

SUBJECT: RECOMMENDATION REPORT
2145312 Ontario Inc.
1 Steelcase Road West
West of Woodbine Avenue, south of Steelcase Road West
Applications for Official Plan and Zoning By-law
Amendments to permit a mixed use commercial/office
development
File No.'s: OPA and ZA 12 115839

PREPARED BY: Gary Sellars, M.C.I.P., R.P.P., ext. 2960
Senior Planner, West District

REVIEWED BY: Ron Blake, M.C.I.P., R.P.P., ext. 2600
Manager, West District

RECOMMENDATION:

- 1) That the report entitled "RECOMMENDATION REPORT, 2145312 Ontario Inc., 1 Steelcase Road West, West of Woodbine Avenue, south of Steelcase Road West, Applications for Official Plan and Zoning By-law Amendments to permit a mixed use commercial/office development, File No.'s: OPA and ZA 12 115839" be received;
- 2) That the application submitted by 2145312 Ontario Inc. to amend the Official Plan, be approved and that the draft Official Plan Amendment attached as Appendix "B", be finalized and adopted without further notice;
- 3) That the notice of adoption of the Official Plan Amendment be forwarded to the Region of York for final approval of the Official Plan Amendment;
- 4) That the application submitted by 2145312 Ontario Inc. to amend Zoning By-law 108-81, as amended, be approved and the draft by-law attached as Appendix "C", be finalized and enacted without further notice;
- 5) And 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 background information and recommend approval of the applications for Official Plan and Zoning By-law amendments to permit a mixed use commercial/office development.

BACKGROUND:**Property and Area Context**

The subject property consists of 12.14 ha. (30 acres) west of Woodbine Avenue, south of Steelcase Road West. The property also has frontage on Idema Road to the south and west (Figure 1). There is a predominantly vacant 66,799 m² (719,020 ft²) industrial building on the property. The building has been vacant for approximately 5 years. Recently, a portion of the building has been renovated to accommodate the head office of the applicant (Liberty Development Corporation).

The surrounding context is as follows:

- To the south across Idema Road are one storey office buildings
- To the west across Idema Road are one storey industrial/office buildings
- To the north across Steelcase Road are one storey industrial/office buildings and a 2 storey commercial/office building at the corner of Woodbine Avenue and Steelcase Road.
- To the east, across Woodbine Avenue, are commercial buildings including restaurants, offices, medical centre, hotel and banks.

Markham Official Plan and Zoning

The City's Official Plan designates the westerly portion of the property (approximately 75%) General Industrial Area and the easterly portion of the property, fronting on Woodbine Avenue, Business Corridor Area. The entire property is zoned Select Industrial (M) by By-law 108-81, as amended.

Region of York Official Plan (2010 ROP)

The Region of York Official Plan designates the property "Urban Area" and identifies Woodbine Avenue as a Regional Transit Priority Network, and Steeles Avenue, located south of the subject property, as a Regional Rapid Transit Corridor.

Proposal

The applicant has submitted applications to amend the City's Official Plan and Zoning By-law 108-81, as amended, to permit a mixed use commercial/office development to be implemented in phases. Phase 1 would consist of a 16 storey office building, a 2 storey retail building and a three level parking structure, underground parking and surface parking (2,123 total spaces). Future phases would include two additional office buildings (15 and 17 storeys) at the corners of Woodbine Avenue and Steelcase Road West and Woodbine Avenue and Idema Road respectively, a 17 storey hotel at the corner of Woodbine Avenue and Idema Road and two free standing restaurants at the southwest corner of the site. Approximately 90% of the existing building will be incorporated as part of the re-development for retail uses (Figure 4). Appendix "A" outlines the proposed floor areas for the buildings. The proposed overall density for this proposal is 1.5 floor space index. The proposed employment density for Phase 1 is approximately 141 jobs per hectare. The proposed retail gross floor area is 60,816 m² (654,623 ft²). The proposed total non retail gross floor area is 63,357 m² (681,990ft²).

The General Industrial Area designation on the westerly portion of the property permits only accessory retail uses and ancillary office uses. The Business Corridor Area designation on the easterly portion of the property permits a wide range of office, retail and other mixed employment uses, with limits on the size of individual retail premises to a gross floor area of 1,000 m² (10,764 ft²), with the exception of computer and office supply stores at a maximum of 3,000 m² (32,293 ft²). These limits reflect the size of retail premises that frequently serve a local employment area.

The purpose of the proposed Official Plan amendment is to redesignate the westerly portion of the property to Business Corridor Area, and add a site specific provision

permitting retail premises to be larger than the maximum individual retail premises provided for in the Business Corridor Area, up to a maximum of 6,000 m². The increase to the maximum individual retail premises is being sought to allow for uses such as supermarkets, department stores, furniture stores, electronic stores and apparel stores.

The purpose of the proposed Zoning By-law amendment is to rezone the entire property to implement the proposed Business Corridor Area designation for this site.

Public Meeting

A Public Meeting was held on June 19, 2012 for the proposed Official Plan and Zoning By-law amendments. One written comment was received from the owner of a commercial/retail plaza in the vicinity of the subject property expressing concerns with respect to the economic impacts of the loss of industrial lands, the appropriateness of the property for the proposed use and traffic congestion. Committee members also expressed concerns with respect to traffic congestion and stormwater management, and discussed issues relating to bird friendly buildings (reduced glazing) and waste management (suggesting vacuum waste collection system).

OPTIONS/DISCUSSION**Provincial Policies**

The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development. Section 1.3 - Employment Areas, identifies a number of ways in which planning authorities shall promote economic development and competitiveness, by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long term needs;
- b) providing opportunities for a diversified economic base;
- c) planning for, protecting and preserving employment areas;
- d) ensuring that the necessary infrastructure is provided.

The Provincial Growth Plan policies are intended to ensure that communities are complete with a mix of jobs and people and supports intensification within the built-up area, particularly in proximity to transit. The Growth Plan contains similar policies to that of the PPS with respect to employment lands and the protection of employment lands.

Region of York Policies

The Regional Official Plan (Section 4.3) contains policies for Employment Lands aimed at protecting, maintaining and enhancing the long term viability of all employment lands designated in local municipal official plans for employment uses. Conversion of employment to non-employment land uses may be considered through a comprehensive review process. Only a limited amount of small scale retail/commercial that primarily serve the business functions of the employment land is permitted.

Section 4.4 of the Official Plan contains policies for planning retail in York Region. Policy 4.4.6 states that major retail is not permitted on designated or strategic employment lands. Major retail is defined and includes retail big box stores, retail warehousing and shopping centres.

Regional planning staff have advised the City that they consider the proposal to be a “conversion” that requires a Municipal Comprehensive Review, due to its major retail component.

Markham Policies

The application to amend the current Official Plan to permit the proposed mixed use commercial centre was submitted in February 2012. The applicant is seeking a change to the designation of a portion of the property from General Industrial to Business Corridor; a change from one employment designation to another under current policies. The proposed development incorporates a very significant / intensive office component in Phase 1 and a predominance of office floor area is proposed at the time of full build out. The proposed mix of uses complies with the policies of the Business Corridor Area designation. The current Official Plan does not contain employment land conversion policies.

A new City of Markham Official Plan will be brought forward to Council shortly for adoption. The new Plan will include a comprehensive update of policies to guide land use planning, growth management and development approval to 2031 and is intended to be in conformity with the Provincial Policy Statement and Growth Plan, and Region of York Official Plan. The proposed development, if approved by Council, will be incorporated into the Comprehensive Municipal Review forming part of the background to the new Official Plan.

Unique features of the proposal

Bousfields Inc., on behalf of the applicant, has prepared a planning rationale report for the proposal, and is of the opinion that the proposal is unique for the following reasons:

- it will introduce a mix of uses (office, hotel and retail) that have a higher employment density than traditional industrial uses (1700 jobs predicted for Phase 1 vs 200 jobs for the previous industrial use);
- it will provide 141 jobs/ha. (Phase 1), whereas a minimum of 50 workers per gross ha. is required by the Regional Official Plan;
- it will generate more employment opportunities (jobs) than was implicitly assumed for the lands in the Regional land budget and therefore will not adversely affect the achievement of the Region’s employment forecasts (i.e. 240,400 jobs in Markham by 2031); in fact, it will contribute positively to the achievement of that forecast;
- it does not involve a residential component, nor is it a retail-only proposal in which “major retail” uses would be substituted for other employment uses;

-
- the proposed mix of uses would result in the retail component being secondary to the other employment uses, i.e. the retail gross floor area would be less than the combined gross floor area of the office and hotel components;
 - it involves the adaptive re-use of a predominately vacant industrial building for employment purposes;
 - it involves a large site (12 hectares), entirely surrounded by public roads, that is currently split into two land use designations which are proposed to be combined into a single land use designation across the site; and
 - it is located on Woodbine Avenue, which is identified as part of the *Regional Transit Priority Network*, within a land use context that already includes a mix of office, hotel, retail and service commercial, commercial recreation and automotive commercial uses fronting on Woodbine Avenue.

Based on the above noted features, Bousfields is of the opinion that the proposal does not represent a “conversion”.

Impacts of Proposed Retail Uses

Urban Metrics Inc., on behalf of the applicant, has prepared a retail market and impact analysis. The study included a review of impacts that the proposed retail uses on this site will have on other existing and approved but not yet built retail uses in the area. The study concluded that there will be sufficient population and expenditure growth in the Trade Area to support the proposed retail use at the subject site without significantly affecting the function of existing and proposed retail stores within and near the boundaries of the Trade Area.

This analysis has been peer reviewed by John Winters and Associates on behalf of the municipality and the review concluded that the proposed retail development will have “practically no negative implications” on other existing and approved but not yet built retail uses in the area.

Transportation Network Impacts

BA Group, on behalf of the applicant, has prepared a transportation impact study. The study has been reviewed by City and Region of York transportation staff. The study is acceptable to the City for facilities that are under the City’s jurisdiction.

Regional transportation staff have advised that Phase 1 of the proposed development will be subject to the following;

- access onto Woodbine Avenue will be restricted to right in/right out only (a full moves access is not required for capacity since the proposed development has access onto both existing signalized intersections at Idema Road and Steelcase Road)
- the eastbound approach of Idema Road at Woodbine Avenue must be improved to accommodate a separate left turn and right turn lane
- the applicant will be required to prepare a Traffic Demand Management Plan, to the satisfaction of the City and the Region of York

Phase 2 of the proposed development will be subject to the following:

- the applicant will be required to provide an updated transportation impact study to the satisfaction of the Region of York, the City of Markham and the City of Toronto
- a study of a potential partial interchange from Highway 404 will need to be reviewed by the City and the Region

The City of Toronto is still reviewing the transportation impact study and has not yet provided final comment.

Servicing Capacity (Sanitary and Stormwater Management)

Masongsong and Associates, on behalf of the applicant, has prepared a functional servicing and stormwater management study. The Study has been reviewed by the Engineering Department and the TRCA. The Engineering Department advises the following:

Water Supply Servicing:

- the owner will be required to provide a water analysis that demonstrates that the existing water services to the property are adequate for the proposed ultimate development in terms of flow and pressure

Stormwater Management:

- as the subject site is susceptible to flooding from the Don Mills Channel, the owner will need to provide flood protection measures for the proposed development
- as the downstream storm sewers and the Don Mills Channel have limited stormwater conveyance capacities, the owner will be required to provide on-site stormwater management measures to reduce storm runoff through a combination of low impact development measures including but not limited to rooftop, ground surface and underground on-site storage, water reuse, downspout disconnection, and increased topsoil depth
- adequate stormwater quality control will be required
- the City may require a financial contribution towards mitigation of flooding in this area

Sanitary Servicing:

- there are downstream sanitary servicing capacity constraints for the area which need to be resolved before the ultimate proposed development proceeds; the proposed development will therefore require improvements to the downstream sanitary system
- the Functional Services Report proposes phasing of development in order not to exceed the pre-development sanitary discharge rate until such time as downstream capacity improvements have been made

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- Phase 1 development may proceed if, and only if, the owner demonstrates that sanitary flows generated from the Phase 1 development do not exceed the pre-development flow rates
 - the owner will be required to pay for downstream sanitary sewer capacity upgrades by one of these means: 1) contributions to the City of Markham for the proportionate financial share, as determined by the Director of Engineering, if the owner develops (including Phase 1) before a new ASDC By-law is in place, 2) paying ASDC in accordance with DC By-law, if in place, or 3) front ending the complete downstream sanitary sewer capacity improvements if they have not been constructed by the time of subsequent phases beyond Phase 1
 - a temporary sanitary holding tank for off-peak discharge is not acceptable, as the City will not have control on private pumping of flows more than the allowable release rate.

Holding provisions in the zoning by-law amendment will ensure that the necessary infrastructure is provided for to the satisfaction of the City prior to development.

Interface with Woodbine Avenue

Any proposed mixed use redevelopment of this site will have to provide a built form that is pedestrian/transit friendly within the Woodbine Avenue corridor and minimizes the visual impact of surface parking. Staff have had discussions with the applicant with respect to the following design principles that will be need to be addressed at the site plan approval stage:

- sustainable development measures, including, but not limited to: bird friendly and dark skies, and progressive waste collection and recycling systems
- locate high-rise development close to Woodbine Avenue and Idema Road, and locate surface parking and the parking structure to the rear away from public streets
- utilize outdoor civic spaces to create active frontages on Woodbine Avenue
- maximize visibility of the development within the Woodbine Avenue and Highway 404 corridors

The proposed redevelopment is acceptable to staff

In the opinion of Markham Planning staff, the proposal will achieve many of the objectives set out by the Provincial Policy Statement and Growth Plan, including the following:

- a) provides for an appropriate mix and range of employment uses that is compatible with the existing mix of employment uses on Woodbine Avenue
- b) provides opportunities for a diversified economic base
- c) is maintaining the lands for a mix of employment uses (office, hotel and retail)
- d) holding provisions in the zoning by-law amendment will ensure that the necessary improvements to servicing infrastructure will be funded and provided
- e) intensification within proximity of transit corridors

The proposed change in employment category is supportable within the context of the proposed land use designation and policies of the current Official Plan, and will allow for intensified employment opportunities on the property. The proposal does not include a residential component, nor is it a retail only proposal. The retail component would be secondary to the other employment uses in terms of gross floor area. Re-use of an existing large, predominately vacant industrial building is a unique feature of the proposal.

The proposed development will be included in the Municipal Comprehensive Review being undertaken as part of the new Official Plan process

The proposed changes in employment uses on the subject lands, if approved by Council, will be included in staff's employment land budget review associated with the new Official Plan process.

Proposed Official Plan Designation

The applicant is proposing the Business Corridor Area designation of the current Official Plan for the entire property. Another designation for the proposed large scale multi-use redevelopment will be required with the adoption of the new Markham Official Plan, as the Business Corridor Area designation will no longer exist.

Zoning By-law Hold Provisions

Holding provisions will be utilized in the Zoning By-law amendment for both Phases to ensure that appropriate measures are implemented prior to development being allowed to proceed, including:

Phase 1

- preparation of a Traffic Demand Management Plan by the applicant, to the satisfaction of the City and the Region of York
- preparation of a Water Analysis, to the satisfaction of the City
- provision of documentation that sanitary flows generated from the Phase 1 development do not exceed the pre-development flow rates, to the satisfaction of the City
- City of Toronto acceptance of the Traffic Impact Study
- the applicant's payment of a portion of its proportionate share of all downstream infrastructure improvements
- site plan approval, including a comprehensive block plan

Phase 2

- the applicant provides an updated transportation impact study, to the satisfaction of the Region and the City
- completion of a study of a potential partial interchange from Highway 404 by the City and the Region
- completion of downstream sanitary sewer improvements

- the applicant's payment of the balance of its proportionate share of all downstream infrastructure improvements
- site plan approval

Zoning By-law Provisions to link build out of proposed office use with retail development

A Zoning By-law provision will be utilized to ensure that the issuance of a building permit for the proposed Phase 1 office building (22,497m² gross floor area) will be required prior to, or concurrent with, the issuance of any building permit for retail gross floor area. The applicant has confirmed that this is the intent of the proposal, and that this requirement will be reflected in the zoning.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

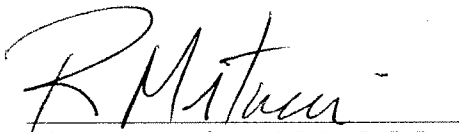
ALIGNMENT WITH STRATEGIC PRIORITIES:

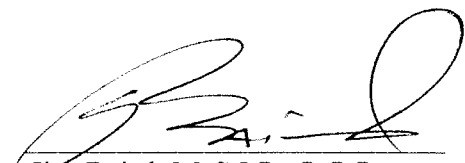
Growth Management: intensification of employment uses and built form within proximity of transit corridors.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications were circulated to various City departments and external agencies for review. Requirements of the departments and external agencies will be included in the Official Plan and Zoning By-law amendments, and subsequent site plan agreement.

RECOMMENDED BY:


Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning and Urban Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Building Elevations

APPENDICIES

- Appendix "A" – Proposed Floor Area Statistics
- Appendix "B" – Draft Official Plan Amendment

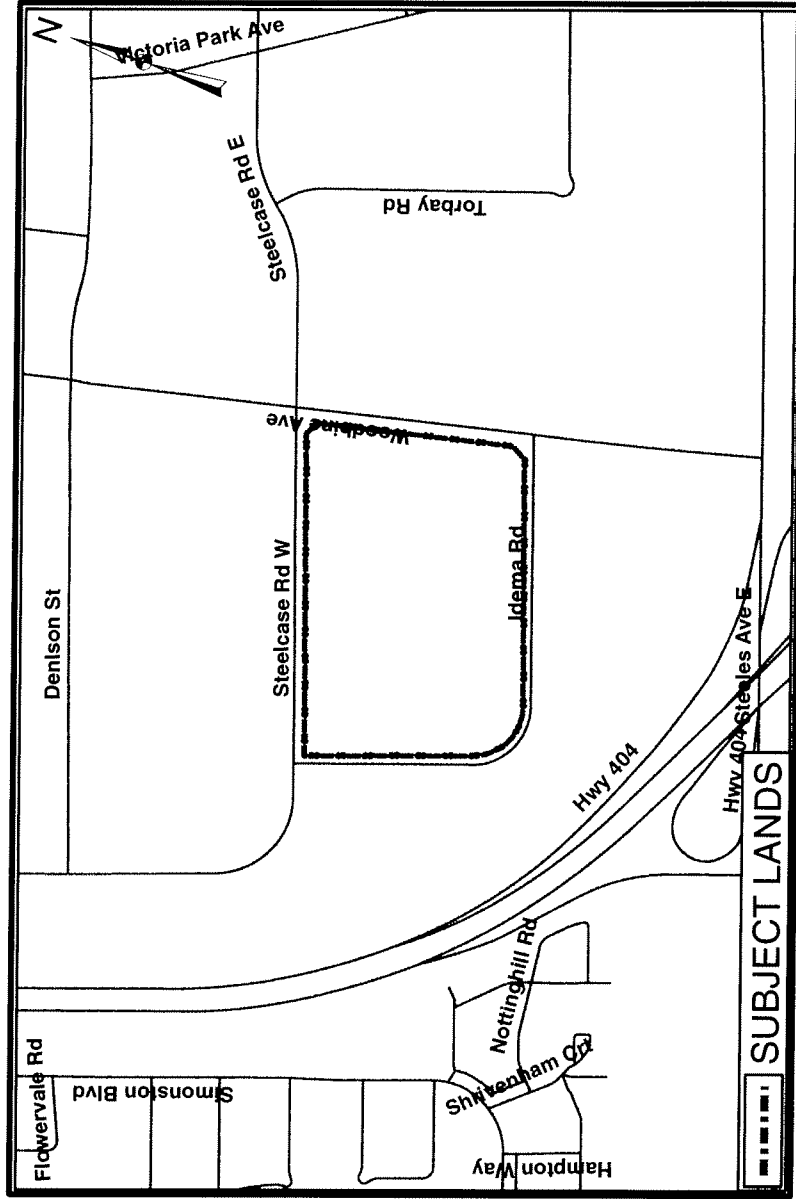
Appendix "C" – Draft Zoning By-law Amendment

APPLICANT / AGENT:

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Markham, ON
L3R 0T3

905 731-8687 (ext. 226)
lezlie@libertydevelopment.ca

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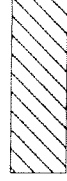
AREA CONTEXT/ZONING

APPLICANT: 2145312 ONTARIO INC.
 1 STEELCASE ROAD WEST
 FILE No. ZA & OPA 12115839 (GS)



DEVELOPMENT SERVICES COMMISSION

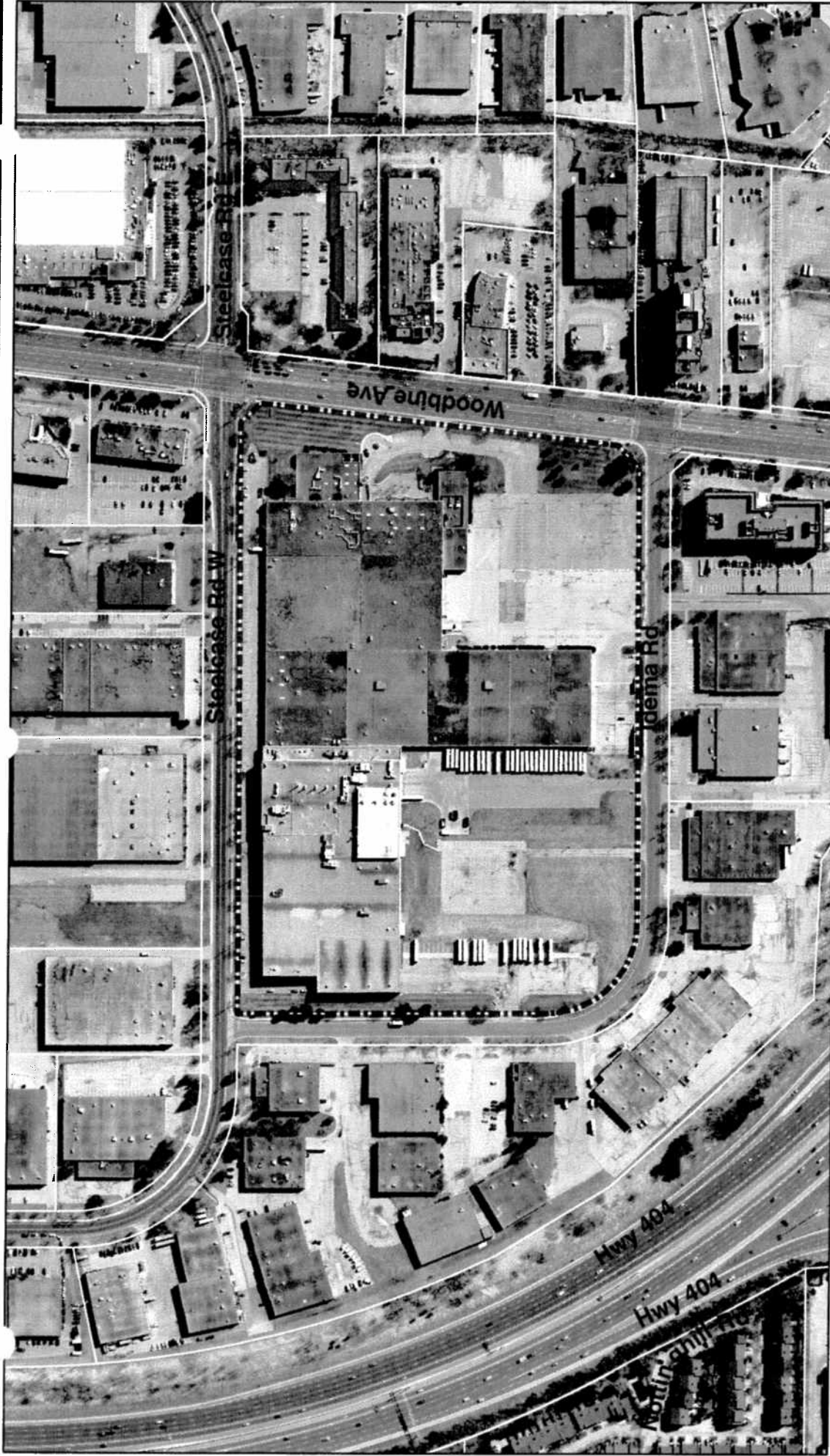
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SUBJECT LANDS

DATE: 04/02/12
 FIGURE No. 2

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AIR PHOTO

APPLICANT: 2145312 ONTARIO INC.
1 STEELCASE ROAD WEST
FILE No. ZA & OPA 12115839 (GS)



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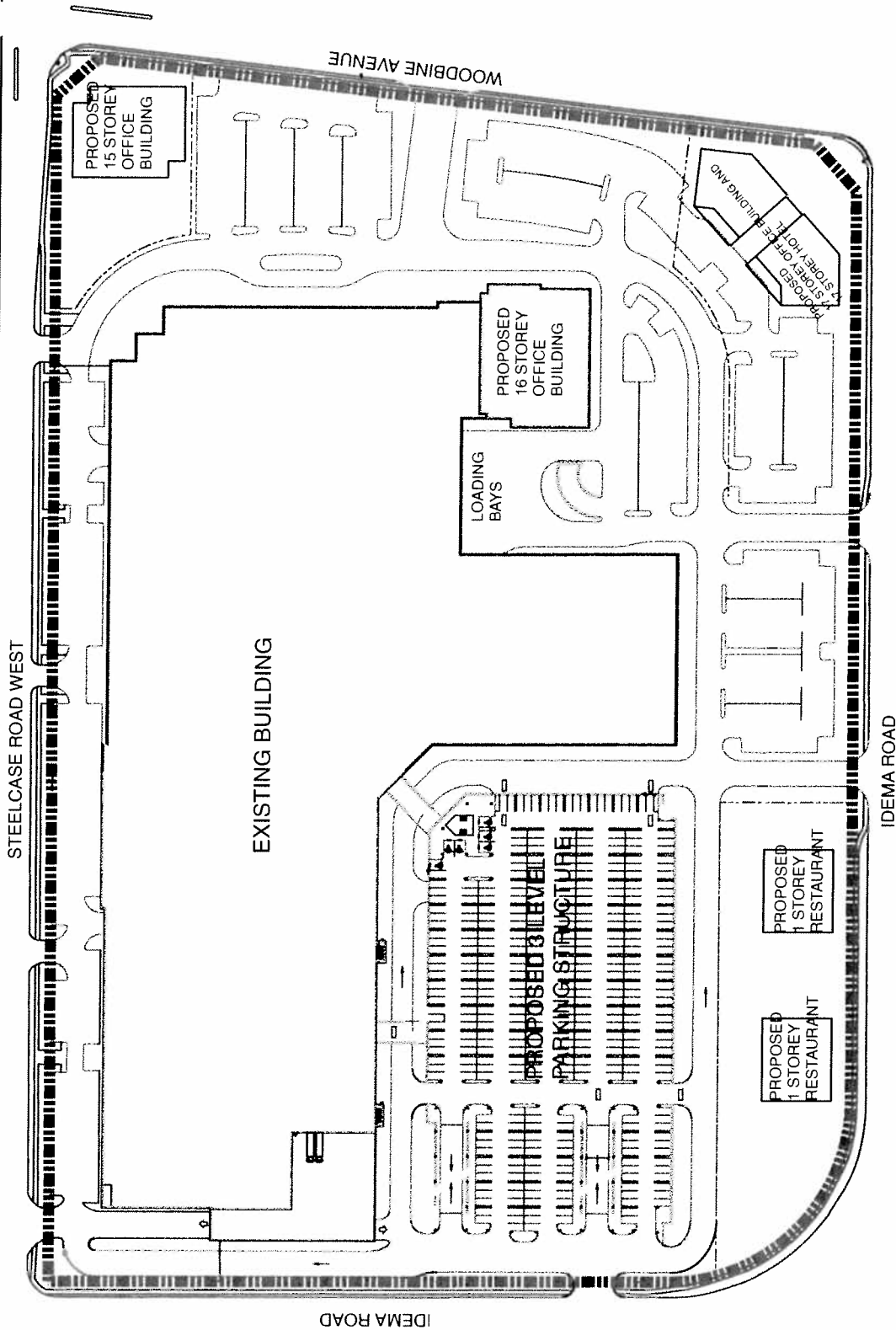


SUBJECT LANDS



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DATE: 04/02/12
FIGURE No. 3



SITE PLAN

APPLICANT: 2145312 ONTARIO INC.

1 STEELCASE ROAD WEST

FILE No. ZA & OPA 12115839 (GS)



DEVELOPMENT SERVICES COMMISSION



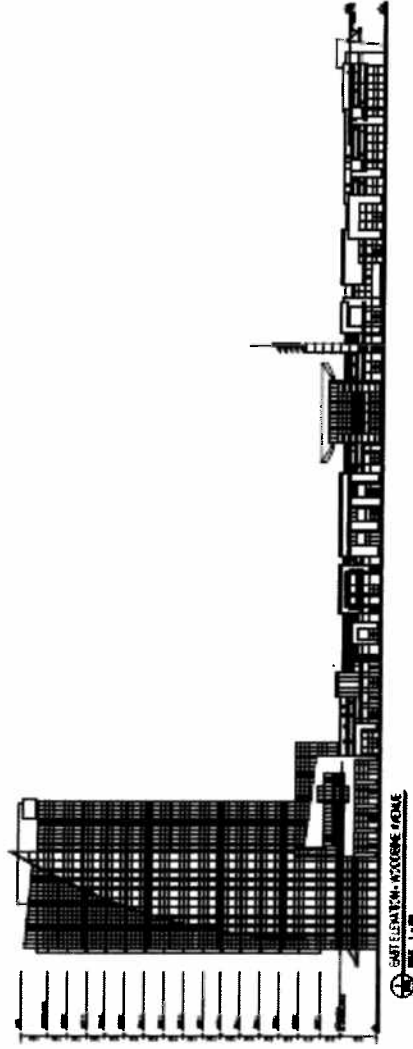
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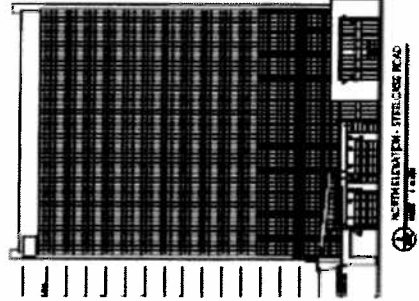
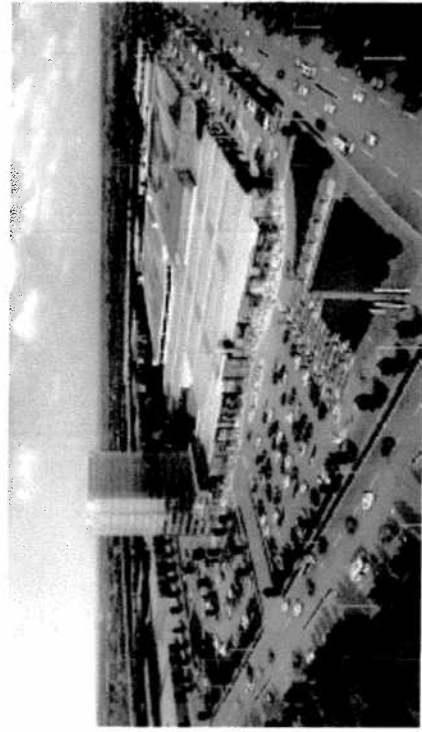
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 NORTH
 1215839




 NORTH
 1215839



ELEVATIONS

APPLICANT: 2145312 ONTARIO INC.
 1 STEELCASE ROAD WEST
 FILE No. ZA & OPA 12115839 (GS)



DEVELOPMENT SERVICES COMMISSION

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DATE: 04/02/12

FIGURE No. 5

Appendix "A"

SITE INFORMATION :

SITE AREA 1 - DEVELOPMENT 1 : SHOPPING CENTRE + OFFICE (PHASE 1) :	106,774.91 SM	26.39 Ac.
SITE AREA 2 - DEVELOPMENT 2 : NORTH-EAST DEVELOPMENT :	3,473.18 SM	0.86 Ac.
SITE AREA 3 - DEVELOPMENT 3 : SOUTH-EAST DEVELOPMENT :	3,773.47 SM	0.93 Ac.
SITE AREA 4 - DEVELOPMENT 4 : SOUTH-WEST DEVELOPMENT :	7,363.90 SM	1.82 Ac.

TOTAL SITE AREA :	121,385.46 SM	30.00 Ac.
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ZONING :

- DEVELOPMENT 1 SHOPPING CENTRE - RETAIL :	60,816.38 SM	654,623 SF
- DEVELOPMENT 1 OFFICE TOWER - OFFICE :	22,497.00 SM	242,163 SF

TOTAL DEVELOPMENT 1 G.F.A. (PHASE 1) :	83,313.38 SM	896,786 SF
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TOTAL DEVELOPMENT 2 G.F.A. : (15 FLOORS @1,250.00 SM/FLOOR OFFICE TOWER)	18,750.00 SM	201,825 SF
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TOTAL DEVELOPMENT 3 G.F.A. : (17 FLOORS @1,300.58 SM/FLOOR OFFICE and HOTEL TOWER)	22,109.86 SM	238,000 SF
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TOTAL DEVELOPMENT 4 G.F.A. : (1 STOREY RESTAURANT PADS)	1,486.52 SM	16,000 SF
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TOTAL DEVELOPMENT G.F.A. - DEVELOPMENT 1+2+3+4 :	125,659.76 SM	1,352,611 SF
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TOTAL PARKING :

WILL BE PROVIDED TO COMPLY WITH ZONING BYLAW.

GROSS FLOOR AREA - PHASE 1 :

EXISTING BUILDING - FOOTPRINT :	66,799.18 SM	719,020 SF
- GROUND FLOOR - FOOTPRINT :	49,906.59 SM	537,190 SF
- SECOND FLOOR - FOOTPRINT :	16,892.59 SM	181,830 SF
BUILDING TO BE DEMOLISHED :	7,957.89 SM	85,658 SF
- PARTIAL GROUND FLOOR - FOOTPRINT :	7,379.63 SM	79,434 SF
- PARTIAL SECOND FLOOR - FOOTPRINT :	578.26 SM	6,224 SF

TOTAL REMAINING BUILDING G.F.A. :	58,841.29 SM	633,362 SF
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NEW BUILDING :	24,472.09 SM	263,424 SF
- SHOPPING CENTRE - GROUND FLOOR :	346.12 SM	3,726 SF
- SHOPPING CENTRE - SECOND FLOOR :	203.97 SM	2,196 SF
- OFFICE TOWER :- GROUND FLOOR - SHOPPING CENTRE:	1,425.00 SM	15,339 SF
- FLOOR 2 to 3 - OFFICE :	3,972.00 SM	42,756 SF
- FLOOR 4 to 16 - OFFICE :	18,525.00 SM	199,407 SF

- TOTAL SHOPPING CENTRE -- RETAIL :	60,816.38 SM	654,623 SF
- TOTAL OFFICE TOWER - OFFICE :	22,497.00 SM	242,163 SF

TOTAL DEVELOPMENT G.F.A. :	83,313.38 SM	896,786 SF
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SITE LOT COVERAGE :	(44,905.35 / 121,385.46)	36.99%
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SITE FLOOR AREA RATIO :	(83,313.38 / 121,385.46)	0.6864
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LANDSCAPE AREA :	(28,633.00 / 121,385.46)	23.59%
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GROSS LEASABLE FLOOR AREA - PHASE 1 :

SHOPPING CENTRE RETAIL - EXISTING BUILDING :	33,688.32 SM	362,621 SF
- GROUND FLOOR :	26,956.08 SM	290,156 SF
- ANCHORS :	7,427.57 SM	79,950 SF
- LARGE RETAIL UNITS :	3,582.28 SM	38,560 SF
- C.R.U. :	15,946.23 SM	171,646 SF
- SECOND FLOOR :	6,732.24 SM	72,465 SF
- C.R.U. :	5,789.03 SM	62,312 SF
- FOOD COURT UNITS :	943.21 SM	10,153 SF
NEW BUILDING RETAIL - AT OFFICE TOWER :	138.95 SM	1,496 SF
NEW BUILDING OFFICE - OFFICE TOWER :	20,397.70 SM	219,571 SF
- GROUND FLOOR - OFFICE :	962.95 SM	10,365 SF
- FLOOR 2 to 3 - OFFICE :	3,592.70 SM	38,674 SF
- FLOOR 4 to 16 - OFFICE :	16,059.55 SM	172,874 SF

- TOTAL SHOPPING CENTRE -- RETAIL :	33,827.27 SM	364,117 SF
- TOTAL OFFICE BUILDING - OFFICE :	20,615.20 SM	221,913 SF

TOTAL DEVELOPMENT GROSS LEASABLE AREA :	54,442.47 SM	586,030 SF
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TOTAL PARKING PROVIDED - PHASE 1 :	2,123 CARS
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- PARKING ON SURFACE :	603 CARS
- WEST PARKING STRUCTURE : - 3 LEVELS (GROUND FLOOR and 2 DECKS):	1,114 CARS
- EAST UNDERGROUND PARKING : - 1 LEVEL :	406 CARS

TOTAL LOADING SPACES PROVIDED :	14 SPACES
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APPENDIX **B**

DRAFT

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO.XX

To amend the Official Plan (Revised 1987) as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham,
by By-law No. 2013-XX in accordance with the Planning Act, R.S.O., 1990 c.P.13, as
amended on the X day of XX, 2013

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

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2. IMPLEMENTATION AND INTERPRETATION
3. SCHEDULE “A”
4. SCHEDULE “B”

PART I – INTRODUCTION

1.0 GENERAL

- 1.1 PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2 PART II – THE OFFICIAL PLAN AMENDMENT, including Schedule “A” and Schedule “B” attached thereto, constitute Official Plan Amendment No. XX to the Official Plan (Revised 1987) as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment to the Official Plan applies to Part of Lots 1 and 2, Concession 3, located at the southwest corner of Woodbine Avenue and Steelcase Road West, municipally known as 1 Steelcase Road West.

3.0 PURPOSE

The purpose of this Amendment is to redesignate the western portion of the property from General Industrial Area to Business Corridor Area, so that the entire property will be designated Business Corridor Area. This Amendment also incorporates text revisions to the Official Plan (Revised 1987), as amended, related to the maximum gross floor area permitted for individual retail premises.

This Amendment will provide for the development of a mixed-use commercial/office complex of approximately 182,080 square metres of gross floor area consisting of office, hotel, restaurant and retail uses with a total overall density of 1.5 FSI.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The proposed mixed-use commercial/office development will contain an integrated mix of office, hotel, retail, service commercial and restaurant uses. The proposal includes the adaptive reuse of a mainly vacant industrial building located on an underutilized site, with frontage on an arterial road. Further, it represents an opportunity to achieve employment intensification within proximity of transit corridors.

The development will achieve many of the objectives set out by the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the in-force Official Plans of the Region of York and the City of Markham.

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Section 1.1.2 of Part II of the Official Plan (Revised 1987), as amended is hereby amended by the addition of the number XXX to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.2 Schedule ‘H’ Commercial/Industrial Categories of the Official Plan (Revised 1987) as amended, is hereby amended by redesignating the lands, as shown on Schedule “A” attached hereto, from General Industrial Area to Business Corridor Area.
- 1.3 Section 4.3.11.2 (Specific Site and Area Policies) of Part II of the Official Plan (Revised 1987), as amended is hereby amended by the addition of the following text:
 - x) Part of Lots 1 and 2, Concession 3 – 1 Steelcase Road West (Official Plan Amendment No.XXX)
Notwithstanding any other provisions of this Plan to the contrary, certain lands designated INDUSTRIAL (Business Corridor Area), and described as Part of Lots 1 and 2, Concession 3, municipally known as 1 Steelcase Road West, and shown on Figure 11.X, shall be subject to the following policies:
 - i) Notwithstanding Section 3.5.6.3 of the Official Plan (Revised 1987), as amended, the subject lands may be used for a mixed-use centre containing individual retail premises to a maximum individual unit size of 6,000 square metres gross floor area. The mixed-use centre will contain retail uses and other employment uses including office, hotel and restaurant uses to a maximum density of 1.5 times the lot area.
 - ii) Hold provisions

A Zoning By-law Amendment to remove the Hold (H) symbol from the zoning on 1 Steelcase Road West shall not be passed until the following conditions have been met to the satisfaction of the City of Markham and York Region as, applicable:

a) Conditions for Removing the Hold (H) Provision on Phase 1:

- preparation of a Traffic Demand Management Plan by the applicant, to the satisfaction of the City and the Region of York
- preparation of a Water Analysis, to the satisfaction of the City
- provision of documentation that sanitary flows generated from the Phase 1 development do not exceed the pre-development flow rates, to the satisfaction of the City
- City of Toronto acceptance of the Traffic Impact Study
- the applicant's payment of a portion of its proportionate share of all downstream infrastructure improvements
- site plan approval, including a comprehensive block plan

b) Conditions for Removing the Hold (H) Provision on Phase 2:

- the applicant provides an updated transportation impact study, to the satisfaction of the Region and the City
- completion of a study of a potential partial interchange from Highway 404 by the City and the Region
- completion of downstream sanitary sewer improvements
- the applicant's payment of the balance of its proportionate share of all downstream infrastructure improvements
- site plan approval

iii) The provisions of Section 4.3.11.2x) as they relate to Part of Lots 1 and 2, Concession 3, shall supersede the provisions of non-statutory Secondary Plan (PD11-1) as they relate to these lands.

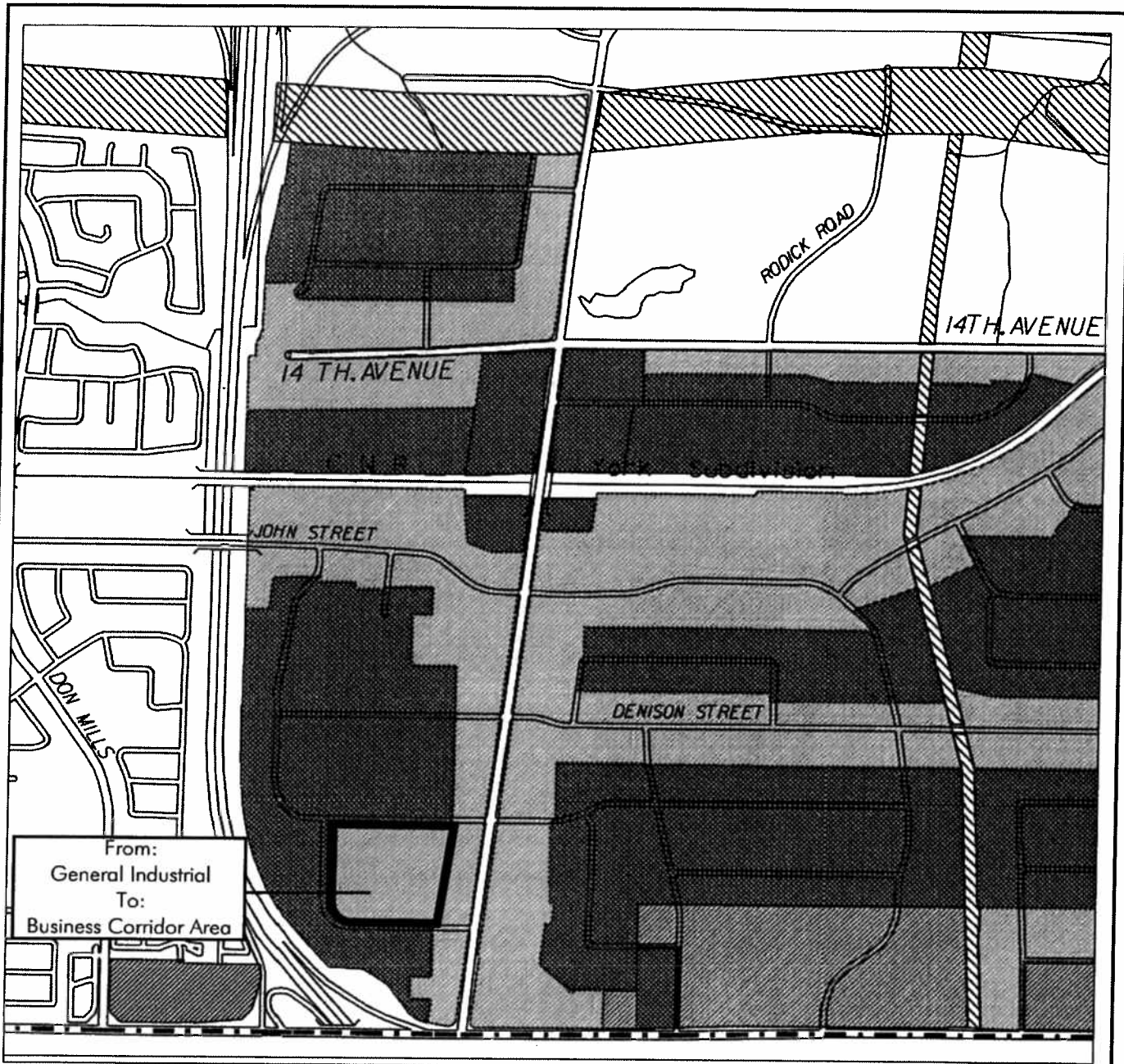
iv) If required, the provisions of Section 4.3.11.2x) will be incorporated into a Secondary Plan at such a time as a statutory Secondary Plan incorporating the subject lands is prepared.

1.4 Section 4.3.11.2 (Specific Site and Area Policies) of Part II of the Official Plan (Revised 1987), as amended is hereby further amended by the addition of Figure 11.X, as shown on Schedule "B" attached hereto.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and site plan approval in conformity with the provisions of this Amendment.



AMENDMENT TO SCHEDULE "H" - COMMERCIAL / INDUSTRIAL CATEGORIES
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) , AS AMENDED

———— BOUNDARY OF AREA COVERED BY THIS AMENDMENT



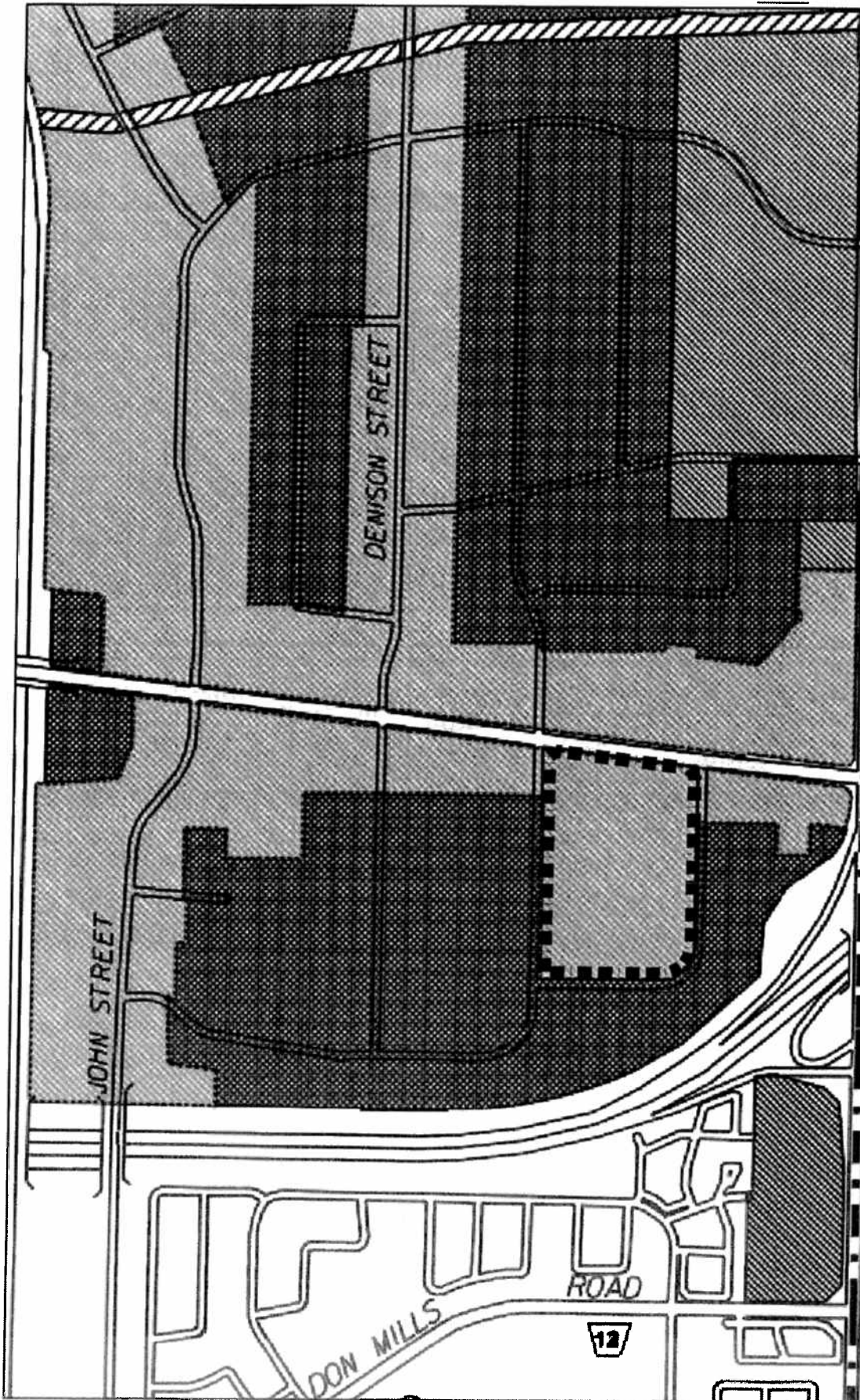


FIGURE No. 11.X

SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

Boundary of area subject to the policies in Section 4.3.11.2 X
Land use designation : **INDUSTRIAL (Business Corridor Area)**



OFFICIAL PLAN AMENDMENT No.X

PLANNING DISTRICT No. 11

A by-law to amend By-law 108-81, as amended
(1 Steelcase Road West)

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. That By-law 108-81, as amended, be and the same is hereby further amended as follows:
 - 1.1 By rezoning the lands identified on Schedule “A” attached hereto from Select Industrial (M) to Business Corridor Hold One [B.C. (H1)] and Business Corridor Hold Two [B.C. (H2)], as shown on Schedule ‘A’ attached hereto.
 - 1.2 By adding to Section 8 – Exceptions, the following:

“8.xx The following shall apply to the lands located at the southwest corner of Woodbine Avenue and Steelcase Road West, municipally known as 1 Steelcase Road West and outlined on Schedule “A” to By-law 2013-XX:

 - a) Notwithstanding the general development requirements for Business Corridor (B.C.) Zone in Section 6.2, the following provisions shall apply:
 - i) The maximum FLOOR AREA RATIO shall be 105%;
 - ii) The maximum FLOOR AREA RATIO of all RETAIL STORES combined shall not exceed 60%;
 - iii) The maximum GROSS FLOOR AREA for an individual RETAIL STORE shall be 6,000 square metres;
 - iv) The maximum HEIGHT of BUILDING or STRUCTURE shall be 100 metres; and
 - v) A minimum width of 0.3 metres immediately abutting the Steelcase Road West STREET LINE and 1.5 metres abutting all other STREET LINES shall be provided and maintained as LANDSCAPED OPEN SPACE.
 - b) Notwithstanding the list of permitted uses in Section 7.6.1, a HOTEL shall also be permitted.
 - c) Notwithstanding Section 2, the definition of “LOT” means the lands outlined on the map following this exception, and the provisions of this exception shall apply to the whole of the LOT despite any future severance, partition or division of any part of the

LOT.

- d) The issuance of a building permit for a minimum of 22,497m² of gross floor area for business offices will be required prior to, or concurrent with, the issuance of any building permit for retail gross floor area.
- e) Holding Provision
- i) For the purpose of this By-law, Hold One (H1) and Hold Two (H2) zones are hereby established and are identified on Schedule “A” after the zoning symbol.
- ii) No person shall hereafter use, erect or alter any building or structure on lands subject to a Hold (H) provision for the purpose permitted under this by-law, until an amendment to this by-law to remove the Hold (H) has come into effect pursuant to the provisions of Section 36 of the Planning Act.
- iii) Zoning By-law Amendments to remove the Hold One (H1) and Hold Two (H2) symbols from the Zoning on 1 Steelcase Road West shall not be passed until the following conditions have been met to the satisfaction of the City of Markham and York Region as, applicable:

Conditions for Removing the Hold One (H1) Provision on Phase 1:

- preparation of a Traffic Demand Management Plan by the applicant, to the satisfaction of the City and the Region of York
- preparation of a Water Analysis, to the satisfaction of the City
- provision of documentation that sanitary flows generated from the Phase 1 development do not exceed the pre-development flow rates, to the satisfaction of the City
- City of Toronto acceptance of the Traffic Impact Study
- the applicant's payment of a portion of its proportionate share of all downstream infrastructure improvements
- site plan approval, including a comprehensive block plan

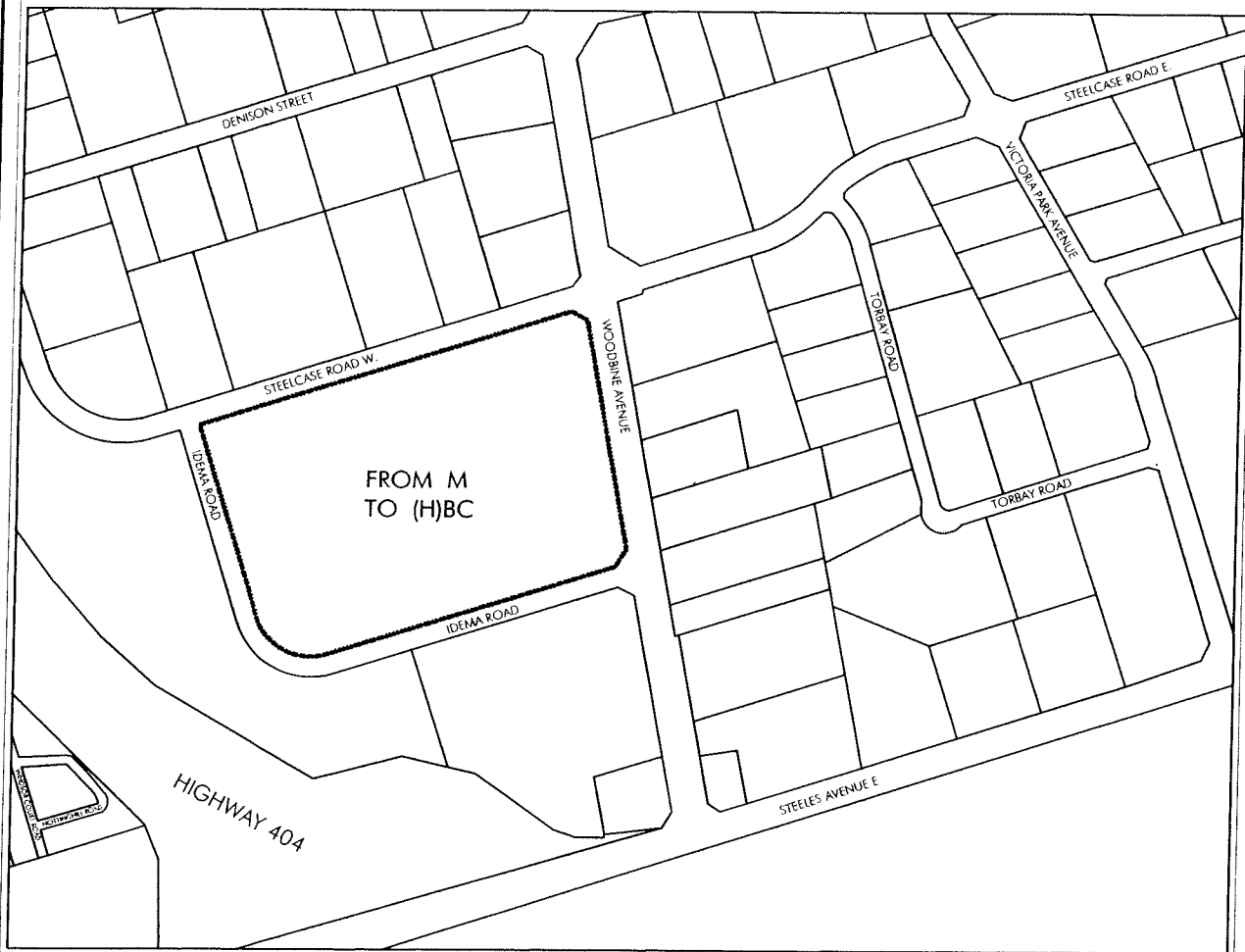
Conditions for Removing the Hold Two (H2) Provision on
Phase 2:

- the applicant provides an updated transportation impact study, to the satisfaction of the Region and the City
 - completion of a study of a potential partial interchange from Highway 404 by the City and the Region
 - completion of downstream sanitary sewer improvements
 - the applicant's payment of the balance of its proportionate share of all downstream infrastructure improvements
 - site plan approval
2. All other provisions of By-law 108-81, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS X DAY OF XX,
2013

KIMBERLEY KITTERGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR



TOWN OF MARKHAM A BY-LAW TO AMEND BY-LAW 108-81



BOUNDARY OF AREA COVERED BY THIS BY-LAW

M

SELECT INDUSTRIAL

BC

BUSINESS CORRIDOR

H

HOLDING PROVISION



SCHEDULE "A" TO BY-LAW No. _____

Scale: NTS