

SUBJECT: **PRELIMINARY REPORT**
HS Nouvel Developments Inc.
Application for Zoning By-law Amendment to permit a commercial development
235 & 265 Hood Road
(north of Gibson Drive on the west side of Warden Avenue)

File No. ZA 13 113475

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

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, HS Nouvel Developments Inc., Application for Zoning By-law Amendment to permit a commercial development at 235 & 265 Hood Road (north of Gibson Drive on the west side of Warden Avenue), File No. ZA 13 113475", be received;
- 2) That a Public Meeting be held to consider the application submitted by HS Nouvel Developments Inc. for Zoning By-law Amendment;
- 3) 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 preliminary information on an application for Zoning By-law Amendment to permit a commercial development at 235 & 265 Hood Road and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The application submitted by HS Nouvel Developments Inc. (formerly Alderview Development Inc.) was deemed complete on June 26, 2013. The original application sought the proposed development of an 8-storey office building and two 2-storey commercial buildings on the subject lands. Staff were subsequently requested not to proceed with the preparation of a preliminary report, as the Applicant at the time (Alderview Developments Inc.) was considering modifications to the proposed development. On February 7, 2014, staff were formally advised that the application had

been transferred from Alderview Developments Inc. to HS Nouvel Development Inc. A revised proposal was submitted by HS Nouvel Developments Inc. on March 2, 2015.

BACKGROUND:

The subject lands are situated on the west side of Warden Avenue, north of Gibson Drive and are municipally known as 235 & 265 Hood Road (Figure 1). The subject lands have an area of 1.9 ha (4.7 ac) with frontage along Warden Avenue and Hood Road. Two 1-storey multi-unit industrial buildings, which are accessed exclusively from Hood Road, are located on the subject lands (Figure 3).

Surrounding uses include:

- To the north is a multi-unit building occupied by a range of restaurant, industrial and commercial uses.
- To the east across Warden Avenue are low density, single-detached dwellings;
- To the south is a development comprised of mixed-use buildings containing offices, restaurants, retail and commercial uses.
- To the west across Hood Road are industrial buildings.

Proposal

The applicant is proposing to demolish the existing multi-unit industrial buildings and construct seven commercial buildings with a combined area of 20,110 m² (216,469 ft²) (Figure 4) as follows:

- **Building 'A'** located at the northeast corner of the subject lands is a proposed 10-storey, 8,494 m² (91,428 ft²), hotel with 160 rooms;
- **Building 'B'** located between Buildings 'A' and 'B' along Warden Avenue is a proposed 2-storey, 550 m² (5,920 ft²) building intended to accommodate a mix of uses including restaurants, offices, commercial schools and personal service shops.
- **Building 'C'** located at the southeast corner of the subject lands is a proposed 2-storey, 5,400 m² (58,125 ft²) building with convention centre and business/office uses;
- **Buildings 'D' and 'G'** located internal to the site, are proposed 1-storey buildings which have a combined area of 2,234 m² (24,047 ft²) intended to accommodate a mix of uses including restaurants, offices, commercial schools and personal service shops; and lastly,
- **Building 'E' and 'F'**, also located internal to the site, are proposed 2-storey buildings (** see note below) which have a combined area of 3,432 m² (36,943 ft²) intended to accommodate a mix of uses including restaurants, offices, commercial schools and personal service shops. The first storeys of Buildings 'E' and 'F' are intended to accommodate office uses exclusively.

****N.B.** Due to the grading of the subject lands (the lands are higher along the Warden Avenue frontage and transition to a lower grade along the Hood Road frontage), Buildings 'E' and 'F' appear to be one-storey in height internal to the site and two-storeys in height from the Hood Road frontage.

The Applicant has not applied for site plan approval for the proposed development. The conceptual perspective (Figure 5) submitted with the subject Zoning By-law Amendment application shows the buildings will be faced with masonry material parged with large glazed panels at grade and an alternating masonry/glazing pattern on the proposed hotel (Building 'A'). Buildings 'A', 'B' and 'C', located along the Warden Avenue frontage, relate to one another through the integration of curved facades. The final site plan and elevations for the proposed development will be subject to a future site plan application.

The existing buildings have three full-moves driveways onto Hood Road. The Applicant is proposing to retain the northerly and southerly driveways onto Hood Road and to add a new right-in/right-out driveway onto Warden Avenue, subject to approval by the Region of York. The existing Hood Road centre access, located opposite Ferrier Street, is proposed to be eliminated (Figure 4). The proposed elimination of this access is discussed further in this report. The conceptual site plan submitted with the application shows a total of 1,133 parking spaces provided, with 112 spaces provided at grade and 1,021 spaces provided within two underground parking levels. This number of parking spaces exceeds the individual requirements of the proposed uses as required by the City's Parking By-law.

Official Plan and Zoning

Current Official Plan

The subject lands are designated "Industrial-Business Corridor Area" in the in-force Official Plan (1987 Revised), as amended. This designation provides for a mix of high quality business activities, including, but not limited to: offices, hotels and motels, trade and convention centres, restaurants (where integrated as a component of a larger building) and commercial schools. Lands designated "Industrial-Business Corridor Area" may also be approved to permit the following uses, subject to a specific development proposal and rezoning: retail uses, banquet halls, entertainment uses, etc.

New Official Plan 2014 (not yet in force)

Markham's new Official Plan designates the lands "Business Park Employment". Lands designated "Business Park Employment" are intended to be developed for prestige industrial and office development with permitted uses including, but not limited to, offices, manufacturing, processing and warehouse uses (with no outdoor storage) and trade and convention centers. Ancillary uses such as retail, service, and restaurants are permitted as part of an industrial and non-industrial building subject to criteria.

The applicant has appealed the 2014 Official Plan and is seeking re-designation of the subject lands from "Business Park Employment" to "Service Employment" to support the proposed development. It should be noted that the application for Zoning By-law Amendment was submitted prior to the adoption of the new Official Plan. Given that the application was submitted under the current Official Plan, and that the requested uses comply with the policies contained therein, an Official Plan Amendment to the current Official Plan is not required.

Existing Zoning

The southern portion of the subject lands (235 Hood Road) is zoned "Select Industrial" (M) by By-law 108-81, as amended. This zone category permits a range of industrial uses, including but not limited to: warehousing of goods and materials, assembly of manufactured goods and data processing centres and computer related functions. Private clubs and health centres are also permitted uses in the "Select Industrial" zone.

The northern portion of the subject lands (265 Hood Road) is zoned "Select Industrial and Limited Commercial" [M.C. (40%)]. This zone category permits all of the uses in the "Select Industrial" (M) zone, as well as commercial uses including banks and financial institutions, professional and business offices, commercial schools, hotels and motels. Accessory uses, such as restaurant and lounges and retail stores and personal service shops are also permitted as part of a hotel or motel or office building.

The Applicant is requesting the subject lands be rezoned to "Business Corridor" (BC) under By-law 108-81, as amended, incorporating any required site specific provisions to implement the proposed development, including adding "hotel" as a permitted use.

Servicing Constraints have been identified by the Engineering Department

The subject lands drain to Hood Road and westward to a sanitary sewer on Woodbine Avenue. The Woodbine Avenue sewer does not have capacity for the proposed development. The Applicant is proposing to divert the flow from the existing drainage catchment area to another catchment area by connecting to the Warden Avenue Trunk sanitary sewer. In accordance with City's sanitary sewer model, the Warden Avenue Trunk sanitary sewer is currently surcharged under the design flow conditions. Accordingly, the City will carry out a comprehensive study to determine what residual capacities there are in the existing system in order to identify any required downstream improvements. Engineering staff will retain a consulting engineer, at the expense of the Applicant, to carry out a comprehensive study of the downstream sanitary sewer capacity and required improvements, including modeling flows from all anticipated future developments within the area. The Applicant will be required to pay for all costs of the study and required system improvements to the satisfaction of the Director of Engineering and the Director of Environmental Services. If approved, the subject Zoning By-law Amendment application would need to be subject to Hold ('H') provisions and lifted upon confirmation by the Director of Engineering that the above matters have been addressed.

Transportation Planning Staff recommend centre access along Hood Road be maintained

The Applicant has submitted a Traffic Impact Study, prepared by MMM Group, which is under review. As noted above, the Applicant is proposing to retain the existing northerly and southerly driveways onto Hood Road and to eliminate the existing centre driveway. A new right-in/right-out driveway onto Warden Avenue is also proposed, which is subject to the approval by the Region of York. Staff from the City's Transportation Planning Section recommend the centre driveway along Hood Road be maintained and

aligned with Ferrier Street and that a signal warrant be undertaken to determine whether a signalized intersection would be required. Final driveway locations will be finalized at the site plan approval stage.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final report to Committee:

- Staff are reviewing the Planning Justification Report submitted with the application.
- The Region of York has jurisdiction over Warden Avenue. The Applicant is required to address the Region of York's requirements regarding the proposed access from Warden Avenue.
- Engineering staff have raised concerns regarding the existing sanitary sewer system and its ability to accommodate the proposed increase in density. Further detailed analysis is required.
- Transportation Planning staff recommend the centre access along Hood Road be maintained and aligned with Ferrier Street, and that a signal warrant analysis be undertaken. Further detailed analysis is required.
- Site plan matters including: built form, elevations, building setbacks, access, parking, loading and landscaping are currently under review by staff. The proposed development is subject to a future site plan approval application.
- Review of technical studies including a Traffic Impact Study, Site Servicing Report and Tree Inventory, are currently under review by staff.
- Public Art has been discussed with the Applicant and needs to be finalized.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

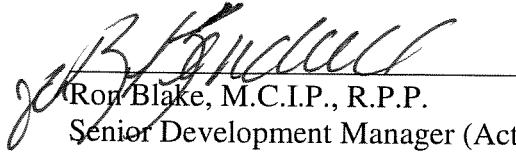
ALIGNMENT WITH STRATEGIC PRIORITIES:

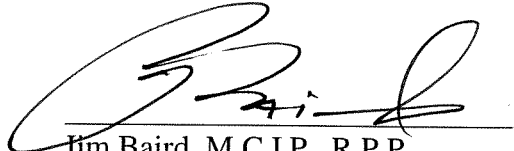
The application should be considered within the context of the City's growth management and strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:


Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager (Acting)


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: Conceptual Site Plan
- Figure 5: Perspective View – Looking Southwest from Warden Avenue

AGENT:

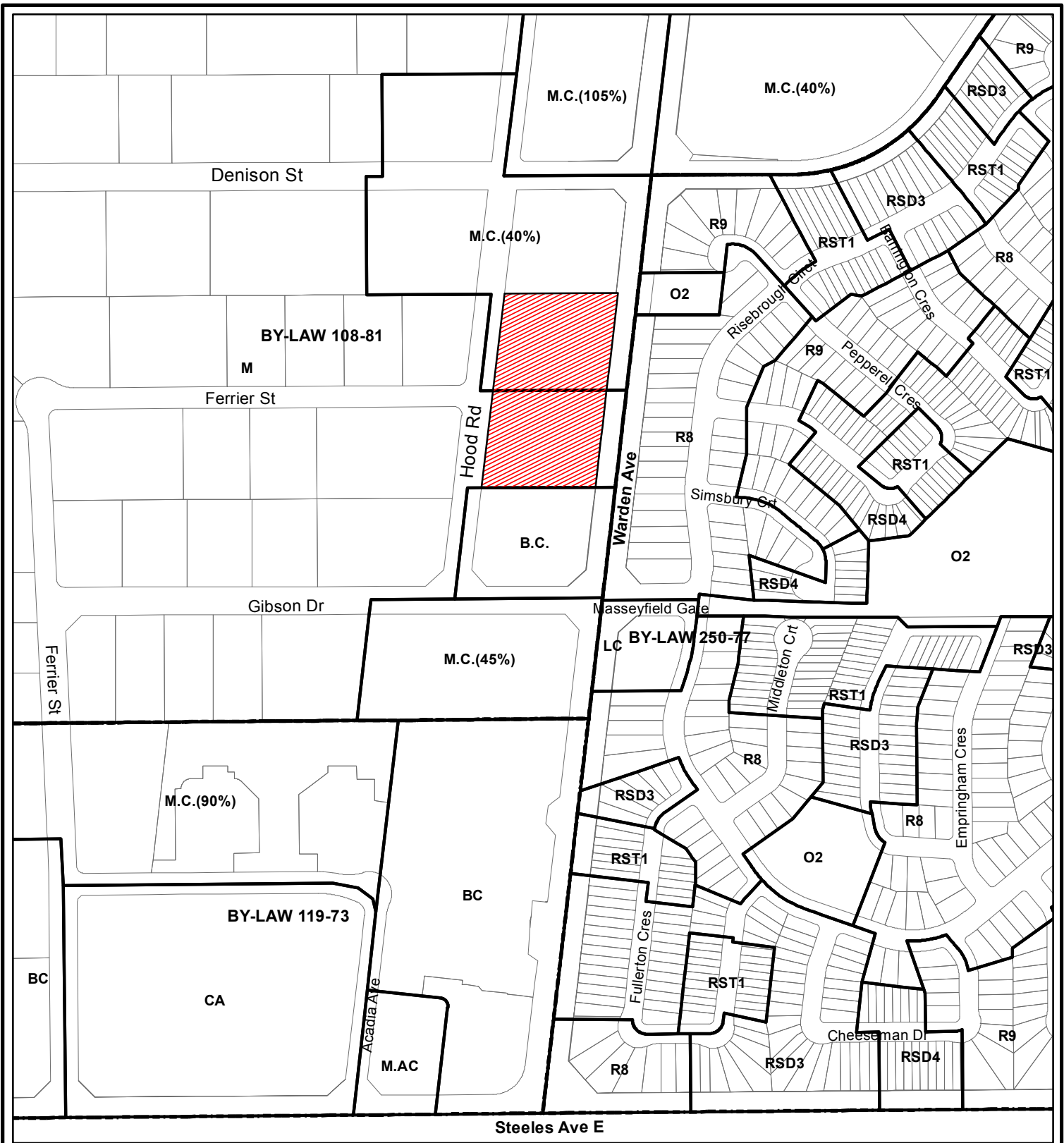
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AREA CONTEXT / ZONING

APPLICANT: HS NOUVEL DEVELOPMENTS INC.
235 & 265 HOOD ROAD



FILE No. ZA. 13113475 (SB)

 SUBJECT LANDS

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DATE: 22/04/2015



AIR PHOTO

APPLICANT: HS NOUVEL DEVELOPMENTS INC.
235 & 265 HOOD ROAD

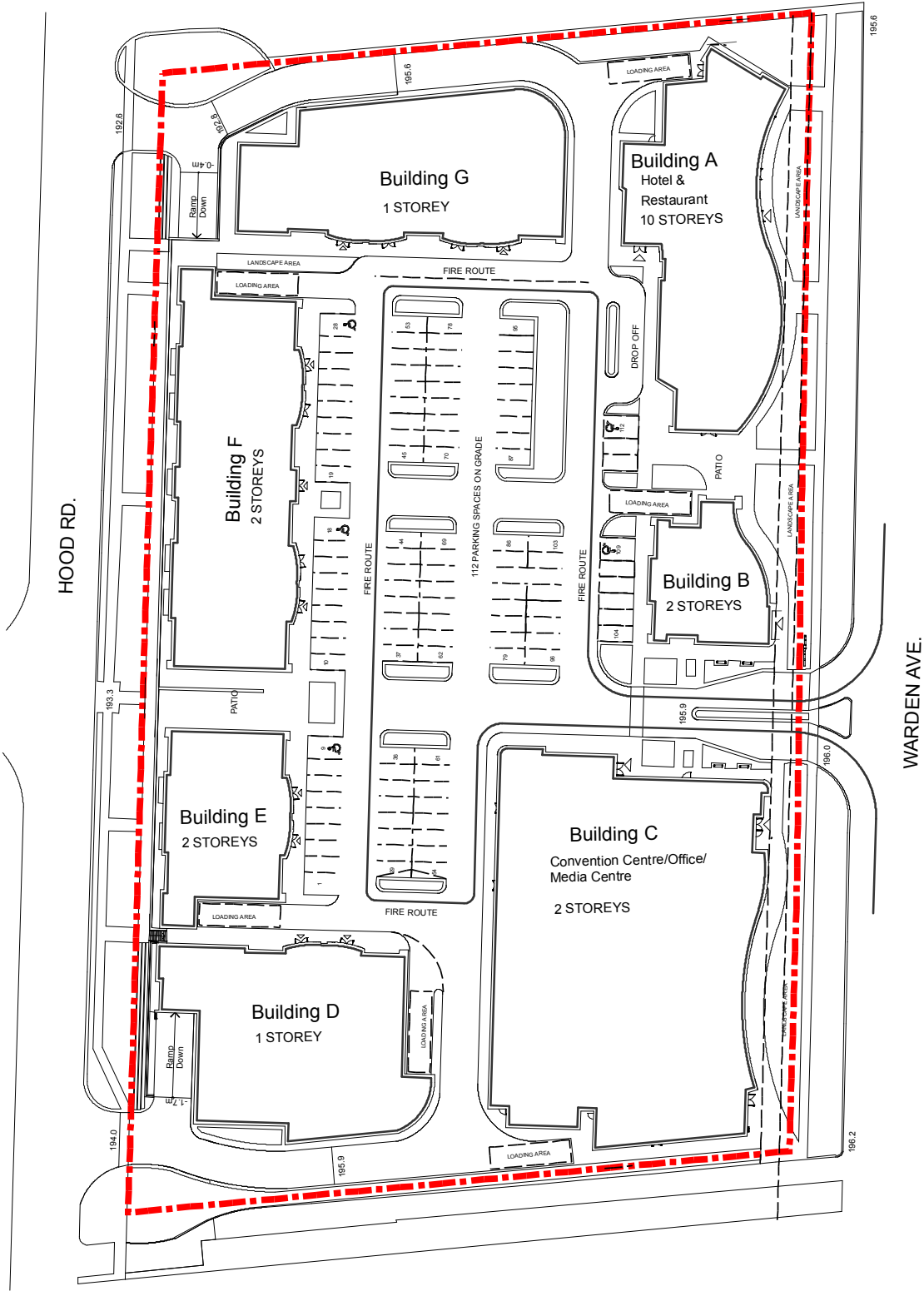


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 SUBJECT LANDS

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SITE PLAN

APPLICANT: HS NOUVEL DEVELOPMENTS INC.
235 & 265 HOOD ROAD

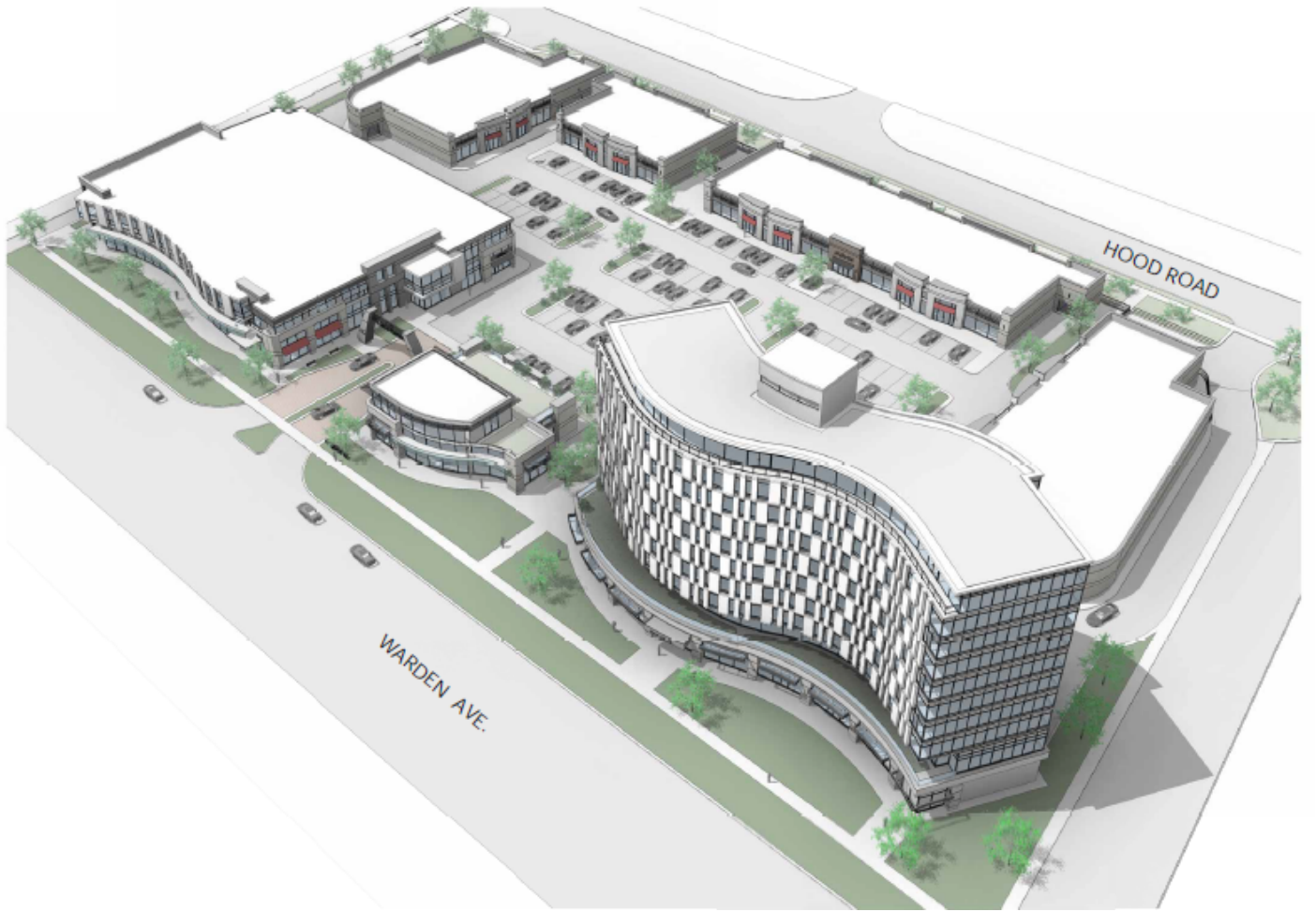
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PLAN BOUNDARY



PERSPECTIVE VIEW-LOOKING SOUTH WEST FROM WARDEN AVE.

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