



Report to: Development Services Committee

Report Date: October 11, 2011

SUBJECT: RECOMMENDATION REPORT
1232548 Alberta Inc.
Site plan application to permit two office buildings at 365 Hood Road

File No. SC 10 131231

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., ext. 8230
Planner, Central District

REVIEWED BY: Scott Heaslip, M.C.I.P., R.P.P., ext. 3140
Senior Project Coordinator, Central District

RECOMMENDATION:

- 1) That the report dated October 11, 2011 titled "RECOMMENDATION REPORT, 1232548 Alberta Inc., site plan application to permit two office buildings at 365 Hood Road" be received;
- 2) That the application for site plan approval (SC 10 131231) be endorsed in principle subject to the conditions attached as Appendix 'A';
- 3) That the Owner provide the Town with the required 60% processing fees in accordance with the Town's applicable Fee By-law;
- 4) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a site plan agreement. Site plan approval is issued only when the Director or his designate has signed the plan;
- 5) That this site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to discuss and recommend endorsement, in principle, of a site plan for two office buildings north of Gibson Road, west of Warden Avenue at 365 Hood Road (Figure 1).

BACKGROUND:

365 Hood Road [the “subject lands” (Figures 1-3)] is a 1.36 ha (3.36 ac) property situated north of Gibson Avenue and west of Warden Avenue. The subject lands, which have frontage onto both Hood Road and Warden Avenue, are currently vacant and do not contain any significant vegetation (Figure 3).

Surrounding land uses include the following:

- Multi-tenant industrial buildings to the north and the west across Hood Road;
- A multi-tenant office building to the south;
- A hotel and the Markham Convergence Centre to the east across Warden Avenue.

Official Plan

The subject lands are designated *Industrial-Business Corridor Area* in the Town’s Official Plan. This designation contemplates a mix of high quality industrial and office uses primarily along major road frontages adjacent to industrial areas to accommodate the business and service needs of the nearby companies and employees they serve. A high level of urban design is required to maintain the positive business image of the industrial area and large surface area parking should not be highly visible from public streets.

Zoning

The subject lands are zoned *Select Industrial with Limited Commercial* (105%) [MC (105%)] by By-law 108-81, as amended. The MC (105%) zone permits industrial uses such as warehousing and assembly of goods, repair, servicing, data processing, research and private clubs. Commercial uses, such as banks and financial institutions, professional offices, commercial schools, hotels, and motels, are also permitted.

Proposal is for two office buildings fronting onto Warden Avenue

The proposed development comprises two 4-storey office buildings (identified as Buildings ‘A’ and ‘C’ on Figure 4) fronting onto Warden Avenue, which have a combined gross floor area of 8,236 m² (88,652 ft²). The buildings will be comprised of aluminum composite panels and glazing. Vehicular access to the site will be via two full moves accesses along Hood Road (one at the northerly end and one at the southerly end). A two-way driveway aisle connects the proposed accesses. There will be no access to the site from Warden Avenue. A total of 203 parking spaces will be provided (34 surface spaces and 169 underground spaces).

The proposed development is Phase 1 of a two phase development. Phase 2, which is not subject of this approval, will comprise a two-storey private club along the Hood Road frontage, which will have a gross floor area of 6,040 m² (65,014 ft²). This building (identified as Building ‘B’ on Figure 5) will be setback approximately 16 m (52 ft) from the property line abutting Hood Road. A two-way driveway aisle and one row of surface parking (comprising 22 spaces) are accommodated within this setback. For Phase 2, an additional 105 underground parking spaces will be provided. Access to the underground parking garage, which will be one level, will be facilitated via a ramp located on the south side of future Building ‘B’. Similar to building construction, the underground parking structure will also be phased. A drop off area within the driveway aisle adjacent

to Hood Road will also be constructed in Phase 2 at the principal entrance of Building 'B'.

OPTIONS/ DISCUSSION:

Project Design is acceptable

Buildings 'A' and 'C', adjacent to Warden Avenue, will frame the public street and contribute to the pedestrian environment by minimizing building setbacks, incorporating pedestrian entrances, and providing views into the buildings. Future Building 'B' (Phase 2) will screen the exposed foundation wall of the parking structure from Hood Road. Once fully constructed, all three buildings on site will be arranged around a landscaped courtyard with a water feature.

All three buildings are unified by an overall design concept yet provide identity to each separate structure by variation in building mass and use of varied exterior materials. Arcaded overhangs are proposed for each of the main facades along public roads. The exterior material palette for the buildings is a combination of aluminum composite panels with punched window openings and curtain walls. The outer facades are finished with darker glossy and matte panels while the interior courtyard facades incorporate lighter and warmer colours to add to the design of the outdoor amenity space. The proposed colourful curtain walls are used to accentuate the entrances and add further identity to each of the buildings.

The site will be landscaped to provide for a row of shade trees along the sidewalk on Warden Avenue, to screen the small surface parking area along Hood Road and to maximize tree planting along the north and south property boundaries. The internal courtyard will include low maintenance landscaped planters and a water feature.

Environmental and Sustainable Initiatives

The applicant has committed to the following initiatives:

- Design to L.E.E.D. Silver standard.
- Reduction of the total percentage of glazing on exterior facades to below 40% of the total to prevent bird collision and reduce required energy consumption.
- Reduction of energy used for cooling, and provision of a more comfortable outdoor environment by using highly reflective roofing material and providing large planting areas with trees and grasses on the parking garage roof on the ground level.
- Reduction of water use for irrigation by the inclusion of native and drought resistant shrub and plant species.
- Provision of preferred parking for Carpool and Autoshare use, indoor bicycle parking spaces and public transportation access for building occupants which will help to reduce automobile use and traffic congestion and improve occupant health.
- Use of occupancy lighting sensors and provision of Low E argon windows in thermally improved frames to reduce energy demand and greenhouse gases.

- Implementation of a construction waste diversion plan and use of recycled building materials to lengthen the lifetime of current landfill sites and create a demand for recycled building materials.
- Use of locally produced and sourced materials to reduce required transportation energy.
- Use of low emitting adhesives, paints and coatings to reduce indoor pollutants and improve occupant health.
- Provision of daylighting using glazing to foster energy use reduction and to provide outdoor views and connectivity.

Staff will ensure that appropriate Fatal Light Awareness Program (F.L.A.P.) measures are incorporated into the final project plans.

Minor variances are required

The Owner will be required to obtain minor variances from the Committee of Adjustment to address a number of zoning non-compliances that were identified during the detailed review of the site plan. These variances include: a reduction in the minimum required gross ground floor area for the buildings, a reduction in the minimum required landscape strip along both Warden Avenue and Hood Road and a reduction in the minimum required number of loading spaces. Staff are of the opinion that it is appropriate to address these deficiencies through the minor variance process.

Town and Agency Requirements

The following requirements have been identified by Town staff and commenting agencies:

- The Owner will be required to convey lands to accommodate a road widening along the entire frontage of the site adjacent to Warden Avenue, of sufficient width to provide 22.5 m from the centerline of construction of Warden Avenue. The required land conveyance is shown on the attached site plan and will be a condition of site plan approval.
- The southerly driveway onto Hood Road aligns with Amber Street to the west. This intersection will be signed as a four-way stop.

Conclusion

Staff are satisfied with the proposal and recommend that it be endorsed, subject to the general and specific conditions outlined in Appendix 'A' to this report.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

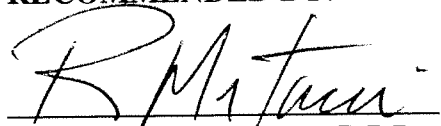
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is consistent with the growth management strategic priority. The applicant will be seeking L.E.E.D. certification, which is consistent the Town's environmental objectives.

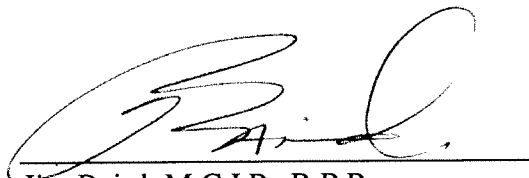
BUSINESS UNITS CONSULTED AND AFFECTED:

All Town departments and external agencies have been circulated with this application and all comments have been addressed and incorporated into the project plans.

RECOMMENDED BY:



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



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

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Site Plan (Phase 1)
- Figure 5: Site Plan (Phases 1 & 2)
- Figure 6: Elevations (Buildings 'A' & 'C')

Appendix 'A' – Conditions of Site Plan Endorsement

APPLICANT/AGENT CONTACT INFORMATION

Applicant:

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APPENDIX 'A'
Conditions of Site Plan Endorsement
1232548 Alberta Inc.
365 Hood Road

1. That the Owner enter into a site plan agreement with the Town containing all the standards and special provisions and requirements of the Town and public agencies including the Region of York;

NOTE: Site plan Approval is issued only when the Director of Planning & Urban Design has signed the plans "approved" following the execution of a site plan agreement.

2. That prior to the execution of the Site Plan Agreement, the Owner shall:
 - a. submit final drawings, including but not limited to, site plan and elevation drawings, landscape plans, grading and servicing plans and cross-sections that comply with all requirements of the Town, Region of York and any other authorized public agencies, to the satisfaction of the Town. The final drawings shall incorporate appropriate Fatal Light Awareness Program (F.L.A.P.) components to ensure a more bird friendly building, to the satisfaction of the Town;
 - b. submit final drawings showing a four-way stop at the intersection of Hood Road and Amber Street;
 - c. convey to the Region of York the required lands along the entire frontage of the site adjacent to the Warden Avenue;
 - d. obtain a minor variance from the Committee of Adjustment for relief from By-law 108-81, as amended, as they pertain to the site;
 - e. submit a letter to the Town's Engineering Department confirming if the buildings will be under separate ownerships to the satisfaction of the Director of Engineering;
3. That the Site Plan Agreement shall:
 - a. provide for payment by the Owner of all applicable fees, recoveries and development charges;
 - b. contain provisions for satisfying Town Departments, including all requirements of the Director of Engineering, the Fire Department, Waste Management and Roads;

- c. contain a clause whereby the Owner agrees to achieve L.E.E.D. certification and to implement sustainable initiatives including those identified in the report. Further the applicant shall provide confirmation from a certified L.E.E.D. consultant upon completion of the proposed development, that L.E.E.D. certification has been achieved, to the satisfaction of the Commissioner of Development Services.
4. This endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on October 11, 2011, in the event that the site plan agreement is not executed within that period.