



Report to: Development Services Committee

Report Date: September 10, 2018

SUBJECT: INFORMATION REPORT
Liberty Development Corporation
1 Steelcase Road West, south west corner of Steelcase Road
West and Woodbine Avenue
Site Plan Approval Application to permit an expansion to an
existing office building, Ward 8
File No.: SC 15 165979

PREPARED BY: Carlson Tsang, Planner II, West District, ext. 2945
REVIEWED BY: Dave Miller, Manager, West District, MCIP, RPP, ext. 4960

RECOMMENDATION:

1. That the Staff report dated September 10, 2018 entitled "INFORMATION REPORT, Liberty Development Corporation, 1 Steelcase Road West, south west corner of Steelcase Road West and Woodbine Avenue, Site Plan Approval Application to permit an expansion to an existing office building, Ward 8" be received;
2. That the revised Site Plan Application submitted by Liberty Development Corporation to construct a 18,928.33 m² (203,743ft²) addition to an existing office building at 1 Steelcase Road West, be endorsed in principle;
3. That the presentation by Liberty Development Corporation with respect to the Site Plan Approval Application be received;
4. That the authority for granting Site Plan endorsement and approval for the proposed development be delegated to the Director of Planning and Urban Design;
5. That the owner enter into a site plan agreement with the City;
6. That prior to execution of the site plan agreement, the owner shall submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design;
7. And that staff be authorized and directed to do all things necessary to give effect to this Resolution.

BACKGROUND

The subject property has an area of approximately 12 ha (30 ac) and is located at the south west corner of Steelcase Road West and Woodbine Avenue, north of Steels Avenue and east of Highway 404. There is an existing 66,799.18 m² (719,020 ft²) building on the property which contains offices and warehousing uses.

On March 29, 2016, the Development Services Committee endorsed this site plan application in principle for a 18,753m² (201,856ft²) 10 storey stand-alone office building at the south east corner of the subject property (see Figure 4-7 in Appendix A). The proposal included ground floor retail and one level of underground parking. The attached staff report dated March 29, 2016 (Appendix A) contains full details about the proposal and the applicable Official Plan policies and Zoning provisions for the property.

On July 4, 2018, the applicant submitted a new proposal for a 18,928.33 m² (203,743ft²) 10 storey addition to the existing building (see Figure 1 & 2). The previously proposed stand-alone office building at the south east corner has been eliminated. The applicant

indicates that the project for the original office building has been put on hold, and may or may not be revisited in the future depending on the demand for office and retail spaces in the area. Staff have requested the applicant make a presentation at the September 10, 2018 Development Services Committee meeting to provide details of the new proposal and obtain input from the Committee. The presentation is attached as Appendix 'B'.

APPLICATION UNDER REVIEW

Revised drawings and studies have been submitted and are currently under review by City Staff. Staff will continue to work with the applicant to address the matters identified in the previous staff report (see Appendix A), which includes satisfying the conditions for the Hold (H) provision (i.e. approval of transportation demand management plan, transportation impact study, water analysis and comprehensive block plan). The applicant is requesting site plan endorsement and approval be delegated to staff.

CONCLUSION

Staff recommend that the Development Services Committee endorse the new proposal for the site plan application in principle and delegate the authority for granting site plan endorsement and approval to the Director of Planning and Urban Design.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management: The proposal will help to maintain the City's employment land base.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies for their review and comment. Any requirements will be incorporated into the site plan agreement.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design



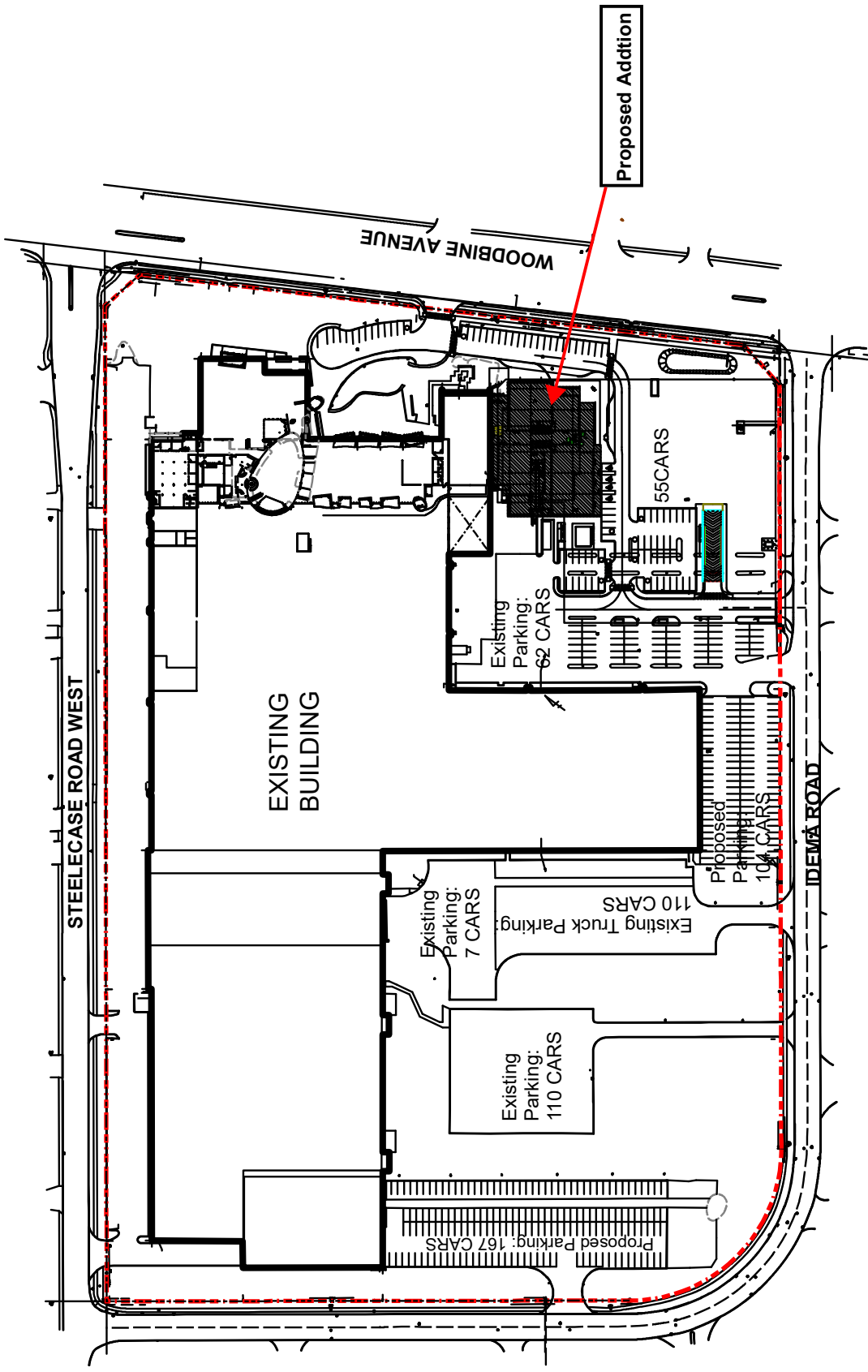
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Revised Site Plan
Figure 2: Revised Elevation Plans
Appendix A: Previous Staff Report

APPLICANT / AGENT:

Lezlie Phillips
Liberty Development Corp
1 Steelcase Road West, Unit 8
Markham, ON L3R 0T3
Phone: 905 731-8687 (ext. 226)
lezlie@libertydevelopment.ca



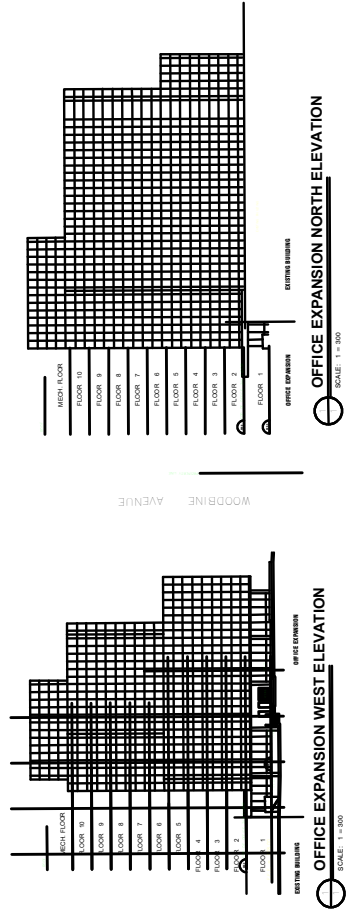
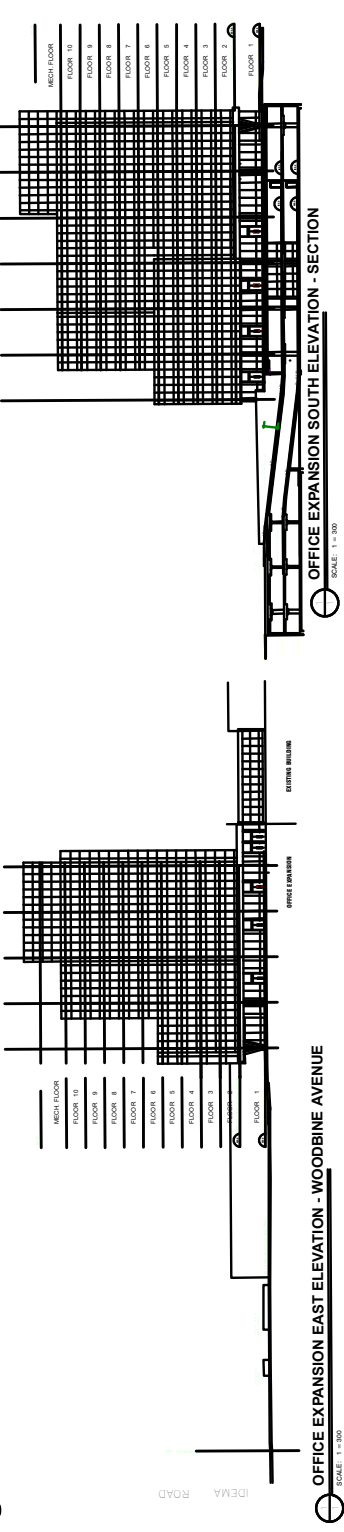
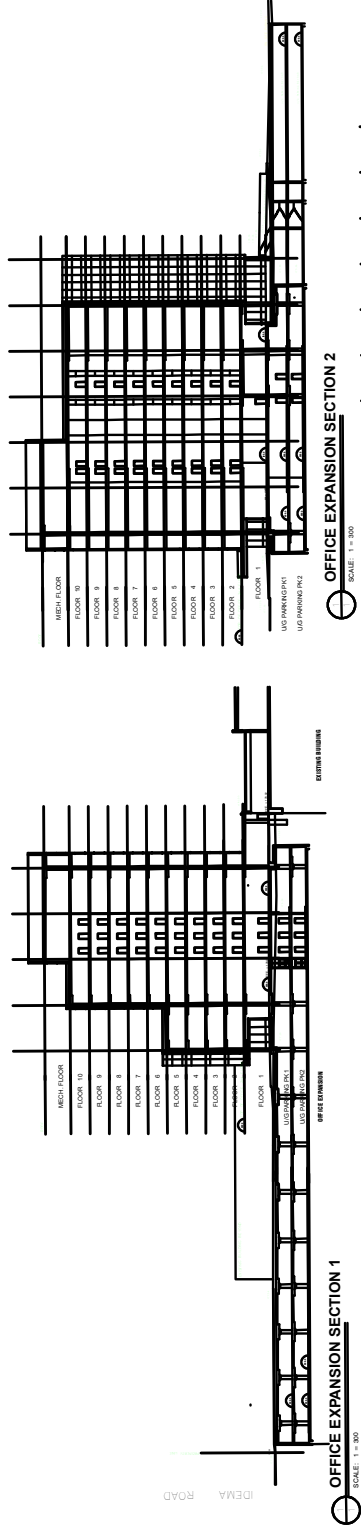
SITE PLAN

APPLICANT: LIBERTY DEVELOPMENT CORP.
1 STEELCASE ROAD W

FILE No. SC. 15165979 (CT)

Q:\Geomatics\New Operation\2018 Agenda\SC\SC:15165929\SC:15165979.mxd

 SUBJECT LANDS



ELEVATIONS

APPLICANT: LIBERTY DEVELOPMENT CORP.
1 STEELCASE ROAD W

FILE No. SC. 15165979 (CT)

Q:\Geomatics\New Operation\2018 Agenda\SC\15165929\SC15165979.mxd



Report to: Development Services Committee

Report Date: March 29, 2016

SUBJECT: RECOMMENDATION REPORT
Liberty Development Corporation
1 Steelcase Road West
South of Steelcase Road, west of Woodbine Avenue
Site Plan Approval Application to permit a 10 storey office
building with ground floor retail uses
File No.: SC 15 165979

PREPARED BY: Gary Sellars, MCIP, RPP, ext. 2960
Senior Planner, West District

REVIEWED BY: Dave Miller, MCIP, RPP, ext. 4960
Manager, West District

RECOMMENDATION:

1. That the Staff report dated March 29, 2016 entitled "Recommendation Report, Liberty Development Corporation, 1 Steelcase Road West, Site Plan Approval Application to permit a 10 storey office building with ground floor retail uses" be received;
2. That the presentation by Liberty Development Corporation with respect to the Site Plan Approval Application be received;
3. That Development Services Committee endorse the proposed site plan and building elevations in principle;
4. That issues identified during the ongoing review of the application, including those raised in this report, be resolved to the satisfaction of the Director of Planning and Urban Design;
5. That the authority for granting Site Plan Approval for the proposed development be delegated to the Director of Planning and Urban Design;
6. That the owner enter into a site plan agreement with the City;
7. That prior to execution of the site plan agreement, the owner shall submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design;
8. And That staff be authorized and directed to do all things necessary to give effect to this Resolution.

PURPOSE:

This report provides information about an application for Site Plan Approval submitted by Liberty Development Corporation, and seeks endorsement in principle of the proposed site plan from Development Services Committee and delegation of the granting of Site Plan Approval to the Director of Planning and Urban Design. While staff are recommending that Development Services Committee endorse this proposal in principle, there are several matters that need to be resolved prior to staff endorsement and site plan approval, as discussed in this report.

BACKGROUND:**Property and Area Context**

The subject property consists of approximately 12ha. (30 acres) west of Woodbine Avenue, south of Steelcase Road West. The property also has frontage on Idema Road to the south and west (see Figure 1). The former Steelcase building is located on the property. The applicant's head office and some warehousing uses are currently located in the building

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.

Proposal

Liberty Developments has submitted a Site Plan Approval application for the subject lands to permit construction of a new 18,753m² (201,856ft²) 10 storey office building including ground floor retail and one level of underground parking at the northwest corner of Idema Road and Woodbine Avenue (see Figure 4). The proposed landscape design incorporates rain gardens, urban plazas, green roof outdoor amenity area and public art.

Markham Official Plan and Zoning By-law

The subject lands are designated "Business Corridor Area" in the current Official Plan (1987), as amended and "Commercial" in the 2014 Official Plan (as partially approved on October 30, 2015). The lands are zoned Business Corridor (BC) with Holding (H) provisions by By-law 108-81, as amended. The Holding (H) provisions will not be lifted until the necessary servicing and transportation infrastructure is provided for to the satisfaction of the City, prior to any redevelopment on the lands. The conditions for removing the Hold (H) provision include the following:

- approval of a Transportation Demand Management Plan and Transportation Impact Study by the City, Region of York and City of Toronto

-
- the applicant demonstrate that sanitary flows generated from Phase 1 will not exceed pre-development flow rates
 - approval of a water analysis by the City
 - site plan approval, including a comprehensive block plan

The Official Plan designations and Zoning permit a mixed use commercial/office development to be implemented in phases on the subject lands. The proposed office building (Phase 1) is permitted, subject to the removal of the applicable zoning holding provisions.

DISCUSSION:

The proposed office building is located at a prominent gateway location at the south end of the City and it would provide a high level of visibility and strong presence of office uses along Woodbine Avenue. The building massing emphasizes height at the southeast corner, with a raised podium along Woodbine Avenue. Ground floor retail uses, outdoor rain gardens, public art and an urban plaza will create an active street corner. Staff are generally satisfied with the proposal and will continue to work cooperatively with the applicant to ensure a well designed building that can be approved in a timely manner

The current zoning on the property includes Holding provisions that will need to be removed by Council prior to issuance of a building permit. The studies and information required from the applicant in order to remove the Holding provision for Phase 1, including a Transportation Demand Management Plan, Transportation Study, and Functional Servicing Report, have been submitted and are currently under review by the City and external agencies.

The application was considered by the City's Design Review Panel on February 24, 2016. The Panel was generally supportive of the proposal and identified a number of matters that should be further reviewed by the applicant (see Issues To Be Resolved – Urban Design).

The applicant has requested an expedited approval process for this important office building proposal to ensure its timely construction. Staff are thus recommending that Development Services Committee endorse in principle the proposed site plan and building elevations and delegate the authority for granting site plan approval to the Director of Planning and Urban Design.

ISSUES TO BE RESOLVED:

The following is a brief summary of matters raised to date. Other matters will be identified through further review of the proposal:

Toronto and Region Conservation Authority (TRCA):

The TRCA has advised that the proposed building and grading works are located within the TRCA regulated portion of the property. The southeast corner of the subject lands is susceptible to flooding from the Don Mills Channel; therefore the applicant will need to provide flood protection measures for the proposed development to the satisfaction of the

TRCA and the City. The TRCA has also advised that it is not supportive of any net loss in flood storage for the purposes of development.

The applicant is proposing a green roof and rain gardens to achieve its requirements with respect to water balance.

Asset Management Department

Drainage from the subject property flows to the Don Mills Channel east of Woodbine Avenue. The channel has limited capacity and requires upgrading. The Asset Management Department has recently initiated an Environmental Assessment of the Don Mills Channel flooding issue. The applicant will be required to pay their proportionate share of all downstream infrastructure improvements.

Engineering:

The Engineering Department has advised that a continuous monitoring program of the flow in the Woodbine Avenue sanitary sewer will be required at the cost of the applicant.

Transportation:

Markham Transportation staff have reviewed a Transportation Study and a Transportation Demand Management Plan submitted by the applicant. They have advised that the existing southerly accesses serving the subject lands will need to be consolidated and aligned with the existing driveways on the south side of Idema Road. The applicant is proposing carpool, carshare and hybrid/electric car parking spaces; the location of these will have to be identified on the site plan. Bicycle facilities will also be required.

The Region of York and City of Toronto are also reviewing the Transportation Study and Transportation Demand Management Plan; their comments have not yet been received. Any requirements that they may have will need to be addressed.

Urban Design:

The Urban Design Section has advised that the following matters require further review with the applicant:

- improving site configuration to allow for an internal north-south connection that will provide access to future developable blocks along Woodbine Avenue;
- improving the location of access points, drop-off, entrances, loading, and underground access;
- improving the north elevation design and elevation treatments of the raised podium and ground floor;
- improving the public realm and streetscape condition along Woodbine Avenue;
- incorporate bird friendly, dark sky treatment and strategies to reduce the urban heat island effect;
- green roof design;
- incorporate other sustainability building and site design features; and
- parkland dedication requirement (land).

Comprehensive Block Plan:

The applicant has advised that they do not have a Comprehensive Block Plan for the subject lands at this time. Planning staff are satisfied that the proposed Phase 1 development at the southeast corner of the subject lands will not compromise any future redevelopment phases on the lands.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Growth Management:

The proposal will help to maintain the City's employment land base.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

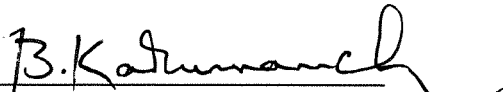
The application has been circulated to various City departments and external agencies for their review and comment. Any requirements will be incorporated into the site plan agreement.

CONCLUSION:

Staff will continue to work closely with the applicant to resolve outstanding matters raised in this report and recommend that the Director of Planning and Urban Design be delegated authority to approve this application when these matters have been resolved to his satisfaction.

The proposed office building is an exciting project that will provide an opportunity to add more jobs to the Markham community and will help to kick start the redevelopment of the subject lands.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and 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: Air Photo

Figure 4: Site Plan

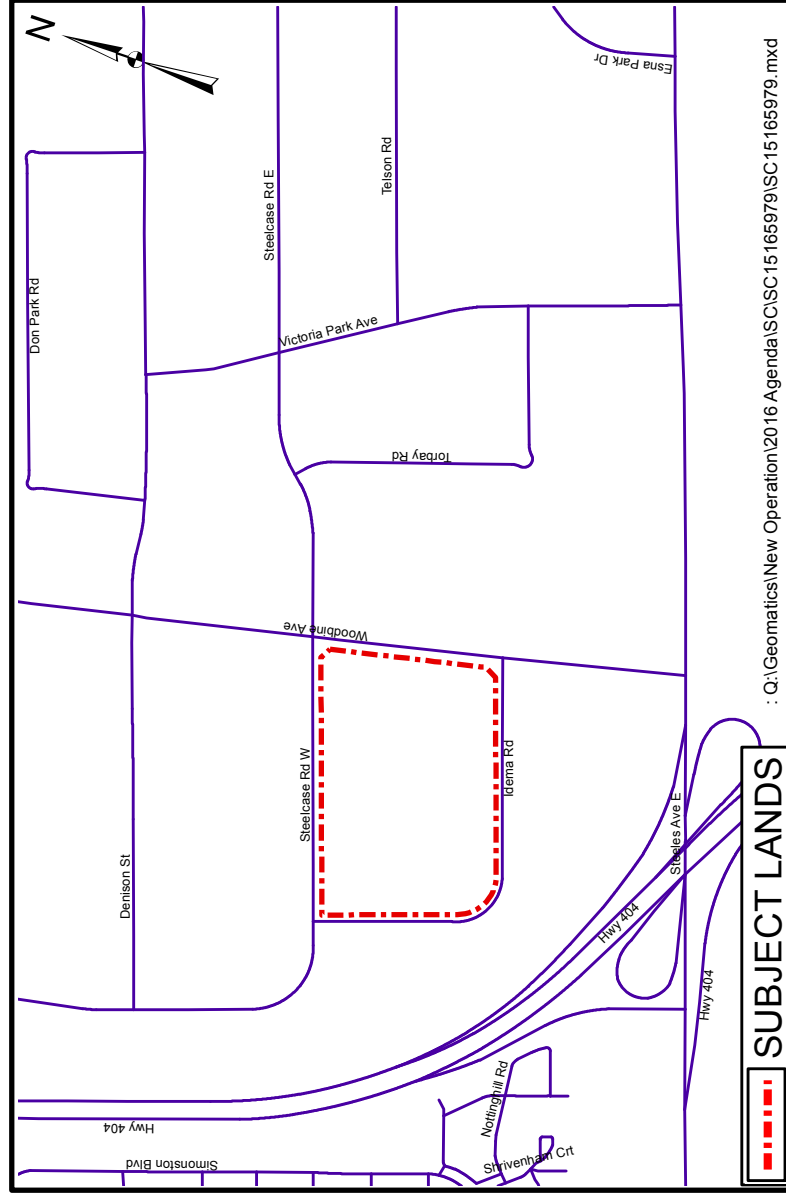
Figure 5: Building Elevations

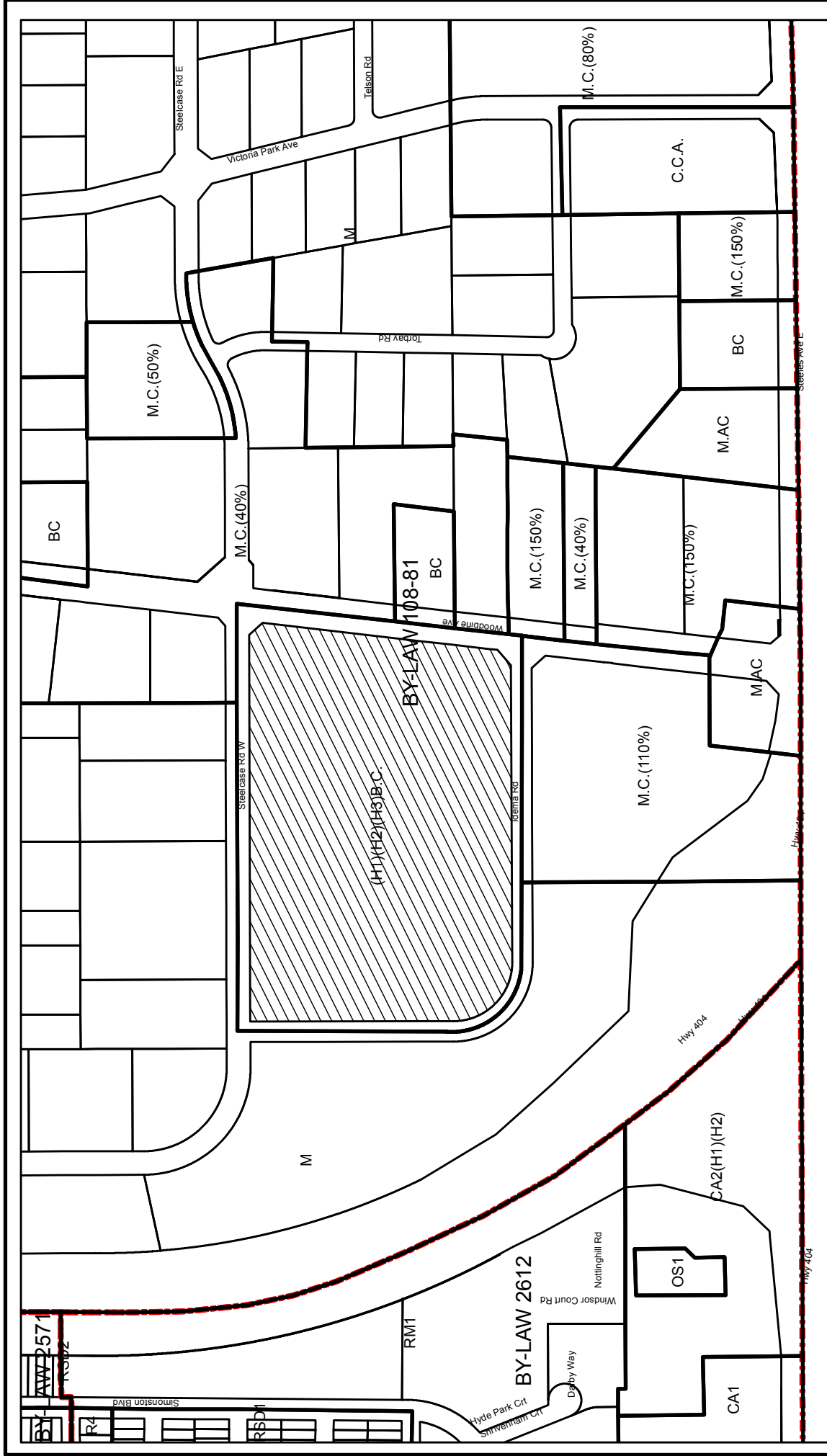
APPLICANT / AGENT:

Lezlie Phillips
Liberty Development Corporation
1 Steelcase Road West, Unit 8
Markham, ON
L3R 0T3

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

File path: Amanda\File 15 165979\Documents\Recommendation Report





AREA CONTEXT/ZONING

APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.

FILE No:SC15165979(GS)

DATE:03/01/16

FIGURE No. 2

: Q:\Geomatics\New Operation\2016 Agenda\SC\SC15165979\SC15165979.mxd



 SUBJECT LANDS



AIR PHOTO 2015

APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.

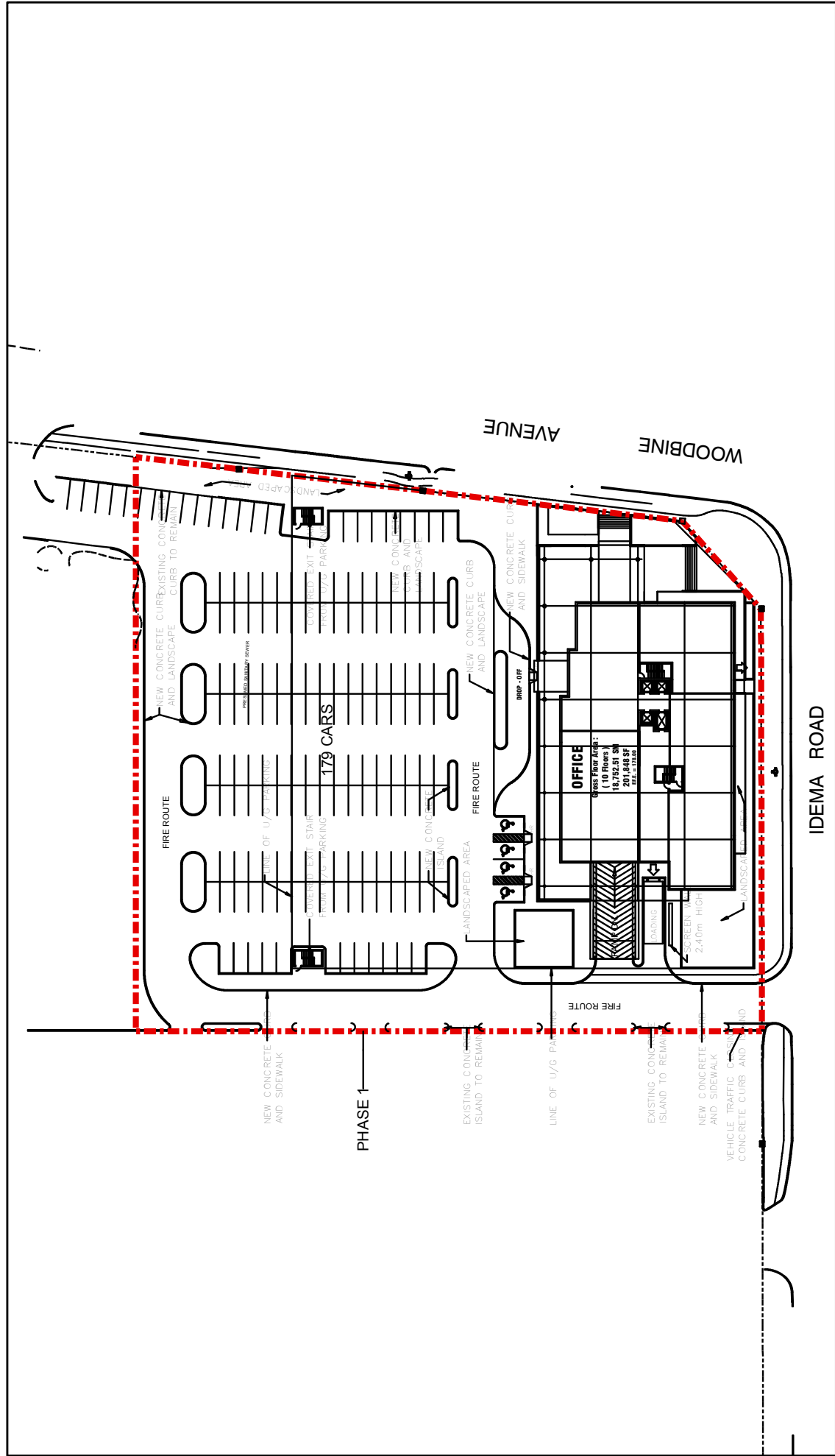
FILE No: SC15165979(GS)

: Q:\Geomatics\New Operation\2016 Agenda\SC\SC15165979\SC15165979.mxd

 SUBJECT LANDS

DATE: 03/01/16





SITE PLAN

APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.

FILE No:SC15165979(GS)

DATE:03/01/16

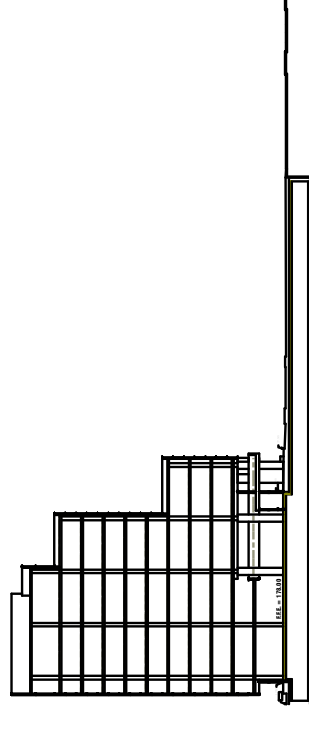
FIGURE No. 4

Q:\Geomatics\New Operation\2016 Agenda\SC\SC15165979\SC15165979.mxd

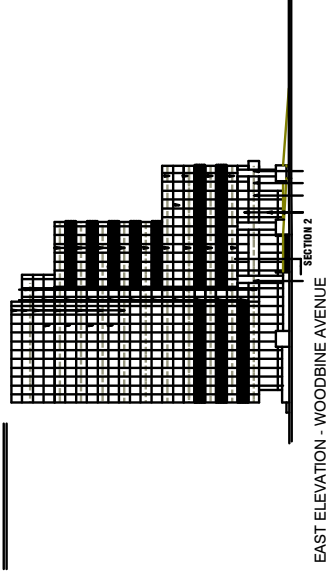
Drawn By:DD

Checked By:GS

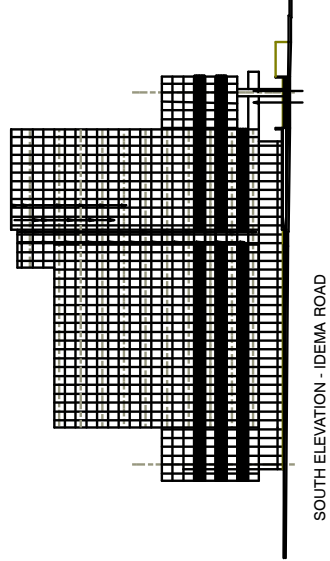
SUBJECT LANDS



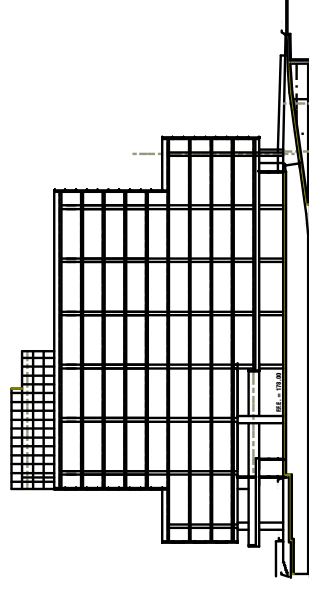
BUILDING SECTION 1



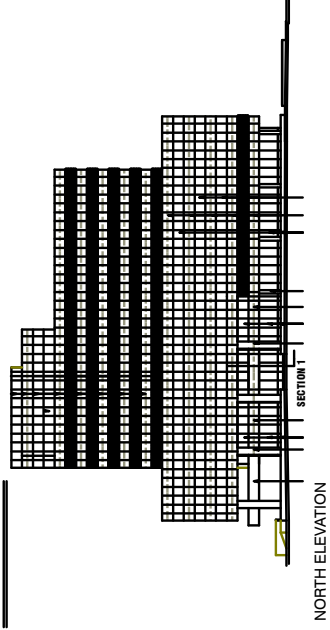
EAST ELEVATION - WOODBINE AVENUE



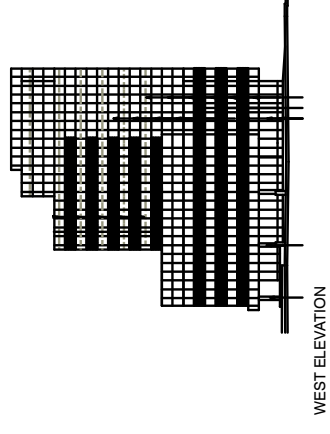
SOUTH ELEVATION - IDEMA ROAD



BUILDING SECTION 2



NORTH ELEVATION

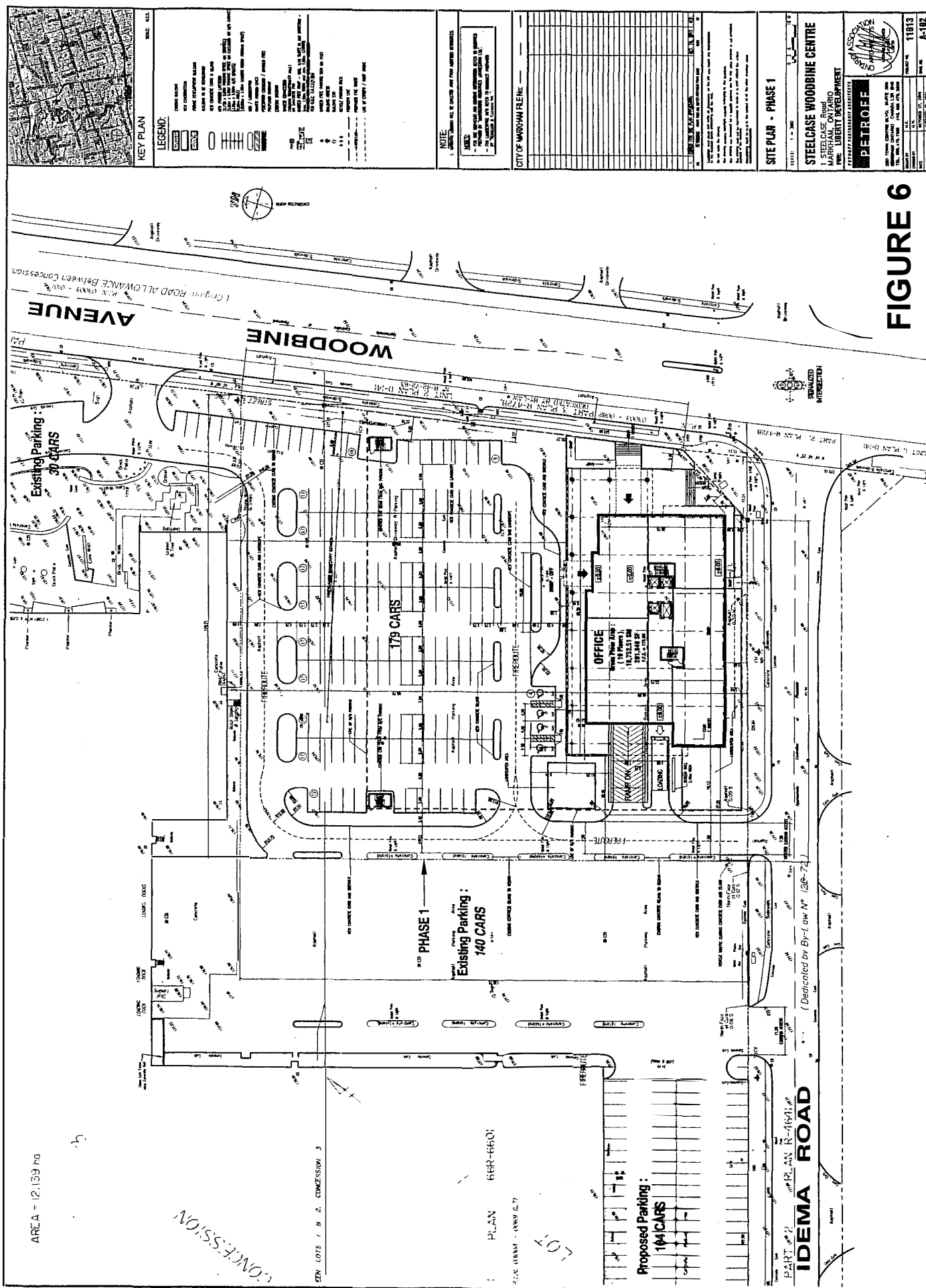


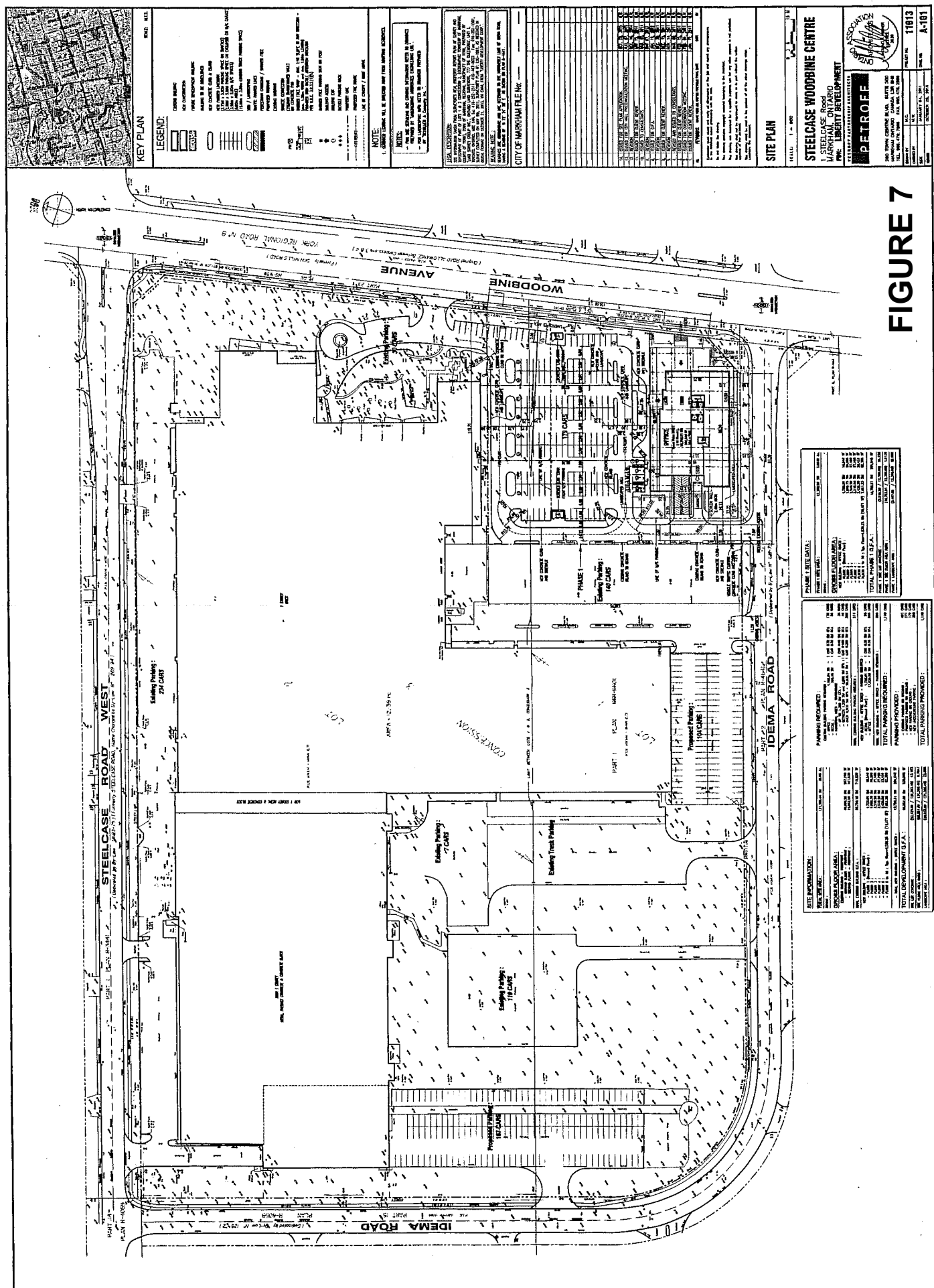
WEST ELEVATION

BUILDING ELEVATIONS

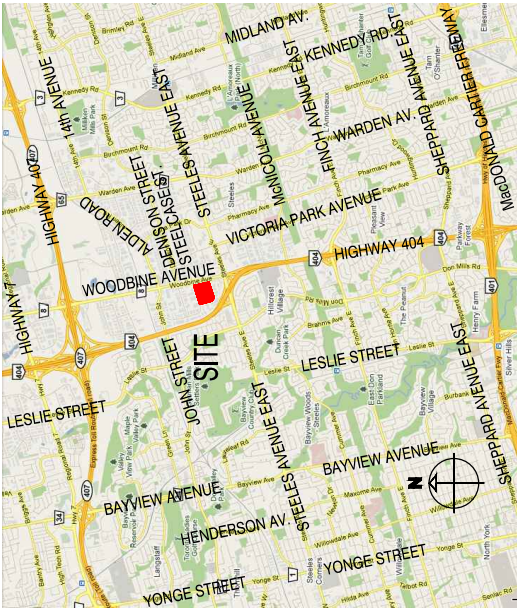
APPLICANT: LIBERTY DEV. CORP.
1 STEELCASE RD. W.

FILE No: SC15165979(GS)







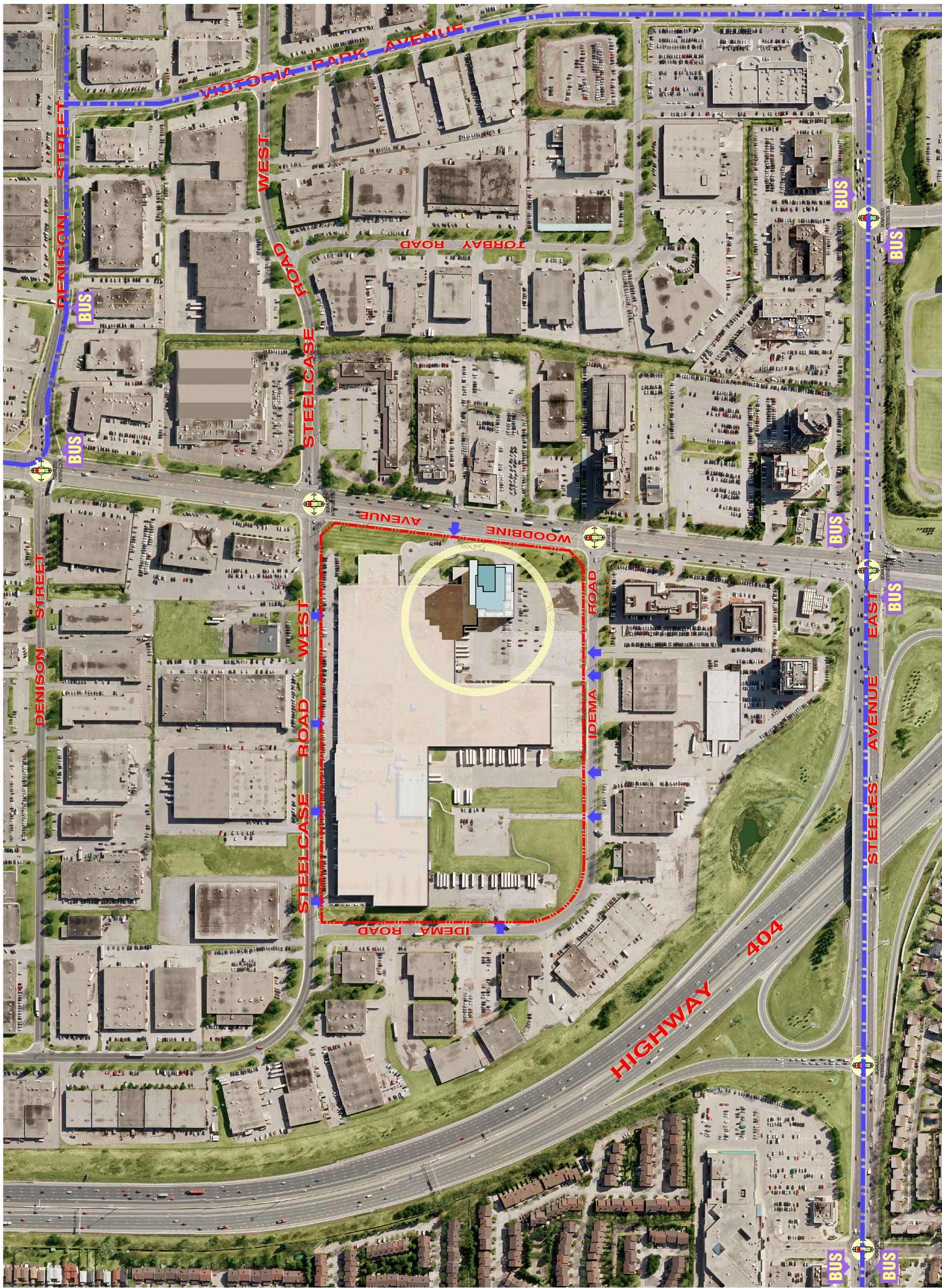


Siting / Placement

- Situated close to Woodbine Avenue, proudly addressing the street edge.
- Strong visual connection to Woodbine Avenue. (visible from both the North & South)
- Connected to the existing building.

LEGEND :

- PROPOSED DEVELOPMENT
- VEHICULAR ACCESS
- TRANSIT ROUTE
- TRANSIT BUS STOP
- SIGNALIZED INTERSECTION



AERIAL PHOTO - CONTEXT, TRANSIT, ACCESS POINTS

Public Realm

- Pedestrian realm is clearly defined and will be complimented by landscaping and lighting.
- Strong emphasis on grade level relationship.
- The large overhang brings people into the urban space created in front of the entrances.
- Focus on pedestrian continuity and connectivity.
- Two main entrances visible from Woodbine.

LEGEND :

- ENTRANCES
- PEDESTRIAN ACCESS
- SURFACE EXISTING PARKING
- SURFACE PROPOSED PARKING
- DROP OFF
- BICYCLE PARKING
- GREEN ROOF
- VEHICULAR CIRCULATION
- FIRE ROUTE
- ACCES TO U/G PARKING
- ACCES TO SERVICE



EXISTING BUILDING

EXISTING BUILDING

TEMPORARY OPEN SPACE

IDEMA

ROAD

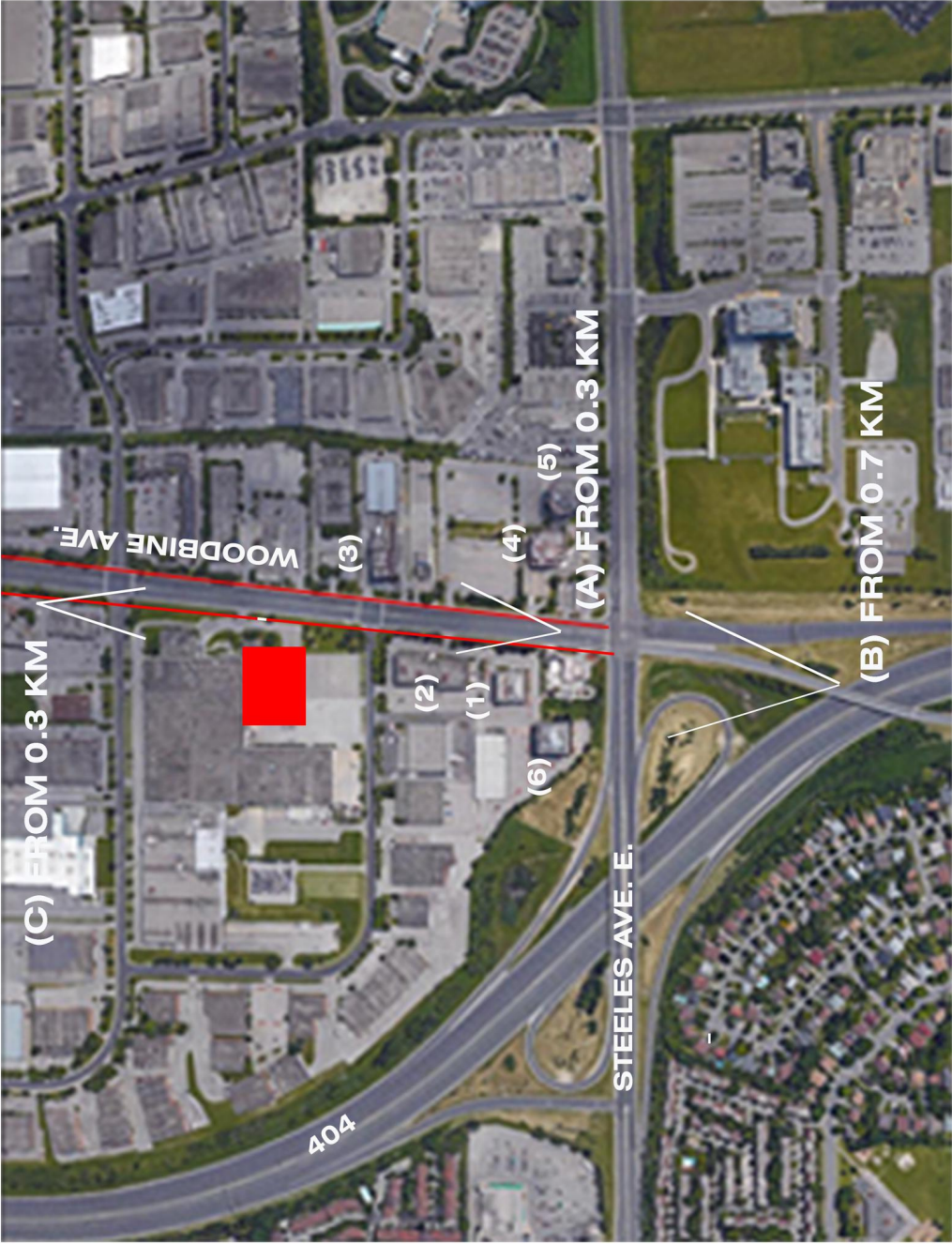
WOODBINE AVENUE

SIGNALIZED INTERSECTION

PROPOSED CONTEXT PLAN - ENLARGED AREA

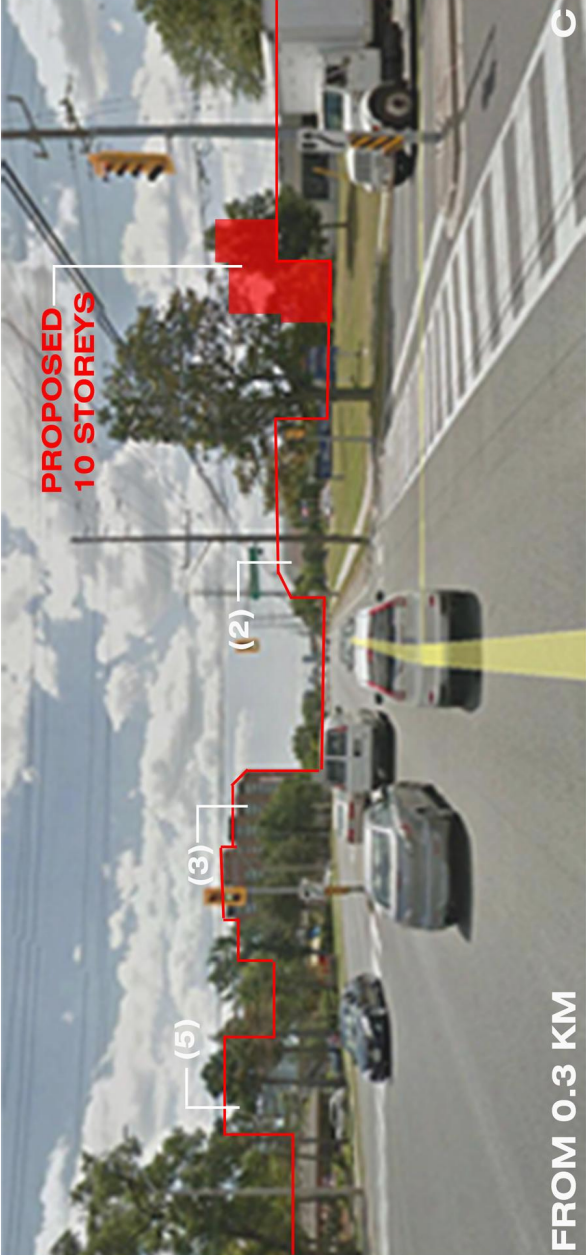
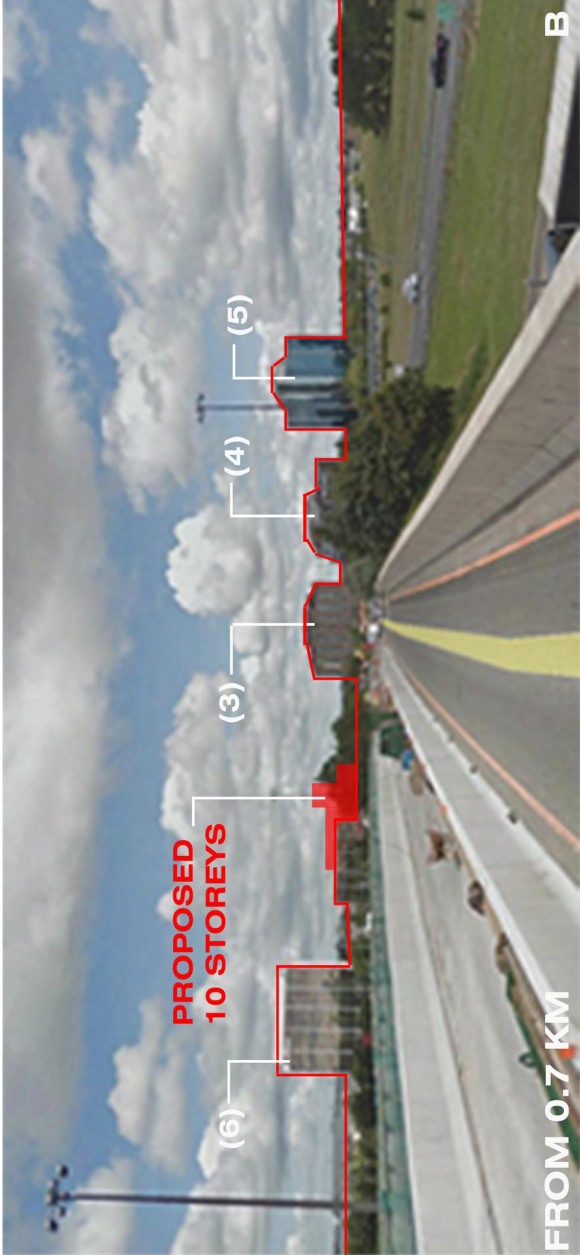
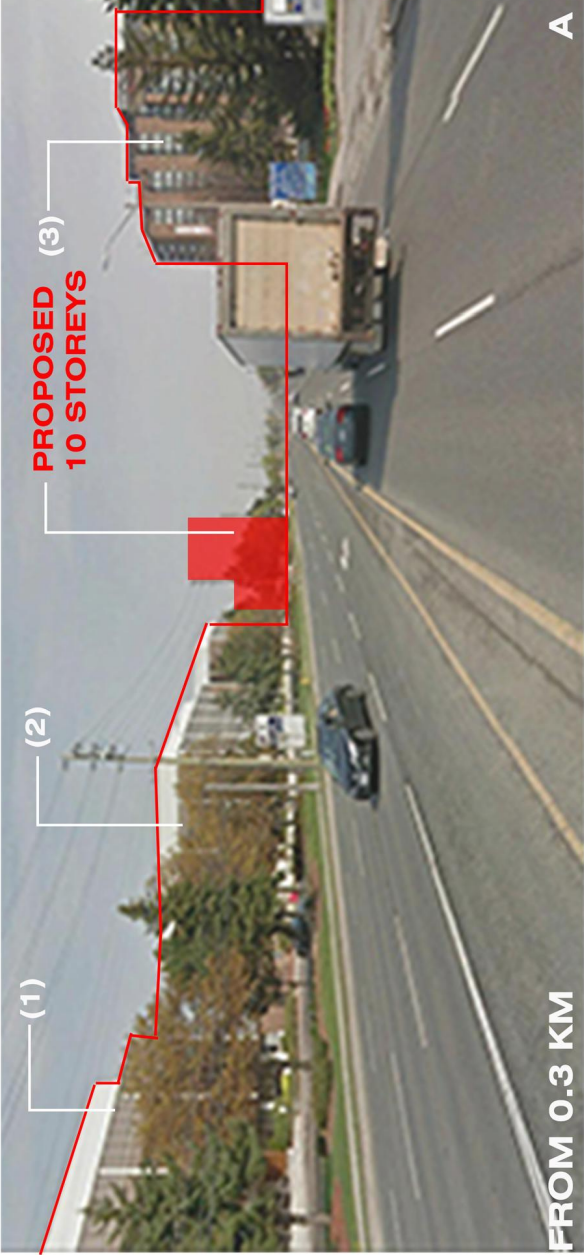
Maximizing Visibility:

- Visibility is high along Woodbine with the building placed close to the street edge.
- The building is equally visible when arriving from both the North and the South.
- With the new height, visibility stretches out to the on/off ramp of the Highway 404.



LEGEND:

- (1) OFFICE BUILDING - 8 STOREYS
- (2) OFFICE BUILDING - 8 STOREYS
- (3) MARIOTT HOTEL - 12 STOREYS
- (4) EXTENDICARE - 14 STOREYS
- (5) OFFICE BUILDING - 22 STOREYS
- (6) OFFICE BUILDING - 18 STOREYS

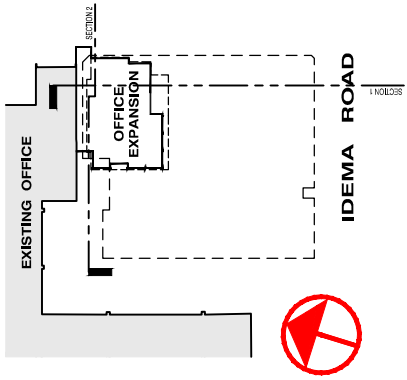


DEVELOPMENT STRATEGIES - MAXIMIZE VISIBILITY OF DEVELOPMENT ALONG WOODBINE



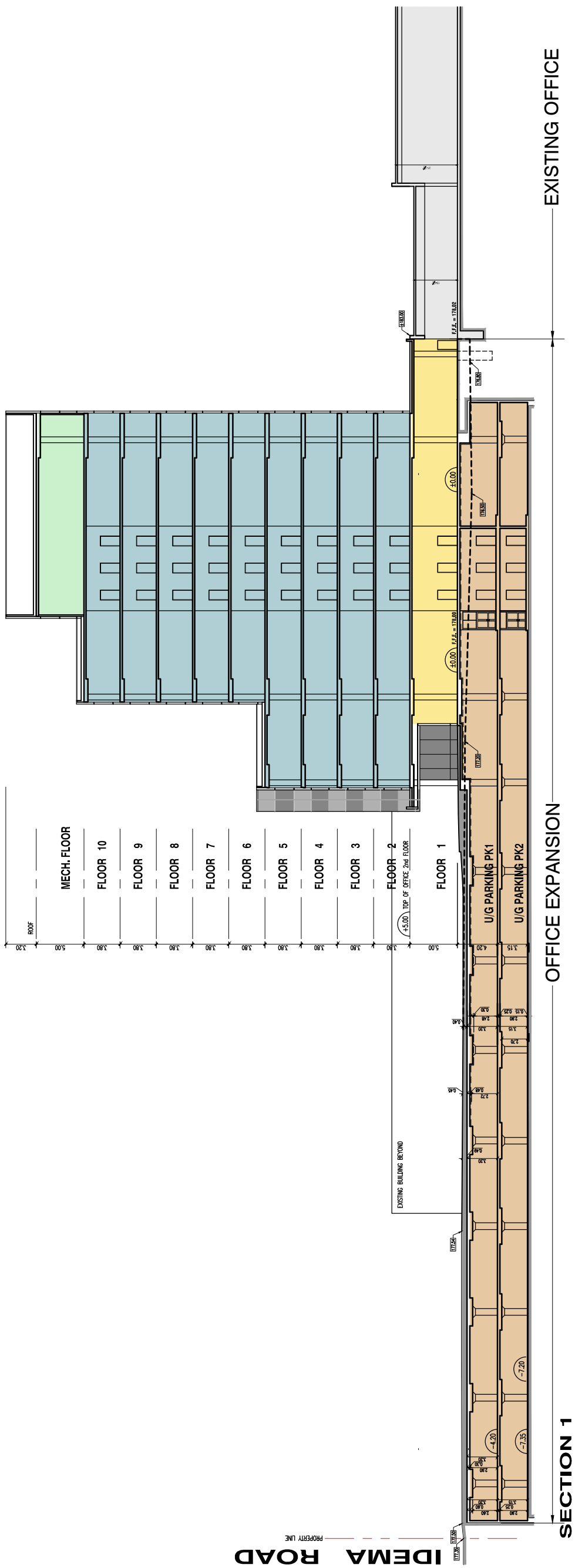
UNDERGROUND PARKING FLOOR PLAN PK-1

UNDERGROUND PARKING FLOOR PLAN PK-2



IDEMA ROAD

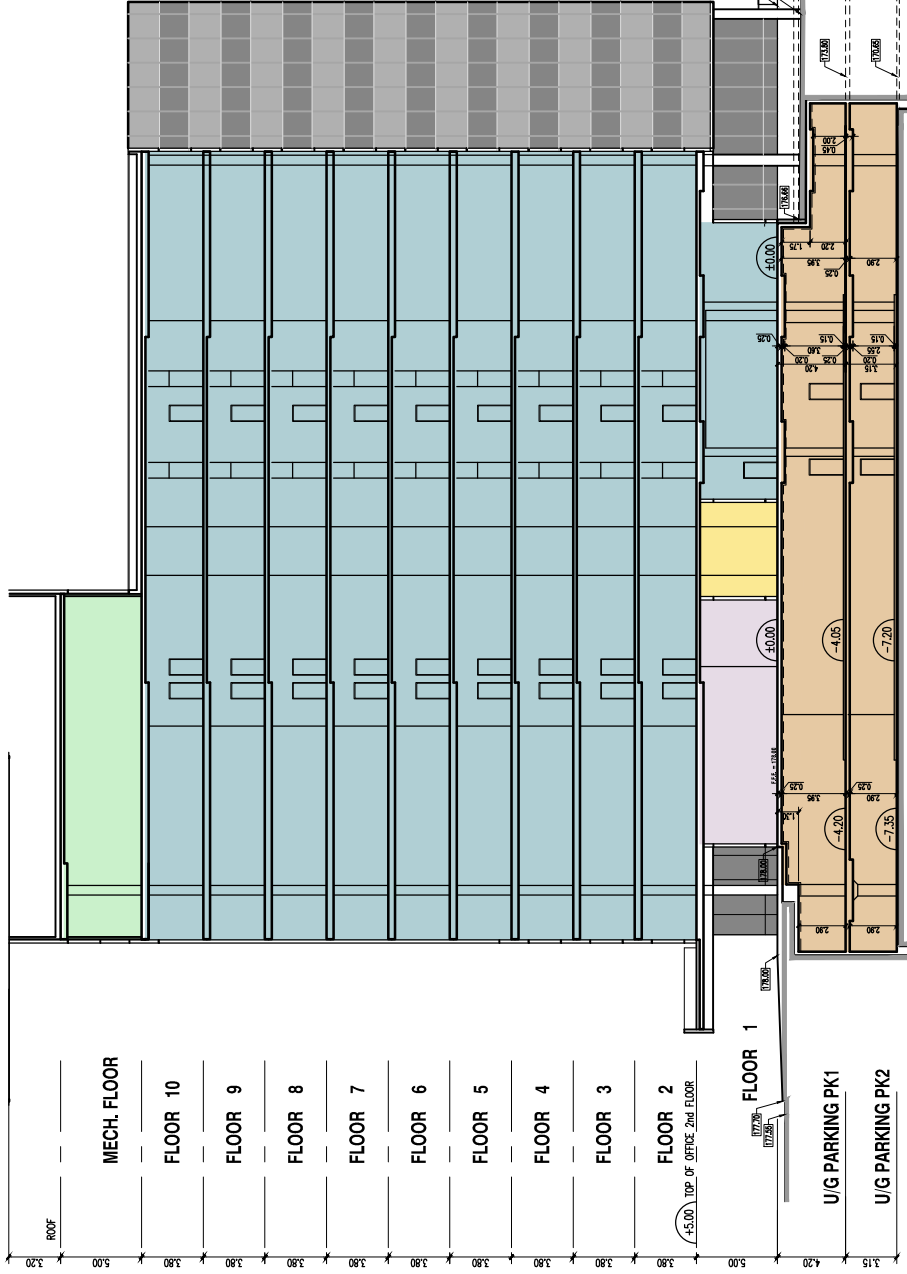
PROPERTY LINE



EXISTING OFFICE

OFFICE EXPANSION

SECTION 1



SECTION 2

PROPOSED BUILDING SECTIONS

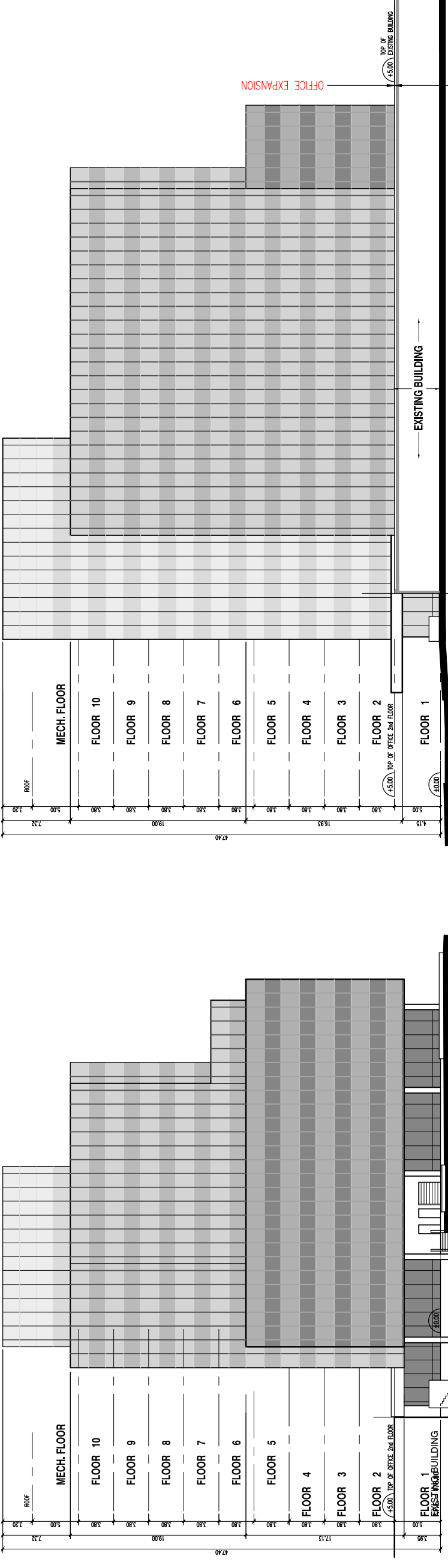
LEGEND :

- OFFICE AREA
- RETAIL AREA
- LOBBY AREA
- MECHANICAL AREA AREA
- U/G PARKING AREA



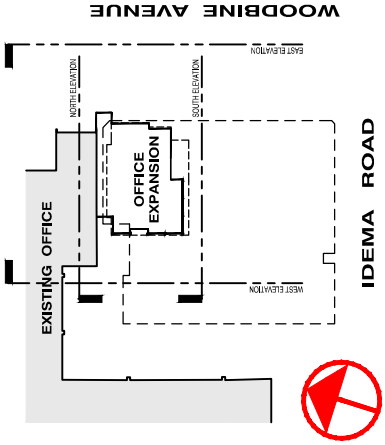
EAST ELEVATION

SOUTH ELEVATION



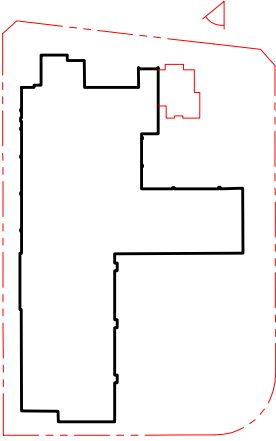
WEST ELEVATION

NORTH ELEVATION



Urban Design Strategies:

- Stepped massing: building terraces down from 10 stories to 5 stories.
- Height emphasis: 10 storey vertical mass reads as a tower and makes the building seem taller than it is.
- Articulation: articulated mass is reinforced by different glazing colours treatments.
- Ground floor emphasis: the grade level is treated as base, offers weather protection, animation and entrance visibility.



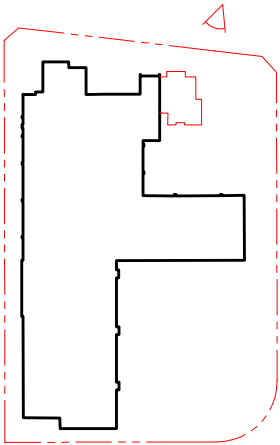


IMAGE ONE

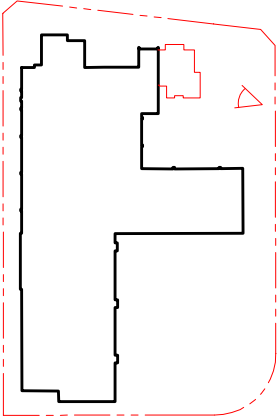


IMAGE TWO

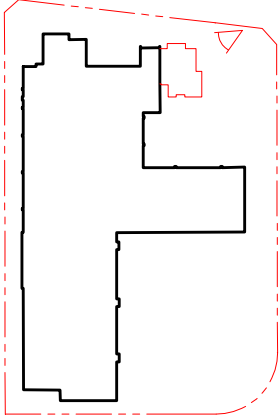


IMAGE THREE

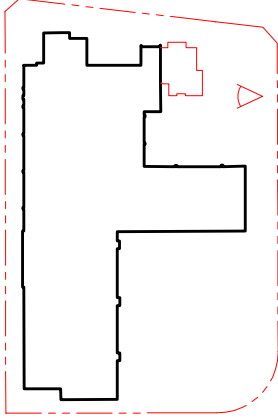


IMAGE FOUR

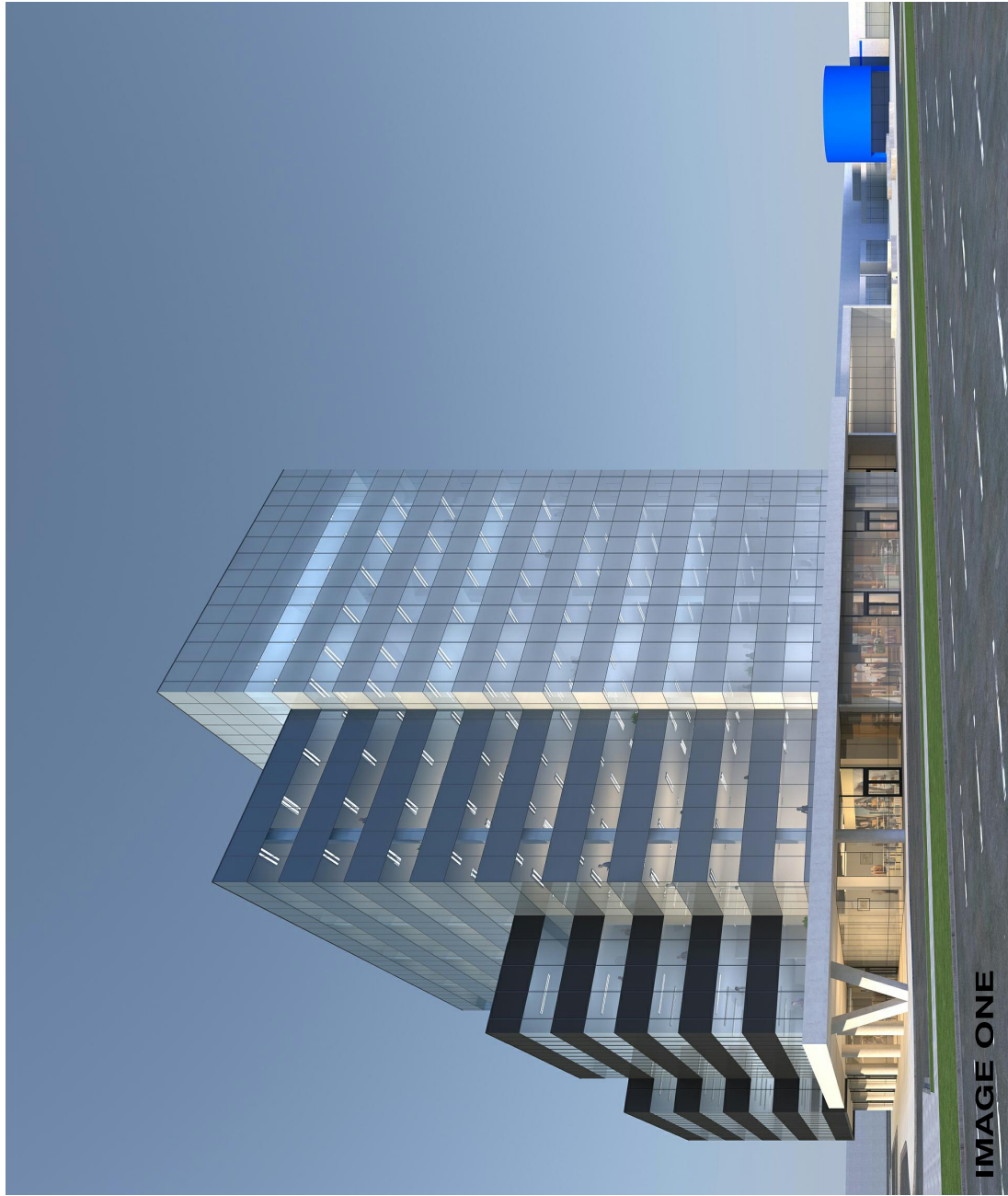


IMAGE ONE



IMAGE TWO



IMAGE THREE



IMAGE FOUR

DEVELOPMENT STRATEGIES - URBAN DESIGN



PROPOSED LANDSCAPING