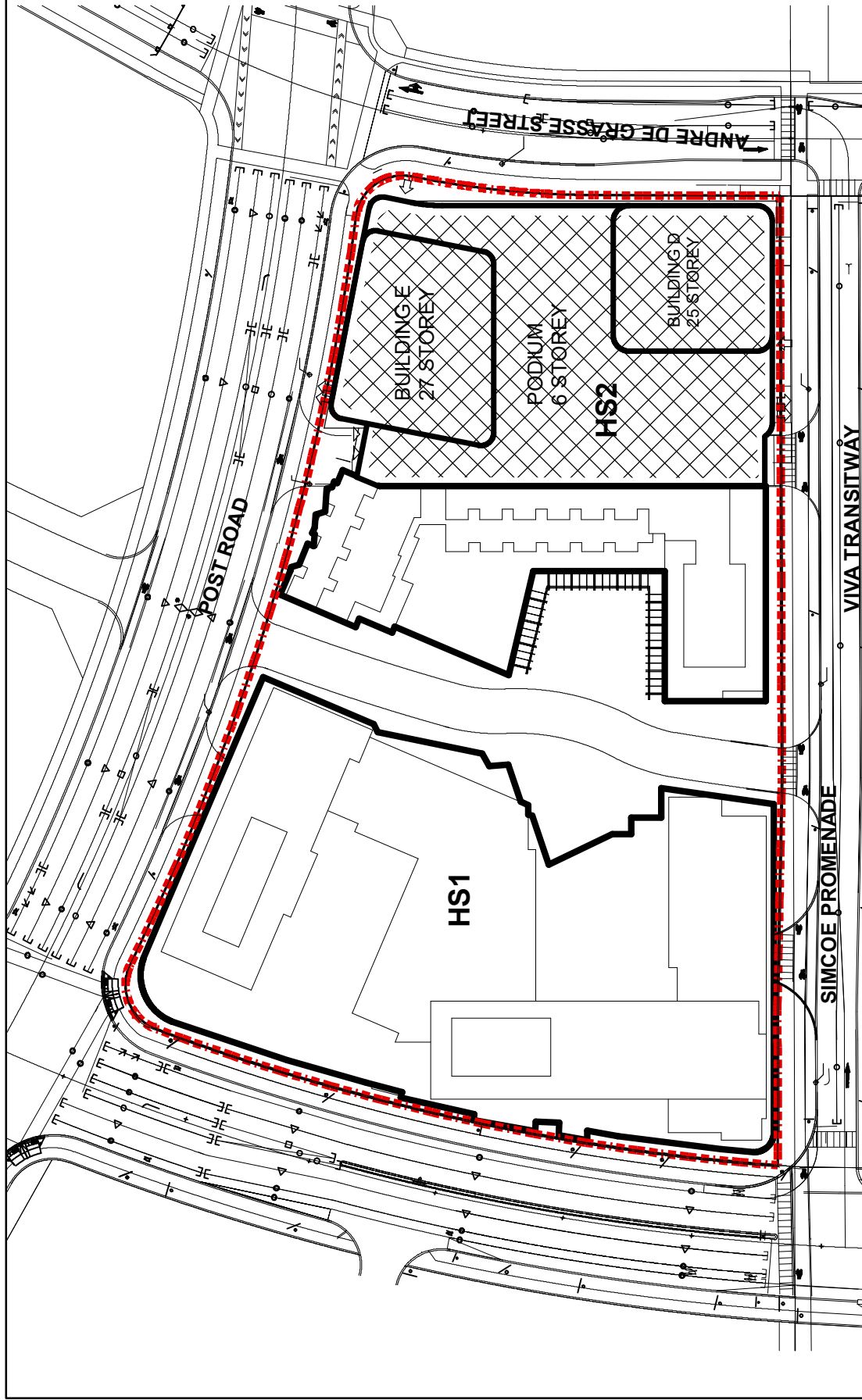
 SUBJECT SITE

 SUBJECT LANDS

DATE:11/15/18

FIGURE No. 3





: Q:\Geomatics\New Operation\2018 Agenda\SC\SC18180694\SC 18180694.mxd

SITE PLAN

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

SUBJECT SITE
 SUBJECT LANDS

FILE No:SC18180694(RK)

DATE:11/15/18



: Q:\Geomatics\New Operation\2018 Agenda\SC\18180694\SC 18180694.mxd

ELEVATIONS (BUILDING D)

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

FILE No:SC18180694(RK)

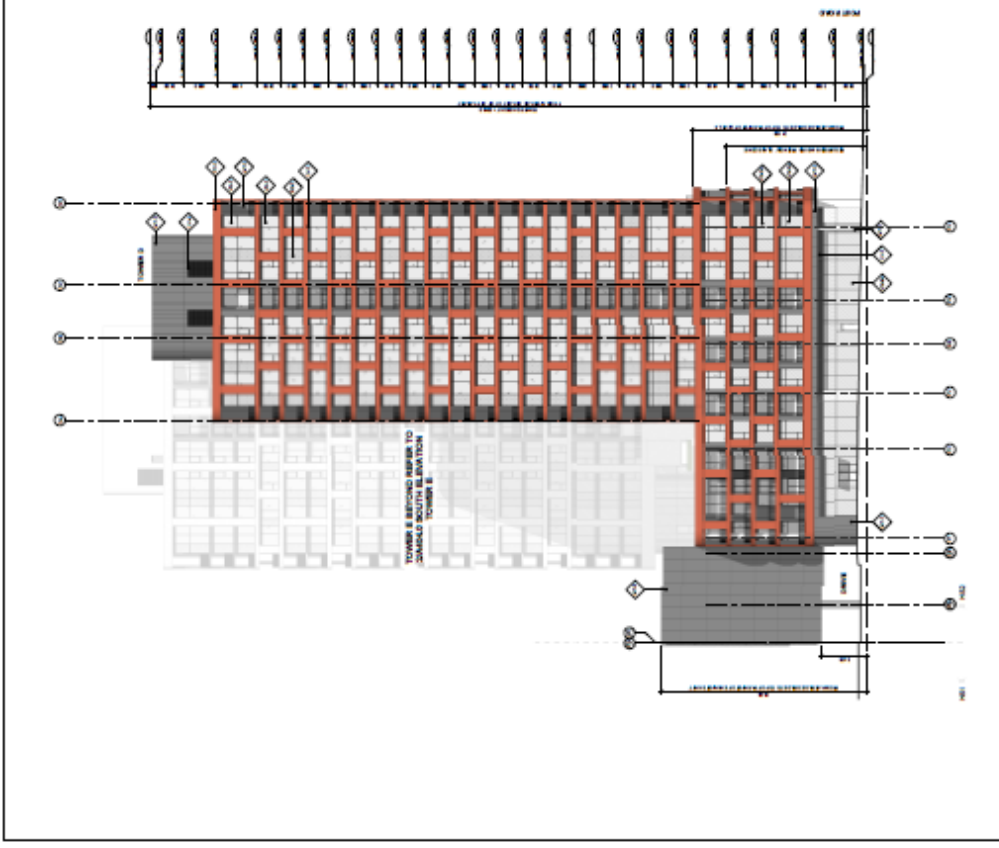
 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RK

DATE:11/15/18

FIGURE No. 5



South Elevation Tower D - Grasse Promenade

: Q:\Geomatics\New Operation\2018 Agenda\SC\SC18180694\SC 18180694.mxd

ELEVATIONS (BUILDING D)

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

FILE No:SC18180694(RK)

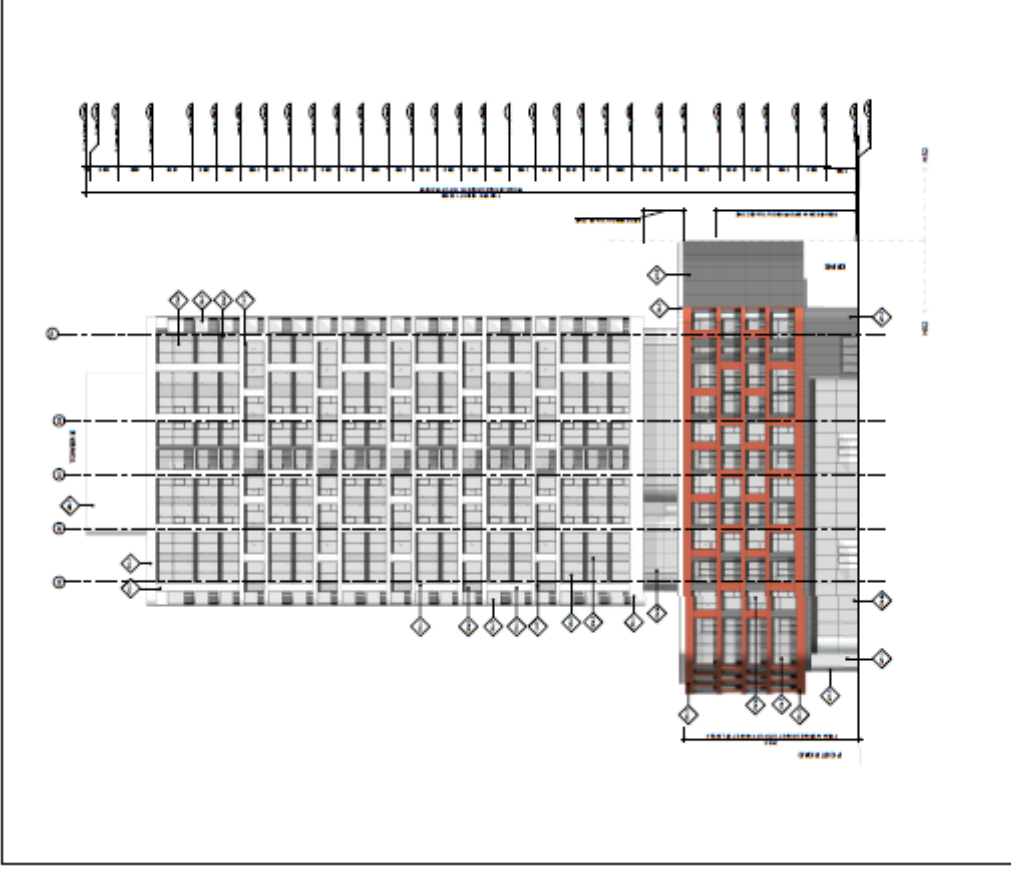
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RK

DATE:11/15/18

FIGURE No. 6



Markham Development Services Commission

: Q:\Geomatics\New Operation\2018 Agenda\SC\SC18180694\SC 18180694.mxd

ELEVATIONS (BUILDING E)

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

FILE No:SC18180694(RK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:RK

DATE:11/15/18

FIGURE No. 7



: Q:\Geomatics\New Operation\2018 Agenda\SC\SC18180694\SC 18180694.mxd

RENDERING

APPLICANT: RULAND PROPERTIES INC.(THE REMINGTON GROUP)
S/W QUADRANT OF POST RD. AND ANDRE DE GRASSE ST.

FILE No:SC18180694(RK)