



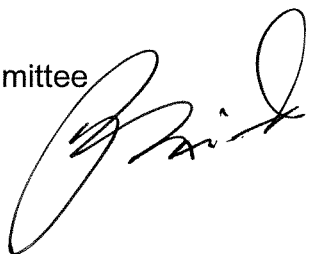
TO: Chair and Members of Development Services Committee

FROM: Jim Baird, Commissioner of Development Services

PREPARED BY: Scott Heaslip, Central District Team

DATE: January 25, 2016

RE: 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



RECOMMENDATION

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.
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.
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."
 - The Owner has obtained approval from the Committee of Adjustment for the minor variances required to permit the proposed development.
5. 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.

6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Subject Property and Area Context (Figures 1-3)

The subject property has an area of 9.4 hectares (23.3 acres) and has frontage on both Steeles Avenue and Kennedy Road. It is occupied by a partially enclosed one-level shopping centre with a gross floor area of 32,772 square metres (352,767 square feet), known as “Market Village Markham.” The existing development provides 1395 parking spaces.

To the west is a two-level fully enclosed shopping centre known as Pacific Mall and a commercial development known as Kennedy Corners Country Shoppes. The access ramps and principle on-site driveways serving Market Village Markham, Pacific Mall and Kennedy Corners Country Shoppes are integrated and secured by registered cross easements between the three owners.

Proposal

The Remington group is proposing to demolish Market Village Markham and replace it with a new commercial development to be known as The Remington Centre.

The details of The Remington Centre are:

- Fully enclosed shopping centre
- 2 full and 1 partial level of commercial use
- Gross Floor Area – 107,555 m² (1,157,713 ft²)
- Gross Leasable Area – 42,528 m² (457,769 ft²)
- 7-level parking structure along east boundary adjoining the GO Rail line and 1-level underground parking garage (2775 spaces)
- Surface parking areas along Kennedy Road and Steeles Avenue frontages (680 spaces)
- Proposed parking supply - 3455 spaces
- Tenure - condominium

Comment

In 2011, Council endorsed site plan approval “in principle” for The Remington Centre and for a proposed expansion of Pacific Mall. Staff were directed to report back to Development Services Committee with detailed conditions of site plan endorsement once the outstanding technical issues have been resolved. Pacific Mall subsequently withdrew their site plan application.

Since 2011, the Remington Group has been working with the City of Toronto, York Region, TTC, Metrolinx and the neighbouring landowners. The Remington Group advises that they have made significant progress towards resolving the outstanding matters with the public agencies and the neighbouring landowners, and are now requesting Development Services Committee to formally endorse site plan approval for the proposed development.

In 2015, the City of Toronto and Metrolinx commenced an Environmental Assessment (EA) study for the grade separation of Steeles Avenue and the GO Rail line. The final configuration of Steeles Avenue adjacent to the site will be determined through this study which is scheduled to be completed in the fourth quarter of 2016; however it will likely be several years before the grade separation is constructed. It is anticipated construction of the underpass will require a temporary diversion of Steeles Avenue across the front portion of the subject lands. Consequently, implementation of the ultimate access arrangements and streetscape improvements to the Remington Centre at this location is contingent on resolution of the EA and funding for the construction of the underpass, necessitating a temporary treatment in the interim. Kennedy Road will also ultimately be grade separated with the GO Rail Line. The EA study for this grade separation has not commenced.

Staff have arranged for representatives of the Remington Group to present the plans of the proposed development to Development Services Committee and update Committee on the status of the outstanding matters.

Staff are satisfied with the overall project design and are recommending that Committee endorse the application, in principle, and delegate final site plan approval to the Director of Planning and Urban Design. The recommended conditions of site plan approval are attached.

Staff will work with the applicant prior to endorsement of final project plans to refine the plans and address outstanding technical matters, including:

- Finalizing the detailed design of the access driveways onto Steeles Avenue and Kennedy Road in consultation with the City of Toronto and York Region.
- Finalizing arrangements with the owners of Pacific Mall and Kennedy Corners Country Shoppes, both of which have registered cross easements over driveways that will need to be modified to accommodate the proposed development.
- Finalizing the green infrastructure package to reduce energy consumption and storm water runoff. The Remington Group has committed to meet, or exceed LEED standards, including the installation of what they advise will be the largest individual geothermal heating system in Canada.
- Finalizing the details of the exterior façade, including materials, colours, glazing, lighting, signage, and measures to mitigate light and glare impacts in order to reduce bird fatalities.

- Finalizing pedestrian connections to public streets, transit stops/stations and adjacent developments, including protecting for a potential future pedestrian connection to Milliken Main Street.
- Finalizing the detailed landscape design, including an interim landscaping treatment for the Steeles Avenue frontage, which will be reconfigured when the the grade separation of Steeles Avenue and the GO Rail line is constructed.
- Finalizing accessibility matters, potentially through a review by the City's Accessibility Committee.
- Exploring opportunities to incorporate community space and public art into the development.
- Potentially holding a community meeting to introduce the proposed development to area residents, if requested by the Ward Councillor.

The proposed development conforms to the Official Plan, and is in general conformity with the applicable commercial zoning. Minor variances will be required to address the width of the landscape strip along the Kennedy Road adjacent to the future grade separation with the GO Rail line and the height of the clerestorey roof structure over the mall area and the mechanical penthouses. Staff have no concern with minor variances to address these items.

ATTACHMENTS:

Figure 1: Site Location

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Site Plan

Appendix "A": Conditions of Site Plan Approval

APPENDIX 'A'

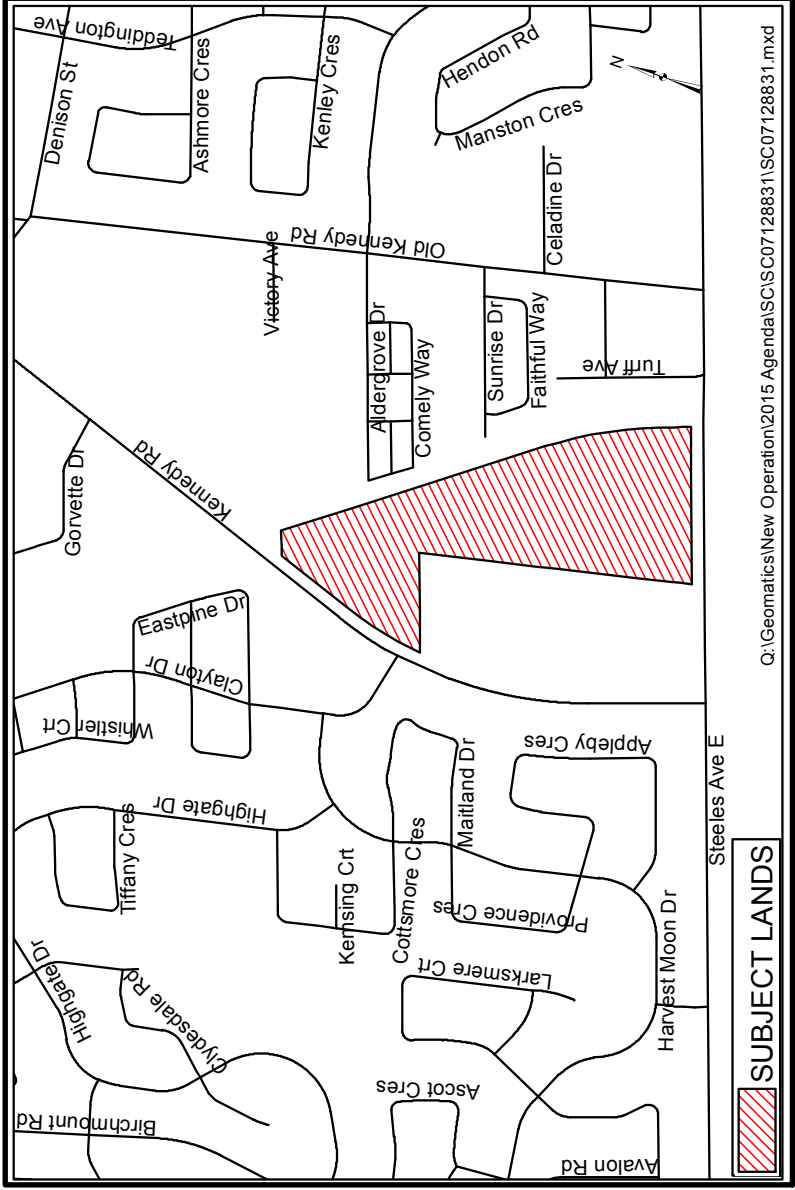
Conditions of Site Plan Approval Remington Group (Market Village Markham) (4390 Steeles Avenue East) File No. SC 07 128831

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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FIGURE No. 3



SITE PLAN

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

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FIGURE No.4