



Report to: Development Services Committee

Report Date: February 12, 2018

SUBJECT: RECOMMENDATION REPORT
Trimon Management Inc. c/o Digram Developments Inc.
Site Plan Application to permit a multi-unit commercial
development at 7528, 7530 and 7550 Woodbine Avenue
Ward 8, File No. SC 13 135026

PREPARED BY: Rick Cefaratti, MCIP, RPP, Planner II, West District
REVIEWED BY: Dave Miller, MCIP, RPP, Manager, West District

RECOMMENDATION:

- 1) That the report titled “Recommendation Report, Trimon Management Inc. c/o Digram Developments Inc., Site Plan Application to permit a multi-unit commercial development at 7528, 7530 and 7550 Woodbine Avenue Ward 8, File No. SC 13 135026”, dated February 12, 2018, be received;
- 2) That the presentation by the applicant regarding the proposed multi-unit commercial development, be received;
- 3) That the Site Plan application by Trimon Management Inc. c/o Digram Developments Inc. be endorsed, in principle;
- 4) 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; and,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report recommends endorsement in principle, of an application for site plan approval for 3 multi-unit commercial buildings at 7528, 7530 and 7550 Woodbine Avenue.

BACKGROUND:

The 1.75 ha. (4.32 ac.) property is located on the west side of Woodbine Avenue and north of John Street within the South Don Mills Employment district. The property is undeveloped (See Figures 1 to 3).

Surrounding land uses include the CN Rail corridor to the north, a multi-unit commercial plaza to the south, an automotive dealership (Don Valley North Hyundai) to the east across Woodbine Avenue, and a place of worship (Yumkwang Korean Presbyterian Church) to the west of the subject property.

Official Plan and Zoning

Official Plan (Revised 1987)

The subject lands are designated Commercial (Commercial Corridor Area) under the in force Official Plan (Revised 1987). Uses provided for within this designation include commercial developments comprised of office, retail and service uses on the subject lands.

Markham Official Plan 2014

The subject property is designated Service Employment under the Markham Official Plan 2014 (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017, and November 24, 2017). Uses provided for within this designation include commercial developments comprised of office, retail and service uses on the subject lands.

Zoning By-law

The subject property is zoned BC- Business Corridor, under By-law 108-81, as amended. Uses permitted within this zone category include, but are not limited to, banks, day nurseries and day care centres, dry cleaning establishments, personal service shops, restaurants, retail stores and commercial schools.

Minor Variance Application A/178/17

A Minor Variance application was approved on February 7, 2018 to permit a minimum of 213 parking spaces for the subject development, whereas a minimum of 220 spaces are required. The appeal period for this application will end on February 27, 2018.

Proposal

The applicant is proposing two 2 storey commercial buildings (Buildings 'A' and 'B') and a single storey commercial building (Building 'C') on the subject property (see Figure 4 – Site Plan and Figures 5 – 7, Building Elevations). The proposed development includes:

Building	Gross Floor Area (Retail)	Gross Floor Area (Office)
Building 'A' 7550 Woodbine Avenue	1263.61 m ² (13601.34 ft ²) First Floor	1290.61 m ² (13892.00 ft ²) Second Floor
Building 'B' 7530 Woodbine Avenue	973 m ² (1046.08 ft ²) First Floor	1003.94 m ² (10806.31 ft ²) Second Floor
Building 'C' 7528 Woodbine Avenue	1083.66 m ² (11664.45 ft ²) First Floor	

OPTIONS/ DISCUSSION:

Sustainable measures for site proposed

Based on information provided by the applicant (see Appendix 'A'), sustainability measures for the proposed development include:

- Bird friendly and dark sky compliance (staff will work with the applicant to finalize details of the exterior facades to ensure the City's requirements are complied with);
- Light coloured roofing materials to reduce the heat island effect and 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 the use of active transportation.

These matters will be secured in the site plan agreement. Staff will work with the applicant to determine whether any additional sustainability features can be identified and incorporated into the proposed development.

Proposed Built Form and Massing Acceptable

The proposed buildings adjacent to Woodbine Avenue (Buildings 'A' and 'B') will provide an appropriate relationship to the street. Ground floor retail uses with direct access to Woodbine Avenue is proposed. The proposal directs the taller 2 storey buildings on to Woodbine Avenue, whereas the lower single storey building is located in the rear portion of the site.

Road Widening Required

York Region will require a conveyance of a road widening along the entire site frontage adjacent to Woodbine Avenue to provide 22.5 metres from the centerline of construction of Woodbine Avenue. This matter will be secured through the site plan agreement.

York Region will allow vehicular access from Woodbine Avenue

York Region Community Planning and Development Services staff have indicated that vehicular access to Woodbine Avenue in the location shown on the site plan will be permitted. However, York Region will require the owner to agree to fully cooperate and not object to, sharing the access to this site with the adjacent property to the south (7500 Woodbine Avenue). This matter will be secured through the site plan agreement by requiring the owner to provide and allow for a vehicular interconnection between the two properties, if and when required.

CONCLUSION

The proposed development is appropriate and will provide up to 2,294 m² (24,692 ft²) of new office space and 3,320 m² (35,736 ft²) of new retail space in the City with direct access to a prominent arterial road. It is recommended that the site plan be endorsed in principle subject to the conditions identified in Appendix 'B'.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

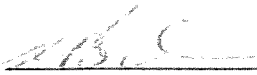
The proposed development aligns with the strategic priorities for:

- creating a safe and sustainable community;
- creating an engaged, diverse and thriving City

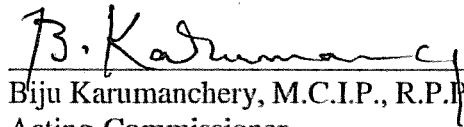
BUSINESS UNITS CONSULTED AND AFFECTED:

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:



Ron Blake, M.C.I.P., R.P.P.
Acting-Director,
Planning and Urban Design



Biju Karumanchery, M.C.I.P., R.P.P.
Acting-Commissioner,
Development Services

ATTACHMENTS:

Appendix 'A': Sustainable Design Letter
Appendix 'B': Conditions of Site Plan Approval

Figure 1: Location Map
Figure 2: Area Context / Zoning
Figure 3: Air Photo
Figure 4: Site Plan
Figure 5: Elevations –Building 'A'
Figure 6: Elevations –Building 'B'
Figure 7: Elevations –Building 'C'

AGENT CONTACT INFORMATION:

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327 Renfrew Drive, Suite 201
Markham, ON L3R 9S8
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Email: wsharukh@digram.ca

7560 Woodbine Avenue
City of Markham
Sustainable Features

Architectural

- All buildings to be constructed to meet or, where feasible, exceed the efficiency requirements of the Ontario Build Code
- Bird friendly glass provided to reduce bird collisions with windows
- Light coloured roofing materials (white) reduces the heat island effect and contributes to building energy efficiency

Landscape

- Native and drought-tolerant vegetation will be provided
- Pedestrian connections from buildings to off-site public sidewalks and adjacent buildings to encourage active transportation and transit use to reduce the dependence on the automobile.

Miscellaneous

- High standard of urban design
- Close proximity to transit routes along Woodbine Avenue and John Street
- Transit incentives and information will be provided to building tenants
- Bicycle parking spaces provided to help reduce greenhouse gas emissions, reduces traffic congestion, improve health and encourage the use of active transportation.

APPENDIX 'B'

SITE PLAN CONDITIONS TRIMON MANAGEMENT INC. C/O DIGRAM DEVELOPMENTS INC. 7528, 7530 & 7550 WOODBINE AVENUE SC 13 135026

Recommended Conditions of Site Plan Approval

Prior to endorsement of the site plan and elevation drawings to commence preparation of the site plan agreement, the Owner shall submit:

1. written confirmation from the Regional Municipality of York that their pre-approval conditions have been satisfied including, but not limited to, a road widening along the entire frontage of the site adjacent to Woodbine Avenue, of sufficient width to provide 22.5 metres from the centerline of construction of Woodbine Avenue. The Director of Planning and Urban Design will not endorse final site plan and elevation drawings to commence preparation of the site plan agreement until this written confirmation has been received.
2. appraisal report of the land value of the subject properties for determining the required cash-in-lieu parkland contribution to the satisfaction of the City.

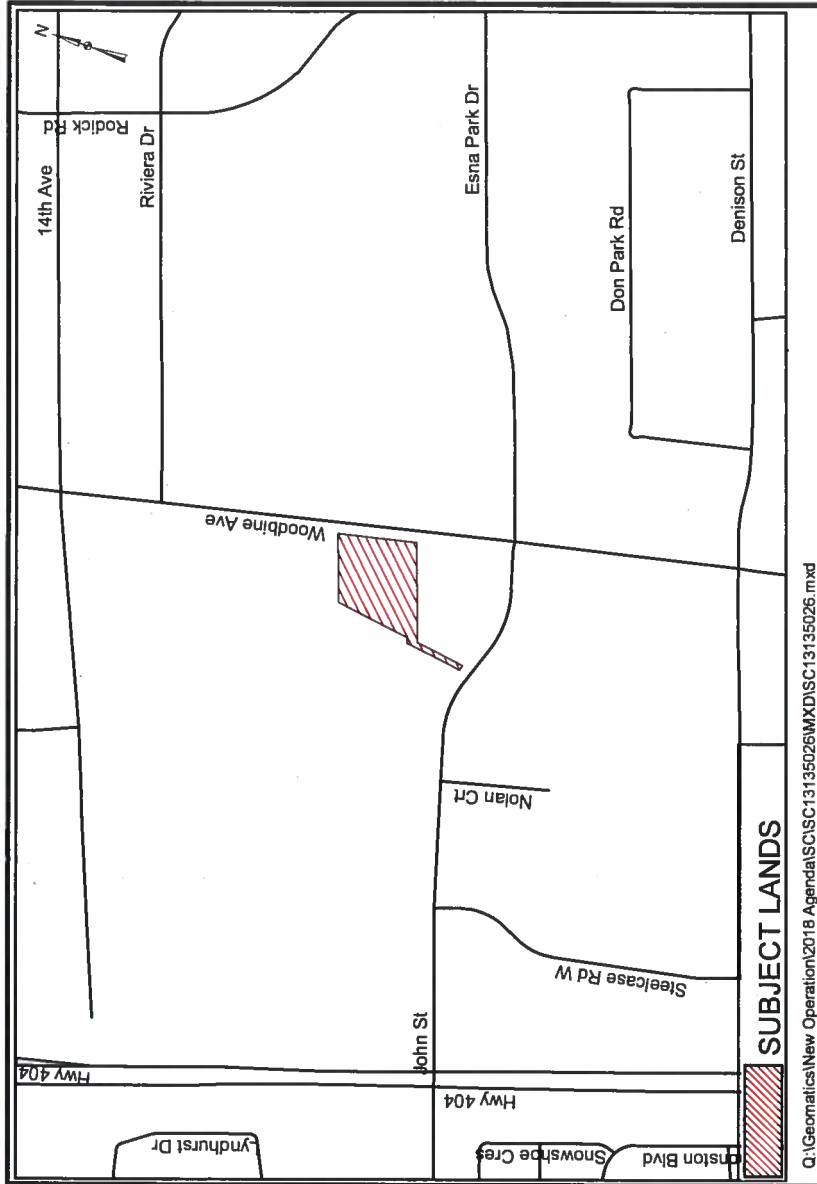
Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings (including building materials, colours and details), that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design.
2. the final plans shall incorporate appropriate design features to ensure bird-friendly buildings.
3. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
4. To submit to the Director of Engineering for review and approval a detailed photometric analysis prior to the execution of the site plan agreement or the release of any letter of credit secured for this development. The Owner shall implement all the recommendations and requirements as provided in the analysis to the satisfaction of the Director of Engineering or his/her designate.
5. Prior to execution of this agreement, a Certificate of Approval (Environmental Compliance Approval) from the Ministry of Environment and Climate Change (MOECC) for the existing sanitary service lateral to be considered as City of Markham sanitary main, shall be submitted to the satisfaction of Director of Engineering.

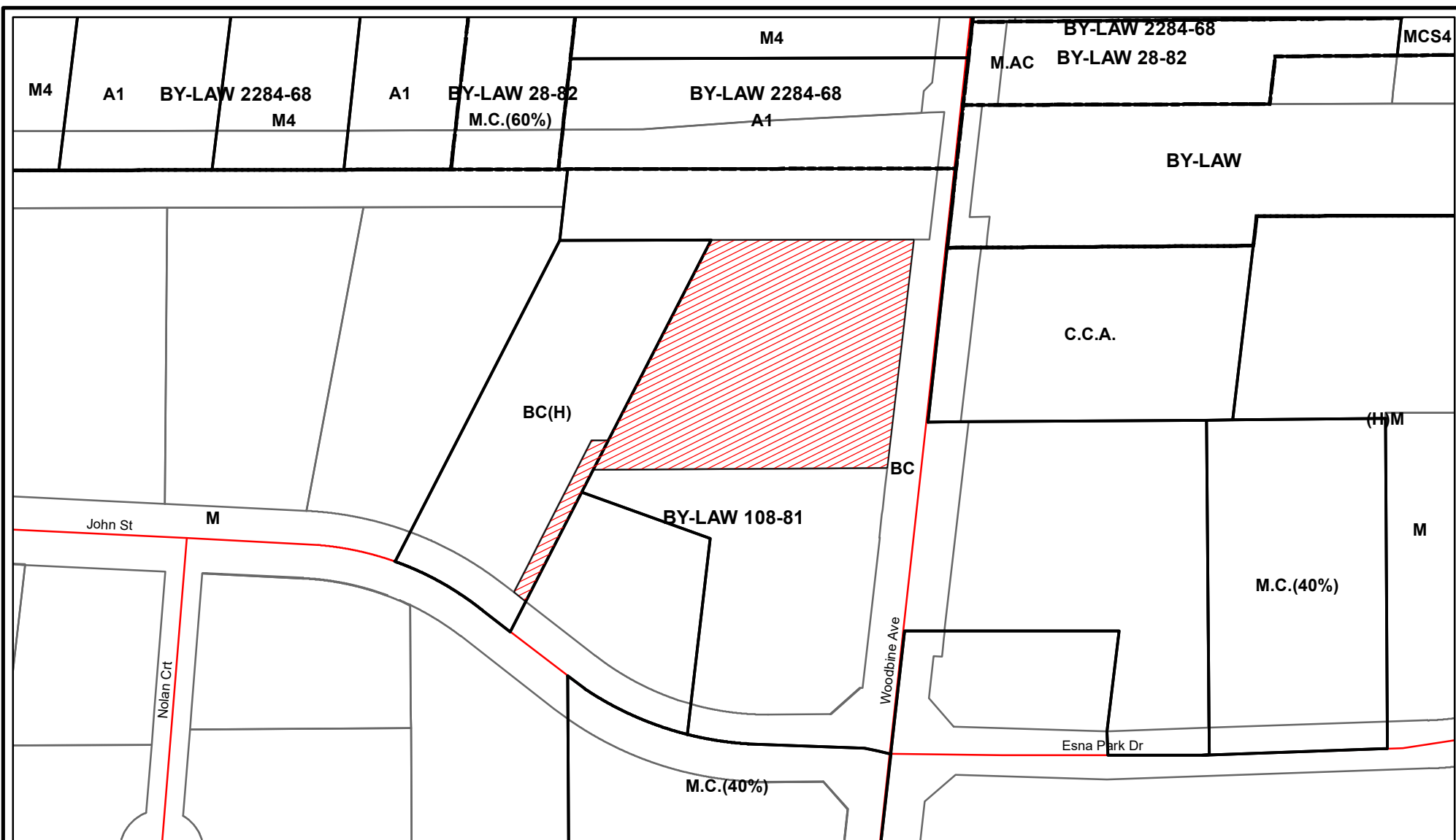
The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

APPENDIX 'B'

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. 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.
3. That the Owner agrees to implement Bird Friendly Measures and provide a detailed lighting plan which includes the installation of LED exterior lighting, to the satisfaction of the Director of Planning & Urban Design.
4. That the Owner pursue Sustainable Design Features as outlined in the letter provided by Digram Developments Inc. – received by the Development Services Department on January 30, 2018 (Appendix 'B'), and provide the necessary operation and maintenance measures to ensure the required performance standard is maintained, and that the site plan agreement contains provisions to secure the implementation of such measures. That the owner continues to work with Staff to determine whether any additional sustainability features can be identified and incorporated into the proposed development.
5. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the General Manager of Operations and the Director of Engineering.
6. Provisions to ensure implementation of the recommendations of all approved technical reports.
7. Provisions for satisfying all requirements of City departments and public agencies.
8. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services.
9. That the Owner agrees that the following in the site plan agreement to fully cooperate and not to object, in the future:
 - a. With sharing vehicular access to Woodbine with the adjacent property to the south (7500 Woodbine Avenue); and,
 - b. With providing and allowing a vehicular interconnection and an access easement between the Owner's property and the adjacent property to the south, which interconnection and access easement shall allow vehicular ingress and egress between the Owner's property and the adjacent property to the south.



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AREA CONTEXT / ZONING

APPLICANT: TRIMON MANAGMENT INC. C/O DIGRAM DEVELOPMENTS INC.
7528, 7530 and 7550 WOODBINE AVENUE

FILE No. SC13135026 (RC)

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DEVELOPMENT SERVICES COMMISSION

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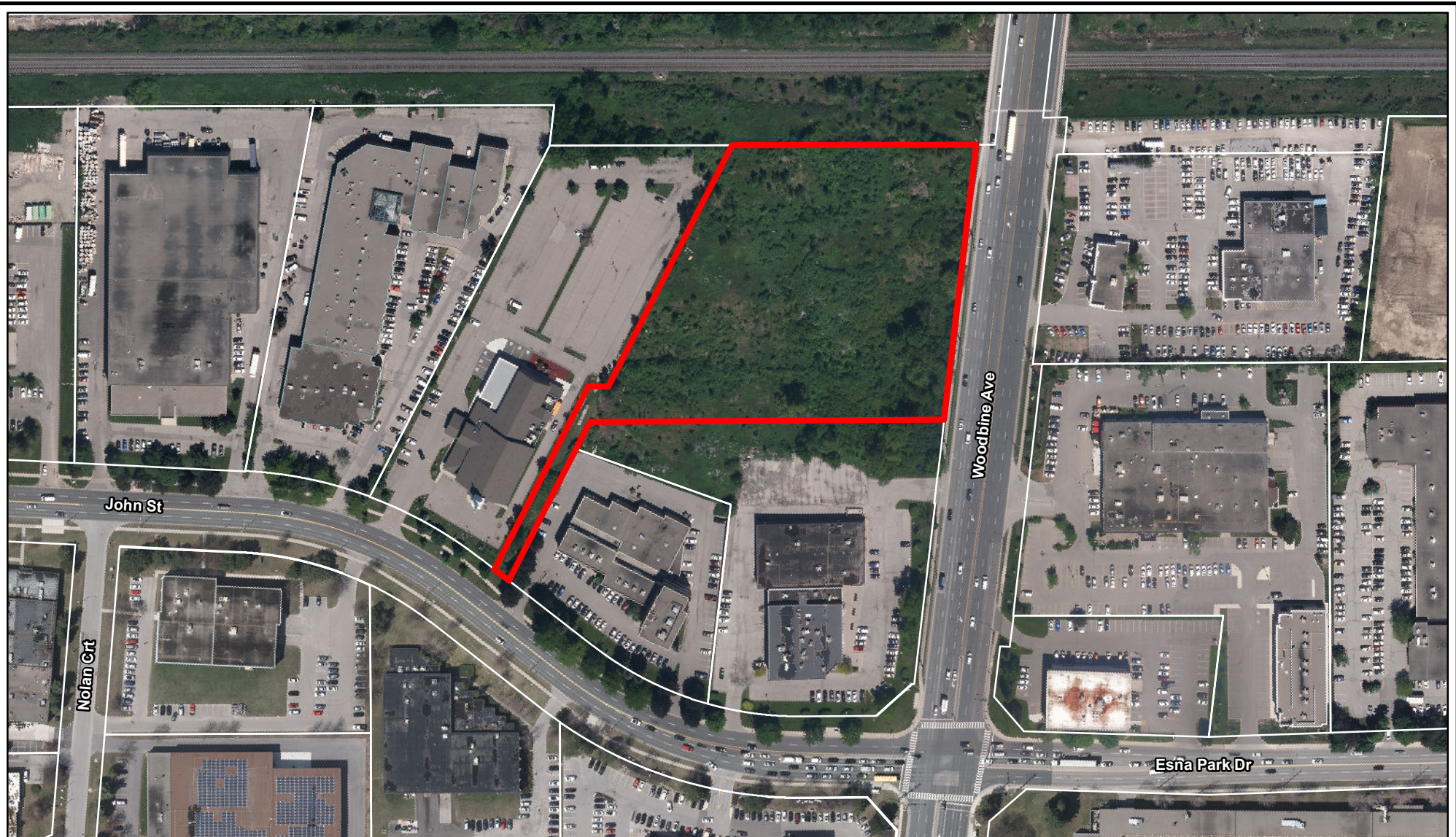
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FIGURE No. 2



 SUBJECT LANDS



AIR PHOTO

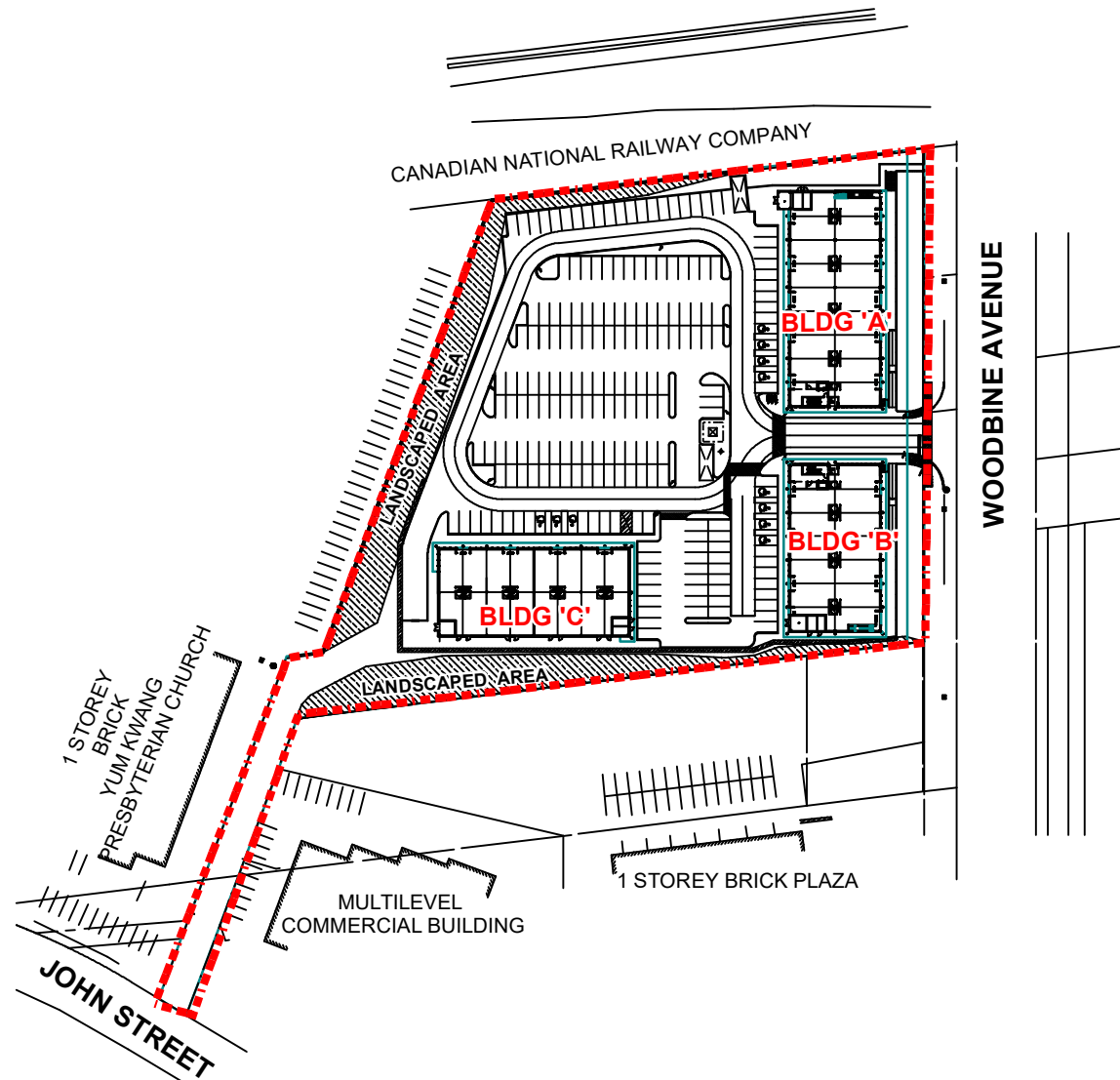
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 SUBJECT LANDS





SITE PLAN

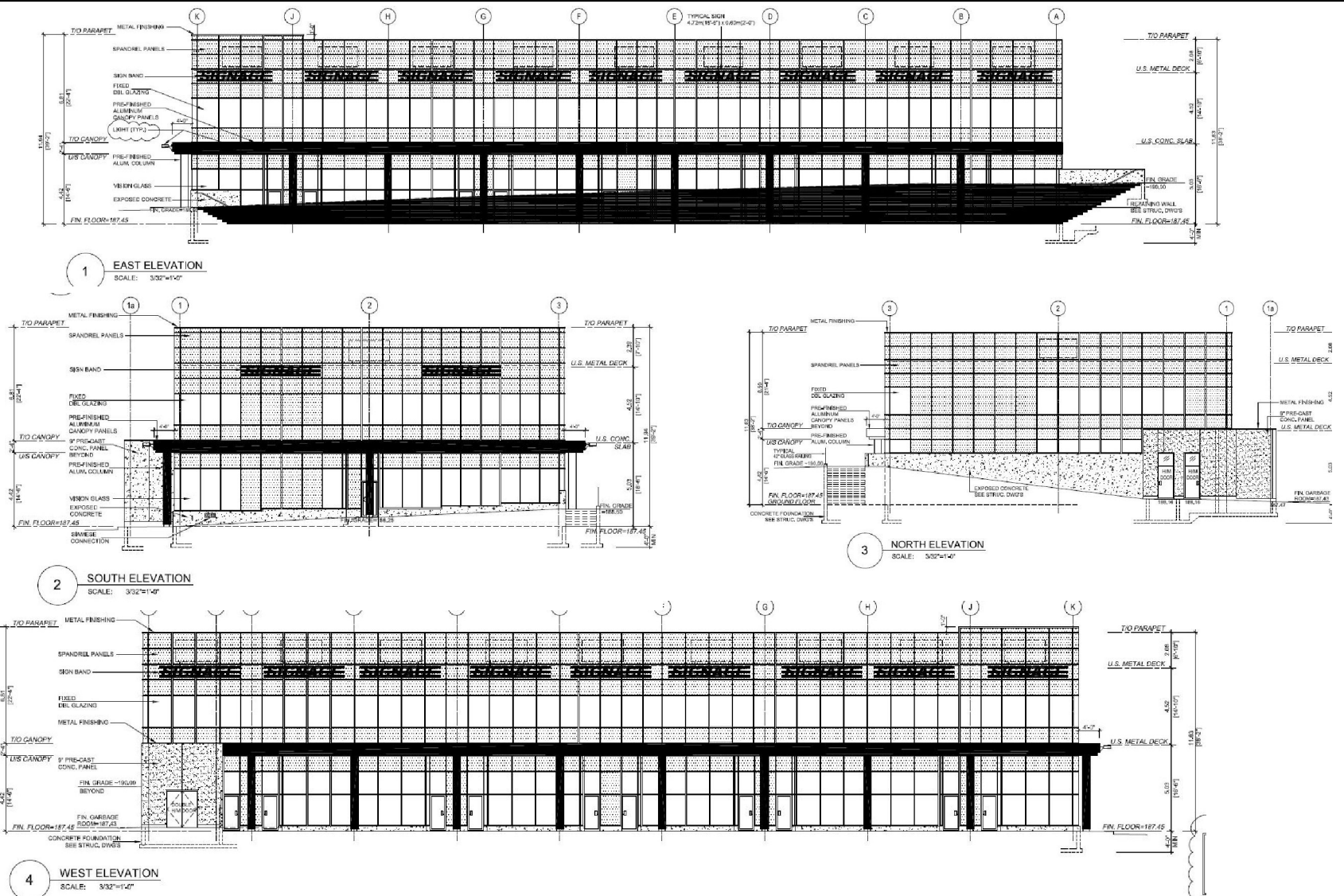
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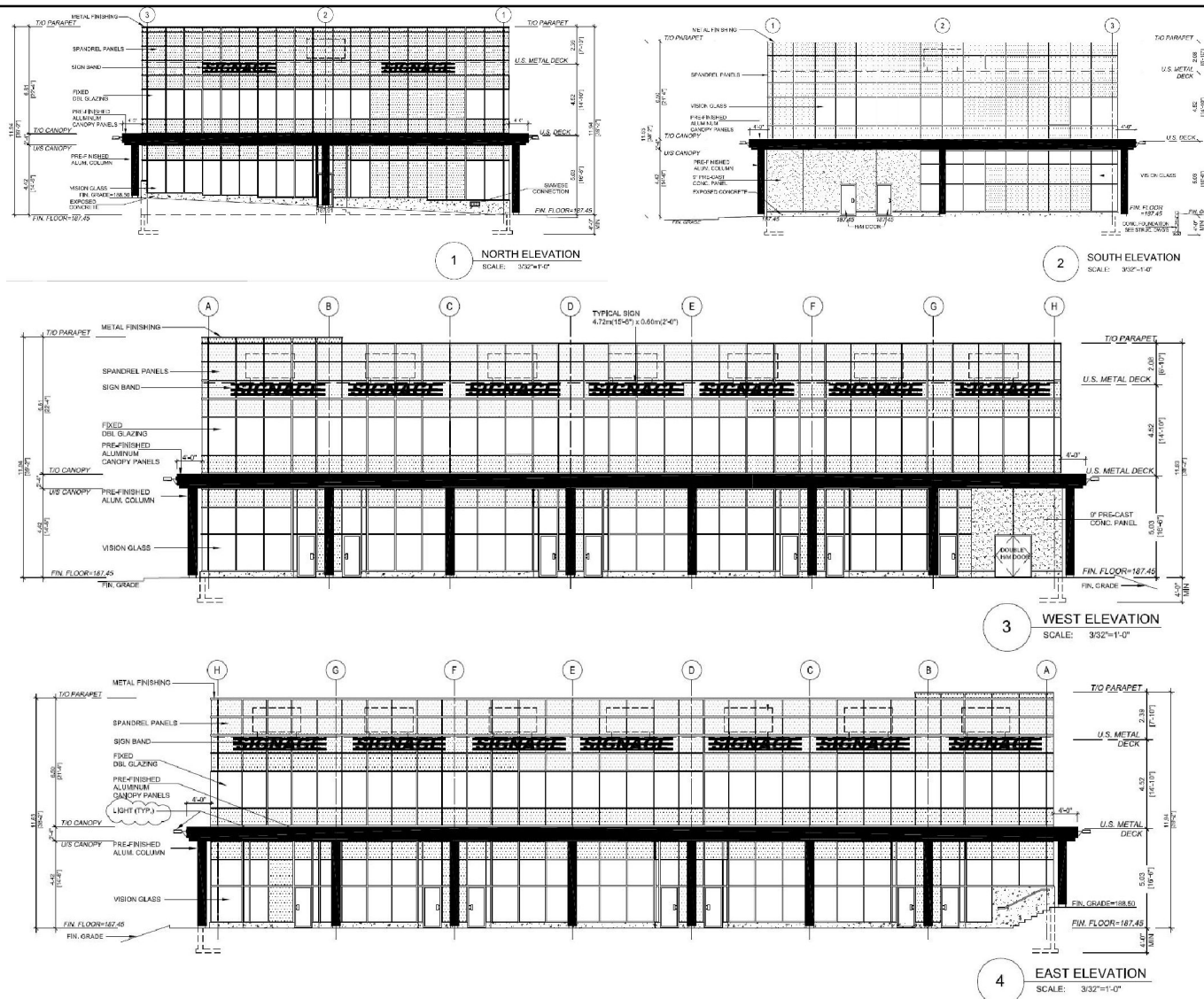


BUILDING 'A' - ELEVATIONS

APPLICANT: TRIMON MANAGMENT INC. C/O DIGRAM DEVELOPMENTS INC.
7528, 7530 and 7550 WOODBINE AVENUE

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BUILDING 'B' - ELEVATIONS

APPLICANT: TRIMON MANAGMENT INC. C/O DIGRAM DEVELOPMENTS INC.
7528, 7530 and 7550 WOODBINE AVENUE

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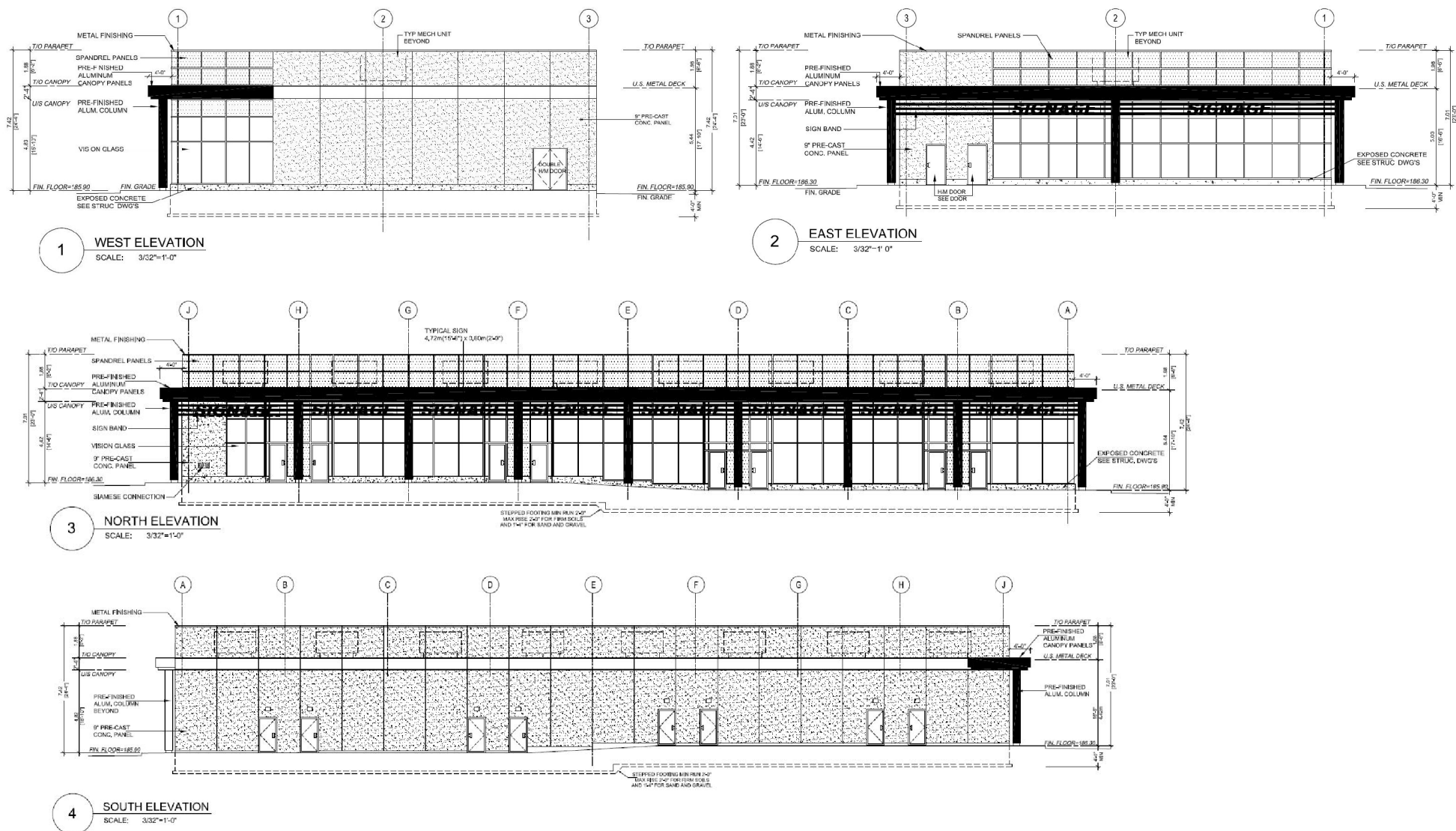
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Date: 05/02/2018

FIGURE No. 6



BUILDING 'C' - ELEVATIONS

APPLICANT: TRIMON MANAGMENT INC. C/O DIGRAM DEVELOPMENTS INC.
7528, 7530 and 7550 WOODBINE AVENUE

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FIGURE No. 7