



Report to: Development Services Committee

Meeting Date: April 10, 2017

SUBJECT: RECOMMENDATION REPORT
Site Plan Approval for a multi-unit light industrial / office
building at 100 Bullock Drive.
File: SC 16 178806

PREPARED BY: Sean Lapenna, Planner II, ext. 2230

REVIEWED BY: Sally Campbell, MCIP. RPP. MRTPI
Development Manager, East District, ext. 2645

RECOMMENDATION:

- 1) That the Report dated April 10, 2017 titled "RECOMMENDATION REPORT Site Plan Approval for a multi-unit light industrial / office building at 100 Bullock Drive File SC 16 178806" be received;
- 2) That the site plan application (SC 16 178806) for a multi-unit industrial / office building be endorsed in principle, subject to the conditions outlined in the staff report to the satisfaction of the Director of Planning and Urban Design;
- 3) That site plan approval (SC 16 178806) for a multi-unit industrial / office building be delegated to the Director of Planning and Urban Design, or designate, to be issued following execution of site plan agreement;
- 4) That site plan endorsement shall lapse after a period of three (3) years in the event that the site plan agreement is not executed within that time; and
- 5) 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 site plan control application submitted by MacNaughton Hermesen Britton Clarkson Planning Ltd. (MHBC) for a proposed light industrial building consisting of warehouse units and office space, at 100 Bullock Drive. This report also seeks Committee's endorsement in principle of the site plan application and requests that site plan approval be delegated to the Director of Planning and Urban Design, or his designate, following execution of the site plan agreement.

BACKGROUND:

At the meeting of Development Services Committee (DSC) on October 24, 2016 this site plan control application was listed on the report of incoming applications and it was resolved that the matter be reported back to DSC whereas a site plan application of this nature typically follows the staff approval route.

The subject property (Figures 1 and 2) is located on the north side of Bullock Drive, which is west of Main Street North, east of McCowan Road and north of Highway 7. The subject property has an area of 2415 m² (25,995 ft²), a frontage of 30.48 m (100 ft) and a depth of 79.71 m (261.5 ft). The site is currently vacant with no buildings or structures existing on the property.

The site plan application is for a one storey light industrial building containing five (5) units with a three storey office component closest to Bullock Drive. The proposed building has a total gross floor area (GFA) of 1291.67 m² (13, 903.41 ft²) and proposes 30 parking spaces outside of the building, with an additional 7 parking spaces available underground, which will be accessed using an auto lift, the entrance to which is via an overhead door along the west side of the building. The site plan and elevations are attached as Figures 4 & 5 to this report.

The surrounding area consists of existing light business industrial and commercial development to the east and west, an established residential neighbourhood to the south across Bullock Drive and abutting the subject property to the north is the existing CN Rail GO Transit rail line with residential development to the north, across the rail line.

Official Plan and Zoning

The subject property is designated "Industrial – Business Corridor Area" in the current Markham Official Plan (revised 1987), which permits offices and light industrial uses. The new Official Plan 2014 (partially approved on Oct 30, 2015 and May 26, 2016) designates the subject property "Service Employment", which provides for office, manufacturing and warehousing uses. The subject property is zoned M - Industrial under By-law 1229, as amended, which permits manufacturing, business and professional offices as well as warehouse uses (Figure 2).

With regards to zoning, minor variance applications were approved by the Committee of Adjustment on December 14, 2016 in order to allow a maximum building height of three storeys for the office component as well as to permit a minimum side yard setback of 1.5 metres (5 feet).

OPTIONS/ DISCUSSION:

The proposed development is comprised of a wide range of high quality building materials such as decorative concrete block, precast and composite paneling as well as accenting features such as double glazed windows. In addition to the elevations attached to this report (Figure 5) an architectural rendering of the proposed building has also been provided (Figure 6) which exhibits the types of building materials to be used and also demonstrates the proposed colour combination.

The applicant has been working with Staff to address comments provided from the initial circulation and has submitted revised plans to address preliminary comments from City Staff and external agencies.

The following is a brief summary of some of the site plan issues that have been raised and that have been addressed by the applicant:

- Updating the site plan to provide additional barrier free parking;
- Providing additional information with respect to types of paving materials to be used throughout the site;
- Providing additional information with respect to the onsite snow storage area;
- Providing features associated with sustainable development, such as bicycle parking at visible locations in order to encourage alternate modes of transportation, outdoor amenity space for the users of the building, bird friendly window glazing as well as barrier free access around the building and to the parking and amenity areas.
- Achieving zero light spillage onto residential neighbourhoods to the north and south.

In addition to this, the applicant has also worked to address comments made by the City of Markham's Fire & Emergency Services Department, Waste Management Department and Transportation Engineering Department. Planning staff will ensure that each Department's requirements are met and that comments provided from each department are addressed, prior to issuing site plan approval.

The proposed land use is permitted under the current zoning and Official Plan designations. Based on the above discussion, staff recommend that the site plan application be endorsed in principle and that site plan approval be delegated to the Director of Planning and Urban Design; and issued following resolution of any remaining issues and subject to the site plan conditions attached as Appendix 'A'.

FINANCIAL CONSIDERATIONS

None

HUMAN RESOURCES CONSIDERATIONS

Not applicable

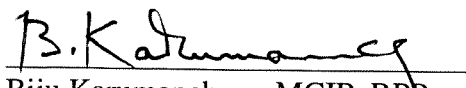
ALIGNMENT WITH STRATEGIC PRIORITIES:

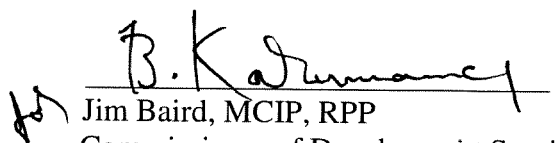
Approval of the site plan application supports the corporate goals of creating safe and sustainable communities and managing growth.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City Departments and external agencies and any conditions and requirements received will be incorporated into the site plan conditions.

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director of Planning & Urban Design


Jim Baird, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Site Plan

Figure 5: Elevations

Figure 6: Architectural Rendering

Appendix 'A': Draft conditions of site plan approval.

Owner:

2430032 Ontario Inc.
12 Centre Street
Markham, Ontario L3P 2N8

Agent:

Armando Lopes
MHBC Planning Ltd.
7050 Weston Road Unit 230
Vaughan, Ontario L4L 8G7

Appendix 'A'

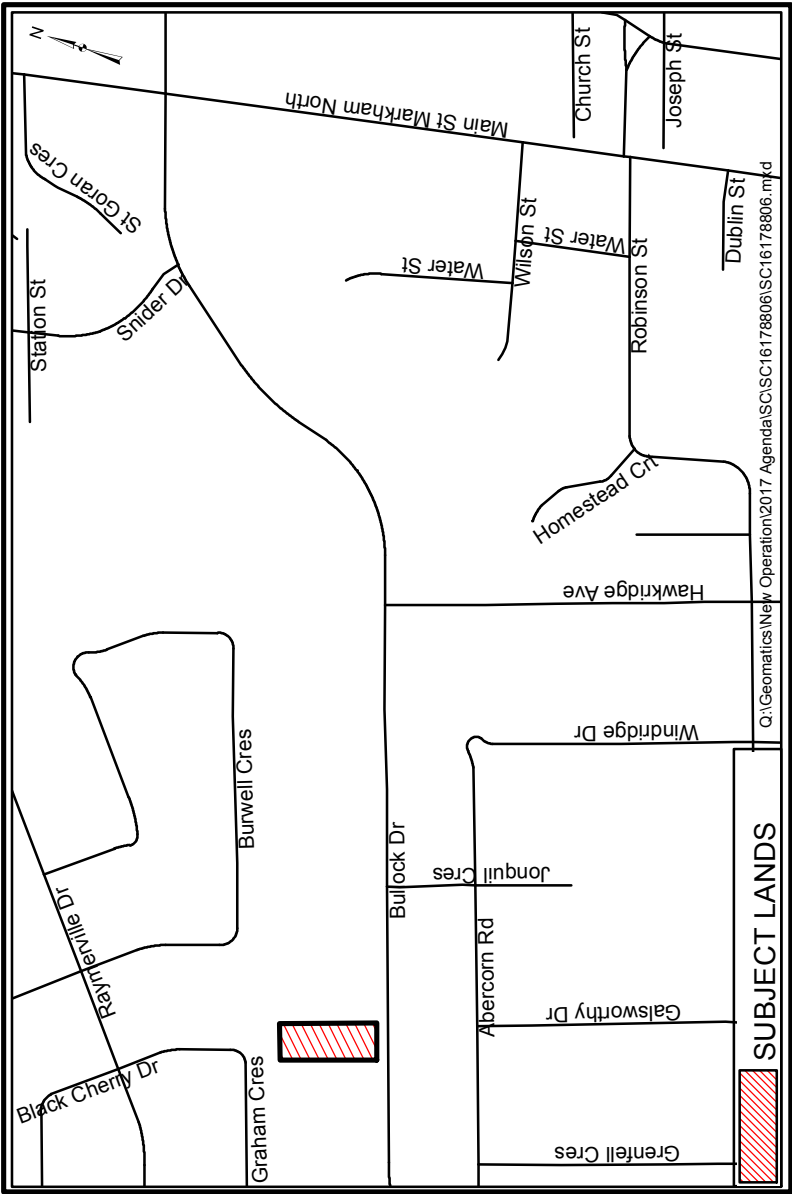
Site Plan Conditions
2430032 Ontario Inc.
100 Bullock Drive
SC 16 178806

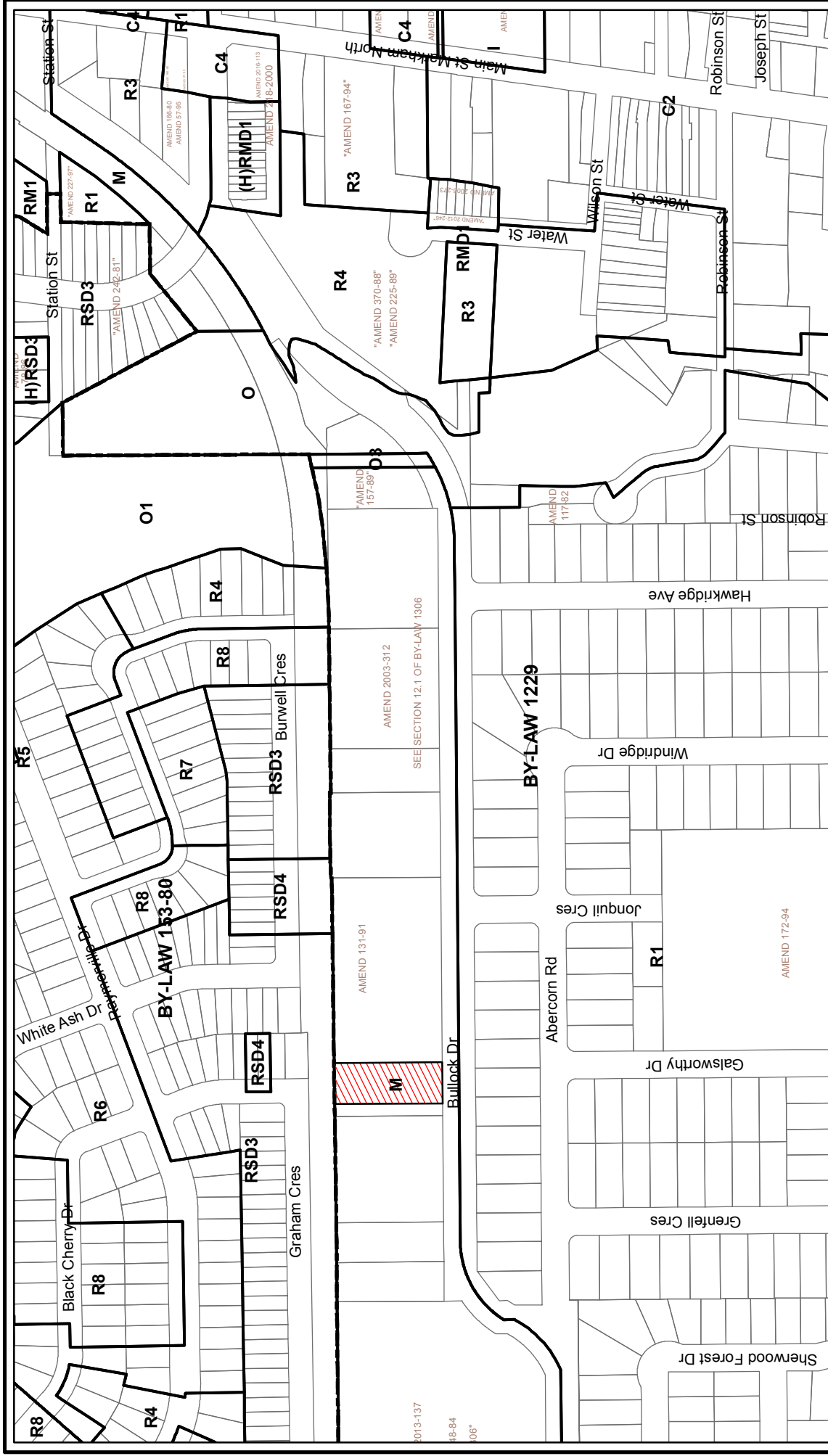
That the Owner shall enter into a Site Plan Agreement with the City containing all standards and special provisions and requirements of the City including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges and any other financial obligations and securities.
2. That the Owner agrees to implement Bird Friendly measures and Dark Sky lighting to the satisfaction of the Director of Planning and Urban Design.
3. That the Owner agrees to implement Transportation Demand Management (TDM) measures to the satisfaction of the Director of Engineering.
4. Provision for the payment by the Owner of parkland dedication in accordance with the City's requirements.

That prior to the execution of the 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, 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 and the Director of Engineering.






AREA CONTEXT / ZONING

APPLICANT: ARMANDO LOPES
100 BULLOCK DRIVE

FILE No. SC. 16178806 (SL)

 SUBJECT LANDS

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SL

DATE: 13/02/2017


FIGURE No.2



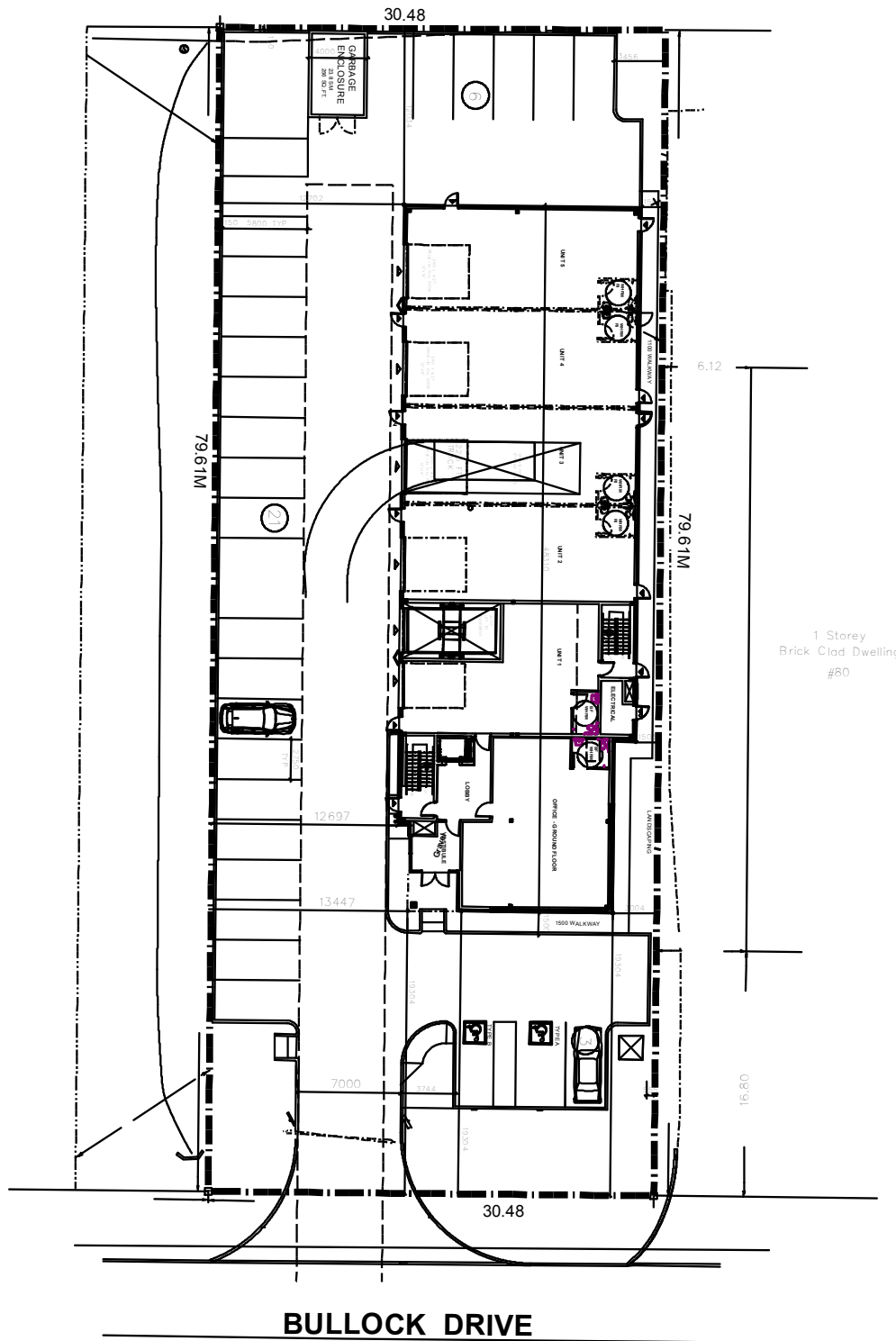
AIR PHOTO (2016)

APPLICANT: ARMANDO LOPES
100 BULLOCK DRIVE

FILE No. SC. 16178806 (SL)

 SUBJECT LANDS

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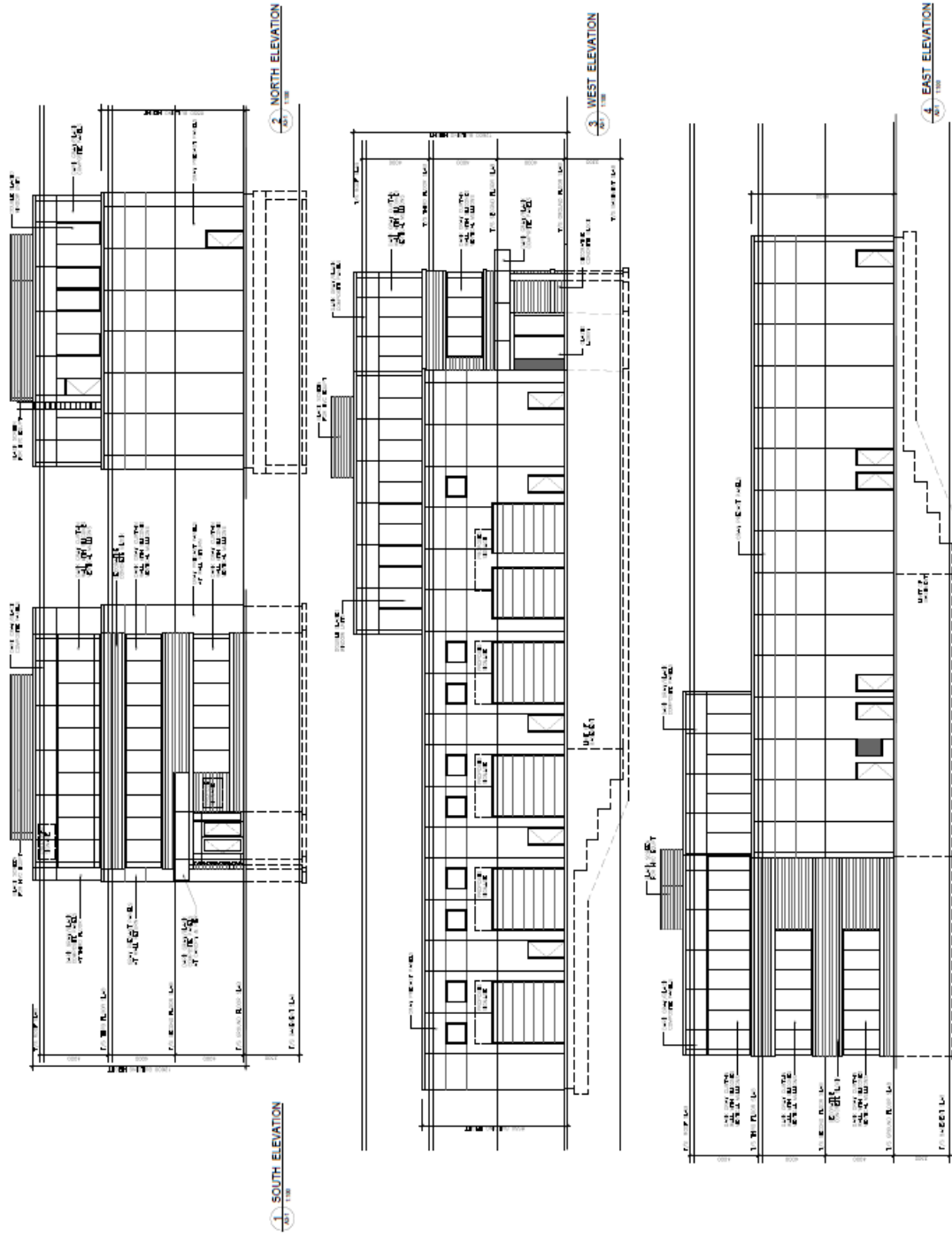


SITE PLAN

APPLICANT: AMANDO LOPES
100 BULLOCK DRIVE

FILE No. SC. 16178806 (SL)

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ELEVATIONS

APPLICANT: ARMANDO LOPES
100 BULLOCK DRIVE

FILE No. SC. 16178806 (SL)

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ARCHITECTURAL RENDERINGS

APPLICANT: ARMANDO LOPES
100 BULLOCK DRIVE

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