

SUBJECT: RECOMMENDATION REPORT
Neamsby Investments Inc.
Applications for Official Plan and Zoning By-law
Amendments and Site Plan Control Approval to permit a two-storey building for recreational and athletic purposes at 1443 Denison Street (Ward 8)

File Nos. OP/ZA/SC 17 148679

PREPARED BY: Richard Kendall, Manager of Development
Central District

REVIEWED BY: Ron Blake, Senior Development Manager

RECOMMENDATION:

- 1) That the recommendation report "Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments and Site Plan Control Approval to permit a two-storey building for recreational and athletic purposes at 1443 Denison Street (Ward 8), File Nos. OP/ZA/SC 17 148679", be received.
- 2) That the presentation by the Applicant for the re-configured recreational and athletic facility, be received;
- 3) That Council confirm that no further notice is required for the Official Plan and Zoning By-law amendments for the reconfigured building design;
- 4) That Council direct staff to bring forward the implementing documents for the reconfigured building design;
- 5) That the Site Plan Control Application be endorsed, in principle, subject to the conditions attached as Appendix 'A';
- 6) That final Site Plan Control Approval be delegated to the Director of Planning and Urban Design or his designate; 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 an update on the design of the proposed development and how the parking issues have been addressed; and, to seek Committee endorsement, in principle, of the revised design concept prior to finalizing the implementing documents, subject to no further notice being required.

BACKGROUND:**Subject Property**

The subject, vacant lands are approximately 0.95 ha (2.35 ac) in area and are located on the south side of Denison Street, east of Birchmount Road (Figure 1). There is a small group of trees towards the rear of the property (Figure 3).

PROPOSAL:

The applicant is proposing to construct a two-storey, plus basement, 6,363m² (68,487 ft²), building for recreational and athletic purposes, with table tennis as the main use. The ground floor will be occupied by a main lobby and café space, along with service functions. The basement level, with its two-storey height, which also occupies the majority of what would be the ground floor level, will be used for exercise and storage rooms, change rooms, two multi-purpose rooms and a large multi-purpose space (basketball court). The second floor will be used for an office area, change rooms and table tennis training area.

Two driveways are proposed from Denison Street. One (westerly) driveway will operate as a full moves access leading to the parking area and garage at the rear. The second (easterly) driveway will operate as an outbound only to facilitate drop-off functions at the front of the building.

PROCESS TO DATE:

- Applications for Official Plan and Zoning By-law Amendment deemed complete on June 26, 2017
- Preliminary Report considered by Development Services Committee on September 11, 2017
- Statutory Public Meeting held on November 7, 2017

Applications approved by Council on November 14, 2017 and staff directed to bring the implementing documents forward without further notice

Next Steps:

- Enactment of the implementing Official Plan and Zoning By-law Amendments based on the revised plans discussed in this report.
- Endorsement of the site plan application by DSC by way of subject report
- Issuance of site plan endorsement by Staff
- Execution of a site plan agreement by the Owner
- Issuance of site plan approval by Staff

OPTIONS/ DISCUSSION:

This project was the subject of a formal Public Meeting held on November 7, 2017. At that time the applications for Official Plan and Zoning By-law amendments were approved and staff were directed to bring the implementing documents forward, without further notice. At the Public Meeting, parking issues were identified and since then the applicant has been working with staff to address this concern and has revised the plans accordingly.

As discussed below, the changes to the plans include the introduction of an 8.8 m (to the top of the parapet screen) parking garage at the rear of the site so all required parking can be accommodated on-site. The building has been re-oriented to accommodate the parking structure in the rear and a pedestrian walkway along the west property line (Figures 4 and 6). The building design and elevations have also been refined as part of the site plan submission (Figures 7, 8 and 9).

With the introduction of the garage structure, a total of 206 parking spaces are now proposed, consistent with by-law requirements, whereas the original application provided 120 parking spaces. The parking spaces are located to the west of the proposed building and in the rear yard structure. A pedestrian connection is also proposed along the southerly and westerly property lines, connecting to the existing public walkway on Upton Crescent. This would need to be secured by way of a public easement (Figure 6).

As noted, amendments to the 2014 Official Plan and Zoning By-law are required to recognize the proposed recreational and athletic facility as a stand-alone use, occupying the entire building, whereas the "Business Park Employment" policies of the Official Plan limits ancillary uses to a maximum of 15% of the floor area of the building. Zoning amendments are also required to the "Select Industrial and Limited Commercial (M.C. 40%)" category to recognize the use and associated development standards.

The parking structure in the rear is a new element in the design that the development standards in the implementing by-law would need to address. In this regard, the 15.9 m rear yard setback of the structure exceeds the 12 m minimum setback of the by-law, and the height of the structure, at 8.8 m is less than the 14 m maximum in the bylaw. The structure has also been designed to minimize light and noise exposure to the neighbouring dwellings to the south with screening elements at the rear (south elevation) and the ramp being located on the westerly side of the structure (Figures 6, 7 and 8). A 4.1 m wide strip is proposed at the rear lot line for fencing, planting and the walkway connecting the adjacent community to Denison Street (Figure 6).

The main building, which is oriented towards Denison Street, would have a height of approximately 16 m from finished grade (in lieu of the 14 m in the by-law) and both the main building and parking structure would have an easterly side yard setback of 2.5 m rather than the 6 m provided for in the by-law. This reduced setback is intended to accommodate the walkway connection along the westerly lot line. At approximately 67% the floor space index of the facility (excluding garage structure) would exceed the 40% maximum provided for in the by-law.

Changes are also proposed to the building elevations (Figures 7, 8 and 9) from the conceptual plans presented at the Public Meeting (Figures 4 and 5). Materials consist primarily of a combination of insulated precast wall panels and perforated metal panels, with a variety of composite accent materials, decorative metal fins and canopies.

The site plan application is currently in circulation and the applicant has requested the opportunity to present the revised plans to Committee in order that the implementing documents incorporating the garage structure could be finalized for approval, and that DSC could endorse the site plan and elevations in principle, so that staff's technical review could continue over the summer.

Issues with respect to grading, stormwater management, final elevations, bird friendly and lighting details, landscaping and tree preservation and sustainability measures are included as conditions of approval.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

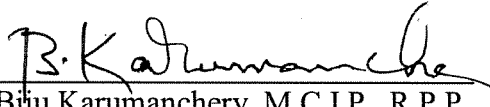
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed development is to be evaluated in the context of growth management, environmental and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:


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


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

APPENDIX A: Conditions of Site Plan Control Approval

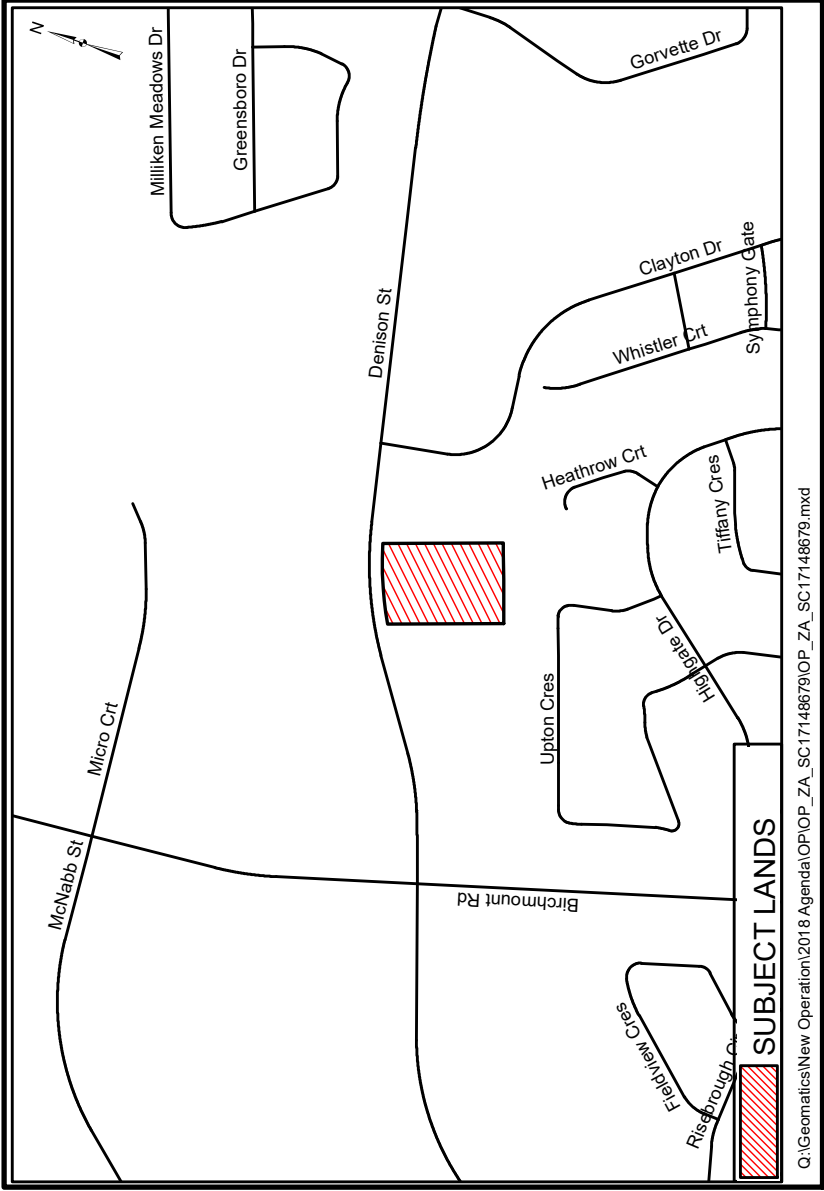
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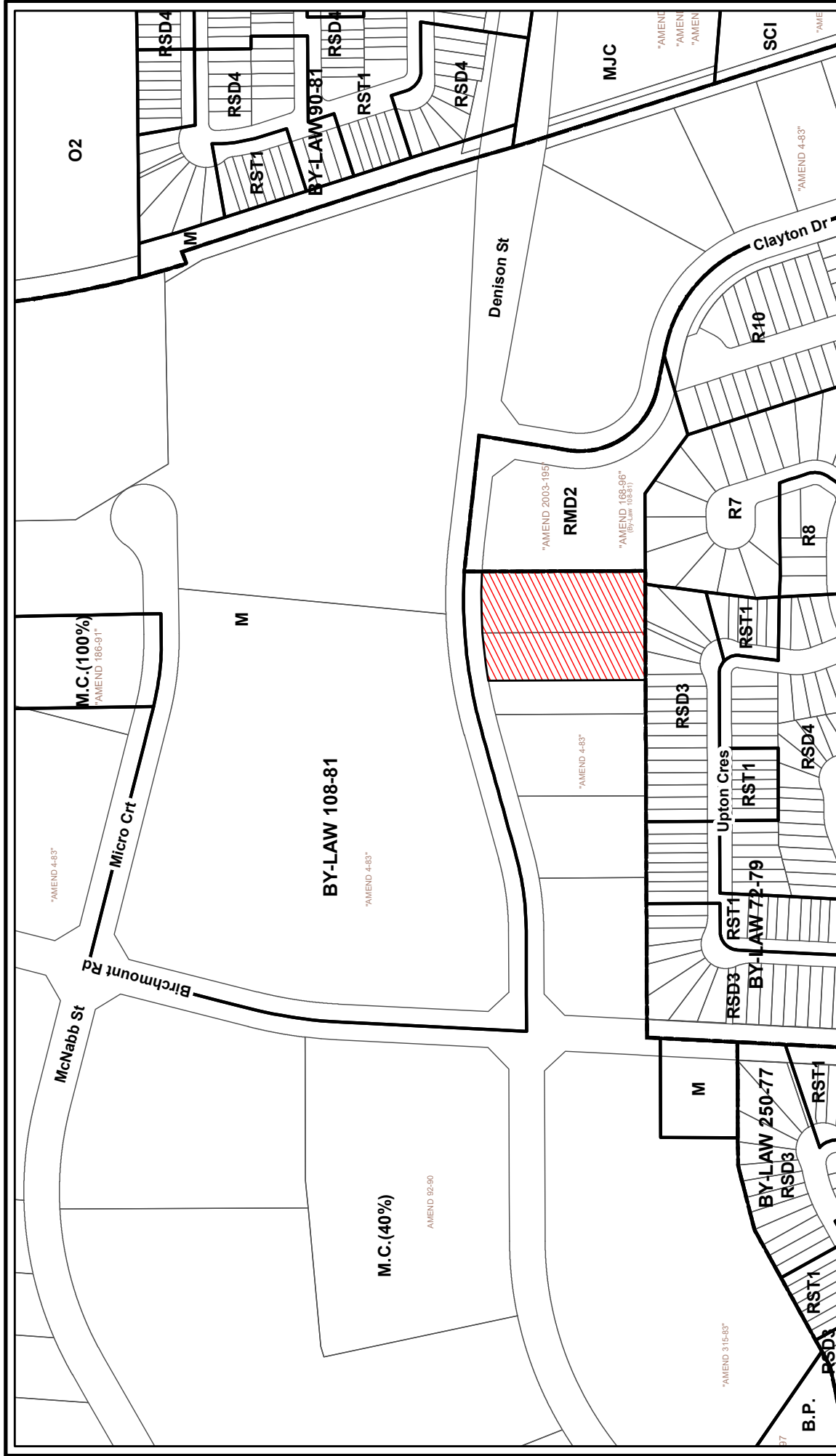
- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Site Plan – Public Meeting
- Figure 5: Preliminary Elevations – Public Meeting
- Figure 6: Revised Site Plan
- Figure 7: Revised Elevations (North & South)
- Figure 8: Revised Elevations (East & West)
- Figure 9: Rendering

APPENDIX A – CONDITIONS OF SITE PLAN CONTROL APPROVAL

1. That prior to final Site Plan Control Approval the Owner provide any necessary easements (including public access) to the satisfaction of the Commissioner of Development Services and the City Solicitor.
2. That prior to final Site Plan Control Approval, the Owner submit final drawings including, but not limited to, site plans (which include transformer locations and bike parking) elevation drawings (including signage), grading, servicing and engineering drawings that comply with all requirements of the City and authorized public agencies to the satisfaction of the Commissioner of Development Services. The final plans shall incorporate appropriate bird friendly, sustainability measures and lighting components, to the satisfaction of the City.
3. That prior to final Site Plan Control Approval the Owner shall submit a Tree Assessment and Preservation Plan and Landscape Plan, 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, securities and tree compensation, prior to final Site Plan Control Approval.
5. That cash-in-lieu of parkland obligations for the development (if required) be secured 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 the Owner provide and implement detailed Grading/Drainage, Servicing and Stormwater Management plans, to the satisfaction of the Director of Engineering.
9. That the Owner provide and implement a TDM plan which clearly identifies measures to promote alternative modes to the single occupant vehicle to the satisfaction of the Director of Engineering.
10. That the Owner provide and implement a Construction Management Plan(s), prior to the issuance of any permit, to the satisfaction of the Director of Engineering.

11. That this endorsement shall lapse and site plan approval will not be issued after a period of three years commencing June 25, 2018, in the event that the site plan agreement is not executed within that period.





AREA CONTEXT / ZONING

APPLICANT: NEAMSBY INVESTMENTS INC.
1443 DENISON STREET

FILE No. OP_ZA_SC17148679 (SB)

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DATE: 04/06/2018

FIGURE No.2

 SUBJECT LANDS




AERIAL PHOTO (2017)

APPLICANT: NEAMSBY INVESTMENTS INC.
1443 DENISON STREET

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 SUBJECT LANDS



DENISON STREET

PROPOSED
BUILDING
FOOTPRINT

SITE PLAN - PUBLIC MEETING

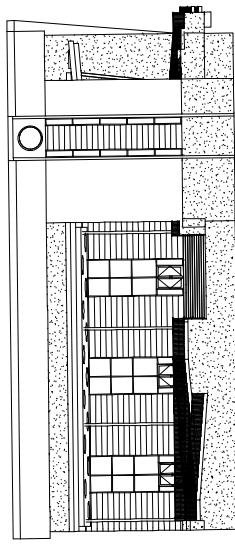
APPLICANT: NEAMSBY INVESTMENTS INC.
1443 DENISON STREET

FILE No. OP_ZA_SC17148679 (SB)

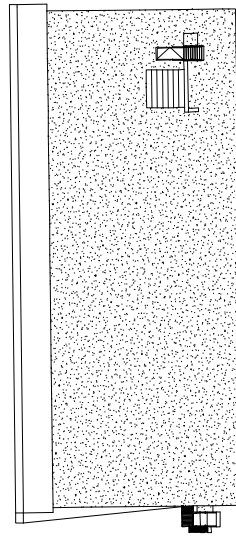
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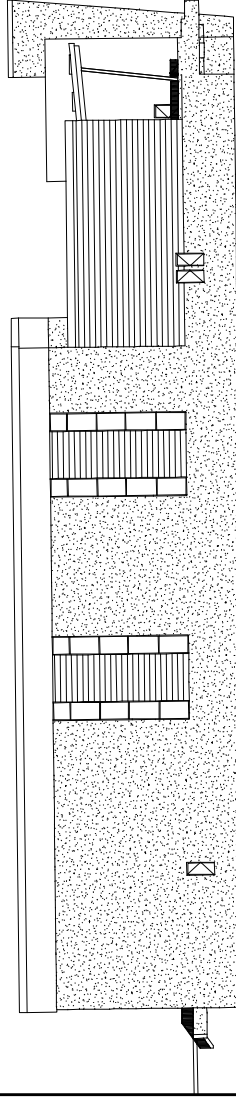
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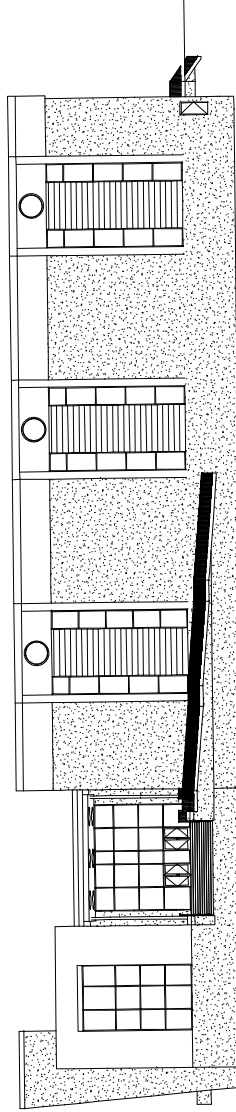
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



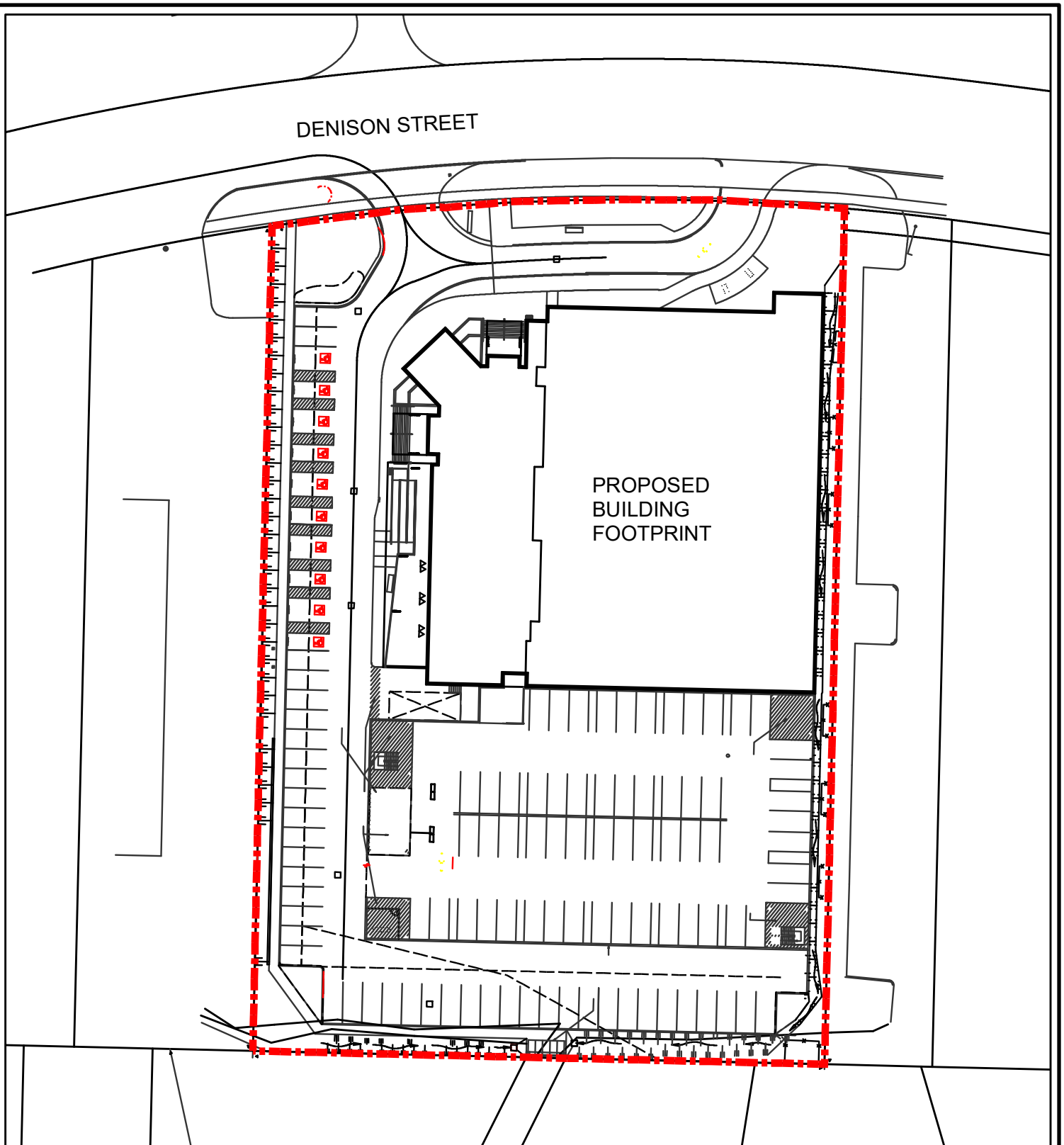
WEST ELEVATION

PRELIMINARY ELEVATIONS - PUBLIC MEETING

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REVISED SITE PLAN

APPLICANT: NEAMSBY INVESTMENTS INC.
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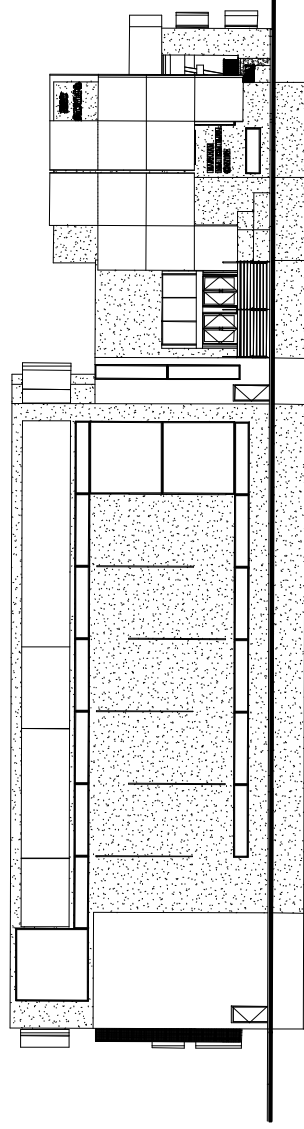


DEVELOPMENT SERVICES COMMISSION

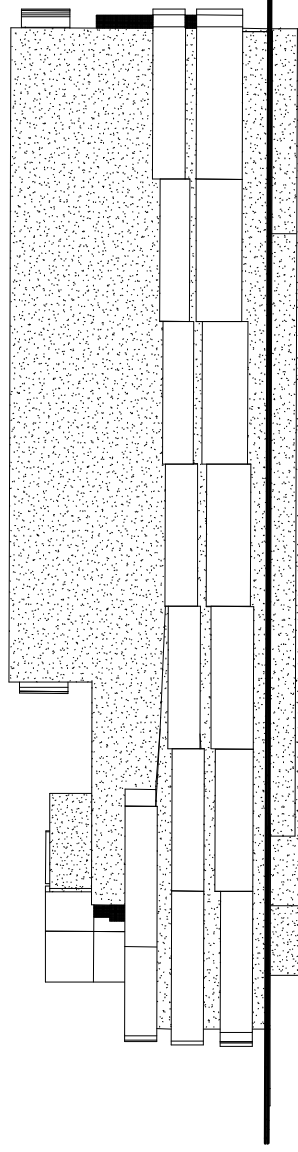
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FIGURE No.6



NORTH ELEVATION



SOUTH ELEVATION

REVISED ELEVATIONS (North & South)

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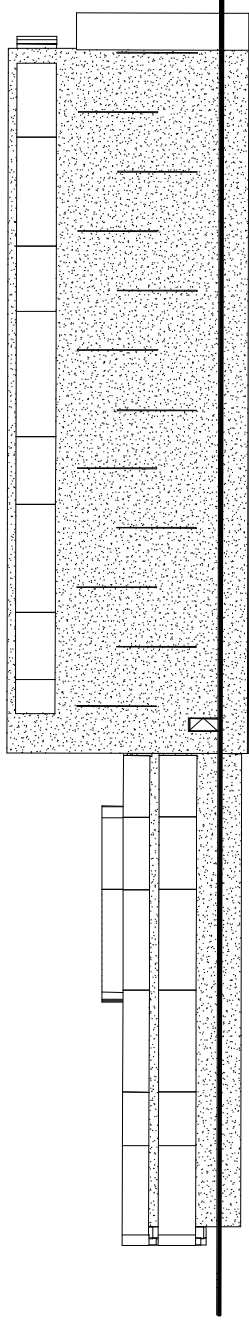
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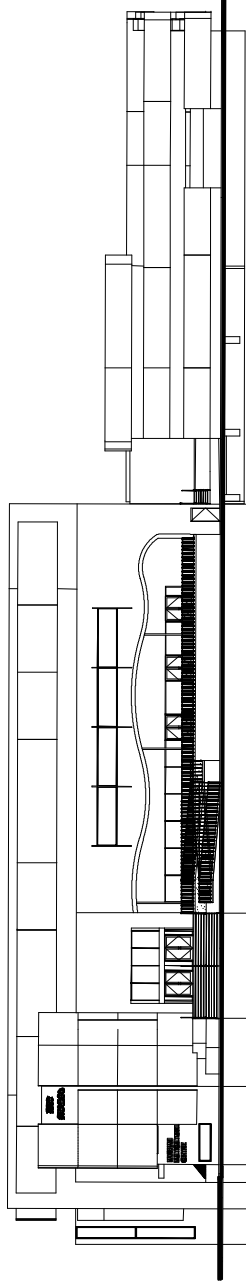
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FIGURE No. 7





EAST ELEVATION



WEST ELEVATION

REVISED ELEVATIONS (East & West)

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FIGURE No. 8





RENDERING

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FIGURE No. 9

