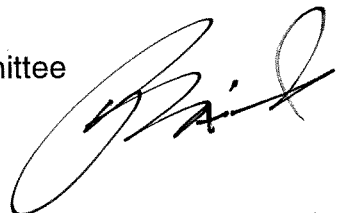




TO: Chair and Members of Development Services Committee
FROM: Jim Baird, Commissioner of Development Services
PREPARED BY: Scott Heaslip, Central District Team
DATE: December 5, 2016
RE: Remington Group Inc. (Market Village Markham)
4390 Steeles Avenue East
Application for site plan approval for a commercial development
File No: SC 07 128831



RECOMMENDATION:

- 1) That the staff memorandum dated December 5, 2016, titled "Remington Group Inc. (Market Village Markham); 4390 Steeles Avenue East, Application for site plan approval for a commercial development; File No: SC 07 128831," be received;
- 2) That the presentation by representatives of the Remington Group, be received;
- 3) That Development Services Committee affirm its endorsement, in principle, of the subject application, subject to the conditions endorsed by Committee on January 25, 2016 (Appendix 'A');
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

The applicant, the Remington Group, is proposing to demolish the existing commercial development known as "Market Village Markham" and construct in its place a new commercial development to be known as "The Remington Centre." (see attached site plan)

On January 25, 2016, Development Services Committee received a staff memorandum and applicant presentation regarding the proposed development. Committee passed the following resolution:

- 1) *That the staff memorandum dated January 25, 2016 titled "APPLICANT PRESENTATION, Remington Group (Market Village Markham), 4390 Steeles Avenue East, Application for site plan approval for a commercial development, File No. SC 07 128831," be received; and,*
- 2) *That the presentation by representatives of the Remington Group, be received; and,*
- 3) *That Development Services Committee affirm its endorsement, in principle, of the subject application and that site plan agreement be prepared simultaneously as work is completed towards final site plan endorsement; and,*
- 4) *That final site plan approval be delegated to the Director of Planning and Urban Design, to be issued (Site Plan Approval is issued only when the Director of Planning and Urban Design or his designate has signed the site plan "approved") when the following conditions have been met:*
 - *The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix "A" as amended by Development Services Committee at its meeting on January 25, 2016, and including reference to cross easements for access circulation; integrated pedestrian access including protection for interior connection with Pacific Mall; bus and shuttle bus access with pick up and drop off on site; and a future urban square adjacent to Steeles Avenue; and*
 - *The Owner has obtained approval from the Committee of Adjustment for the minor variances required to permit the proposed development; and,*
- 5) *That staff be directed to continue negotiations with Metrolinx and GO on the future platform design to ensure it serves both the north and south side of Steeles Avenue; and,*
- 6) ***That staff be directed to report back to Development Services Committee in approximately six (6) months; and,***
- 7) *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 further,*
- 8) *That staff be authorized and directed to do all things necessary to give effect to this resolution.*

COMMENT:

The Remington Group has been continuing to work with the City of Toronto, York Region, TTC, Metrolinx and other public agencies and with the neighbouring

landowners to resolve the outstanding issues. They advise that they are making progress towards resolving the outstanding issues.

Randy Pettigrew of the Remington Group has requested to update Committee (as per the resolution above) and answer any questions members may have.

APPENDIX 'A'

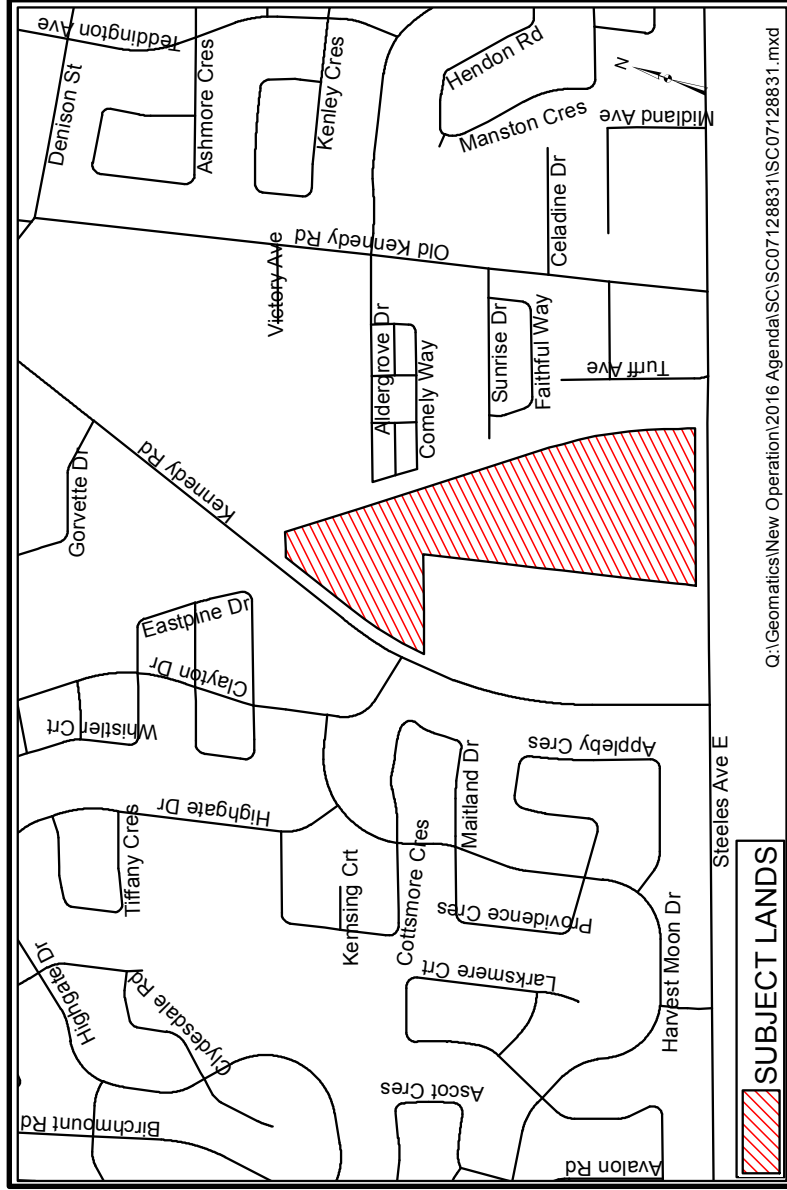
Conditions of Site Plan Approval Remington Group (Market Village Markham) (4390 Steeles Avenue East) File No. SC 07 128831

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

1. site plans, parking garage layout plans, elevation drawings (including building materials, colours and details), grading, servicing and engineering drawings that comply with all requirements of the City and authorized public agencies, including any necessary easements, to the satisfaction of the Director of Planning and Urban Design and Director of Engineering. The final plans shall incorporate appropriate bird-friendly design features.
2. landscape plans, including interim and ultimate conditions and 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.
3. A stormwater management report, a functional servicing report, grading/servicing/site alteration/excavation plans, construction management plans and shoring/excavation drawings, to the satisfaction of the Director of Engineering.
4. Geotechnical and hydrogeological reports, if required by the Director of Engineering.
5. A comprehensive green infrastructure plan, to the satisfaction of the Director of Planning and Urban Design. The plan shall commit to exceed LEED standards, including the installation of a geothermal heating system. for endorsement or approval by the City.

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:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, parkland dedications (including cash-in-lieu), public art contribution, development charges 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. Provisions to ensure implementation of the recommendations of the approved plans/reports.
4. Provisions for satisfying all requirements of City departments and public agencies, including the Region of York, the City of Toronto, Metrolinx and the Toronto and Region Conservation Authority.
5. That the Owner comply with all requirements of the City and authorized public agencies to the satisfaction of the Commissioner of Development Services.





AIR PHOTO

APPLICANT: THE REMINGTON GROUP (MARKET VILLAGE MARKHAM)
4390 STEELES AVE. EAST

FILE No. SC. 07128831 (SH)

 SUBJECT LANDS

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DATE: 29/11/2016



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SH

FIGURE No. 3



SITE PLAN

APPLICANT: THE REMINGTON GROUP (MARKET VILLAGE MARKHAM)
4390 STEELES AVE. EAST

FILE No. SC. 07128831 (SH)

 SUBJECT LANDS

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DATE: 29/11/2016



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SH

FIGURE No.4

