



Report to: Development Services Committee

Report Date: June 11, 2018

SUBJECT:

RECOMMENDATION REPORT

The Cadillac Fairview Corporation Ltd.
Site plan application to permit a motor vehicle sales establishment and accessory motor vehicle service station and motor vehicle repair garage at the northeast corner of the Markville Shopping Centre property located at 5000 Highway 7 (Ward 3)

File No. SC 18 180894

PREPARED BY:

Sabrina Bordone, M.C.I.P., R.P.P., Ext. 8230
Senior Planner, Central District

REVIEWED BY:

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

RECOMMENDATION:

- 1) That the report dated June 11, 2018 titled "RECOMMENDATION REPORT, The Cadillac Fairview Corporation Ltd., Site plan application to permit a motor vehicle sales establishment and accessory motor vehicle service station and motor vehicle repair garage at the northeast corner of the Markville Shopping Centre property located at 5000 Highway 7 (Ward 3), File No. SC 18 180894" be received;
- 2) That the application for site plan approval (SC 18 180894) be endorsed in principle subject to the conditions attached as Appendix 'A';
- 3) That site plan 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 approval is issued only when the Director of Planning or his designate has signed the plans;
- 4) That this endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed in 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 recommend endorsement, in principle, of a site plan application submitted by Cadillac Fairview Corporation, for a two (2) storey motor vehicle sales establishment (Porsche) and accessory service station and repair garage at the northeast corner of the Markville Shopping Centre property (southwest corner of McCowan and Bullock Drive – Figure 1).

PROCESS TO DATE:

- Permission for the proposed development/uses (motor vehicle sales establishment, repair garage and service centre) granted through a Zoning By-law Amendment application submitted in March 2017 and approved in September 2017.
- Application for site plan approval filed by the Owner on February 26, 2018.

Next steps:

- Endorsement of the site plan application by DSC by way of subject report;
- Issuance of site plan endorsement by Staff;
- Execution of an amending site plan agreement by the Owner;
- Issuance of site plan approval by Staff.

BACKGROUND:

The subject lands (Markville Shopping Centre) are located at the northwest quadrant of Highway 7 and McCowan Road and are municipally known as 5000 Highway 7 (Figure 1).

Proposal is for a two (2) storey motor vehicle sales establishment and accessory motor vehicle service station and motor vehicle repair garage

The applicant is proposing the construction of a two (2) storey, 4,466 m² (48,072 ft²) motor vehicle sales establishment (Porsche) and accessory vehicle service station and motor vehicle repair garage at the northeast corner of the subject lands (southeast corner of McCowan and Bullock Drive) (Figures 4 & 5).

The ground floor of the proposed development will be comprised of an enclosed showroom (along the east elevation/McCowan Road frontage), repair and service, reception and offices, workshop, drive-through service facility, car wash and detailing area, parts and fitting room. The second floor, which has portions open below to the ground floor, will be comprised of a fitness and change rooms, administrative and meeting room, parts and additional storage.

Phase 1 (Interim) and Phase 2 (Ultimate) site plan and elevations are proposed

The plans submitted as part of the subject site plan application illustrate both a Phase 1 (interim) and Phase 2 (ultimate) condition to the proposed development (Figures 4 & 5). The Applicant has advised that the operating procedure for Porsche in Canada (and globally) is to build dealerships in a phased approach where an interim condition is initially built designating the dealership as one that sells used automobiles, which then evolves into the ultimate condition where it becomes a full dealership. The change from Phase 1 to Phase 2 in this case is a 542 m² (5,834 ft²) portion of the proposed building

(located at the northeast corner of the building) which functions as a covered, semi-enclosed area in Phase 1 that is enclosed in Phase 2 (Figures 6- 9). The Applicant has advised that the transition time from Phase 1 to Phase 2 condition is approximately 1.5 years.

As depicted on the site plan, the area immediately to the west of the proposed motor vehicle sales establishment has been identified as a “future development site” (Figures 4 & 5). There are currently no plans for these lands. In the interim, these lands will be hydroseeded.

Official Plan and Zoning

Official Plan

The subject lands are designated “Major Commercial Area” in the City’s Official Plan (1987 Revised). This designation is intended to provide for “a large scale, multi-use, multi-purpose centre or area offering a diverse range of retail, service, community, institutional and recreational uses serving a major portion of the municipality and/or a broader regional market”.

The subject lands are designated “Mixed Use Mid Rise” in the 2014 Official Plan as approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017 and November 24, 2017). Uses contemplated in this designation include a mix of residential, retail, restaurant and service uses that contribute to the creation of complete communities. Motor vehicle sales facilities, wholly contained within a building, are also provided for in the “Mixed Use Mid Rise” designation. The subject lands also fall under Section 9.14.4 (Area and Site Specific Policies: Key Development Area – Markville), which states that the provisions of the 1987 Official Plan, as revised, will continue to apply to the Markville Key Development Area until such time that an update to the Markville Secondary Plan is completed. This Secondary Plan has not yet been prepared.

Zoning

The subject lands are zoned “District Commercial” (DC) by By-law 184-78, as amended. Uses permitted within the DC zone include one planned shopping centre (including not more than one automobile service station in it), one gas bar, community institutional uses (such as library or museum), business and professional offices and a taxi stand. In September 2017, Council passed a by-law allowing for one (1) motor vehicle sales establishment and accessory motor vehicle service station and motor vehicle repair garage on a commercial retail pad outside the mall proper.

OPTIONS/ DISCUSSION:

Building elevations and landscaping are appropriate

The Applicant has advised that the proposed building elevations follow the corporate image that is applied to all Porsche dealerships. Materials for the proposed development will be comprised of transparent glass, matte glass, black-grey trapezium sheet metal, white aluminum sandwich panels (which are silver in colour) and white aluminum perforated steel/aluminum. When transitioning from Phase 1 to Phase 2, portions of the building treatment change from the use of the white aluminum perforated steel/aluminum

to the use of white aluminum sandwich panels (Figures 6 & 7). Furthermore, the covered, semi-enclosed, portion of the building in Phase 1 (interim) becomes encased in transparent glass in Phase 2 (ultimate) including the construction of the curved feature in the white aluminum sandwich panels at the corner of Bullock Drive and McCowan Road (Figures 8 & 9). Staff are generally satisfied with the proposed building elevations and will continue to work with the applicant to refine the same over the summer.

The Applicant is proposing to retain 5 of the existing trees located along the Bullock Drive frontage. A number of new high branching deciduous trees are proposed along Bullock Drive and McCowan Road. Shrubs, perennials, and ornamental grass in planting beds are proposed along public roads to complement the overall landscaping treatment on site, as well as provide screening to adjacent loading, servicing and parking areas. A future pedestrian connection from Bullock Drive will be required on the south side of the future development site at the time of its development. A permanent retaining wall (*see note below) is proposed between the proposed development and the future development site to the west. As the retaining wall will be visible from the public realm in the interim, the Applicant has advised that visibility of the retaining wall will be minimized either through temporary planting or wall treatment.

***NB:** The proposed retaining wall reaches a height of over 3.5 metres and gradually tapers to zero where it meets the existing grade at Bullock Drive. The height of the retaining wall will be approximately 2 metres once the grading is built up during construction of the future development site.

Full movement intersection proposed along Bullock Drive

The Applicant is proposing a new driveway along Bullock Drive opposite the existing driveway on the north side, which accesses the Centennial Park, Centennial Community Centre and the Centennial GO transit station. This will introduce a south leg to the intersection operating as full moves. In order to accommodate the proposed intersection design, a portion of the Centennial Community Centre site (measuring approximately 200 m² on the north side of Bullock Drive) is required for the widening of the road. The Applicant is working with City staff on the exact area required, the design of the road and streetscape, and the mechanism required to facilitate the land acquisition. Additionally, as part of the proposed intersection design, the Applicant is proposing to eliminate the existing dedicated westbound right turn lane into the Centennial Park, Centennial Community Centre and the Centennial GO transit station. This requires further analysis and discussion with City staff (Transportation Planning and Recreation Services) before the intersection design is finalized.

Applicant has incorporated accessibility measures into the proposed development

The Applicant attended a meeting of the City's Accessibility Committee on June 15, 2016 on a previous site plan application at this location that has been revised in favour of the proposed motor vehicle sales establishment. The Applicant has incorporated the comments made by the Accessibility Committee into the proposed site design. The site design allows for standard accessible public transportation vehicle access, well illuminated and sufficiently wide sidewalks (1.8 metres minimum) with raised tactile

surfaces at all curb depressions and pedestrian crossings, and the provision of accessible parking spaces within 30 metres of the principle building entrance.

Applicant to incorporate TDM measures into the proposed design

As part of their TDM strategy, the Applicant is proposing to provide bicycle parking spaces and a customer shuttle service to minimize the need for courtesy vehicles during servicing periods. Transportation Planning staff are satisfied with the proposed TDM measures.

Sustainable design features to be incorporated into the proposed development

Appendix 'B' provides a list of sustainable features, which the Applicant will implement including but not limited to:

- Infrastructure for future electric car charging;
- Drought tolerant plant species;
- Low consumption toilets;
- LED lighting for building interior and LED lighting with daylighting sensors for exterior surface and parking; and,
- Use of highly durable exterior façade finishes including masonry and metal paneling.

The Applicant will be required to implement the sustainable initiatives as a condition of the site plan agreement.

Bird Friendly Measures and Dark Sky Compliance

Bird friendly treatment is required in accordance with the City's Bird Friendly Guidelines (2014). The primary treatment is comprised of a dot pattern frit on 85% of all windows from grade to 16 metres. The secondary treatment, applying to the remaining 15%, includes closely spaced mullions and the careful placement of vegetation to ensure vegetation does not reflect in glass. The Applicant has advised that down lights only will be used for exterior lighting. The Applicant is required to submit a photometric lighting plan for review, to be designed in accordance with the City's Bird Friendly Guidelines.

York Region Comments

McCowan Road and Highway 7 are both Regional roads. The Region has advised that their requirements for road widening, reserves and daylight triangles have been secured through a previously executed site plan agreement in place between the Owner, the City and the Region.

CONCLUSION:

It is the opinion of Staff that the proposed development and site plan is appropriate and should be endorsed in principle subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

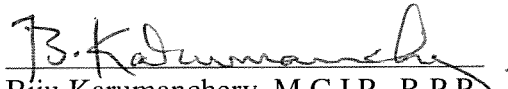
ALIGNMENT WITH STRATEGIC PRIORITIES:

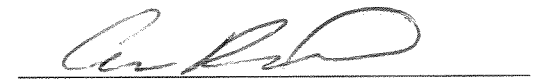
The proposal has been reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

All City departments and external agencies have been circulated with this application and all comments 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: Site Plan – Phase 1
- Figure 5: Site Plan – Phase 2
- Figure 6: Elevations – Phase 1
- Figure 7: Elevations – Phase 2
- Figure 8: Rendering (view looking south from intersection of McCowan Road and Bullock Drive) – Phase 1
- Figure 9: Rendering (view looking south from intersection of McCowan Road and Bullock Drive) – Phase 2

- Appendix A: Conditions of Site Plan Approval
- Appendix B: List of Sustainable Design Features

AGENT:

Lincoln Lo
Malone Given Parsons Limited
140 Renfrew Drive, Suite 201
Markham, ON
L3R 6B3

Tel: 905.513.0170
Fax: 905.513.0177

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APPENDIX A

**City of Markham
Conditions of Site Plan Approval
The Cadillac Fairview Corporation Ltd. (Markville Mall)
5000 Highway 7
File No. SC 18 180894**

That prior to site plan endorsement:

1. The Owner shall provide a clearance letter from the Region of York advising that any outstanding conditions, financial or otherwise, have been cleared to the satisfaction of the Region.
2. The Owner shall satisfy the technical requirements of all City departments and applicable external agencies, including but not limited to, the submission of a photometric lighting plan, photometric analysis for the new driveway entrance along Bullock Drive, a detailed signal drawing and cost estimate for the revised Community Centre/Go Station/proposed site access signalized intersection, to the satisfaction of the Director of Engineering and the Director of Planning & Urban Design.
3. The Owner shall, in consultation with City staff, finalize the exact area required for the widening of Bullock Drive, the design of the road and streetscape, tree compensation and mechanism required to facilitate the land acquisition (including the submission of any required reports/studies/drawings required by City staff for external works associated with the same), to the satisfaction of the Director of Engineering and the Director of Planning & Urban Design.
4. The Owner shall submit revised drawings to the Waste Management Department showing the location of the proposed internal refuse storage room for waste and recyclable materials. The Owner must also indicate the refuse collection point on the submission to ensure a waste servicing vehicle can access the collection point, to the satisfaction of the City's Waste Management Department.
5. The Owner shall address all City comments and make 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 an amending site plan agreement with the City, containing all standard and special provisions and requirements of the City and applicable external agencies, including but not limited to:

1. Provision for the payment by the Owner of all applicable fees, recoveries, development charges and any other financial obligations and securities.
2. Provision to satisfy all of the Region of York's requirement.
3. That the Owner agrees to implement Bird Friendly measures and Dark Sky lighting to the satisfaction of Director of Planning and Urban Design.

4. That the Owner agrees to implement the Transportation Demand Management Plan and provide the respective Letter of Credit to the satisfaction of the Director of Engineering.
5. That the Owner implement the sustainable design features attached as Appendix 'B', to the satisfaction of the Director of Planning and Urban Design.

That prior to execution of a Site Plan Agreement and issuance of Site Plan Approval:

1. The Owner shall submit final site plans, building elevations, engineering drawings, lighting plans, landscape plans, along with any other drawings, plans, studies and reports, which are required to comply with the requirements of the City and applicable external agencies, to the satisfaction of the Director of Planning and Urban Design.

APPENDIX B:

MARKVILLE MALL REDEVELOPMENT SUSTAINABLE DESIGN FEATURES

File No. SC 18 180894

Site Design

- Promotes extended use adjacent to the public streets with elaborated walkways and landscaped open space
- Replacement of trees for canopy enhancement/green forest
- Provision of short-term parking
- Infrastructure for future electric car charging

Water Conservation

- Drought tolerant plant species eliminates the need for irrigation
- Minimizes off site storm water runoff and soil erosion through state of the art storm water management methods and natural ground percolation at landscaped open spaces
- Low consumption toilets
- Toilets and faucet fixtures equipped with hands free sensors
- Landscape and storm water design at north landscape area promotes landscape irrigation through ground water infiltration

Energy Efficiency

- Reduction in heat island effect achieved through conversion of existing North parking field to proposed North green space and installation of light coloured cool roofing at proposed buildings
- LED lighting for building interior
- LED lighting with daylighting sensors for exterior surface and structured parking
- LED lighting controls and energy management practices for reduced energy consumption
- Wall assemblies designed to eliminate air infiltration through the thermal envelope

Durability

- Wall assemblies control moisture infiltration through rain-screen design and ventilated wall cavities
- Use of highly durable exterior façade finishes including masonry and metal paneling

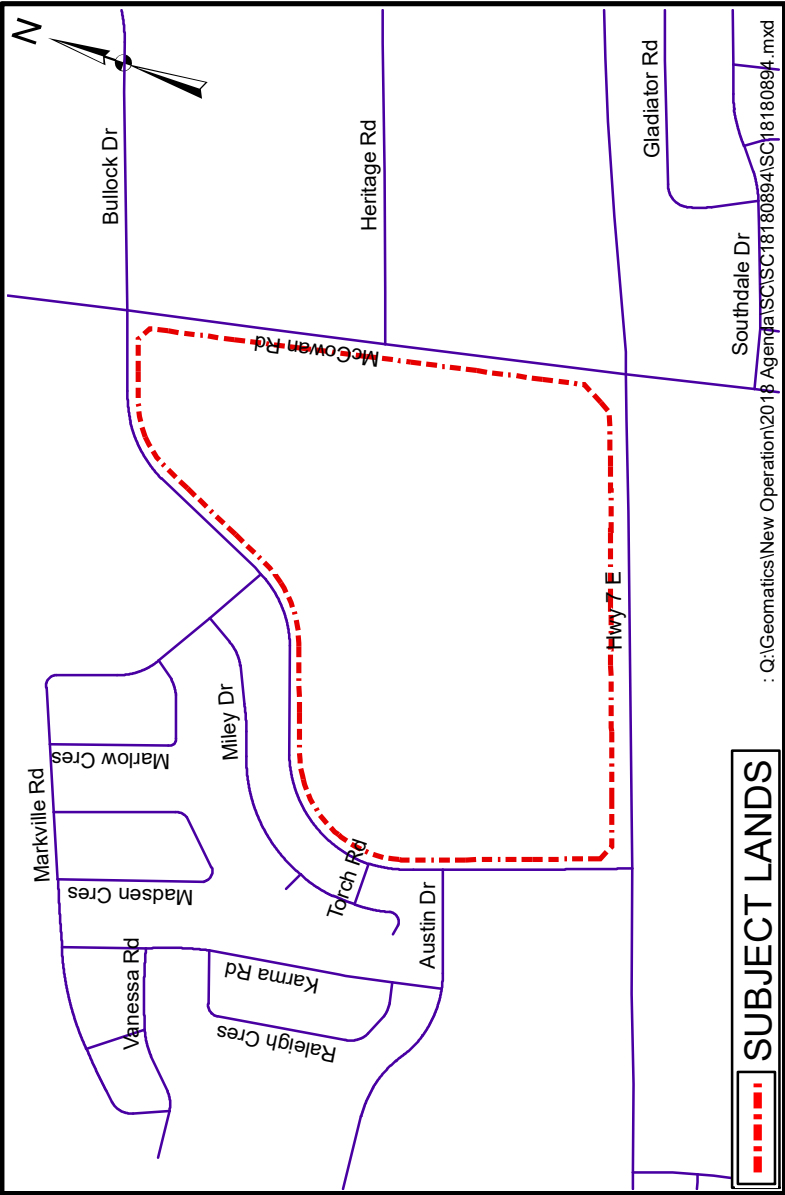
Waste Reduction

- Robust recycling and waste management plan in place with programs to recycle cardboard, paper, cans and bottles, organics, wood skids and any other recyclable material. The new development would participate in the existing waste management programs.

Bird Friendly Design & Dark Sky Compliance

- Bird Glass:
 - Primary treatment: Dot patterned frit on 85% of all windows from grade to 16m

- Secondary treatment: Applies to remaining 15% and includes closely spaced mullions and careful placement of vegetation so that vegetation does not reflect in glass
- Bird Lighting & Dark Sky Compliance: Outside lighting propose down lights only






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AIR PHOTO

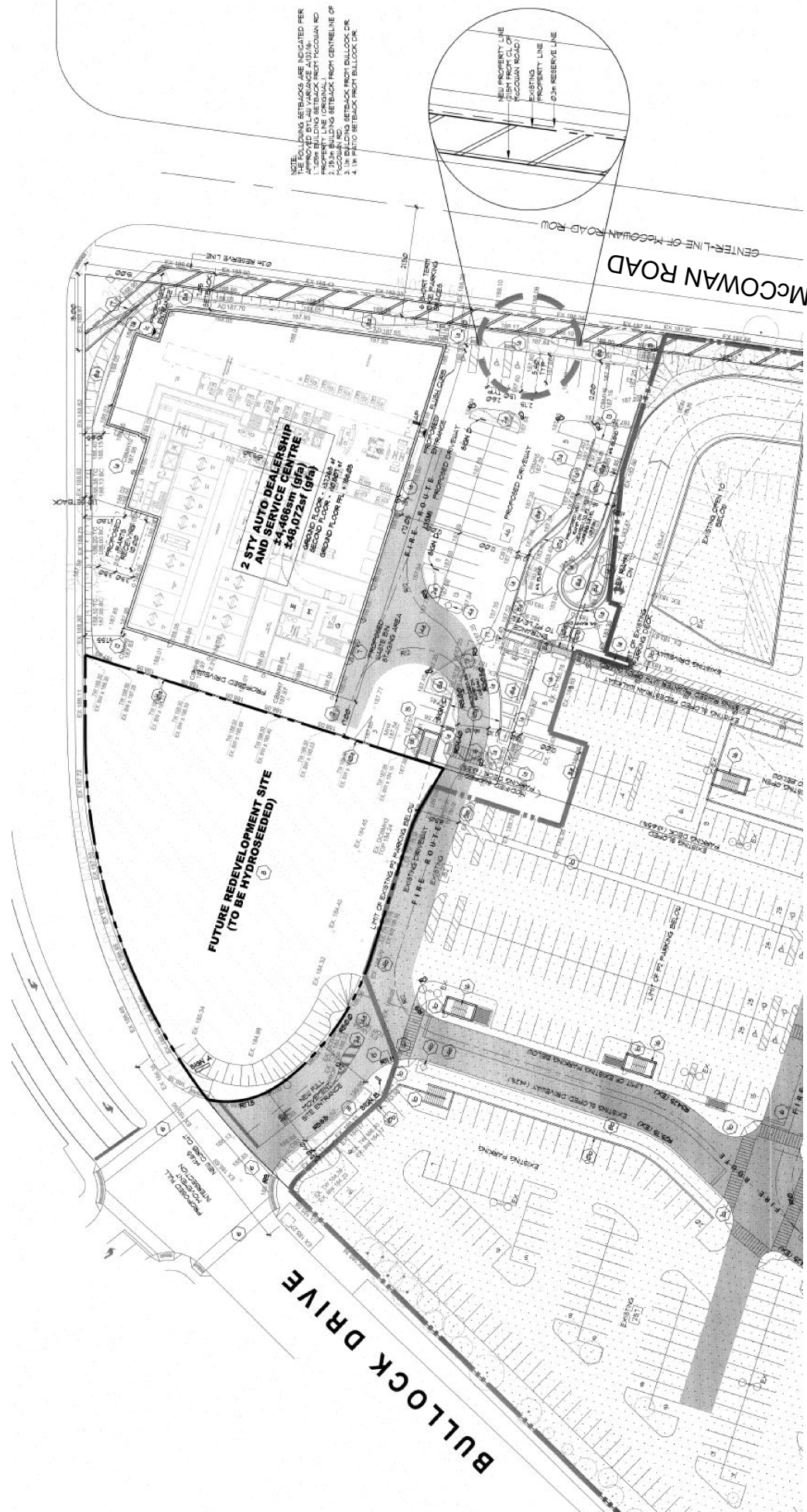
APPLICANT: THE CADILLAC FAIRVIEW CORPORATION LTD.

FILE No: SC 18180894(SB)

 SUBJECT LANDS

DATE:05/27/18

FIGURE No. 3



SITE PLAN - PHASE 2

APPLICANT: THE CADILLAC FAIRVIEW CORPORATION LTD.

FILE No: SC 18180894(SB)

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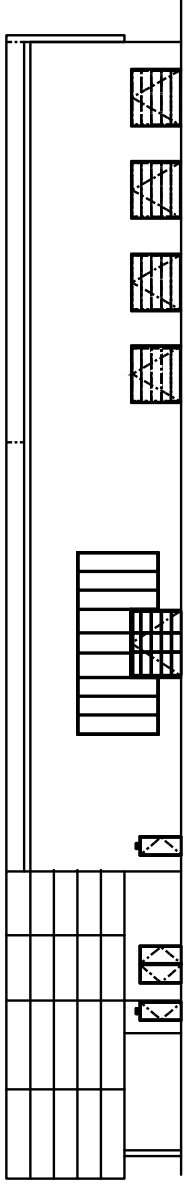
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

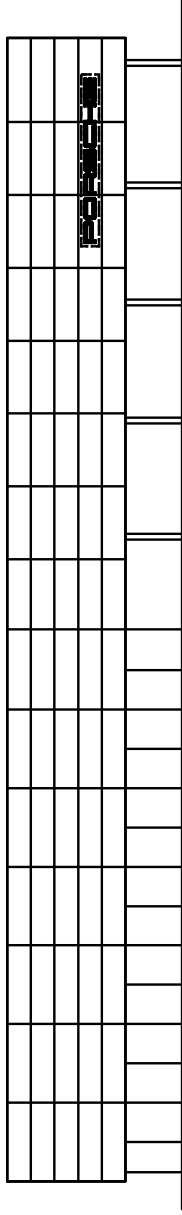
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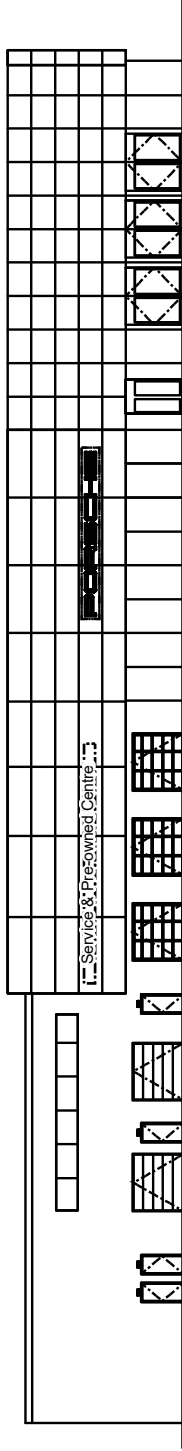
FIGURE No. 5



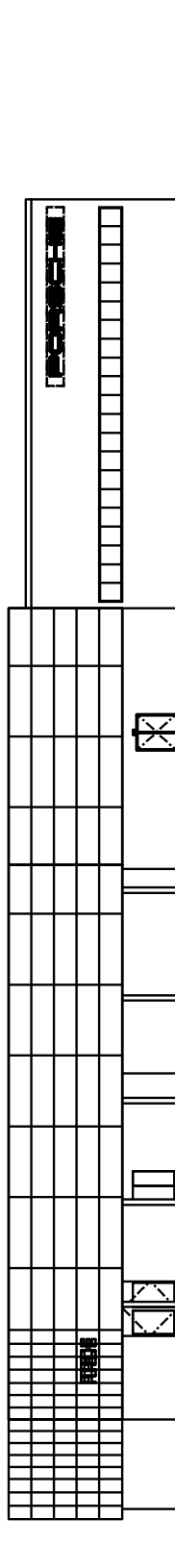
WEST ELEVATION - PHASE 1



EAST ELEVATION - PHASE 1



SOUTH ELEVATION - PHASE 1



NORTH ELEVATION - PHASE 1

ELEVATIONS - PHASE 1

APPLICANT: THE CADILLAC FAIRVIEW CORPORATION LTD.

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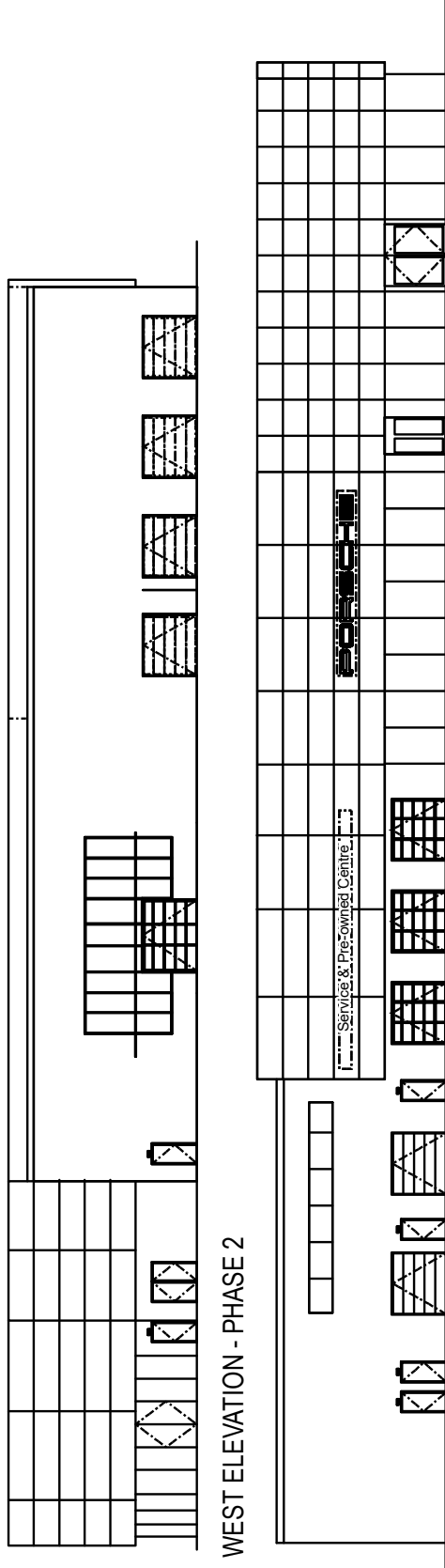
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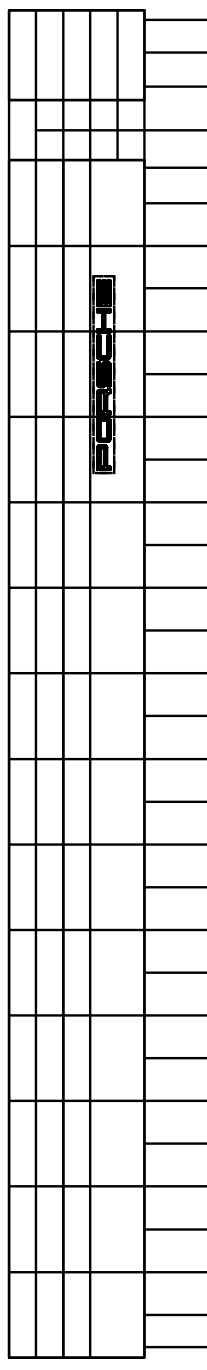
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FIGURE No. 6

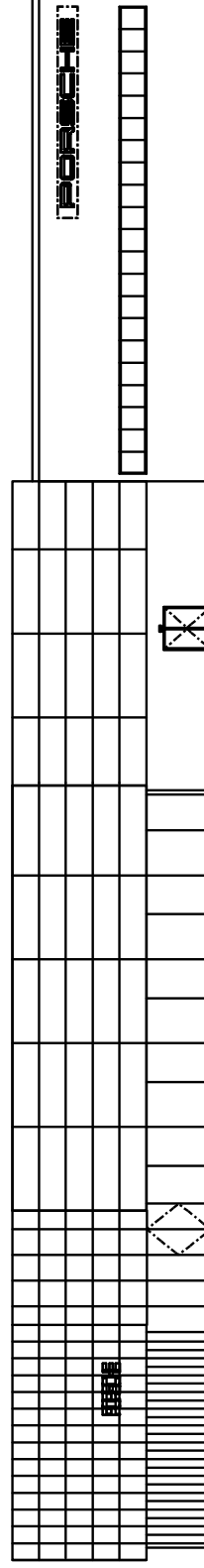


WEST ELEVATION - PHASE 2

SOUTH ELEVATION - PHASE 2



EAST ELEVATION - PHASE 2



NORTH ELEVATION - PHASE 2

ELEVATIONS - PHASE 2

APPLICANT: THE CADILLAC FAIRVIEW CORPORATION LTD.

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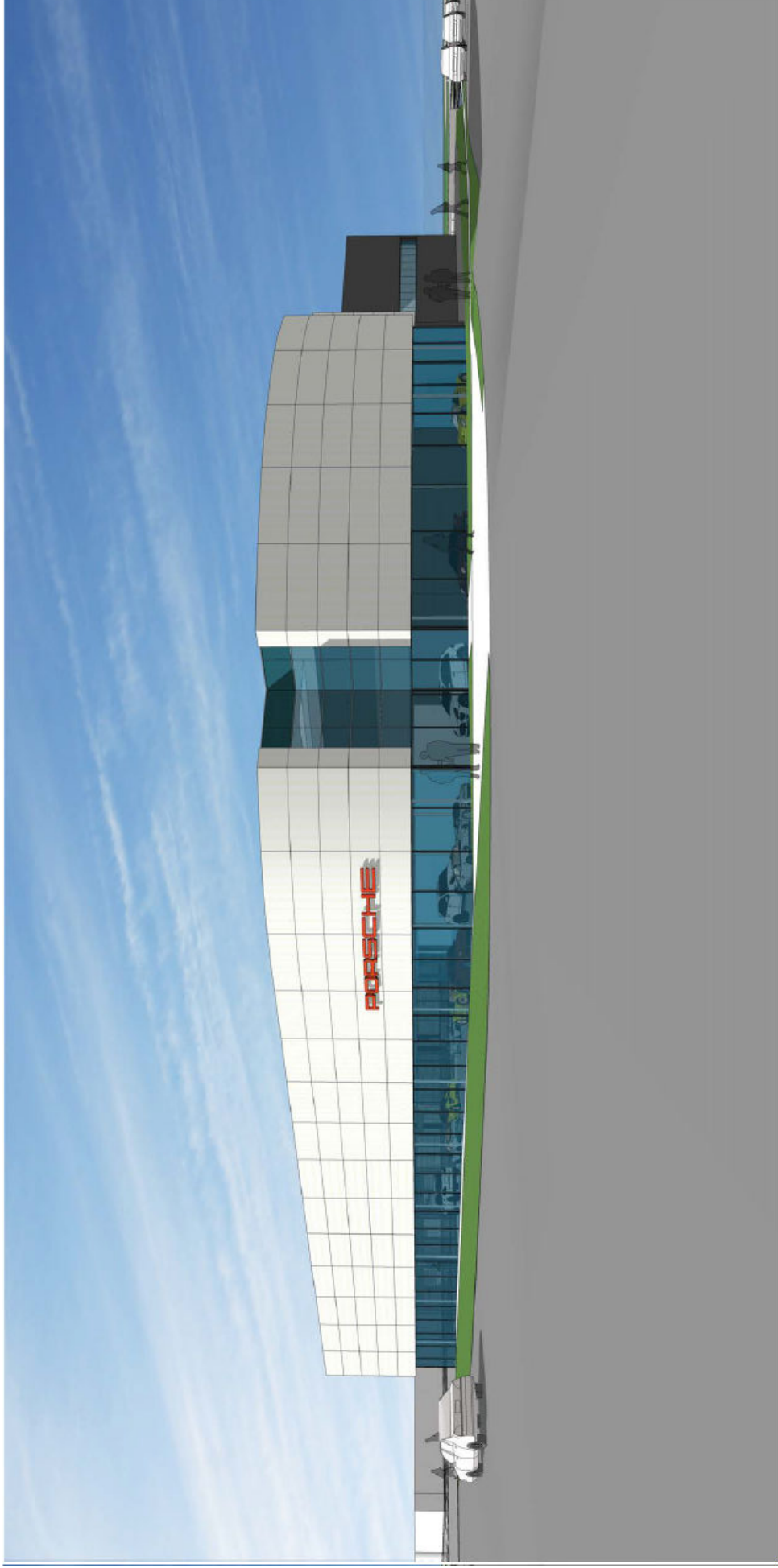


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RENDERING - PHASE 1

APPLICANT: THE CADILLAC FAIRVIEW CORPORATION LTD.

FILE No: SC 18180894(SB)



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RENDERING - PHASE 2

APPLICANT: THE CADILLAC FAIRVIEW CORPORATION LTD.

FILE No: SC 18180894(SB)