



MEMORANDUM

TO: Chair and Members of Development Services Committee

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Sabrina Bordone, Senior Planner, Central District

REVIEWED BY: Richard Kendall, Development Manager, Central District

DATE: June 20, 2016

RE: The Cadillac Fairview Corporation Ltd. (Markville Mall)
Site plan application to permit the reconfiguration of the former Sears store and construction of a new stand-alone, two-storey, building at Markville Mall
5000 Highway 7
File No. SC 16 178643

RECOMMENDATION:

- 1) That the presentation by Aly Hamdy, Architect with Petroff Partnership Architects, for the re-configuration of the former Sears store and construction of a new stand-alone, two-storey, building at Markville Mall, File No. SC 16 178643, be received;
- 2) That the site plan application, submitted by The Cadillac Fairview Corporation Ltd. for the re-configuration of the former Sears store and construction of a new stand-alone, two-storey, building at Markville Mall, File No. SC 16 178643, be endorsed in principle subject to the conditions attached as Appendix 'A';
- 3) That final Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate; and,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this memorandum is to discuss and recommend endorsement in principle of site plan application to permit the re-configuration of the former Sears store and construction of a new stand-alone, two-storey, building at Markville Mall.

PROPOSAL:

In April 2016, The Cadillac Fairview Corporation Ltd. submitted a site plan application for Markville Mall (the "subject lands") located on the north side of Highway 7, west of McCowan Road, municipally known as 5000 Highway 7.

The proposed development consists of the re-configuration of the north end of the shopping centre (the former Sears store) and construction of a new stand-alone, two-storey, building on the northeast corner of the subject lands (in the southwest corner of the intersection of Bullock Drive and McCowan Road). The new stand-alone building will have a total GFA of approximately 9,775 (105,221 ft²), comprising 6,105 m² (65,716 ft²) of retail/restaurant uses on the ground floor and 3,670 m² (39,505 ft²) of office uses on the second floor.

In order to advance the project over the summer, the Cadillac Fairview Corporation has prepared a presentation for Development Services Committee detailing the proposed development (Appendix B).

CONCLUSION:

Staff are generally satisfied with the proposal and recommend that it be endorsed, subject to conditions outlined in Appendix A to this report. Staff also recommend that final Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate.

ATTACHMENTS:

Appendix A: Conditions of Site Plan Approval

Appendix B: Presentation prepared by Aly Hamdy, Petroff Partnership Architects.

AMANDA FILE NO.: SC 16 178643

APPENDIX A

City of Markham
Conditions of Site Plan Approval
The Cadillac Fairview Corporation Ltd. (Markville Mall)
5000 Highway 7
File No. SC 16 178643

1. That prior to final Site Plan Approval, the Owner shall submit final site plans, elevation drawings (including screening of roof-top mechanical equipment), underground parking garage layout plans, grading, servicing and engineering drawings, landscape plans and tree preservation plans (if necessary), along with any other plans, studies and reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Director of Planning & Urban Design;
2. 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 external agencies, including York Region, and consisting of but not limited to the following:
 - a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges and any other financial obligations and securities;
 - b) That the Owner agrees to implement an internal refuse storage room for the source separated collection, storage and disposal of waste and recyclable materials, to the satisfaction of the City's Waste Management Department.
 - c) That the Owner agrees to implement sustainable design features and bird friendly measures into the proposed design, to the satisfaction of the Director of Planning & Urban Design;
 - d) That the Owner agrees to finalize and implement the Transportation Demand Management Plan, to the satisfaction of the Director of Engineering;
3. That the Owner obtains minor variance approval from the Committee of Adjustment for relief from By-law 184-78, as amended.
4. That the Fire Access Route be designed and constructed to support the expected load imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climactic conditions, to the satisfaction of the Fire Department.
5. That the Owner comply with all requirements of the City and authorized public agencies, including York Region and the Toronto and Region Conservation Authority, to the satisfaction of the Commissioner of Development Services.

6. That the Owner responds to the comments made by the City's Accessibility Advisory Committee, to the satisfaction of the Commissioner of Development Services.
7. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on June 20, 2016, in the event that the site plan is not executed within that period.