



Report to: Development Services Committee

Report Date: April 12, 2011

SUBJECT: Recommendation Report
Site Plan Application by Woodbine Cachet West Inc. to construct
a 17,705 m² office/warehouse facility at 650 Markland Street
File No.: SC 11 111378

PREPARED BY: Geoff Day, Senior Planner – West Development Team

RECOMMENDATION:

1. That the report dated April 12, 2011 entitled “Recommendation Report, Site Plan Application by Woodbine Cachet West Inc. to construct a 17,705 m² office/warehouse facility at 650 Markland Street, File No.: SC 11 111378”, be received.
2. That the Site Plan Application submitted by Woodbine Cachet West Inc. to construct a 17,705 m² office/warehouse facility at 650 Markland Street, be endorsed in principle, subject to the draft conditions outlined in Appendix ‘A’;
3. That the Owner provide the Town with the required payment of 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 designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director has signed the plans;
5. That the 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.

PURPOSE:

The purpose of this report is to recommend that Development Services Committee endorse the application for Site Plan Approval for a proposed 17,705 m² office/warehouse facility at 650 Markland Street (Figure 1).

BACKGROUND:

Location and Area Context

The subject property has an area of 3.5 hectares (8.65 acres) and is located at the southwest corner of Major MacKenzie Drive and Markland Street within the Woodbine North Community. The property does not contain any significant vegetation or natural features (Figure 1).

Adjacent uses include:

- To the east across Markland Street, a Shell Gas Station;
- Also to the east and southeast across Markland Street, a single detached residential community;
- To the south, a Prestige Industrial plan of subdivision;
- To the west, Highway 404 and to the west of the 404, lands within the Town of Richmond Hill;
- To the north across Major MacKenzie Drive, vacant lands zoned for “Major Commercial” uses; and,
- To the northeast across Major MacKenzie Drive, a large format mixed use commercial development anchored by Canadian Tire.

Official Plan and Zoning

The subject property is designated Business Park Area and Business Corridor Area in the Official Plan (Revised 1987) and Business Park Area and Business Corridor Area in the Woodbine North Planning District. The Business Park Area and Business Corridor Area designations provide for a range of industrial and commercial uses including office and light industrial uses as proposed in this application.

The subject lands are zoned Select Industrial with Limited Commercial by By-law 165-80, as amended, which permits industrial and office uses (Figure 2). A Minor Variance is required to address several deficiencies to the development standards associated with the zoning. These deficiencies are identified on page 3 of this report.

Proposal

The Owner proposes to construct a 17,705 m² (190,571 ft²) office and warehouse facility which will be occupied by General Electric. A second phase has been identified on the proposed site plan, however, that phase will be subject to a separate site plan application to be submitted at a later date (Figure 4).

The areas of the proposed development are as follows:

- A 9,350 m² four (4) storey (21.3 metres (70 ft) in height) office component fronting onto Major MacKenzie Drive East;
- A 8,355 m² warehouse component with a 1 ½ - 2 storey massing (6.7-8.2 metres (22-27 ft) in height) flanking onto Markland Street

The proposed office building component will be clad primarily with tinted and spandrel glass and accented with precast panels (aggregate finish) and composite aluminum panels. The proposed warehouse component will be clad primarily in concrete aggregate with contrasting aggregate accent panels.

Employee and visitor parking areas surround the proposed development. The positioning of the loading area on the western elevation together with additional enhanced landscaping in the vicinity required by Staff, should effectively screen this loading area from the residential lands to the east and southeast (Figure 5 & 6).

OPTIONS/ DISCUSSION:

Enhanced landscaping required

Additional enhanced landscaping is required along the perimeter of the site. Sensitivity and focus will be to the eastern and southern portion of the site in order to assist in screening the warehouse component and loading area from the abutting residential area. A revised Landscape Plan incorporating Staff's comments will be required prior to Site Plan Approval.

Environmental Initiatives

The Fatal Light Awareness Program (FLAP) strives to reduce migratory bird collisions with buildings brightly lit at night and their reflective windows by day. A criterion of FLAP is the promotion of 'dark skies'. The Owner has advised that all lighting will be directional in nature thereby reducing any potential negative effects that the illumination of the site may cause. It is expected that the Owner will incorporate a 'bird friendly' design by implementing additional FLAP criteria. Therefore prior to Site Plan Approval, Staff will require a submission of 'bird friendly' design measures for approval, to the satisfaction of the Commissioner of Development Services.

The Owner has committed to a 'L.E.E.D. Silver' development.

Noise and Vibration report needs to be finalized

Due to the proximity of this development to the residential lands to the east and southeast, a peer reviewed Noise and Vibration report is required. Any revisions to the plans to implement the findings of the Noise and Vibration report will be required to the satisfaction of the Director of Engineering prior to the execution of the Site Plan Agreement.

Comments from the Region of York and the Ministry of Transportation outstanding

As this property abuts a regional road (Major MacKenzie Drive East) and Highway 404, comments from Region of York and the Ministry of Transportation are required. Any revisions to the plan to implement the comments and conditions of these agencies will be required prior to the execution of the Site Plan Agreement.

Minor Variances Required

During the site plan review process, several zoning deficiencies were noted as follows:

1. The by-law requires a minimum **9.0 metre** landscape strip along Major Mackenzie Drive whereas, the site plan provides **6.0 metres**;
2. Amending by-law 16-90 requires that any building or structure located within **120 metres** of the centerline of Major Mackenzie Drive not exceed **14 metres** in height; whereas, the 4 storey office building is proposed to be approximately **21 metres**;

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3. Amending By-law 175-93 requires any main building or structure on Part 2 lands of Schedule "A" to be a **minimum of two storeys**; whereas, part of the proposed office/warehouse development located on Part 2 lands is **one storey**.

Staff are of the opinion that addressing these deficiencies through the minor variance process is appropriate.

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

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development supports the Town's Strategic Priorities, as follows:

Environment

The proposed development is to be LEED Silver certified.

Growth Management Strategy

Approval of this development will provide opportunities for employment and facilitate the sustainable development of a highly visible yet underutilized parcel of land.

DEPARTMENTS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal Town departments and external agencies. All comments/requirements of these departments and agencies are or will be reflected in the final project plans, or will be secured in the site plan agreement.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager

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

ATTACHMENTS:

Figure 1 - Location

Figure 2 - Area Context/Zoning

Figure 3 - Air Photo

Figure 4 - Site plan

Figure 5 - Building elevations

Figure 6 – Artist's Rendering

Appendix 'A' - Conditions of Site Plan Approval

Applicant: Nick Gougoulas
Metrus Properties
30 Floral Parkway
Concord, ON L4K 4R1
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APPENDIX A

**Conditions of Site Plan Approval
Woodbine Cachet West Inc. 650 Markland Street**

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

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

2. That a Landscape Plan, prepared by a Landscape Architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design;
3. That prior to the execution of the Site Plan Agreement, the Owner shall:
 - a) submit final drawings, and comply with all requirements of the Town and public agencies including the Region of York and the Ministry of Transportation including revisions (if necessary) to implement the recommendations of the required noise and vibration report;
 - b) obtain a minor variance from the Committee of Adjustment for relief from certain provisions of By-law 165-80 as they pertain to this site;
4. That prior to Site Plan Approval, Staff will require a submission of 'bird friendly' design measures for approval, to the satisfaction of the Commissioner of Development Services.
5. 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 LEED Silver and provide written confirmation from a certified LEED consultant upon completion of construction of the proposed development, that LEED Silver has been achieved, to the satisfaction of the Commissioner of Development Services;